

COVER SHEET

2815 BEACON HILL – SEATTLE WA



ISSUED  
DATE:

EDG  
JAN 30, 2023

BENNY AND LYDIA KIM

200 15TH PLACE KIRKLAND WA  
PHONE: (206) 384-3317  
EMAIL: bennykimdesign@outlook.com



2815 APARTMENTS

2815 16TH AVE S SEATTLE WA

COVER SHEET

FILE 22121

A-0.1

GENERAL INFORMATION

| PROJECT INFORMATION                                                                                                                                                                                                                                                                                        |                                                                                                                            | SEATTLE NC255 (M1) ZONING CODE                                                                                                                                                                                                                                          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | PROPOSED MIXED-USE DEVELOPMENT |                                            | TABLE OF CONTENTS |                                               |             |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------|--------------------------------------------|-------------------|-----------------------------------------------|-------------|
| LEGAL DESCRIPTION: 2815 16th Ave S Seattle                                                                                                                                                                                                                                                                 | HANFORDS T TO S SEATTLE N 40FT PLAT BLOCK: 49 PLAT LOT: 7 Parcel 30860003125                                               | FAR MAXIMUM SMC 23.47A.013)Outside the Station area Overlay District and inside Residential Urban Village)                                                                                                                                                              | 3.75                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | LOT AREA                       | 4800SF                                     | Nr.               | TITLE                                         | PAGE NUMBER |
| ZONING                                                                                                                                                                                                                                                                                                     | NC255 (M) (pedestrian-designated)                                                                                          | STRUCTURE HEIGHT PER SMC 23.47A.012                                                                                                                                                                                                                                     | 55'                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | ALLOWED GROSS FLOOR AREA       | 3.75(FAR) x 4800 SF (LOT AREA) = 18,000 SF | A-0.1             | Cover sheet                                   |             |
| BUILDING CODE                                                                                                                                                                                                                                                                                              | SBC 2018                                                                                                                   | SETBACKS PER SMC 23.47A.014.2                                                                                                                                                                                                                                           | SMC 23.47A.014<br>2. An upper-level setback is required along any rear or side lot line that abuts a lot in an LR, R, or HR zone or that abuts a lot (LR on the rear)<br>a.Ten feet for portions of structure above 13 feet in height to a maximum of 65 feet.<br>4. One-half of the width of an abutting alley may be counted as part of the required setback.For the purpose of this Section 23.47A.014, the alley width and the location of the rear lot line shall be determined prior to any dedication that may be required for ally improvement purposes.<br>to note: to verify ROW dedication after Preliminary Assessment Report | PROPOSED GROSS FLOOR AREA      | 17,920 SF                                  | A-0.2             | General information                           |             |
| EXISTING HOUSE - YEAR BUILT                                                                                                                                                                                                                                                                                | 1913                                                                                                                       |                                                                                                                                                                                                                                                                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | STRUCTURE HEIGHT               | 55'                                        | A-0.3             | Site Survey                                   |             |
| AUTHORITY HAVING JURDISTCTION: (AHJ)                                                                                                                                                                                                                                                                       | SEATTLE                                                                                                                    |                                                                                                                                                                                                                                                                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                |                                            | A-0.4             | Average grade calculation                     |             |
| OCCUPANCY CLASSIFICATION                                                                                                                                                                                                                                                                                   | R2 & B                                                                                                                     |                                                                                                                                                                                                                                                                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                |                                            | A-0.5             | Zoning Data                                   |             |
| TYPE OF CONSTRUCTION                                                                                                                                                                                                                                                                                       | V-A                                                                                                                        |                                                                                                                                                                                                                                                                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                |                                            | A-0.6             | Proposed Options                              |             |
| PROJECT ADDRESS                                                                                                                                                                                                                                                                                            | 2815 16TH AVE S SEATTLE, WA                                                                                                |                                                                                                                                                                                                                                                                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                |                                            | A-1.1             | Preferred Option - Exterior Perspective       |             |
| PROJECT DESCRIPTION                                                                                                                                                                                                                                                                                        | Demolish existing single family house and build new apartments.                                                            |                                                                                                                                                                                                                                                                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                |                                            | A-1.2             | Preferred Option - Basement plan              |             |
| CLIENT                                                                                                                                                                                                                                                                                                     | C & J 2815 APARTMENTS LLC                                                                                                  |                                                                                                                                                                                                                                                                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                |                                            | A-1.3             | Preferred Option - 1st Floor Plan             |             |
|                                                                                                                                                                                                                                                                                                            |                                                                                                                            |                                                                                                                                                                                                                                                                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                |                                            | A-1.4             | Preferred Option - 2nd Floor Plan             |             |
| ARCHITECTURAL DESIGNER                                                                                                                                                                                                                                                                                     | Benny and Lydia Kim<br>7415 Lake Ballinger Way Edmonds WA 98026<br>Phone: (206)384-3317, Email: bennykimdesign@outlook.com |                                                                                                                                                                                                                                                                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                |                                            | A-1.5             | Preferred Option - 3-5 Floors                 |             |
| GENERAL CONTRACTOR                                                                                                                                                                                                                                                                                         | TBD                                                                                                                        |                                                                                                                                                                                                                                                                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                |                                            | A-1.6             | Preferred Option - Roof Plan                  |             |
| LANDSCAPE ARCHITECT                                                                                                                                                                                                                                                                                        | TBD                                                                                                                        |                                                                                                                                                                                                                                                                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                |                                            | A-1.7             | Preferred Option- Section                     |             |
| CIVIL ENGINEER                                                                                                                                                                                                                                                                                             | TBD                                                                                                                        |                                                                                                                                                                                                                                                                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                |                                            | A-1.8             | Preferred Option - Sun Study                  |             |
| MEP ENGINEER                                                                                                                                                                                                                                                                                               | TBD                                                                                                                        |                                                                                                                                                                                                                                                                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                |                                            | A-2.1             | Code Compliant Option - Exterior Perspectives |             |
|                                                                                                                                                                                                                                                                                                            |                                                                                                                            |                                                                                                                                                                                                                                                                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                |                                            | A-2.2             | Code Compliant Option - Basement Plan         |             |
|                                                                                                                                                                                                                                                                                                            |                                                                                                                            |                                                                                                                                                                                                                                                                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                |                                            | A-2.3             | Code Compliant Option - First Floor Plan      |             |
|                                                                                                                                                                                                                                                                                                            |                                                                                                                            |                                                                                                                                                                                                                                                                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                |                                            | A-2.4             | Code Compliant Option - 2nd Floor Plan        |             |
| BUILDING CODE NOTES: 1. ALL WORKS ARE DONE IN ACCORDANCE WITH ALL APPLICABLE CODES AND ORDINANCES<br>2. ALL PLUMBING AND ELECTRICAL WORK SHALL BE DONE BY LICENSED CONSTRUCTOR UNDER SEPARATE PERMIT.<br>3. ALL WORK SHALL BE DONE IN ACCORDANCE W/ APPLICABLE CITY CODES 2018 SEATTLE BUILDING CODE (SBC) |                                                                                                                            | MANDATORY HOUSING AFFORDABILITY (MHA) M1                                                                                                                                                                                                                                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                |                                            |                   |                                               |             |
|                                                                                                                                                                                                                                                                                                            |                                                                                                                            | MHA UNITS/PAYMENT OPTIONS 23.SBC.040<br>MHA requirements apply to development in this zone and would be subject to Medium Areas fee requirements                                                                                                                        | [(X1 + X2)] X Z = MHA-R PAYMENT<br>WHERE X1 IS THE TOTAL GROSS FLOOR AREA IN RESIDENTIALUSE; X2 IS THE TOTAL GROSS FLOOR AREA OF LIVE WORK UNITS; Y IS THE FLOOR AREA OF RESIDENTIAL / LIVE-WORK PARKING LOCATED UNDERGROUND EXCLUDED FROM MHA CALCULATION, AND Z IS THE MHA-R PAYMENT CALCULATION AMOUNT PER SQUARE FOOT.<br>ZONES WITH AN (M1) SUFFIX IS MEDIUM AREAS: \$00K; AMOUNT OF PAYMENT: [(X1 + X2)] X Z = MHA-R PAYMENT                                                                                                                                                                                                        |                                |                                            |                   |                                               |             |
|                                                                                                                                                                                                                                                                                                            |                                                                                                                            | NOTES:<br>- IF ROUNDING DOWN TO PROVIDE AFFORDABLE PERFORMANCE UNIT, DEVELOPER MUST PAY FOR FRACTION THEY ROUNDING OFF AS PAYMENT HOUSING<br>- IF NUMBER LESS THAN 2, APPLICANT SHALL ROUND UP TO 3, OR PROVIDE ONE UNIT THAT IS 3-BEDROOM OR LARGER (SMC 23.SBC.050.C) |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                |                                            |                   |                                               |             |



AERIAL VIEW : PREFERRED OPTION 1

ISSUED DATE:

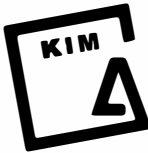
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2815 APARTMENTS

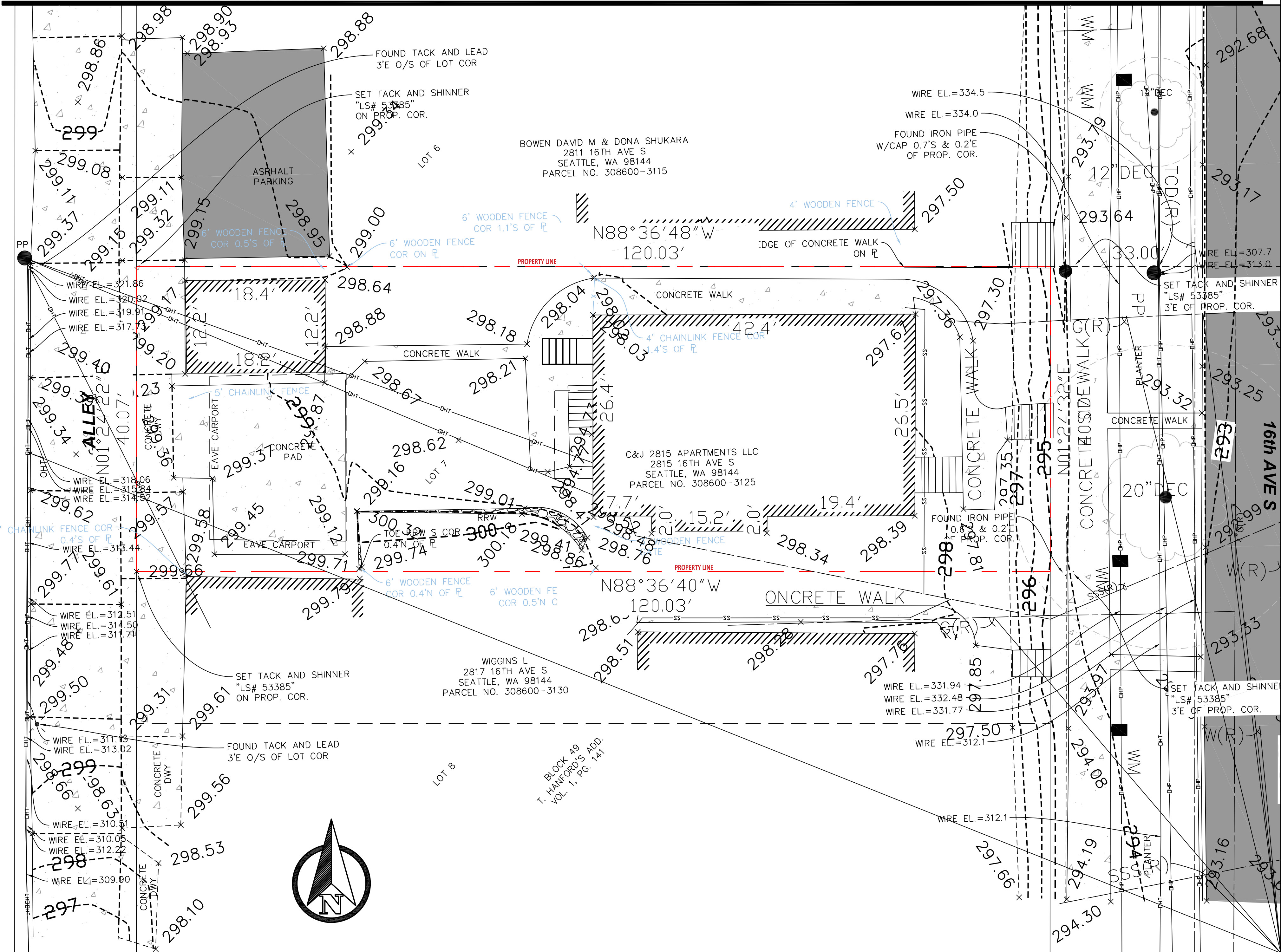
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GENERAL INFORMATION

