



OWNERSHIP INFORMATION FOR BOARD OF ZONING APPEAL RECORD

To be completed by OWNER, signed and returned to Secretary of Board of Appeal

Miltenyi Biotic, Inc.

(Petitioner)

Address: c/o James J. Rafferty, Esq. 675 Massachusetts Avenue Cambridge, MA 02139

Location of Premises: 85 Hamilton Street

the record title standing in the name of Miltenyi Biotic, Inc.

whose address is 2303 Lindbergh Street, Auburn, CA 95602

(Street)

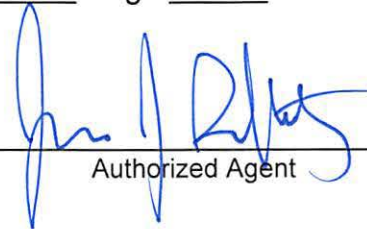
(City or Town)

(State & Zip Code)

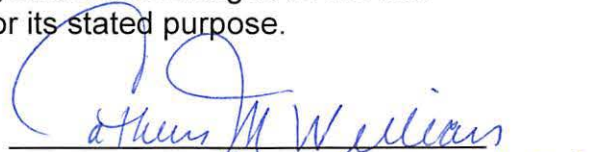
by a deed duly recorded in the \_\_\_\_\_ County Registry of Deeds in

Book \_\_\_\_\_ Page \_\_\_\_\_ or Middlesex South Registry

District of Land Court Certificate No. 248856 Book 1400 Page 86

  
Authorized Agent

On this 20<sup>th</sup> day of October, 2016, before me, the undersigned notary public, personally appeared JAMES J. RAFFERTY proved to me through satisfactory evidence of identification, which were MA Drivers License, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that JAMES J. RAFFERTY signed it voluntarily for its stated purpose.

  
Notary Public Catherine M. Williams  
My commission expires: 11/3/2017



**BZA APPLICATION FORM**

**DIMENSIONAL INFORMATION**

**APPLICANT:** James Rafferty, Esq.

**PRESENT USE/OCCUPANCY:** technical  
office/accessory  
dwelling

**LOCATION:** 85 Hamilton St Cambridge, MA

**ZONE:** Special District-10

**PHONE:**

**REQUESTED USE/OCCUPANCY:** technical office/accessory dwell.

	<b><u>EXISTING CONDITIONS</u></b>	<b><u>REQUESTED CONDITIONS</u></b>	<b><u>ORDINANCE REQUIREMENTS</u></b>	<sup>1</sup>
<b><u>TOTAL GROSS FLOOR AREA:</u></b>	8,936	10,080	6,290	(max.)
<b><u>LOT AREA:</u></b>	10,483	no change	5,000	(min.)
<b><u>RATIO OF GROSS FLOOR AREA TO LOT AREA:</u></b> <sup>2</sup>	.85	.96	.6	(max.)
<b><u>LOT AREA FOR EACH DWELLING UNIT:</u></b>	10,483	no change	1,800 sf	(min.)
<b><u>SIZE OF LOT:</u></b>				
WIDTH	107.49'	no change	50'	(min.)
DEPTH	100'	no change	-	
<b><u>SETBACKS IN FEET:</u></b>				
FRONT	5.0'	no change	10.0'	(min.)
REAR	2.3'	2.5'	20'	(min.)
LEFT SIDE	30.6'	no change	17.8'	(min.)
RIGHT SIDE	-0.2'	9.9'	17.8'	(min.)
<b><u>SIZE OF BLDG.:</u></b>				
HEIGHT	26.8'	no change	35'	(max.)
LENGTH	92.7'	92.5'	-	
WIDTH	72'	62'	-	
<b><u>RATIO OF USABLE OPEN SPACE TO LOT AREA:</u></b>	10.6	no change	2.2%	(min.)
<b><u>NO. OF DWELLING UNITS:</u></b>	1	no change	5	(max.)
<b><u>NO. OF PARKING SPACES:</u></b>	11	10	10	(min./max)
<b><u>NO. OF LOADING AREAS:</u></b>	1	no change	1	(min.)
<b><u>DISTANCE TO NEAREST BLDG. ON SAME LOT:</u></b>	N/A	N/A	N/A	(min.)

Describe where applicable, other occupancies on same lot, the size of adjacent buildings on same lot, and type of construction proposed, e.g.; wood frame, concrete, brick, steel, etc.

1. SEE CAMBRIDGE ZONING ORDINANCE ARTICLE 5.000, SECTION 5.30 (DISTRICT OF DIMENSIONAL REGULATIONS).
2. TOTAL GROSS FLOOR AREA (INCLUDING BASEMENT 7'-0" IN HEIGHT AND ATTIC AREAS GREATER THAN 5') DIVIDED BY LOT AREA.
3. OPEN SPACE SHALL NOT INCLUDE PARKING AREAS, WALKWAYS OR DRIVEWAYS AND SHALL HAVE A MINIMUM DIMENSION OF 15'.

**BZA APPLICATION FORM**

**SUPPORTING STATEMENT FOR A VARIANCE**

**EACH OF THE FOLLOWING REQUIREMENTS FOR A VARIANCE MUST BE ESTABLISHED AND SET FORTH IN COMPLETE DETAIL BY THE APPLICANT IN ACCORDANCE WITH MGL 40A, SECTION 10:**

**A)** A Literal enforcement of the provisions of this Ordinance would involve a substantial hardship, financial or otherwise, to the petitioner or appellant for the following reasons:

A literal enforcement of the provisions of this Ordinance would preclude the applicant from constructing a basement with a ceiling height greater than 6'11".

**B)** The hardship is owing to the following circumstances relating to the soil conditions, shape or topography of such land or structures and especially affecting such land or structures but not affecting generally the zoning district in which it is located for the following reasons:

The hardship is directly related to the size and footprint of the existing structure and the fact that the buildign was constructed without a basement and the existing slab needs remediation. The absence of a basement creates a hardship since storage and other uses typically associated with the basement presently have to be accomodated in the office portion of the building.

**C) *DESIRABLE RELIEF MAY BE GRANTED WITHOUT EITHER:***

**1)** Substantial detriment to the public good for the following reasons:

The public good will not be harmed by the creation of the basement. The new basement will also allow for a shower area that will be utilized by employees who commute by bicycle.

**2)** Relief may be granted without nullifying or substantially derogating from the intent or purpose of this Ordinance for the following reasons:

The use of the property by office and laboratory is permitted under Section 17.105(A).

**\* If You have any questions as to whether you can establish all of the applicable legal requirements, you should consult with your own attorney.**

**BZA APPLICATION FORM**

**SUPPORTING STATEMENT FOR A SPECIAL PERMIT**

Please describe in complete detail how you meet each of the following criteria referring to the property and proposed changes or uses which are requested in your application. Attach sheets with additional information for special permits which have additional criteria, e.g.; fast food permits, comprehensive permits, etc., which must be met.

Granting the Special Permit requested for 85 Hamilton St Cambridge, MA (location) would not be a detriment to the public interest because:

- A)** Requirements of the Ordinance can or will be met for the following reasons:  
Article 8.22.2(c) permits a conforming addition to a nonconforming structure when, as in this case, there are no further violations of the dimensional requirements of Article 5.000 and the addition does not exceed 25% of the gross floor area of the structure since it first became nonconforming.
- B)** Traffic generated or patterns of access or egress would not cause congestion hazard, or substantial change in established neighborhood character for the following reasons:  
There will not be any change in traffic patterns as a result of the proposed modifications.
- C)** The continued operation of or the development of adjacent uses as permitted in the Zoning Ordinance would not be adversely affected by the nature of the proposed use for the following reasons:  
Adjacent uses will benefit from this modification since a nonconforming one story addition will be removed from this location, resulting in more open space.
- D)** Nuisance or hazard would not be created to the detriment of the health, safety and/or welfare of the occupant of the proposed use or the citizens of the City for the following reasons:  
The new door and windows will not result in any detriment to the health, safety and welfare of the occupants of this dwelling.
- E)** For other reasons, the proposed use would not impair the integrity of the district or adjoining district or otherwise derogate from the intent or purpose of this ordinance for the following reasons:  
The proposed alterations will not change the use of the property and is consistent with the residential uses in the district.





# CAMBRIDGE HISTORICAL COMMISSION

831 Massachusetts Avenue, 2<sup>nd</sup> Floor, Cambridge, Massachusetts 02139

Telephone: 617 349 4683 TTY: 617 349 6112

E-mail: histcomm@cambridgema.gov URL: http://www.cambridgema.gov/Historic

William B. King, *Chair*, Bruce A. Irving, *Vice Chair*, Charles M. Sullivan, *Executive Director*

William G. Barry, Jr., Shary Page Berg, Robert G. Crocker, Chandra Harrington,

Jo M. Solet, *Members*; Joseph V. Ferrara, Kyle Sheffield, Susannah Barton Tobin, *Alternates*

## Jurisdiction Advice

To the Owner of Property at 85 Hamilton Street

The above-referenced property is subject to the jurisdiction of the Cambridge Historical Commission (CHC) by reason of the status referenced below:

- Old Cambridge Historic District
- Fort Washington Historic District  
(M.G.L. Ch. 40C, City Code §2.78.050)
- Avon Hill Neighborhood Conservation District
- Half Crown – Marsh Neighborhood Conservation District
- Harvard Square Conservation District
- Mid Cambridge Neighborhood Conservation District
- Designated Landmark
- Property is being studied for designation: \_\_\_\_\_  
(City Code, Ch. 2.78., Article III, and various City Council Orders)
- Preservation Restriction or Easement (as recorded)
- Structure is fifty years or more old and therefore subject to CHC review of any application for a demolition permit, if one is required by ISD. (City Code, Ch. 2.78, Article II). **See the back of this page for definition of demolition.**  
*No demolition permit request anticipated.*
- No jurisdiction: not a designated historic property and the structure is less than fifty years old.
- No local jurisdiction, but the property is listed on the National Register of Historic Places; CHC staff is available for consultation, upon request.  
Staff comments: \_\_\_\_\_

The Board of Zoning Appeal advises applicants to complete Historical Commission or Neighborhood Conservation District Commission reviews before appearing before the Board.

