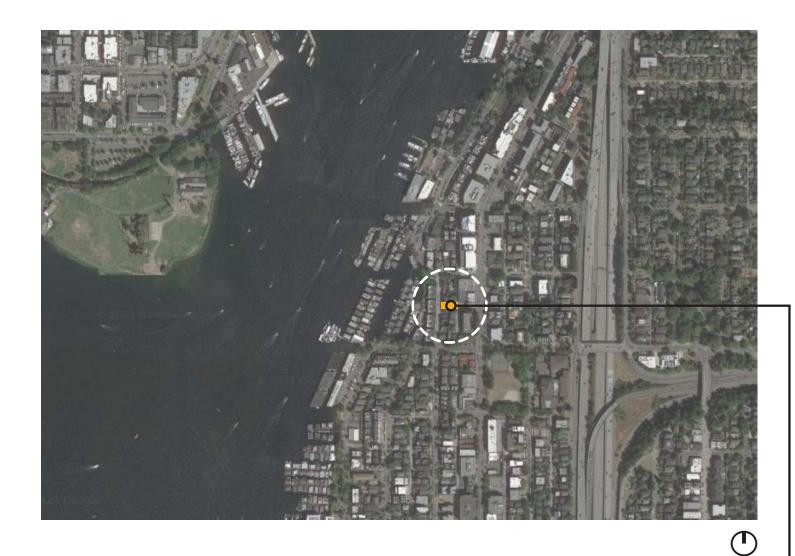




PROJECT INTRODUCTION	Site Location + Information	3
SITE INFORMATION	Zoning Summary	4
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EXISTING SITE

The project site is parcel #1959700105 located on 2624 Eastlake Ave E between E Roanoke St and E Edgar St. The lot measures roughly 110'-0" deep by 50'-0" wide, and is approximately 5,500 SF. Currently there is a single family structure on the site that will be removed for the proposed project. The site is positioned in the Neighborhood Commercial Zone. All parcels abutting the projects site are multi-family residences located within the zoning designation Neighborhood Commercial, except for the neighboring parcel to the East, which is zone as Low Rise.

ZONING AND OVERLAY DESIGNATION

The project parcel is zoned NC2-65 (M2), as are its North and South abbuting parcels. The parcels to the East across the alley are zoned Low Rise (LR2)and have ample access to public transportation. This property is part of the Eastlake Residential 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 two new multi-family residential buildings each containing three townhouse units. The existing single family residence will be demolished under this proposal. The townhouses will be approximately 1700 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 Eastlake 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 5 on site parking spaces.

NEIGHBORHOOD CUES

The subject parcel is located in a highly developing portion of the Eastlake Residential Urban Village, and is located in neighborhood commercial zoning. A prime location for increased density, the neighborhood offers high walking scores and access to commercial areas in Eastlake as well close proximity to Lake Union. 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, multi-family apartment buildings, office buildings, and commercial spaces. The neighborhood is in transition with multiple townhouse and apartment projects currently under development in the neighborhood. As the neighborhood increases density, the precedents found include a variety of architectural styles including roof forms and material choices.

VICINITY MAP



SITE LOCATION 2624 Eastlake Ave E Seattle. WA 98102

ZONING SUMMARY ZONE: NC2-65 (M2) ECA: NONE

PROJECT PROGRAM

Site Area: 5500 SF Number of Residential Units: 6 Number of Parking Stalls: 5 Approx. FAR = 10,262 SF Approx. FAR Per Unit = 1,710 SF

ADJUSTMENTS REQUESTED

None

Address: 2624 Eastlake Ave E., Seattle, WA 98102

Parcel #: 1959700105 Zoning: NC2-65 (M2)

Overlays: Eastlake Residential Urban Village

Site Area: 5,500.00 SF

23.46.004 Permitted Uses

Permitted outright: Residential

23.47A.012 Structure height

Allowed Maximum Base Height 65'-0"
5'-0" Additional allowed for pitched roof 70'-0"
16'-0" Additional allowed for penthouses 81'-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.)

23.47A.013 Floor Area Ratio

Maximum FAR: 4.5 (24,773 SF)

23.47A.014 Setback Requirements

Front Setback: None Side Setback: None

Rear Setback: Adjacent to LR zoning 10'-0" setback above 13' up to 65'

23.47A.016 Landscaping and Screening Standards

Green Factor score of 0.3 or greater, pursuant to Section 23.86.019, is required for any lot with a development containing more than four new dwelling units or a congregate residence; or

B. development, either a new structure or an addition to an existing structure, containing more than 4,000 new square feet of non-residential uses; or

C. any parking lot containing more than 20 new parking spaces for automobiles.

Street Tree Requirements

Street trees are required when any development is proposed, except as provided in subsection 23.47A.016.B.2 and Section 23.53.015.

23.47A.024 Amenity Area

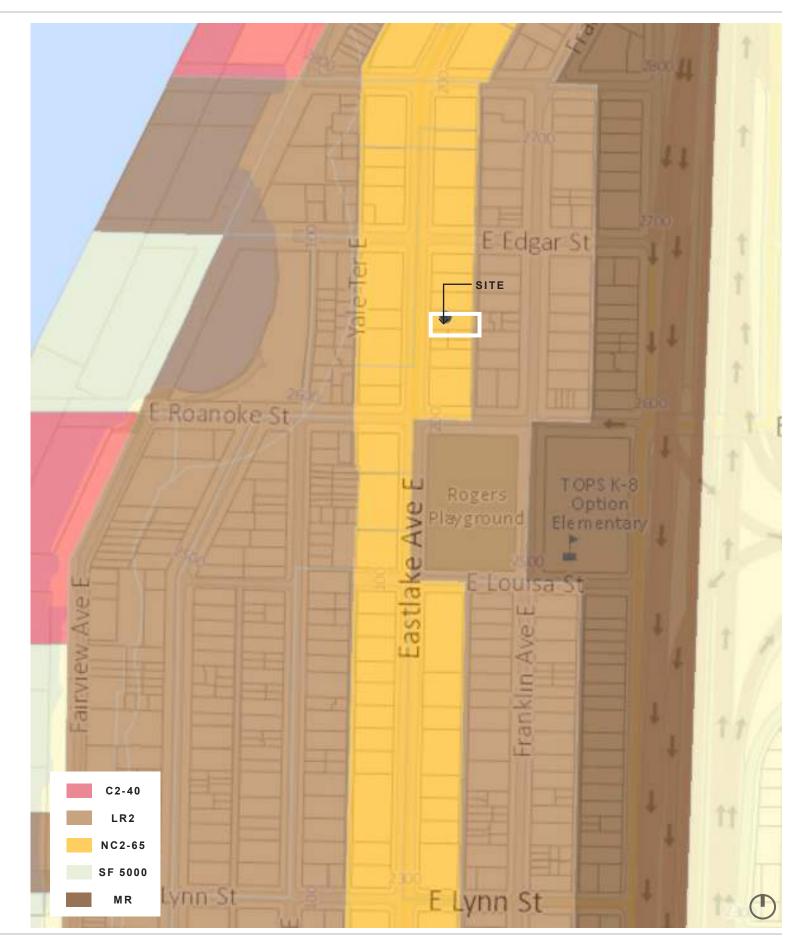
Required: ~ 550 SF (5% of Gross Floor Area)

