Architectural Plans

35 McGrath Highway

Address: 35 McGrath Highway, Somerville, MA 02143
Submitted by: 35 McGrath Highway Realty Trust

Owner:
35 McGrath Highway Realty Trust

Attorney:
McDermott Quilty & Miller LLP

Owners Representative:
TDG
THE DENUNZIO GROUP

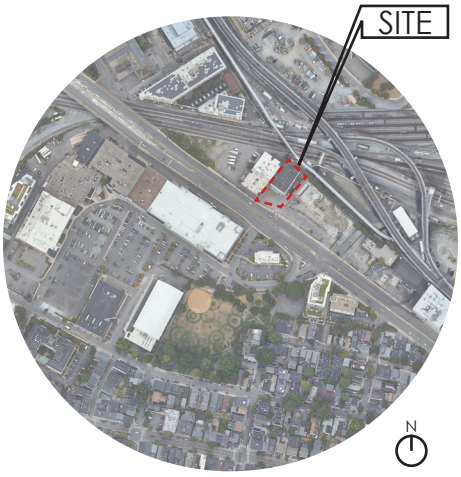
Architecture:
Stantec

MEP/FP Engineering:
Cosentini
A TETRA TECH COMPANY

Structural Engineering:
odeh engineers

Landscape/Civil:
BOHLER

Traffic:
HOWARD STEIN HUDSON



LOCUS MAP
NOT TO SCALE

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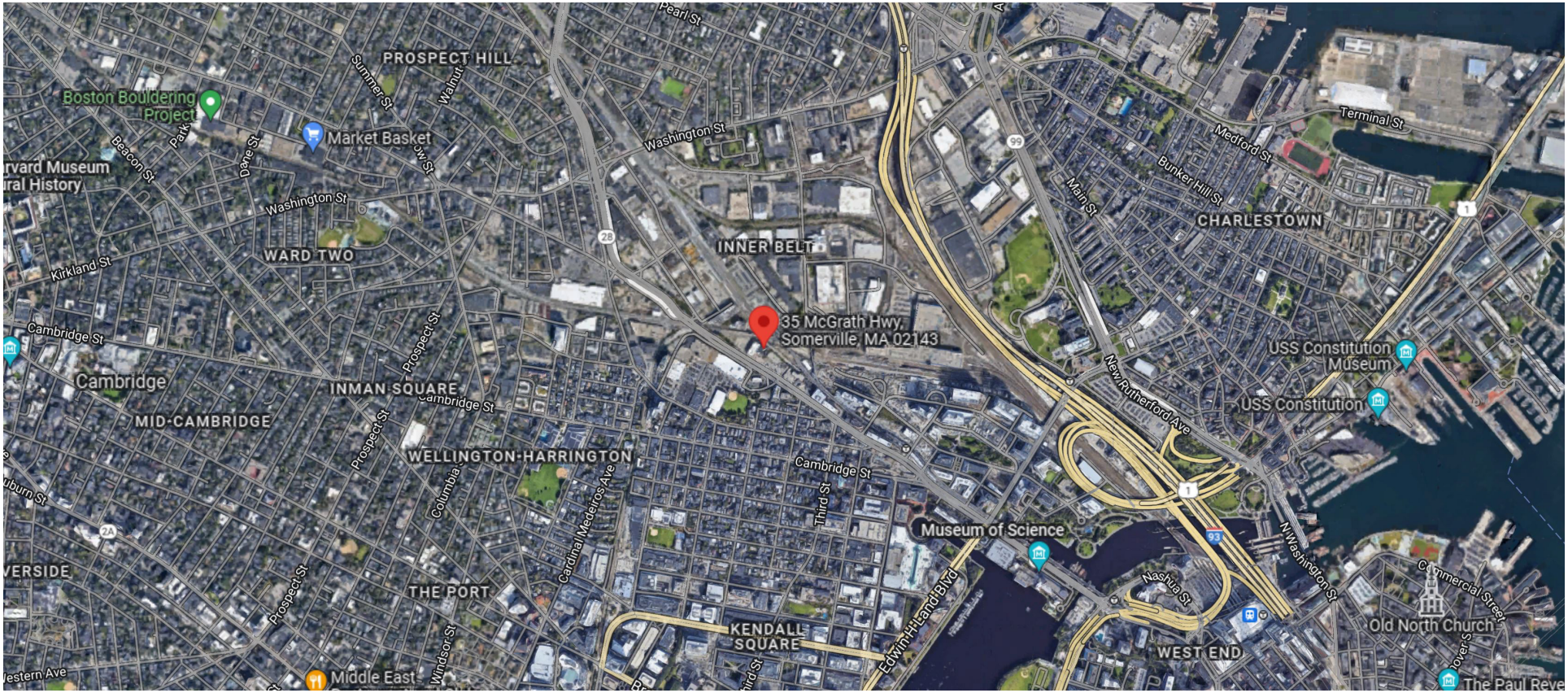
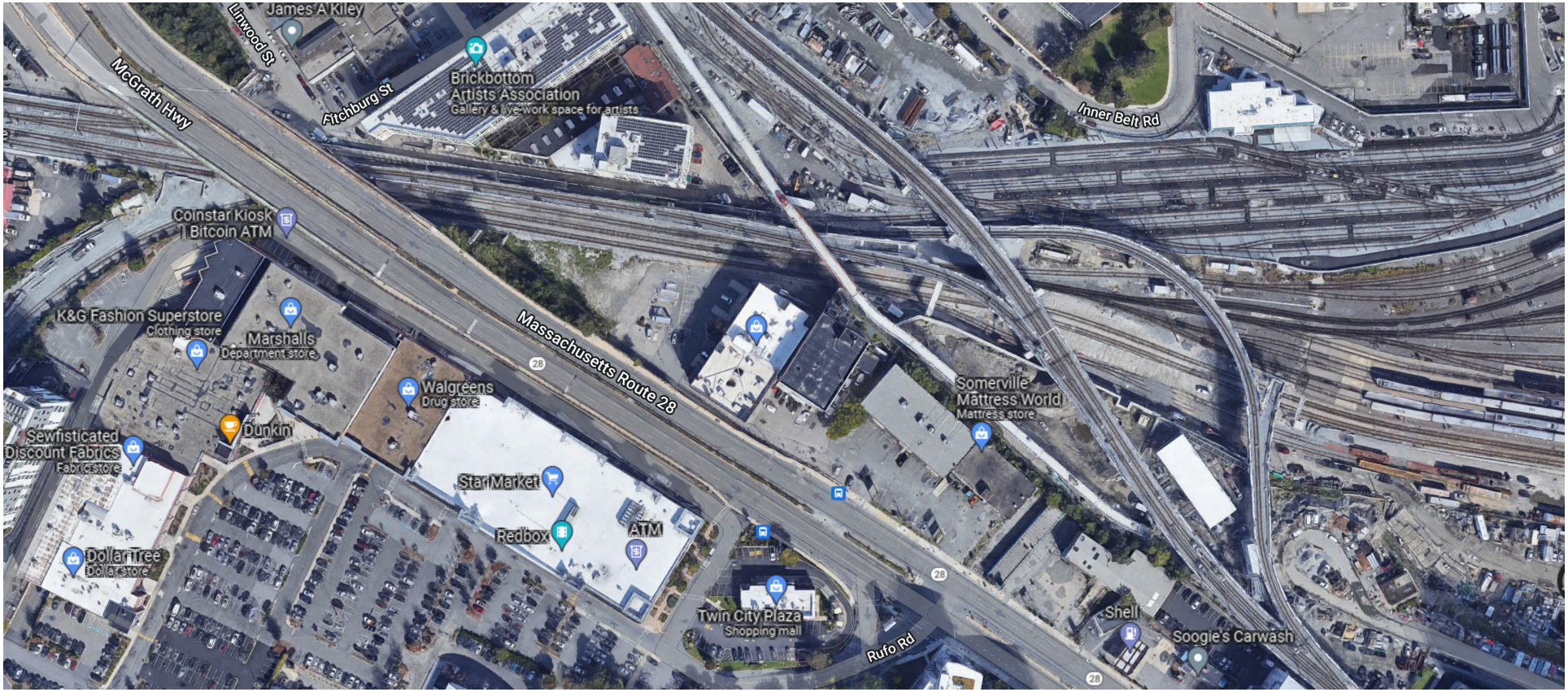
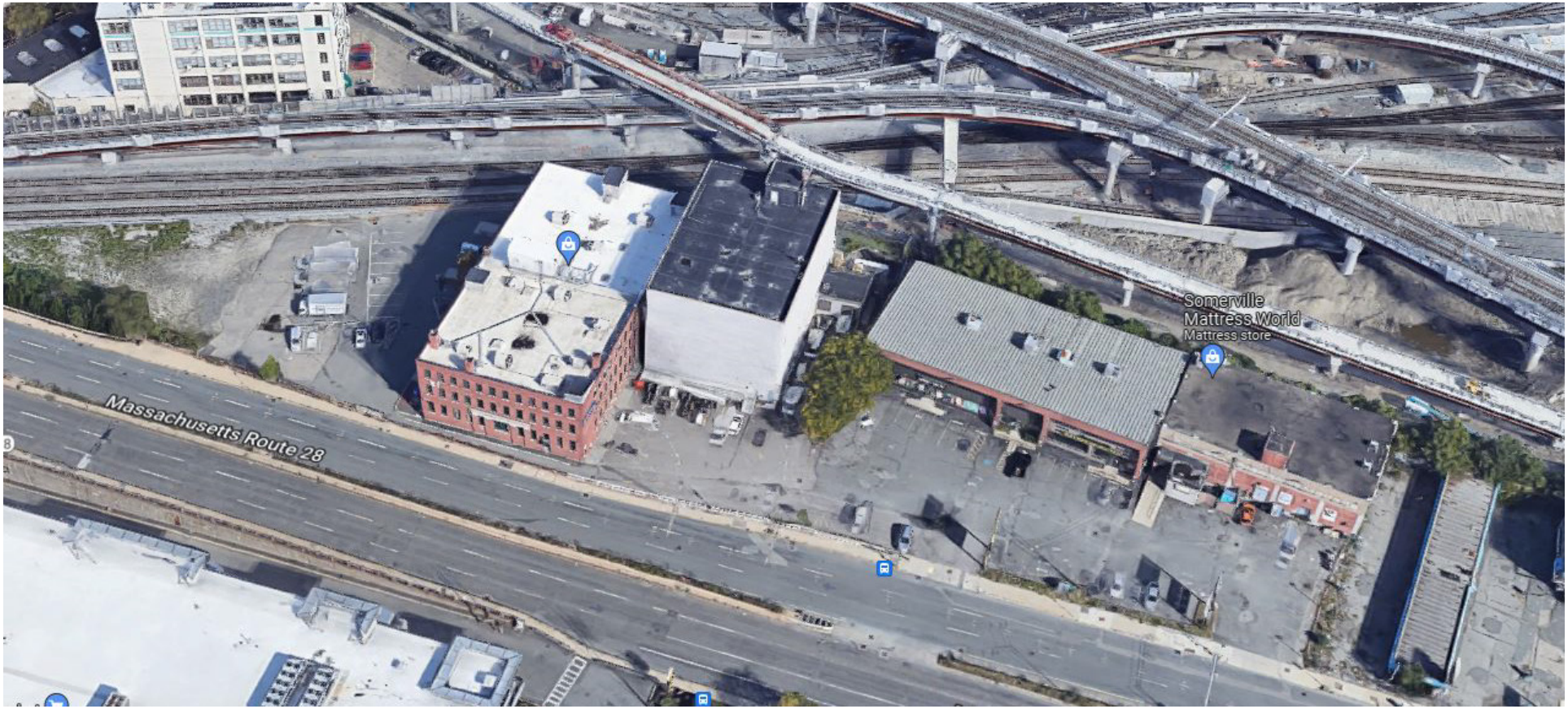
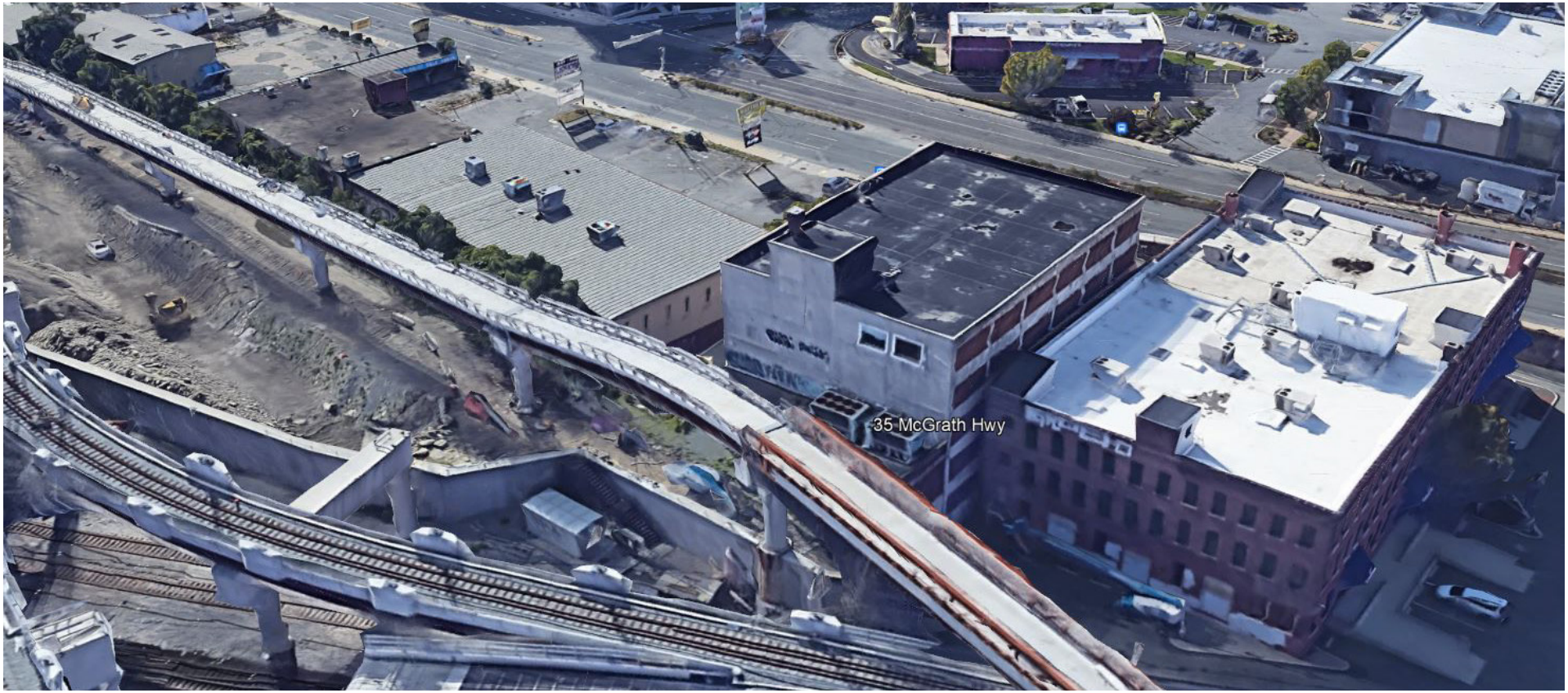

PROSPECT HILL
Boston Bouldering Project
Market Basket
Pearl St
Summer St
Walnut
Washington St
Beacon St
Dane St
Sw St
Washington St
WARD TWO
Kirkland St
INNER BELT
35 McGrath Hwy, Somerville, MA 02143
Cambridge St
Cambridge
INMAN SQUARE
MID-CAMBRIDGE
Prospect St
Cambridge St
WELLINGTON-HARRINGTON
Columbia
Cardinal Medeiros Ave
Cambridge St
Third St
Museum of Science
THE PORT
KENDALL SQUARE
Edwin H Land Blvd
Windsor St
Middle East
Western Ave
Terminal St
Medford St
Bunker Hill St
Main St
CHARLESTOWN
USS Constitution Museum
USS Constitution
New Rutherford Ave
N Washington St
Nashua St
WEST END
Commercial Street
Old North Church
The Paul Reve


James A Kiley
Linwood St
McGrath Hwy
Fitchburg St
Brickbottom Artists Association
Gallery & live-work space for artists
Inner Belt Rd
Coinstar Kiosk | Bitcoin ATM
K&G Fashion Superstore
Clothing store
Marshalls
Department store
Massachusetts Route 28
Walgreens
Drug store
Dunkin'
Sewfisticated Discount Fabrics
Fabric store
Star Market
Redbox
ATM
Dollar Tree
Dollar store
Somerville Mattress World
Mattress store
Twin City Plaza
Shopping mall
Rufo Rd
Shell
Soogie's Carwash



35 McGRATH HIGHWAY | 10/03/2023 |
SOMERVILLE, MA 02143

FRONT AERIAL VIEW | Stantec


35 McGrath Hwy


MATTRESS
WORLD


MATTRESS WORLD

35 McGRATH HIGHWAY | 10/03/2023 |
SOMERVILLE, MA 02143

STREET VIEW FROM EAST | Stantec

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PROPOSED RENDERING | Stantec

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PROPOSED RENDERING | Stantec

* PER SECTION 1.1.9.G: THE WORDS 'MUST', 'SHALL', 'WILL', AND 'MAY NOT' ARE MANDATORY.
** PER SECTION 1.1.9.H: THE WORDS 'MAY' AND 'SHOULD' ARE PERMISSIVE

ZONING DESIGN REQUIREMENTS

ZONING SECTION	DESCRIPTION/REQUIRMENT	COMPLIANT / NOT USED		COMMENTS
5.1.13	FAÇADE DESIGN			
5.1.13.A	FACADEDS **MUST** PROVIDE SOLID MATERIAL FRAMING EACH STOREFRONT AND LOBBY ENTRANCE AS FOLLOW:	COMPLIANT	✓	
	1. PILASTERS OR COLUMNS SUPPORTING A HORIZONTAL LINTEL AND CORNICE	COMPLIANT	✓	
	2. A SPANDREL POSITIONED BETWEEN PILASTERS OR COLUMNS THAT EXTEND FROM UPPER STORIES OF THE BUILDING TO THE GROUND, OR	COMPLIANT	✓	
	3. FLAT WALL ABOVE AND TO EITHER SIDE OF A VOID OR PUNCHED OPENING	COMPLIANT	✓	
5.1.13.B	STOREFRONTS AND LOBBY ENTRANCES **MUST BE** SET WITHIN RESULTING FRAME PROVIDED FOR EACH BY THE FAÇADE	COMPLIANT	✓	LOBBY SET WITHIN FRAME OF BAY SPACING AT BASE.
5.1.13.C	MATERIALS FRAMING EACH STOREFRONT OR LOBBY ENTRANCE **MAY BE** INTEGRATED INTO THE DESIGN OF THE FAÇADE OR CUSTOMIZED FOR INDIVIDUAL STOREFRONTS AND LOBBY ENTRANCES. MECHANICAL LOUVERS NECESSARY FOR VENTING PURPOSES ARE **NOT PERMITTED** IN THE REQUIRED FRAME, BUT **MAY BE** INCORPORATED INTO ANY STOREFRONT OR LOBBY ENTRANCE SYSTEM.	COMPLIANT	✓	DESIGN UNIQUE TO BASE
5.1.13.D	FAÇADE **MUST** DIFFERENTIATE THE GROUND STORY OF THE BUILDING FROM UPPER STORIES THROUGH HORIZONTAL ARTICULATION, A CHANGE IN MATERIAL, OR A CHANGE WINDOW SIZE/PATTERN TO CREATE A DISTINCT BASE TO THE BUILDING FACADE. ENTIRE HEIGHT OF GROUND FLOOR **MUST** BE INCLUDED IN THE FAÇADE BASE.	COMPLIANT	✓	FAÇADE DIFFERENTIATION ACHIEVED WITH MATERIAL CHANGE FROM GROUND FLOOR TO UPPER FLOORS. PROPOSED 20' GROUND FLOOR HEGIHT, FULL HEIGHT INCLUDED IN DESIGN OF BASE
5.1.13.E	FACADES WITH 5 OR MORE STORIES, **SHOULD** INCLUDE, AT LEAST THE ENTIRE HEIGHT OF THE FIRST 2 STORIES IN THE DESIGN OF THE REQUIRED BASE.	NOT USED		9 STORY BUILDING, PROVIDING SINGLE STORY BASE TO ALIGN WITH MASSING OF ADJACENT BUILDING.
5.1.13.E	DESIGN OF BASE **MAY NOT** SHIFT UP OR DOWN ACROSS THE WIDTH OF THE FAÇADE.	COMPLIANT	✓	BASE DOES NOT SHIFT ACROSS FAÇADE
5.1.13.F	FOR BUILDINGS WITH MORE THAN 1 FAÇADE, THE DESIGN OF THE BASE **MUST** ALIGN HORIZONTALLY AT THE CORNERS	COMPLIANT	✓	HEIGHT OF BASE ALIGNS AT CORNERS OF BUILDING
5.1.13.G	FAÇADES **MUST** PROVIDE SURFACE RELIEF FROM THE AVERAGE PLANE OF THE FAÇADE BY AT LEAST 4 INCHES, THROUGH THE USE OF ARCHITECTURAL ELEMENTS SUCH AS BAY WINDOWS, COLUMNS, CORNER BOARDS, CORNICES, DOOR AND WINDOW SURROUNDS, MOLDINGS, PIERS, PILASTERS, RECESSED STOREFRONTS OR LOBBY ENTRACNES, SEAT WALLS, SILLS, WALL DEPTH, AND RECESSED PROJECTING WINDOWS.	COMPLIANT	✓	REFIEF PROVIDED AT GROUND FLOOR, RECESSED LOBBY ENTRANCE AND STOREFRONT. UPPER STORIES INCLUDE RECESSED PUNCHED WINDOWS AND PROJECTING SUN SHADES
5.1.14	ARCHITECTURAL DESIGN GUIDELINES			
5.1.14.A	FAÇADE **SHOULD BE** VISUALLY DIVIDED INTO A SERIES OF ARCHITECTURAL BAYS THAT ARE DERIVED, IN GENERAL, FROM THE BUILDING'S STRUCTURAL BAY SPACING	NOT USED		
5.1.14.B	PIERS, PILASTERS, OR OTHER FEATURES DEFINING EACH ARCHITECTUAL BAY **SHOULD** EITHER EXTEND ALL THE WAY TO THE GROUND OR TERMINATE AT ANY HORIZONTAL ARTICULATION DEFINING THE BASE OF THE BUILDING.	NOT USED		
5.1.14.C	ARCHITECTURAL BAYS **SHOULD** ALIGN, IN GENERAL, WITH INDIVIDUAL OR GROUPS OF STOREFRONTS AND LOBBY ENTRANCES	NOT USED		
5.1.14.D	PIERS, PILASTERS, OR OTHER FEATURES DEFINING EACH ARCHITECTUAL BAY **SHOULD** ALWAYS PROJECT FORWARD AND BE UNINTERRUPTED BY HORIZONTAL ARTICULATION, EXCLUDING ANY HORIZONTAL ARTICULATION USED TO DIFFERENTIATE THE BASE OF THE BUILDING.	NOT USED		DESIGNED PER UDC RECOMMENDATIONS
5.1.14.E	THE FAÇADE OF BUILDINGS WITH 5 OF MORE STORIES **SHOULD BE** VISUALLY DIVIDED INTO, AT LEAST, A NORIZONTAL TRIPARTITE DIVISION (A BASE, MIDDLE AND TOP). THE HORIZONTAL DIVISIONS **MAY NOT** SHIFT UP OR DOWN ACROSS	NOT USED		NOT REQUIRED, DESIGNED PER UDC RECOMMENDATIONS
5.1.14.F	VENTS, EXHAUST, AND OTHER UTILITY FEATURES ON BUILDING FACADES **SHOULD BE** ARCHITECTURALLY INTEGRATED INTO THE DESIGN OF THE BUILDING AND SHOULD BE LOCATED TO MINIMIZE ADVERSE EFFECTS ON PEDESTRIAN COMFORT ALONG SIDEWALKS AND WITHIN OPEN SPACES.	COMPLIANT	✓	