**If a line indicating possible jurisdiction is checked, the owner needs to consult with the staff of the Historical Commission to determine whether a hearing will be required.**

CHC staff initials SLB

Date November 8, 2016

Received by Uploaded to Energov

Date November 8, 2016

Relationship to project BZA 11769-2016

cc: Applicant  
Inspectional Services Commissioner

## Demolition Delay Ordinance and Application Information

The Demolition Delay Ordinance (Chapter 2.78, Article II of the Cambridge Municipal Code) was adopted by the City Council in 1979 to afford public review of demolition permit applications for potentially significant buildings. When the Historical Commission determines that a building is significant and should be preserved, demolition will be delayed for up to six months so that solutions can be sought to preserve the building indefinitely. The Ordinance covers all buildings over 50 years old, city-wide. The Historical Commission archives provide dates of construction for all properties in the City.

Demolition is defined in the ordinance as "the act of pulling down, destroying, removing or razing a building or commencing the work of total or substantial destruction with the intent of completing the same." The Inspectional Services Commissioner has provided further guidelines to outline what actions require a demolition permit. **In addition to complete demolition of a building, the following actions may require a demolition permit,**

- **removal of a roof,**
- **removal of one side of a building,**
- **gutting of a building's interior to the point where exterior features (windows, etc.) are impacted, and**
- **removal of more than 25% of a structure.**

Please contact the building inspector or a staff member of the Historical Commission if you have questions about whether a demolition permit is required for a particular project.

Demolition permit applications can be obtained from the Inspectional Services Department. The completed application should be submitted to the Historical Commission, where the staff will review the application. If the Executive Director of the Historical Commission makes an initial determination that the building is significant, a public hearing will be scheduled with Historical Commission. If the staff makes an initial determination that the building is not significant, the application is released for further review by the Building Commissioner.

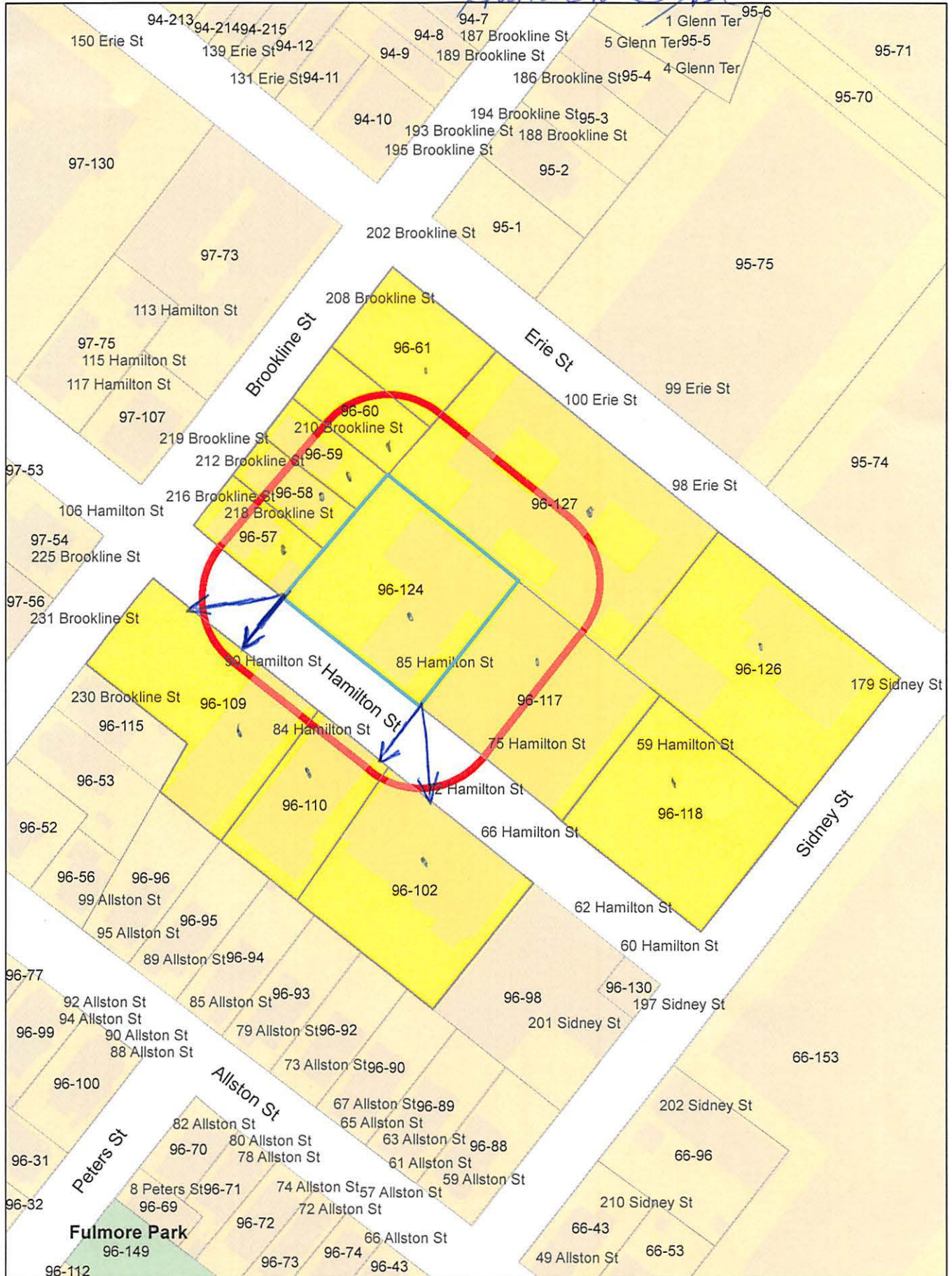
More information about the demolition permit application procedures is available on the Historical Commission's web site or by calling or dropping by the Historical Commission office.

July 2003

Cambridge Historical Commission  
831 Massachusetts Ave., 2<sup>nd</sup> Fl.  
Cambridge, MA 02139  
Ph: 617/349-4683 or TTY: 617/349-6112  
<http://www.cambridgema.gov/Historic>



85 Hamilton St.



85 Hamilton St. Petitioner

96-57  
AUSTIN, JONATHAN R. & LAURA L. SHEFFIELD  
219 BROOKLINE ST  
CAMBRIDGE, MA 02139

96-58  
HOLMES, ALBA M. CAWLEY, LIFE ESTATE  
214 BROOKLINE ST  
CAMBRIDGE, MA 02139

JAMES J. RAFFERTY, ESQ.  
675 MASS AVENUE  
CAMBRIDGE, MA 02139

96-60-61  
MIT 99 ERIE LLC C/O ARE EQUITIES, INC  
C/O ARE-MA REGION NO. 33 LLC  
P.O. BOX 847  
CARLSBAD, CA 92018

96-59  
TAYLOR, RENFORD G. & PATRICIA D. TAYLOR,  
TRS. TAYLOR REALTY TRUST  
210 BROOKLINE ST  
CAMBRIDGE, MA 02139

96-102  
LIRIODENDRON LIMITED LLC  
64 PARKER ST.  
NEWTON, MA 02459

96-109  
MRH HAMILTON LLC  
1778 COMMONWEALTH AVE.  
BRIGHTON, MA 02135

96-110  
CHANG, LEE MEI HUA & STEVEN C. SIEGEL,  
TR. OF 84 HAMILTON REALTY TRUST  
309 HURON AVE  
CAMBRIDGE, MA 02138

96-117  
MASSACHUSETTS INSTITUTE OF TECHNOLOGY  
OFFICE OF THE TREASURER  
238 MAIN ST. - SUITE 200  
CAMBRIDGE, MA 02142

96-118  
MASSACHUSETTS INSTITUTE OF TECHNOLOGY  
238 MAIN STREET  
CAMBRIDGE, MA 02142

96-124  
MILTENYI BIOTEC, INC  
2303 LINDBERGH ST  
AUBURN, CA 95602

96-126  
FIRST C-G LIMITED PARTNERSHIP  
179 SIDNEY STREET  
CAMBRIDGE, MA 02139

96-127  
KIM, YOON JAE & ANGELINA MIHYUN HONG  
98-100 ERIE ST., #1  
CAMBRIDGE, MA 02139

96-127  
TESKEY, GORDON  
98 ERIE ST., UNIT #2  
CAMBRIDGE, MA 02139

96-127  
HOPKINS, ALBERT  
CLEVEDALE, THE AVE. TWYFORD  
WINCHESTER, MA 02139

96-127  
GORDON, MICHELLE C.  
98-100 ERIE ST., UNIT #4  
CAMBRIDGE, MA 02139

96-127  
LURIE, JACOB  
98-100 ERIE ST. UNIT #5  
CAMBRIDGE, MA 02138

96-127  
CEBERS, GUIDO & ALETA CEBERS  
98-100 ERIE ST., #6  
CAMBRIDGE, MA 02139

96-127  
JANER, JEFFERY B. & MARGARET SANFTLEBEN  
C/O BRESSI, JEANETTE M. &  
98-100 ERIE ST., UNIT #7  
CAMBRIDGE, MA 02139

