

CITY OF PORTSMOUTH  
ZONING BOARD OF ADJUSTMENT

**64 VAUGHAN STREET, PORTSMOUTH, NEW HAMPSHIRE**

**Tax Map 126 Lot 1**

**NOVOCURE, INC.**

**APPLICANT'S NARRATIVE**

**THE APPLICANT**

The Applicant, Novocure Inc., acquired the property at 64 Vaughan Street, formerly the home of Cabot Furniture, in December, 2021. Novocure is a global oncology company focused on treating some of the most aggressive cancers. Novocure has begun renovations of the historic property to house its North American Flagship operations. Novocure intends to occupy the entire building which will be used for executive offices and a training and development center where doctors and other health care professionals will be introduced to Novocure's products and technologies. Novocure expects 200 to 250 employees to be based at this facility.

**THE PROPERTY**

The lot is irregularly shaped, with approximately 75' of frontage on the pedestrian Vaughan Mall and 68' of frontage on Hanover Street and it abuts the rear alley connecting Hanover Street to the Worth Parking Lot. The existing structure dominates the site and is built up to or very close to the lot lines on Vaughan Mall and the Worth Lot. The property was previously approved for a mixed-use renovation including the addition of approximately 2,480 square feet of building footprint in 2021. The building addition brings the structure forward to approximately 5 feet from its Hanover Street frontage. The exterior design has been fully approved by the Historic District Commission.

Built in the late 19th century as a 3-story brick and heavy timber structure with a flat roof and full basement, the main building was originally owned and occupied by the Margeson Bros. Furniture Co. Early in the 20th century, the building was more than doubled in size with an addition constructed of essentially the same materials and form on the Worth Lot side. A single story "modern" block addition with a shed roof was added mid-century toward the rear facing Hanover Street which was used as a loading dock for shipping and receiving. In 1993, artist Robert Wyland received the owner's permission to install a mural on the side of the building facing the Worth Lot, which became a landmark of sorts referred to as the "Whaling Wall." Unfortunately, through inappropriate preparation and application of paints, over time the mural has significantly degraded along with the facade of the building.

The previously approved redevelopment of the property ameliorates several adverse conditions on the site. Substandard utility and mechanical systems including water, sewer, drainage, HVAC and fire protection all will be upgraded to meet modern standards. Pedestrian connectivity around the building to Vaughan Mall from Maplewood Avenue, Hanover Street or the rest of downtown to the West, South and East will be enhanced via improvements to the building façade and to the Worth Lot. Underground parking will be constructed, where none exists and none is required for this office use in the Downtown Overlay District.<sup>1</sup> The redevelopment revives and restores this historic structure and integrates it into the surrounding community. As noted, the design was enthusiastically approved by the Historic District Commission.

## **THE PROPOSED PROJECT**

Novocure's acquisition of the property and its intended use changes the mixed-use aspect of the development as now no residential, retail or restaurants will be incorporated into the site. The intended use will be professional office, which use is permitted by right. The building will host a daily influx of professionals that may at times exceed 300 people, including employees and visitors. Given Novocure's unique mission and its intention to convene visiting medical professionals, scientists and other partners for training, seminars and conferences, it desires to construct dedicated assembly space to accommodate such use. The convening space will not be dedicated to any type of permanent office space for Novocure employees. The convening space will provide employees and guests access to outdoor space where there is no other such space available on or near the property.

The existing flat rubber membrane roof on top the main, historic structure is the logical location to locate such a convening space with outdoor access. Accordingly, we are proposing to add an additional 11 feet, 6 ¼" of height to that portion of the building to accommodate the recessed, semi-transparent penthouse shown on the submitted plans. The penthouse will provide approximately 2,500 square feet of functional space, along with an outdoor patio and seating also shown on the plans. The proposed structure is designed to shield the necessary rooftop mechanical units.

It should be noted that, even with the additional proposed height, the building will be shorter than many of its recently renovated or constructed neighbors. The buildings across Hanover Street are 5-6 stories and 45'-70' tall. The neighboring mixed-use building at 25 Maplewood has a tower, skylight and mechanical appurtenances all of which are higher than what is proposed. Jimmy's Jazz Club across the Worth Lot is higher. Rooftop appurtenances on the building itself are permitted to a height of ten feet. Accordingly, the massing and scale of the proposed addition will not be out of place and will not in any manner dominate its surroundings. In fact, due to the siting of the proposed addition recessed from the building's edge, there are few ground-level locations where it will be visible at all. In any event, the project, if approved by this Board, will also require approval from the HDC.

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<sup>1</sup> Please note that the site plan submitted herewith represents the plan previously approved by the Planning Board for a mixed-use development. The final amount of underground parking to be provided with this project has yet to be determined. No off street parking at all is required for this use. 10.1115.21.

In addition to the Historic District, the property is in the CD-5 zone and the Downtown Overlay District.

The project as proposed requires a variance from Section 10.5A43.30 and Map 10.5A21.B to permit the following:

- building height of 54' at the peak, 51' 6 1/8" to midpoint where 40 feet plus 2 feet for penthouse level is the maximum allowed.

Due to the unique shape of the lot and building, at the edge of the chamfered parapet the exterior face of the penthouse is 9'-9 3/4" from the parapet edge of the roof, thus a variance from section 10.1530 is also required, to permit a penthouse with a setback from the roof edge of 9'-9 3/4" where 15 feet is required.

### **VARIANCE CRITERIA**

The Applicant believes that this project meets the criteria necessary for granting the requested variances.

**Granting the requested variances will not be contrary to the spirit and intent of the ordinance nor will it be contrary to the public interest.** The "public interest" and "spirit and intent" requirements are considered together pursuant to Malachy Glen Associates v. Chichester, 152 NH 102 (2007). The test for whether or not granting a variance would be contrary to the public interest or contrary to the spirit and intent of the ordinance is whether or not the variance being granted would substantially alter the characteristics of the neighborhood or threaten the health, safety and welfare of the public.

In this case, were the variances to be granted, there would be no change in the essential characteristics of the neighborhood, nor would any public health, safety or welfare be threatened. The property is a very visible "cornerstone" of downtown where similar heights are not uncommon. The health, safety and welfare of the public will not be negatively impacted in any fashion, as the introduction of the proposed penthouse will eliminate the existing, environmentally deleterious flat, membrane roof and replace it with activated space that will allow Novocure's employees and guests an outdoor space in which to congregate, each lunch, etc.

The essentially urban character of the neighborhood will not be altered in any fashion by this project, nor will the health, safety or welfare of the public be threatened by granting the relief requested, as what is proposed is entirely consistent with the mass and scale of neighboring buildings. The project must obtain further approval from the HDC so the interest of the public will be more than adequately protected.

**Substantial justice would be done by granting the variances.** Whether or not substantial justice will be done by granting a variance requires the Board to conduct a balancing test. If the

hardship upon the owner/applicant outweighs any benefit to the general public in denying the variance, then substantial justice would be done by granting the variance. It is substantially just to allow a property owner the reasonable use of his or her property. The proposed added height will in no way detract from any neighboring properties, many of which are taller than what is proposed. The proposed penthouse adds functionality to the space where otherwise an unattractive flat roof would exist. It shields the rooftop mechanicals and provides the building's occupants with access to outdoor space that is not available anywhere else on or near the site.

In this case, there is no benefit to the public in denying the variances that is not outweighed by the hardship upon the owner.

**The values of surrounding properties will not be diminished by granting the variances.** The proposed penthouse addition is not visible from most ground level locations near the site. The surrounding properties and those in the vicinity have similar or taller heights than proposed here. The penthouse will sit entirely within the footprint of the existing building.

The values of the surrounding properties will not be negatively affected in any way.

**There are special conditions associated with the property which prevent the proper enjoyment of the property under the strict terms of the zoning ordinance and thus constitute unnecessary hardship.** The main building is an historic structure dating back to the late 19<sup>th</sup> century. The property has frontage on two rights of way, Vaughan Mall and Hanover Street, and borders the Worth Lot which does not meet the definition of a "street" under the ordinance, but has many of the same characteristics of one – i.e., regular vehicular circulation throughout the site. There is no open, outdoor space on site in which the applicant's employees and guests can congregate, eat lunch, etc. The building's use as entirely office with no ground floor retail or other use is unusual in this vicinity. This is an irregular, L-shaped lot with a similar L-shaped building.

