

# HKTA / architects

September 5, 2013

To: Tom Greer  
Pinkham and Greer. Consulting Engineer

From: Robert Howe

About: 133 York Street – Site Plan Review Update

Tom,

This memo follows up on the design review comments offered by Jean Fraser on August 22 and Barbara Barhydt's emailed comments on August 30 concerning the above project.

1. The entrance is deliberately understated. The design takes a minimal approach to this feature for it occupies no particular significance to a streetscape and acknowledges the rather private nature of these owner units and the structure's juxtaposition to the surrounding buildings. The client's intention is to create a more "loft" like environment. So, in keeping with the design theme, unnecessary embellishments run counter to the design intent.
2. The height difference in the two halves reflect what we believed were direction given by city staff in review of zoning requirements and in the belief the height more accurately responded to the height of the existing building. It was determined with review that it was more advantageous to keep that portion lower so it conforms more closely to the expansion possibilities of the existing structure.
3. For clarification about the building height above grade, we offer the following table. These dimensions are drawn directly from the completed construction drawings.

	West End	East End
South Elevation (Front)	38' - 2 1/2"	41' - 2 1/2"
North Elevation (Back)	30' - 4 1/4"	33' - 4 1/4"
Grade at Sides	34' - 9 3/4"	37' - 9 3/4"
Existing (Front)	31' - 1"	
Existing (Back)	23 - 6"	
Difference in height between existing and new at West End	6' - 8 1/2"	