



HJÄRTA II

DPD #3011434
DESIGN RECOMMENDATION MEETING

JULY 11, 2011



DEVELOPMENT OBJECTIVES

Construction Type: (5) five Type V 1-hour wood frame residential floors over Type I concrete construction at-grade and sub-grade

Residential Uses: 106 residential market rate apartments, mix of studios, open 1 bedrooms, true 1 and 2 bedroom units

Commercial Uses: four grade-related live/work spaces totaling approximately 2900 sf.

Use distribution by floor:

Basement: Parking one floor (49 stalls)

Level 1 (Street Level): Live-Work (4) / Parking (36 stalls)

Level 2-7: 106 Apartments

Level 8 (Roof): Roof Deck & Garden

Sustainability Goal: LEED Gold for Homes, Built Green, Energy Star

CONTENTS

| | |
|-------------------------------------|-------|
| Development Objectives + Index..... | 3 |
| Land Use Code Analysis..... | 1 |
| Site Analysis..... | 2 |
| Site Streetscapes..... | 3 |
| Context..... | 4 |
| Design Inspiration..... | 5 |
| Street Level Plan..... | 6 |
| Level 2-7, Parking Plans..... | 7 |
| Level 2 Plan..... | 8 |
| Building Sections..... | 9 |
| North Elevation..... | 10 |
| West Elevation..... | 11 |
| South Elevation..... | 12 |
| East Elevation..... | 13 |
| Exterior Finish Materials..... | 14 |
| Right Of Way Landscape..... | 15 |
| Level 2 Terrace Landscape..... | 16 |
| Landscape Roof Level Plan..... | 17 |
| Design Guidelines..... | 18-27 |
| Design Departure 1..... | 28 |
| Sun Study Diagrams..... | 29 |
| Survey..... | 30 |
| Project Composition..... | 31 |



LAND USE CODE ANALYSIS

DPD (MUP) PROJECT NUMBER: 3011434

PROJECT DESCRIPTION

HJARTA-II (BUILDING 'B') REVISION: 6 STORIES RESIDENTIAL CONSTRUCTION OVER 1 STORY COMMERCIAL, AND 1 LEVEL SUB-GRADE PARKING (5 STORIES TYPE VA CONSTRUCTION OVER 3 LEVELS TYPE IA). COMMERCIAL USE CONSISTS OF LIVE / WORK SPACES.

KING COUNTY TAX ACCOUNT NUMBER
2767700710

KING COUNTY PARCEL NUMBER
3388360000

LEGAL DESCRIPTION

LEGAL DESCRIPTION: LOTS 2, 3, 4, 5, 18, 19, 20, AND 21, BLOCK 55, GILMAN PARK, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 3 OF PLATS, PAGE 40, IN KING COUNTY, WASHINGTON.

BUILDING 'B' LOT AREA

17,989 SF

EXISTING ZONING DESIGNATION

NC3-85'

PERMITTED USES (23.47A.004)

MIXED-USE, RESIDENTIAL, LIVE-WORK, OFFICE, COMMERCIAL

PROPOSED USE

MIXED USE CONTAINING RESIDENTIAL & LIVE-WORK APARTMENTS (R2), W/ ACCESSORY PARKING (S2), AND RESIDENTIAL STORAGE (S1)

PROHIBITED USES (23.42A.005 C.2)

RESIDENTIAL USES ARE GENERALLY PERMITTED ANYWHERE IN AN NC3 STRUCTURE EXCEPT THAT THEY MAY NOT OCCUPY IN AGGREGATE MORE THAN 20% OF THE STREET LEVEL, STREET FACING FACADE. ACCESS TO RESIDENTIAL USE IS LIMITED TO 20% OF THE PEDESTRIAN STREET-FACING FACADE WIDTH.

STREET LEVEL USES (23.47A.005/23.47A.010)

- COMMERCIAL USES REQUIRED ALONG 80% OF PRINCIPAL PEDESTRIAN STREET
- RESIDENTIAL ACCESS MAY OCCUPY THE REMAINING 20% OF THE FACADE WIDTH
- NON RESIDENTIAL USES SHALL HAVE AT LEAST 13' FLOOR TO FLOOR HEIGHT, AVERAGE 30' DEPTH, WITH A MINIMUM OF 15' DEPTH
- BUSINESS USES LIMITED TO 25,000 SF MAXIMUM

BLANK FACADES (23.47A.008 A.2)

BLANK SEGMENTS SHALL NOT EXCEED 20' IN LENGTH BETWEEN 2' AND 8' ABOVE SIDEWALK. TOTAL OF ALL BLANK FACADES SHALL NOT EXCEED 40%.

TRANSPARENCY (23.47A.008 B.2)

60% OF THE STREET FACADE BETWEEN 2' AND 8' ABOVE THE SIDEWALK SHALL BE TRANSPARENT.

BUILDING HEIGHT LIMITS (23.47A.012)

NC3 ZONE

- 85'-0" REQUIRED TO TOP HIGHEST MAIN FLAT ROOF PLANE, SLOPE BONUS DOES NOT APPLY.
- 85'-0" + 4'-0" FOR PARAPETS, OPEN RAILINGS, PLANTERS, SKYLIGHTS, CLERESTORIES, GREENHOUSES
- 85'-0" + 15'-0" FOR STAIR/ELEVATOR PENTHOUSES, SOLAR COLLECTORS, AND SCREENED MECHANICAL EQUIPMENT (PROVIDED FEATURES DO NOT EXCEED 20% OF ROOF AREA, OR 25% WITH STAIR/ ELEVATOR PENTHOUSES

SETBACK (23.47A.014)

- NO SETBACK REQUIRED FOR STRUCTURES UP TO 13' IN HEIGHT EXCEPT 15' TRIANGLE FROM PROPERTY LINE ABUTTING EACH STREET AND RESIDENTIALLY ZONED LOT
- 15' FOR PORTIONS OF STRUCTURE FROM 13' - 40' IN HEIGHT
- ABOVE 40' PROVIDE AN ADDITIONAL 2' SETBACK FOR EVERY 10' IN EXCESS OF 40'

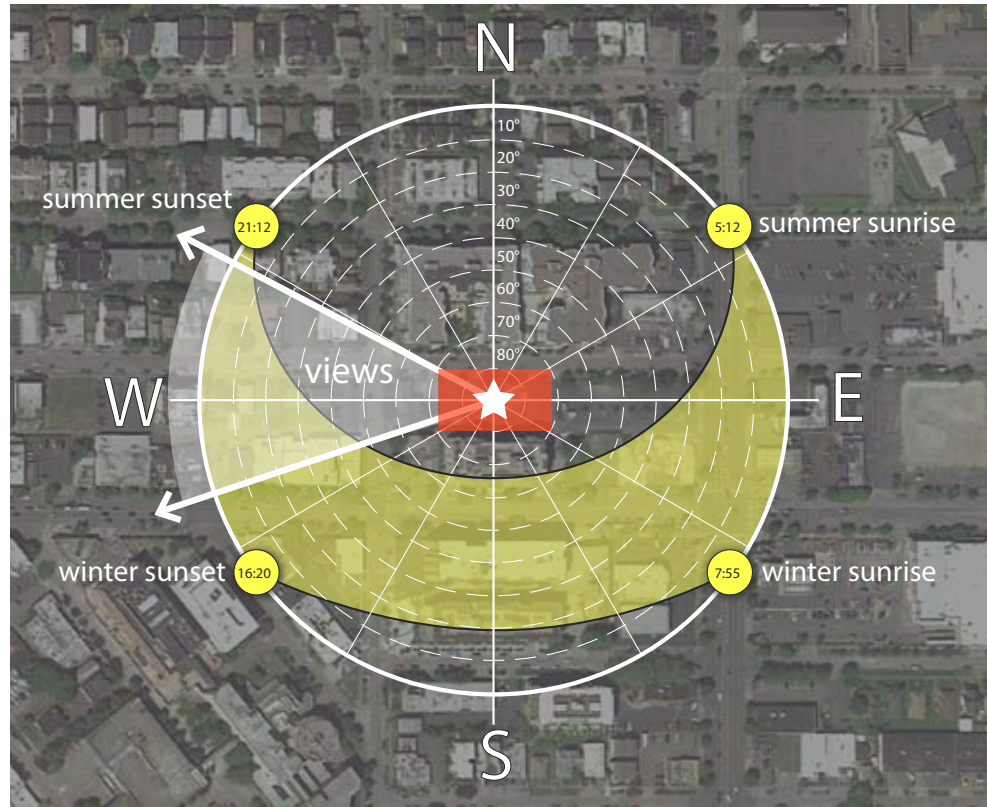
RESIDENTIAL AMENITY AREAS (23.47A.024)

5% OF TOTAL RESIDENTIAL GROSS SQUARE FOOTAGE IS REQUIRED AS AMENITY SPACE TO A LIMIT OF 50% OF THE LOT AREA INCLUDING DECKS, BALCONIES, TERRACES, ROOF GARDENS, PLAZAS, PLAY AREA, SPORT COURTS, AND COURTYARDS. RESIDENT ACCESS IS REQUIRED TO AT LEAST ONE AMENITY AREA - 10' & 250 SF MINIMUM COMMON AREA DIMENSIONS; 6' & 60 SF PRIVATE BALCONIES AND DECKS; PARKING & DRIVEWAYS NOT INCLUDED.

