

AREA OF MODIFICATION

PAINTED CEMENTITIOUS SIDING @ 6TH - 7TH (SAME AS APPROVED)

EXISTING ADJACENT BUILDING (GALE)

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ROOF

MAX 75'-0"

POINT OF MEASUREMENT



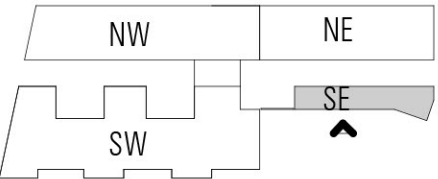
PRIOR MODIFICATION PROPOSAL

PAINTED CEMENTITIOUS SIDING @ 1ST-5TH



Notes:

1. Refer to floor plans for overall building dimensions.
2. Refer to sections for overall building height.
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4. Retail storefronts and signage are for illustrative purposes only and are subject to tenant modification. Applicant requests the flexibility to vary the final selection of the exterior materials within the color ranges and material types (maintaining the same general level of quality) proposed, based on availability at the time of construction and further project design.



SE | SOUTH ELEVATION

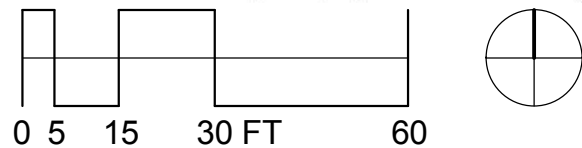
Proposed Modification



UNIT TYPE

- 1-BR
- 1-BR|JR
- 2-BR|1-BA
- 2-LVL|A1
- 2-LVL|B1
- 2-LVL|D1
- 2-LVL|H1
- 2-LVL|J1
- 2-LVL|K1
- 2-LVL|L1
- 2-LVL|M1
- 3-BR|2-BA
- LOADING

GARAGE ACCESS



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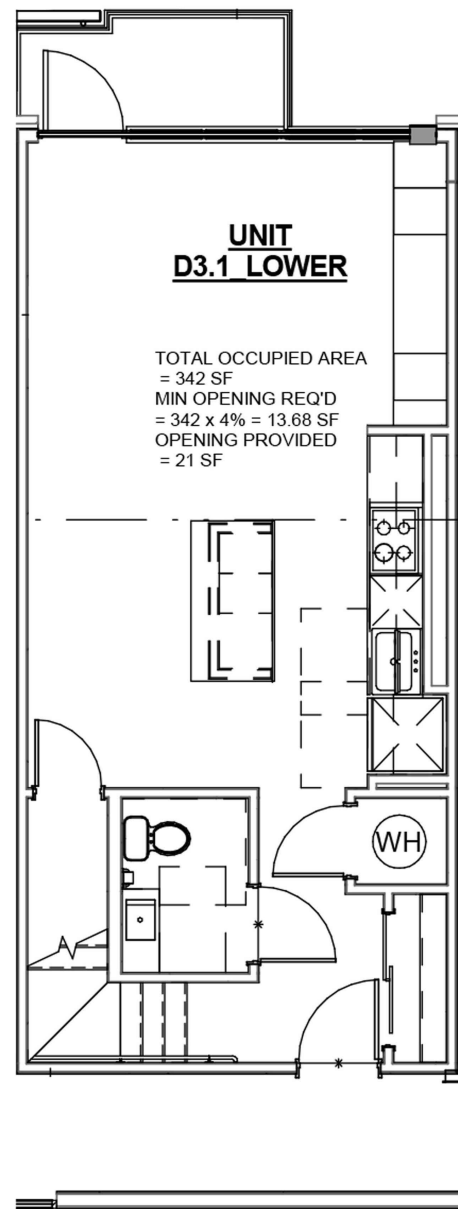
Approved PUD  
**ECKINGTON YARDS EAST | 1ST FLOOR PLANS**