5.1.14.G	BUILDINGS AT TERMINATED VISTAS **SHOULD BE** ARTICULATED WITH DESIGN FEATURES THAT FUNCTION AS FOCAL POINTS	NA		
5.1.14.H	FENESTRATION GLAZING **SHOULD BE** INSET FROM THE PLANE OF EXTERIOR WALL SURFACES.	COMPLIANT	✓	PROPOSED TO BE SETBACK FROM THE FAÇADE OF EXTERIOR ADJACENT SURFACES.
5.1.14.I	RIBBON WINDOWS **SHOULD BE** AVOIDED	COMPLIANT	✓	NO RIBBON WINDOWS PROPOSED
5.1.14.J	MONOTONOUS AND REPETITIVE STOREFRONT OR LOBBY SYSTEMS, AWNINGS, CANOPIES, SIGN TYPES, COLORS OR DESIGNS **SHOULD BE** AVOIDED.	COMPLIANT	✓	MONOTONOUS FAÇADE SYSTEMS HAVE BEEN AVOIDED.
5.1.14.K	STOREFRONTS AND LOBBY ENTRANCES **SHOULD** INCLUDE AWNINGS OR CANOPIES TO PROVIDE WEATHER PROTECTION FOR PEDESTRIANS AND REDUCE GLARE FOR STOREFRONT DISPLAY AREAS. AWNINGS **SHOULD BE** OPEN-ENDED AND OPERBALE	COMPLIANT	✓	OVERHANG OF BUILDING ABOVE AND USE OF CANOPY AT ENTRANCE TO PROVIDE WEATHER PROTECTION.
5.1.14.L	LOBBY ENTRANCES FOR UPPER STORY USES **SHOULD BE** OPTIMALLY LOCATED , WELL DEFINED, CLEARLY VISIBLE, AND SEPARATE FROM THE ENTRANCE FOR OTHER GROUND STORY USES.	COMPLIANT	✓	NO SECONDARY GROUND FLOOR USES.
5.1.14.M	LOBBIES **SHOULD BE** LIMITED IN WIDTH AND TOTAL AREA TO PRESERVE FLOOR SPACE AND FRONTAGE FOR OTHER GROUND STORY USES. BUILDINGS **SHOULD** USE ANY COMBINATION OF FAÇADE ARTICULATION, A DOUBLE-HEIGHT CEILING, A DISTINCTIVE DOORWAY, A CHANGE IN WALL MATERIAL, A CHANGE IN PAVING MATERIAL WITHIN THE FRONTAGE AREA, OR SOME OTHER ARCHITECTURAL ELEMENTS TO MAKE LOBBIES VISUAL AND MATERIALLY DISTINCTIVE.	COMPLIANT	✓	LOBBY FRONTAGE IS LIMITED. THE TOWER "SHARD" EXENTUATES THE ARRIVAL LOCATION FROM A DISTANCE WHILE THE ENTRY CANOPY AND COORDINATING LANDSCAPE DESIGN HIGHLIGHT THE ENTRANCE AT A PEDESTRIAN SCALE.
	MATERIALS			
5.1.14.N	THE SELECTION OF MATERIALS, FENESTRATION AND ORNAMENTATION **SHOULD** RESULT IN A CONSISTENT AND HARMONIOUS COMPOSITION THAT APPEARS AS A UNIFIED WHOLE RATHER THAN A COLLECTION OF UNRELATED PARTS.	COMPLIANT	✓	MATERIALS SELECTED CAREFULLY FOR HARMONIOUS APPEARANCE
5.1.14.O	TYPE AND COLOR OF MATERIALS **SHOULD BE** KEPT TO A MINIMUM, PREFERABLY 3 OF FEWER	COMPLIANT	✓	PRIMARY 3 MATERIALS: MASONRY, GLASS AND METAL PANEL
5.1.14.P	2 OR MORE WALL MATERIALS **SHOULD BE** COMBINED ONLY ONE ABOVE THE OTHER EXCEPT FOR BAY WINDOWS.	COMPLIANT	✓	
5.1.14.Q	WALL MATERIALS APPEARING HEAVIER IN WEIGHT **SHOULD BE** USED BELOW WALL MATERIALS APPEARS LIGHTER IN WEIGHT (WOOD AND METALABOVE BRICK, AND ALL THREE ABOVE STONE)	COMPLIANT	✓	
5.1.14.R	HORIZONTAL OR VERTICAL BOARD SIDING OR SHINGLES, REGARDLESS OF MATERIAL, **SHOULD BE** AVOIDED.	COMPLIANT	✓	NO USE OF SIDING OR SHINGLES BEING PROPOSED
5.1.14.S	ARCHITECTURAL DETAILS AND FINISH MATERIALS FOR THE BASE OF A BUILDING **SHOULD BE** CONSTRUCTED OF ARCHITECTURAL CONCRETE OR PRE-CAST CEMENTITIOUS PANELS, NATURAL OR CAST STONE, HEAVY GAUGE METAL PANELS, GLAZED OR UNGLAZED ARCHITECTURAL TERRACOTTA OR BRICK.	COMPLIANT	✓	PROPOSING MASONRY OR HEAVY GAUGE METAL PANELS WITH A GRANITE BASE AT THE BASE OF THE BUILDING.
5.1.14.T	EIFS **SHOULD BE** AVOIDED.	COMPLIANT	✓	NO USE OF EIFS BEING PROPOSED
5.1.14.U	ROOFTOP MECHANICAL PENTHOUSES AND SCREENING **SHOULD BE** INTEGRATED INTO THE OVERALL BUILDING MASSING AND ARCHITECTURAL DESIGN OF THE BUILDING, APPEARING AS AN EXTENSION OF THE STORIES BELOW OR DIFFERENTIATED AS THE TOP OF THE HORIZONTAL TRIPARITE DIVISION	COMPLIANT	✓	PENTHOUSE SCREEN INTEGRATED INTO FAÇADE OF BUILDING PER UDC RECOMMENDATION
5.1.14.V	ROOFTOP MECHANICAL PENTHOUSES AND SCREENING **SHOULD BE** LOCATED TO MINIMIZE ADVERSE ENVIRONMENTAL IMPACTS ON CIVIC SPACES, SIDEWALKS, AND ABUTTING LOTS	COMPLIANT	✓	PENTHOUSE STEPS BACK AWAY FROM RAISED PEDESTRIAN WALKWAY ON THE BACKSIDE OF THE SITE PER UDC RECOMMENDATION
5.1.14.W	VENTS, STACKS, RAILINGS AND OTHER COMPONENTS OF MECHANICAL EQUIPMENT REQUIRED TO BE OUTDOORS OR TO PROJECT ABOVE THE PENTHOUSE **SHOULD BE** LIMITED IN HEIGHT AND LOCATED TOWARD THE CENTER OF THE ROOF TO EVERY EXTENT PRACTICABLE.	COMPLIANT	✓	PROJECTIONS ABOVE THE PENTHOUSE SCREEN WILL BE LIMITED AS MUCH AS POSSIBLE. TALLER EQUPIMENT WILL BE LOCATED TOWARDS THE CENTER OF THE PENTHOUSE TO REDUCE VISABILITY.

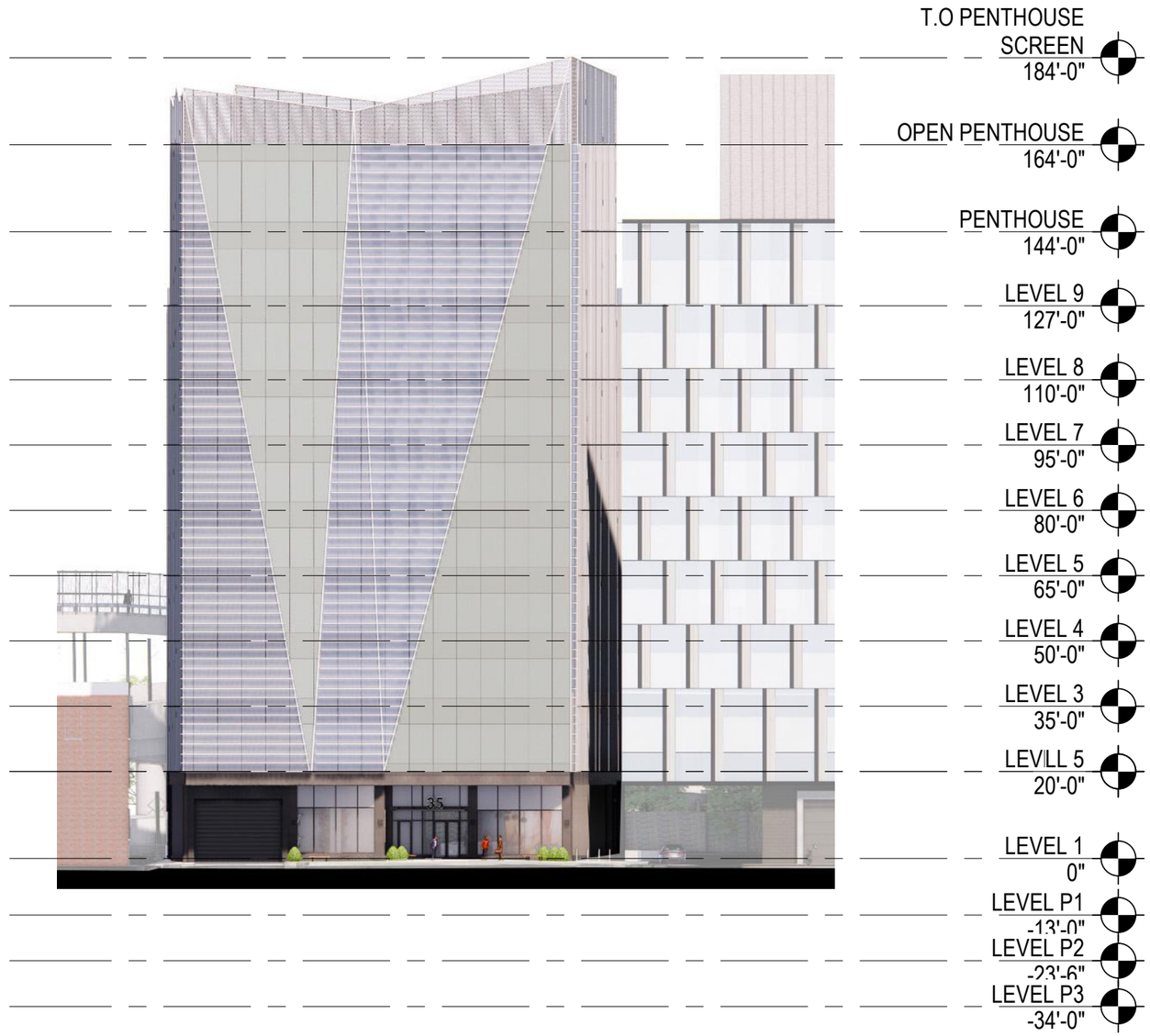
ZONING REQUIREMENTS - DIMENSIONAL REQUIREMENTS				
ZONING SECTION	**DESCRIPTION**	**REQUIREMENT**	**PROPOSED**	**VARIANCE**
5.1.9.A	LOT WIDTH (MIN)	30 FT	102'-2"	
5.1.9.A	LOT COVERAGE (MAX)	100%	79%	
5.1.9.A	GREEN SCORE	0.20 MIN	0.252	
		0.25 IDEAL		
5.1.9.A	OPEN SPACE (MIN)	15%	28.7%	
	BUILDING SETBACKS			
5.1.9.A	CURB SETBACK (MIN)	18 FT	VARIES 8'-2" TO 29'-2"	
	PRIMARY FRONT SETBACK	2 FT MIN	0'-0" MIN	**0'-0"**
		15 FT MAX	34'-4" MAX	**34'-4"**
	SECONDARY FRONT SETBACK	2 FT MIN	NA	
		15 FT MAX	NA	
	SIDE SETBACK			
5.1.9.B	ABUTTING AN ALLEY OR R-ROW	0 FT	**5 FT**	
	ABUTTING ANY NON-NR OR LHD	10 FT		
	1ST-3RD STORY ABUTTING NR OR LHD	20 FT		
	4TH-9TH STORY ABUTTING NR OR LHD	30 FT		
	REAR SETBACK			
5.1.9.B	ABUTTING AN ALLEY OR R-ROW	0 FT	**5 FT**	
	ABUTTING ANY NON-NR OR LHD	10 FT		
	1ST-3RD STORY ABUTTING NR OR LHD	20 FT		
	4TH-9TH STORY ABUTTING NR OR LHD	30 FT		
	BUILDING MASSING			
5.1.9.C	BUILDING HEIGHT, STORRIES (MIN | MAX)	4 STORIES | 9 STORIES	9 STORIES	
5.1.9.C	BUILDIG HEIGHT (MAX)	155 FT	144 FT	

ZONING REQUIREMENTS - MASSING + HEIGHT REQUIREMENTS

ZONING SECTION	DESCRIPTION	REQUIREMENT	PROPOSED	VARIANCE
5.1.9.B	PARKING SETBACKS			
	PRIMARY FRONT SETBACK	30 FT	NA	
	SECONDARY FRONT SETBACK	30 FT	NA	
5.1.9.C	BUILDING MASSING			
	WIDTH (MAX)	240 FT	96 FT MAX	
	FAÇADE BUILD OUT - PRIMARY FRONT MIN	80%	94%	*SEE VARIANCE
	FAÇADE BUILD OUT - SECONDARY FRONT	65%	NA	
	FLOOR PLATE (MAX)	35,000 SF	17,087 SF (MAX)	
	GROUND STORY HEIGHT (MIN)	18 FT	20 FT	
	UPPER STORY HEIGHT (MIN)	10 FT	15 FT MIN	
	BUILDING HEIGHT, STORRIES (MIN | MAX)	4 STORIES | 9 STORIES	9 STORIES	
	BUILDING HEIGHT (MAX)	155 FT	144 FT	
	ROOF TYPE	FLAT	FLAT	
5.1.9.D	FAÇADE COMPOSITION			
	GROUND STORY FENESTRATION (MIN)	70%	70%	
	UPPER STORY FENESTRATION (MIN | MAX)	15 % | 70%	58%	
5.1.9.D	USE AND OCCUPANCY			
	ENTRANCE SPACING (MAX)	30 FT	NA	
	COMMERCIAL SPACE DEPTH (MIN)	30 FT	NA	
5.1.9.E	DEVELOPMENT BENEFITS			
	GFA OVER 30,000 SF			
	AFFORDABLE HOUSING LINKAGE	$10/SF	NA	
	EMPLOYMENT LINKAGE	$2.46/SF	TBD	
	ARTS AND CREATIVE ENTERPRISES PROGRAM SPACE (ACE)			
	5% OF GROSS LEASABLE COMMERCIAL FLOOR SPACE (133,410 SF)	6,670.5 SF	6,672 SF	
	*VARIANCES:			
	1. THE MINIMUM PERMITTED SETBACK FROM THE GROUND STORY IS TWO FEET (2'). THE MAXIMUM PERMITTED SETBACK FOR THE GROUND STORY IS THIRTY-FOUR FEET AND FOUR INCHES (34'-4") 2. THE MAXIMUM PERMITTED SETBACK FOR THE UPPER STORIES IS AERO FEET (0'). THE MAXIMUM PERMITTED SETBACK FOR THE UPPER STORIES IS FIFTEEN FEET (15'). 3. DRIVEWAY IS ALLOWED TO BE LOCATED IN THE FRONTAGE AREA; AND 4. FACADE IS ALLOWED TO DEVIATE FROM PARALLEL IN RELATION TO THE FRONT LOT LINE.			

ZONING REQUIREMENTS - HIGH-RISE DISTRICT COMPONENTS				
ZONING SECTION	**DESCRIPTION**	**REQUIREMENT**	**PROPOSED**	**VARIANCE**
	BUILDING COMPONENTS			
5.1.12.E	AWNING	PERMITTED	NOT USED	
5.1.12.F	ENTRY CANOPY	PERMITTED	NOT USED	
	WIDTH	MUST BE EQUAL TO OR GREATER THAN THE WIDTH OF THE DOORWAY SURROUND OR EXTERIOR CASING IT IS MOUNTED OVER. MUST BE VISUALLY SUPPORTED BE BRACKETS/CABLES/RODS	DOOR SURROUND WIDTH = 13 FT CANOPY WIDTH = 17 FT SUPPORTED BY BRACKETS	
	PROJECTION (MIN)	3 FT	7'-6" MIN | 10' MAX	
	CLEARANCE (MIN)	8 FT	10'-6"	
	FRONT SETBACK ENCROACHMENT (MAX)	100%	<100%	
	SETBACK FROM CURB	2 FT MIN	22 FT	
5.1.12.G	**LOBBY ENTRANCE**	**PERMITTED**	**USED**	
	WIDTH (MIN | MAX)	15 FT | 30 FT	16'-11"	
	HEIGHT (MIN)	80% OF GROUND FLOOR STORY HEIGHT	80%	
	RECESSED ENTRANCE (MAX)	15 FT	NOT USED	
	RECESSED ENTRANCE DEPTH (MAX)	5 FT	NOT USED	
5.1.12.H	**STOREFRONT**	**PERMITTED**	**USED**	
	WIDTH (MIN | MAX)	15 FT | 30 FT	18'-8" MAX	
	HEIGHT (MIN)	80% OF GROUND FLOOR STORY HEIGHT	80%	
	DISPLAY WINDOW HEIGHT (MIN)	8 FT	10 FT	
	RECESSED ENTRANCE (MAX)	15 FT	NOT USED	
	RECESSED ENTRANCE DEPTH (MAX)	5 FT	NOT USED	
5.1.12.I	STOOP	NOT PERMITTED	NOT USED	
5.1.12.J	BAY WINDOW	PERMITTED	NOT USED	
5.1.12.K	BALCONY	NOT PERMITTED	NOT USED	
5.1.12.L	ARCADE	PERMITTED	NOT USED	

SOUTH ELEVATION



SOUTH ELEVATION - ZONING

1	P-201	1/32" = 1'-0"

0 8' 16' 32'

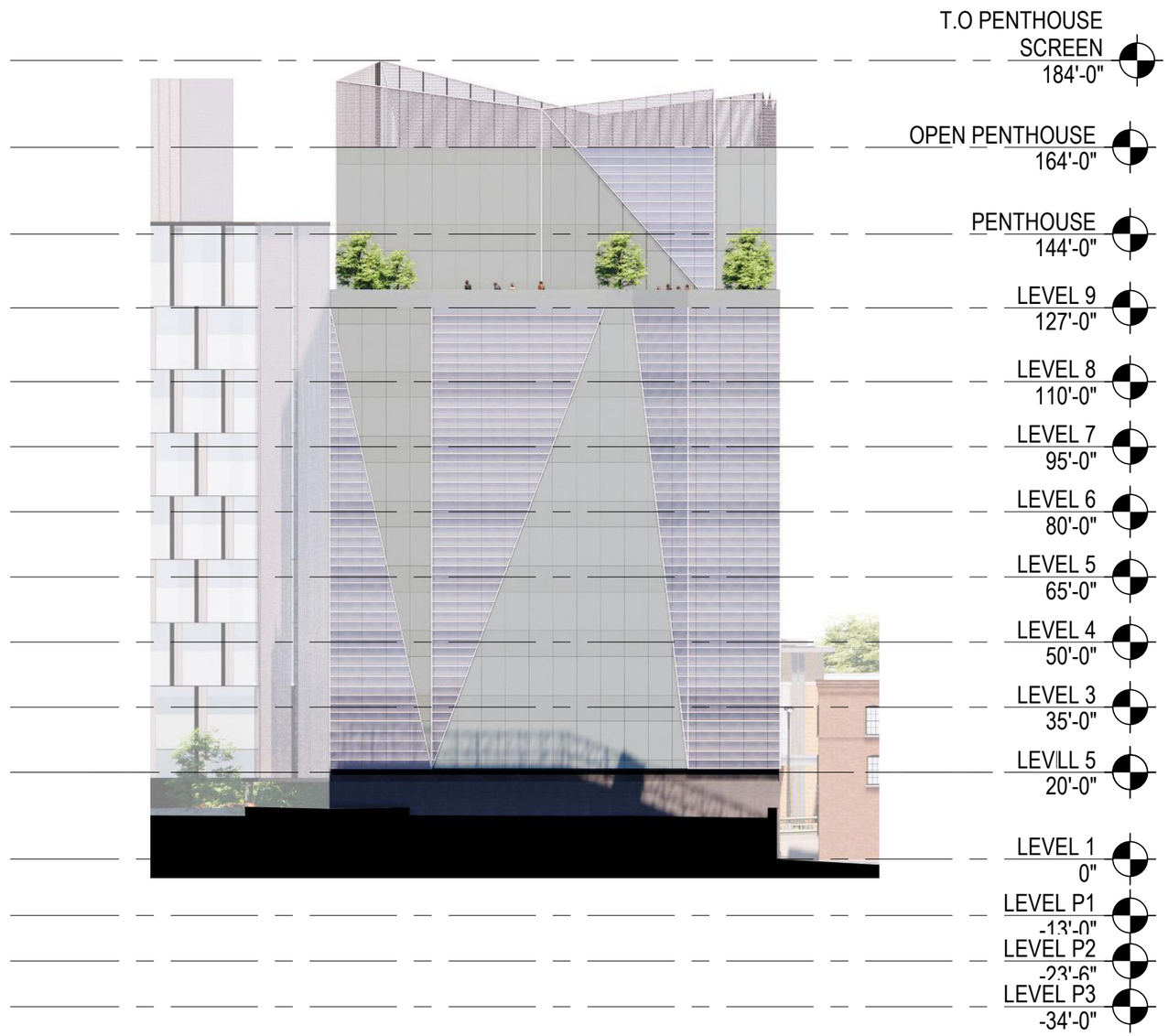
WEST ELEVATION

WEST ELEVATION - ZONING

1	P-202	1/32" = 1'-0"

0 8' 16' 32'

NORTH ELEVATION

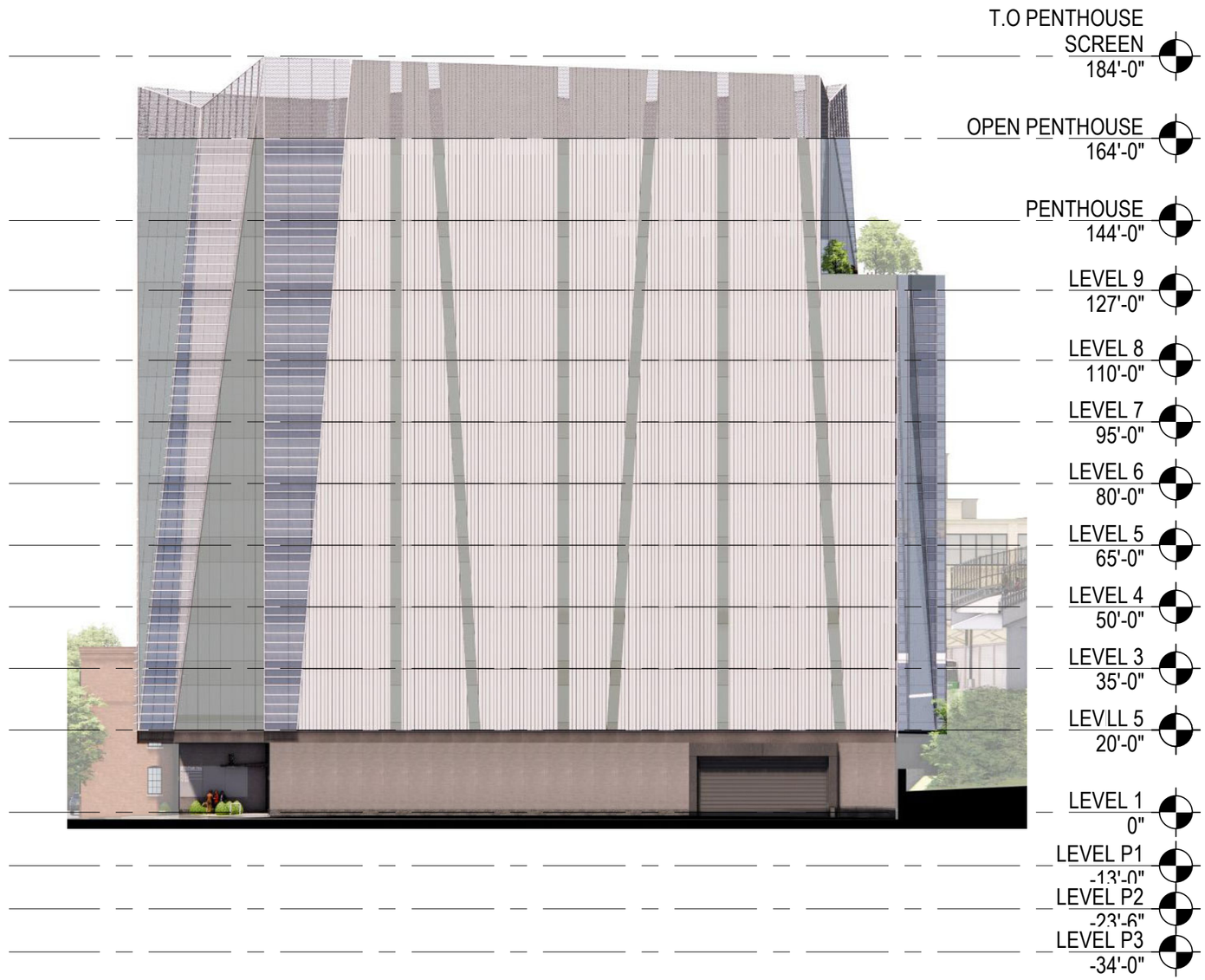


NORTH ELEVATION - ZONING

1	P-203	1/32" = 1'-0"

0 8' 16' 32'

