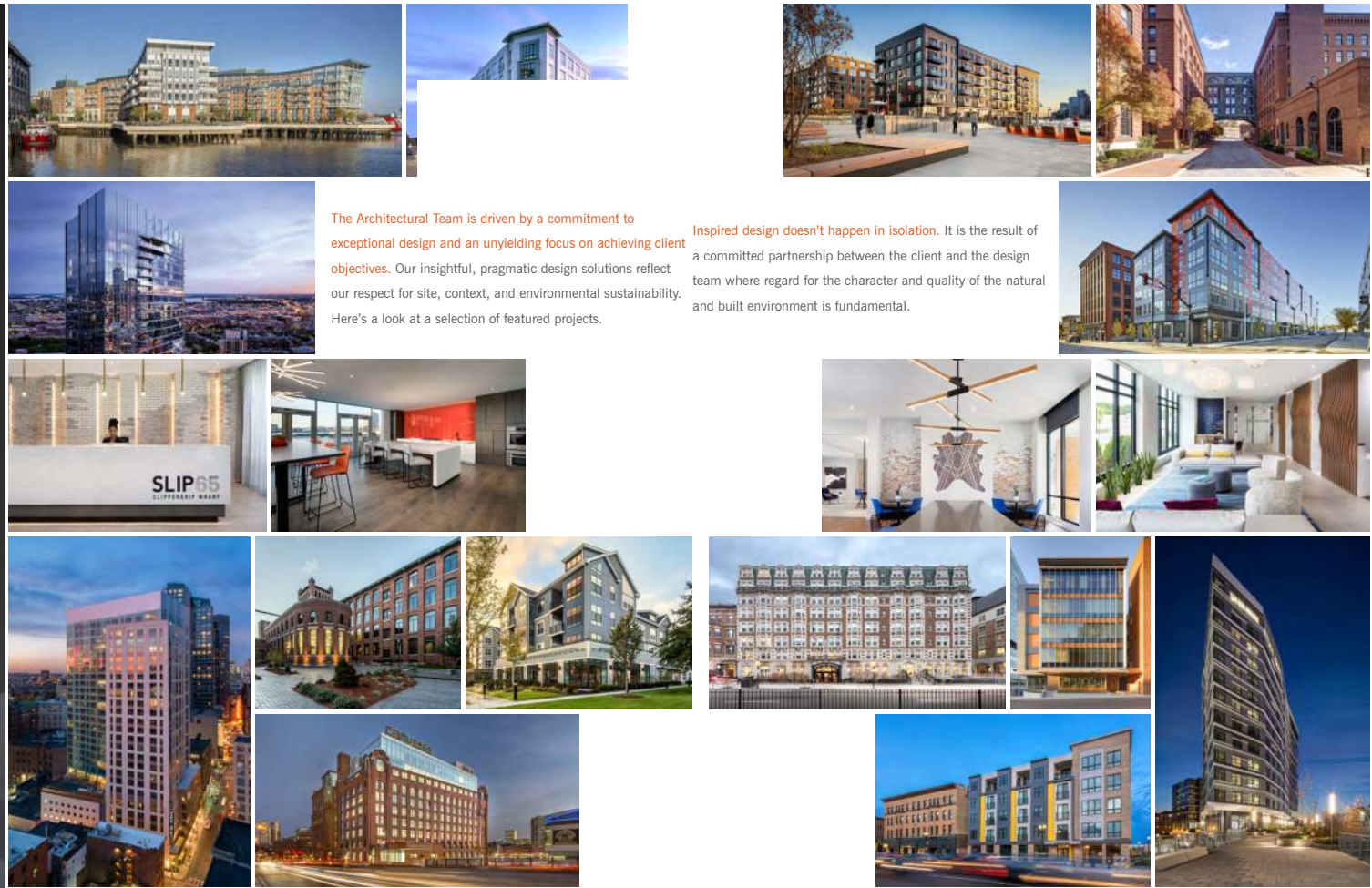
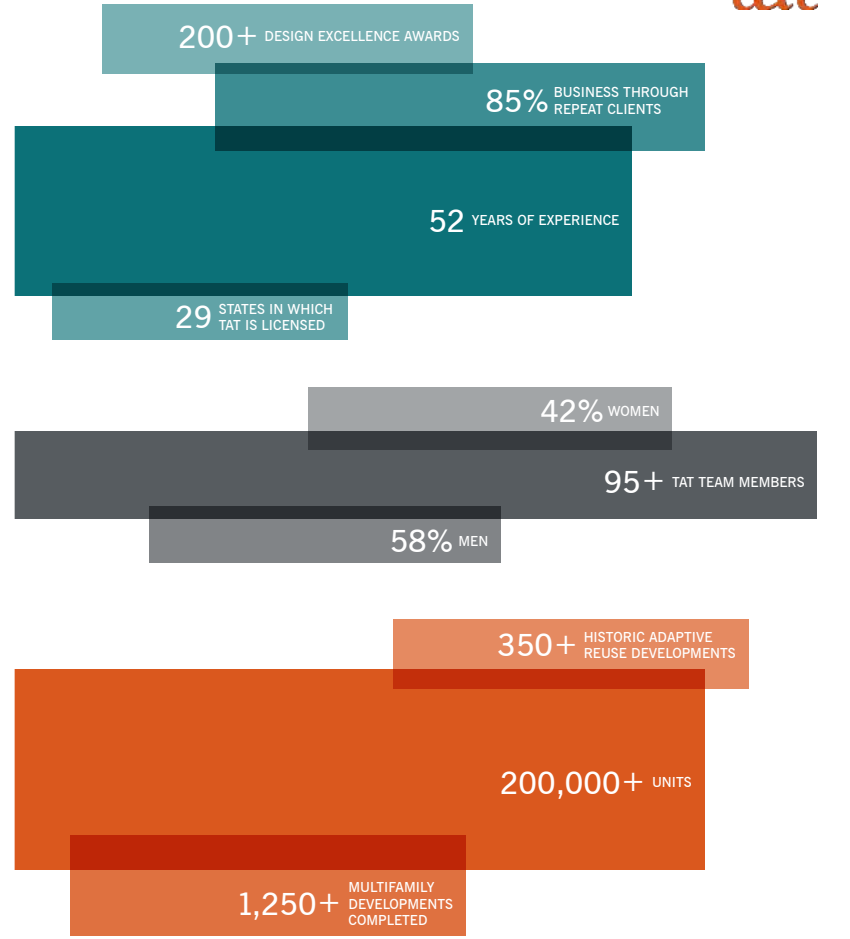


## Raffles Boston Hotel

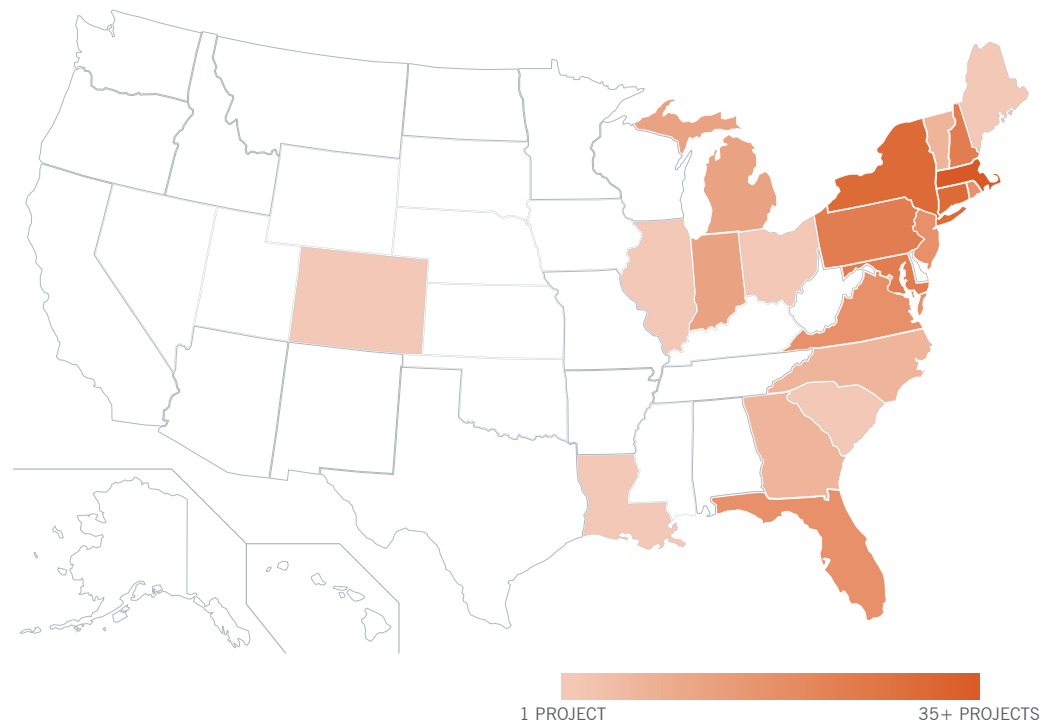
Gary M. Kane, AIA , NCARB, LEED AP  
Principal - The Architectural Team, Inc.  
NH&RA November 15, 2024

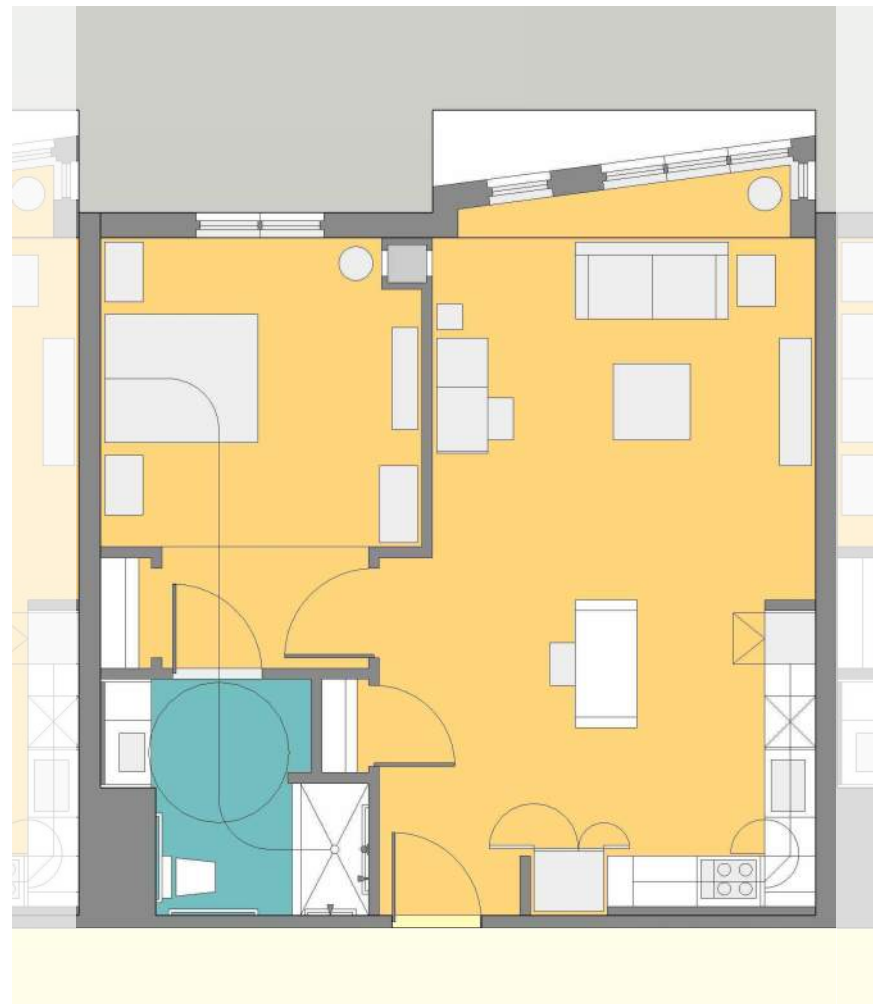
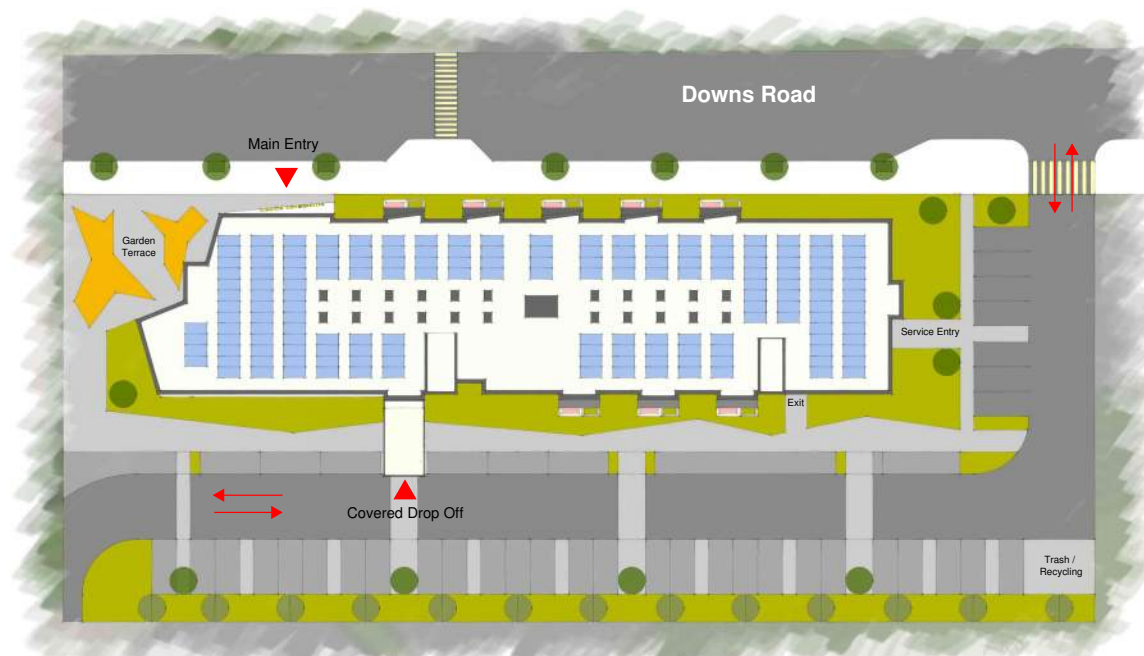
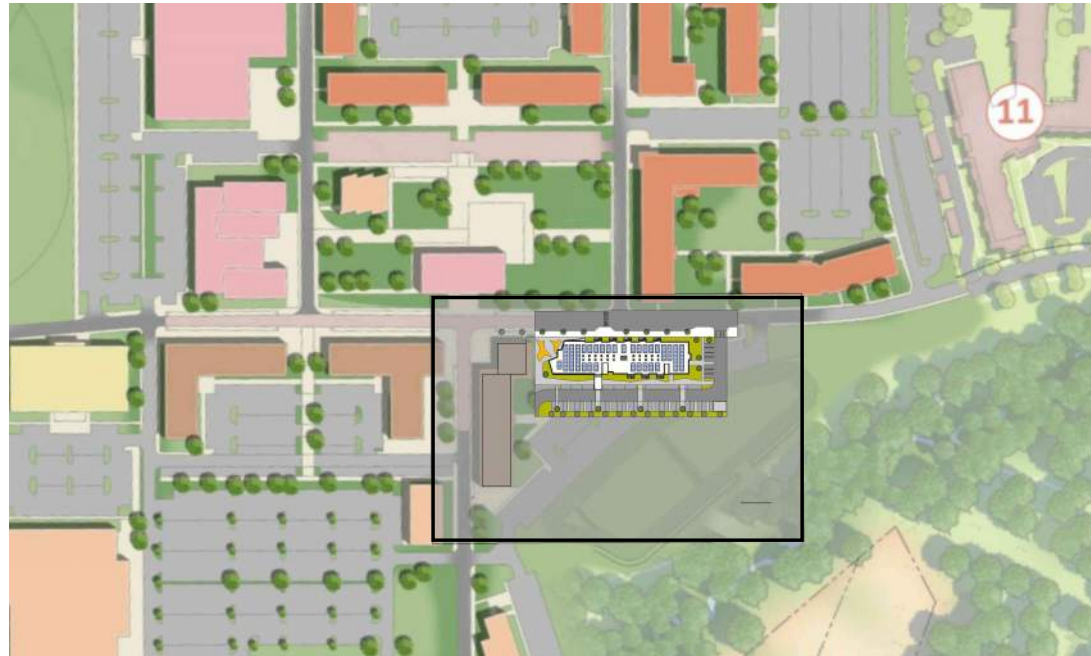


tat



WHERE TAT WORKS



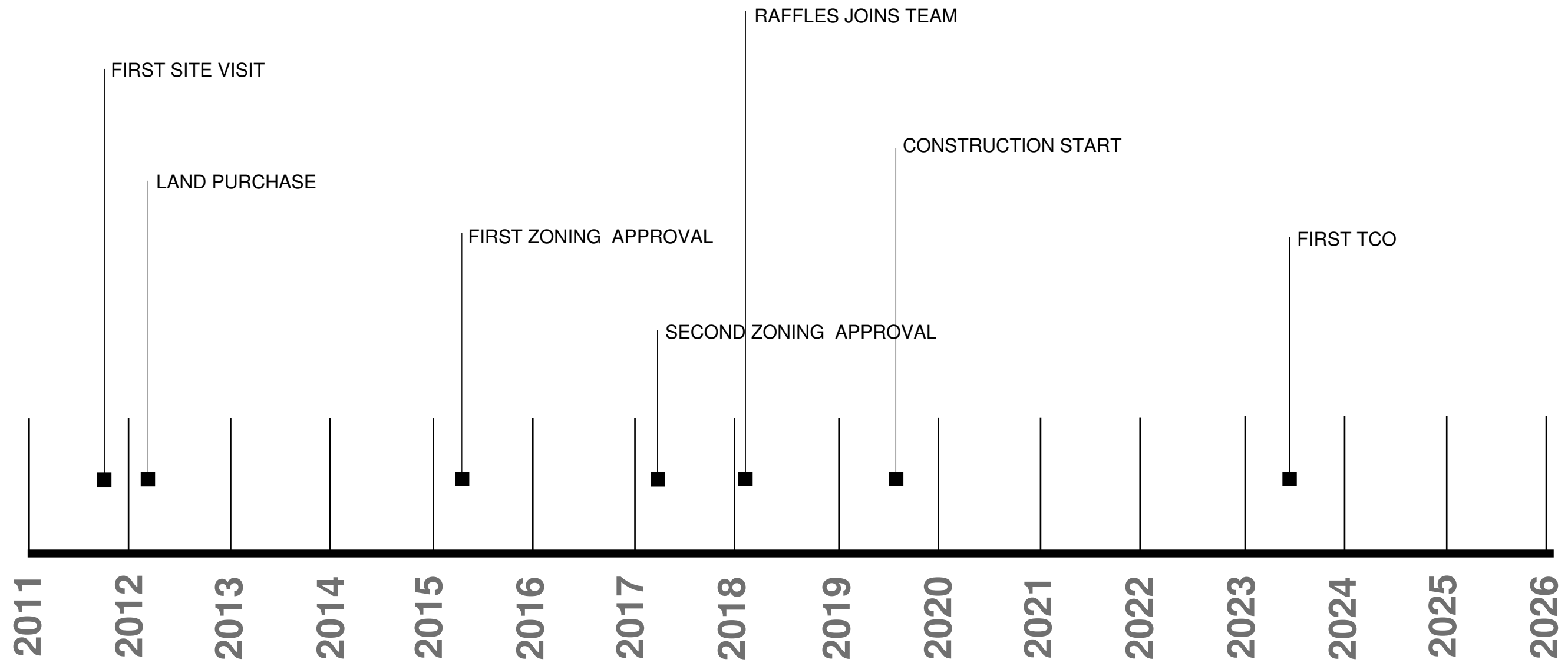


1 Bedroom - Type A / 755 NSF



3iHomes - Scarborough Downs, ME

# RAFFLES



# TIME LINE





**40 Trinity**

Boston, MA | March 30, 2018 | Trinity Stuart LLC | 11127 | The Architectural Team, Inc.

**Existing Property**

# SITE FACTORS

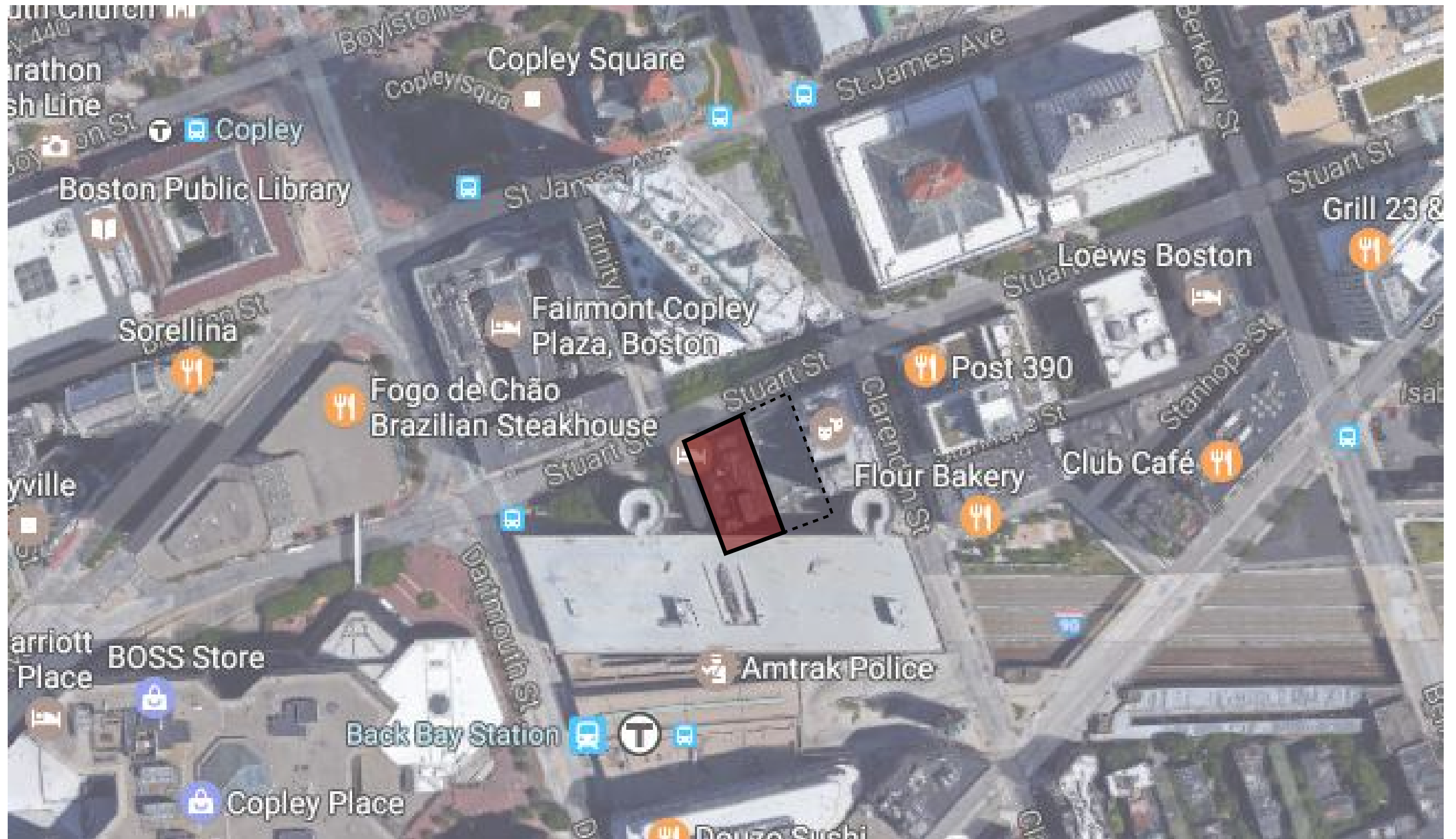


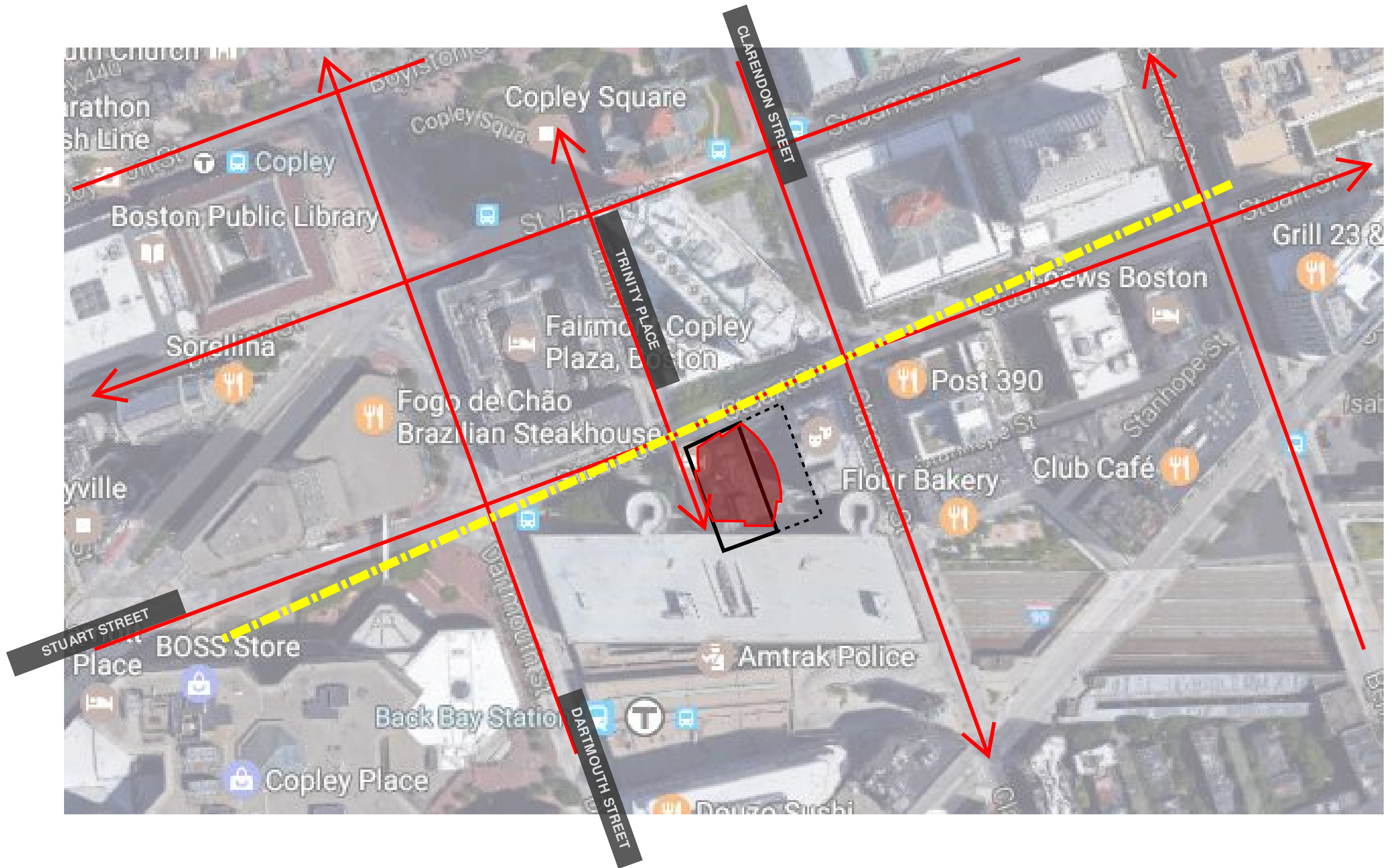


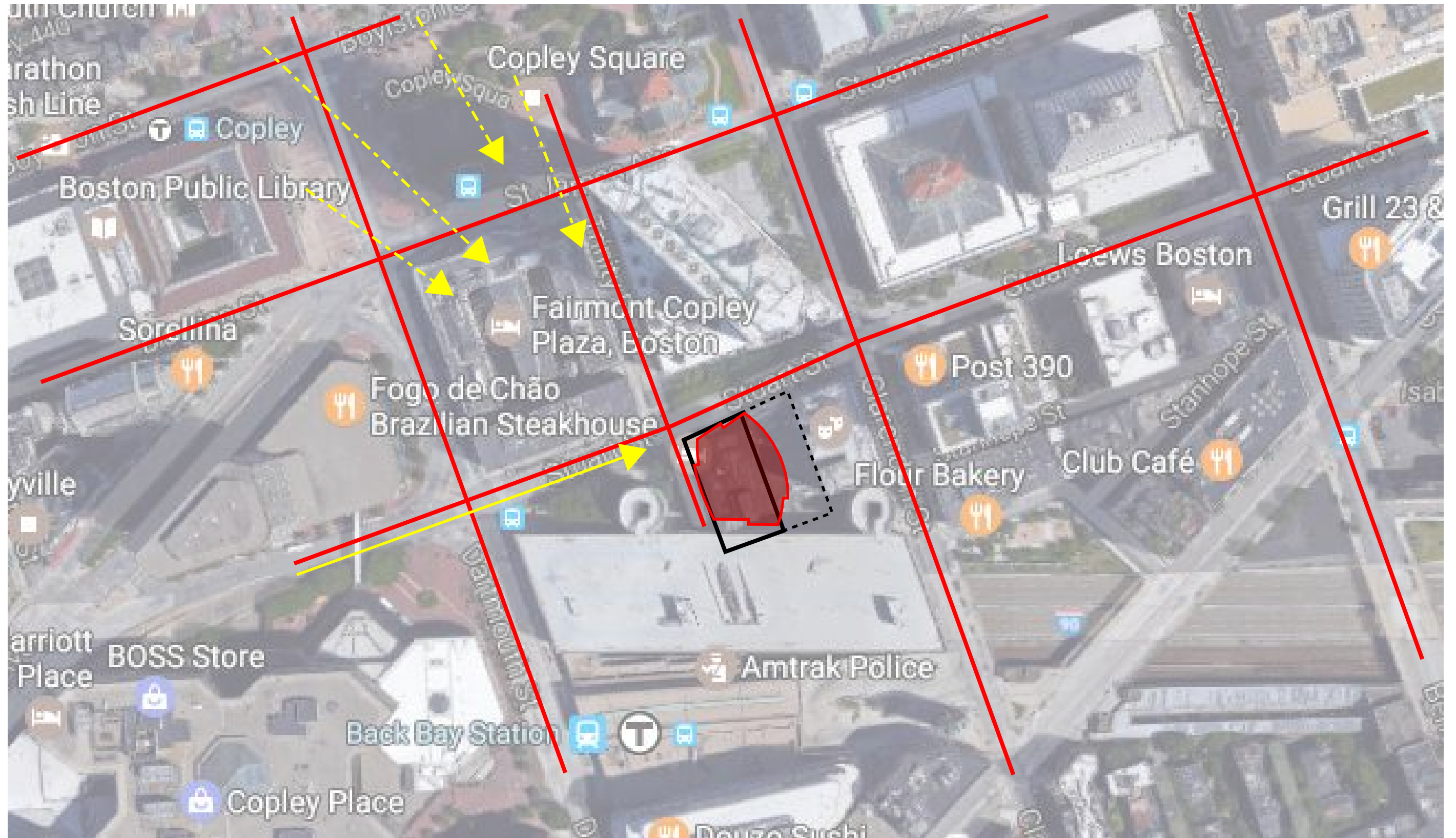
**40 Trinity**

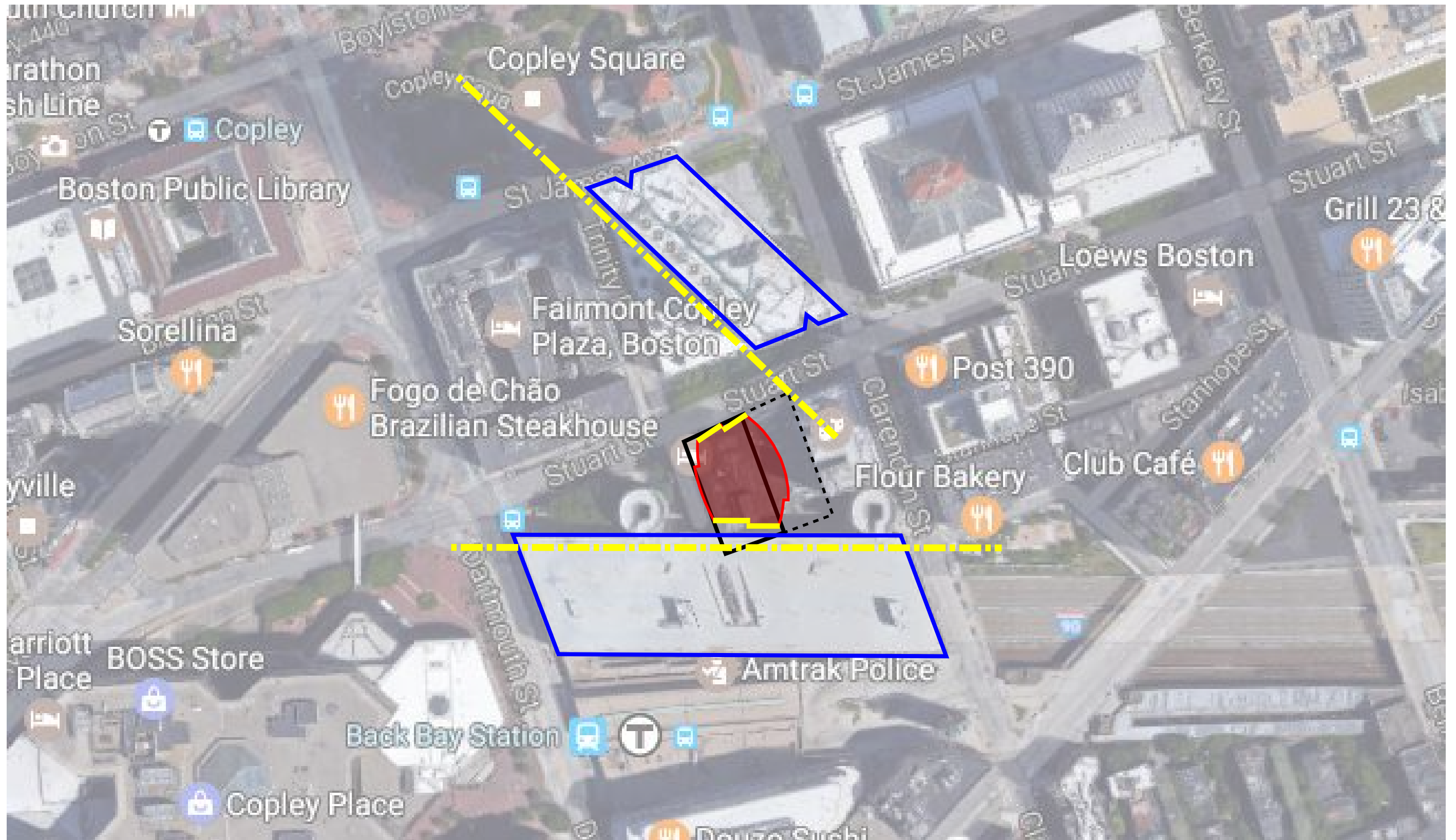
Boston, MA | March 30, 2018 | Trinity Stuart LLC | 11127 | The Architectural Team, Inc.