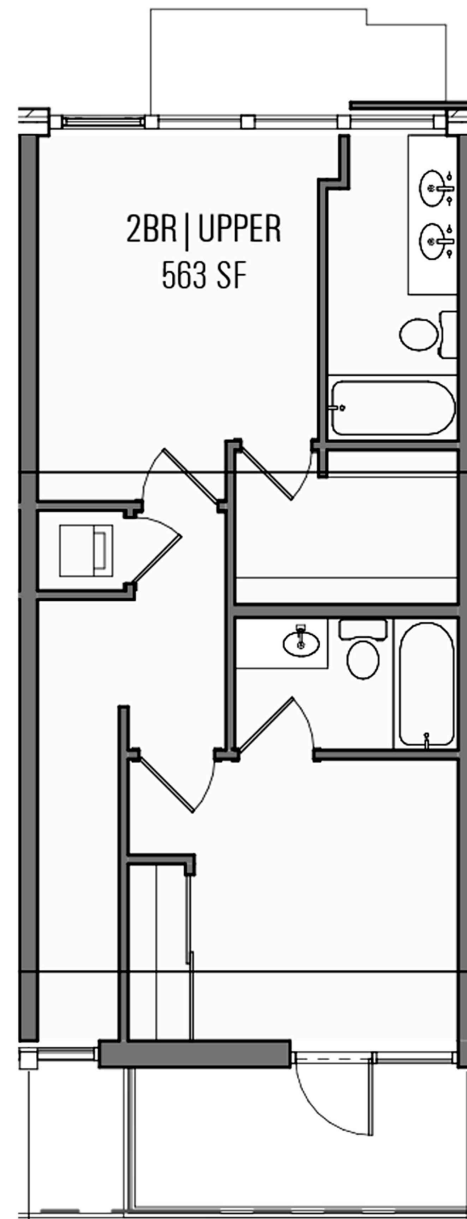
- UNIT TYPE**
- 1-BR
  - 1-BR|JR
  - 2-BR|1-BA
  - 2-LVL|A1
  - 2-LVL|B1
  - 2-LVL|D1
  - 2-LVL|H1
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  - 2-LVL|L1
  - 2-LVL|M1
  - 3-BR|2-BA
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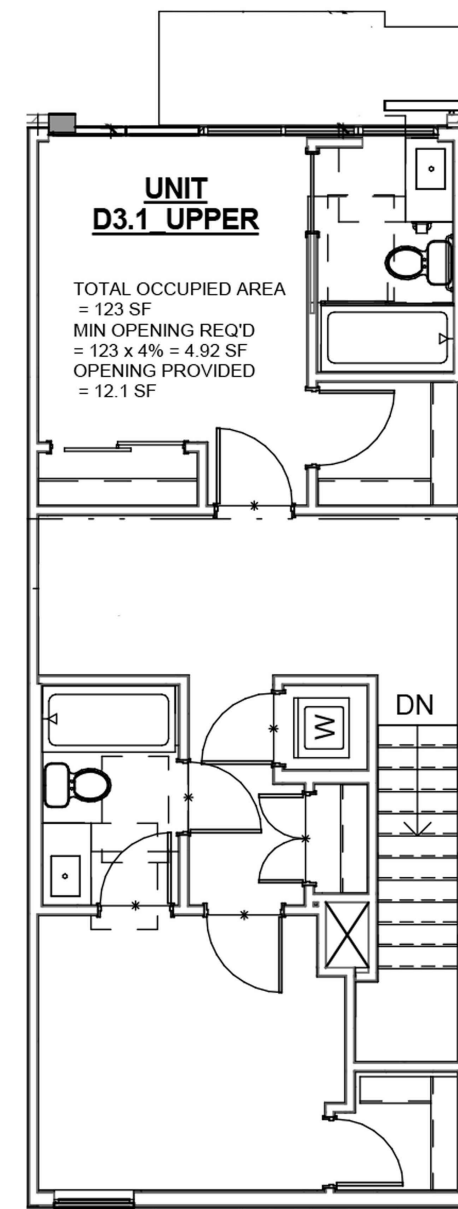
**Proposed Modification**  
**ECKINGTON YARDS EAST | 1ST FLOOR PLANS**



LOWER FLOOR



UPPER FLOOR (OLD)