EAST ELEVATION

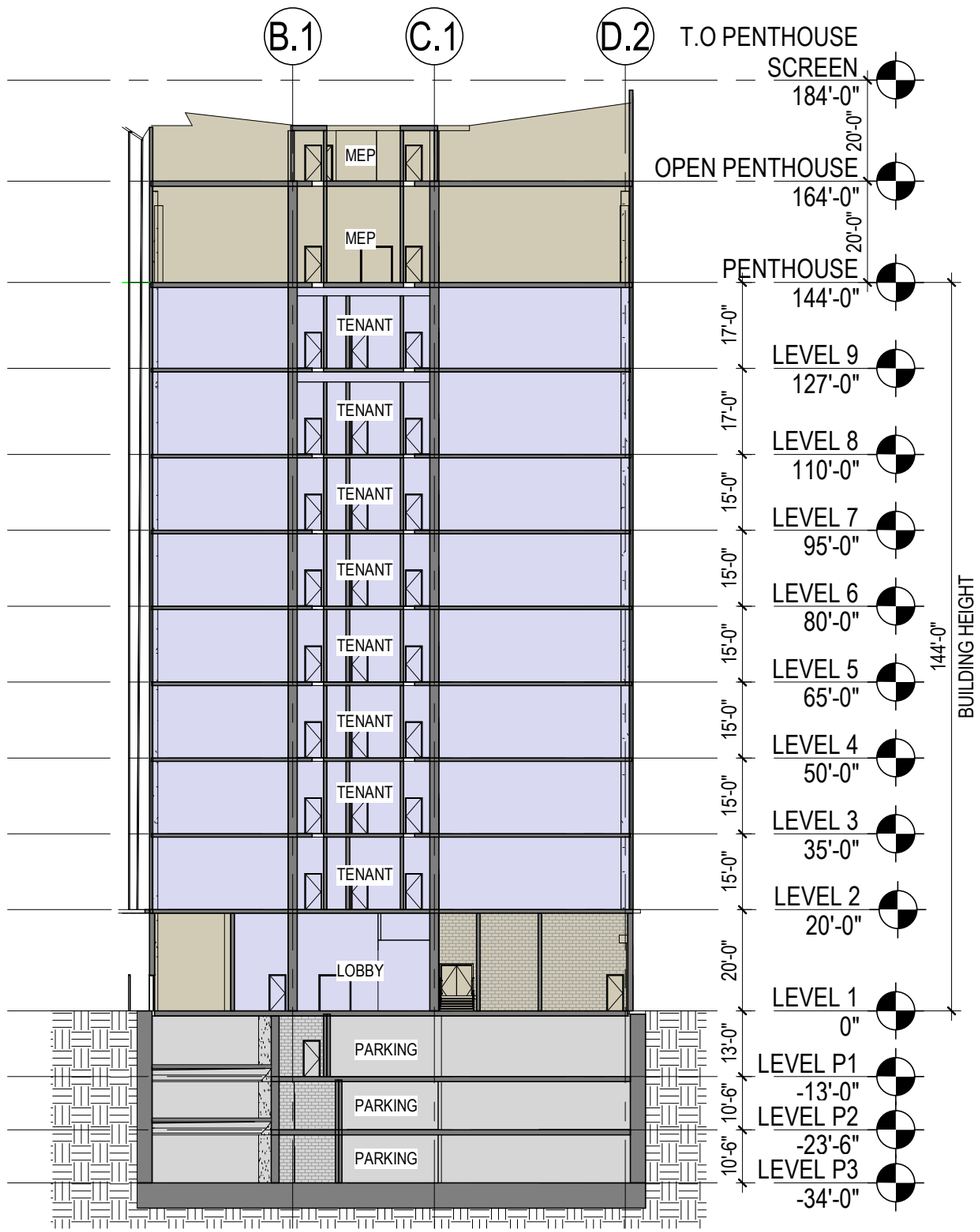


EAST ELEVATION - ZONING

1	P-204	1/32" = 1'-0"

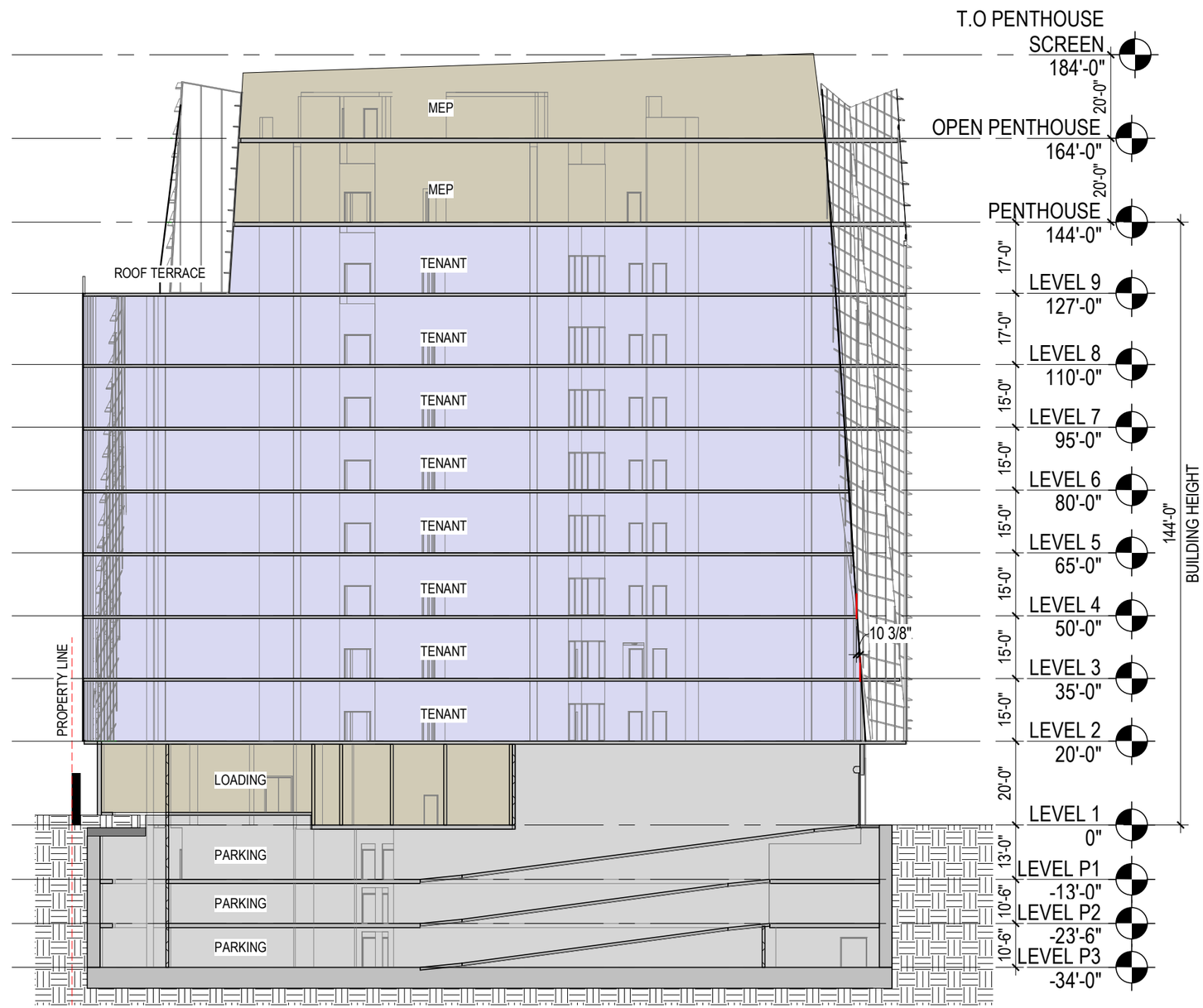
0 8' 16' 32'

BUILIDNG SECTIONS



SECTION AA

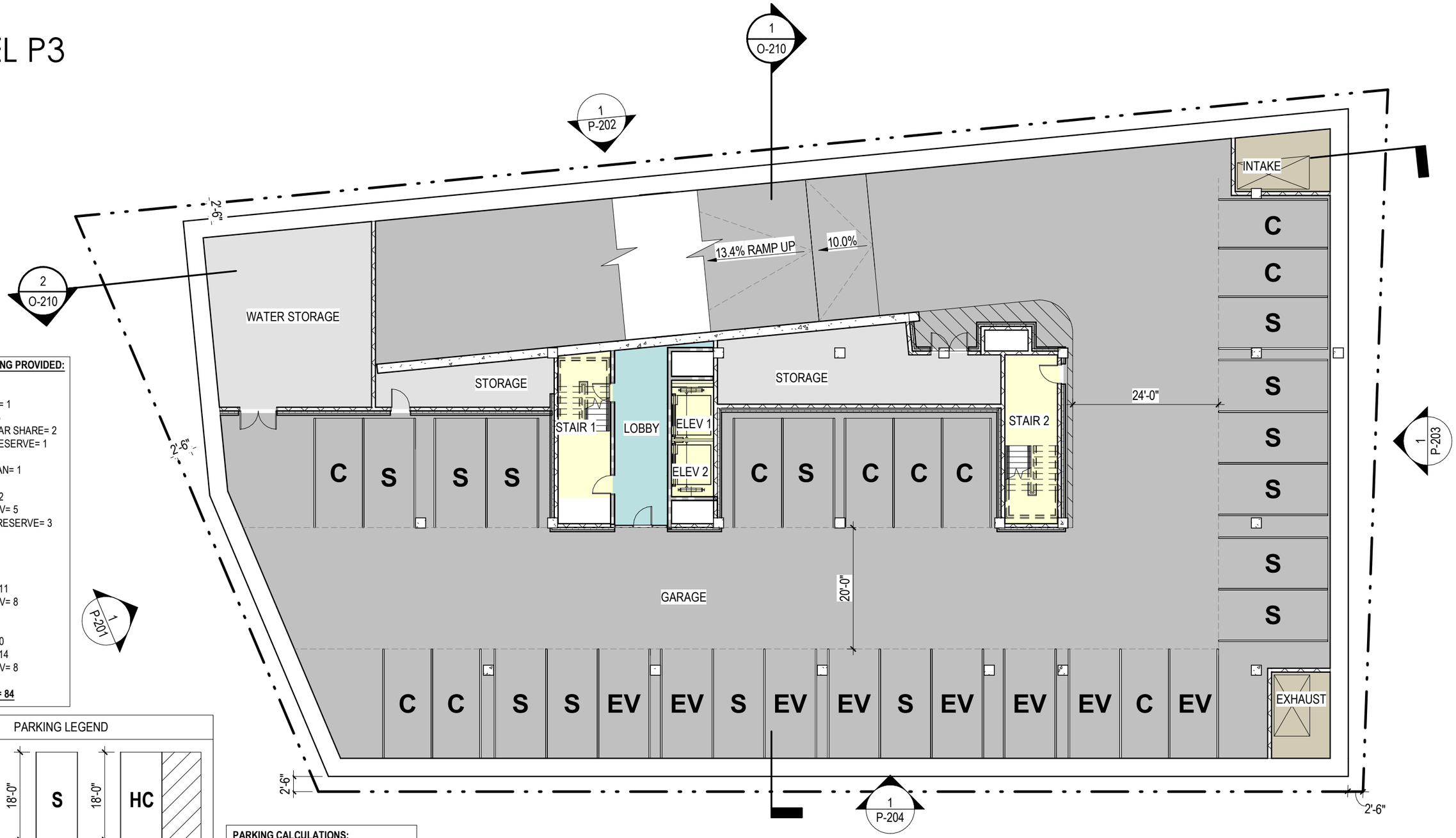
1 | O-210 | 1" = 30'-0"



SECTION BB

2 | O-210 | 1" = 30'-0"

LEVEL P3



VEHICULAR PARKING PROVIDED:

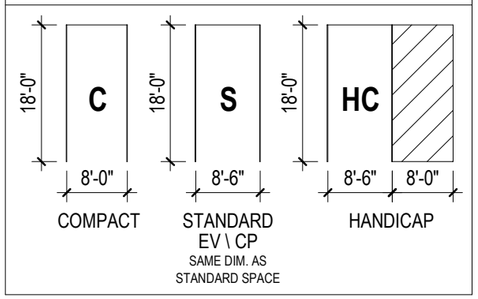
LEVEL P1
- ADA EV = 1
- ADA EV VAN = 1
- CARPOOL = 5
- COMPACT- CAR SHARE= 2
- COMPACT- RESERVE= 1
- COMPACT= 1
- HANDICAP VAN= 1
- HANDICAP= 1
- STANDARD= 2
- STANDARD EV= 5
- STANDARD- RESERVE= 3
- **TOTAL= 23**

LEVEL P2
- COMPACT= 9
- HANDICAP= 1
- STANDARD= 11
- STANDARD EV= 8
- **TOTAL= 29**

LEVEL P3
- COMPACT= 10
- STANDARD= 14
- STANDARD EV= 8
- **TOTAL= 32**

TOTAL PROVIDED= 84

PARKING LEGEND

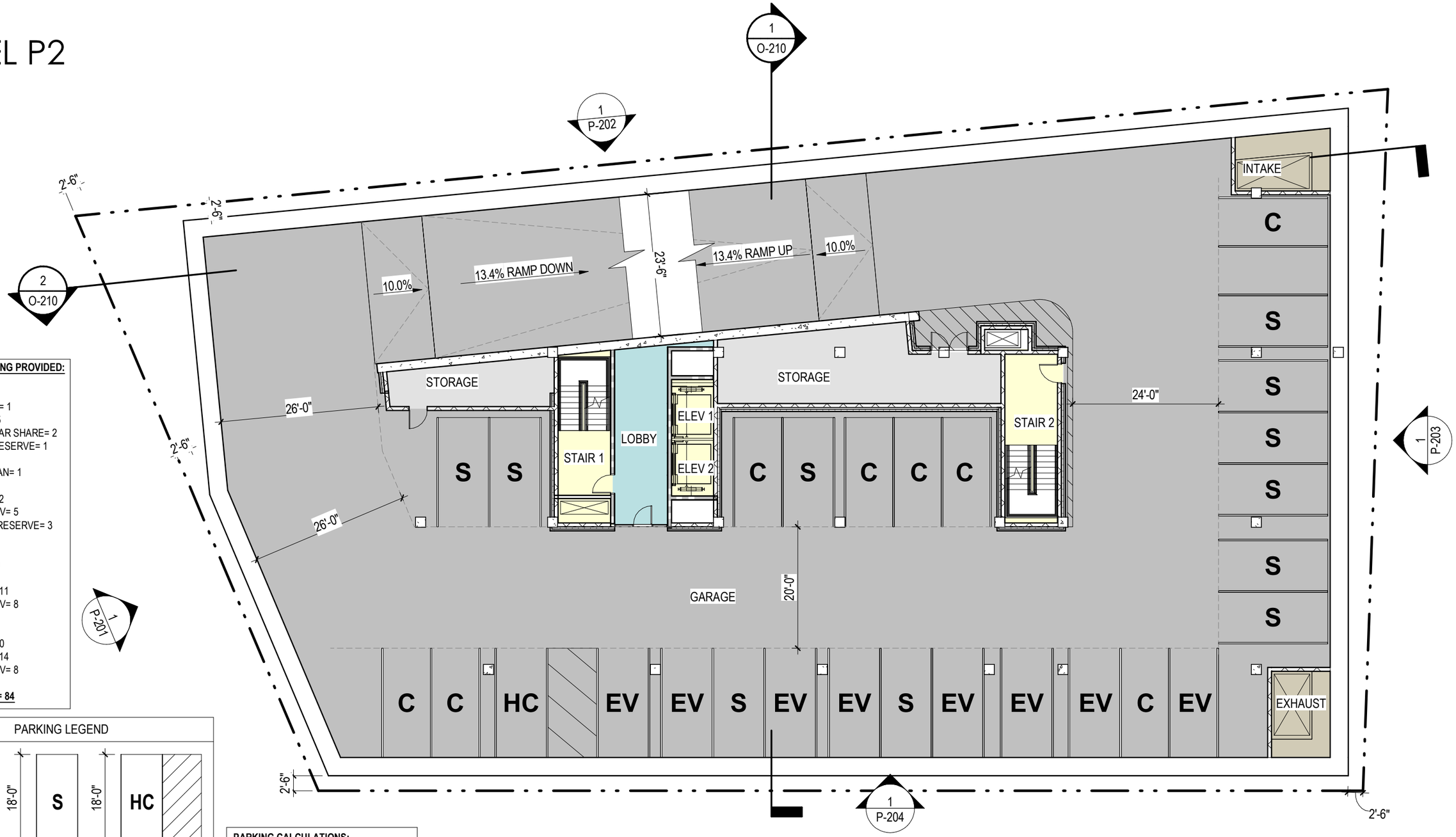


PARKING CALCULATIONS:
ZONING SECTION 5.1.17
MAX PARKING 1/1,000 SF
*SF - GROSS LEASABLE SF

110,851 SF / 1,000 SF = 111 SPACES MAX
SPACES PROVIDED = 84 SPACES

0 8' 16' 32'

LEVEL P2



VEHICULAR PARKING PROVIDED:

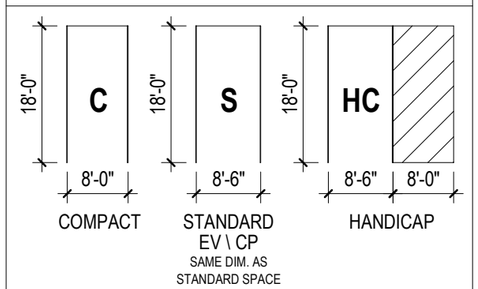
LEVEL P1
- ADA EV = 1
- ADA EV VAN = 1
- CARPOOL = 5
- COMPACT- CAR SHARE= 2
- COMPACT- RESERVE= 1
- COMPACT= 1
- HANDICAP VAN= 1
- HANDICAP= 1
- STANDARD= 2
- STANDARD EV= 5
- STANDARD- RESERVE= 3
- **TOTAL= 23**

LEVEL P2
- COMPACT= 9
- HANDICAP= 1
- STANDARD= 11
- STANDARD EV= 8
- **TOTAL= 29**

LEVEL P3
- COMPACT= 10
- STANDARD= 14
- STANDARD EV= 8
- **TOTAL= 32**

TOTAL PROVIDED= 84

PARKING LEGEND

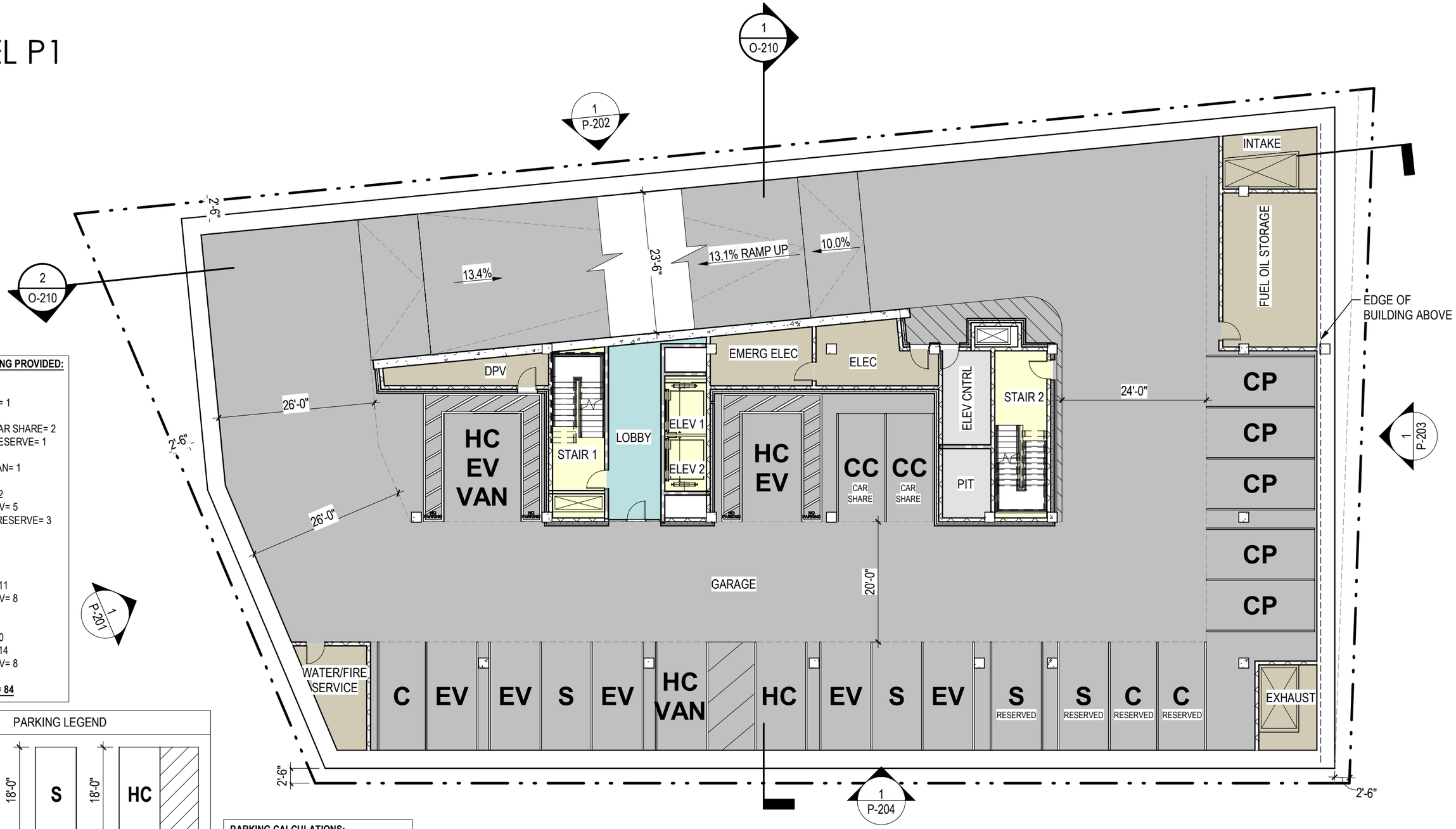


PARKING CALCULATIONS:
ZONING SECTION 5.1.17
MAX PARKING 1/1,000 SF
*SF - GROSS LEASABLE SF

110,851 SF / 1,000 SF = 111 SPACES MAX
SPACES PROVIDED = 84 SPACES

0 8' 16' 32'

LEVEL P1



VEHICULAR PARKING PROVIDED:

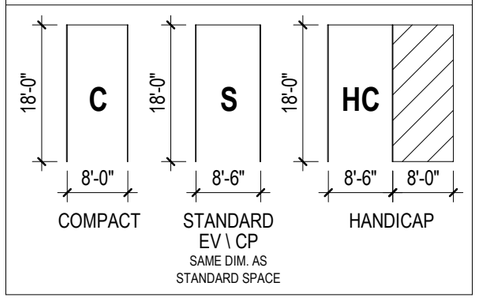
LEVEL P1
- ADA EV = 1
- ADA EV VAN = 1
- CARPOOL = 5
- COMPACT- CAR SHARE= 2
- COMPACT- RESERVE= 1
- COMPACT= 1
- HANDICAP VAN= 1
- HANDICAP= 1
- STANDARD= 2
- STANDARD EV= 5
- STANDARD- RESERVE= 3
- **TOTAL= 23**

LEVEL P2
- COMPACT= 9
- HANDICAP= 1
- STANDARD= 11
- STANDARD EV= 8
- **TOTAL= 29**

LEVEL P3
- COMPACT= 10
- STANDARD= 14
- STANDARD EV= 8
- **TOTAL= 32**

TOTAL PROVIDED= 84

PARKING LEGEND

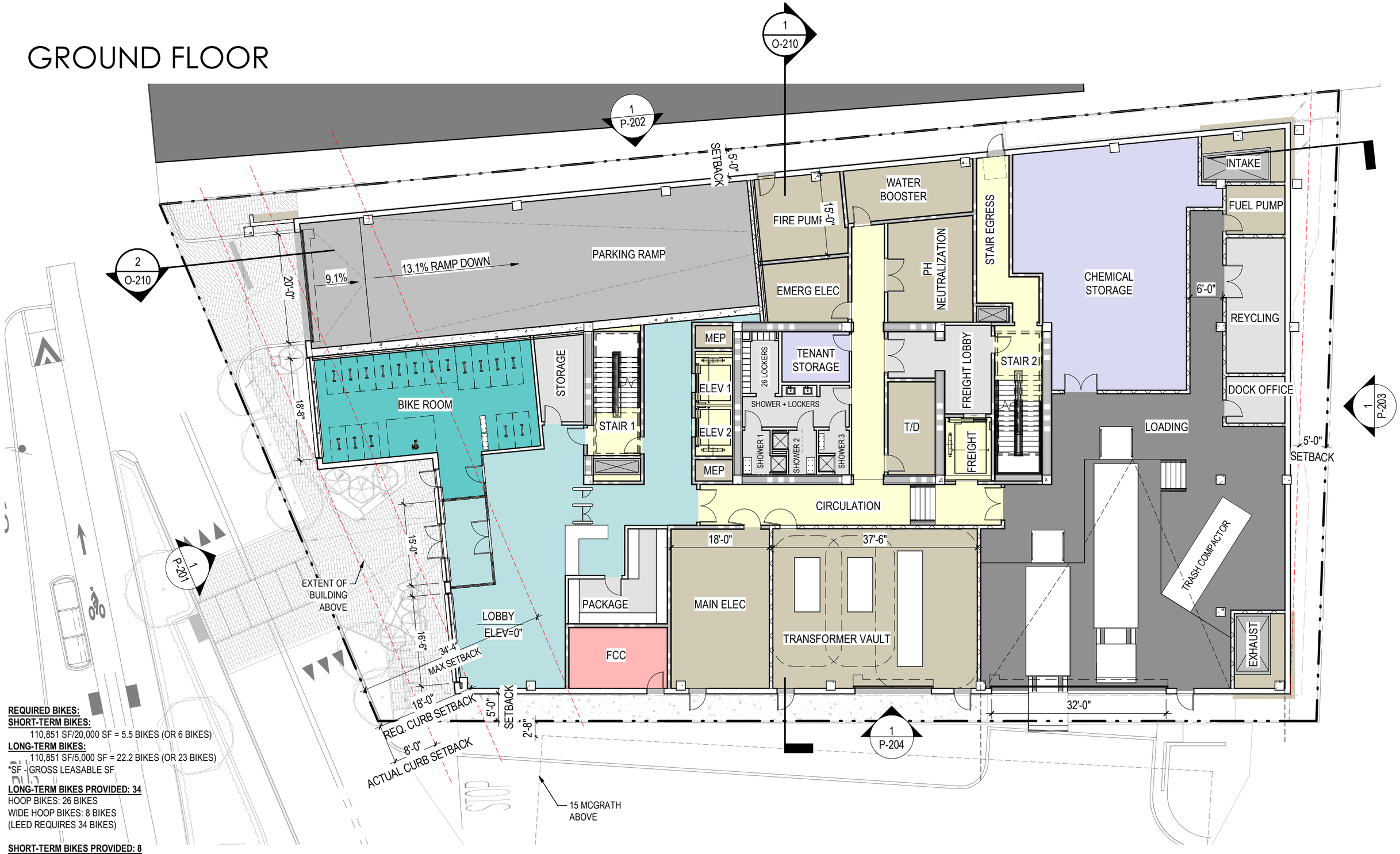


PARKING CALCULATIONS:
ZONING SECTION 5.1.17
MAX PARKING 1/1,000 SF
*SF - GROSS LEASABLE SF

110,851 SF / 1,000 SF = 111 SPACES MAX
SPACES PROVIDED = 84 SPACES

0 8' 16' 32'

GROUND FLOOR

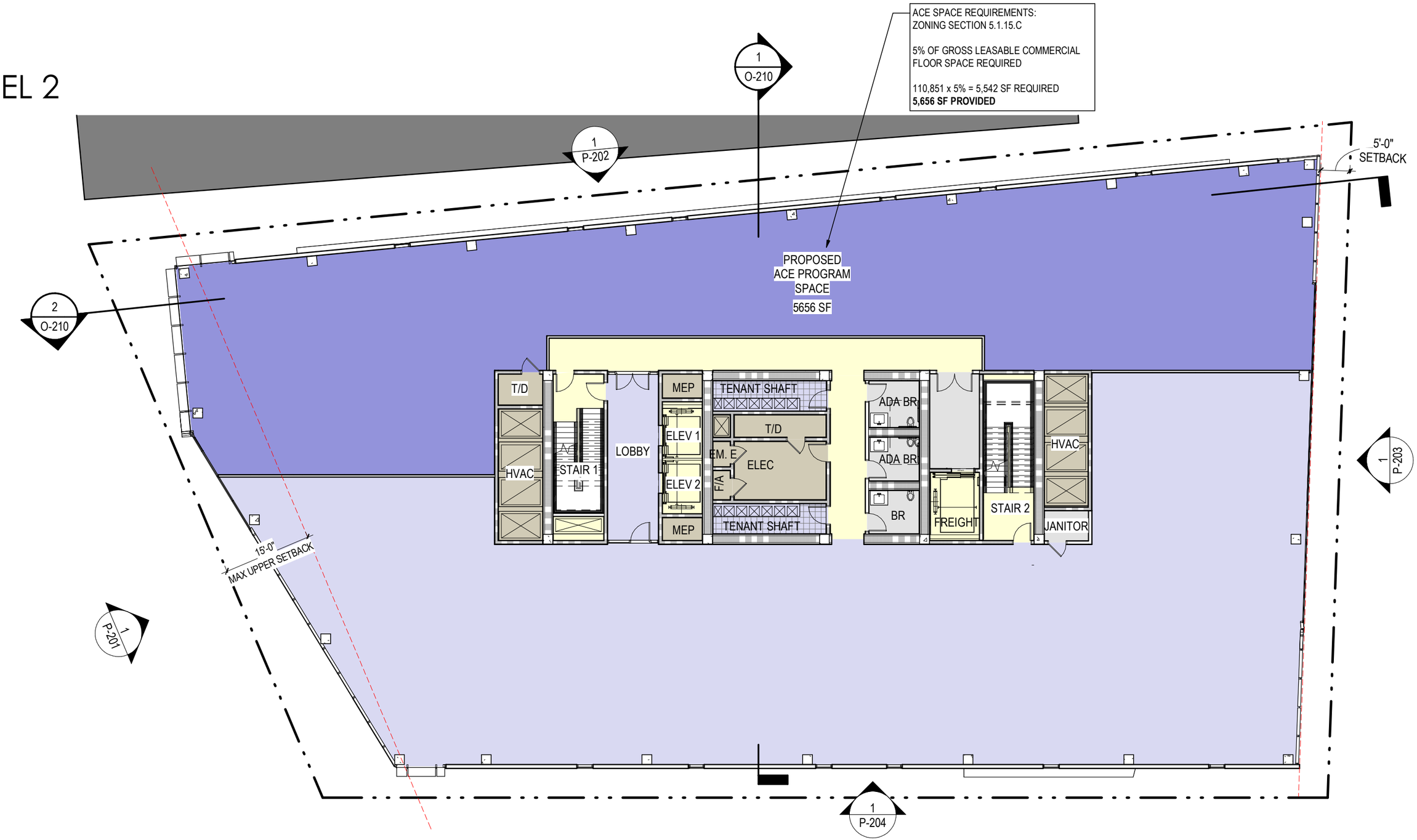


REQUIRED BIKES:
SHORT-TERM BIKES:
110,851 SF/20,000 SF = 5.5 BIKES (OR 6 BIKES)
LONG-TERM BIKES:
110,851 SF/5,000 SF = 22.2 BIKES (OR 23 BIKES)
*SF - GROSS LEASABLE SF
LONG-TERM BIKES PROVIDED: 34
HOOP BIKES: 26 BIKES
WIDE HOOP BIKES: 8 BIKES
(LEED REQUIRES 34 BIKES)

SHORT-TERM BIKES PROVIDED: 8

0 8' 16' 32'

LEVEL 2

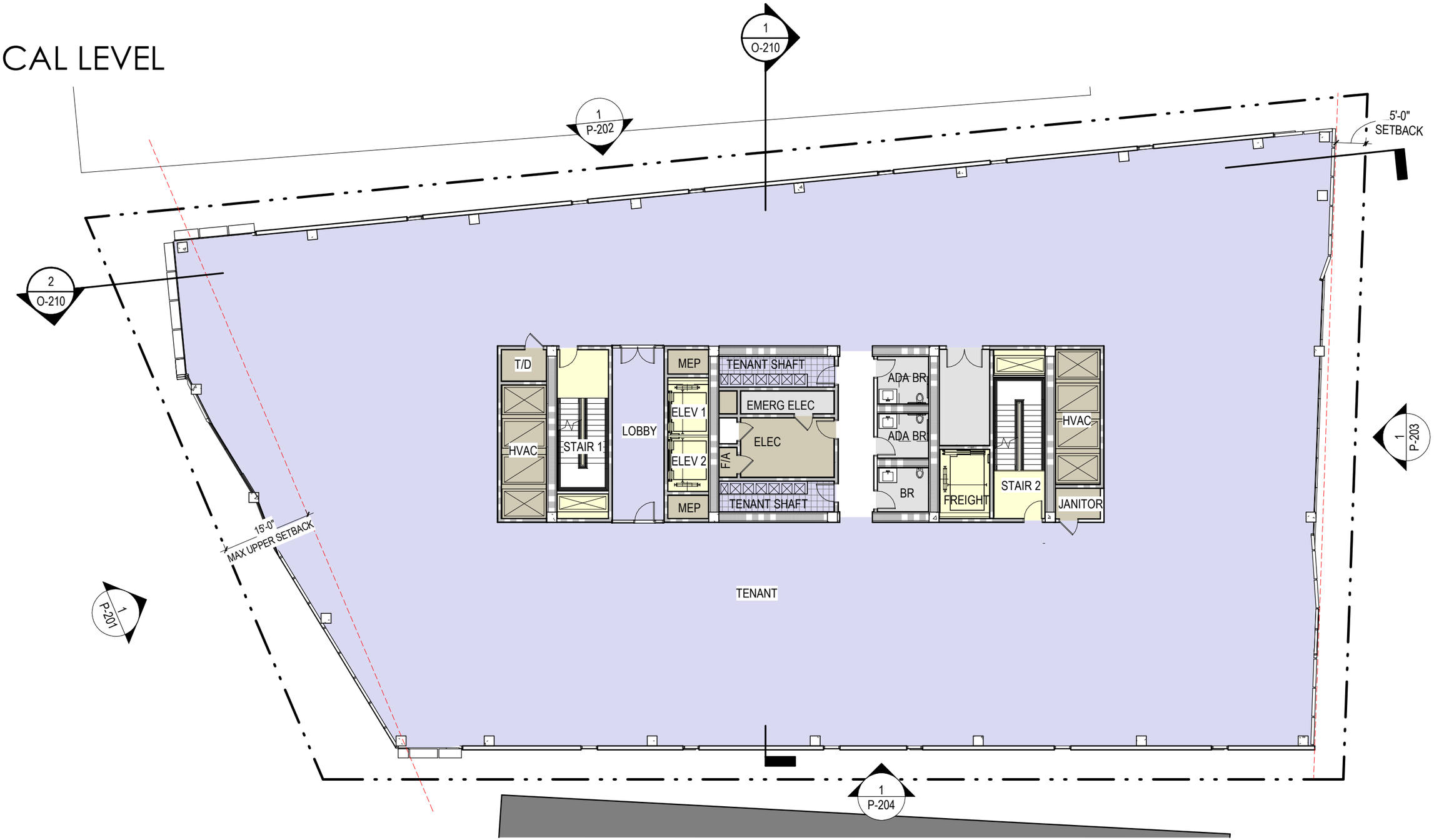


P-102

0 8' 16' 32'

Stantec

TYPICAL LEVEL

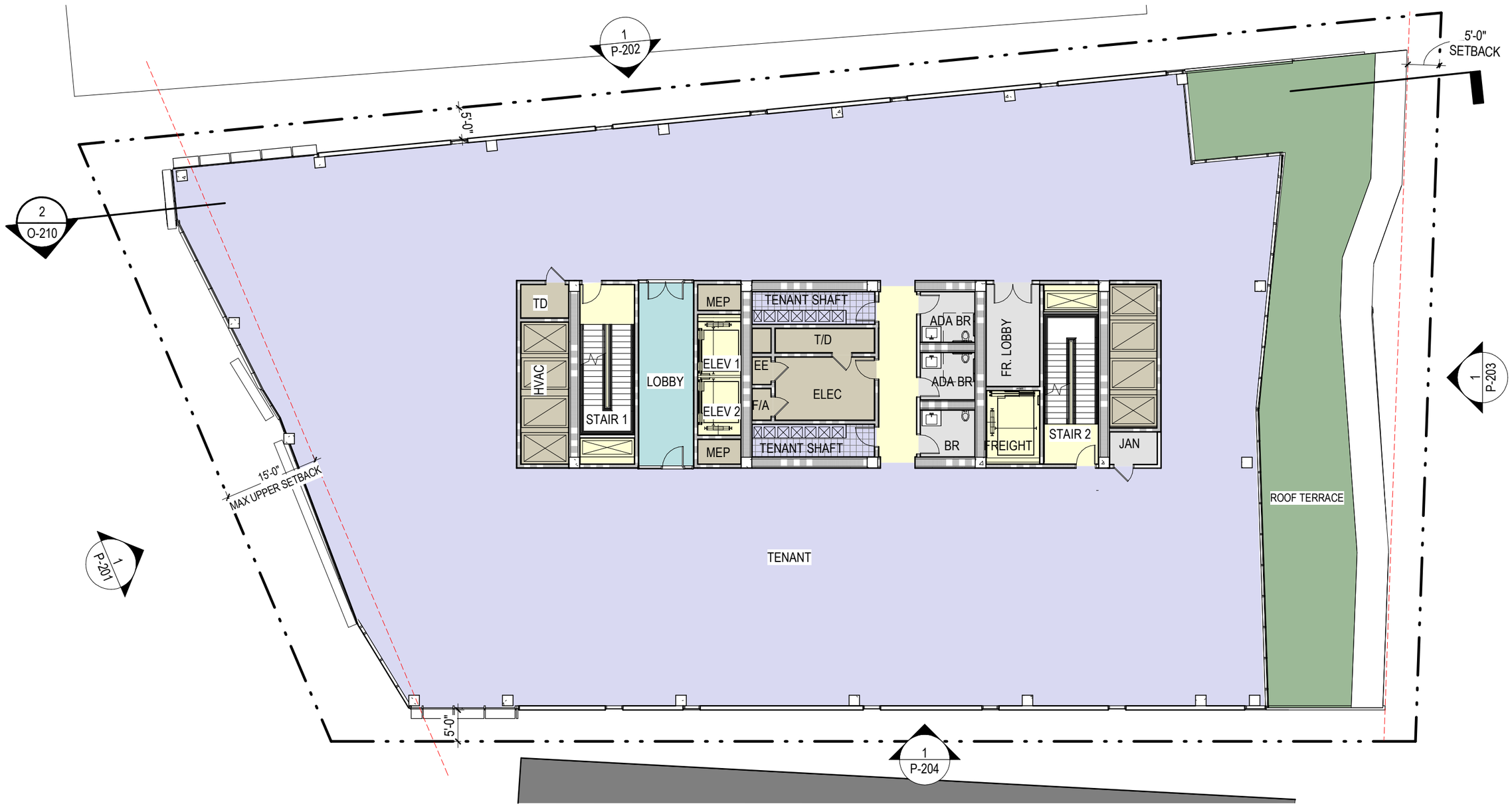


P-103

0 8' 16' 32'

Stantec

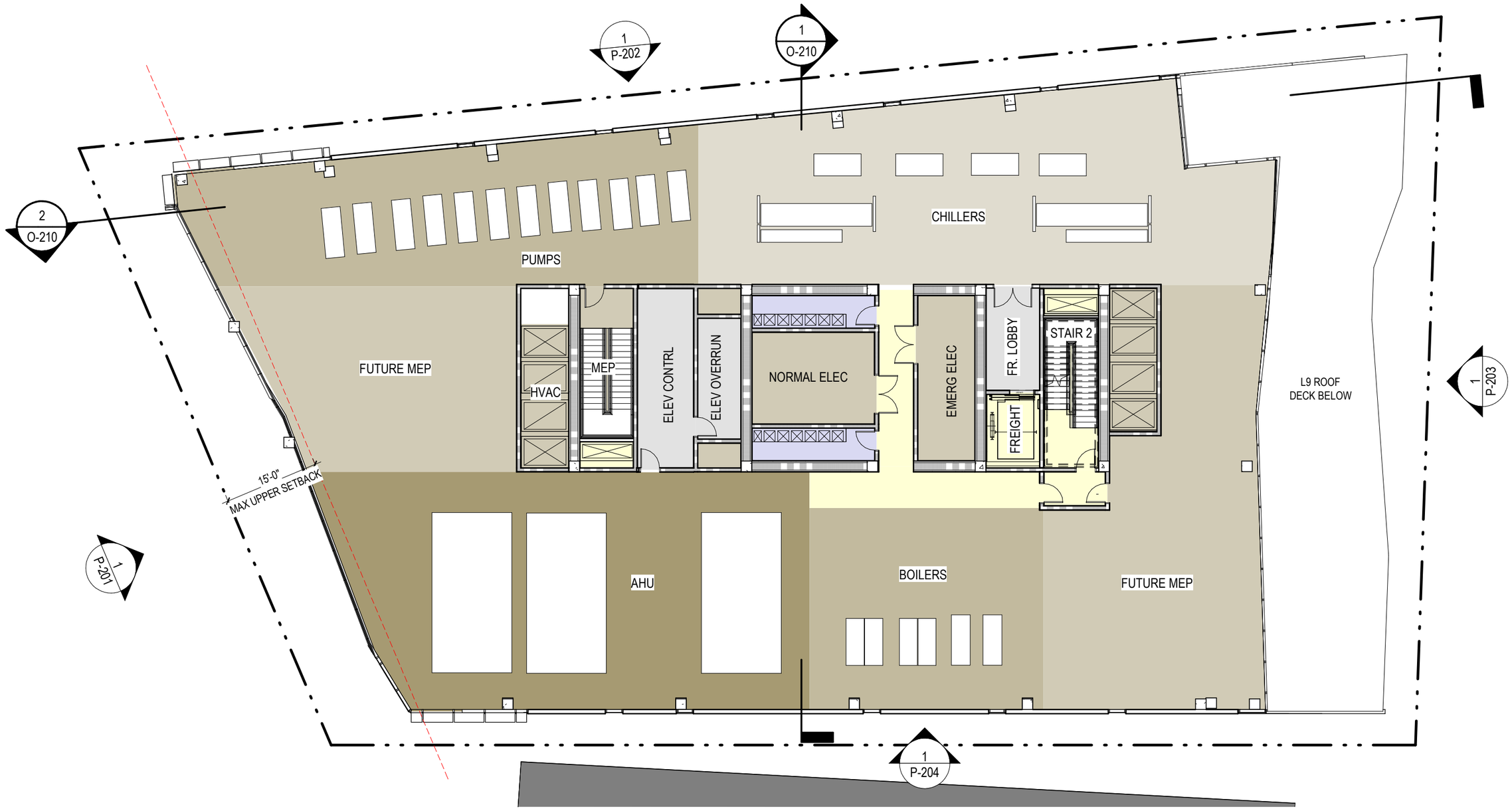
LEVEL 9



P-109

0 8' 16' 32'

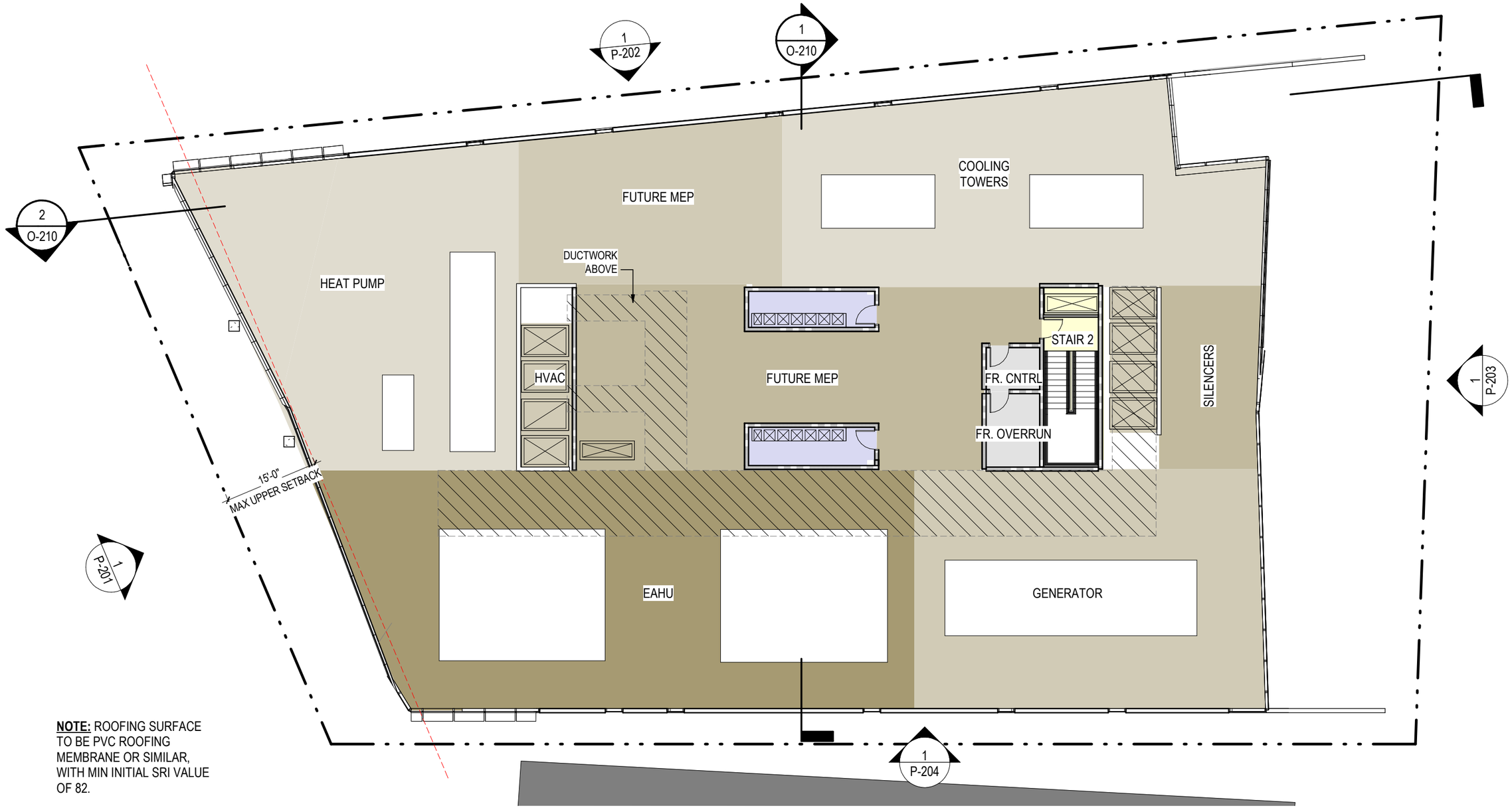
PENTHOUSE



0 8' 16' 32'

Stantec

OPEN PENTHOUSE



NOTE: ROOFING SURFACE TO BE PVC ROOFING MEMBRANE OR SIMILAR, WITH MIN INITIAL SRI VALUE OF 82.

