

**LEGEND**

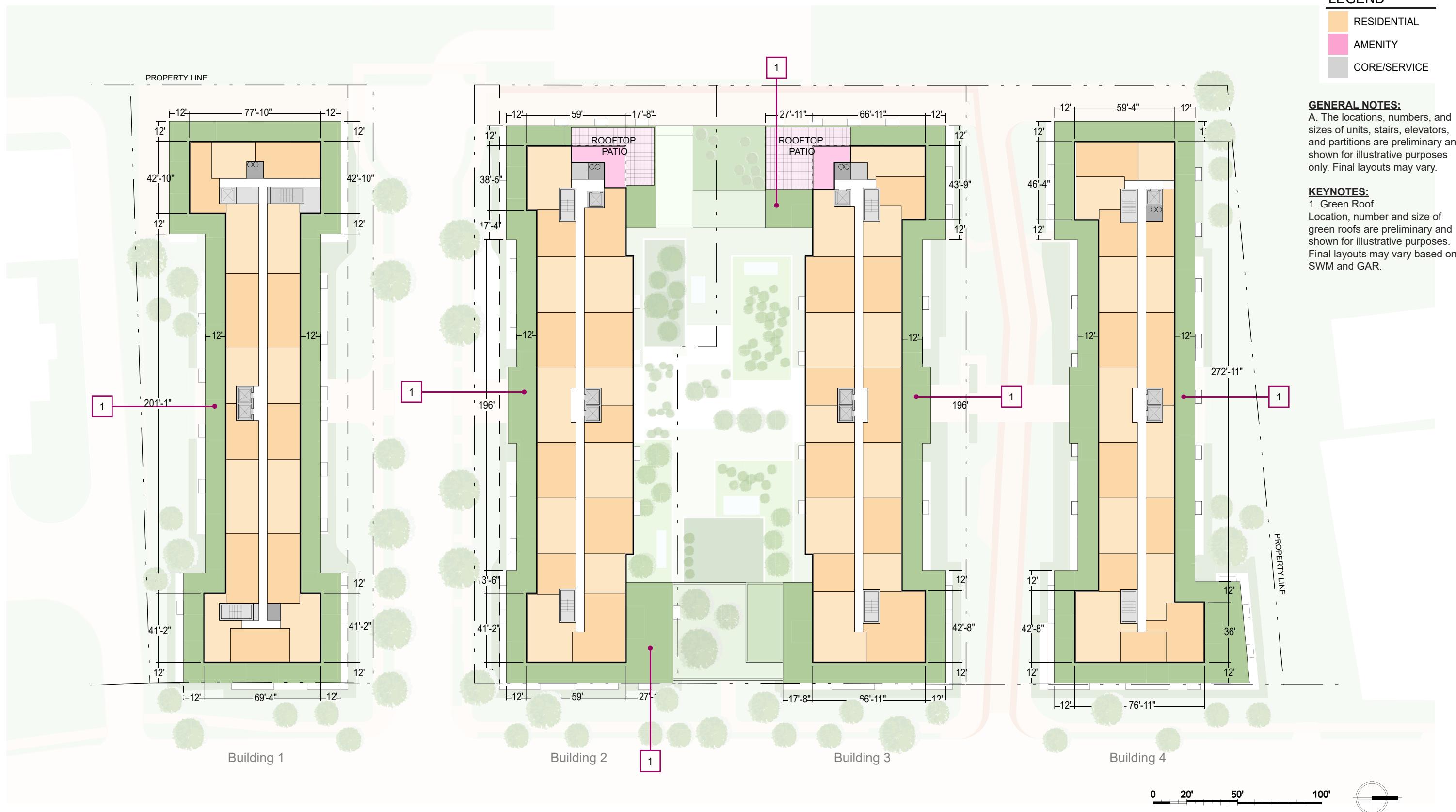
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<span style="background-color: #808080; border: 1px solid black; display: inline-block; width: 15px; height: 15px;"></span>	CORE/SERVICE

**GENERAL NOTES:**  
A. The locations, numbers, and sizes of units, stairs, elevators, and partitions are preliminary and shown for illustrative purposes only. Final layouts may vary.

**KEYNOTES:**  
1. Green Roof  
Location, number and size of green roofs are preliminary and shown for illustrative purposes. Final layouts may vary based on SWM and GAR.

