



## STREAMLINED DESIGN REVIEW

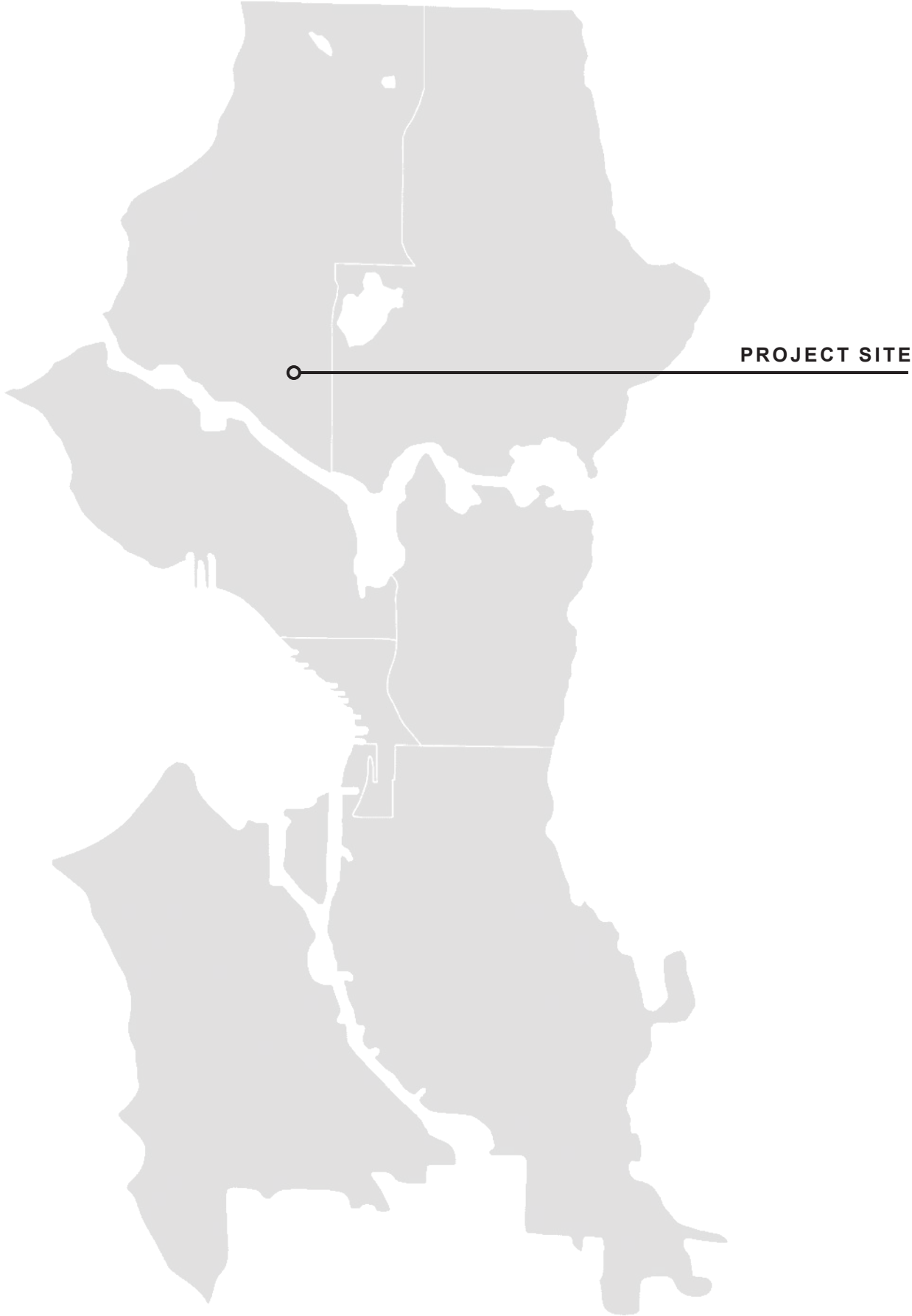
DCI # 6811930-CN  
928 NW 56th STREET  
Seattle, WA 98107

Applicant:  
Cone Architecture, LLC  
1319 N 49th Street  
Seattle, WA 981  
Contact: Michelle Lalonde

Owner:  
Blackwood Acquisitions, LLC  
15620 HWY 99, Suite 11  
Lynnwood, WA 98087  
Contact: Aaron Mounsey

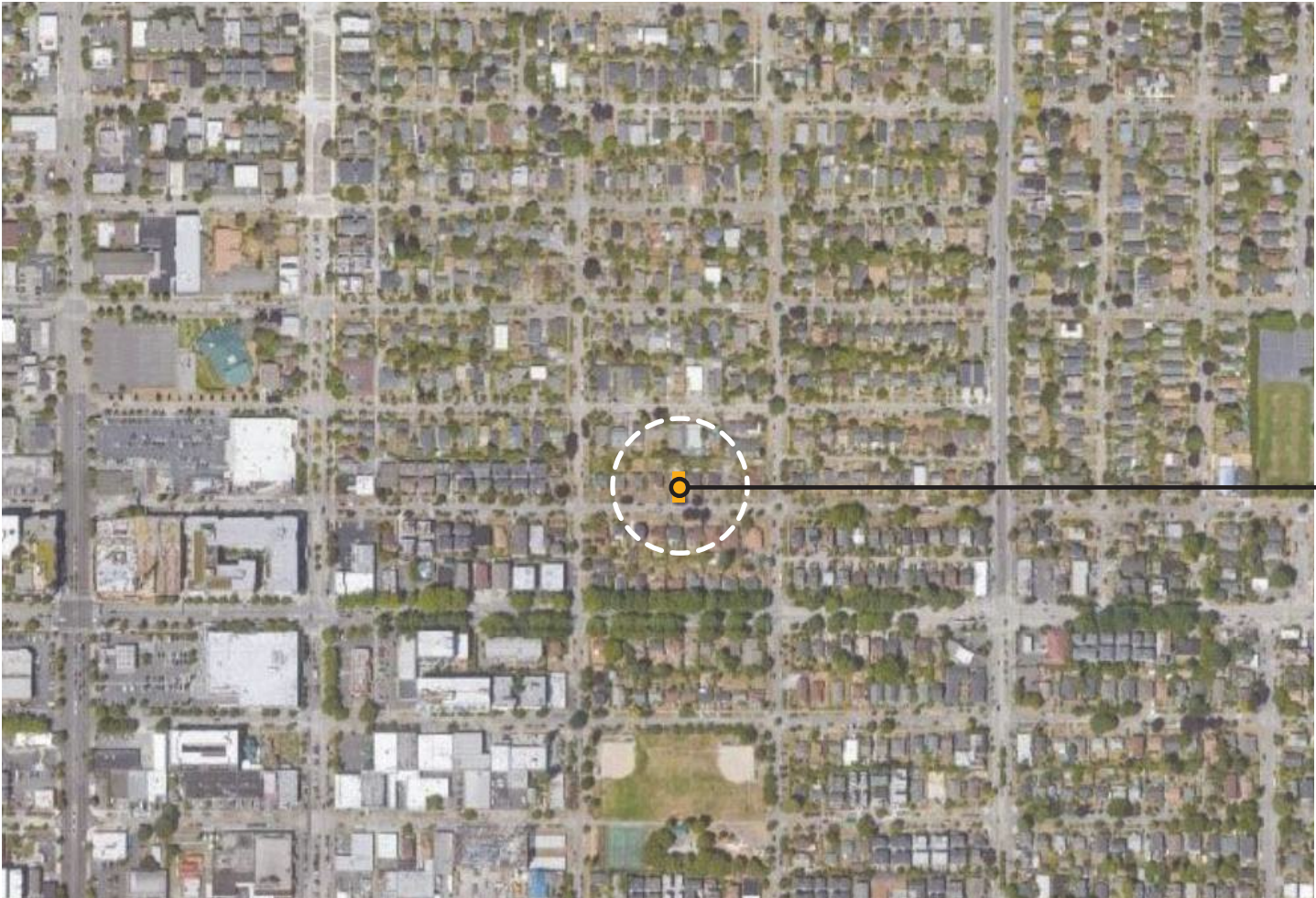
DCI Contact:  
Corey Buttry  
[corey.buttry@seattle.gov](mailto:corey.buttry@seattle.gov)  
206-727-8607





PROJECT INTRODUCTION	Site Location	3
SITE INFORMATION	Development Standards	4
	Urban Analysis	5
	Street Views	7
	Surrounding Development	9
	Surrounding Context	10
	Community Outreach	12
DESIGN PROPOSAL	Site Planning + Landscape Approach	13
	Proposed Site Lighting Plan	14
	Generative Diagrams	15
	Priority Design Guidelines	16
	Character Renderings	18
	Elevations + Materials	22
	Shadow Studies	26
	Floor Plans	27
	FAR Diagrams and calculations	31





**EXISTING SITE**

The project site is parcel #276810-0085 located on 928 NW 56th Street between 9th Ave NW and 11th Ave NW. The lot measures roughly 100' deep by 50'-0" wide, and is approximately 5,000 SF. Currently there is a single family structure on the site that will be removed for the proposed project. The site is position in the Low Rise Zone(LR2). All parcels abutting the projects site are one story single family housing located within the same zoning designation (Low Rise Zone) as the subject parcel.

**ZONING AND OVERLAY DESIGNATION**

The project parcel is zoned LR2 (M1). One block south is zoned Neighborhood Commercial with access to public transportation. This property is part of the Ballard Hub Urban Village. Due to overlay of the Urban Village proximity to transportation systems of the frequent transit zone overlay, no vehicular parking is required.

**DEVELOPMENT OBJECTIVES**

The project proposes the construction of a new multi-family residential buildings containing 6 townhouse units. The existing single family residence will be demolished under this proposal. The townhouses will be approximately 1160 SF square feet per unit.

No parking is required for all residential uses in commercial and multifamily zones within urban villages that are not within an urban center or the station area overlay district if the residential use is located within a frequent transit service area. The parcel is located withing a frequent transit service area and Ballard Hub Residential Urban Village.

Although parking is not required in the Urban Village overlay, the project wants the address neighborhood concerns of parking issues and provide a solution of 4 on site parking spaces.

**NEIGHBORHOOD CUES**

The subject parcel is located in the highly developing portion of the Ballard Hub residential urban village, and less then a block away south of the neighborhood commercial zone on Market Street. A prime location for increased density, the neighborhood offers high walking scores and access to commercial areas in Ballard. Public transportation is readily available being so close to Downtown Seattle. Surrounding the proposed project site are predominantly one to two level single family homes and multi-family apartment buildings. The neighborhood is in transition with multiple townhouse projects currently under development within just one block of the site. As the neighborhood increases density, the precedents found include a variety of architectural styles including roof forms and material choices.

**VICINITY MAP**



**SITE LOCATION**  
928 NW 56th St  
Seattle, WA 98107

**ZONING SUMMARY**  
ZONE: LR-2 (M1)  
OVERLAY: BALLARD HUB  
URBAN VILLAGE  
ECA: NONE

**PROJECT PROGRAM**  
Site Area: 5000 SF  
Number of Residential Units: 6  
Number of Parking Stalls: 4  
Approx. FAR = 6,998 SF  
Approx. FAR Per Unit = 1160 SF

**ADJUSTMENTS REQUESTED**  
None



Address: 928 NW 56th St, Seattle, WA 98107  
Parcel #: 276810-0085  
Zoning: LR2 (M1)  
Overlays: Ballard Hub Urban Village  
Site Area: 5,000.00 SF

**23.45.504 Permitted Uses**  
Permitted outright: Residential

**23.45.514 Structure height**  
Allowed Maximum Base Height: 40'-0"  
4'-0" additional allowed for rooftop features (parapets, clerestories, etc.) 44'-0"  
10'-0" additional allowed for stair penthouses: 50'-0"

**23.86.006 Structure height measurement**  
The height of a structure is the difference between the elevation of the highest point of the structure not excepted from applicable height limits and the average grade level. ("Average grade level" means the average of the elevation of existing lot grades at the midpoint, measured horizontally, of each exterior wall of the structure, or at the midpoint of each side of the smallest rectangle that can be drawn to enclose the structure.)

