TMC | TEXAS MEDICAL CENTER

ARCHITECTURAL STANDARDS

September 13, 2021

REVISIONS DISCLAIMER

PLEASE NOTE

The newly revised Texas Medical Center (TMC) *Architectural Standards* are effective September 13, 2021 and are posted on TMC's website, www.tmc.edu.

Revisions made to the *Architectural Standards* from time to time may be viewed on TMC's Web site. For easy reference to the latest revisions, check the "Revision Table" on Page i-l of the *Architectural Standards*. Significant revisions will also be communicated to TMC Planning and Construction Advisory Council members.

The *Architectural Standards* should be referred to often during the planning, approval, and construction phases of all architectural/construction projects on TMC Campuses.

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ORGANIZATION OF ARCHITECTURAL STANDARDS

Texas Heart Institute
Denton A. Cooley Building

Organization of Architectural Standards

These *Architectural Standards* supersede and replace all previous existing *Architectural Standards.* The source for retrieval of the *Architectural Standards*, as most recently revised, is the Texas Medical Center Web site, www.tmc.edu. A history of revisions/new issues is located at the end of the *Architectural Standards* on Page i-1. Each section is identified with the TMC logo. Each section is identified with a consecutive lettering system. Pages are consecutively numbered within each lettered section. Where appropriate, each architectural standard makes reference to related graphics, such as drawings, illustrations, photographs, and/or maps. These graphics are included in Appendix A.

Note: For parcels located within the TMC^3 Campus, please refer to Section N of these Architectural Standards for the standards governing the development of TMC^3.

New and expanded buildings
1994-2009

INTRODUCTION AND PURPOSE

Baylor College of Medicine
Jewish Institute for Medical Research (L)
Margaret M. Alkek Building for Biomedical Research (R)

Introduction and Purpose

Texas Medical Center (TMC) and Member Institutions desire that the campuses are accessible, attractive, and safe for all campus participants. Pursuit of managed growth through master planning and infrastructure coordination is the common goal. To this end, TMC has established and adopted *Architectural Standards* as provided for in the *Charter and Restrictions Governing Texas Medical Center, Houston, Texas*. In part these restrictions state:

When any part of the above described tract is conveyed to a grantee to be used for permitted purposes, such fact shall be so stated in the deed of conveyance, and the grantee in such deed shall, as part of the consideration for such conveyance, covenant and agree that it will:

- *commence the construction on said property within two years from the date of the conveyance and continue the construction to completion with due diligence of a suitable and proper building or buildings…;*
- *erect no building or other improvement, and make no alteration, extension or improvements to existing building or buildings upon premises that does not conform to the Architectural Standards established by Texas Medical Center, Inc., nor commence any building, improvement, alteration, or extension until the plans and specifications therefor shall have first been submitted to and approved by the Trustees of the Texas Medical Center, Inc., or by a suitable committee or authority designated by such Board of Trustees;*

In the 1930's, a businessman named Monroe Dunaway Anderson was thinking of good and beneficial ways to use his money to help mankind, thus The Texas Medical Center was born

Introduction and Purpose

The Board of Directors of TMC recognizes the need for standards governing the expansion of the TMC Campuses.

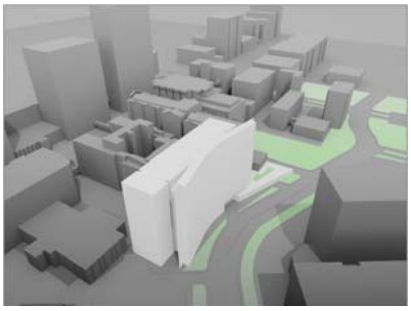
A formal review and approval process is in place for the Member Institutions and their consultants to present new building design and construction projects. The formal review process is outlined in Section C – Project Review and Approval Process.

These *Architectural Standards* are written directives intended to support our desires and goals for developing campuses that work for and benefit all.

PROJECT REVIEW AND APPROVAL PROCESS

M.D. Anderson Cancer Center Zayed Building for Personalized Cancer Care

Project Review and Approval Process



The Methodist Hospital Research Institute—conceptual design

All building projects proposed for construction on TMC covenant restricted land require approval. A building project is defined as all new buildings, garages, renovations, expansions, or significant improvements to existing structures or sites. Any planned demolition of an existing building requires TMC approval. The erection of temporary buildings requires approval, but is strongly discouraged.

Member Institutions contemplating a building project shall notify TMC of the proposed project. The President of TMC, or designee, will review and determine whether the building project is of sufficient scope to require submission through the TMC Planning & Development Committee. If submission is required, the President, or designee, will review the design documents in detail with the Member Institution and their consultant prior to each committee meeting to identify issues that should be resolved before proceeding through the formal committee approval process.

All parking constructed within the Texas Medical Center Campus shall be controlled and operated as part of the Texas Medical Center central parking system. Additionally, compliance with requirements of the City of Houston's South Main/Texas Medical Center Parking Management Area (PMA) ordinance shall be confirmed if the building site is located in the PMA. Thereafter, the Member Institution shall follow the Project Review and Approval Process as further described in this section. Initial notification and subsequent correspondence shall be sent to the General Counsel and Vice President, Planning.

Two major steps – The review and approval process:

1. **Conceptual design – Presentation to the Planning & Development Committee and subsequent approval by TMC's Board of Directors.**
2. **Final design – Presentation to the Planning & Development Committee and subsequent approval by TMC's Board of Directors.**

1. **Conceptual Design** – The following steps describe the conceptual design formal review process:

   1.1 **Conceptual Design Review** – In order to obtain approval by TMC's Board of Directors, the requesting Member Institution shall make a formal presentation to the Planning & Development Committee to provide a preliminary overview of the project. The conceptual design is the first phase of the design in which drawings are conceptual in nature. The Planning & Development Committee is responsible for advising the Board of Directors regarding strategic planning and program implications of such planning. The committee is scheduled to meet quarterly; however, special meetings may be called at the discretion of its chairman. The Planning & Development Committee shall review conceptual design plans in order to determine if the proposed project follows the guidelines of the campus master plans and is in compliance with all appropriate sections of the *Architectural Standards.*

Texas Children's Hospital Neurological Research Institute – conceptual design

Baylor College of Medicine – Michael E. DeBakey Library and Museum – conceptual design

1.2 **Conceptual Design Presentation** – In addition to the physical documents required for each review phase, an electronic presentation, shall be made to the Planning & Development Committee. The conceptual design presentation shall include, at a minimum, the following information:

1.2.1 A brief description of the future project including the function of the facility (patient care, research, and/or education) and whether this will be a new building, garage, expansion, renovation, significant improvement, repurposing or demolition.

1.2.2 Site survey with location of existing buildings, utilities, trees, streets, parking, drainage and other significant elements affecting the new facility.

1.2.3 Building footprint, preliminary design and site plan with relationship of the project to the campus in general and other neighboring buildings.

1.2.4 Building gross square footage, which is defined as all **enclosed** areas (all functions) including mechanical/ penthouse spaces, lobbies, stairways, vacant floors, etc., but excluding interstitial space and attached parking facilities. For parking garages, Member Institutions shall provide the total gross square footage of the entire building and the number of parking spaces. For buildings containing underground, adjacent or partial parking floors, the gross

M.D. Anderson Cancer Center Albert B. and Margaret M. Alkek Hospital — conceptual building expansion plan

square footage should be broken out as parking and non-parking.

1.2.5 Project preliminary schedule for design and construction.

1.2.6 A description of anticipated future vertical or horizontal expansion, or phased development, if applicable.

1.2.7 Preliminary plans to comply with the South Main/Texas Medical Center Parking Management Area parking space requirements.

1.2.8 Design features to protect the building and the electric vault from flooding.

1.2.9 Plan for skywalk connections to adjoining existing or future buildings. Refer to Section H — Skywalk Circulation Network, for additional information.

1.2.10 Declaration of any variances from the *Architectural Standards*.

2. **Final Design** – The following steps describe the final design formal review process:

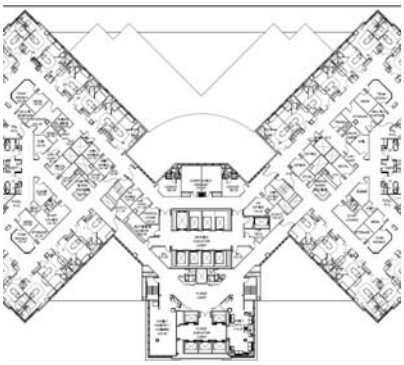
2.1 **Final Design Review** – In order to obtain approval by TMC's Board of Directors, the requesting Member Institution shall make a formal presentation to the Planning & Development Committee to provide an overview of the final design. The final design is the specific design, developed after approval of the conceptual design, which has sufficient final detail to begin construction. The Planning & Development

Committee is responsible to report to the Board of Directors for matters related to facilities construction, infrastructure development, land acquisition, land apportionment, construction coordination, and compliance with the *Architectural Standards*. The committee is scheduled to meet quarterly; however, special meetings may be called at the discretion of its chairman. The Planning & Development Committee shall review the final design plans in order to determine if the proposed project is in compliance with both the *Architectural Standards* and the City of Houston's South Main/TMC Parking Management Area (PMA). If in compliance, the committee will recommend approval to the TMC Board of Directors.

Texas Children's Hospital Feigin Center expansion site plan with setbacks

2.2 **Final Design Presentation –** In addition to the physical documents required for each review phase, an electronic presentation shall be made to the Planning & Development Committee. The final design presentation shall include, at a minimum, the following information:

2.2.1 An update to the key project features, previously presented to the Planning & Development Committee, including project description, schedule, future expansion, skywalk connections, flood protection, and any requested variances from the *Architectural Standards*.



M.D. Anderson Cancer Center Albert B. and Margaret M. Alkek Hospital expansion – typical inpatient unit

2.2.2 Three dimensional (3D) perspective rendering(s) and/or scale model of the proposed facility. If a rendering is used, provide an aerial view with a station point of sufficient height to indicate spatial relationships between the project and adjacent facilities such as other buildings and streets. Include plan and elevation renderings as appropriate to explain the design clearly.

2.2.3 A site plan at a scale that clearly indicates the relationship of the proposed building to the campus at large, related buildings, streets, drives, and adjacent utilities. Indicate the street rights-of-way and compliance with Section D – Building Setbacks as required by the *Architectural Standards*. The setback calculations must be submitted along with a graphical representation showing how the 25 foot minimum and 50 foot average setback requirements have been met. Note: Parcels located within the TMC^3 Campus shall be governed by Section N of this document.

2.2.4 A separate landscape plan indicating locations/species of significant trees to be lost by the project and locations/species of significant trees being planted as a part of the project. Indicate major landscape design features including hardscape. Demonstrate compliance with landscape standards as outlined in Section I – Landscape.

Texas Children's Hospital Neurological Research Institute – final design

2.2.5 Floor plans of the project indicating number of floors and a description of all square footage associated with building and parking structures.

2.2.6 Definitive plan for meeting the South Main/TMC Parking Management Area requirements.

2.2.7 Estimated cost of construction.

2.2.8 Demonstration that the building's exterior signage complies with the City of Houston's Special Employment District signage requirements as explained in Section J – Wayfinding and Building Signage.

2.2.9 Results from a building exhaust test which shows that no environmental hazard will impact neighboring buildings.

2.2.10 Preliminary discussion and approval of site constructability strategies, including safety, traffic and pedestrian mobility plan with TMC.

2.2.11 The architect of record will submit a sealed letter stating that the design is in full compliance with all appropriate sections of the *Architectural Standards.*

3. **Temporary Buildings** – TMC discourages the use of temporary buildings. If a Member Institution determines that a temporary building

is necessary, they shall request approval from TMC. If approved, a temporary building shall be used for a limited duration, with a specific agreed upon removal date.

Texas Children's Hospital Rise School conceptual design

4. **Approval Process** – The TMC Board of Directors shall approve all requests for new buildings, renovations, and demolitions. The approval process shall include the conceptual design and the final design.

   4.1 **Conceptual Design** – The Planning & Development Committee will refer its recommendation to the Board of Directors for approval. After receiving a written approval from the Board of Directors, the Member Institution may proceed with the design to the extent necessary for presentation of the final design.

   4.2 **Final Design** – The Planning & Development Committee will refer its recommendation to the TMC Board of Directors. At the same time, any *Architectural Standards'* variance requests reviewed by the committee will be forwarded to the Board of Directors with a recommendation. After review by the Board of Directors, TMC will provide written notice to the Member Institution indicating approval or disapproval. The letter will include any contingent requirements and strategies to meet the South Main/Texas Medical Center Parking Management Area. Construction on covenant restricted land cannot proceed without approval of the final design.

5. **Design Changes** – If the Member Institution makes significant design change(s) subsequent to the approved final design, a re-submittal of design changes shall be made to the Planning & Development Committee for approval. Examples of significant design changes include adjustments to the number of floors, parking strategies, size of footprint, flood protection, setbacks, etc.

6. **Project Constructability** – Before construction commences, the Member Institution and their general contractor shall meet with TMC to review and receive approval for construction site logistics, mobility plans, and pedestrian safety from TMC. Refer to Section L – General Construction, for guidance.

Memorial Hermann-Texas Medical Center – Heart and Vascular Institute – conceptual design

BUILDING SETBACKS

Houston Academy of Medicine - Texas Medical Center Library
Jesse H. Jones Library Building

Building Setbacks

Building setback requirements on TMC covenant restricted land are intended to create a uniform, attractive appearance in front of institutional buildings and to accommodate green spaces which include sidewalks, street lighting, wayfinding signage, landscape, street furniture, and underground public and private utilities. Building setback requirements are mandatory to any building or complex of buildings having frontage on a TMC private street. The architect of record shall use these setback standards and through the Member Institution, provide to TMC calculations and graphical representations to demonstrate full compliance. The architect of record, through the Member Institutions, will provide a sealed drawing depicting the building in relationship to the street right-of-way. TMC will provide the current street right-of-way for all TMC streets adjacent to the proposed building. Buildings on TMC covenant restricted land having frontage on public streets shall meet the applicable city or state setback requirements.

John Freeman Research Building – street level setback requirement

Building Setback Requirements and Definitions:

1. **Face of Building** – The face of building is defined as any part of a building's façade including ledges, shading devices, overhangs, and any other elements (excluding patient porte-cocheres) that are attached to the building. Setback measurements shall be made to the farthest projecting element on the proposed building.

g –

2. **Building Setback Requirements** – Building setback is measured to the face of the building as shown in the drawing, Building Setback, in Appendix A, Page ii-1. Two rules apply for building setbacks:

- **25 foot Minimum Building Setback (MBS)**
- **50 foot Minimum Average Building Setback (MABS)**

The Minimum Building Setback (MBS) shall be 25 feet from the street right-of-way, measured horizontally from the street right-of-way and perpendicular to the face of building.

The Minimum Average Building Setback (MABS) shall be 50 feet or greater and is defined as the total area between any building line and the street right-of-way, measured horizontally, and perpendicular from the building face to the street right-of-way.

The MABS Compilation Formula is as follows:

2.1 Determine the Total Linear Feet (TLF) of building line parallel to the street right-of-way.

2.2 Determine each individual setback area (length of wall multiplied by setback dimension) and add all individual setback areas together for a Total Setback Area (TSA).

2.3 MABS is equal to TSA divided by TLF. If the Member Institution can demonstrate supplemental street level open spaces such as open plazas, courtyards, and side yard spaces not defined by 2.1 above, but serve the intent of the setback requirements, it may add these supplemental areas to the Total Setback Area in 2.2 above for consideration. However, adding the supplemental area to the Total Setback Area initially shall henceforth preclude its use for setback calculations and for future building additions. The supplemental street level open spaces shall be subject to approval in accordance with the Section C – Project Review and Approval Process.

Patient Entrance Weather Protection Structures

The University of Texas M.D. Anderson Cancer Center

Harris Health System – Ben Taub General Hospital

St. Luke's Episcopal Hospital

3. **Building Structures Below Grade** – Below grade structures extending beyond their street level building shall be at least five feet below adjacent private street top-of-curb. All plans for below grade buildings extending beyond dimensions of the above grade building shall require approval. Below grade buildings shall not encroach on utility zones or the TMC Commons Area.
4. **Property Line Setback Requirements** – Member Institutions are encouraged to maximize the setback distance between structures on adjacent properties. Zero lot line development is not permitted. TMC shall review and approve these property line setbacks.
5. **Patient Entrance Weather Protection** – Any porte-cochere, canopy, or similar structure whose principal purpose is to provide weather protection at a primary patient entrance may extend into the 25 foot Minimum Building Setback, provided that:
   - 5.1 Any such extension into the setback area is minimal.
   - 5.2 The visual and functional impact of such structure on setback area is minimized.
   - 5.3 The design of such structure is approved in accordance with Section C – Project Review and Approval Process.
6. **Miscellaneous Structures** – Structures that impact building setbacks shall adhere to special design requirements. The miscellaneous structures include, but are not limited to the following:

Hardscape in the 25 foot setback requirement

TIRR Memorial Hermann – floodwall outside the 25 foot setback

Baylor College of Medicine – Cullen Building – flagpoles are allowed in 25 foot setback

6.1 **Walls and Fences** – Walls and fences along property lines perpendicular to streets shall not extend into the 25 foot setback. Walls and fences parallel to streets shall not be located within the 25 foot setback unless they form a part of the hardscape as described in 6.2 below.

6.2 **Hardscape** – Hardscape elements used as retaining or decorative walls to support landscaping plant materials and/or paving may be allowed within the 25 foot setback provided that the design of the structures and landscaping is approved in accordance with Section C – Project Review and Approval Process.

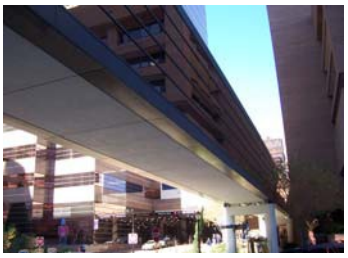
6.3 **Floodwalls** – Floodwalls and other passive flood protection structures, as described in Section G – Flood Protection, shall not be constructed within the 25 foot setback.

6.4 **Transportation, Security and Parking Structures** – Surface parking lots, security booths, bus shelters, valet stations, and other similar functions may be approved within the 25 foot setback area.

6.5 **Light Fixtures, Signage and Flagpoles** – Landscape light fixtures, bollards, institutional identifier signage and flagpoles shall be approved within the 25 foot setback.

6.6 **Mechanical and Electrical Equipment** – Mechanical and electrical equipment such as cooling towers, condensing units, storage tanks, transformers, electrical panels, generators and similar equipment are not permitted within the 25 foot setback or the minimum average 50 foot setback.

Street furniture such as bicycle racks are permitted in the setback area



Skywalks are allowed within the setback areas

6.7 **Street Furniture** – Street furniture such as benches, litter receptacles, bicycle racks, etc. as defined in Section E – TMC Commons, will be approved within the 25 foot setback.

7. **Skywalks** – Skywalks, including their air rights foundations, support structures, vestibules, transition spaces, stairs, etc. are allowed within the setback areas. However, no visible part of the skywalk structure at grade shall be constructed within the setback area until the entire skywalk system is under construction. Refer to Section H – Skywalk Circulation Network, for additional information.

TMC COMMONS

M.D. Anderson Boulevard
(View looking south)

TMC Commons

The Texas Medical Center (TMC) Commons is defined as that area comprised of the TMC private streets, medians, sidewalks, and curb strips. The TMC Commons is illustrated in the drawing, Typical Street Section, in Appendix A, Page ii-2. Refer to Section D – Building Setbacks, and Section I – Landscape for additional information. For the benefit of all Member Institutions, infrastructure in the TMC Commons (with the exception of public utilities, privately owned fiber/ data cables, and the thermal and chilled water utility distribution lines of the Thermal Energy Corporation) is privately owned and maintained by TMC. Work performed in the TMC Commons is restricted to TMC personnel and/or under the direction of TMC contractors, the City of Houston Public Works Department and CenterPoint Energy. Member Institutions and their contractors shall not work in the TMC Commons without prior written approval. Where permission is granted by TMC to a Member Institution to perform work in the TMC Commons, the following criteria shall be utilized:

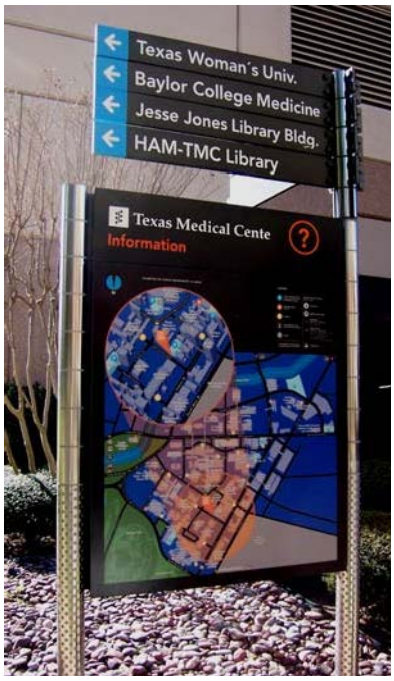
1. **Commons Curb Strip** – This term refers to that area of the Commons between the back of the street curb and the street side of sidewalks. Infrastructure within the curb strip and adjacent sidewalks that is removed, altered, or relocated in the TMC Commons shall be replaced with materials complying with TMC Commons Standards as explained in Appendix A, Page ii-3, when work is complete. Photographs and/or drawings of existing conditions and an inventory of elements expected to be disturbed shall be provided to TMC before any work in the TMC Commons curb strip begins. All replacement of trees and irrigation systems in the TMC Commons curb strip shall comply with Section I – Landscape.

Commons curb strip example

2. **Utilities** – Utility distribution and connections required by Member Institutions within the TMC Commons shall not be done without review and written approval of TMC. Construction methods, such as boring under streets may be approved provided no damage occurs to TMC Commons infrastructure or existing public and other utilities.
3. **Street and Pedestrian Lights** – The street and pedestrian light fixtures, their placement, and the underground electrical work to install them shall comply with TMC Commons Standards. The final location is subject to TMC approval.
4. **Street Furnishings and Wayfinding Signage** – All street furnishings and signage in the TMC Commons are the property of TMC except for the Metropolitan Transit Authority (METRO) bus shelters, which are clearly identified. Street furniture includes bicycle racks, litter receptacles, benches, and emergency phones. No substitutions to TMC specified street furnishings and wayfinding signage are permitted.

Emergency phone

5. **Testing** – TMC reserves the right to require Member Institutions to hire an independent testing agency to inspect and test materials and methods of construction performed in the TMC Commons by Member Institutions and their contractors. The cost of such testing shall be borne by the Member Institution.



Pedestrian directory

6. **Repair of Damage** – If damage occurs in the TMC Commons caused by Member Institutions or their contractors, the Member Institutions shall report such damage to TMC.

PARKING MANAGEMENT AREA

Texas Medical Center
John P. McGovern Commons Building

Parking Management Area

TMC Smith Lands Parking Lot

METRO Transit Center

TMC Garage No. 2

TMC Garage No. 4

In 1989, the City of Houston established Parking Management Areas (PMAs) for high density urban development areas, bounded by major thoroughfares, and near permanent transit facilities in order to ensure adequate parking and eliminate spillover neighborhood parking. The ordinance required a minimum of 1.2 parking spaces per 1,000 gross square feet (GSF) of enclosed floor area built.

Subsequently, the City of Houston commissioned Texas Medical Center as the administrator of the South Main/Texas Medical Center Parking Management Area (SM/TMC PMA). As such, Texas Medical Center has an ongoing responsibility to monitor construction plans of its Member Institutions within the boundaries of the SM/TMC PMA to ensure that adequate parking spaces are built to satisfy the current requirements of the PMA, report the status to the City of Houston on an annual basis, and to represent the Member Institutions if they wish to add additional properties to the boundaries of the SM/TMC PMA. Current boundaries of the SM/TMC PMA are shown on the Parking Management Area (PMA) Map in Appendix A, Page ii-4.

Compliance with the SM/TMC PMA is achieved as follows:

- **Newly Constructed Buildings** – The parking plans for all new or expanded buildings in the SM/TMC PMA must be submitted and approved for compliance by the TMC PMA Administrator, the Texas Medical Center Planning & Development Committee, and the Texas Medical Center Executive Committee before commencing construction. TMC will work closely with each Member

TMC Garage No. 7

TMC Garage No. 10

TMC Garage No. 17

TMC Garage No. 19

Institution planning a new building or building expansion to develop a parking solution that meets the needs of the Member Institution's patients, employees and visitors while preserving TMC's scarce land resources.

These strategies will be addressed on a project-by-project basis in order to satisfy Texas Medical Center's overall compliance with the SM/TMC PMA while ensuring long-range mobility access and transit considerations.

FLOOD PROTECTION

Active Flood Protection
Tunnel Flood Door

Flood Protection

All new building construction projects and major renovations proposed for construction on covenant restricted land provided by TMC are required to implement Flood Protection Measures. Flood Protection Measures implemented by Member Institutions shall protect their own facilities in a manner that does not negatively impact their neighbors. Protection from flooding may be accomplished in two major ways:

- **Permanent Passive Flood Protection Systems**
- **Active Flood Protection Systems**

Permanent Passive Flood Protection Systems involve fixed barriers and/or floodwater activated barriers, such as floodwalls, predetermined safe elevations, and other non-personnel activated measures to protect a facility from flooding. **Active Flood Protection Systems** are partially or fully preinstalled systems which require personnel activation prior to a high water event. Active flood protection is used where access is normally required for regular flow of pedestrian or vehicular traffic. The following minimum criteria should be considered:

1. **Building Codes** – All buildings shall meet federal, state, county, city, and other applicable codes and regulations for flood protection/hazard mitigation.
2. **Critical Facilities** – For TMC hospitals and other critical facilities, the building ground floor elevation shall be protected to a minimum of the applicable 500-year floodplain elevation.

Passive flood protection

Examples of Active Flood Protection Devices:

3. **Interconnected Member Institutions** – Each Member Institution shall provide an effective flood barrier, including floodgates and flood doors, between their facilities at all vulnerable connection points to their neighbors' building.
4. **Electrical Vaults** – Electrical vaults housing utility equipment from commercial providers are considered critical facilities and shall be located at the 500-year floodplain elevation plus one foot.

SKYWALK CIRCULATION NETWORK

Texas Children's Hospital Skybridge

Skywalk Circulation Network

Member Institutions are interconnected by a network of streets, walkways, and plazas at grade level. This network is conveniently and safely integrated with public transit, campus shuttle services, and parking facilities.

For all new buildings and major renovations under design, the design shall incorporate above-grade skywalk passageways and accessible connections.

M. D. Anderson Cancer Center Skywalks:

1. **Skywalk Network** – The typical skywalk shall connect one building to adjacent buildings. The campus skywalk circulation network shall be integrated with clear design of easily accessible public lobbies, which will connect horizontally as well as vertically, and internal corridors within buildings. The TMC Pedestrian Circulation Master Plans of December 2002 and August 2005 outline the plans and the concepts for skywalks as shown in the drawing, Recommended Future Skywalks, in Appendix A, Page ii-5. In addition to pedestrian circulation, the skywalk campus network will allow opportunities for above-grade utility integration and distribution with easy access for maintenance. Skywalks will be designed with the ability to transport people and materials/supplies by rubber tired vehicles. Designs for future skywalk connections are subject to TMC review and approval as explained in Section C – Project Review and Approval Process.

