

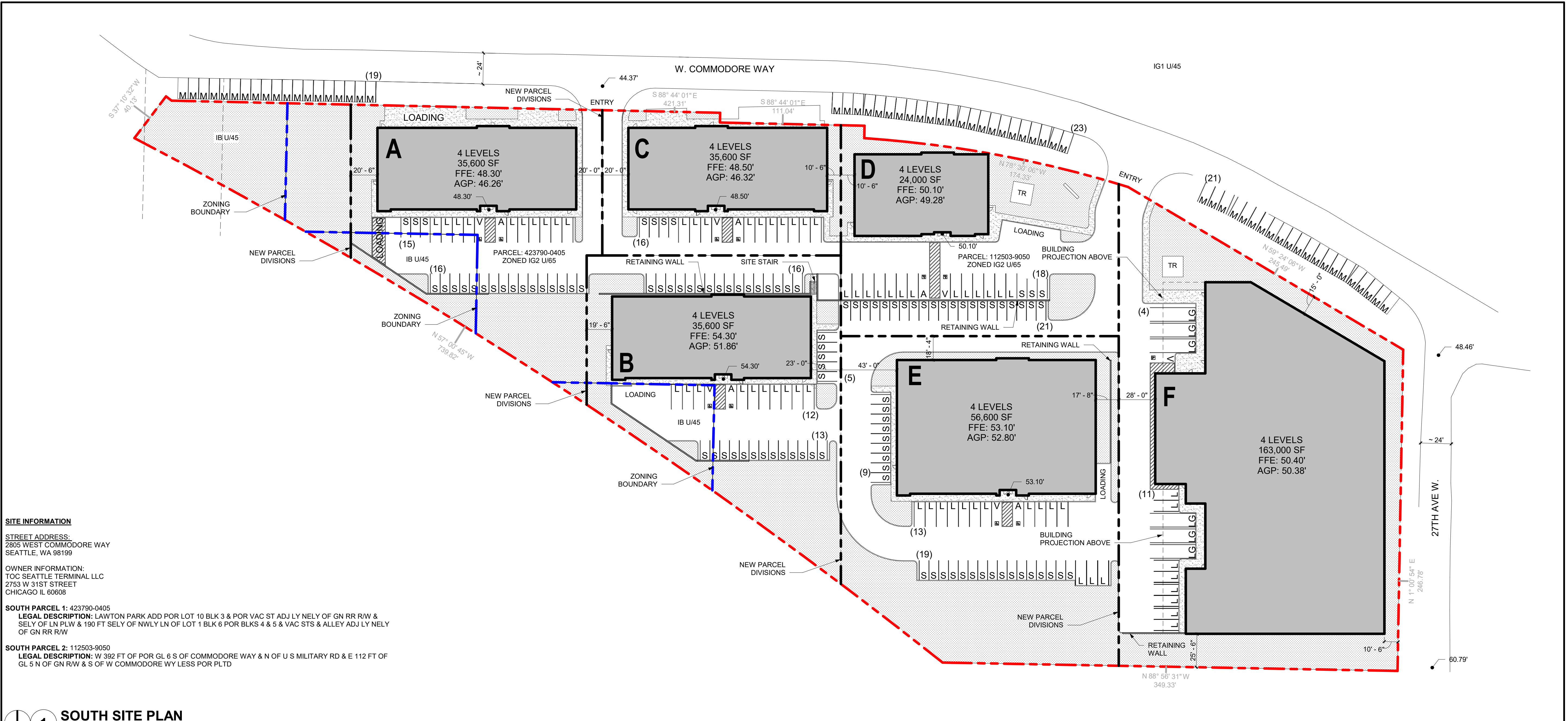
DATE	NO.	DESCRIPTION
8/18/2020	1	MASTERPLAN SET
11/09/2020	2	PRE-APPLICATION FORM
11/12/2020	3	SUBMITTAL
	4	MASTERPLAN SET V2

NOT FOR CONSTRUCTION
 FOR REVIEW ONLY

PROJECT NO.: 19117
 PROJECT MGR.: LH
 DRAWN BY: CN
 CHECKED BY: ML

SOUTH PARCEL
 MASTERPLAN

MP-03



SITE INFORMATION
 STREET ADDRESS:
 2805 WEST COMMODORE WAY
 SEATTLE, WA 98199
 OWNER INFORMATION:
 TOC SEATTLE TERMINAL LLC
 2753 W 31ST STREET
 CHICAGO IL 60608
 SOUTH PARCEL 1: 423790-0405
 LEGAL DESCRIPTION: LAWTON PARK ADD POR LOT 10 BLK 3 & POR VAC ST ADJ LY NELY OF GN RR RW & SELY OF LN PLW & 190 FT SELY OF NWLY LN OF LOT 1 BLK 6 POR BLKS 4 & 5 & VAC STS & ALLEY ADJ LY NELY OF GN RR RW
 SOUTH PARCEL 2: 112503-9050
 LEGAL DESCRIPTION: W 392 FT OF POR GL 6 S OF COMMODORE WAY & N OF U S MILITARY RD & E 112 FT OF GL 5 N OF GN R/W & S OF W COMMODORE WY LESS POR PLTD