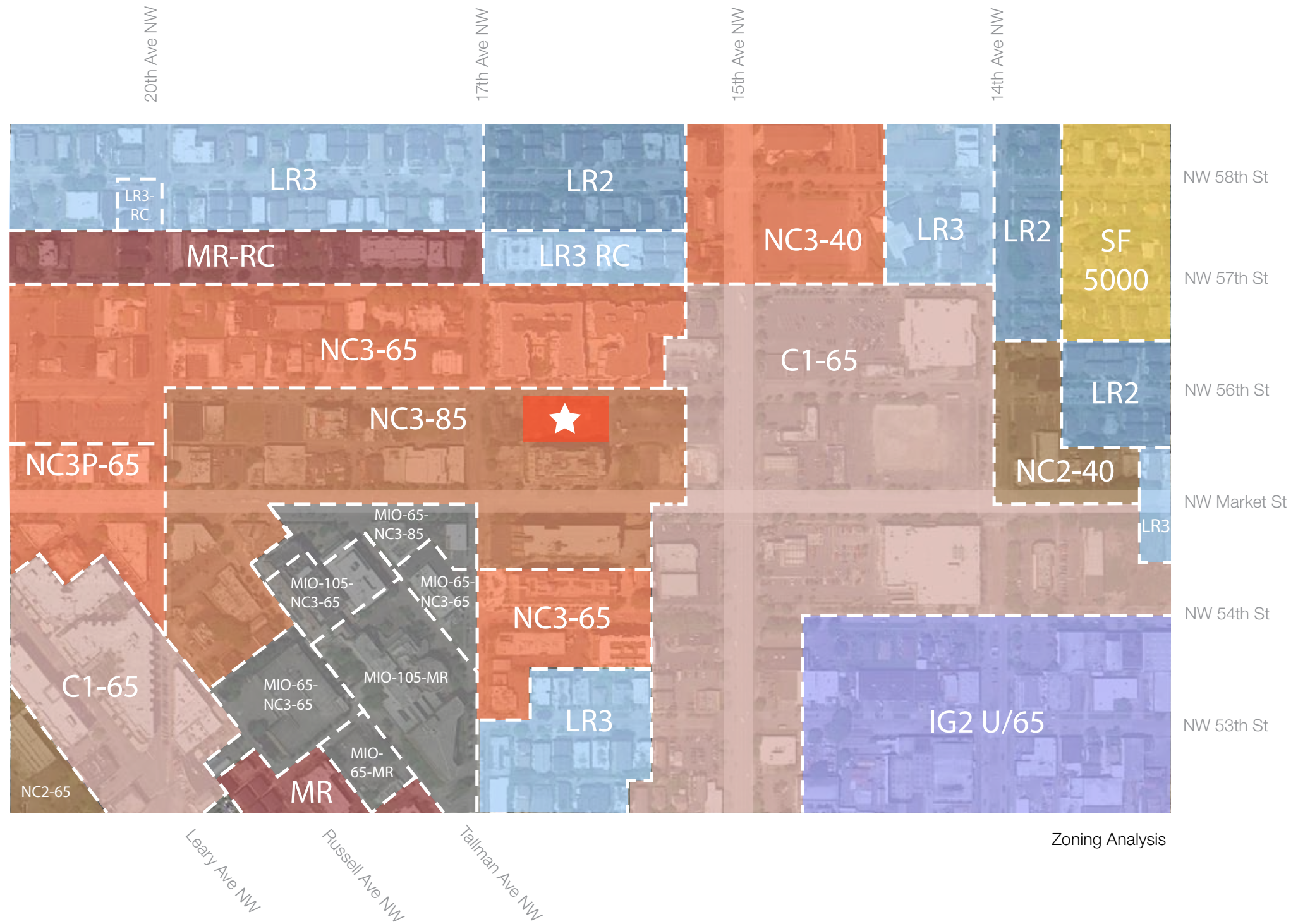
LANDSCAPE AND SCREENING STANDARDS (23.47A.016)