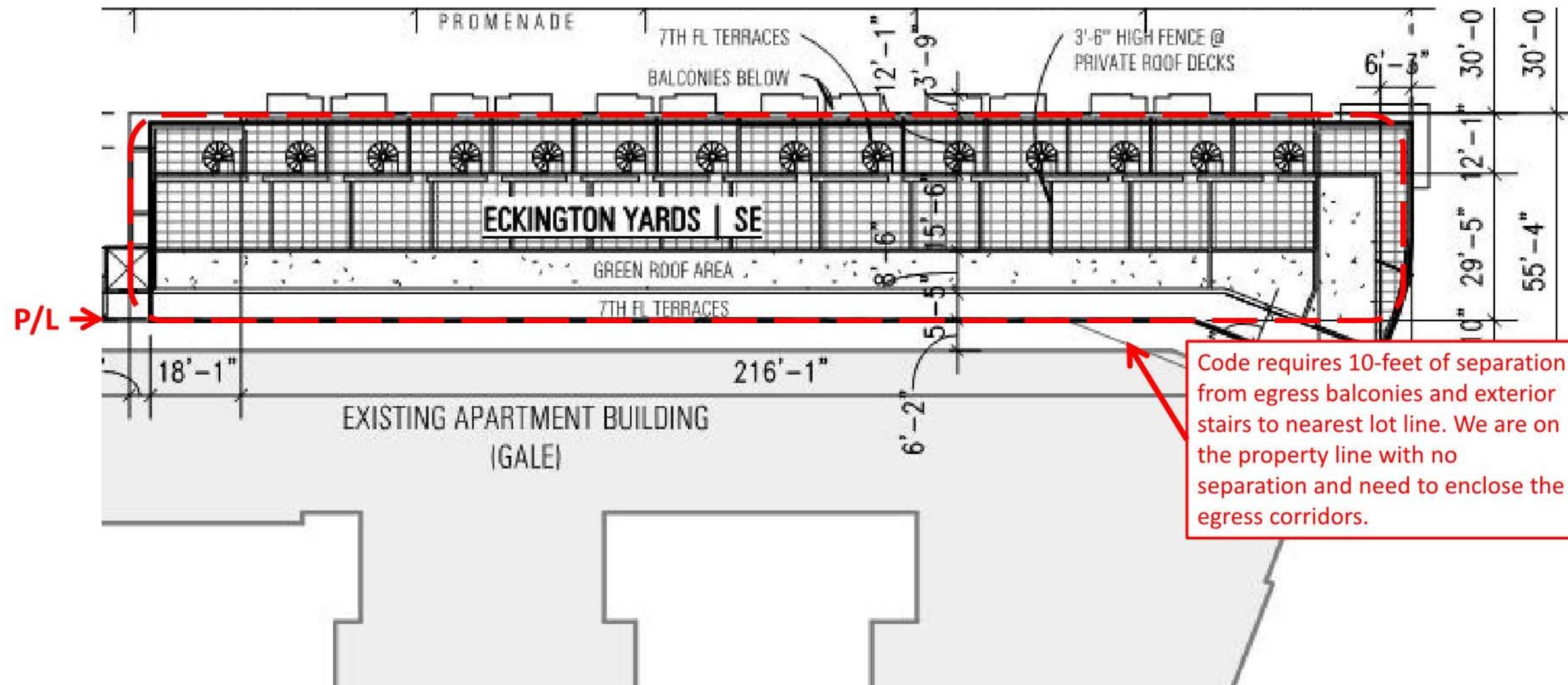


UPPER FLOOR (NEW)