FILE 22121

A-0.2

SITE SURVEY



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SITE SURVEY

FILE 22121

A-0.3

## AVERAGE GRADE CALCULATION

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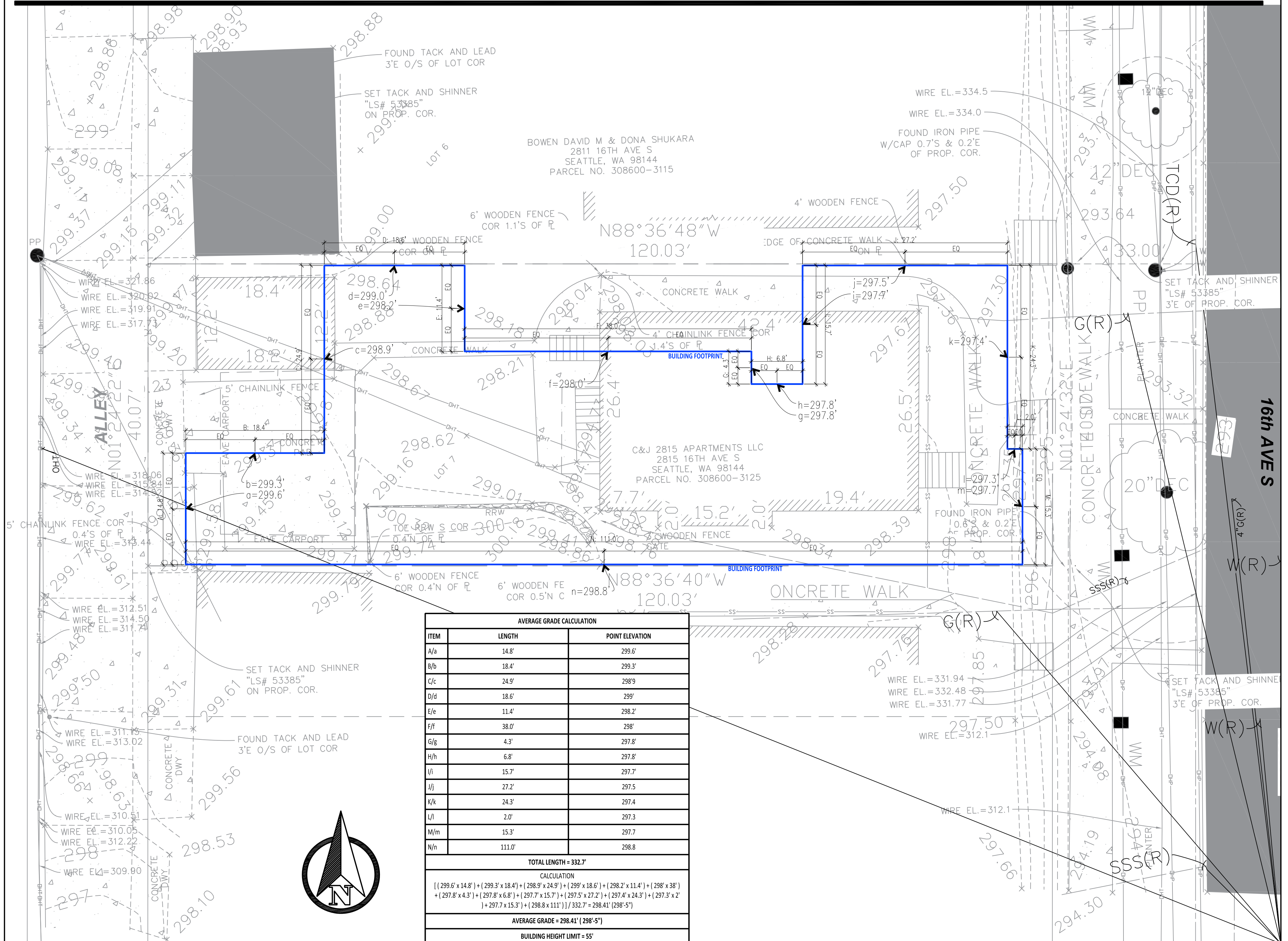


2015 APARIMENIS

2013 16TH AVE S SEATTLE WA

### AVERAGE GRADE CALCULATION

E 22121

 $-0.4$ 

ZONING DATA

| PERMITTED AND PROHIBITED USES | 23.45.504   | TABLE A |  |  |  |  |  |
|-------------------------------|-------------|---------|--|--|--|--|--|
| STRUCTURE HEIGHT              | 23.45.514   | TABLE B |  |  |  |  |  |
| STRUCTURE DEPTH               | 23.45.528   | -       |  |  |  |  |  |
| ROOFTOP FEATURES              | 23.45.514.I | -       |  |  |  |  |  |
| FAR (FLOOR AREA RATIO)        | 23.45.510   | TABLE A |  |  |  |  |  |
| SETBACK REQUIREMENTS          | 23.45.518   | TABLE B |  |  |  |  |  |
| LANDSCAPING AND SCREENING     | 23.45.524   | A       |  |  |  |  |  |
| AMENITY AREA                  | 23.45.522   | C       |  |  |  |  |  |
| PARKING LOCATION AND ACCESS   | 23.45.536   | C & E   |  |  |  |  |  |
| BIKE PARKING                  | 23.54.015   | TABLE D |  |  |  |  |  |
| SOLID WASTE STORAGE AREA      | 23.54.040   | TABLE A |  |  |  |  |  |

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ZONING DATA

FILE 22121

A-0.5

PROPOSED OPTIONS



|                                              |
|----------------------------------------------|
| UNITS : 28                                   |
| AMENITY AREA : 3172 SQ FT ON THE ROOF        |
| PARKING STALLS : 2                           |
| BIKE STALLS : 27 (22 LONG TERM+5 SHORT TERM) |
| PROPOSED FAR: 3.73                           |
| GROSS FLOOR AREA: 17,920 SF                  |
| DEPARTURES: NONE REQUESTED                   |



|                                                |
|------------------------------------------------|
| UNITS : 26                                     |
| AMENITY AREA : 2650 SQ FT ON THE ROOF          |
| PARKING STALLS : 3                             |
| BIKE STALLS : 23 (20 LONG TERM + 3 SHORT TERM) |
| PROPOSED FAR: 3.17                             |
| GROSS FLOOR AREA: 15,237 SF                    |
| DEPARTURES: NONE REQUESTED                     |



|                                       |
|---------------------------------------|
| UNITS : 45                            |
| AMENITY AREA : 3805 SQ FT ON THE ROOF |
| PARKING STALLS : 4                    |
| BIKE STALLS : 0                       |
| PROPOSED FAR: 3.74                    |
| GROSS FLOOR AREA: 17,966 SF           |
| DEPARTURES: NONE REQUESTED            |

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PROPOSED OPTIONS

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PREFERRED OPTION - EXTERIOR PERSPECTIVES



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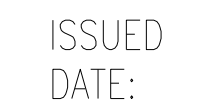
2815 16TH AVE S SEATTLE WA

OPTION 1 - PREFERRED -  
EXTERIOR PERSPECTIVES

FILE 22121

A-1.1

SCALE: 1/8" = 1"

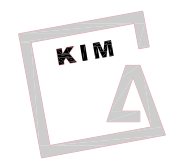


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2815 APARTMENTS

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OPTION 1 - PREFERRED -  
BASEMENT PLAN

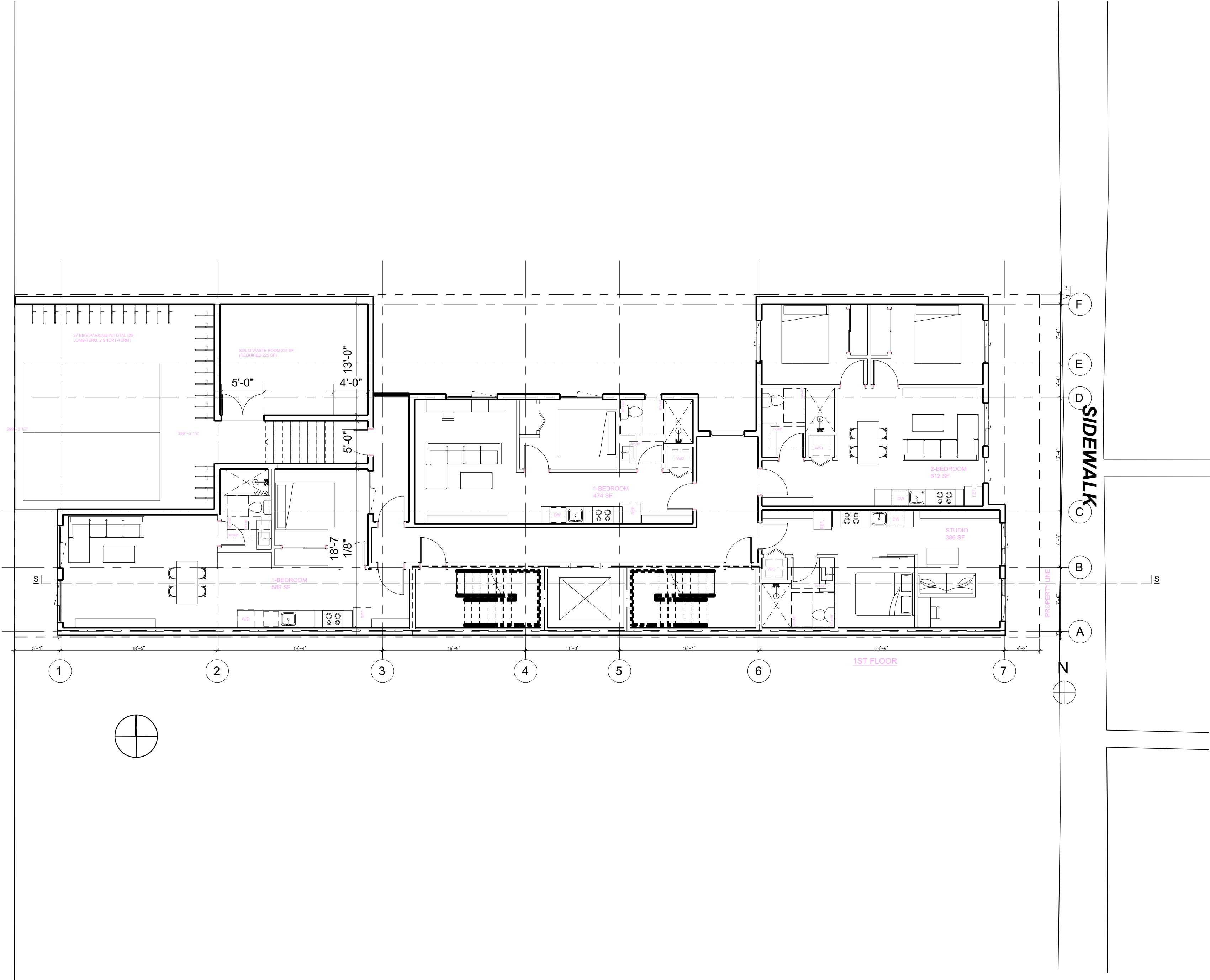
FILE 22121

A-1.2

PREFERRED OPTION - 1ST FLOOR PLAN

SCALE: 1/8" = 1"

ALLEY



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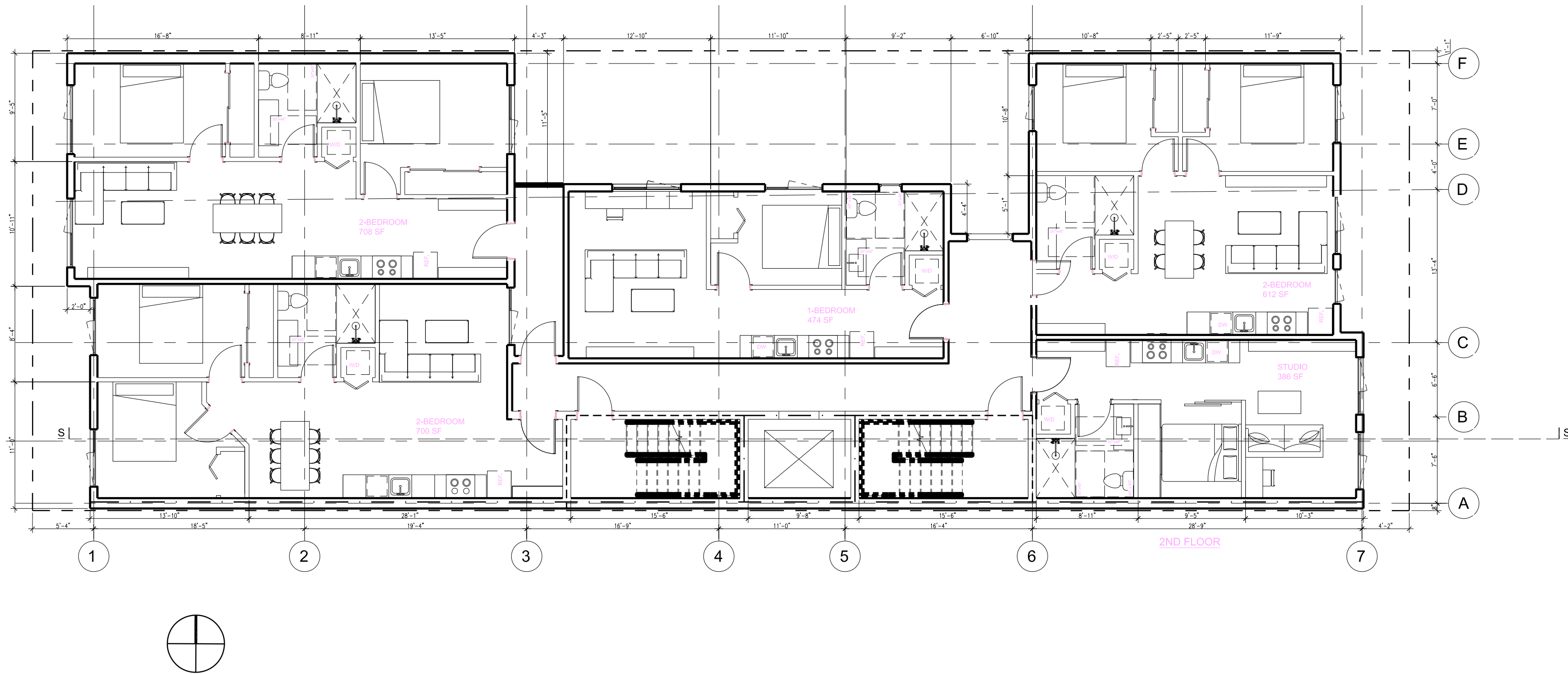
OPTION 1 - PREFERRED -  
1ST FLOOR PLAN

FILE 22121

A-1.3

PREFERRED OPTION - 2ND FLOOR PLAN

SCALE: 1/8" = 1"