GREEN AREA FACTOR: LANDSCAPING THAT ACHIEVES A GREEN FACTOR SCORE OF 0.3 OR GREATER





Solar Analysis and Major Views



Zoning Analysis



← SITE EXTENTS →



Project Site at 15th Ave NW

← SITE EXTENTS →



Project Site at NW 17th St

← SITE EXTENTS →



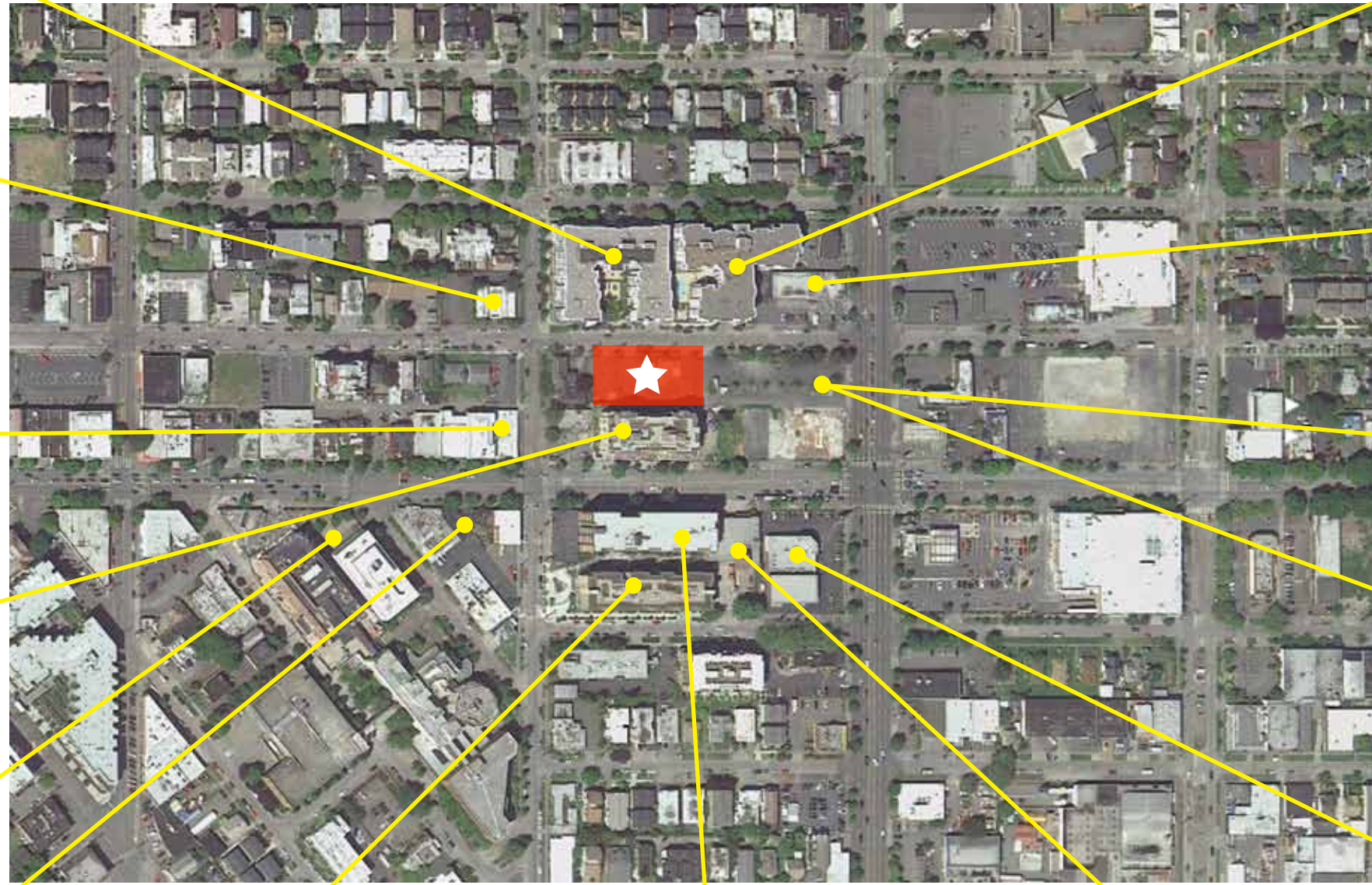
Project Site at NW 56th St



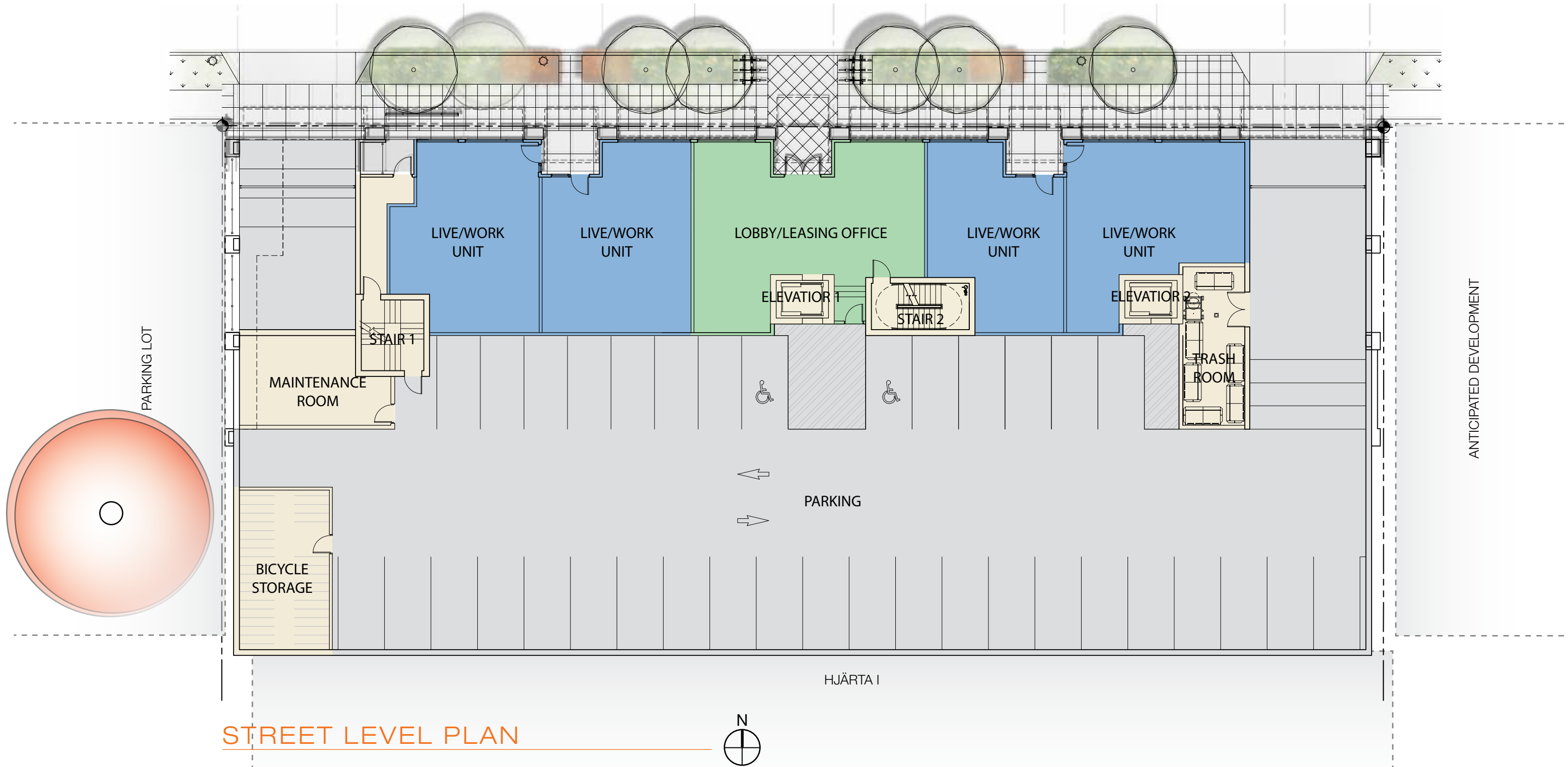


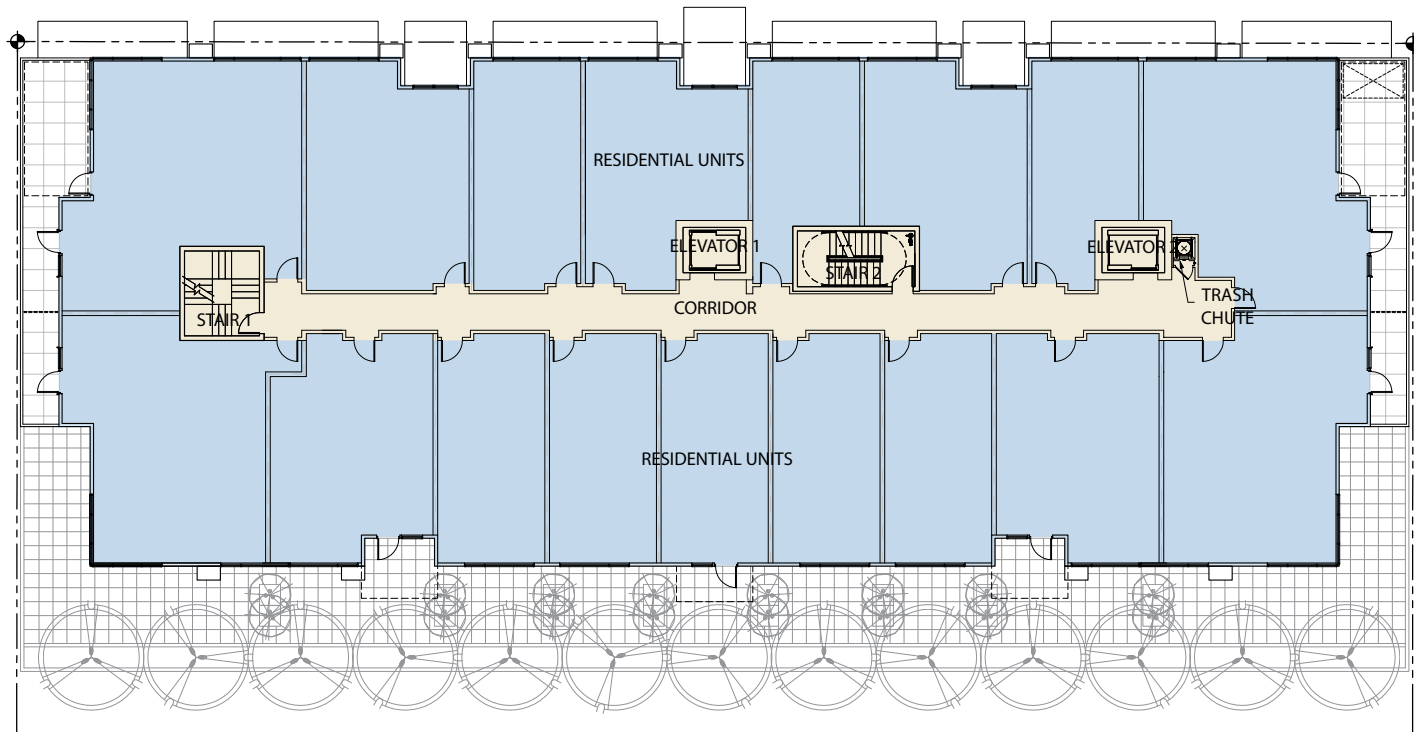
20th Ave NW
 17th Ave NW
 15th Ave NW
 14th Ave NW

NW 58th St
 NW 57th St
 NW 56th St
 NW Market St
 Ballard Ave.