SE | UNIT PLANS

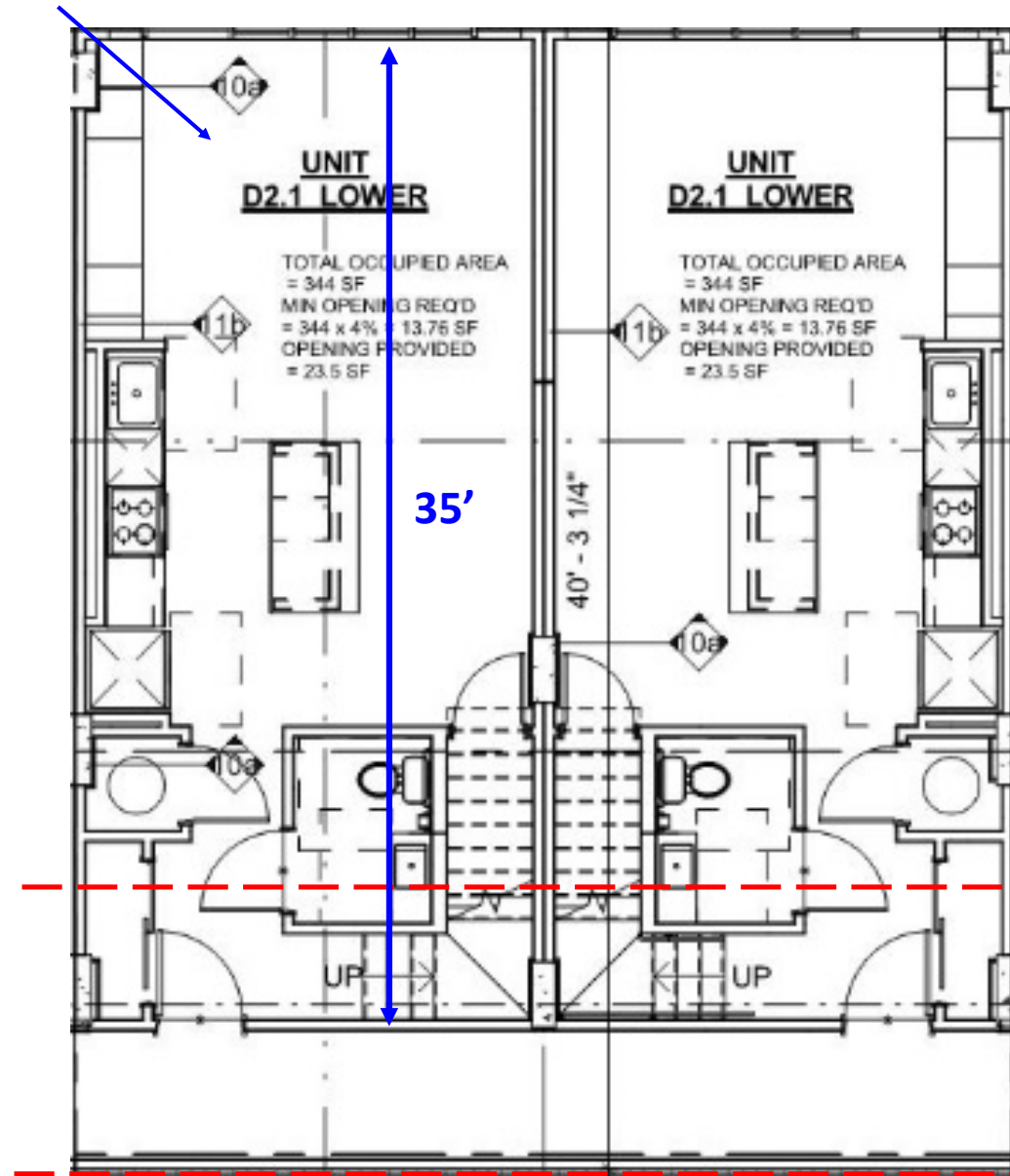
Proposed Modification

# Code Issue

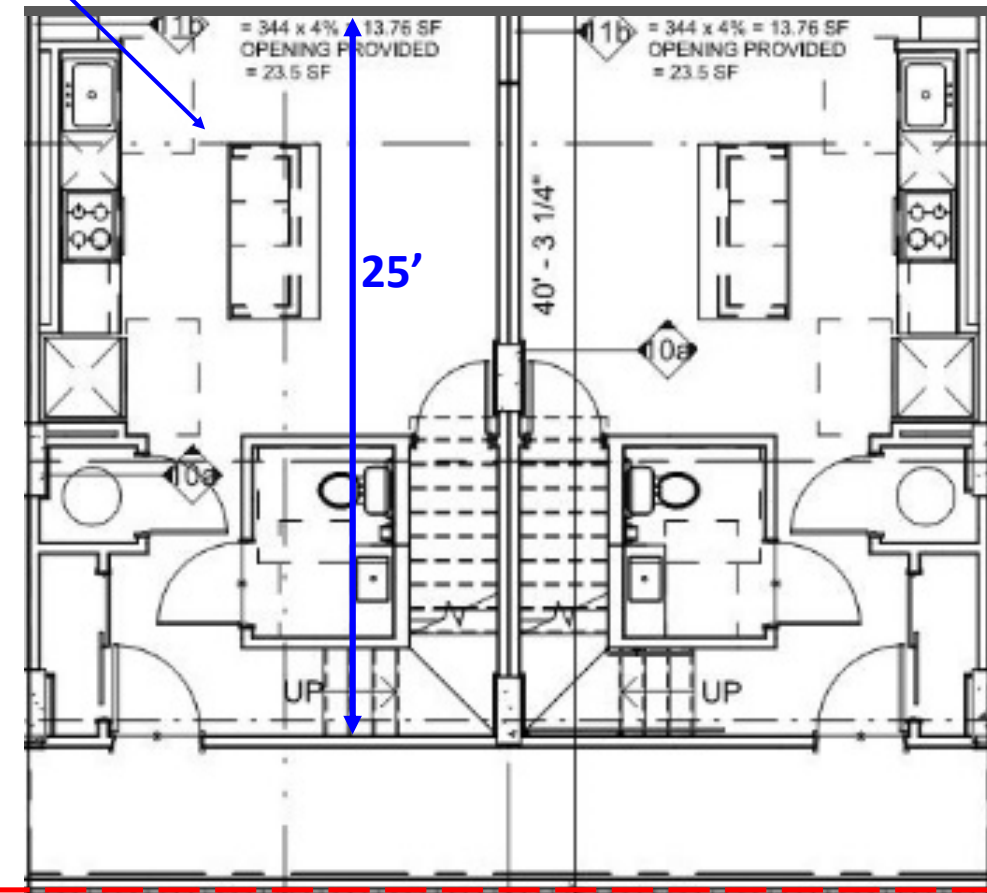


# Potential Impact to Units

Living Room



No Living Room



10-Foot Required Separation

# FAR Comparison (One building for zoning purposes)

Lot Area	135,099 sf													
Zoning FAR	5.2											0.12		
Level	B1	1	2	3	4	5	6	7	8	9	10	PH		
Gross area toward FAR	6,560	97,895	77,496	98,147	98,096	97,077	94,135	80,066	17,894	17,653	17,343	15,902	<b>Total FAR Area*</b>	<b>702,362</b>
Retail Area	0	51,468	25,716	0	0	0	0	0	0	0	0	0	Retail Area	77,184
Gross residential area toward FAR	6,560	46,427	51,780	98,147	98,096	97,077	94,135	80,066	17,894	17,653	17,343	0	<b>Total FAR Resident. Area*</b>	<b>625,178</b>