**The use is a reasonable use.** The proposed use is accessory to the office use which is permitted in this zone.

**There is no fair and substantial relationship between the purpose of the ordinance as it is applied to this particular property.** The additional height requested is necessary to create functional space that adds to the environment. The additional height will not in any manner dominate or be out of scale with any of the neighboring properties. There is no fair and substantial relationship between the purposes of the height requirements and their application to this property.

The requested penthouse setback relief is driven by the irregular L-shaped lot and building. The purpose of the 15-foot penthouse setback presumably is to limit its visibility. As noted above, the proposed penthouse is not visible from almost all ground level locations, and certainly not in the area where relief is necessary.

## **I. Conclusion.**

For the foregoing reasons, the applicant respectfully requests the Board grant the variances as requested and advertised.

Respectfully submitted,

DATE: April 7, 2022

*Christopher P. Mulligan*  
Christopher P. Mulligan, Esquire

AUTHORIZATION  
64 VAUGHAN STREET, PORTSMOUTH  
Map 126, Lot 1

Novocure Inc., owner of the above-referenced property in Portsmouth, New Hampshire, hereby authorizes representatives of Bosen & Associates, PLLC and JSA Architects, Inc. to represent its interests before the Portsmouth land use boards and to submit any and all applications and materials related thereto on our behalf.

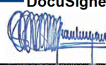
Date:

Novocure Inc.

By: \_\_\_\_\_

Name:

Title:

DocuSigned by:  
  
319C91BBCD58423...



Property Information	
Property ID	0126-0001-0000
Location	64 VAUGHAN ST
Owner	64 VAUGHAN MALL LLC



MAP FOR REFERENCE ONLY  
NOT A LEGAL DOCUMENT

City of Portsmouth, NH makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated 3/9/2022  
Data updated 3/9/2022

Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.

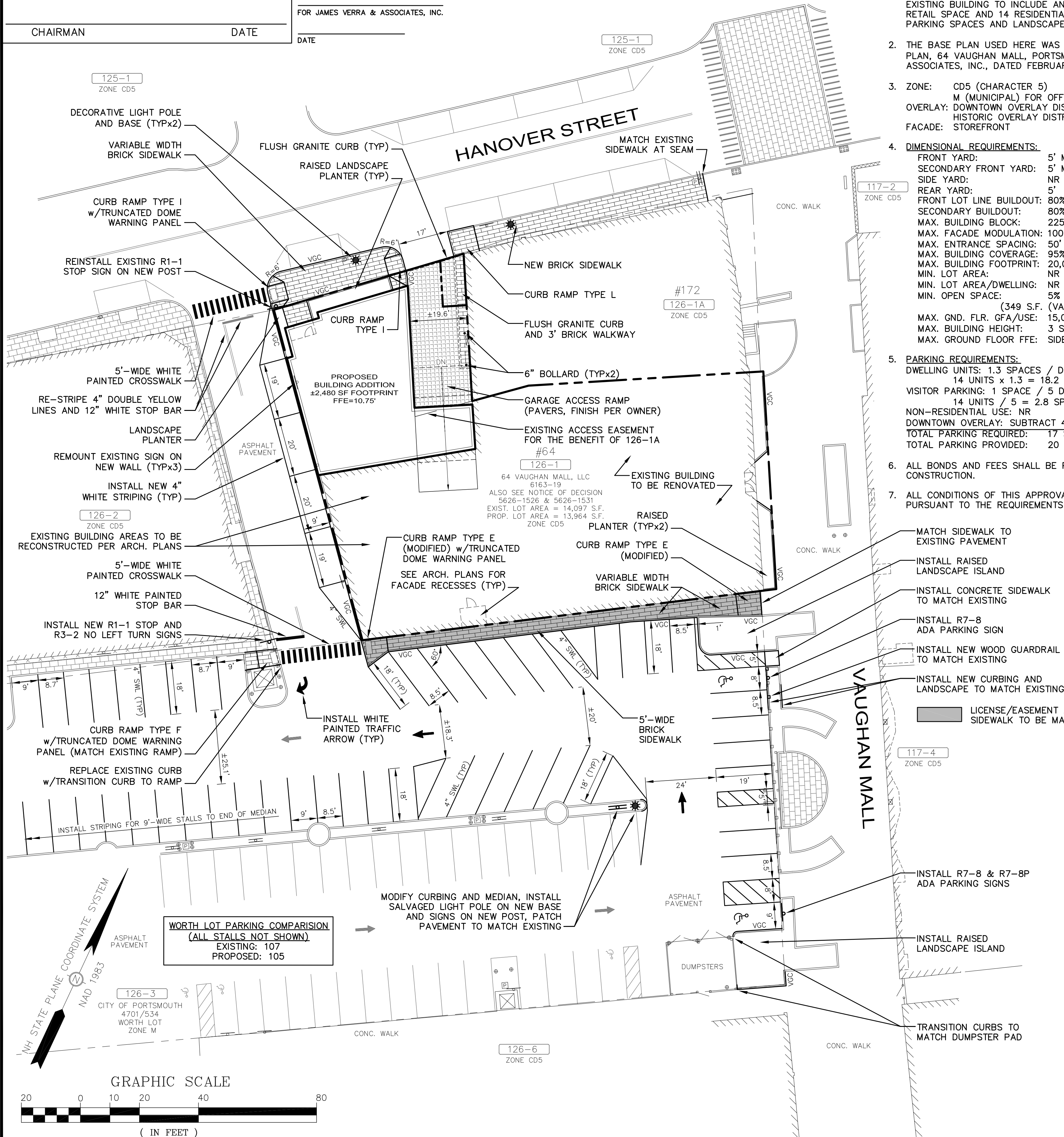
THE SOLE PURPOSE OF THIS PLAN IS TO DEPICT THE LOCATION OF EXISTING AND PROPOSED IMPROVEMENTS ON THE SITE. RECORDING OF THIS PLAN WAS A REQUIREMENT OF THE PORTSMOUTH PLANNING BOARD AS PART OF THEIR APPROVAL.

FOR JAMES VERRA & ASSOCIATES, INC.

CHAIRMAN

DATE \_\_\_\_\_

DATE \_\_\_\_\_



## NOTES

1. DESIGN INTENT - THIS PLAN IS INTENDED TO DEPICT THE RETROFIT OF THE EXISTING BUILDING TO INCLUDE AN ADDITION, UNDERGROUND PARKING GARAGE, RETAIL SPACE AND 14 RESIDENTIAL UNITS ALONG WITH A SIDEWALK, MODIFIED PARKING SPACES AND LANDSCAPE ISLANDS ON THE ABUTTING WORTH LOT.
  2. THE BASE PLAN USED HERE WAS DEVELOPED FROM "EXISTING CONDITIONS PLAN, 64 VAUGHAN MALL, PORTSMOUTH, NH" BY JAMES VERRA AND ASSOCIATES, INC., DATED FEBRUARY 3, 2020.
  3. ZONE: CD5 (CHARACTER 5)  
M (MUNICIPAL) FOR OFFSITE IMPROVEMENTS ON WORTH LOT  
OVERLAY: DOWNTOWN OVERLAY DISTRICT  
HISTORIC OVERLAY DISTRICT  
FACADE: STOREFRONT
  4. **DIMENSIONAL REQUIREMENTS:**