**23.45.510 floor area ratio**  
Maximum FAR: 1.4 (7,000 SF)

**23.45.518 Setbacks requirements**  
Front Setback: 7'-0" average/5'-0" minimum  
Rear Setback: 7'-0" average/5'-0" minimum  
Side Setback for Facades <40' in length: 5'-0" minimum  
Side Setback for Facades ≥ 40' in length: 7'-0" average/5'-0" minimum

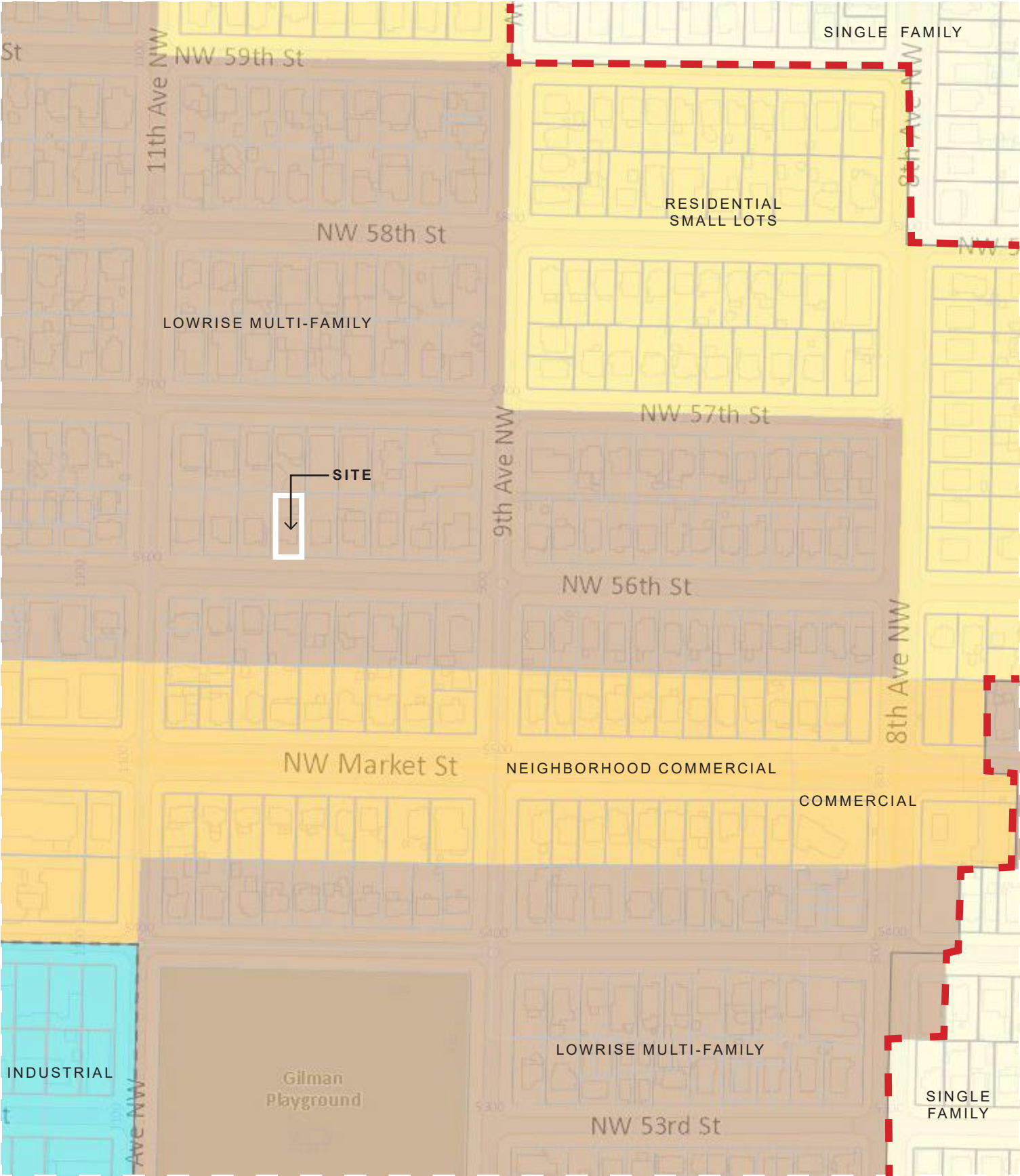
**23.45.524 Landscaping and Screening Standards**

- Green Factor score of .60 or greater, per Section 23.45.524, is required for any lot within an LR zone if construction of more than new dwelling unit or a congregate residence is proposed on the site.
- Street trees are required when any development is proposed, except as provided in subsection 23.54.524.B.2-3 and Section 23.53.015.
- Existing street trees shall be retained unless the Director of Transportation approves their removal.
- The Director, in consultation with the Director of Transportation, will determine the number, type and placement of street trees to be provided.

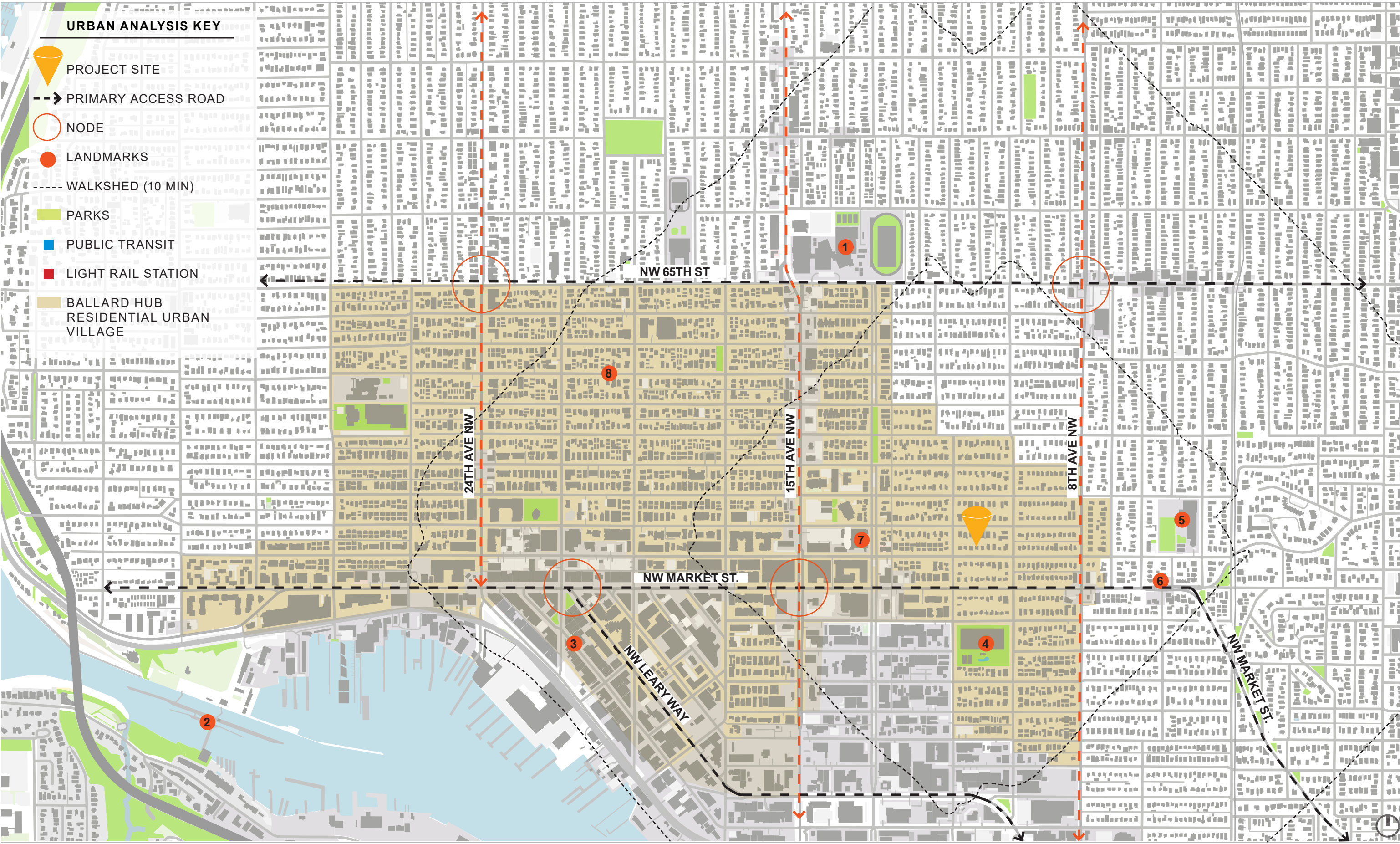
**23.45.522 Amenity Area**  
Required: 1250 SF (25% of lot area)  
625 SF (50% provided on ground level)

**23.54.015 Required Parking**  
The project is located within an Urban Village and no parking is required for residential and non residential uses. Location qualifies for frequent transit designation.

**23.54.040 Solid Waste & Recyclable Materials Storage and Access**  
SPU approval will be obtained for the storage area shown on the site plan











BALLARD HIGH SCHOOL 1



BALLARD LOCKS 2



BALLARD FARMERS MARKET 3



GILMAN PLAYGROUND 4



WEST WOODLAND ELEMENTARY SCHOOL 5



BALLARD COMMUNITY CENTER 6



LOCAL GROCERY MARKET 7



LOCAL BREWERY 8





PROJECT SITE



ADJACENT PROPERTIES  
SOUTH OF SITE



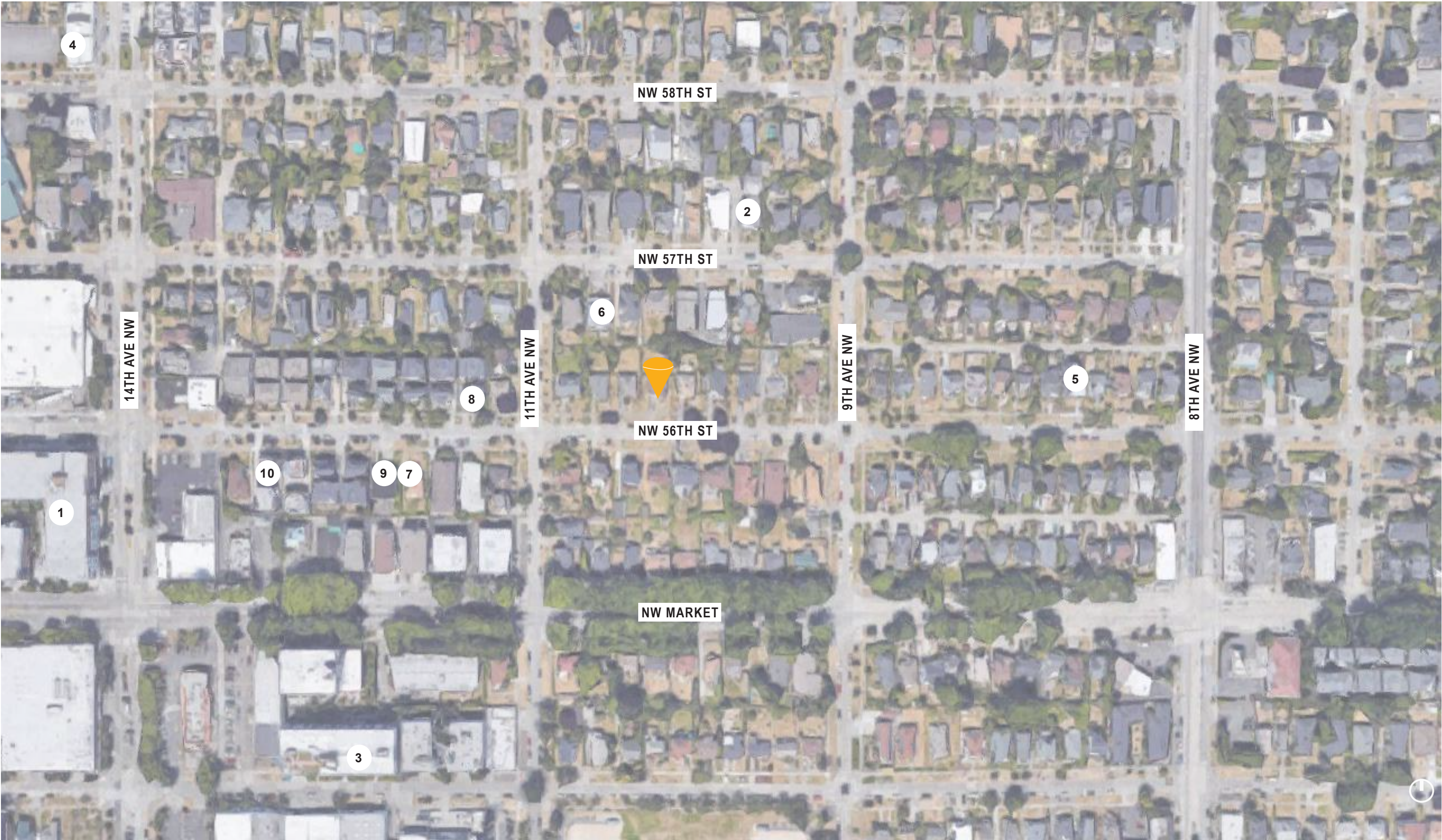














SURROUNDING MULTIFAMILY CONTEXT ANALYSIS

The Ballard neighborhood offers residents an urban suburban mix feel. The neighborhood is adjacent to commercial streets offering bars, restaurants, coffee shops, and parks restaurants, coffee shops, and parks. The surrounding context is mixed with new modern apartment buildings, along with traditional established multi-story single family homes. The residential characteristic has similar traditional roof shapes and massing approaches. This project proposes the use of high quality material throughout the building along with open railing, allows transparency of the neighborhood and hoping to reduce perceived scale. The focus of this project is to connect the neighborhoods characteristics, special attention to detailing and most importantly street design.