\* above ground GSF not including PH

Approved PUD



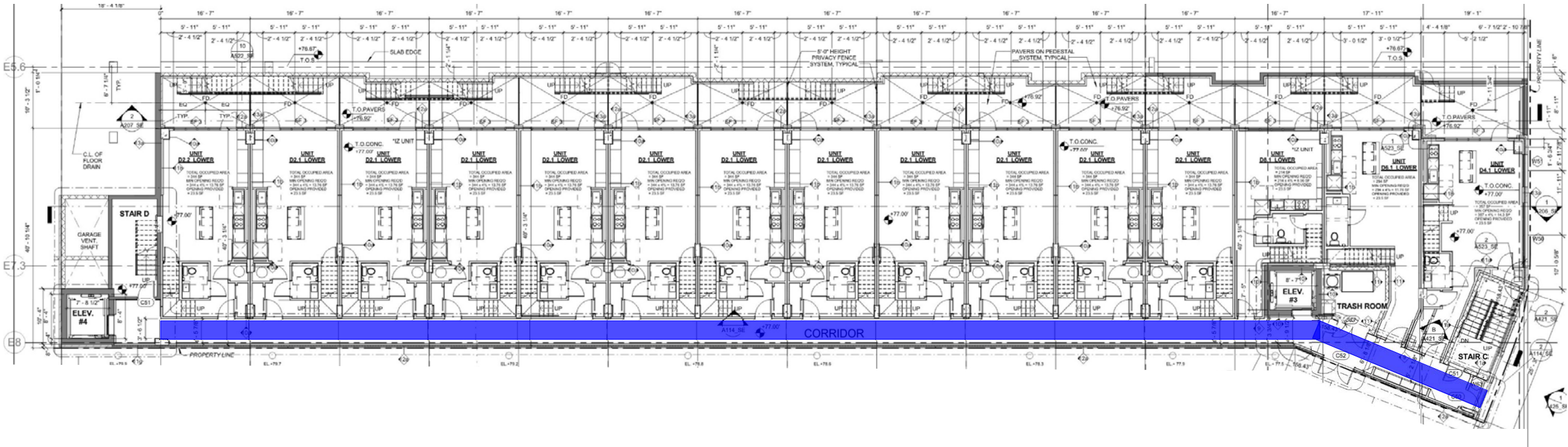
Lot Area	135,099 sf													
Zoning FAR	5.17											0.07		
Level	B1	1	2	3	4	5	6	7	8	9	10	PH		
Gross area toward FAR	10,089	94,496	75,321	98,191	98,335	97,716	93,460	79,765	17,190	17,200	17,204	8,971	<b>Total FAR Area*</b>	<b>698,967</b>
Retail Area	0	39,882	26,482	0	0	0	0	0	0	0	0	0	Retail Area	66,364
Gross residential area toward FAR	10,089	54,614	48,839	98,191	98,335	97,716	93,460	79,765	17,190	17,200	17,204	0	<b>Total FAR Resident. Area*</b>	<b>632,603</b>

\* above ground GSF not including PH

Current Design

# SE Structure – Enclosure GSF

- The enclosure creates the following components:
  - Enclosed corridor: 4,320 GSF
  - Unit area above enclosed corridor: 2,880 GSF
  - Total additional GSF resulting from enclosure = 7,200 GSF
  - However, total building will be less than approved by ~3,395 GSF