**5TH FLOOR PLAN****A19**

DECEMBER 19, 2023



DECEMBER 19, 2023

PENTHOUSE PLAN

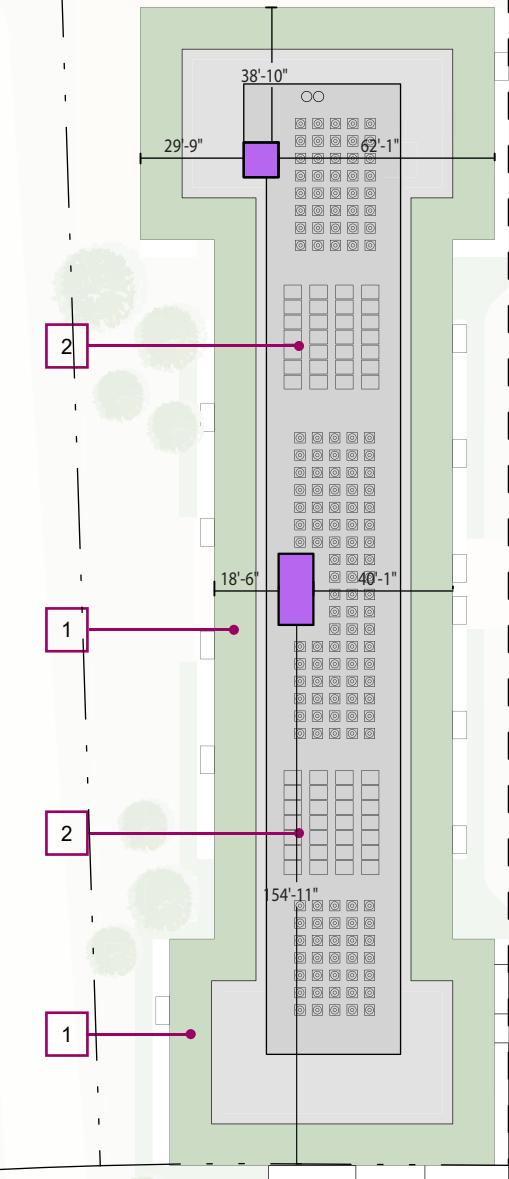
**ECA** MARTINS VIEW LLC

**A20**

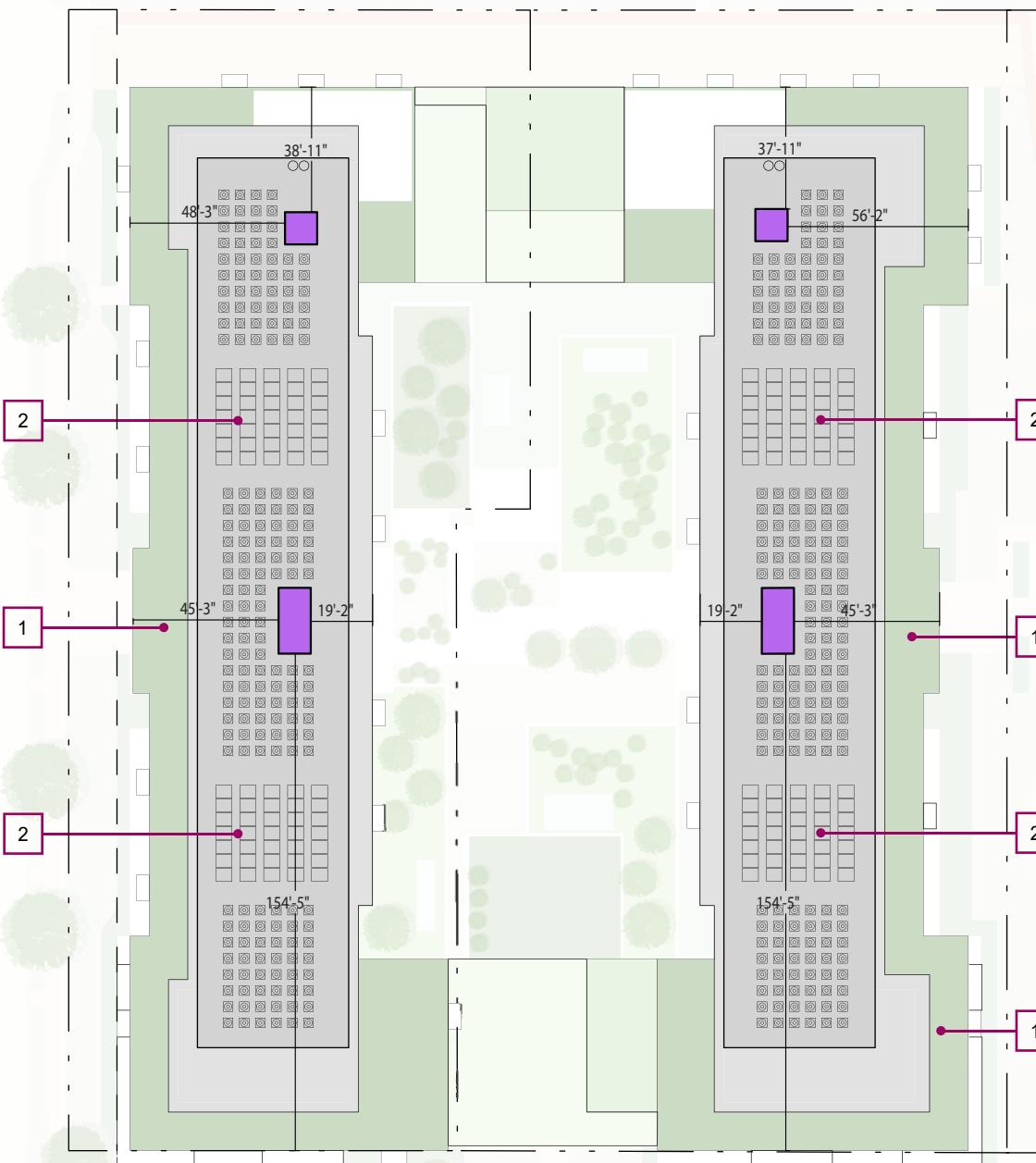
**LEGEND**

	RESIDENTIAL
	AMENITY
	CORE/SERVICE

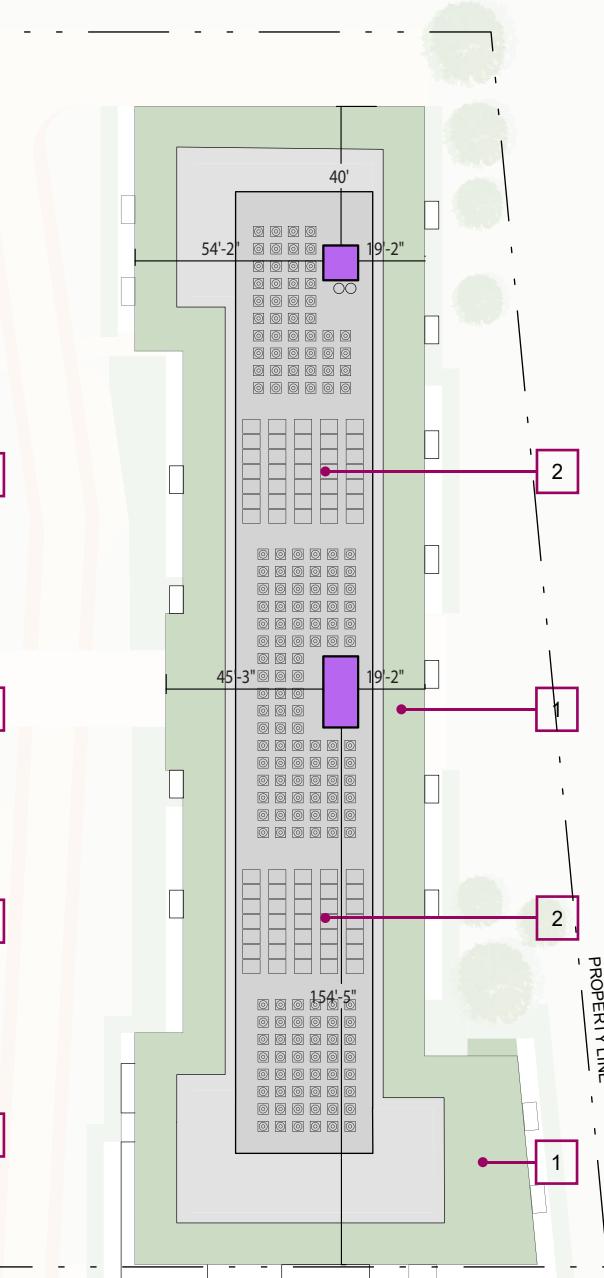
PROPERTY LINE



Building 1



Building 2



Building 3

**GENERAL NOTES:**

A. The locations, numbers, and sizes of units, stairs, elevators, and partitions are preliminary and shown for illustrative purposes only. Final layouts may vary.

**KEYNOTES:**

1. Green Roof  
Location, number and size of green roofs are preliminary and shown for illustrative purposes. Final layouts may vary based on SWM and GAR.

2. Solar Panels  
Location, number and size of solar panels are preliminary and shown for illustrative purposes only. Final layouts may vary based on DOEE, SWM, and codes requirements.