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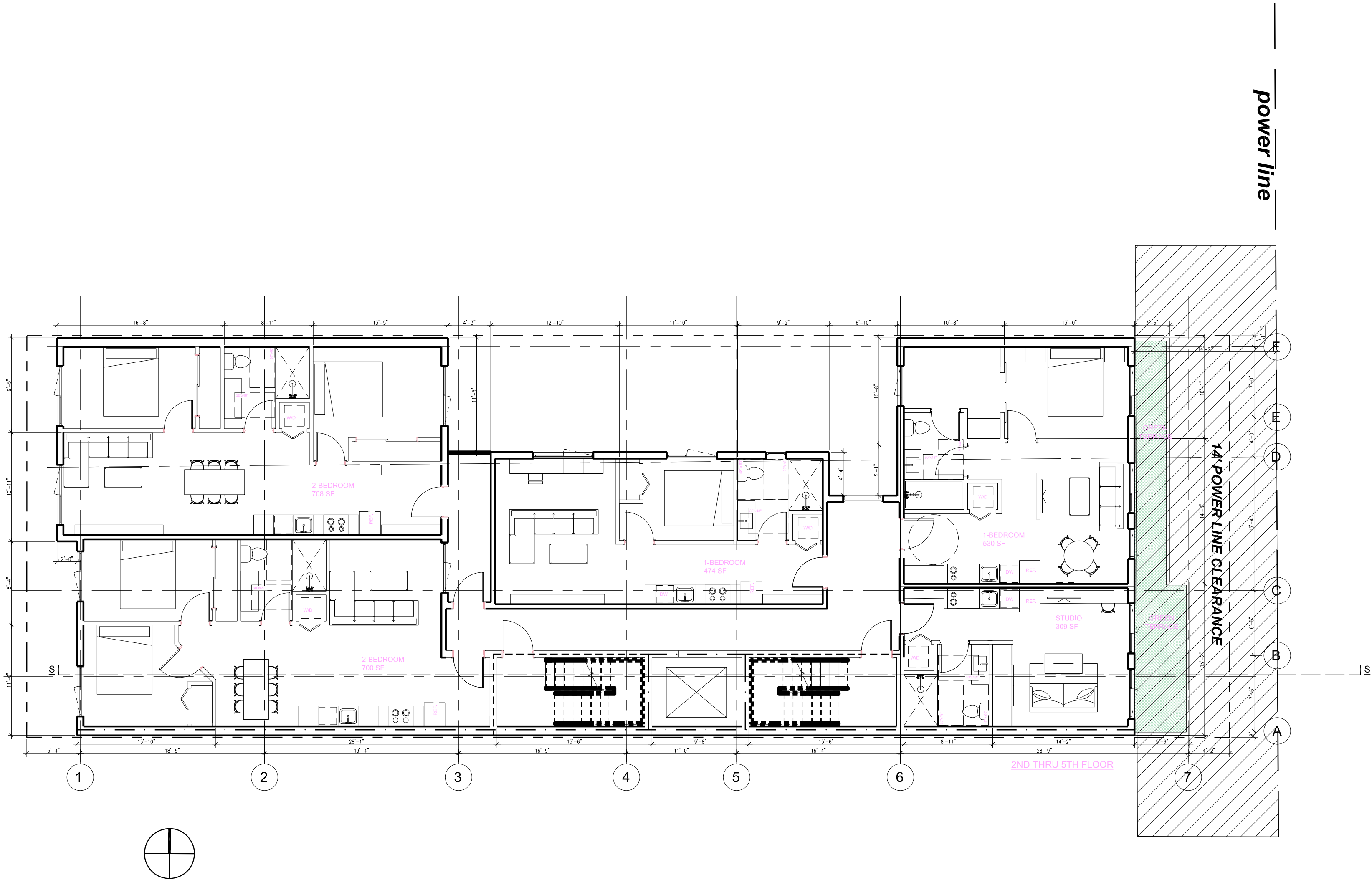
OPTION 1 - PREFERRED -  
2ND FLOOR PLAN

FILE 22121

A-1.4

PREFERRED OPTION - 3-5 FLOORS

SCALE: 1/8" = 1"



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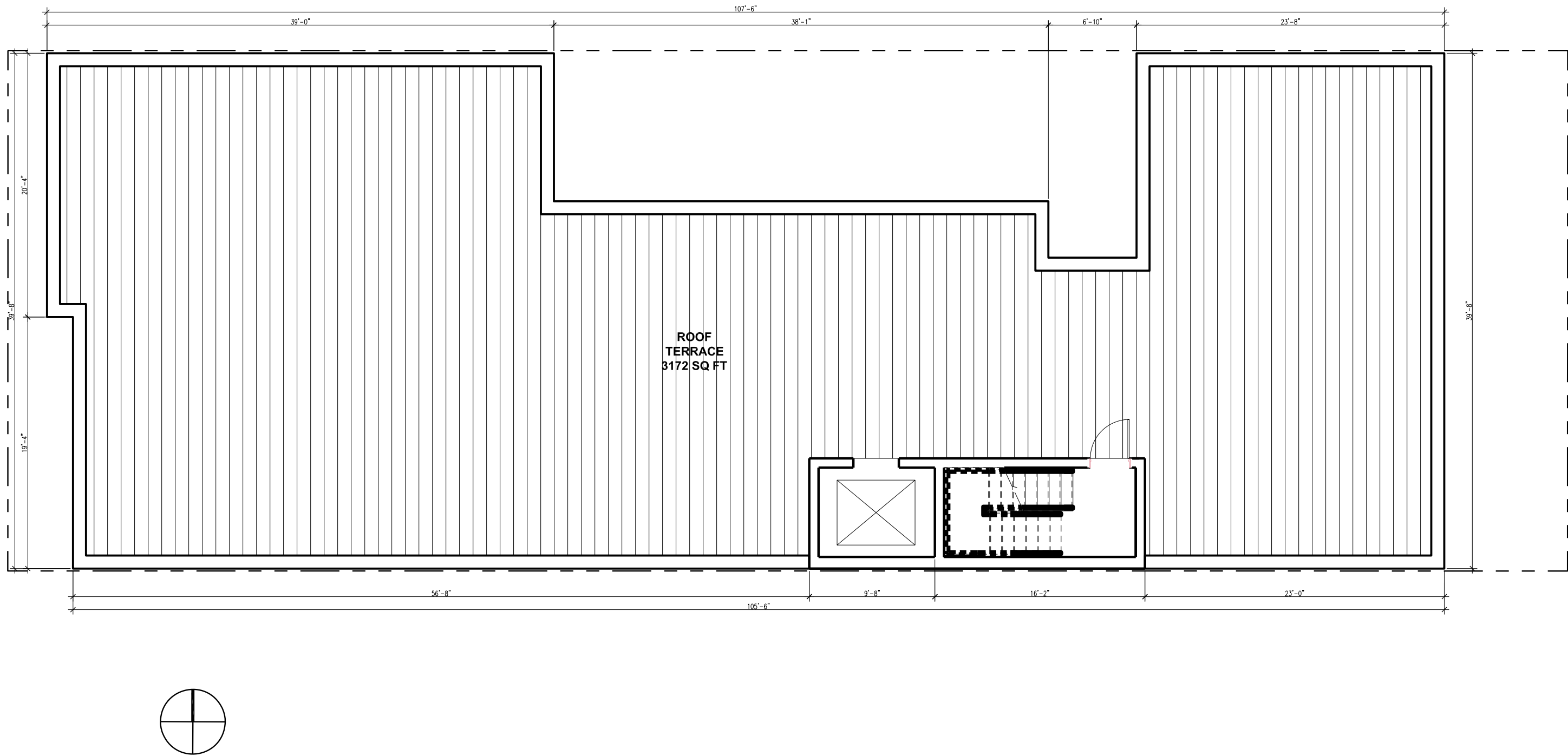
OPTION 1 - PREFERRED -  
2-5 FLOORS

FILE 22121

A-1.5

PREFERRED OPTION - SECTION

SCALE: 1/8" = 1"



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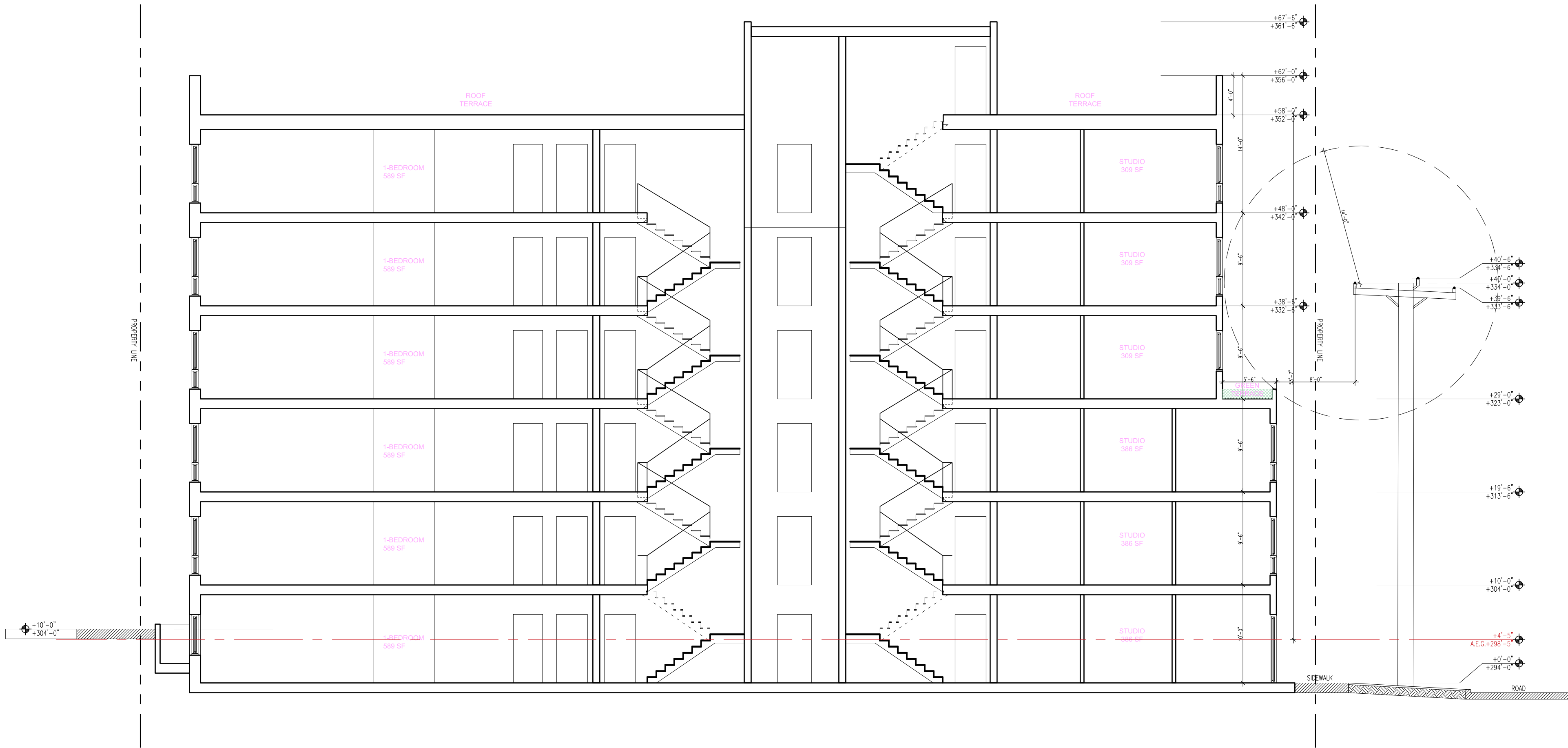
OPTION 1 - PREFERRED -  
ROOF PLAN

FILE 22121

A-1.6

PREFERRED OPTION - SECTION S

SCALE: 1/8" = 1"



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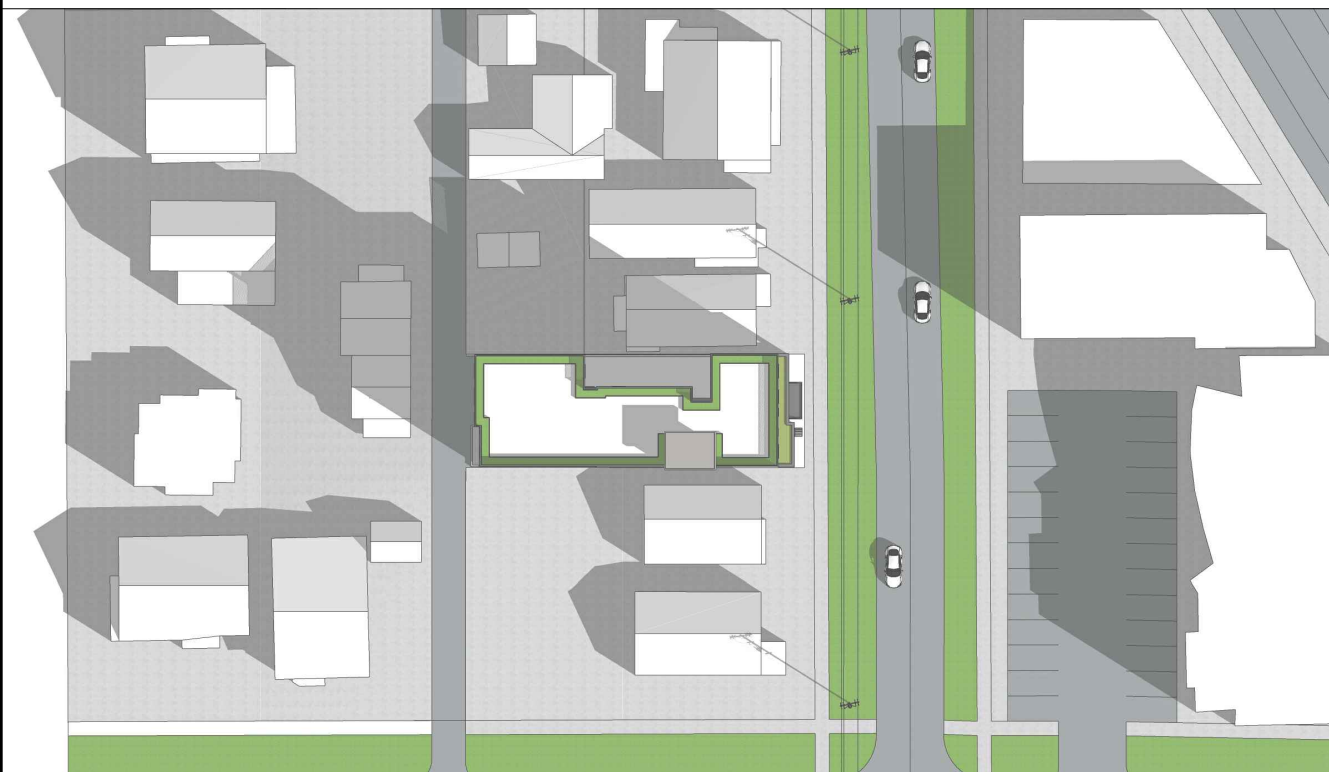
2815 16TH AVE S SEATTLE WA