St. Luke's Episcopal Hospital – Fannin Street skywalk

St. Luke's Episcopal Hospital – Garage No. 2 – skywalk

Skywalk with utilities

2. **Design of Skywalks** – The following criteria shall be used in the design of skywalks and associated utilities:

2.1 **Skywalks** – Skywalks shall consist of an enclosed bridge structure containing a space for pedestrian circulation and, if advantageous, a separate, contiguous space for utility distribution. For both security and architectural reasons, skywalks shall maximize transparency with the use of clear glass on sides and glass roofs or skylights where feasible. Skywalk widths and architectural features are subject to review and approval as set forth in Section C – Project Review and Approval Process. The minimum pedestrian ceiling clear height shall be ten feet, and a minimum clearance height over highest roadway point of 16 ½ feet.

2.2 **Skywalk Utilities** – The skywalk design offers opportunities for distribution of utilities to be located contiguous to and typically below the pedestrian circulation. Typical utility distribution includes chilled water, steam, and other miscellaneous pipes, fiber optic and data. Utility connections shall be below grade or contained within the skywalk and not exposed to view.

LANDSCAPE

John Freeman Boulevard
Median Landscaping

The Landscape Standards establish a consistent design within the TMC Commons for trees and other plant species. The consistent design throughout the Texas Medical Center enhances the character of TMC and promotes a shaded environment of visual order. In order to clarify the design intentions of the Landscape Standard, the following definitions are provided and are illustrated in the drawing, Typical Street Section, in Appendix A, Page ii-2.

1. **Landscaping Areas** –

   1.1 **TMC Commons** – TMC Commons is defined as that area composed of the TMC streets, medians, sidewalks and curb strip.

   1.2 **TMC Medians** – The dividing area, either paved or landscaped between opposing lanes of traffic.

   1.3 **Curb Strip** – The landscape area between the curb and the sidewalk.

   1.4 **TMC Institution Building Frontage** – The landscape area between the TMC Commons and building setback line is where Member Institutions have the opportunity to express their unique landscape identity. Refer to Section D – Building Setbacks for additional information.

John Freeman Boulevard – median landscaping

2. **Maintenance Responsibility** – In areas identified as the TMC Commons, TMC shall maintain all hardscape, trees, shrubs and irrigation systems. Member Institutions shall similarly maintain the landscape area identified as the building frontage.

Representative curb strip with paved crosswalk

Example of tree spacing

3. **Sidewalks in the Commons** – Sidewalks adjacent to curb strips shall be concrete with a minimum width of five feet and a maximum width of eight feet. Sidewalks shall follow the curve of the road, but may be gently curvilinear where the street is linear. Sidewalks are recommended to be six feet from back-of-curb. Where the sidewalks are curved, the setback from the back-of-curb may vary, but must maintain a minimum of four feet. See Section E – TMC Commons for additional information.

4. **Placement of Plants and Trees** – The strip between the curb and sidewalk is recommended to be six feet wide. Curb strip plantings shall be turf, Asian Jasmine, or one of the Lily family ground covers, such as Liriope. No shrub or ornamental flowering plants shall be permitted in the curb strip. Curb strip trees shall be planted in a consistent manner and with a spacing of 30 feet as shown on the drawing, Sidewalk and Tree Layout, in Appendix A, Page ii-6. The tree planting plan shall match as a mirror image on both sides of the street for the length of the block. In a similar manner, trees in the building frontage, between the sidewalk and the building setback line shall also be planted as shown on the drawing, Sidewalk and Tree Layout, in Appendix A, Page ii-6. Trees in single rows shall be spaced at 30 feet on center. Except where there are conflicts with existing underground utilities, or where space is

available, trees shall be planted in diagonally spaced, staggered double rows.

Example of tree protection

4.1 **Tree Relocation and Removal** – Where new construction projects of Member Institutions impact existing trees, the following criteria shall apply:

4.1.1 Trees that can be relocated in good condition shall be replanted.

4.1.2 Trees that cannot be relocated in good condition shall be replaced with trees approved by TMC. All diameters shall be measured four feet above planted grade.

4.1.3 Relocated and replacement trees shall be planted in locations within Member Institution building frontage or within the TMC Commons landscape areas in approved locations.

4.1.4 Trees near areas of construction work that may be subject to damage shall be protected.

4.2 **Tree Species** – The species of street trees planted between the curb and sidewalk shall be recommended by a registered Landscape Architect or Arborist and approved by TMC. The minimum tree size should be four inches in diameter as measured four foot above planted grade.

5. **Irrigation** – All trees and plants in the TMC Commons will be watered by a TMC approved irrigation system.

WAYFINDING AND BUILDING SIGNAGE

Wayfinding Signage at the Texas Medical Center

Wayfinding and Building Signage

Institutional identifier

Numbered entrance marker

The Texas Medical Center (TMC) Wayfinding System and Building Exterior Signage Guidelines are designed to assist patients and visitors to quickly locate their destination. TMC Member Institutions shall follow the signage requirements which include:

1. **Wayfinding Signage** – The Texas Medical Center Wayfinding System, developed by the TMC Wayfinding and Signage Advisory Council, includes large numbered campus entrance, vehicular and pedestrian directional, street identification and institutional identification signs. This standardized assemblage of signs was approved for inclusion into the *Architectural Standards* on August 10, 2006 by the TMC Policy Council. Member Institutions needing either institutional identification or directional signage shall use these design standards. Texas Medical Center will facilitate the request and assist the Member Institution in determining the appropriate signage type, layout, location, and other planning aspects.
2. **Building Exterior Signage** – The City of Houston has designated the Texas Medical Center to be a Special Employment District. The district encompasses the Main Campus, certain areas within the Main Street Corridor, and the Mid, South and Leland Anderson Campuses. Within this Special Employment District, all building exterior signage requires the approval of the Administrator (President of Texas Medical Center). Requests for assistance and approval for building exterior signage shall be sent to the Vice President, Planning.

DROP-OFF DRIVEWAYS

M.D. Anderson Cancer Center
Albert B. and Margaret K. Alkek Hospital

Drop-Off Driveways

Texas Children's Hospital drop-off driveway

St. Luke's Episcopal Hospital drop-off driveway

All new buildings on TMC covenant restricted property shall have covered access driveways to facilitate patient, visitor, and service delivery drop-off and pick-up. The access driveways shall be designed to prevent queuing vehicles from extending into streets and blocking traffic. Access driveways may be located within the property setback area as defined in Section D – Building Setbacks, provided:

1. The visual and functional impact of the access drive on the setback is minimized.
2. The design of the access drive is approved in accordance with Section C – Project Review and Approval Process.

GENERAL CONSTRUCTION

Houston Methodist Hospital
Research Institute

Construction project "owners" shall manage their projects in a collaborative and respectful manner. Good neighbors minimize the risk and impact upon patients, researchers, students and visitors to the environs of Texas Medical Center. Owners are responsible for maintaining a clean, safe, quiet and accessible environment in the vicinity of the construction site. Construction projects at TMC shall meet all federal, state, and city codes and the regulations related to safety and environmental protection both on the construction site as well as within the TMC Commons. The following specific standards have been established to guide the Owner throughout all construction projects at TMC:

1. **Personnel Directory** – At the beginning of all construction projects within TMC, the Owner shall provide a directory containing:

   - **Name and physical address of the project.**
   - **The start date of the project.**
   - **Project owner and general contractor key personnel with emergency contact telephone numbers and e-mail addresses.**

   The directory shall be kept current throughout the construction project and copies shall be sent to the Vice President, Planning.

2. **Clean-up** – Owners shall require their contractors to maintain the construction site and adjacent properties, sidewalks, and streets free of trash. Within the construction site, contractors shall provide a vehicle tire wash area or equivalent to clean vehicles prior to their exiting the construction site. Contractors shall continually clean mud and remove debris that is tracked or has fallen onto adjacent

M.D. Anderson Cancer Center
Albert B. and Margaret M. Alkek
Hospital Vertical Expansion

streets and sidewalks to maintain these areas in a clean, serviceable, and safe condition. Contractors shall prevent all runoff and debris from entering the storm sewer system.

The Institute of Religion demolition

Texas Woman's University Dormitory demolition

3. **Noise, Vibration, Odors, Fire Hazards, and Dust Control** – Contractors shall employ every possible means to minimize noise, vibration, odors, fire hazards, and dust emanating from their construction site. The normal operations of the healthcare, education, and research institutions shall not be negatively affected by construction activities.
4. **Demolition of Buildings** – The owner shall provide detailed information on the proposed demolition project including the decision process used to select a methodology. The owner will be responsible to include all neighboring institutions in the early planning phases to seek their approval and ensure the safety of all personnel and property. All demolition projects will be reviewed and approved by TMC as explained in Section C – Project Review and Approval Process.
5. **Barriers** – Owners shall require their contractors to construct a suitable safety perimeter barrier at all construction sites. There are two major types of barriers that contractors shall install: construction security fencing and covered pedestrian walkway protection. Each type of barrier shall be installed as follows:

   5.1 **Construction Security Fencing** – Construction security fencing shall be a chain link fence system, a minimum of six feet high. The chain link fencing system shall be designed in accordance with City of Houston

Perimeter Site Fencing in Accordance with TMC Specifications

Pedestrian Covered Walkways

requirements for wind resistance and approved by TMC. An approved woven polyethylene open-mesh privacy screen shall cover the chain link fence. The privacy screen shall be maintained for the duration of the construction. The privacy screen may be omitted for safety reasons in limited areas with TMC approval.

5.2 **Covered Pedestrian Walkway Protection** – Owners shall require their contractors to provide and maintain appropriate covered pedestrian walkways in areas adjacent to or affected by overhead construction activity. Covered walkways, including all structural elements, shall be designed to withstand wind loads as required by federal, state and local codes/regulations. An approved paint shall be used to paint the structure. Walkways shall be adequately lighted inside and out. The lighting plan shall be approved by TMC.

6. **Construction Cranes** – Owners shall require that tower and mobile cranes are designed to withstand wind forces and safety precautions as required by federal, state and local codes/ regulations. Lifting of loads by construction crews shall be contained within the construction site. TMC will require approved

Cranes should be designed to withstand wind forces as required by federal, state and local codes and regulations

air rights for cranes extending over TMC property and the TMC Commons Area. Where applicable, the Owner will work with TMC to provide indemnification for use of air rights over the TMC Commons Area.

7. **Streets –** Contractors shall not use, for construction purposes, the Texas Medical Center private streets or sidewalks without receiving approval from TMC. Contractors shall not cut or remove concrete or pavers within the TMC right-of-way without previous approval from TMC. Repair methods for all TMC streets will be approved by TMC. The highest priority use for surrounding City streets and streets on the TMC Campuses is to provide access for the ambulances, patients, students, visitors and employees arriving to Member Institution buildings. Texas Medical Center will assist construction contractors to accomplish their important mission on campus; however, blocking access on the streets and sidewalks shall be the last option considered. Requests for street or sidewalk closures shall focus on workweek non-peak hours and/or on weekends. A traffic plan, prepared by a professional traffic engineer, is required to receive approval and to assure TMC that vehicular access to Member Institutions is not blocked and that pedestrian mobility is not impaired. The traffic plan shall include a drawing showing general vehicular traffic flow within, to and from the construction site; detours, if necessary; vehicular and pedestrian directional signage locations, size and description of text; and any other pertinent information affecting traffic. Contractors shall also provide sufficient police officers, certified flagmen, beacons, barricades, and intuitive traffic control signage to assure a safe and orderly flow of traffic.

Night cranes on TMC Campus

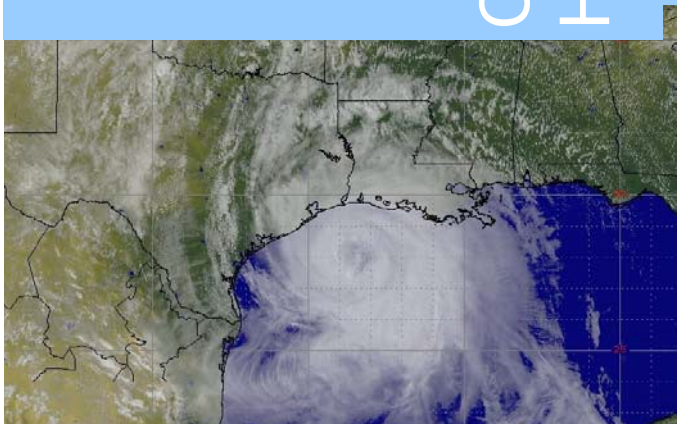
Sidewalks shall not be closed to accommodate construction projects

TMC Campuses are non-smoking

As-built drawing

8. **Sidewalk Access** – Sidewalks within the TMC Commons are essential for pedestrian mobility and as such shall not be closed to accommodate construction projects. Owners and contractors shall provide a safe and accessible passageway for all pedestrians proximal to their construction site. Owners and contractors will provide a Pedestrian Mobility Plan for review and approval by TMC. The plan shall include safety considerations for crossing sidewalks with construction vehicles and compliance with the American with Disabilities Act Accessibility Guidelines.
9. **Emergency Vehicle Access** – Owners and their construction contractors shall at all times maintain full access to all buildings adjacent to the construction site for emergency vehicles, which includes firefighting equipment. Contractors shall, at no time, block or close roadways or fire lanes without alternate roadways and means of entrance approved by the City of Houston.
10. **Non-Smoking** – All TMC Campuses are designated as non-smoking areas, including construction sites.
11. **As-built Drawings** – Owners undertaking a construction project shall submit to TMC as-built drawings of their completed projects including all easements, sealed survey exhibits and metes and bounds. TMC will compile the as-built information into a Geographic Information System (GIS) and database for future campus planning. As-built drawings shall consist of civil site plans (surveys) and architectural plans (building elevations). Owners shall provide as-built drawings to TMC CAD and GIS Services in AutoCAD electronic soft copy (.dwg) and Adobe (.pdf) formats.

CONSTRUCTION - TROPICAL STORM/ HURRICANE PREPAREDNESS



Hurricane Ike 2008
Satellite Storm Photography

Construction - Tropical Storm/Hurricane Preparedness

In the event that a tropical storm or hurricane occurs in the Gulf of Mexico with predicted landfall affecting the greater Houston area, Member Institutions shall require their general contractor(s) to clear and secure jobsites to prevent flying debris from causing serious bodily injury and property damage throughout TMC. Preparations shall be completed at least 24 hours before tropical storm force winds are expected.

Framing and Scaffolding need to be Removed or Secured:

Essential Construction Site Preparation – At a minimum, the following jobsite preparations and actions shall be taken:

1. **Manpower** – Sufficient personnel shall be retained to properly clean and secure the sites.
2. **Scaffolding** – Horizontal boards shall be removed from scaffolding. Scaffolding framework shall be temporarily dismantled and properly stored or adequately secured to the building.
3. **Cranes** – The booms for jib cranes and mobile cranes shall be lowered and secured. No incidental equipment shall be secured at the jobsite by suspension from the crane hook. Tower crane booms shall be left free to swing with the wind.
4. **Concrete Formwork** – Formwork filled with concrete for at least one-half bay width, and placed to a temporary construction joint may be left in place. Bays of formwork not filled with concrete or filled to less than one-half bay width shall be temporarily removed and secured elsewhere on the site or moved offsite. Formwork shoring or reshoring supports left in place shall be secured at both the top and bottom with a positive attachment to the floor slab or formwork by lacing together.

Dumpsters shall be emptied and secured

Building materials must be removed or properly secured

5. **Waste Material Dumpsters** – Dumpsters shall be emptied of waste material prior to a storm event and secured using one of the following methods:
   - 5.1 Anchor at each corner with concrete blocks or footings with weight equal to a wind uplift load of 30 pounds per square foot applied over boundary area of the dumpster minus the empty weight of the dumpster.
   - 5.2 Place a woven polyethylene mesh or steel wire mesh covering over contents capable of resisting tension force of 200 pounds per foot of width.
   - 5.3 Place a steel plate or concrete slab weighing a minimum of 30 pounds per square foot over the entire top of the dumpster.
6. **Chain Link Fences** – Remove the privacy screen from chain-link fence systems.
7. **Loose Building Materials/Tools** – Contractors shall limit onsite storage of materials to immediate project needs. Secure or remove piles of gravel. Remove or tie/bind together and anchor down all loose building materials such as plywood, lumber, drywall, metal framing and other potential hazards. Equipment and tools shall be removed from the job site or adequately secured.
8. **Temporary Signage** – Temporary signage not required for safety reasons shall be removed. Remaining temporary signage shall be securely anchored.
9. **Storm Drains** – Storm drains around the site shall be cleaned and protected from construction site runoff.

10. **Portable Toilets** – Portable toilets not absolutely required for use shall be removed and remaining toilets will be emptied and properly secured.
11. **Covered Walkways** – Covered walkways and other erected structures shall be disassembled and properly secured if they do not meet the City of Houston wind resistant code.

TMC^3 COLLABORATIVE BIORESEARCH CAMPUS ARCHITECTURAL STANDARDS

TMC^3 Biomedical Research Campus
Master Plan Renderinng

TMC | TEXAS MEDICAL CENTER

Section N
September 13, 2021

Aerial Views of TMC³ Collaborative BioResearch Campus

The TMC³ District is a new biomedical research and translational science campus planned for approximately 30 acres immediately south of the existing Texas Medical Center.

The Design Standards for the District included in Section N in most cases supersede the Texas Medical Center Architectural Standards dated January 23, 2013. However the current Texas Medical Center Architectural Standards still apply in all other aspects. The Design Standards for the TMC³ District establish the character and quality for the district while maintaining a common mission of the Medical Center.

These Standards are intended as a guide to the owners, Institutions, architects and planners working within the district and a reference document for the Member Institutions.

The following outline references the individual sections of the existing TMC Architectural Standards and is intended to outline where the TMC³ Standards supersede or acknowledge the existing Standards.

Section A Organization of Architectural Standards
The TMC³ Design Standards in Section N do not affect this Section other than to add an additional section to the document.

Section B Introduction and Purpose
The TMC³ Design Standards in Section N do not affect this Section.

Section C Project Review and Approval Process
The TMC³ Design Standards in Section N do not affect this Section.

Section D Building Setbacks
The TMC³ Design Standards in Section N supersede this Section.

Section E TMC Commons
The TMC³ Design Standards in Section N supersede this Section.

Section F Parking Management Area
The TMC³ Design Standards in Section N do not affect this Section.

Section G Flood Protection
The TMC³ Design Standards in Section N do not affect this Section.

Section H Skywalk Circulation Network
The TMC³ Design Standards in Section N supersede this Section.

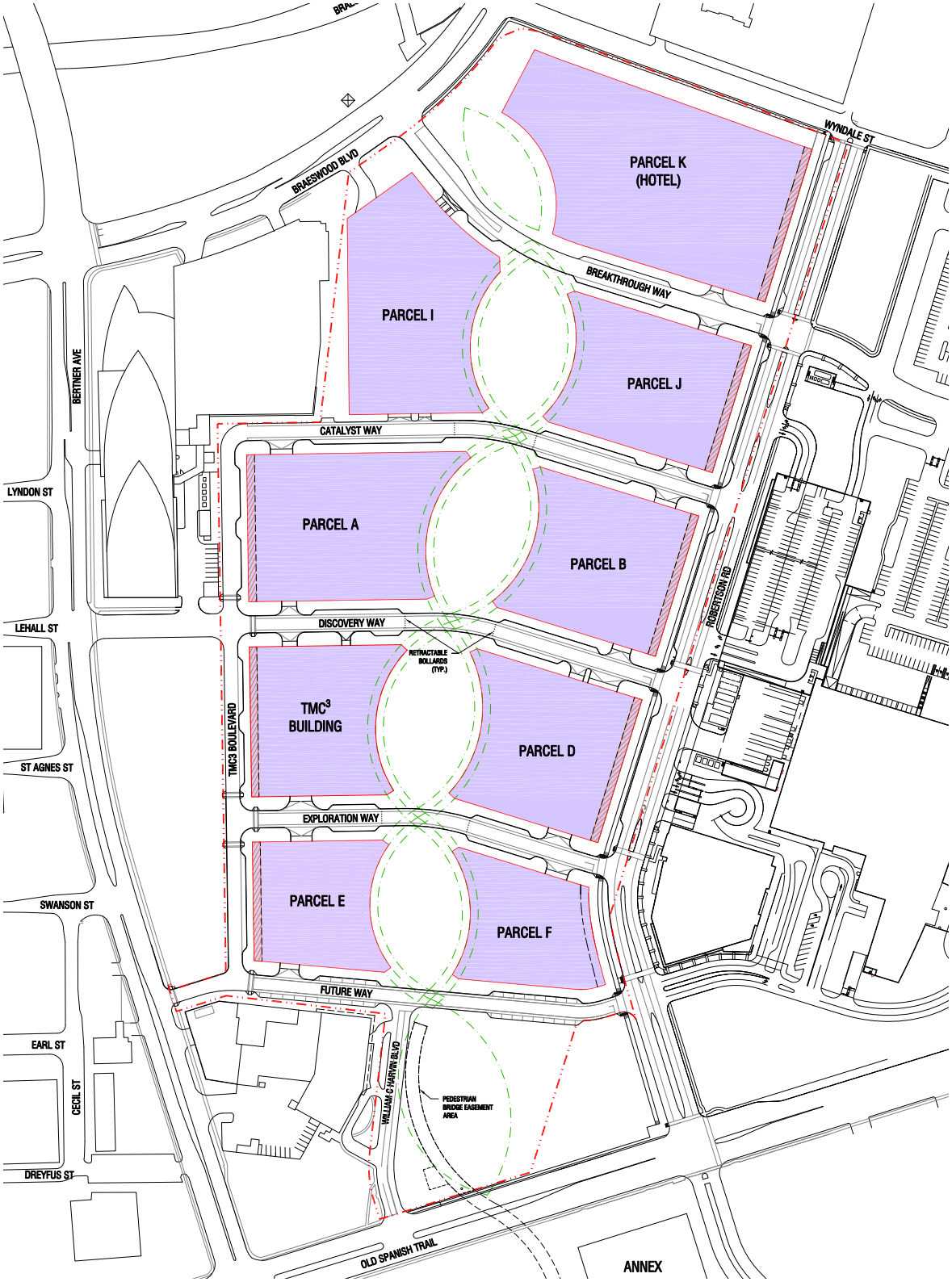
Section I Landscape
The TMC³ Design Standards in Section N supersede this Section. All landscape material outside of the building footprint is provided as a component of the master site development.

Section J Wayfinding and Building Signage
The TMC³ Design Standards in Section N supersede this Section.

Section K Drop-Off Driveways
The TMC³ Design Standards in Section N supersede this Section.

Section L General Construction
The TMC³ Design Standards in Section N do not affect this Section.

Section M Construction – Tropical Storm/Hurricane Preparedness
The TMC³ Design Standards in Section N do not affect this Section.


BRAESWOOD BLVD
WYNDALE ST
PARCEL K
(HOTEL)
BREAKTHROUGH WAY
PARCEL I
PARCEL J
BERTNER AVE
CATALYST WAY
LYNDON ST
PARCEL A
PARCEL B
ROBERTSON RD
LEHALL ST
DISCOVERY WAY
RETRACTABLE BOLLARDS (TYP.)
TMC3 BUILDING
PARCEL D
TMC3 BOULEVARD
ST AGNES ST
EXPLORATION WAY
PARCEL E
PARCEL F
SWANSON ST
FUTURE WAY
EARL ST
WILLIAM C HARVIN BLVD
PEDESTRIAN BRIDGE EASEMENT AREA
CECIL ST
DREYFUS ST
OLD SPANISH TRAIL
ANNEX

OVERVIEW

The TMC3 Collaborative Bioresearch Campus is intended to be a walkable mixed-use district focused on life sciences with a range of amenities including restaurants, shops, and active and passive open spaces. Buildings within the TMC3 Campus must define and engage the Helix Park (see Parcel Regulating Plans). Ground floors spaces should be open to the public and promote the sense of connection between the interior uses and the public realm outside.

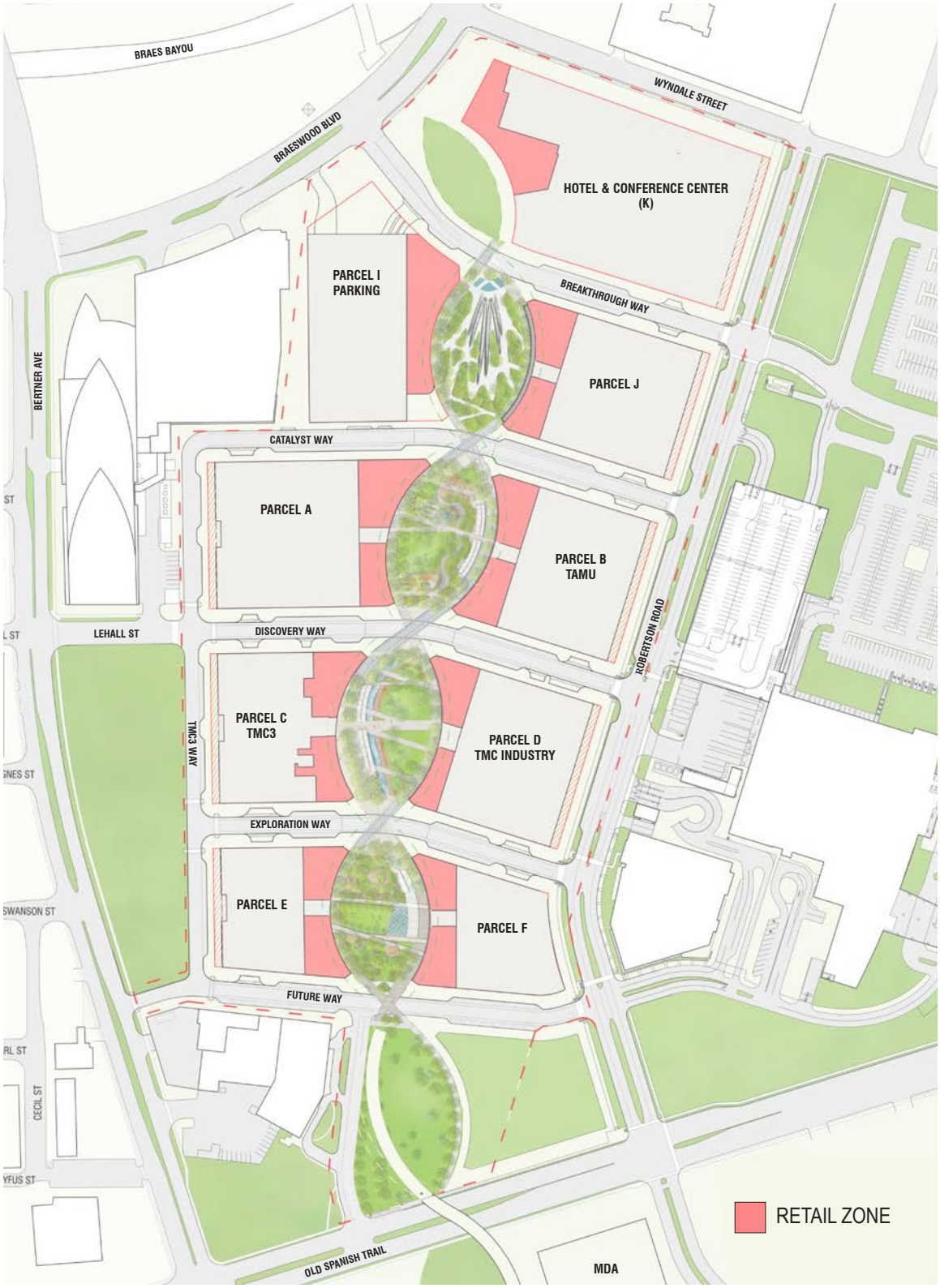
DESIGN INTENT OF GROUND FLOORS AND RETAIL SPACES

- Ground floors of all parcels shall be open to the public and designed to maximize ground floor activity and to provide pedestrians and campus visitors with visibility into interior spaces.
- Retail uses are required along the Helix Park frontage and must be designed to:
  - provide sufficient floor-to-floor heights (15 – 20 feet) to accommodate retail, restaurants and other shops;
  - employ the use of large storefront glass systems to maximize transparency between interior and exterior spaces;
  - comply with standards for the design of awnings, canopies, signage, etc governing the TMC3 Campus; and,
  - encourage outdoor patios and seating areas for restaurants facing the Helix Park.
- Non-active ground floor spaces:
  - are not permitted along the Helix Park edge;
  - shall be minimized to the extent possible elsewhere on the ground floor; and,
  - must be designed to include articulated facades utilizing high quality, durable materials.