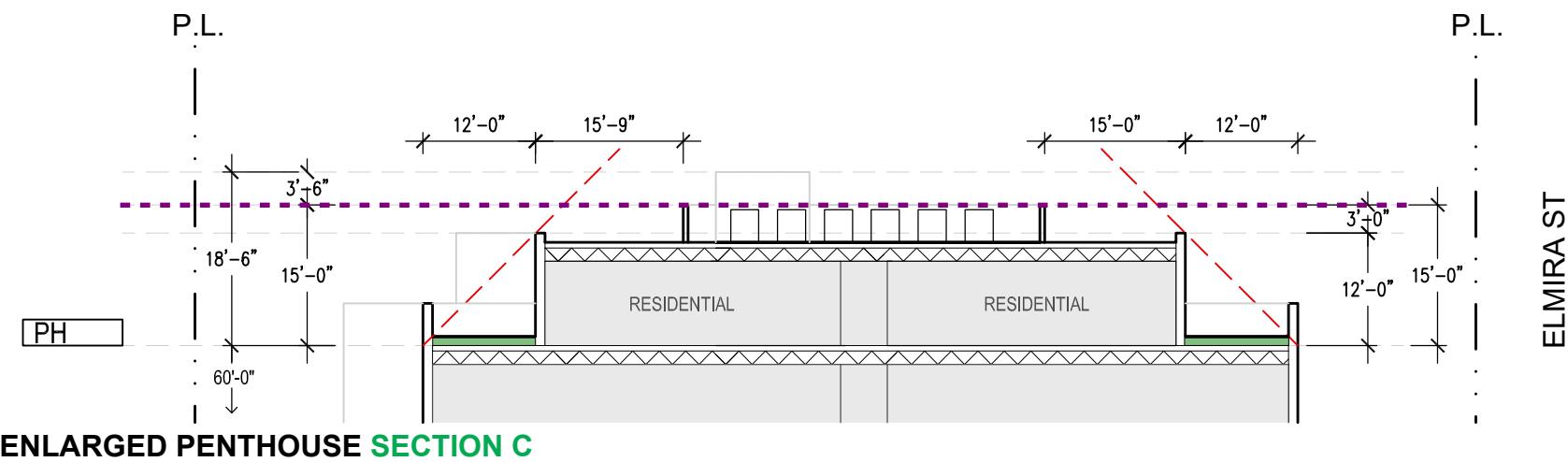
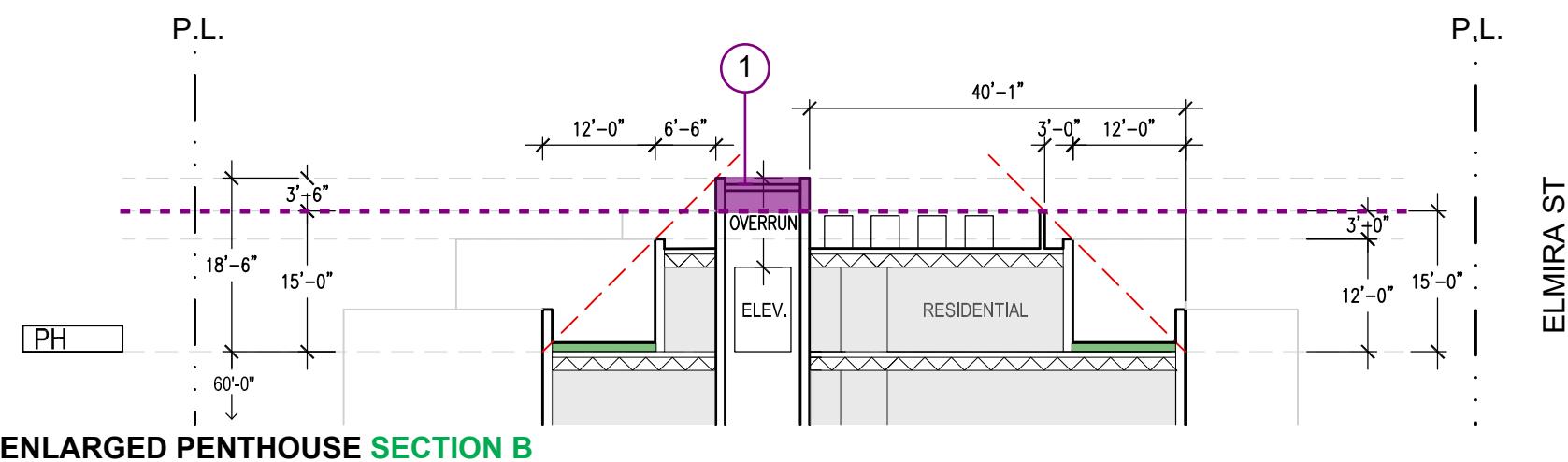