OPTION 1 - PREFERRED -  
SECTION S

FILE 22121

A-1.7

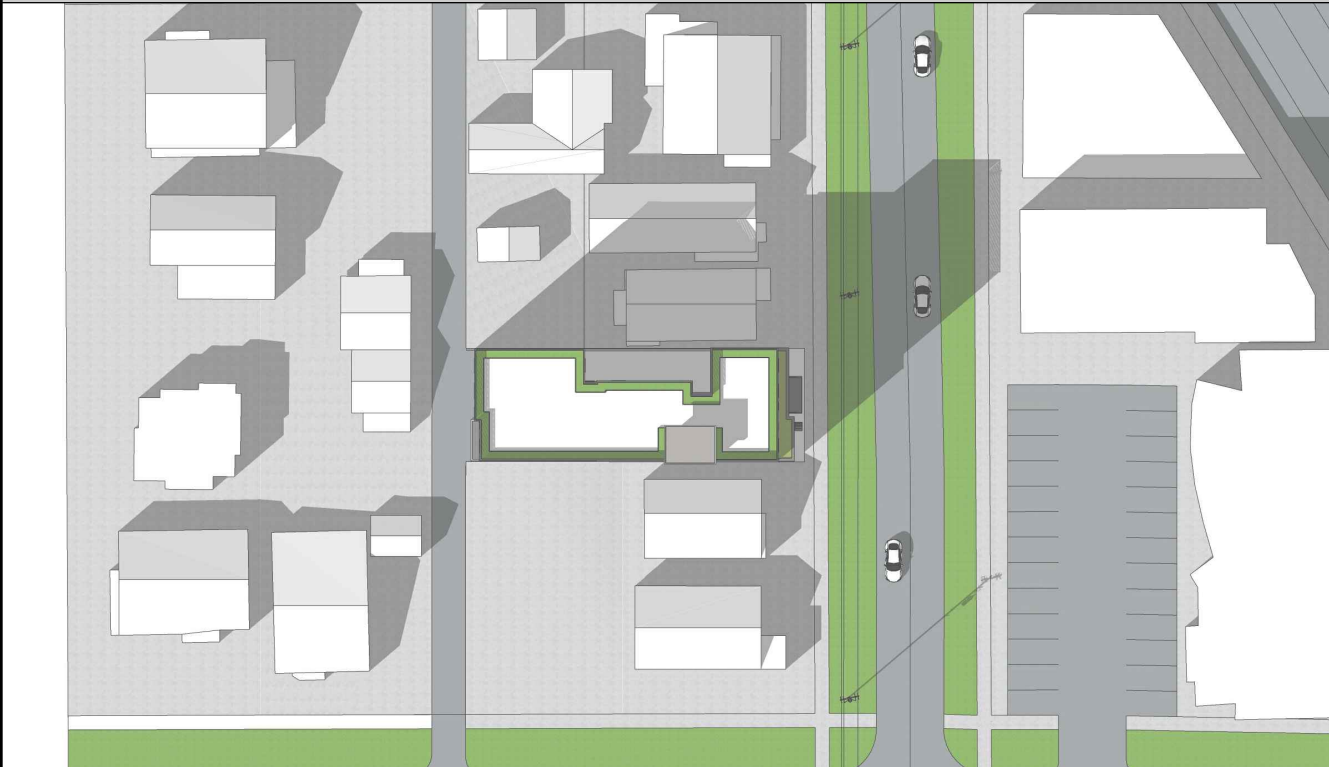
PREFERRED OPTION - SUN STUDY



21ST OF MARCH - 9.00



21ST OF MARCH - 12.00



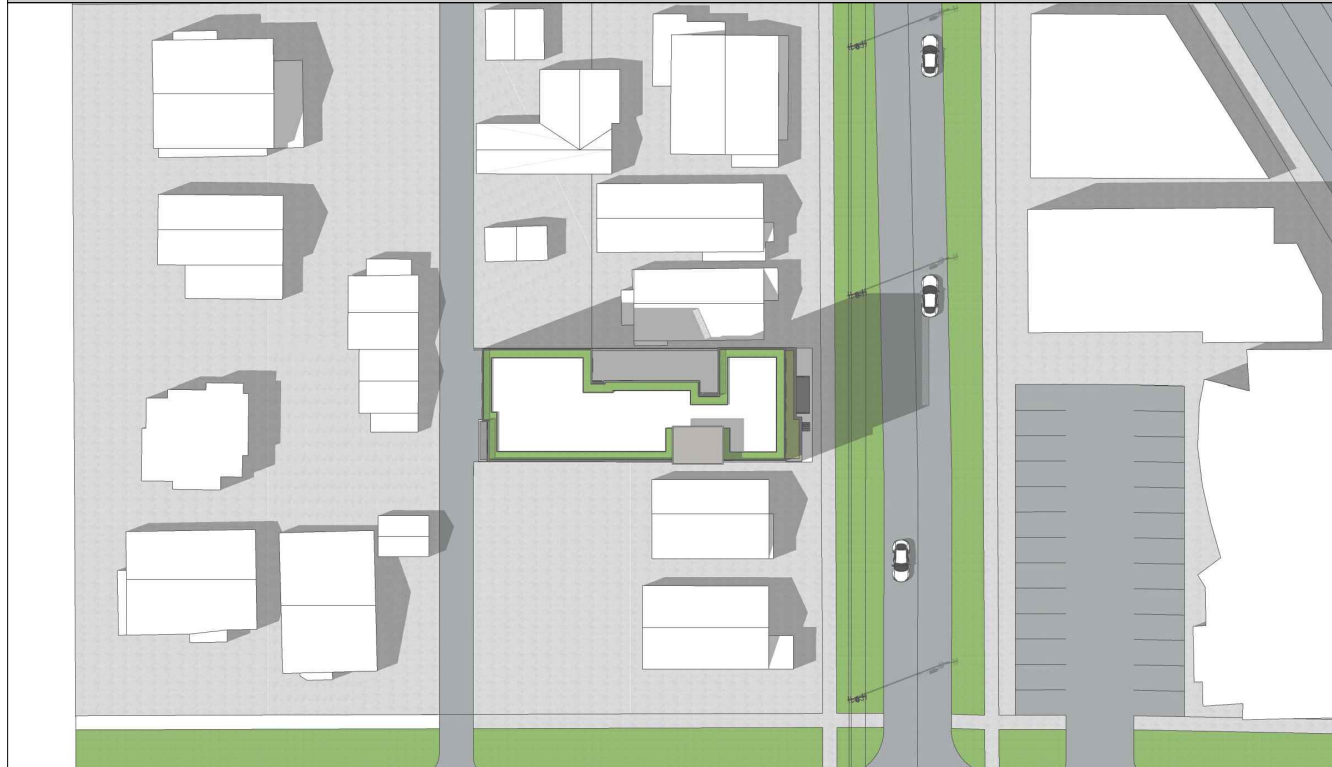
21ST OF MARCH - 15.00



21ST OF JUNE - 9.00



21ST OF JUNE - 12.00



21ST OF JUNE - 15.00



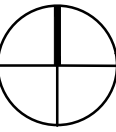
21ST OF DECEMBER - 9.00



21ST OF DECEMBER - 12.00



21ST OF DECEMBER - 15.00



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2815 BEACON HILL – MIXED  
USE  
3031 BEACON AVE S SEATTLE

OPTION 1 – PREFERRED –  
SUN STUDY

FILE 22121

A-1.8

CODE COMPLIANT OPTION - EXTERIOR PERSPECTIVES



OPTION - 2 - SOUTH-EAST AERIAL VIEW



OPTION - 2 - NORTH-WEST STREET LEVEL VIEW



OPTION - 2 - SOUTH-WEST STREET LEVEL VIEW



OPTION - 2 - NORTH-EAST AERIAL VIEW

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OPTION 2 – EXTERIOR  
PERSPECTIVES

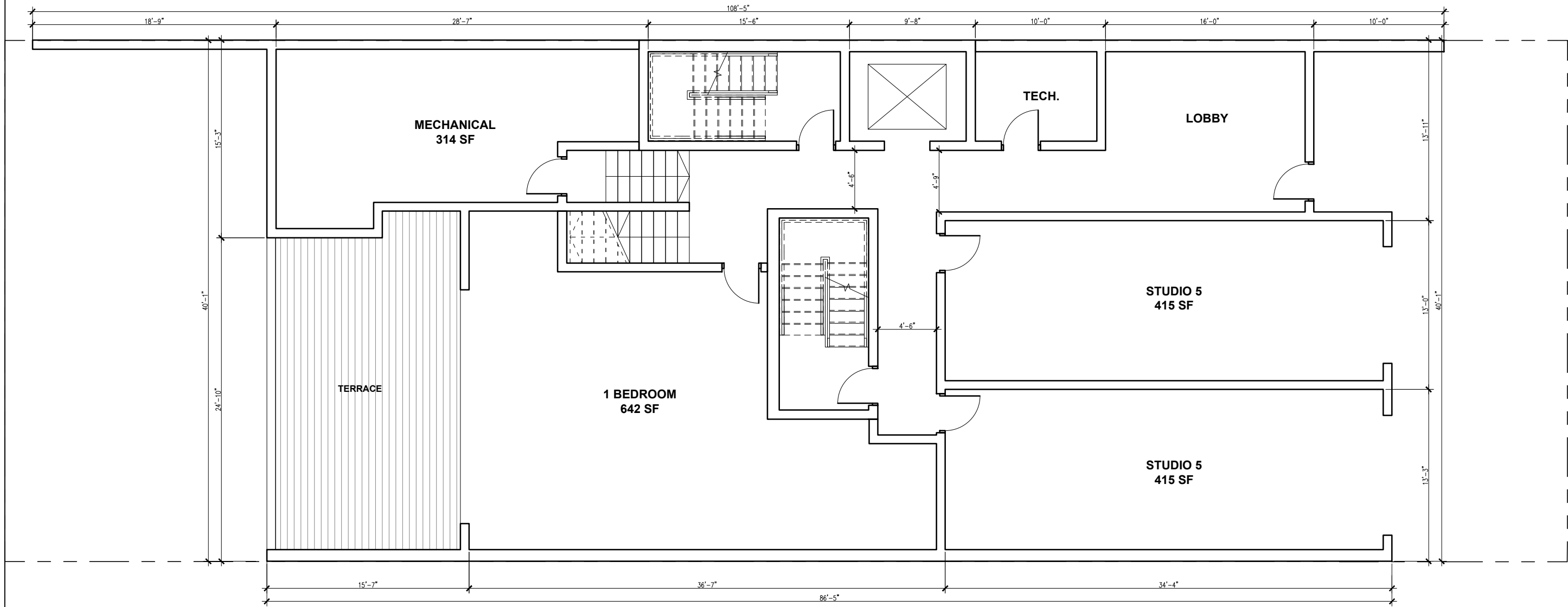
FILE 22121

A-2.1

CODE COMPLIANT OPTION - BASEMENT PLAN

SCALE: 1/8" = 1"