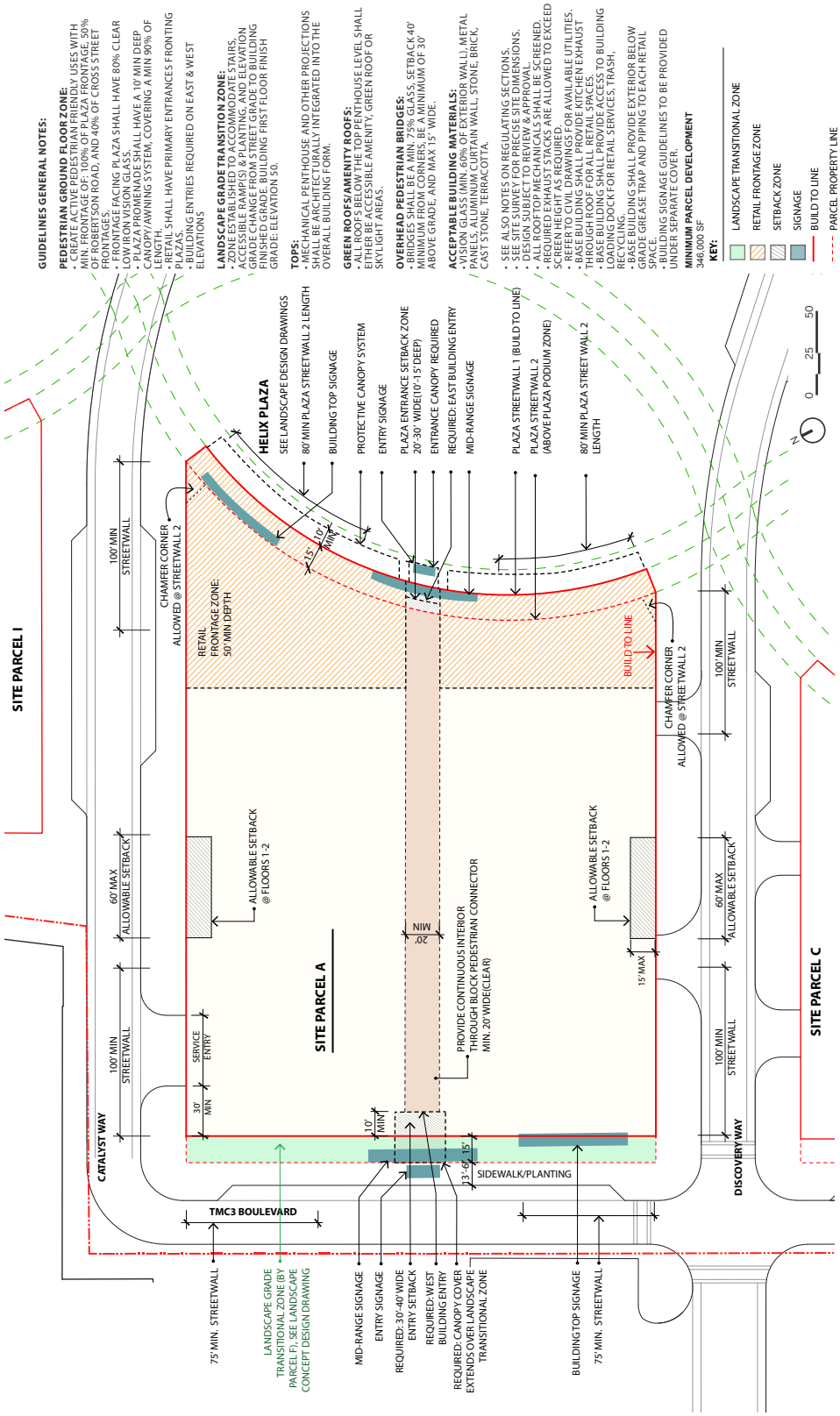
REQUIREMENTS FOR GROUND FLOORS

- Retail spaces are required on building frontages facing the Helix Park (see Retail Diagram).
- Individual parcel regulating plans provide further guidance on required retail depths.
- Any retail space not fronting the Helix Park must be approved by TMC.
- Retail spaces are not permitted on upper floors of any buildings within the TMC3 Campus.
- Amenity spaces within buildings are not permitted to convert to retail uses without prior approval by TMC.
- Buildings are required to provide at least one set of accessible, public restrooms on the ground floor of all buildings within the campus.
- Building lobbies must provide at least one digital screen that will be used to display campus programming and events with content provided by TMC. The screen should have a minimum diagonal display dimension of 48”. The screen shall be prominently displayed and connect to the TMC3 wifi network.

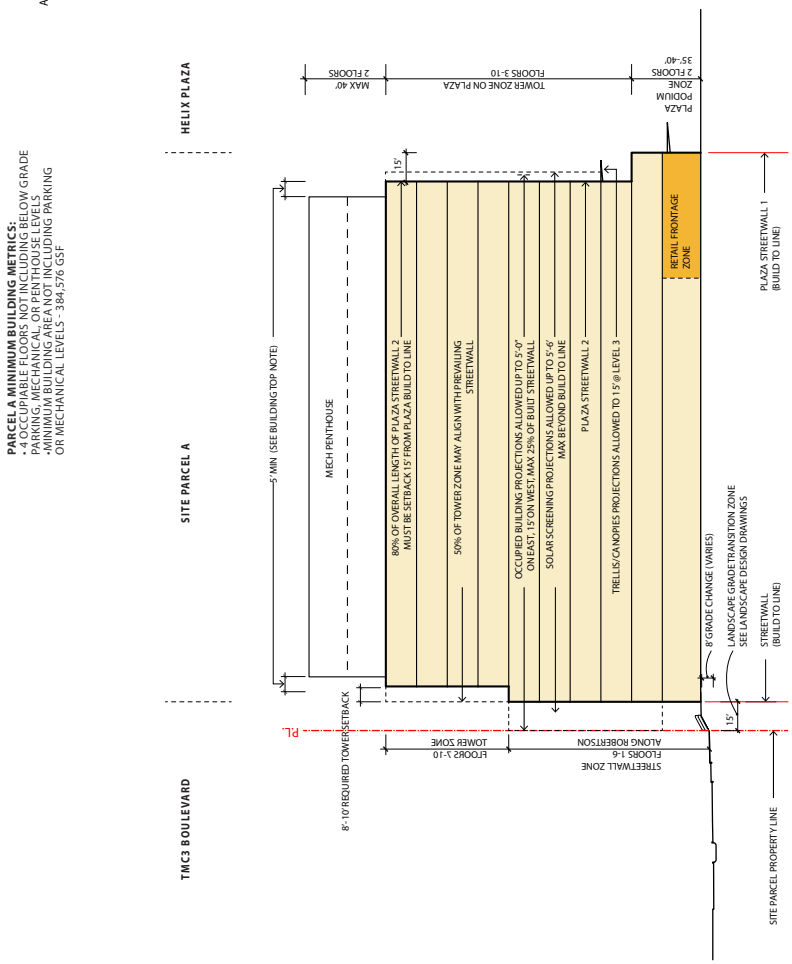
TMC3 | Retail Diagram



TMC3 | Site Regulating Plan: Site Parcel A

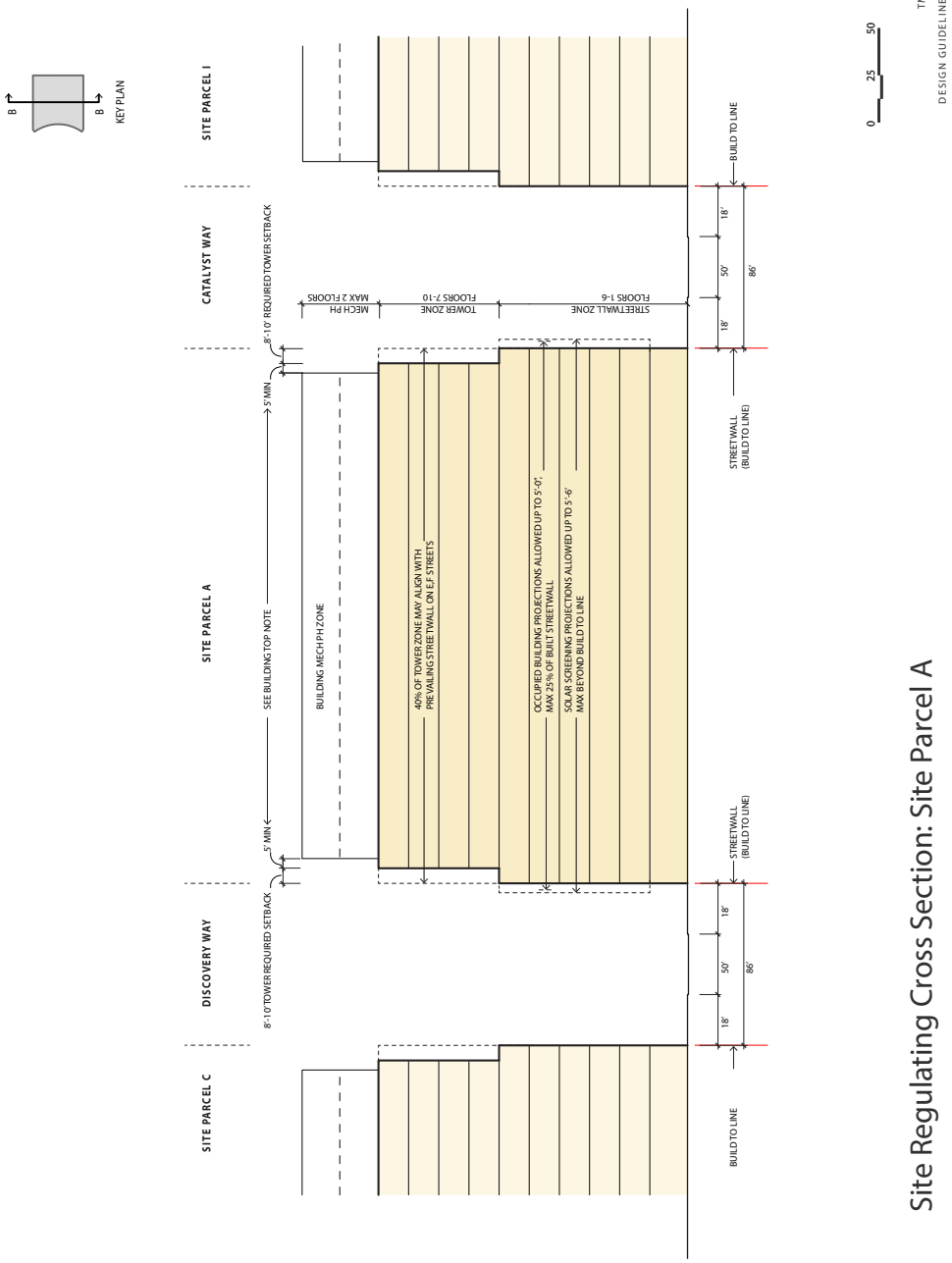


TMC3 | Site Regulating Section: Site Parcel A



Site Regulating Section: Site Parcel A

TMC3 | Site Regulating Cross Section: Site Parcel A



GUIDELINES GENERAL NOTES:

STREETWALL ZONE:
- STREETWALLS SHOULD ALIGN WITH THE BUILD TO LINE FOR 80% OR MORE OF THE FACADE WIDTH.
- PERMISSIBLE STREETWALL EXCEPTIONS INCLUDE: BAY WINDOWS, BUILDING ENTRANCE CANOPIES, TRELLISES, SUN SHADING, AND BALCONIES.
- PEDESTRIAN FRONTAGES SHOULD ALIGN ON THE BUILD-TO-LINE FOR 80% OR MORE OF FACADE WIDTH, WITH EXCEPTIONS FOR RECESSED RETAIL OR OTHER ENTRANCES.

BUILDING HEIGHT:
- MAXIMUM BUILDING HEIGHT SHALL BE 10 OCCUPIED FLOORS.
- MINIMUM BUILDING HEIGHT SHALL BE 4 OCCUPIED FLOORS NOT INCLUDING PARKING LEVELS OR MECHANICAL PENTHOUSES.
- MECH PENTHOUSE ZONE SHALL BE 2 FLOORS (40') MAX.

BUILDING MASSING:
- THE 3 DIMENSIONAL FORM OF THE SITE'S BUILDING SHOULD CONTRIBUTE TO THE DEFINITION OF THE SITE'S OPEN SPACES, WITH EMPHASIS ON HARMONIOUS, ARCHITECTURALLY INTEGRATED BUILDING FORMS.

MITIGATE BULK:
- TOWERS SHOULD BE DESIGNED TO MINIMIZE THE SENSE OF BULK.
- ON TOWERS GREATER THAN 100' HORIZONTALLY, CREATE VERTICAL ZONES DIFFERENTIATED BY CHANGES IN PLANE OF AT LEAST 5', TO DIVIDE THE BUILDING MASS.

BUILDING TOWERS:
- ARTICULATE TALL BUILDINGS, EMPHASIZE SLENDER VERTICALLY ORIENTED PROPORTIONS, CONSIDER CHANGES IN PLANE, MATERIAL, FENESTRATION PATTERN, COLOR, ETC.
- TOWERS SHALL FOLLOW A VERY HIGH STANDARD OF ARCHITECTURAL DESIGN EXCELLENCE, MATERIALS, AND DETAILING.
- TOWERS SHALL EXHIBIT INNOVATIVE TECHNOLOGIES AND SUSTAINABLE DESIGN PRINCIPLES.

BUILDING TOPS:
- BUILDING TOPS SHOULD CONTRIBUTE TO THE DISTRICT'S PROFILE ON THE SKYLINE AS EXPRESSIVE ARCHITECTURAL ELEMENTS, INTEGRATED WITHIN THE OVERALL FORM & BUILDING ELEVATIONS.
- BUILDING TOPS THAT ARE DIFFERENTIATED IN MATERIAL & DESIGN FROM THE FACADE OF THE TOWER/STREETWALL BELOW SHALL BE STEPPED A 5' MINIMUM FROM THE FACADE DIRECTLY BELOW.

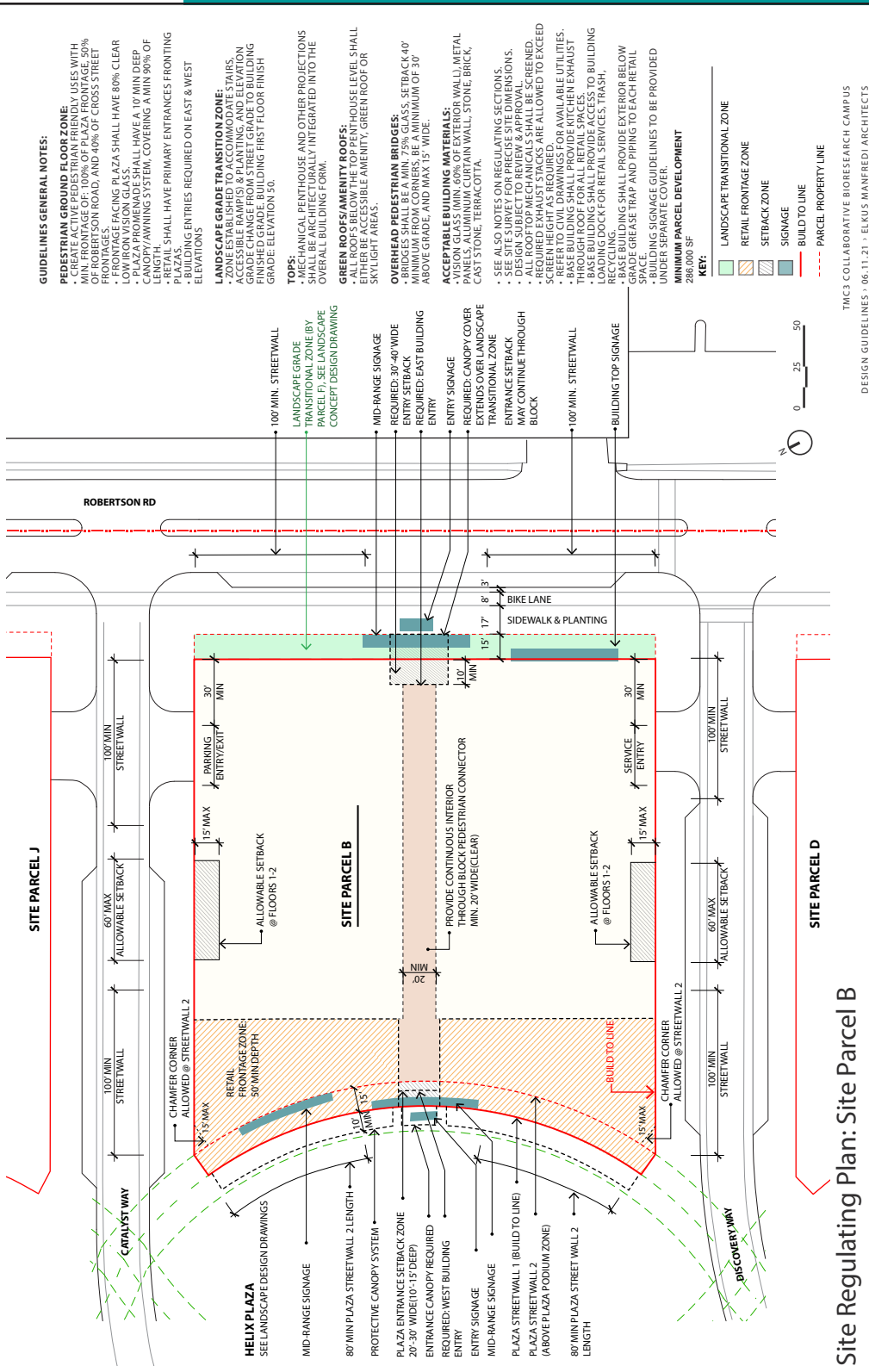
RETAIL REQUIREMENTS:
- -
- -

KEY:
- BUILDING ZONE
- SETBACK ZONE

TMC3 COLLABORATIVE BIORESEARCH CAMPUS
DESIGN GUIDELINES › 06.11.21 › ELKUS MANFREDI ARCHITECTS

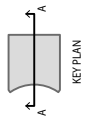
Site Regulating Cross Section: Site Parcel A

TMC3 | Site Regulating Plan: Site Parcel B



Site Regulating Plan: Site Parcel B

TMC3 | Site Regulating Section: Site Parcel B



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BUILDING HEIGHT:
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- MINIMUM BUILDING HEIGHT SHALL BE 4 OCCUPIED FLOORS NOT INCLUDING PARKING LEVELS OR MECHANICAL PENTHOUSES.
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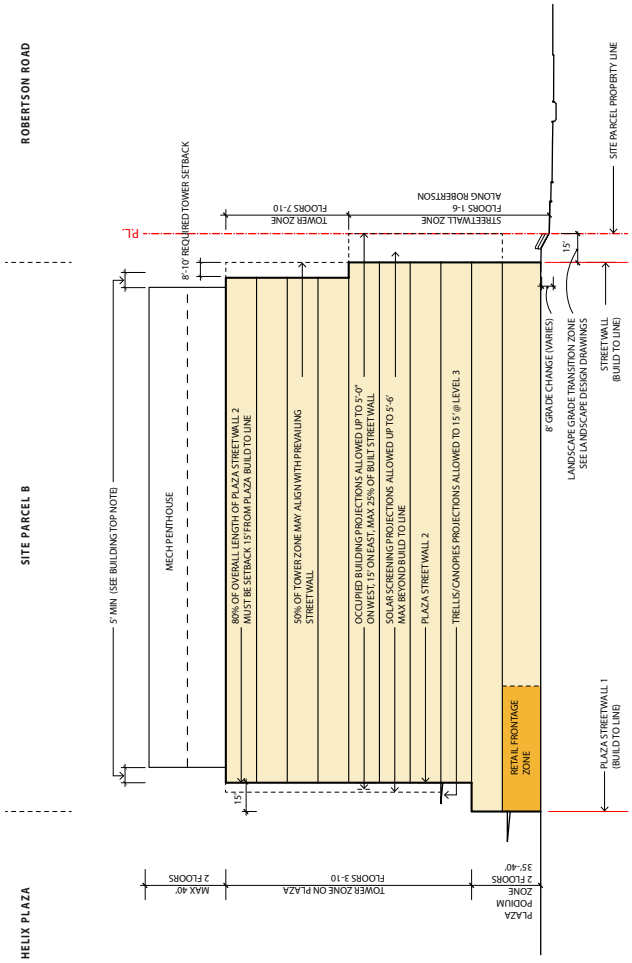
RETAIL REQUIREMENTS:
- -
- -

KEY:
- BUILDING ZONE
- RETAIL ZONE



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TMC3 COLLABORATIVE BIORESEARCH CAMPUS

DESIGN GUIDELINES › 06.11.21 › ELKUS MANFREDI ARCHITECTS

Site Regulating Section: Site Parcel B

TMC3 | Site Regulating Cross Section: Site Parcel B

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RETAIL REQUIREMENTS:
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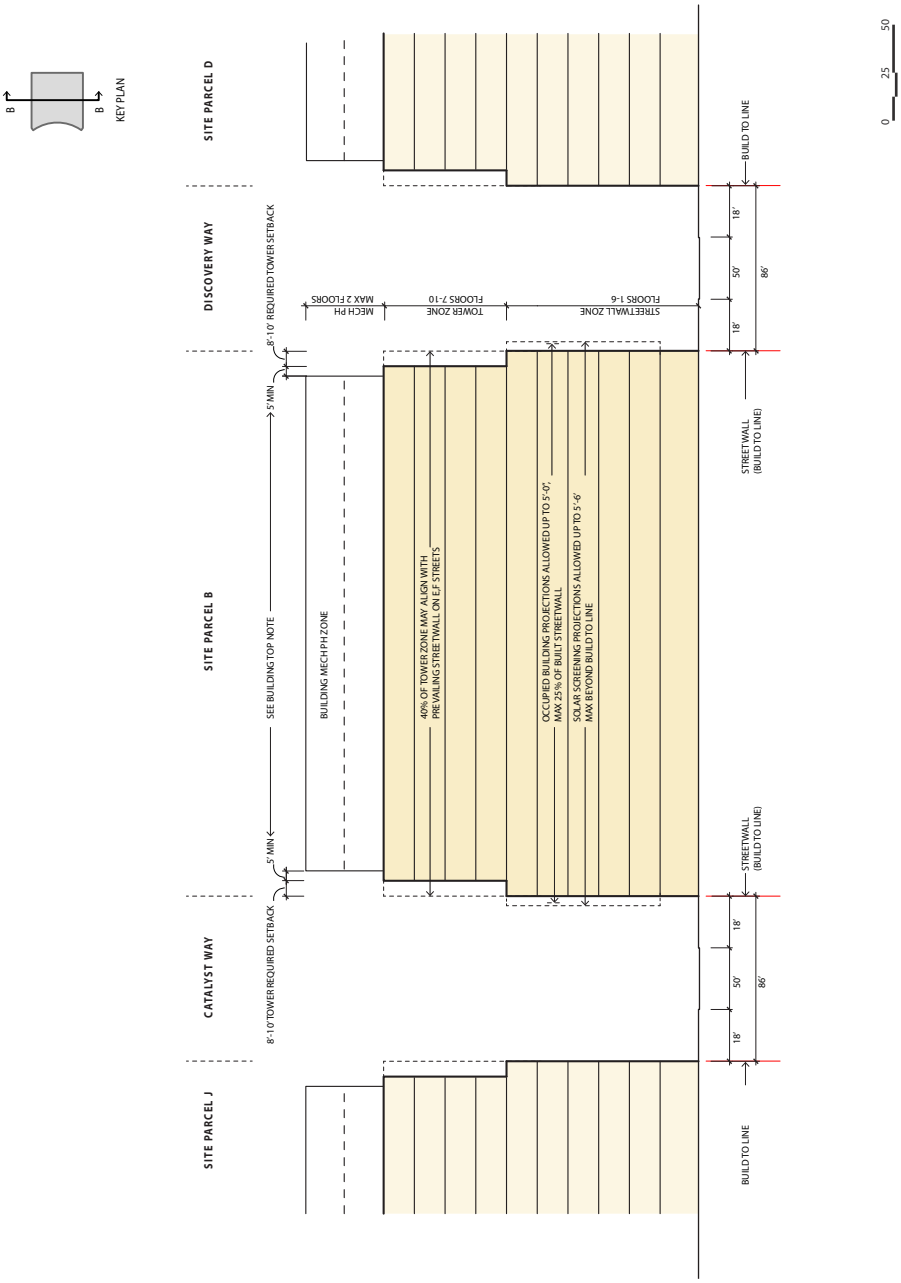


TMC3 COLLABORATIVE BIORESEARCH CAMPUS
DESIGN GUIDELINES › 06.11.21 › ELKUS MANFREDI ARCHITECTS

Site Regulating Cross Section: Site Parcel B

TMC3 | Site Regulating Plan: Site Parcel C

GUIDELINES GENERAL NOTES:

PEDESTRIAN GROUND FLOOR ZONE:
- CREATE ACTIVE PEDESTRIAN FRIENDLY USES WITH MIN. FRONTAGE OF: 100% OF PLAZA FRONTAGE, 50% OF ROBERTSON ROAD, AND 40% OF CROSS STREET FRONTAGES.
- FRONTAGE FACING PLAZA SHALL HAVE 80% CLEAR LOW IRON VISION GLASS.
- PLAZA PROMENADE SHALL HAVE A 10' MIN DEEP CANOPY/AWNING SYSTEM, COVERING A MIN 90% OF LENGTH.
- RETAIL SHALL HAVE PRIMARY ENTRANCES FRONTING PLAZA.
- BUILDING ENTRIES REQUIRED ON EAST & WEST ELEVATIONS

LANDSCAPE GRADE TRANSITION ZONE:
- ZONE ESTABLISHED TO ACCOMMODATE STAIRS, ACCESSIBLE RAMPS(I & PLANTING, AND ELEVATION CHANGES BETWEEN STREET GRADE TO BUILDING FINISHED GRADE. BUILDING FIRST FLOOR FINISH GRADE: ELEVATION 50.

TOPS:
- MECHANICAL PENTHOUSE AND OTHER PROJECTIONS SHALL BE ARCHITECTURALLY INTEGRATED INTO THE OVERALL BUILDING FORM.

GREEN ROOFS/AMENITY ROOFS:
- ALL ROOFS BELOW THE TOP PENTHOUSE LEVEL SHALL EITHER BE ACCESSIBLE AMENITY, GREEN ROOF OR SKYLIGHT AREAS.