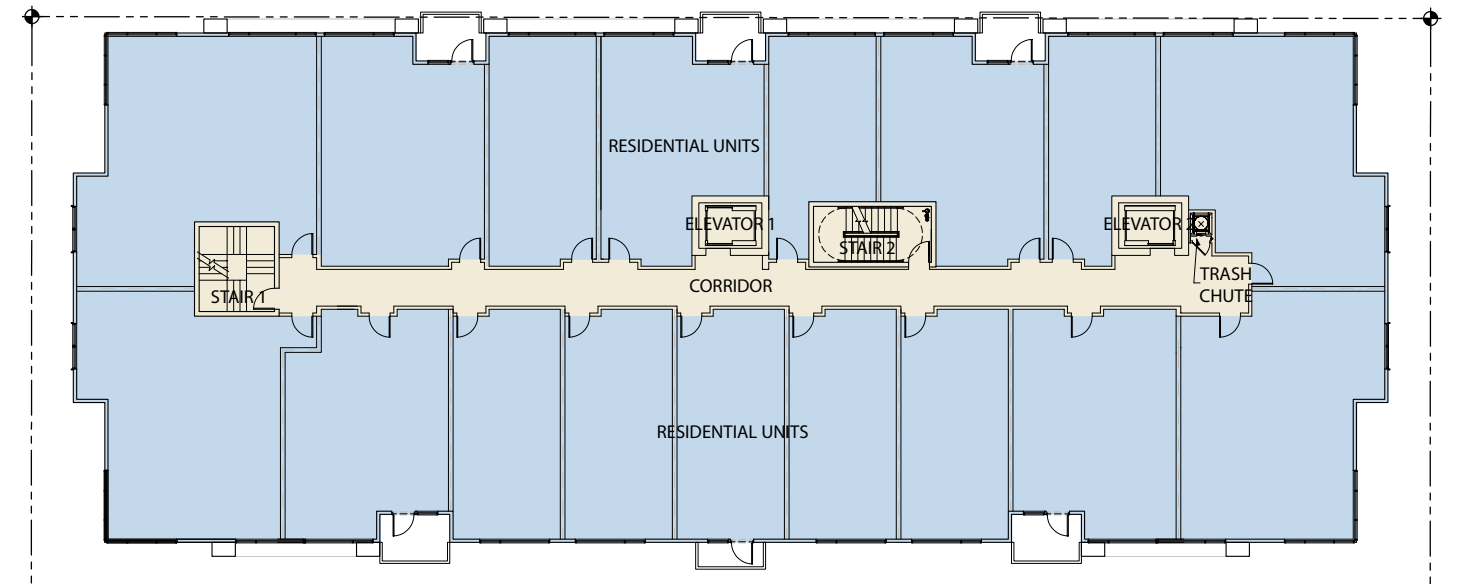




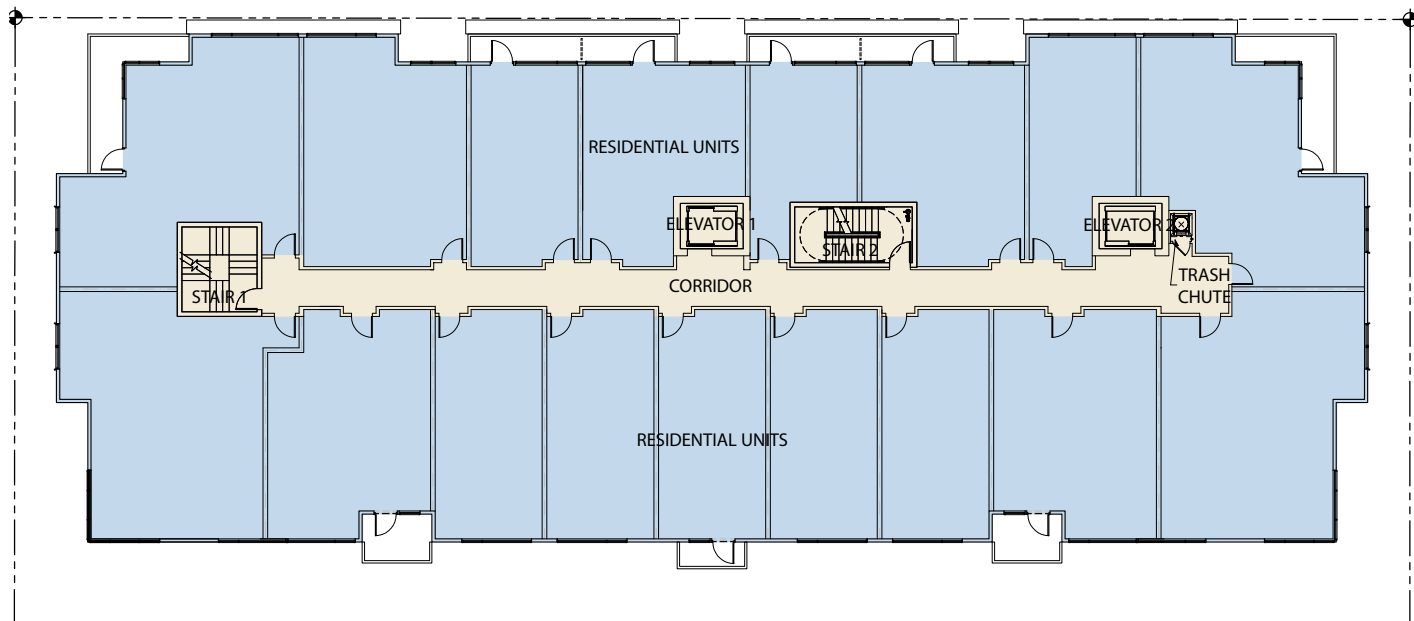




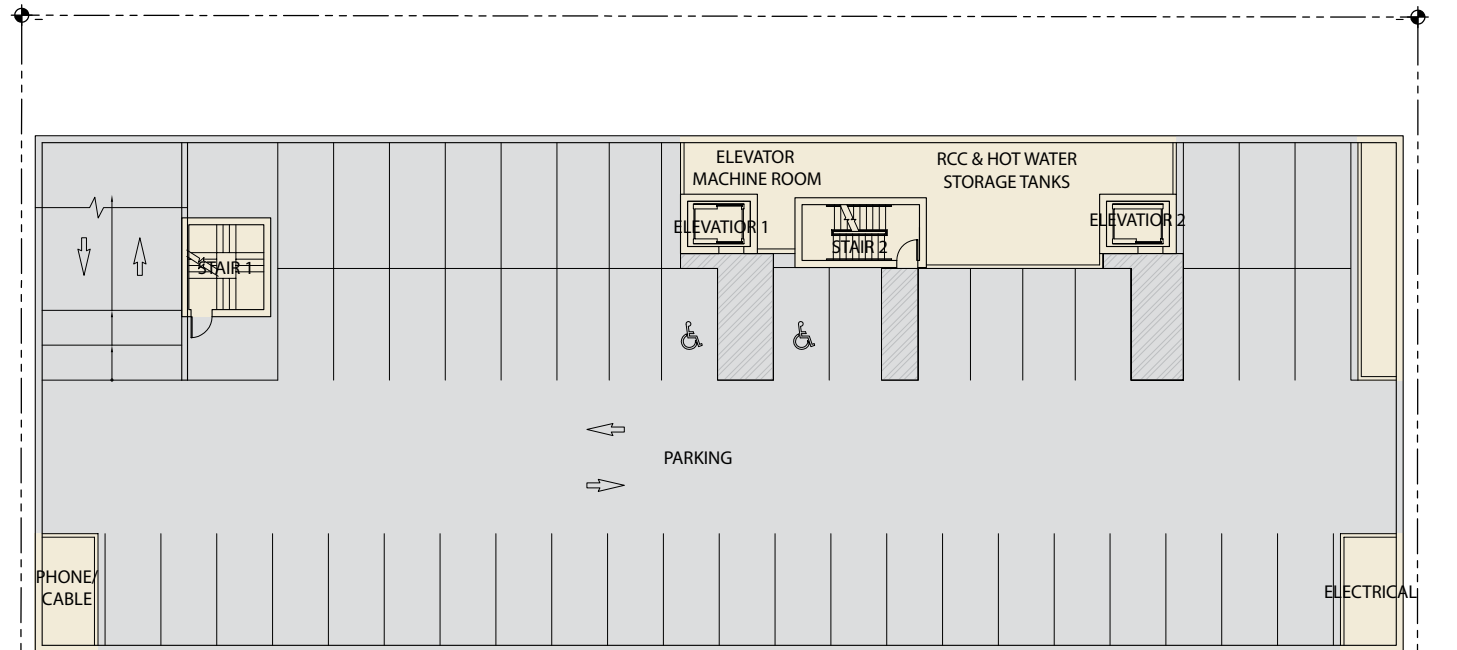
LEVEL 2 PLAN



LEVEL 3-6 PLAN

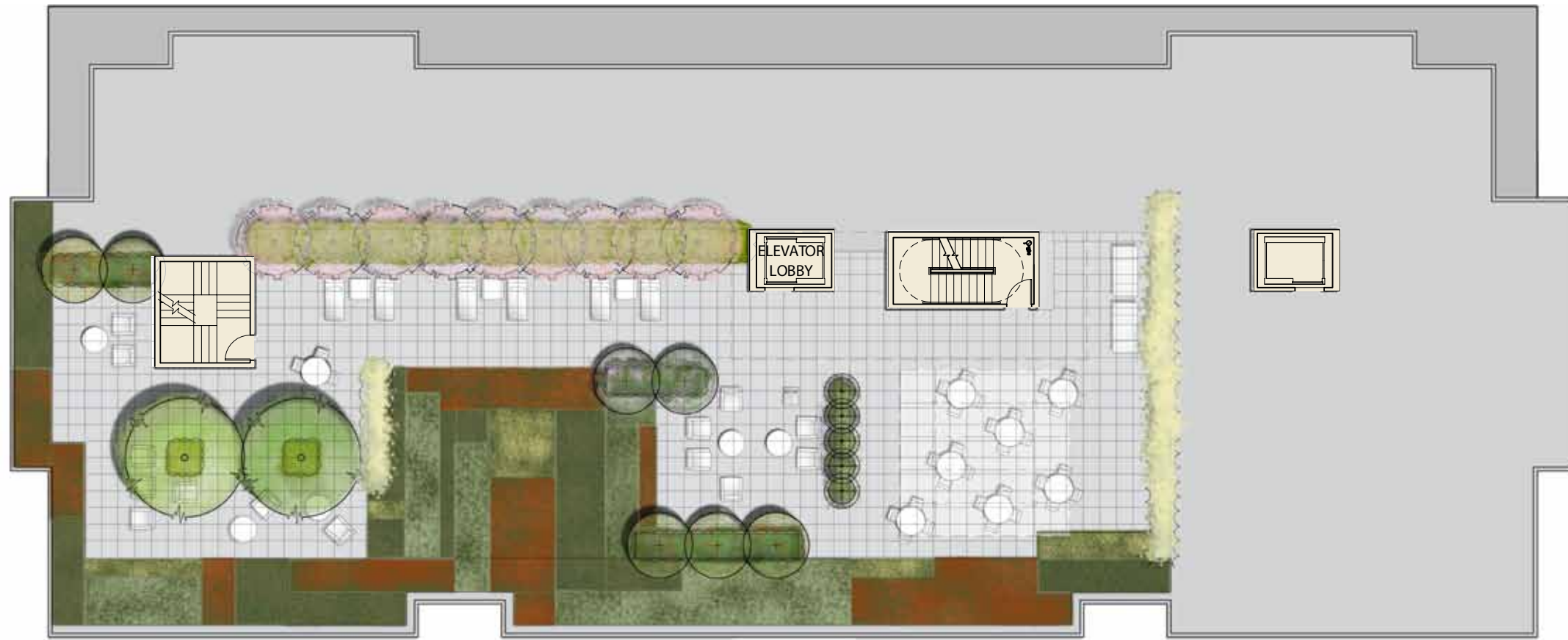


LEVEL 7 PLAN



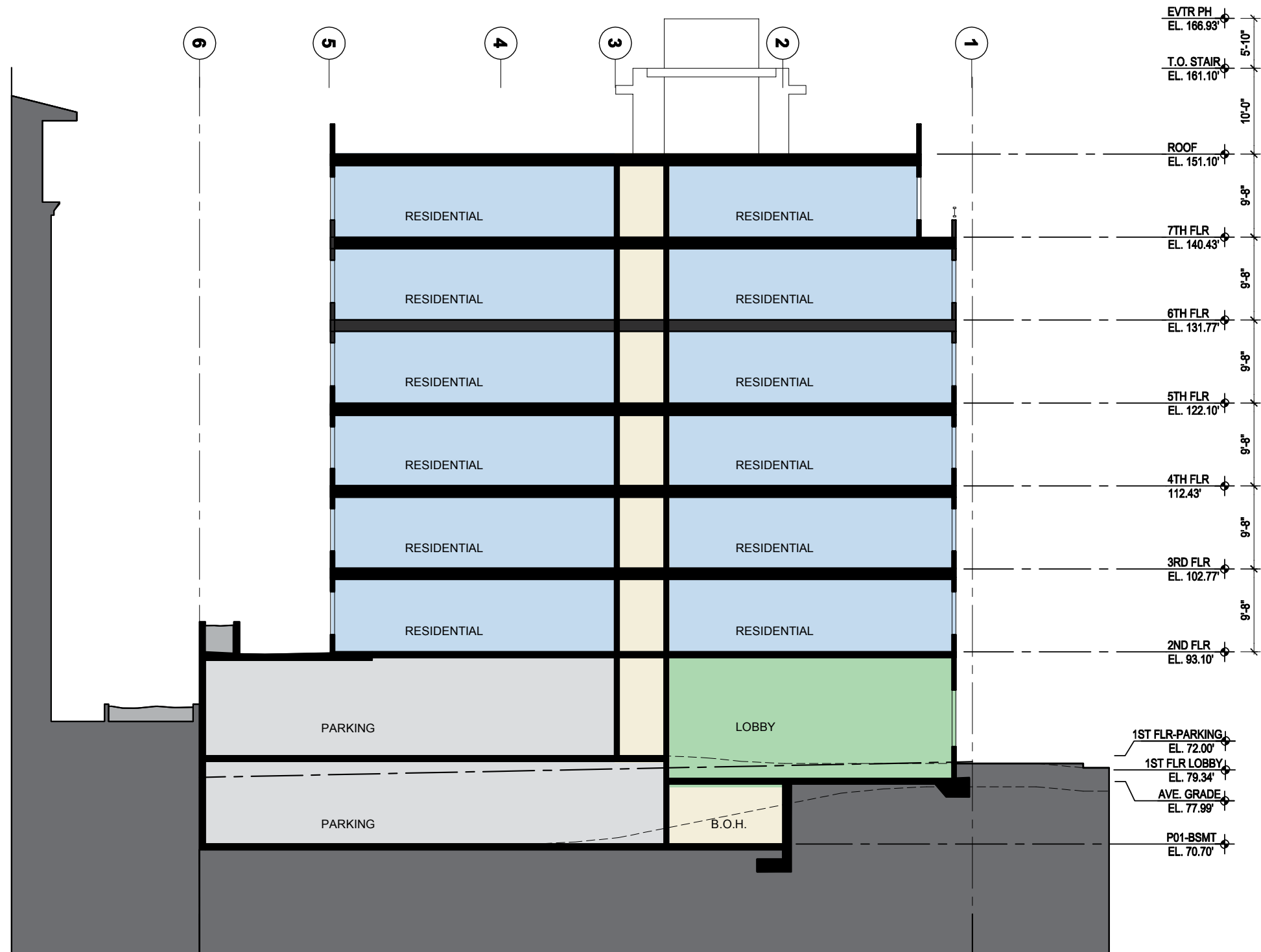
PARKING LEVEL PLAN





ROOF LEVEL PLAN







Composite Wood Veneer Panel
Mahogany

Metal Balconies w/ Aluminum Rails
Pre-finished Black

Metal Roof Canopy
Painted Metallic Silver

PREVIOUSLY APPROVED & ALLOWABLE
BUILDING HEIGHT PER ZONING

85'

PROPOSED BUILDING HEIGHT

approx. 73'

