

SITE INFORMATION

ADDRESS: 5116 9TH AVENUE NW
Seattle, Washington 98107

OWNER: 5116 C & H Property, LLC
c/o Olsen Anderson L.L.C.

APPLICANT: Curtis Bigelow
Scale Design NW
curtisb@scaledesignnw.com

SDCI PROJECT #: #3038789-EG
PARCEL NUMBER: 2768301255
SITE AREA: 6,391 SF
ZONE: LR1 (M)
NEIGHBORHOOD: Ballard
MHA: Yes - Medium
PARKING FLEX: Yes
ECA: No

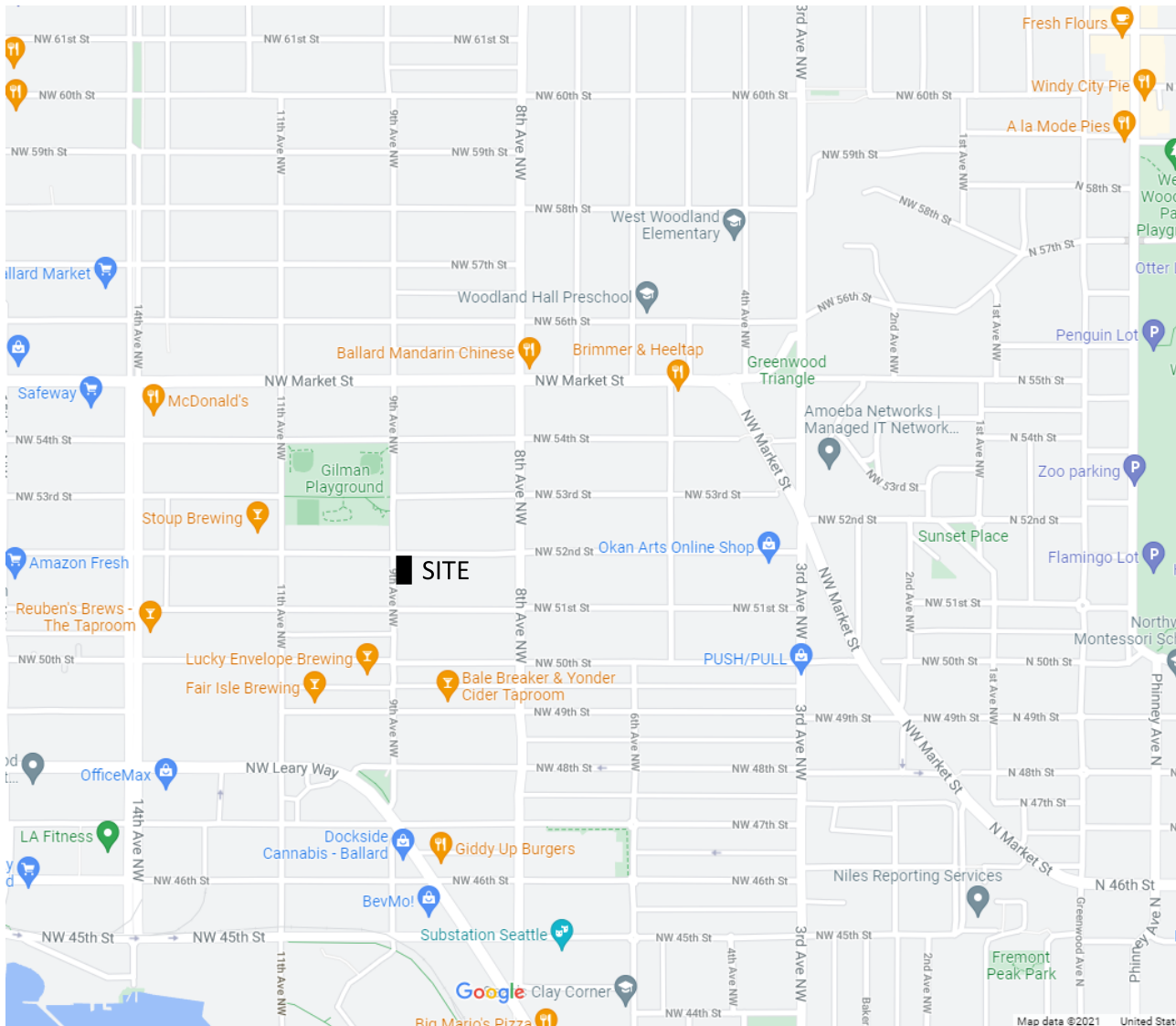
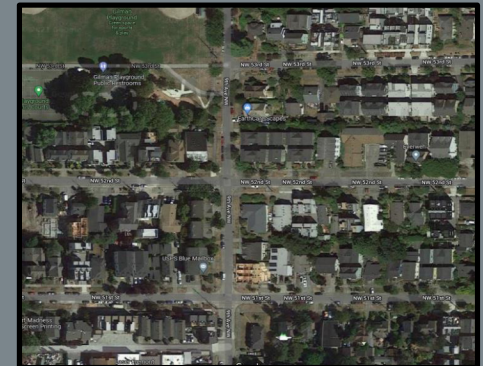
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CONTEXT

CITY SCALE

The site is located directly near Gilman Park in the West Woodland neighborhood between Phinney Ridge and Old Ballard. The extant buildings generally consist of smaller, midcentury single family homes and, in response to a recent upzone, three story contemporary townhouses. Many new projects are underway, changing this neighborhood from predominantly single family to predominantly multifamily. The site is located at the cusp of Ballard's Industrial /Commercial zone and Residential areas. The neighborhood is conveniently located to several city landmarks, such as Woodland Park, the Fremont Cut, and Historic Ballard Avenue. Major arterials with commercial buildings are within walking distance.



CONTEXT

NEIGHBORHOOD CIRCULATION

PEDESTRIAN

The site is in an older neighborhood with good sidewalks, pathways, and parks. Streets are often tree-lined, well lit, and in good condition. The site has a Walk Score of 92, with a 18 minute walk time to downtown Ballard.

TRANSIT

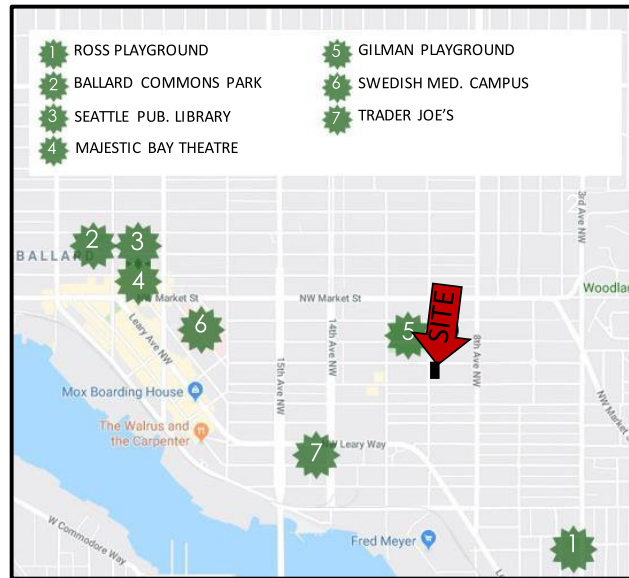
Several bus routes are available near the site. #28 and the #40 connect to downtown through Queen Anne or Fremont. The #44, goes directly to UW. The Rapid Ride D follows 15th, connecting north to Crown Hill and South to Pioneer Square. Looking to the future, the new Link Light Rail line is anticipated to end at 14th/15th and Market, which is only a few blocks away.

BICYCLE

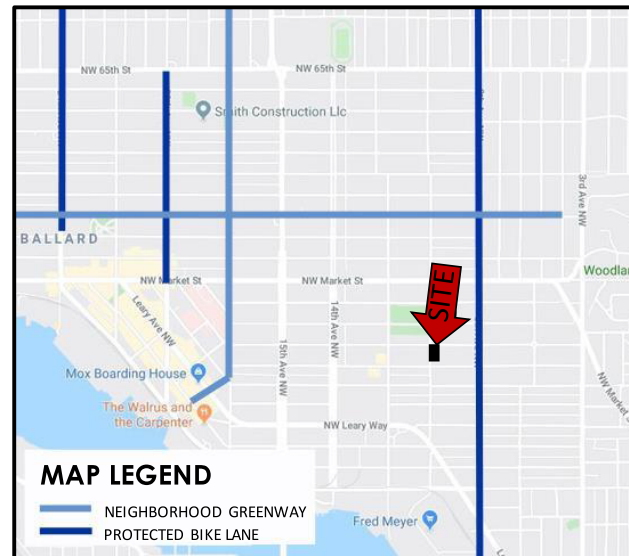
In general, the neighborhood is quite bicycle friendly. Streets in Ballard are generally flat and the Burke Gilman Trail (though the Ballard Gap has not been fixed yet) is easily accessed either via 58th to the north or 8th to the south. Several bike lanes, sharrows, and common bike paths connect the site to city bikeways including the Fremont bridge, Chittenden Locks, and eventually the Elliot Bay Trail. Additionally, for fun, the Green Lake trail is located just a short ride away.

AUTOMOBILE

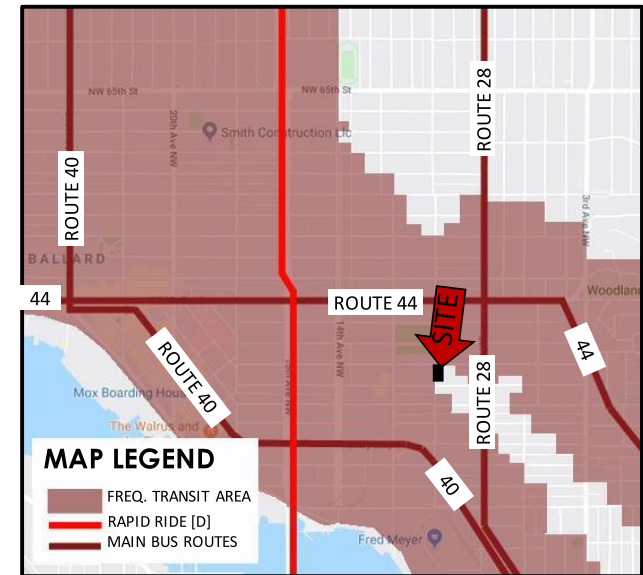
The site is well served by Seattle's street grid. Arterials including 15th Avenue, Leary Way, and NW Market St. Ballard is notoriously isolated from the rest of the city and this site is no exception. Drivers must battle traffic along Market to get to Aurora and take their chances with a variety of routes to reach I-5.