0 8' 16' 32'

Stantec

ZONING GSF - LEVEL P3

ZONING GSF

MECHANICAL

PARKING

ZONING GSF - LEVEL P3		
Area	Level	Name
466.25 SF	LEVEL P3	MECHANICAL
16443.63 SF	LEVEL P3	PARKING
16909.88 SF		

35 MCGRATH - ZONING GSF	
CATEGORY	**SF**
COMMERCIAL	133,410.0 SF
MECHANICAL	47,556.0 SF
PARKING	50,227.0 SF
TOTAL BUILDING GSF	231,192.99
TOTAL GSF ABOVE GRADE	**183,451.20**

Z-100.3

0 8' 16' 32'

ZONING GSF - LEVEL P2

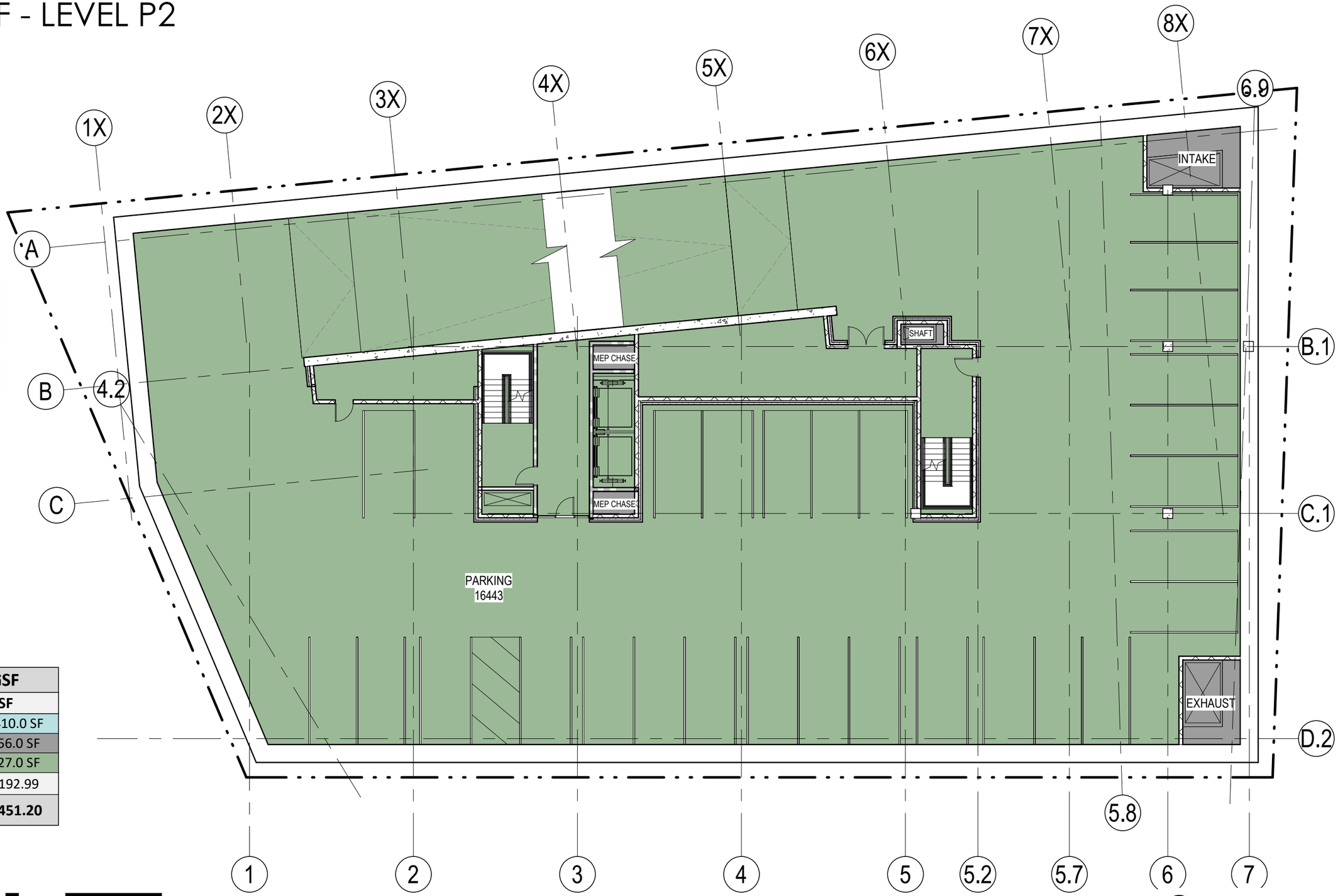
ZONING GSF

MECHANICAL

PARKING

ZONING GSF - LEVEL P2		
Area	Level	Name
466.64 SF	LEVEL P2	MECHANICAL
16443.24 SF	LEVEL P2	PARKING

16909.88 SF



35 MCGRATH - ZONING GSF	
CATEGORY	**SF**
COMMERCIAL	133,410.0 SF
MECHANICAL	47,556.0 SF
PARKING	50,227.0 SF
TOTAL BUILDING GSF	231,192.99
TOTAL GSF ABOVE GRADE	**183,451.20**

Z-100.2

0 8' 16' 32'

ZONING GSF - LEVEL P1

ZONING GSF

MECHANICAL

PARKING

ZONING GSF - LEVEL P1		
Area	Level	Name
1552.31 SF	LEVEL P1	MECHANICAL
15357.56 SF	LEVEL P1	PARKING
16909.88 SF		

35 MCGRATH - ZONING GSF	
CATEGORY	**SF**
COMMERCIAL	133,410.0 SF
MECHANICAL	47,556.0 SF
PARKING	50,227.0 SF
TOTAL BUILDING GSF	231,192.99
TOTAL GSF ABOVE GRADE	**183,451.20**

Z-100.1

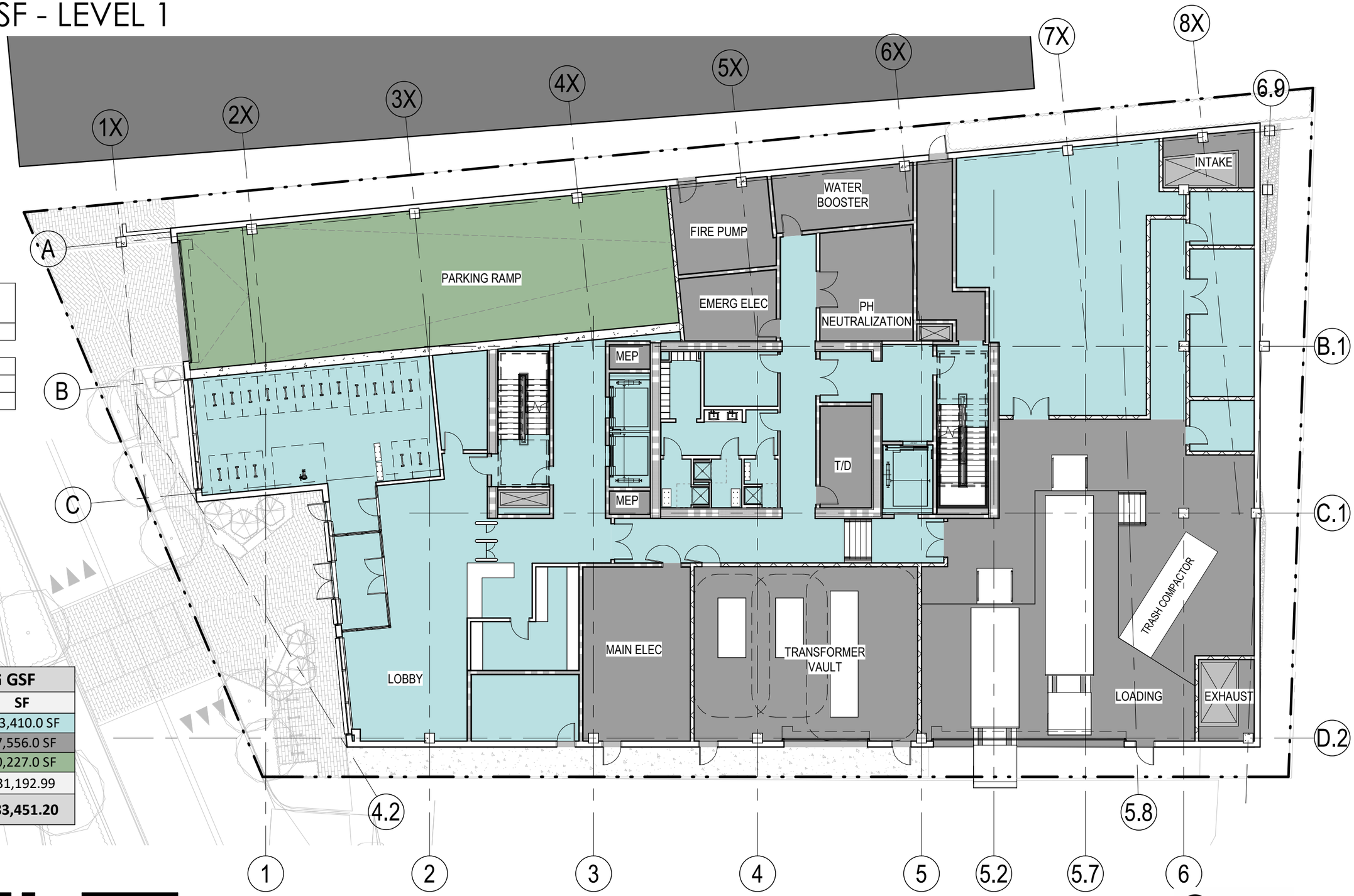
0 8' 16' 32'

ZONING GSF - LEVEL 1

ZONING GSF

- COMMERCIAL
- MECHANICAL
- PARKING

ZONING GSF - LEVEL 1		
Area	Level	Name
7857.22 SF	LEVEL 1	COMMERCIAL
6374.70 SF	LEVEL 1	MECHANICAL
1982.57 SF	LEVEL 1	PARKING
16214.49 SF		



35 MCGRATH - ZONING GSF	
CATEGORY	SF
COMMERCIAL	133,410.0 SF
MECHANICAL	47,556.0 SF
PARKING	50,227.0 SF
TOTAL BUILDING GSF	231,192.99
TOTAL GSF ABOVE GRADE	**183,451.20**

Z-101

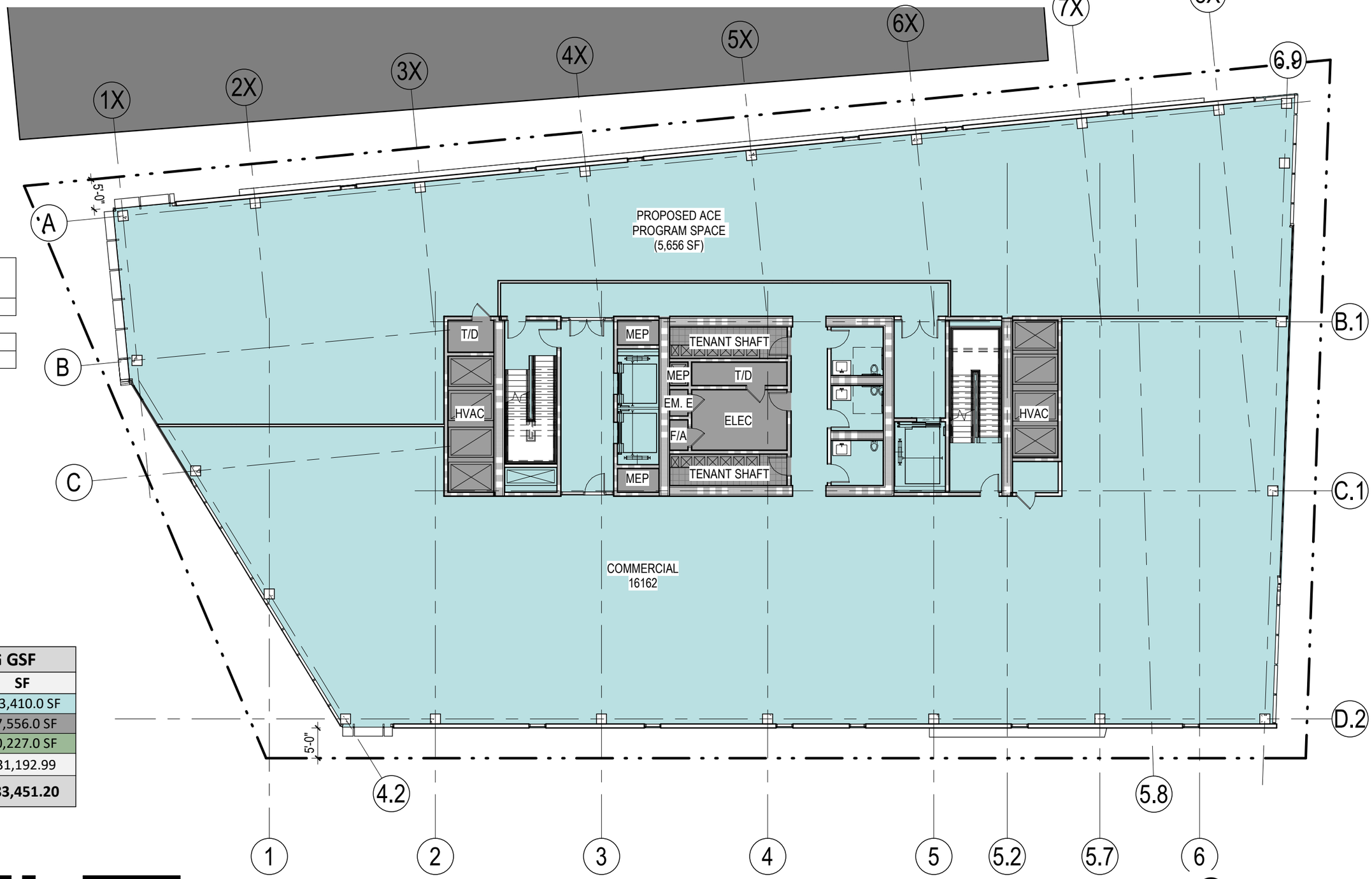
0 8' 16' 32'

ZONING GSF - LEVEL 2

ZONING GSF

COMMERCIAL

MECHANICAL



ZONING GSF - LEVEL 2		
Area	Level	Name
16161.57 SF	LEVEL 2	COMMERCIAL
1186.20 SF	LEVEL 2	MECHANICAL
17347.77 SF		

35 MCGRATH - ZONING GSF	
CATEGORY	**SF**
COMMERCIAL	133,410.0 SF
MECHANICAL	47,556.0 SF
PARKING	50,227.0 SF
TOTAL BUILDING GSF	231,192.99
TOTAL GSF ABOVE GRADE	**183,451.20**

Z-102

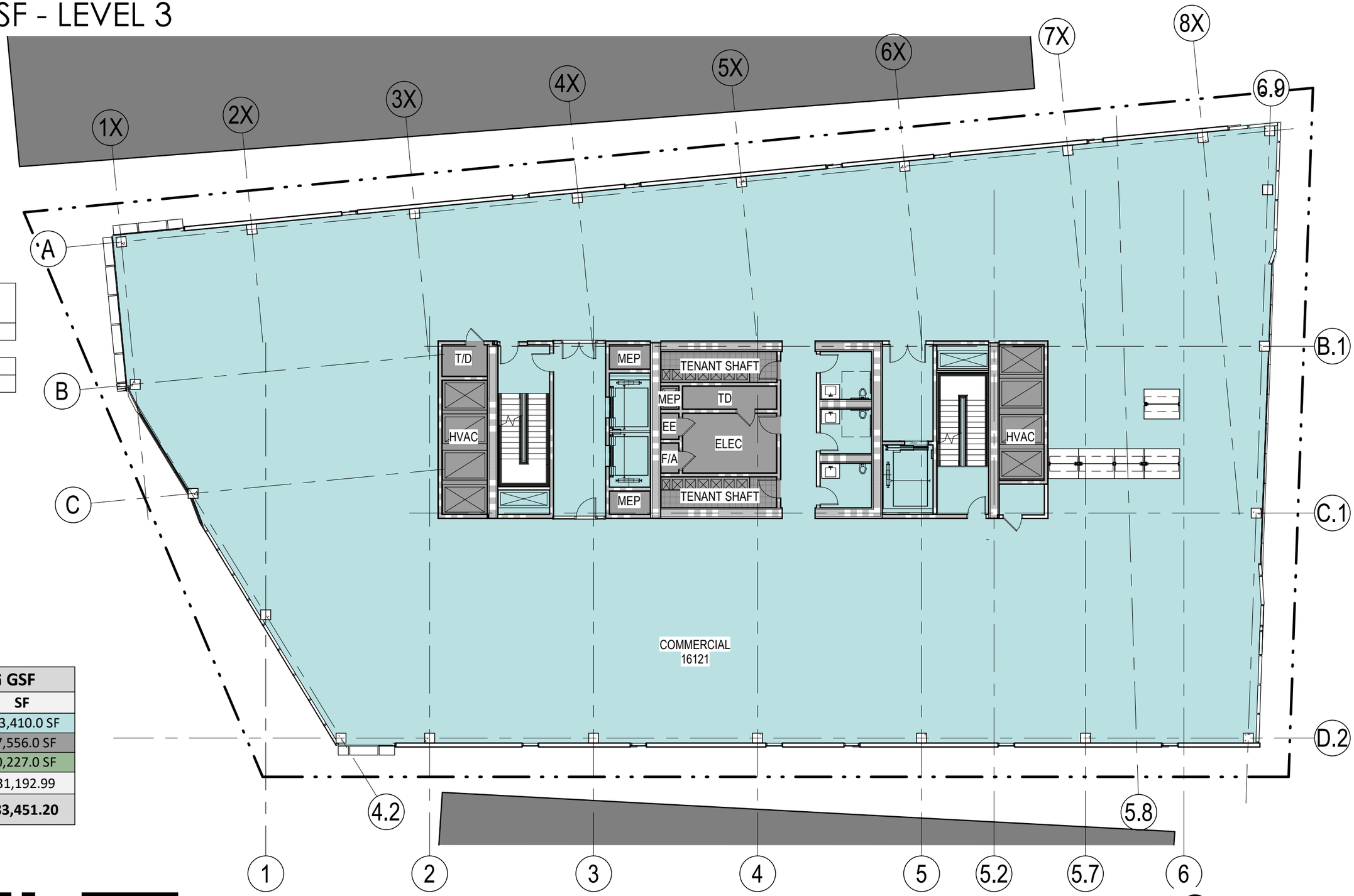
0 8' 16' 32'

ZONING GSF - LEVEL 3

ZONING GSF

COMMERCIAL

MECHANICAL



ZONING GSF - LEVEL 3		
Area	Level	Name
16120.92 SF	LEVEL 3	COMMERCIAL
1186.20 SF	LEVEL 3	MECHANICAL
17307.12 SF		

35 MCGRATH - ZONING GSF	
CATEGORY	SF
COMMERCIAL	133,410.0 SF
MECHANICAL	47,556.0 SF
PARKING	50,227.0 SF
TOTAL BUILDING GSF	231,192.99
TOTAL GSF ABOVE GRADE	**183,451.20**

Z-103

0 8' 16' 32'

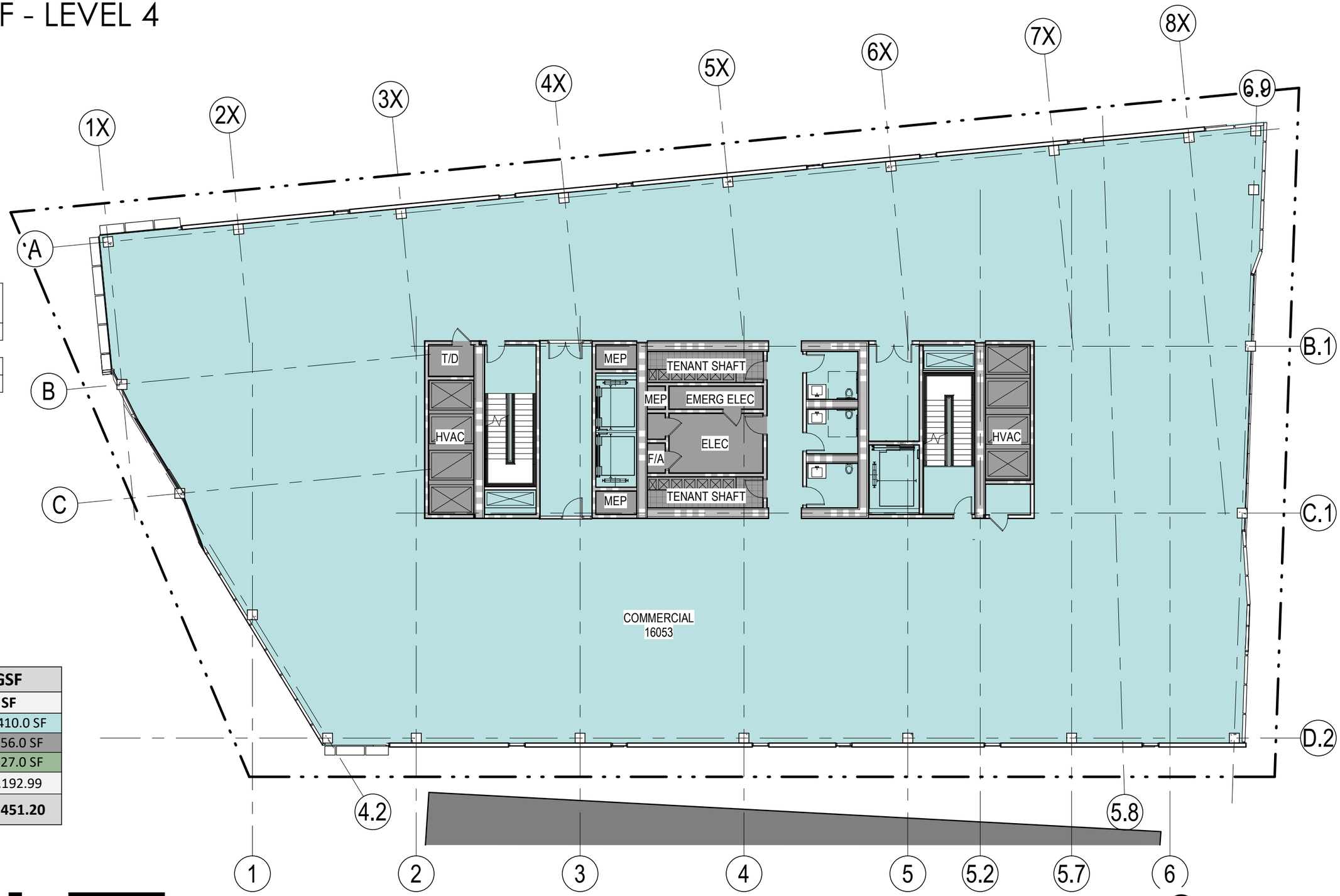
ZONING GSF - LEVEL 4

ZONING GSF

COMMERCIAL

MECHANICAL

ZONING GSF - LEVEL 4		
Area	Level	Name
16053.00 SF	LEVEL 4	COMMERCIAL
1186.20 SF	LEVEL 4	MECHANICAL
17239.20 SF		



35 MCGRATH - ZONING GSF	
CATEGORY	SF
COMMERCIAL	133,410.0 SF
MECHANICAL	47,556.0 SF
PARKING	50,227.0 SF
TOTAL BUILDING GSF	231,192.99
TOTAL GSF ABOVE GRADE	**183,451.20**