ALLEY



SIDEWALK

16th AVE S

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OPTION 2 – BASEMENT PLAN

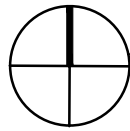
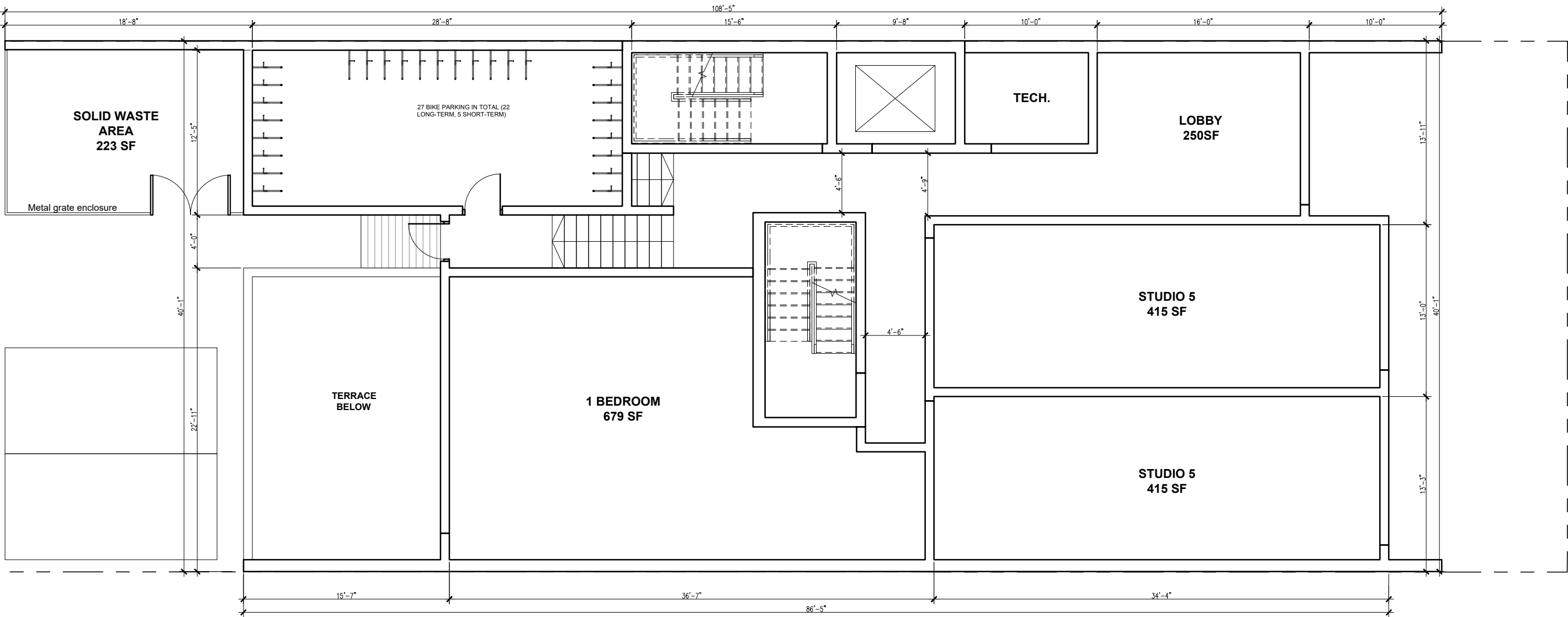
FILE 22121

A-2.2

CODE COMPLIANT OPTION - FIRST FLOOR PLAN

SCALE: 1/8" = 1'

ALLEY



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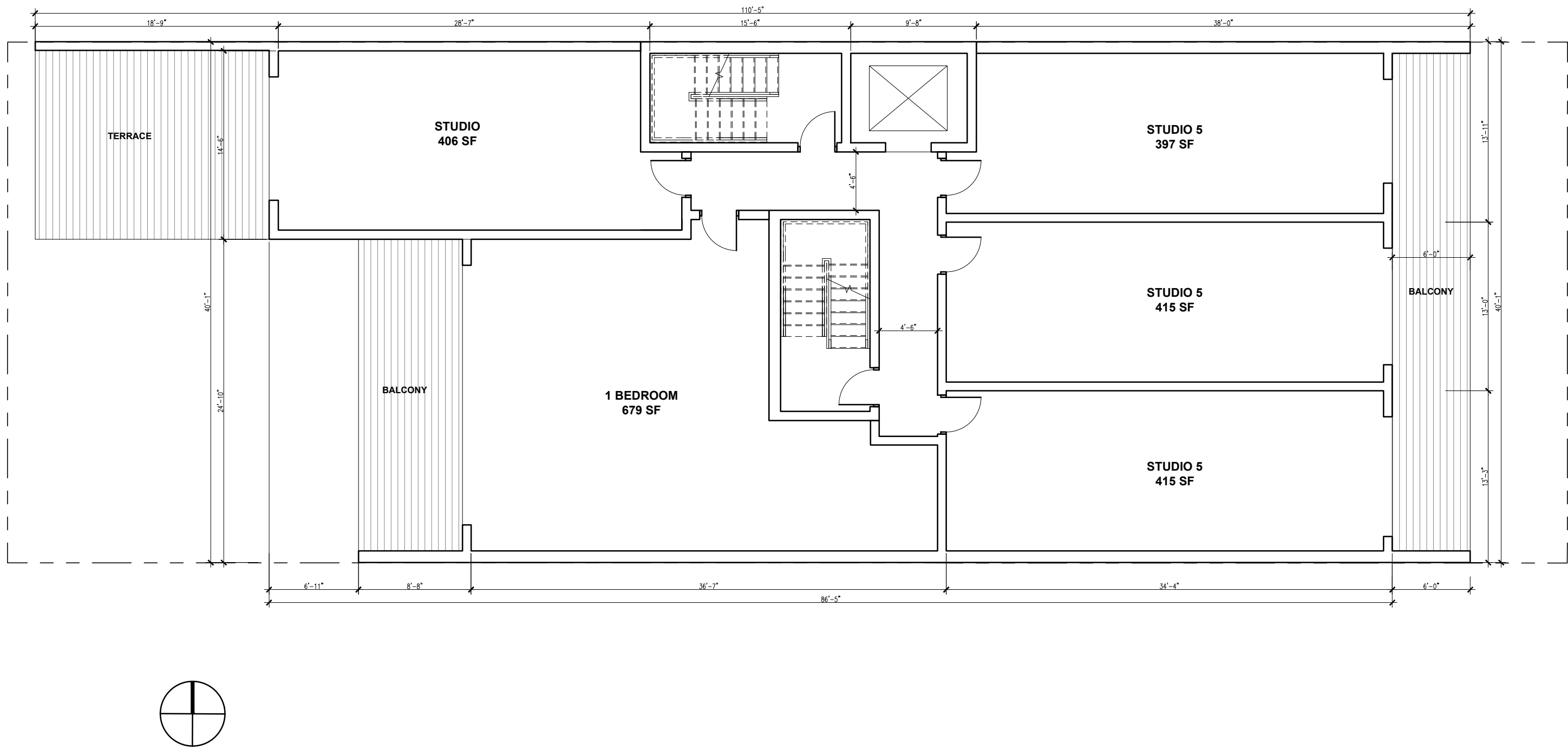
OPTION 2 – FIRST FLOOR PLAN

FILE 22121

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CODE COMPLIANT OPTION - 2ND FLOOR PLAN

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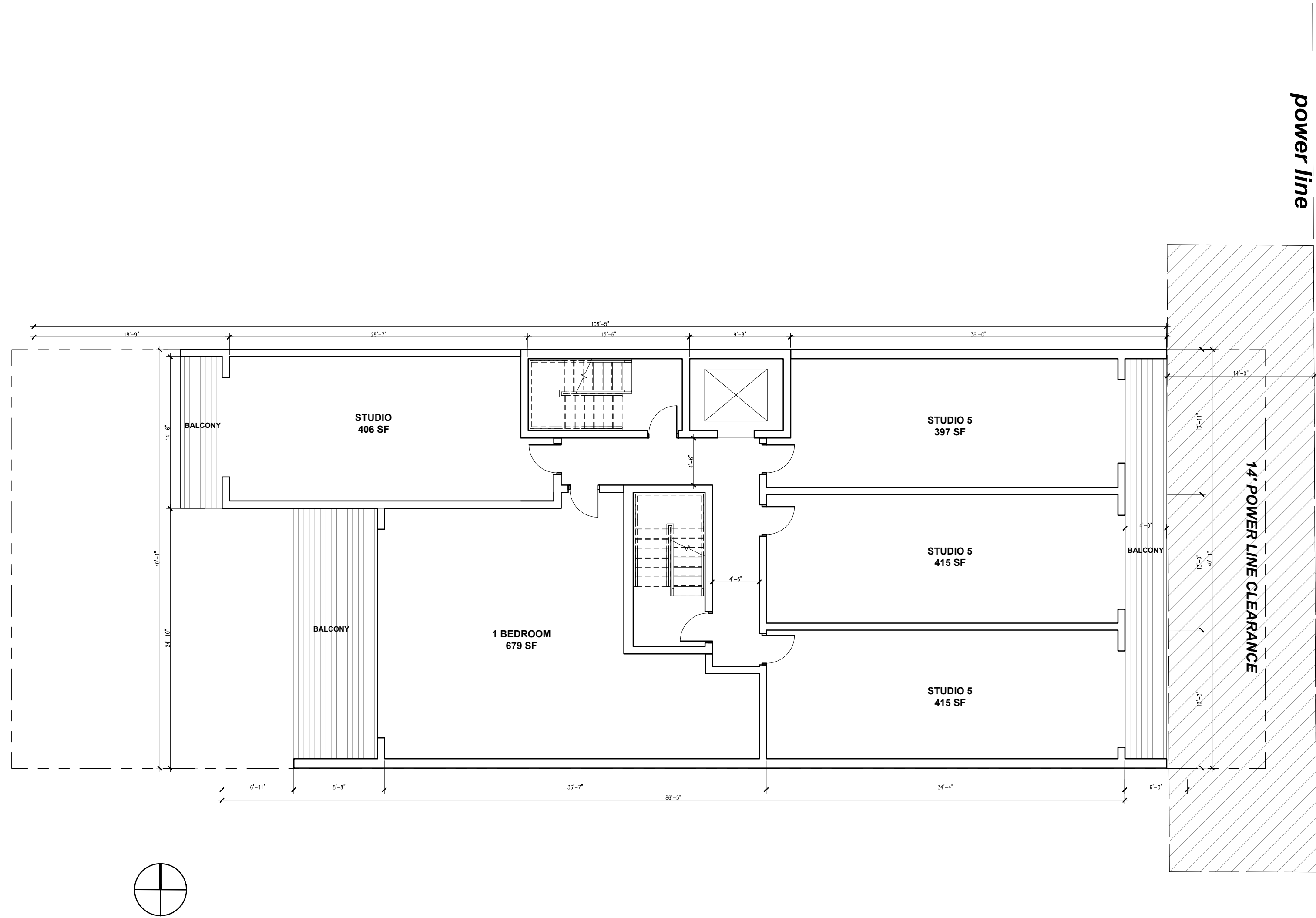
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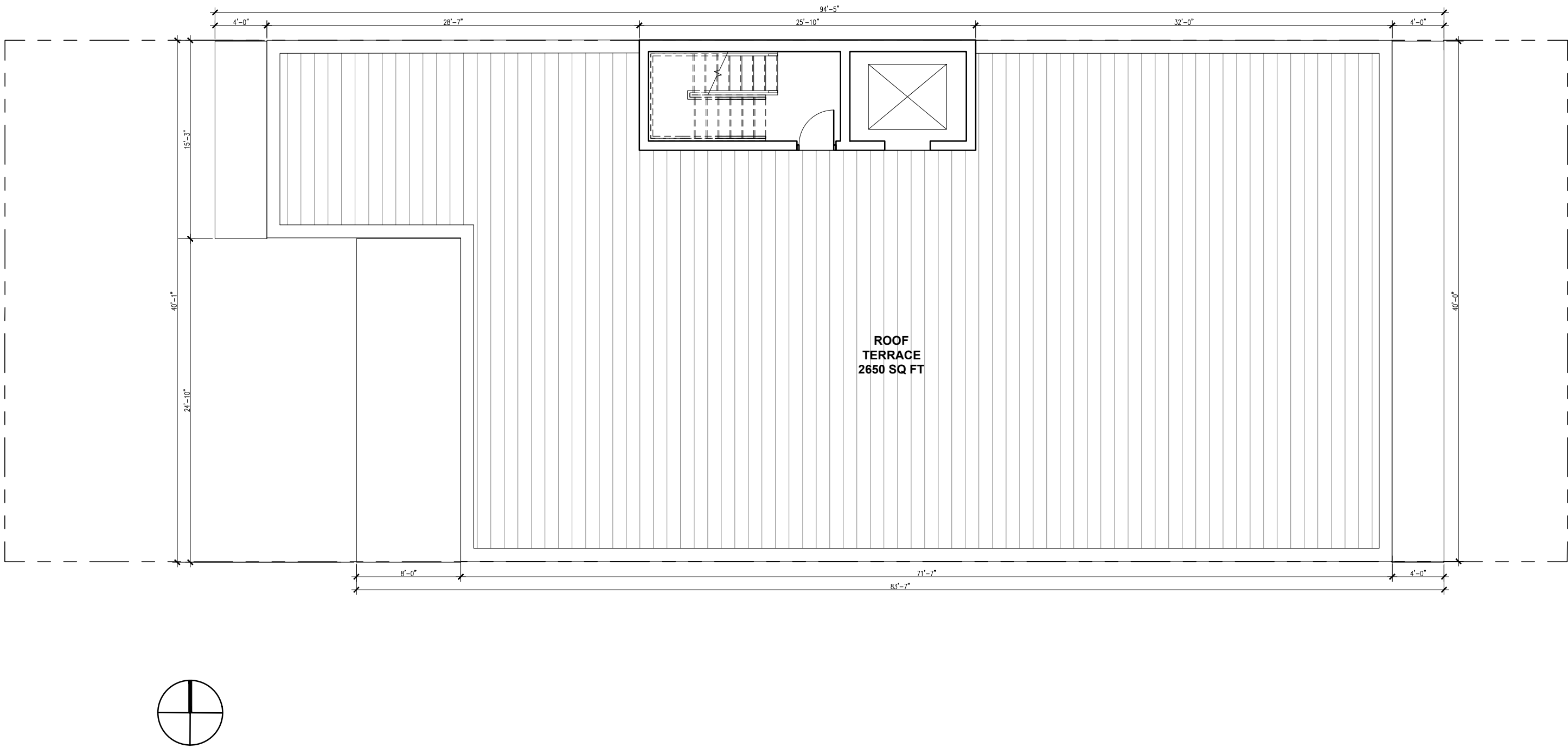
5051 BEACON AVE S SEATTLE