23.54.015 Required Parking

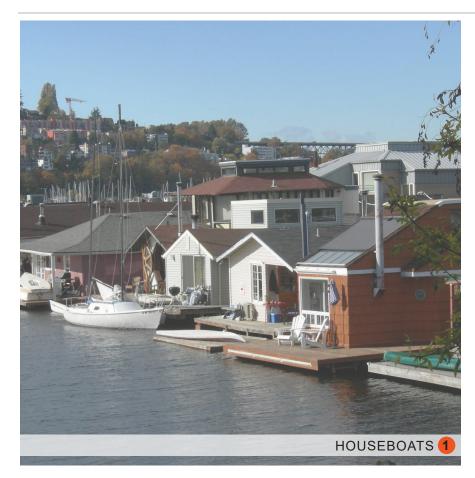
The project is located within an Urban Village and no parking is required for residential and non residential uses. Location qualifies for frequent transit designation.

23.54.040 Solid Waste & Recyclable Materials Storage and Access

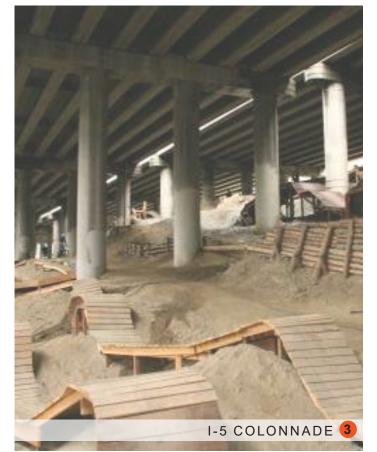
SPU approval will be obtained for the storage area shown on the site plan



C O N E ARCHITECTURE 922 NW 56TH STREET TOWNHOME #6798419-CN

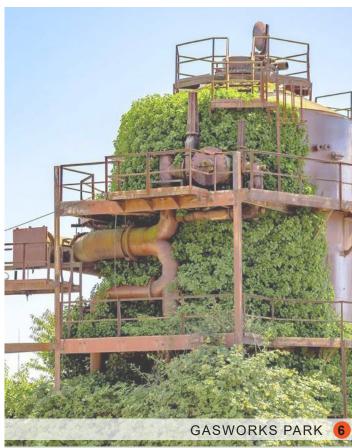






















EASTLAKE AVE E LOOKING EAST -



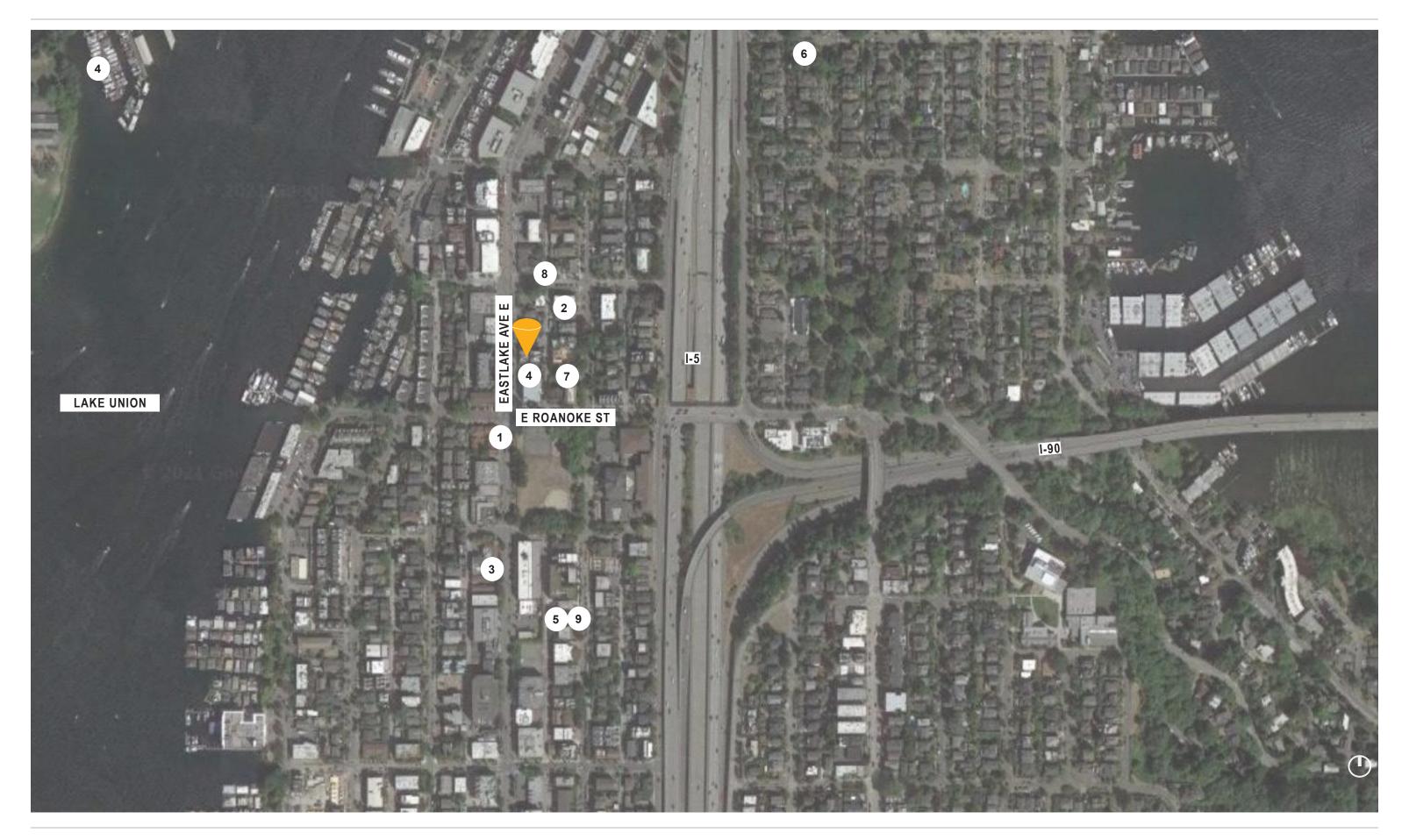
E ROANOKE STREET



EASTLAKE AVE E LOOKING EAST -

C O N E ARCHITECTURE 2624 EASTLAKE AVE E #3038411-EG

E EDGAR STREET



SURROUNDING MULTIFAMILY CONTEXT ANALYSIS

This Eastlake neighborhood offers residents an urban suburban mixed feel. The neighborhood is growing and there a various smooth transitions between single family, multifamily, and commercial space. The surrounding context contains contemporary apartment buildings alongside traditional established multi-story single family homes, and historic apartment buildings. 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 street facing design.