Steel & Glass Canopy
Painted Benjamin Moore Black

Metal Doors & Entry Window
Painted Benjamin Moore Blue Danube

Metal Break Shape
Duranar Gray Velvet

Metal Frame
Painted Metallic Silver





Fiber Cement Panel
Painted Tapestry Beige

Fiber Cement Panel
Painted Hardie Iron Gray

Fiber Cement Panel
Painted Benjamin Moore Blue Danube

Metal Balconies w/ Aluminum Rails,
Pre-finished Black

Metal Frame
Painted Metallic Silver



FIBER CEMENT BOARD
HARDIE PLANK IRON GRAY

AEP SPAN
METALLIC SILVER

WOOD VENEER PANEL
PRODEMA MAHOGANY

FIBER CEMENT BOARD
BENJAMIN MOORE BLUE DANUBE

STEEL CANOPIES AND DECKS
BENJAMIN MOORE BLACK

FIBER CEMENT BOARD
BENJAMIN MOORE TAPESRY BEIGE

BREAK SHAPE METAL
PPG DURANAR GRAY VELVET



WALL SCONCE



SAMPLE GARAGE DOOR



DECK STEP LIGHT



STREETSCAPE PALETTE



Princess Diana Serviceberry (Autumn)



Princess Diana Serviceberry (Spring)



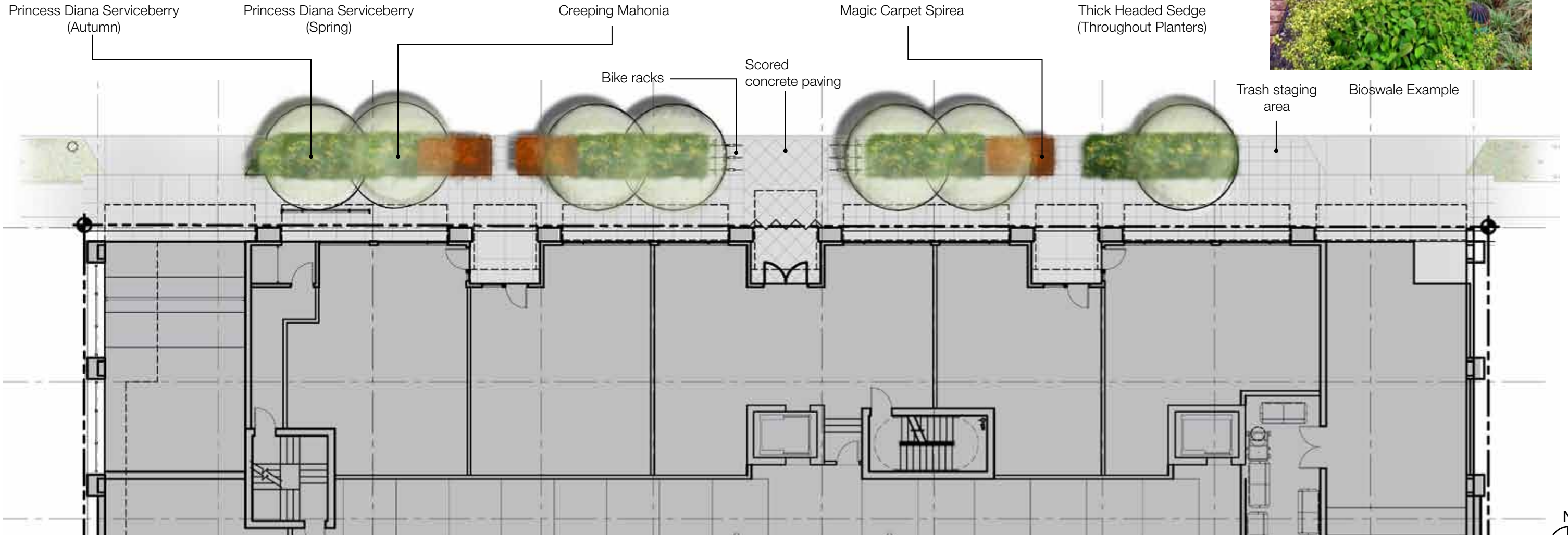
Creeping Mahonia



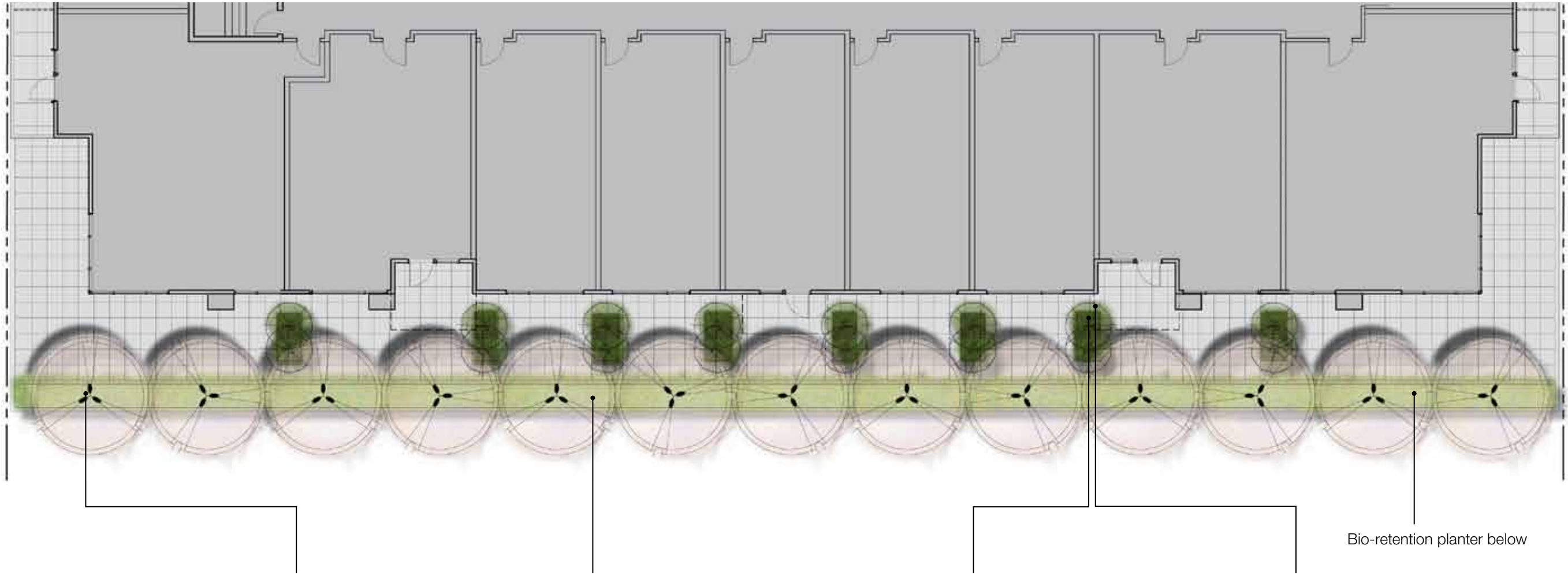
Magic Carpet Spirea



Thick Headed Sedge (Throughout Planters)