E 22121

$$-2.5$$


CODE COMPLIANT OPTION - ROOF PLAN

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JUNE 30, 2022

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7411 LAKE BALLINGER WAY EDMONDS WA 98026  
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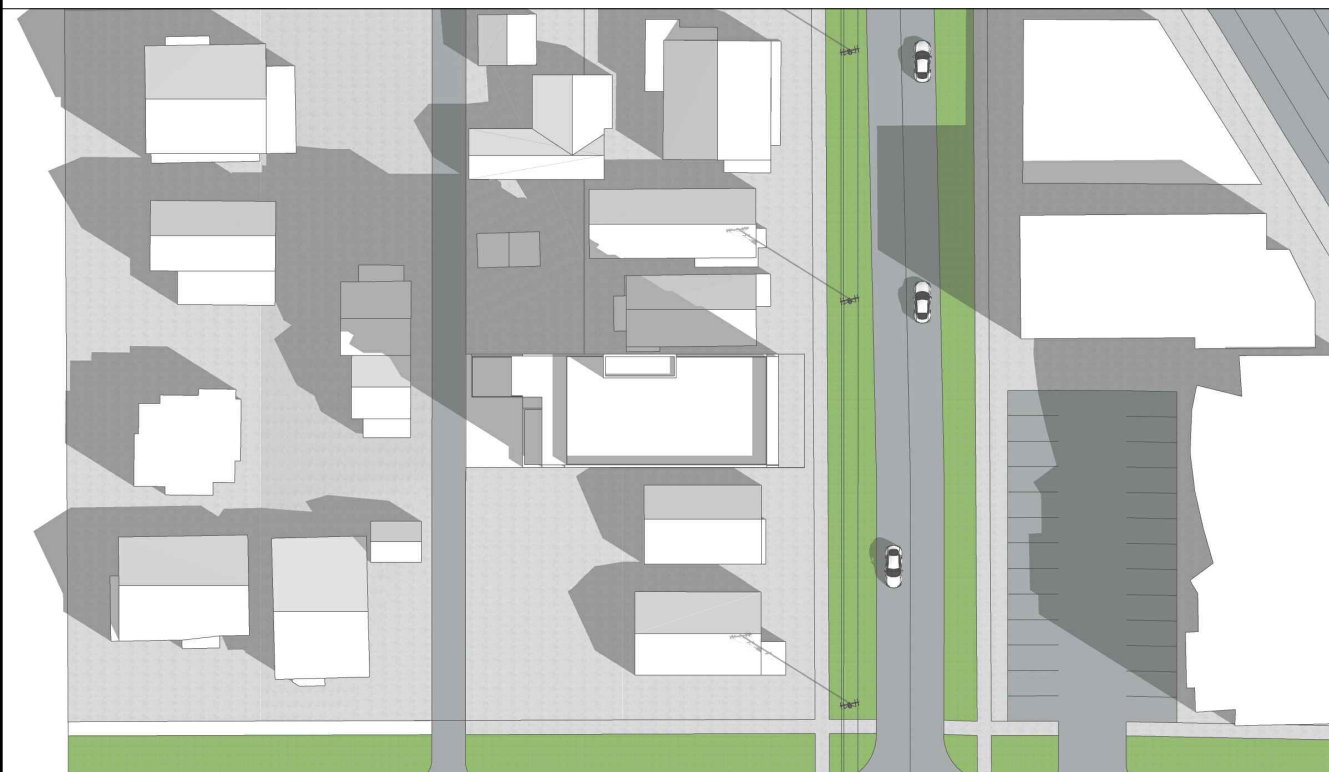
2815 BEACON HILL - MIXED  
USE  
3031 BEACON AVE S SEATTLE

OPTION 2 - ROOF PLAN

FILE 22121

A-2.6

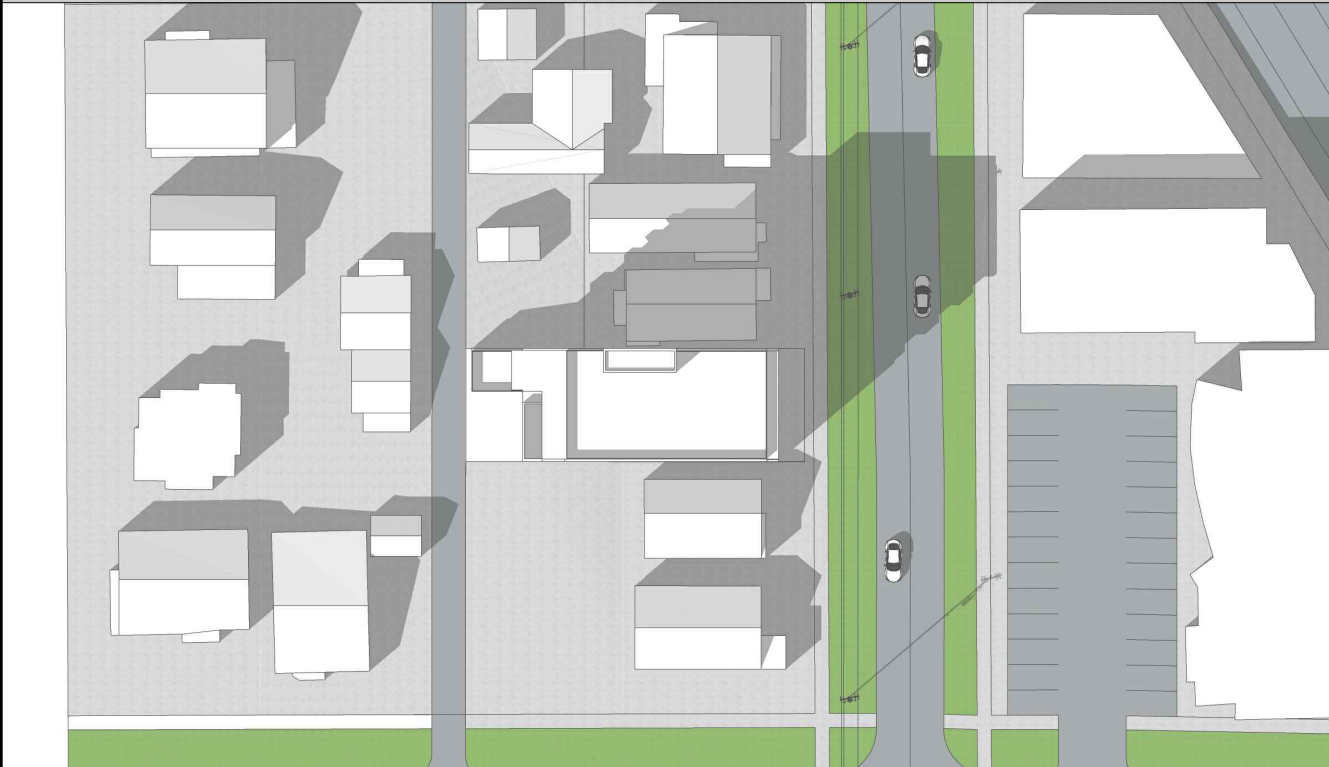
CODE COMPLIANT OPTION - SUN STUDY



21ST OF MARCH - 9.00



21ST OF MARCH - 12.00



21ST OF MARCH - 15.00



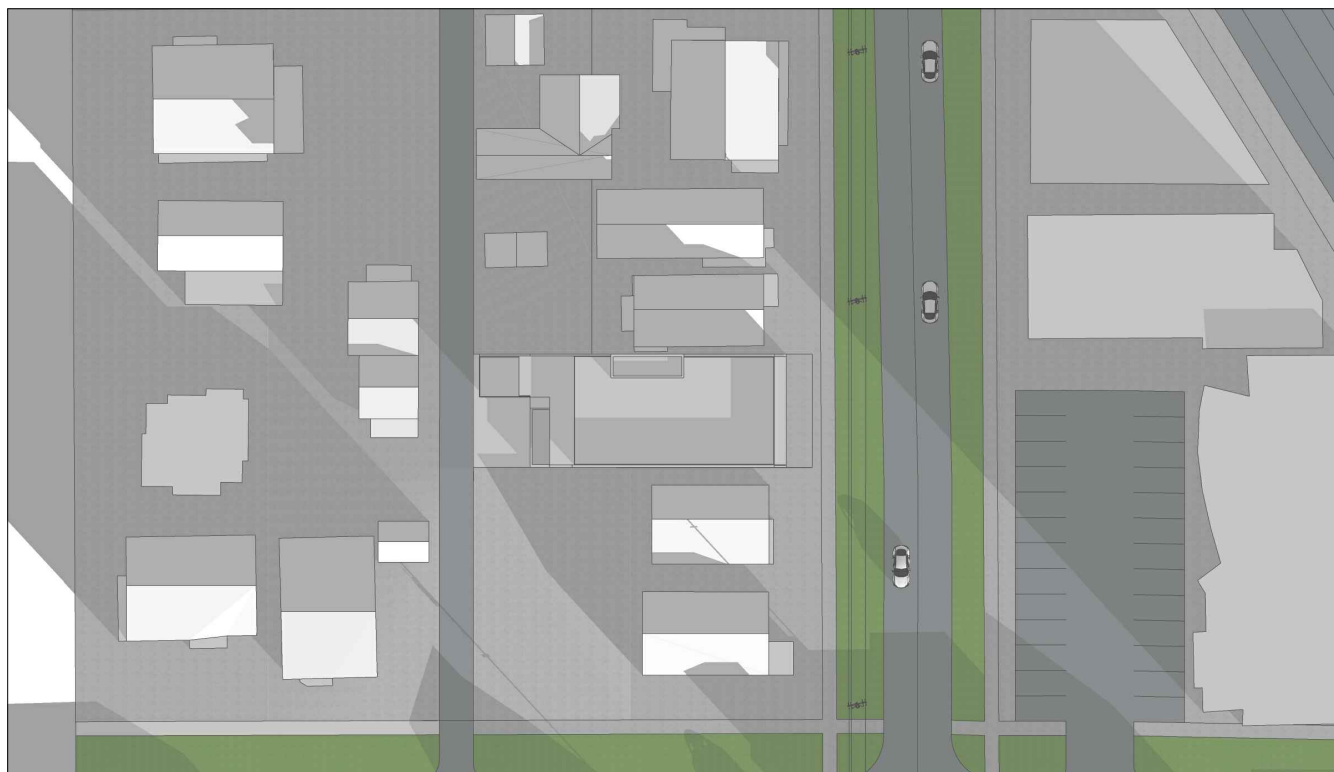
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21ST OF JUNE - 12.00



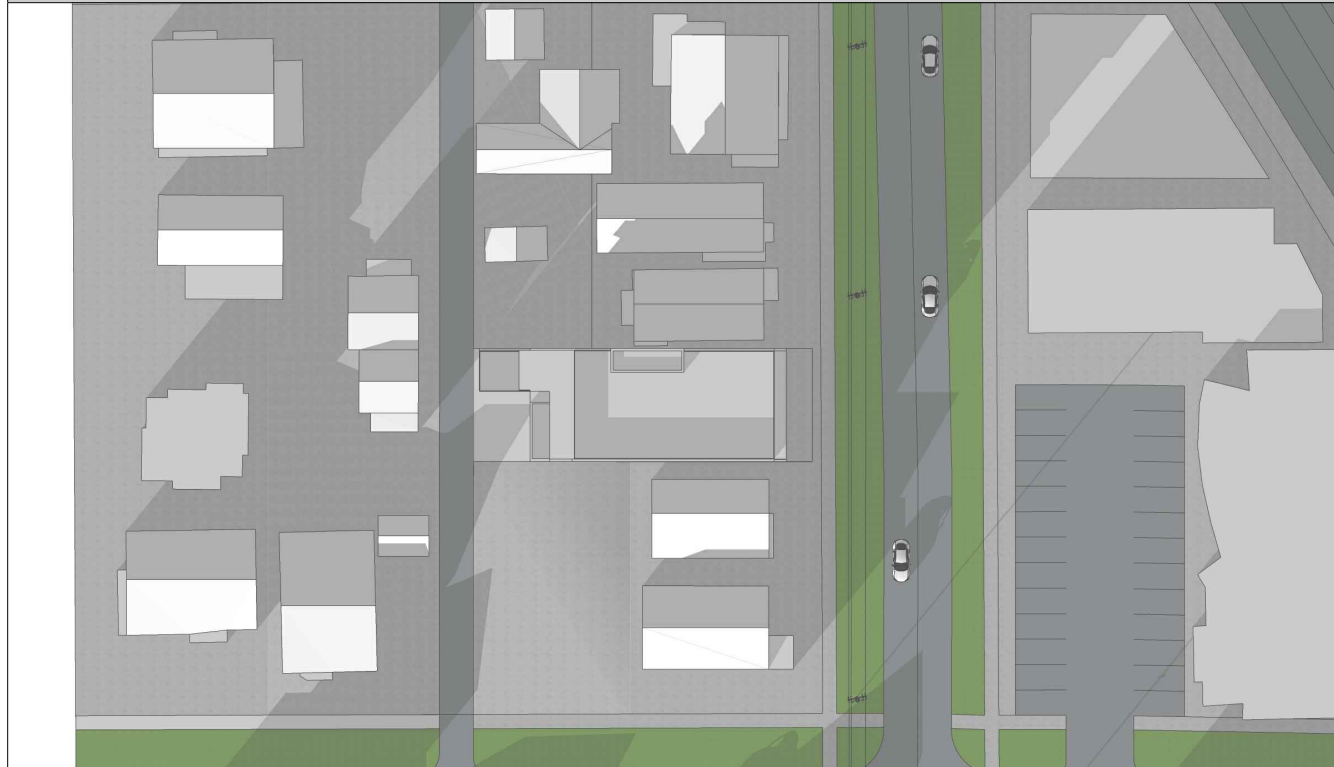
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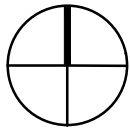
21ST OF DECEMBER - 9.00



21ST OF DECEMBER - 12.00



21ST OF DECEMBER - 15.00



ISSUED  
DATE:

PERMIT SET  
JUNE 30, 2022

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OPTION 2 – SUN STUDY

FILE 22121

A-2.7

ALTERNATIVE OPTION - EXTERIOR PERSPECTIVES



OPTION - 3 - SOUTH-EAST AERIAL VIEW



OPTION - 3 - NORTH-WEST STREET LEVEL VIEW



OPTION - 3 - SOUTH-WEST STREET LEVEL VIEW



OPTION - 3 - NORTH-EAST AERIAL VIEW

ISSUED  
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OPTION 3 – EXTERIOR  
PERSPECTIVES