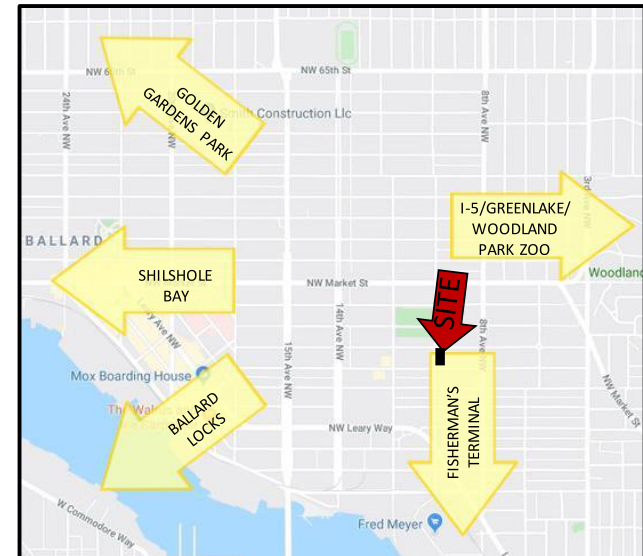
NEIGHBORHOOD ACTIVITY MAP



BICYCLE MAP



TRANSIT MAP



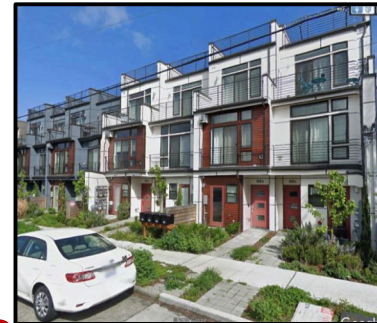
LOCATION IN CITY/MAJOR STREETS



1 5300 9th Ave NW
New Rowhouses



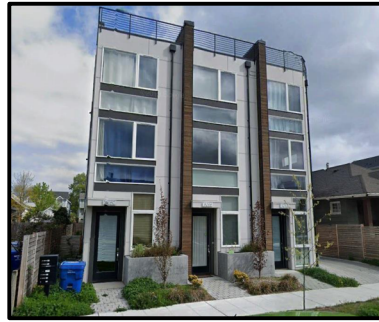
2 800+802 NW 57th Street
New Single-Family Homes



3 806 NW 49th Street
New Rowhouses



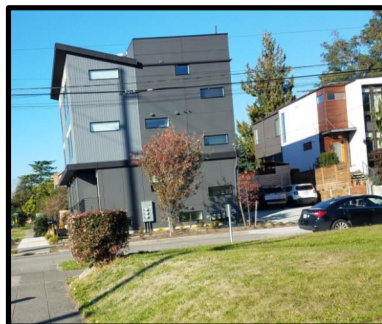
4 914 NW 52nd Street
New Townhouses



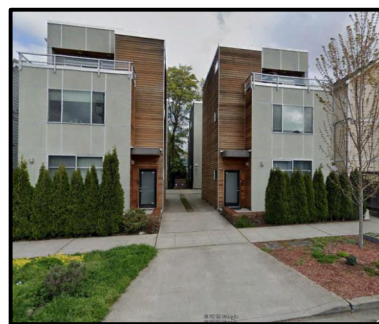
5 932 NW 51st Street
New Rowhouses



6 845 NW 54th Street
New Townhouses



7 5100 NW 52nd Street
New Townhouses



8 921 NW 52nd Street
New Townhouses

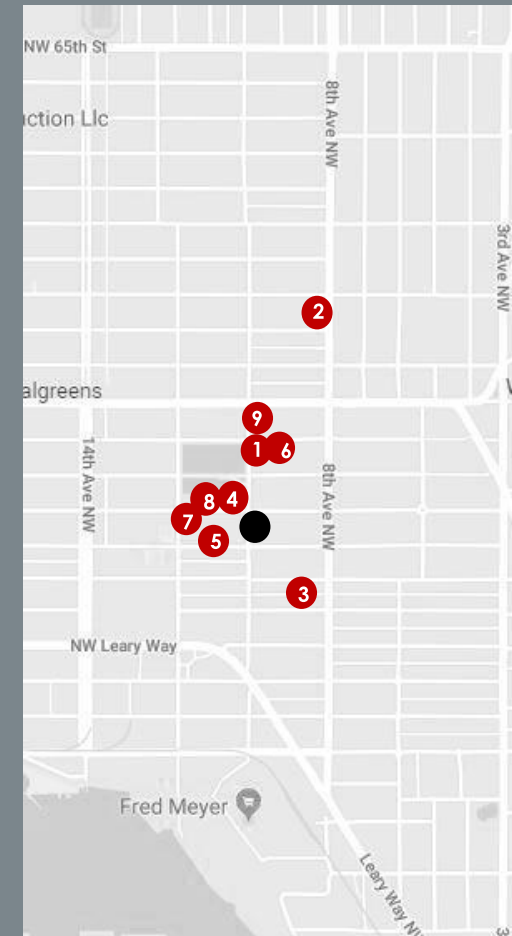


9 5400 9th Ave NW
New Rowhouses

CONTEXT

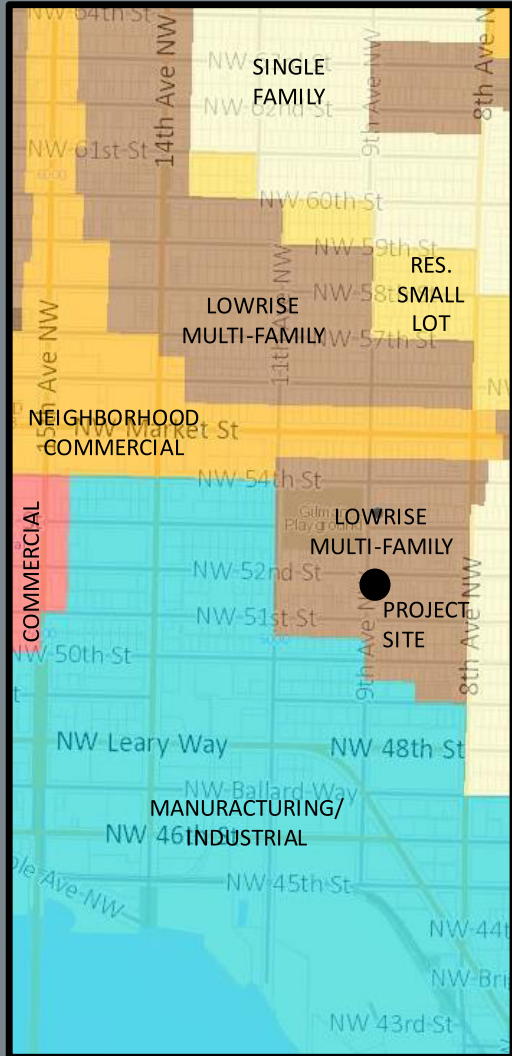
IMMEDIATE SCALE

The immediate neighborhood is undergoing significant changes. Several new projects are under review and construction. New construction is noted with a red dot on the map below. The black dot is the Project Site. Most of the new projects are rectilinear in appearance, though many of the older projects retain pitched roofs.



SITE ANALYSIS

ZONING SUMMARY



CODE	REQUIREMENTS	PROVIDED
23.45.504 PERMITTED USES	RESIDENTIAL	RESIDENTIAL
23.45.510 FLOOR AREA RATIO	ROWHOUSE: 1.3 (MAX RATIO) X 6,391 SF (TOTAL SITE) = 8,308.30 SF	ROWHOUSE: 8,305 SF (AREA COUNTING TOWARD FAR) / 6,391 SF (TOTAL SITE) = 1.30
23.45.512 DENSITY LIMIT	ROWHOUSE: UNLIMITED	ROWHOUSE: 5 UNITS
23.45.514 STRUCTURE HEIGHT	ALLOWED MAXIMUM HEIGHT: 30' BONUS FOR STAIR PENTHOUSE: 10' TOTAL ALLOWABLE HEIGHT: 40'-0"	34'-8" + 52'-8" (AVG. GRADE) = EL. +87'-4"
23.45.518 BUILDING SETBACKS	FRONT: 5' MIN REAR: 5' MIN; 7' AVERAGE SIDE: 3'-6" MIN	FRONT: 5' MINIMUM REAR: 22'-9" MINIMUM SIDE: 3'-6" MIN (NORTH); 6'-0" MIN (SOUTH)
23.45.522 AMENITY AREA	PROVIDE AMENITY SPACE TOTALING 25% OF TOTAL LOT REQUIRED: 6,391 SF X 25% = 1,598 SF MINIMUM 50% SHALL BE PROVIDED AT GROUND LEVEL REQUIRED: 1,598 SF X 50% = 799 SF	TOTAL AMENITY: 1,602 SF TOTAL GROUND LEVEL AMENITY: 922 SF (58%)
23.45.527B STRUCTURE WIDTH AND FAÇADE LENGTH	65% OF SIDE LOT LINE WITHIN 15' OF SIDE LOT LINE: 64.00' X 65% = 41.6' WITHIN 15' OF LOT LINE	36.25' WITHIN 15' OF SOUTH (SIDE) LOT LINE
23.34.527 LANDSCAPING	GREEN FACTOR: 0.6	GREEN FACTOR: 0.6
23.54.015 REQ'D VEHICLE PARKING	TABLE B.1: 1 STALL PER 1 UNIT	5 SURFACE PARKING SPACES
23.45.015 REQ'D BICYCLE PARKING	TABLE D - LONG TERM: 1 STALL PER 1 UNIT TABLE D - SHORT TERM: 1 STALL PER 20 UNITS (MIN. 2)	LONG TERM: 5 SPACES SHORT TERM: 2 SPACES
23.54.040 SOLID WASTE & RECYCLABLE MATERIALS STORAGE & ACCESS	84 SF MIN AREA OR SHARED STORAGE SPACE (OR) A SEPARATE 2'-0" X 6'-0" STORAGE AREA PER UNIT	FIVE (5) 3'-0" X 6'-0" STORAGE AREAS

DEVELOPMENT STANDARD ADJUSTMENTS

DEVELOPMENT STANDARD	REQUIREMENT	PROPOSED	ADJUSTMENT AMOUNT	REASON FOR ADJUSTMENT
SMC 23.45.536 Parking Location, Access, and Screening	Surface parking may be located anywhere on a lot except within 20' of a street lot line.	Surface parking located 11'-3" from NW 52 nd Street, well screened and grade separated from view.	8'-9"	Proposed parking is located behind the proposed structure and is well screened from view from 9 th Ave and 52 nd Street as the parking is elevated from street level and behind fencing. Complying with the 20'-0" minimum distance pushes parking south to about the property line. If the adjustment is not approved, the southernmost parking stall, though compliant, would be very difficult to use and a solid waste corral would need to be located at the street edge.

SITE ANALYSIS
ADJUSTMENT REQUEST

Only one adjustment is sought for this project.

The requested adjustment is for a reduction in the separation between surface parking and street lot lines.

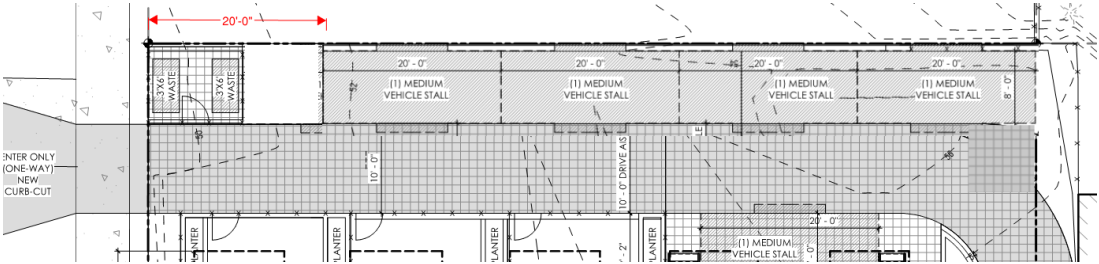
Centering the parking behind the building provides buffers from streets, hides the parking from 9th Avenue

PREFERRED/PROPOSED SCHEME



PROPOSED LAYOUT PROVIDES GREEN SPACE ALONG THE STREET FRONTAGE AND LIMITS VIEWS OF PARKING FROM PEDESTRIANS, WHILE PROVIDING MANEUVERING SPACE AT BOTH ENDS OF THE PARKING AREA.

COMPLIANT SCHEME



COMPLIANT LAYOUT LIMITS MANEUVERING SPACE FOR THE SOUTHERNMOST PARKING STALL AND DOES NOT SIGNIFICANTLY REDUCE THE PEDESTRIAN VIEWS OF THE PARKING AREA FROM THE STREET. IT ALSO FORCES A WASTE AREA BETWEEN THE PARKING AREA AND STREET FRONTAGE, WHICH IS COMPLIANT BUT SIGNIFICANTLY LESS ATTRACTIVE THAN A GREEN SPACE.