STREET FRONT CONNECTION



INTEGRATED LANDSCAPE



UPPER LEVEL DECKS



PARAPET WALLS



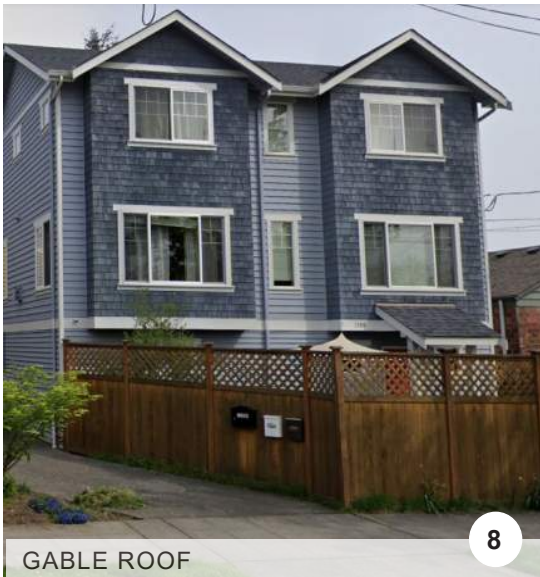
UPPER MODULATION



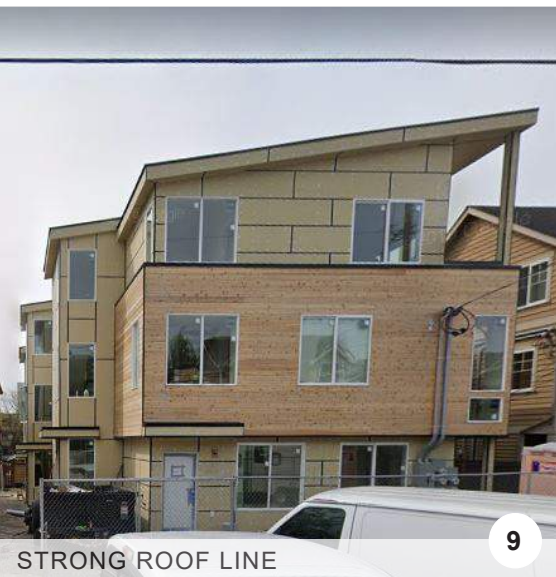
CANTILEVERED MODULATION



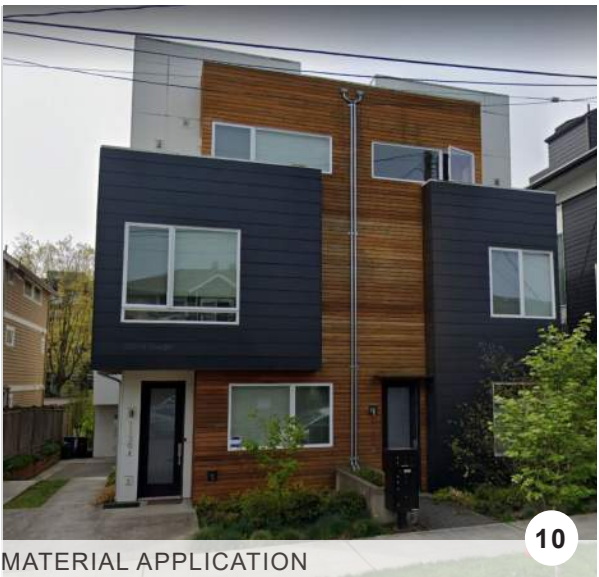
ROOF DECK ACCESS



GABLE ROOF



STRONG ROOF LINE



MATERIAL APPLICATION



COMMUNITY OUTREACH SUMMARY

1. Printed Outreach
- a. Direct mailings to residences and businesses within approximately 500 ft radius of the proposed site (high impact method)
- b. Flier will advertise the proposed project, and will contain links to an online survey and interactive project website.

Date: Flyers were mailed **01/26/2021**  
Materials attached: Flyer and spreadsheet with addresses

2. Electronic/Digital Outreach: Cone Architecture designed an online survey that provided a brief summary, address of the project, SDCI record number, email address to provide feedback, where additional information can be found, a collection of information statement, a site plan, and five survey questions.

Public informed by: Printed outreach flyer  
Date: Survey launched **01/26/2021**  
Survey closed **02/18/2021**  
Survey: <https://www.surveymonkey.com/r/7FYLKBF>

Material attached: Screenshot of survey

3. Electronic/Digital Outreach 2 (COVID replacement for In-Person)  
Cone Architecture designed a project-specific website which presented the project via a site-location map, a preliminary site plan of the proposed development, and a summary of the project. The website also provided project information including the project’s address, SDCI record number, applicant name, and contact information for project feedback and inquiries. Additionally, the site provided a link to the project survey with a collection of information statement, noted where additional information can be found, and provided a comment box for any additional feedback.

Public informed by: Printed outreach flyer and survey  
Date: website launched **01/26/2021**, website closed **02/18/2021**  
Website: [www.cone-outreach.com/56tripleduplex](http://www.cone-outreach.com/56tripleduplex)


Summary of Community Responses:

1. Electronic/Digital Outreach: Cone Architecture received two responses from the survey, results below.
2. High-Impact Outreach: The comment box provided on the project website did not receive any feedback or questions.



CLIP OF INTERACTIVE WEBSITE:

2/19/2021 56tripleduplex | Cone Outreach



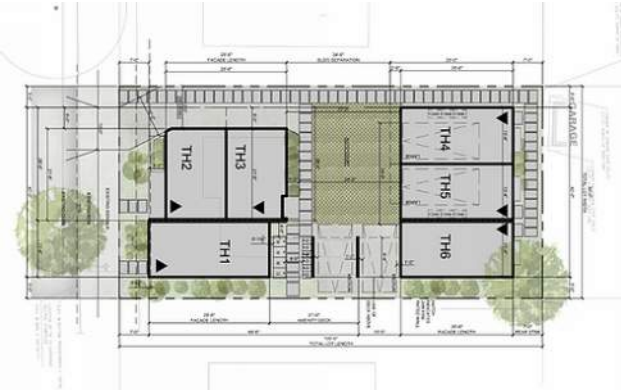
CONE ARCHITECTURE

### 56 Triple Duplex

#### Early Outreach for Design Review

About the project  
Blackwood Builders and Cone Architecture are partnering on a development at 928 NW 56th St., Seattle, WA. The new development will be 6 townhouses with parking. Planning has just begun, and construction could start as early as Winter 2021.

ADDRESS: 928 NW 56th St Seattle, WA 98107  
SDCI RECORD NUMBER: 3037434-EG  
APPLICANT: Cone Architecture  
CONTACT: Michelle LaLonde  
56tripleduplex@cone-arch.com,  
206-693-3133



#### Take an online survey

Use this online survey to provide feedback. Information you share in this survey could be made public. Please do not share any personal/sensitive information. This survey will be available from January 26 - February 18, 2021

Take Survey

#### Additional information

You can track our progress through the permitting process. Search the project address or project number in the [Design Review Calendar](#) and the [Seattle Services Portal](#).

To find out more about early outreach for design review, visit the [City of Seattle's Department of Neighborhood's](#) web page.

#### Share your thoughts

We want to hear from the community about the Pinehurst townhouses. Please share your concerns and priorities for this new building and for the neighborhood overall at the interactive website or by taking the online survey. Information you share in this survey could be made public. Please do not share any personal/sensitive information.