**Back Bay**

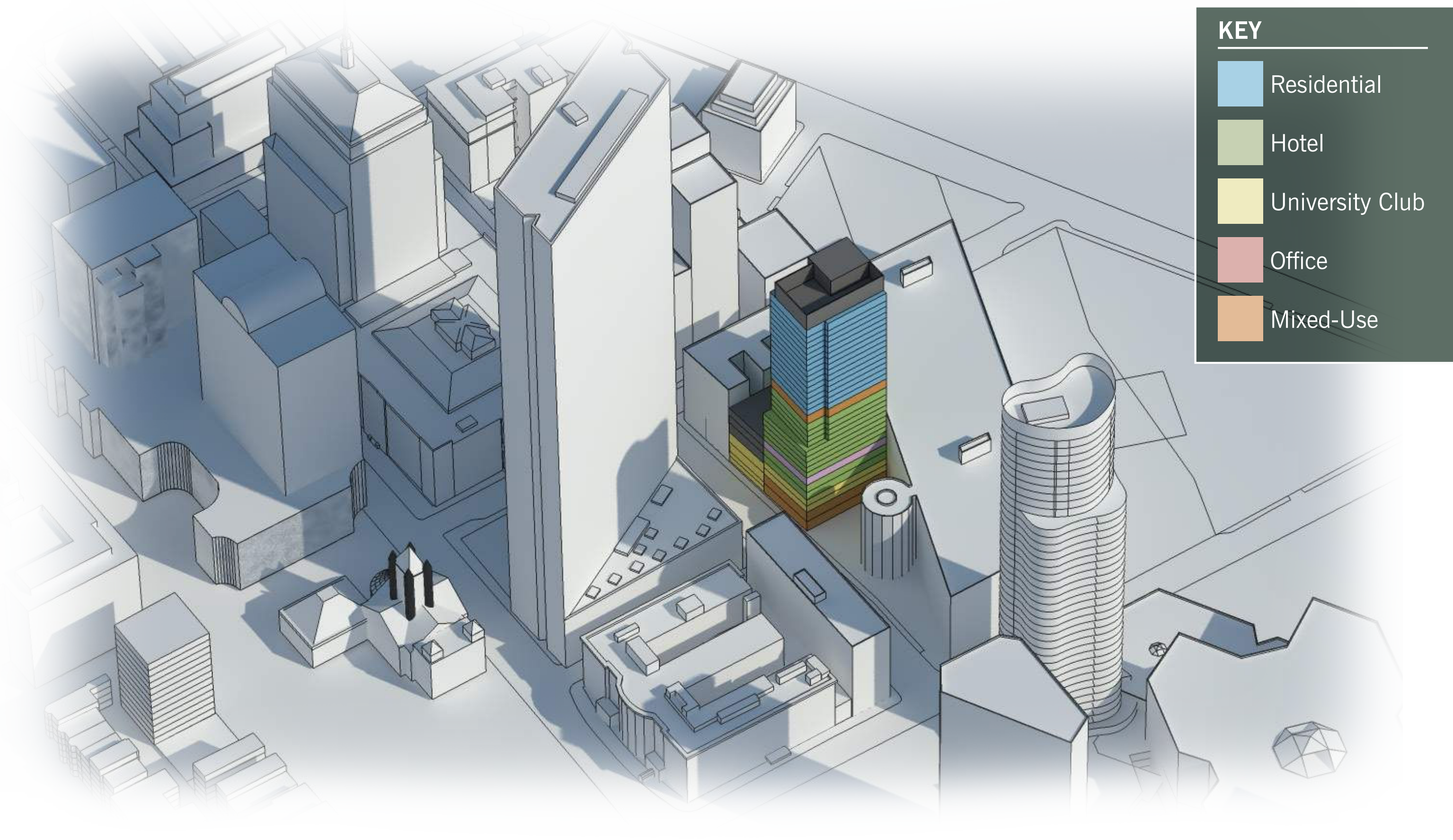



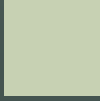
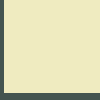








# CONCEPTUAL DESIGN



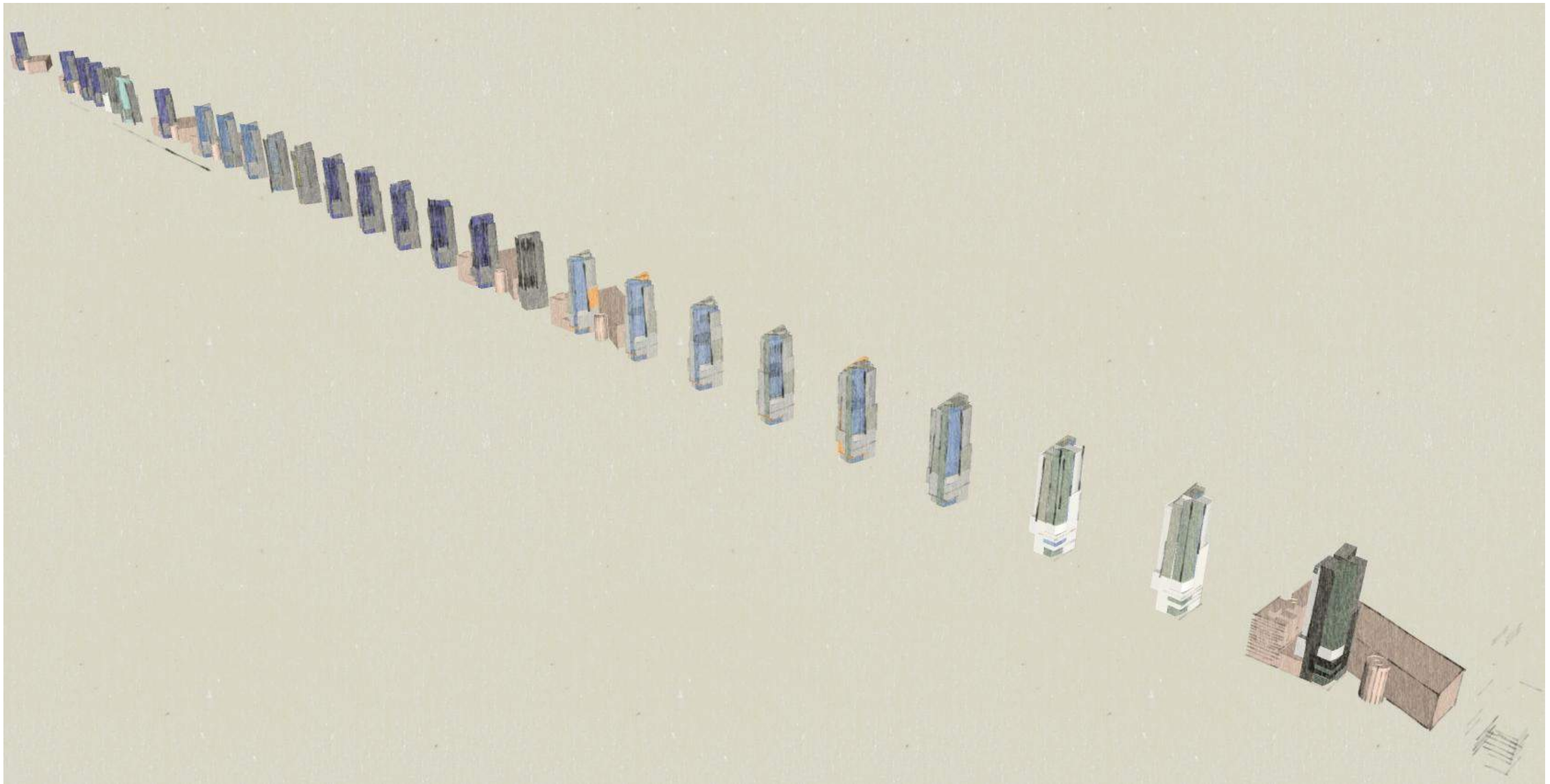
KEY	
	Residential
	Hotel
	University Club
	Office
	Mixed-Use

40 Trinity  
Boston MA

OPTION 2  
Stand-Alone Program

March 7, 2012  
DEVELOPER : HRV Development  
ARCHITECT : The Architectural Team

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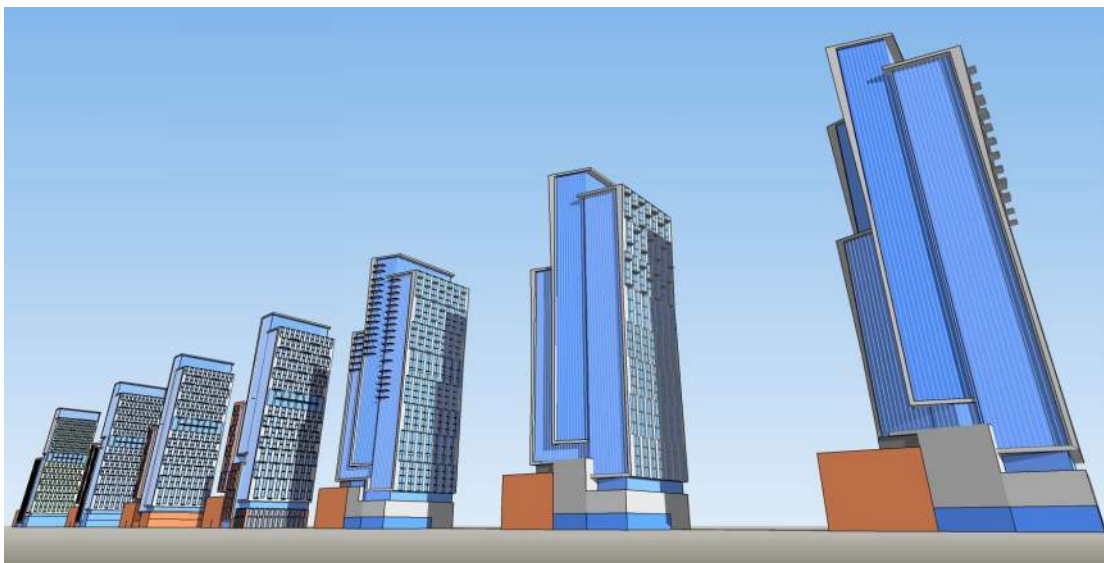
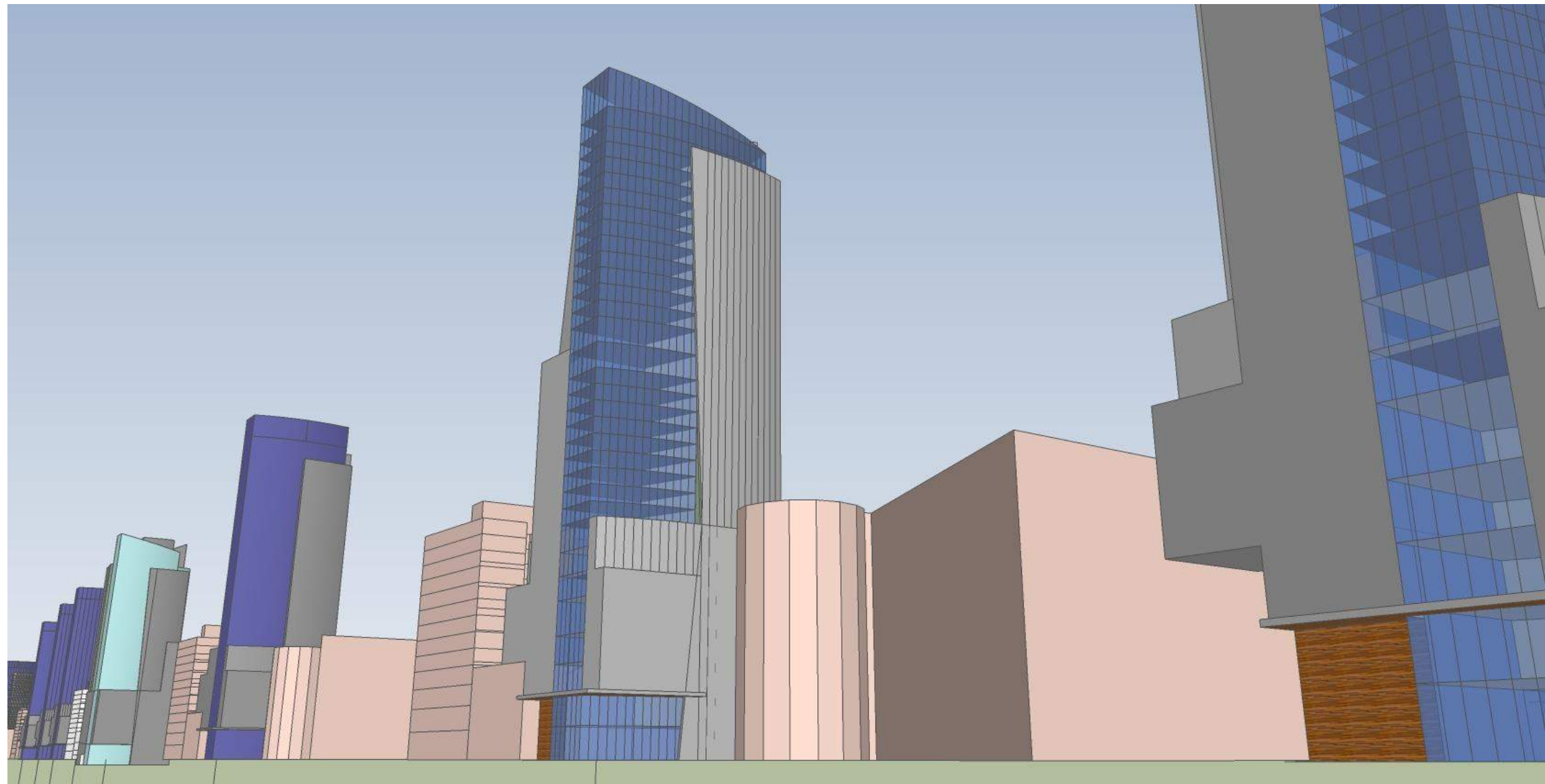
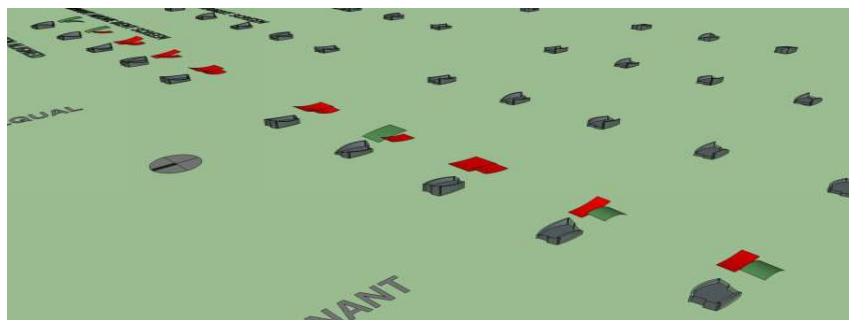
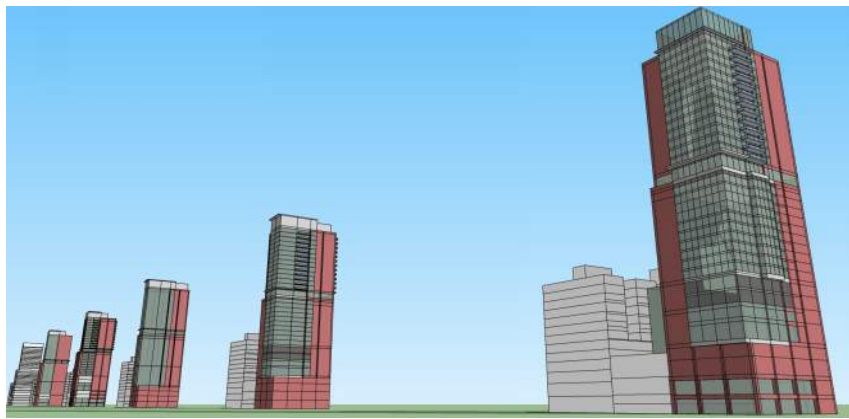
40 Trinity  
Boston MA

DEVELOPER : Trinity Stuart LLC  
ARCHITECT : The Architectural Team

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# 40 Trinity

Boston MA

DEVELOPER : Trinity Stuart LLC

ARCHITECT : The Architectural Team

11127

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# 40 Trinity - BCDC Meeting

Boston MA

View from Stuart Street Looking East

January 8, 2013

DEVELOPER : Trinity Stuart LLC

ARCHITECT : The Architectural Team

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# 40 Trinity - BCDC Meeting

Boston MA

Rendered Perspective from Copley Square

January 8, 2013

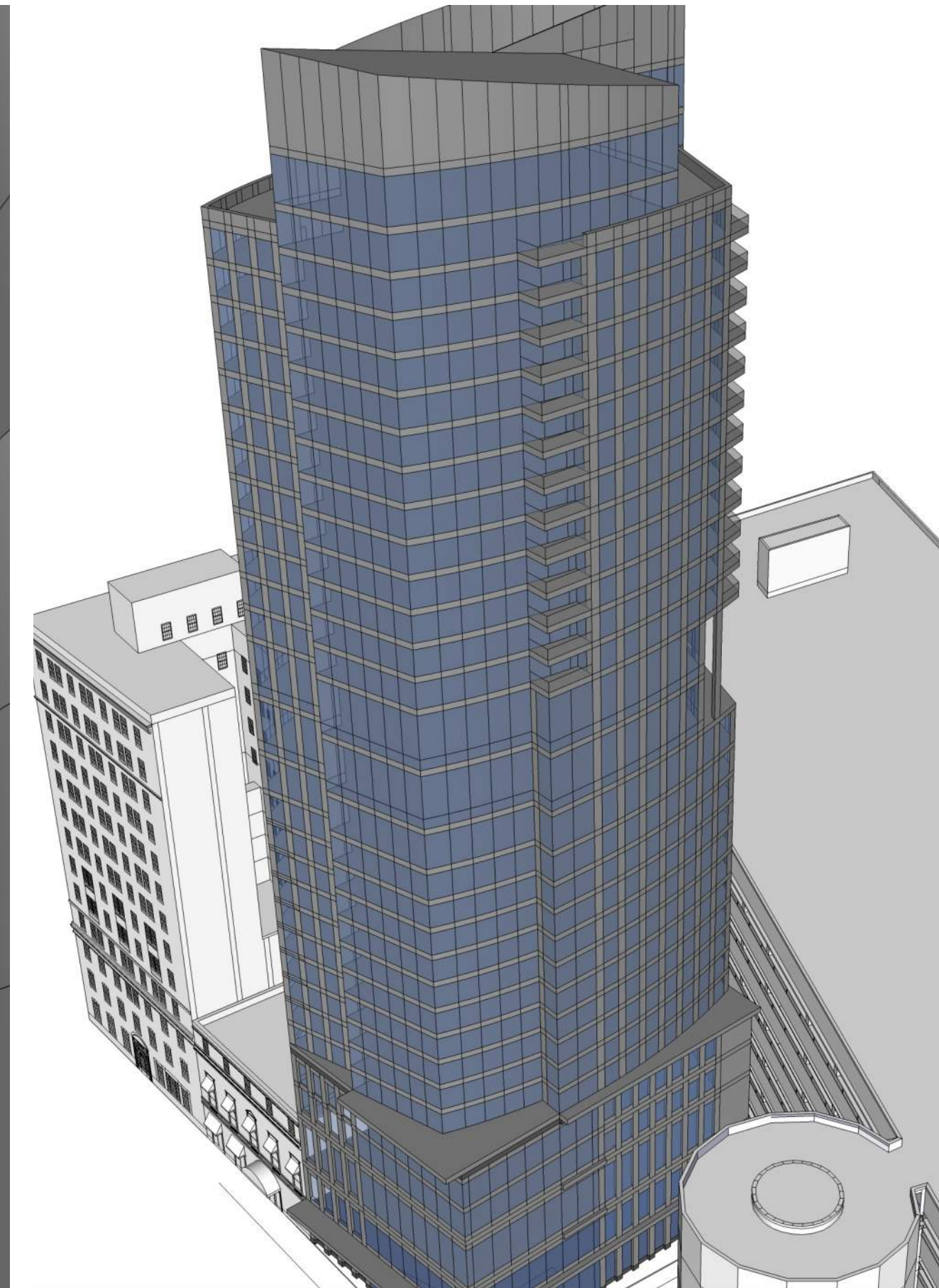
DEVELOPER : Trinity Stuart LLC

ARCHITECT : The Architectural Team

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11127

# DESIGN EVOLUTION



# 40 Trinity - BCDC Meeting

Boston MA

Version 7  
Revised Curved Massing

January 8, 2013

DEVELOPER : Trinity Stuart LLC

ARCHITECT : The Architectural Team

11127

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40 Trinity  
Boston MA

Rendered Perspective -  
View from Southwest Corridor

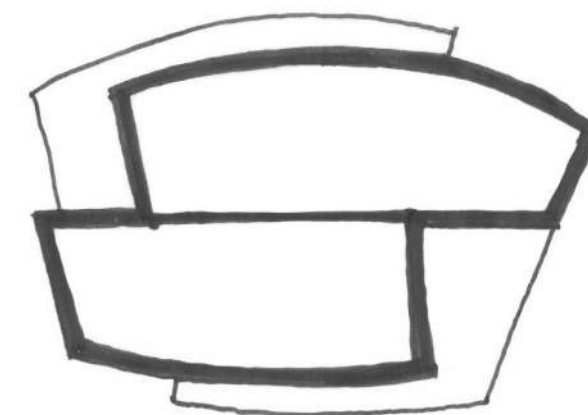
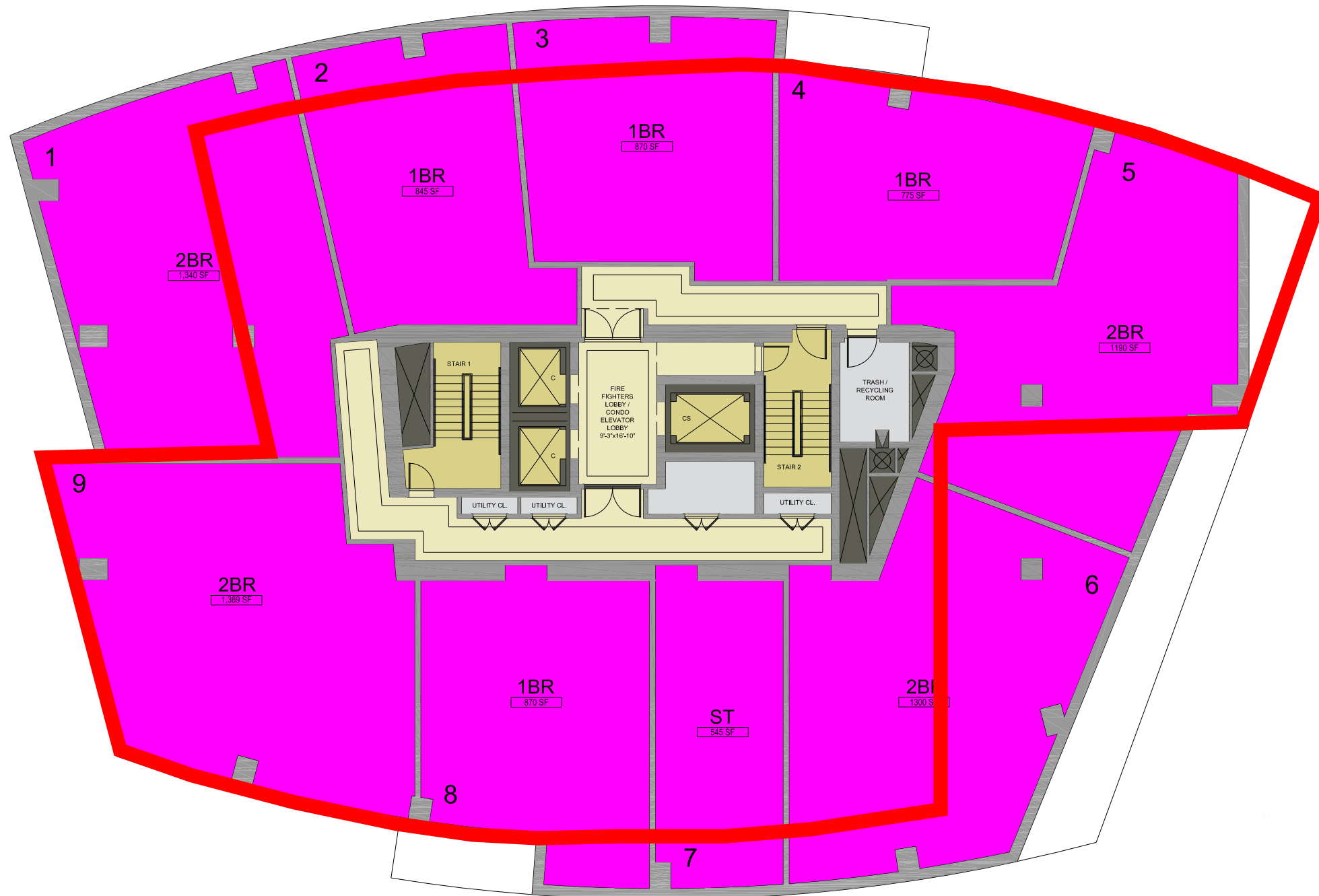
March 15, 2013

DEVELOPER : Trinity Stuart LLC

ARCHITECT : The Architectural Team

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**BUNDLED TUBES**



40 Trinity - BCDC Meeting  
Boston MA

Aerial Perspective

January 8, 2013

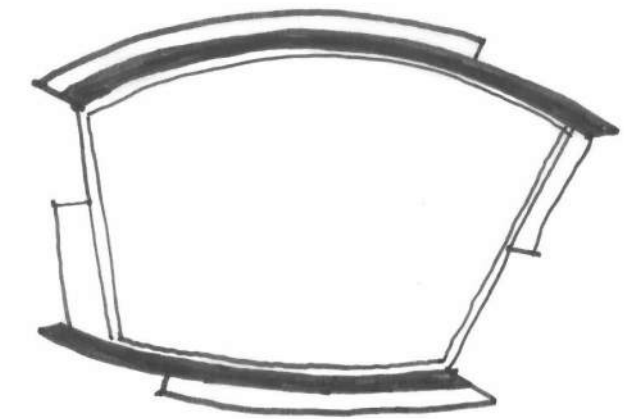
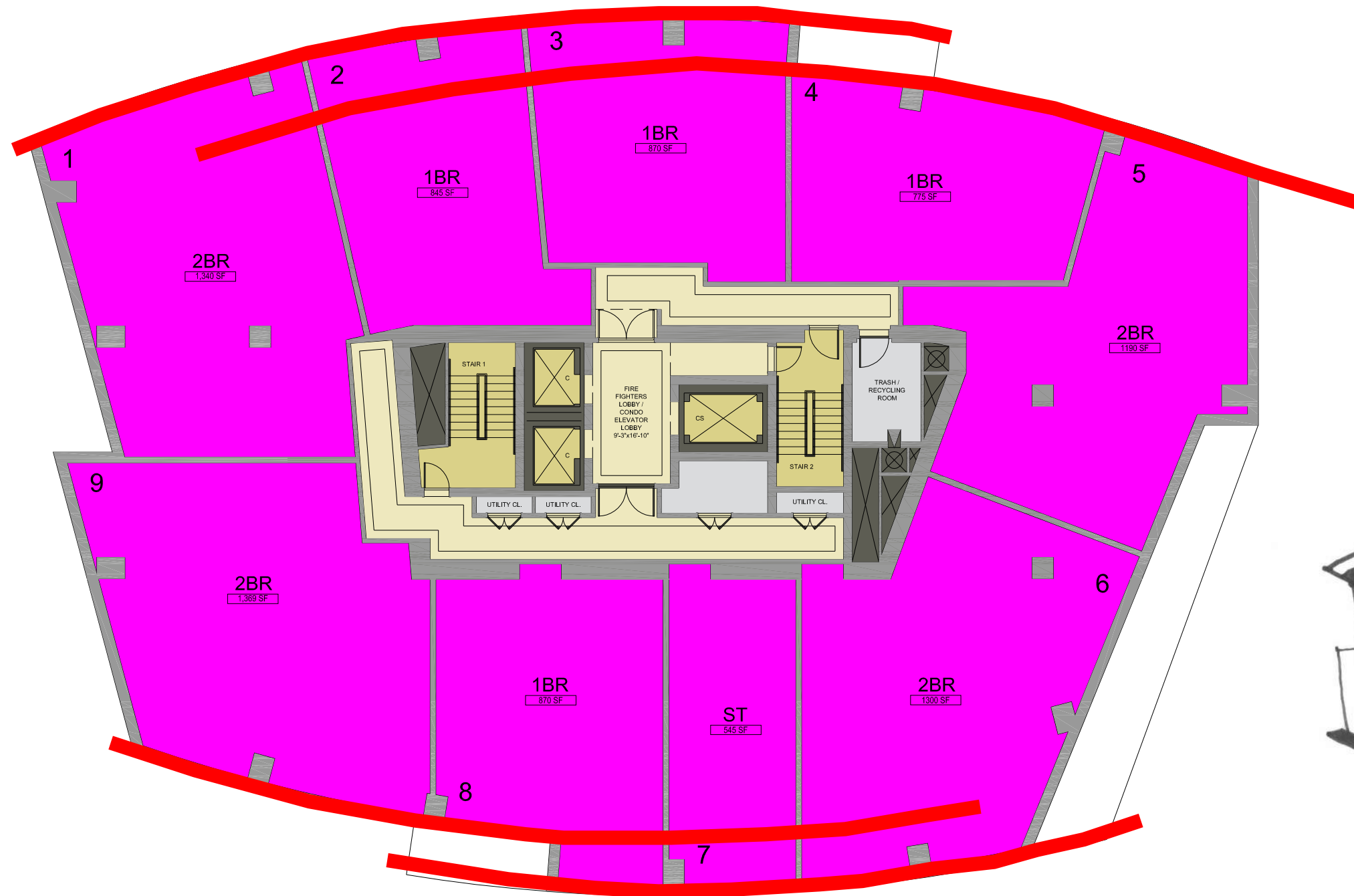
DEVELOPER : Trinity Stuart LLC

ARCHITECT : The Architectural Team

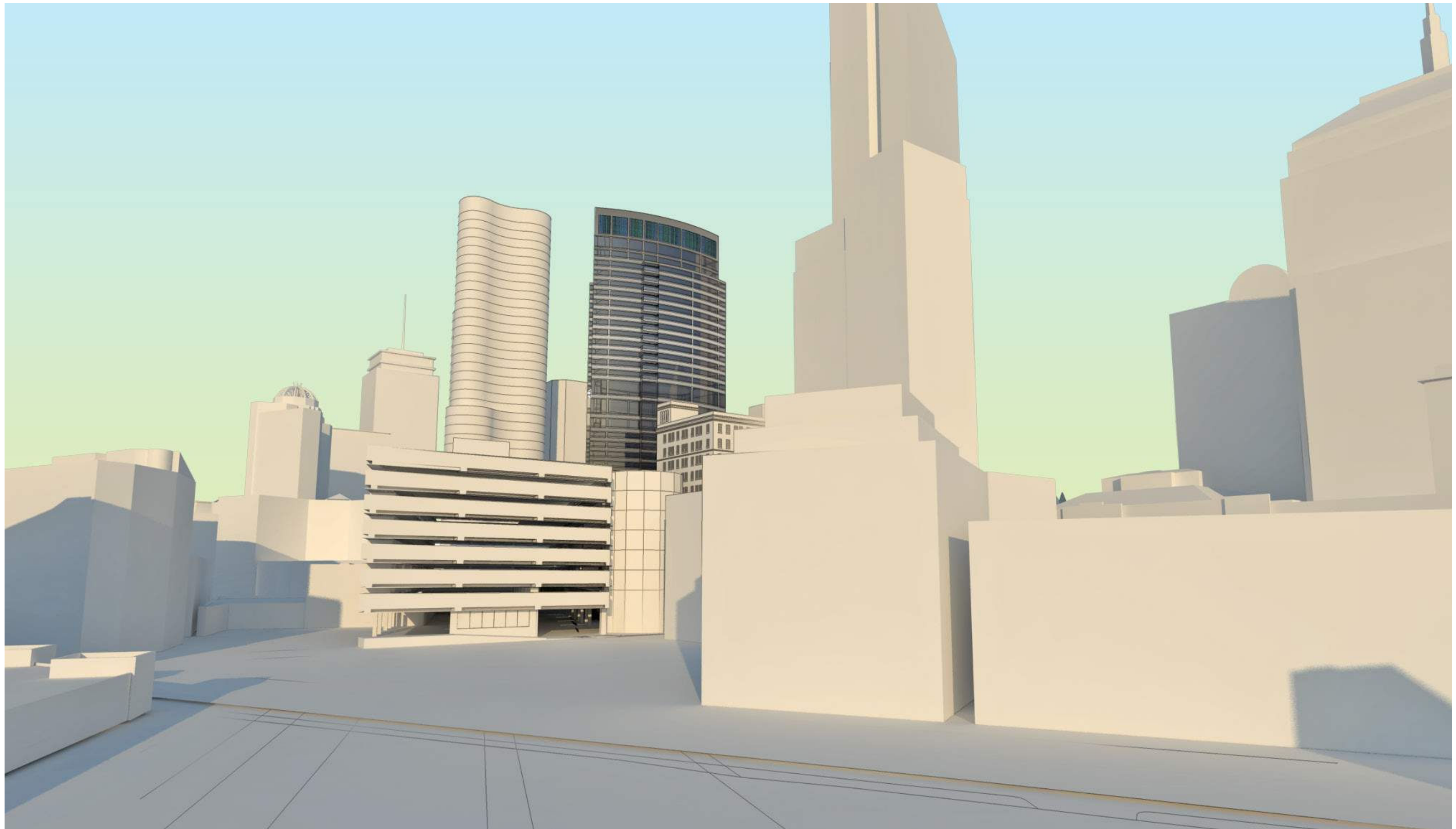
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**BRACKETS**



40 Trinity  
Boston MA

View from Southeast Expressway

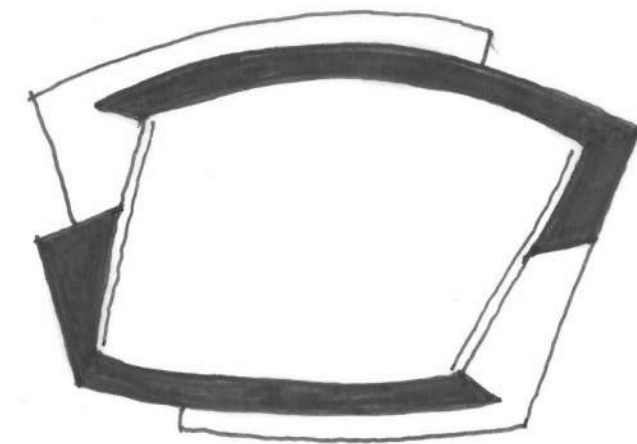
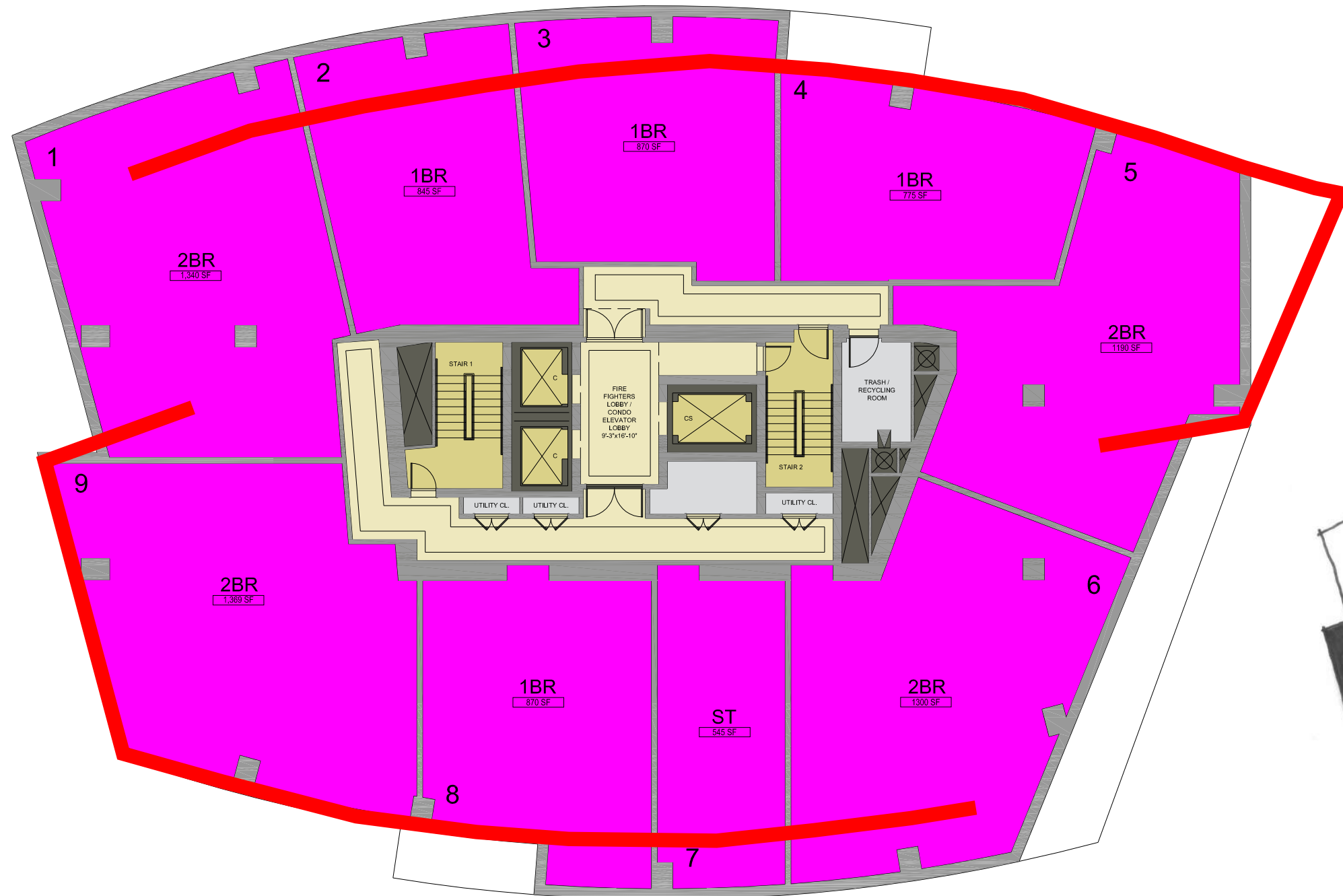
February 22, 2013