SITE ANALYSIS

EXISTING SITE



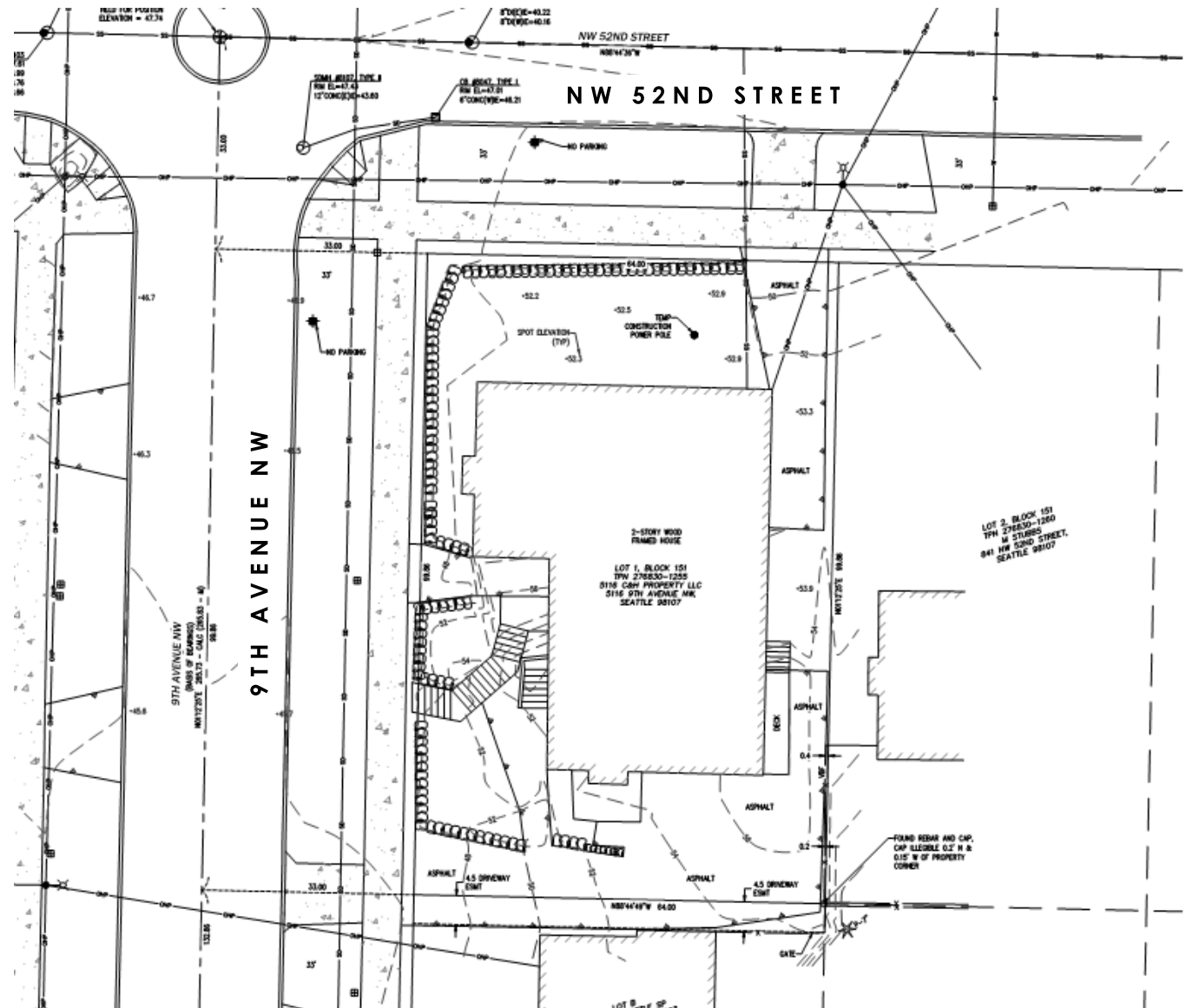
EXISTING SITE AT SIDEWALK



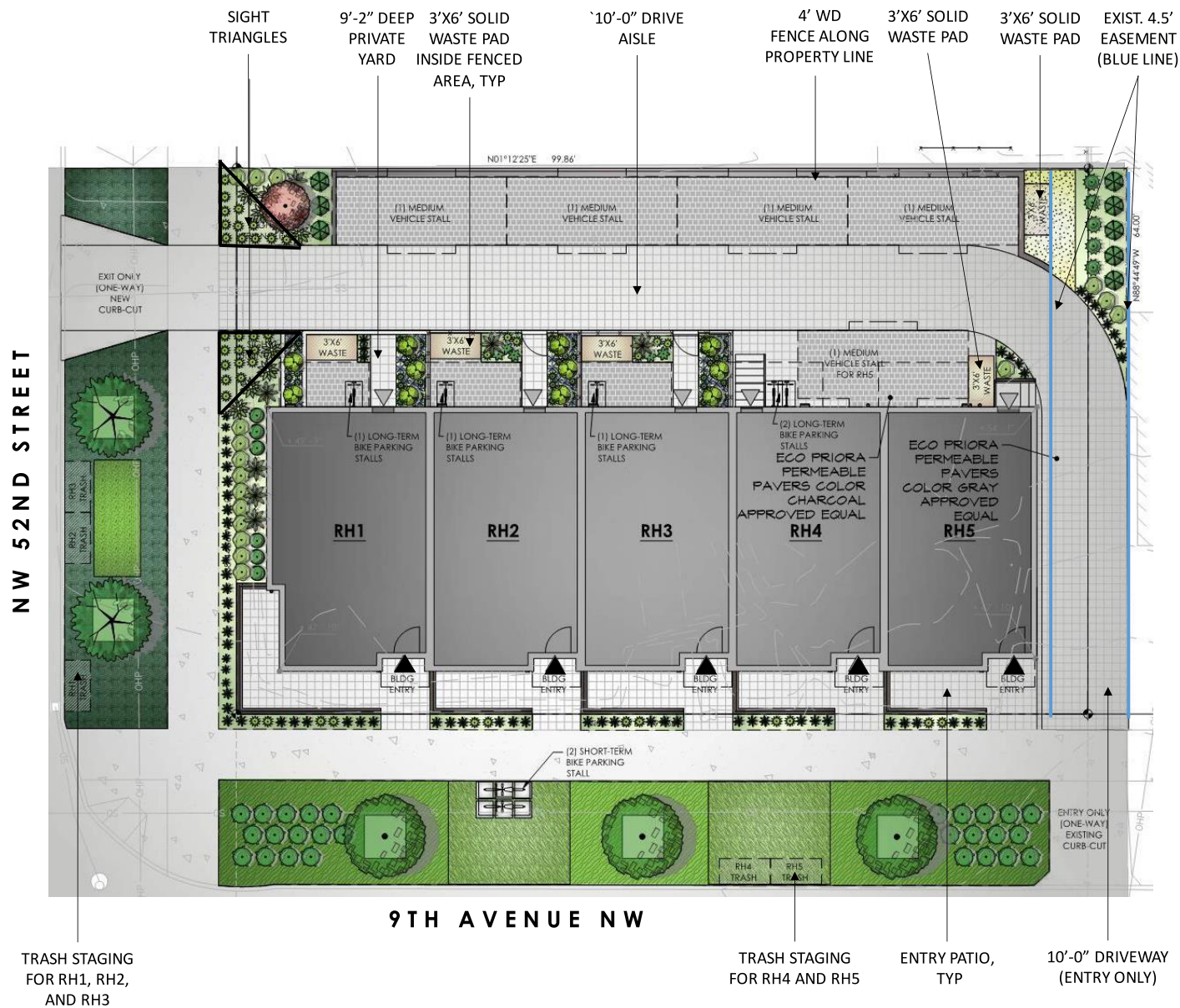
EXISTING CONDITIONS



EXISTING SITE LOOKING EAST



EXISTING SITE PLAN



9 NEW SITE PLAN

SITE ANALYSIS

PROPOSED SITE

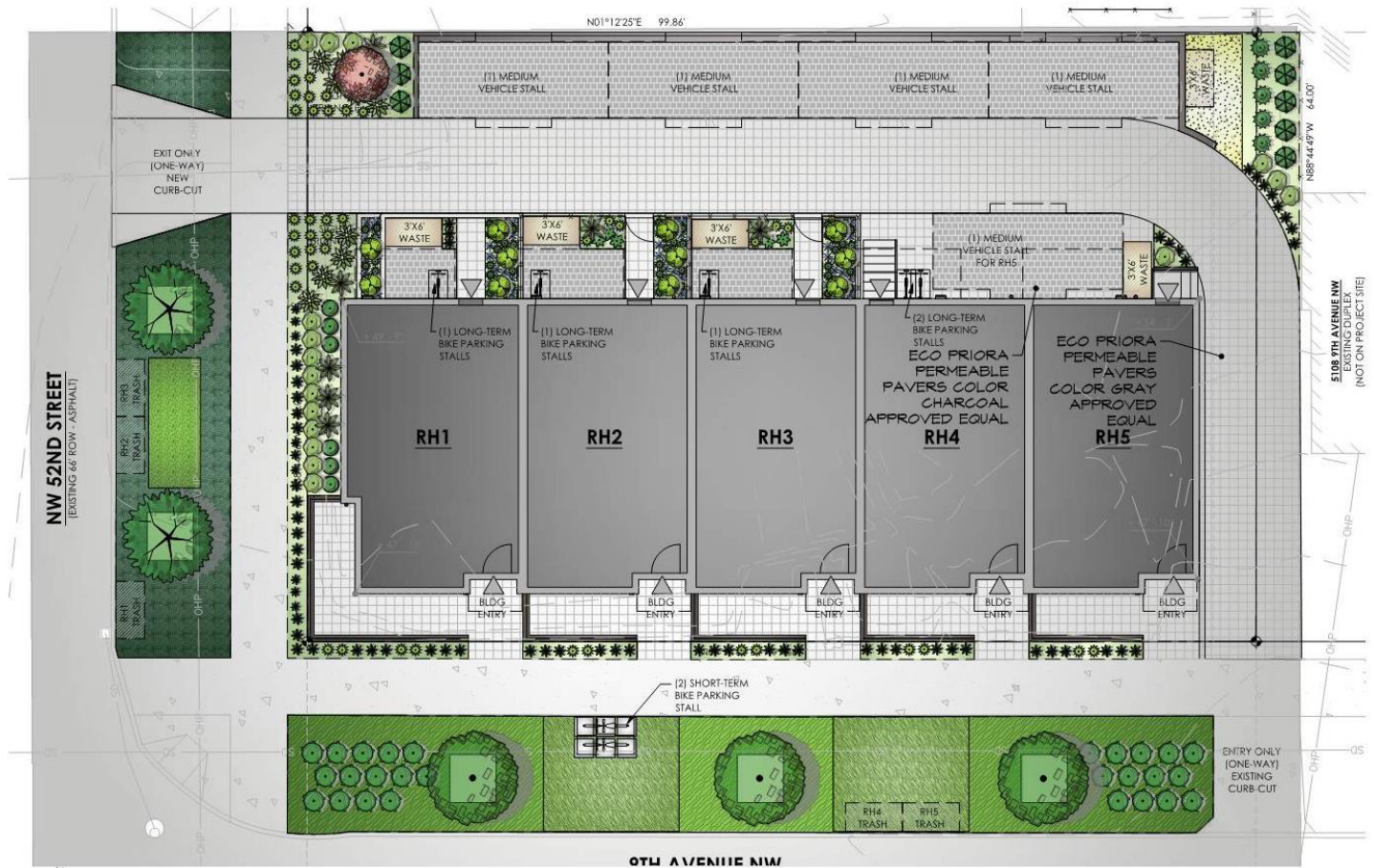


SITE CONCEPT

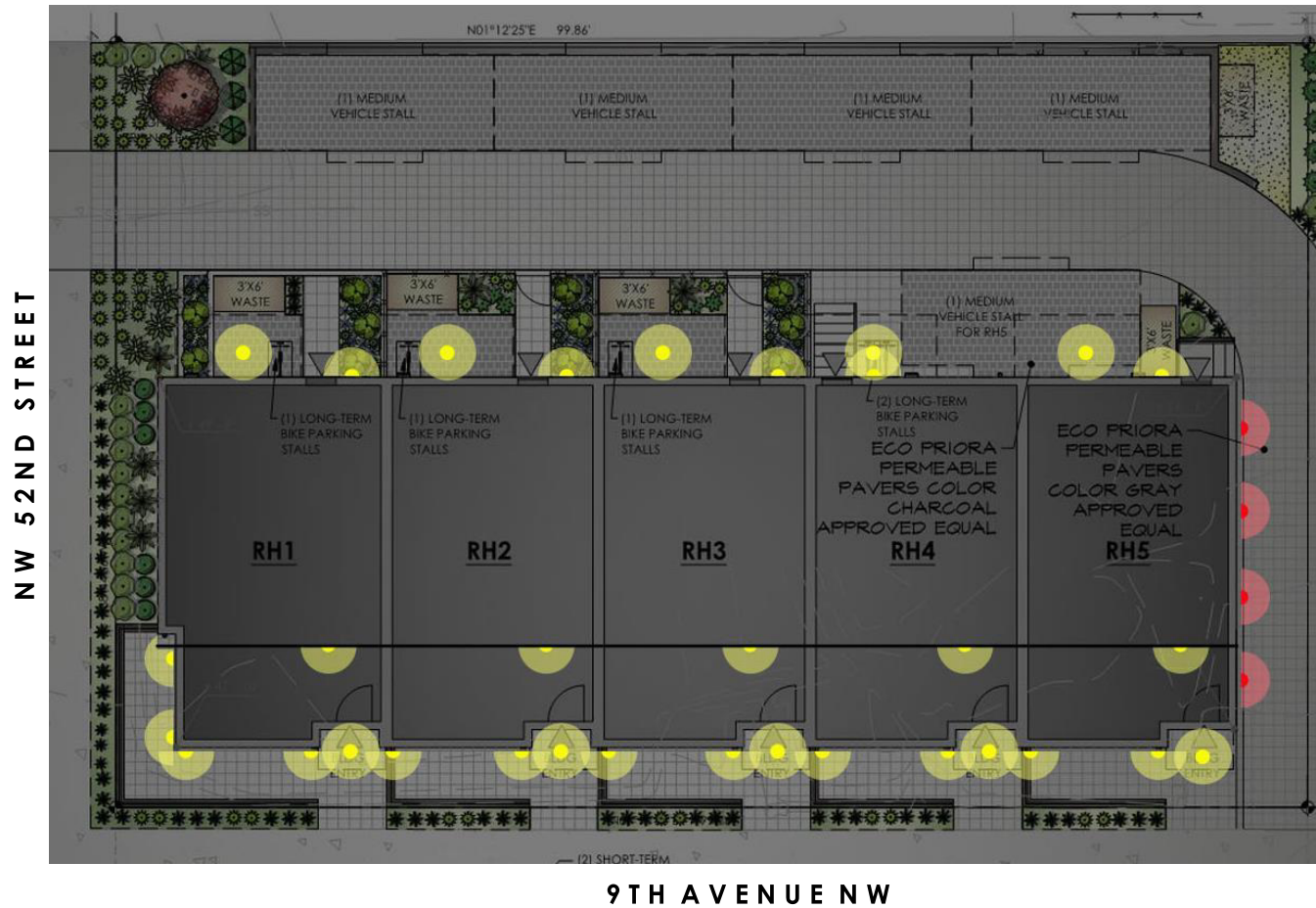
LANDSCAPE PLAN



*A PLANTING PLAN HAS BEEN ADDED TO THE END OF THIS PACKET FOR REFERENCE



RENDERED LANDSCAPE PLAN
NTS



ARCH CONCEPT

LIGHTING PLAN



FULL YELLOW CIRCLE – EXTERIOR CAN LIGHT



HALF YELLOW CIRCLE – ACCENT SCNCE



HALF RED CIRCLE – LOW DRIVEWAY LIGHT

ARCH CONCEPT

MASSING IMAGES

CONCEPT DESCRIPTION

The intent of the project is to create a pedestrian oriented, cohesive set of rowhouses that work with the topography and add to the neighborhood character.

The building is located close to 9th Avenue, allowing for the service uses and parking to be located along the east property line, out of view from the street. The building footprint is minimized due to the required parking access, so a mezzanine level accessing the elevated rear of the site has been included to maximize square footage while creating an interior connection between street access and rear access.

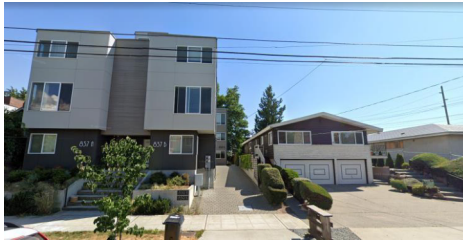
Massing steps back from 9th Avenue at the third level where roof decks provide outdoor space with views across to the park. Pitched roof forms reflect the residential feel of the neighborhood and accentuate upper level fenestration. Vertical modulation corresponding to unit divisions reduce the perceived scale of the project.

Large windows face the street from primary spaces while secondary spaces are located at the rear of the building. Windows fill most of the corner facing 52nd St. Windows are also provided at the kitchen and mezzanine levels facing 52nd, keeping the upper levels more private.

Materials respond to modulation, with finer textured materials facing the pedestrian entries facing the streets.

Overall the idea is to create a group of very cohesive units that stretches along the street frontage.





STREETSCAPE ALONG 52ND AVENUE INCLUDES PITCHED ROOF FORMS, RECTILINEAR BUILDING FORMS, VERTICAL MODULATION, AND VARIED MATERIAL USE. OLDER STRUCTURES OFTEN HAVE PARKING AT THE STREET EDGE.



ARCH CONCEPT

MASSING IMAGES

SDCI Design Guidelines are marked with red dots with the corresponding guideline number.

KEY DESIGN GUIDELINES

CS2 Urban Pattern and Form
C. Relationship to the block

Building siting reinforces the street edge similar to new construction.

CS3 Architectural Context and Character
A. Emphasize Positive Neigh. Attributes