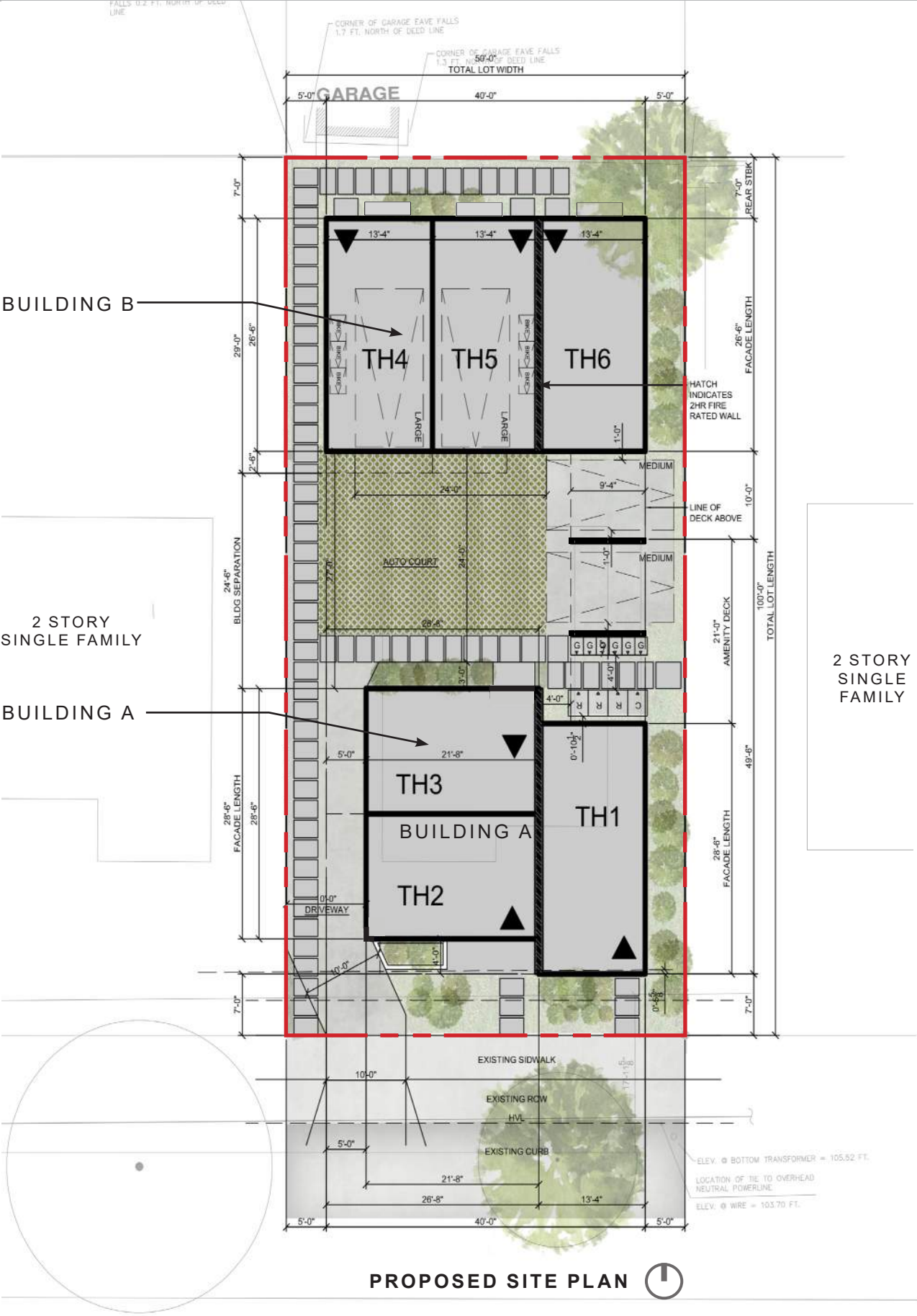
Tell us more

Submit

<https://www.cone-outreach.com/56tripleduplex>

1/2





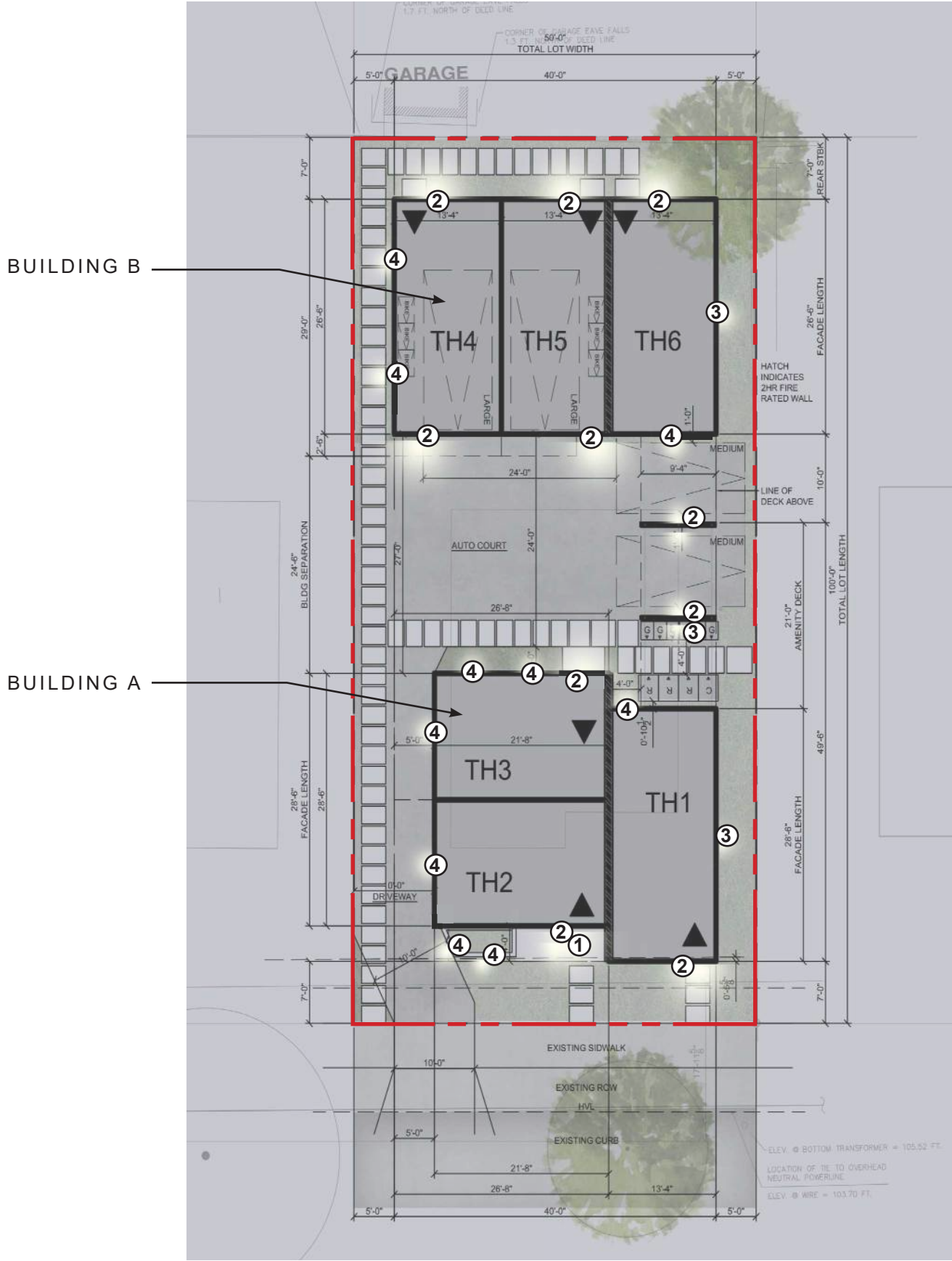
SITE PLANNING + LANDSCAPE APPROACH

The six proposed townhouse units are designed with a driveway on the west of the property. Off of the central courtyard there are two individual car garages and two surface parking stalls under a carport. The courtyard also provides access to shared solid waste receptacles and provides open spaces for residential usage. Townhouse 1 and 2 have a main street frontage are accessed from the pedestrian path right off of NW 56th Street. The northern units primary pedestrian path at the southwest corner of NW 56th street and provides access to the main entrances of townhouses 3, 4, 5, and 6. Townhouse 3 has the main entrance off the autocourt. Townhouse 4, 5, and 6 entrances are located at the north end of the property to provided a safe and secure access without vehicular interference.

Landscaping will be added to all areas seen here in green, with the intention of framing pathways and creating a generous landscape buffer adjacent to the west, east and north sides of the neighboring properties. Townhouse 1 and 6 have access to a deck amenity space over the carport and is perceived as an extension to the Living, Dining and Kitchen Level. The deck space provides views over the autocourt and allows spaces for individual garden beds. The street facing Townhouse 2 unit will have a autocourt allows in order to provide a buffer from the street and opportunity for an upper level deck. Roof decks will also be proposed for amenity spaces that will have views to the Olympic Mountains.







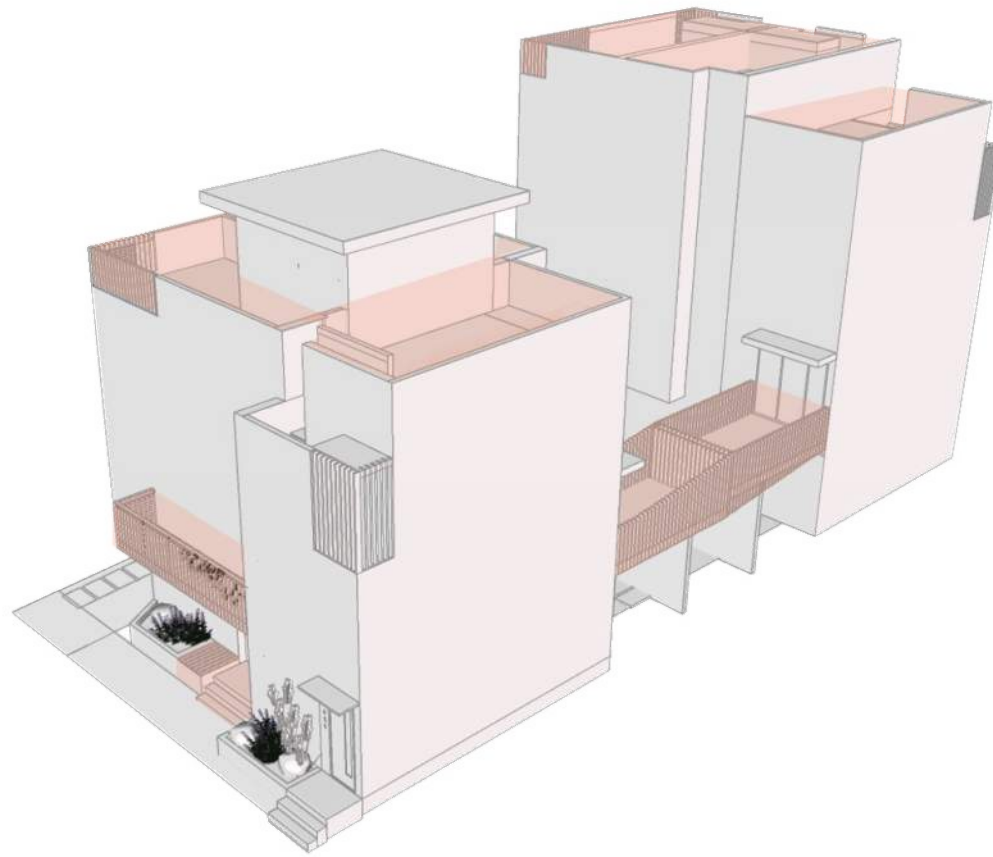
PROPOSED LIGHTING PLAN ①

PROPOSED LIGHTING PLAN

The lighting concept is intended to provide safety for pedestrians, facilitate easy way-finding for both residents and visitors, and enhance the form and features of the buildings. Primary lighting will be provided at all unit entries, along common pathways, and under cantilevers. Fixtures will be at path, entry, and driveway related and shielded from interfering with neighboring buildings.

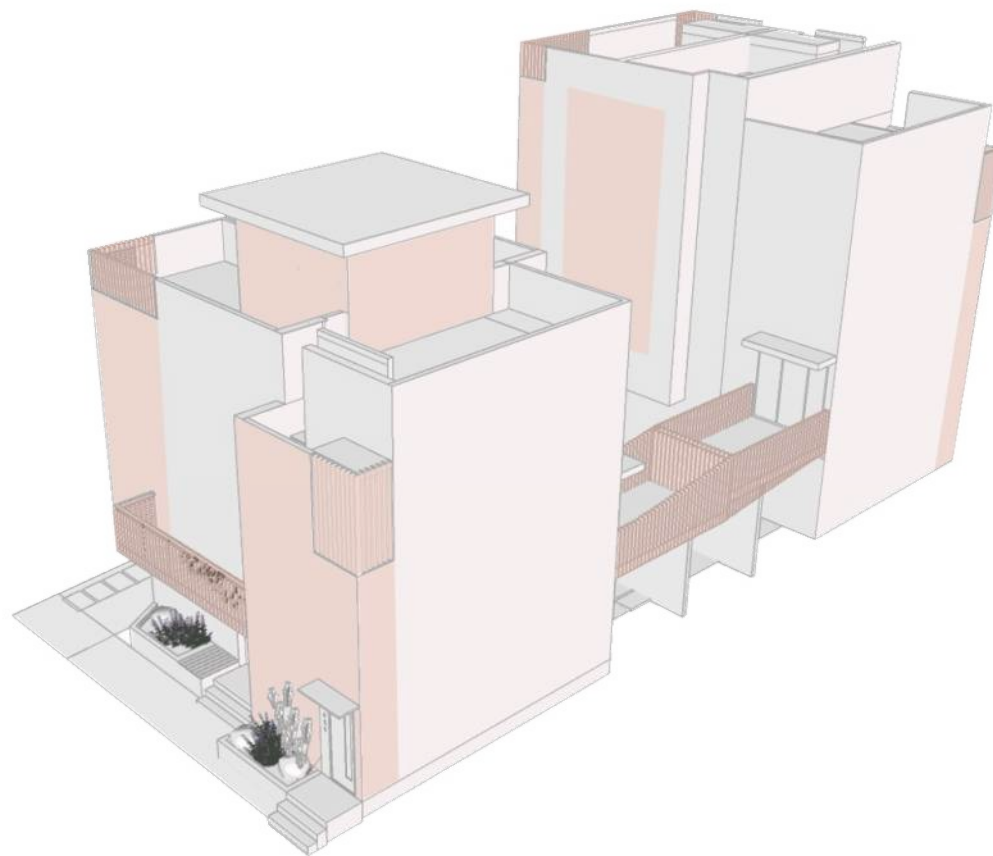






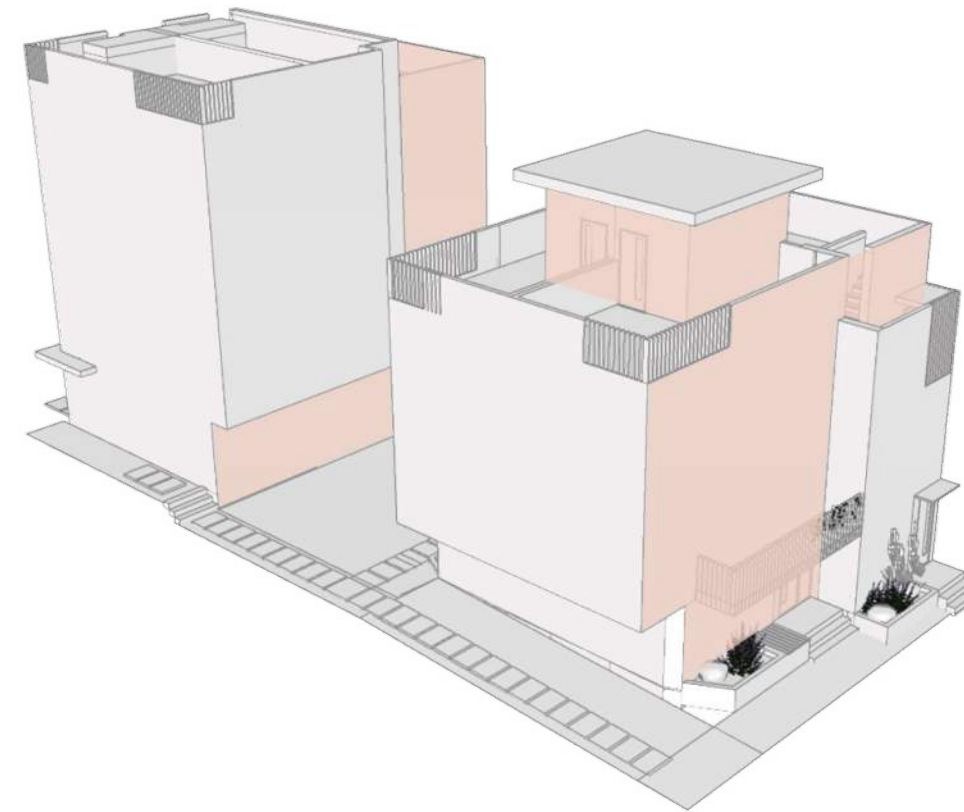
### OPEN SPACE CONNECTION

Increased open space and planting areas are highlighted throughout the project including a central grass-paved court that will encourage increased foot activity. The central open space is additionally activated with wide decks off the living spaces. Roof decks and balconies also strengthen the open space relationship. (DC3.A.1)



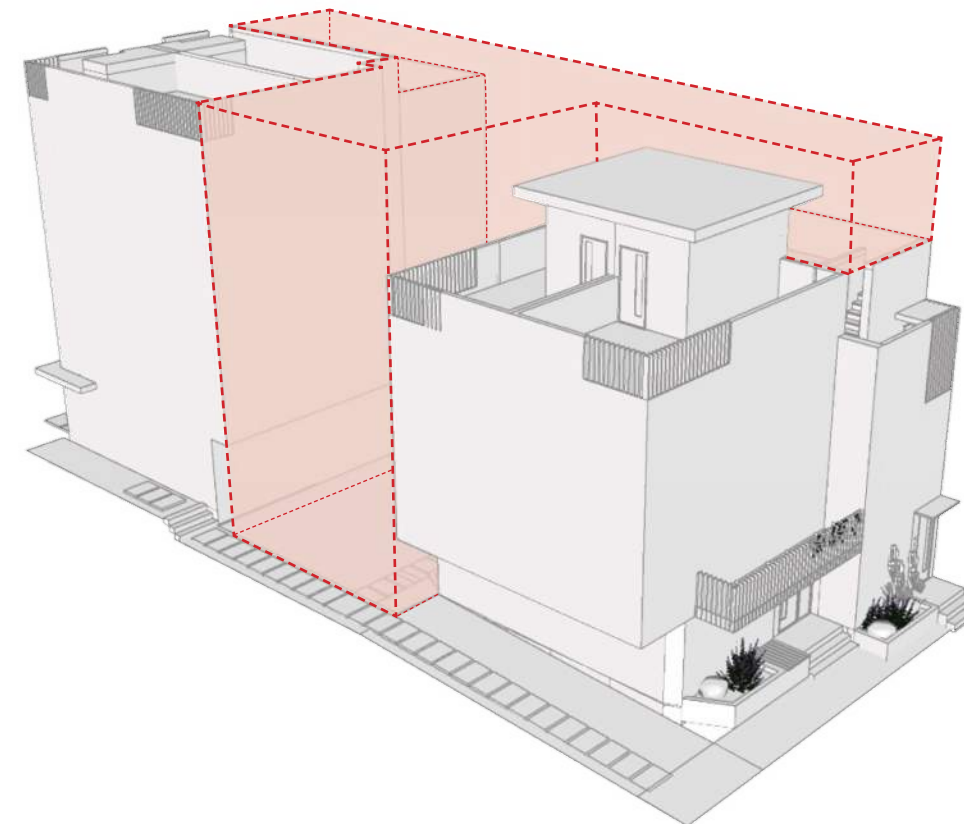
### HIGH QUALITY MATERIALS

Materials have been thoughtfully chosen to complement the neighborhood and introduce high level texture, detail and modernity. Wood is used at the street facade to define building modulation and provide high quality texture. Hardi panel and lap siding is used to complement the neighborhood context and to allow the wood stand out. (DC.4.1.A)



### MODULATION MAJOR AND MINOR

The proposed design features a three story street front building and a four story building at the rear. The height and mass is also reduced by proposing reduced penthouses or situating stair towers away from the street with a large amount of modulation at the street front. Additionally, variation in setbacks and heights in both buildings help to break down the scale. (CS2.D.1)



### OVERALL MASSING AND RESIDENTIAL SCALE

The buildings are positioned on the site to create a central open space that will allow for increased landscaping as well as increased light to all units. The buildings sit well below the allowable building height to relate to the existing single family context and create more of a residential scale. This location will also encourage more community interaction between the residents.