DEVELOPER : Trinity Stuart LLC

ARCHITECT : The Architectural Team

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**INTERSECTING "L'S"**



40 Trinity  
Boston MA

Aerial Perspective -  
Option 1

February 28, 2013

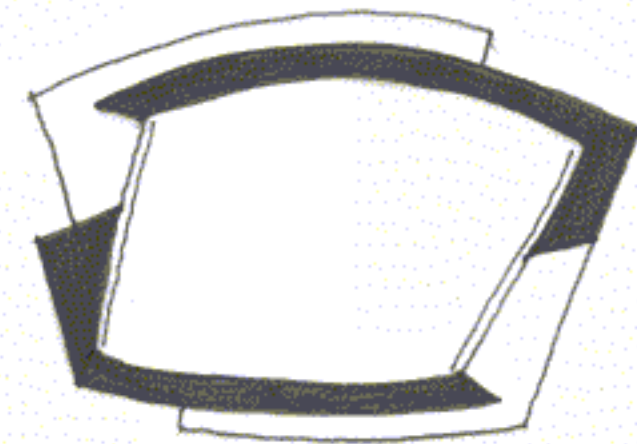
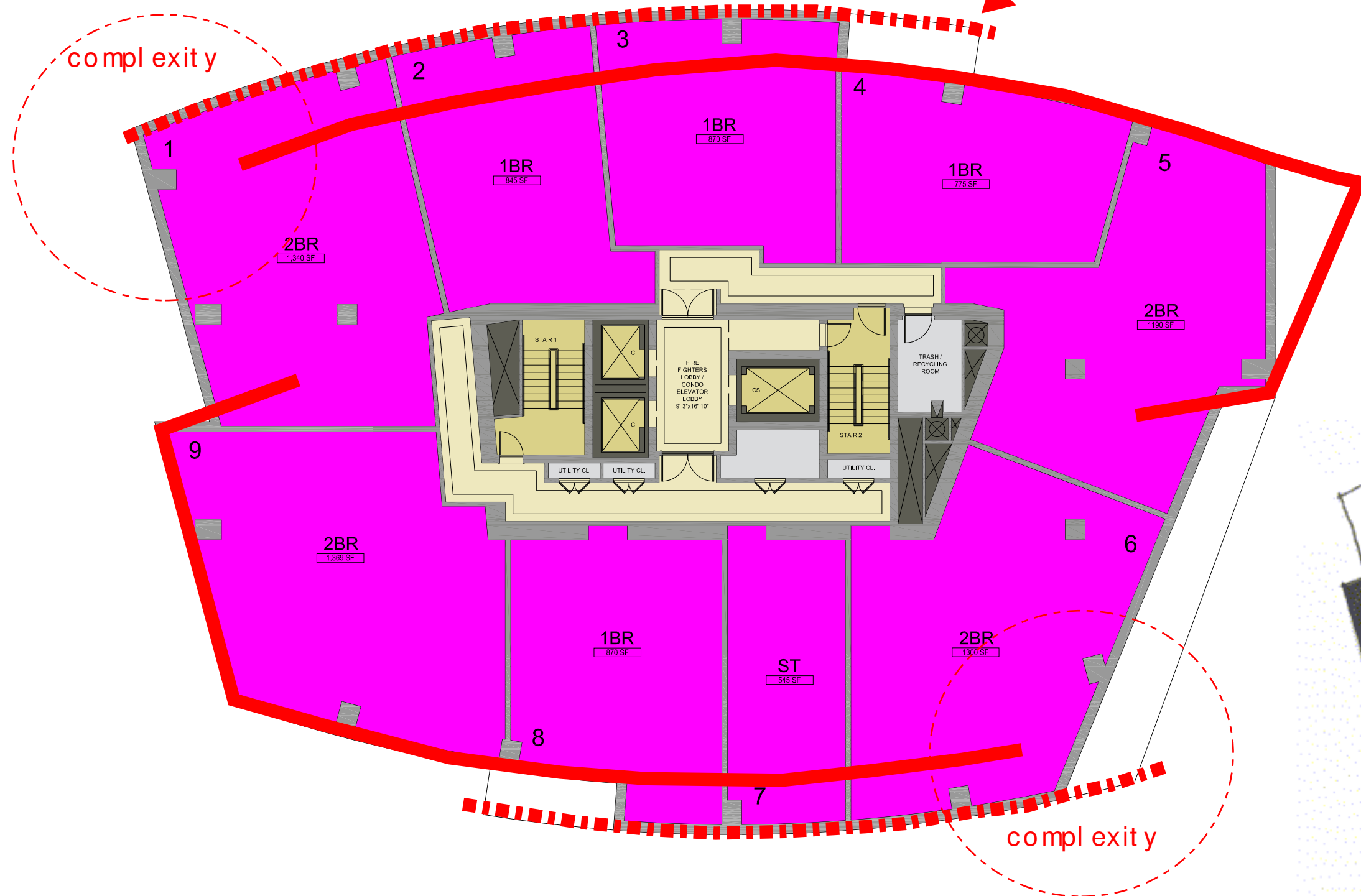
DEVELOPER : Trinity Stuart LLC

ARCHITECT : The Architectural Team

11127

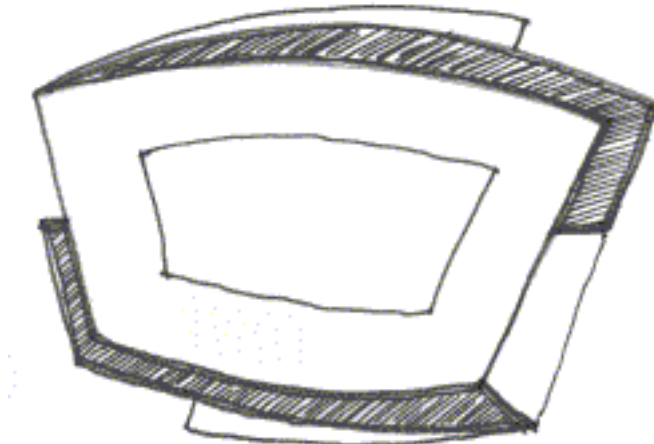
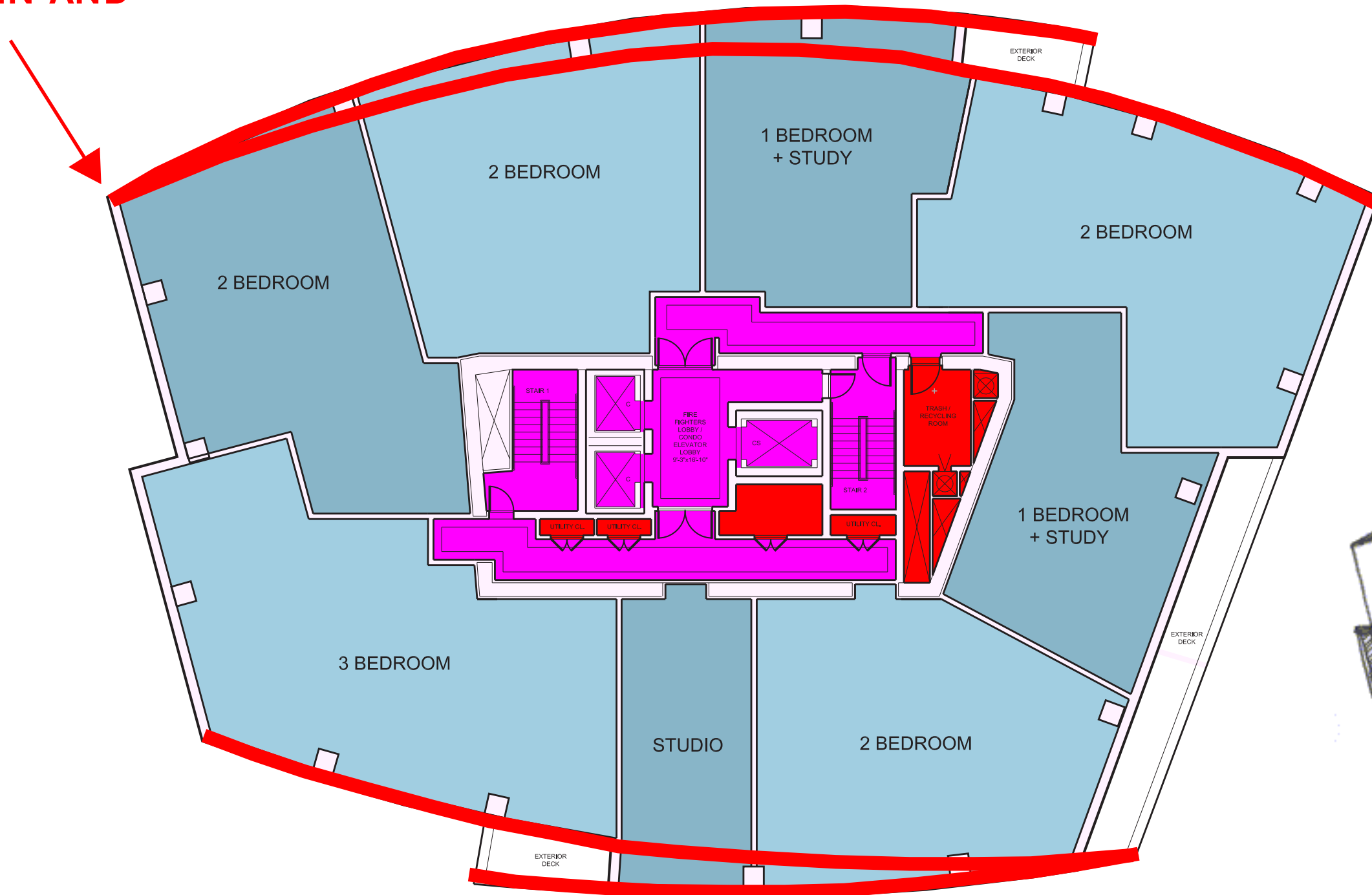
tat | the architectural team

**OUTER SKIN  
COMPETING WITH THE  
TOP FORM**



**INTERSECTING "L'S"**

**CONSOLIDATED THE  
SPRINGPOINTS OF  
THE OUTER SKIN AND  
THE TOP FORM**



**SIMPLIFIED FORM**



40 Trinity  
Boston MA

Aerial Perspective

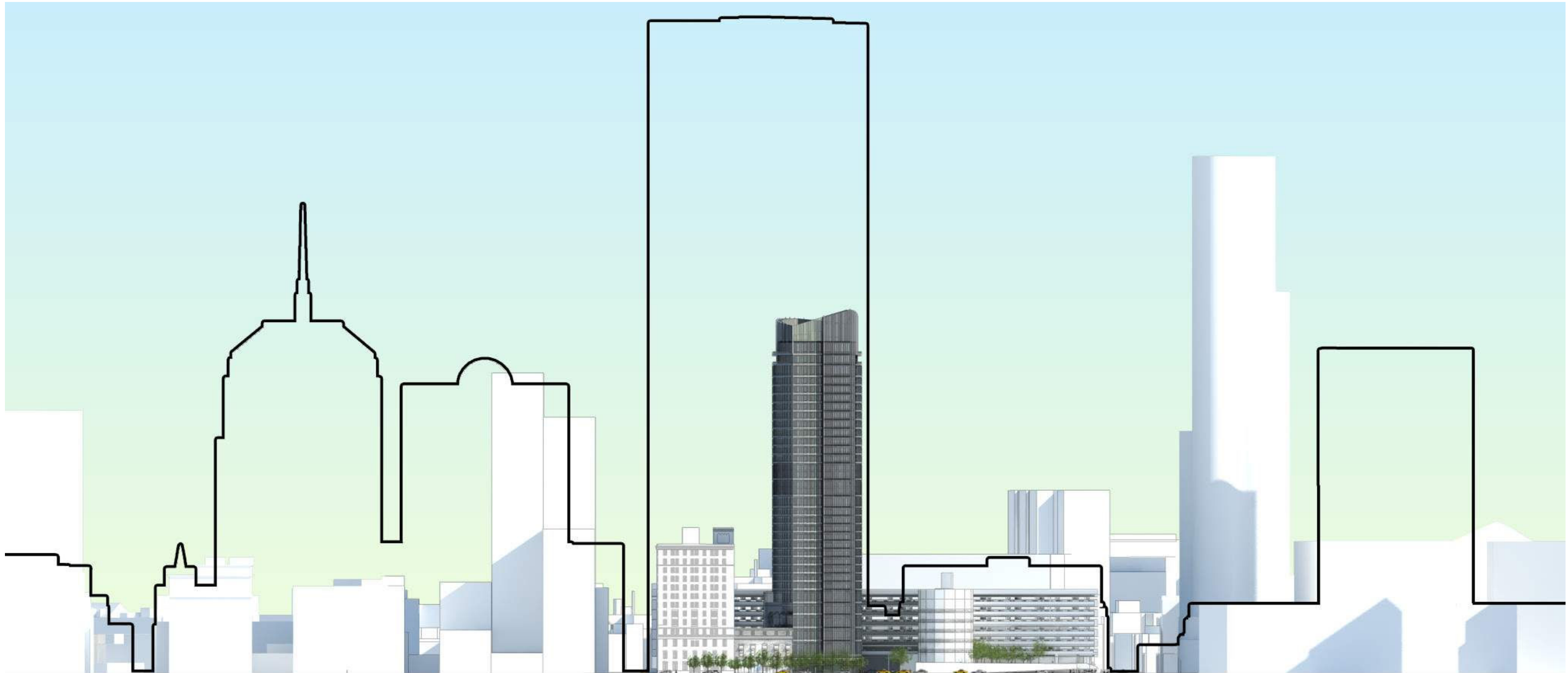
May 30, 2013

DEVELOPER : Trinity Stuart LLC

ARCHITECT : The Architectural Team

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40 Trinity  
Boston MA

South Site Section

July 11, 2013

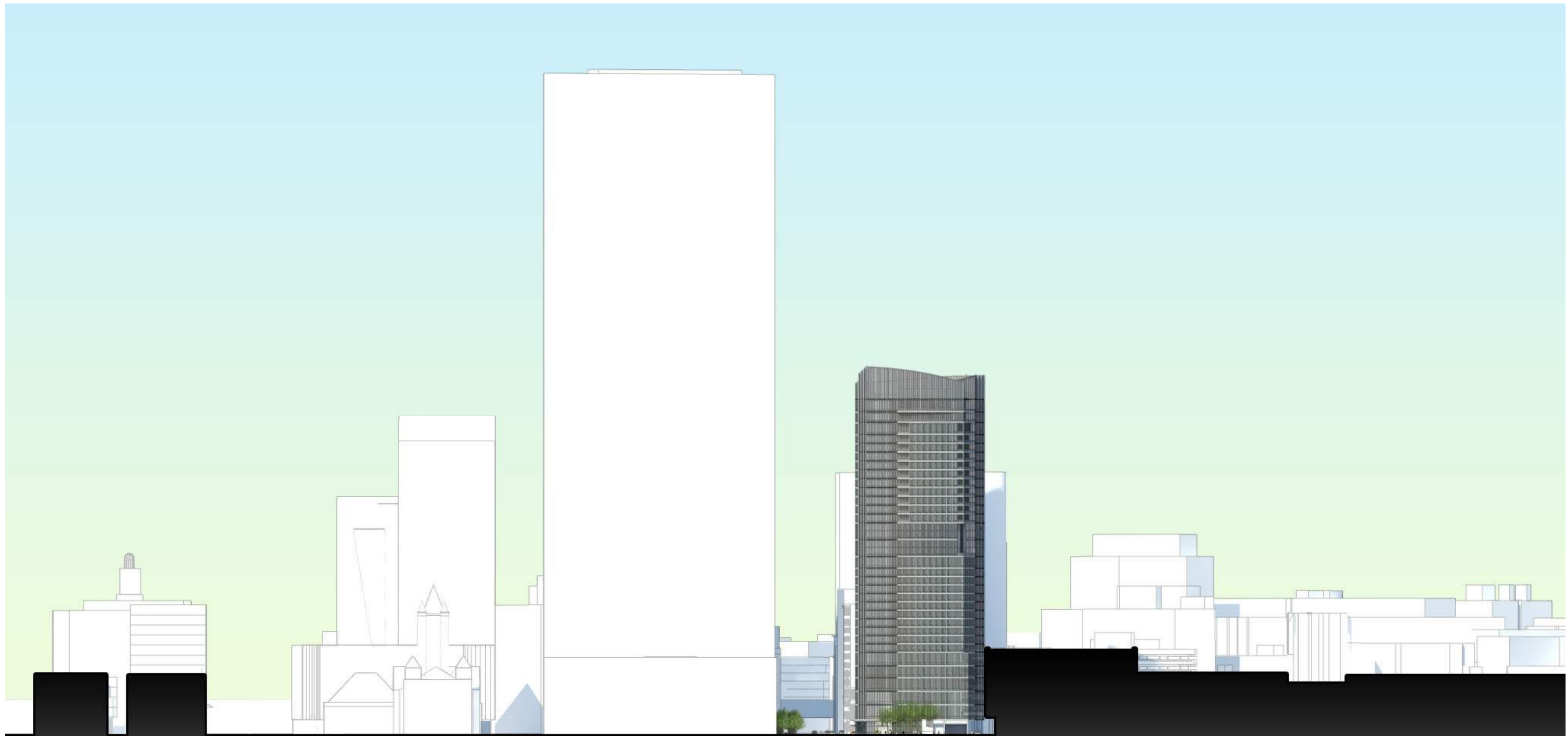
DEVELOPER : Trinity Stuart LLC

ARCHITECT : The Architectural Team

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40 Trinity  
Boston MA

East Site Section

July 11, 2013

DEVELOPER : Trinity Stuart LLC

ARCHITECT : The Architectural Team

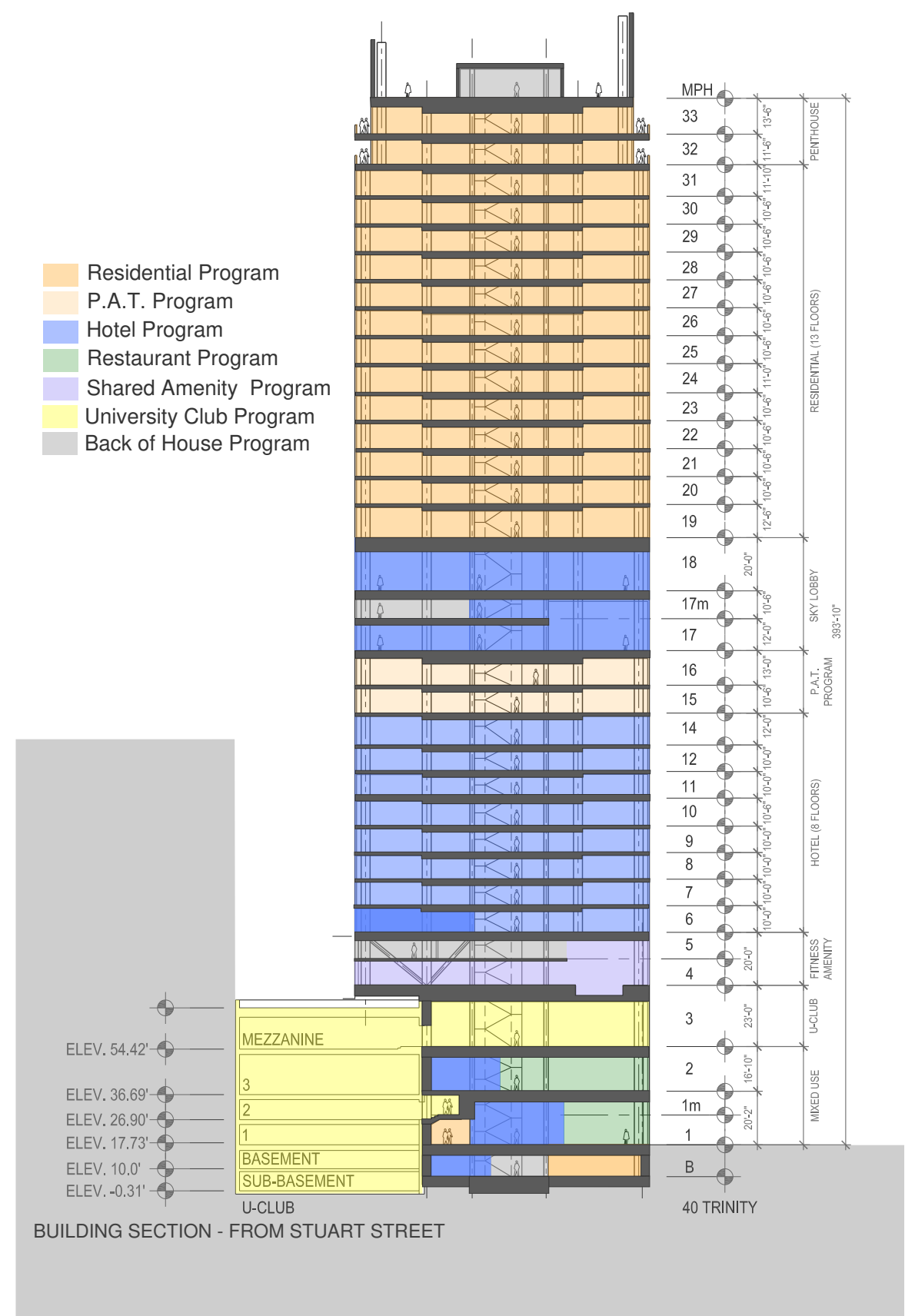
11127

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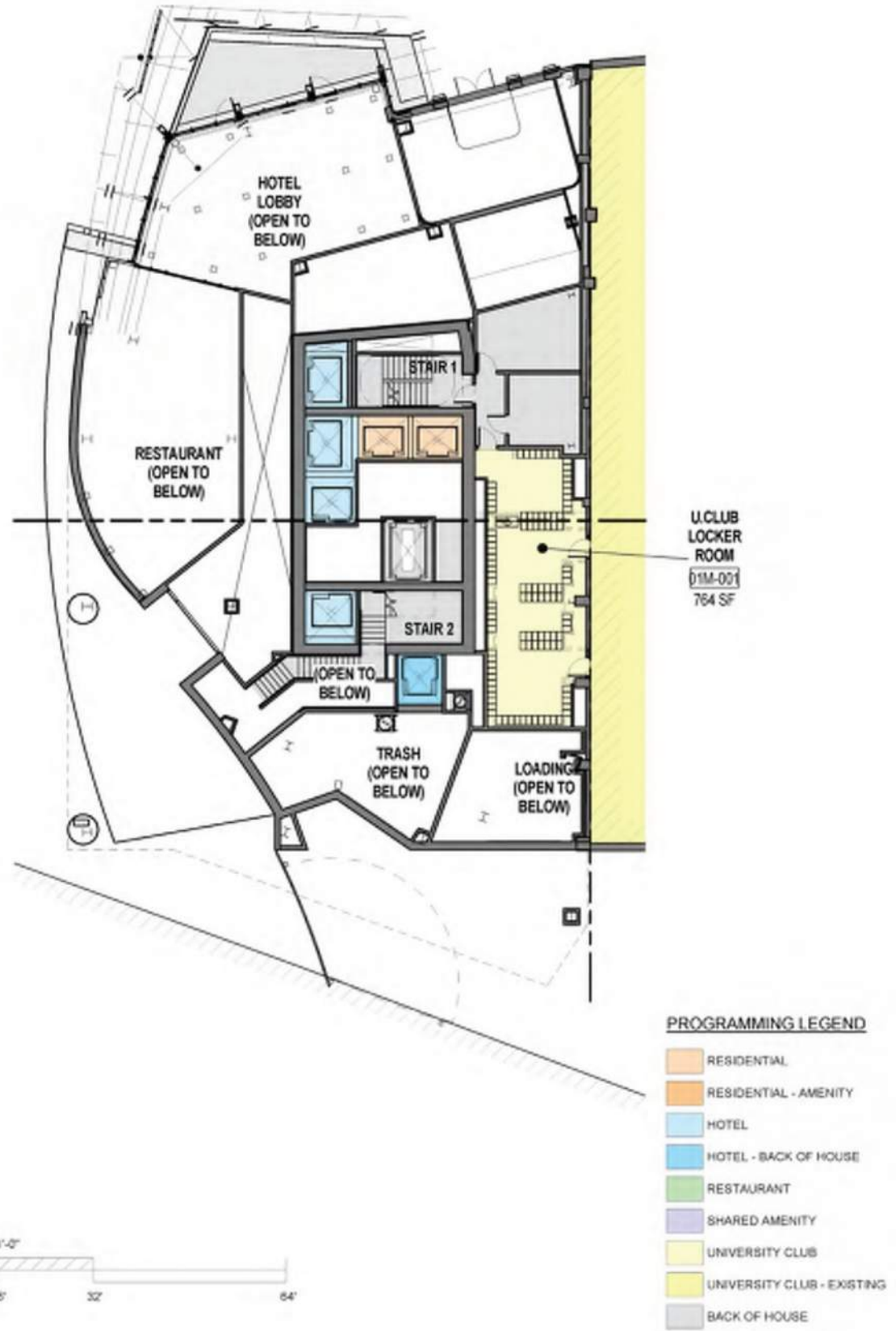
# PROGRAM



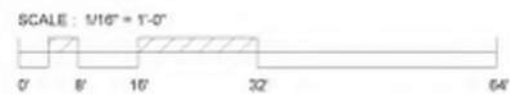
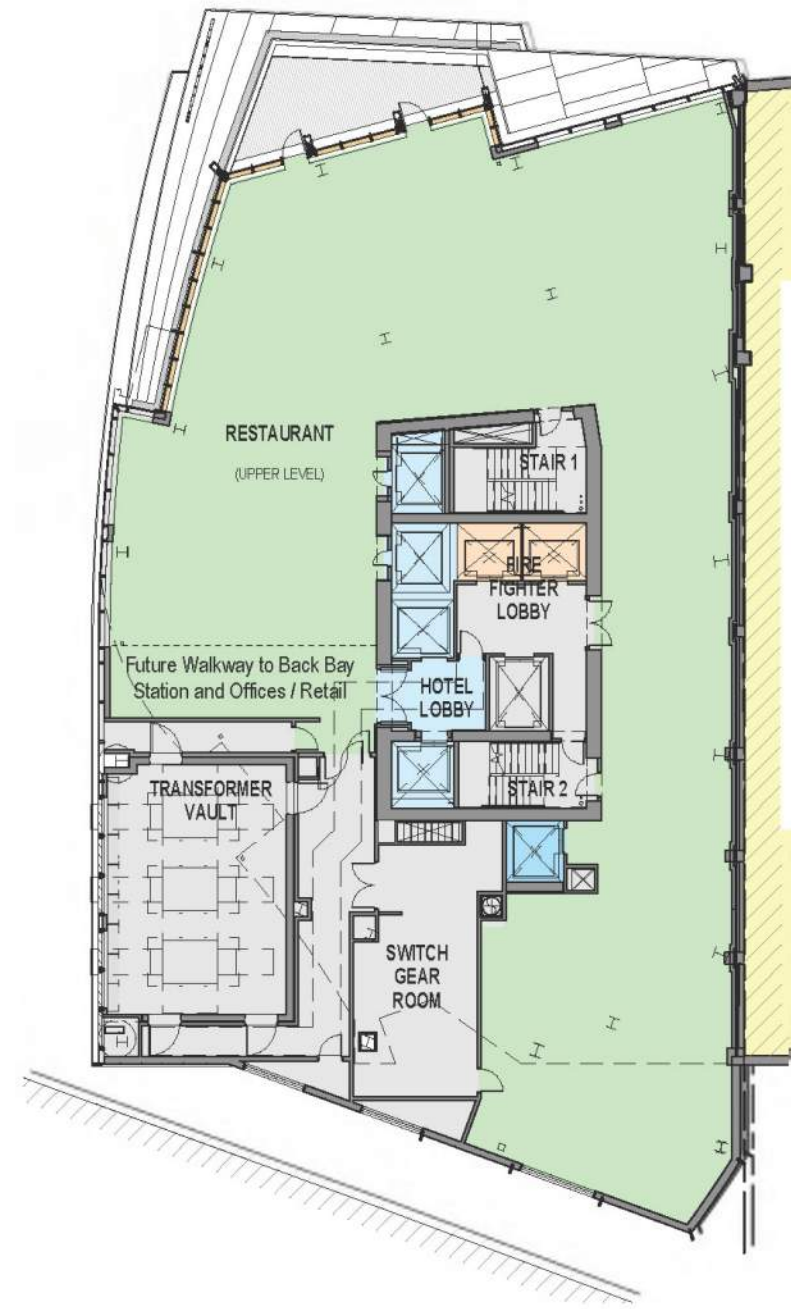
- Residential Program
- P.A.T. Program
- Hotel Program
- Restaurant Program
- Shared Amenity Program
- University Club Program
- Back of House Program



**BASE**

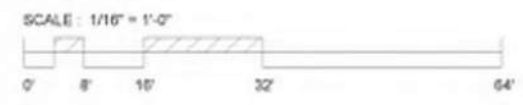


SCALE: 1/16" = 1'-0"  
 0' 8' 16' 32' 64'



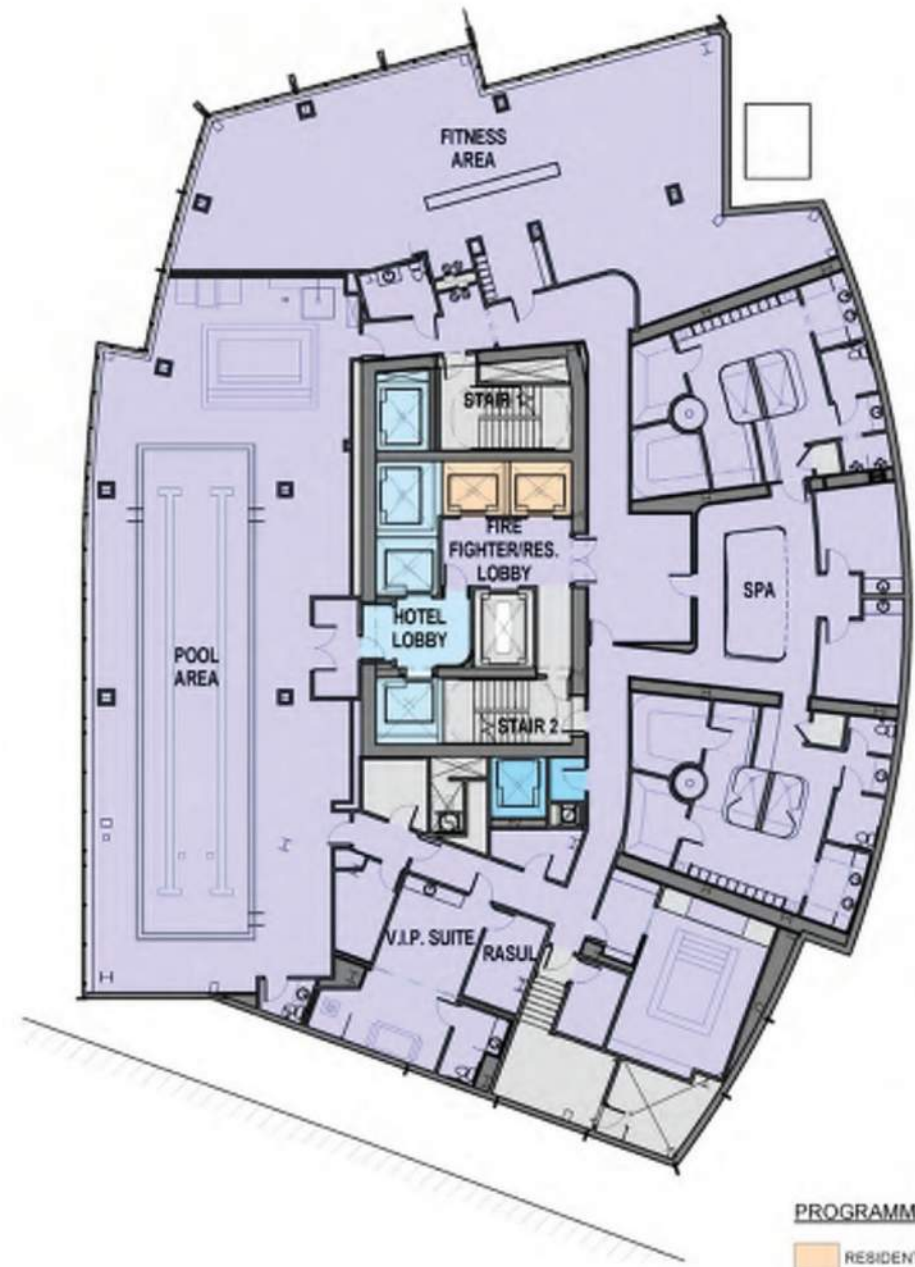
**PROGRAMMING LEGEND**

- RESIDENTIAL
- RESIDENTIAL - AMENITY
- HOTEL
- HOTEL - BACK OF HOUSE
- RESTAURANT
- SHARED AMENITY
- UNIVERSITY CLUB
- UNIVERSITY CLUB - EXISTING
- BACK OF HOUSE



**PROGRAMMING LEGEND**

<span style="display: inline-block; width: 15px; height: 10px; background-color: #f4a460; border: 1px solid black;"></span>	RESIDENTIAL
<span style="display: inline-block; width: 15px; height: 10px; background-color: #f4a460; border: 1px solid black;"></span>	RESIDENTIAL - AMENITY
<span style="display: inline-block; width: 15px; height: 10px; background-color: #add8e6; border: 1px solid black;"></span>	HOTEL
<span style="display: inline-block; width: 15px; height: 10px; background-color: #00b0f0; border: 1px solid black;"></span>	HOTEL - BACK OF HOUSE
<span style="display: inline-block; width: 15px; height: 10px; background-color: #90ee90; border: 1px solid black;"></span>	RESTAURANT
<span style="display: inline-block; width: 15px; height: 10px; background-color: #9370db; border: 1px solid black;"></span>	SHARED AMENITY
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<span style="display: inline-block; width: 15px; height: 10px; background-color: #ffff00; border: 1px solid black;"></span>	UNIVERSITY CLUB - EXISTING
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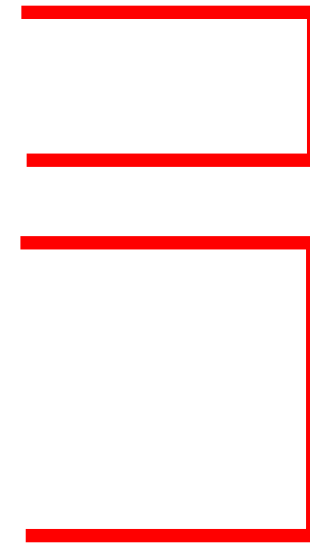
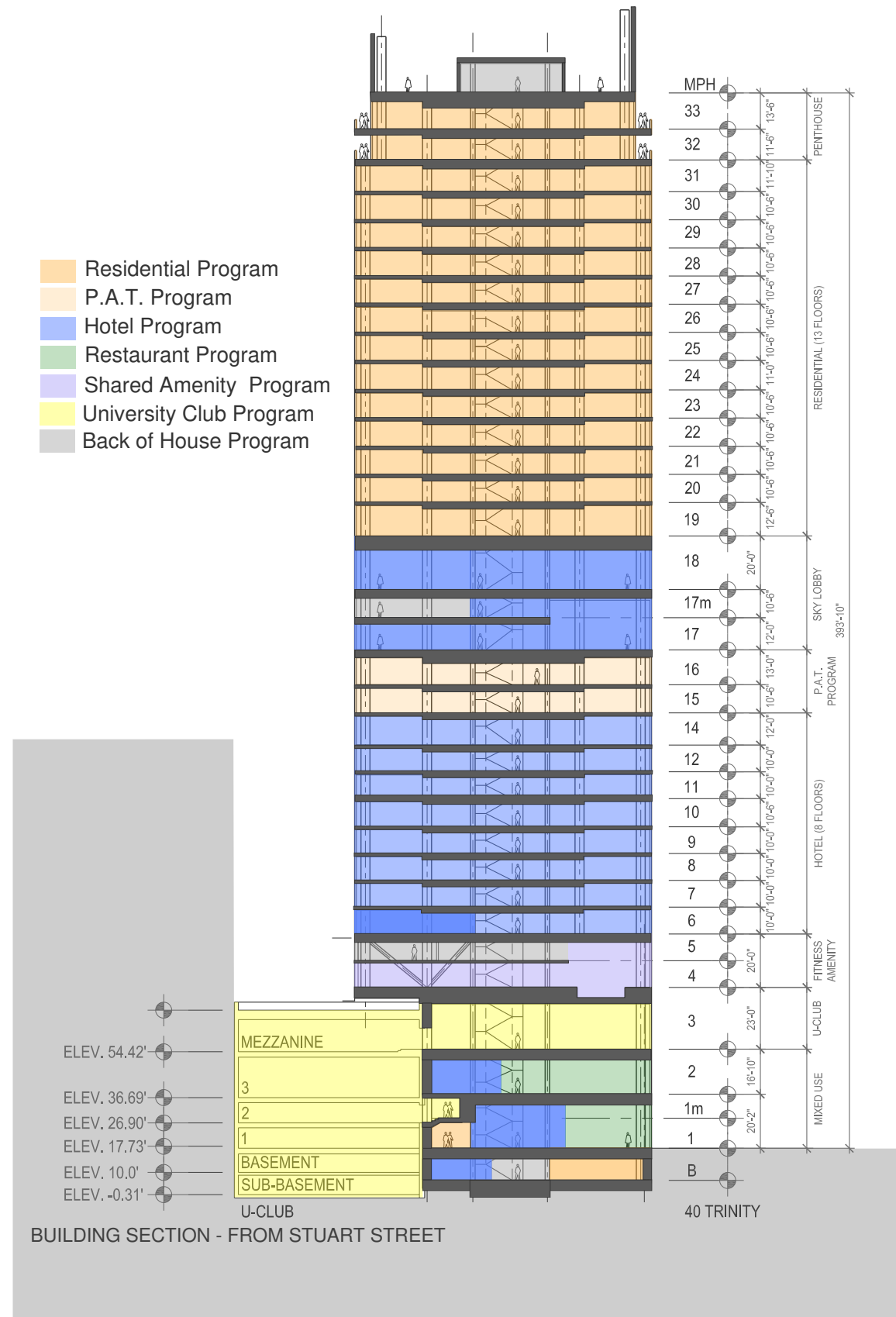