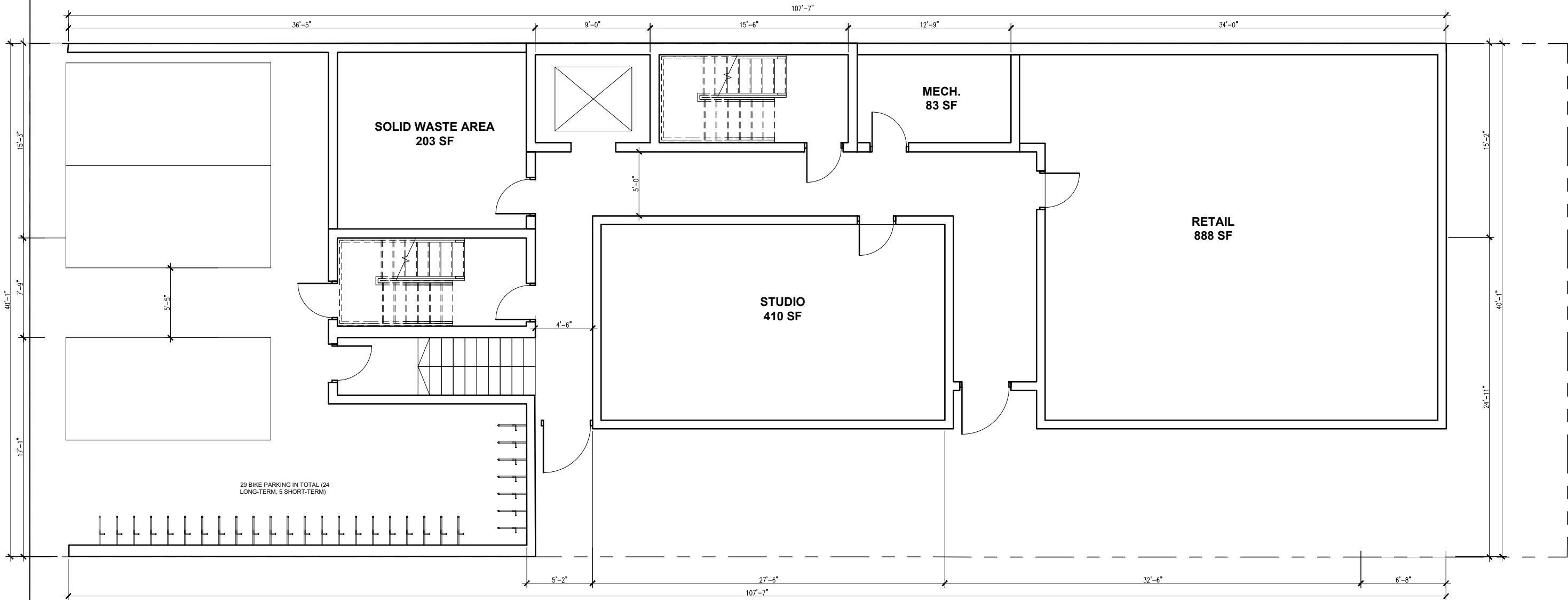
FILE 22121

A-3.1

ALTERNATIVE OPTION - BASEMENT PLAN

SCALE: 1/8" = 1'

ALLEY



SIDEWALK

16th AVE S

2815 BEACON HILL – MIXED  
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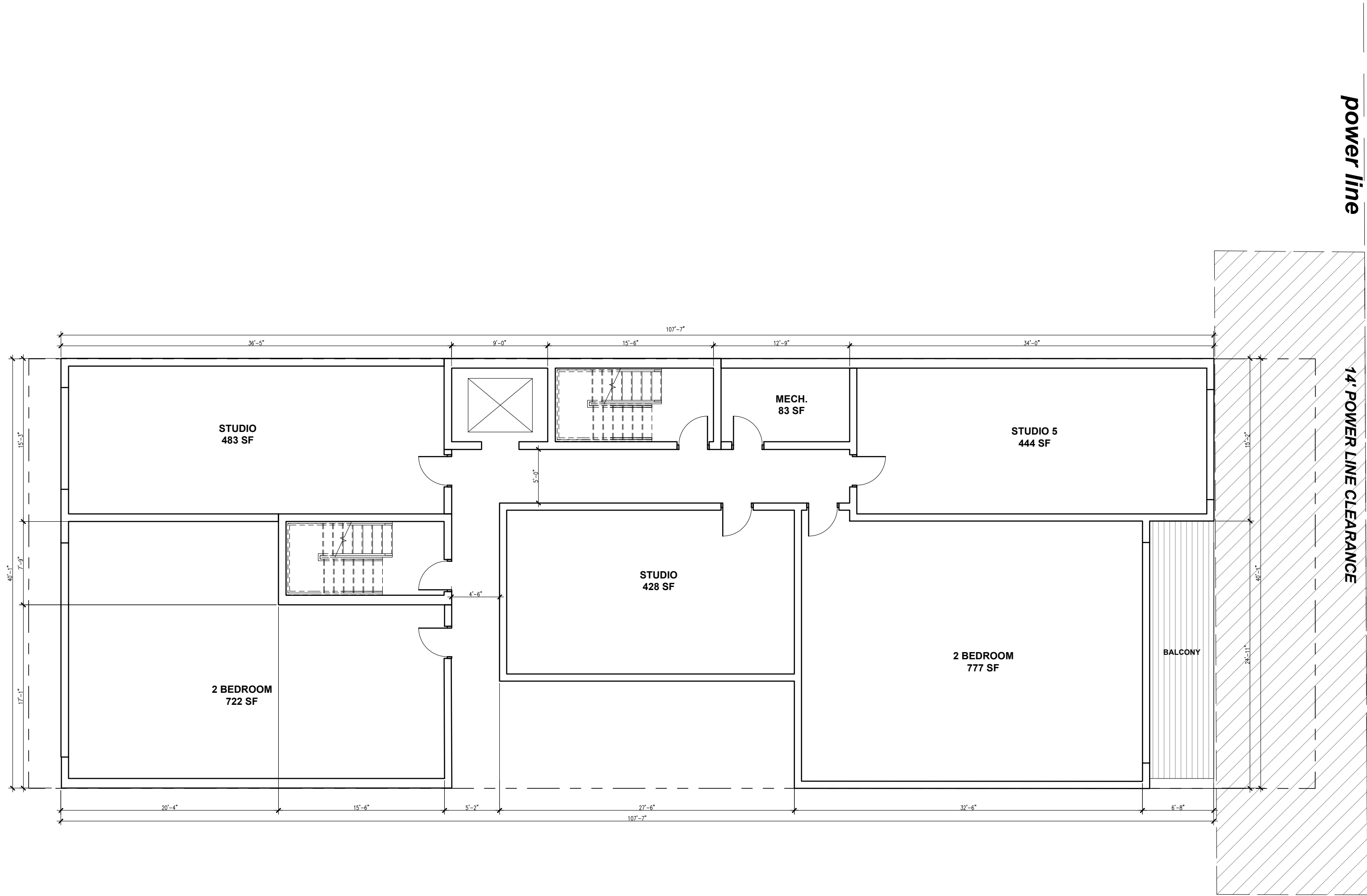
OPTION 3 – BASEMENT PLAN

FILE 22121

A-3.2

ALTERNATIVE OPTION - 1-5 FLOORS

SCALE: 1/8" = 1"



ISSUED  
DATE:

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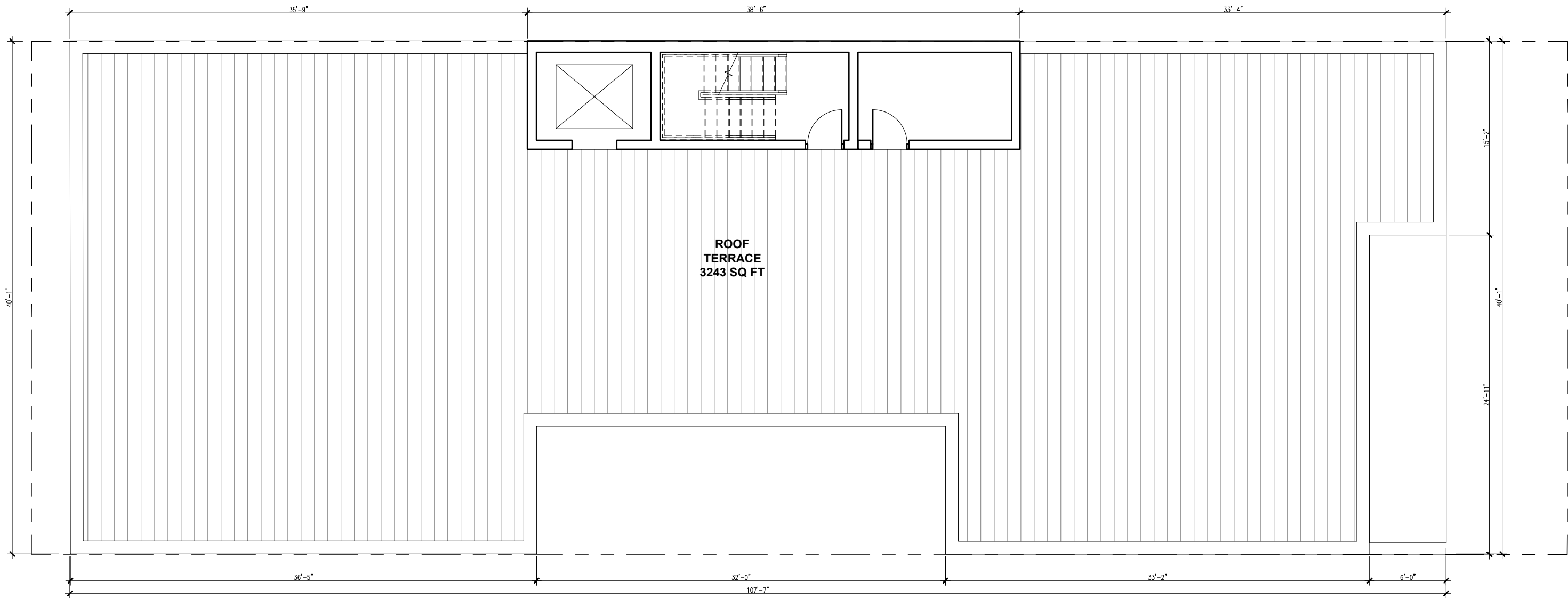
OPTION 3 – 1-5 FLOORS

FILE 22121

A-3.3

ALTERNATIVE OPTION - ROOF PLAN

SCALE: 1/8" = 1'



ISSUED  
DATE:

PERMIT SET  
JUNE 30, 2022

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OPTION 3 – ROOF PLAN

FILE 22121

A-3.4

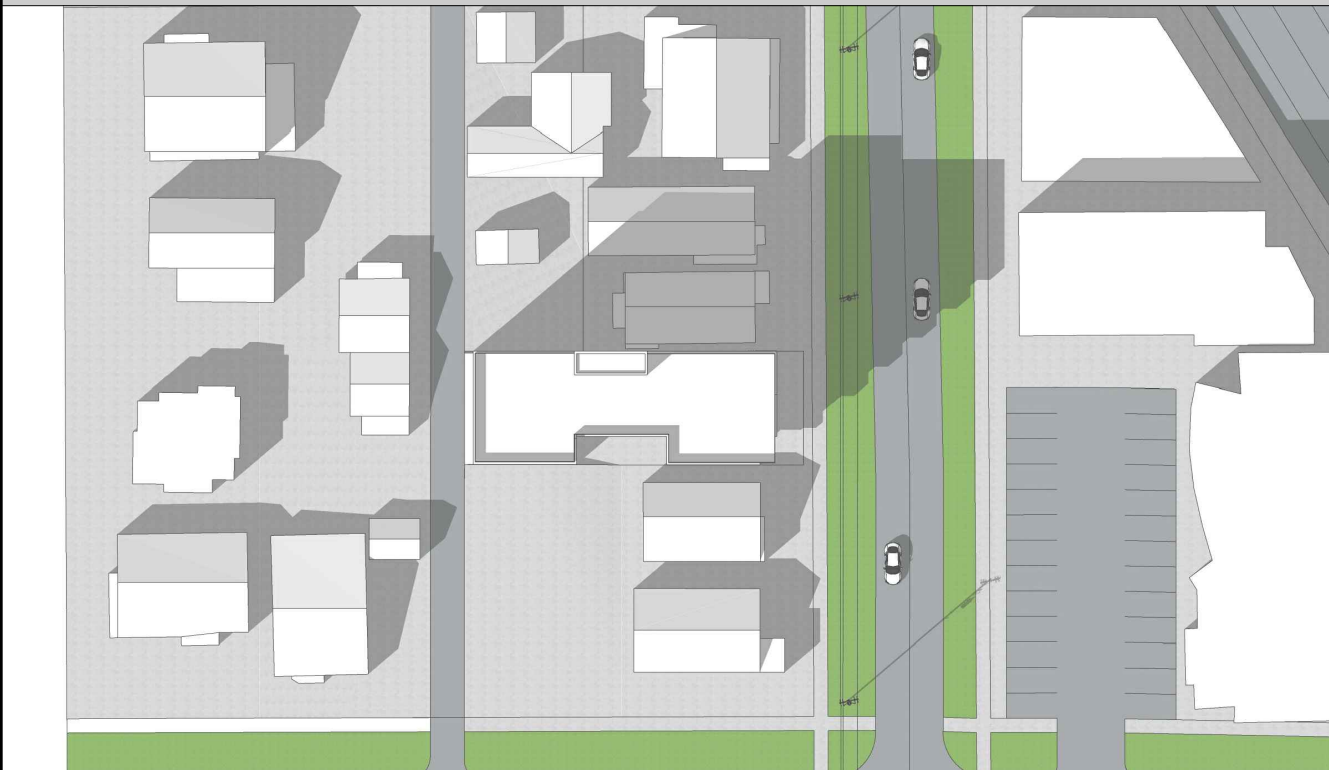
ALTERNATIVE OPTION - SUN STUDY



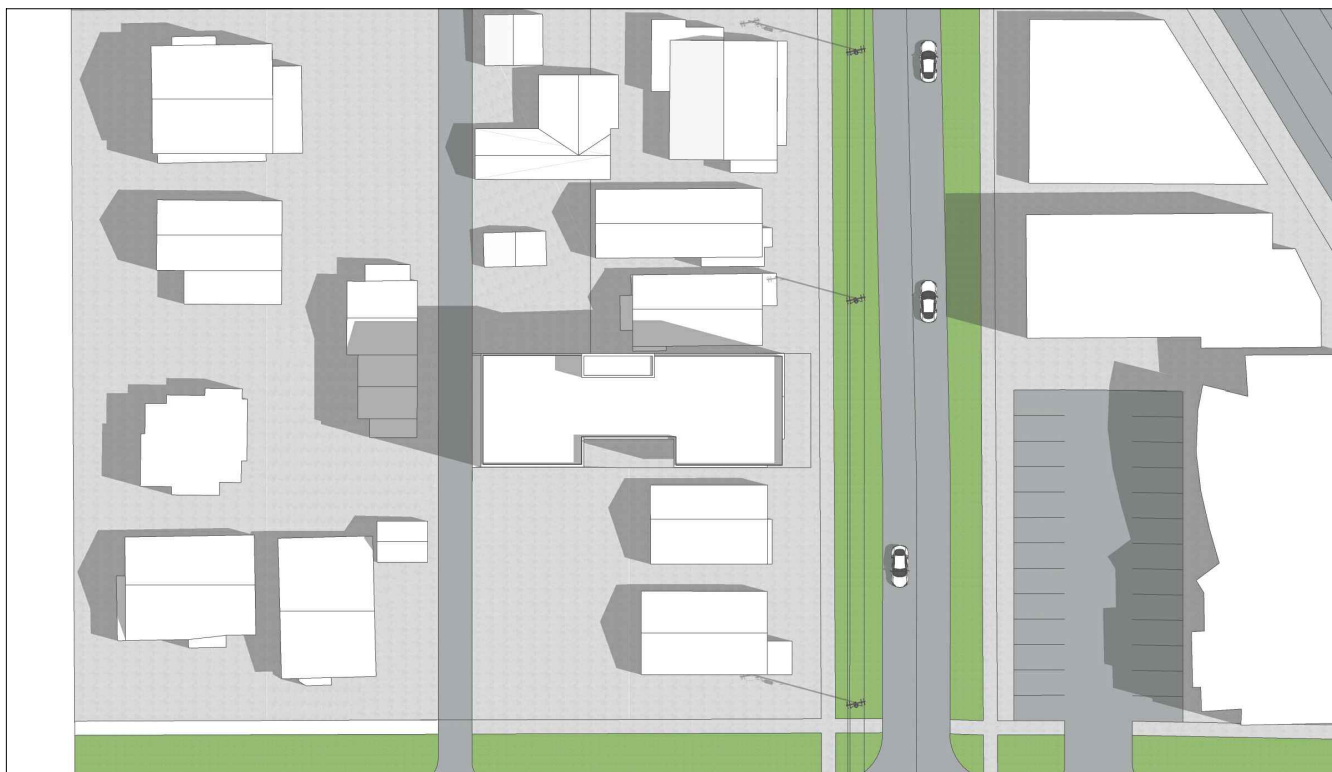
21ST OF MARCH - 9.00



21ST OF MARCH - 12.00



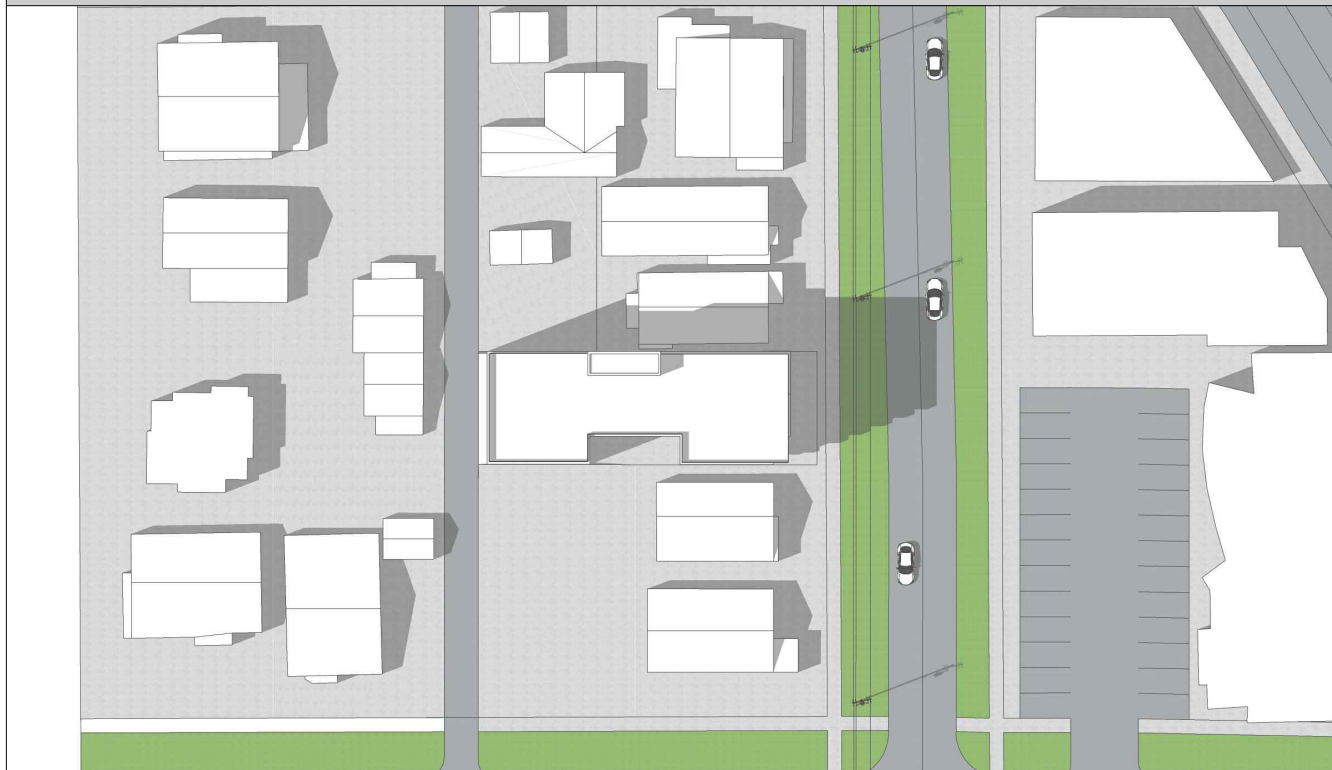
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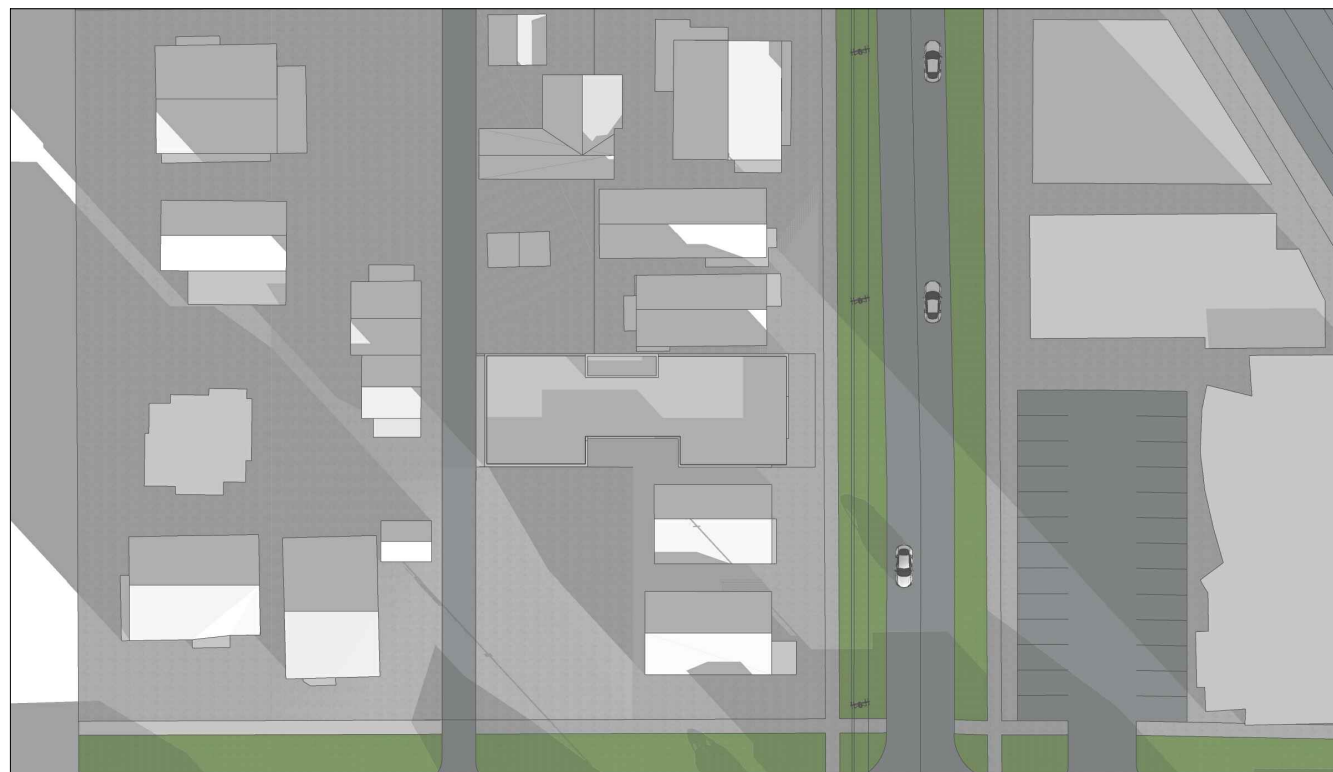
21ST OF JUNE - 9.00



21ST OF JUNE - 12.00



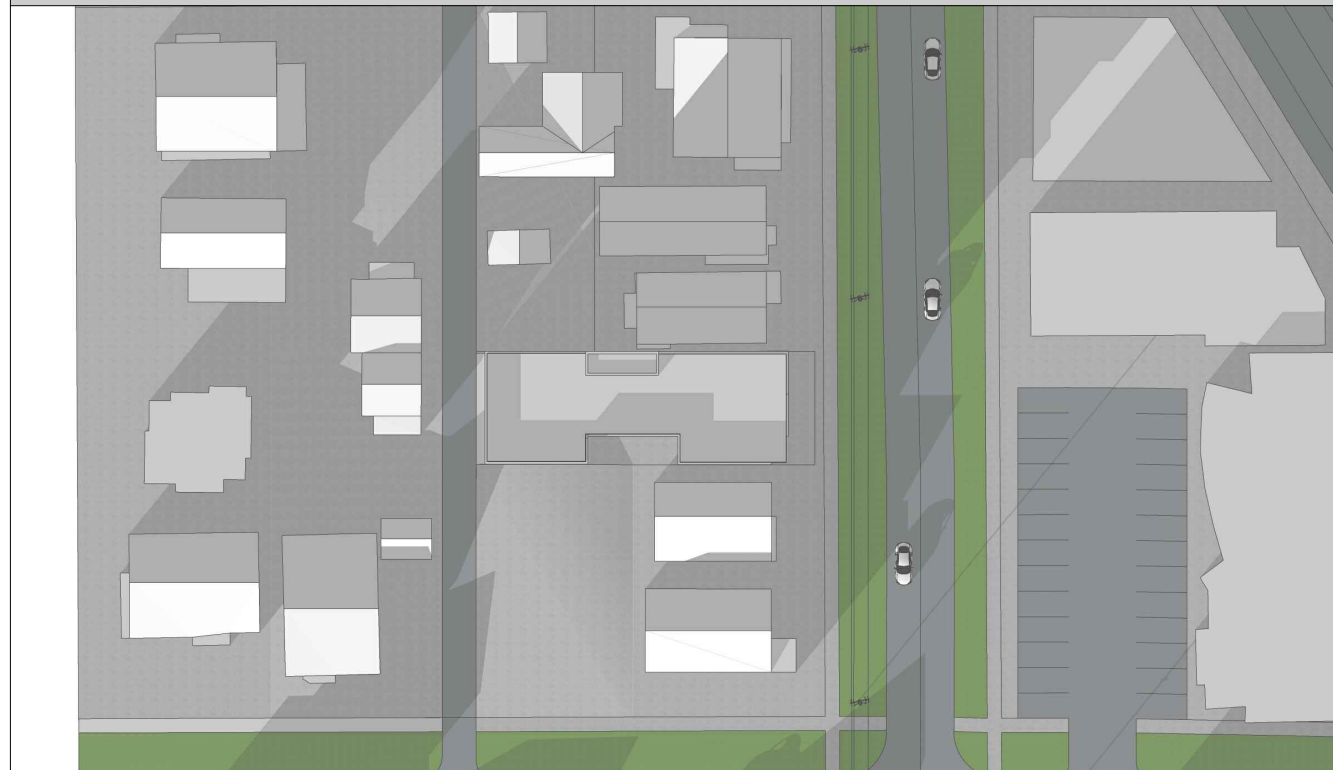
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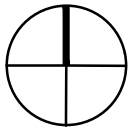
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OPTION 3 – SUN STUDY

FILE 22121

A-3.5