		<u>EXISTING</u>	<u>PROPOSED</u>
FRONT YARD:	5' MAX.	4.3'	SAME
SECONDARY FRONT YARD:	5' MAX.	58.1'	5'
SIDE YARD:	NR	0'	SAME
REAR YARD:	5'	0.15'	SAME
FRONT LOT LINE BUILDOUT:	80% WIDTH MIN.	100%	SAME
SECONDARY BUILDOUT:	80% WIDTH MIN.	0%	80% (47')
MAX. BUILDING BLOCK:	225'		
MAX. FACADE MODULATION:	100'		
MAX. ENTRANCE SPACING:	50'		
MAX. BUILDING COVERAGE:	95%	70.0%	89.4%
MAX. BUILDING FOOTPRINT:	20,000 S.F.	10,008 S.F.	12,488 S.F.
MIN. LOT AREA:	NR	14,097 S.F.	13,964 S.F.
MIN. LOT AREA/DWELLING:	NR		
MIN. OPEN SPACE:	5%	0% (0 SF)	5% (698 SF)
	(349 S.F. (VAUGHAN) + 349 S.F. (HANOVER) = 698 S.F.)		
MAX. GND. FLR. GFA/USE:	15,000 S.F.	±10,014 S.F.	12,476 S.F.
MAX. BUILDING HEIGHT:	3 STORIES OR 40' ±40'	40'	
MAX. GROUND FLOOR FFE:	SIDEWALK GRADE +3'		
  5. **PARKING REQUIREMENTS:**  
DWELLING UNITS: 1.3 SPACES / DWELLING UNIT OVER 750 S.F.  
14 UNITS x 1.3 = 18.2 SPACES REQUIRED  
VISITOR PARKING: 1 SPACE / 5 DWELLING UNITS (FOR LOT w/OVER 4 UNITS)  
14 UNITS / 5 = 2.8 SPACES REQUIRED  
NON-RESIDENTIAL USE: NR  
DOWNTOWN OVERLAY: SUBTRACT 4 SPACES/LOT  
TOTAL PARKING REQUIRED: 17 SPACES  
TOTAL PARKING PROVIDED: 20 SPACES (UNDERGROUND)
  6. ALL BONDS AND FEES SHALL BE PAID/POSTED PRIOR TO INITIATING CONSTRUCTION.
  7. ALL CONDITIONS OF THIS APPROVAL SHALL REMAIN IN EFFECT IN PERPETUITY PURSUANT TO THE REQUIREMENTS OF THE SITE PLAN REVIEW REGULATIONS.

MATCH SIDEWALK TO EXISTING PAVEMENT

INSTALL RAISED LANDSCAPE ISLAND

INSTALL CONCRETE SIDEWALK TO MATCH EXISTING

INSTALL R7-8 ADA PARKING SIGN

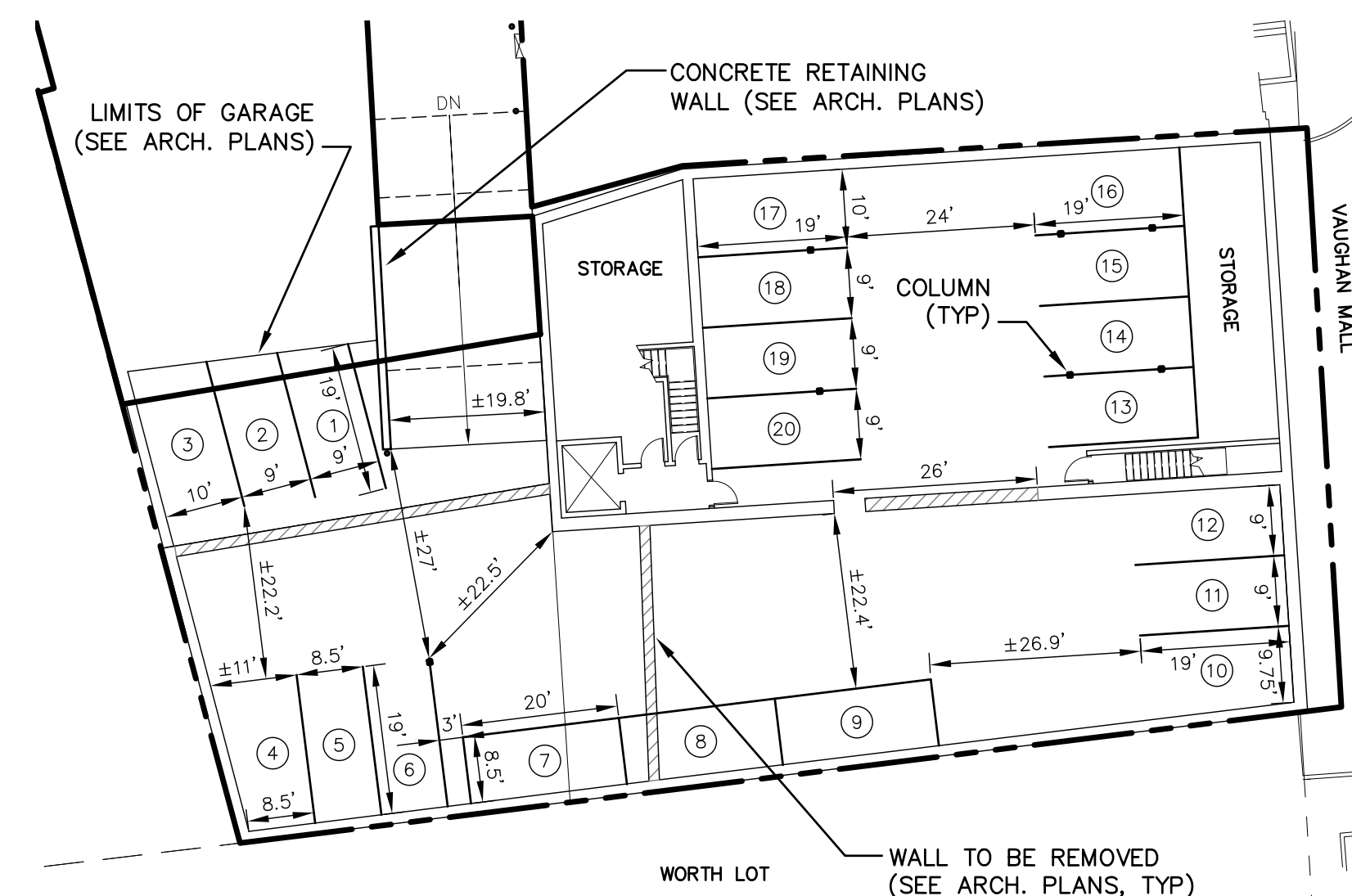
INSTALL NEW WOOD GUARDRAIL TO MATCH EXISTING

INSTALL NEW CURBING AND LANDSCAPE TO MATCH EXISTING

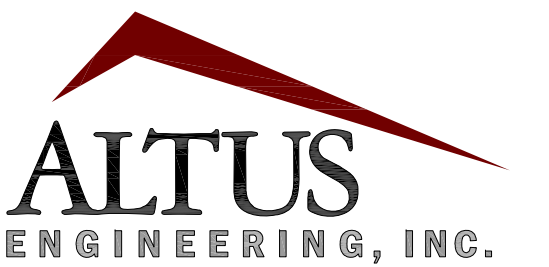
 LICENSE/EASEMENT AREA TO APPLICANT (±768 S.F.)  
SIDEWALK TO BE MAINTAINED BY APPLICANT