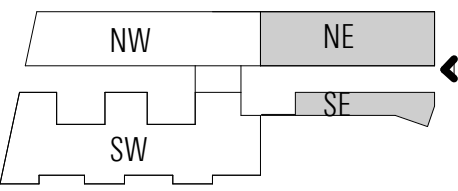




Does not change under PUD modification

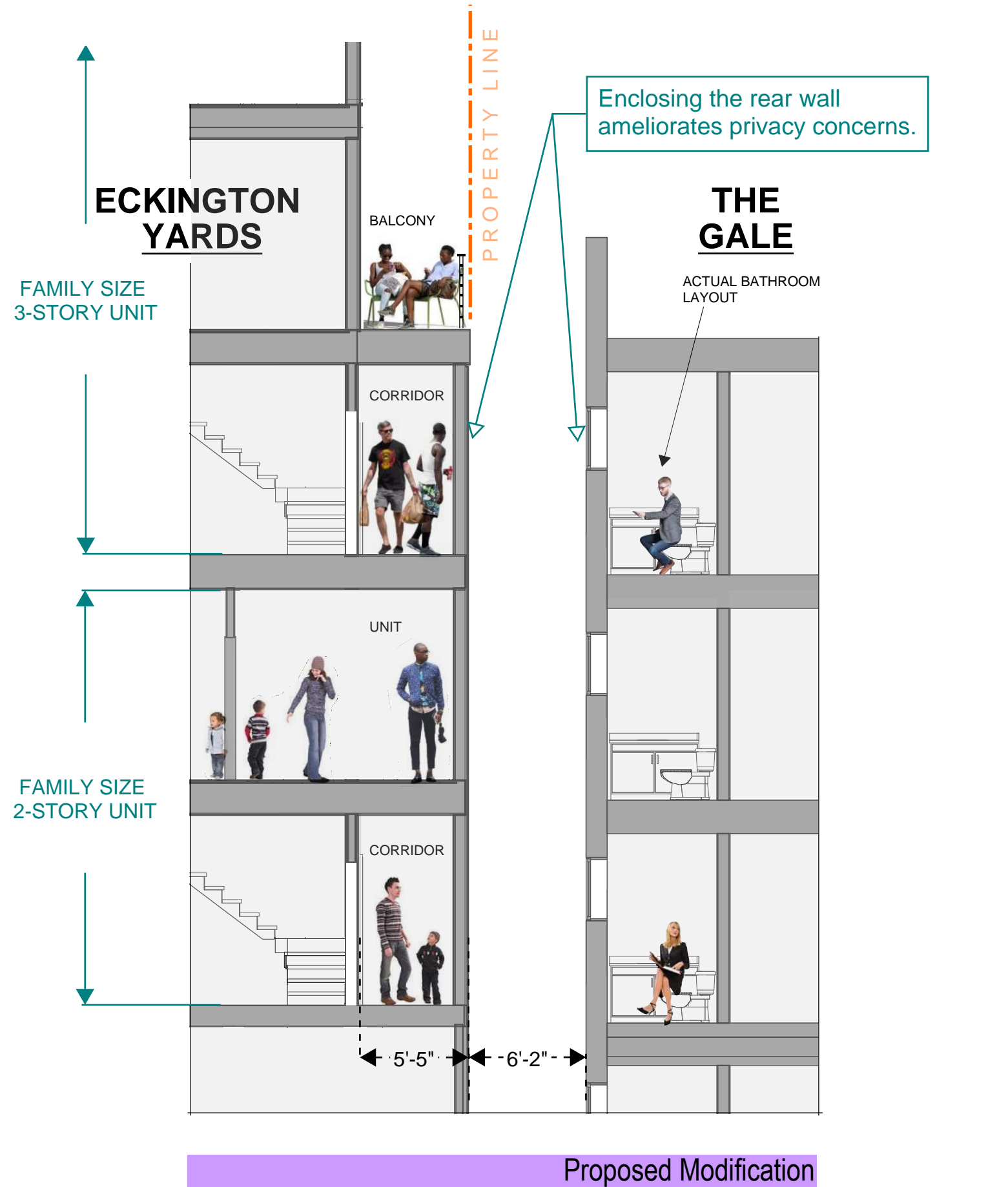