**PROGRAMMING LEGEND**

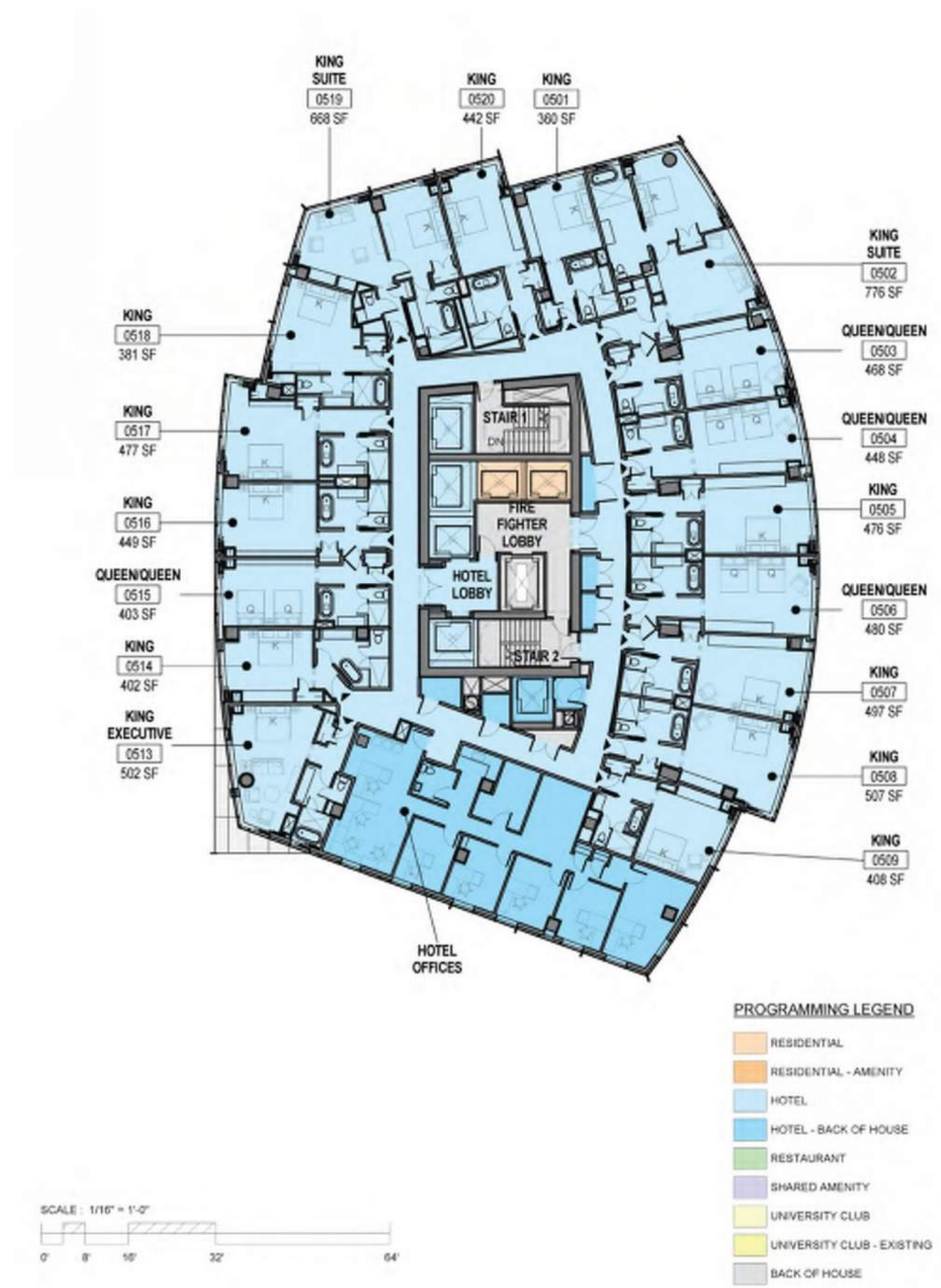
- RESIDENTIAL
- RESIDENTIAL - AMENITY
- HOTEL
- HOTEL - BACK OF HOUSE
- RESTAURANT
- SHARED AMENITY
- UNIVERSITY CLUB
- UNIVERSITY CLUB - EXISTING
- BACK OF HOUSE

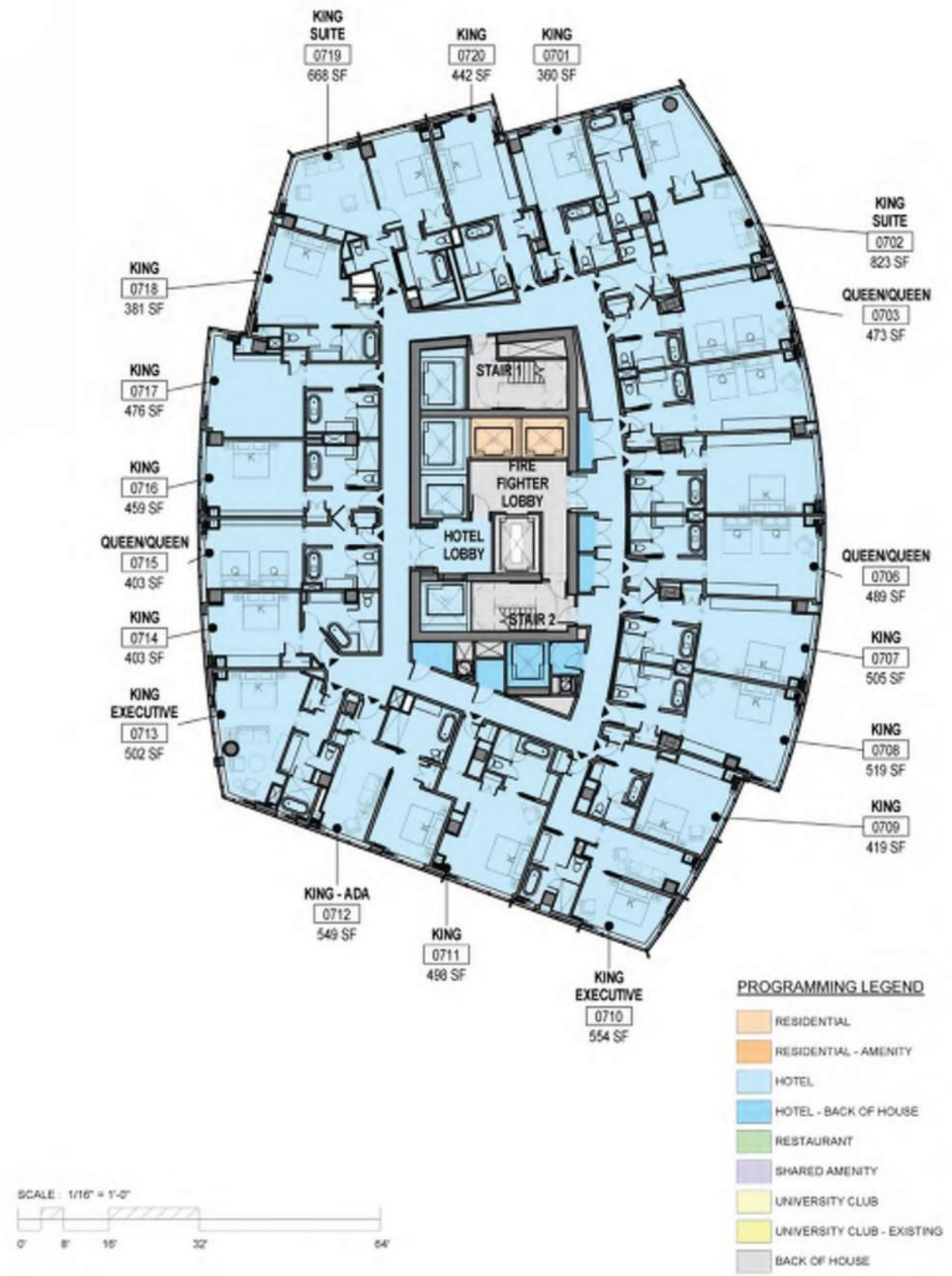


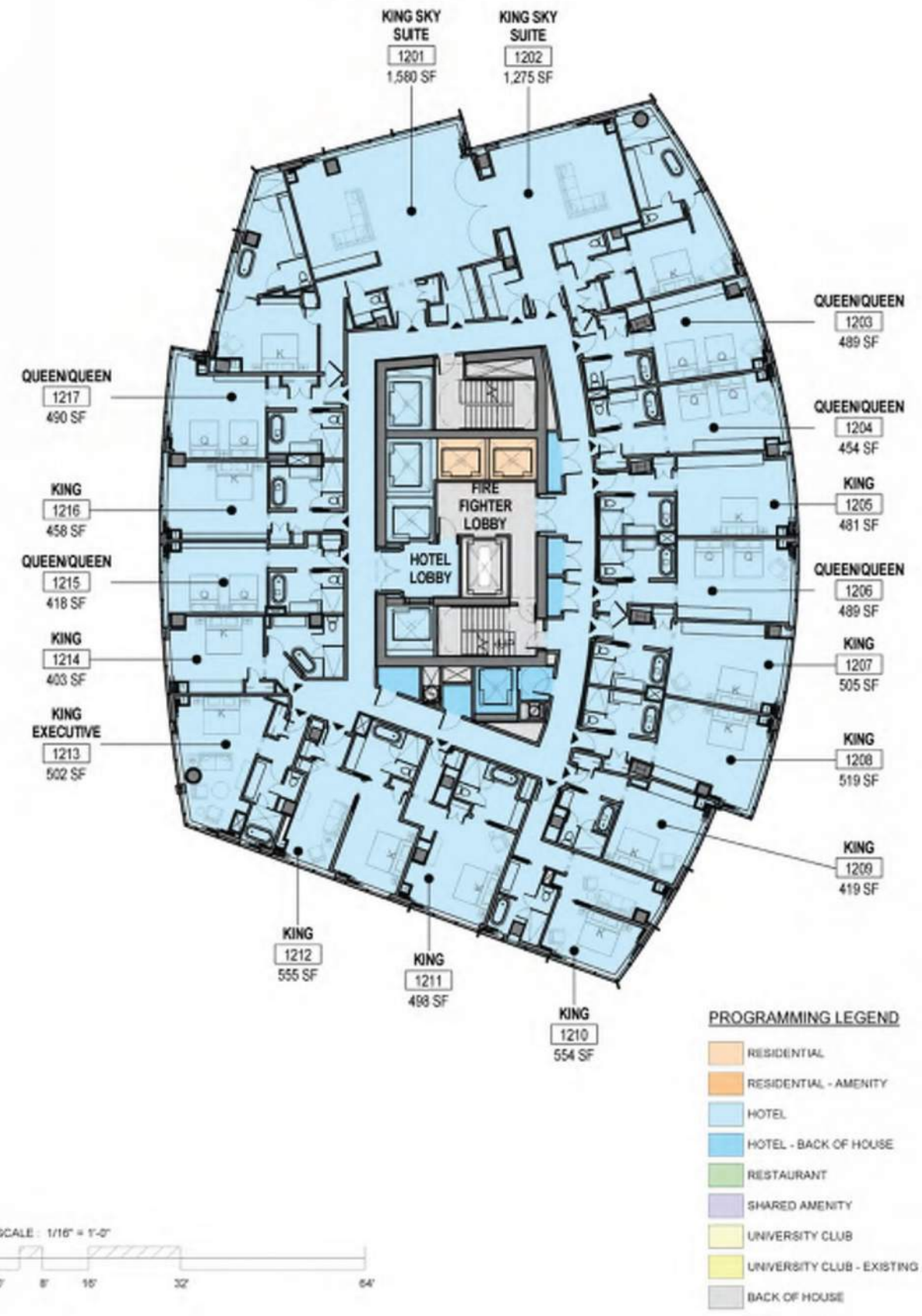
- Residential Program
- P.A.T. Program
- Hotel Program
- Restaurant Program
- Shared Amenity Program
- University Club Program
- Back of House Program

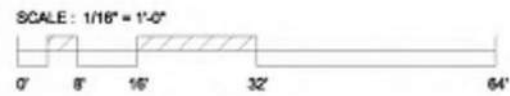
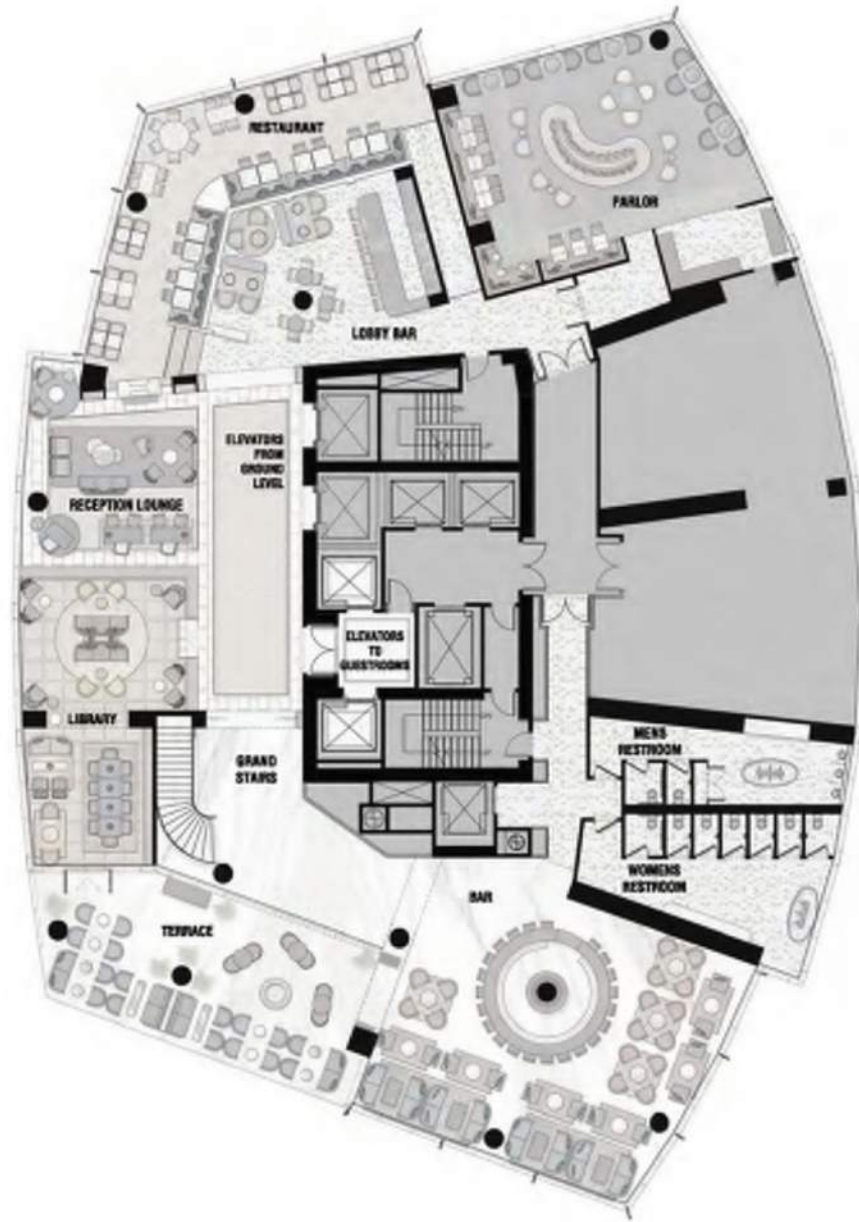


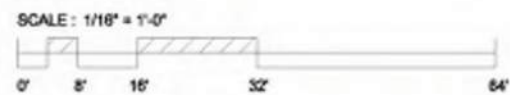
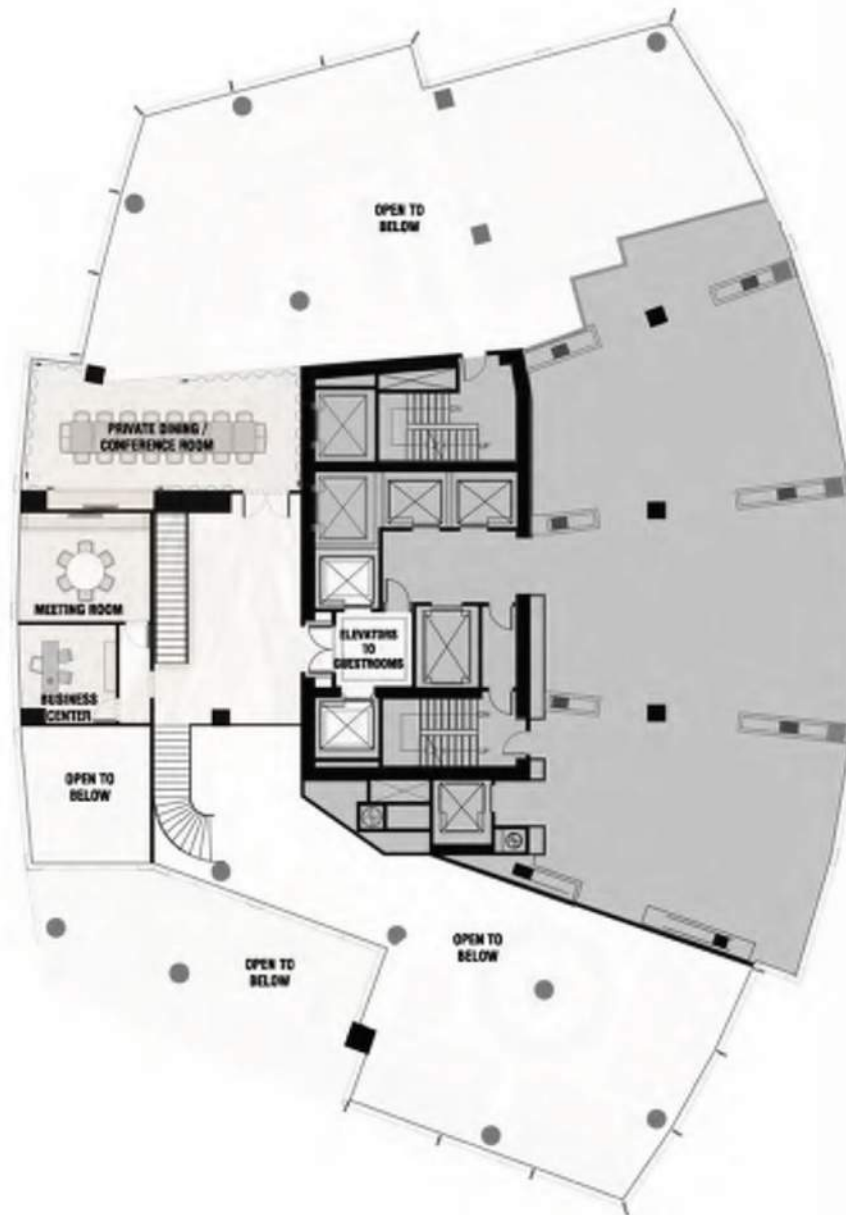
**HOTEL**

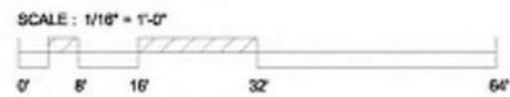
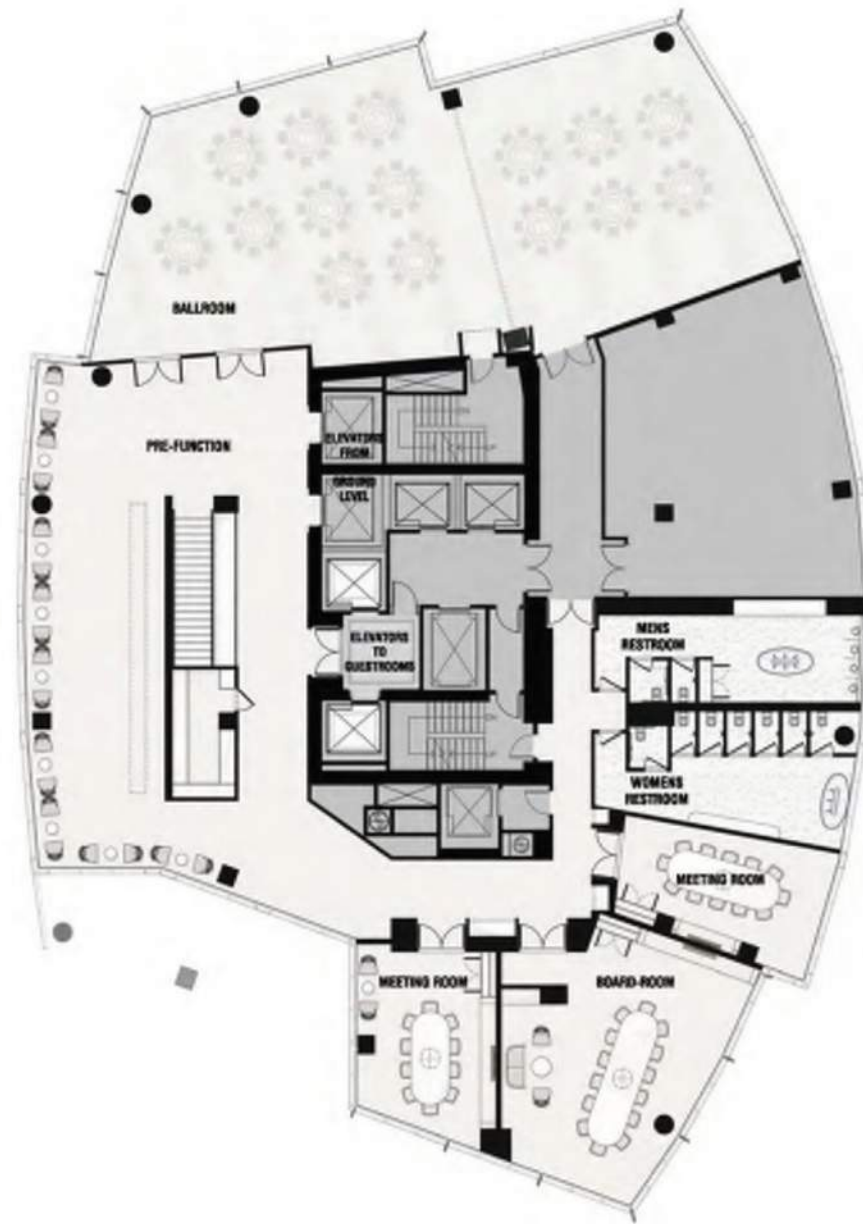




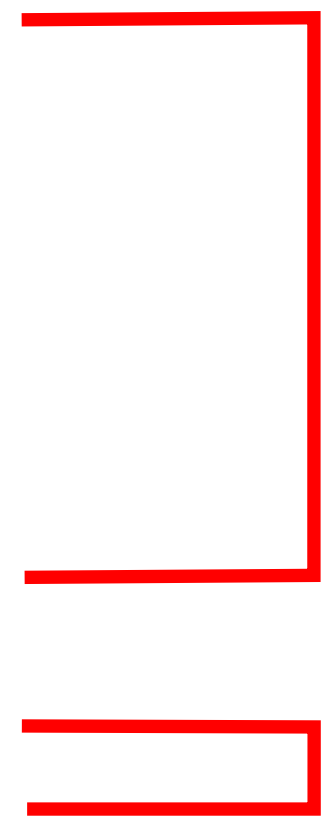
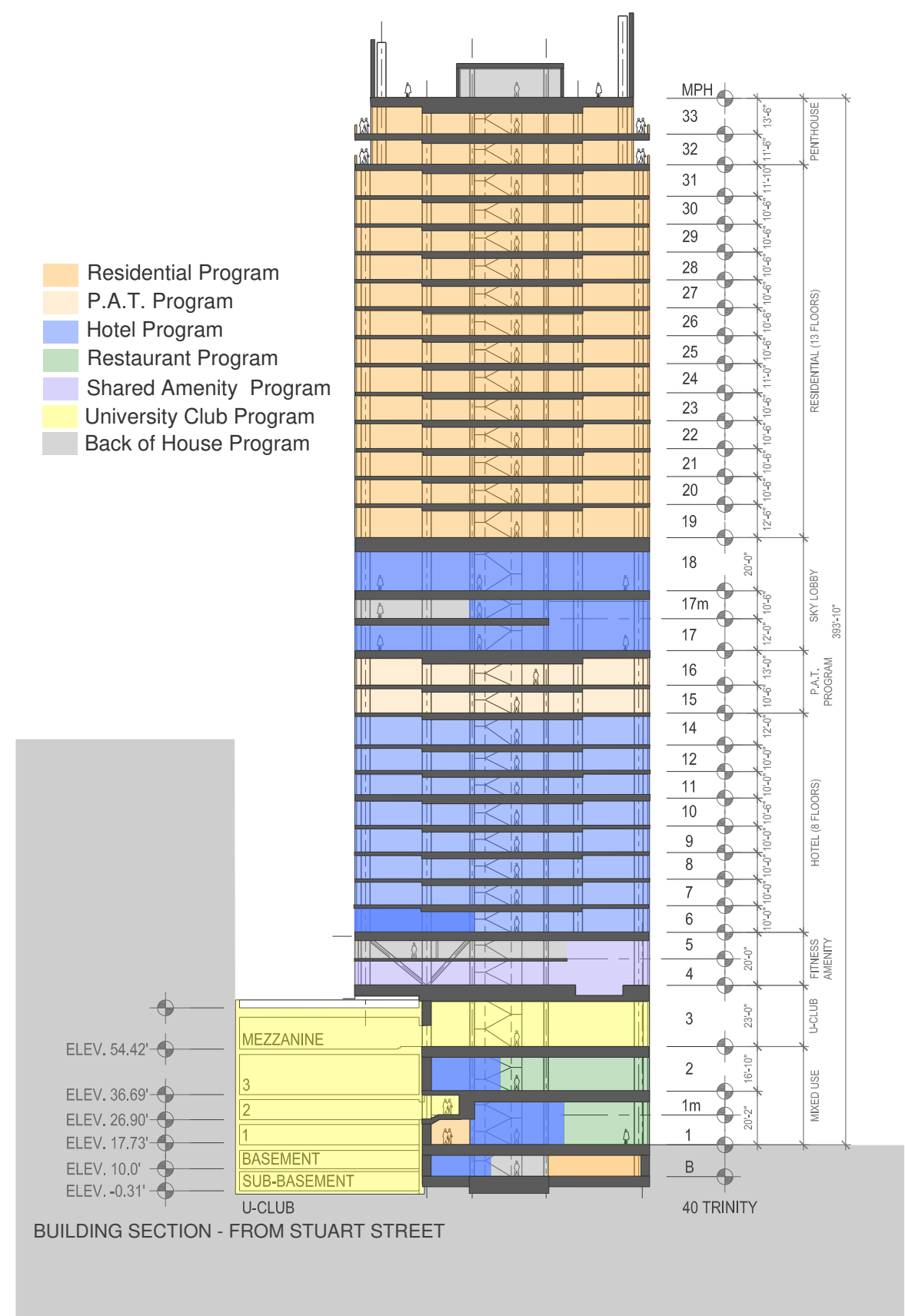






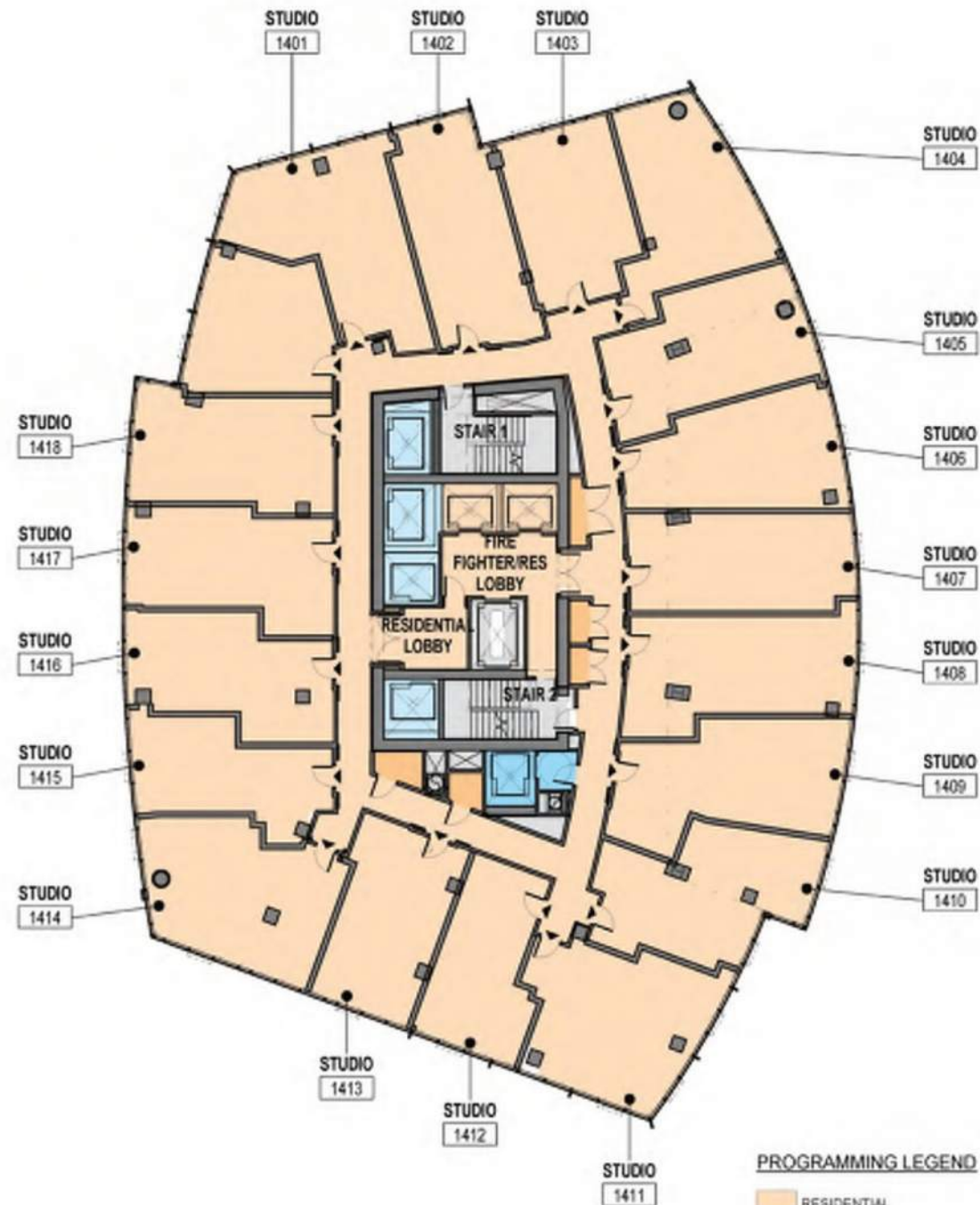


- Residential Program
- P.A.T. Program
- Hotel Program
- Restaurant Program
- Shared Amenity Program
- University Club Program
- Back of House Program