9. CLEAN AND COAT VERTICAL FACE OF EXISTING PAVEMENT AT SAWCUT LINE WITH RS-1 IMMEDIATELY PRIOR TO PLACING NEW BITUMINOUS CONCRETE.
  10. THE CONTRACTOR SHALL VERIFY ALL BENCHMARKS AND TOPOGRAPHY IN THE FIELD PRIOR TO CONSTRUCTION.
  11. AREA OF DISTURBANCE IS UNDER 43,560 SF. COVERAGE UNDER EPA NPDES PHASE II CONSTRUCTION GENERAL PERMIT IS NOT REQUIRED.
  12. PAVEMENT MARKINGS SHALL BE CONSTRUCTED USING WHITE, YELLOW, OR BLUE TRAFFIC PAINT (WHERE SPECIFIED) MEETING THE REQUIREMENTS OF AASHTO M248, TYPE F OR EQUAL. PAINTED ISLANDS AND LOADING ZONES SHALL BE 4"-WIDE DIAGONAL WHITE LINES 3'-0" O.C. BORDERED BY 4"-WIDE WHITE LINES. PARKING STALLS SHALL BE SEPARATED BY 4"-WIDE WHITE LINES. SEE DETAILS FOR HANDICAP SYMBOLS, SIGNS AND SIGN DETAILS. PAVEMENT MARKINGS SHALL BE INSTALLED AT LEAST 14-DAYS AFTER INSTALLATION OF WEARING COURSE PAVEMENT. CONTRACTOR SHALL APPLY TWO (2) COATS OF ALL PAVEMENT MARKINGS.
  13. PAVEMENT MARKINGS AND SIGNS SHALL CONFORM TO THE REQUIREMENTS OF THE "MANUAL ON UNIFORM TRAFFIC DEVICES," "STANDARD ALPHABETS FOR HIGHWAY SIGNS AND PAVEMENT MARKINGS" AND THE AMERICANS WITH DISABILITIES ACT (ADA), LATEST EDITIONS.
  14. UNLESS OTHERWISE NOTED, ALL NEW CURBING SHALL BE VERTICAL GRANITE WITH A MINIMUM RADIUS OF 4'.
  15. THE CONTRACTOR SHALL VERIFY ALL BUILDING DIMENSIONS WITH THE ARCHITECTURAL AND STRUCTURAL DRAWINGS PRIOR TO CONSTRUCTION. ANY AND ALL DISCREPANCIES SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF BOTH THE ARCHITECT AND CIVIL ENGINEER FOR RESOLUTION.
  16. ALL CONDITIONS ON THIS PLAN SHALL REMAIN IN EFFECT IN PERPETUITY PURSUANT TO THE REQUIREMENTS OF THE SITE PLAN REVIEW REGULATIONS.
  17. ALL IMPROVEMENTS SHOWN ON THIS SITE PLAN SHALL BE CONSTRUCTED AND MAINTAINED IN ACCORDANCE WITH THE PLAN BY THE PROPERTY OWNER AND ALL FUTURE PROPERTY OWNERS. NO CHANGES SHALL BE MADE TO THIS SITE PLAN WITHOUT THE EXPRESS APPROVAL OF THE PORTSMOUTH PLANNING DIRECTOR
  18. THIS SITE PLAN SHALL BE RECORDED IN THE ROCKINGHAM COUNTY REGISTRY OF DEEDS.
  19. SITEWORK CONTRACTOR SHALL PREPARE A STAMPED AS-BUILT SITE PLAN STAMPED BY A LICENSED LAND SURVEYOR (LLS) & PROVIDE A DIGITAL (CAD FORMAT) COPY FOR THE CITY'S G.I.S. DATA BASE.
  20. TRASH AND RECYCLING SHALL BE STORED INSIDE BUILDING.
  21. THIS DEVELOPMENT IS SUBJECT TO LICENSING AGREEMENTS w/THE PORTSMOUTH CITY COUNCIL.
  22. RESTAURANTS SHALL NOT OCCUPY BUILDING WITHOUT THE INSTALLATION OF A GREASE TRAP MEETING CITY CODE.
  23. ALL SIDEWALKS TO BE CONSTRUCTED WITHIN PROJECT LIMITS SHALL BE BRICK. CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING PORTSMOUTH DPW TO CONFIRM BRICK SPECIFICATIONS.
  24. STREET ADDRESSES FOR EACH USE SHALL BE DETERMINED BY PORTSMOUTH FIRE DEPARTMENT & DPW.
  25. SNOW SHALL BE STORED AT THE EDGE OF PAVEMENT, IN AREAS SHOWN ON THE PLAN, OR TRUCKED OFF SITE.
  26. **BUILDING USES BY FLOOR (BY FOOTPRINT. ACTUAL SPACE MAY VARY):**

BASEMENT:	±9,326 S.F. PARKING
FLOOR 1:	±12,334 S.F. RETAIL
FLOORS 2-4:	±12,488 S.F. RESIDENTIAL
TOTAL:	±59,124 S.F.



## BASEMENT GARAGE PARKING LAYOUT



133 Court Street Portsmouth, NH 03801  
(603) 433-2335 [www.altus-eng.com](http://www.altus-eng.com)

NOT FOR CONSTRUCTION

ISSUED FOR:

## PLANNING BOARD

ISSUE DATE:

NOVEMBER 18, 2021

## REVISIONS

NO.	DESCRIPTION	BY	DATE
0	TAC WORK SESSION	EB5	05/05/20
1	TAC WORK SESSION	EB5	07/07/20
2	TAC	EB5	10/19/20
3	PB CONSULTATION	EB5	11/02/20
4	REV. BLDG. HEIGHT	EB5	01/26/21
5	TAC	EB5	03/22/21
6	REV. FOOTPRINT FOR HDC	EB5	04/08/21
7	TAC	EB5	04/19/21
8	TAC	EB5	05/19/21
9	TAC	EB5	06/21/21
10	PLANNING BOARD	EB5	07/28/21
11	REV. VAUGHAN ENTRANCE	EB5	11/18/21

DRAWN BY: \_\_\_\_\_ EBS

APPROVED BY: \_\_\_\_\_ EDW

DRAWING FILE: 5042-SITE.dwg

SCALE: 22" x 34" 1" = 20'

$$11'' \times 17'' \quad 1'' = 40'$$

OWNER:

64 VAUGHAN MALL, LLC

41 INDUSTRIAL DRIVE  
EXETER, NH 03833

APPLICANT:

**HAMPSHIRE  
DEVELOPMENT CORP.**

41 INDUSTRIAL DRIVE  
EXETER, NH 03833

PROJECT:

## 64 VAUGHAN MALL BUILDING RESTORATION

TAX MAP 126, LOT 1

64 VAUGHAN MALL  
PORTSMOUTH, NH 03801

TITLE:

## SITE PLAN

SHEET NUMBER:

**C-3**

25042

# NOVOCURE FLAGSHIP

## 64 VAUGHAN MALL, PORTSMOUTH, NH

COVER SHEET

64 Vaughan Mall

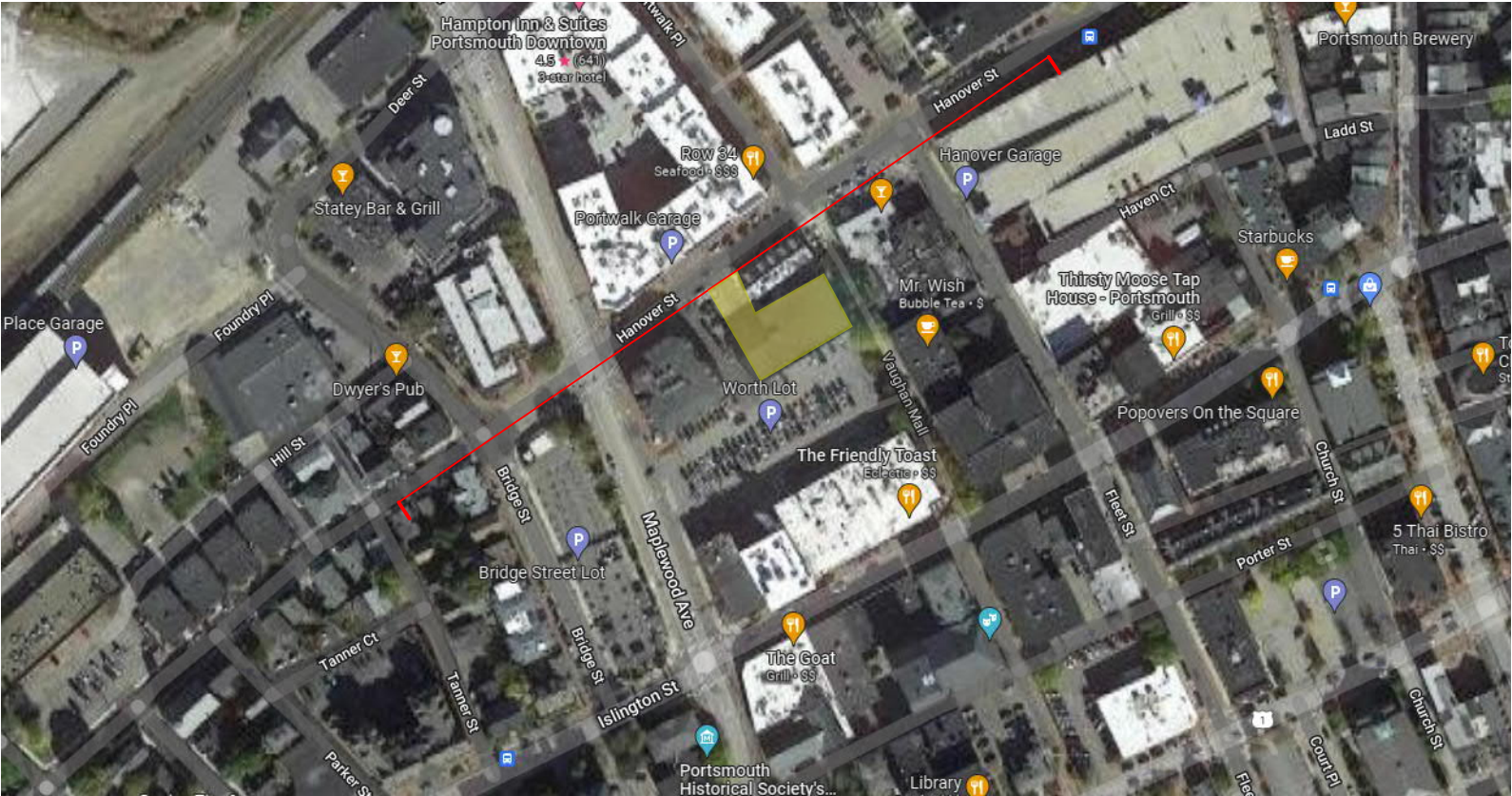
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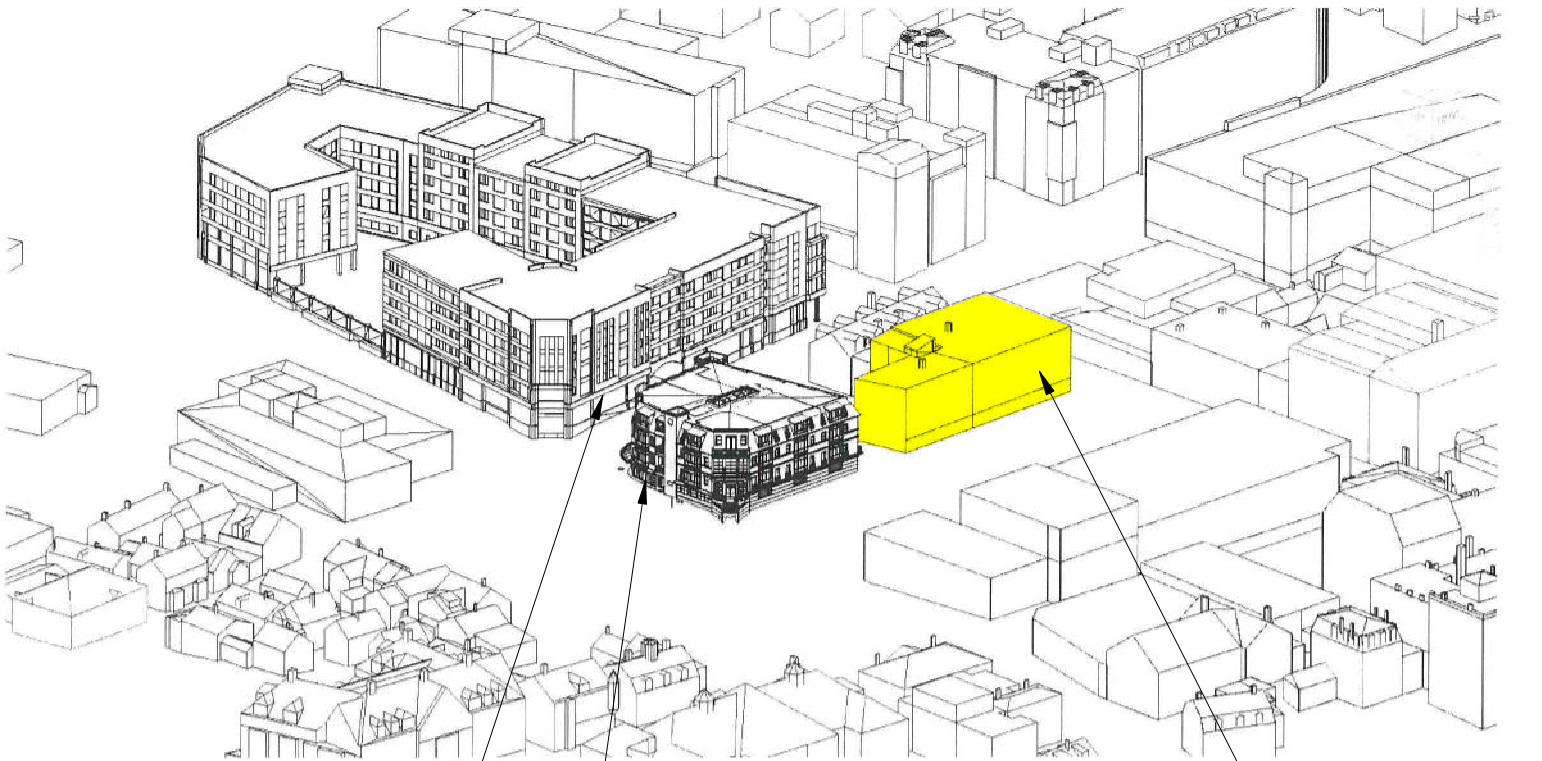


ARCHITECTS  
INTERIORS  
PLANNERS

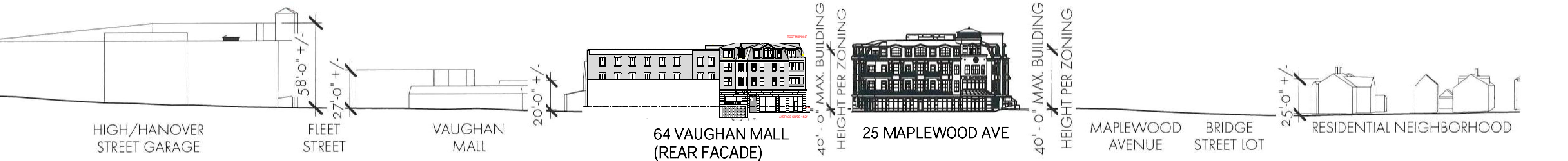
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LOCUS PLAN