Large scale windows facing the street continue existing patterns. Repetition of forms and residential materials mimic the surrounding single family homes.

PL3 Street Level Interaction
C. Residential Edges

Inset entries with canopies and street facing entries encourage pedestrian access. Varied heights diminish the overall bulk of the structure. Street facing exterior patios encourage street level interaction

DC2 Architectural Concept
D. Scale and Texture

Modulation identifies units Varied textures in material choices respond to the residential feel of the project.

DC4 Materials
A. Exterior Elements and Finishes

Clear delineation of limited but varied materials reflect existing structures. Residential scaled materials predominate.

ARCH CONCEPT

MASSING IMAGES

CONCEPT DESCRIPTION

The rear façade includes private 'dog yards', access doors, and projecting modulation with gabled roof forms. Roof forms reflect residential projects and enforce unit divisions

Limited windows face 52nd Avenue, reflecting the more private interior functions. Where windows are provided, they are at street level and into living and kitchen areas.

Parking is accessed off 52nd Avenue, screened by cedar fencing around private yards and the solid waste enclosure. One way access limits pedestrian –auto interaction.

Inside, the two story volume facing the street is backed by the mezzanine level. The mezzanine level allows for light and views through units as well as connecting the front to the rear of the units.



ARCH CONCEPT

MASSING IMAGES

SDCI Design Guidelines are marked with red dots with the corresponding guideline number.

KEY DESIGN GUIDELINES

CS2 Urban Pattern and Form
C. Relationship to the block

Parking and service areas are relegated to the rear of the site.
Rear pedestrian access allows primary pedestrian access to be directly off the street.

CS3 Architectural Context and Character
A. Emphasize Positive Neigh. Attributes

Gabled roofs, residential siding materials, and appropriately sized windows reflect neighborhood development.

DC2 Architectural Concept
D. Scale and Texture

The rear façade is not as tall as the street facing façade, following the existing site contours.
Residentially scaled materials are used throughout.

DC4 Materials
A. Exterior Elements and Finishes

A simple and limited material palette of painted siding existing structures. Residential scaled materials predominate.



ARCH CONCEPT

FLOOR PLANS

SDCI Design Guidelines are marked with red dots with the corresponding guideline reference number.

KEY DESIGN GUIDELINES

CS2 Urban Pattern and Form
C. Relationship to the block

Plan modulation mimics smaller scale development and creates individual spaces.