CS1. NATURAL SYSTEMS AND SITE FEATURES	Use natural systems and features of the site and its surroundings as a starting point for project design.	EARLY RESPONSE
CS1-I. Plants and Habitat	A. In the Residential In-Town and Civic Core (see Ballard’s Character Areas map on page 4), integrate landscaping in front of residences, within the planting strip, setbacks, or in street-level open spaces to add visual interest for people walking by, habitat, or a buffer from sidewalks for residents. With Seattle Department of Transportation approval, select plants that will provide interest year-round and create a variety of color and texture along the street.	The proposed design situates the buildings to offer areas for plantings that will be experienced by the residents and pedestrian traffic. The majority of the street facing building is set back an additional four feet from the required setback to create a natural buffer between uses. The increased planting areas are intended to correspond to an overall expansion of landscaping opportunities throughout the project including a central grass-paved auto court. A variety of native vegetation is proposed to support open space and natural habitats and create a visual interest.
CS2. URBAN PATTERN AND FORM	Strengthen the most desirable forms, characteristics, and patterns of the streets, block faces, and open spaces in the surrounding area	
CS2-II. Urban Pattern & Form	f. Residential In-Town: Ballard’s higher density multifamily areas provide in-town living opportunities that enjoy easy access to shops, services, and jobs. The design characteristics and street scape support a diverse population including singles, families, and seniors.	Townhouses two and three are set back even further from the sidewalk adjacent to the driveway which is typical of the surrounding single family street rhythm. These additional setbacks smooth the transition from new construction into existing context. A variety of unit types are proposed in this design to meet the needs of a diverse population and create a sense of community at the small scale that reflects the existing and growing Ballard neighborhood.
CS2-D Height, Bulk and Scale	1. Existing Development and Zoning: Review the height, bulk, and scale of neighboring buildings as well as the scale of development anticipated by zoning for the area to determine an appropriate complement and/or transition. Note that existing buildings may or may not reflect the density allowed by zoning or anticipated by applicable policies. Reduce perceived height by locating stairs and any proposed penthouses interior to building and away from building edges.	The proposed design features a three story street front building and a four story building at the rear. The height and mass is also reduced by proposing reduced penthouses or situating stair towers away from the street. Additionally, variation in setbacks and heights in both buildings help to break down the scale. As this neighborhood and block is in transition the proposed project aims to respect the current context while also looking to the future proposed developments occurring just within a two block radius.
CS3. ARCHITECTURAL CONTEXT AND CHARACTER	Contribute to the architectural character of the neighborhood.	
CS3-A. Emphasizing Positive Neighborhood Attributes	3. Established Neighborhoods: In existing neighborhoods with a well defined architectural character, site and design new structures to complement or be compatible with the architectural style and siting patterns of neighborhood buildings. Respond to existing context: generous front and side setbacks, ample fenestration, sloped roof forms, horizontal lap siding with brick and cedar wrap. Use high-quality, highly-textured materials characteristic of a residential neighborhood.	The surrounding context is currently composed of mostly single family homes with five new future developments along this block. The proposed development on the subject site will complement the transitional neighborhood by introducing traditional and natural materials with a modern and clean color palette. A shed roof breaks the linear form of upper parapet walls and adds a functional sense of residential shelter.
PL1. CONNECTIVITY	Complement and contribute to the network of open spaces around the site and the connections among them.	
PL1-B. Walkways and Connections	1. Pedestrian Infrastructure: Connect on-site pedestrian walkways with existing public and private pedestrian infrastructure, thereby supporting pedestrian connections within and outside the project. -There is relatively little public open space in vicinity. Design lot configuration and landscape plan with a focus on facilitating pedestrian circulation, providing strong connections to the street, and on strengthening existing wildlife habitat. Choose conditions-appropriat native species that provide connections to vegetation on adjacent properties/rights-of-way.	The increased proposed setback will be filled with a landscape buffer to promote pedestrian connection between outdoor spaces. Upper level decks at the street facing units help to activate the connection between the street and the residential use. The central grass-paved court will slow down traffic wheels, and encourage increased foot activity. The central open space is additionally activated with wide decks off the living spaces which will promote neighbor connection. We are further activating the shared space by providing a well screened, but central location for the common recycling. In many ways this location will increase and encourage more community interaction in the large central open court.



PL3. STREET-LEVEL INTERACTION	Encourage human interaction and activity at the street-level with clear connections to building entries and edges.	EARLY RESPONSE
PL3. A. Entries	Design distinct and easily identifiable unit entries that prioritize pedestrian circulation over vehicle storage. Establish strong relationship between all units and right-of-way. Employ secondary architectural features to establish primacy of pedestrian entries.	The street facing units entries are clearly articulated by overhead protection from awnings or a deck and are raised about two feet off of the grade. The public to private separation is further defined by an entry stoop and a landscape buffer. Bioplanters are proposed along the front at a height that provides bench seating for the users to engage with their front yard and help define a residential transition. A central auto court adds additional ground related residential use that will be shared with all occupants.
DC2. ARCHITECTURAL CONCEPT	Develop an architectural concept that will result in a unified and functional design that fits well on the site and within its surroundings.	
DC2.B. Architectural and Façade Composition	Establish overall appearance on clear and pleasing set of proportions. Create a sense of order in building through modulation and articulation, fenestration, trim/ moldings, signage, etc. Ensure all facades are attractive and consider architectural expression of the project as a whole.	The architectural facade composition concept is to create intelligent and livable high-density design. The two proposed buildings are arranged to increase front setbacks for landscaping and a central multi purpose court for all users to experience. Modulation is acheived by various setbacks, decks and cantilevers. A screen system is porposed throughout the project and is an extention of the wood material to create a unique and high quality design expression.
DC3. OPEN SPACE CONCEPT	Integrate open space design with the design of the building so that each complements the other	
DC3.3. Design	a. Amenites and Features: In the Residential In-Town and Civic Core, (see map on page 4) integrate landscaping in front of residences within the planting strip and/or in the required setback to add visual interest for people walking by, a habitat, and a privacy layering from sidewalks for residents.	The proposed design situates the buildings to offer areas for plantings that will be experienced by the residents and pedestrian traffic. The majority of the street facing building is set back an additional four feet from the required setback to create a natural buffer between uses. A variety of native vegetation is proposed to support open space and natural habitats and create a visual interest. Outdoor spaces will be a mix of landscaping and handicapping to create pleasant multi use spaces and features for the development.
DC4. EXTERIOR ELEMENTS AND FINISHES	Use appropriate and high quality elements and finishes for the building and its open spaces	
DC4.I.A Building Materials	4. Residential buildings should incorporate operable windows, and fine-scaled detailing without relying on single-family residential materials such as vinyl clapboards and shingles.	Materials have been thoughtfully chosen to complement the neighborhood and introduce high level texture, detail and modernity. Wood is used at the street facade to define building modulation and provide high quality texture. Hardi panel and lap siding is used to complement the neighborhood context and to allow the wood stand out as the high quality material.





















① WOOD SIDING - CEDAR CLADDING



② CEMENTITIOUS PANEL - WHITE



③ LAP SIDING - LIGHT GREY



④ BLACK VINYL - ALL WINDOWS, TYP.



⑤ GUARDRAIL - CEDAR



⑥ WHITE PAINT - DOWNSPOUTS, VENTS

**PROPOSED MATERIALS**

Materials have been thoughtfully chosen to complement the neighborhood and introduce high level texture, detail and modernity. The wood siding is used at the street facade to define building modulation and enhance the pedestrian experience at the street front and main entry doors. The wood introduces warmth and texture located at specific volumes on the upper levels and placed at all soffits. Lap siding and cementitious panels has been chosen to respond to the traditional residential context and will be strategically positioned to decrease the building mass and height. Black vinyl windows will be used everywhere else. Wood screen style railing will be introduced at roof tops, decks and street front patio.



SOUTH ELEVATION (BUILDING A)



NORTH ELEVATION (BUILDING A)





① WOOD SIDING -  
CEDAR CLADDING



② CEMENTITIOUS  
PANEL - WHITE



③ LAP SIDING -  
LIGHT GREY



④ BLACK VINYL -  
ALL WINDOWS,  
TYP.