Z-104

0 8' 16' 32'

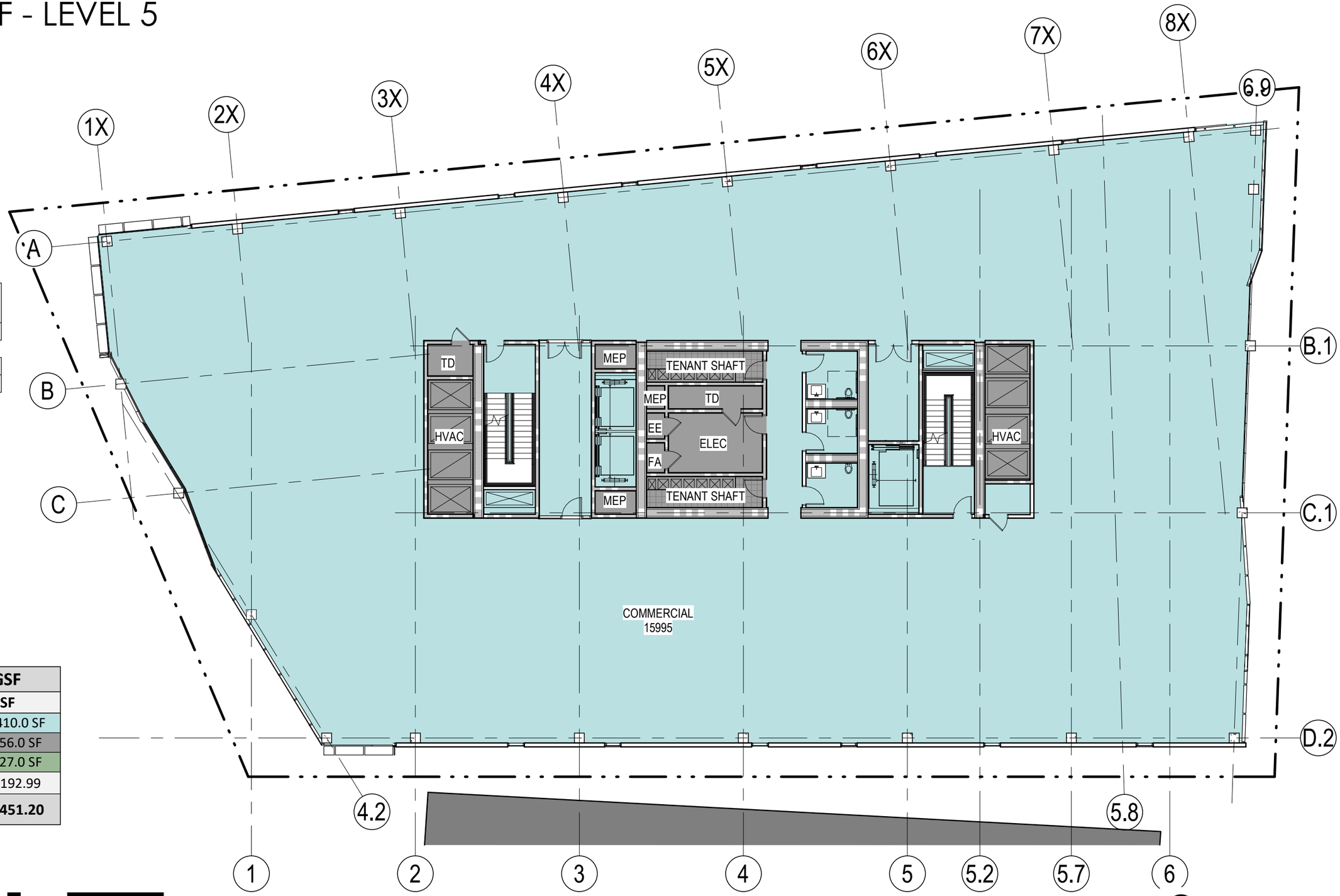
ZONING GSF - LEVEL 5

ZONING GSF

COMMERCIAL

MECHANICAL

ZONING GSF - LEVEL 5		
Area	Level	Name
15995.14 SF	LEVEL 5	COMMERCIAL
1186.20 SF	LEVEL 5	MECHANICAL
17181.35 SF		



35 MCGRATH - ZONING GSF	
CATEGORY	SF
COMMERCIAL	133,410.0 SF
MECHANICAL	47,556.0 SF
PARKING	50,227.0 SF
TOTAL BUILDING GSF	231,192.99
TOTAL GSF ABOVE GRADE	**183,451.20**

Z-105

0 8' 16' 32'

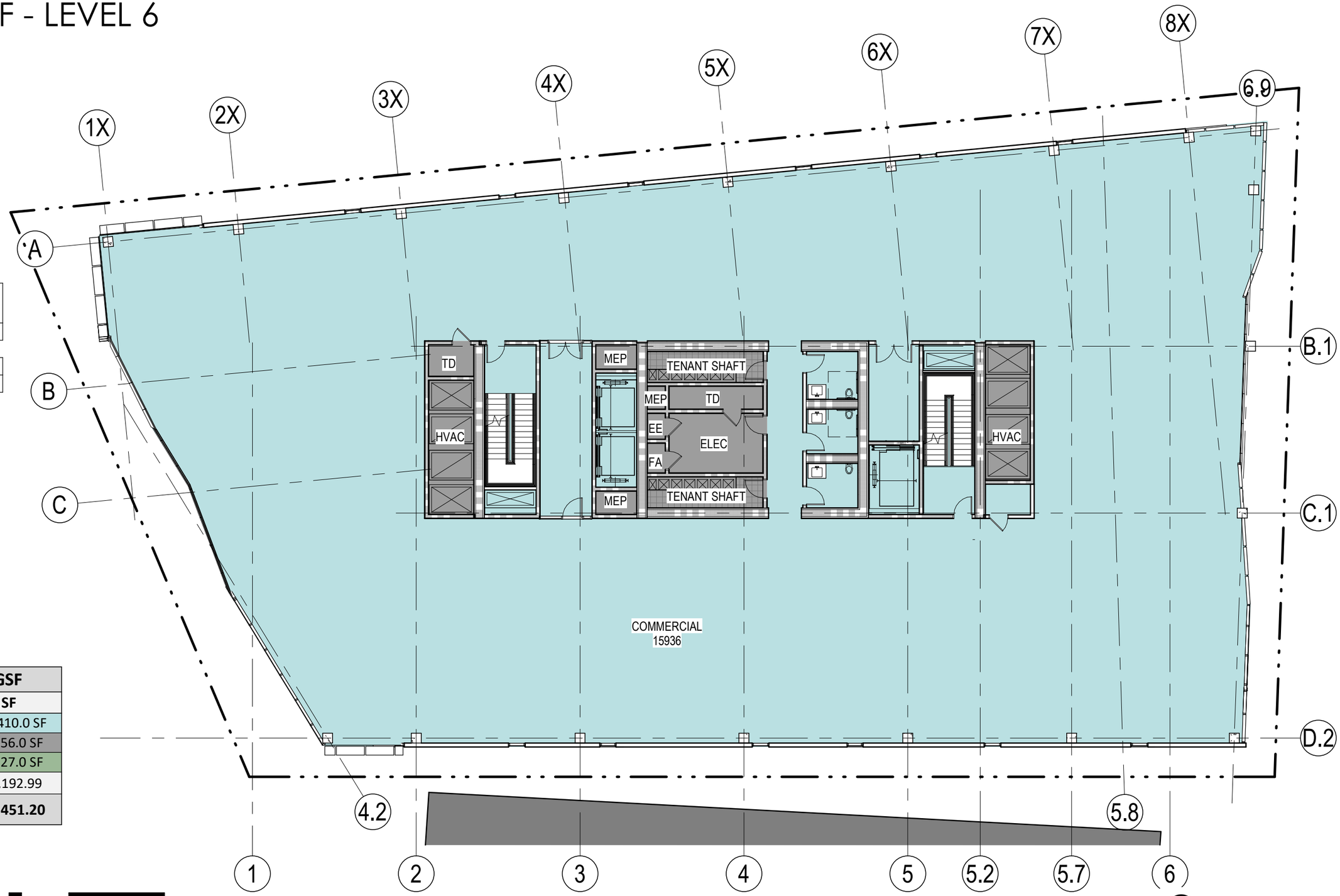
ZONING GSF - LEVEL 6

ZONING GSF

COMMERCIAL

MECHANICAL

ZONING GSF - LEVEL 6		
Area	Level	Name
15936.15 SF	LEVEL 6	COMMERCIAL
1186.20 SF	LEVEL 6	MECHANICAL
17122.35 SF		



35 MCGRATH - ZONING GSF	
CATEGORY	SF
COMMERCIAL	133,410.0 SF
MECHANICAL	47,556.0 SF
PARKING	50,227.0 SF
TOTAL BUILDING GSF	231,192.99
TOTAL GSF ABOVE GRADE	**183,451.20**

Z-106

0 8' 16' 32'

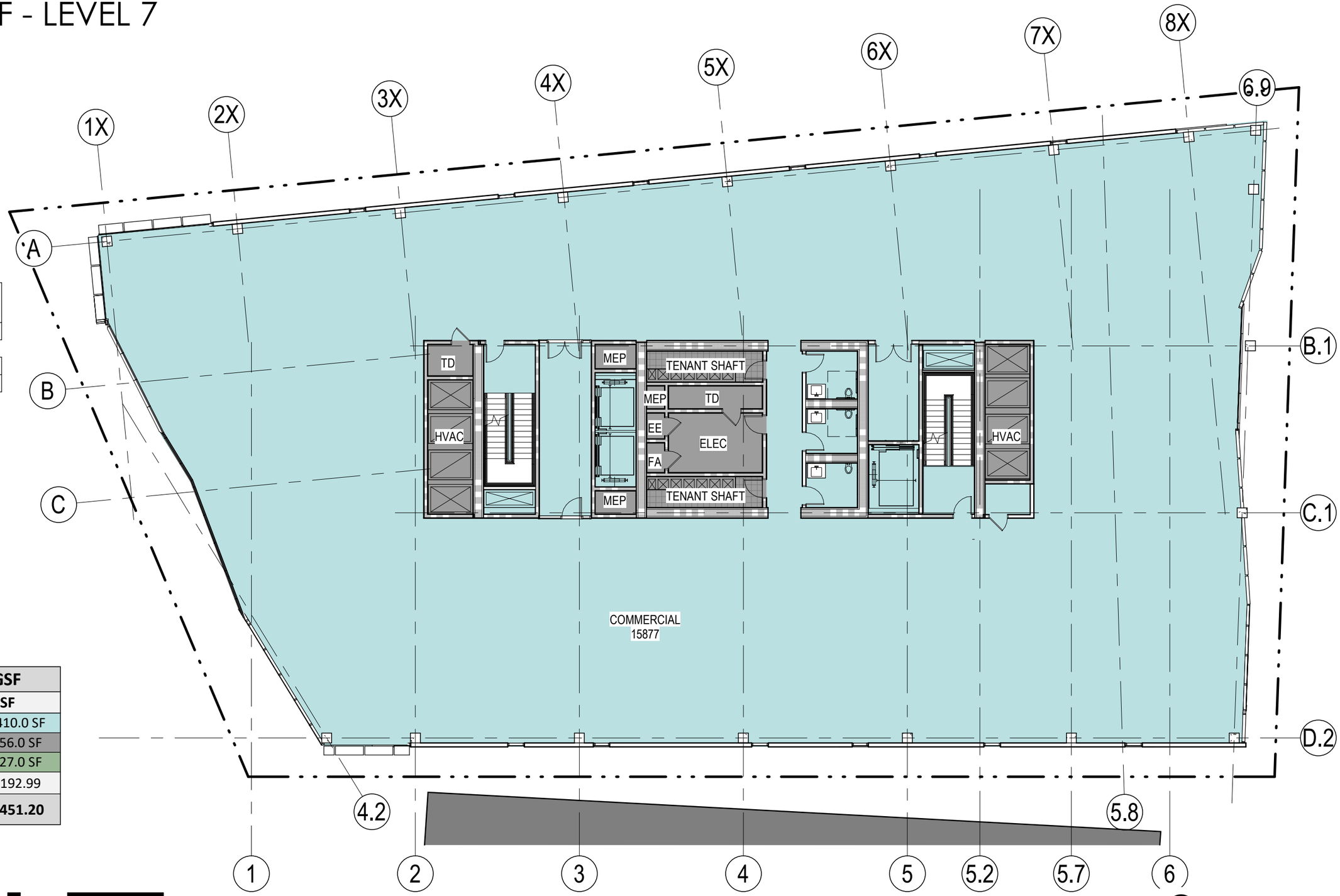
ZONING GSF - LEVEL 7

ZONING GSF

COMMERCIAL

MECHANICAL

ZONING GSF - LEVEL 7		
Area	Level	Name
15877.35 SF	LEVEL 7	COMMERCIAL
1186.20 SF	LEVEL 7	MECHANICAL
17063.55 SF		



35 MCGRATH - ZONING GSF	
CATEGORY	SF
COMMERCIAL	133,410.0 SF
MECHANICAL	47,556.0 SF
PARKING	50,227.0 SF
TOTAL BUILDING GSF	231,192.99
TOTAL GSF ABOVE GRADE	**183,451.20**

Z-107

0 8' 16' 32'

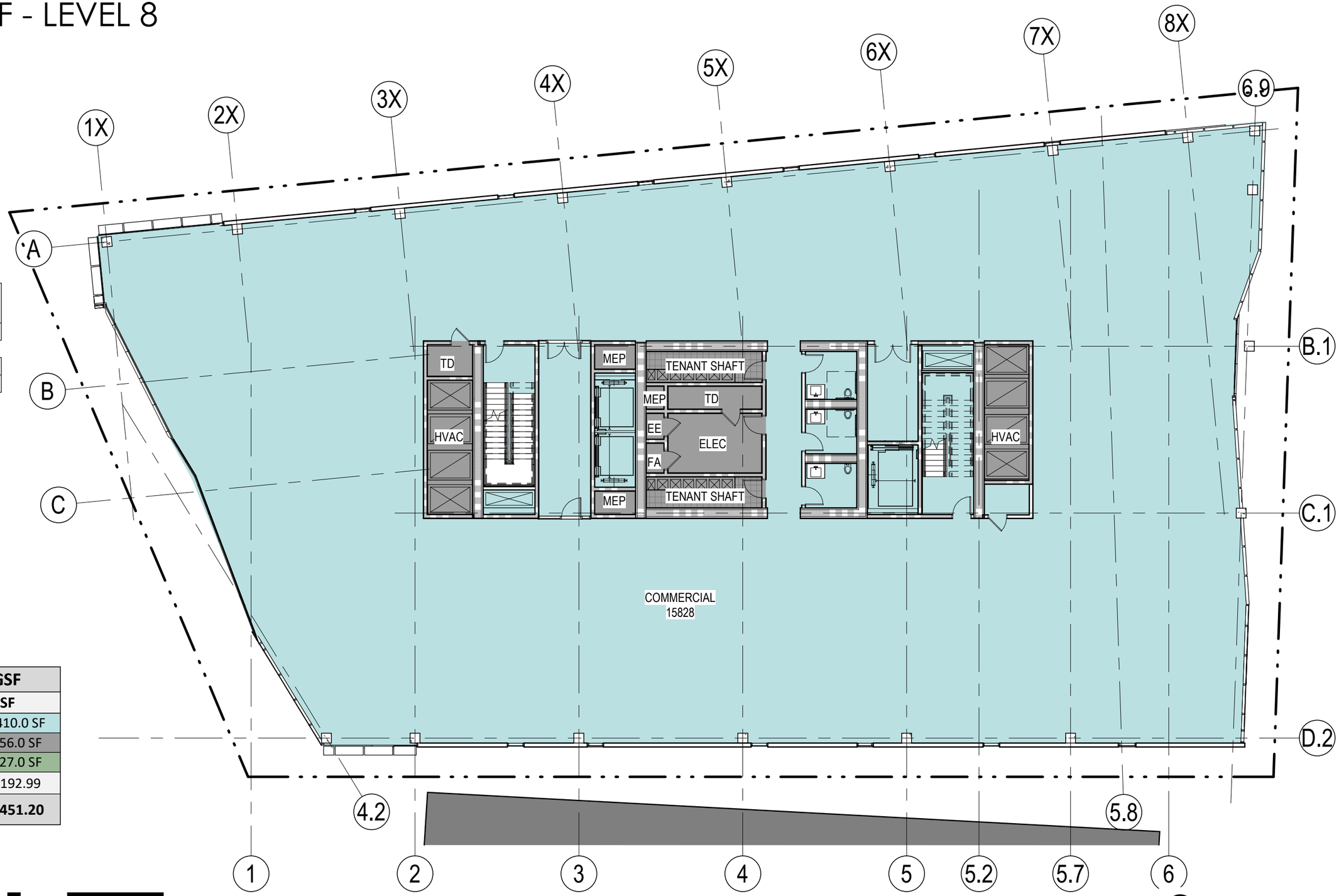
ZONING GSF - LEVEL 8

ZONING GSF

COMMERCIAL

MECHANICAL

ZONING GSF - LEVEL 8		
Area	Level	Name
15828.32 SF	LEVEL 8	COMMERCIAL
1186.20 SF	LEVEL 8	MECHANICAL
17014.52 SF		



35 MCGRATH - ZONING GSF	
CATEGORY	**SF**
COMMERCIAL	133,410.0 SF
MECHANICAL	47,556.0 SF
PARKING	50,227.0 SF
TOTAL BUILDING GSF	231,192.99
TOTAL GSF ABOVE GRADE	**183,451.20**

Z-108

0 8' 16' 32'

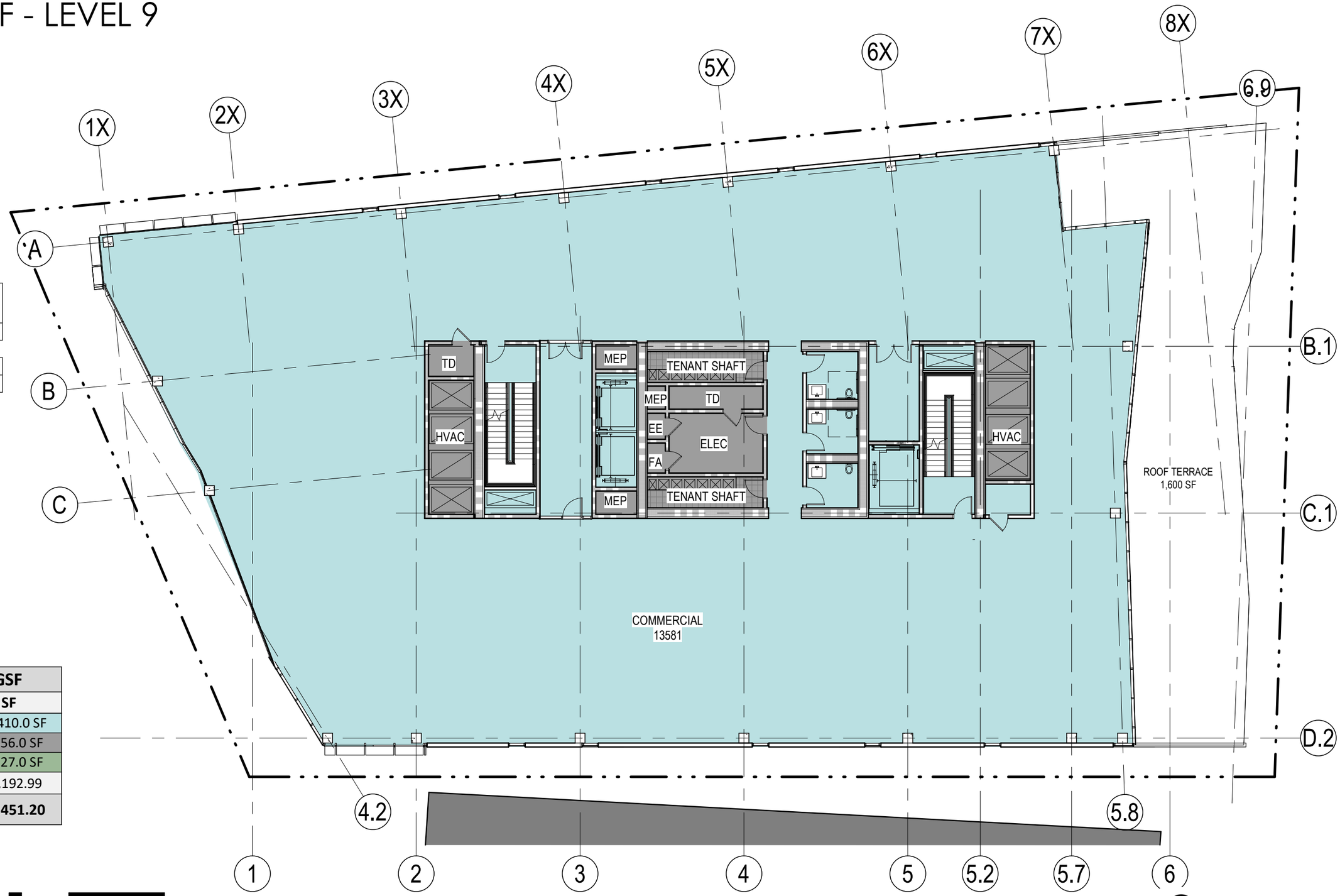
ZONING GSF - LEVEL 9

ZONING GSF

COMMERCIAL

MECHANICAL

ZONING GSF - LEVEL 9		
Area	Level	Name
13580.65 SF	LEVEL 9	COMMERCIAL
1186.20 SF	LEVEL 9	MECHANICAL
14766.85 SF		



35 MCGRATH - ZONING GSF	
CATEGORY	**SF**
COMMERCIAL	133,410.0 SF
MECHANICAL	47,556.0 SF
PARKING	50,227.0 SF
TOTAL BUILDING GSF	231,192.99
TOTAL GSF ABOVE GRADE	**183,451.20**

Z-109

0 8' 16' 32'