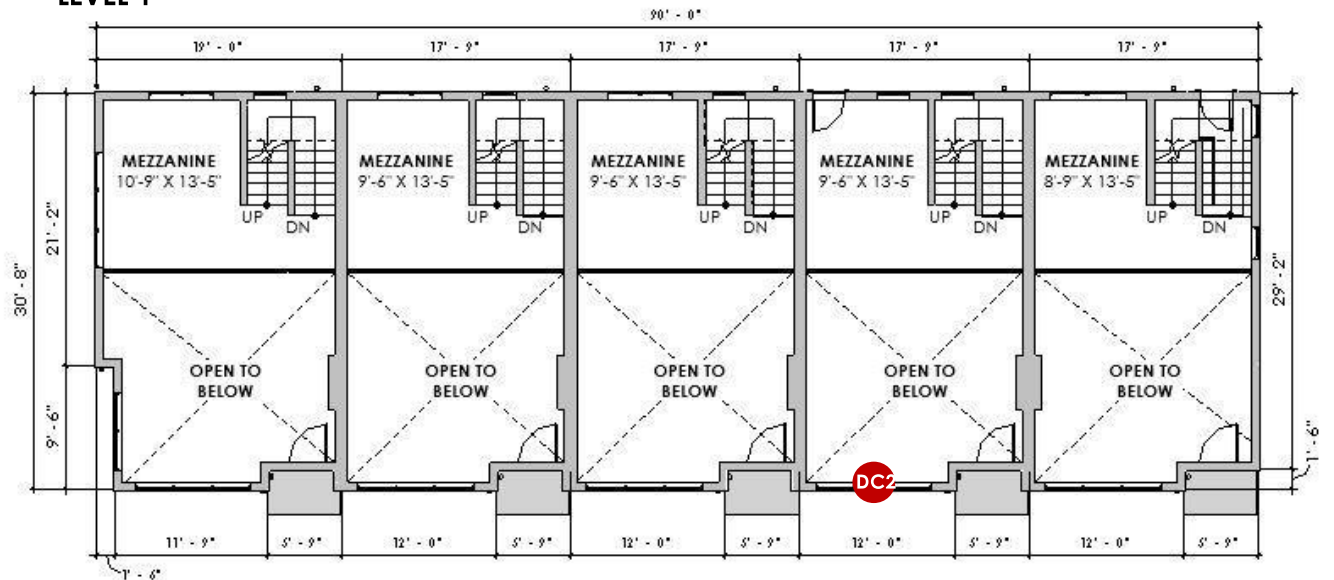
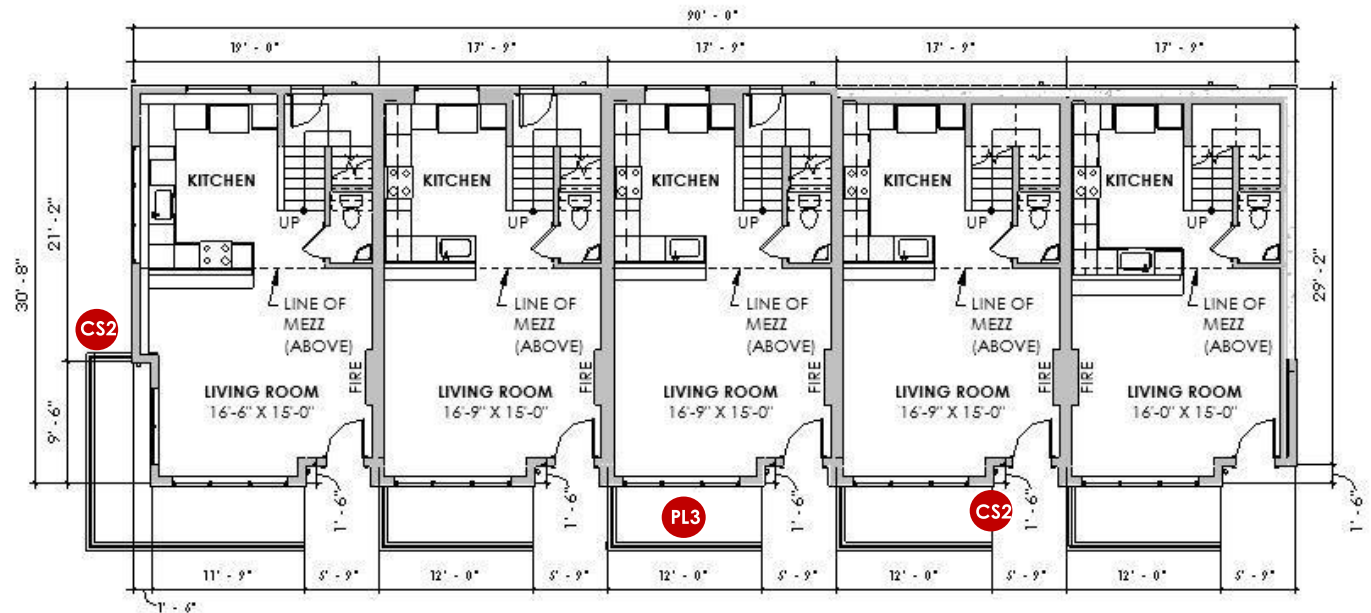
CS3 Architectural Context and Character
A. Emphasize Positive Neighborhood Attributes

PL3 Street Level Interaction
C. Residential Edges

Front patios and large windows increase opportunities for pedestrian interaction.

DC2 Architectural Concept
D. Scale and Texture

Modulation and fenestration patterns reinforce the residential scale of the neighborhood.



ARCH CONCEPT

FLOOR PLANS

SDCI Design Guidelines are marked with red dots with the corresponding guideline reference number.

KEY DESIGN GUIDELINES

CS2 Urban Pattern and Form
C. Relationship to the block

Upper level decks provide massing relief and interest along the street frontage.

CS3 Architectural Context and Character
A. Emphasize Positive Neighborhood Attributes

Modulation and fenestration reflect the residential nature of the neighborhood.

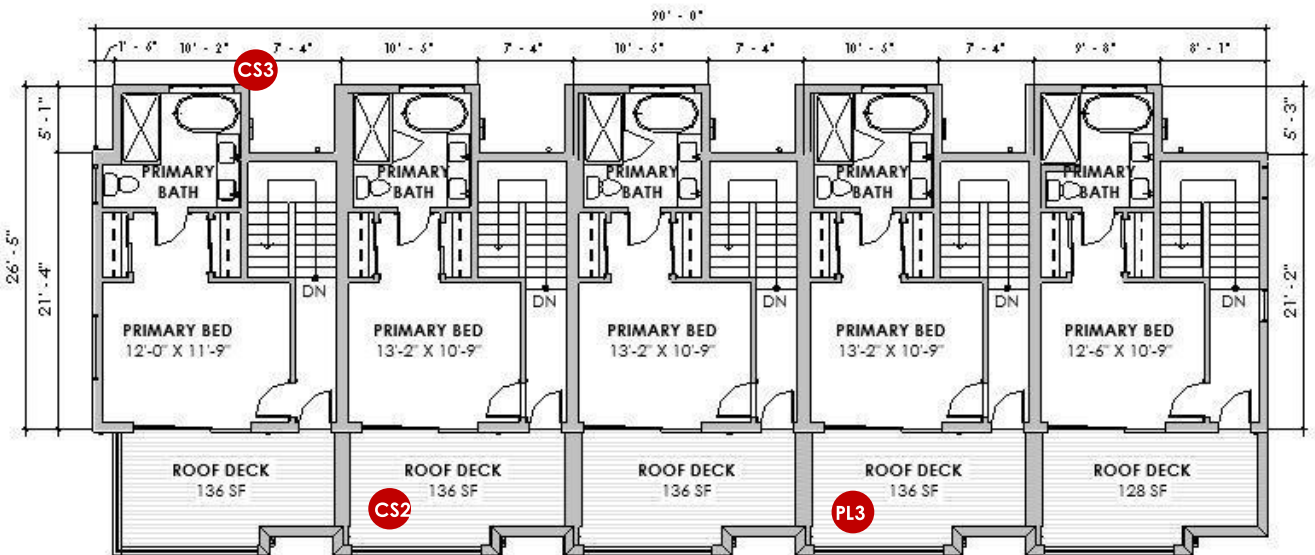
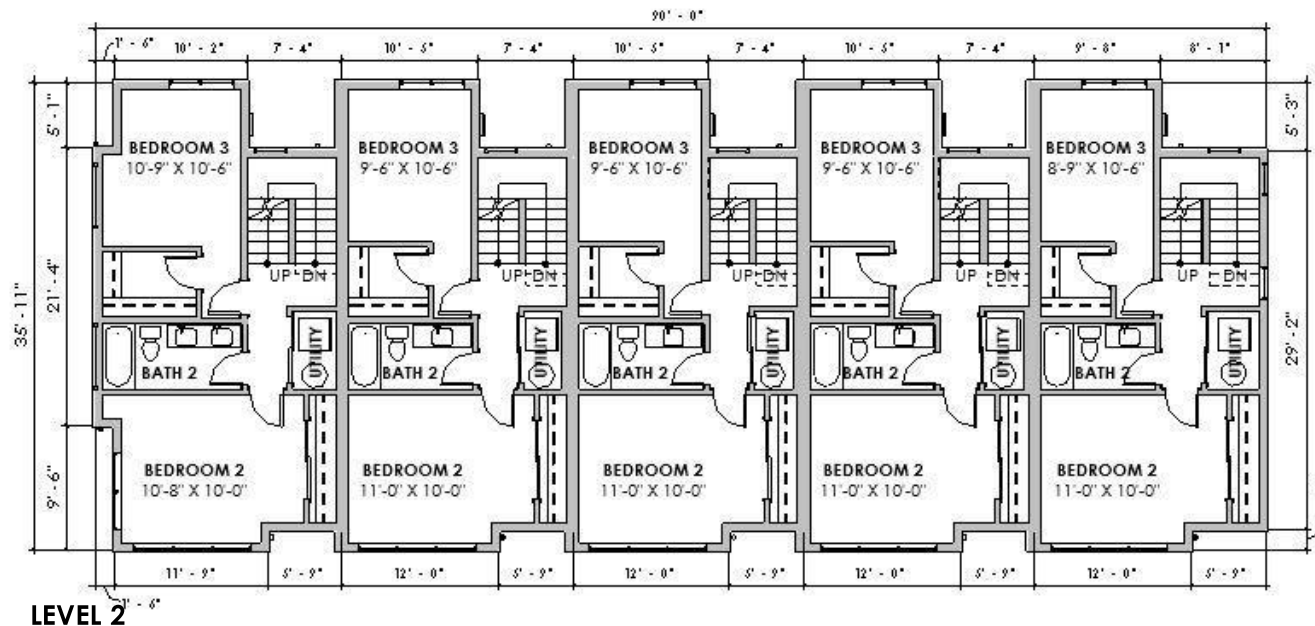
PL3 Street Level Interaction
C. Residential Edges

Roof decks face the view and the street.

DC2 Architectural Concept
D. Scale and Texture

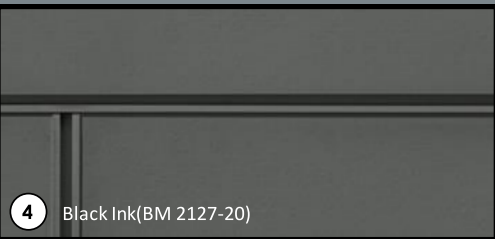
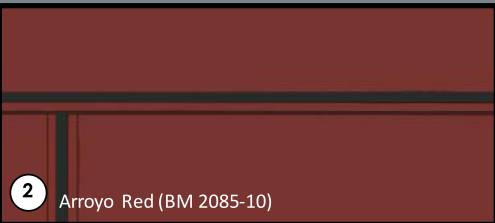
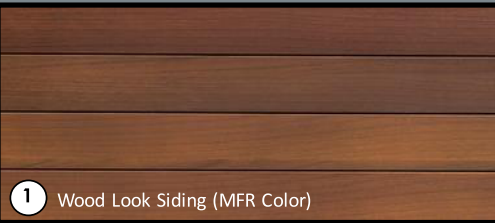
Small modulations and simple massing reflect extant, nearby construction.

DC4 Materials
A. Exterior Elements and Finishes



ARCH CONCEPT

ELEVATIONS + MATERIALS



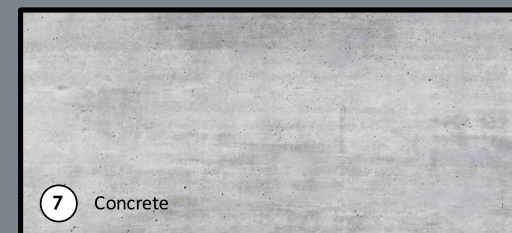
WEST ELEVATION

ARCH CONCEPT

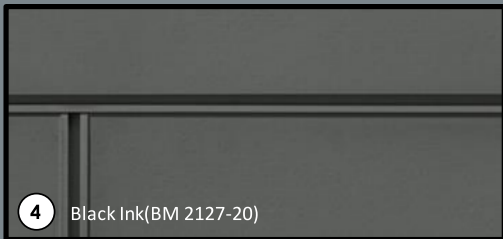
ELEVATIONS + MATERIALS



EAST ELEVATION



ELEVATIONS + MATERIALS



ARCH CONCEPT

SHADOW STUDY



JUNE | 10 AM



JUNE | NOON



JUNE | 3 PM



MARCH/SEP | 10 AM



MARCH/SEP | NOON



MARCH/SEP | 3 PM



DECEMBER | 10 AM



DECEMBER | NOON

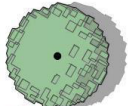

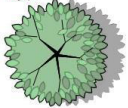







DECEMBER | 3 PM

SUPPLEMENTAL

LANDSCAPE PLANTING PLAN

PLANT SCHEDULE

TREES	BOTANICAL / COMMON NAME	SIZE
	<i>Fagus sylvatica</i> / Green Beech Street Tree	2"-2.5" Cal B&B
	<i>Fagus sylvatica</i> 'Danyck Purple' / Danyck Purple Beech	1.5" Cal
	<i>Koelreuteria paniculata</i> / Goldenrain Tree Street Tree	2"-2.5" Cal B&B
GROUND COVERS	BOTANICAL / COMMON NAME	
	<i>Ajuga reptans</i> / Bugleweed	
	<i>Rubus calycinoides</i> 'Emerald Carpet' / Creeping Raspberry	
	<i>Sagina subulata</i> / Irish Moss	
	<i>Thymus praecox</i> 'Purple Carpet' / Mother of Thyme	
SITE	BOTANICAL / COMMON NAME	
	Arborist Chips 3" Depth	