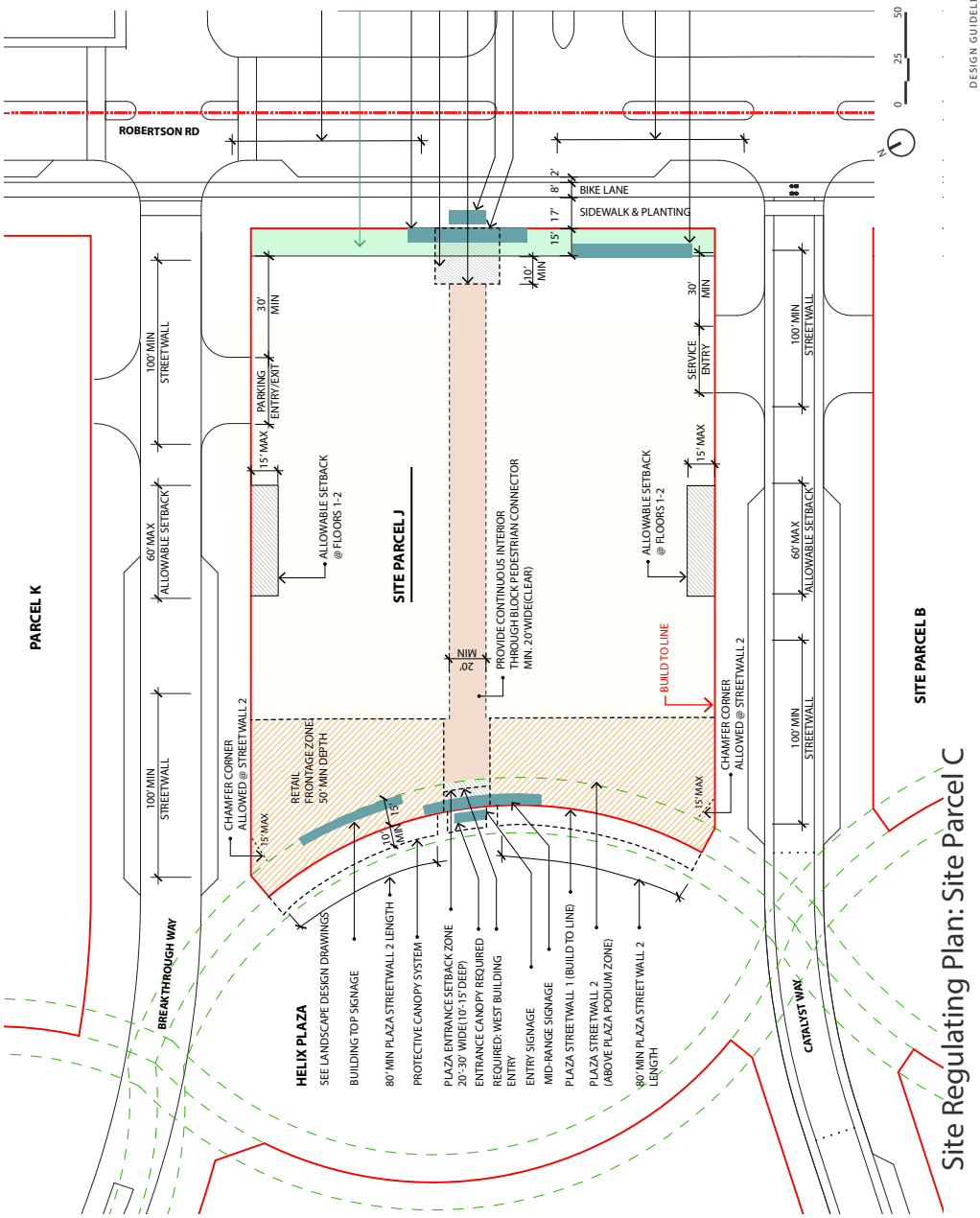
OVERHEAD PEDESTRIAN BRIDGES:
- BRIDGES SHALL BE A MIN. 7.5% GLASS, SETBACK 40' MINIMUM FROM CORNERS, BE A MINIMUM OF 30' ABOVE GRADE, AND MAX 15' WIDE.

ACCEPTABLE BUILDING MATERIALS:
- VISION GLASS (MIN. 60% OF EXTERIOR WALL), METAL PANELS (MAX. 40% OF EXTERIOR WALL), STONE, BRICK, CAST STONE, TERRACOTTA.

- SEE ALSO NOTES ON REGULATING SECTIONS.
- SEE SITE SURVEY FOR PRECISE SITE DIMENSIONS.
- DESIGN SUBJECT TO REVIEW & APPROVAL.
- ALL ROOFTOP MECHANICALS SHALL BE SCREENED.
- REQUIRED EXHAUST STACKS ARE ALLOWED TO EXCEED SCREEN HEIGHT AS REQUIRED.
- REFER TO CIVIL DRAWINGS FOR AVAILABLE UTILITIES.
- BASE BUILDING SHALL PROVIDE KITCHEN EXHAUST THROUGH ROOF FOR ALL RETAIL SPACES.
- BASE BUILDING SHALL PROVIDE ACCESS TO BUILDING LOADING DOCK FOR RETAIL SERVICES, TRASH, RECYCLING.
- BASE BUILDING SHALL PROVIDE EXTERIOR BELOW GRADE GREASE TRAP AND PIPING TO EACH RETAIL SPACE.
- BUILDING SIGNAGE GUIDELINES TO BE PROVIDED UNDER SEPARATE COVER.

MINIMUM PARCEL DEVELOPMENT
246,000 SF

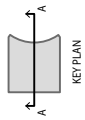
KEY:
- LANDSCAPE TRANSITIONAL ZONE
- RETAIL FRONTAGE ZONE
- SETBACK ZONE
- SIGNAGE
- BUILD TO LINE
- PARCEL PROPERTY LINE



Site Regulating Plan: Site Parcel C

TMC3 COLLABORATIVE BIORESEARCH CAMPUS
DESIGN GUIDELINES › 06.11.21 › ELKUS MANFREDI ARCHITECTS

TMC3 | Site Regulating Section: Site Parcel C



GUIDELINES GENERAL NOTES:

STREETWALL ZONE:
- STREETWALLS SHOULD ALIGN WITH THE BUILD TO LINE FOR 80% OR MORE OF THE FACADE WIDTH.
- PERMISSIBLE STREETWALL EXCEPTIONS INCLUDE: BAY WINDOWS, RETAIL FRONTAGE CANOPIES, TRELLISES, SUN SHADING, AND BALCONIES.
- PEDESTRIAN FRONTAGES SHOULD ALIGN ON THE BUILD-TO-LINE FOR 80% OR MORE OF FACADE WIDTH, WITH EXCEPTIONS FOR RECESSED RETAIL OR OTHER ENTRANCES.

BUILDING HEIGHT:
- MAXIMUM BUILDING HEIGHT SHALL BE 10 OCCUPIED FLOORS.
- MINIMUM BUILDING HEIGHT SHALL BE 4 OCCUPIED FLOORS NOT INCLUDING PARKING LEVELS OR MECHANICAL PENTHOUSES.
- MECH PENTHOUSE ZONE SHALL BE 2 FLOORS (40') MAX.

BUILDING MASSING:
- THE 3 DIMENSIONAL FORM OF THE SITE'S BUILDING SHOULD CONTRIBUTE TO THE DEFINITION OF THE SITE'S OPEN SPACES, WITH EMPHASIS ON HARMONIOUS, ARCHITECTURALLY INTEGRATED BUILDING FORMS.

MITIGATE BULK:
- TOWERS SHOULD BE DESIGNED TO MINIMIZE THE SENSE OF BULK.
- ON TOWERS GREATER THAN 100' HORIZONTALLY, CREATE VERTICAL ZONES DIFFERENTIATED BY CHANGES IN PLANE OF AT LEAST 5', TO DIVIDE THE BUILDING MASS.

BUILDING TOWERS:
- ARTICULATE TALL BUILDINGS, EMPHASIZE SLENDER VERTICALLY ORIENTED PROPORTIONS, CONSIDER CHANGES IN PLANE, MATERIAL, FENESTRATION PATTERN, COLOR, ETC.
- TOWERS SHALL FOLLOW A VERY HIGH STANDARD OF ARCHITECTURAL DESIGN EXCELLENCE, MATERIALS, AND DETAILING.
- TOWERS SHALL EXHIBIT INNOVATIVE TECHNOLOGIES AND SUSTAINABLE DESIGN PRINCIPLES.

BUILDING TOPS:
- BUILDING TOPS SHOULD CONTRIBUTE TO THE DISTRICT'S PROFILE ON THE SKYLINE AS EXPRESSIVE ARCHITECTURAL ELEMENTS, INTEGRATED WITHIN THE OVERALL FORM & BUILDING ELEVATIONS.
- BUILDING TOPS THAT ARE DIFFERENTIATED IN MATERIAL & DESIGN FROM THE FACADE OF THE TOWER/ STREETWALL BELOW SHALL BE STEPPED A 5' MINIMUM FROM THE FACADE DIRECTLY BELOW.

RETAIL REQUIREMENTS:
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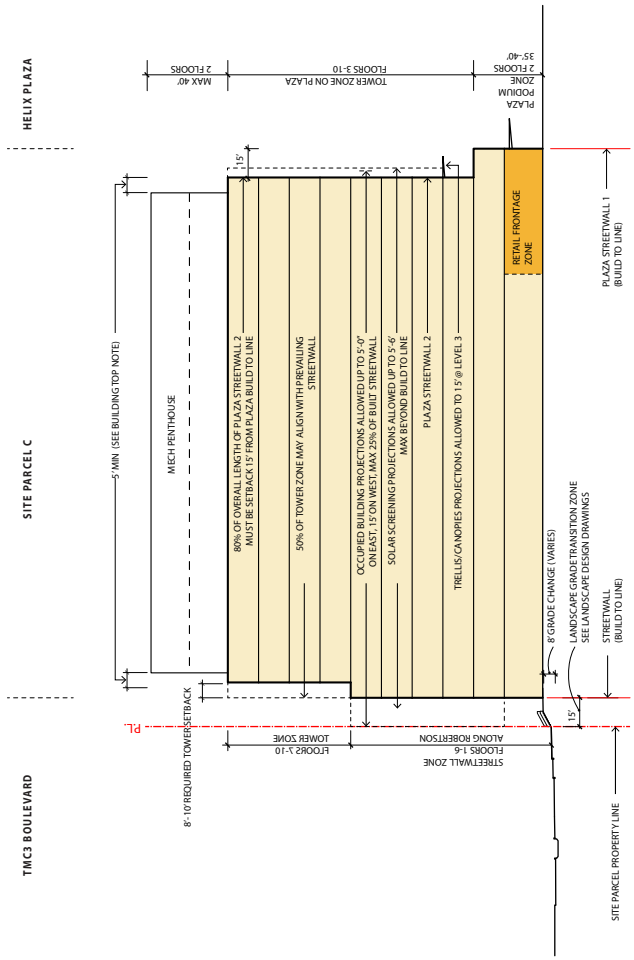
KEY:
- BUILDING ZONE
- RETAIL ZONE



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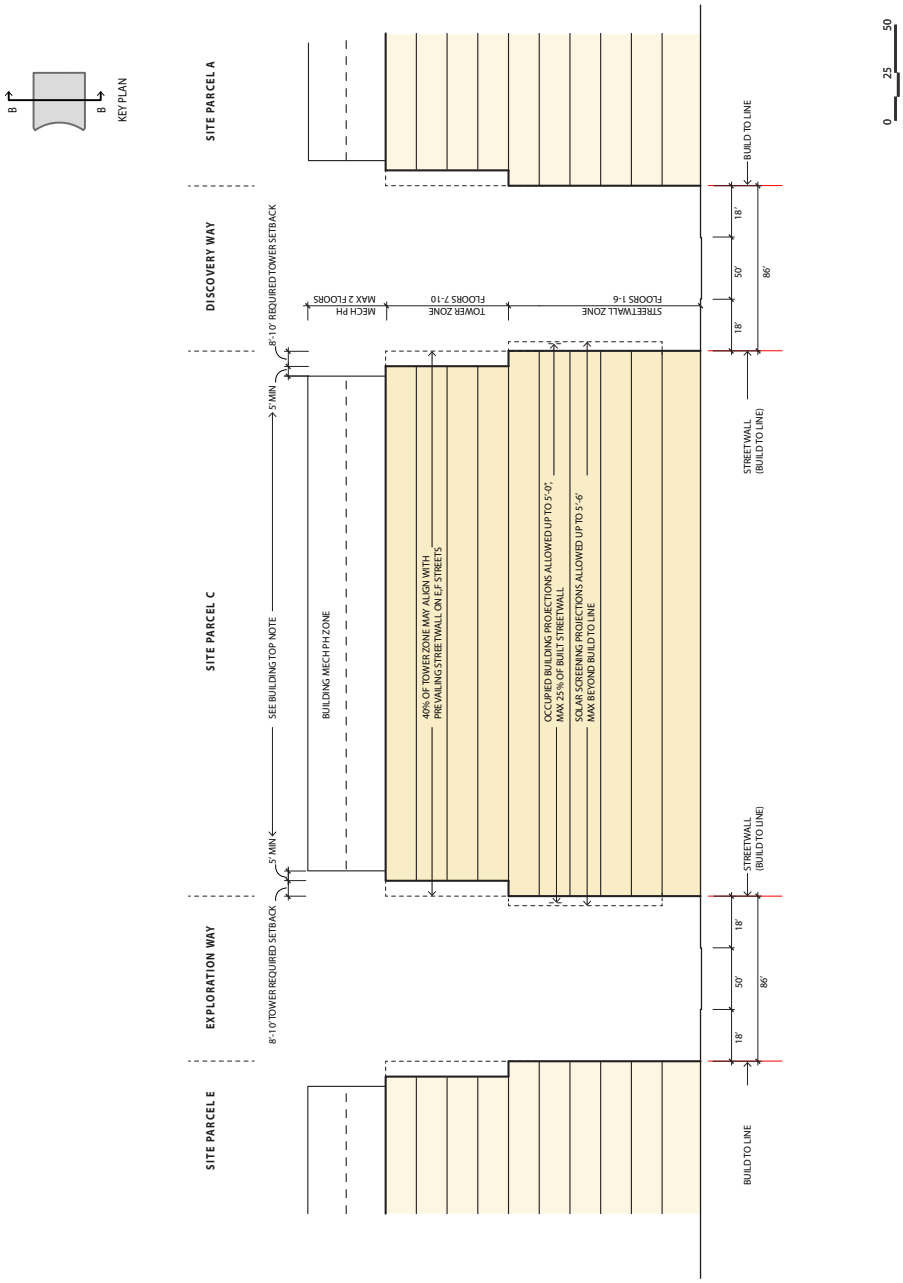
TMC3 COLLABORATIVE BIORESEARCH CAMPUS

DESIGN GUIDELINES › 06.11.21 › ELKUS MANFREDI ARCHITECTS

Site Regulating Section: Site Parcel C

TMC3 | Site Regulating Cross Section: Site Parcel C



GUIDELINES GENERAL NOTES:

STREETWALL ZONE:
- STREETWALLS SHOULD ALIGN WITH THE BUILD TO LINE FOR 80% OR MORE OF THE FACADE WIDTH.
- PERMISSIBLE STREETWALL EXCEPTIONS INCLUDE: BAY WINDOWS, RETAIL ACCESS CANOPIES, TRELLISES, SUN SHADING, AND BALCONIES.
- PEDESTRIAN FRONTAGES SHOULD ALIGN ON THE BUILD-TO-LINE FOR 80% OR MORE OF FACADE WIDTH, WITH EXCEPTIONS FOR RECESSED RETAIL OR OTHER ENTRANCES.

BUILDING HEIGHT:
- MAXIMUM BUILDING HEIGHT SHALL BE 10 OCCUPIED FLOORS.
- MINIMUM BUILDING HEIGHT SHALL BE 4 OCCUPIED FLOORS NOT INCLUDING PARKING LEVELS OR MECHANICAL PENTHOUSES.
- MECH PENTHOUSE ZONE SHALL BE 2 FLOORS (40') MAX.

BUILDING MASSING:
- THE 3 DIMENSIONAL FORM OF THE SITE'S BUILDING SHOULD CONTRIBUTE TO THE DEFINITION OF THE SITE'S OPEN SPACES, WITH EMPHASIS ON HARMONIOUS, ARCHITECTURALLY INTEGRATED BUILDING FORMS.

MITIGATE BULK:
- TOWERS SHOULD BE DESIGNED TO MINIMIZE THE SENSE OF BULK.
- ON TOWERS GREATER THAN 100' HORIZONTALLY, CREATE VERTICAL ZONES DIFFERENTIATED BY CHANGES IN PLANE OF AT LEAST 5', TO DIVIDE THE BUILDING MASS.

BUILDING TOWERS:
- ARTICULATE TALL BUILDINGS, EMPHASIZE SLENDER VERTICALLY ORIENTED PROPORTIONS, CONSIDER CHANGES IN PLANE, MATERIAL, FENESTRATION PATTERN, COLOR, ETC.
- TOWERS SHALL FOLLOW A VERY HIGH STANDARD OF ARCHITECTURAL DESIGN EXCELLENCE, MATERIALS, AND DETAILING.
- TOWERS SHALL EXHIBIT INNOVATIVE TECHNOLOGIES AND SUSTAINABLE DESIGN PRINCIPLES.

BUILDING TOPS:
- BUILDING TOPS SHOULD CONTRIBUTE TO THE DISTRICT'S PROFILE ON THE SKYLINE AS EXPRESSIVE ARCHITECTURAL ELEMENTS, INTEGRATED WITHIN THE OVERALL FORM & BUILDING ELEVATIONS.
- BUILDING TOPS THAT ARE DIFFERENTIATED IN MATERIAL & DESIGN FROM THE FACADE OF THE TOWER/STREETWALL BELOW SHALL BE STEPPED A 5' MINIMUM FROM THE FACADE DIRECTLY BELOW.

RETAIL REQUIREMENTS:
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KEY:
- BUILDING ZONE
- SETBACK ZONE

TMC3 COLLABORATIVE BIORESEARCH CAMPUS
DESIGN GUIDELINES › 06.11.21 › ELKUS MANFREDI ARCHITECTS

Site Regulating Cross Section: Site Parcel C

TMC3 | Site Regulating Plan: Site Parcel D

GUIDELINES GENERAL NOTES:

PEDESTRIAN GROUND FLOOR ZONE:
- CREATE ACTIVE PEDESTRIAN FRIENDLY USES WITH MIN. FRONTAGE OF: 100% OF PLAZA FRONTAGE, 50% OF ROBERTSON ROAD, AND 40% OF CROSS STREET FRONTAGES.
- FRONTAGE FACING PLAZA SHALL HAVE 80% CLEAR LOW IRON VISION GLASS.
- PLAZA PROMENADE SHALL HAVE A 10' MIN DEEP CANOPY/AWNING SYSTEM, COVERING A MIN 90% OF LENGTH.
- RETAIL SHALL HAVE PRIMARY ENTRANCES FRONTING PLAZA.
- BUILDING ENTRIES REQUIRED ON EAST & WEST ELEVATIONS

LANDSCAPE GRADE TRANSITION ZONE:
- ZONE ESTABLISHED TO ACCOMMODATE STAIRS, ACCESSIBLE RAMPS(1 & PLANTING, AND ELEVATION CHANGES BETWEEN STREET GRADE TO BUILDING FINISHED GRADE. BUILDING FIRST FLOOR FINISH GRADE: ELEVATION 50.

TOPS:
- MECHANICAL PENTHOUSE AND OTHER PROJECTIONS SHALL BE ARCHITECTURALLY INTEGRATED INTO THE OVERALL BUILDING FORM.

GREEN ROOFS/AMENITY ROOFS:
- ALL ROOFS BELOW THE TOP PENTHOUSE LEVEL SHALL EITHER BE ACCESSIBLE AMENITY, GREEN ROOF OR SKYLIGHT AREAS.

OVERHEAD PEDESTRIAN BRIDGES:
- BRIDGES SHALL BE A MIN. 75% GLASS, SETBACK 40' MINIMUM FROM CORNERS, BE A MINIMUM OF 30' ABOVE GRADE, AND MAX 15' WIDE.

ACCEPTABLE BUILDING MATERIALS:
- VISION GLASS (MIN. 60% OF EXTERIOR WALL), METAL PANELS, PRECAST CONCRETE MAIN WALL, STONE, BRICK, CAST STONE, TERRACOTTA.

- SEE ALSO NOTES ON REGULATING SECTIONS.
- SEE SITE SURVEY FOR PRECISE SITE DIMENSIONS.
- DESIGN SUBJECT TO REVIEW & APPROVAL.
- ALL ROOFTOP MECHANICALS SHALL BE SCREENED.
- REQUIRED BUILT STALLS ARE ALLOWED TO EXCEED SCREEN HEIGHT AS REQUIRED.
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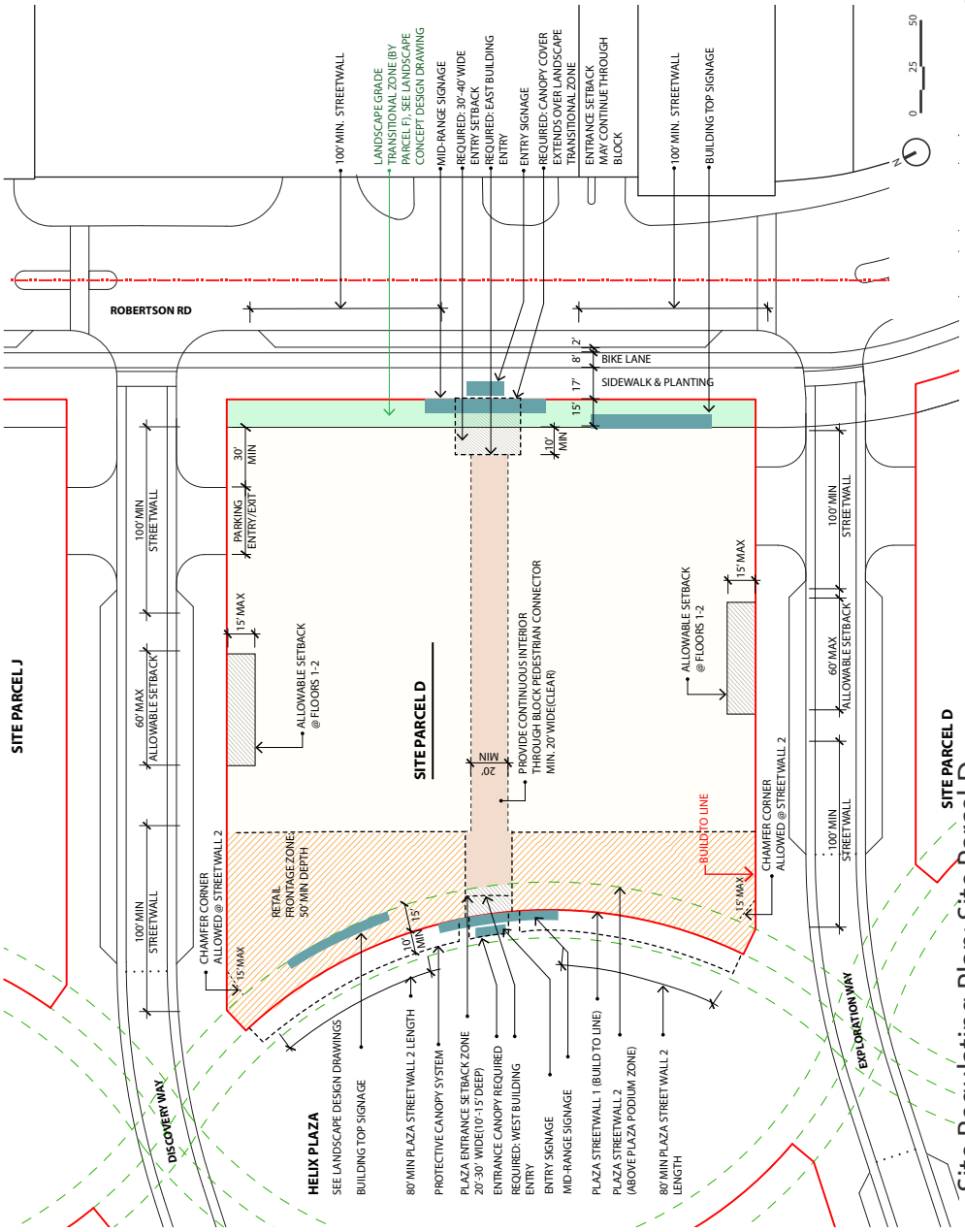
- BASE BUILDING SHALL PROVIDE KITCHEN EXHAUST THROUGH ROOF FOR ALL RETAIL SPACES.
- BASE BUILDING SHALL PROVIDE ACCESS TO BUILDING LOADING DOCK FOR RETAIL SERVICES, TRASH, RECYCLING
- BASE BUILDING SHALL PROVIDE EXTERIOR BELOW GRADE GREASE TRAP AND PIPING TO EACH RETAIL SPACE.
- BUILDING SIGNAGE GUIDELINES TO BE PROVIDED UNDER SEPARATE COVER.

MINIMUM PARCEL DEVELOPMENT
282,000 SF

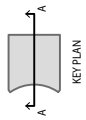
KEY:
- LANDSCAPE TRANSITIONAL ZONE
- RETAIL FRONTAGE ZONE
- SETBACK ZONE
- SIGNAGE
- BUILD TO LINE
- PARCEL PROPERTY LINE

TMC3 COLLABORATIVE BIORESEARCH CAMPUS
DESIGN GUIDELINES › 06.11.21 › ELKUS MANFREDI ARCHITECTS



Site Regulating Plan: Site Parcel D

TMC3 | Site Regulating Section: Site Parcel D



GUIDELINES GENERAL NOTES:

STREETWALL ZONE:
- STREETWALLS SHOULD ALIGN WITH THE BUILD TO LINE FOR 80% OR MORE OF THE FACADE WIDTH.
- PERMISSIBLE STREETWALL EXCEPTIONS INCLUDE: BAY WINDOWS, RETAIL FRONTAGE, CANOPIES, TRELLISES, SUN SHADING, AND BALCONIES.
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BUILDING HEIGHT:
- MAXIMUM BUILDING HEIGHT SHALL BE 10 OCCUPIED FLOORS.
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- MECH PENTHOUSE ZONE SHALL BE 2 FLOORS (40') MAX.

BUILDING MASSING:
- THE 3 DIMENSIONAL FORM OF THE SITE'S BUILDING SHOULD CONTRIBUTE TO THE DEFINITION OF THE SITE'S OPEN SPACES, WITH EMPHASIS ON HARMONIOUS, ARCHITECTURALLY INTEGRATED BUILDING FORMS.

MITIGATE BULK:
- TOWERS SHOULD BE DESIGNED TO MINIMIZE THE SENSE OF BULK.
- ON TOWERS GREATER THAN 100' HORIZONTALLY, CREATE VERTICAL ZONES DIFFERENTIATED BY CHANGES IN PLANE OF AT LEAST 5', TO DIVIDE THE BUILDING MASS.