TERRACE PALETTE



Bio-retention planter below



Akebono Yoshino Cherry Tree



Reeves Skimmia



Sweet Box



Mariesii Doublefile Viburnum





Sumac



Kinnikinnick



Columnar Cherry



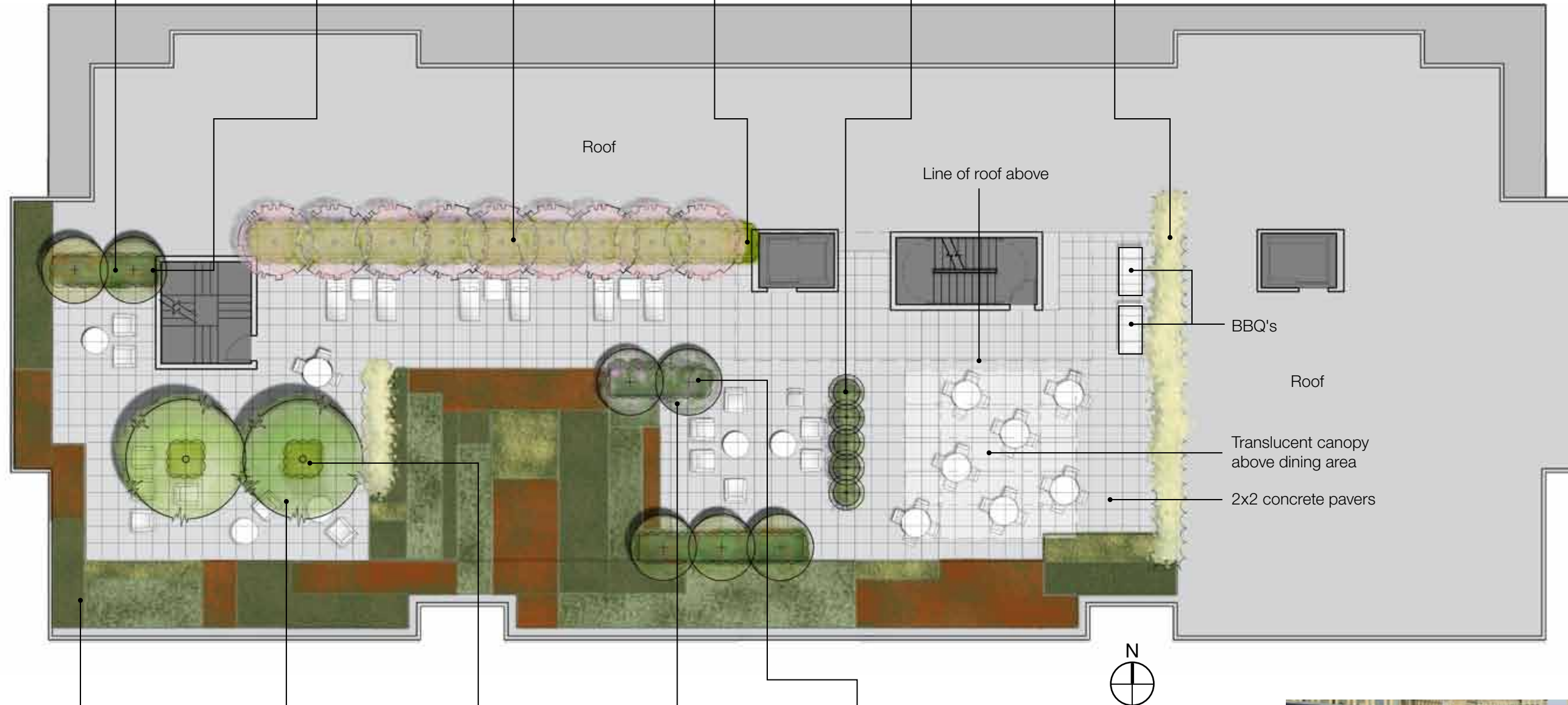
Sweetbox



Corkscrew Hazel



Maiden Grass



Green Roof Sedum/Grass Mix



Parrottia



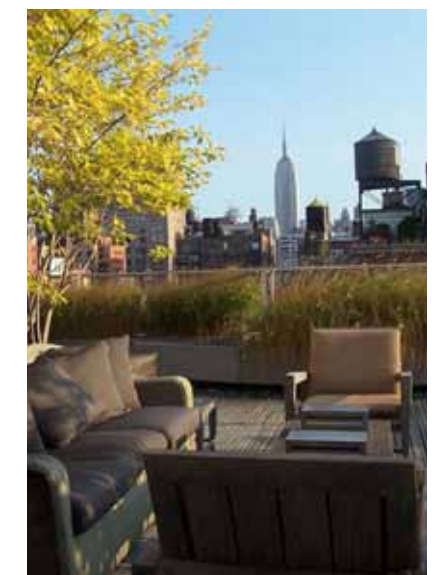
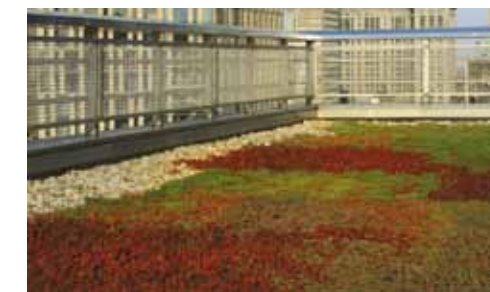
Sweetbox



Pecos Crape Myrtle



Chickasaw Crape Myrtle



A-1 RESPOND TO SITE CHARACTERISTICS

Guidelines: The siting of building should respond to specific site conditions and opportunities such as non-rectangular lots, location on prominent intersections, unusual topography, significant vegetation and views or other natural features.

The proposed design is in a mid-block location, surrounded by a patchwork of zoning designations and building types, and shares a site with an existing multifamily building. All frontages have a unique character. The North façade faces 56th St, and is the only façade with pedestrian activity. As such, the pedestrian level has a level of detail appropriate for human interaction. The South elevation, with its proximity to the existing multifamily building, is treated with a large landscaped terrace to provide a buffer for residents in both buildings. The East façade faces an anticipated multifamily development, and the West façade faces the parking lot of an existing low-rise office building.



A-2 STREETScape

Guidelines: The siting of buildings should acknowledge and reinforce the existing desirable spatial characteristics of the right-of-way.

56th Street is a relatively quiet street, with the main residential lobby and leasing office and live/work unit entries. The right-of-way plantings include decorative trees, shrubs and groundcovers that will provide a wonderfully textured, rich feel. The warm wood bases at the windows and on the underside of the lobby entry canopy add to the richness of the experience.



A-4 HUMAN ACTIVITY

Guidelines: New development should be sited and designed to encourage human activity on the street

Human activity is encouraged by placing the main residential entry lobby and leasing office in the middle of the building, as well as placing the live/work unit entries off of the sidewalk (but set back for a sense of privacy). The richly planted right of ways, bike racks and patterned concrete at the main entry also add to the human experience.



A-5 RESPECT FOR ADJACENT SITES

Guidelines: Buildings should respect adjacent properties by being located on their sites to minimize disruption of the privacy and outdoor activities of residents in adjacent buildings.

The combination of the proposed landscaped terrace L2 and the adjacent building's landscaped terrace to the South provides privacy and a visual buffer between the buildings. The terraces to the East and West provide buffers to potential adjacent development.





A-7 RESIDENTIAL OPEN SPACE

Guidelines: Residential projects should be sited to maximize opportunities for creating usable, attractive, well-integrated open space.

The large rooftop deck provides maximum views, is broken up into four distinct areas of use, and is available to all building residents for recreation. In addition, 40% of the units have private outdoor spaces in the form of decks or terraces, ranging in size from 50 – 500 square feet. Lastly, the L2 level is terraced on the entire East, West and South sides.



A-8 VEHICLE & PARKING ACCESS

Guidelines: Siting should minimize the impact of automobile parking and driveways on the pedestrian environment, adjacent properties and pedestrian safety. The presence and appearance of garage entrances should be minimized so that they do not dominate the street frontage of a building.

All of the parking is within the structure of the building. The two garage entries are on the far East and West sides of the building, approximately 150 feet apart, allowing the maximum length of contiguous commercial frontage. The garage doors are both set back from the sidewalk ten feet and the driveways incorporate contrasting concrete patterning to indicate a change in sidewalk use. The driveways are screened from the East and West via metal screening and architectural concrete.





B-1 BULK, HEIGHT & SCALE COMPATIBILITY

Guidelines: Projects should be compatible with the scale of development anticipated by the applicable Land Use Policies for the surrounding area and should be sited and designed to provide a sensitive transition to near-by, less intensive zones. Projects on zone edges should be developed in a manner that creates a step in perceived height, bulk and scale between anticipated development potential of the adjacent zones.

The proposed building is approximately 73 feet tall, though it is zoned NC3-85 with an 85 foot allowable height, is directly surrounded by zones NC3-85 and NC3-65, and is distantly surrounded by a patchwork of 15 different zones. The scale of the building is broken down by incorporating a series of “frames,” entry recesses, material & color variation, terracing & step backs, bolt-on decks and window design.



C-1 ARCHITECTURAL CONTEXT

Guidelines: Building design elements, details and massing should create a well-proportioned and unified building form and exhibit an overall architectural concept. Buildings should exhibit form and features identifying the functions within the building. In general, the roofline or top of the structure should be clearly distinguished from its façade walls.

56th Av NW is residential in character and relatively quiet with respect to pedestrian and vehicle traffic. The multifamily buildings to the North are fairly “traditional,” and the multifamily building to the South (Hjarta I) is relatively clean in style with strong vertical elements and a strong horizontal base at the terrace level. The anticipated multifamily development to the East has a varied color palette and is a larger scale building than Hjarta II. Our proposed design with its clean, contemporary and richly-detailed design is complimentary to the character and siting of the adjacent existing and anticipated buildings.





C-2 ARCHITECTURAL CONCEPT & CONSISTENCY

Guidelines: Building design elements, details and massing should create a well-proportioned and unified building form and exhibit an overall architectural concept. Buildings should exhibit form and features identifying the functions within the building. In general, the roofline or top of the structure should be clearly distinguished from its façade walls.

The building design draws on a minimalist design approach using simple, yet strong forms. The design evokes a 'ladder/rail' style reminiscent of turn-of-the-century warehouse buildings. The overall design of the North façade is focused on creating a rhythm of rectangular frames and window wall grid, with a warm wood backdrop punctuated by a series of residential decks. The top level is set back to create a long horizontal roof line, also creating unit terraces. The South elevation maintains the rectangular frames and window wall grid, but incorporates a simple square element with punched openings, residential decks and sunshades. The East and West facades are simple in massing, incorporating punched openings, sun shades and a varied and warm material palette.





C-3 HUMAN SCALE

Guidelines: The design of new buildings should incorporate architectural features, elements and details to achieve a good human scale.

A varied material palette, large canopies, awning windows, steel decks and railings, sunshades, and a window wall grid pattern all work together to achieve a human-scaled building. Wood veneer panels at the street level base add texture and warmth. Additionally, the landscaping along the street edge is varied in size, texture and color, adding to the overall human experience.



C-4 EXTERIOR FINISH MATERIALS

Guidelines: Building exteriors should be constructed of durable and maintainable materials that are attractive even when viewed up close. Materials that have texture, pattern, or lend themselves to a high quality of detailing are encouraged.

A varied material palette is an integral part of the building design proposal. A combination of wood veneer panels, painted fiber cement board, steel, concrete, and glass all work together to create a palette that is warm and durable.





D-2 BLANK WALLS

Guidelines: Buildings should avoid large blank walls facing the street, especially near sidewalks. Where blank walls are unavoidable they should receive design treatment to increase pedestrian comfort and interest.

There are no blank walls proposed on the street façade. The proposed wall along the Eastern property line is approximately 12 feet tall, and is directly adjacent to an anticipated large-scale development, with what appears to be an even taller blank wall. The proposed wall along the West property line is approximately 18 feet tall, and is adjacent to an existing parking lot. That architectural concrete wall will be treated with a combination of punctuated metal screening, architectural detailing and horizontal reveals to match the existing concrete wall to the South. The wall on the South façade will be approximately six feet tall and will be largely screened from view from the residences directly across both landscaped terraces.





D-6 SCREENING OF DUMPSTERS, UTILITIES & SERVICE AREAS

Guidelines: Building sites should locate service elements like trash dumpsters, loading docks, and mechanical equipment away from the street front where possible. When elements such as dumpsters, utility meters, mechanical units and service areas cannot be located away from the street front, they should be situated and screened from view and should not be located in the pedestrian right-of-way.

Residential trash and recycle will be housed in a room adjacent to the driveway on the West side of the building, and will not be visible to pedestrians or residents. Trash day staging is in a dedicated portion of sidewalk in the right of way along the street. All utilities and service areas will be housed in the parking garage levels, not visible to pedestrians or residents.



D-7 PERSONAL SAFETY & SECURITY

Guidelines: Project design should consider opportunities for enhancing personal safety and security in the environment under review.

The design of the building will provide 'eyes on the street' in the form of surveillance of the public sidewalk by the residents. Additionally, there will be interior and exterior lighting to discourage any unwelcome activity. Most importantly, though, there will be activity at all times throughout the day and night due to the lively nature of this neighborhood and demographic.



E-1 LANDSCAPING TO REINFORCE DESIGN CONTINUITY WITH ADJACENT SITES/ E-3 LANDSCAPE DESIGN TO ADDRESS SPECIAL SITE CONDITIONS

Guidelines: Where possible, and where there is not another overriding concern, landscaping should reinforce the character of neighboring properties and abutting streetscapes.