96-127  
PROCINO, MARC DAVID & LISA ISRAEL PROCINO  
98-100 ERIE ST., UNIT #8  
CAMBRIDGE, MA 02139

96-127  
TATE, KARIN  
98-100 ERIE ST., UNIT #9  
CAMBRIDGE, MA 02139

96-127  
LANDRIGAN, MARK  
100 ERIE ST #10  
CAMBRIDGE, MA 02139

96-127  
ENGELMAN, KEVIN & RHONA ENGELMAN  
98-100 ERIE ST., UNIT #11  
CAMBRIDGE, MA 02139

96-127  
WILLIAMS, KEITH  
18712 BELLEVISTA CT.  
HUDSON, FL 34667

96-127  
STUDEN, CHARLES R.  
98-100 ERIE ST., UNIT #13  
CAMBRIDGE, MA 02139

96-127  
SULLIVAN, MARY E.  
98-100 ERIE ST., UNIT #14  
CAMBRIDGE, MA 02139

96-127  
VERLINDEN, MATTHEW C.  
98-100 ERIE ST. UNIT #15  
CAMBRIDGE, MA 02139

96-127  
OWSLEY, C. F. II  
98-100 ERIE ST. UNIT #16  
CAMBRIDGE, MA 02139

# MILTENYI BIOTEC

85 HAMILTON STREET  
CAMBRIDGE, MA 02139

CHAN  
MOCK  
ARCHITECTS



## OWNER:

MILTENYI BIOTEC, INC.  
2303 LINDBERGH STREET  
AUBURN, CA 95602

## ARCHITECT:

CHAN MOCK ARCHITECTS  
192 HAMPSHIRE STREET  
CAMBRIDGE, MA 02139  
T: 617-576-2508 F: 617-547-8699

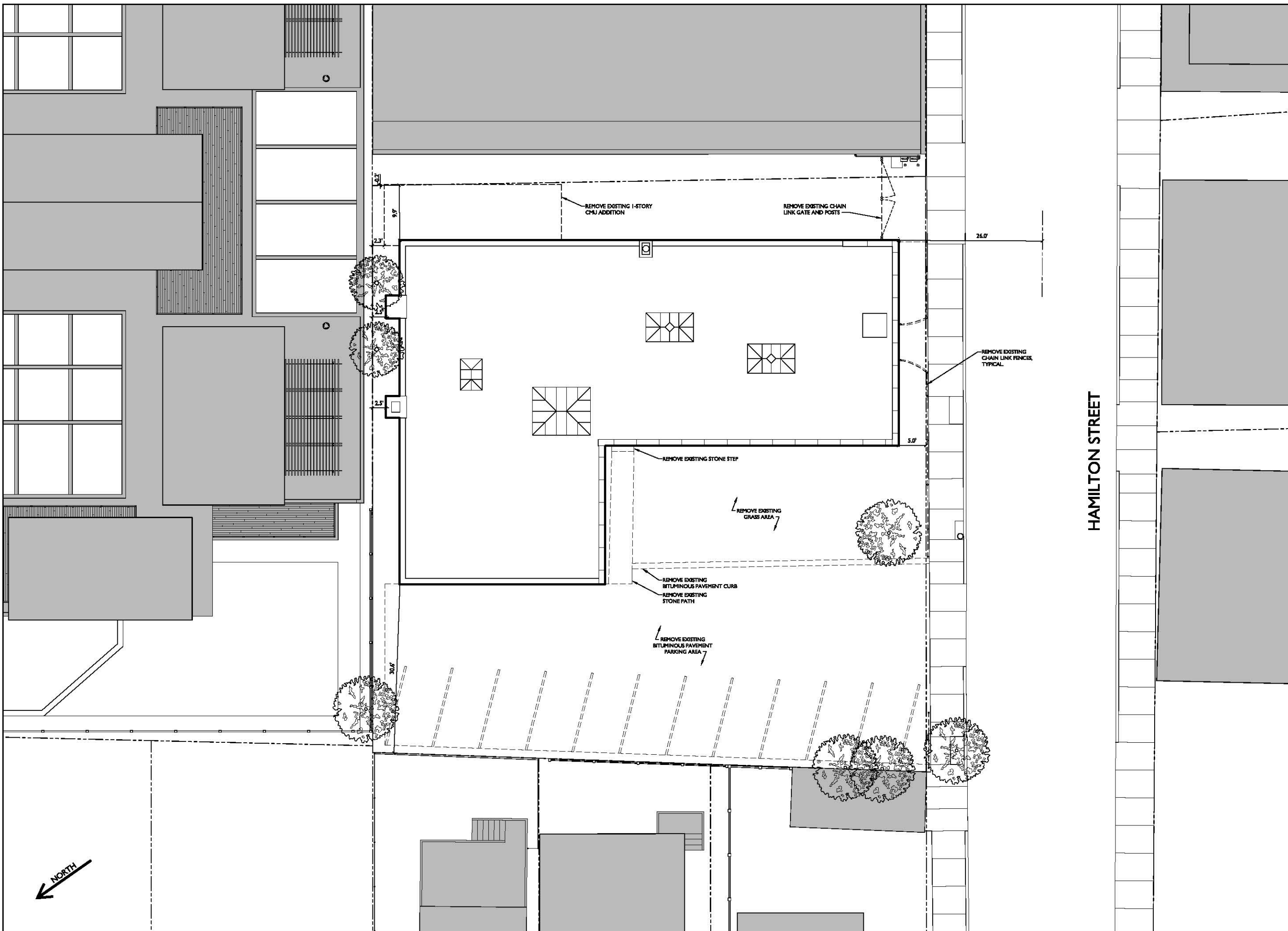
## LOCUS MAP



## DRAWING LIST

A0.0	COVER SHEET
Sv-1	EXISTING CONDITIONS PLAN OF LAND
D0.2	DEMOLITION SITE PLAN
D1.1	DEMOLITION FIRST FLOOR PLAN
D4.0	DEMOLITION WEST ELEVATION
D4.1	DEMOLITION NORTH ELEVATION
D4.2	DEMOLITION EAST ELEVATION
D4.3	DEMOLITION SOUTH ELEVATION
X2.0	EXISTING SITE PHOTOS
X2.1	EXISTING SITE PHOTOS
A0.2	SITE PLAN
A1.0	BASEMENT PLAN
A1.1	FIRST FLOOR PLAN
A4.0	WEST ELEVATION
A4.1	NORTH ELEVATION
A4.2	EAST ELEVATION
A4.3	SOUTH ELEVATION
Z1.0E	EXISTING ZONING GFA CALCS
Z1.0	PROPOSED ZONING GFA CALCS





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BZA SET

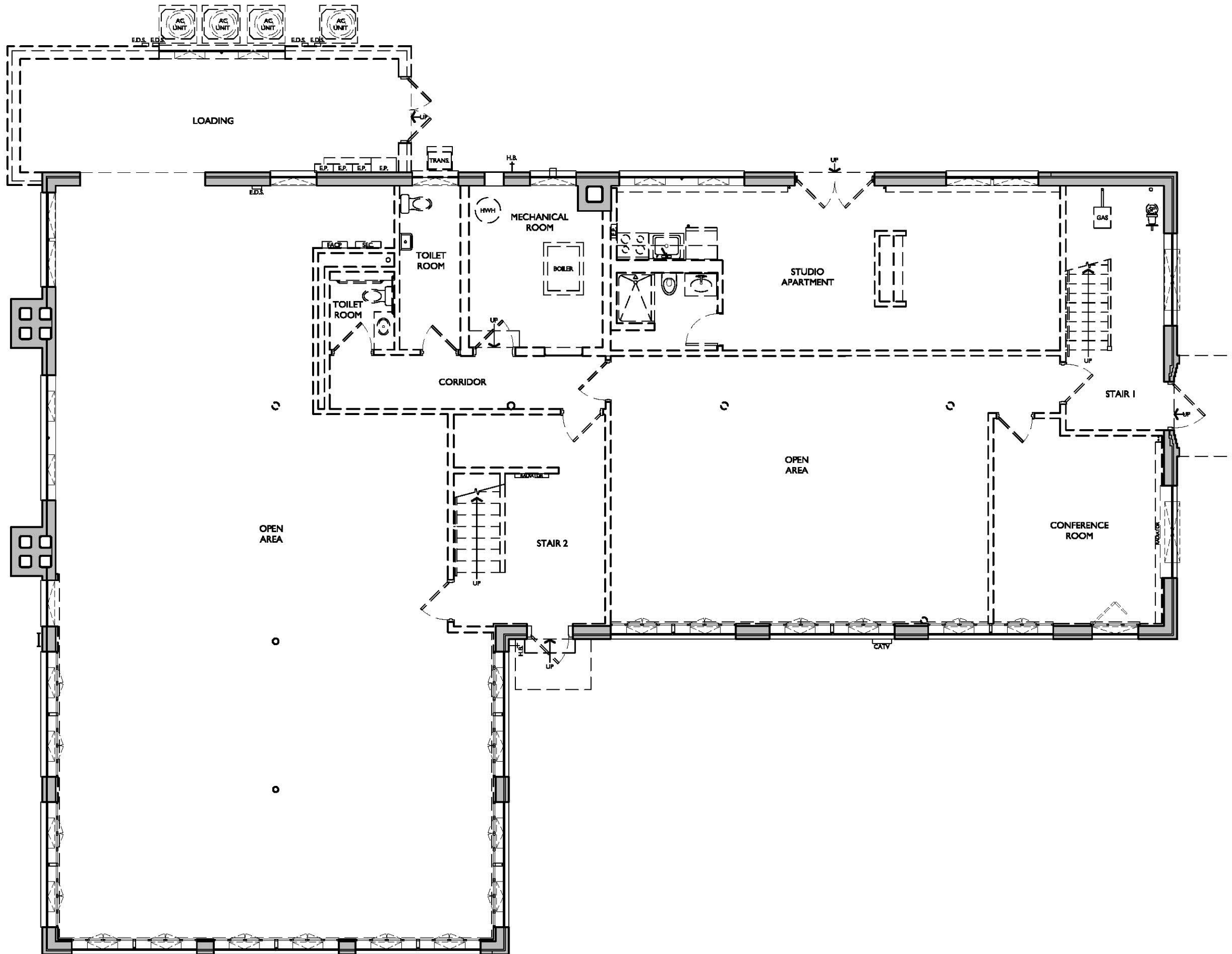
Rev. No.	Date	Description

DATE: OCTOBER 6, 2016  
SCALE: 1/16" = 1'-0"  
PROJECT NO.: 1609  
FILE NAME:



SHEET TITLE:  
DEMOLITION  
SITE PLAN

SHEET NO:  
D0.2



**MILTENYI BIOTEC**

85 HAMILTON STREET  
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**MILTENYI BIOTEC, INC.**

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**BZA SET**

Rev. No.	Date	Description

DATE: OCTOBER 6, 2016

SCALE: 1/8" = 1'-0"