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BUILDING TOPS:
- BUILDING TOPS SHOULD CONTRIBUTE TO THE DISTRICT'S PROFILE ON THE SKYLINE AS EXPRESSIVE ARCHITECTURAL ELEMENTS, INTEGRATED WITHIN THE OVERALL FORM & BUILDING ELEVATIONS.
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RETAIL REQUIREMENTS:
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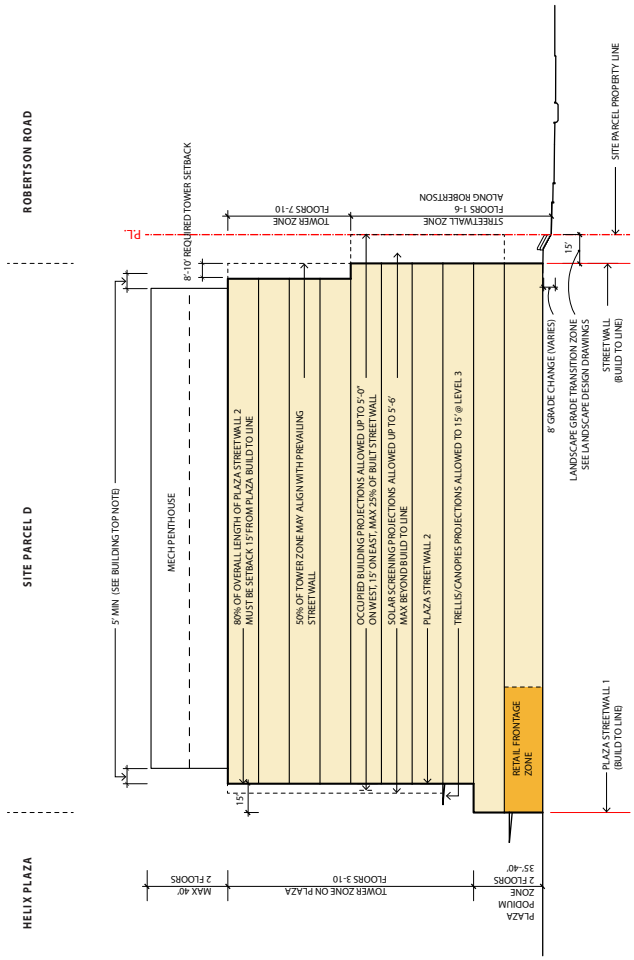
KEY:
- BUILDING ZONE
- RETAIL ZONE



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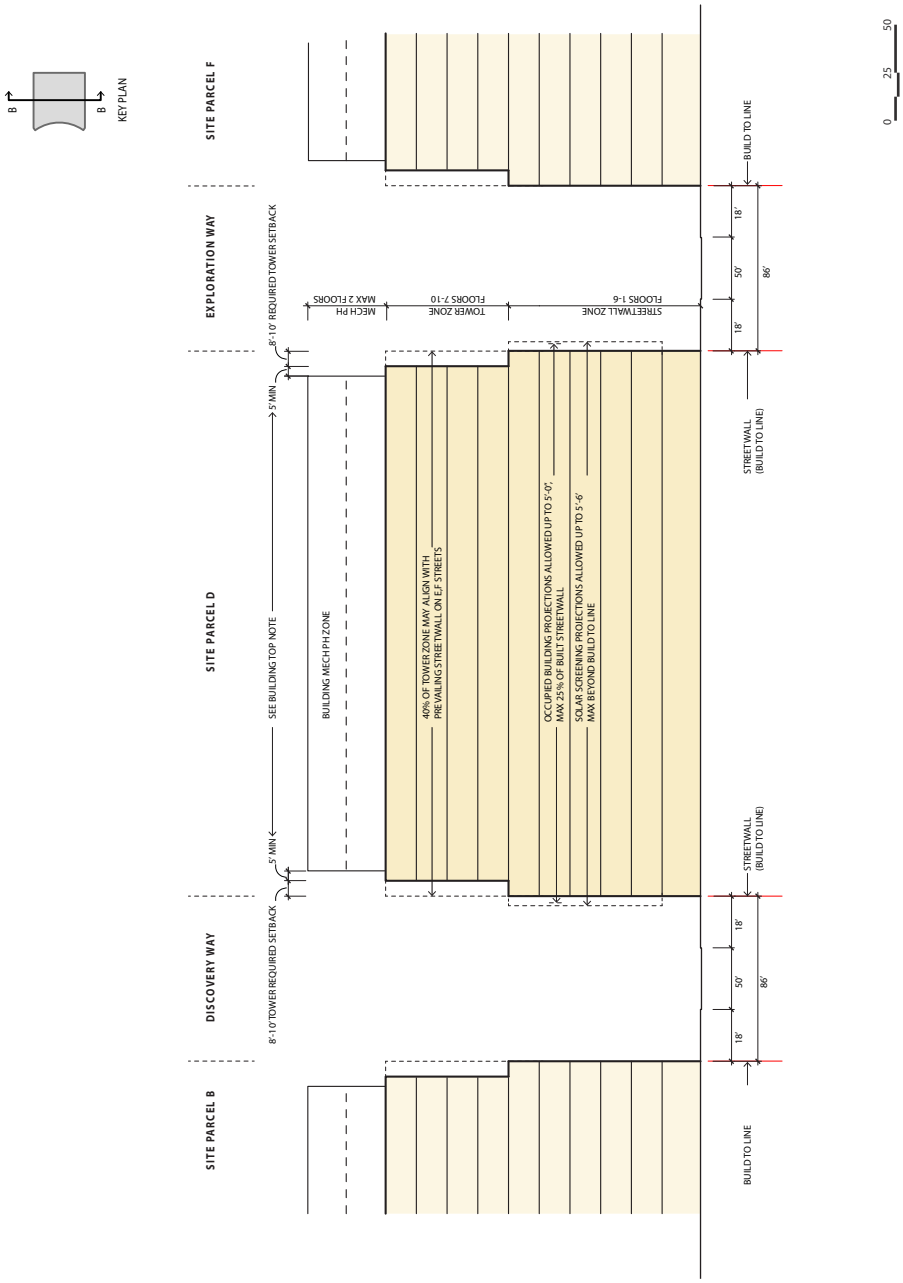
TMC3 COLLABORATIVE BIORESEARCH CAMPUS

DESIGN GUIDELINES › 06.11.21 › ELKUS MANFREDI ARCHITECTS

Site Regulating Section: Site Parcel D

TMC³ | Site Regulating Cross Section: Site Parcel D



GUIDELINES GENERAL NOTES:

STREETWALL ZONE:
- STREETWALLS SHOULD ALIGN WITH THE BUILD TO LINE FOR 80% OR MORE OF THE FACADE WIDTH.
- PERMISSIBLE STREETWALL EXCEPTIONS INCLUDE: BAY WINDOWS, BUILDING ENTRANCE CANOPIES, TRELLISES, SUN SHADING, AND BALCONIES.
- PEDESTRIAN FRONTAGES SHOULD ALIGN ON THE BUILD-TO-LINE FOR 80% OR MORE OF FACADE WIDTH, WITH EXCEPTIONS FOR RECESSED RETAIL OR OTHER ENTRANCES.

BUILDING HEIGHT:
- MAXIMUM BUILDING HEIGHT SHALL BE 10 OCCUPIED FLOORS.
- MINIMUM BUILDING HEIGHT SHALL BE 4 OCCUPIED FLOORS NOT INCLUDING PARKING LEVELS OR MECHANICAL PENTHOUSES.
- MECH PENTHOUSE ZONE SHALL BE 2 FLOORS (40') MAX.

BUILDING MASSING:
- THE 3 DIMENSIONAL FORM OF THE SITE'S BUILDING SHOULD CONTRIBUTE TO THE DEFINITION OF THE SITE'S OPEN SPACES, WITH EMPHASIS ON HARMONIOUS, ARCHITECTURALLY INTEGRATED BUILDING FORMS.

MITIGATE BULK:
- TOWERS SHOULD BE DESIGNED TO MINIMIZE THE SENSE OF BULK.
- ON TOWERS GREATER THAN 100' HORIZONTALLY, CREATE VERTICAL ZONES DIFFERENTIATED BY CHANGES IN PLANE OF AT LEAST 5', TO DIVIDE THE BUILDING MASS.

BUILDING TOWERS:
- ARTICULATE TALL BUILDINGS, EMPHASIZE SLENDER VERTICALLY ORIENTED PROPORTIONS, CONSIDER CHANGES IN PLANE, MATERIAL, FENESTRATION PATTERN, COLOR, ETC.
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RETAIL REQUIREMENTS:
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KEY:
- BUILDING ZONE
- SETBACK ZONE

0 25 50

TMC3 COLLABORATIVE BIORESEARCH CAMPUS
DESIGN GUIDELINES › 06.11.21 › ELKUS MANFREDI ARCHITECTS

Site Regulating Cross Section: Site Parcel D

TMC3 | Site Regulating Plan: Site Parcel E

GUIDELINES GENERAL NOTES:

PEDESTRIAN GROUND FLOOR ZONE:
- CREATE ACTIVE PEDESTRIAN FRIENDLY USES WITH MIN. FRONTAGE OF: 100% OF PLAZA FRONTAGE, 50% OF ROBERTSON ROAD, AND 40% OF CROSS STREET FRONTAGES.
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- ALL ROOFS BELOW THE TOP PENTHOUSE LEVEL SHALL EITHER BE ACCESSIBLE AMENITY, GREEN ROOF OR SKYLIGHT AREAS.

OVERHEAD PEDESTRIAN BRIDGES:
- BRIDGES SHALL BE A MIN. 75% GLASS, SETBACK 40' MINIMUM FROM CORNERS, BE A MINIMUM OF 30' ABOVE GRADE, AND MAX 15' WIDE.

ACCEPTABLE BUILDING MATERIALS:
- VISION GLASS (MIN. 60% OF EXTERIOR WALL), METAL PANELS, ALUMINUM, CURTAIN WALL, STONE, BRICK, CAST STONE, TERRACOTTA.

- SEE ALSO NOTES ON REGULATING SECTIONS.
- SEE SITE SURVEY FOR PRECISE SITE DIMENSIONS.
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- ALL ROOFTOP MECHANICALS SHALL BE SCREENED.
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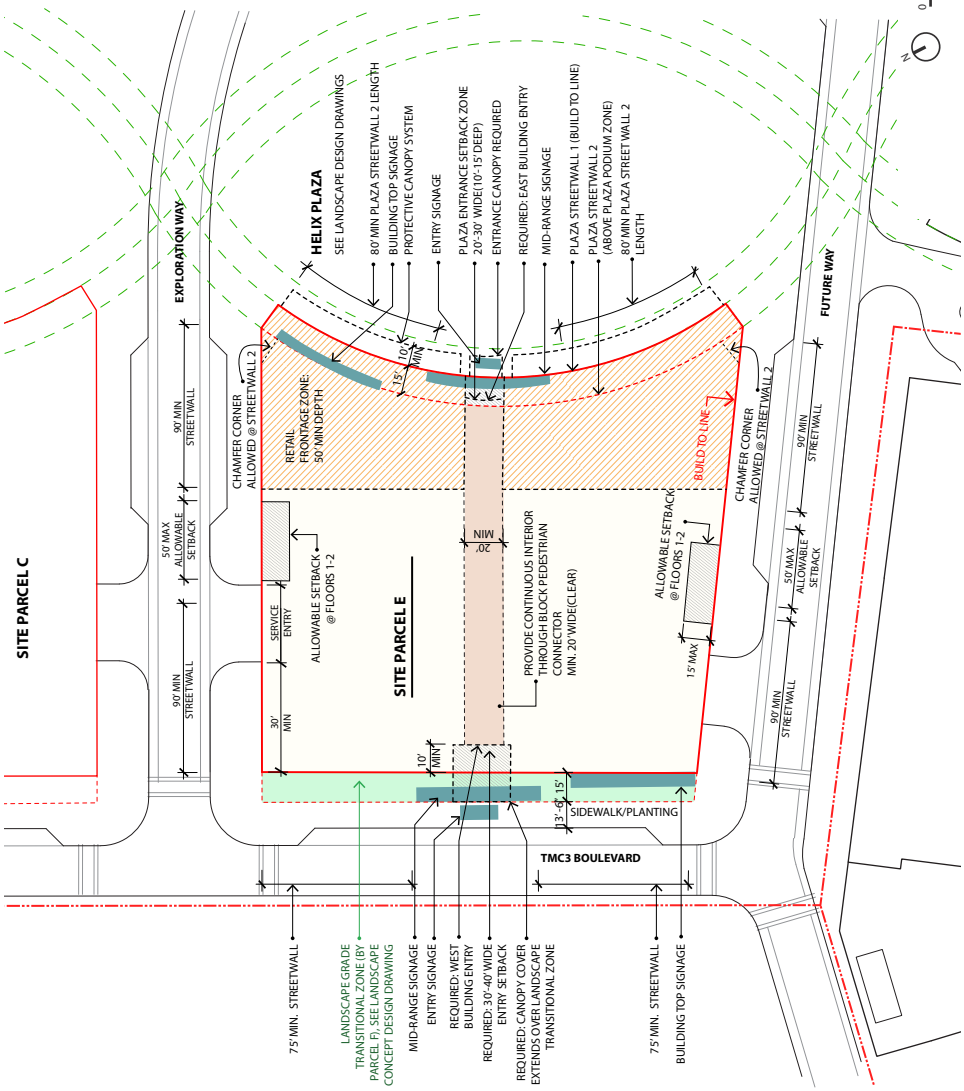
- BUILDING SIGNAGE GUIDELINES TO BE PROVIDED UNDER SEPARATE COVER.

MINIMUM PARCEL DEVELOPMENT
188,000 SF

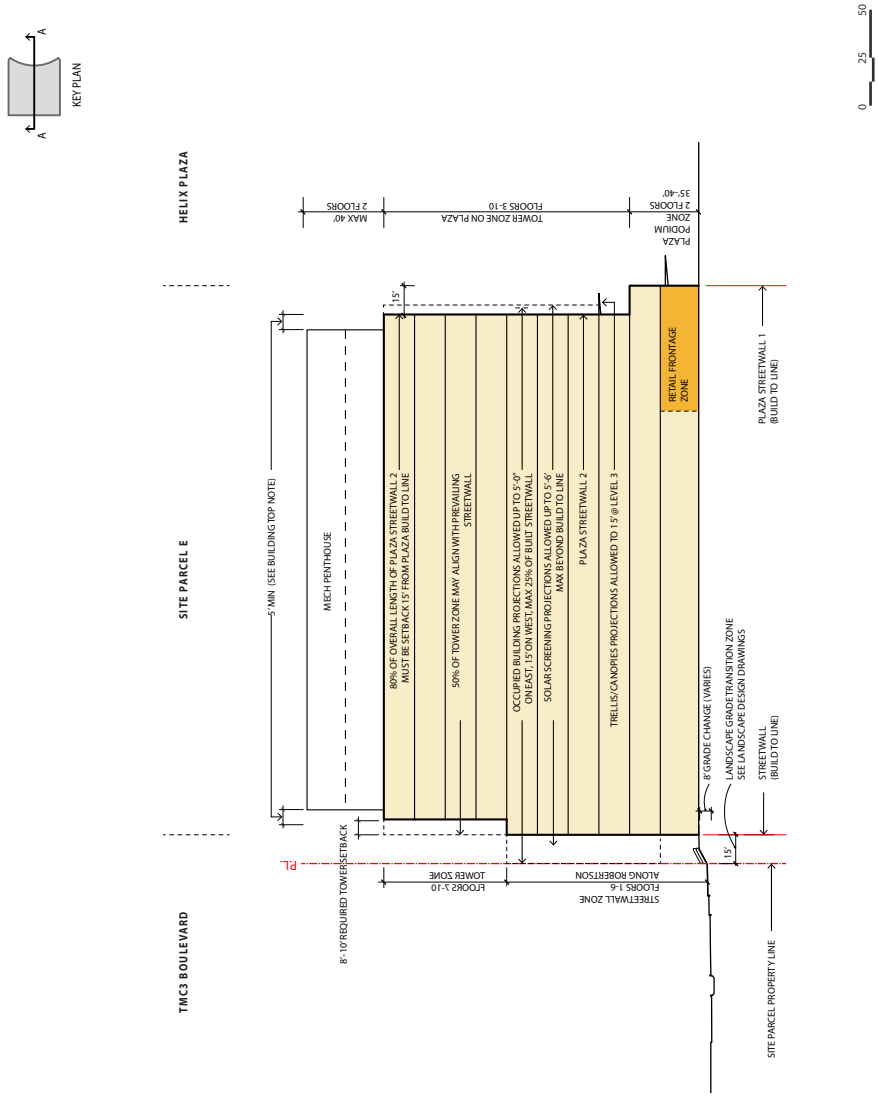
KEY:
- LANDSCAPE TRANSITIONAL ZONE
- RETAIL FRONTAGE ZONE
- SETBACK ZONE
- SIGNAGE
- BUILD TO LINE
- PARCEL PROPERTY LINE

TMC3 COLLABORATIVE BIORESEARCH CAMPUS
DESIGN GUIDELINES › 06.11.21 › ELKUS MANFREDI ARCHITECTS



Site Regulating Plan: Site Parcel E

TMC3 | Site Regulating Section: Site Parcel E



Site Regulating Section: Site Parcel E

TMC3 | Site Regulating Cross Section: Site Parcel E

GUIDELINES GENERAL NOTES:

STREETWALL ZONE:
- STREETWALLS SHOULD ALIGN WITH THE BUILD TO LINE FOR 80% OR MORE OF THE FACADE WIDTH.
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MITIGATE BULK:
- TOWERS SHOULD BE DESIGNED TO MINIMIZE THE SENSE OF BULK.
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RETAIL REQUIREMENTS:
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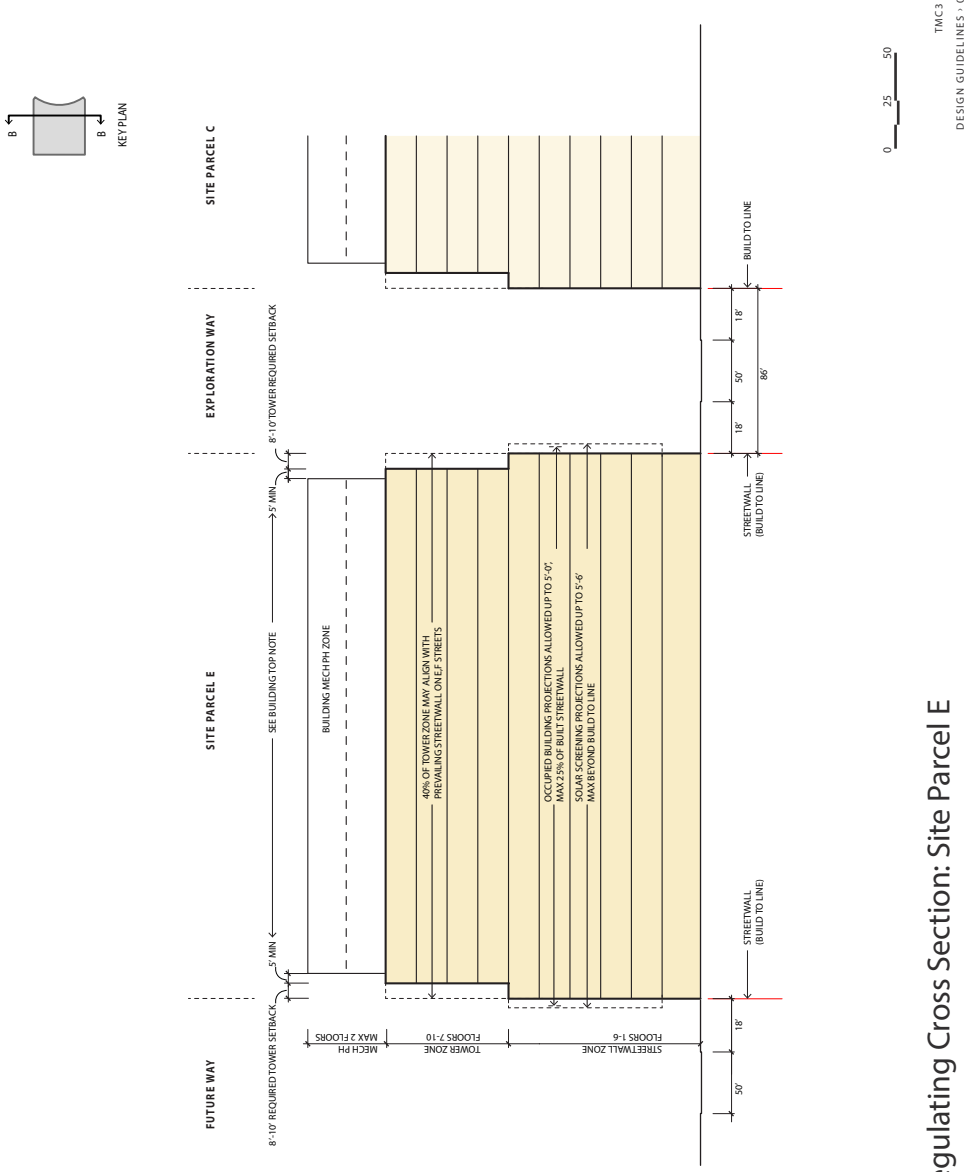


KEY:
- BUILDING ZONE
- SETBACK ZONE

0 25 50

TMC3 COLLABORATIVE BIORESEARCH CAMPUS

DESIGN GUIDELINES › 06.11.21 › ELKUS MANFREDI ARCHITECTS

Site Regulating Cross Section: Site Parcel E

TMC3 | Site Regulating Plan: Site Parcel F

GUIDELINES GENERAL NOTES:

PEDESTRIAN GROUND FLOOR ZONE:
- CREATE ACTIVE PEDESTRIAN FRIENDLY USES WITH MIN. FRONTAGE OF: 100% OF PLAZA FRONTAGE, 50% OF ROBERTSON ROAD, AND 40% OF CROSS STREET FRONTAGES.
- FRONTAGE FACING PLAZA SHALL HAVE 80% CLEAR LOW IRON VISION GLASS.
- PLAZA PROMENADE SHALL HAVE A 10' MIN DEEP CANOPY/AWNING SYSTEM, COVERING A MIN 90% OF LENGTH.
- RETAIL SHALL HAVE PRIMARY ENTRANCES FRONTING PLAZA.
- BUILDING ENTRIES REQUIRED ON EAST & WEST ELEVATIONS

LANDSCAPE GRADE TRANSITION ZONE:
- ZONE ESTABLISHED TO ACCOMMODATE STAIRS, ACCESSIBLE RAMPS) & PLANTING, AND ELEVATION CHANGES BETWEEN PROPERTY LINE & BUILDING FINISHED GRADE. BUILDING FIRST FLOOR FINISH GRADE: ELEVATION 50.

TOPS:
- MECHANICAL PENTHOUSE AND OTHER PROJECTIONS SHALL BE ARCHITECTURALLY INTEGRATED INTO THE OVERALL BUILDING FORM.

GREEN ROOFS/AMENITY ROOFS:
- ALL ROOFS BELOW THE TOP PENTHOUSE LEVEL SHALL EITHER BE ACCESSIBLE AMENITY, GREEN ROOF OR SKYLIGHT AREAS.

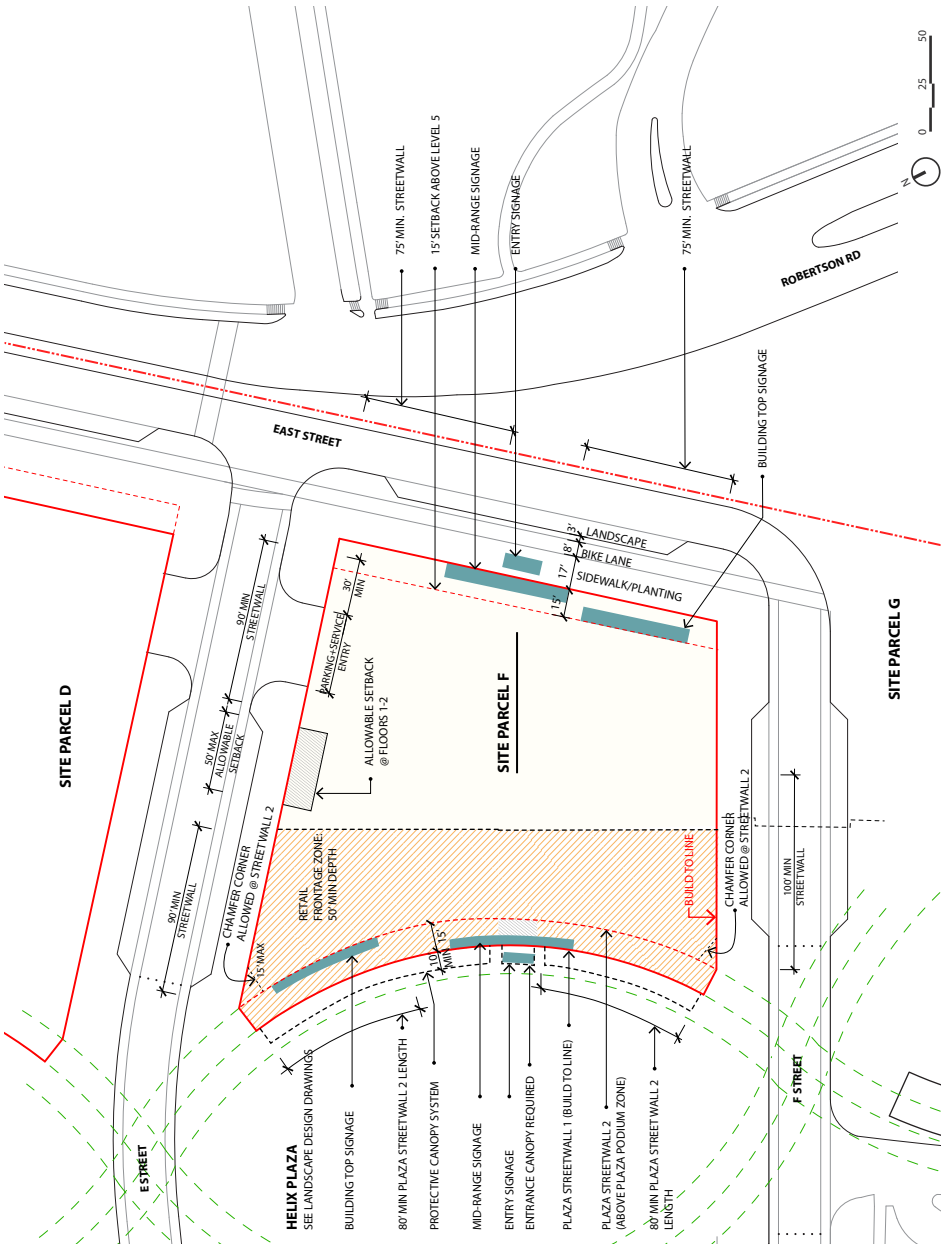
OVERHEAD PEDESTRIAN BRIDGES:
- BRIDGES SHALL BE A MIN. 75% GLASS, SETBACK 40' MINIMUM FROM CORNERS, BE A MINIMUM OF 30' ABOVE GRADE, AND MAX 15' WIDE.

ACCEPTABLE BUILDING MATERIALS:
- VISION GLASS (MIN. 60% OF EXTERIOR WALL), METAL PANELS, ALUMINUM CURTAIN WALL, STONE, BRICK, CAST STONE, TERRACOTTA.

- SEE ALSO NOTES ON REGULATING SECTIONS.
- SEE SITE SURVEY FOR PRECISE SITE DIMENSIONS.
- DESIGN SUBJECT TO REVIEW & APPROVAL.
- ALL ROOFTOP MECHANICALS SHALL BE SCREENED.
- REQUIRED BUILT STALLS ARE ALLOWED TO EXCEED SCREEN HEIGHT AS REQUIRED.
- REFER TO CIVIL DRAWINGS FOR AVAILABLE UTILITIES.
- BASE BUILDING SHALL PROVIDE KITCHEN EXHAUST THROUGH ROOF FOR ALL RETAIL SPACES.
- BASE BUILDING SHALL PROVIDE ACCESS TO BUILDING LOADING DOCK FOR RETAIL SERVICES, TRASH, RECEIVING.
- BASE BUILDING SHALL PROVIDE EXTERIOR BELOW GRADE GREASE TRAP AND PIPING TO EACH RETAIL SPACE.
- BUILDING SIGNAGE GUIDELINES TO BE PROVIDED UNDER SEPARATE COVER.