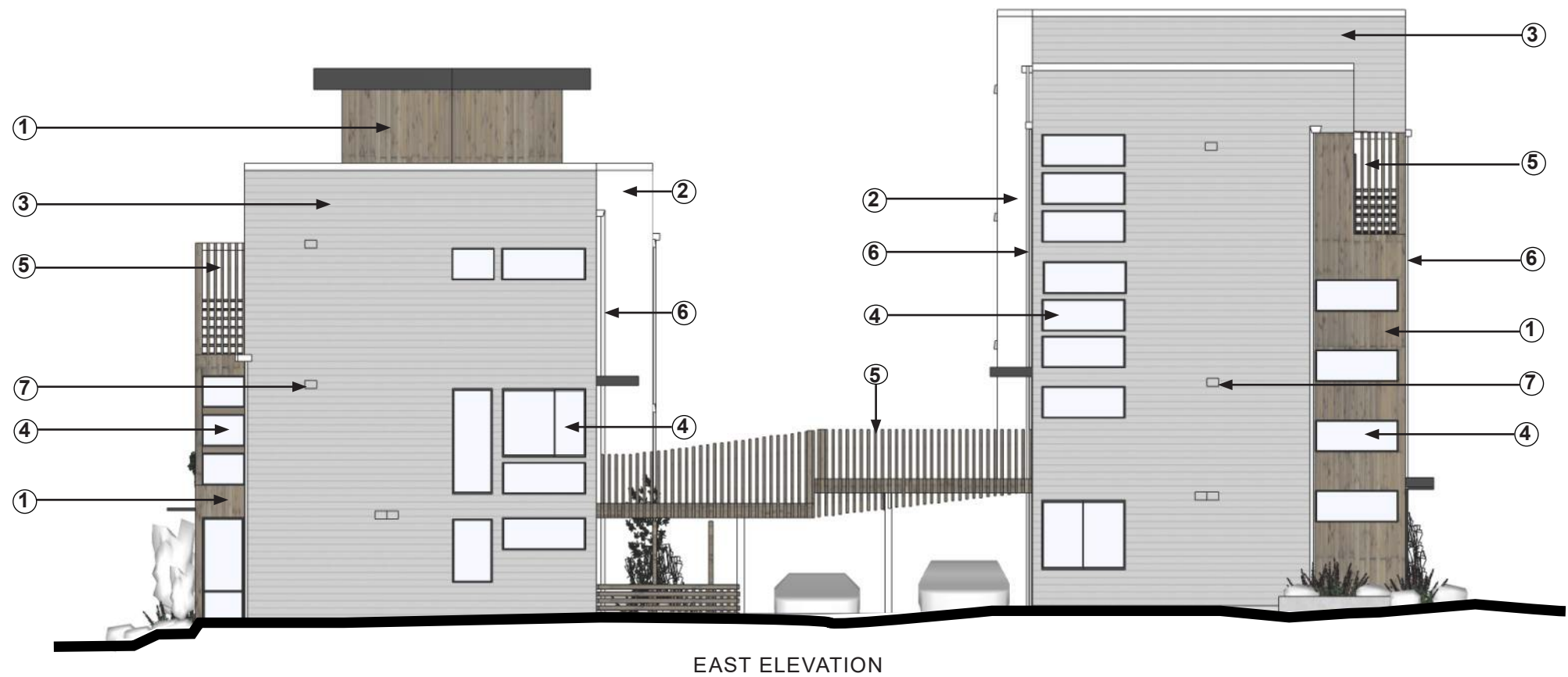
⑤ GUARDRAIL - CEDAR



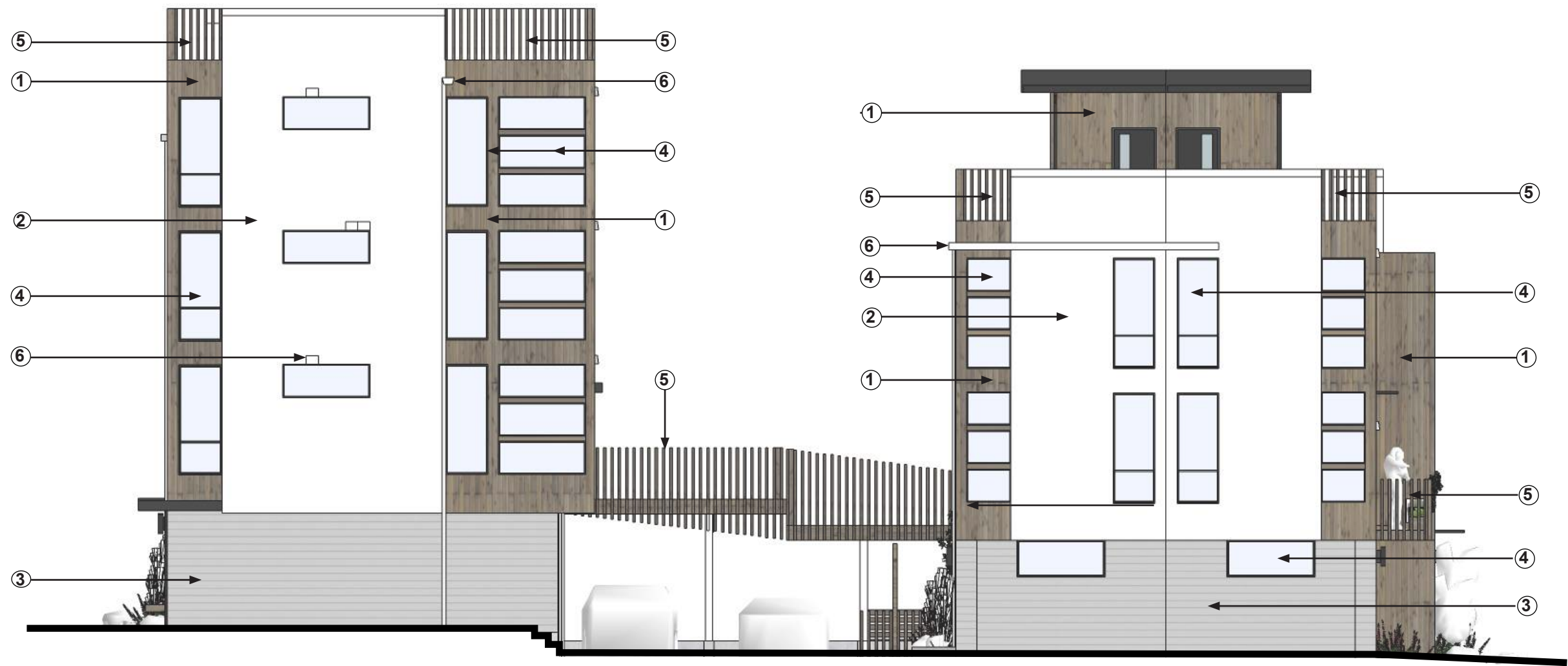
⑥ WHITE PAINT -  
DOWNSPOUTS,  
VENTS



⑦ VENTS -  
LIGHT GREY PAINT  
(WHERE OCCURS AT  
LAP SIDING)







WEST ELEVATION





① WOOD SIDING -  
CEDAR CLADDING



② CEMENTITIOUS  
PANEL - WHITE



③ LAP SIDING -  
LIGHT GREY



④ BLACK VINYL -  
ALL WINDOWS,  
TYP.



⑤ GUARDRAIL - CEDAR



⑥ WHITE PAINT -  
DOWNSPOUTS,  
VENTS



SOUTH ELEVATION (BUILDING B)



NORTH ELEVATION (BUILDING B)