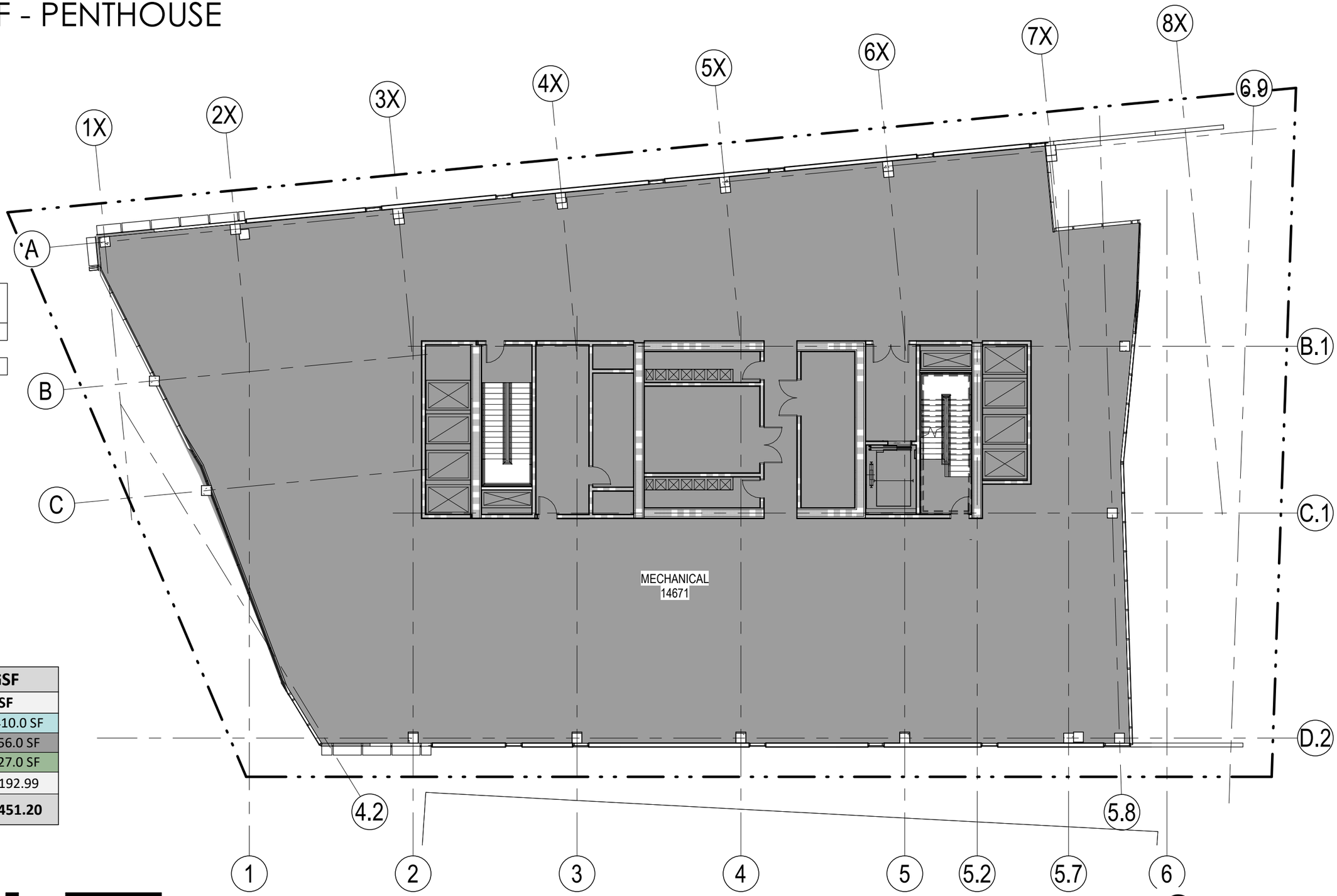
ZONING GSF - PENTHOUSE

ZONING GSF

MECHANICAL

ZONING GSF - PENTHOUSE		
Area	Level	Name
14670.69 SF	PENTHOUSE	MECHANICAL

14670.69 SF



35 MCGRATH - ZONING GSF	
CATEGORY	**SF**
COMMERCIAL	133,410.0 SF
MECHANICAL	47,556.0 SF
PARKING	50,227.0 SF
TOTAL BUILDING GSF	231,192.99
TOTAL GSF ABOVE GRADE	**183,451.20**

0 8' 16' 32'

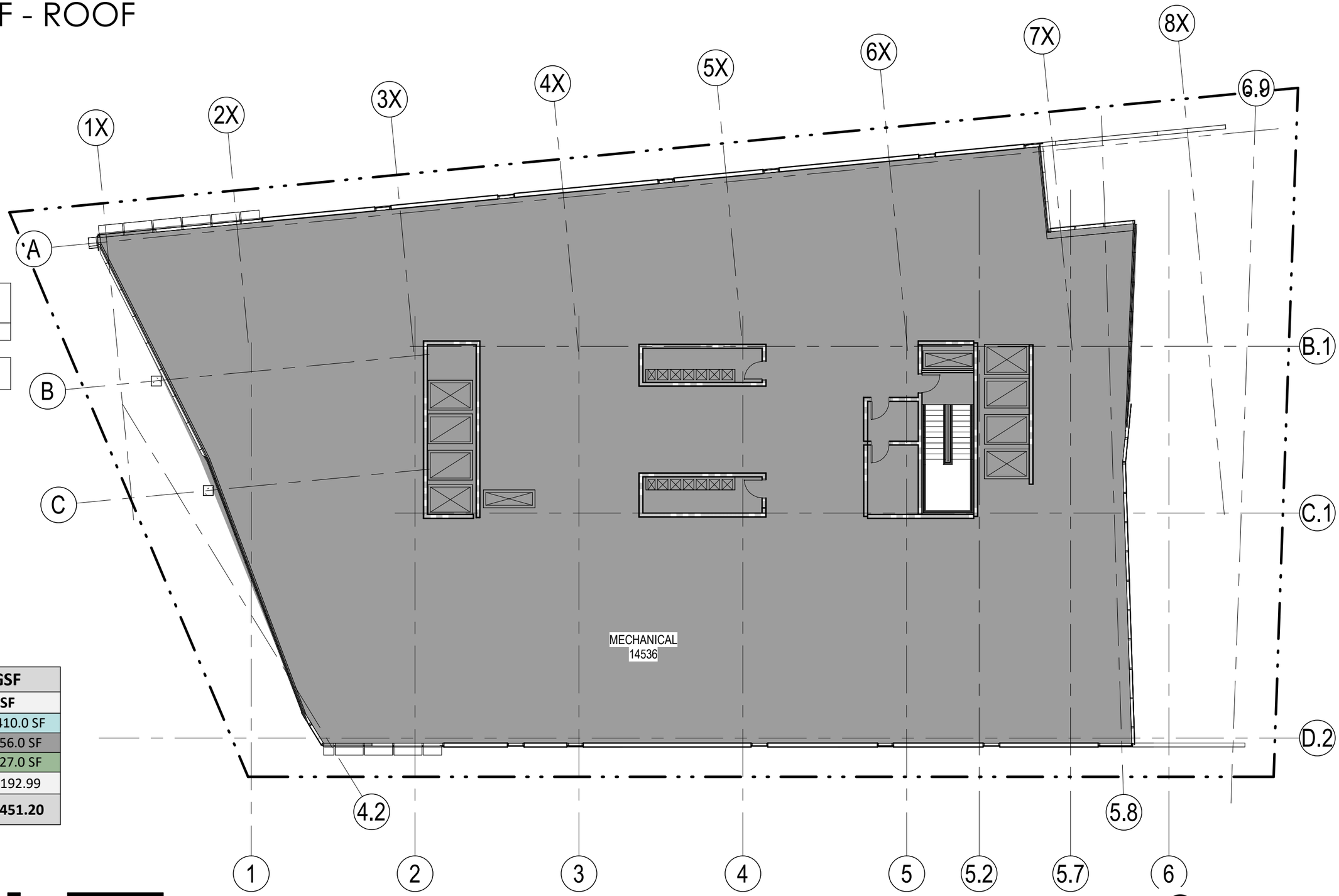
ZONING GSF - ROOF

ZONING GSF

MECHANICAL

ZONING GSF - ROOF		
Area	Level	Name
14535.85 SF	OPEN PENTHOUSE	MECHANICAL

14535.85 SF

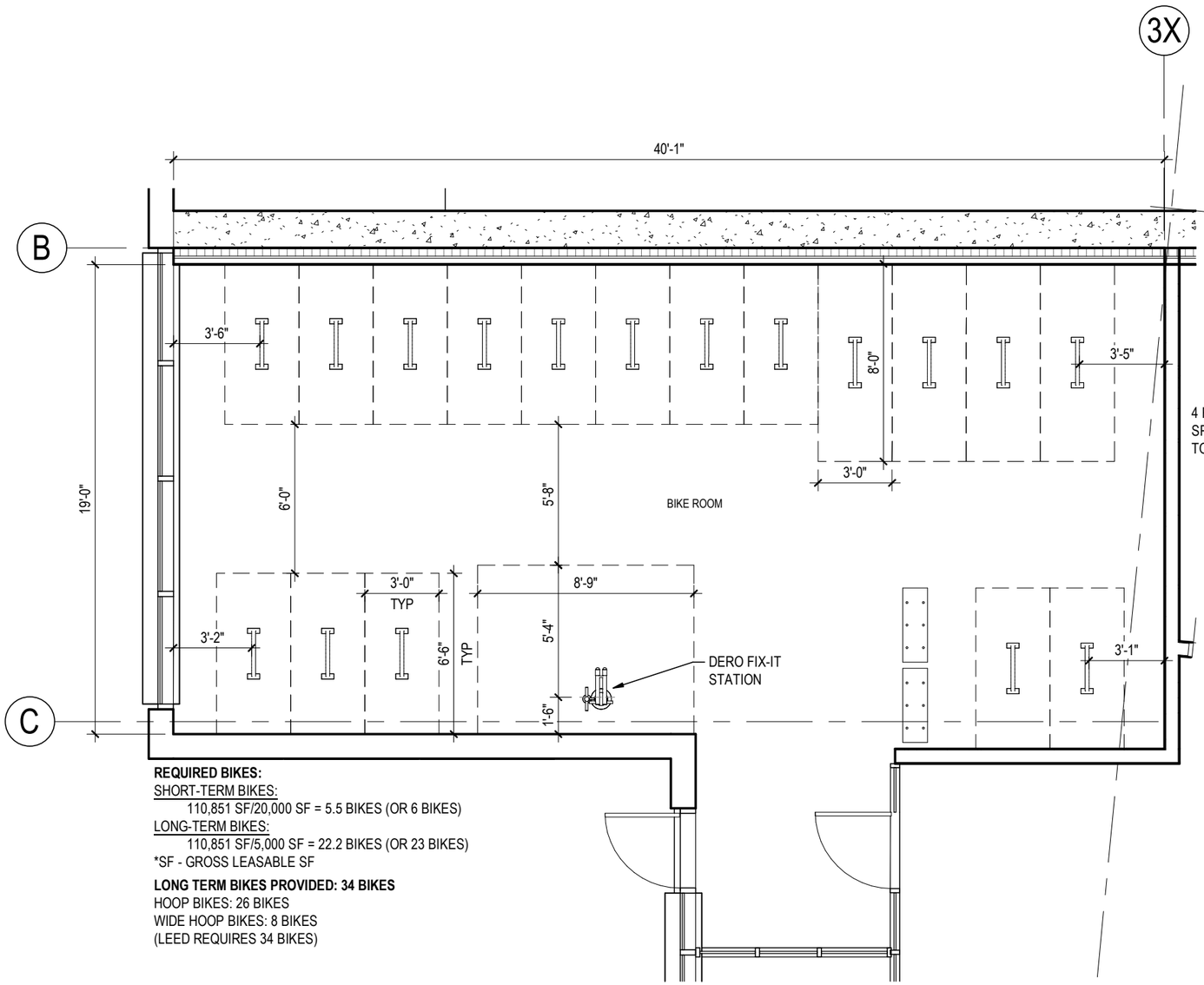


35 MCGRATH - ZONING GSF	
CATEGORY	**SF**
COMMERCIAL	133,410.0 SF
MECHANICAL	47,556.0 SF
PARKING	50,227.0 SF
TOTAL BUILDING GSF	231,192.99
TOTAL GSF ABOVE GRADE	**183,451.20**

Z-111

0 8' 16' 32'

BIKE + SHOWER FACILITIES

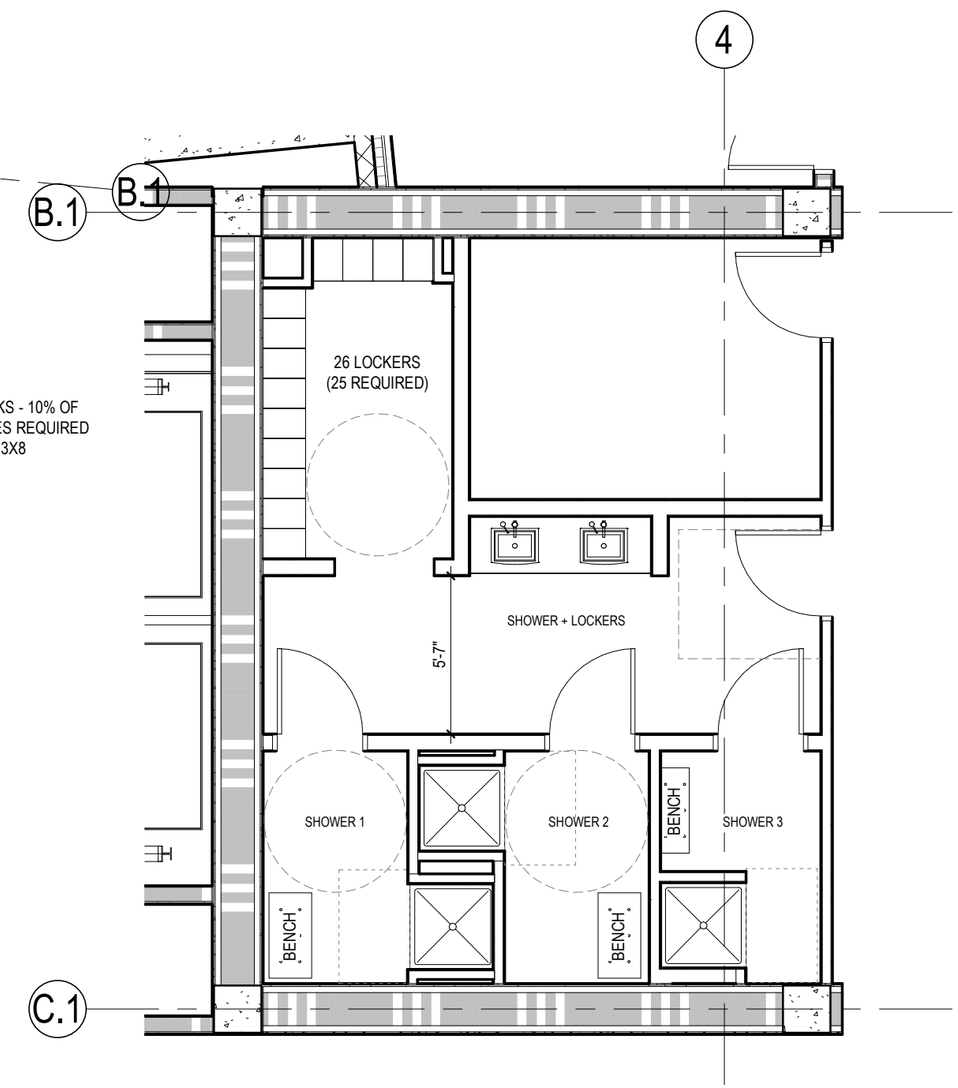


REQUIRED BIKES:
SHORT-TERM BIKES:
110,851 SF/20,000 SF = 5.5 BIKES (OR 6 BIKES)
LONG-TERM BIKES:
110,851 SF/5,000 SF = 22.2 BIKES (OR 23 BIKES)
*SF - GROSS LEASABLE SF

LONG TERM BIKES PROVIDED: 34 BIKES
HOOP BIKES: 26 BIKES
WIDE HOOP BIKES: 8 BIKES
(LEED REQUIRES 34 BIKES)

BIKE ROOM - ENLARGED PLAN

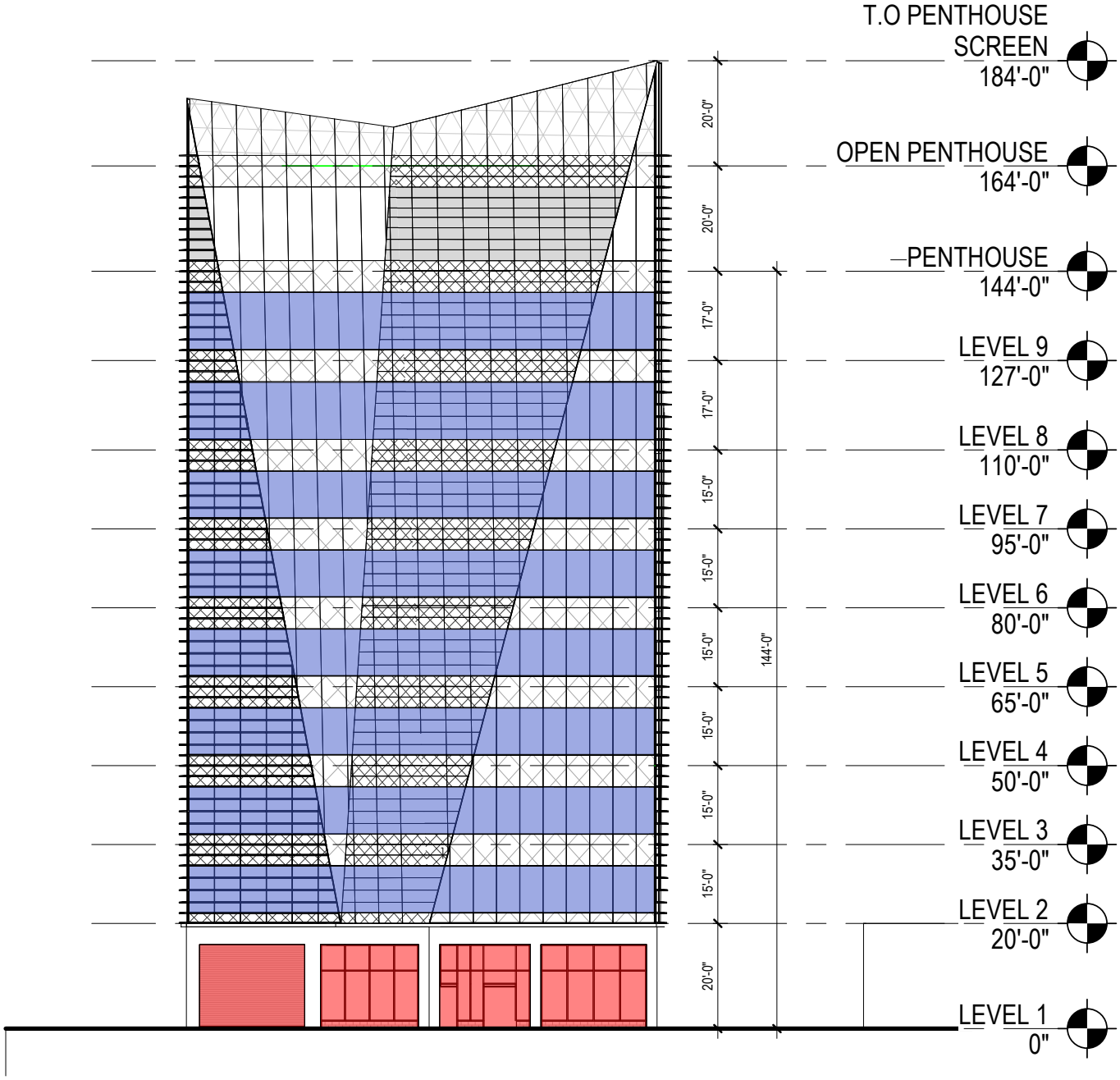
1	O-400	3/16" = 1'-0"



BIKE SHOWERS - ENLARGED PLAN

2	O-400	3/16" = 1'-0"

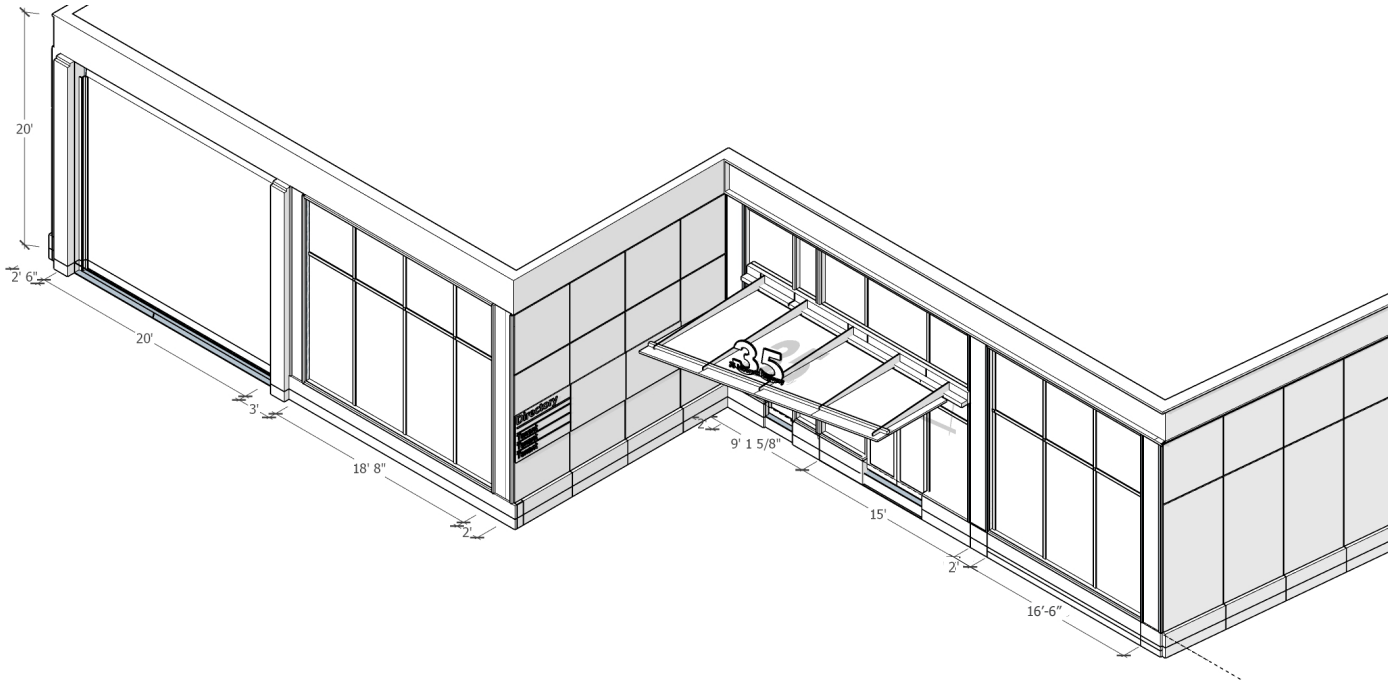
0 8' 16' 32'



GROUND STORY AREA: 1,730 SF
GROUND STORY FENESTRATION AREA: 1,216 SF
GROUND STORY FENESTRATION PRECENTAGE: 70%

TYPICAL UPPER STORY AREA: 1,335 SF
TYPICAL UPPER STORY FENESTRATION AREA: 783 SF
UPPER STORY FENESTRATION PRECENTAGE: 58%