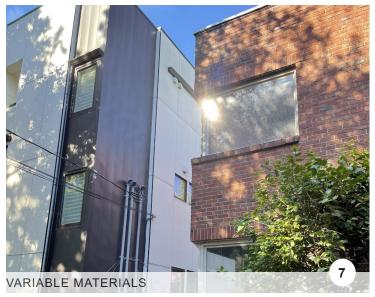
















COMMUNITY OUTREACH SUMMARY

SCREENSHOT OF SURVEY SITE

Eastlake 6 2624 Eastlake Ave E, Seattle, WA 98103 Early Outreach for Design Review

About the project

Legacy Group Capital and CONE Architecture are partner development at 2623 Eastlake Ave E. Seattle, WA. The new levelopment will be 6 townhouses with parking. Planning has just begun, and construction could start as early as Spring 2022.

ADDRESS: 2624 Eastlake Ave E, Seattle, WA 98103 SDCI RECORD NUMBER: 3038411-EG APPLICANT: CONE ARCHITECTURE CONTACT: Michelle Lalande, eastlake6@ 206-693-3133

Take our survey

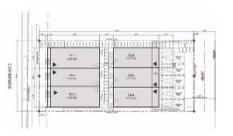
personal/sensitive information. This survey link will be available through 09/13/21.



Additional information

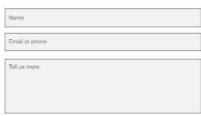
You can track our progress through the permitting pr Review Calendar and the Seattle Services Portal.

To find out more about early outreach for design review, visit the City of Seattle's Department of Neighborhood's web page

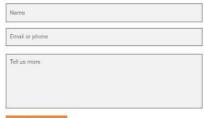


Share your thoughts

neighborhood overall, on the project website. Information you share in this surve



could be made public. Please do not share any personal/sensitive information



SCREENSHOT OF CONE SITE

---Riek. 1 Titing! i FI

Dear Resident, this flyer is to include you in a PROJECT UNDER DESIGN REVIEW in your area

Project Name Eastlake 6

Project address

2624 Eastlake Ave E, Seattle WA 98102

SDCI record number 3038411-EG

Michelle Lalonde, CONE Architecture Eastlake6@cone-arch.com, 206-693-3133

About the project

Legacy Group Capital and CONE Architecture are partnering on the development of 2624 Eastlake Ave E, Seattle, WA. The new development will include 6 townhouses with 5 parking stalls. Planning has just begun, and construction could start as early as Summer 2022.

Share your thoughts

We want to hear from the community about this project. 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.



ONLINE SURVEY

www.surveymonkey.com/r/ZSGHZ5Q
Go to link or scan code. Available from
August 20 - September 13, 2021 PROJECT WEBSITE cone-outreach.com/eastlake6

Please visit our interactive project website to learn more about the proposal. The website features preliminary site plans and general parameters of the upcoming project. All are welcome to explore, ask questions, and provide feed

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 ADVISE THE PROPOSED PROJECT, AND WILL CONTAIN LINKS TO AN ONLINE SURVEY AND INTERACTIVE PROJECT WEBSITE.

DATE: FLYERS WERE MAILED 07/13/2021 MATERIALS ATTACHED: FLYERS AND SPREADSHEET WITH ADDRESSES

2. ELECTRONIC/ DIGITAL OUTREACH: CONE ARCHITECTURE DESIGNED AN ONLINE SURVEY THAT PROVIDED A BREIF 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 08/18/2021 SURVEY CLOSED: 09/13/2021 SURVEY WEB ADDRESS: HTTPS://WWW.SURVEYMONKEY.COM/R/V9RKDH3

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 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 OUTRACH FLYER AND SURVERY DATE: WEBSITE LAUNCHED 08/18/2021, WEBSITE CLOSED 09/13/2021 WEBSITE ADDRESS: HTTPS://WWW.CONE-OUTREACH.COM/EASTLAKE6

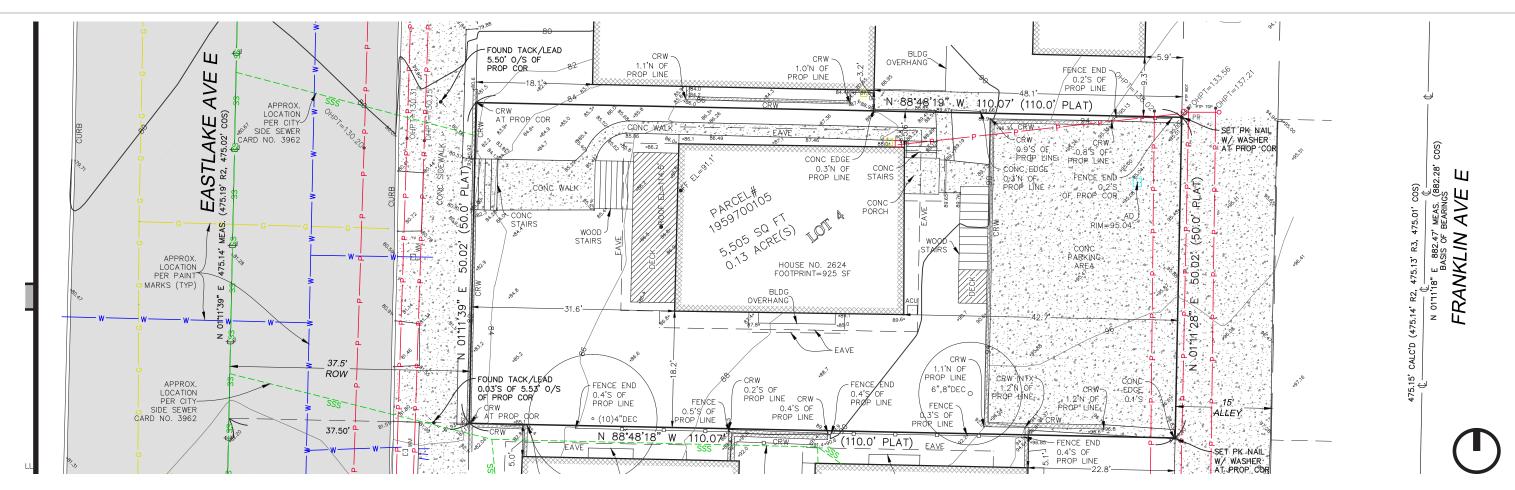
SUMMARY OF COMMUNITY RESPONSES:

1. EASTLAKE 6 SURVEY: SEVEN RESPONSES TOTAL

- 7 PERSONS LOCATED CLOSE TO THE SITE
- 5 PERSONS THINK IT IS IMPORTANT THAT IT IS NICE LOOKING,
- 6 PERSONS CONCERNED IT WILL MAKE DRIVING AND PARKING MORE DIFFICULT IN THE NEIGHBORHOOD
- IN THE OPEN RESPONSE ONE PERSON VOICED CONCERS OF PARKING AND KEEPING A TREE THAT IS IN THE CURB PLANTING STRIP, WE HAVE NOT BEEN ABLE TO LOCATE THIS TREE AND WE THINK THEY MIGHT BE THINKING OF A DIFFERENT PARCEL.
- 2. CONE ARCHITECTURE SURVEY: FIVE RESPONSES TOTAL
- 5 PERSONS LIVE CLOSE TO THE SITE
- 3 PERSONS VALUE THAT IT IS NICE LOOKING
- 3 PERSONS HAVE CONCERNS THAT IT WILL MAKE DRIVING AND PARKING MORE DIFFICULT, 2 PERSONS HAVE CONCERNS ABOUT CONSTRUCTION NOISE.

ONE COMMENT READS

" DESPITE SEEMING GRITTY IT IS AN INTIMATE NEIGHBORHOOD WITH LOTS OF BEAUTY SCATTERED AROUND. THOUGHTFUL, HIGHER END DEVELOPMENT WITH EMPHASIS ON STREET/SIDEWALK APPEAL WILL INCREASE VALUE AND BLEND IN THE 'HOOD. NOT JUST STERILE BOXES. GREEN PLANTINGS ARE GOOD TOO."



SITE: 2624 Eastlake Ave E Seattle, WA 98102

LEGAL DESCRIPTION:

DENNY FUHRMAN ADD PLat Block: 5 Plat Lot: 4

ARBORIST REPORT

Strawberry tree (Arbutus Unedo)

#	SPECIES	DBH	CSD	CONDITION AND STATUS
1	Hazelnut (Corylus cornuta)	8"	12'	Shrub. Not a regulated tree.
2	Scouler's willow (Salix scouleriana)	5.5"	16'	Good condition and health. Does not meet the threshold diameter
3	Viburnum (Viburnum sp.)	N/A	N/A	Shrub. Not a regulated tree.

8.5"

er to be classified as exceptional. Not required to be retained or protected Shrub. Not a regulated tree.

N/A

Good condition and health. Does not meet the threshold diameter to be classified as exceptional. Not required to be retained or protected