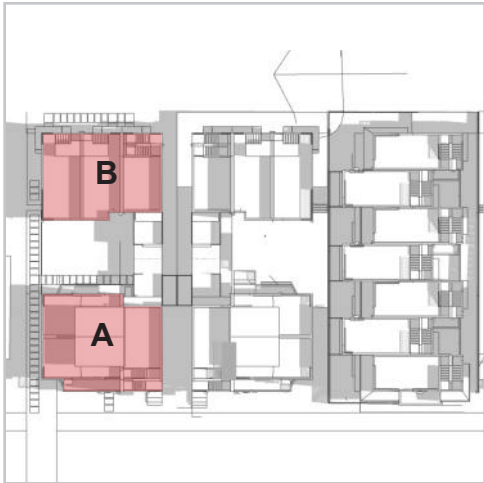
MARCH / SEPTEMBER 21, 9 AM



MARCH / SEPTEMBER 21, 12 PM



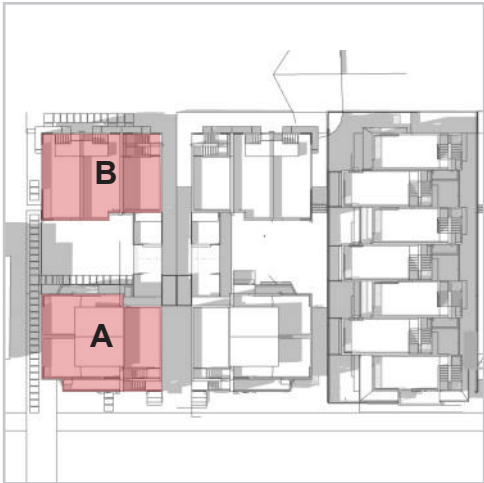
MARCH / SEPTEMBER 21, 3 PM



JUNE 21, 9 AM



JUNE 21, 12 PM



JUNE 21, 3 PM



DECEMBER 21, 9 AM

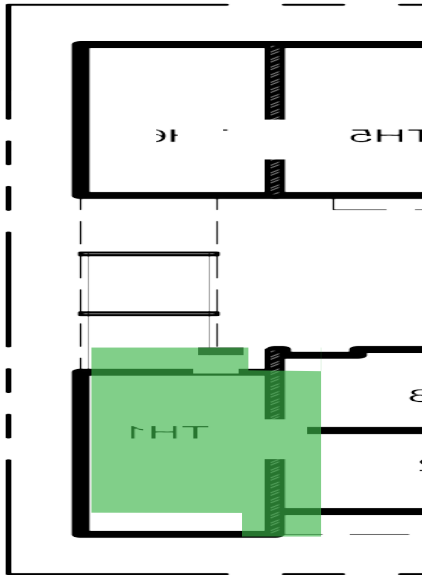


DECEMBER 21, 12 PM

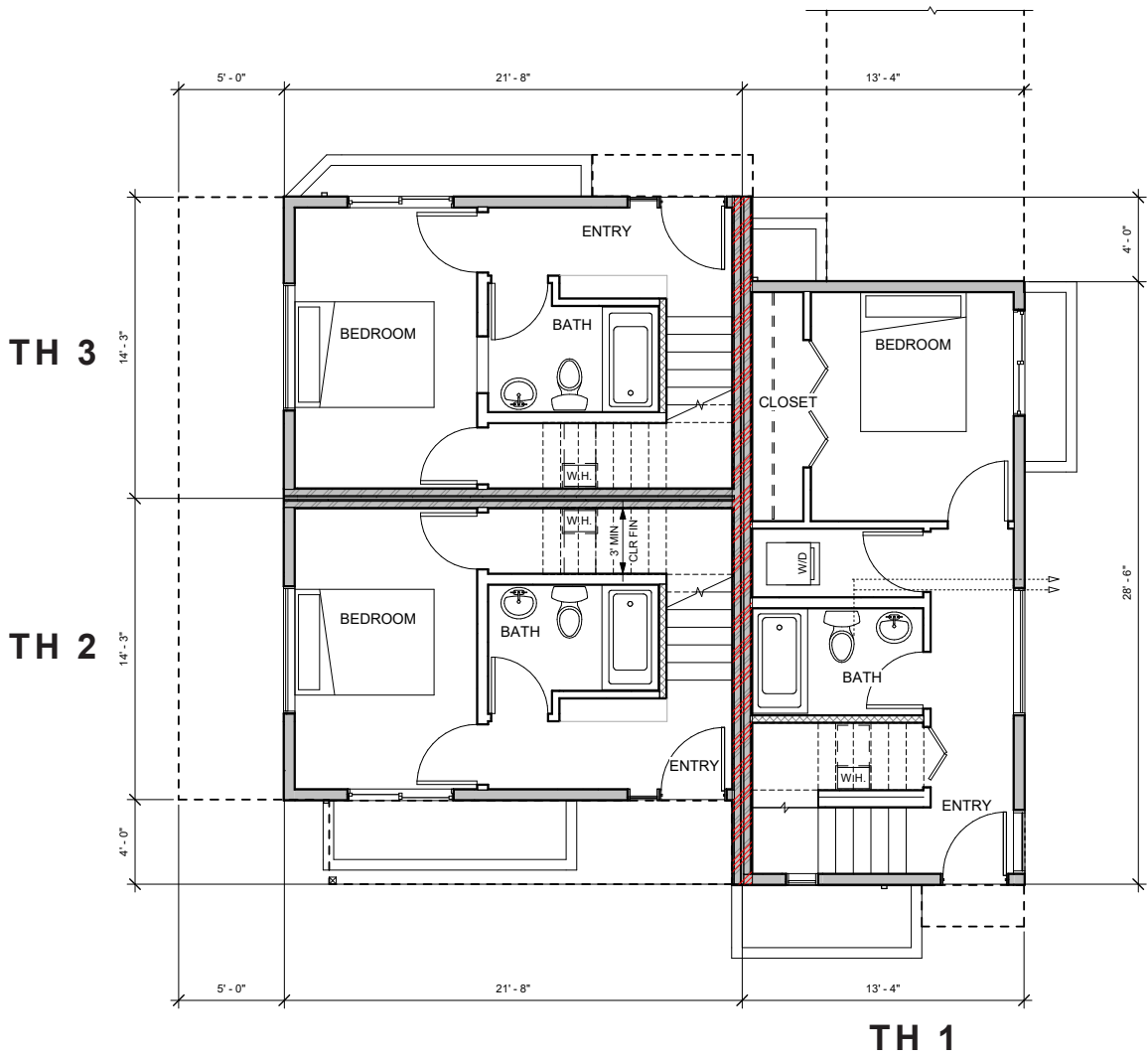


DECEMBER 21, 3 PM



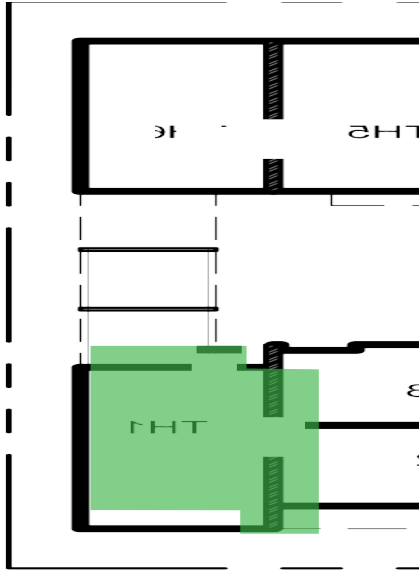


BUILDING 1 - SECOND FLOOR ⓘ



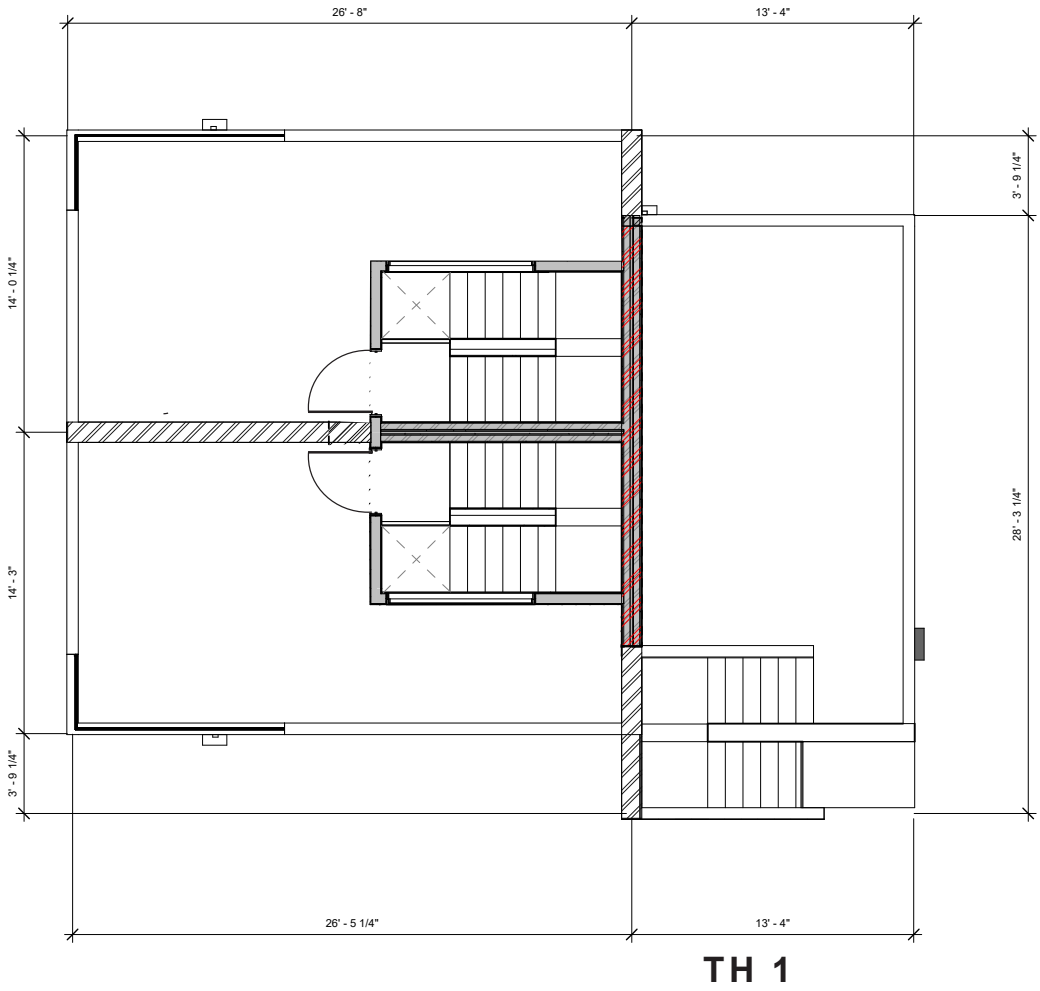
BUILDING 1 - FIRST FLOOR ⓘ





TH 3

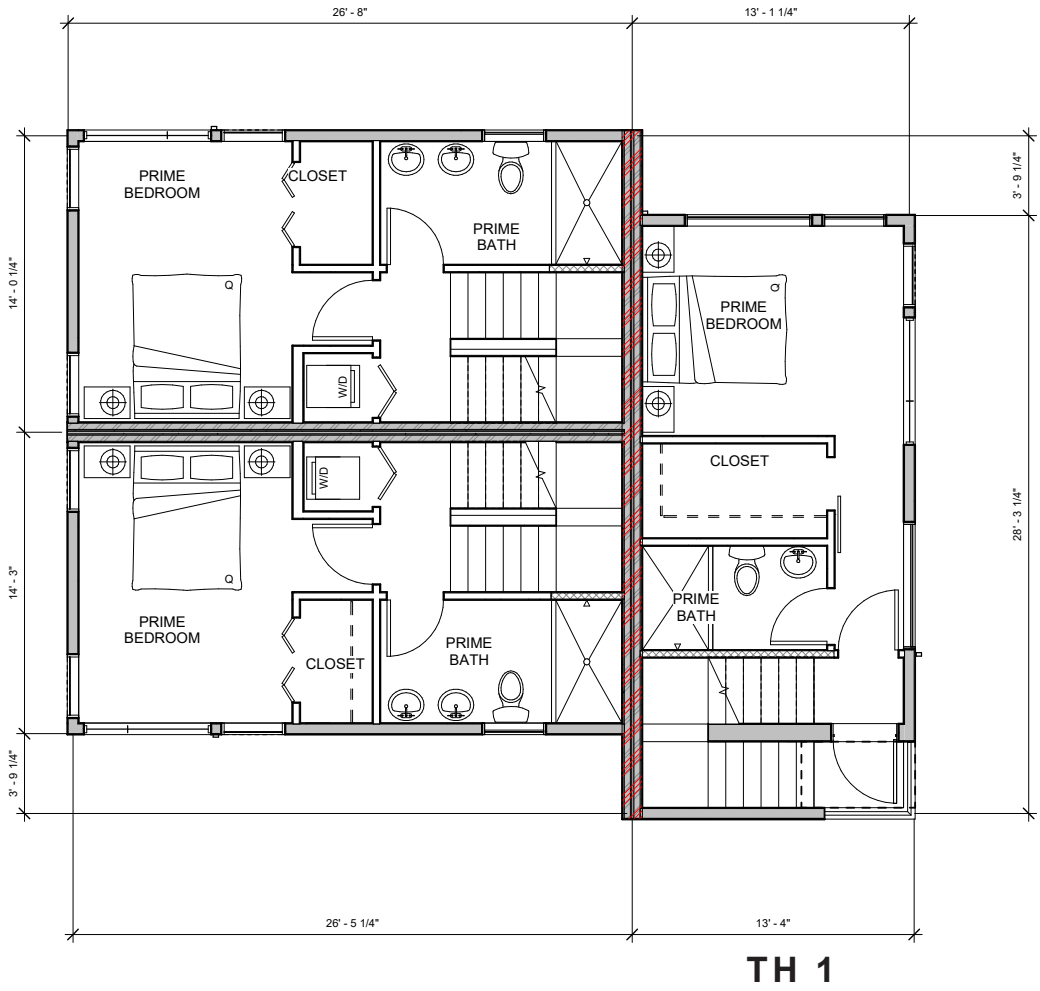
TH 2



BUILDING 1 - ROOF DECK ⓘ

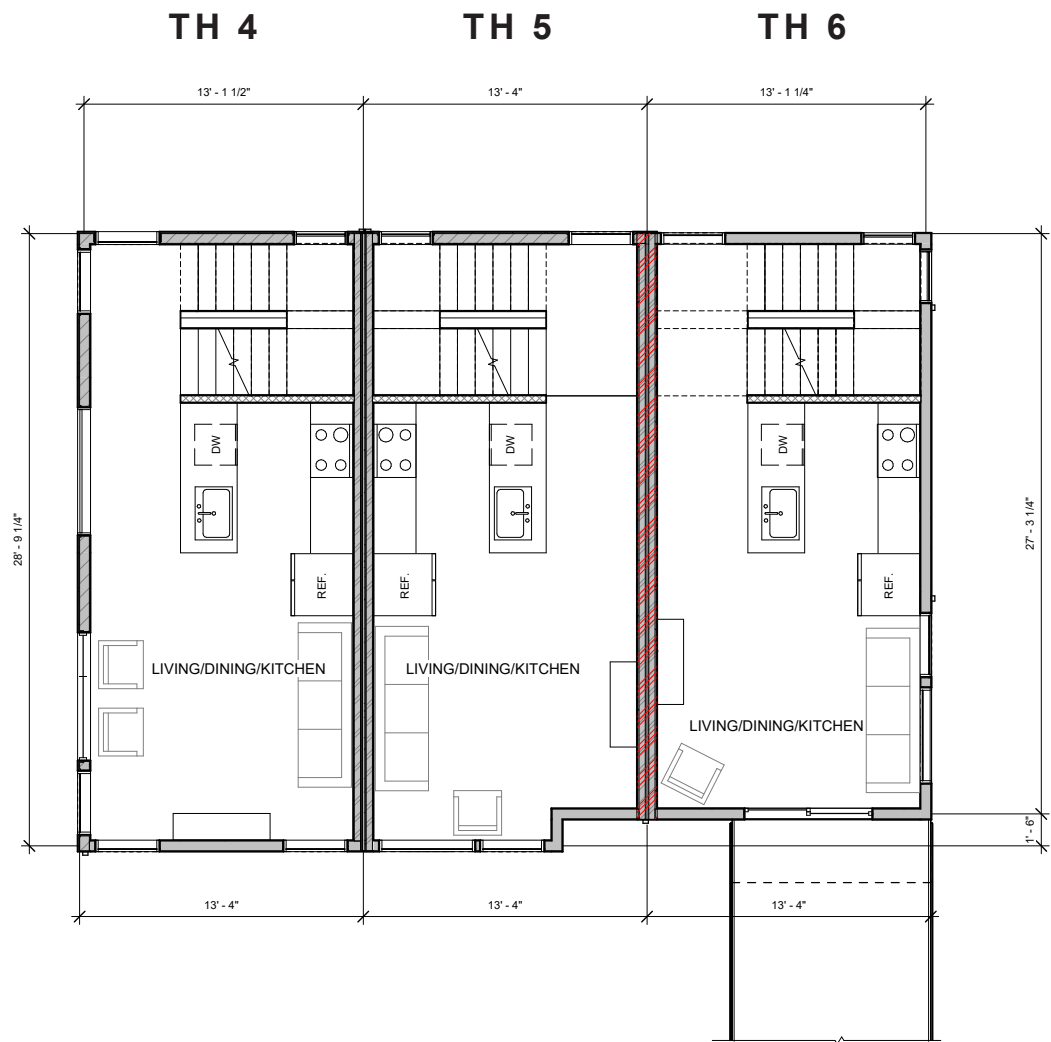
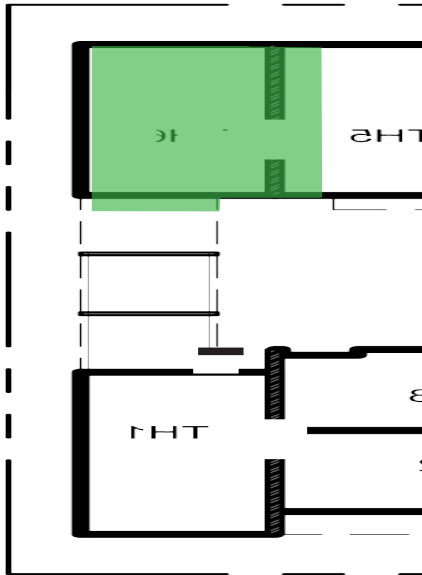
TH 3