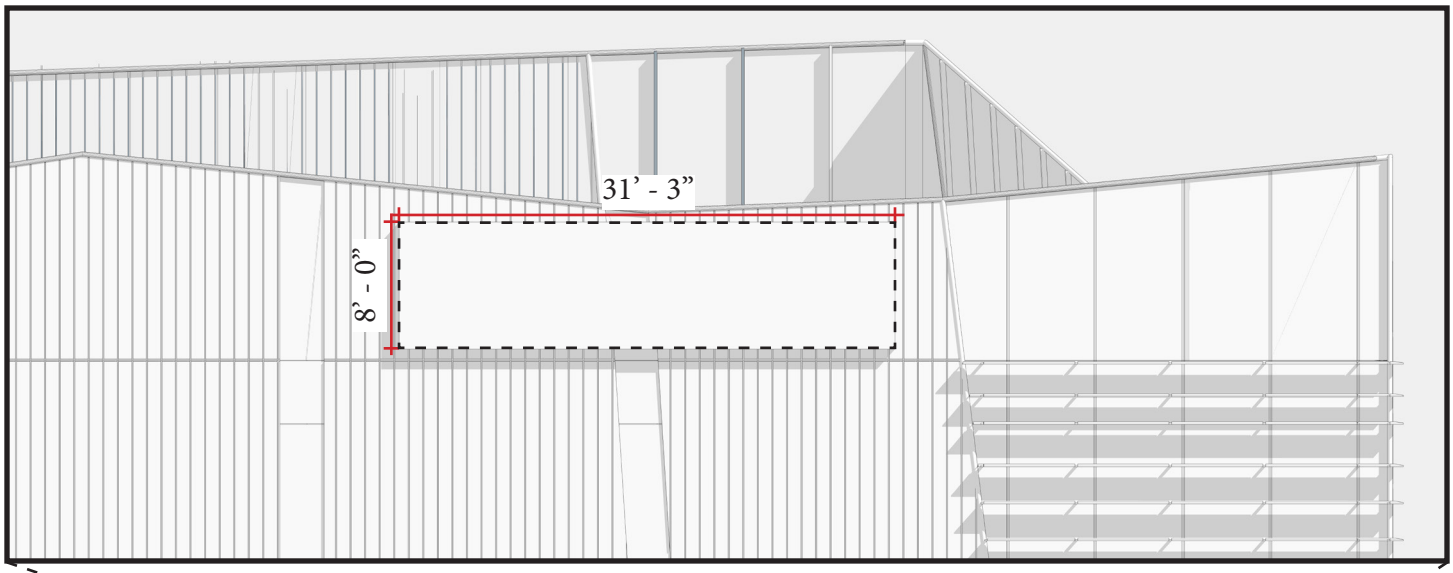
ZONING SECTION:
5.1.9.D



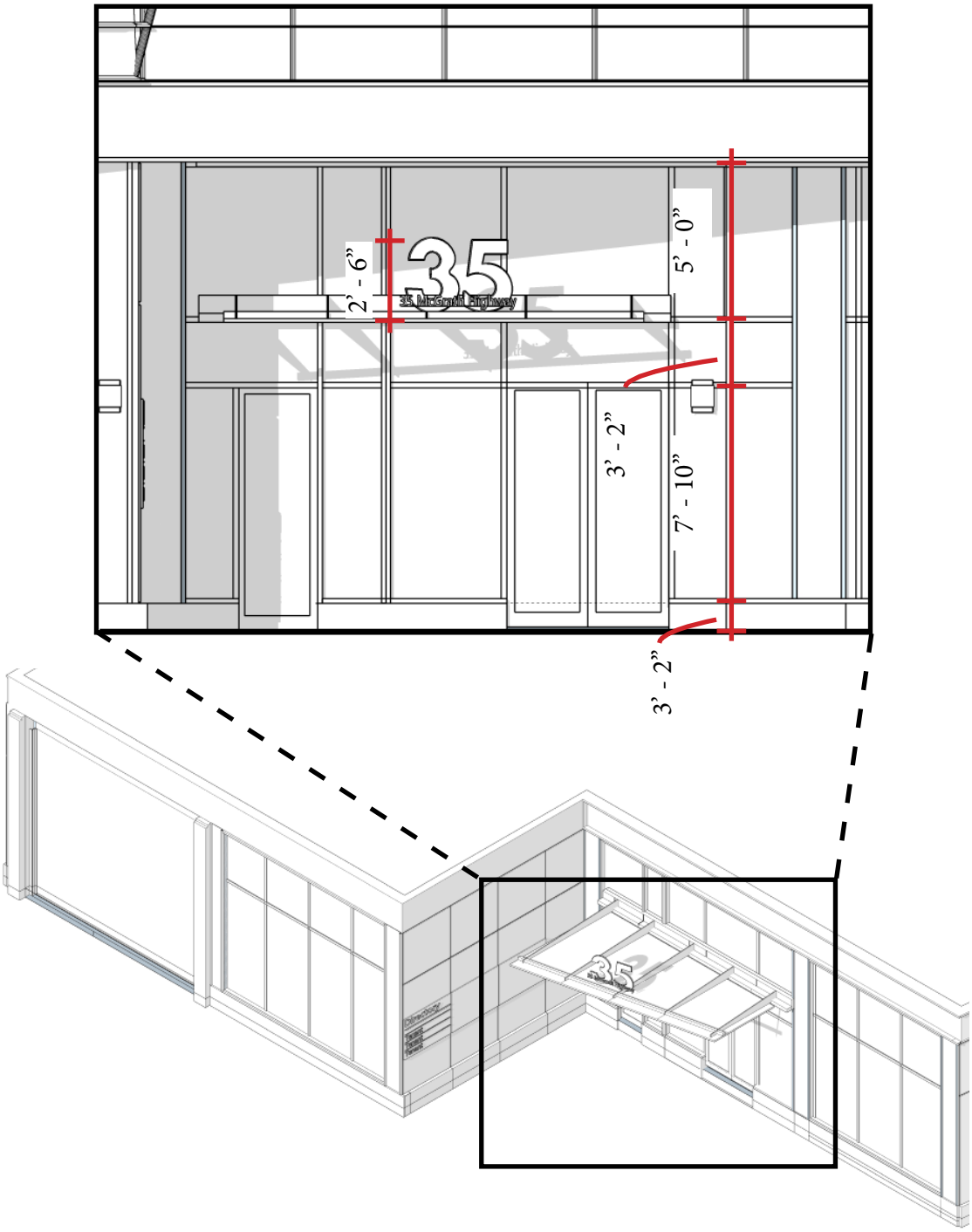
ZONING SECTIONS:

LOBBY ENTRANCE 5.1.12.G

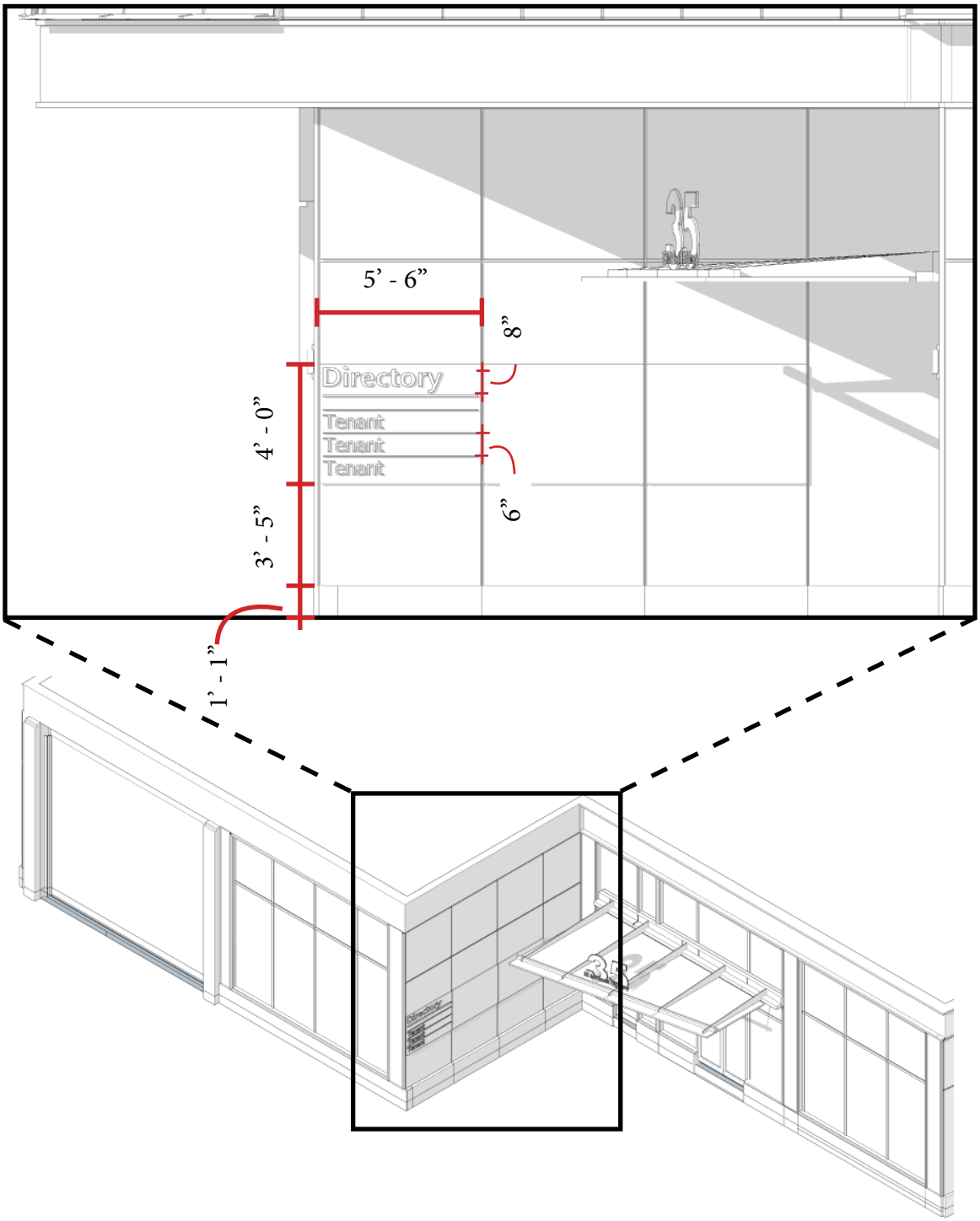
STOREFRONT 5.1.12.H



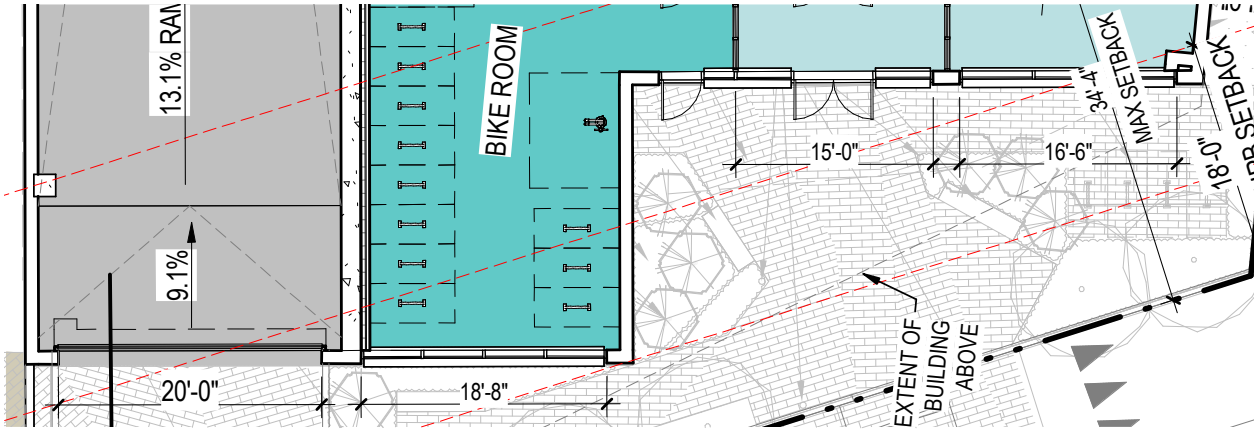
ROOF OR SKYLINE SIGN		
DESCRIPTION	**REQUIREMENT**	**PROPOSED**
SIZE		
AREA (MAX)	250 SF	250 SF
WIDTH (MAX % OF FAÇADE WIDTH)	75%	19%
HEIGHT (MAX)	15 FT	8 FT
RACEWAY HEIGHT (MAX)	50% OF LETTER HEIGHT	2'-6"
LOCATION		
NUMBER OF SIGNS	1 PER BUILDING	1

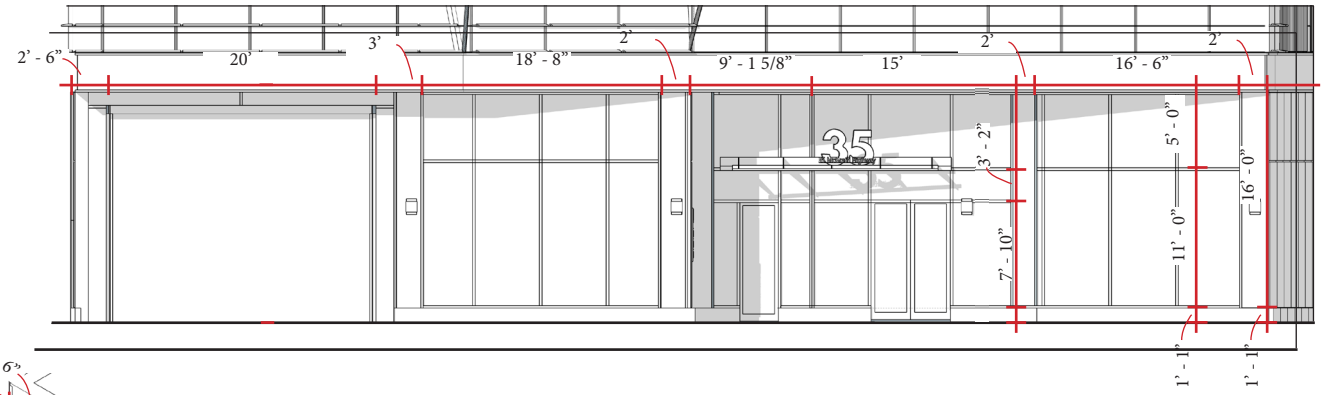


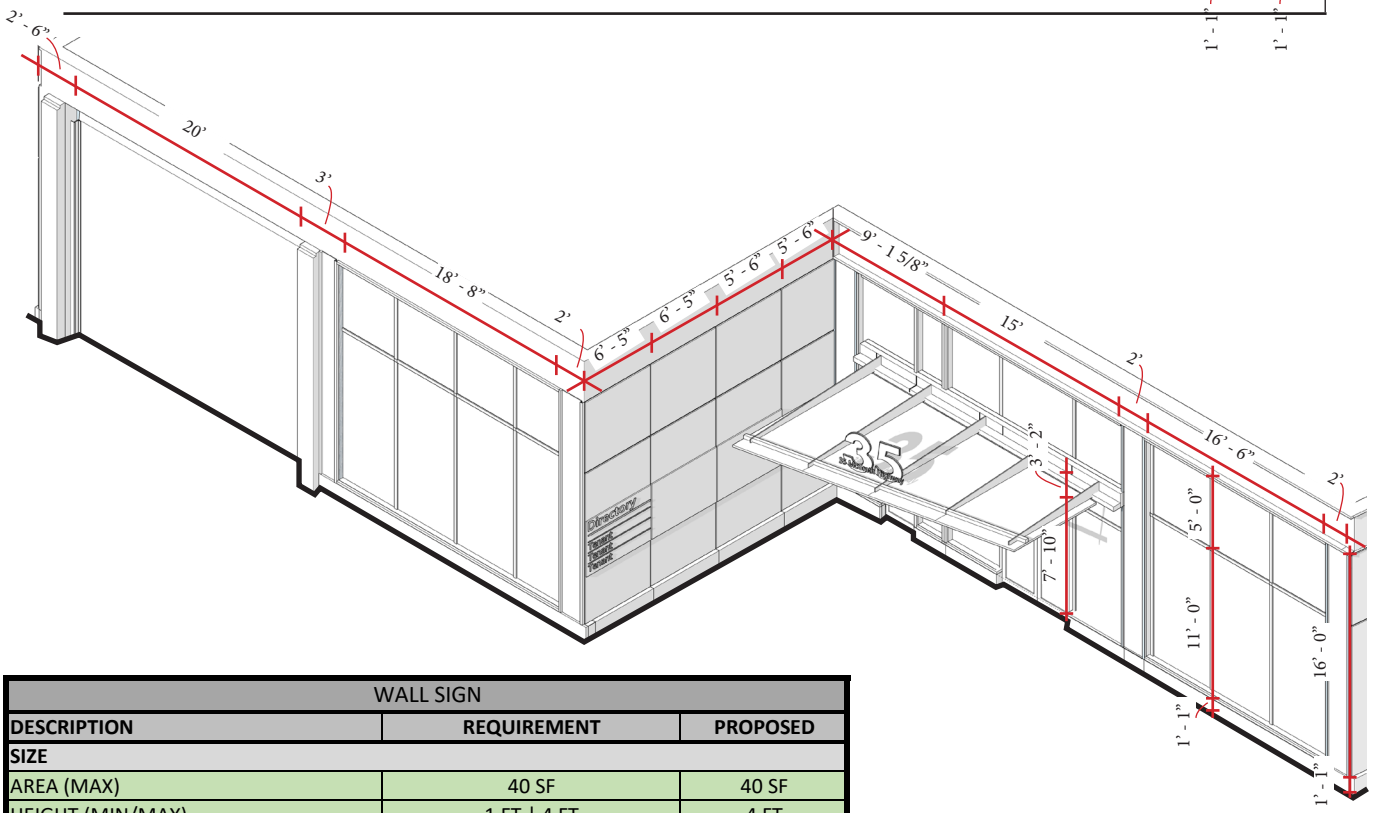
AWNING OR CANOPY SIGN		
DESCRIPTION	**REQUIREMENT**	**PROPOSED**
SIZE		
AREA	-	138 SF
LOCATED ON VALANCE (MAX)	50% COVERAGE	2%
LOCATED ON AWNING SLOPE (MAX)	25% COVERAGE	-
PROJECTING FROM CANOPY (MAX)	1 SF PER WIDTH OF CANOPY	11'-1"
LETTERING		
HEIGHT	-	2'-6"
VALANCE (MAX)	8 IN	3 IN
AWNING SLOPE (MAX)	18 IN	-
PROJECTING FROM CAMOPY (MAX)	12 IN	-
LOCATION		
NUMBER OF SIGNS PER AWNING	1	NA
NUMBER OF SIGNS PER CANOPY	1	1



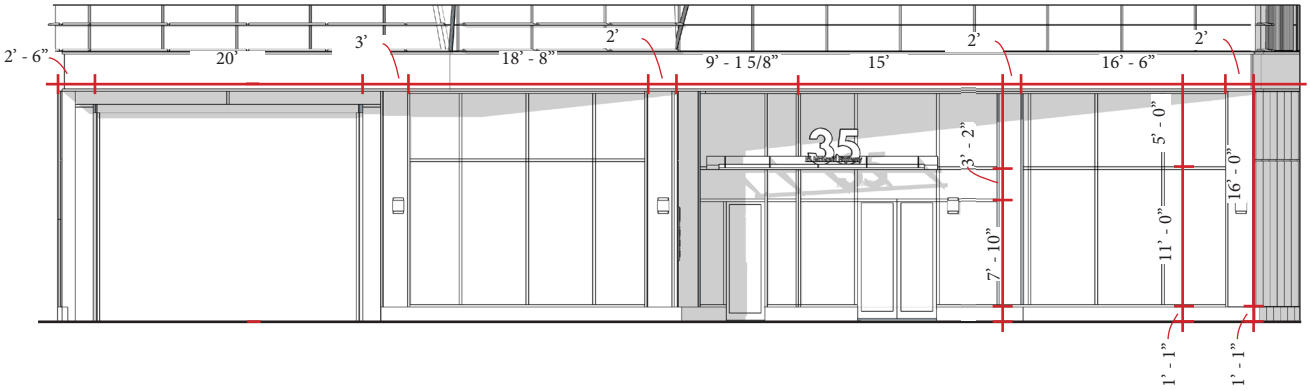
WALL SIGN		
DESCRIPTION	**REQUIREMENT**	**PROPOSED**
SIZE		
AREA (MAX)	40 SF	40 SF
HEIGHT (MIN/MAX)	1 FT | 4 FT	4 FT
WIDTH (MAX)	90% OF FAÇADE WIDTH	78%
LETTERING		
WIDTH (MAX)	75% OF SIGN WIDTH	72%
HEIGHT (MAX)	75% OF SIGN HEIGHT	3 FT
PROJECTION FROM FAÇADE (MAX)	6 IN	6 IN
RACEWAY HEIGHT (MAX)	50% OF LETTER HEIGHT	-
LOCATION		
NUMBER OF SIGNS	1 PER TENANT (2 PER CORNER TENANT)	1 PER TENANT

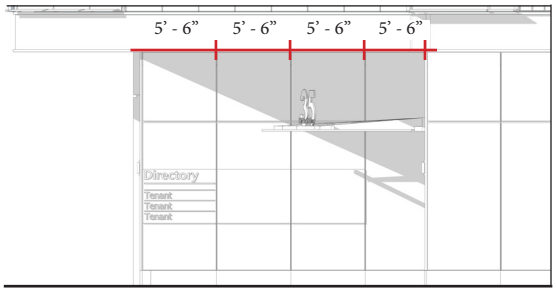


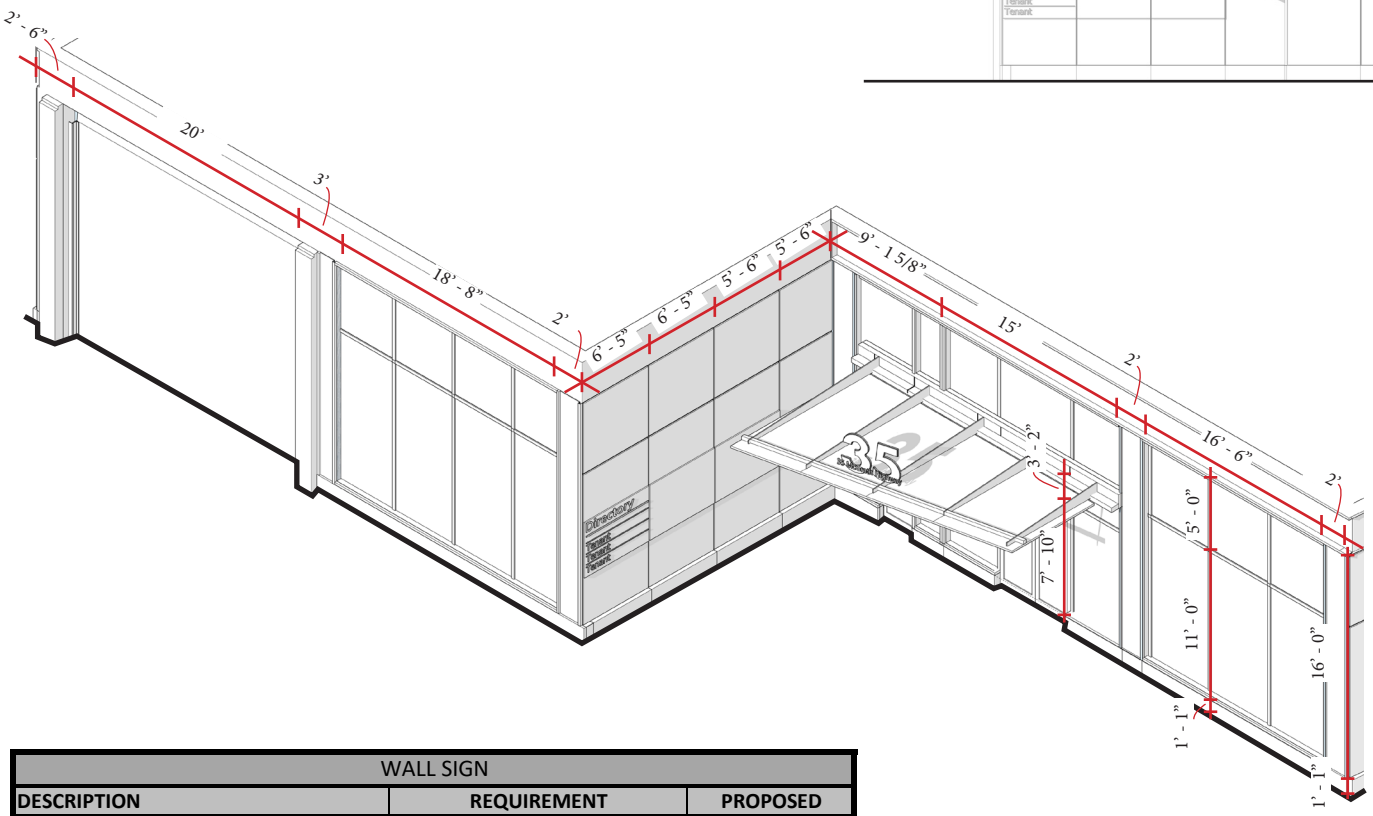




WALL SIGN		
DESCRIPTION	**REQUIREMENT**	**PROPOSED**
SIZE		
AREA (MAX)	40 SF	40 SF
HEIGHT (MIN/MAX)	1 FT | 4 FT	4 FT
WIDTH (MAX)	90% OF FAÇADE WIDTH	78%
LETTERING		
WIDTH (MAX)	75% OF SIGN WIDTH	72%
HEIGHT (MAX)	75% OF SIGN HEIGHT	3 FT
PROJECTION FROM FAÇADE (MAX)	6 IN	6 IN
RACEWAY HEIGHT (MAX)	50% OF LETTER HEIGHT	-
LOCATION		
NUMBER OF SIGNS	1 PER TENANT (2 PER CORNER TENANT)	1 PER TENANT







WALL SIGN		
DESCRIPTION	**REQUIREMENT**	**PROPOSED**
SIZE		
AREA (MAX)	40 SF	40 SF
HEIGHT (MIN/MAX)	1 FT | 4 FT	4 FT
WIDTH (MAX)	90% OF FAÇADE WIDTH	78%
LETTERING		
WIDTH (MAX)	75% OF SIGN WIDTH	72%
HEIGHT (MAX)	75% OF SIGN HEIGHT	3 FT
PROJECTION FROM FAÇADE (MAX)	6 IN	6 IN
RACEWAY HEIGHT (MAX)	50% OF LETTER HEIGHT	-
LOCATION		
NUMBER OF SIGNS	1 PER TENANT (2 PER CORNER TENANT)	1 PER TENANT