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August 12, 2013

Charles Pyott
City of Ithaca
108 East Green Street
Ithaca NY 14850

**Subject: Modified Site Plan Review
Cayuga Green II, LLC
217 South Cayuga Street
Ithaca NY 14850**

Dear Charles Pyott,

Please find the following changes to our Modified Site Plan Review approved September 10, 2012 as follows:

Building:

1. Site footprint: 6,920 SF (*9,400 SF*)
2. Total floorspace: 49,244 GSF (*47,075 GSF*)
3. Stories: 7 (*4*)
4. Number of units: 45 (*39*)
5. First floor elevation: 409'-6" (*410'-0"*)
6. Floor to floor height: 11'-4" without mezzanine loft (*15'-6" with mezzanine loft*)
7. Total building height: 81'-4" (*63'-6"*)
8. Unit balcony: 21 (*0*)
9. Unit false balcony: 18 (*0*)
10. Unit walk-out: 4 (*0*)
11. Foundation: Auger grouted steel core displacement piles (*spread footing*)

Siteplan:

1. Off-street loading: 4 spaces as required (*1 space*)
2. Bicycle parking: located with off-street parking (*in alley between garage/building*)
3. Site wall: 35'-0" long and 2'-6" high (*15' long and 6' high*)
4. Sidewalk: straight along building/street (*jogged around tree boxes interrupting bush*)
5. Red sunset maple tree: 8 (*5*)
6. Skyrocket english oak tree: 3 (*11*)
7. Chanticleer callery pear tree: 1 (*6*)
8. Burning bush: 381 LF (*368 LF*)
9. Condensers: in alley between garage/building and on roof, none out front (*alley, roof, out front*)

Elevation:

1. Balcony: exposed concrete with painted black metal railing
2. Aluminum clad wood window: larger percentage of facade
3. Precaste concrete panel – black: 2'-6" frame at bottom, side and top of facade (*2'-6" at bottom*)
4. Exposed concrete masonry unit and ribbed metal panel – grey: in alley between garage/building

Sincerely,

Will Yokel

CC: Lisa Nicholas