The proposed right of way landscaping along 56th incorporates a significant amount of right of way plantings that add color, texture and scale to the streetscape. Landscaping at the L2 South terrace serves as a buffer to the adjacent building to the south, and also provides privacy screening for the private unit decks.

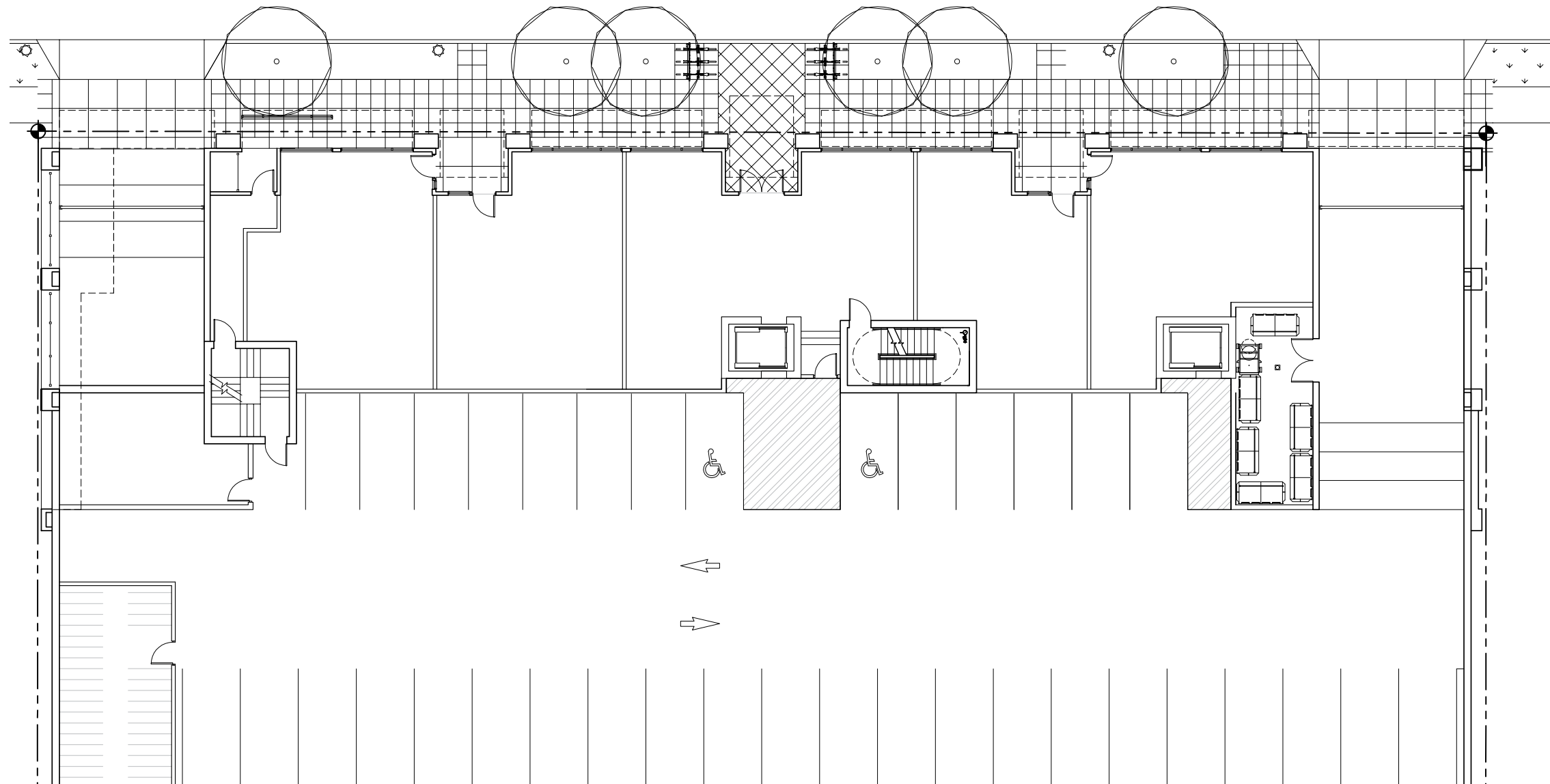


E-2 LANDSCAPING TO ENHANCE THE BUILDING AND/OR SITE

Guidelines: Landscaping, including living plant material, special pavements, trellises, screen walls, planters, site furniture and similar features should be appropriately incorporated into the design to enhance the project.

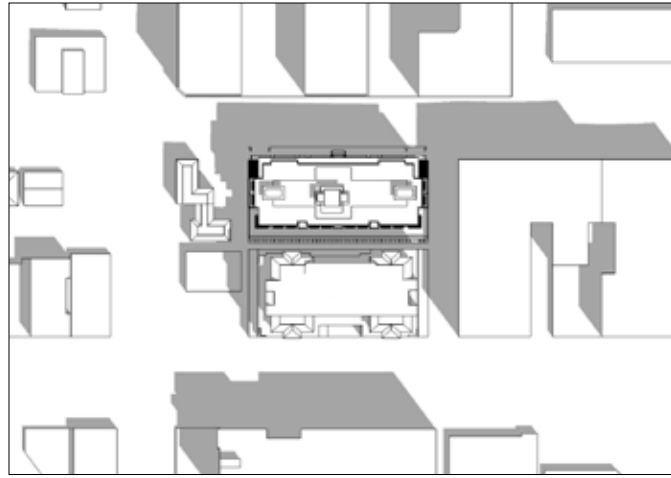
The proposed plantings, trellises, planters, screen walls and site furniture all work together to greatly enhance the site with respect to human scale, buffering adjacent lots and buildings, and providing usable outdoor recreational space. The rooftop deck incorporates decking, planters, large plantings and site furniture to enhance the residents' rooftop recreation experience. The L2 terrace deck incorporates large planters with screening plant material, and the streetscape incorporates right of way plantings, contrasting concrete patterning and bike racks to enhance the site.



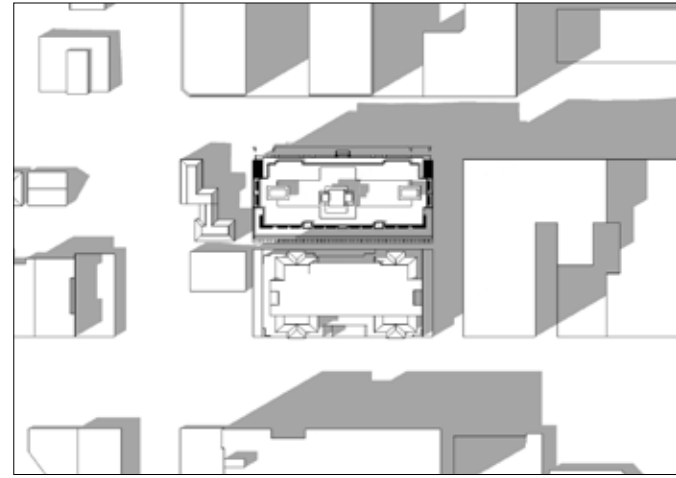


| DEPARTURE TITLE | CODE REQUIREMENT | DEPARTURE REQUEST | RATIONALE FOR REQUEST |
|------------------------------|--|--|--|
| DEPARTURE 1 – SIGHT TRIANGLE | SMC 23.54.030 G2 REQUIRES A SITE TRIANGLE BE PROVIDED AT THE EXIT SIDE OF THE PARKING DRIVE. | THE PROJECT PROPOSES TO UTILIZE MIRRORS ALONG WITH INCREASED AT GRADE SETBACKS AND PARKING DRIVE WIDTH IN LIEU OF MEETING SITE TRIANGLE STANDARDS. | PROVIDING SETBACKS TO THE PROPERTY LINE LEAVES LITTLE FLEXIBILITY IN LOCATING BUILDING STRUCTURE AT THIS BUILDING CORNER, THUS A STRUCTURAL COLUMN LANDS IN THE REQUIRED SITE TRIANGLE AT THE EXIT SIDES OF BOTH GARAGE DRIVES. TO ACKNOWLEDGE THIS CONDITION AND PROVIDE INCREASED VIISIBILITY THE DESIGN PROVIDES A 10' SETBACK ON BOTH SIDES, AND MIRRORS FOR EXITING VEHICLES. |