MINIMUM PARCEL DEVELOPMENT
185,000 SF

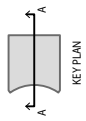
KEY:
- LANDSCAPE TRANSITIONAL ZONE
- RETAIL FRONTAGE ZONE
- SETBACK ZONE
- SIGNAGE
- BUILD TO LINE
- PARCEL PROPERTY LINE



TMC3 COLLABORATIVE BIORESEARCH CAMPUS
DESIGN GUIDELINES › 06.11.21 › ELKUS MANFREDI ARCHITECTS

Site Regulating Plan: Site Parcel F

TMC3 | Site Regulating Section: Site Parcel F



KEY PLAN

GUIDELINES GENERAL NOTES:

STREETWALL ZONE:
- STREETWALLS SHOULD ALIGN WITH THE BUILD TO LINE FOR 80% OR MORE OF THE FACADE WIDTH.
- PERMISSIBLE STREETWALL EXCEPTIONS INCLUDE: BAY WINDOWS, RETAIL FRONTAGE, CANOPIES, TRELLISES, SUN SHADING, AND BALCONIES.
- PEDESTRIAN FRONTAGES SHOULD ALIGN ON THE BUILD-TO-LINE FOR 80% OR MORE OF FACADE WIDTH, WITH EXCEPTIONS FOR RECESSED RETAIL OR OTHER ENTRANCES.

BUILDING HEIGHT:
- MAXIMUM BUILDING HEIGHT SHALL BE 10 OCCUPIED FLOORS.
- MINIMUM BUILDING HEIGHT SHALL BE 4 OCCUPIED FLOORS NOT INCLUDING PARKING LEVELS OR MECHANICAL PENTHOUSES.
- MECH PENTHOUSE ZONE SHALL BE 2 FLOORS (40') MAX.

BUILDING MASSING:
- THE 3 DIMENSIONAL FORM OF THE SITE'S BUILDING SHOULD CONTRIBUTE TO THE DEFINITION OF THE SITE'S OPEN SPACES, WITH EMPHASIS ON HARMONIOUS, ARCHITECTURALLY INTEGRATED BUILDING FORMS.

MITIGATE BULK:
- TOWERS SHOULD BE DESIGNED TO MINIMIZE THE SENSE OF BULK.
- ON TOWERS GREATER THAN 100' HORIZONTALLY, CREATE VERTICAL ZONES DIFFERENTIATED BY CHANGES IN PLANE OF AT LEAST 5', TO DIVIDE THE BUILDING MASS.

BUILDING TOWERS:
- ARTICULATE TALL BUILDINGS, EMPHASIZE SLENDER VERTICALLY ORIENTED PROPORTIONS, CONSIDER CHANGES IN PLANE, MATERIAL, FENESTRATION PATTERN, COLOR, ETC.
- TOWERS SHALL FOLLOW A VERY HIGH STANDARD OF ARCHITECTURAL DESIGN EXCELLENCE, MATERIALS, AND DETAILING.
- TOWERS SHALL EXHIBIT INNOVATIVE TECHNOLOGIES AND SUSTAINABLE DESIGN PRINCIPLES.

BUILDING TOPS:
- BUILDING TOPS SHOULD CONTRIBUTE TO THE DISTRICT'S PROFILE ON THE SKYLINE AS EXPRESSIVE ARCHITECTURAL ELEMENTS, INTEGRATED WITHIN THE OVERALL FORM & BUILDING ELEVATIONS.
- BUILDING TOPS THAT ARE DIFFERENTIATED IN MATERIAL & DESIGN FROM THE FACADE OF THE TOWER/STREETWALL BELOW SHALL BE STEPPED A 5' MINIMUM FROM THE FACADE DIRECTLY BELOW.

RETAIL REQUIREMENTS:
- -
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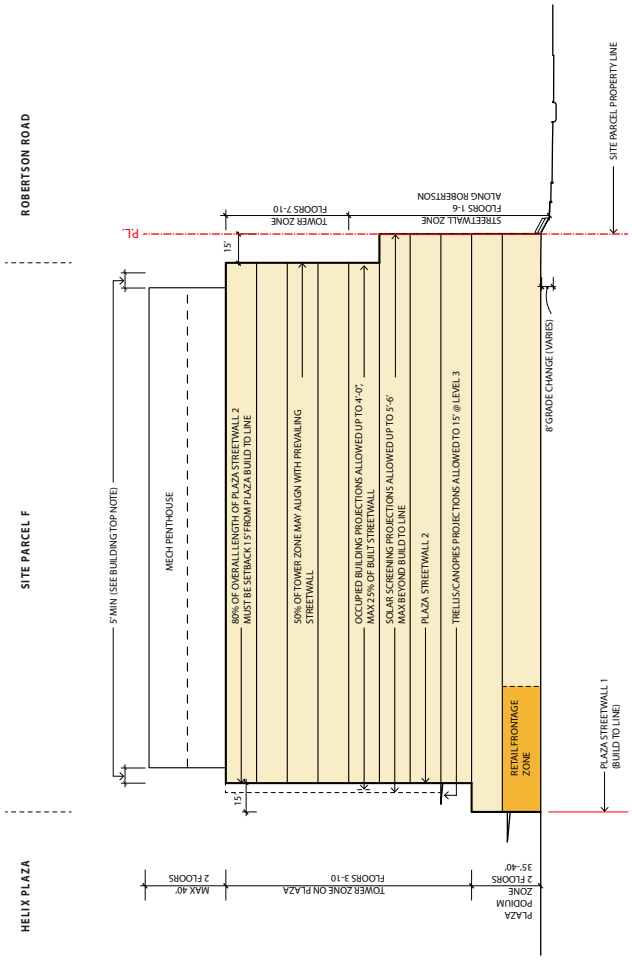
KEY:
- BUILDING ZONE
- RETAIL ZONE



TMC3 COLLABORATIVE BIORESEARCH CAMPUS
DESIGN GUIDELINES › 06.11.21 › ELKUS MANFREDI ARCHITECTS

Site Regulating Section: Site Parcel F

TMC3 | Site Regulating Cross Section: Site Parcel F

GUIDELINES GENERAL NOTES:

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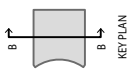

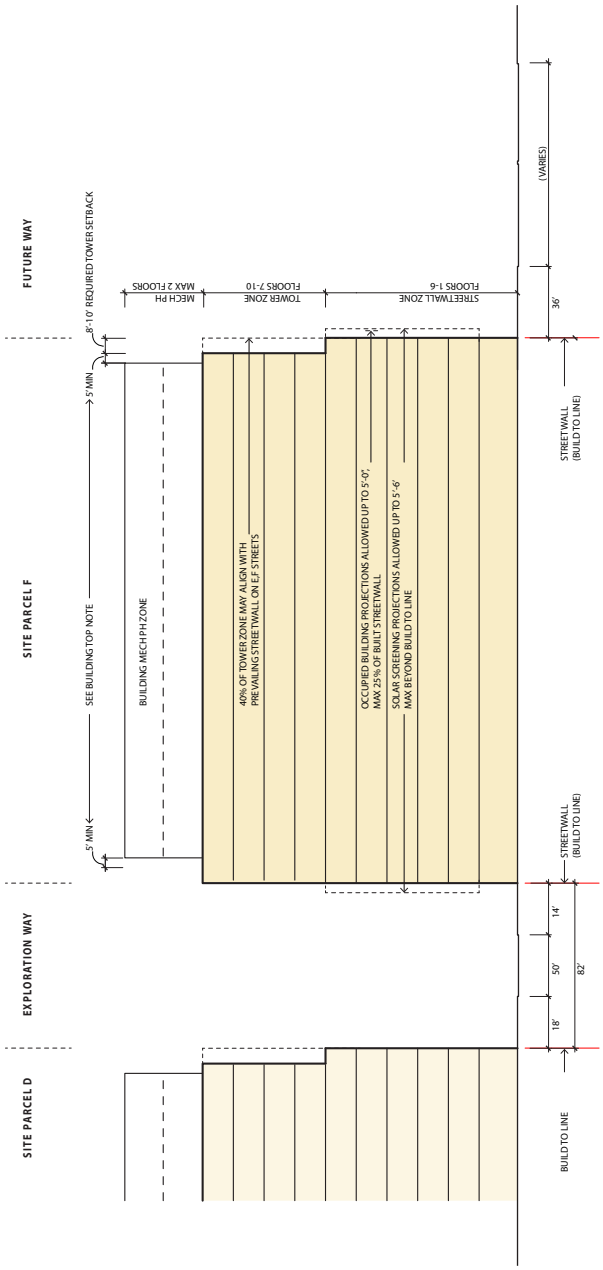

KEY:
- BUILDING ZONE
- SETBACK ZONE

TMC3 COLLABORATIVE BIORESEARCH CAMPUS
DESIGN GUIDELINES › 06.11.21 › ELKUS MANFREDI ARCHITECTS

Site Regulating Cross Section: Site Parcel F

TMC3 | Site Regulating Plan: Site Parcel I

GUIDELINES GENERAL NOTES:

PEDESTRIAN GROUND FLOOR ZONE:
- CREATE ACTIVE PEDESTRIAN FRIENDLY USES WITH MIN. FRONTAGE OF: 100% OF PLAZA FRONTAGE
- PLAZA STREETWALL 1 SHALL BE DEFINED BY EITHER A ONE STORY ZONE OF HEIGHT, OR BY ARCHITECTURAL ARTICULATION INCLUDING WALLS, TRELLIS STRUCTURES, LANDSCAPING OR ARCHITECTURAL LIGHTING ALONG HELIX PLAZA
- RETAIL SHALL HAVE PRIMARY ENTRANCES FRONTING PLAZAS.

TOPS:
- MECHANICAL PENTHOUSE AND OTHER PROJECTIONS SHALL BE ARCHITECTURALLY INTEGRATED INTO THE OVERALL BUILDING FORM.

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- BRIDGES SHALL BE A MIN. 75% GLASS, SETBACK 40' MINIMUM FROM CORNERS, BE A MINIMUM OF 30' ABOVE GRADE, AND MAX 15' WIDE.

ACCEPTABLE BUILDING MATERIALS:
- VISION GLASS, METAL PANELS, ALUMINUM CURTAIN WALL, STONE, BRICK, CAST STONE, TERRACOTTA, PERFORATED METAL, CAST-IN-PLACE CONCRETE, ARCHITECTURAL FINISHED STEEL, ALUMINUM FRAMING

LIGHTING:
- ALL LIGHTING IN GARAGE TO BE INDIRECT AND NOT ALLOW VIEWING OF INTERIOR FIXTURES FROM GROUND PLANE OUTSIDE OF BUILDING

- SEE ALSO NOTES ON REGULATING SECTIONS.
- SEE SITE SURVEY FOR PRECISE SITE DIMENSIONS.
- ALL SIGNAGE IS SUBJECT TO REVIEW & APPROVAL.
- ALL ROOFTOP MECHANICALS SHALL BE SCREENED.
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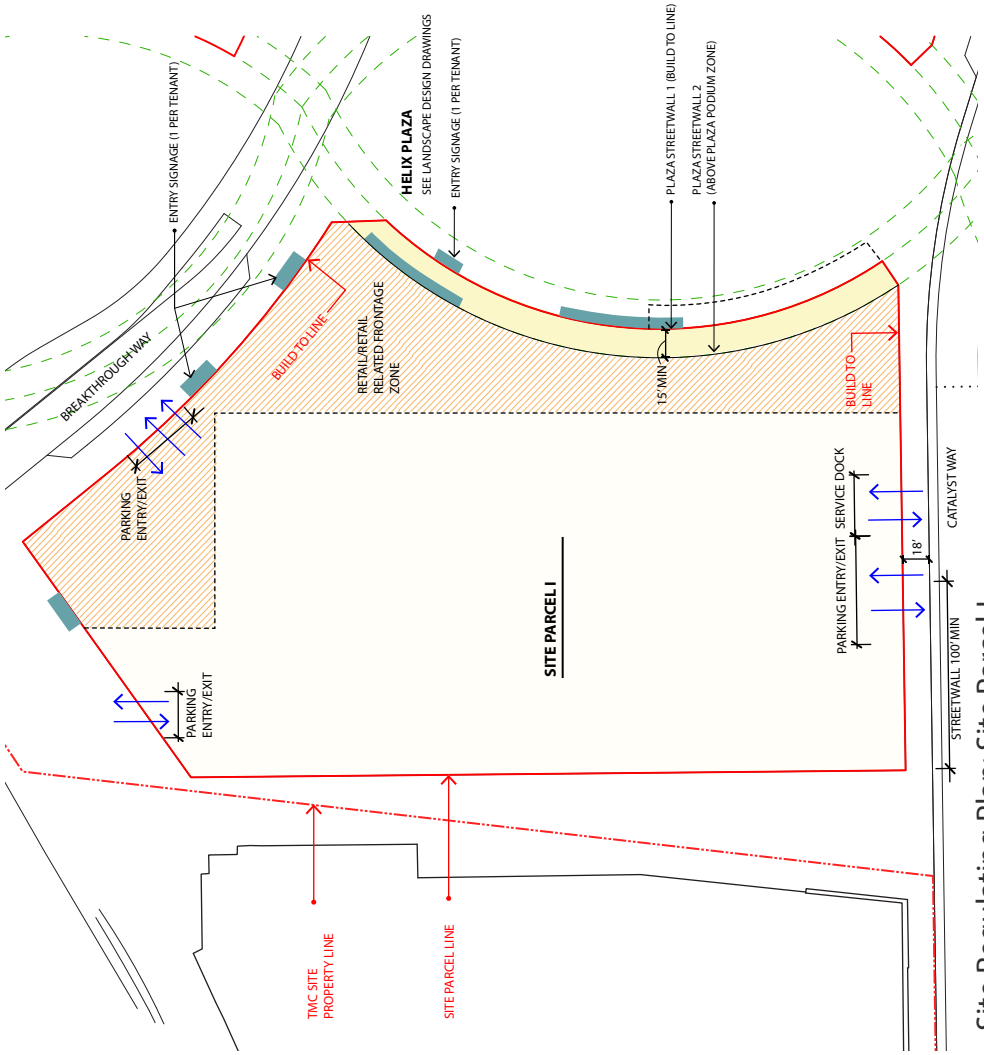
KEY:
- LANDSCAPE TRANSITIONAL ZONE
- RETAIL FRONTAGE ZONE
- SETBACK ZONE
- SIGNAGE
- BUILD TO LINE
- PARCEL PROPERTY LINE

TMC3 COLLABORATIVE BIORESEARCH CAMPUS
DESIGN GUIDELINES › 06.11.21 › ELKUS MANFREDI ARCHITECTS



Site Regulating Plan: Site Parcel I

TMC3 | Site Regulating Section: Site Parcel I

GUIDELINES GENERAL NOTES:

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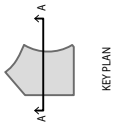
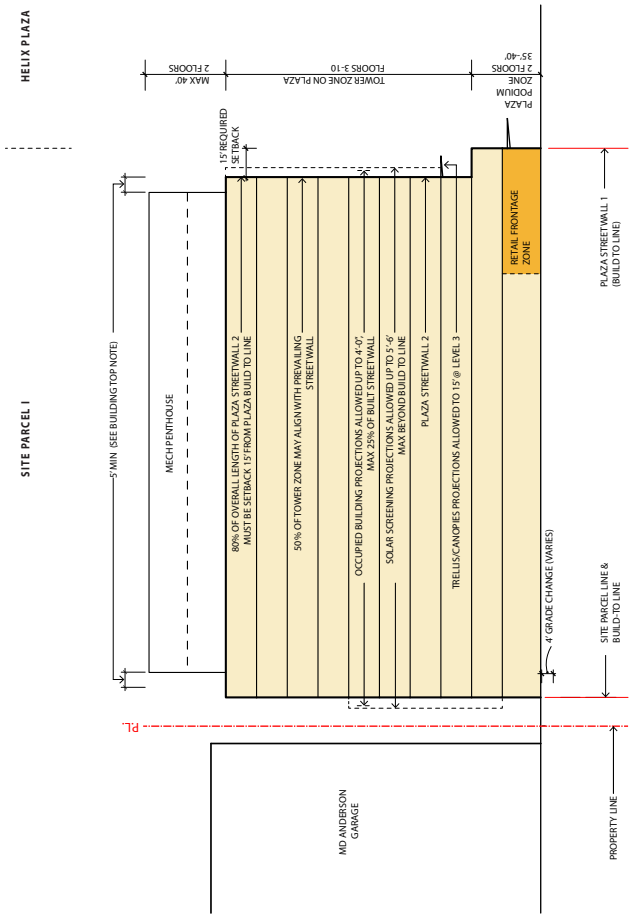


KEY PLAN



TMC3 COLLABORATIVE BIORESEARCH CAMPUS

DESIGN GUIDELINES › 06.11.21 › ELKUS MANFREDI ARCHITECTS

Site Regulating Section: Site Parcel I

TMC3 | Site Regulating Cross Section: Site Parcel I

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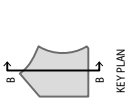
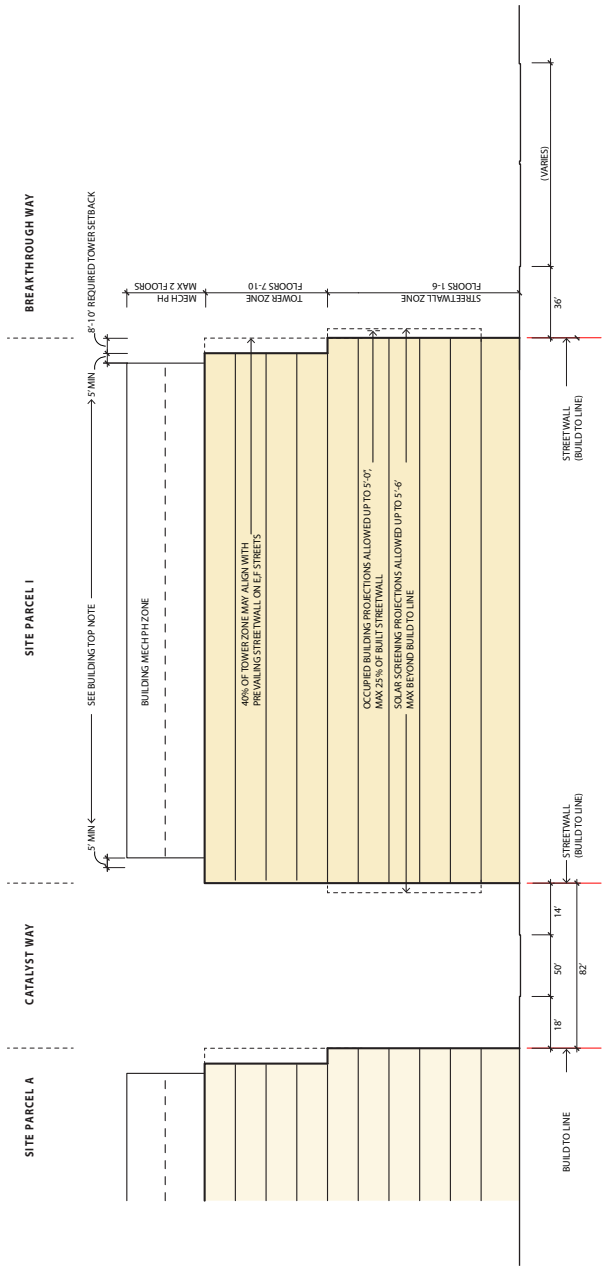




KEY:
- BUILDING ZONE
- SETBACK ZONE

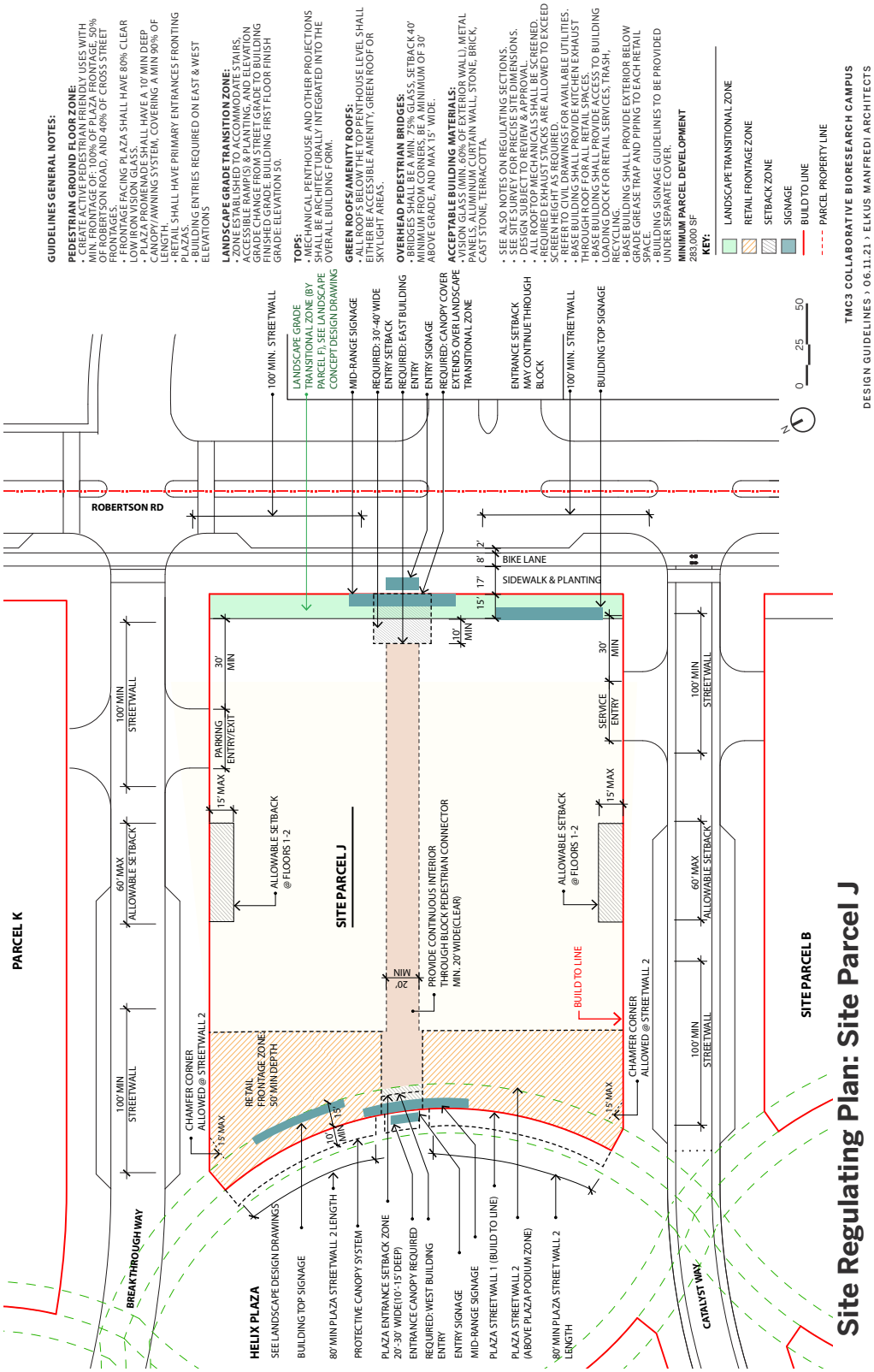
0 25 50

TMC3 COLLABORATIVE BIORESEARCH CAMPUS

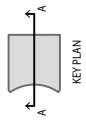
DESIGN GUIDELINES › 06.11.21 › ELKUS MANFREDI ARCHITECTS

Site Regulating Cross Section: Site Parcel I

TMC3 | Site Regulating Plan: Site Parcel J



TMC3 | Site Regulating Section: Site Parcel J



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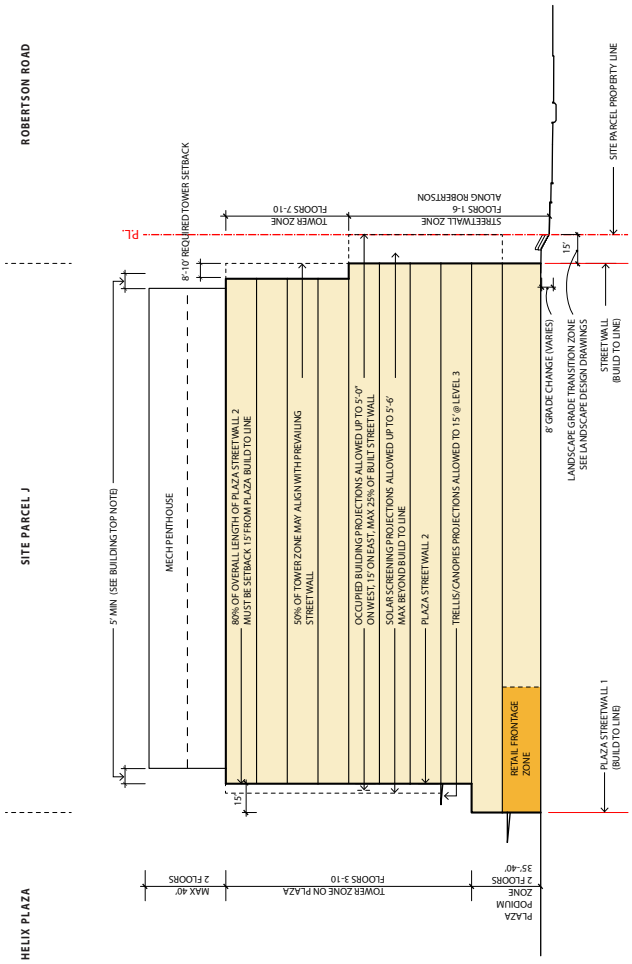
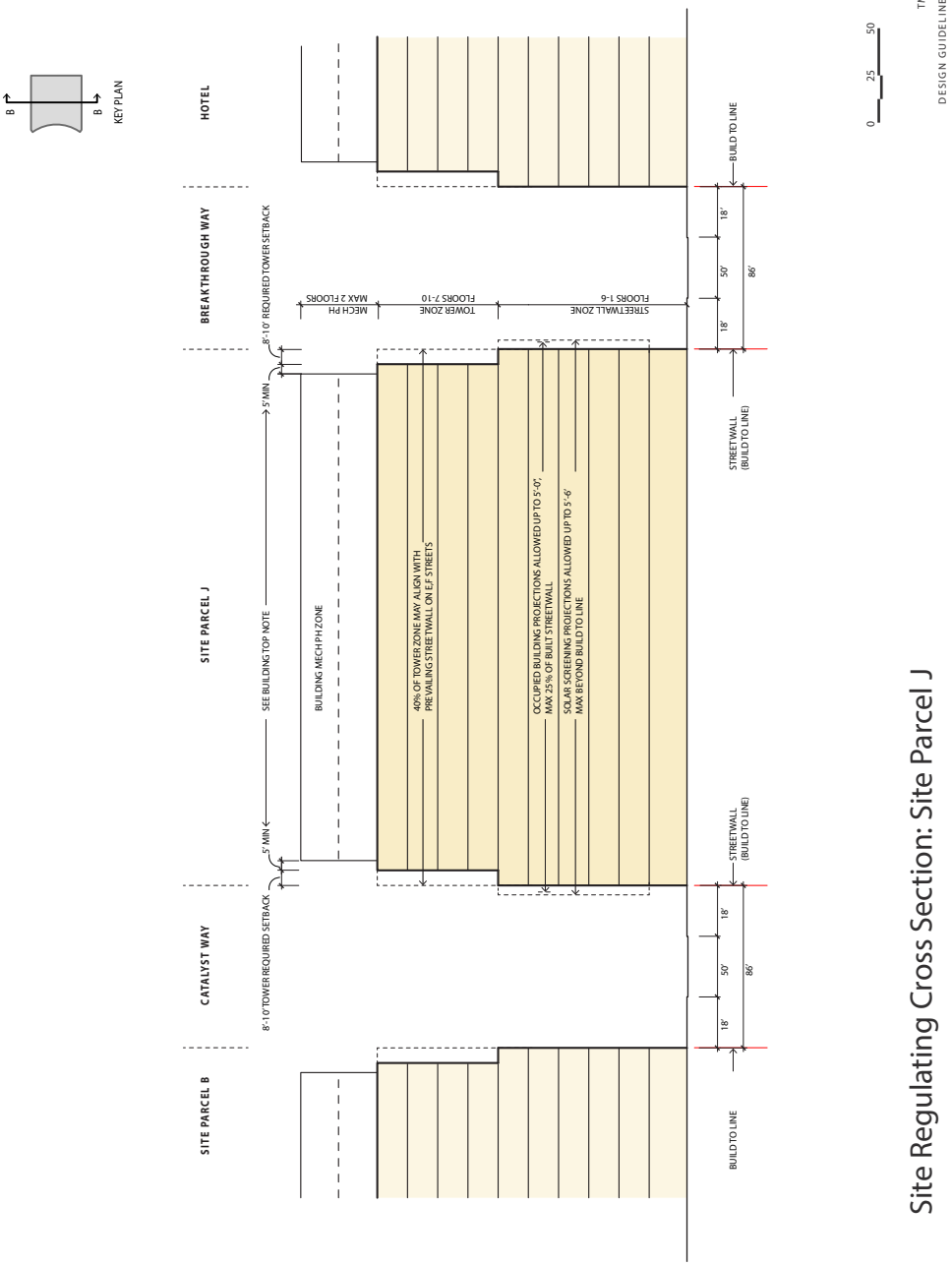