**CONDO**

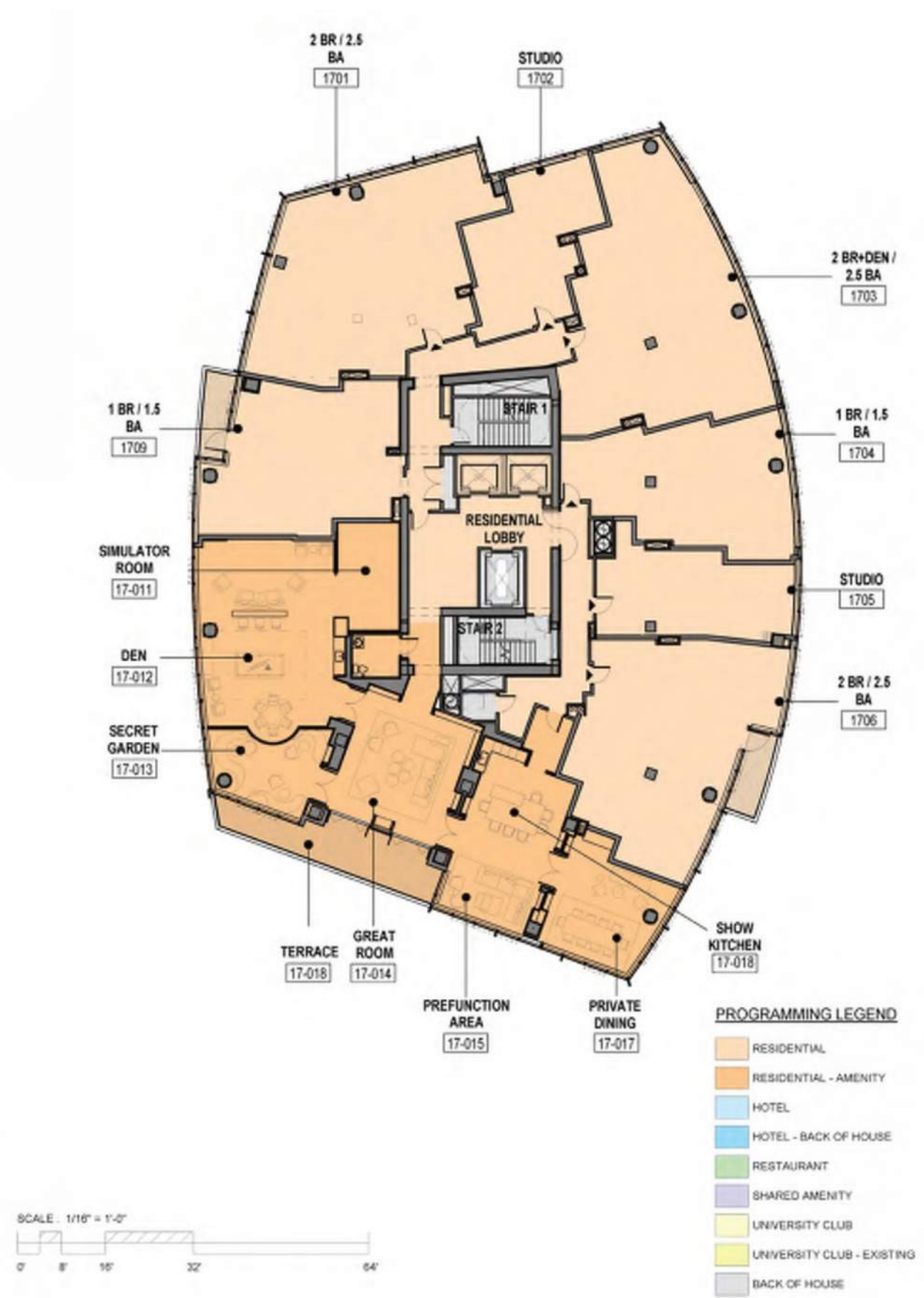


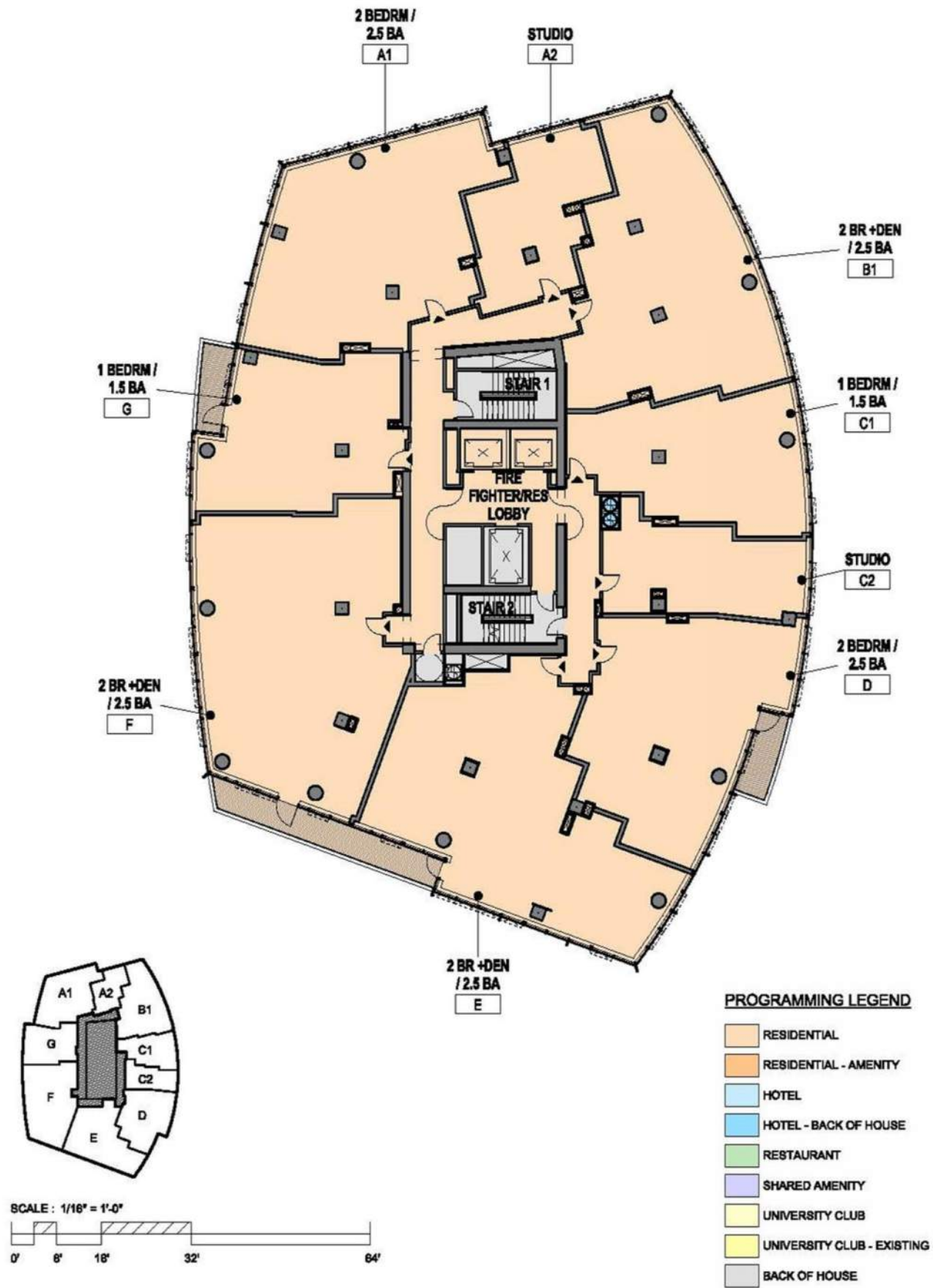


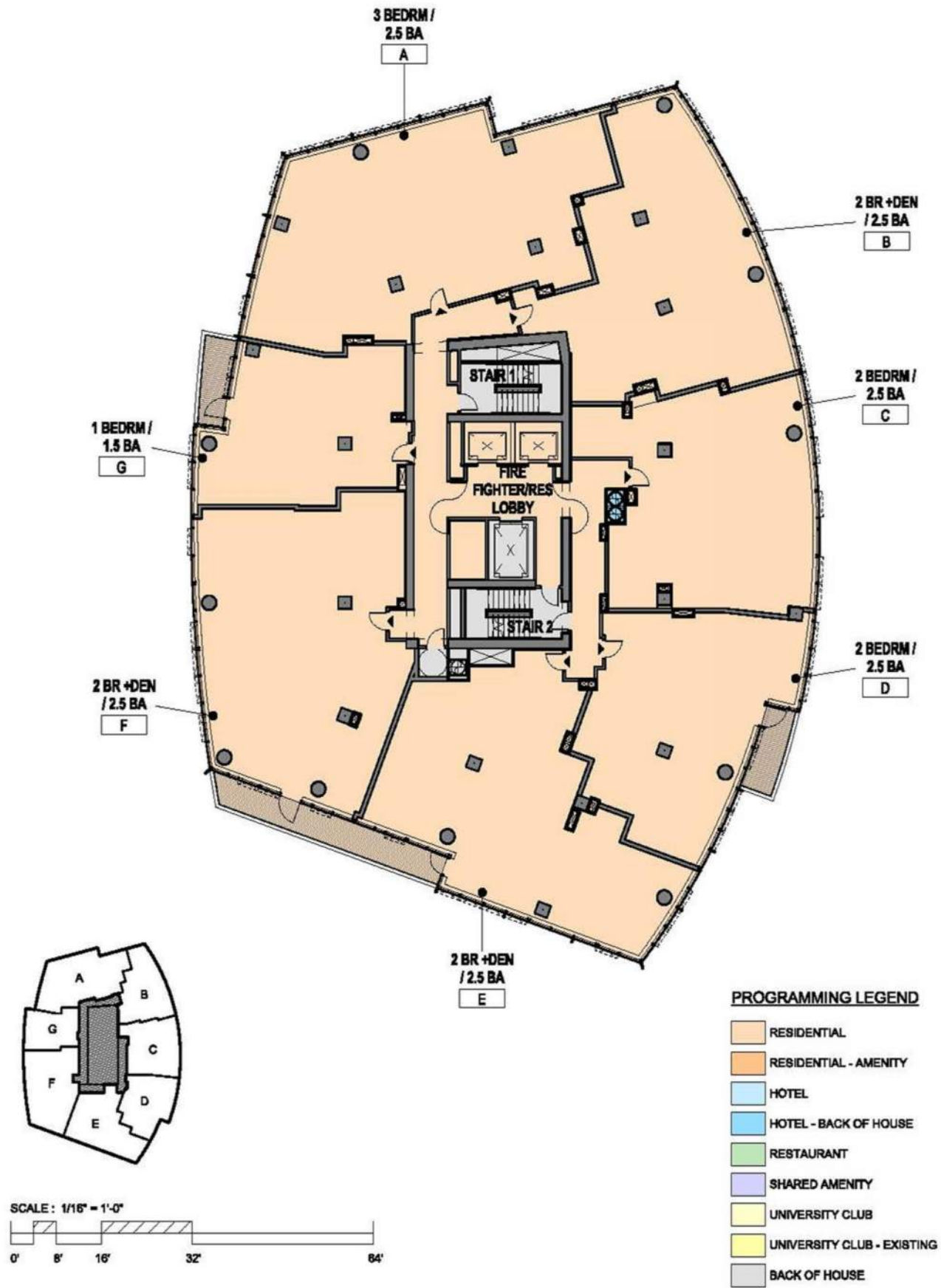
**PROGRAMMING LEGEND**

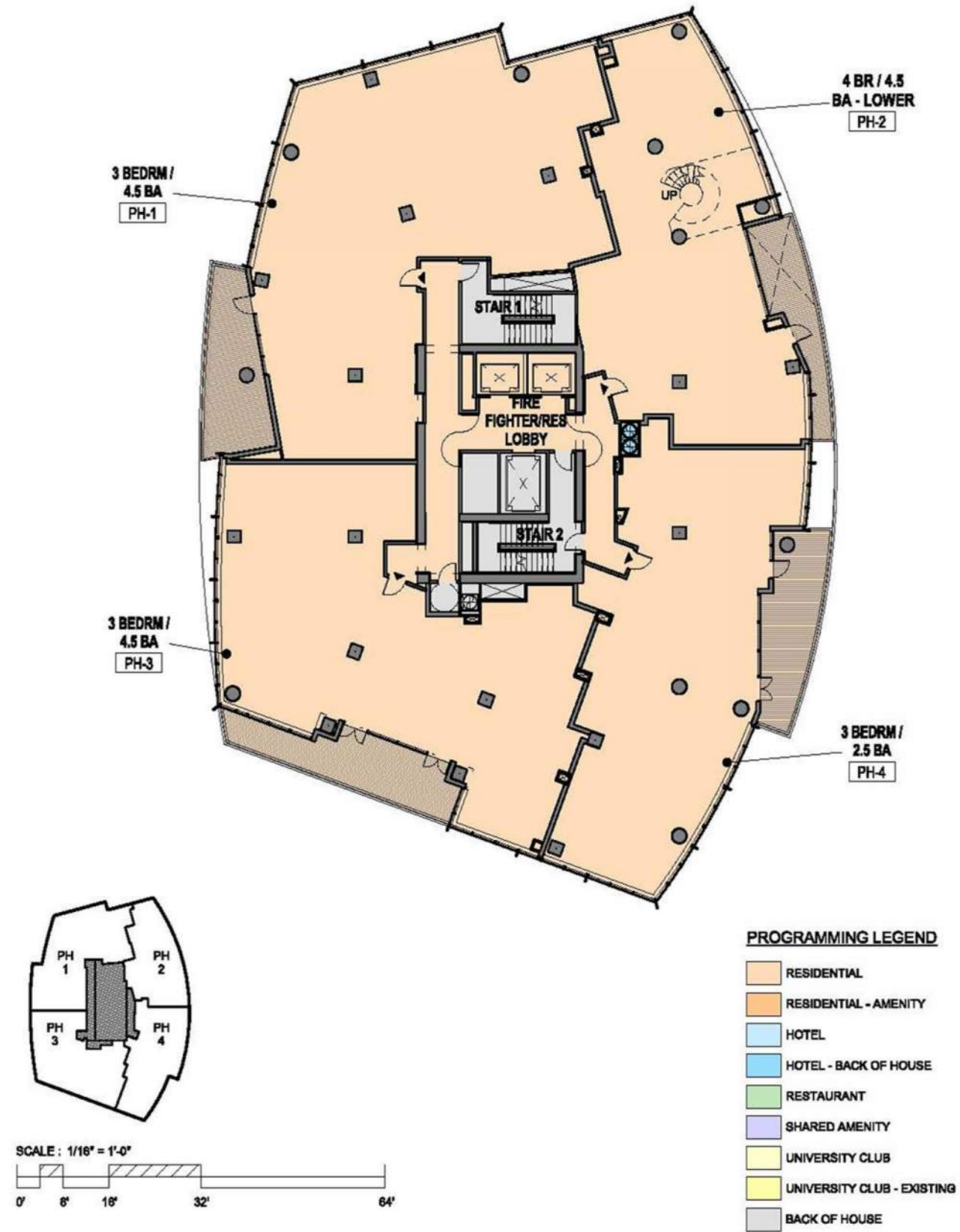
Light Orange	RESIDENTIAL
Dark Orange	RESIDENTIAL - AMENITY
Light Blue	HOTEL
Dark Blue	HOTEL - BACK OF HOUSE
Green	RESTAURANT
Purple	SHARED AMENITY
Yellow	UNIVERSITY CLUB
Light Yellow	UNIVERSITY CLUB - EXISTING
Grey	BACK OF HOUSE



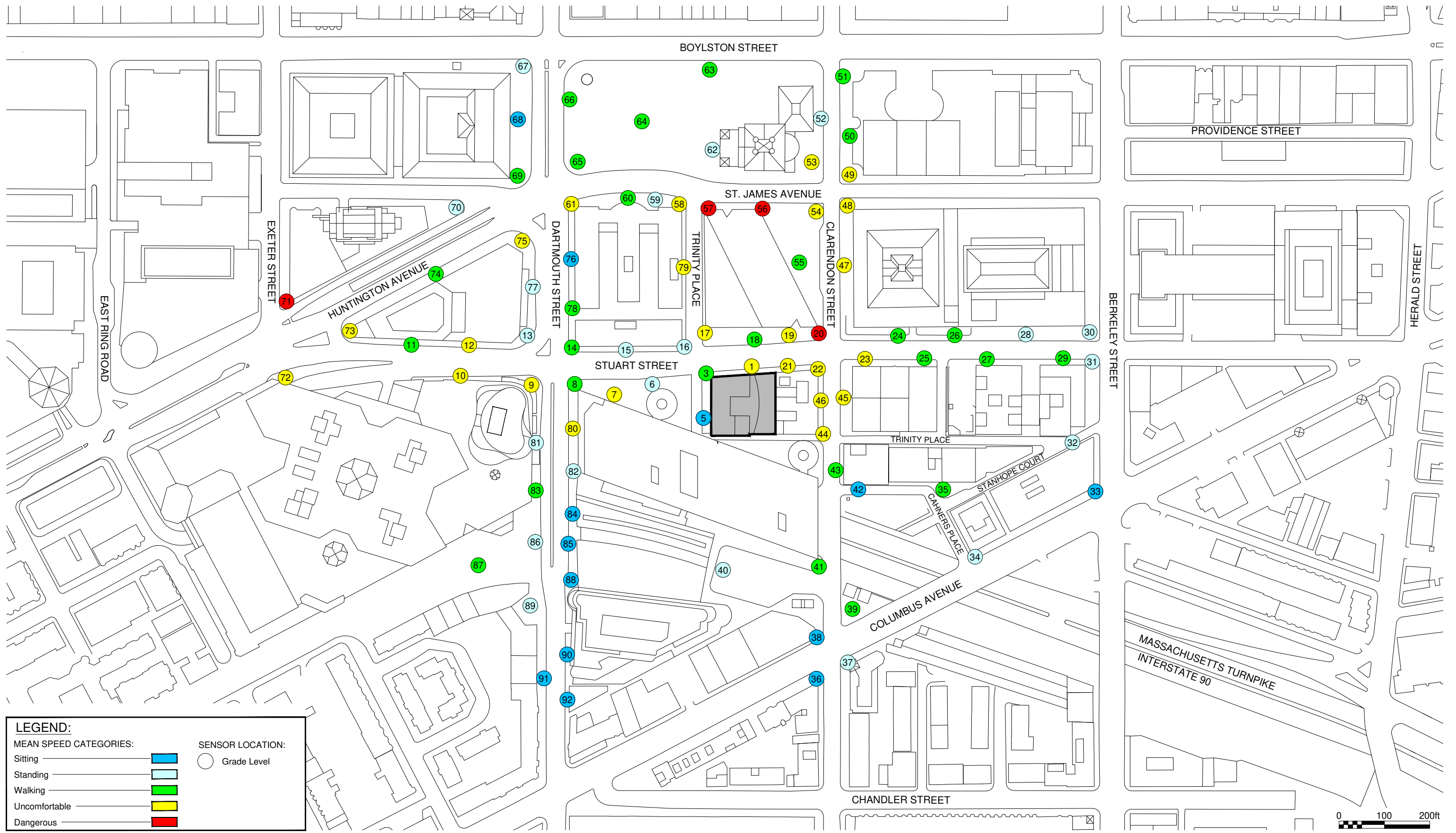








# WIND STUDIES



**LEGEND:**

**MEAN SPEED CATEGORIES:**

- Sitting
- Standing
- Walking
- Uncomfortable
- Dangerous

**SENSOR LOCATION:**

- Grade Level

Pedestrian Wind Conditions - Mean Speed - No Build  
Annual (January to December, 1:00 to 24:00)

40 Trinity - Boston, Massachusetts

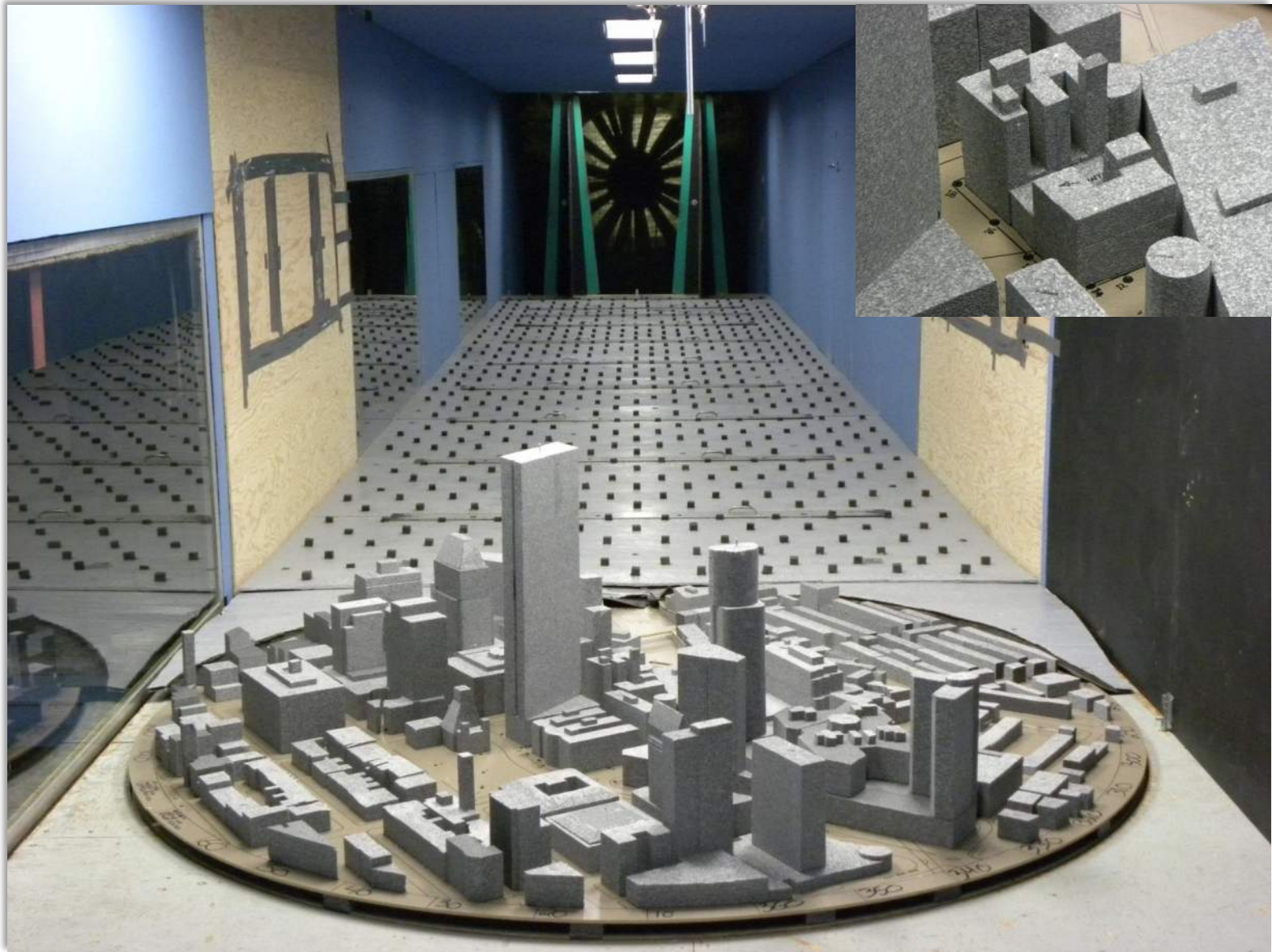


Drawn by: SMR Figure: 3a  
Approx. Scale: 1"=200'  
Date Revised: May 17, 2013



Project #1301268

**PUBLIC REALM**



**Wind Tunnel Study Model  
No Build**

40 Trinity – Boston, MA

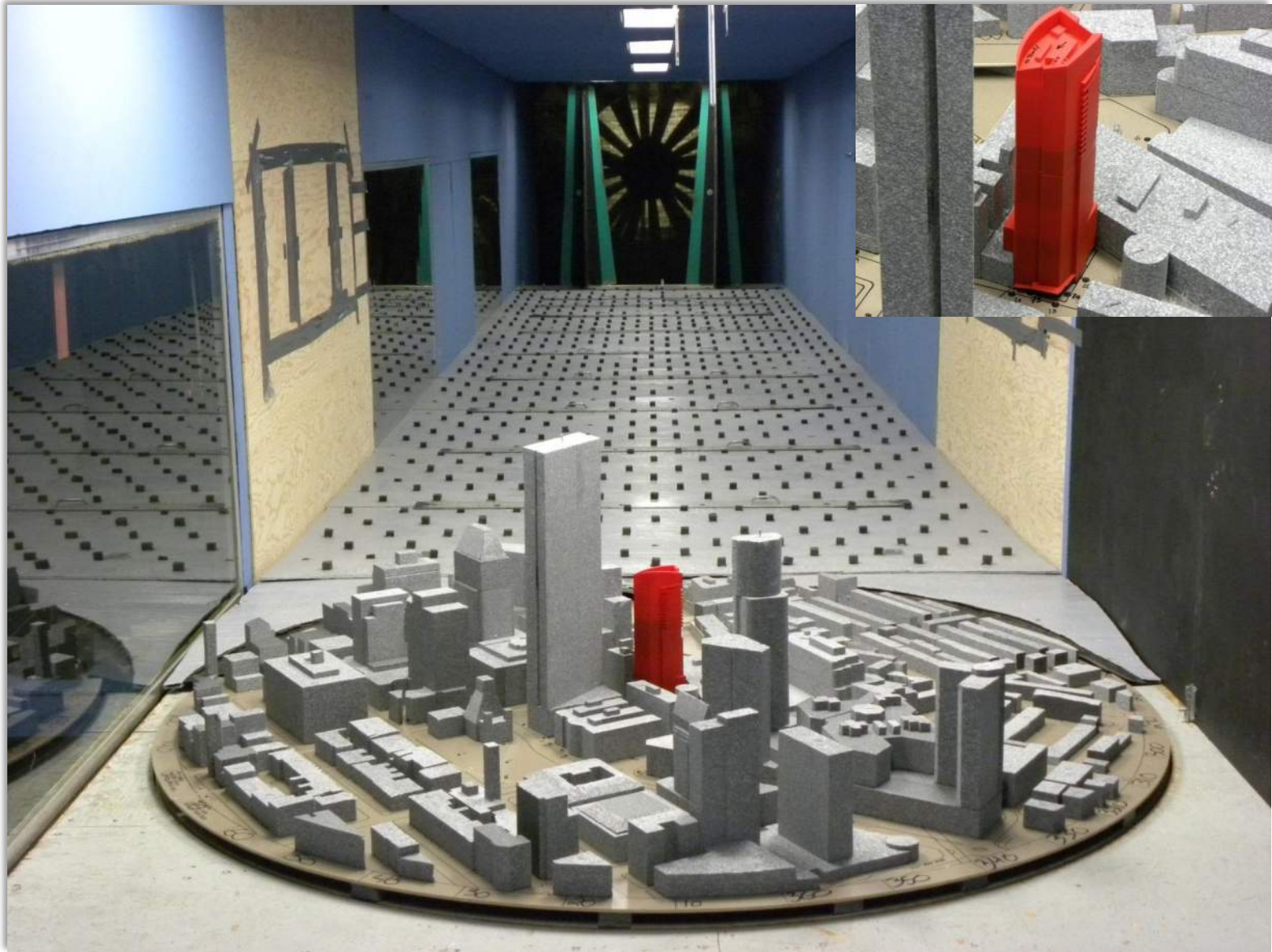
Figure No. 1a

Project #1301268

Date: May 17, 2013







**Wind Tunnel Study Model  
Build**

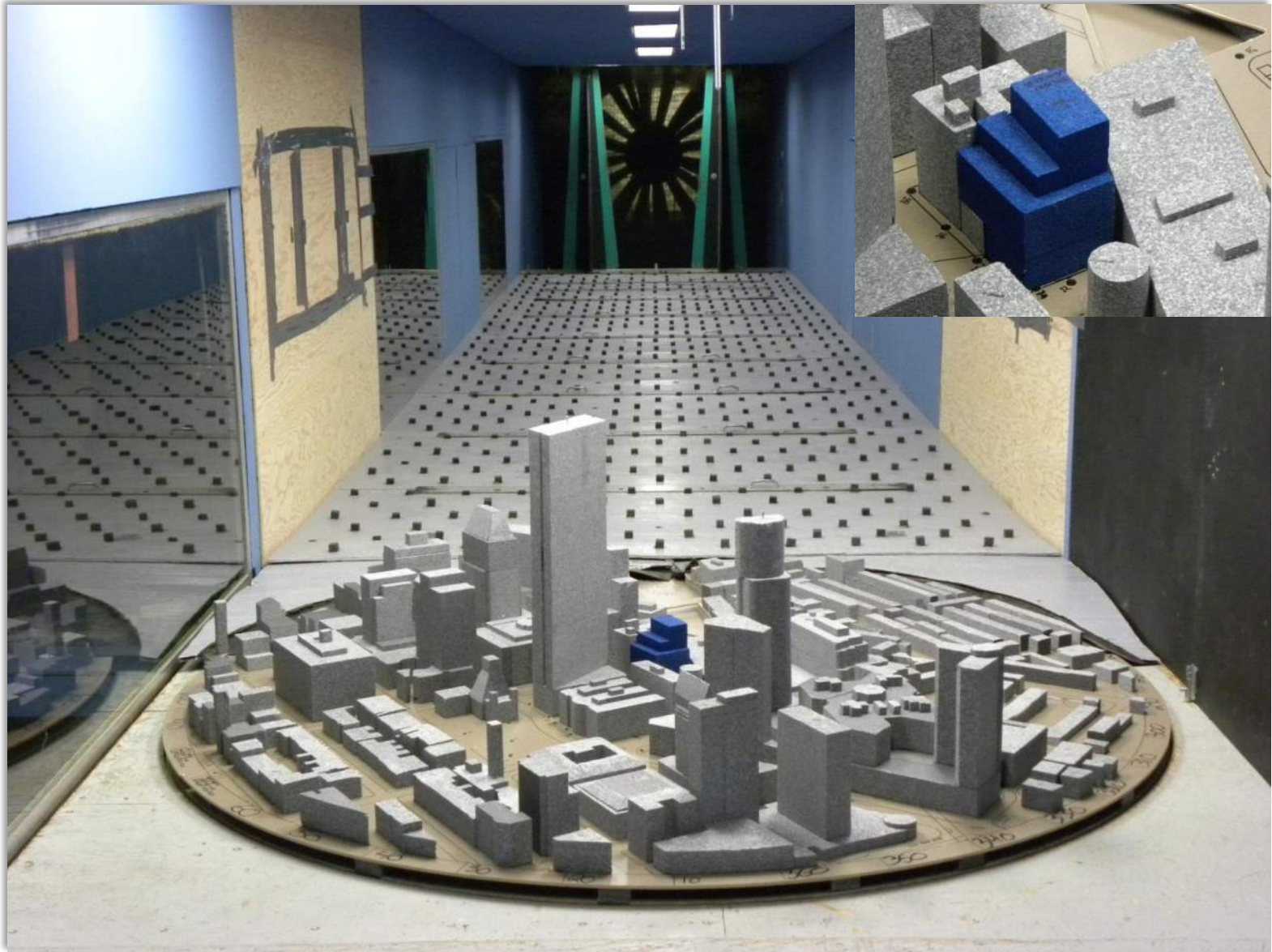
40 Trinity – Boston, MA

Figure No. 1b

Date: May 17, 2013



Project #1301268



**Wind Tunnel Study Model  
As of Right**

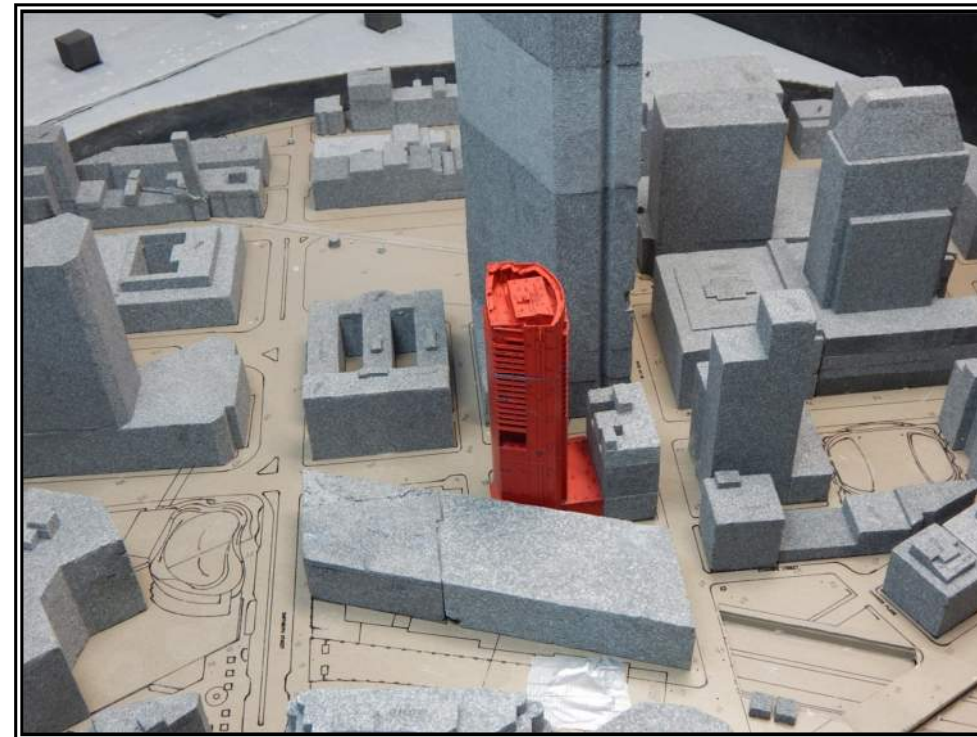
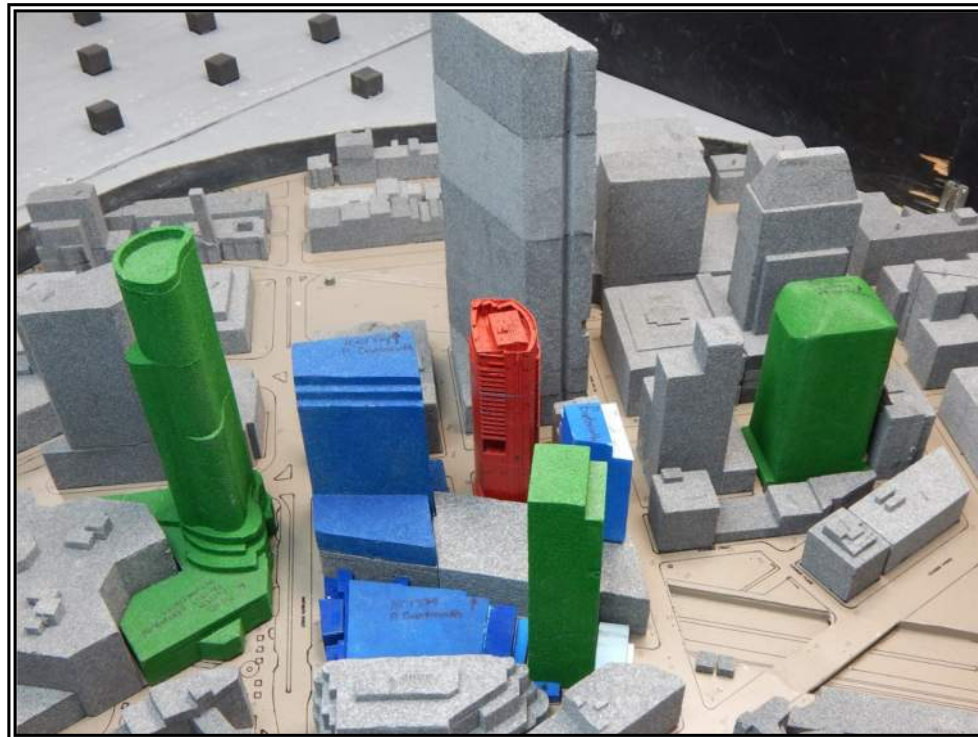
40 Trinity – Boston, MA

Figure No. 1c

Project #1301268

Date: May 17, 2013





**Wind Tunnel Study Model  
Configuration 2**

40 Trinity - Boston, Massachusetts

Figure No. 1b

Date: Apr. 8, 2016



**Wind Tunnel Study Model  
Configuration 1**

40 Trinity - Boston, Massachusetts

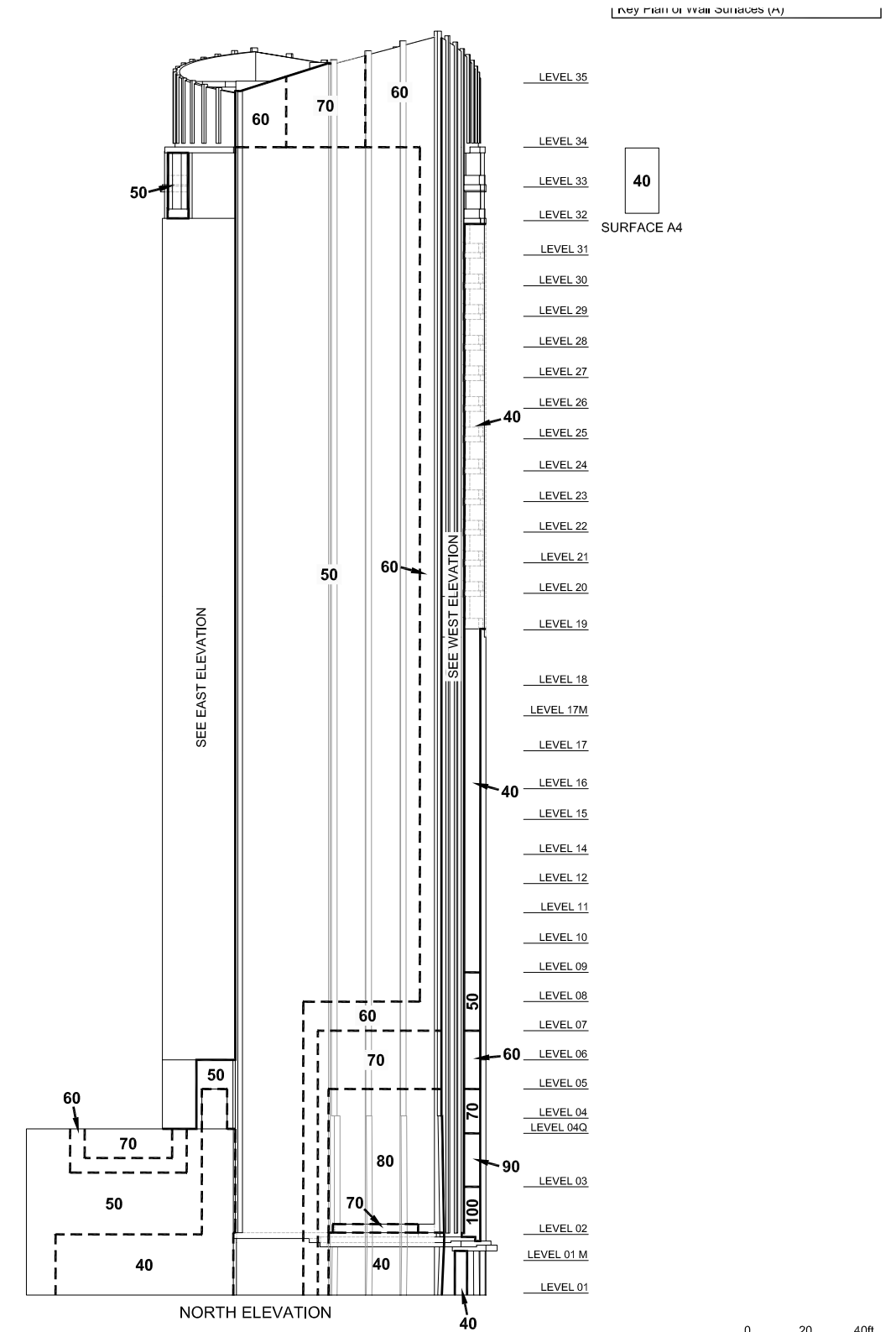
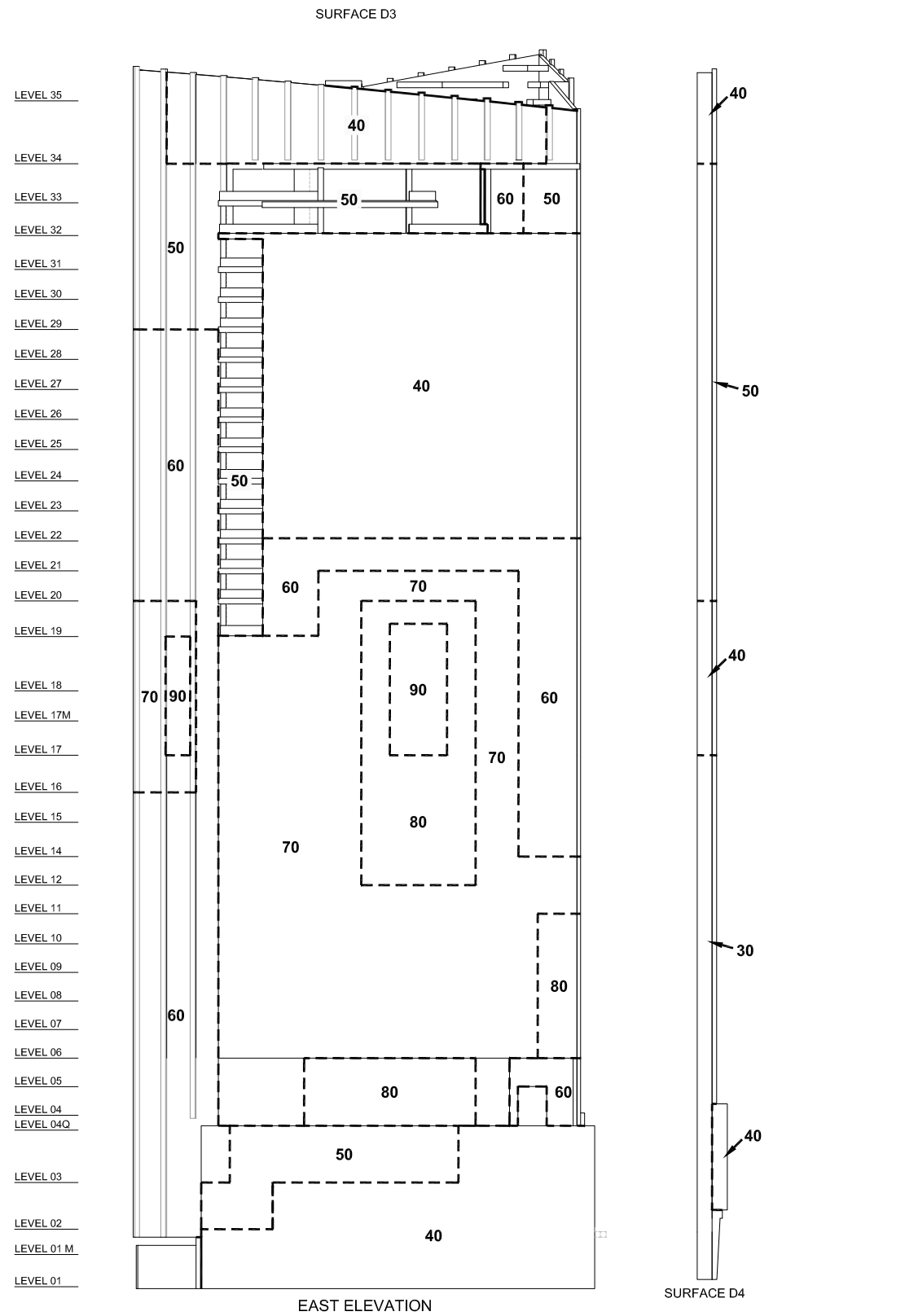
Figure No. 1a

Date: Apr. 8, 2016



# CLADDING STUDIES





Recommended Wind Loads for Cladding Design (psf)  
 Peak Net Negative Pressures  
 (Negative External Pressure with Positive Internal Pressure Where Applicable)  
 Ultimate Design Wind Speed = 128 mph, 3-second gust (Risk Category II)

40 Trinity - Boston, Massachusetts

Project #1301268

Drawn by: DDA Figure: 7  
 Approx. Scale: 1"=40'  
 Date Revised: Apr. 8, 2016



Recommended Wind Loads for Cladding Design (psf)  
 Peak Net Negative Pressures  
 (Negative External Pressure with Positive Internal Pressure Where Applicable)  
 Ultimate Design Wind Speed = 128 mph, 3-second gust (Risk Category II)

40 Trinity - Boston, Massachusetts

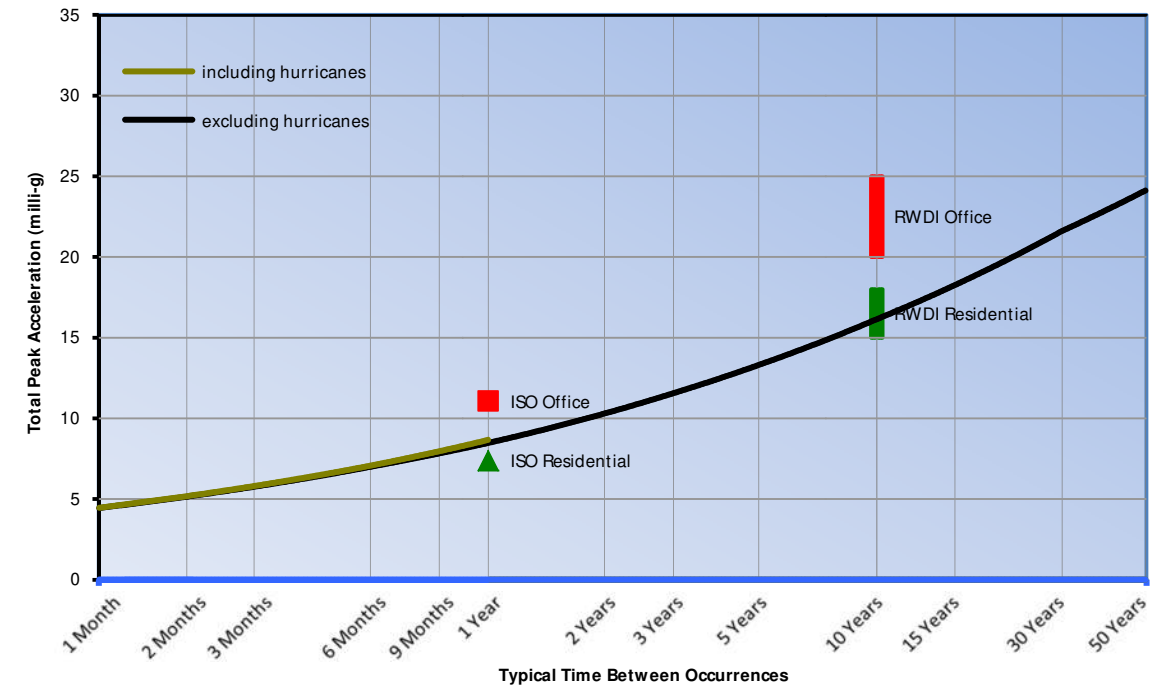
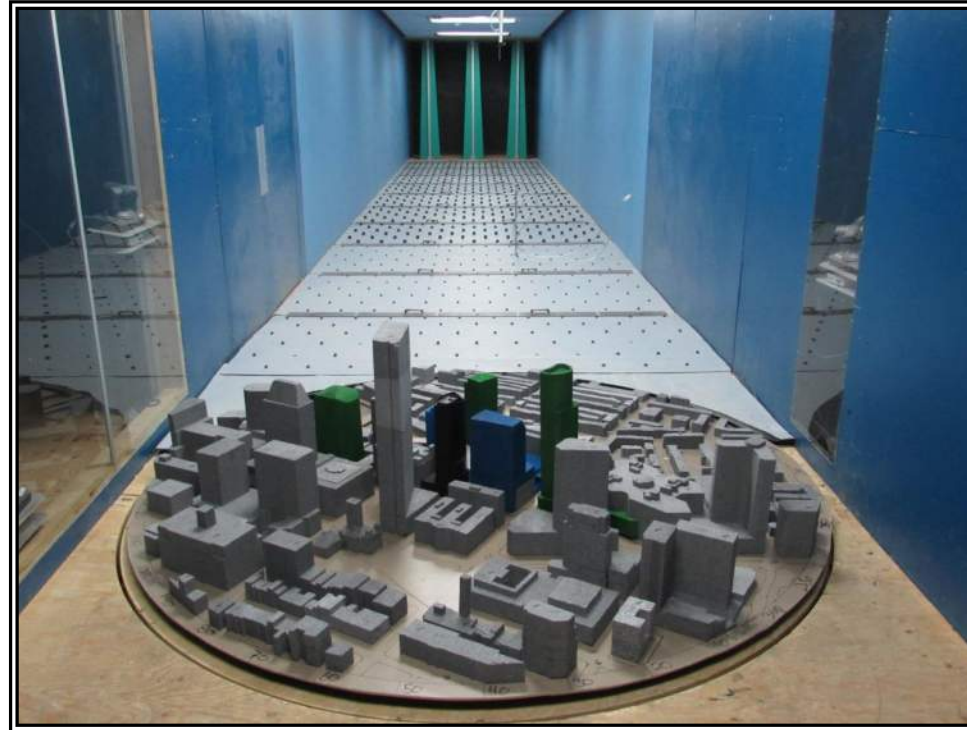
Project #1301268

Drawn by: DDA Figure: 4  
 Approx. Scale: 1"=40'  
 Date Revised: Apr. 8, 2016



# CLADDING STUDIES





Return Period (Years)	Peak Accelerations <sup>(2)</sup> (milli-g) Total - [X, Y and torsional components]		Peak Torsional Velocities (milli-rads/sec)		
	without hurricanes	with <sup>(6)</sup> hurricanes	without hurricanes	with hurricanes	CTBUH <sup>(5)</sup> Criteria
1	8.5 - [8.2, 4.3, 2.0]	8.6 - [8.4, 4.4, 2.1]	0.5	0.5	1.5
5	13 - [13, 6.9, 3.1]	-	0.8	-	-
10	16 - [16, 8.8, 3.8]	-	0.9	-	3

**Notes:**

- (1) A damping ratio of 1.5% of critical was used, along with frequencies of 0.243, 0.319, and 0.489 Hz.
- (2) Accelerations are predicted at Structural Level '31' (379.5 ft above Structural Level 'Ground') at a radial distance of 44.79 ft from the central axis of the tower (given in Figure 4).
- (3) ISO is the International Organization for Standardization, and the current standard (ISO 10137:2007) provides acceleration criteria for buildings at the 1-year return period. The criteria plotted on the graph have been generated based on a response-weighted interpretation of the individual modal component of the ISO criteria.
- (4) RWDI's criteria for residential and office buildings are based on research, experience and surveys of existing buildings, and is in agreement with general practice in North America.
- (5) The Council on Tall Buildings and Urban Habitat (CTBUH) provides tentative torsional velocity criteria for the 1- and 10-year return periods.
- (6) With the inclusion of hurricanes, it is not appropriate to consider events beyond the 1-year return period when evaluating occupant comfort. Therefore, longer return period values with hurricanes are not provided.