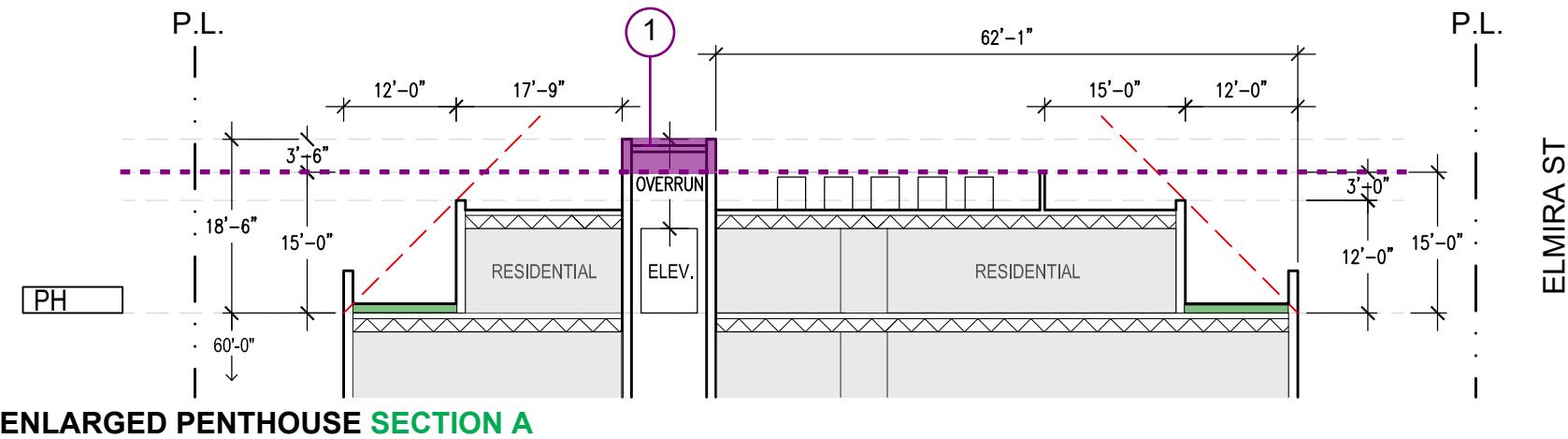
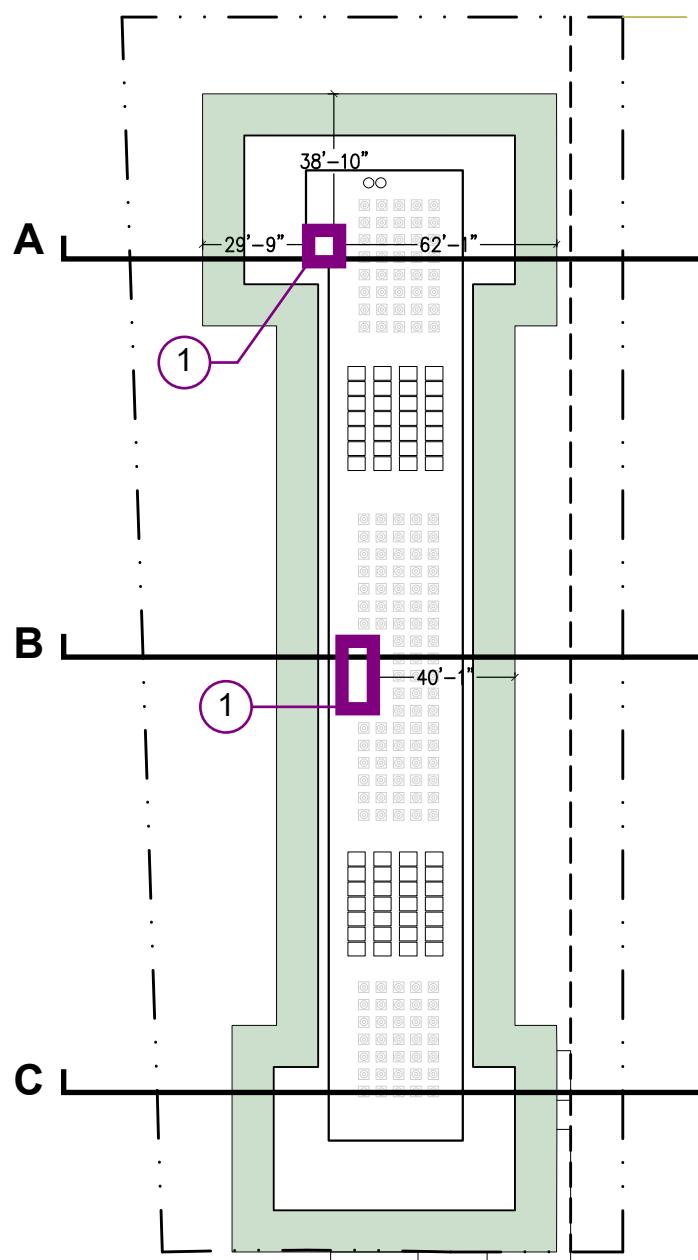
AREA OF HEIGHT FLEXIBILITY