Site Regulating Section: Site Parcel J

TMC3 | Site Regulating Cross Section: Site Parcel J



Site Regulating Cross Section: Site Parcel J

TMC3 | Site Regulating Plan: Site Parcel K

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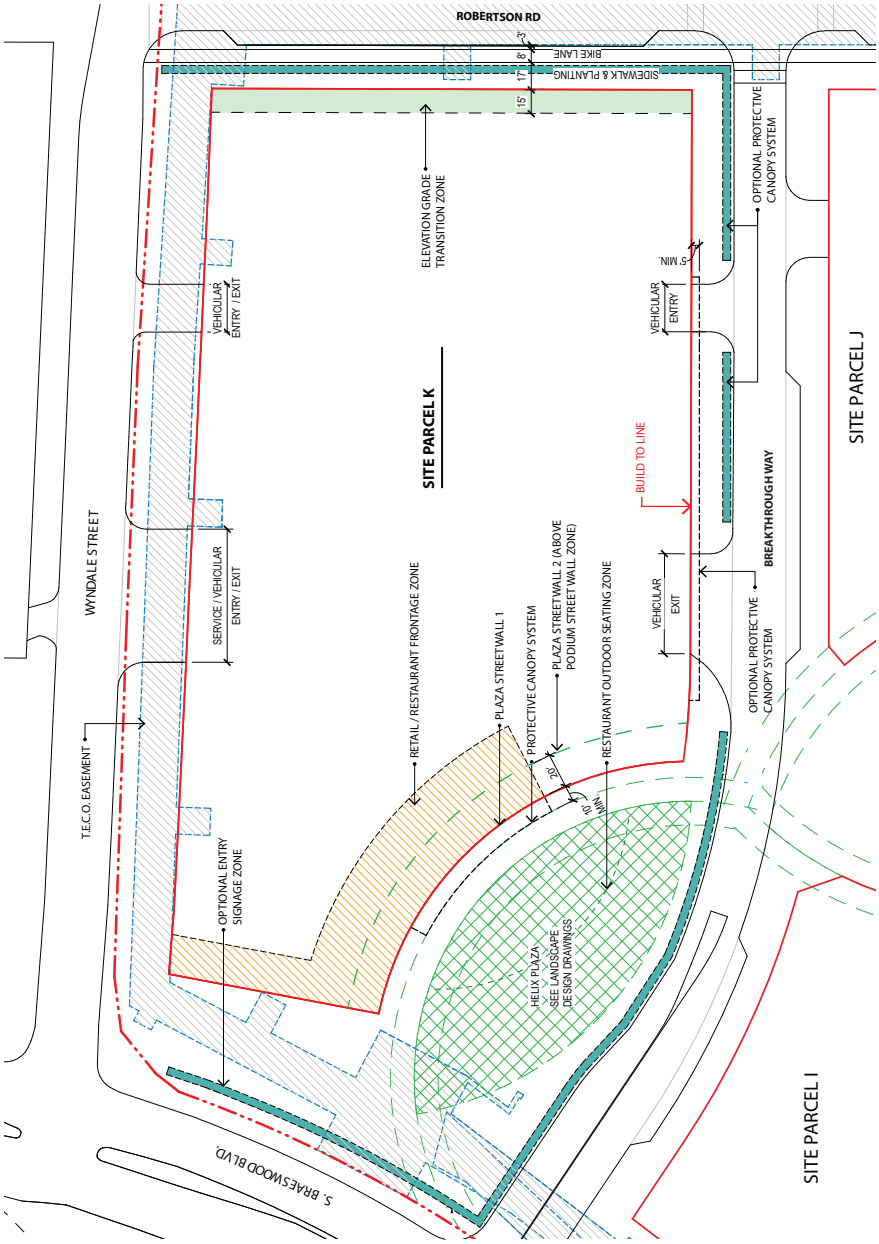
555,000 SF

KEY:
- LANDSCAPE TRANSITIONAL ZONE
- RETAIL FRONTAGE ZONE
- SETBACK ZONE
- SIGNAGE
- BUILD TO LINE
- PARCEL PROPERTY LINE



TMC3 COLLABORATIVE BIORESEARCH CAMPUS
DESIGN GUIDELINES › 06.11.21 › ELKUS MANFREDI ARCHITECTS

Site Regulating Plan: Site Parcel K

TMC3 | Site Regulating Section: Site Parcel K

GUIDELINES GENERAL NOTES:

STREETWALL ZONE:
- STREETWALLS SHOULD ALIGN WITH THE BUILD TO LINE FOR 80% OR MORE OF THE FACADE WIDTH.
- PERMISSIBLE STREETWALL EXCEPTIONS INCLUDE: BAY WINDOWS, RETAIL AWNINGS, CANOPIES, TRELLISES, SUN SHADING, AND BALCONIES.
- PEDESTRIAN FRONTAGES SHOULD ALIGN ON THE BUILD-TO-LINE FOR 80% OR MORE OF FACADE WIDTH, WITH EXCEPTIONS FOR RECESSED RETAIL OR OTHER ENTRANCES.

BUILDING HEIGHT:
- MINIMUM BUILDING HEIGHT SHALL BE 4 OCCUPIED FLOORS NOT INCLUDING PARKING LEVELS OR MECHANICAL PENTHOUSES.
- MECH PENTHOUSE ZONE SHALL BE 2 FLOORS (40') MAX.

BUILDING MASSING:
- THE 3 DIMENSIONAL FORM OF THE SITE'S BUILDING SHOULD CONTRIBUTE TO THE DEFINITION OF THE SITE'S OPEN SPACES, WITH EMPHASIS ON HARMONIOUS, ARCHITECTURALLY INTEGRATED BUILDING FORMS.

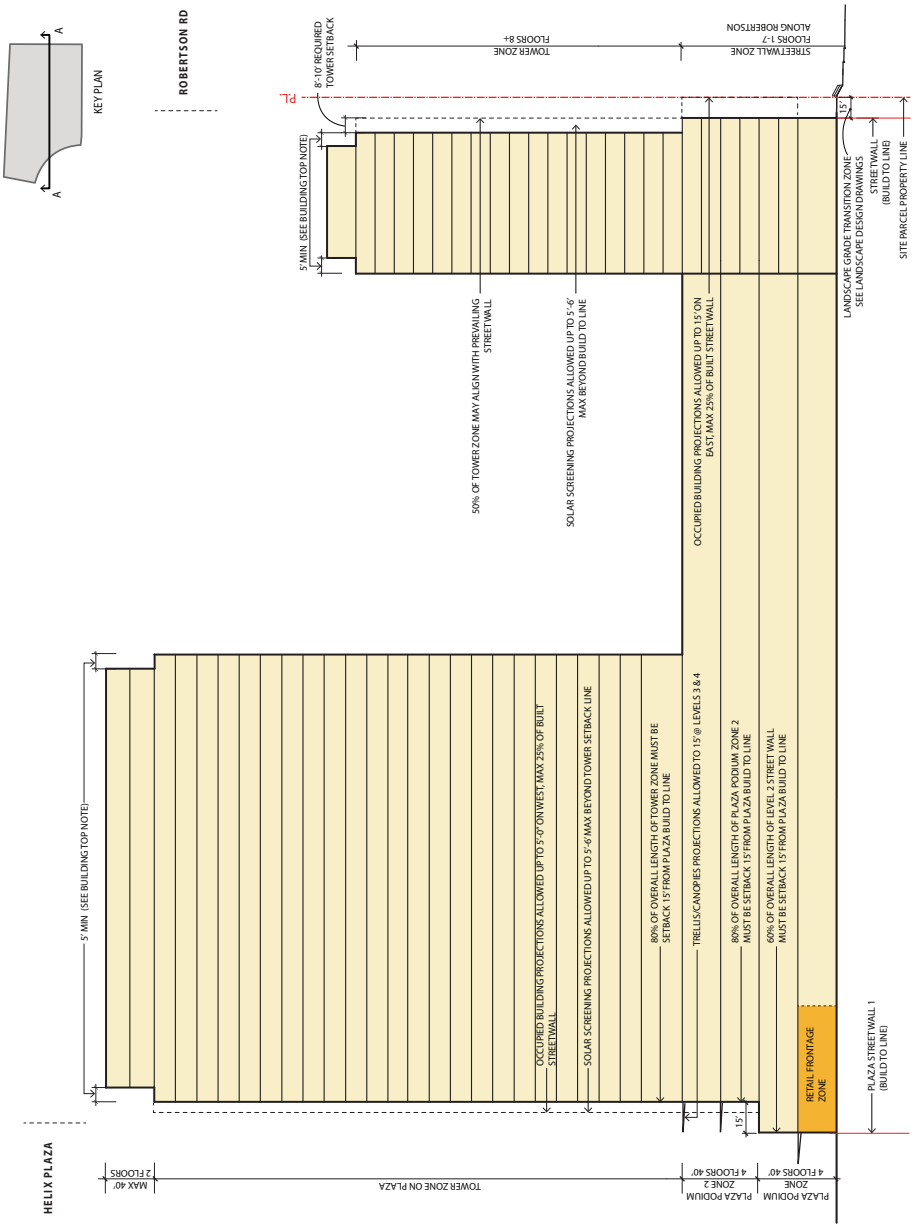
MITIGATE BULK:
- TOWERS SHOULD BE DESIGNED TO MINIMIZE THE SENSE OF BULK.
- ON TOWERS GREATER THAN 100' HORIZONTALLY, CREATE VERTICAL ZONES DIFFERENTIATED BY CHANGES IN PLANE OF AT LEAST 5', TO DIVIDE THE BUILDING MASS.

BUILDING TOWERS:
- ARTICULATE TALL BUILDINGS, EMPHASIZE SLENDER VERTICALLY ORIENTED PROPORTIONS. CONSIDER CHANGES IN PLANE, MATERIAL, FENESTRATION PATTERN, COLOR, ETC.
- TOWERS SHALL FOLLOW A VERY HIGH STANDARD OF ARCHITECTURAL DESIGN EXCELLENCE, MATERIALS, AND DETAILING.
- TOWERS SHALL EXHIBIT INNOVATIVE TECHNOLOGIES AND SUSTAINABLE DESIGN PRINCIPLES.

BUILDING TOPS:
- BUILDING TOPS SHOULD CONTRIBUTE TO THE DISTRICT'S PROFILE ON THE SKYLINE AS EXPRESSIVE ARCHITECTURAL ELEMENTS, INTEGRATED WITHIN THE OVERALL FORM & BUILDING ELEVATIONS.
- BUILDING TOPS THAT ARE DIFFERENTIATED IN MATERIAL & DESIGN FROM THE FACADE OF THE TOWER/ STREETWALL BELOW SHALL BE STEPPED A 5' MINIMUM FROM THE FACADE DIRECTLY BELOW.

RETAIL REQUIREMENTS:
- .
- .

KEY:
- BUILDING ZONE
- SETBACK ZONE

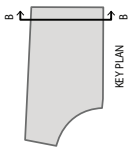


TMC3 COLLABORATIVE BIORESEARCH CAMPUS

DESIGN GUIDELINES › 06.11.21 › ELKUS MANFREDI ARCHITECTS

Site Regulating Section: Site Parcel K

TMC3 | Site Regulating Cross Section: Site Parcel K



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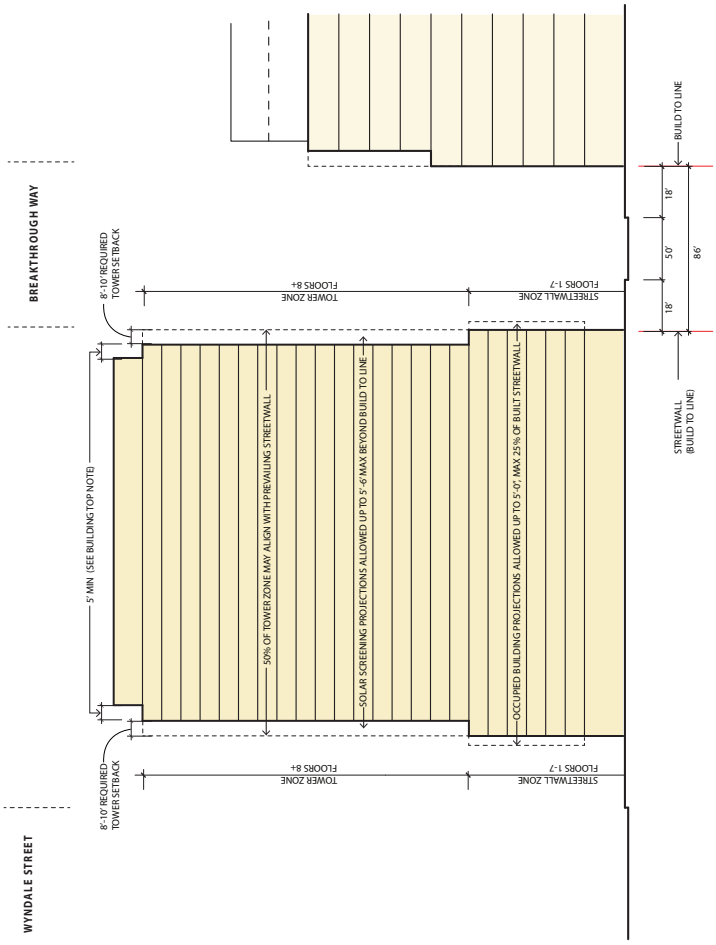
RETAIL REQUIREMENTS:
- .
- .

KEY:
- BUILDING ZONE
- SETBACK ZONE

TMC3 COLLABORATIVE BIORESEARCH CAMPUS
DESIGN GUIDELINES › 06.11.21 › ELKUS MANFREDI ARCHITECTS



Site Regulating Cross Section: Site Parcel K

OVERVIEW

The TMC3 Collaborative Bioresearch Campus is a state-of-the-art research campus that will attract researchers, scientists and visitors from around the world. A clear, cohesive signage and wayfinding system will assist visitors in navigating the campus and locating destinations across the various campus buildings.

SIGNAGE REVIEW AND APPROVALS

To coordinate and manage the wayfinding experience, TMC reviews and approves all wayfinding and signage associated with the TMC3 Campus as well as all exterior individual building and retail signage. In addition to TMC's approval, building owners are responsible to design, permit, install and maintain all wayfinding and signage elements per all applicable local codes (and in no event shall any approvals given by TMC constitute any warranty as to compliance with applicable codes). Wayfinding and signage reviewed by TMC includes, but is not limited to:

Campus Signage

- Campus gateway signage;
- Directional signage (ex. vehicular, parking and/or pedestrian directional signage);
- Traffic control signage (ex. stop signs, yield signs, no parking signs, street name signs, etc);
- Helix Park signage;
- Transportation and mobility-related signage (ex. bus/shuttle stops, ride share zones, etc.); and,
- All other signage associated with the TMC3 Campus.

Parcel and Building Signage

- Skyline logos and text;
- All other building signage (ex. mid-level building signage, pedestrian-level signage, building addresses, parking and loading directional signage, etc); and,
- Retail signage, including: storefront, awning and/or canopy mounted signage.

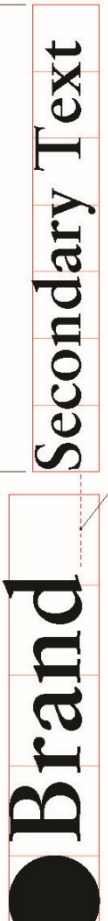
Special Signage

- Temporary signs (ex. banners, posters, etc.);
- Construction fencing and/or screens;
- Event signage (ex. directional A-frame or ground mounted signs for special events on campus); and,
- Any other sign not approved during the parcel and building design process.

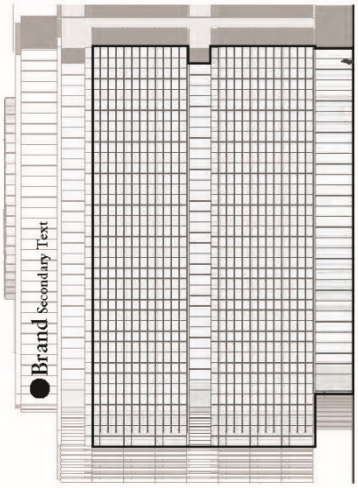
Lobby Signage

- Lobby Signage will be reviewed by TMC to ensure that interior directional signage follows functional naming conventions set forth for adjacent buildings, park areas, streets, etc.
- The design layout and/or aesthetic of interior lobby signage remains the purview of the individual building owners.

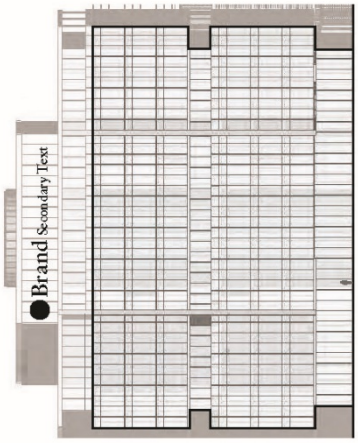
Building-Top Sign



FORMAT
SCALE: 3/32" = 1'-0"



SOUTH ELEVATION
SCALE: 1" = 50'-0"



EAST ELEVATION
SCALE: 1" = 50'-0"

Pertinent COH Signage Code:

Sec.6411 (a) Total Number of On-Premise Signs:
1. No business shall have more than a total of five on-premise signs, provided, however, that each business may select any combination of the signs described below in this subsection to reach that total:
A. Each business shall place no more than on-premise ground sign, projecting sign, fence sign, flag sign, or roof sign; provided, however, if a business has more than 350 feet of frontage, two on-premise ground signs, projecting signs, fence signs, flag signs or combination of these signs that totals two, will be allowed along the minimum 340 frontage provided, however, that the two signs are spaced a minimum of 350 feet parallel as measured parallel to the frontage. The total number of signs from all the foregoing sign classifications shall not exceed two in number for each business.
B. Each business shall place no more than four on-premise roof signs, wall signs, or combination of roof and wall signs.
C. Roof signs, designed to be architecturally compatible with the total wall surface. Wall signs shall not extend above the roofline of the building to which they are attached.
D. On-premise projecting signs, which shall not extend above the uppermost portion of the building to which they are attached except as provided in Section 4609 (m) (5) herein.
E. Each business shall place no more than three on-premise marquee signs.

General Guidelines for Building-Top Signage

Conditions:
A. Sign type allowed only for entity that occupies at least 65% of the building square footage
B. Each building entity is required to submit a design package for review and approval by TMC committee.

Quantity:
Each building shall have a total of two building top primary identification signs.

Design:
A. The Brand Logo is intended to be unique to each respective brand standards. Horizontal/-linear format preferred.
B. Secondary Text will be set in a complementary brand typeface. The typeface weight is intented to be bold.
C. Brand Logo to fit within the noted horizontally oriented, rectangular space allowance.
D. Secondary Text shall be contained within the screen wall background and not extend above or beyond an screen wall edge.

Size:
A. Length of Brand Logo is no more than 5x the maximum overall height, max. 858 sq.ft.
B. Secondary Text is constrainted to fifteen (15) or less characters.
C. Complementary to the architecture and site surroundings.

Location:
The primary Brand Logos are intended to conform to general location conditions: the building top screen wall. The logo locations are intended to address two different sightlines: each building to have a primary preferred vantage point and a secondary vantage point.
A. located at the highest points of the building to be most viewable and prominent from afar. The Brand Logo is preferred to be located above the roofline, setback from the building facade, on the building top screen wall. The screen wall provides a consistent mounting background and mounting condition.
B. The two Brand Logos are preferred to be located on opposing building faces. Adjacent face locations to be a consideration, contingent on situation and sightline review.

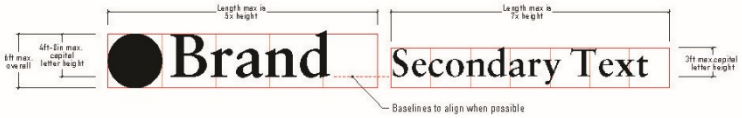
Construction / Illumination:
All Brand Logos and Secondary Text are to have an overall similar visual fabricated appearance, illumination and mounting attachment.
A. Brand Logo and Secondary Text are to be of a consistent color value to the screen wall background.
B. Brand Logos and Secondary Text are dimensional can sign construction with only faces illuminated via internally illuminated LED lighting. Sign returns are opaque and painted.

Mounting:
A. Signage is to be flush mounted flat to screen wall surface with mechanical attachments.

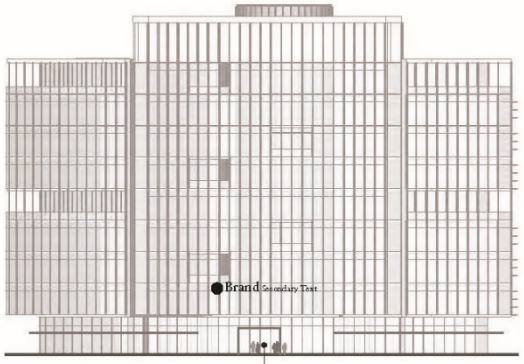
TMC3 COLLABORATIVE BIORESEARCH CAMPUS
DESIGN GUIDELINES > 07.09.20 > ELKUS MANFREDI ARCHITECTS

Site Regulating Elevations: Signage

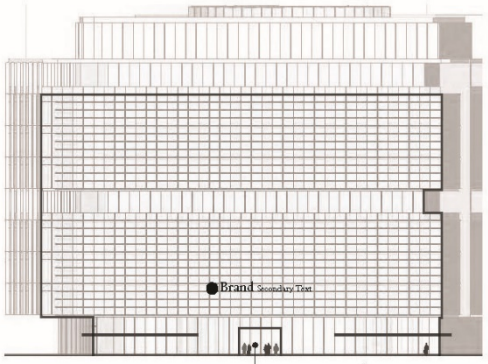
Mid-Range Sign



FORMAT
SCALE: 3/32" = 1'-0"



WEST ELEVATION
SCALE: 1" = 50'-0"



SOUTH ELEVATION
SCALE: 1" = 50'-0"

General Guidelines for Mid-Range Signage

Conditions:
A. Sign type allowed only for entity that occupies at least 65% of the building square footage
B. Each building entity is required to submit a design package for review and approval by TMC committee.

Quantity:
Each building shall have one (1) allowed per building main entrance, not to exceed two (2) per building.

Design:
A. The Brand Logo is intended to be unique to each respective brand standards. Horizontal/-linear format preferred.
B. Secondary Text will be set in a universal, brand agnostic typeface: Avenir Std. The weight allowed is heavy. The Secondary Text will heirarchically define the brand or function within the overarching brand entity (e.g. TMC Bioresearch). Secondary Text is to be simple, succinct and visually supportive.
C. Brand Logo to fit within the noted horizontally oriented, rectangular space allowance.
D. Design shall be constrained within the screen wall background and not extend above or beyond an screen wall edge.
E. To be visually redundant to Building-Top signs.

Size:
A. Length of Brand Logo is no more than 5x the maximum overall height; max. 180 sq ft.
B. Secondary Text is constrainted to fifteen (15) or less characters.
C. Complementary to the architecture and site surroundings.

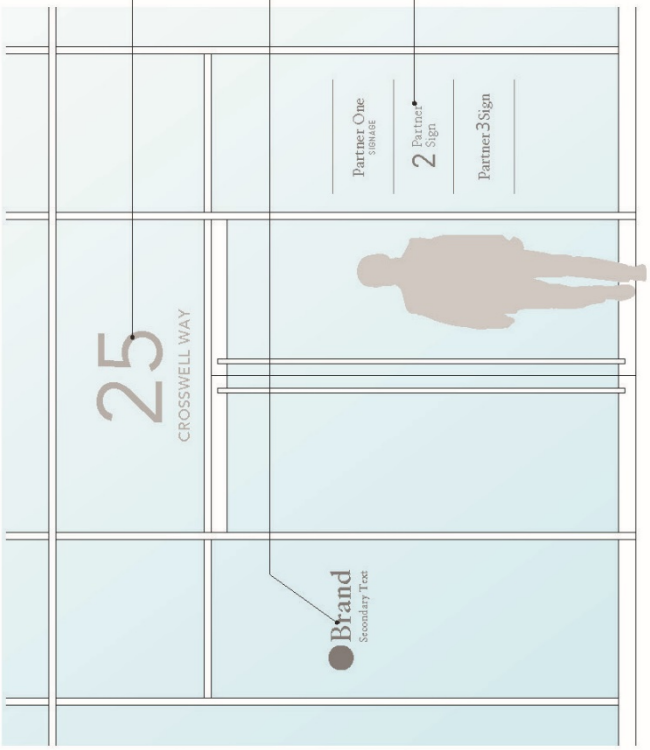
Location:
A. Located with a purposeful relationship to the building main entrance.
B. Building-Top Sign may be located on same elevation as Mid-Range Sign.

Construction / Illumination:
All Brand Logos and Secondary Text are to have an overall similar visual fabricated appearance, illumination and mounting attachment.
A. Brand Logo and Secondary Text are to be of a contrasting color value to the screen wall background.
B. Brand Logos and Secondary Text are dimensional can sign construction with only faces illuminated via internally illuminated LED lighting. Sign returns are opaque and painted.

Mounting:
A. Signage is attached to building facade.

Site Regulating Elevations: Signage

Entry Signage



General Guidelines for Building Entry Signage

Conditions:
All entry signage shall be consistent per building, but building-to-building may vary.

Quantity:
Noted in drawing.

Design:
A. Consistent color for entry signage selected by building architect. All entry signage shall be monochromatic except for colored lettering/logo.
B. All entry signage shall be consistent

Size:
Noted in drawing.

Location:
A. Located with a purposeful relationship to the building main entrance.
B. Building-Top Sign may be located on same elevation as Mid-Range Sign.

Material Options:
A. Cut-plate individual letters/logos (satin finish stainless steel or painted aluminum) mounted to freestanding sign behind glass
B. Cut-plate individual letters/logos (satin finish stainless steel or painted aluminum) mounted to glass.
C. Vinyl individual letters/logos mounted to glass.

Mounting:
Applied to glass surface.

