Tab G Details of the Proposed Roof Structures with Dimensions

As with parking, developer efforts have resulted in a roof plan that, with this submission, fully accommodates the elevator overrides within an attic space allowed by right above the ceiling of the office level's new lobby area.

The roof will be essentially flat, with just enough pitch to drain rainwater away. The attic space will be used to route vents that would otherwise have penetrated through the roof to either side so the roof surface will be a smooth, unbroken surface.

With this design, the issue that could have existed with the prior design, which put a mechanical penthouse closer than normally allowed to the edge of the building, is totally cured.

Kindly refer to revised renderings and elevations within Tab Z, below. As a practical matter, the relief thought necessary for an elevator penthouse when the application was first filed has been resolved and no roof structure zoning issues remain.)

- The override of the elevators serving the office is now fully contained within the roof of the surrounding addition, a lobby whose ceiling falls within the forty foot (40.0 ft.) height limit established under the site's RC/C-2-B zoning.
- Grocer's mechanical equipment will be placed on the flat roof on the northern side of the dome, said area being screened from view from the abutting property to the north by a wall the top of which is less than thirty one feet (30' 5") above the measurement point; no specific relief zoning appears to be needed.
- Office mechanical equipment will be located within the volume of the office lobby at its mezzanine level and on a portion of the existing roof, screened by an existing flat concrete panel as well as a new panel that will connect the existing panel to the mass of the new office lobby the cap of which falls below the overall height limit of forty feet (40.0 ft.); again, no specific relief appears to be needed.
- Whatever equipment is needed to serve the other retail/service area will be located on the roof of the building above that space, screened by a mesh of appropriate density. None of this equipment will reach four feet (4' 0") above the level of that roof.

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