Blechnum spicant



Carex o. 'Everillo'



Liriope muscari 'Big Blue'



Lonicera p. 'Moss Green'



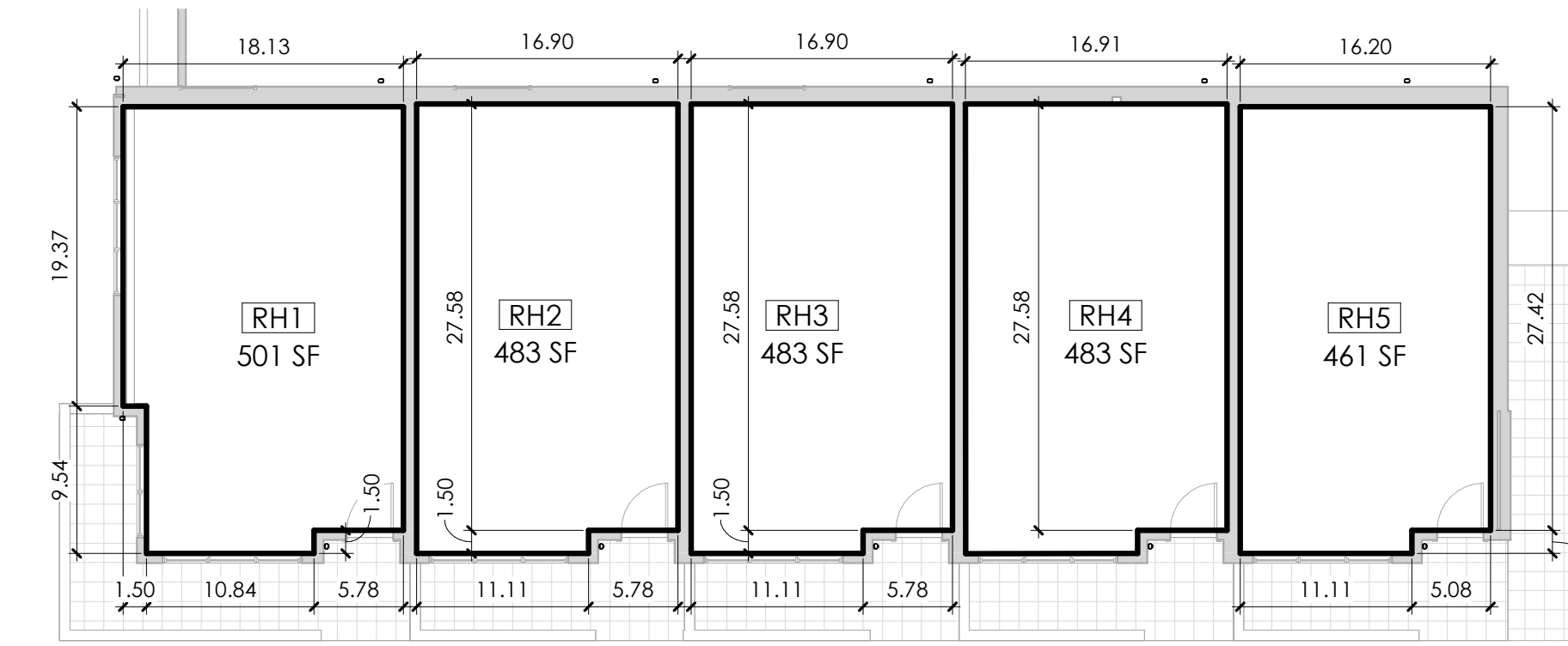
Mahonia e. 'Soft Caress'



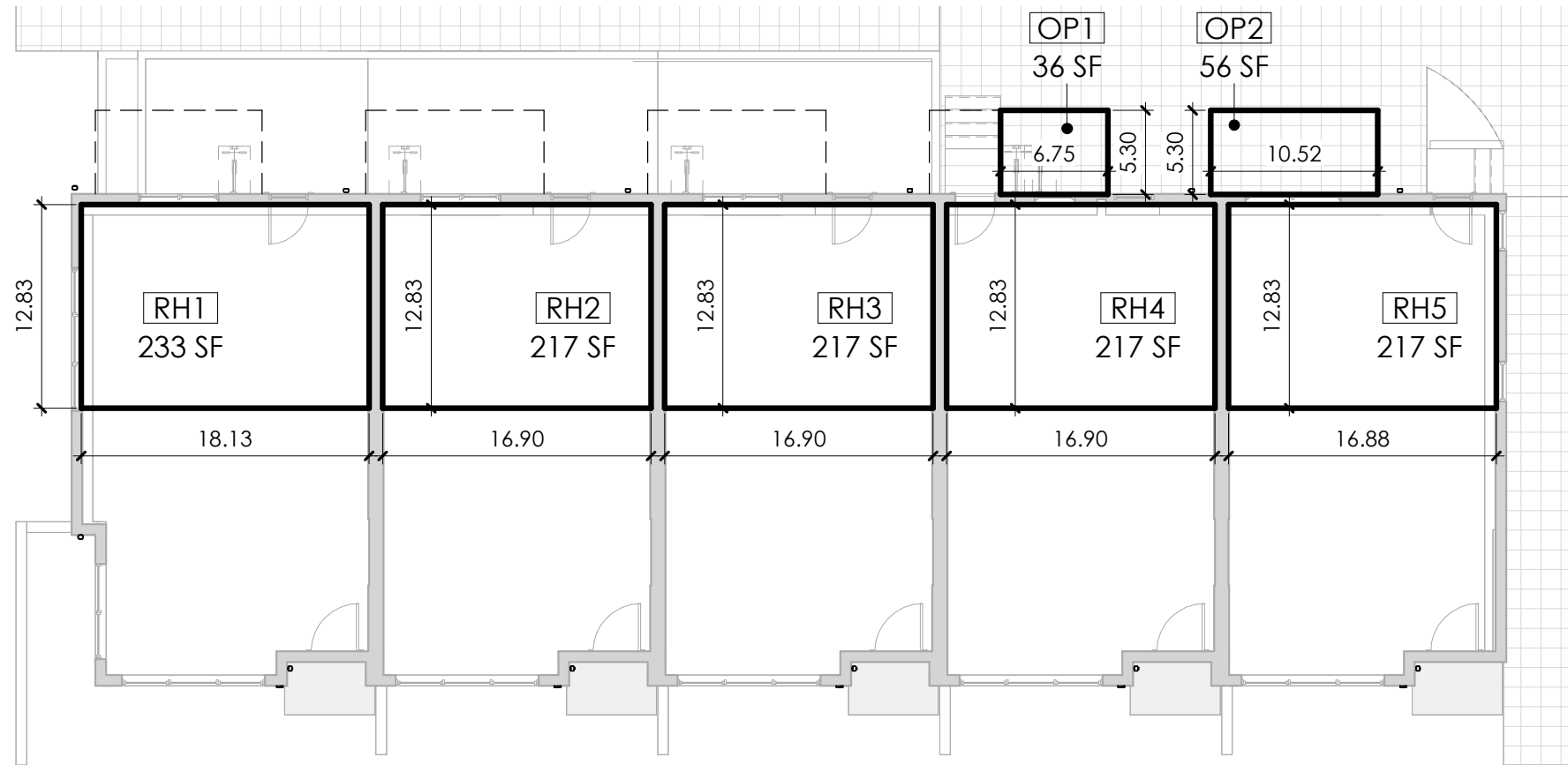
Nandina d. 'Sulf Stream'

PLANT SCHEDULE

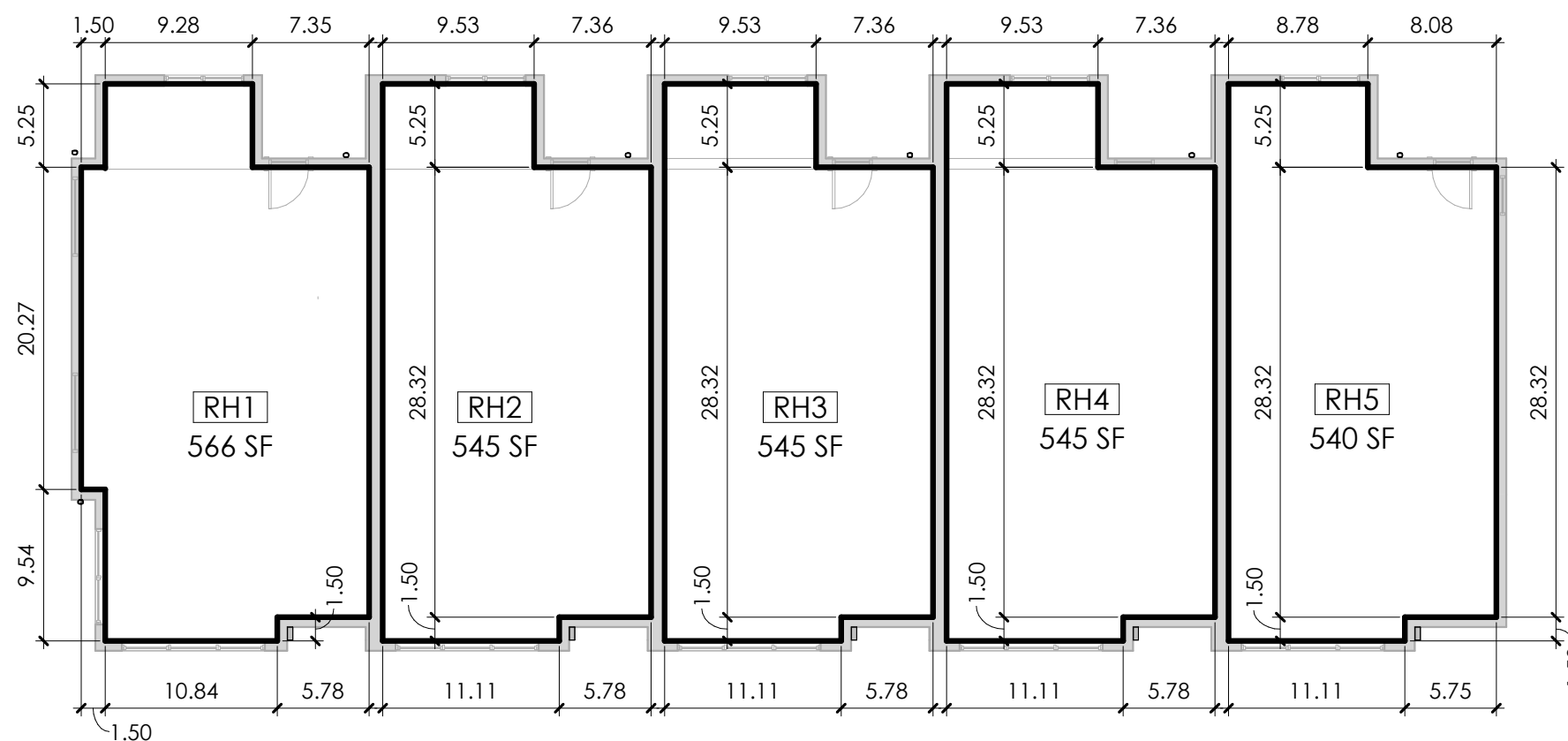
SHRUBS	BOTANICAL / COMMON NAME
	<i>Beesia deltophylla</i> / Beesia
	<i>Blechnum spicant</i> / Deer Fern
	<i>Carex oshimensis</i> 'Everillo' / Everillo Japanese Sedge
	<i>Ilex crenata</i> 'Sky Pencil' / Sky Pencil Japanese Holly
	<i>Liriope muscari</i> 'Big Blue' / Big Blue Lilyturf
	<i>Lonicera pileata</i> 'Moss Green' / Moss Green Honeysuckle
	<i>Mahonia eurybracteata</i> 'Soft Caress' / Mahonia Soft Caress
	<i>Nandina domestica</i> 'Sulf Stream' TM / Heavenly Bamboo
	<i>Pieris japonica</i> 'Cavatine' / Lily of the Valley Bush
	<i>Prunus laurocerasus</i> 'Mount Vernon' / Mount Vernon Laurel
	<i>Taxus x media</i> 'H.M. Eddie' / H.M. Eddie Yew
BIORETENTION	BOTANICAL / COMMON NAME
	<i>Carex obnupta</i> / Slough Sedge
	<i>Cornus alba</i> 'Gouchaultii' / Goldenleaf Dogwood
	<i>Juncus inflexus</i> 'Blue Arrow' / Blue Arrow Juncus



