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Re: 248 Tioronda Avenue Concept Plan

November 7th, 2019

Dear Mr. Ruggiero:

Thank you for forwarding us questions and concerns raised by the City Planner regarding the above-mentioned application. Our responses follow each of the questions below:

- a. For Buildings A and B, why are the width dimensions of the rooftop structures not shown on the west elevations?
The dimensions have been added. Please see attached Page 4 "Detail Elevations"
- b. Why do the dimensions look different on the east and west elevations?
Dimensions have been corrected. Please see attached Pages 4 and 5 "Detailed Elevations"
- c. What are the adjacent gray boxes on the east elevations?
This is an elevator bulkhead. Please see attached Pages 4 and 5 "Detailed Elevations" for clarification.
- d. For the commercial building, why are the rooftop structure dimensions not shown?
Please see attached Page 6 "Commercial Elevations" for dimensions on rooftop structures.
- e. Why is the rooftop structure on the east elevation wider than on the residential buildings?
The rooftop structures on the commercial buildings and the residential buildings have identical dimensions. Please see attached Pages 4 and 5 "Detailed Elevations" and Page 6 Commercial Elevations" for clarification.
- f. Are the rooftop structures for stair access, elevator access, or both?
The rooftop structures are for both stair and elevator access to rooftop gardens.
- g. Are these the only rooftop accessory structures?
These are the only rooftop structure, per se. There would also be some mechanical equipment located on the roof. It would be screened from view by mechanical enclosures and plantings. The enclosures would be open to the sky.

Sincerely,

Alexander Blakely, RA
AB Architekten, PC

Enclosure:

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