<b>Wind Tunnel Study Model</b> Configuration 2  40 Trinity - Boston, Massachusetts	Figure No. 1b	
	Date: May 31, 2016	

<b>Predicted Peak Accelerations and Torsional Velocities</b> Worst case configuration  40 Trinity - Boston, MA	Figure No. 6	
	Date: May 20, 2016	

# STRUCTURAL ANALYSIS



Performance Mock-Up



PMU

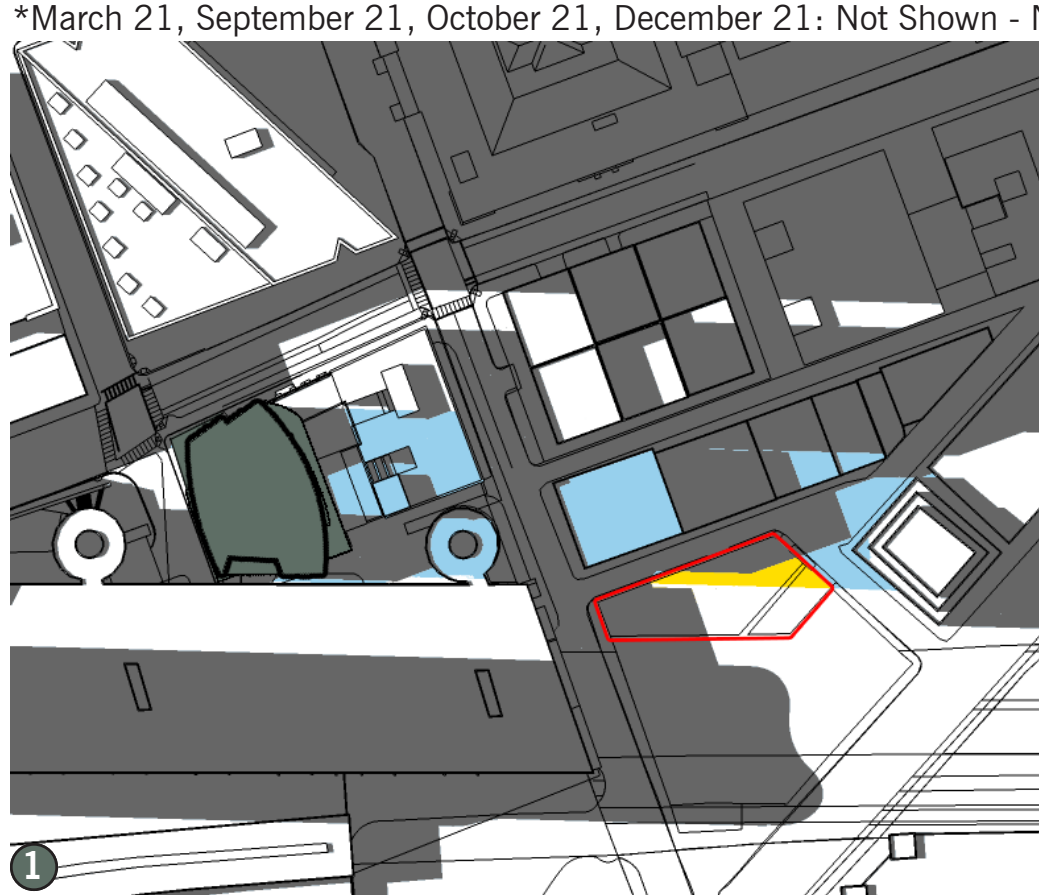
Visual Mock-Up



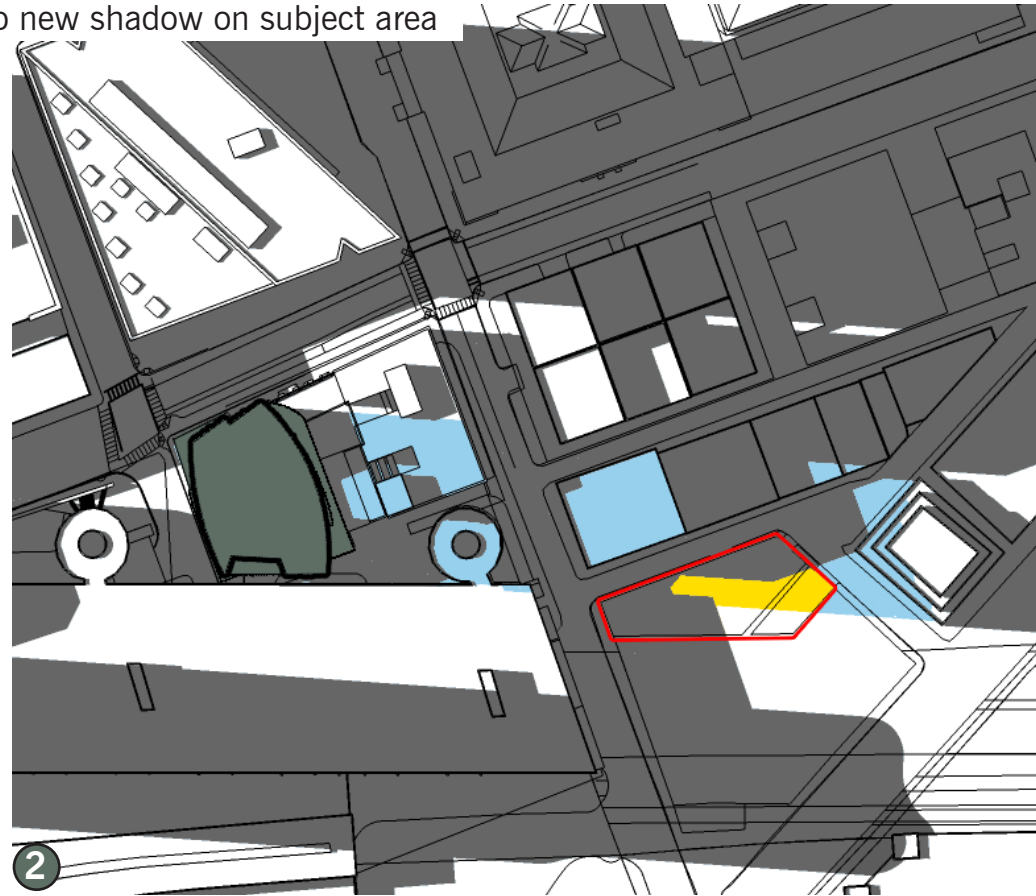
VMU

# SHADOW STUDIES

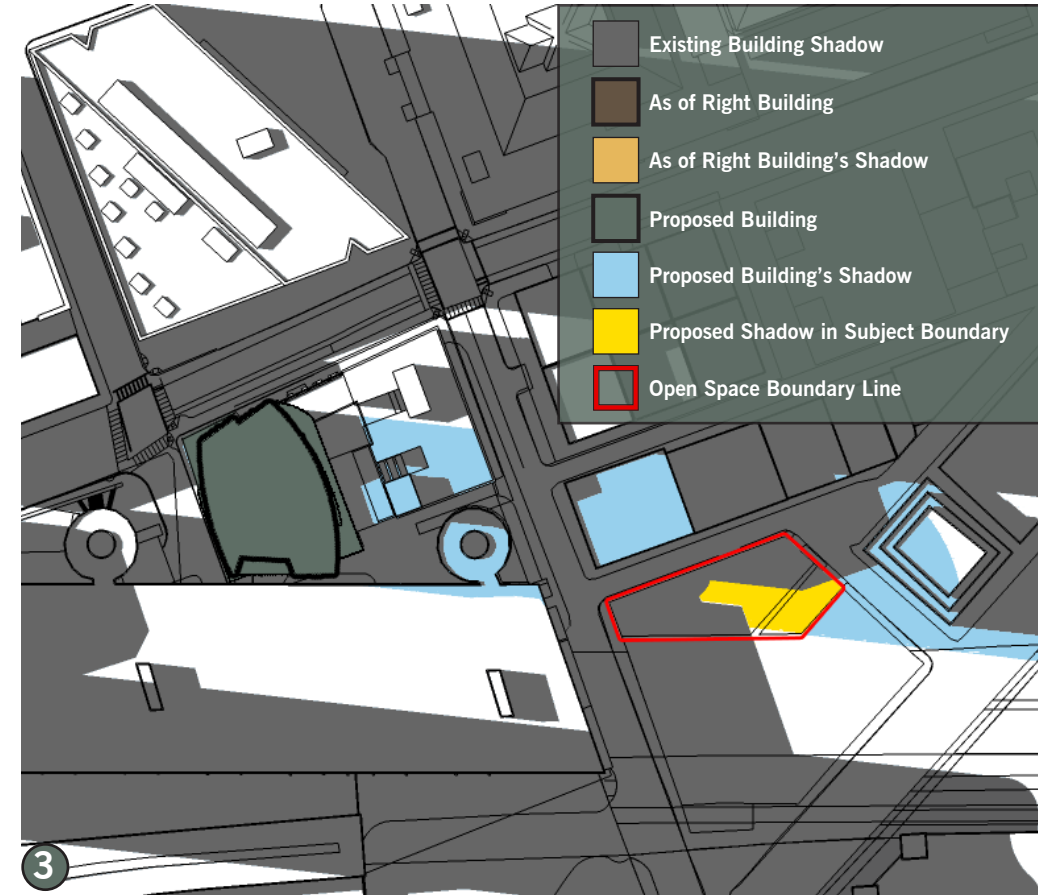
\*March 21, September 21, October 21, December 21: Not Shown - No new shadow on subject area



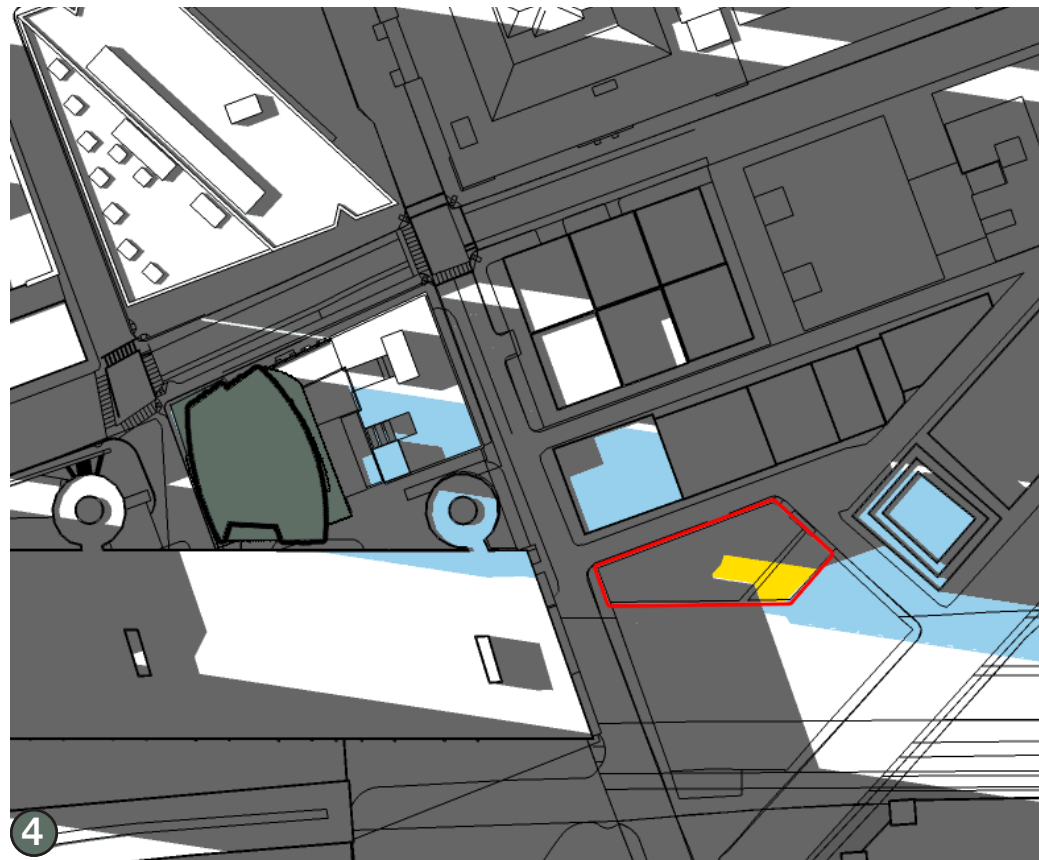
1 June 21 - 5:00PM



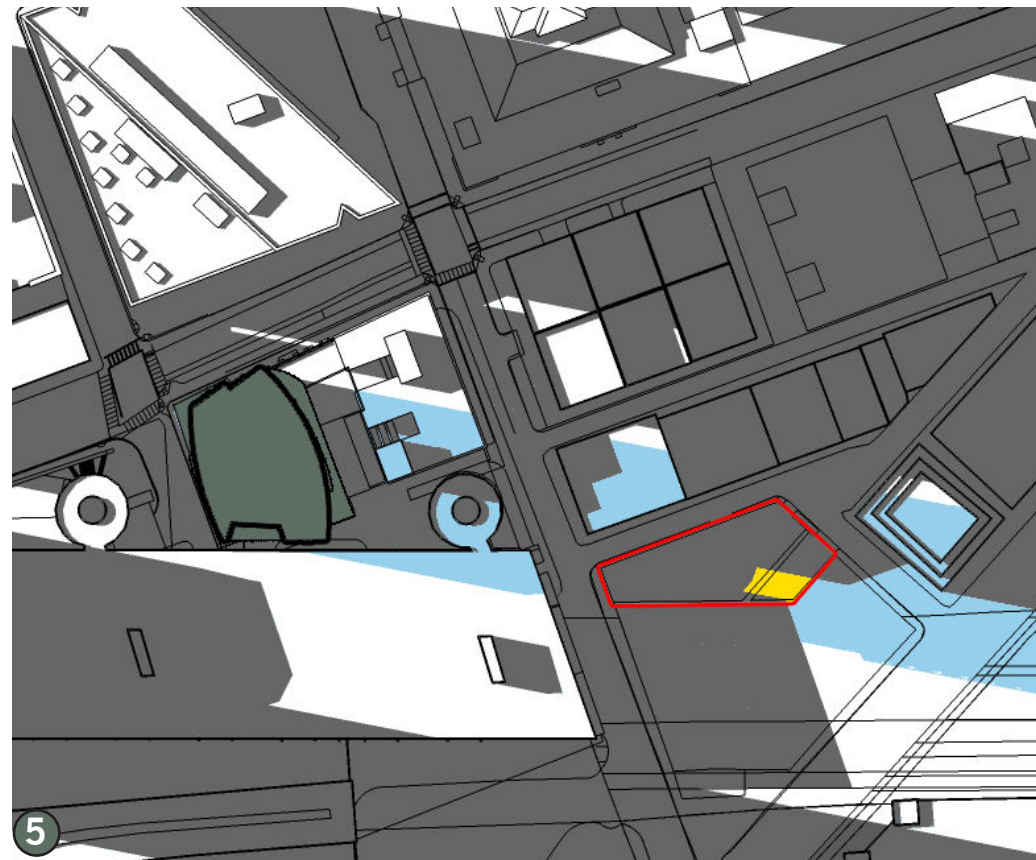
2 June 21 - 5:15PM



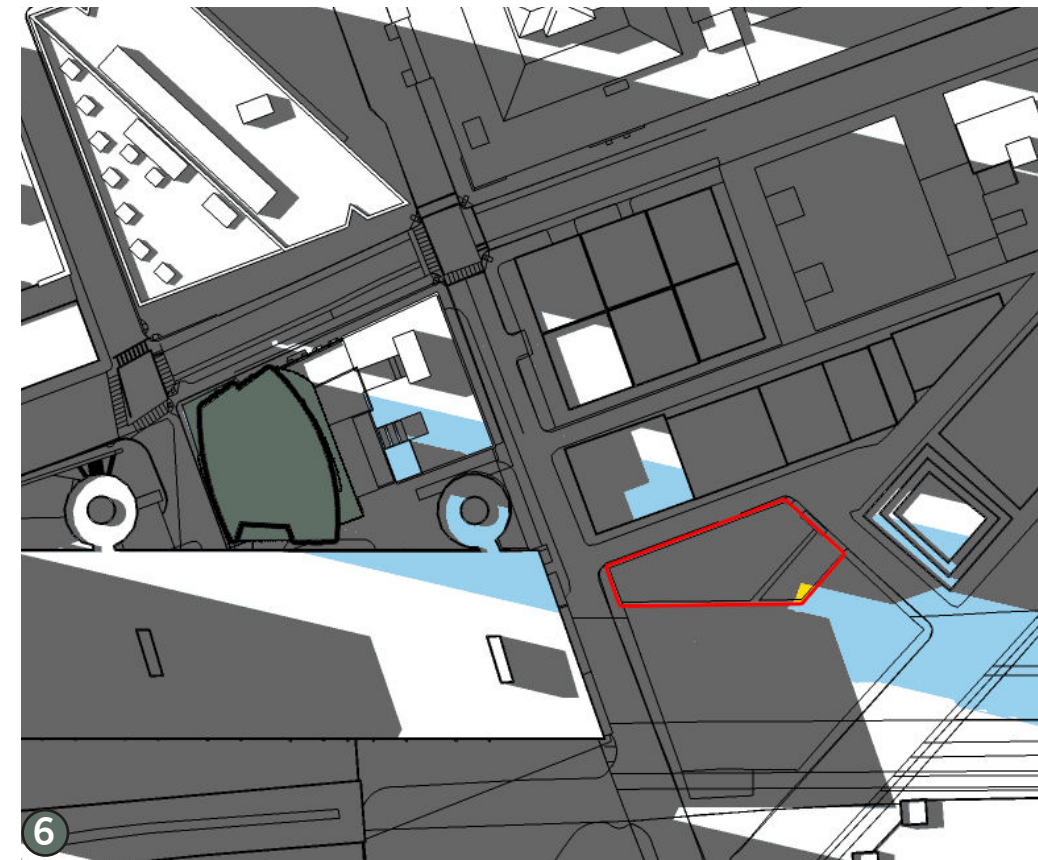
3 June 21 - 5:30PM



4 June 21 - 5:45PM



5 June 21 - 6:00PM



6 June 21 - 6:15PM

- Existing Building Shadow
- As of Right Building
- As of Right Building's Shadow
- Proposed Building
- Proposed Building's Shadow
- Proposed Shadow in Subject Boundary
- Open Space Boundary Line



\*March 21, June 21, September 21: Not Shown - No new shadow on subject area

- Existing Building Shadow
- As of Right Building
- As of Right Building's Shadow
- Proposed Building
- Proposed Building's Shadow
- Proposed Shadow in Subject Boundary
- Open Space Boundary Line



1 October 21 @ 9:00AM



2 October 21 @ 9:15AM

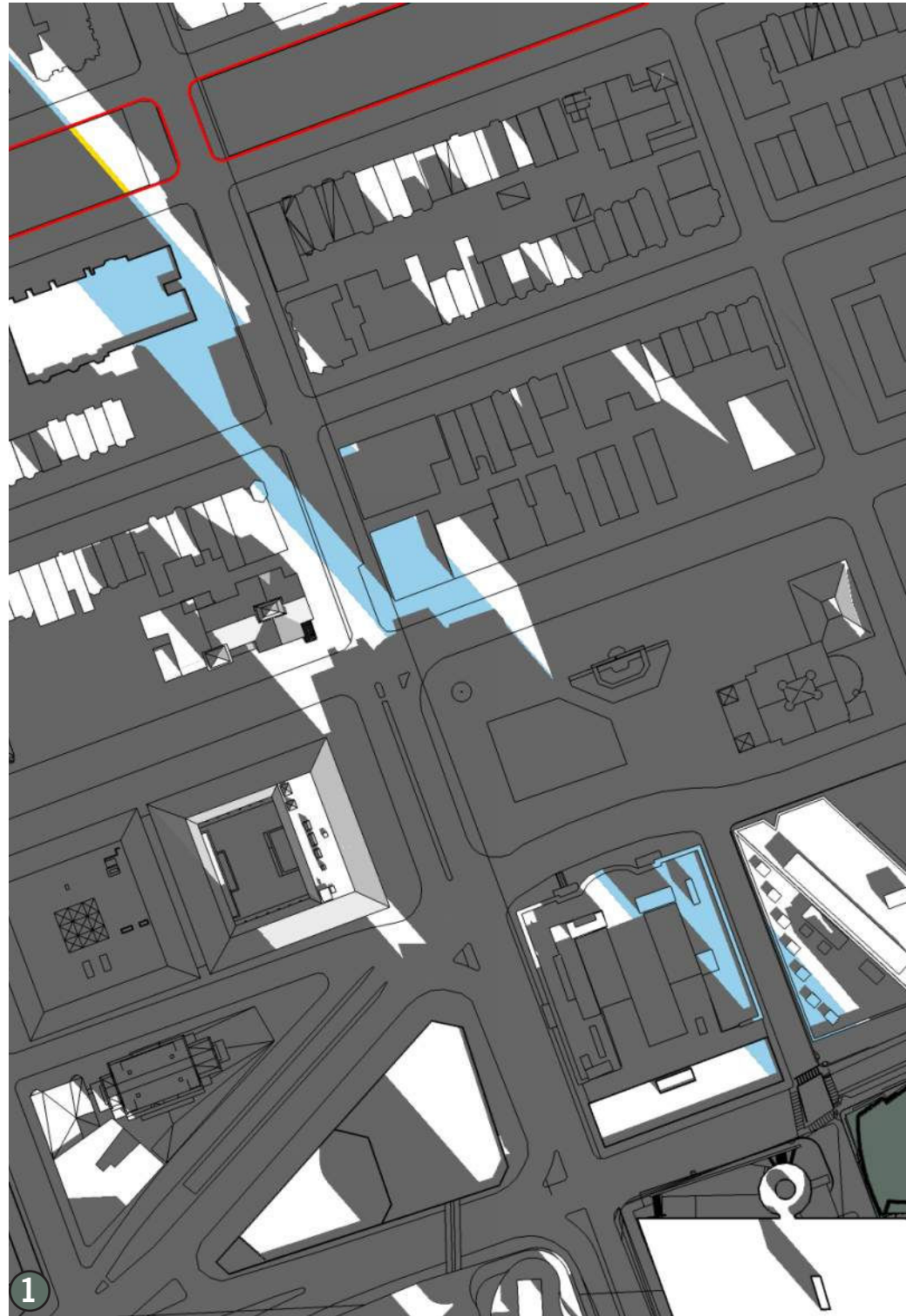


3 October 21 @ 9:30M

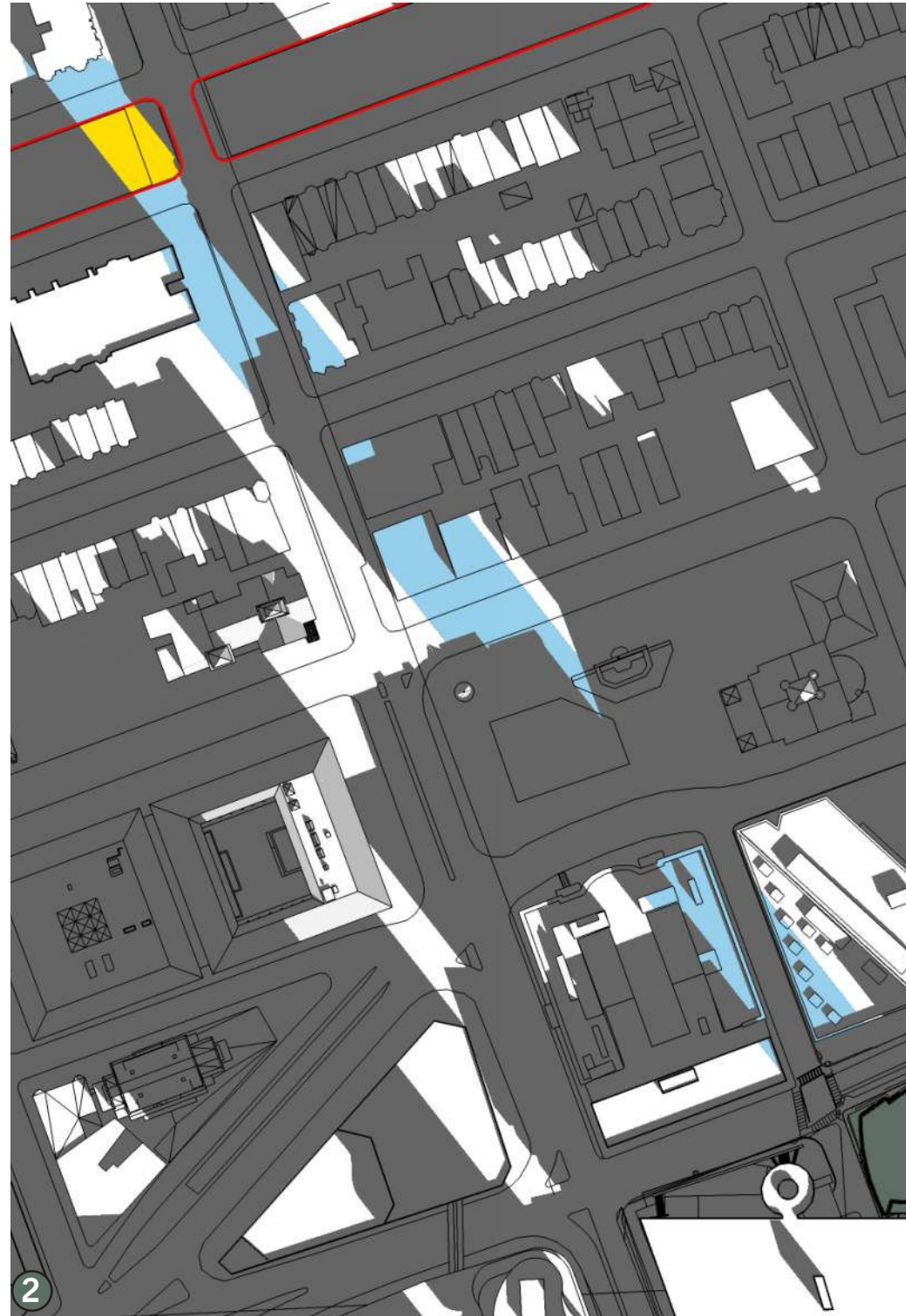


4 October 21 @ 9:45M

\*March 21, June 21, September 21, October 21: Not Shown - No new shadow on subject area



1 December 21 @ 8:45AM

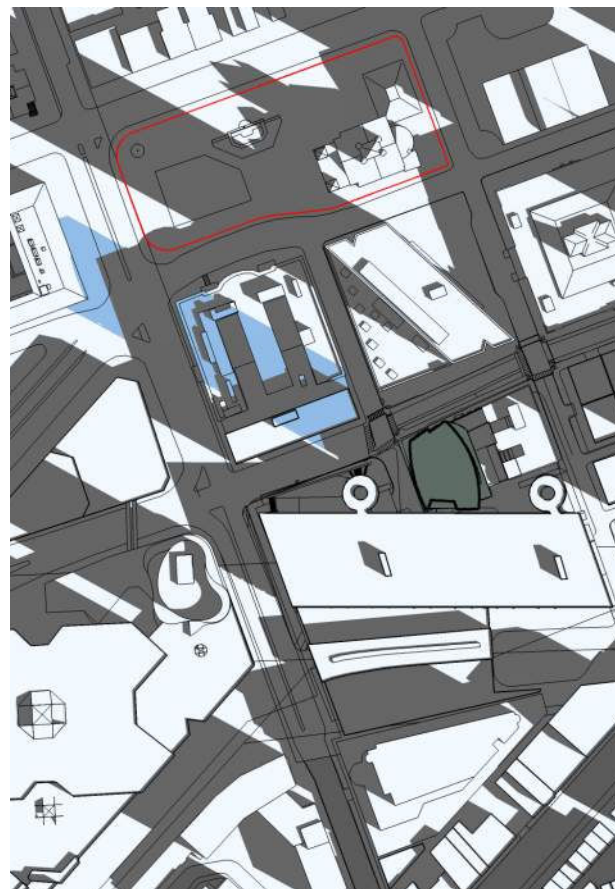


2 December 21 @ 9:00AM

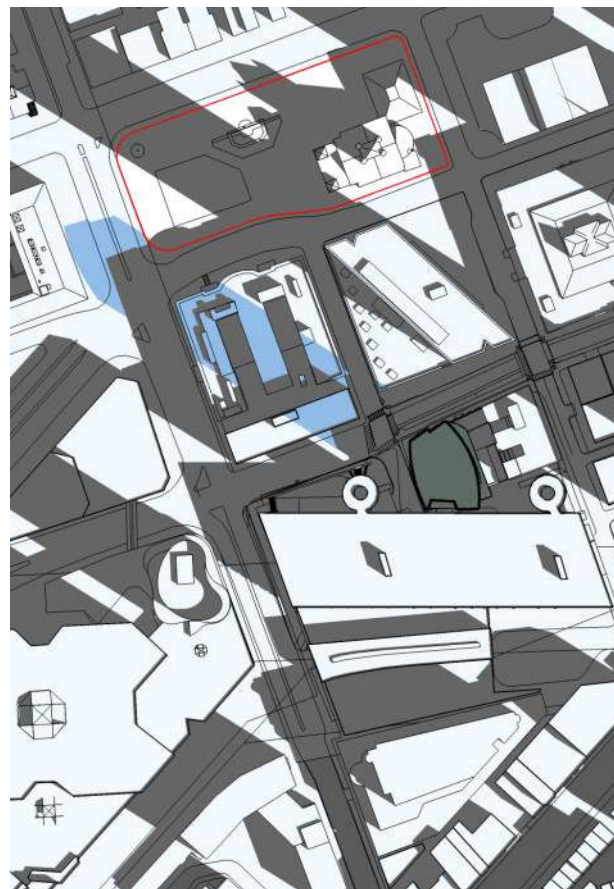


3 December 21 @ 9:15AM

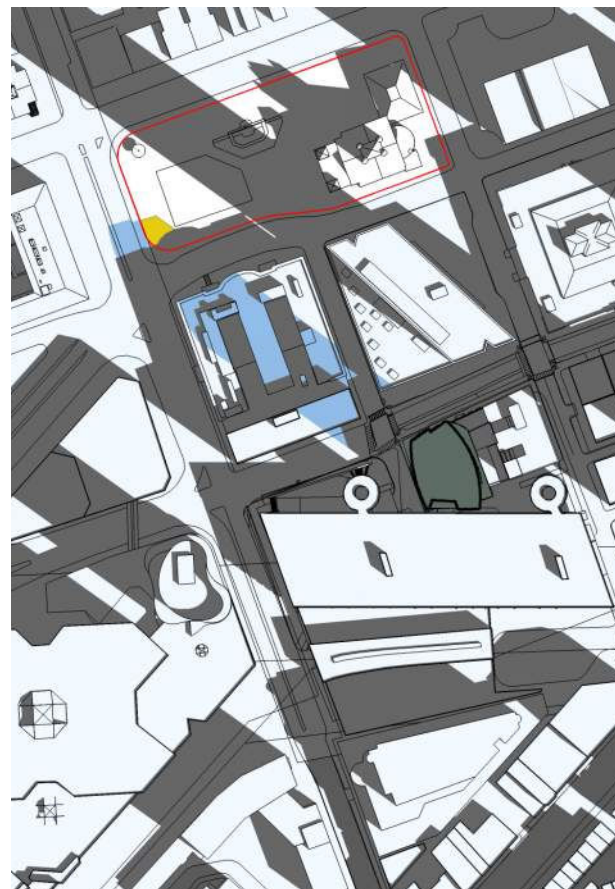
- Existing Building Shadow
- As of Right Building
- As of Right Building's Shadow
- Proposed Building
- Proposed Building's Shadow
- Proposed Shadow in Subject Boundary
- Open Space Boundary Line