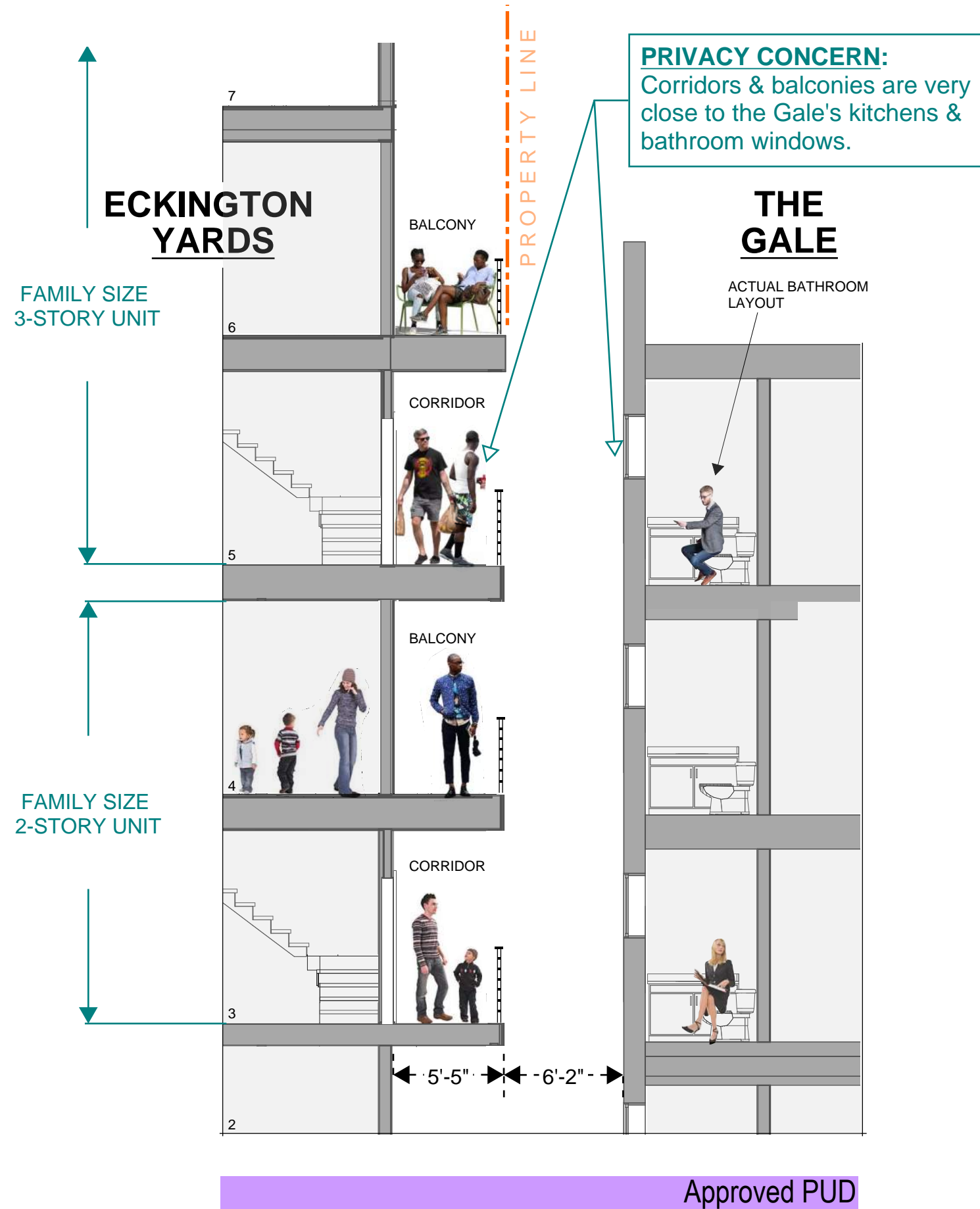
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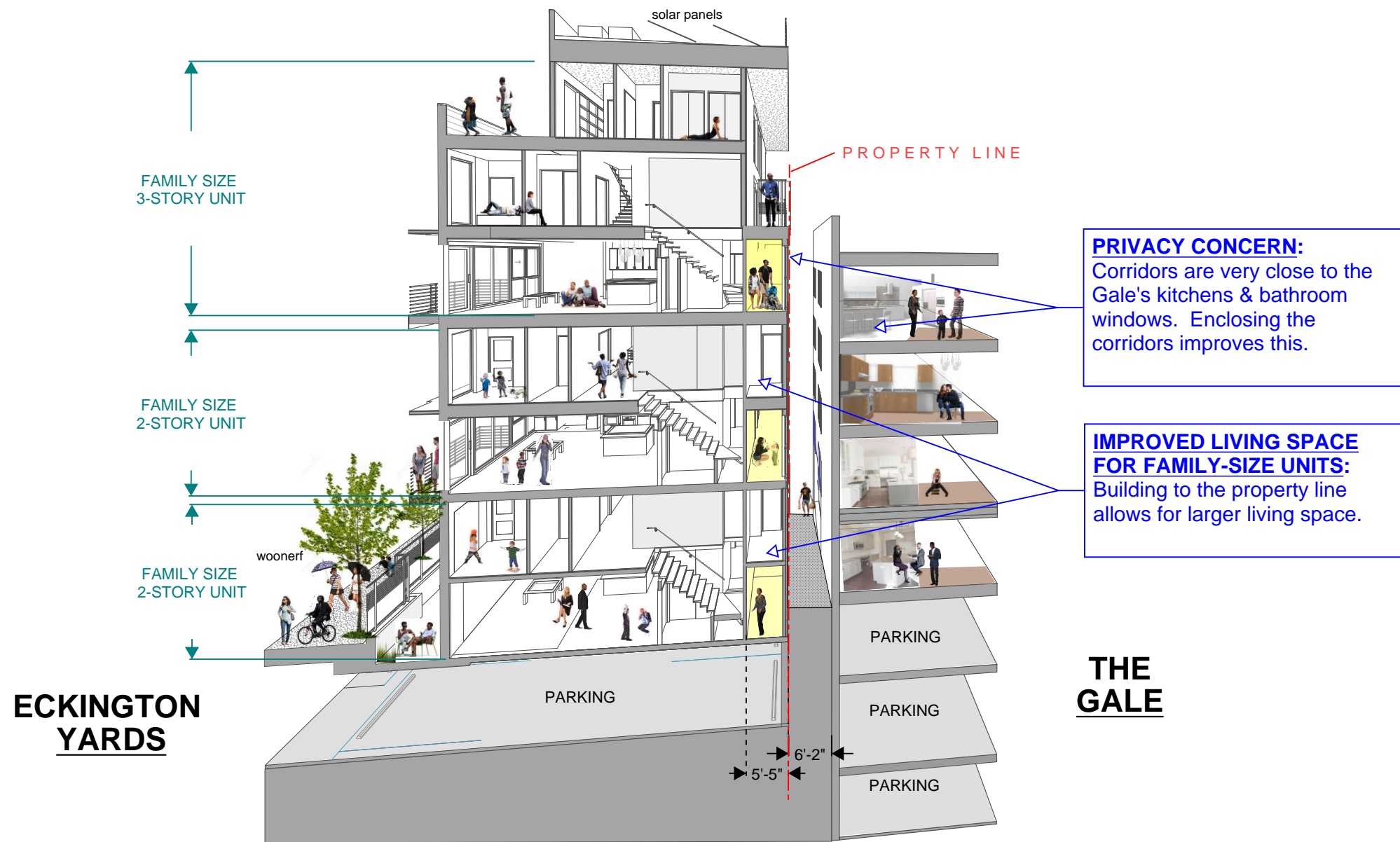