CITY OF PORTSMOUTH 3D MODEL EXISTING CONDITIONS



SITE SECTION ALONG HANOVER STREET AS APPROVED



SITE SECTION ALONG HANOVER STREET WITH PENTHOUSE ADDED

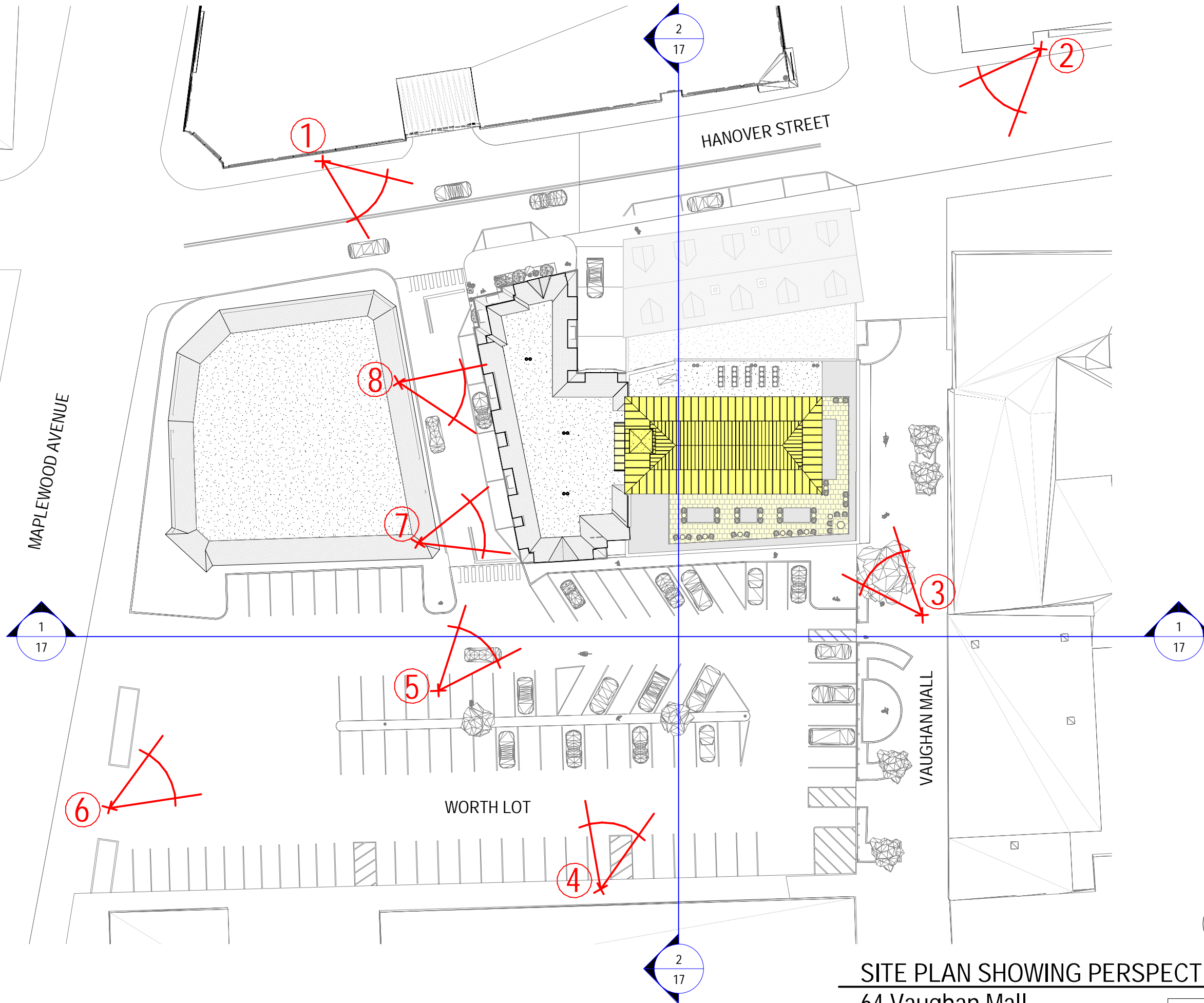
SPACE & MASSING DIAGRAM

64 Vaughan Mall

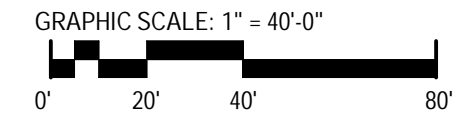
04/11/2022  
SCALE: 1/64" = 1'-0"

SHEET 1 OF 17





DRAFTING SYMBOLS KEY		
	SIM	SITE SECTION
	SIM	
	1	EXTERIOR ELEVATION
	LEVEL 1 0'-0"	DATUM/SPOT ELEVATION
	A1 View Name	TITLE MARK
	N	NORTH ARROW
	1	PERSPECTIVE VIEW



## SITE PLAN SHOWING PERSPECTIVES

64 Vaughan Mall

04/11/2022

SCALE: As indicated

SHEET 3 OF 17

AS APPROVED



0 HANOVER STREET VIEW 01 - HDC APPROVED SUBMISSION 11/19/2021

WITH PENTHOUSE ADDED



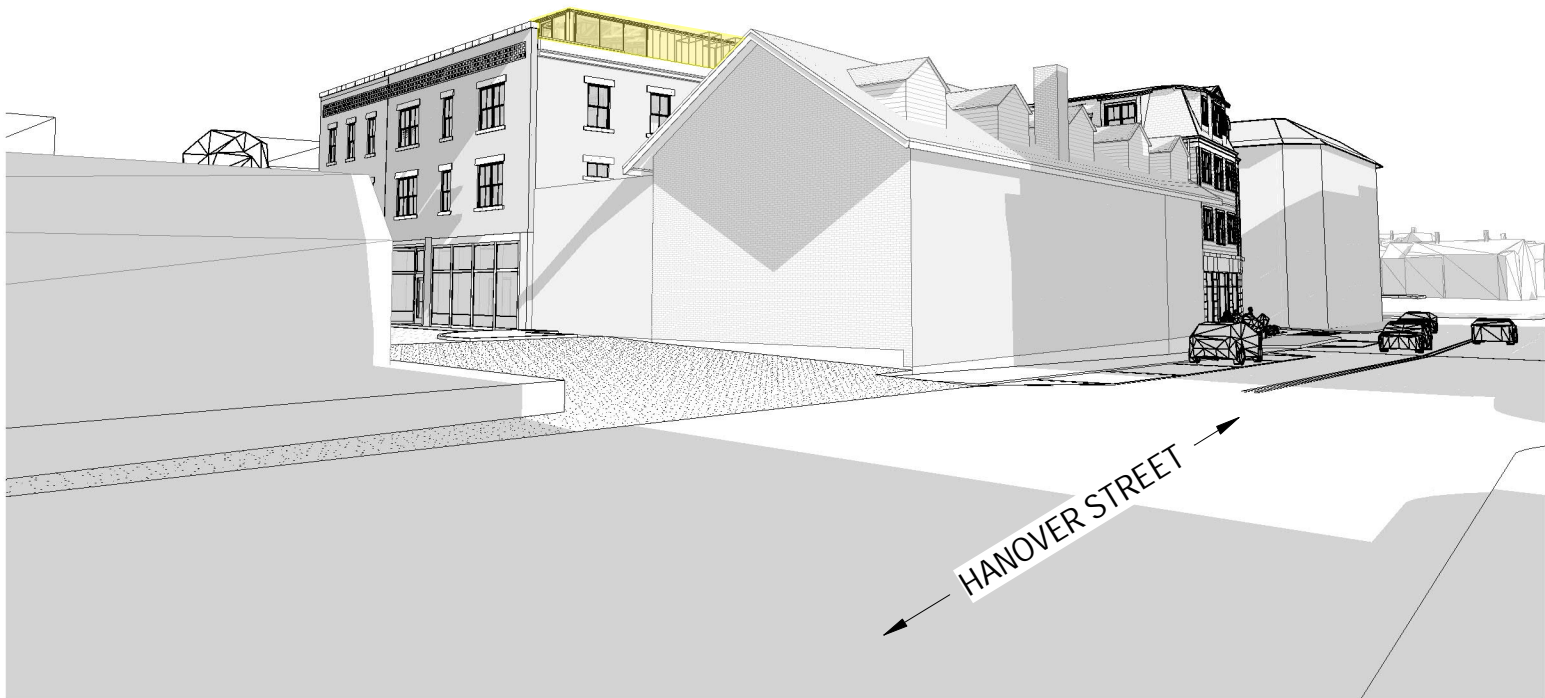
1 HANOVER STREET VIEW 01

AS APPROVED



0 HANOVER STREET VIEW 02 - HDC APPROVED SUBMISSION 11/19/2021

WITH PENTHOUSE ADDED



2 HANOVER STREET VIEW 02

3 HANOVER STREET VIEW 02  
64 Vaughan Mall  
04/11/2022  
SCALE:

AS APPROVED



0 VAUGHAN MALL VIEW - HDC APPROVED SUBMISSION 11/19/2021

WITH PENTHOUSE ADDED



3 VAUGHAN MALL VIEW

2 VAUGHAN MALL VIEW  
64 Vaughan Mall  
04/11/2022  
SCALE:

SHEET 6 OF 17

AS APPROVED



0 WORTH LOT VIEW 01 - HDC APPROVED SUBMISSION 11/19/2021

WITH PENTHOUSE ADDED



4 WORTH LOT VIEW 01

AS APPROVED



0 WORTH LOT VIEW 02 - HDC APPROVED SUBMISSION 11/19/2021

WITH PENTHOUSE ADDED



5 WORTH LOT VIEW 02

5

WORTH LOT VIEW 02  
64 Vaughan Mall  
04/11/2022  
SCALE:

SHEET 8 OF 17

AS APPROVED



← WORTH LOT →

0 WORTH LOT VIEW 03 - HDC APPROVED 11/19/2021

WITH PENTHOUSE ADDED



← WORTH LOT →

6 WORTH LOT VIEW 03

6 WORTH LOT VIEW 03  
64 Vaughan Mall  
04/11/2022  
SCALE:

SHEET 9 OF 17

AS APPROVED



0 ADJACENT BUILDING FOURTH FLOOR DECK VIEW 01 - HDC APPROVED SUBMISSION 11/19/2021

WITH PENTHOUSE ADDED



7 ADJACENT BUILDING FOURTH FLOOR DECK VIEW 01

7

AS APPROVED



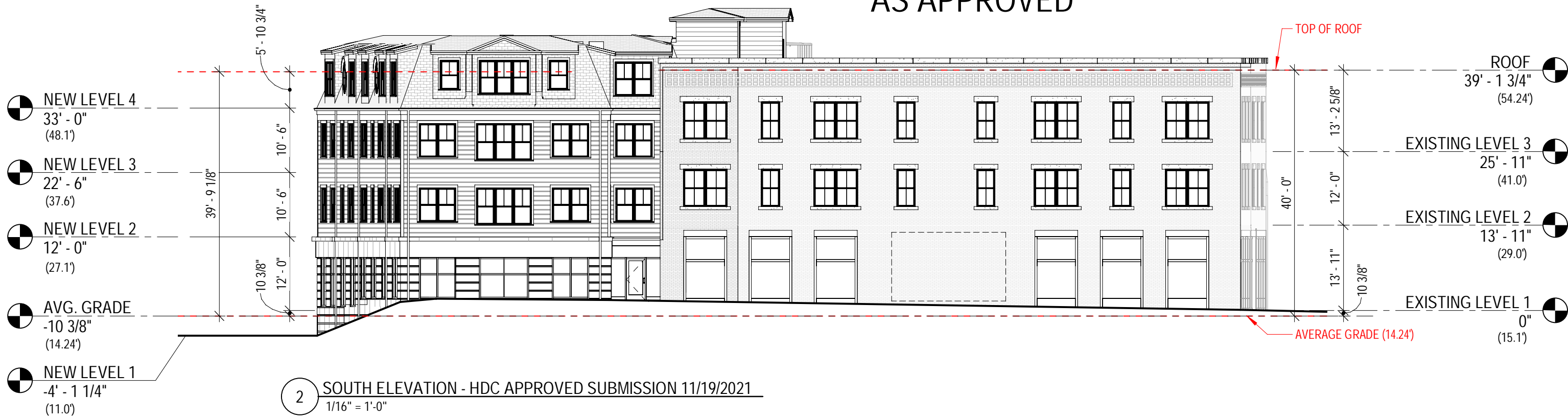
0 ADJACENT BUILDING FOURTH FLOOR DECK VIEW 02

WITH PENTHOUSE ADDED

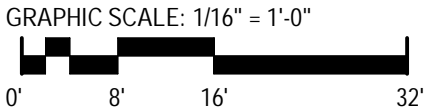
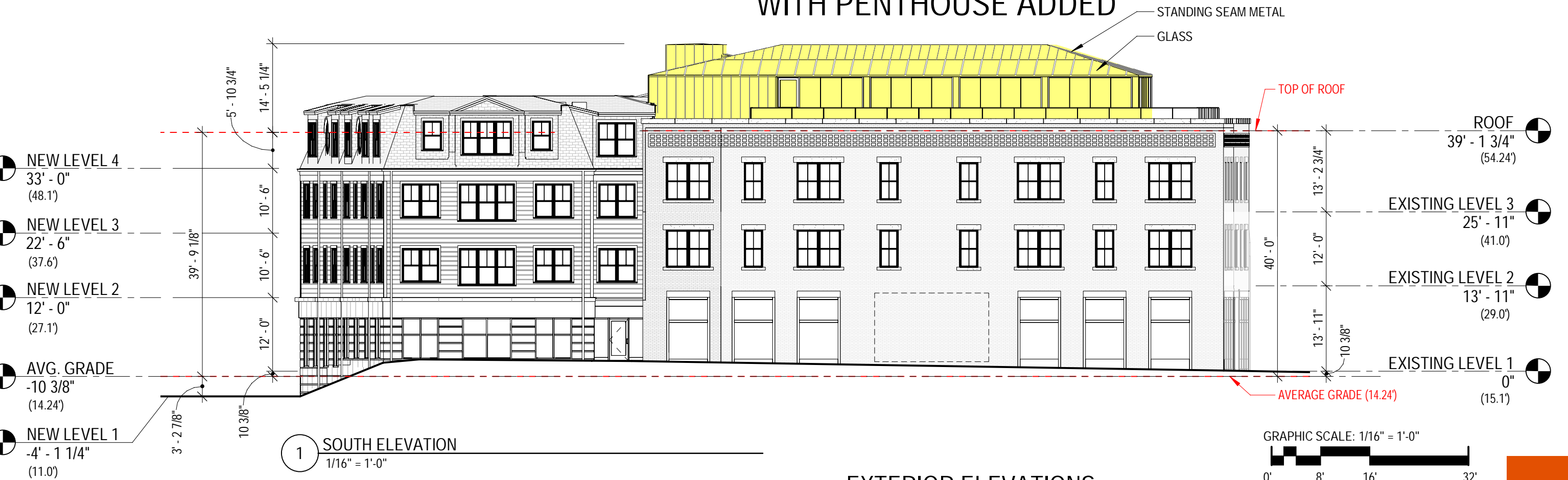


8 ADJACENT BUILDING FOURTH FLOOR DECK VIEW 02

AS APPROVED



WITH PENTHOUSE ADDED



EXTERIOR ELEVATIONS

64 Vaughan Mall

04/11/2022  
SCALE: 1/16" = 1'-0"

SHEET 12 OF 17



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AS APPROVED

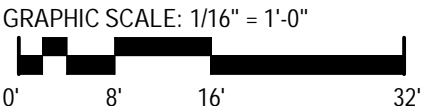


2 EAST ELEVATION - HDC APPROVED SUBMISSION 11/19/2021  
1/16" = 1'-0"

WITH PENTHOUSE ADDED



1 EAST ELEVATION  
1/16" = 1'-0"



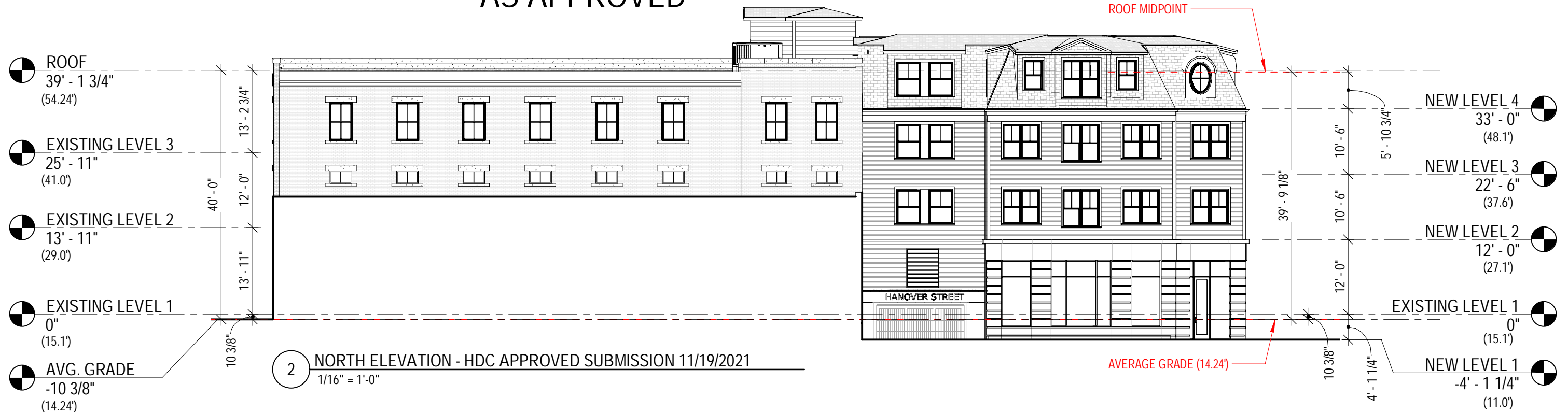
EXTERIOR ELEVATIONS

64 Vaughan Mall

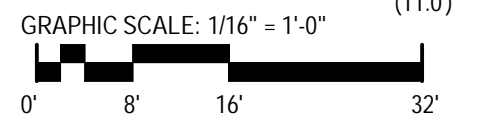
04/11/2022  
SCALE: 1/16" = 1'-0"

