

1925 Montrose – Justification for Modification

- The Project includes a roof deck amenity area, which requires the elevator to go up above the top of roof so that residents are able to access the roof deck via the elevator.
- As currently designed, the elevator shaft extension does not provide enough clearance for the elevator to meet elevator code requirements
- The proposed modification would increase the building height from 55.625' (as shown in the Letter of Determination) to 60.5'; or a 5' height increase (+/- 9%).
- To facilitate this height increase, we are proposing to simply increase the height of the parapet.
- Please note: the maximum allowable height for this Project, through the TOC bonus, is 67', so the proposed modification would still maintain a building height shorter than the max allowable height.