LEVEL 1
SCALE: 3/32" = 1'-0"



MEZZANINE
SCALE: 3/32" = 1'-0"



LEVEL 2
SCALE: 3/32" = 1'-0"



LEVEL 3
SCALE: 3/32" = 1'-0"

FAR SCHEDULE

LEVEL	AREA
OP1	
MEZZANINE	36 SF
OP2	
MEZZANINE	56 SF
RH1	
LEVEL 1	501 SF
MEZZANINE	233 SF
LEVEL 2	566 SF
LEVEL 3	412 SF
	1,712 SF
RH2	
LEVEL 1	483 SF
MEZZANINE	217 SF
LEVEL 2	545 SF
LEVEL 3	388 SF
	1,633 SF
RH3	
LEVEL 1	483 SF
MEZZANINE	217 SF
LEVEL 2	545 SF
LEVEL 3	388 SF
	1,633 SF
RH4	
LEVEL 1	483 SF
MEZZANINE	217 SF
LEVEL 2	545 SF
LEVEL 3	388 SF
	1,633 SF
RH5	
LEVEL 1	461 SF
MEZZANINE	217 SF
LEVEL 2	540 SF
LEVEL 3	384 SF
	1,602 SF

8,305 SF OUT OF ALLOWABLE 8,308.30 SF

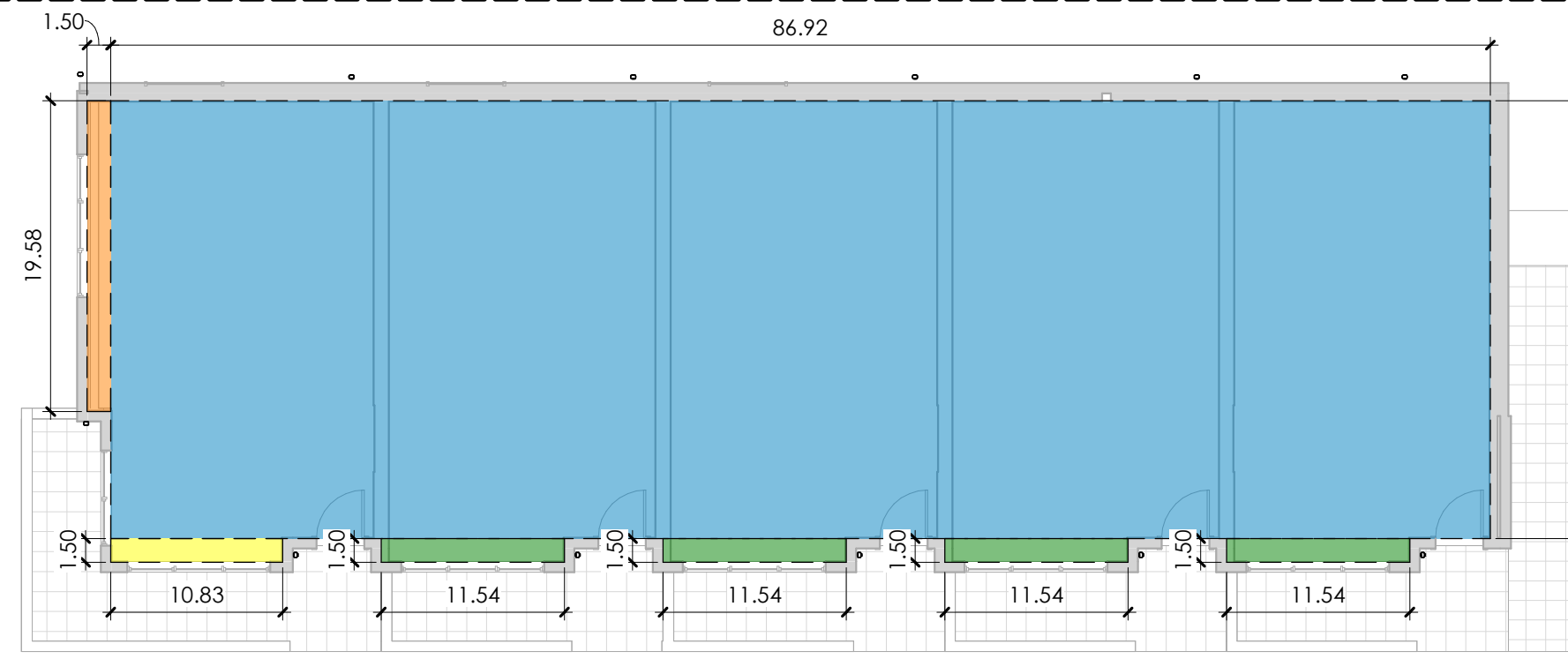
GSF SCHEDULE

LEVEL	AREA
RH1	
LEVEL 1	560 SF
MEZZANINE	260 SF
LEVEL 2	613 SF
LEVEL 3	456 SF
	1,889 SF
RH2	
LEVEL 1	536 SF
MEZZANINE	242 SF
LEVEL 2	590 SF
LEVEL 3	430 SF
	1,798 SF
RH3	
LEVEL 1	536 SF
MEZZANINE	242 SF
LEVEL 2	590 SF
LEVEL 3	430 SF
	1,798 SF
RH4	
LEVEL 1	536 SF
MEZZANINE	242 SF
LEVEL 2	590 SF
LEVEL 3	430 SF
	1,798 SF
RH5	
LEVEL 1	534 SF
MEZZANINE	242 SF
LEVEL 2	586 SF
LEVEL 3	426 SF
	1,788 SF

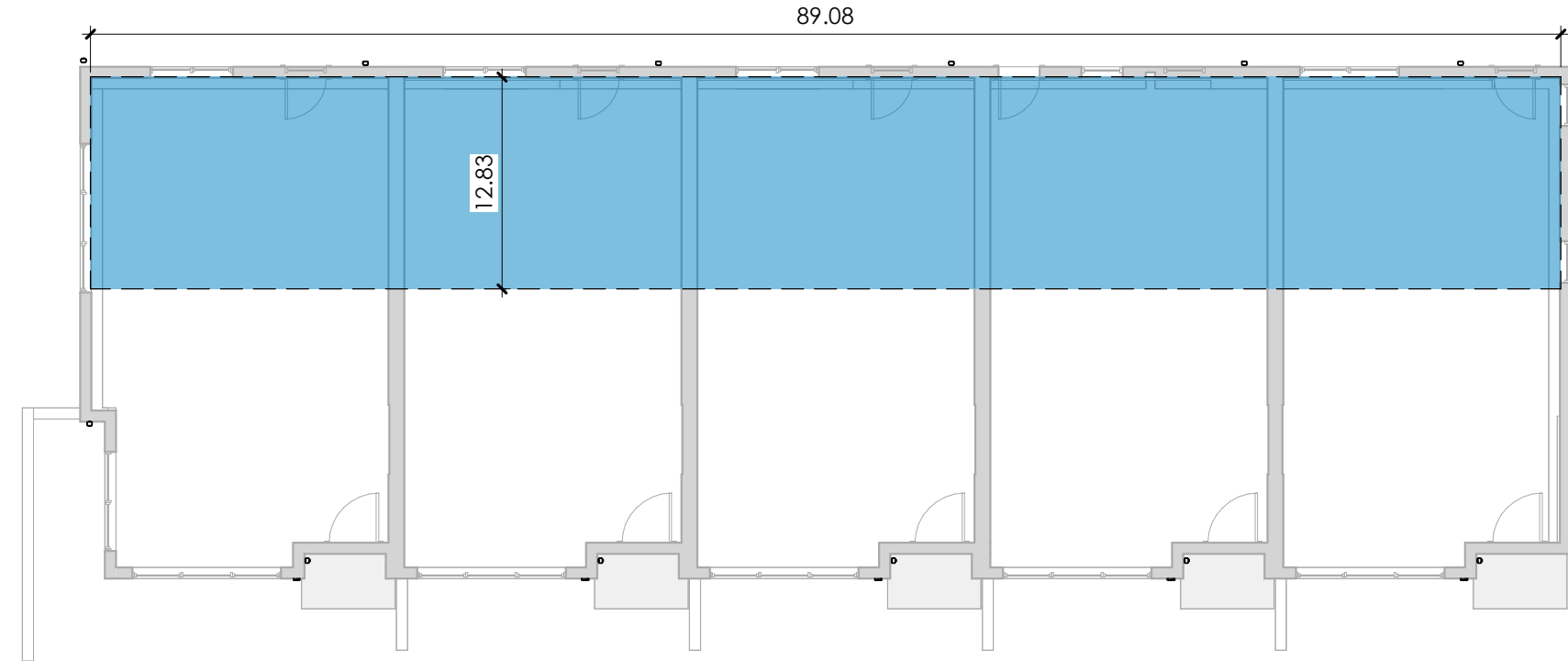
TOTAL: 9,071 SF

NOTE: SELLABLE GSF
PROVIDED FOR OWNER'S USE.