0 20' 50' 100'



# BUILDING 1 PENTHOUSE SECTIONS

(SIMILAR CONDITIONS AT BUILDINGS 2/3/4)

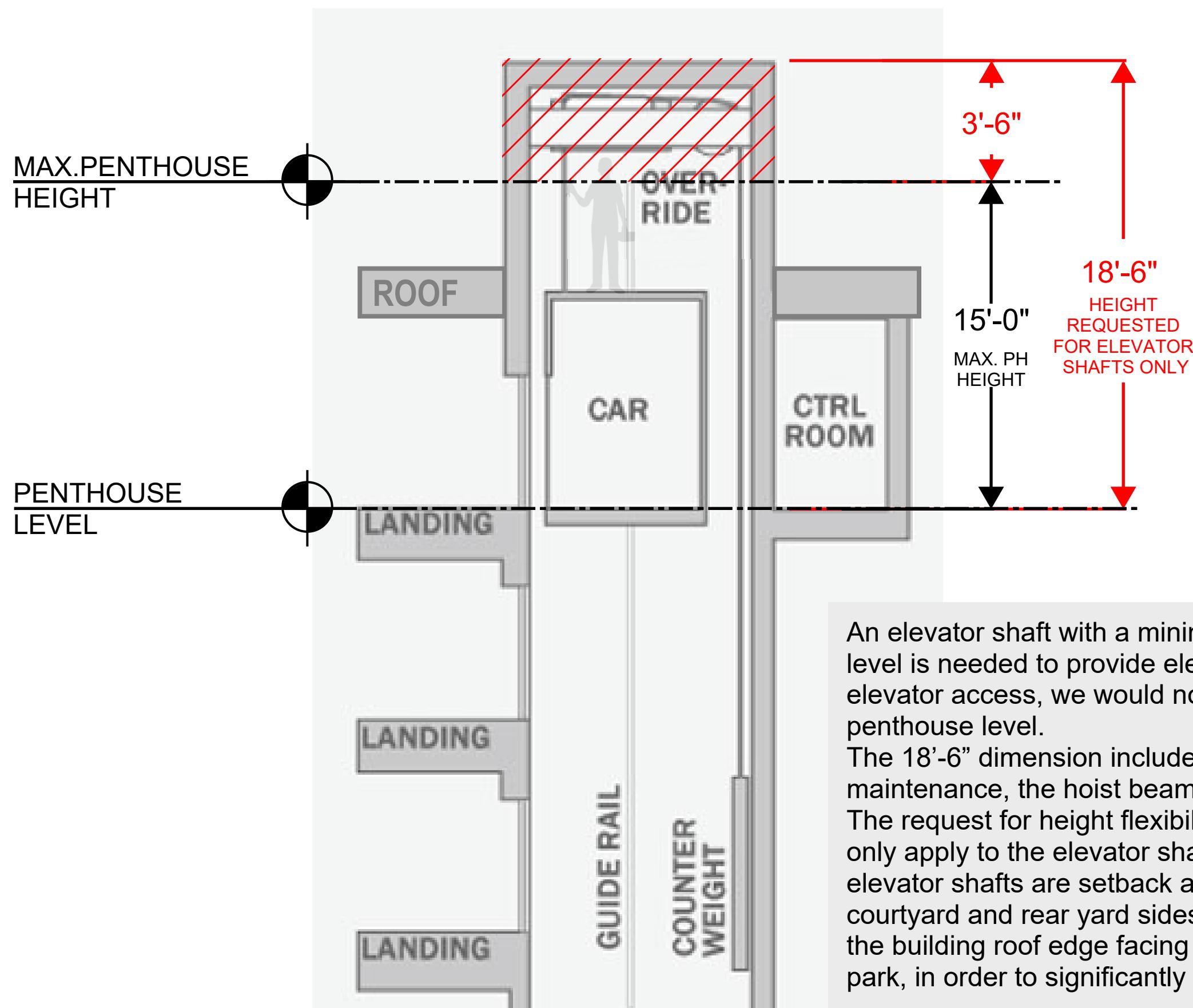


① PENTHOUSE HEIGHT RELIEF AT  
THESE LOCATIONS ONLY



DECEMBER 19, 2023

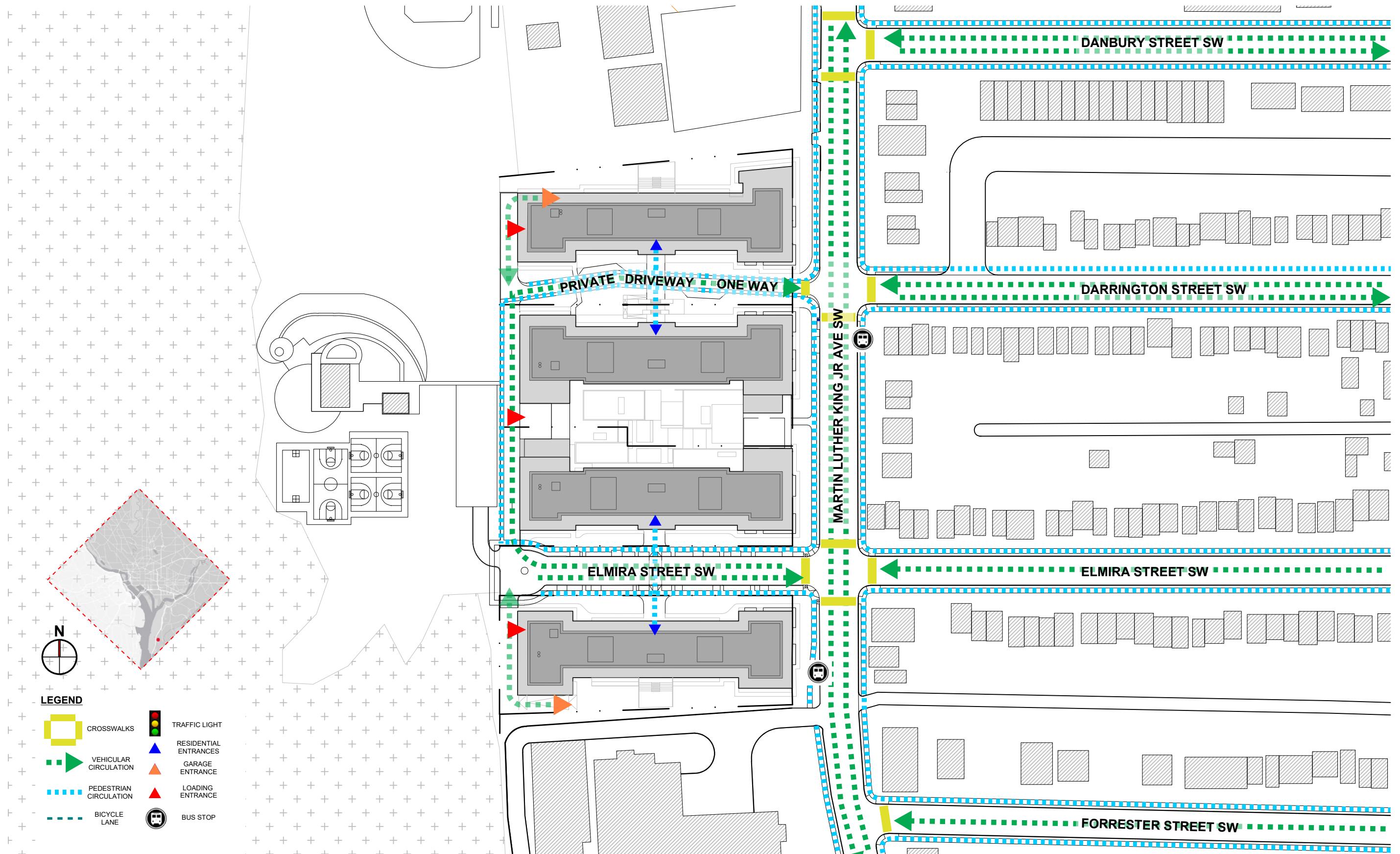
BUILDING 1 PENTHOUSE SECTIONS

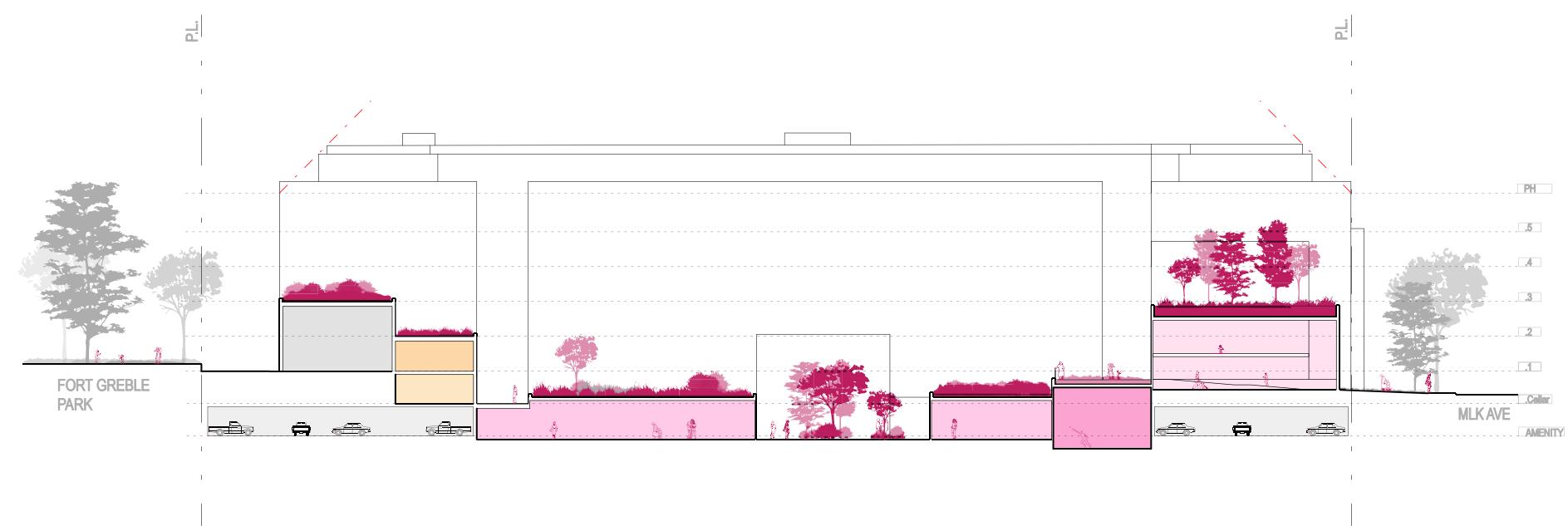
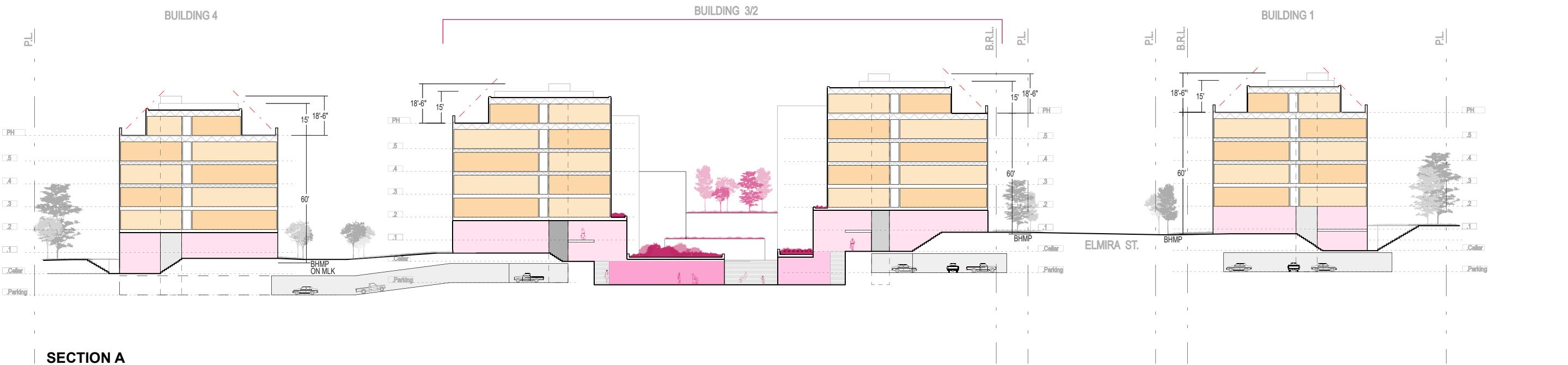


An elevator shaft with a minimum vertical dimension of 18'-6" above the roof level is needed