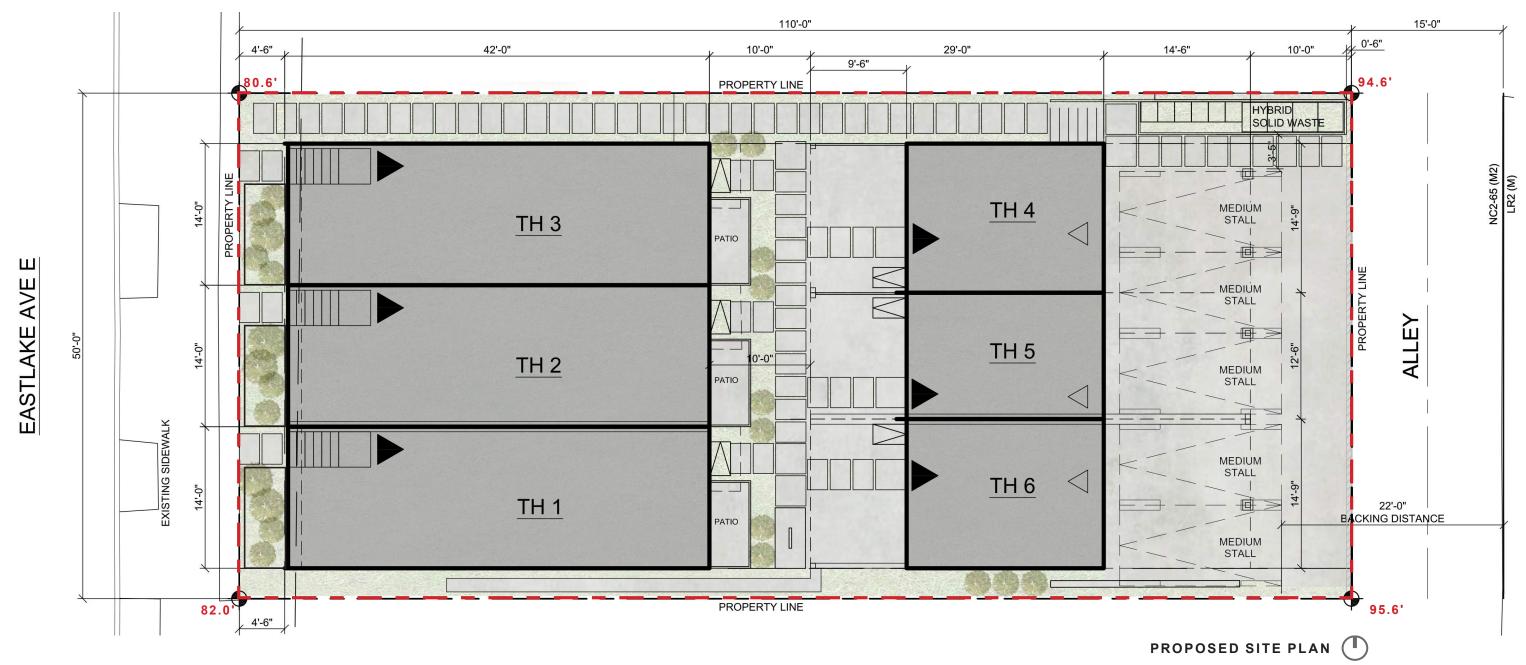




PEDESTRIAN VIEW OF SITE FROM EASTLAKE AVE E



EXISTING ALLEY CONDITION

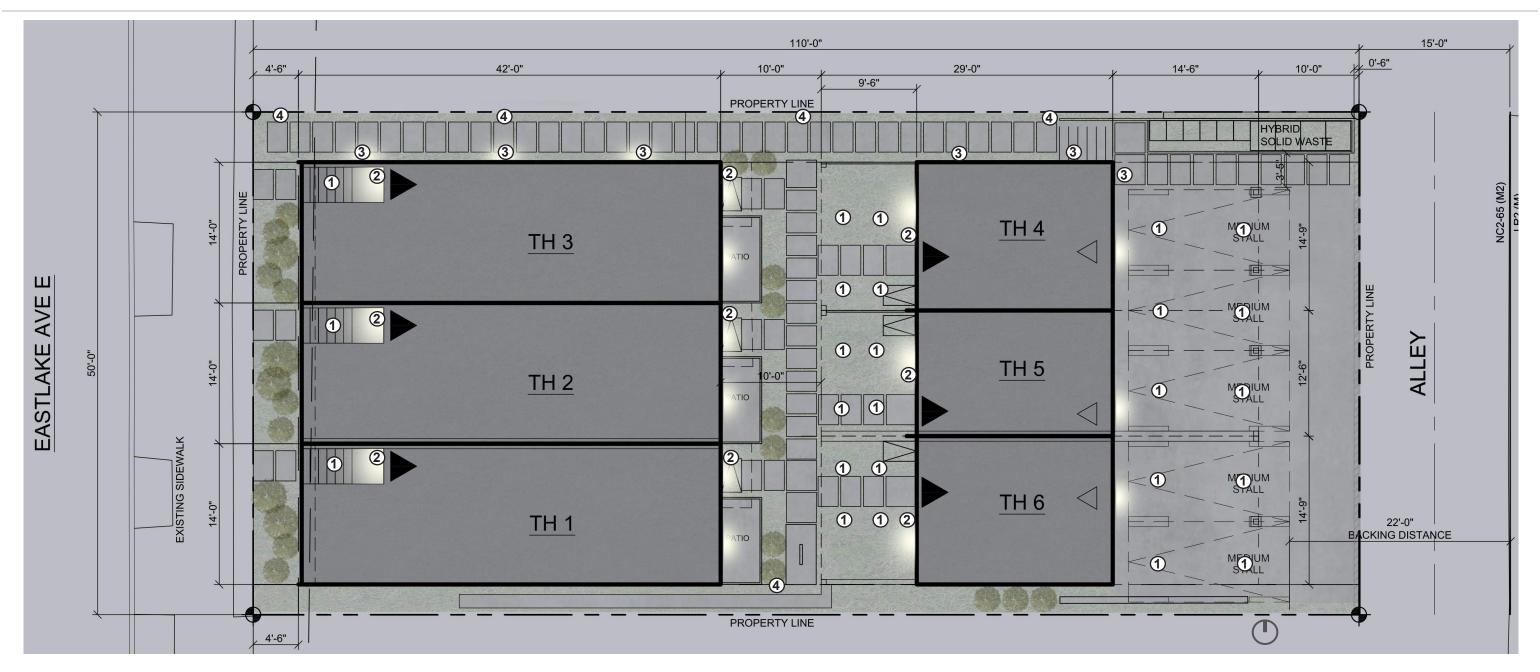


SITE PLANNING + LANDSCAPE APPROACH

The six proposed townhouse units are designed in two separate buildings with a pathway to the north and between the buildings. The parking is located to the east, off of the alley and has 5 stalls. The hybrid solid waste is also located off of the alley. Townhouse 1, 2, and 3 have a main street frontage are accessed from the entrances off of Eastlake Ave E. Townhomes 4, 5, and 6 have their main entrances off of the center pedestrian pathway. There are secondary entrances in the rear of each of the townhomes, and all entrances are covered. Each townhome has designated bike parking and there is communal bike parking located in the center courtyard for visitors.

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, south and north sides of the neighboring properties. The central courtyard was strategically placed to approximately align with the neighbors courtyard on the lot to the south, providing ample light and air for plants to flourish. Planters at the entrances of townhomes 1, 2, and 3 along Eastlake Ave E provide a pleasant pedestrian experience as well as subtly screen the windows of the main living level without blocking views.





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.