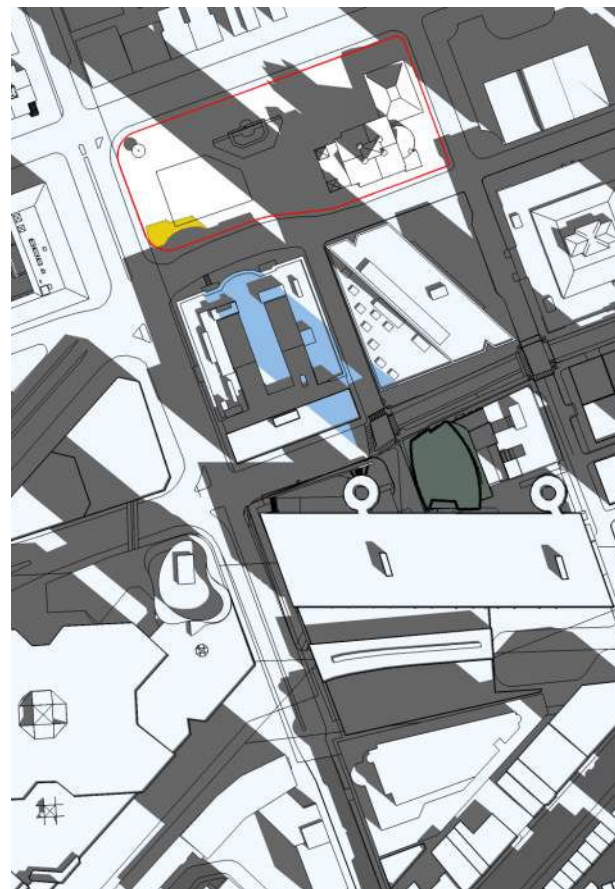
9:30 AM



9:45 AM



10:00 AM



10:15 AM



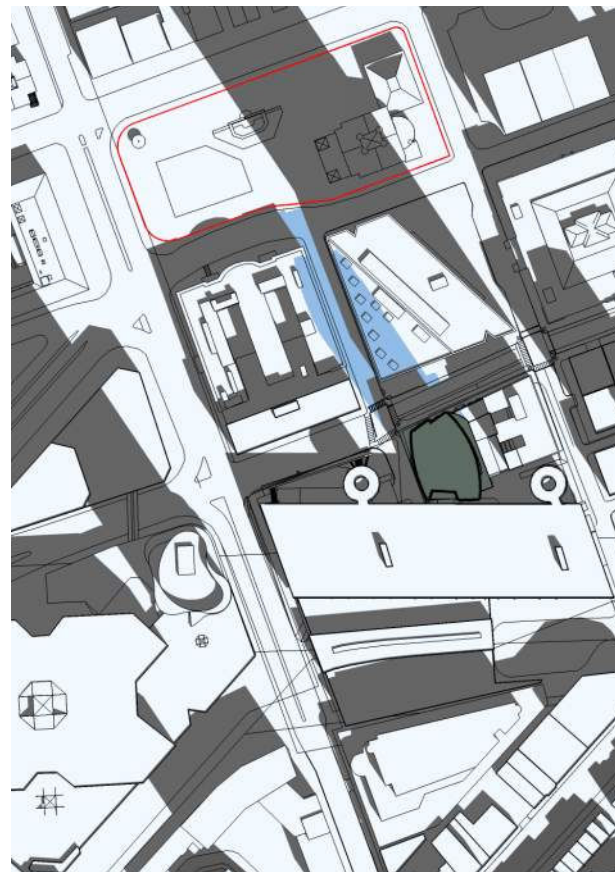
10:30 AM



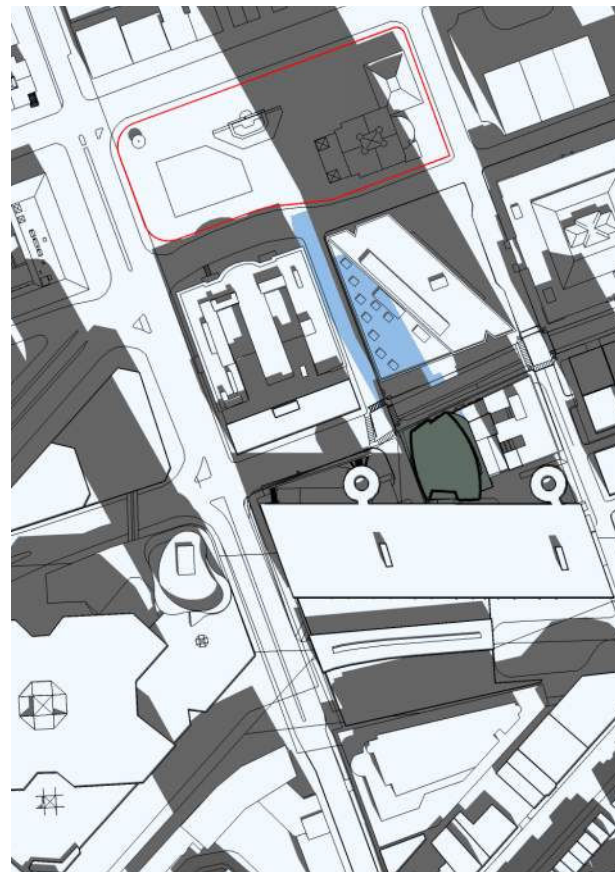
10:45 AM










11:00 AM



11:15 AM



11:30 AM

-  Existing Building Shadow
-  As of Right Building
-  As of Right Building's Shadow
-  Proposed Building
-  Proposed Building's Shadow
-  Building Shadow within Subject Boundary
-  Open Space Boundary Line

40 Trinity  
Boston, MA

Copley Square Shadow Study  
March 21

July 11, 2013  
DEVELOPER : Trinity  
ARCHITECT : The Architectural Team

tat | the architectural team



8:45 AM



9:00 AM



9:15 AM



9:30 AM



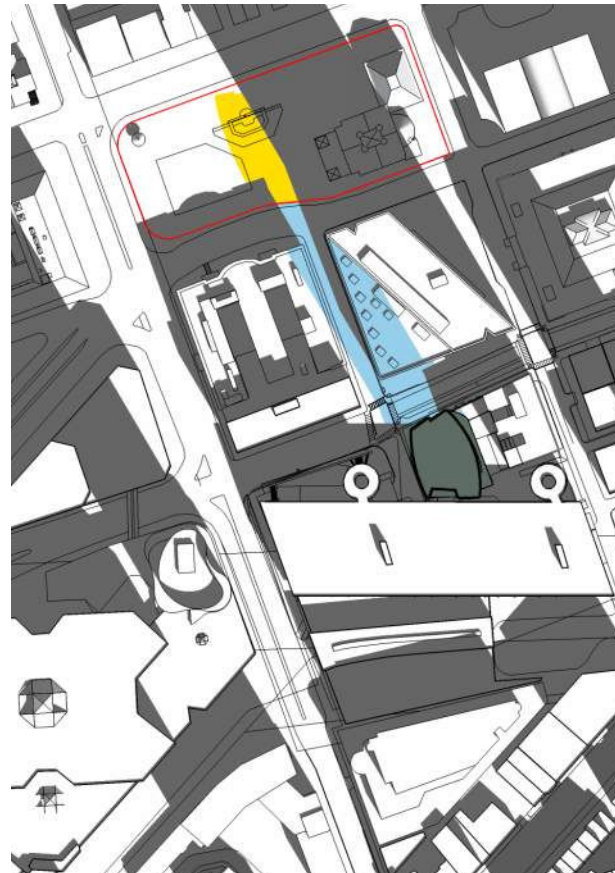
9:45 AM



10:00 AM










10:15 AM



10:30 AM



10:45 AM

-  Existing Building Shadow
-  As of Right Building
-  As of Right Building's Shadow
-  Proposed Building
-  Proposed Building's Shadow
-  Building Shadow within Subject Boundary
-  Open Space Boundary Line

40 Trinity  
Boston, MA

Copley Square Shadow Study  
October 21

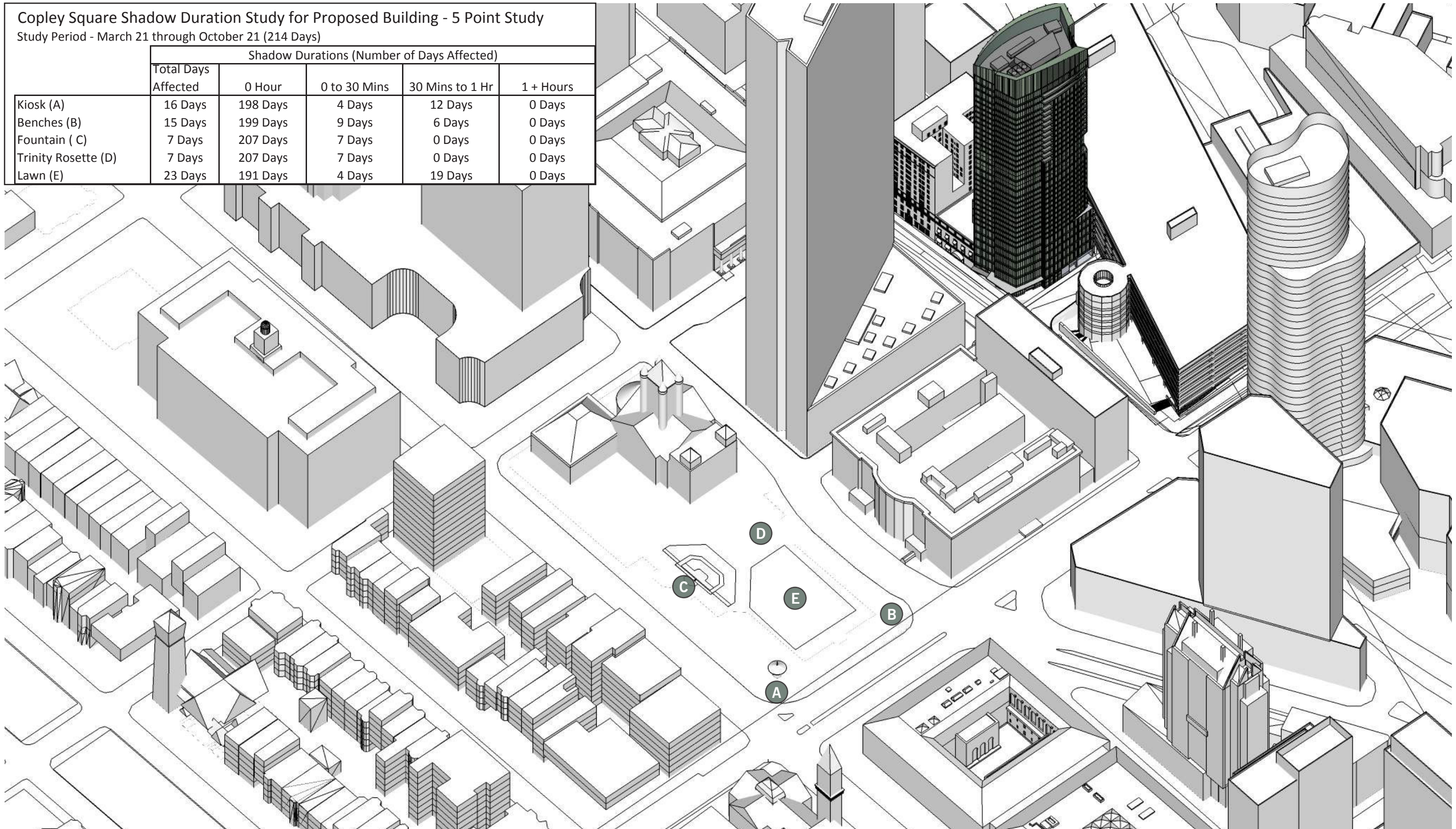
July 11, 2013  
DEVELOPER : Trinity  
ARCHITECT : The Architectural Team

tat | the architectural team

# Copley Square Shadow Duration Study for Proposed Building - 5 Point Study

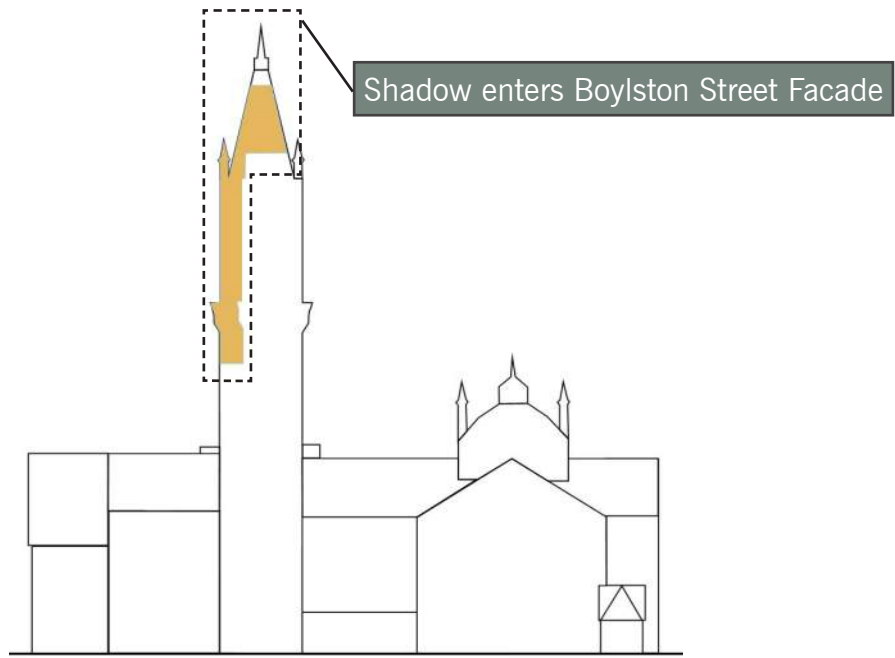
Study Period - March 21 through October 21 (214 Days)

Total Days Affected	Shadow Durations (Number of Days Affected)				
	0 Hour	0 to 30 Mins	30 Mins to 1 Hr	1 + Hours	
Kiosk (A)	16 Days	198 Days	4 Days	12 Days	0 Days
Benches (B)	15 Days	199 Days	9 Days	6 Days	0 Days
Fountain (C)	7 Days	207 Days	7 Days	0 Days	0 Days
Trinity Rosette (D)	7 Days	207 Days	7 Days	0 Days	0 Days
Lawn (E)	23 Days	191 Days	4 Days	19 Days	0 Days

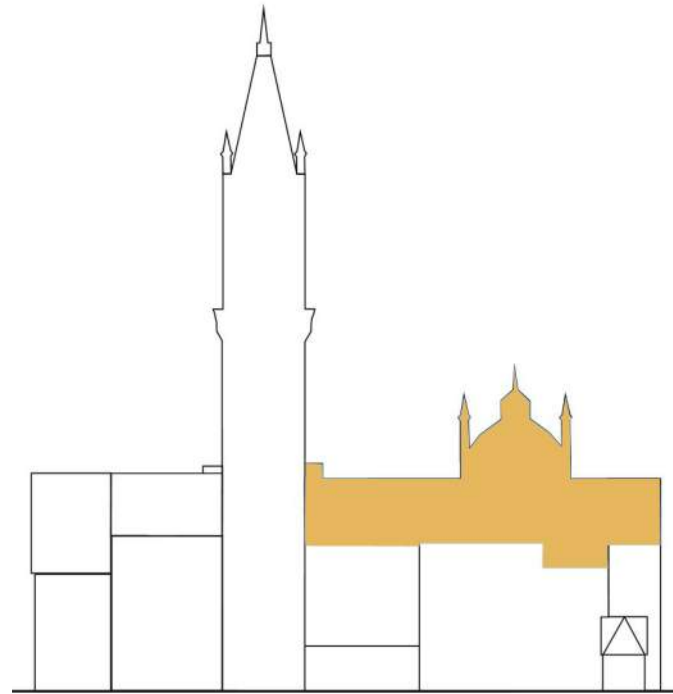


\*March 21, June 21, September 21, October 21: Not Shown - No new shadow on subject area

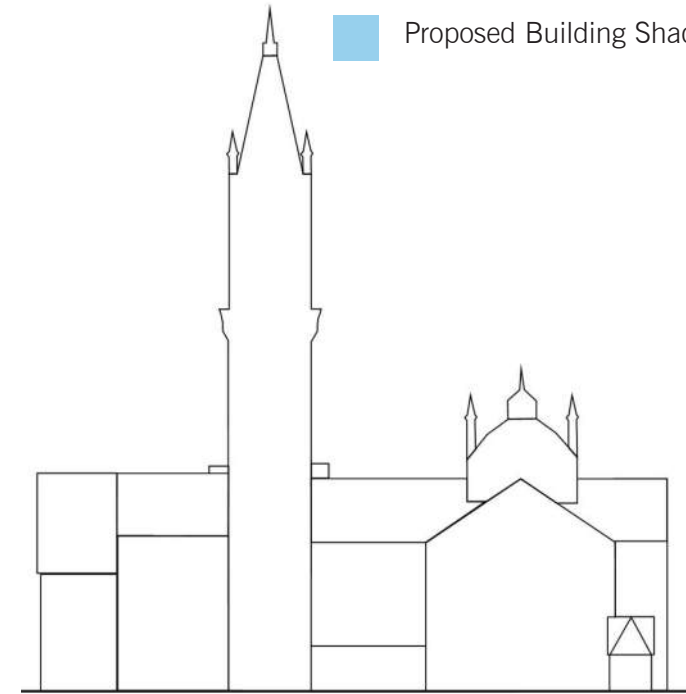
As-Of-Right Building Shadow  
Proposed Building Shadow



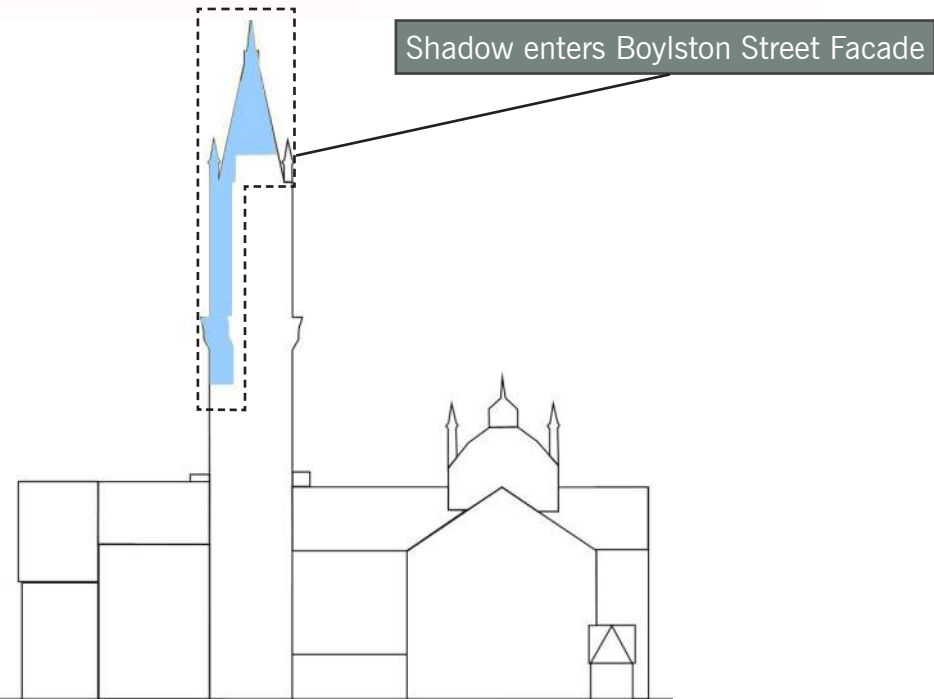
December 21; 7:15AM  
New Old South Church - Boylston Street Facade



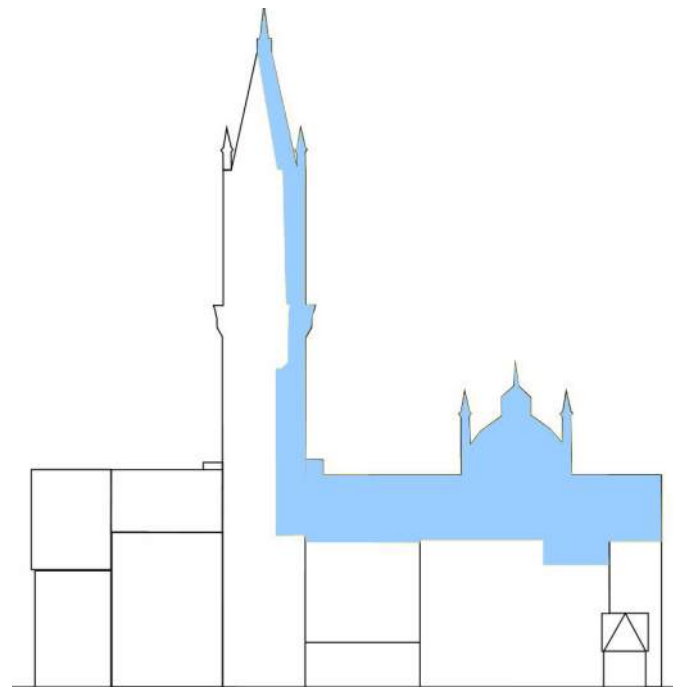
December 21; 7:55AM  
New Old South Church - Boylston Street Facade



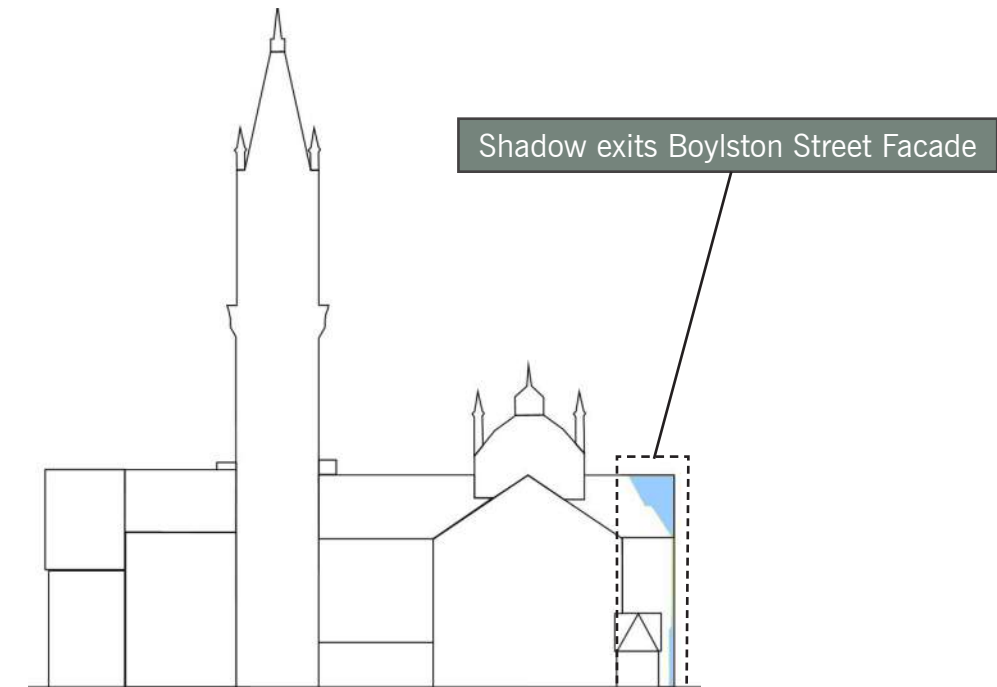
December 21; 8:29AM  
New Old South Church - Boylston Street Facade



December 21; 7:15AM  
New Old South Church - Boylston Street Facade



December 21; 7:55AM  
New Old South Church - Boylston Street Facade

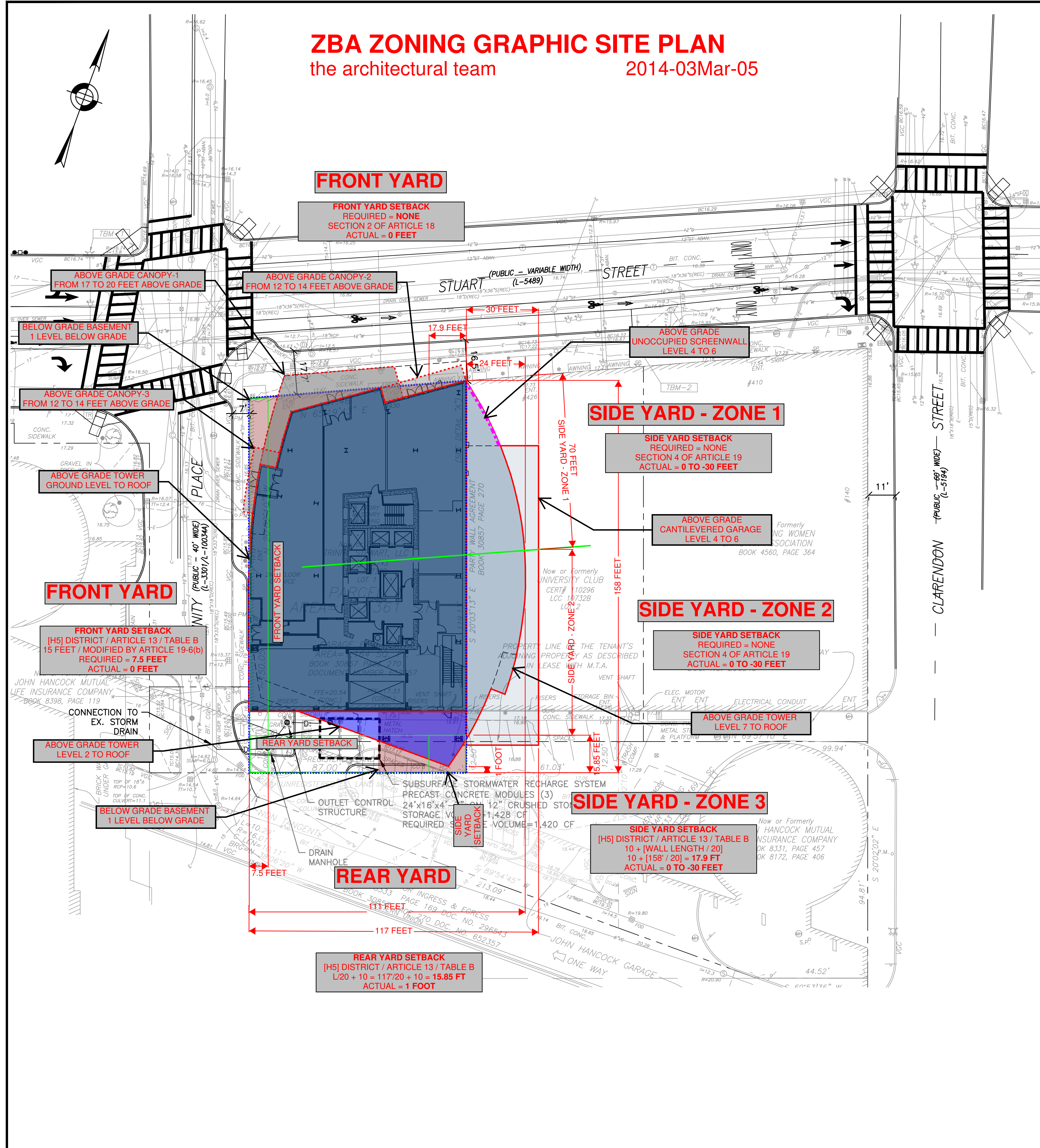


December 21; 8:29AM  
New Old South Church - Boylston Street Facade

# UNIQUE ZONING & BUILDING CODE/DESIGN CHALLENGES

# ZBA ZONING GRAPHIC SITE PLAN

the architectural team 2014-03Mar-05



## 40 TRINITY ZONING INFORMATION

March 5, 2013

ARTICLE 13 / TABLE B - DIMENSIONAL REGULATIONS / Zoning Codes Business 6 [B-6] District, Subdistrict K of the Downtown Interim Planning Overlay District (the IPOD), Restricted Parking Overlay District, Groundwater Conservation Overlay District, Some aspects of Residential Apartment District H-5

MIN. LOT SIZE [H5]	REQUIREMENT	PROVIDED
Any Dwelling	None [Note 1]	NA
Other Use	None	NA
MIN. LOT AREA PER ADDITIONAL DWELLING UNIT [H5]	None [Note 1]	NA
Any Dwelling	None	NA
Other Use	None	NA
MIN. LOT WIDTH [H5]	None [Note 1]	NA
Any Dwelling	None	NA
Other Use	None	NA
MIN. STREET FRONTAGE	50 Feet [Note 1]	87.46 FT [Note 2]
MAX. FLOOR AREA RATIO [B8]	8.0 / 10.0 [Note 3]	above 10.0
MAX. HEIGHT OF BUILDINGS	Stories [B8]	NA
Feet [B8]	125' / 155' [Note 4]	400 FT [Note 5]
MIN. USABLE OPEN SPACE PER DWELLING UNIT [H5]	Any Dwelling	50 SF
Other Use	None	7.34 SF [Note 6]
MIN. FRONT YARD [H5]	Any Dwelling	0 FT [Note 7,8]
Stuart Street [Note 9]	7.5 FT [Note 10]	0 FT
Trinity Place [Note 9]	None	NA
Other Use	None	NA
MIN. SIDE YARD [H5]	Any Dwelling	7.5 FT [Note 10]
Trinity Place	0 FT [Note 12]	0 FT
U-Club Side 1	0 FT to -30 FT [Note 13]	0 FT to -30 FT [Note 13]
U-Club Side 2	0 FT [Note 14]	0 FT to -30 FT [Note 13]
U-Club Side 3	17.90 FT [Note 15,16]	0 FT to -30 FT [Note 13]
Other Use	None	NA
MIN. REAR YARD [H5]	15.85 FT [Note 17]	1 FT
MIN. PARAPET SETBACKS [B8]	FRONT - Stuart Street	0 FT
Up to 25 FT	0 FT [Note 18]	0 FT
Above 25 FT	69.43 FT [Note 19]	0 FT to 69.43 FT
FRONT - Trinity Place	0 FT [Note 18]	0 FT
Up to 25 FT	76.14 FT [Note 20]	0 to 76.14 FT
Above 25 FT	0 FT	0 FT
SIDE - University Club	0 FT [Note 11]	0 FT to -25 FT
Up to 110 FT	64 FT [Note 21]	-25 FT to 8 FT
Above 110 FT	0 FT	0 FT
MIN. PARAPET SETBACKS [B8] - Continued	REAR - John Hancock Garage	0 FT
Up to 25 FT	69.43 FT [Note 22]	1 FT to 69.43 FT
Above 25 FT	0 FT	0 FT
MAX. REAR YARD - Max. % Occ. By Accessory Buildings [H5]	40%	NA
ARTICLE 23 - Off-Street Parking	None [Note 23]	100 Spaces [Note 24]
ARTICLE 24 - Off Street Loading	3 [Note 25]	1 [Note 25]

### SPECIFIC NOTES

- Note 1 - Pursuant to Section 4 of Article 13.
- Note 2 - Measured along Stuart Street.
- Note 3 - "Enhanced" FAR of 10 allowed by Section 27D-7.2.
- Note 4 - Table A of Section 27D-7 allows an as-of-right building height of 125 feet and an "enhanced" building height of 155 feet.
- Note 5 - Calculated pursuant to the Zoning Code.
- Note 6 - Calculation - 7,592 Total Balcony SF [516 SF Common Use Balcony available for 65 Units without exclusive use balconies = 7.34 SF/Unit] 7076 SF exclusive use Balconies for 50 Units = 141.52 SF/Unit
- Note 7 - Pursuant to Section 2 of Article 18.
- Note 8 - No Front Yard requirement on Stuart Street, therefore, Section 3 of Article 18 is not applicable.
- Note 9 - Stuart Street is considered a Front Yard and per Articles 18-4 and 19-6 Trinity Place has the Yard required by Section 19-6(b).
- Note 10 - Pursuant to Section 19-6(b), the Yard requirement for Trinity Place frontage shall be one half of the required Front Yard depth, which is 15 Feet in the H5 District, for a requirement of 7.5 Feet. See also Section 19-2, which requires a side yard of 10 feet for side yards in which there is a driveway providing access to off-street parking.
- Note 11 - Pursuant to Section 21-2(b).
- Note 12 - Pursuant to Section 4 of Article 19, no side yard is required between the front yard required and a line parallel thereto and 70 Feet thereof.
- Note 13 - Shares a lot line with the U-Club, cantilevers 30 FT beyond above 3rd floor.
- Note 14 - Pursuant to Section 4 of Article 19, no side yard is required between the rear yard required and said parallel 70 Feet setback mentioned in Note 12, because a building abuts the Project Site.
- Note 15 - Pursuant to Section 4 of Article 19, side yard required is limited to the area between rear lot line and rear yard required depth.
- Note 16 - Calculation - 10 FT + (wall length/20) = 10 + (158 FT / 20) = 17.9 FT
- Note 17 - Calculation - L/20 + 10 = 117/20 + 10 = 15.85 FT [south side as Rear Yard]
- Note 18 - Pursuant to Section 2(a) of Article 21
- Note 19 - Calculation - [H + L] / 7 = [H + 400 - 25 + 375] + [L = 111] / 7 = 69.43 FT
- Note 20 - Calculation - [H + L] / 7 = [H + 400 - 25 + 375] + [L = 158] / 7 = 76.14 FT
- Note 21 - Pursuant to Section 21-2(b), Calculation - [H + L] / 7 = [H + 400 - 110 + 250] + [L = 158] / 7 = 64 FT
- Note 22 - Calculation - [H + L] / 7 + [H + 400 - 25 + 375] + [L = 111] / 7 = 69.43 FT
- Note 23 - Pursuant to Section (a) of Article 23.
- Note 24 - 100 spaces provided for residential dwelling units.
- Note 25 - Hotel + Restaurant space (Group II Uses) account for approximately 150K-300K GSF. The Loading Dock is anticipated to accommodate 1 Loading bay fully on site.

END OF ZONING SUMMARY

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Chelsea MA 02150  
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©2008 The Architectural Team, Inc.

Consultant:  
Howard/Stein-Hudson Associates, Inc.  
38 Chauncy St., 9th Floor  
Boston, MA 02111  
617.482.7080

Revision:

Architect of Record:

SCHEMATIC DESIGN  
NOT FOR CONSTRUCTION

Drawn: HH

Checked: RL

Scale: 1"=20'

Key Plan:

Project Name:  
40 Trinity  
Boston, MA

Trinity Stuart LLC

Sheet Name:

Site Plan

Project Number:

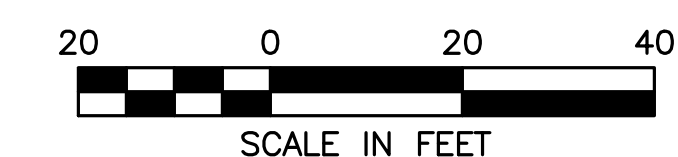
11127

Issue Date:

November 7, 2013

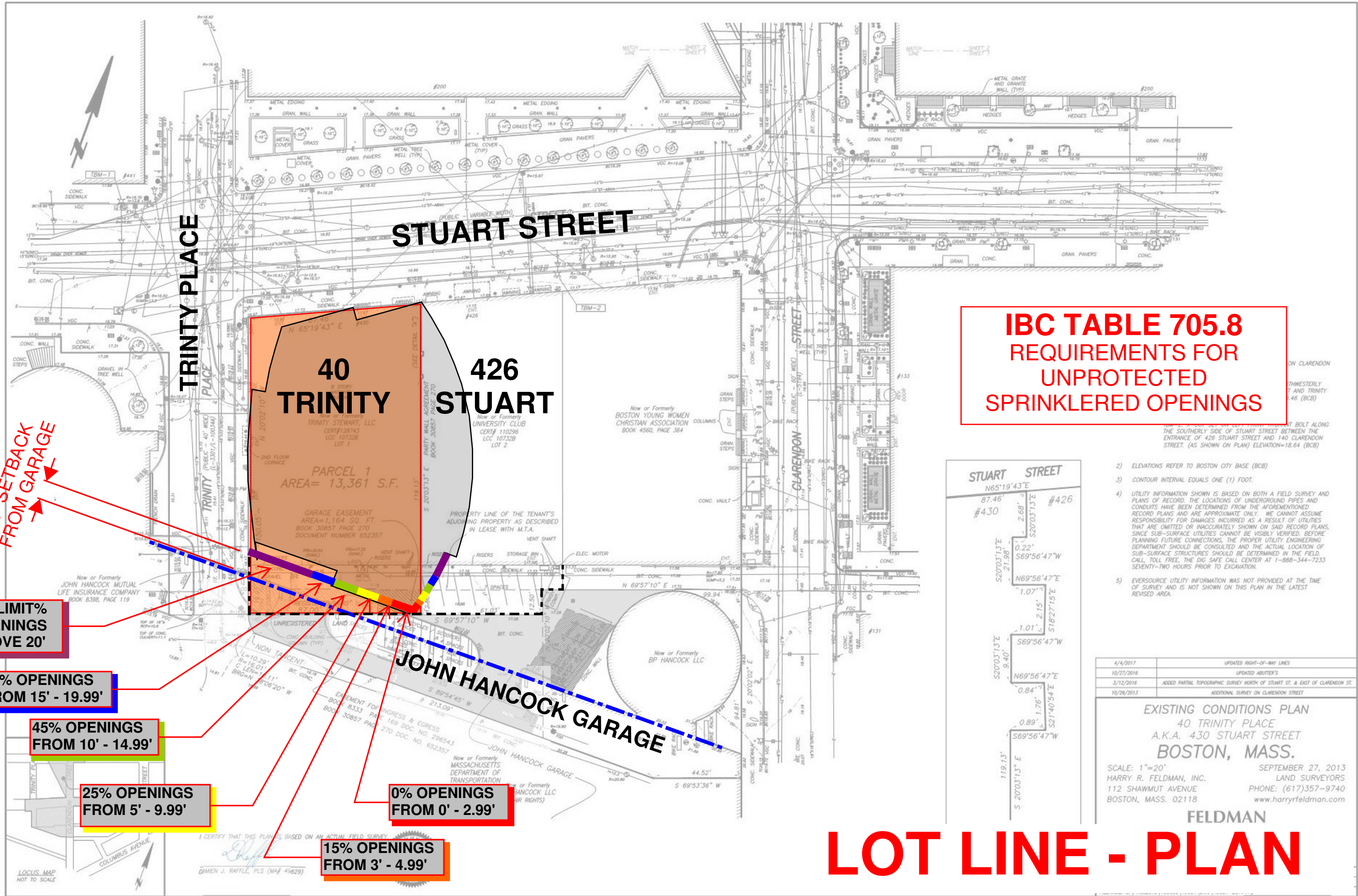
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C1.01

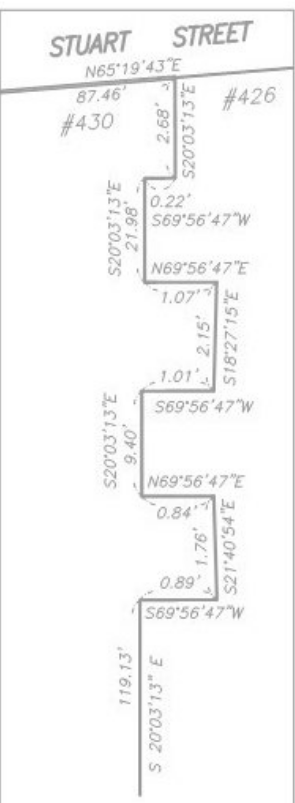


SCALE IN FEET





**IBC TABLE 705.8  
 REQUIREMENTS FOR  
 UNPROTECTED  
 SPRINKLERED OPENINGS**



- ELEVATIONS REFER TO BOSTON CITY BASE (BCB)
- CONTOUR INTERVAL EQUALS ONE (1) FOOT.
- UTILITY INFORMATION SHOWN IS BASED ON BOTH A FIELD SURVEY AND PLANS OF RECORD. THE LOCATIONS OF UNDERGROUND PIPES AND CONDUITS HAVE BEEN DETERMINED FROM THE AFORESAID RECORD PLANS AND ARE APPROXIMATE ONLY. WE CANNOT ASSUME RESPONSIBILITY FOR DAMAGES INCURRED AS A RESULT OF UTILITIES THAT ARE OMITTED OR INACCURATELY SHOWN ON SAID RECORD PLANS, SINCE SUB-SURFACE UTILITIES CANNOT BE VISIBLY VERIFIED. BEFORE PLANNING FUTURE CONNECTIONS, THE PROPER UTILITY ENGINEERING DEPARTMENT SHOULD BE CONSULTED AND THE ACTUAL LOCATION OF SUB-SURFACE STRUCTURES SHOULD BE DETERMINED IN THE FIELD. CALL TOLL FREE, THE DIG SAFE CALL CENTER AT 1-888-344-7233 SEVENTY-TWO HOURS PRIOR TO EXCAVATION.
- EVERSOURCE UTILITY INFORMATION WAS NOT PROVIDED AT THE TIME OF SURVEY AND IS NOT SHOWN ON THIS PLAN IN THE LATEST REVISED AREA.