to provide elevator access to the penthouse level. Without elevator access, we would not be able to provide residential units at the penthouse level.

The 18'-6" dimension includes the elevator cab, the override space for safe maintenance, the hoist beam, and the roof assembly.

The request for height flexibility of the penthouse from 15'-0" to 18'-6" would only apply to the elevator shafts. As shown on the roof plan (page A-21), all elevator shafts are setback at least 1:1 from the building roof edge on both the courtyard and rear yard sides. In addition, it is further setback at least 2:1 from the building roof edge facing the public street, private driveways, and public park, in order to significantly reduce any potential for direct public sight lines.

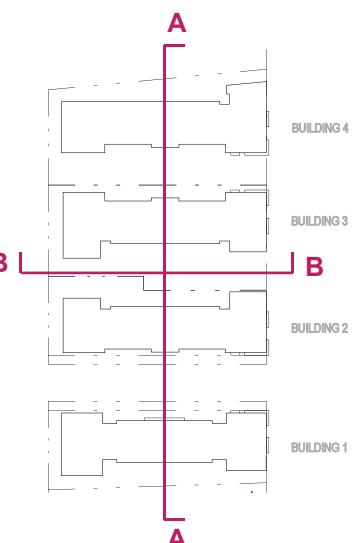




LEGEND

- CORE/SERVICE
- AMENITY
- RESIDENTIAL

0 20' 50' 100'



DECEMBER 19, 2023

BUILDING SECTIONS