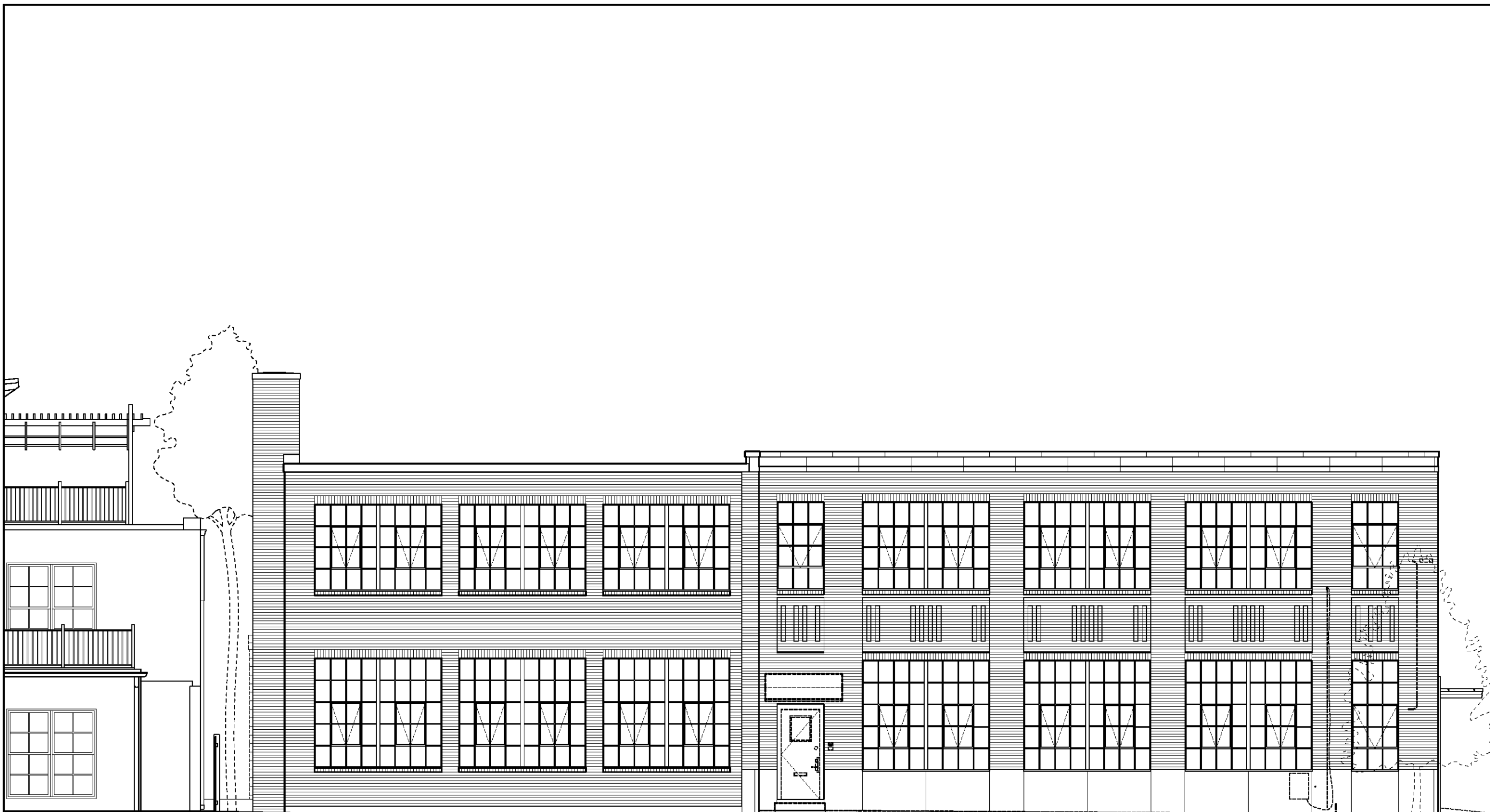
PROJECT NO.: 1609

FILE NAME:



SHEET TITLE:  
**DEMOLITION  
FIRST FLOOR PLAN**

SHEET NO.:  
**DI.1**



**MILTENYI BIOTEC**  
 85 HAMILTON STREET  
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 SCALE: 1/8" = 1'-0"  
 PROJECT NO.: 1609  
 FILE NAME:



SHEET TITLE:  
**DEMOLITION  
 WEST ELEVATION**

SHEET NO.:  
**D4.0**

**MILTENYI BIOTEC**

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REMOVE EXISTING  
CMU ADDITION

**BZA SET**

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SHEET TITLE:  
**DEMOLITION  
NORTH ELEVATION**

SHEET NO.:  
**D4.1**



**MILTENYI BIOTEC**

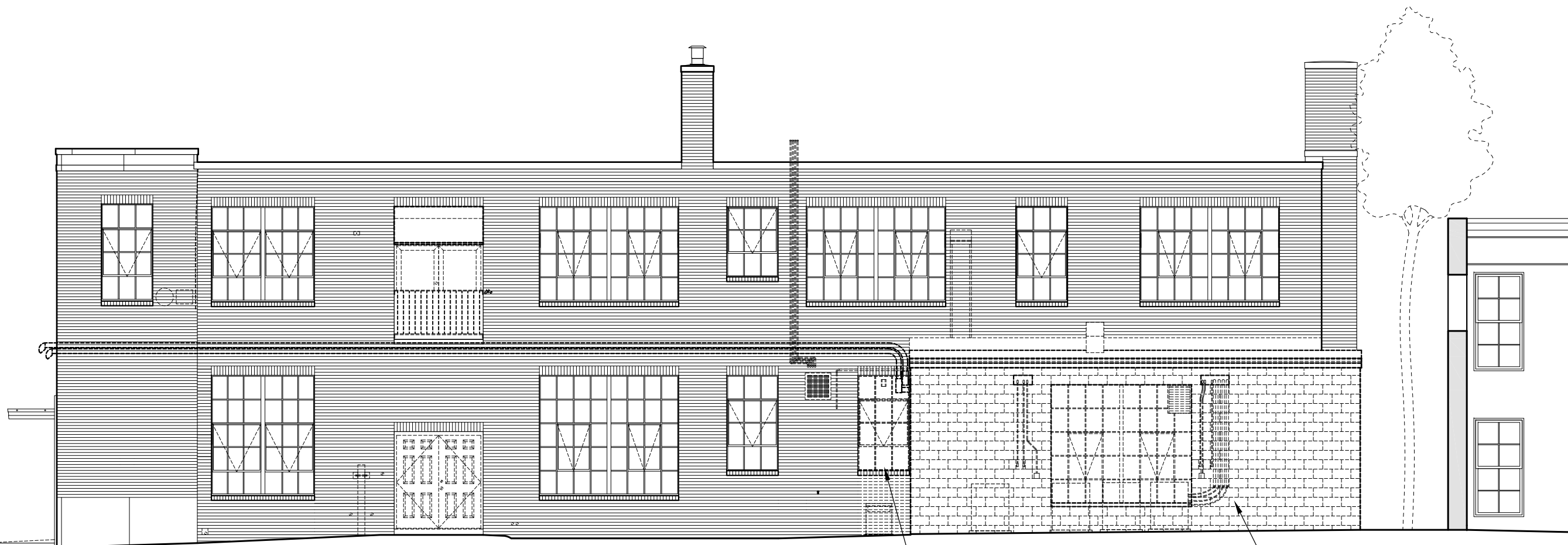
85 HAMILTON STREET  
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REMOVE EXISTING WINDOW AND  
LOWER MASONRY OPENING FOR  
NEW EXTERIOR DOOR

REMOVE EXISTING  
CMU ADDITION

**BZA SET**

Rev. No.	Date	Description

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SCALE: 1/8" = 1'-0"

PROJECT NO.: 1609

FILE NAME:



SHEET TITLE:

**DEMOLITION  
EAST ELEVATION**

SHEET NO.:

**D4.2**

MILTENYI BIOTEC  
 85 HAMILTON STREET  
 CAMBRIDGE, MA 02139

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SHEET TITLE:  
 DEMOLITION  
 SOUTH ELEVATION

SHEET NO:  
**D4.3**



○ SOUTH FACADE



○ WEST FACADE



○ SOUTH FACADE & EAST ALLEY



○ EAST ALLEY

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SHEET TITLE:  
**EXISTING SITE PHOTOS**

SHEET NO:  
**X2.0**



○ PARKING AREA



○ NORTH ALLEY



○ VIEW WEST DOWN HAMILTON STREET



○ VIEW EAST DOWN HAMILTON STREET

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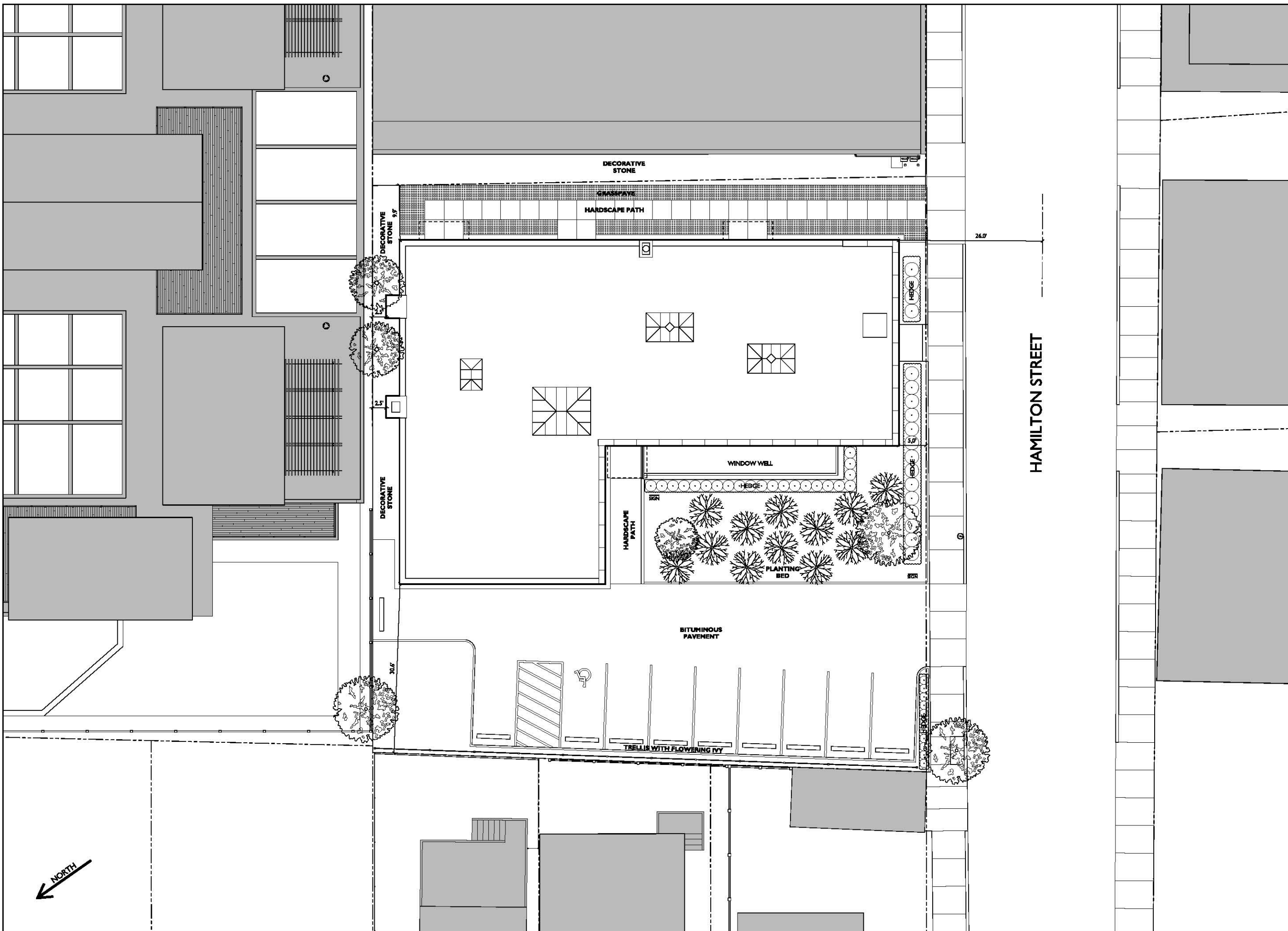
FILE NAME:



SHEET TITLE:  
**EXISTING SITE PHOTOS**

SHEET NO.:

**X2.1**



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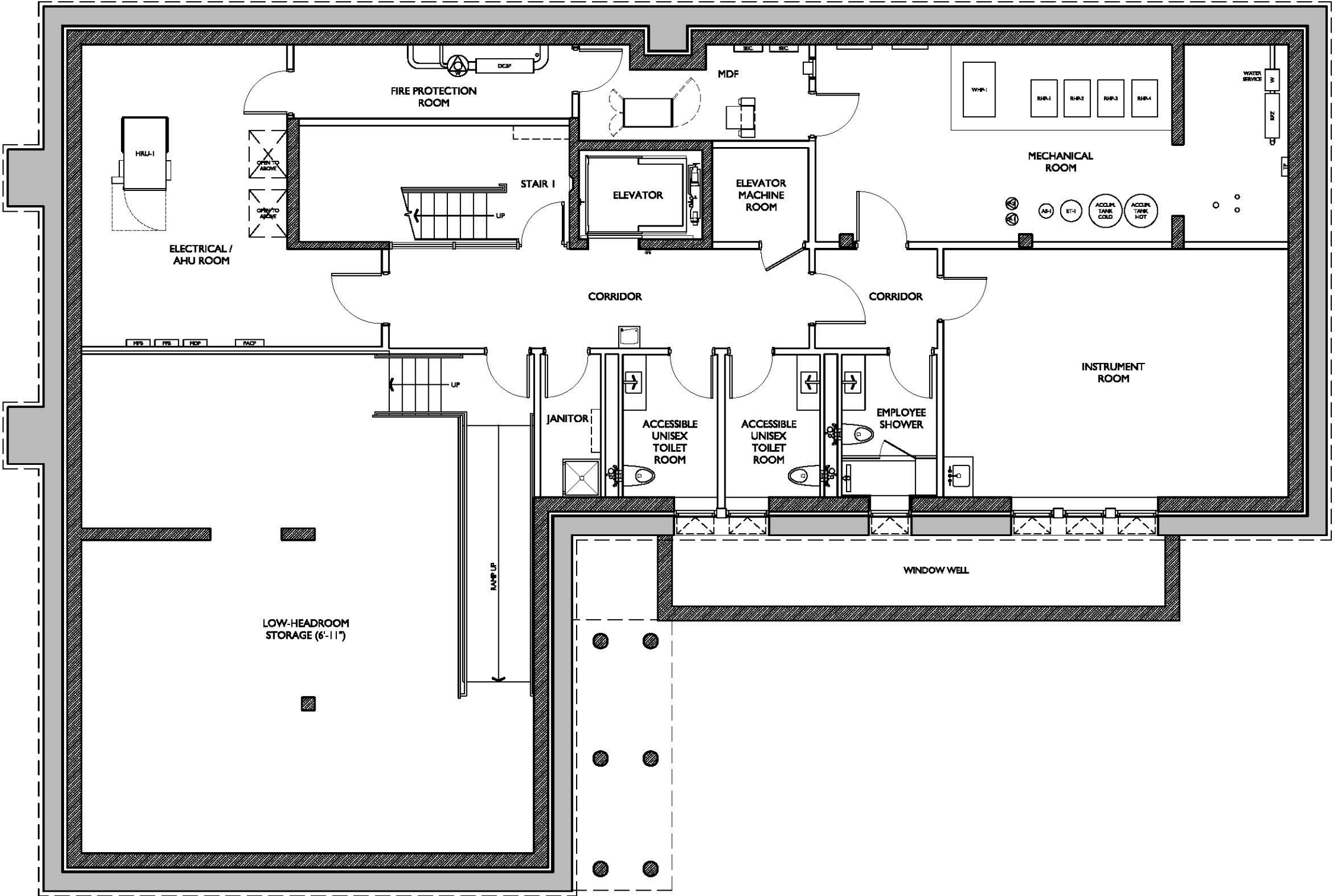
SHEET TITLE:  
**SITE PLAN**

SHEET NO.:  
**A0.2**

MILTENYI BIOTEC  
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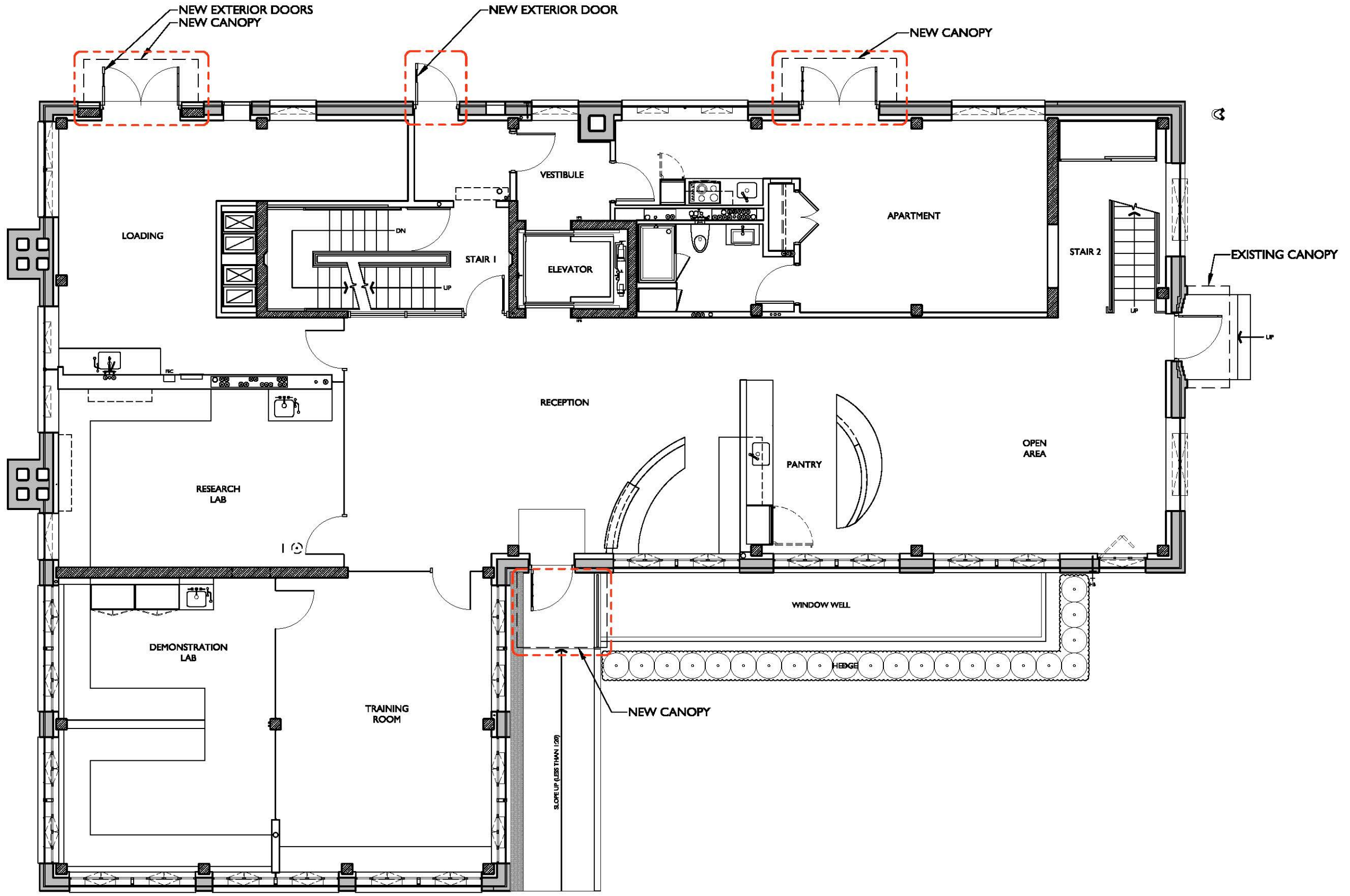
SHEET TITLE:  
**BASEMENT PLAN**

SHEET NO.:  
**A1.0**

MILTENYI BIOTEC  
 85 HAMILTON STREET  
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MILTENYI BIOTEC, INC.  
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 AUBURN, CA 95602

CHAN MOCK ARCHITECTS  
 192 HAMPSHIRE STREET  
 CAMBRIDGE, MA 02139  
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**BZA SET**

Rev. No.	Date	Description

DATE: OCTOBER 6, 2016  
 SCALE: 1/8" = 1'-0"  
 PROJECT NO.: 1609  
 FILE NAME:



SHEET TITLE:  
**FIRST FLOOR PLAN**

SHEET NO.:  
**A1.1**

**MILTENYI BIOTEC**

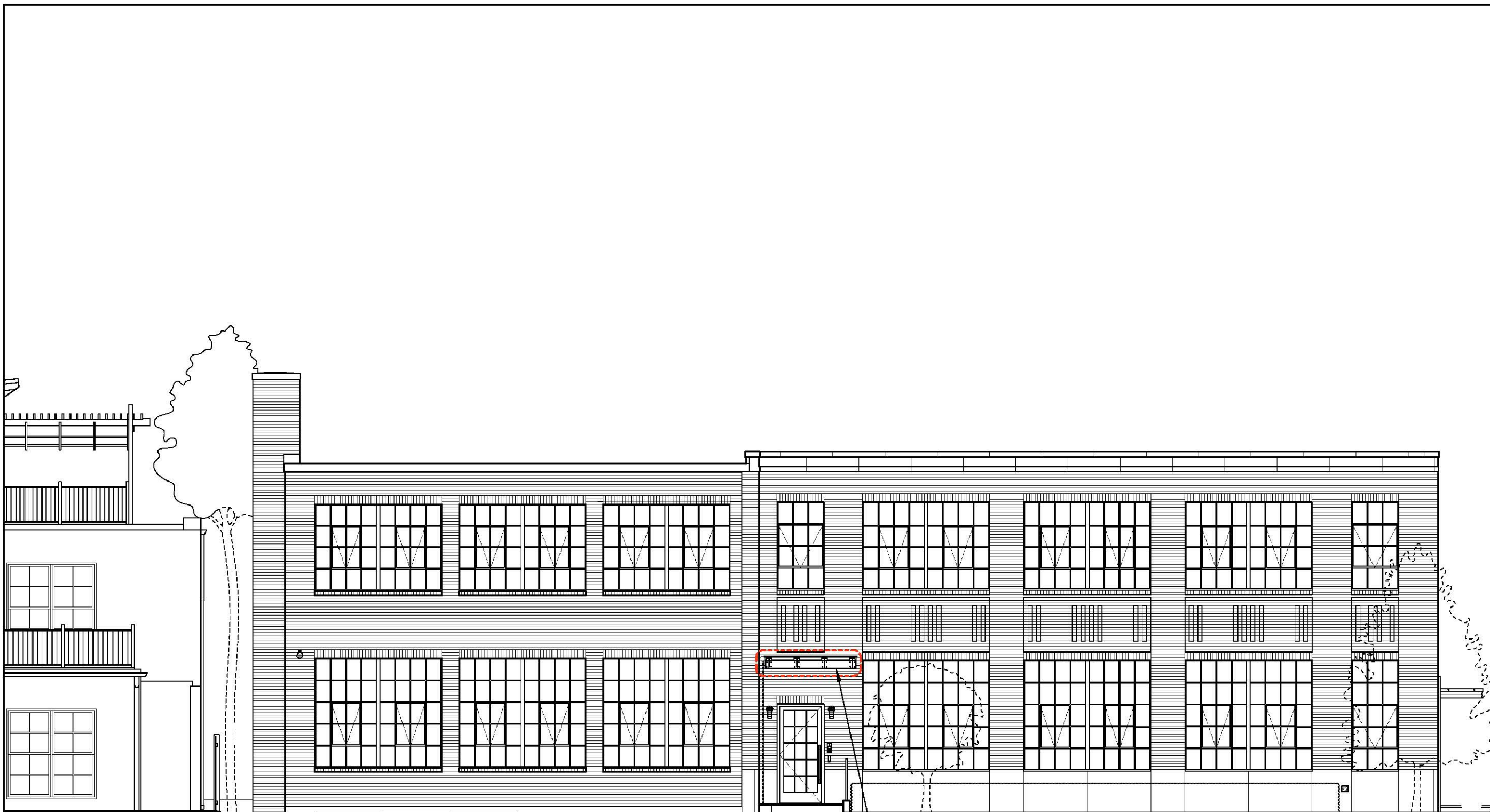
85 HAMILTON STREET  
CAMBRIDGE, MA 02139

**MILTENYI BIOTEC, INC.**

2303 LINDBERGH STREET  
AUBURN, CA 95602

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NEW CANOPY

**BZA SET**

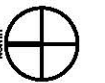
Rev. No.	Date	Description

DATE: OCTOBER 6, 2016

SCALE: 1/8" = 1'-0"

PROJECT NO.: 1609

FILE NAME:



SHEET TITLE:  
**WEST ELEVATION**

SHEET NO.:  
**A4.0**



**MILTENYI BIOTEC**

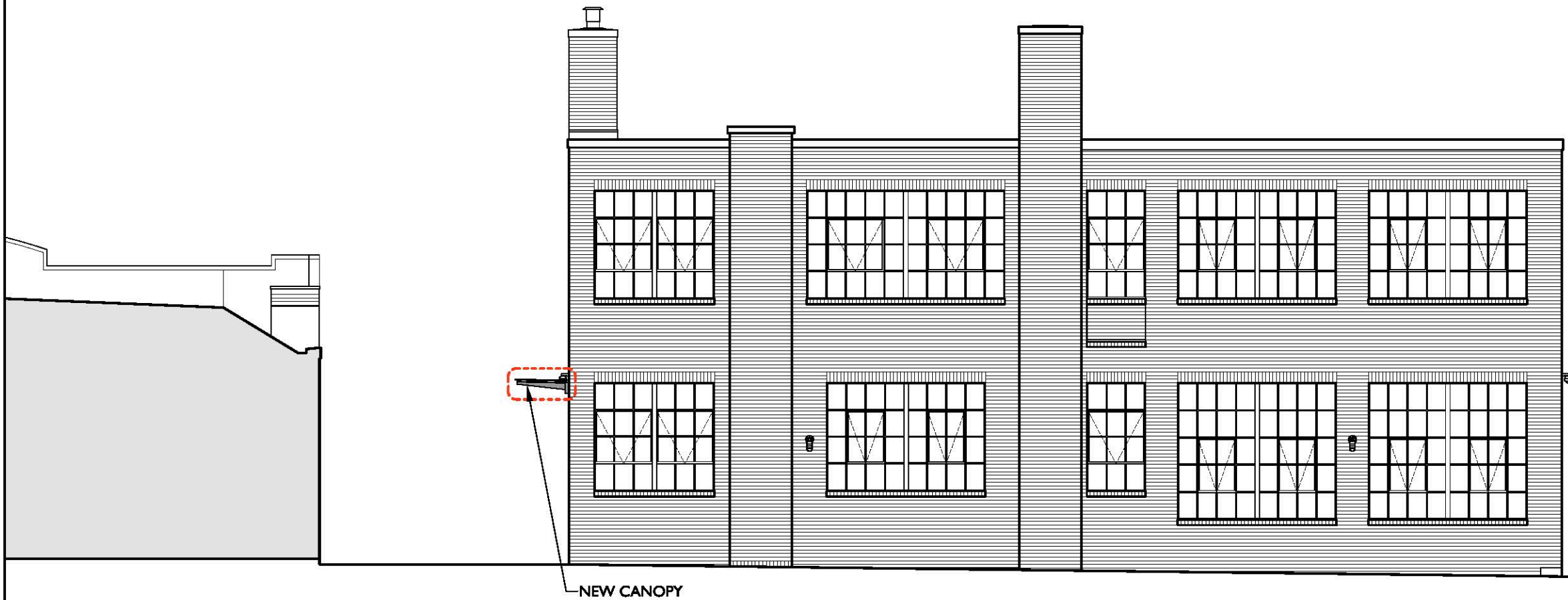
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NEW CANOPY

**BZA SET**

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PROJECT NO.: 1609

FILE NAME:



SHEET TITLE:  
**NORTH ELEVATION**

SHEET NO.:  
**A4.1**

**MILTENYI BIOTEC**

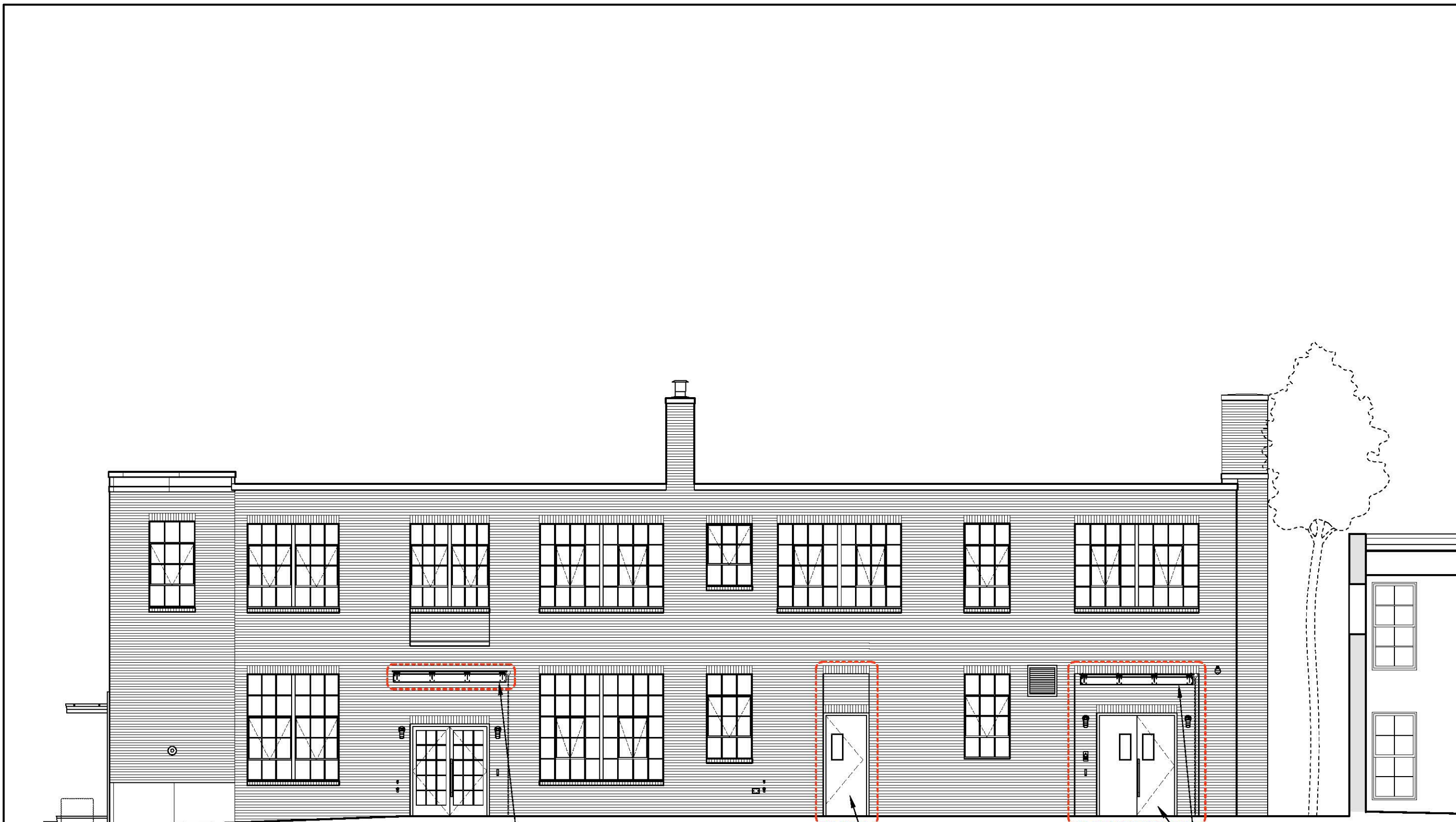
85 HAMILTON STREET  
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NEW CANOPY