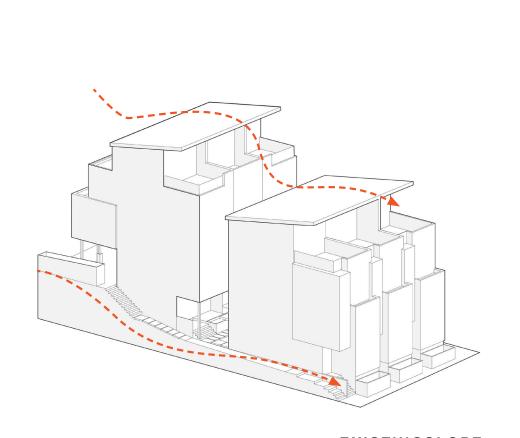




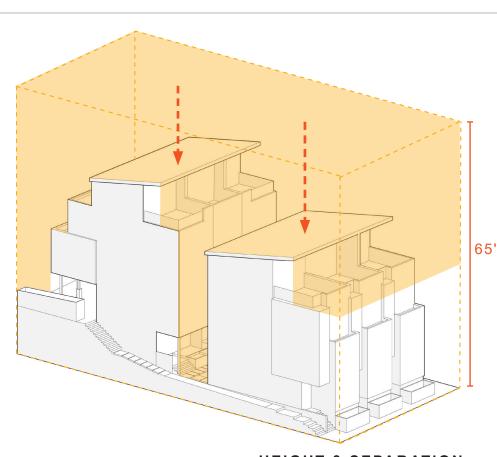




4 PATHWAY LIGHTING



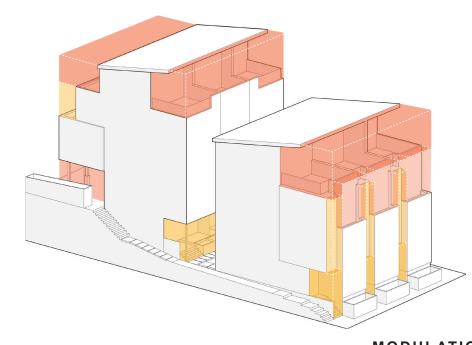
EXISTINGSLOPE
CS2.C. TOPOGRAPHY, ELEVATION CHANGES
CS2.B.1 SITE CHARACTERISTICS



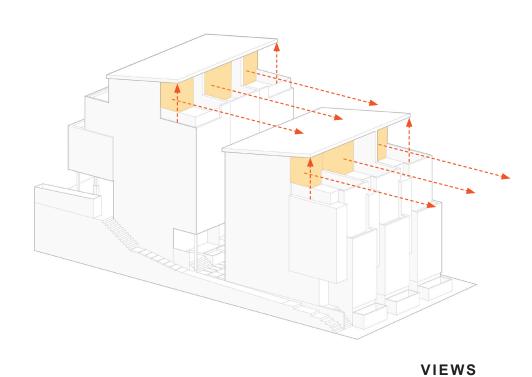
HEIGHT & SEPARATION

DC2.A.2. REDUCING PERCEIVED MASS

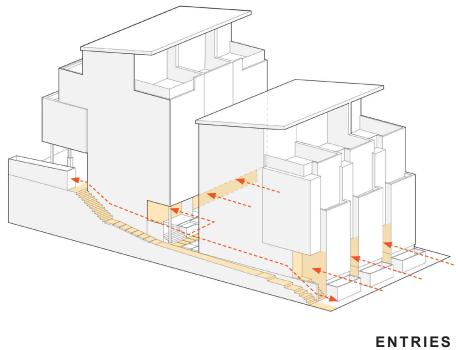
CS2.D. HEIGHT, BULK, AND SCALE



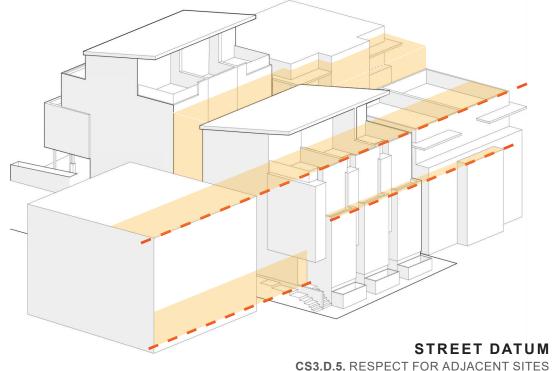
MODULATION
DC2.B.1. FACADE COMPOSITION
DC2.C.1. VISUAL DEPTH & INTEREST



DC3.B OPEN SPACES USES & ACTIVITIES PL1.C.1. OUTDOOR USES SELECTING ACTIVITY AREAS



PL3.A ENTRIES - ENSEMBLE OF ELEMENTS
PL3.B RESIDENTIAL EDGES - PRIVACY



CS3.D.5. RESPECT FOR ADJACENT SITES
CS2.C.2. MID BLOCK SITES

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.A MASSING	1. Site characteristics and uses: Arrange the mass of the building taking into consideration the characteristics of the site and the proposed uses of the building and its open space. In addition, special situations such as very large sites, unusually shaped sites, or sites with varied topography may require particular attention to where and how building massing is arranged as they can accentuate mass and height. 2. Reducing perceived mass: Use secondary architectural elements to reduce the perceived mass of larger projects. Consider creating recesses or indentations in the building envelope; adding balconies, bay windows, porches, canopies or other elements; and/or highlighting building entries.	Massing has been significantly reduced by not developing up to the 65' allowable height limit. The development has been split into two building to further reduce the scale and to obtain better natural light into the program. The proposal respond to the sloping topography and staggers the buildings to help avoid privacy concerns and to allow for rooftop views for all units. The penthouses are situated at the back of the building to reduce the scale along the street front. Modulation, recessed entries and open rail also help in the break down of the perceived mass.
DC2.B ARCHITECTURAL AND FACADE COMPOSITION	1: Façade composition for street and alley: Design all building facades—including alleys and visible roofs—considering the composition and architectural expression of the building as a whole. Ensure that all facades are attractive and well proportioned through the placement and detailing of all elements, including bays, fenestration, and materials, and any patterns created by their arrangement. On sites that abut an alley, design the alley façade and its connection to the street carefully. At a minimum, consider wrapping the treatment of the street-facing façade around the alley corner of the building.	The façade modulates at the street facing façade to provide visual interest, break up the massing and highlight the setback entries. The volume over the entry is separated from the other façade planes to create three planes of modulation which help define the individual units and provide a good break for material transitions. The high quality materials wrap the front facade and terminate in plane with the neighboring building setbacks. The rest of the building follows the same design language as the street front. The alley facade modulates at each level as well as incorporates the high quality material into the rear of the building.
DC2.C SECONDARY ARCHITECTURAL FEATURES	Fit with neighboring buildings: Use design elements to achieve a successful fit between a building and its neighbors, such as: a. Considering aspects of neighboring buildings through architectural style, roof line, datum line Detailing, fenestration, color or materials, b. Using trees and landscaping to enhance the building design and fit with the surrounding Context, and/or c. Creating a well-proportioned base, middle and top to the building in locations where this Might be appropriate. Consider how surrounding buildings have addressed base, middle, and Top, and whether those solutions—or similar ones—might be a good fit for the project and its Context.	Brick is abundant in the neighborhood. We wanted to respond to the material but use it in a modern application since we are in an evolving neighborhood. We decided to propose a dark gray brick and then bring in the tone of the red brick by the use of the corten. The corten is primarily used to respond to Gasworks Park which we are highlighting views of but it's also a nod to the material palette of the red brick in the neighborhood. Roof and setback datums of the neighboring properties helped inform the proposed massing and material transitions.

CS2.D. HEIGHT, BULK, AND SCALE	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.D.5. RESPECT FOR ADJACENT SITES	Respect adjacent properties with design and site planning to minimize disrupting the privacy and outdoor activities of residents in adjacent buildings.	The roof decks and balcony heights of the south neighbor create a datum line that we responded to in our location of decks and modulation breaks. The most recessed portion of the design is at the entries so we oriented the entires to the north side so we can respond to the setback datum of the north neighbor. Glazing was placed thoughtfully to avoid privacy overlaps between the proposed and existing buildings.
DC3. OPEN SPACE CONCEPT	Integrate open space design with the design of the building so that each complements the other.	
DC3.B. OPEN SPACES USES & ACTIVITIES	 Meeting user needs: plan the size, uses, activities, and features of each open space to meet the needs of expected users, ensuring each space has a purpose and function. Matching uses to conditions: respond to changing environmental conditions such as seasonal and daily light and weather shifts through open space design and/or programming of open space activities. For example, place outdoor seating and gathering areas where there is sunny exposure and shelter from wind. Build flexibility into the design in order to accommodate changes as needed; e.g. a southfacing courtyard that is ideal in spring may become too hot in summer, necessitating a shift of outdoor furniture to a shadier location for the season. 	The open spaces in this design were prioritized to capture the views out over Lake Union, Gasworks Park and the Olympics. The roof decks were designed to create year round usable open space by providing a large roof canopy for weather protection. Open rail was utilized to open up the view as well as breaking down the massing. The building steps with the topography so the rear units will sit above the front and also have views out west. The building separation allows for ground amenity that is pulled off the street and the alley. The additional recess at the rear building allows for a flexible covered area and also visually increases the separation.
PL3. STREET-LEVEL INTERACTION	Encourage human interaction and activity at the street-level with clear connections to building entries and edges.	
PL3. 2. RESIDENTIAL EDGES	1. Security and privacy: provide security and privacy for residential buildings through the use of a buffer or semi-private space between the development and the street or neighboring buildings. consider design approaches such as elevating the main floor, providing a setback from the sidewalk, and/or landscaping to indicate the transition from one type of space to another. 2. Ground-level residential: privacy and security issues are particularly important in buildings with ground-level housing, both at entries and where windows are located overlooking the street and sidewalk. consider providing a greater number of transition elements and spaces, and choose materials carefully to clearly identify the transition from public sidewalk to private residence. In addition to the ideas in pl3.b1, design strategies include: a. Vertical modulation and a range of exterior finishes on the facade to articulate the location of residential entries; b. Pedestrian-scaled building addressing and signage, and entry elements such as mail slots/boxes, doorbells, entry lights, planter boxes or pots; and c. A combination of window treatments at street level, to provide solutions to varying needs for light, ventilation, noise control, and privacy. 4. Interaction: provide opportunities for interaction among residents and neighbors. Consider locating commonly used features or services such as mailboxes, outdoor seating, seasonal displays, children's play equipment, and space for informal events in the area between buildings as a means of encouraging interaction.	An additional ten foot setback exists at the entry level of the rear