4/4/2017	UPDATED RIGHT-OF-WAY LINES
10/27/2016	UPDATED ARBITER'S
3/12/2016	ADDED PARTIAL TOPOGRAPHIC SURVEY NORTH OF STUART ST. & EAST OF CLARENDON ST.
10/29/2013	ADDITIONAL SURVEY ON CLARENDON STREET

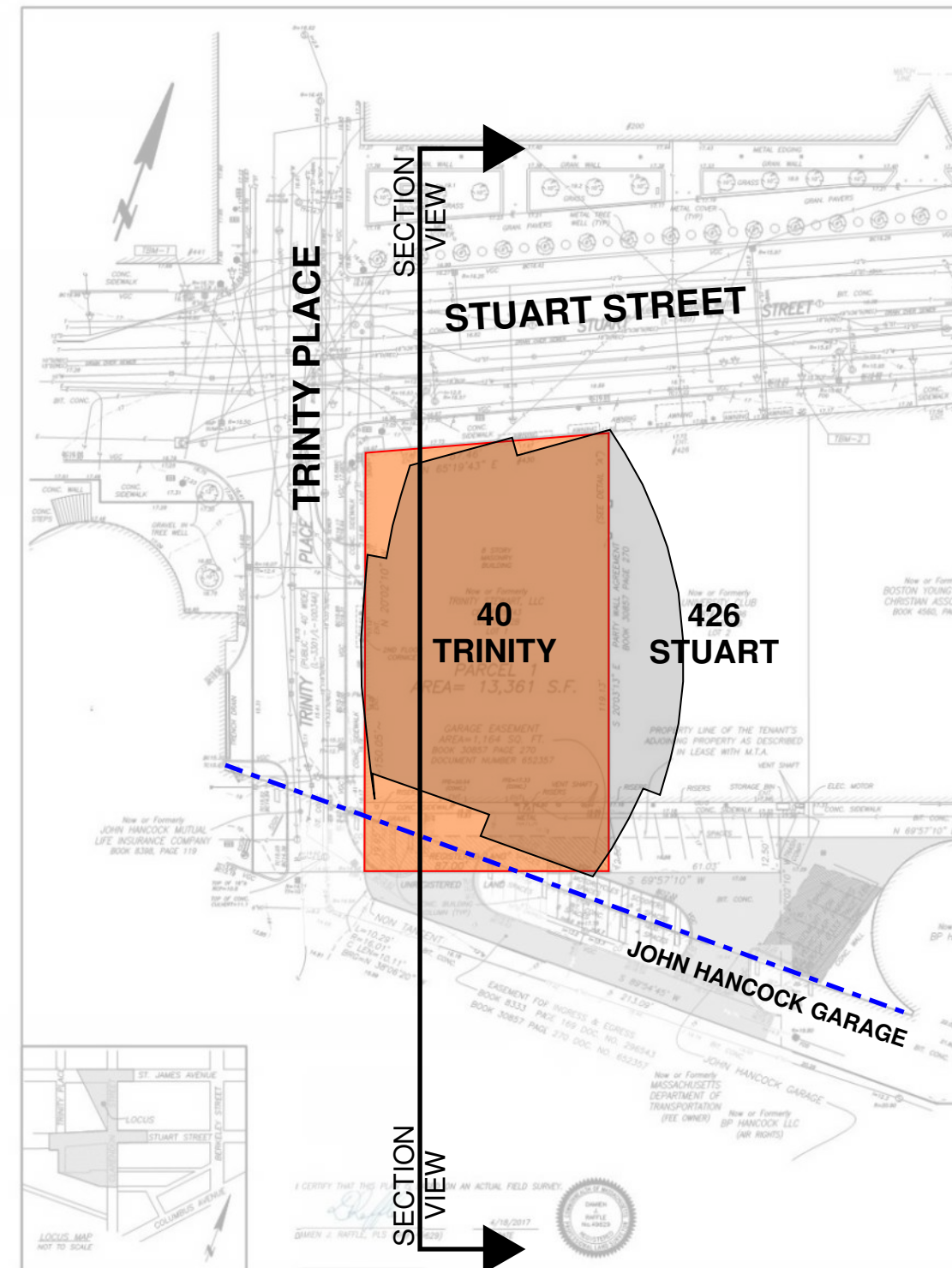
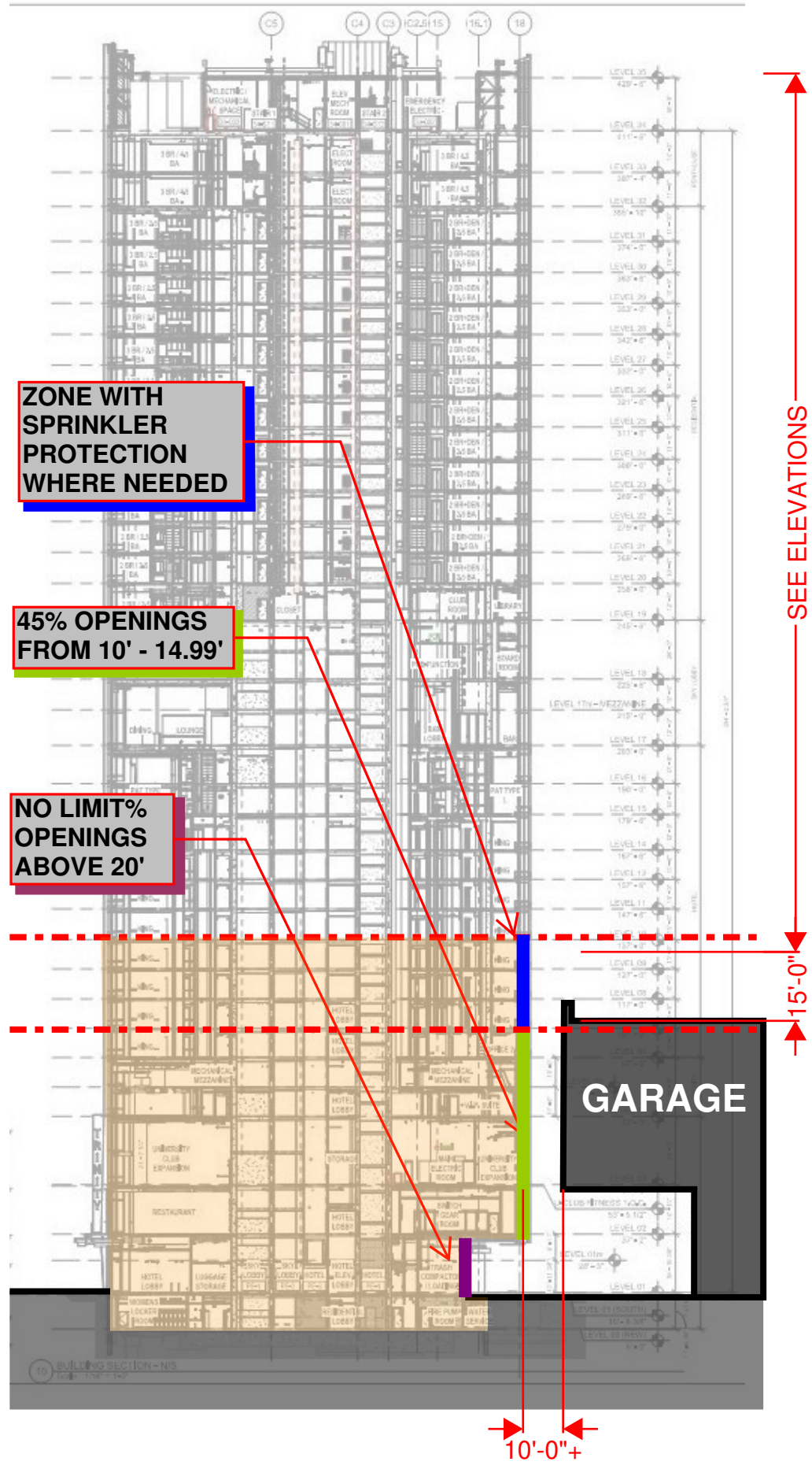
**EXISTING CONDITIONS PLAN**  
 40 TRINITY PLACE  
 A.K.A. 430 STUART STREET  
 BOSTON, MASS.

SCALE: 1"=20'  
 HARRY R. FELDMAN, INC.  
 112 SHAWMUT AVENUE  
 BOSTON, MASS. 02118

SEPTEMBER 27, 2013  
 LAND SURVEYORS  
 PHONE: (617)357-9740  
 www.harryfeldman.com

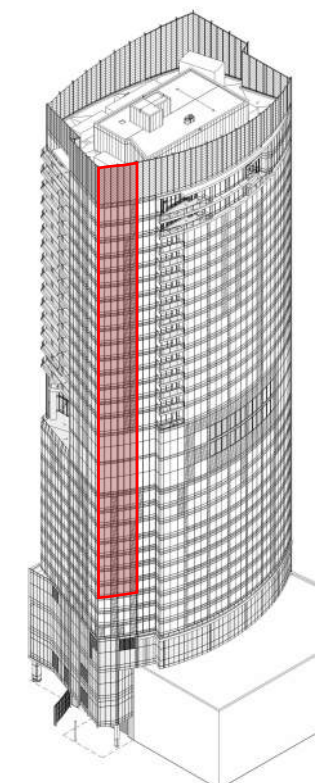
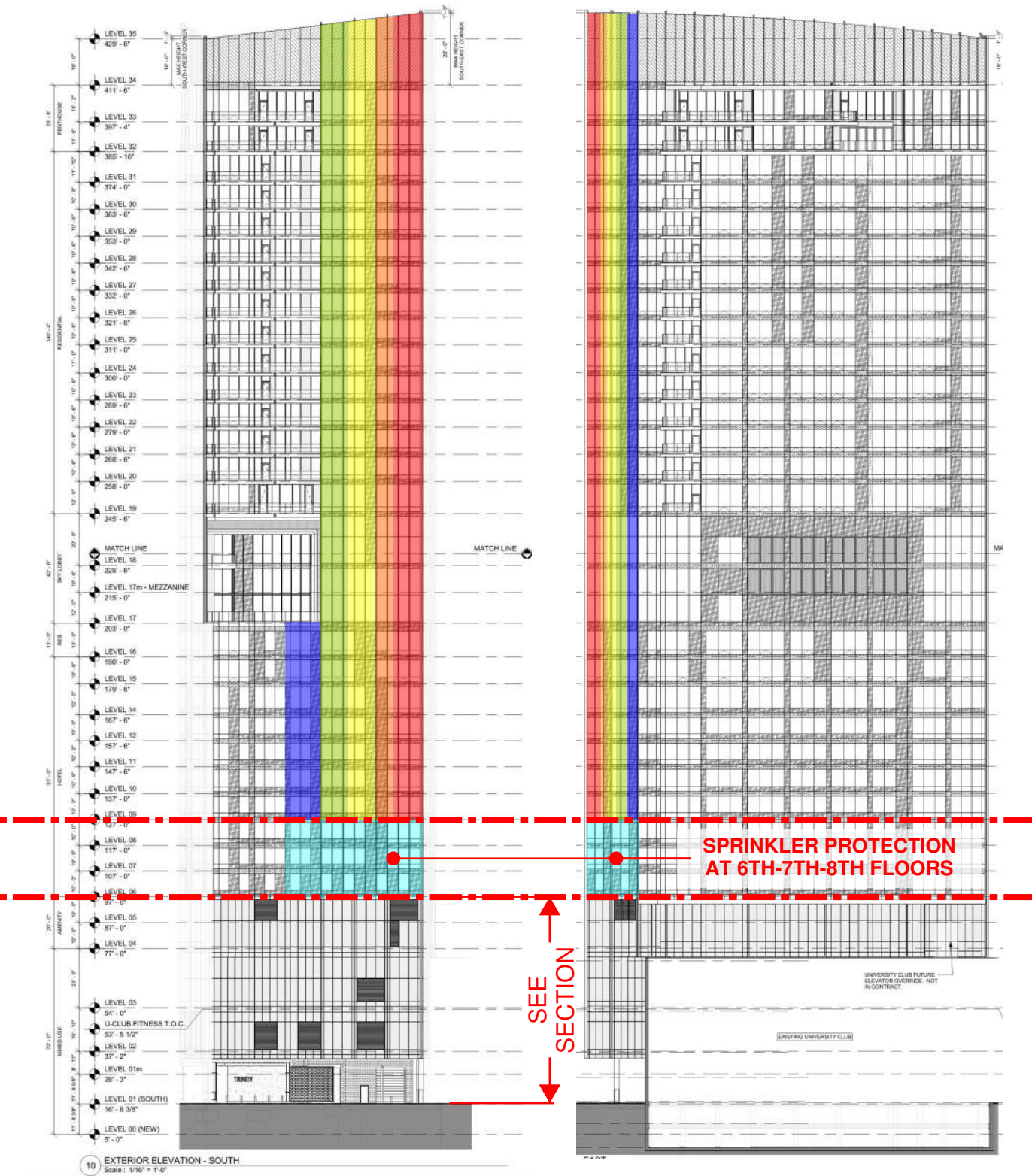
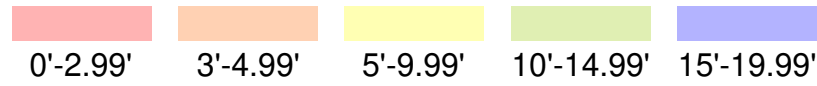
**FELDMAN**

**LOT LINE - PLAN**

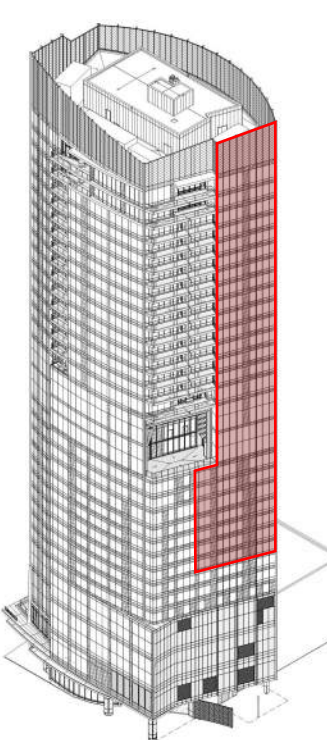


# LOT LINE - SECTION

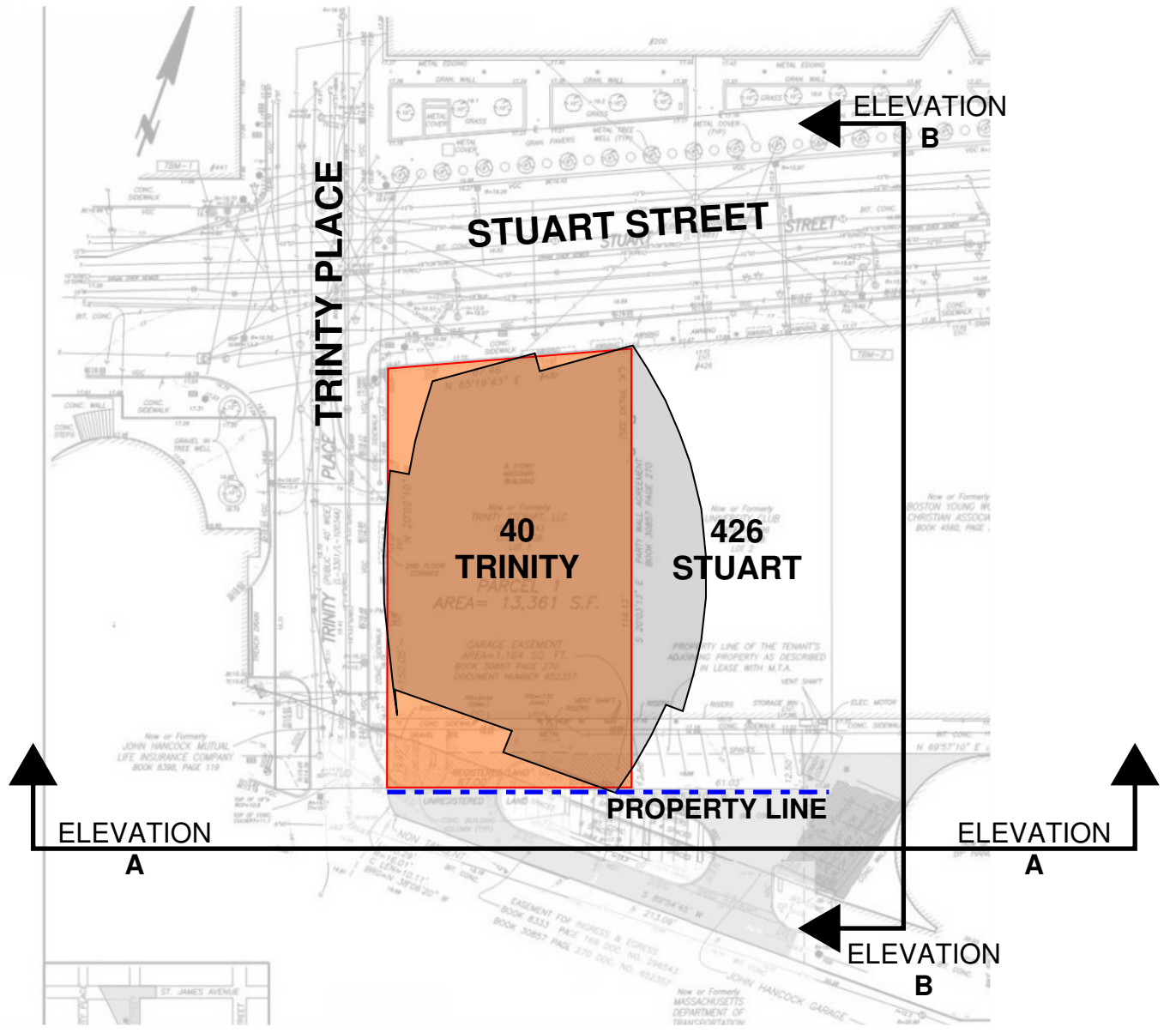
DISTANCE FROM PROPERTY LINE





ELEVATION B



ELEVATION A



-  AREA OF REQUESTED RELIEF
-  AREA OF REQUESTED RELIEF WITH MITIGATION

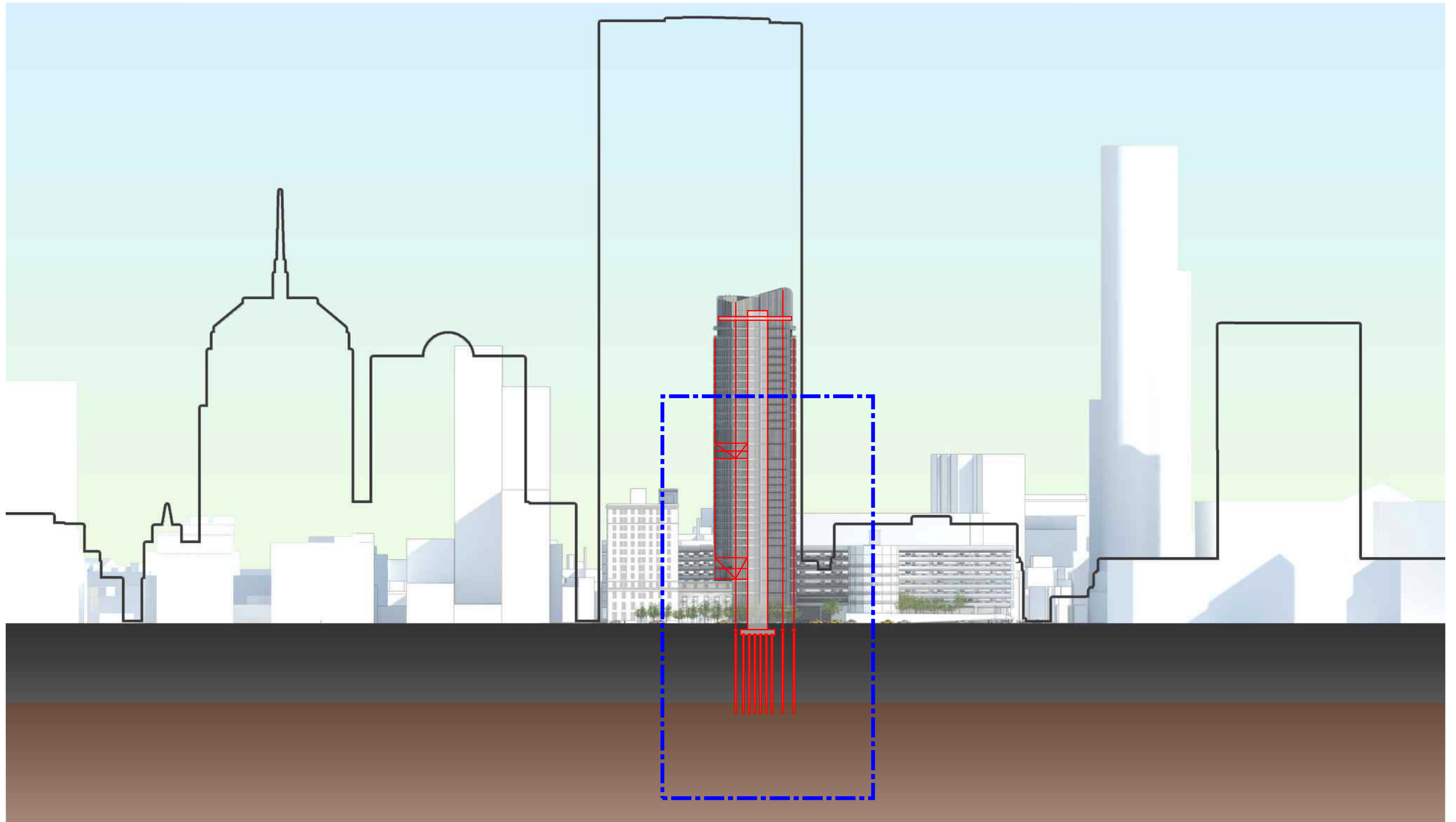
ELEVATION A

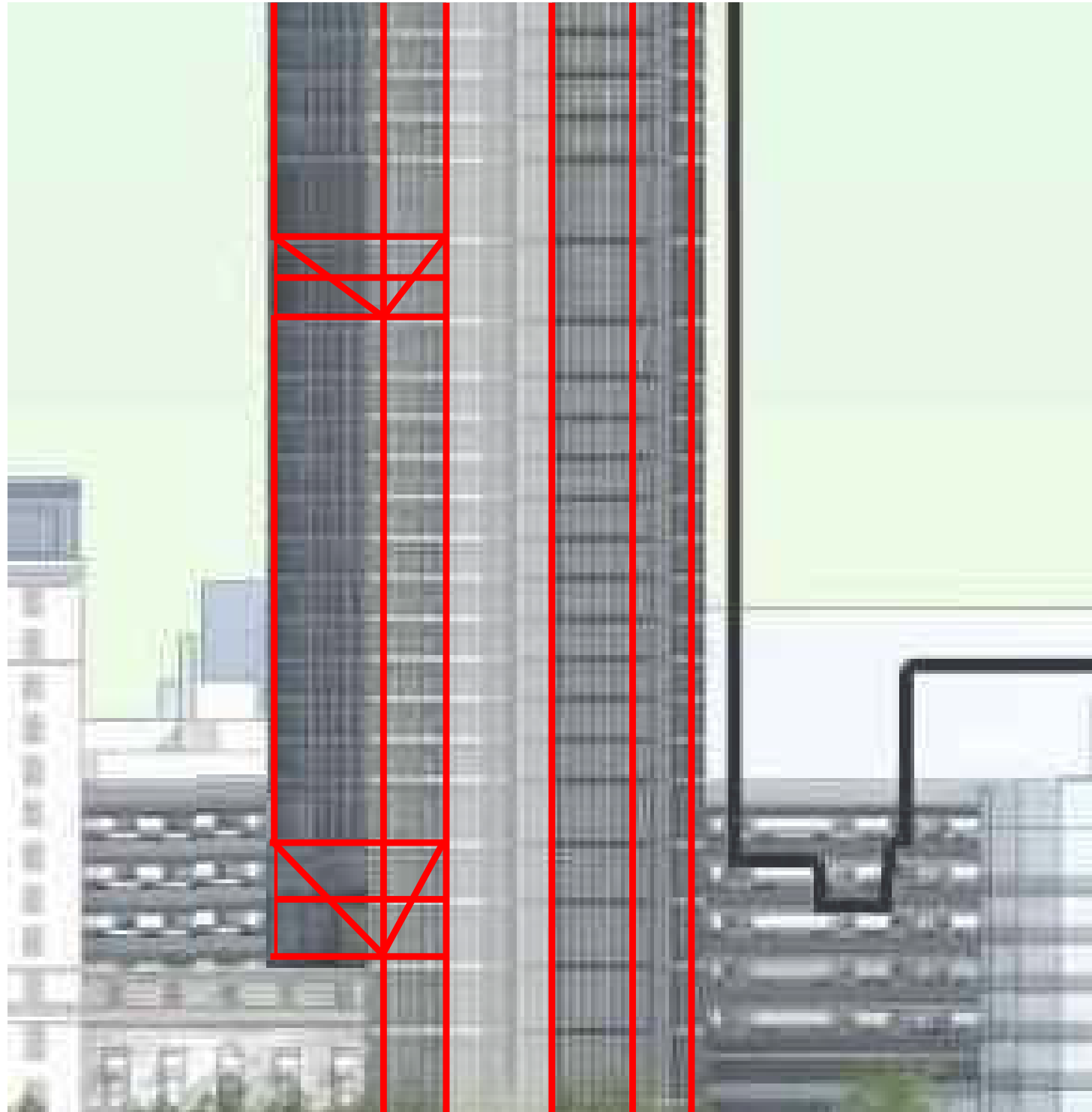
ELEVATION B

# LOT LINE - ELEVATIONS

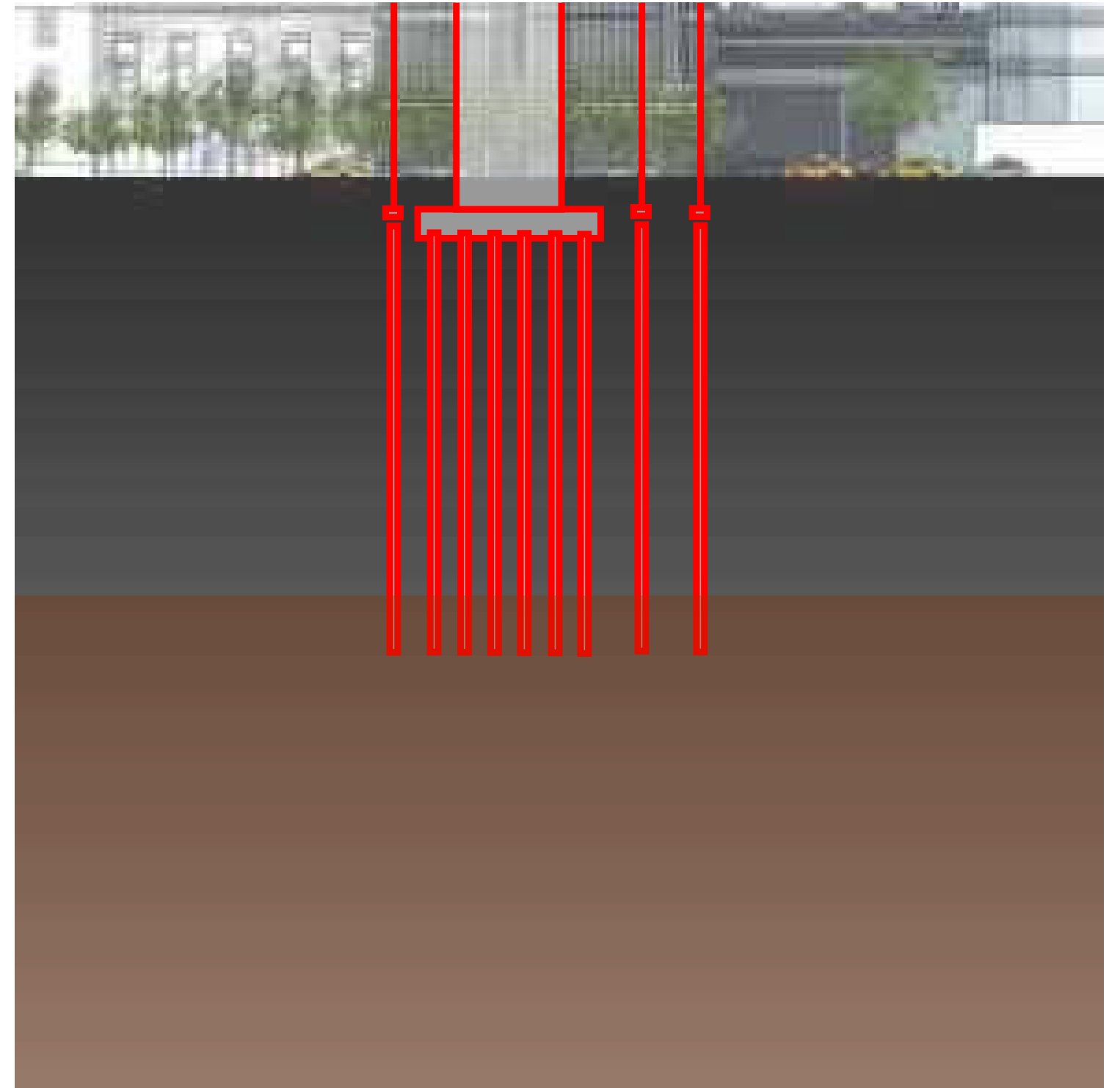


# STRUCTURE

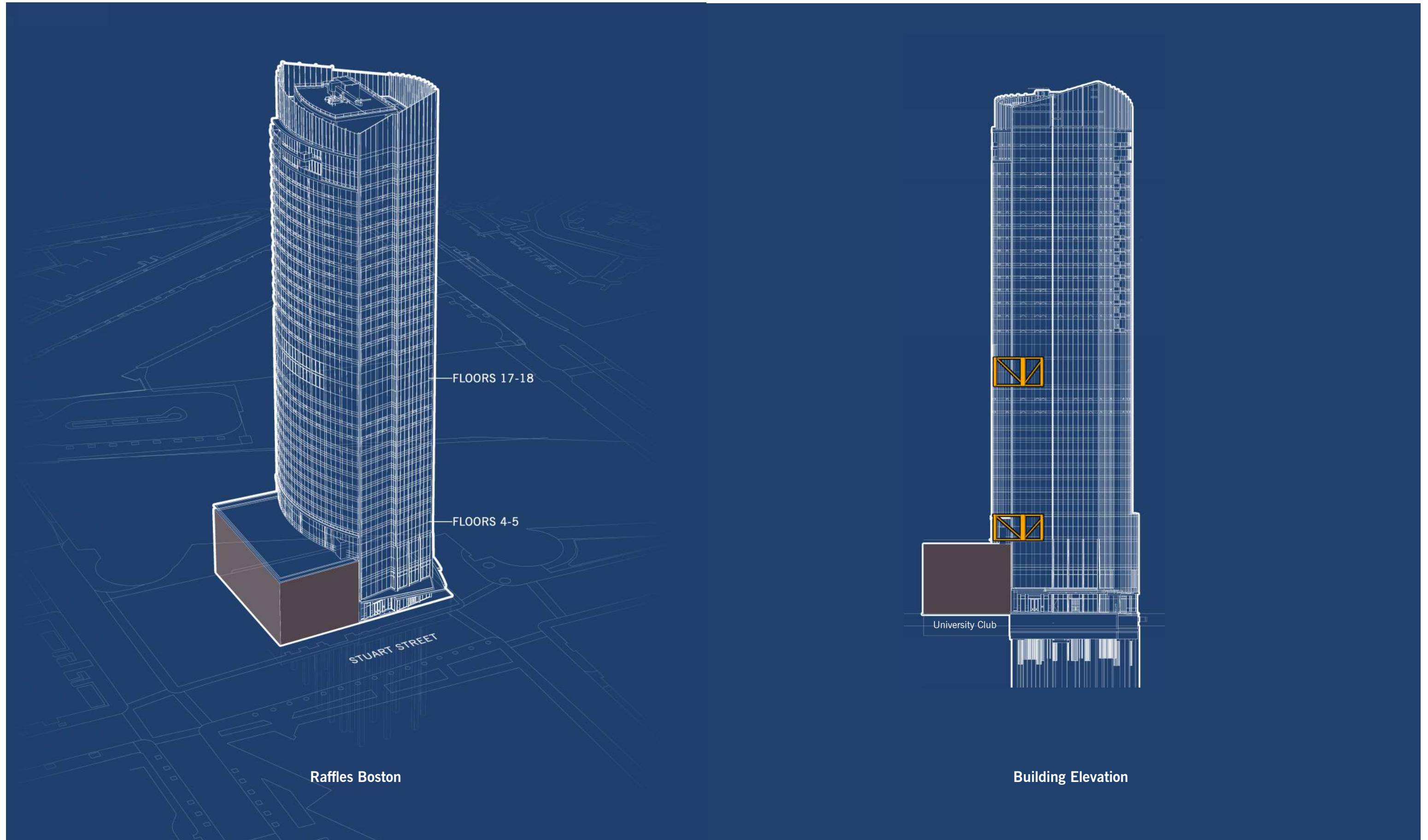




**MULTI-STORY TRUSSES AT 4TH AND 17TH FLOORS**

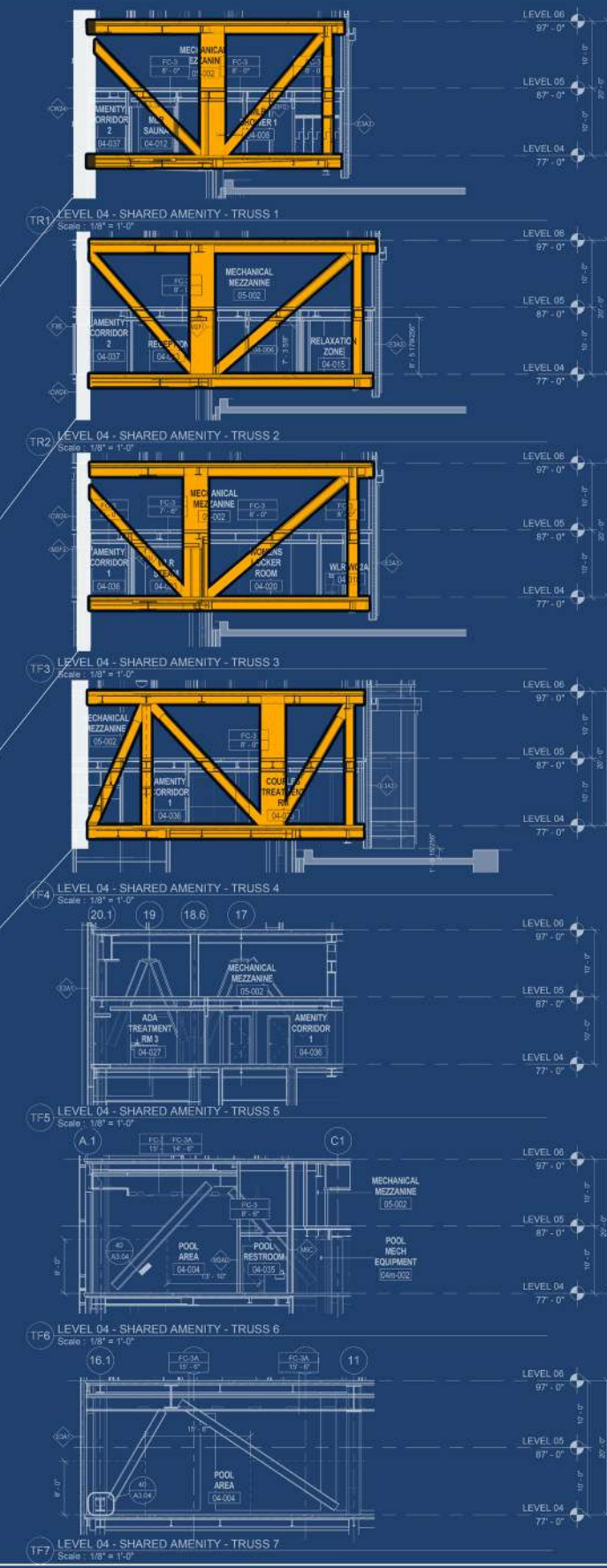


**MAT FOUNDATION WITH DRILLED CAISSONS TO BEDROCK**





2/1/2019 6:19:28 PM  
C:\Users\jstang\Documents\11127\_R11\_40 Trinity\_CENTRAL\_A5.03.dwg



**tat**  
the architectural team

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www.architecturalteam.com  
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Consultant:

Revision:

Architect of Record:

**RAFFLES BOSTON  
GMP DRAWING SET**

Drawn: SFM  
Checked: AD  
Scale: 1/8" = 1'-0"  
Key Plan:

Project Name:  
**40 TRINITY**

BOSTON, MA

Sheet Name:  
**BUILDING SECTIONS -  
LEVEL 04 TRUSSES**

Project Number:  
**11127**  
Issue Date:  
**FEBRUARY 1, 2019**

Sheet Number:  
**A5.03**

**EXTERIOR**





**40 Trinity**

Boston, MA | July 12, 2017 | Trinity Stuart LLC | 11127 | © The Architectural Team, Inc.

Rendered Perspective