NEW EXTERIOR DOOR

NEW CANOPY  
NEW EXTERIOR DOORS

**BZA SET**

Rev. No.	Date	Description

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SCALE: 1/8" = 1'-0"  
PROJECT NO.: 1609  
FILE NAME:



SHEET TITLE:  
**EAST ELEVATION**

SHEET NO.:  
**A4.2**

**MILTENYI BIOTEC**

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**BZA SET**

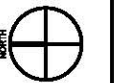
Rev. No.	Date	Description

DATE: OCTOBER 6, 2016

SCALE: 1/8" = 1'-0"

PROJECT NO.: 1609

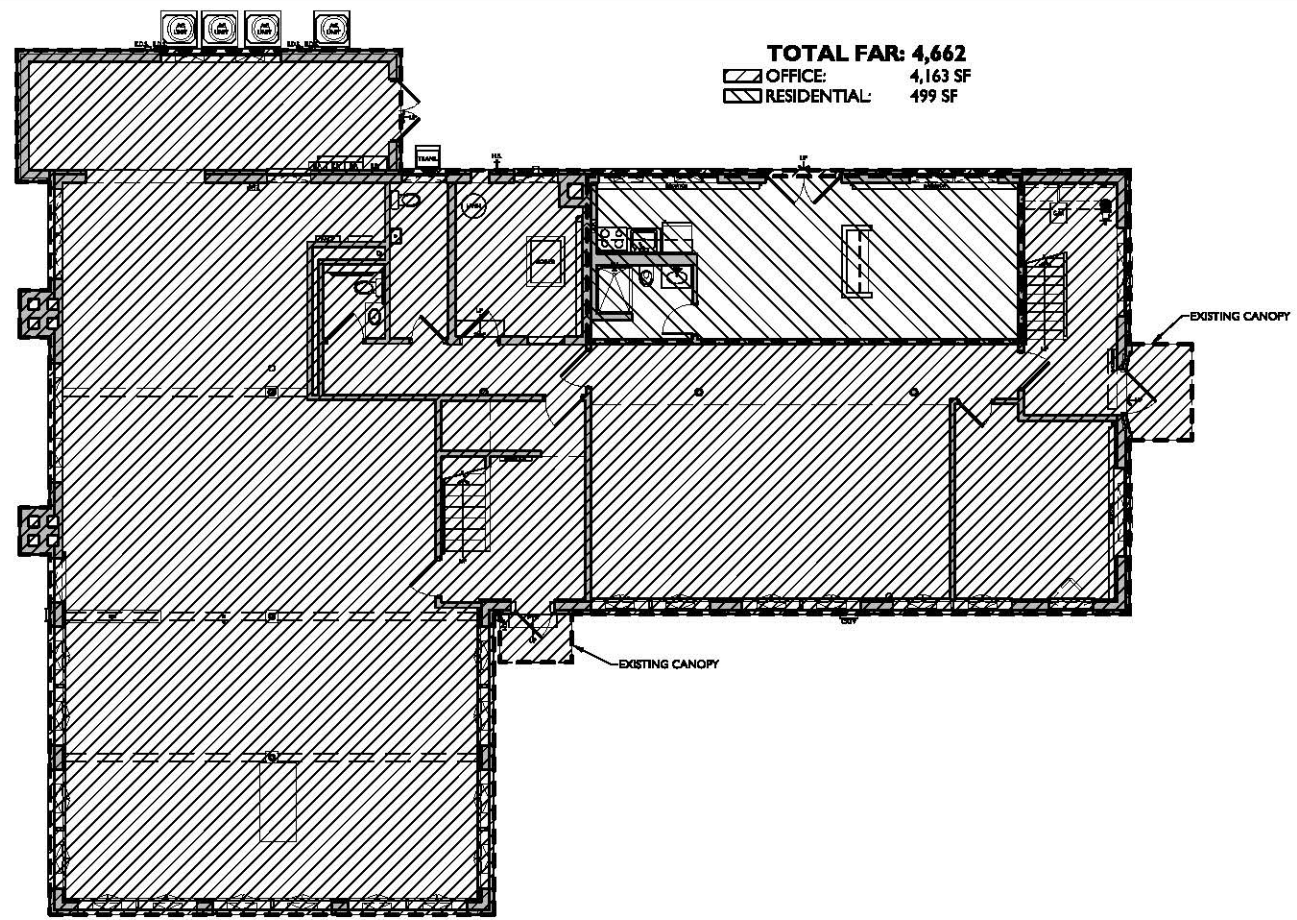
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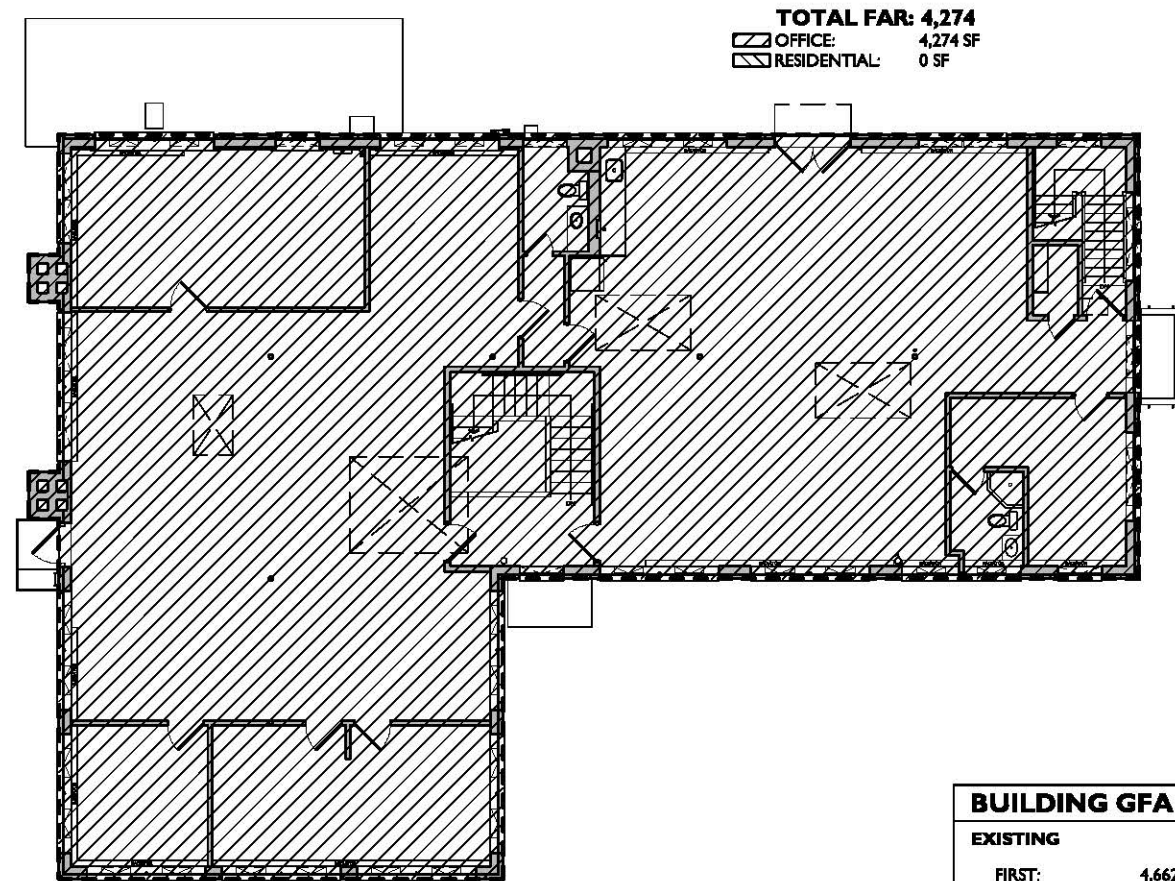
SHEET TITLE:  
**SOUTH ELEVATION**

SHEET NO.:  
**A4.3**





① GROSS FLOOR AREA CALCULATION - FIRST FLOOR  
1/16"=1'-0"



② GROSS FLOOR AREA CALCULATION - SECOND FLOOR  
1/16"=1'-0"

BUILDING GFA	
<b>EXISTING</b>	
FIRST:	4,662 SF
SECOND:	4,274 SF
<b>TOTAL:</b>	<b>8,936 SF</b>

**TOTAL FAR: 4,662**  
 OFFICE: 4,163 SF  
 RESIDENTIAL: 499 SF

**TOTAL FAR: 4,274**  
 OFFICE: 4,274 SF  
 RESIDENTIAL: 0 SF

**MILTENYI BIOTEC**

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Rev. No.	Date	Description

DATE: OCTOBER 6, 2016  
 SCALE: 1/16" = 1'-0"  
 PROJECT NO.: 1609  
 FILE NAME:

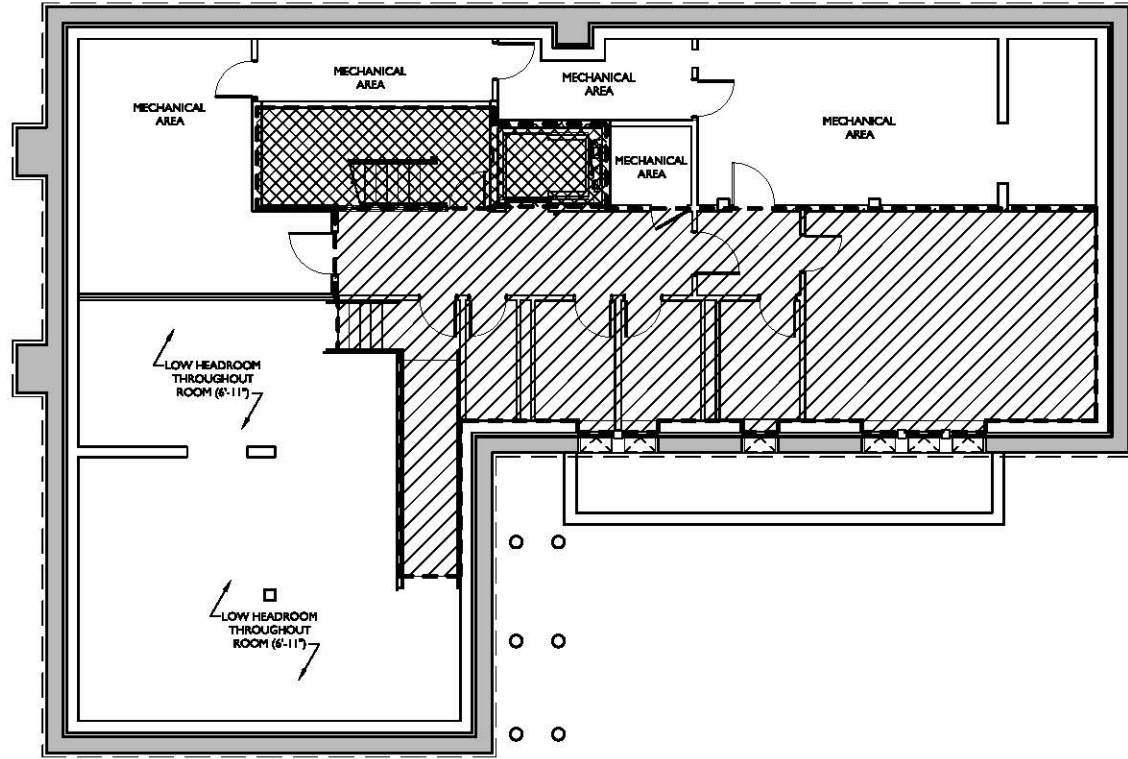


SHEET TITLE:  
**EXISTING ZONING  
 GFA CALCS**

SHEET NO.:  
**Z1.0E**

TOTAL GFA: 1402 SF  
 OFFICE ONLY: 1172 SF  
 RES ONLY: 0 SF  
 COMMON: 230 SF

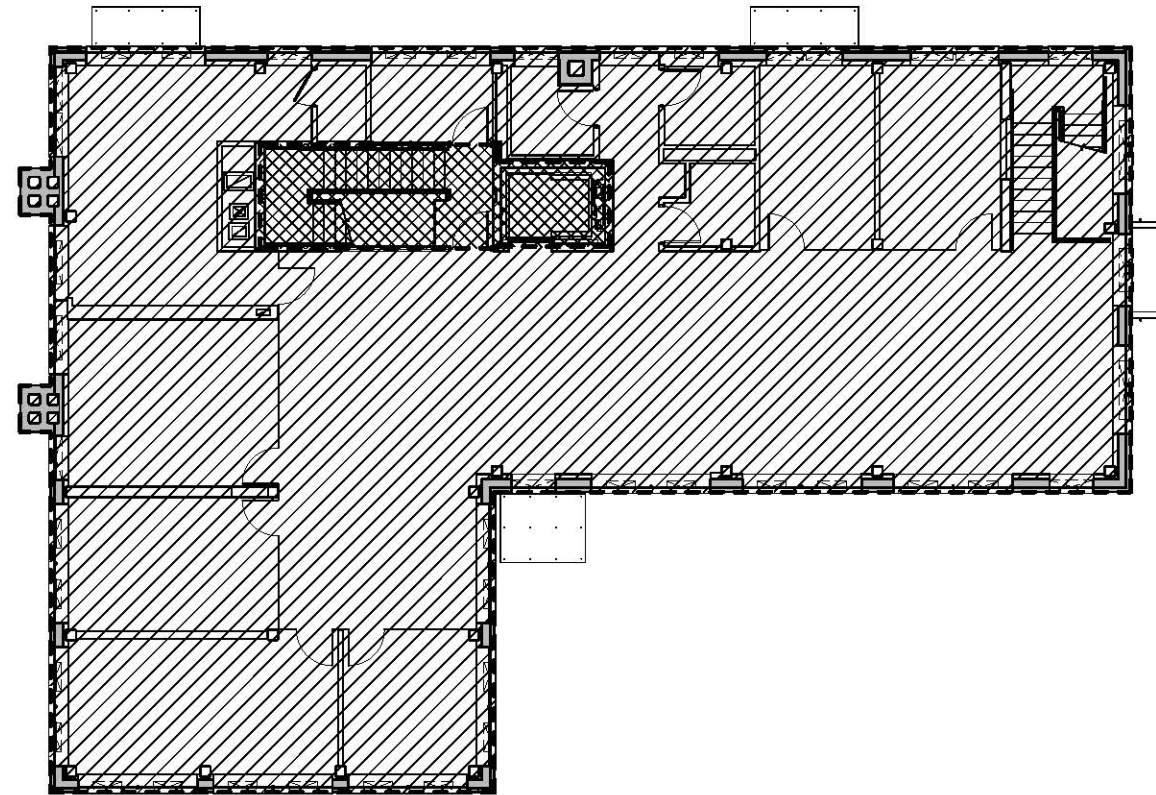
ADJUSTED GFA:  
 OFFICE: 1388 SF  
 RESIDENTIAL: 14 SF



1 GROSS FLOOR AREA CALCULATION - BASEMENT  
 1/16"=1'-0"

TOTAL GFA: 4,274 SF  
 OFFICE ONLY: 4,038 SF  
 RES ONLY: 0 SF  
 COMMON: 236 SF

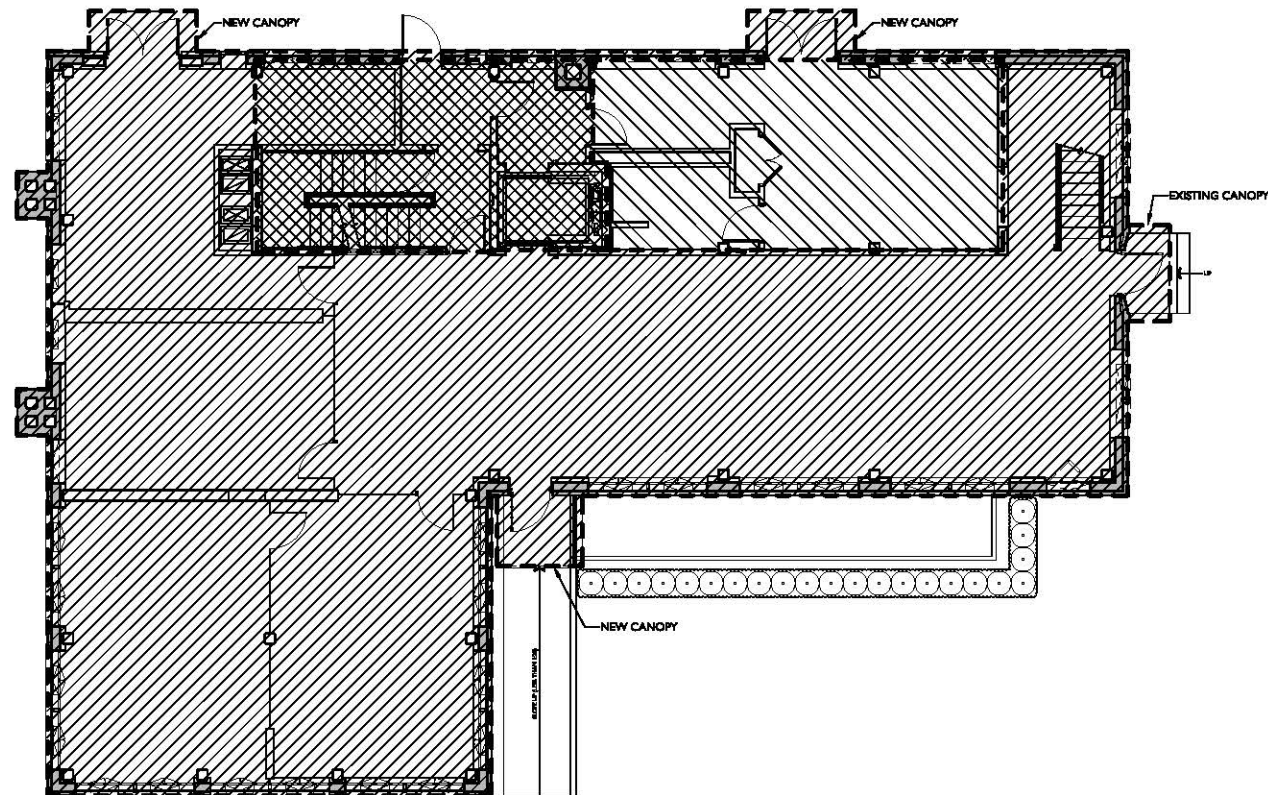
ADJUSTED GFA:  
 OFFICE: 4,260 SF  
 RESIDENTIAL: 14 SF



3 GROSS FLOOR AREA CALCULATION - SECOND FLOOR  
 1/16"=1'-0"

TOTAL GFA: 4,404 SF  
 OFFICE ONLY: 3,516 SF  
 RES ONLY: 532 SF  
 COMMON: 356 SF

ADJUSTED GFA:  
 OFFICE: 3,851 SF  
 RESIDENTIAL: 553 SF



2 GROSS FLOOR AREA CALCULATION - FIRST FLOOR  
 1/16"=1'-0"

SUBTOTAL GFA:  
 TOTAL (MINUS COMMON): 9,258 SF  
 OFFICE: 8,726 SF  
 RESIDENTIAL: 532 SF  
 SPLIT: 94% OFFICE, 6% RESIDENTIAL

ADJUSTED TOTAL GFA:

TOTAL (WITH COMMON): 10,080 SF  
 OFFICE: 9,499 SF  
 RESIDENTIAL: 581 SF  
 SPLIT: 94% OFFICE, 6% RESIDENTIAL

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 PROJECT NO.: 1609  
 FILE NAME:



SHEET TITLE:  
 PROPOSED ZONING  
 GFA CALCS

SHEET NO.:

Z1.0