NE + SE | HARRY THOMAS STREET ELEVATION

Approved PUD

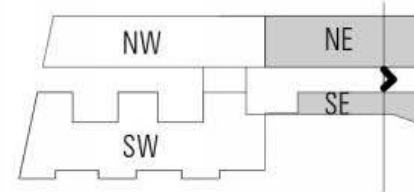


**PRIVACY CONCERNS IMPROVED**



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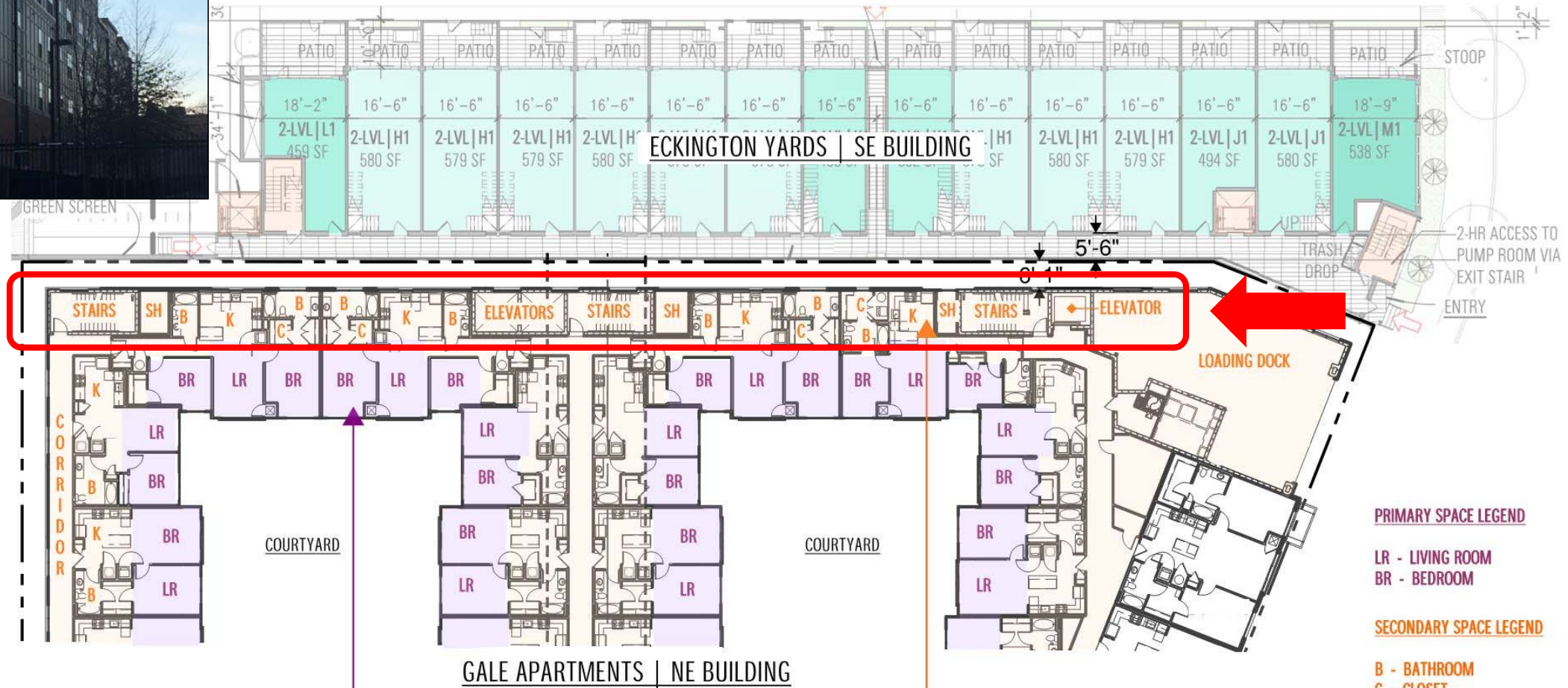
SE | SECTION FACING EAST PRIVACY & URBAN FAMILY LIVING

Proposed Modification

# Detail of The Gale (Page from Approved PUD set)



THIS DIAGRAM MAKES IT CLEAR THAT THE ARCHITECTS OF THE TRILOGY/GALE APARTMENT COMPLEX PLANNED FOR THE FUTURE DEVELOPMENT OF THE ECKINGTON YARDS PROJECT SITE.



ALL PRIMARY HABITABLE SPACES ARE ORIENTED TOWARD THE COURTYARD. THEY ARE GIVEN GENEROUS WINDOW OPENINGS.

ALL SECONDARY/SUPPORT SPACES ARE ORIENTED TOWARD THE PROPERTY LINE. THERE ARE FEW WINDOWS, AND THE OPENINGS ARE SMALL.

- PRIMARY SPACE LEGEND**
- LR - LIVING ROOM
  - BR - BEDROOM
- SECONDARY SPACE LEGEND**
- B - BATHROOM
  - C - CLOSET
  - K - KITCHEN
  - SH - SHAFT
  - STAIRS
  - ELEVATORS
  - LOADING DOCK
  - CORRIDOR

## GALE APARTMENTS | UNIT PLAN DIAGRAM