TH 2

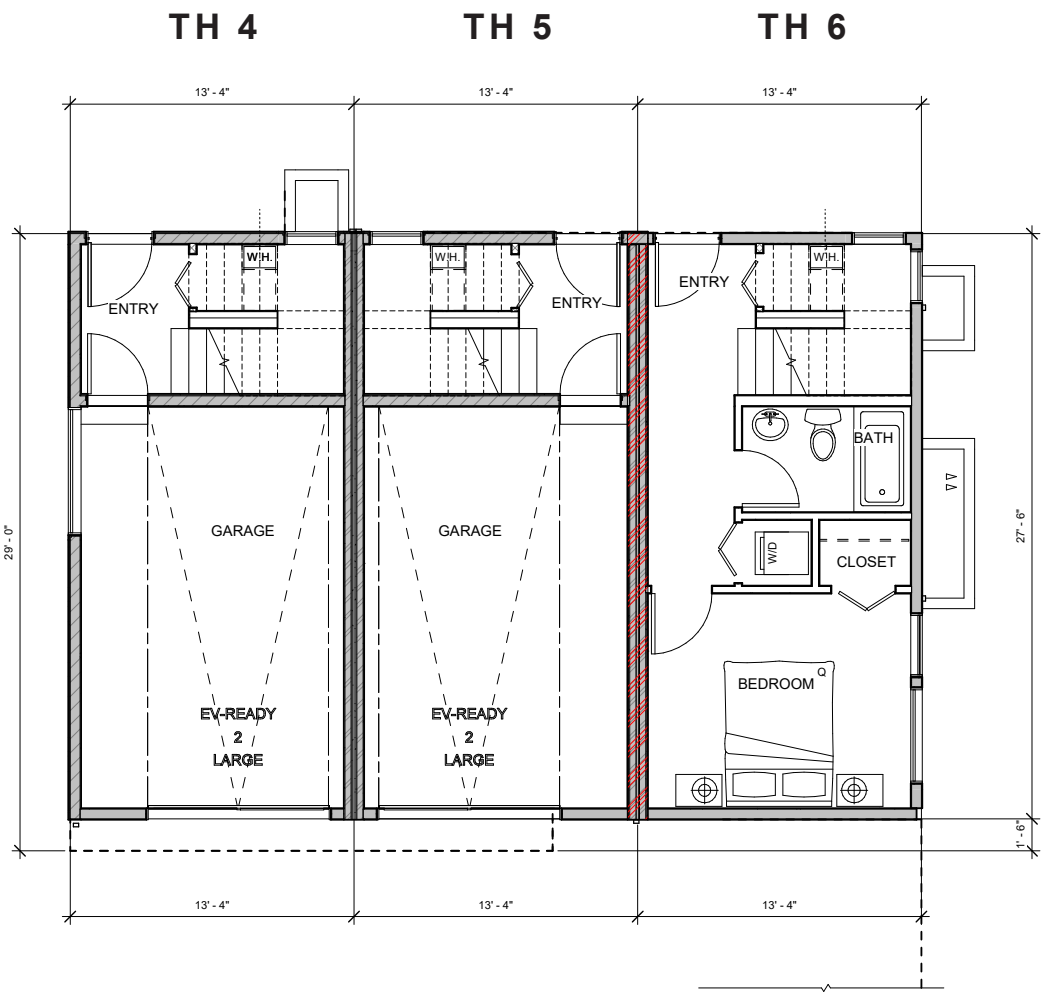


BUILDING 1 - THIRD FLOOR ⓘ



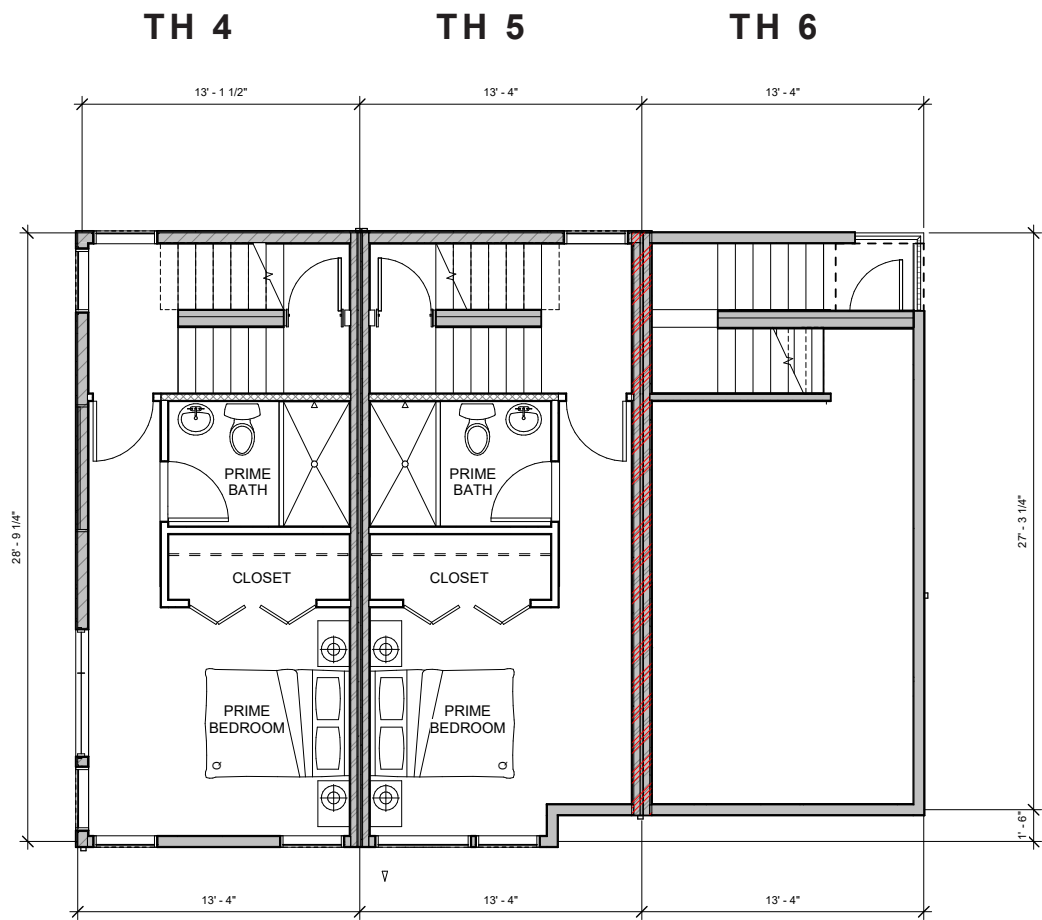
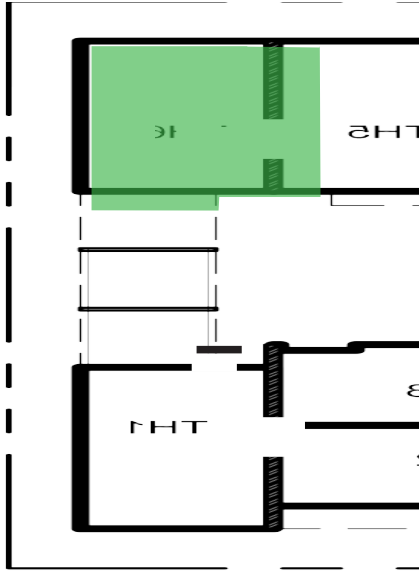


BUILDING 2 - SECOND FLOOR ⓘ

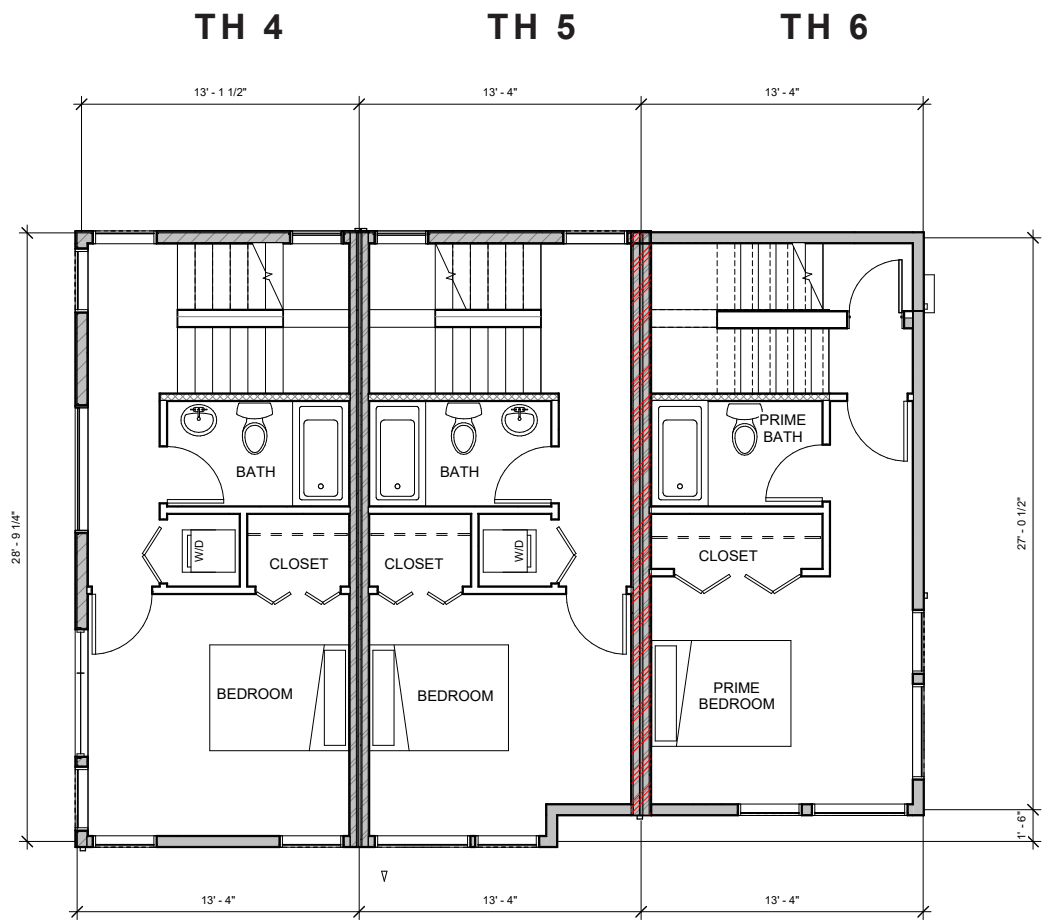


BUILDING 2 - FIRST FLOOR ⓘ





BUILDING 2 - FOURTH FLOOR ⓘ



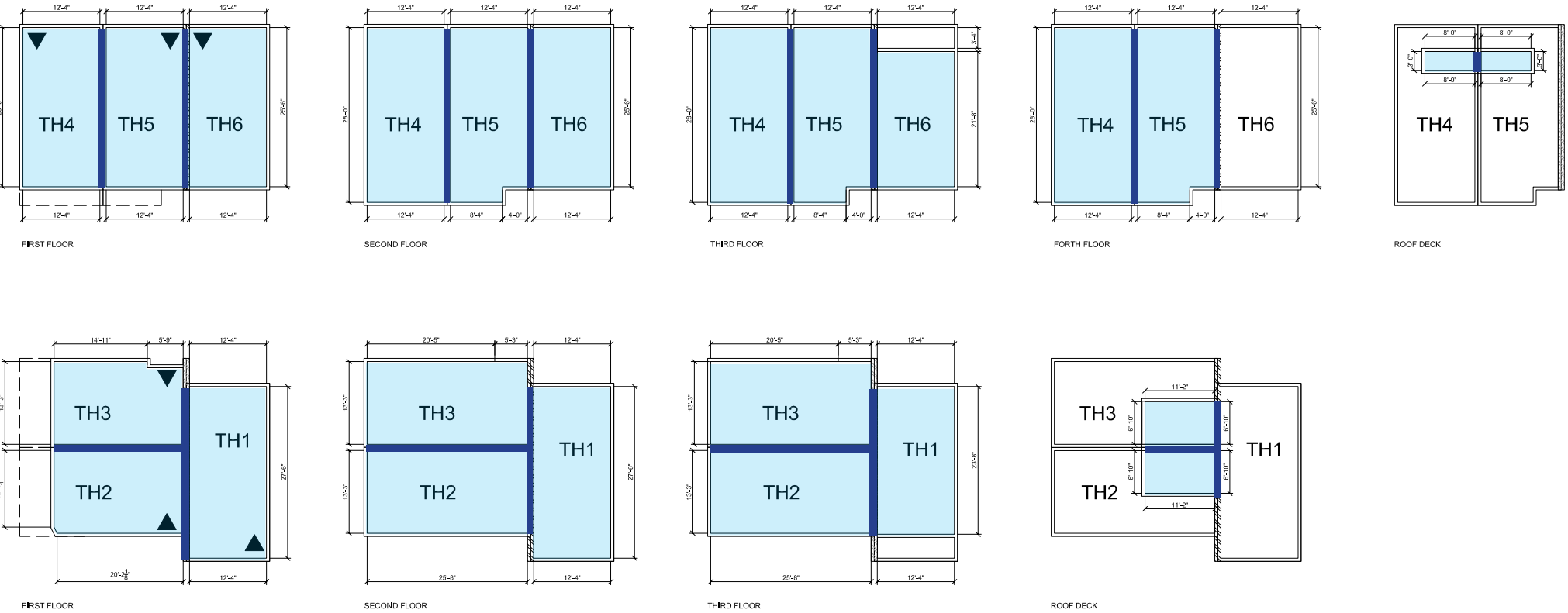
BUILDING 2 - THIRD FLOOR ⓘ



FAR & GFA DIAGRAMS

ALL FAR MEASUREMENTS SHALL BE MEASURED TO THE FACE OF EXTERIOR WALLS WHICH INCLUDES DRYWALL PER DR. 4-2019

- FLOOR AREA INCLUDED IN BOTH FAR CALCULATIONS AND GFA CALCULATIONS FOR MHA FEES
- FLOOR AREA INCLUDED ONLY IN GFA CALCULATIONS FOR MHA FEES



ZONING INFO (PROVIDED)

	FAR:	GFA:
TH1		
FIRST FLOOR	339.17 SQ. FT.	351.12 SQ. FT.
SECOND FLOOR	339.17 SQ. FT.	351.18 SQ. FT.
THIRD FLOOR	291.89 SQ. FT.	303.72 SQ. FT.
TOTAL	970.23 SF	1,006.02 SF
TH2		
FIRST FLOOR	273.59 SQ. FT.	290.80 SQ. FT.
SECOND FLOOR	340.08 SQ. FT.	359.79 SQ. FT.
THIRD FLOOR	340.08 SQ. FT.	359.79 SQ. FT.
PENTHOUSE	76.30 SQ. FT.	81.89 SQ. FT.
TOTAL	1,030.05 SF	1,092.17 SF
TH3		
FIRST FLOOR	268.08 SQ. FT.	283.29 SQ. FT.
SECOND FLOOR	340.08 SQ. FT.	358.04 SQ. FT.
THIRD FLOOR	340.08 SQ. FT.	358.04 SQ. FT.
PENTHOUSE	76.30 SQ. FT.	81.89 SQ. FT.
TOTAL	1,024.54 SF	1,081.26 SF
TH4		
FIRST FLOOR	314.50 SQ. FT.	327.25 SQ. FT.
SECOND FLOOR	345.33 SQ. FT.	359.33 SQ. FT.
THIRD FLOOR	345.33 SQ. FT.	359.33 SQ. FT.
FORTH FLOOR	345.33 SQ. FT.	359.33 SQ. FT.
PENTHOUSE	24.00 SQ. FT.	25.50 SQ. FT.
TOTAL	1,374.49 SF	1,430.74 SF
TH5		
FIRST FLOOR	314.50 SQ. FT.	340.00 SQ. FT.
SECOND FLOOR	335.33 SQ. FT.	362.08 SQ. FT.
THIRD FLOOR	335.33 SQ. FT.	362.08 SQ. FT.
FORTH FLOOR	335.33 SQ. FT.	362.08 SQ. FT.
PENTHOUSE	24.00 SQ. FT.	25.50 SQ. FT.
TOTAL	1,344.49 SF	1,453.90 SF
TH6		
FIRST FLOOR	314.50 SQ. FT.	327.25 SQ. FT.
SECOND FLOOR	314.50 SQ. FT.	327.25 SQ. FT.
THIRD FLOOR	267.22 SQ. FT.	278.05 SQ. FT.
TOTAL	896.22 SF	932.55 SF

TOTAL = 6,640.02 SF / 6,996.82 SF (359.98 SF / 3.18 SF UNDER ALLOWABLE FAR)

AMENITY:

GROUND: 632.8 SF (7,87 SF)  
TOTAL: MIN. SATISFIED





THANK YOU