1 SOUTH SITE PLAN
 1" = 40'-0"

PARCEL: 423790-0405 & 112503-9050 (SOUTH PROPERTY COMBINED)
 LOT SIZE: (68,450 + 178,678) 247,128.83 SF
 BUILDING FOOTPRINT: 80,400 SF
 LOT COVERAGE: 32.53%
 BUILDING AREAS:

A: 35,600 SF	LVL 1: LIGHT INDUSTRIAL (9,000 SF)
	LVL 2: OFFICE (9,000 SF)
	LVL 3: OFFICE (9,000 SF)
	LVL 4: OFFICE (7,000 SF)
	CARETAKER UNIT (1,600 SF)
B: 35,600 SF	LVL 1: LIGHT INDUSTRIAL (9,000 SF)
	LVL 2: OFFICE (9,000 SF)
	LVL 3: OFFICE (9,000 SF)
	LVL 4: OFFICE (7,000 SF)
	CARETAKER UNIT (1,600 SF)
C: 35,600 SF	LVL 1: LIGHT INDUSTRIAL (9,000 SF)
	LVL 2: OFFICE (9,000 SF)
	LVL 3: OFFICE (9,000 SF)
	LVL 4: OFFICE (7,000 SF)
	CARETAKER UNIT (1,600 SF)
D: 24,000 SF	LVL 1: RESTAURANT (4,500 SF)
	LVL 2: OFFICE (6,000 SF)
	LVL 3: OFFICE (6,000 SF)
	LVL 4: OFFICE (4,400 SF)
	CARETAKER UNIT (1,600 SF)
E: 56,600 SF	LVL 1: LIGHT INDUSTRIAL (15,000 SF)
	LVL 2: LIGHT INDUSTRIAL (15,000 SF)
	LVL 3: OFFICE (15,000 SF)
	LVL 4: OFFICE (10,000 SF)
	CARETAKER UNIT (1,600 SF)
F: 163,000 SF	LVL 1: STORAGE (38,250 SF)
	LVL 2: STORAGE (38,250 SF)
	LVL 3: STORAGE (43,250 SF)
	LVL 4: STORAGE (43,250 SF)
TOTAL:	350,400 SF

FLOOR AREA RATIOS PER PROPOSED PARCEL:

LOT	LOT AREA	BUILDING AREA	RATIO
A	32,291.94 SF	35,600 SF	1.10
B	35,508.72 SF	35,600 SF	1.00
C	19,368.05 SF	35,600 SF	1.84
D	41,662.45 SF	24,000 SF	0.58
E	51,271.88 SF	56,600 SF	1.10
F	67,025.79 SF	163,000 SF	2.43
G	11,746.08 SF	NA	NA
SITE TOTAL	247,128.83 SF	350,400 SF	1.42

FLOOR TO FLOOR HEIGHTS:

BUILDING A-E	BUILDING F
LEVEL 1: 23'-0"	LEVEL 1: 11'-0"
LEVEL 2: 15'-6"	LEVEL 2: 11'-0"
LEVEL 3: 12'-0"	LEVEL 3: 11'-0"
LEVEL 4: 12'-0"	LEVEL 4: 11'-0"

PARKING REQUIREMENTS BUILDING A-E:

USE	AREA	RATIO	REQ. PARKING
A-E: CARETAKERS	8,000 SF	+1 PER UNIT	5
A-E: LIGHT INDUSTRIAL	57,000 SF	1:2,000	28.5
A-F: OFFICE	116,400 SF	1:1,000	116.4
D: RESTAURANT	4,500 SF	1:250	18
D: RETAIL	1,500 SF	1:500	3
TOTAL:			171 STALLS

STALL BREAKDOWN

STALL TYPE	PROPOSED
LARGE (35%)	57
SMALL (65%)	106
ACCESSIBLE	10 (5 VAN)
TOTAL OFF-STREET PARKING	173 STALLS
TOTAL STREET PARKING	63 STALLS
TOTAL LOADING	5 ZONES

PARKING REQUIREMENTS BUILDING F:

USE	AREA	RATIO	REQ. PARKING
F: STORAGE	129,900 SF	1:2,000	TBD (64.8)

STALL BREAKDOWN

STALL TYPE	PROPOSED
LARGE	8
ACCESSIBLE	1 VAN
LOADING	6 STALLS
TOTAL OFF-STREET PARKING	15 STALLS