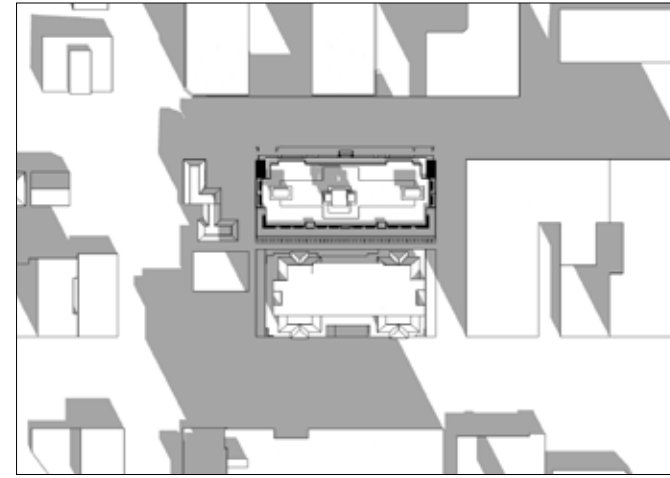




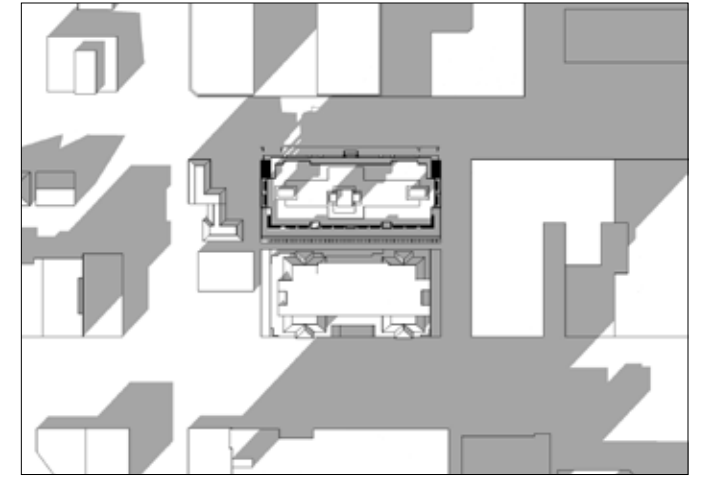
Autumn: 10 AM



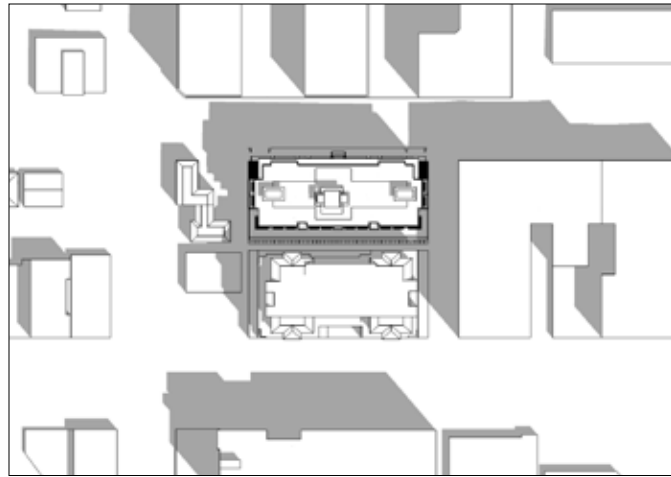
Autumn: 3 PM



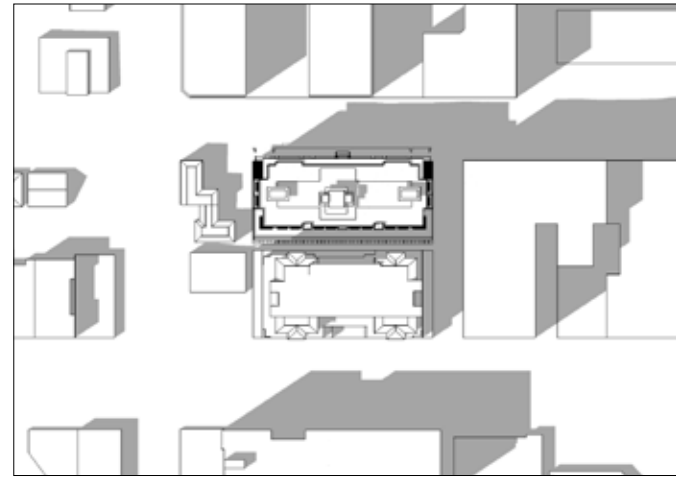
Winter: 10 AM



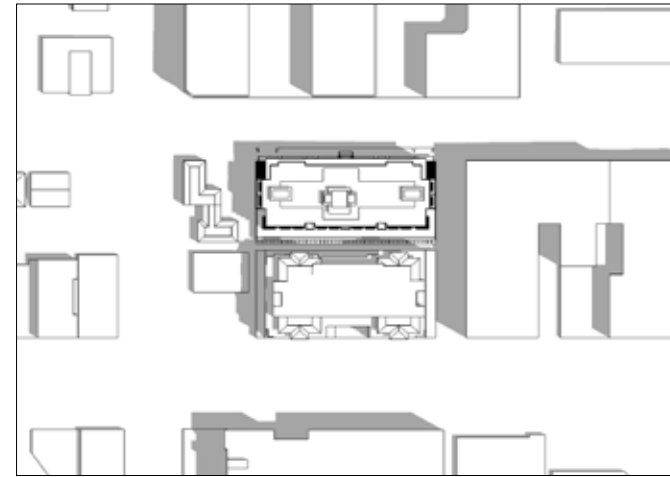
Winter: 3 PM



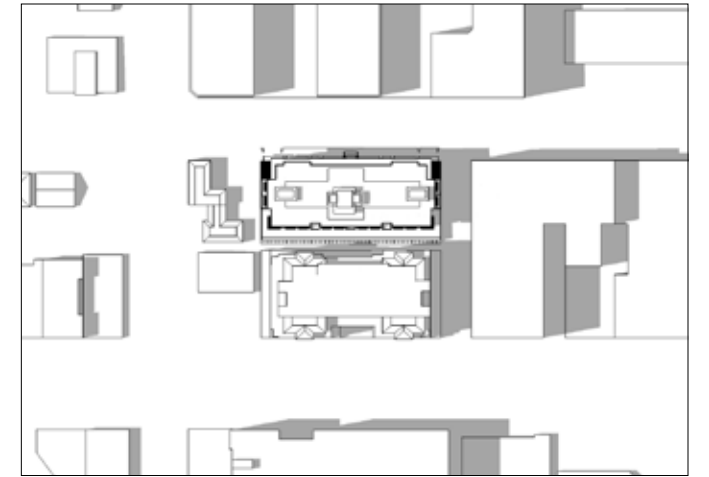
Spring: 10 AM



Spring: 3 PM



Summer: 10 AM



Summer: 3 PM

PROJECT COMPOSITION

| DESIGNATION | BUILDING LEVEL | OCCUPANCY/USE | CONSTRUCTION | GROSS SF |
|-------------|----------------|----------------------|---------------------|----------|
| P1 | BASEMENT | S-2 PARKING | TYPE 1A-SPRINKLERED | 14,504 |
| L1 | GROUND FLOOR | S-2 PARKING | TYPE 1A-SPRINKLERED | 12,331 |
| L1 | GROUND FLOOR | M COMMERCIAL | TYPE 1A-SPRINKLERED | 3,539 |
| L1 | GROUND FLOOR | R-2 RESIDENTIAL/CIRC | TYPE 1A-SPRINKLERED | 1,347 |
| L2 | 2ND FLOOR | R-2 RESIDENTIAL | TYPE 1A-SPRINKLERED | 13,132 |
| L3 | 3RD FLOOR | R-2 RESIDENTIAL | TYPE VA-SPRINKLERED | 13,132 |
| L4 | 4TH FLOOR | R-2 RESIDENTIAL | TYPE VA-SPRINKLERED | 13,132 |
| L5 | 5TH FLOOR | R-2 RESIDENTIAL | TYPE VA-SPRINKLERED | 13,132 |
| L6 | 6TH FLOOR | R-2 RESIDENTIAL | TYPE VA-SPRINKLERED | 13,132 |
| L7 | 7TH FLOOR | R-2 RESIDENTIAL | TYPE VA-SPRINKLERED | 12,617 |

BUILDING GROSS AREA: 109,998

TOTAL PARKING/STORAGE FLOOR AREA: 26,835
 TOTAL RESIDENTIAL/CIRC FLOOR AREA: 79,624
 TOTAL COMMERCIAL FLOOR AREA: 3,539
 TOTAL BUILDING AREA: 109,998

*ROOF DECK AREA NOT INCLUDED IN TOTAL

PREVIOUSLY APPROVED PROJECT COMPOSITION

| DESIGNATION | BUILDING LEVEL | OCCUPANCY/USE | GROSS SF (APPROX) |
|-------------|----------------|----------------------|-------------------|
| P3 | BASEMENT | S-2 PARKING | 17,600 |
| P2 | BASEMENT | S-2 PARKING | 17,600 |
| P1 | BASEMENT | S-2 PARKING | 17,600 |
| L1 | GROUND FLOOR | S-2 PARKING | 1,000 |
| L1 | GROUND FLOOR | M COMMERCIAL | 4,500 |
| L1 | GROUND FLOOR | R-2 RESIDENTIAL/CIRC | 7,000 |
| L2 | 2ND FLOOR | R-2 RESIDENTIAL | 11,260 |
| L3 | 3RD FLOOR | R-2 RESIDENTIAL | 11,260 |
| L4 | 4TH FLOOR | R-2 RESIDENTIAL | 11,260 |
| L5 | 5TH FLOOR | R-2 RESIDENTIAL | 11,260 |
| L6 | 6TH FLOOR | R-2 RESIDENTIAL | 11,260 |
| L7 | 7TH FLOOR | R-2 RESIDENTIAL | 10,650 |
| L8 | 8TH FLOOR | R-2 RESIDENTIAL | 10,650 |

142,900

TOTAL PARKING/STORAGE FLOOR AREA: 53,800
 TOTAL RESIDENTIAL/CIRC FLOOR AREA: 84,600
 TOTAL COMMERCIAL FLOOR AREA: 4,500
 TOTAL BUILDING AREA: 142,900

AVERAGE UNIT SIZE AND DISTRIBUTION

| FLOOR | LIVE/WORK | STUDIO | OPEN 1 BEDRM | 1 BEDRM | 2 BEDRM | TOTAL UNITS PER FLOOR | GROSS AREA OF UNITS PER FLOOR |
|---------|-----------|--------|--------------|---------|---------|-----------------------|-------------------------------|
| 1 | 4 | 0 | 0 | 0 | 0 | 4 | 3,108 |
| 2 | 0 | 2 | 6 | 5 | 4 | 17 | 11,707 |
| 3 | 0 | 2 | 6 | 5 | 4 | 17 | 11,707 |
| 4 | 0 | 2 | 6 | 5 | 4 | 17 | 11,707 |
| 5 | 0 | 2 | 6 | 5 | 4 | 17 | 11,707 |
| 6 | 0 | 2 | 6 | 5 | 4 | 17 | 11,707 |
| 7 | 0 | 3 | 5 | 5 | 4 | 17 | 11,192 |
| TOTALS: | 4 | 13 | 35 | 30 | 24 | 106 | 72,835 |

ACCESSIBLE UNIT DISTRIBUTION
 5% OF 106 UNITS = 5.3 = 6 TYPE A ACCESSIBLE UNITS
 100 TYPE B ACCESSIBLE UNITS

AVERAGE UNIT AREA = 72835 / 106 UNITS = 687 SF

PREVIOUSLY APPROVED AVERAGE UNIT SIZE AND DISTRIBUTION

| FLOOR | LIVE/WORK | STUDIO | 1 BEDRM | 2 BEDRM | TOTAL UNITS PER FLOOR |
|---------|-----------|--------|---------|---------|-----------------------|
| 1 | 6 | 0 | 0 | 0 | 4 |
| 2 | 0 | 2 | 6 | 4 | 12 |
| 3 | 0 | 2 | 6 | 4 | 12 |
| 4 | 0 | 2 | 6 | 4 | 12 |
| 5 | 0 | 2 | 6 | 4 | 12 |
| 6 | 0 | 2 | 6 | 4 | 12 |
| 7 | 0 | 2 | 6 | 4 | 12 |
| 8 | 0 | 2 | 6 | 4 | 12 |
| TOTALS: | 6 | 14 | 42 | 28 | 88 |