VIEW FROM SOUTHWEST



VIEW FROM NORTHWEST



VIEW FROM ALLEY



VIEW OF COURTYARD

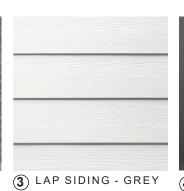




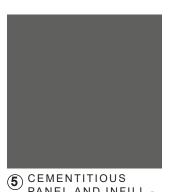
WEST ELEVATION BUILDING 1













CEMENTITIOUS
PANEL AND INFILL -

EAST ELEVATION BUILDING 1

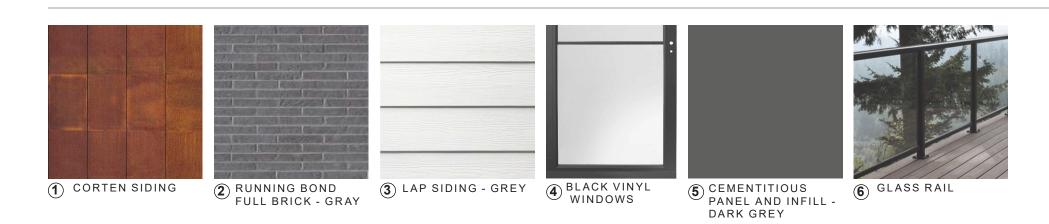
PROPOSED MATERIALS

Materials have been thoughtfully chosen to complement the neighborhood and introduce high level texture, detail and modernity. The corten details will be positioned at pedestrian levels to create a textured pedestrian experience at the street front and main entry doors. Corten is introduced for warmth and texture and also located at specific volumes on the upper levels. 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. Metal and glass railing will be introduced at the roof.