SHEET 13 OF 17

# AS APPROVED



# WITH PENTHOUSE ADDED



## EXTERIOR ELEVATIONS

64 Vaughan Mall

04/11/2022

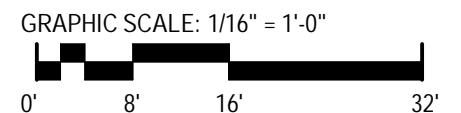
SCALE: 1/16" = 1'-0"

SHEET 14 OF 17



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## EXTERIOR ELEVATIONS

64 Vaughan Mall

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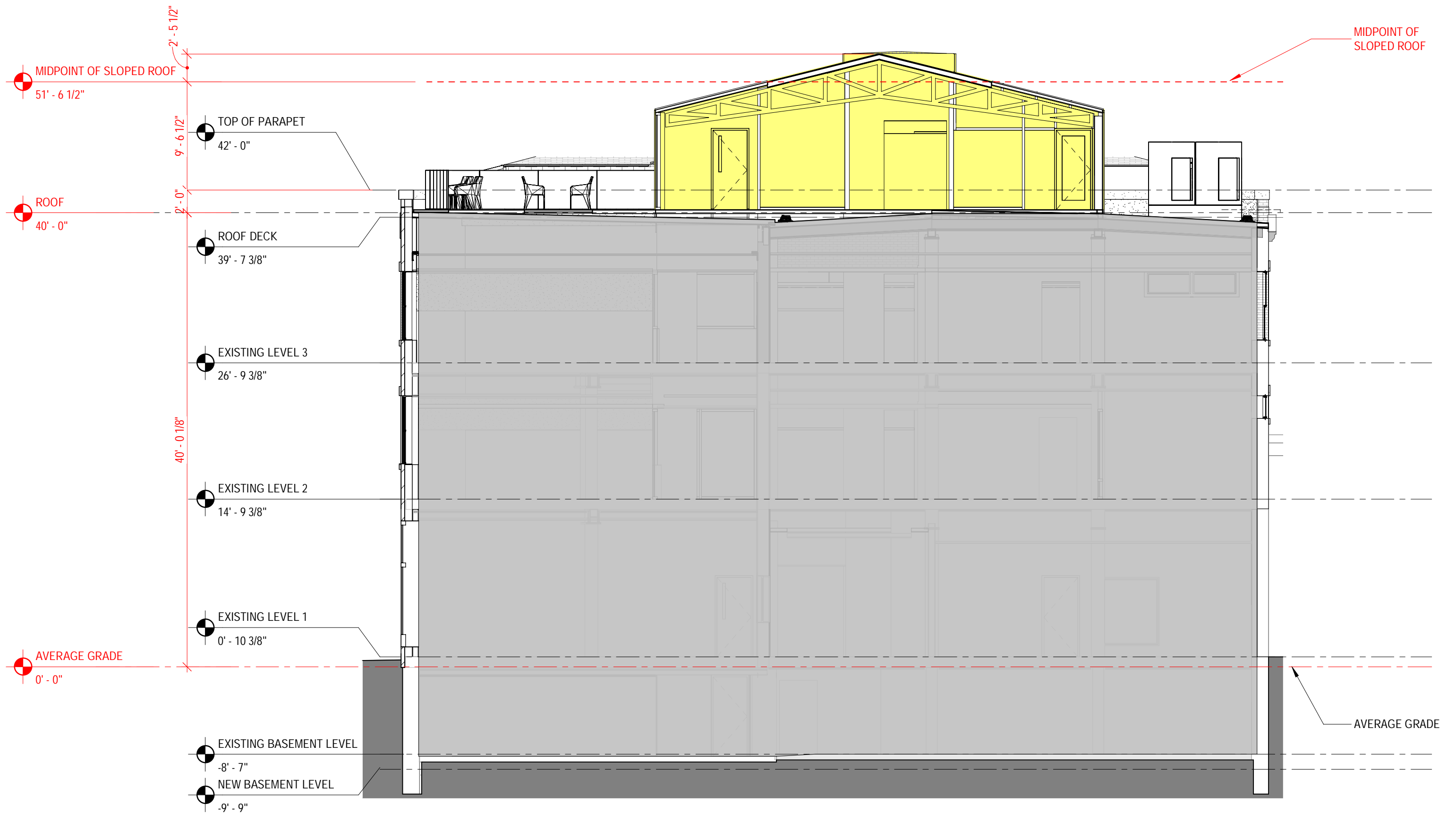
SCALE: 1/16" = 1'-0"

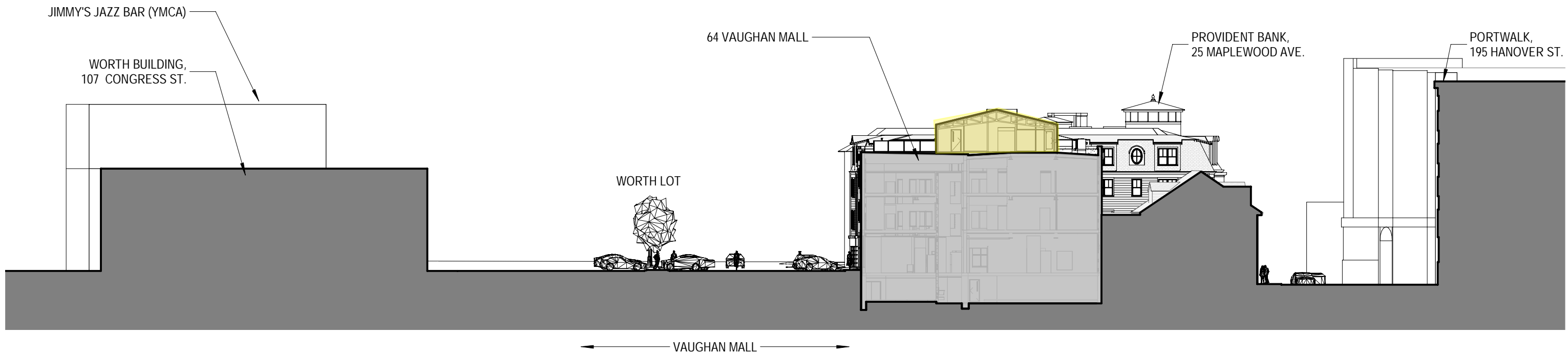
SHEET 15 OF 17



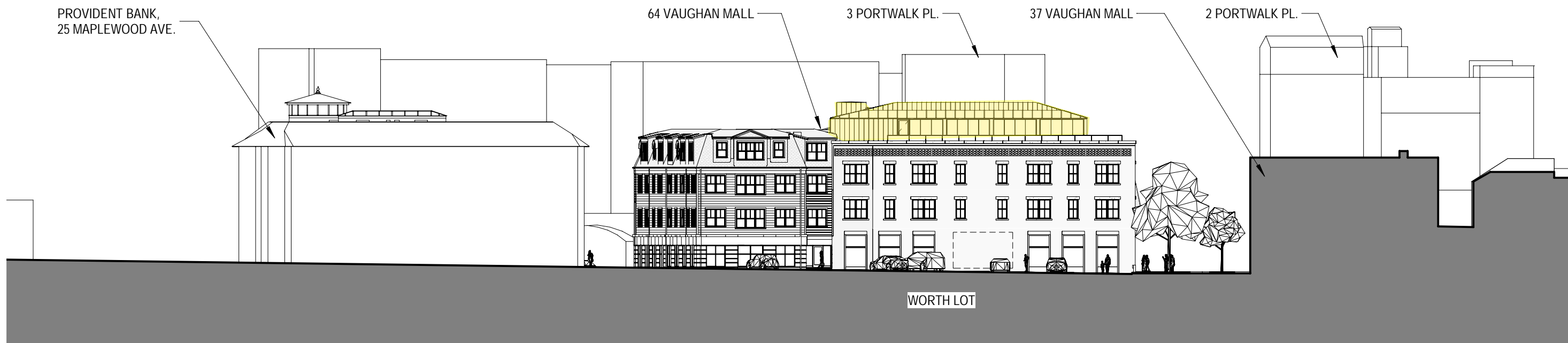
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2 SITE SECTION - 02  
1/32" = 1'-0"



1 SITE SECTION - 01  
1/32" = 1'-0"

## SITE SECTIONS 64 Vaughan Mall

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SCALE: 1/32" = 1'-0"

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