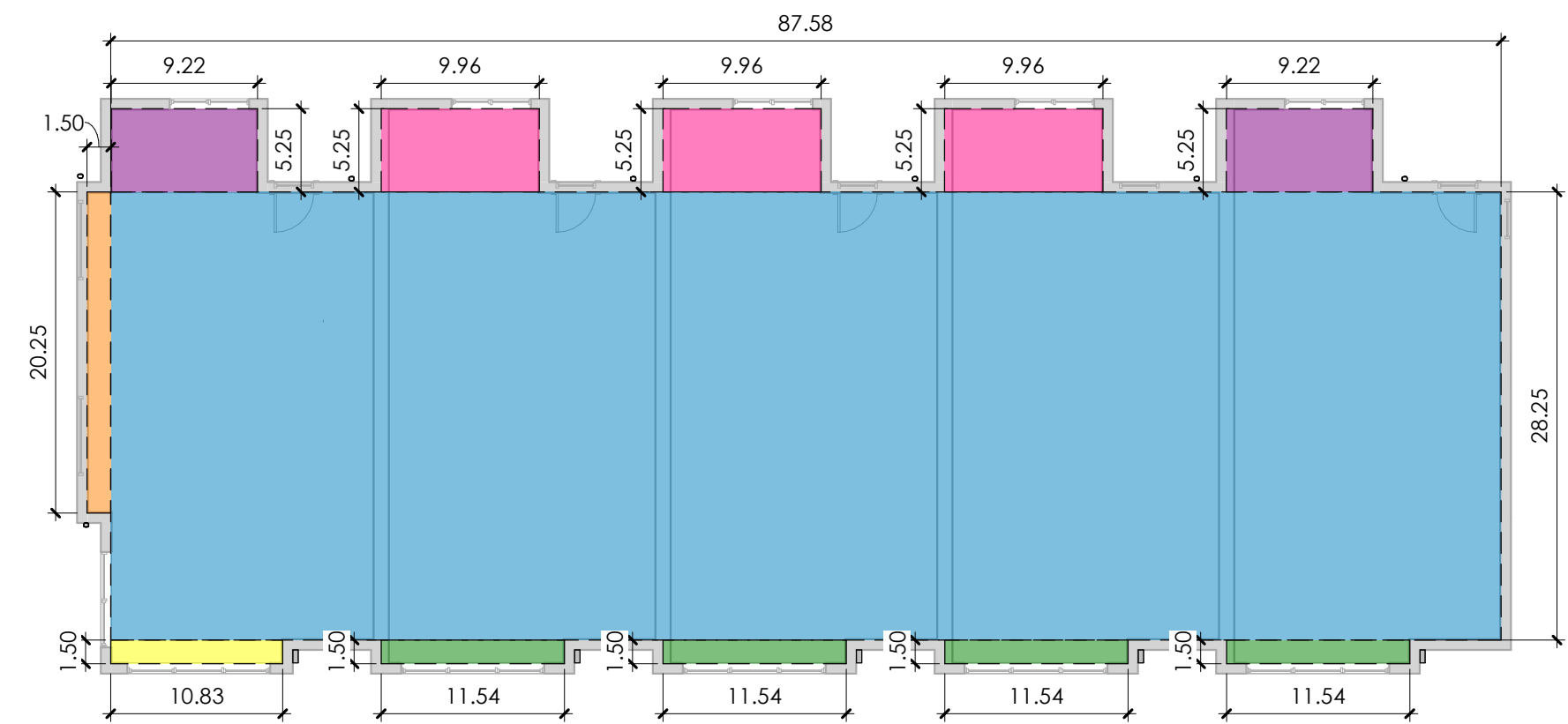
MHA INFORMATION



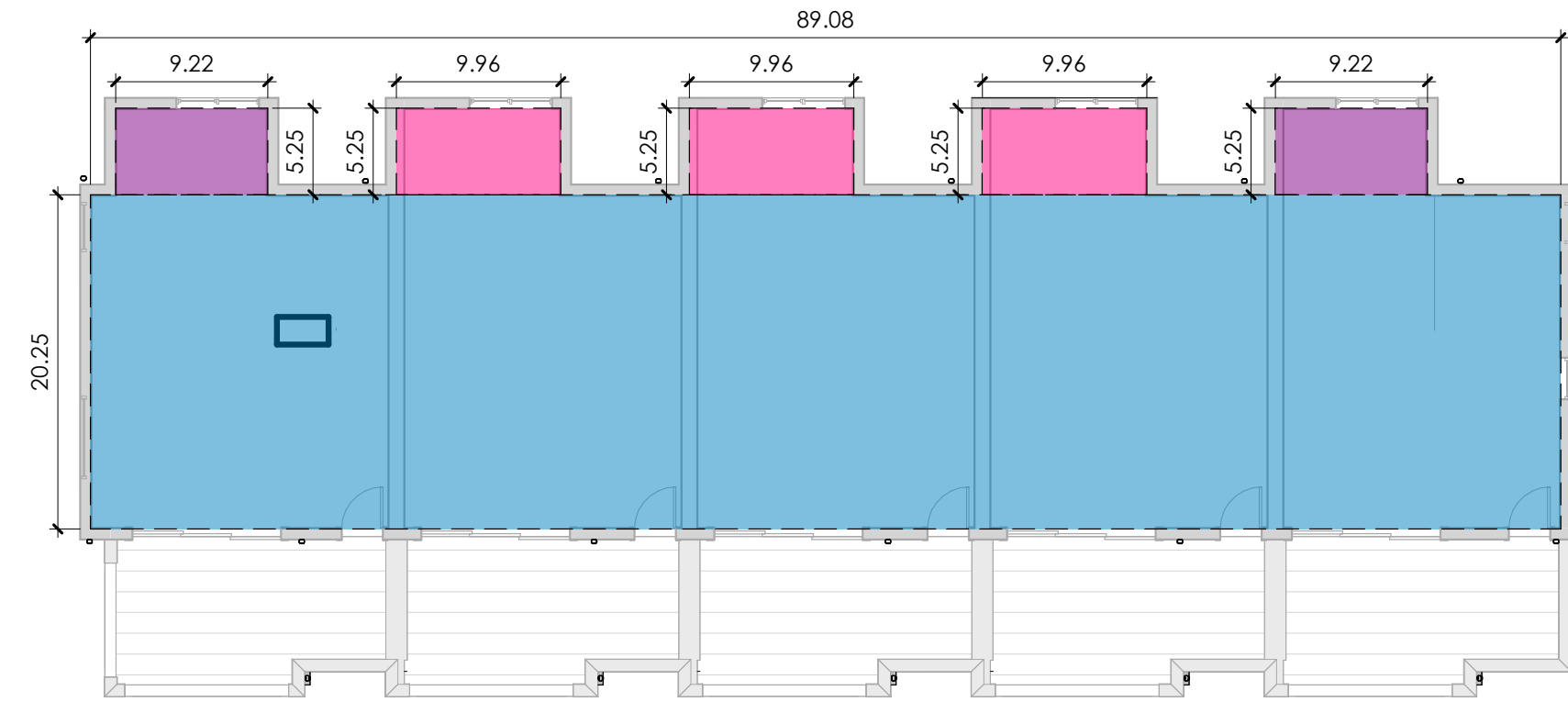
LEVEL 1 - MHA
SCALE: 3/32" = 1'-0"



MEZZANINE - MHA
SCALE: 3/32" = 1'-0"



LEVEL 2 - MHA
SCALE: 3/32" = 1'-0"



LEVEL 3 - MHA
SCALE: 3/32" = 1'-0"

MHA-R PAYMENT OPTION SUMMARY TABLE		
1	ZONE	LR1 (M)
2	MHA AREA DESIGNATION PER MAP A FOR 23.58C.050 OUTSIDE OF DOWNTOWN, SM-SLU, AND SM-U 85 ZONES	MEDIUM
3	ASSOCIATED PUDA WITH MHA-R REQUIREMENTS?	NO
4	TOTAL NUMBER OF RESIDENTIAL AND LIVE-WORK UNITS IN THE STRUCTURE	DWELLING UNITS: 5
5	GROSS FLOOR AREA - RESIDENTIAL USE	8,571.39 SF
6	GROSS FLOOR AREA - LIVE-WORK UNITS	0 SF
7	GROSS FLOOR AREA IN RESIDENTIAL OR LIVE-WORK USE EXCLUDED FROM MHA-R PAYMENT	0 SF
8	FLOOR AREA FOR MHA-R CALCULATION	8,571.39 SF
9	PAYMENT CALCULATION AMOUNT PER CODE (ADJUSTED FOR CHANGE IN CPI) OR PUDA	\$15.36
10	MHA-R PAYMENT PROVIDED	\$131,656.55 (SEE CALCULATION BELOW THIS CHART)
TOTAL GROSS FLOOR AREA IN RESIDENTIAL USE (SEE FLOOR AREA DIAGRAMS) = 8,571.39 SF		
MHA-R FLOOR AREA CALCULATION (SEE FAR CALCULATION)		
LEVEL 1 CHARGEABLE FLOOR AREA IN RESIDENTIAL USE (SEE "LEVEL 1 - MHA" PLAN ON THIS SHEET) = 2,512.11 SF		
LEVEL 1 CHARGEABLE FLOOR AREA IN RESIDENTIAL USE (SEE "MEZZANINE - MHA" PLAN ON THIS SHEET) = 1,142.90 SF		
LEVEL 2 CHARGEABLE FLOOR AREA IN RESIDENTIAL USE (SEE "LEVEL 2 - MHA" PLAN ON THIS SHEET) = 2,843.69 SF		
LEVEL 3 CHARGEABLE FLOOR AREA IN RESIDENTIAL USE (SEE "LEVEL 3 - MHA" PLAN ON THIS SHEET) = 2,072.69 SF		
TOTAL CHARGEABLE FLOOR AREA FOR MHA CALC = 8,571.39 SF		
PAYMENT AMOUNT CALCULATION		
[(X1 + X2) - Y] x Z = MHA-R PAYMENT		
X1 = TOTAL GROSS FLOOR AREA IN RESIDENTIAL USE = 8,571.39 SF		
X2 = TOTAL GROSS FLOOR AREA OF LIVE WORK UNITS = 0 SF		
Y = FLOOR AREA OF RES/LIVE-WORK PARKING UNDERGROUND EXCLUDED FROM MHA CALC = 0 SF		
Z = MHA-R PAYMENT CALCULATION AMOUNT PER SQUARE FOOT = \$15.36		
[(8,571.39 SF + 0) - 0] x \$15.36 = \$131,656.55		

MHA - LEVEL 1
AREA 1A (BLUE): 86.92' X 27.58' = 2,397.25 SF
AREA 1B (ORANGE): 19.58' X 1.50' = 29.37 SF
AREA 1C (YELLOW): 10.83' X 1.50' = 16.25 SF
AREA 1D (GREEN): 11.54' X 1.50' X 4 = 69.24 SF
TOTAL: 2,512.11 SF

MHA - MEZZANINE
AREA MA (BLUE): 89.08' X 12.83' = 1,142.90 SF
TOTAL: 1,142.90 SF

MHA - LEVEL 2
AREA 2A (BLUE): 87.58' X 28.25' = 2,474.14 SF
AREA 2B (ORANGE): 20.25' X 1.50' = 30.38 SF
AREA 2C (YELLOW): 10.83' X 1.50' = 16.25 SF
AREA 2D (PINK): 9.96' X 5.25' X 3 = 156.87 SF
AREA 2E (PURPLE): 9.22' X 5.25' X 2 = 96.81 SF
AREA 2F (GREEN): 11.54' X 1.50' X 4 = 69.24 SF
TOTAL: 2,843.69 SF

MHA - LEVEL 3
AREA 3A (BLUE): 89.08' X 20.42' = 1,819.01 SF
AREA 3B (PINK): 9.96' X 5.25' X 3 = 156.87 SF
AREA 3C (PURPLE): 9.22' X 5.25' X 2 = 96.81 SF
TOTAL: 2,072.69 SF

MHA - TOTALS
MHA - LEVEL 1 2,512.11 SF
MHA - MEZZANINE 1,142.90 SF
MHA - LEVEL 2 2,843.69 SF
MHA - LEVEL 3 2,072.69 SF
TOTAL: 8,571.39 SF

MHA DIAGRAM NOTE:
THE GROSS FLOOR AREA
DIMENSIONS PROVIDED
ARE MEASURED FROM
THE INTERIOR FACE OF
THE STUDS FOR THE
EXTERIOR WALLS.

SCALE
DESIGN

2216 THIRTEENTH AVE EAST
SEATTLE, WA 98102

WWW.SCALEDISIGNNW.COM

ISSUANCE	
MUP SUBMITTAL SET	01.18.22
BP SUBMITTAL SET	01.18.22

9TH AVE TOWNHOMES

5116 9TH AVENUE NW
SEATTLE, WA 98107

OLSEN ANDERSON LLC

SDCI STAMP

FAR + MHA
DIAGRAMS

A0.4