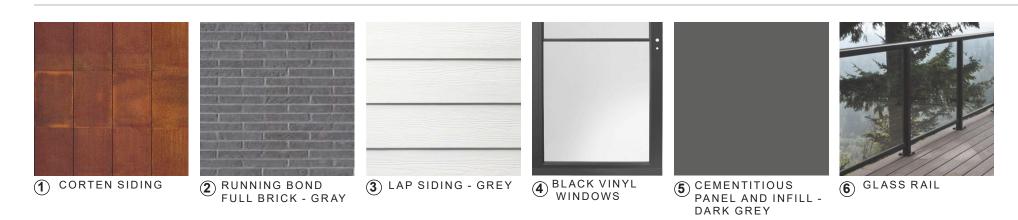
CONE ARCHITECTURE

DARK GREY







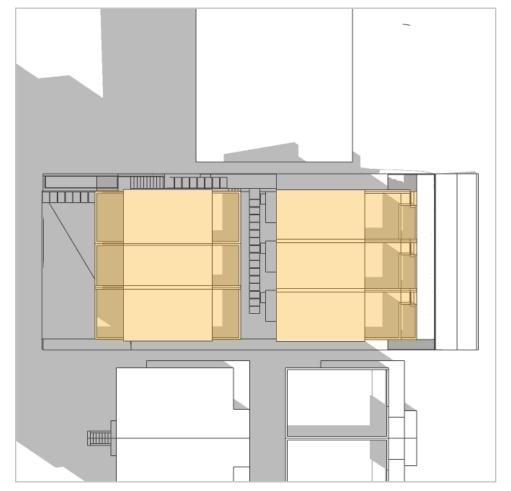




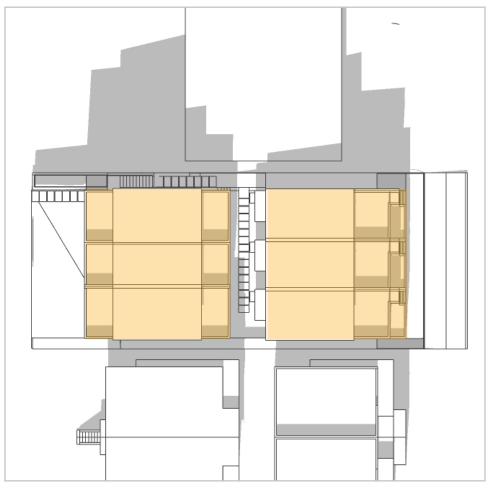


BLDG 2 WEST EAST ELEVATION

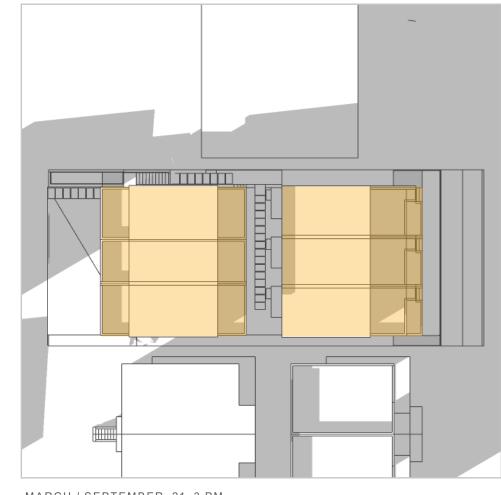
BLDG 2 WEST ELEVATION



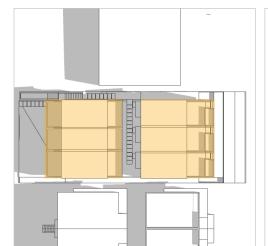


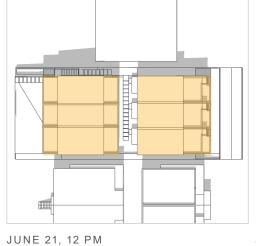


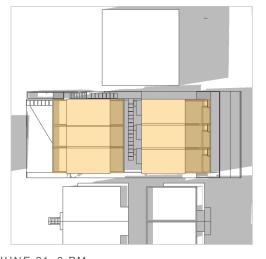
MARCH / SEPTEMBER 21, 12 PM

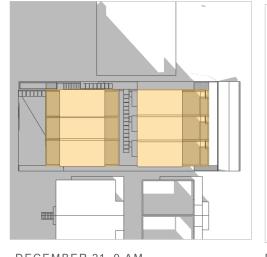


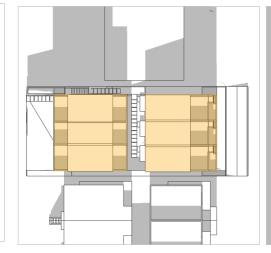
MARCH / SEPTEMBER 21, 3 PM

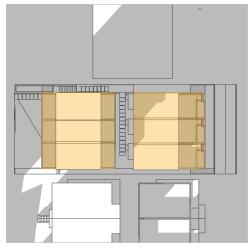












JUNE 21, 3 PM

DECEMBER 21, 9 AM

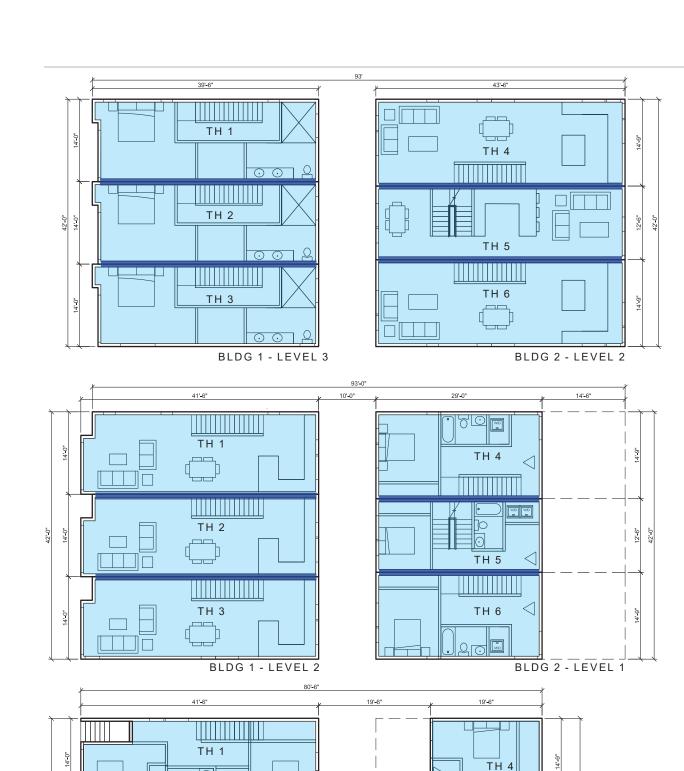
DECEMBER 21, 12 PM

DECEMBER 21, 3 PM

JUNE 21, 9 AM







TH 5

TH 6

BLDG 2 - BASEMENT

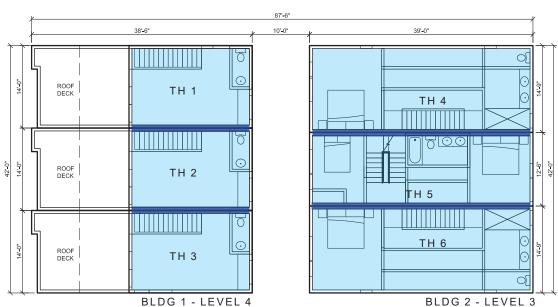
FAR & GFA DIAGRAMS

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

ROOF DECK TH 4 ROOF DECK ROOF DECK TH 5 ROOF DECK ROOF DECK



GFA CALCULATION

UNIT 1 & 3:

FIRST FLOOR SECOND FLOOR THIRD FLOOR PENTHOUSE TOTAL	509.21 SQ. FT. 537.75 SQ. FT. 509.50 SQ. FT. 276.75 SQ. FT. 1,833.21 SQ. FT. x 3,666.42 SQ. FT.
UNIT 2: FIRST FLOOR SECOND FLOOR THIRD FLOOR PENTHOUSE TOTAL	529.46 SQ. FT. 558.00 SQ. FT. 528.25 SQ. FT. 287.00 SQ. FT. 1,902.71 SQ. FT.
UNIT 4 & 6: BASEMENT FIRST FLOOR SECOND FLOOR THIRD FLOOR PENTHOUSE TOTAL	264.81 SQ. FT. 399.06 SQ. FT. 612.75 SQ. FT. 541.50 SQ. FT. 244.62 SQ. FT. 2,062.74 SQ. FT. X 4,125.48 SQ. FT.
UNIT 5: BASEMENT FIRST FLOOR SECOND FLOOR THIRD FLOOR PENTHOUSE TOTAL	223.00 SQ. FT. 350.01 SQ. FT. 537.50 SQ. FT. 475.00 SQ. FT. 253.13 SQ. FT. 1,838.64 SQ. FT.
SITE TOTAL	11,533.25 SQ. FT.

FAR CALCULA	TION .
UNIT 1 - 3:	
FIRST FLOOR	493.21 SQ. FT.
SECOND FLOOR	518.50 SQ. FT.
THIRD FLOOR	490.50 SQ. FT.
PENTHOUSE TOTAL	266.50 SQ. FT.
TOTAL	1,768.71 SQ. FT. 3 5.306.13 SQ. FT.
	5,500.15 SQ. F1.
UNIT 4 & 6:	
BASEMENT	255.52 SQ. FT.
FIRST FLOOR	385.00 SQ. FT.
SECOND FLOOR	584.37 SQ. FT.
THIRD FLOOR	522.50 SQ. FT.
PENTHOUSE	234.90 SQ. FT.
TOTAL	1,982.29 SQ. FT. X
	3,964.58 SQ. FT.
UNIT 5:	
BASEMENT	213,71 SQ. FT.
FIRST FLOOR	322.00 SQ. FT.
SECOND FLOOR	488.75 SQ. FT.
THIRD FLOOR	437.00 SQ. FT.
PENTHOUSE	232.88 SQ. FT.
TOTAL	1,700.09 SQ. FT.
SITE TOTAL	10.970.80 SQ. FT.

TH 2

TH 3

BLDG 1 - LEVEL 1

THANK YOU