TMC3 COLLABORATIVE BIORESEARCH CAMPUS
DESIGN GUIDELINES › 07.09.20 › ELKUS MANFREDI ARCHITECTS

Site Regulating Elevations: Signage

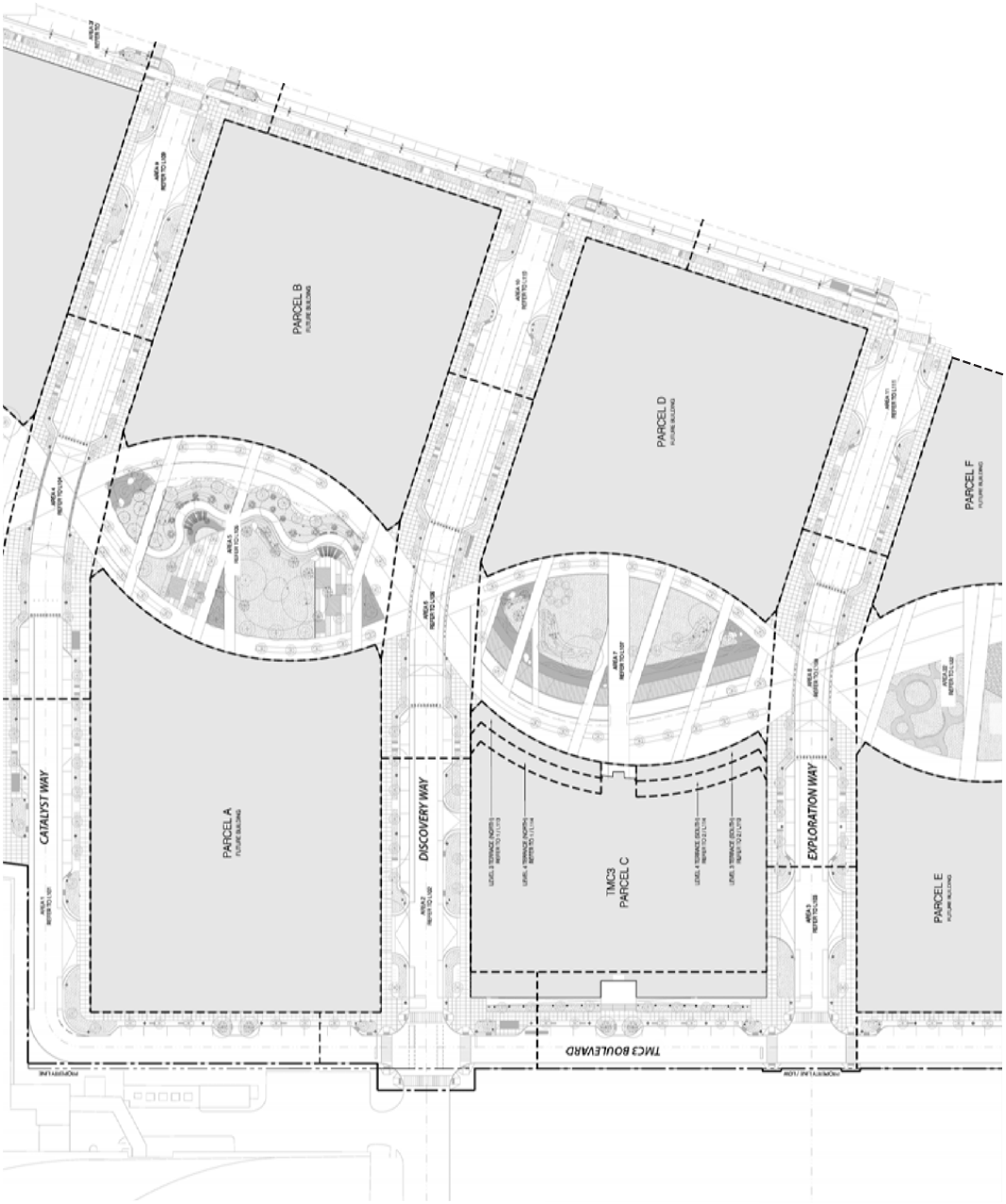
TMC3 | Regulating Landscape Plan

mikyoung kim design

TMC3 COLLABORATIVE BIORESEARCH CAMPUS
DESIGN GUIDELINES › 06.11.21 › ELKUS MANFREDI ARCHITECTS

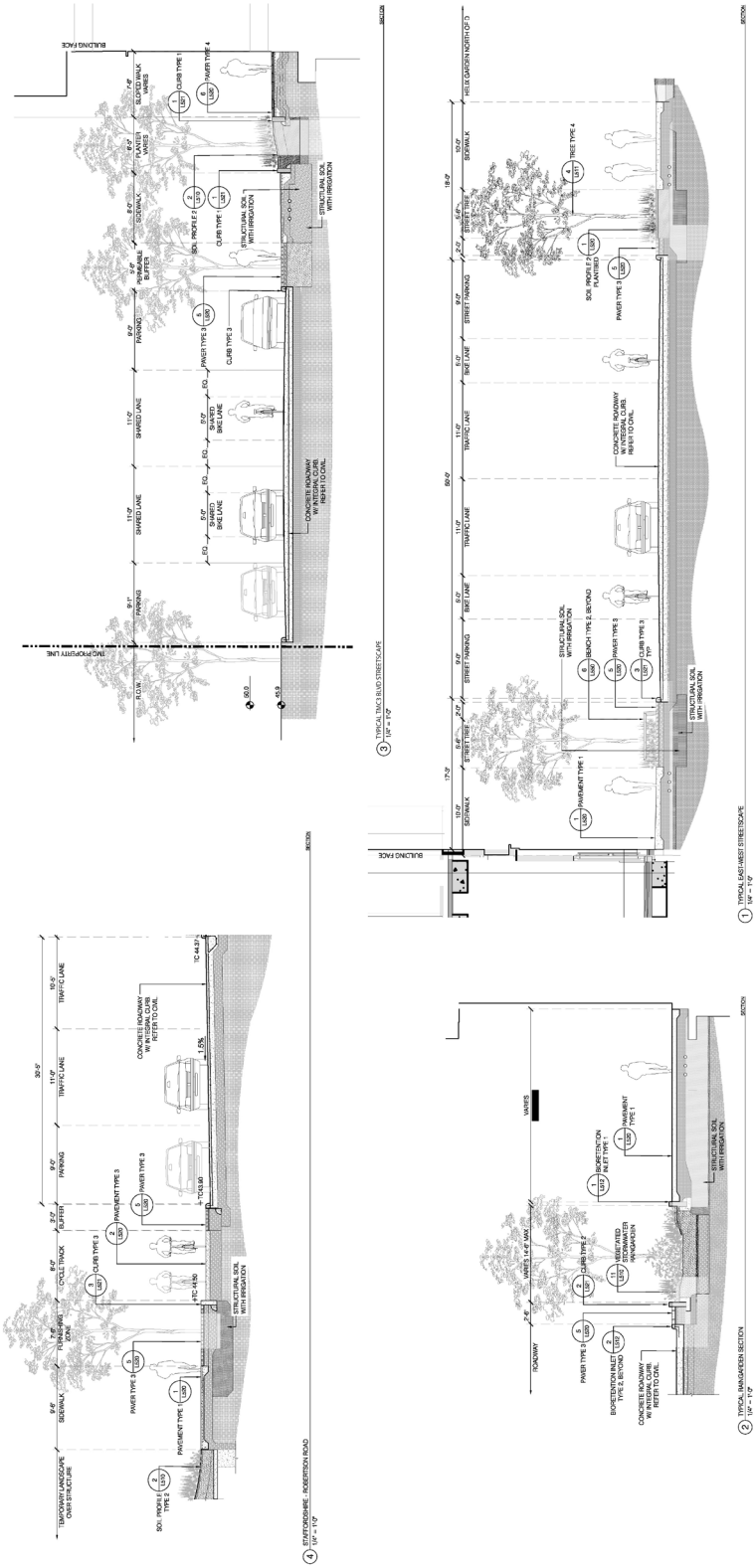
Regulating Landscape Plan

Site Regulating Landscape Plan - Section 1



Site Regulating Landscape Plan - Section 2

Site Regulating Landscape Plan - Section 3

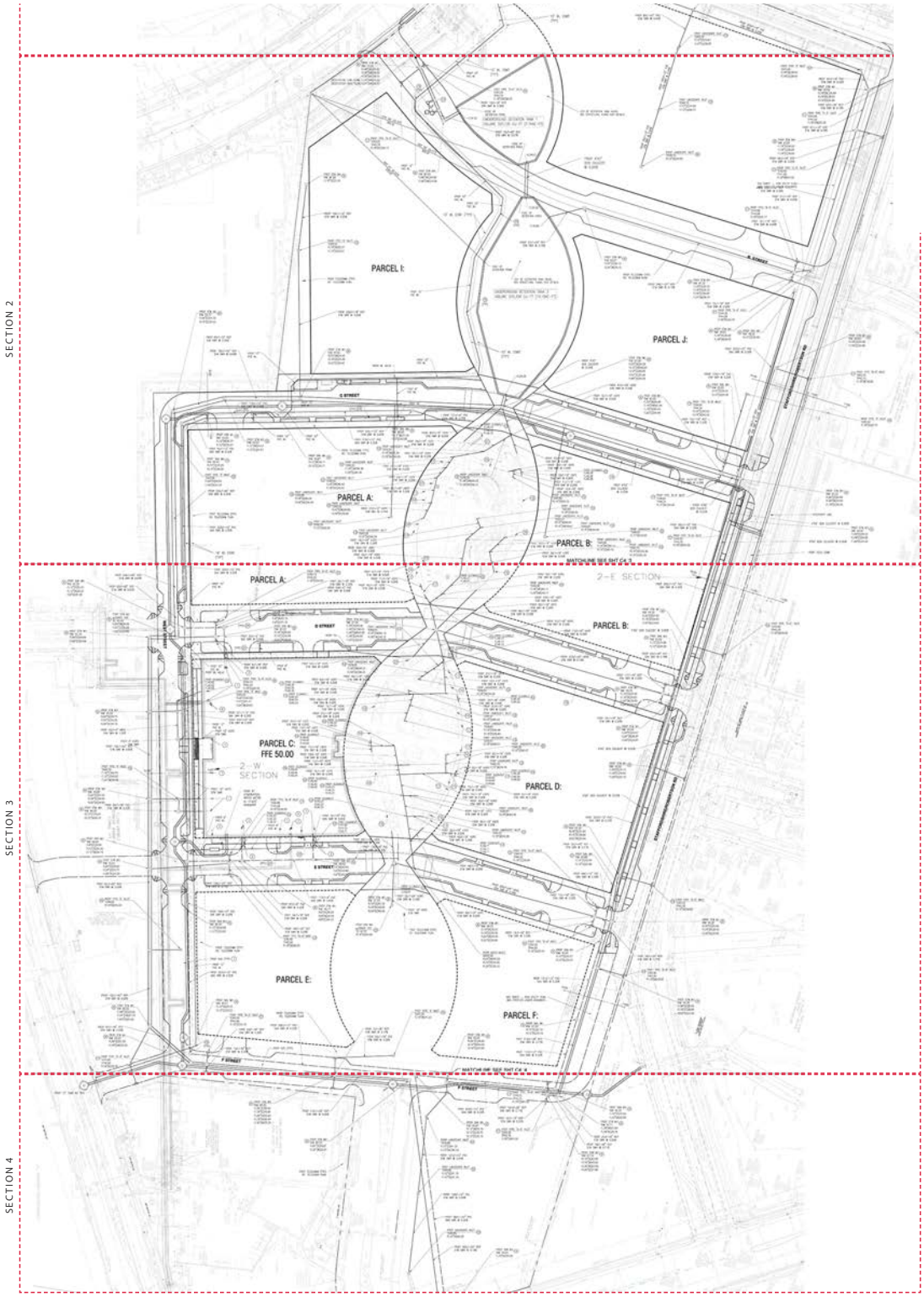


Site Regulating Street Sections

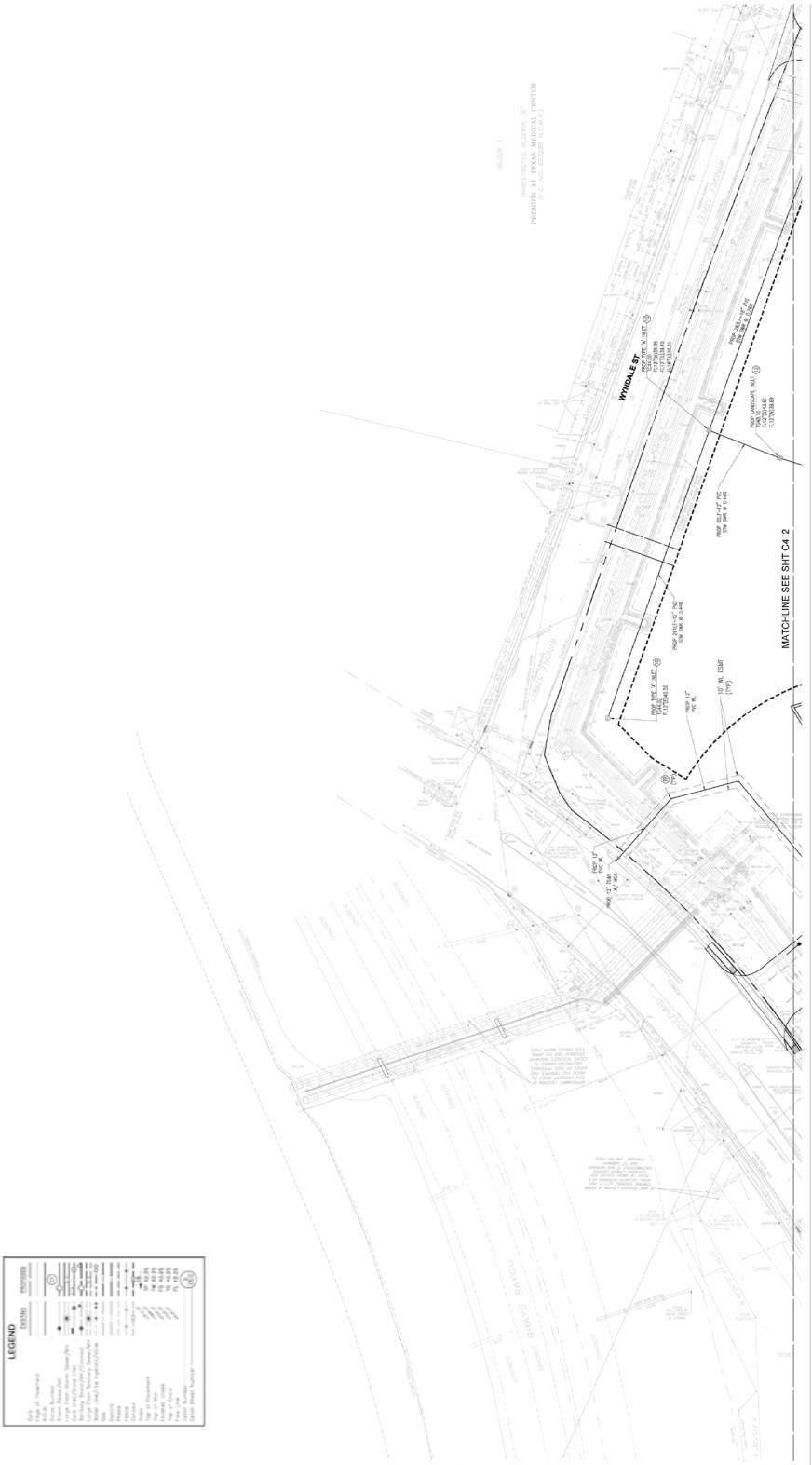
TMC^3 | Skywalks and Bridges

Preliminary Concept for Bridge connecting TMC^3 BioResearch Campus to MD Anderson South Campus

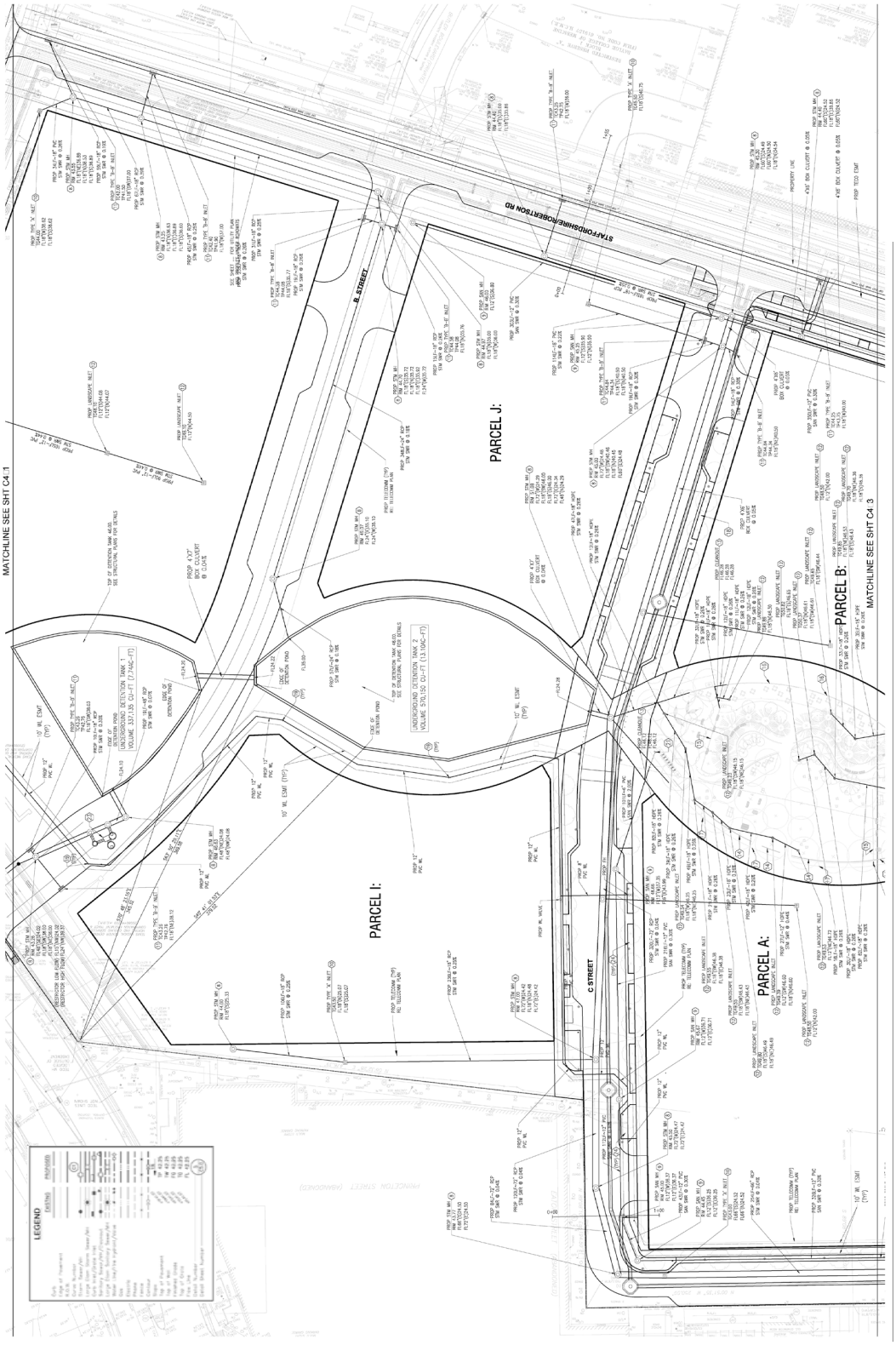
- Skywalks and Bridges noted in the TMC^3 District Master Plan Option S are allowed and should adhere to Section H, Skywalk Circulation Network, of the TMC Architectural Standards. All other Skywalks and Bridges are subject to review and approval.
- Skywalks and Bridges are not permitted to cross the "Helix Gardens" unless shown on the current Master Plan.
- Skywalks and Bridges connecting individual Parcels of the TMC^3 District are subject to review and approval as set forth in the TMC Architectural Standards.
- Each Skywalk and Bridge must maintain a 40' setback from the face of building.



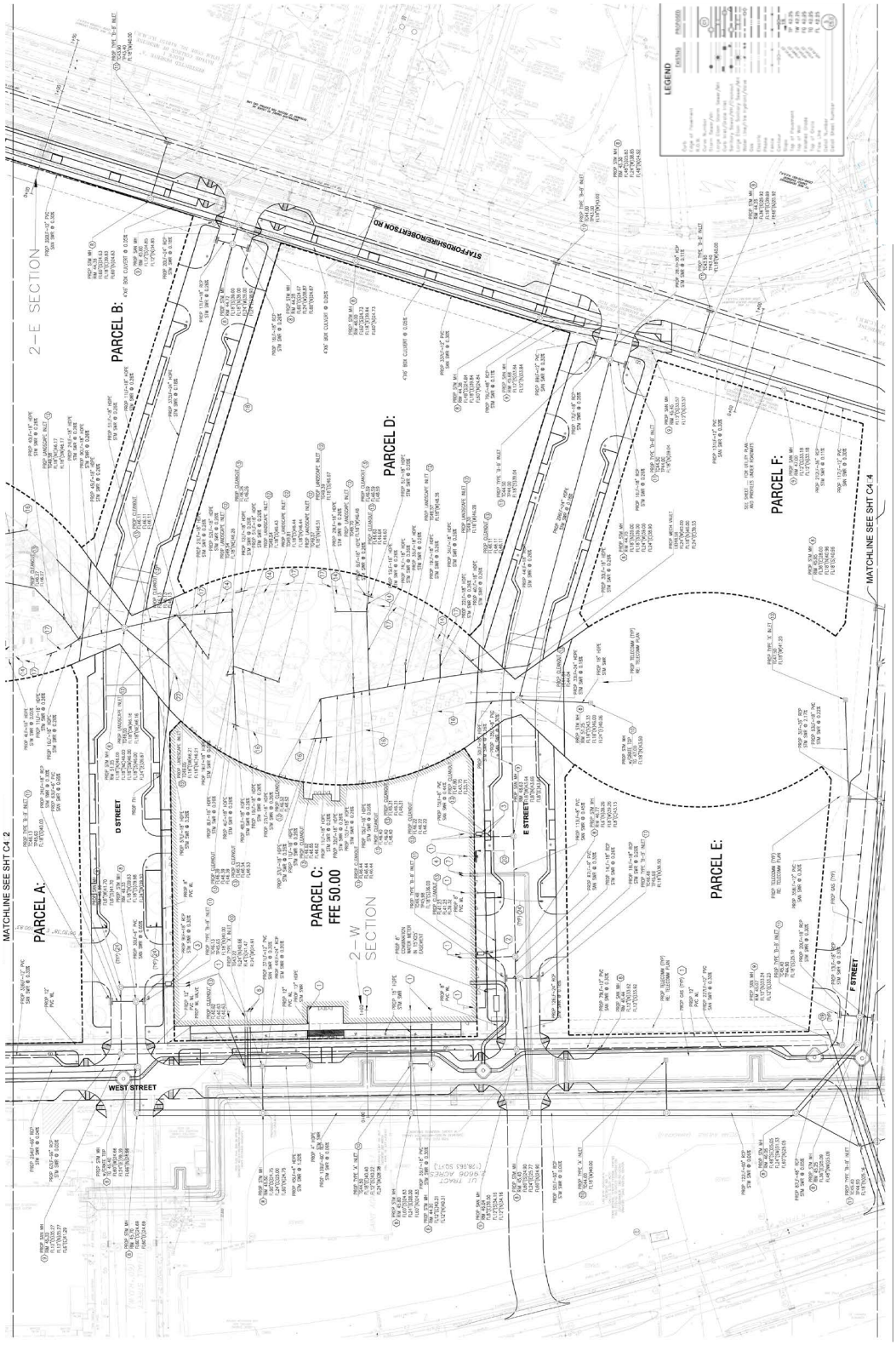
Site Utility Plan



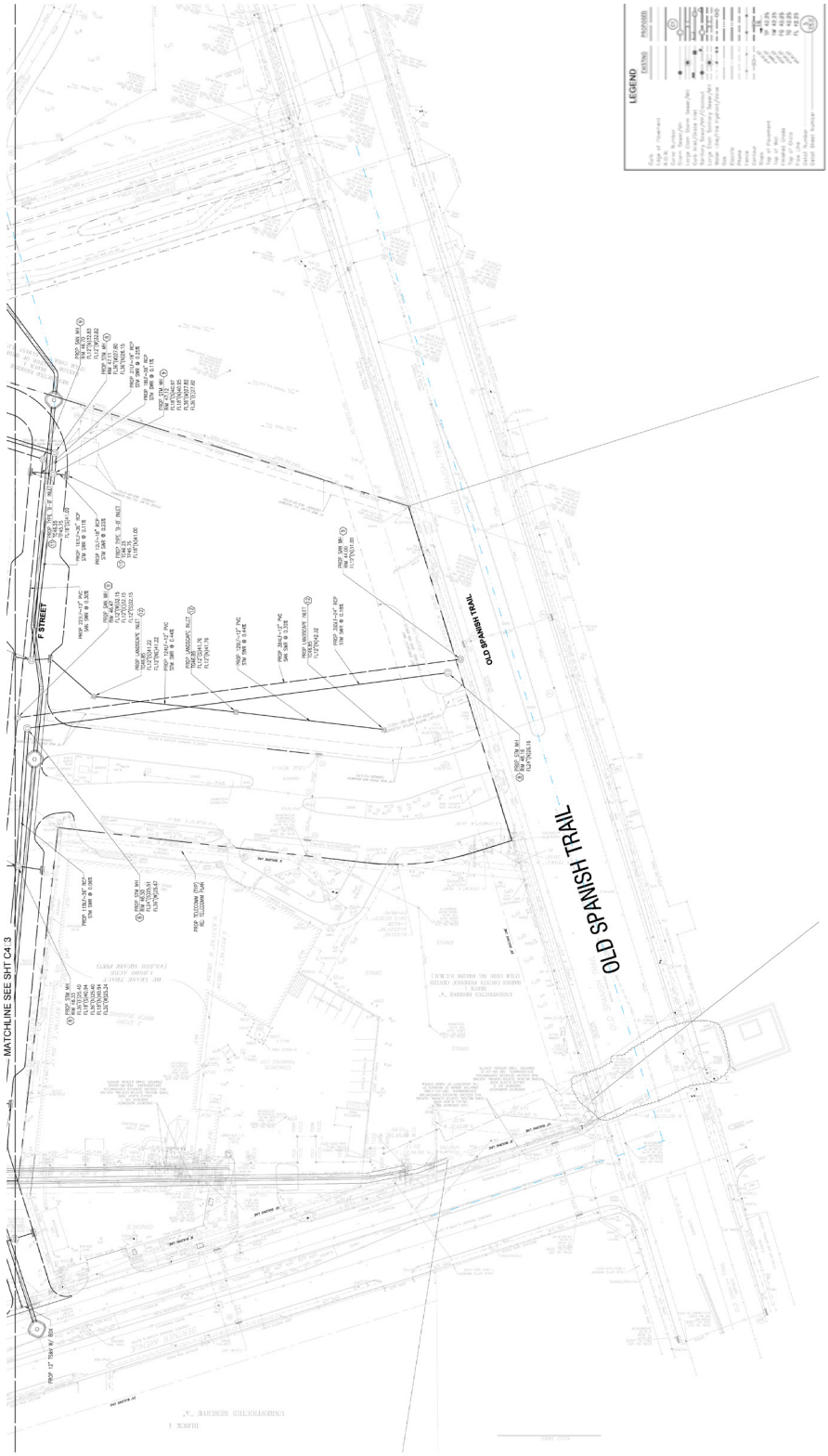
Site Utility Plan - Section 1



Site Utility Plan - Section 2



Site Utility Plan - Section 3



Site Utility Plan - Section 4

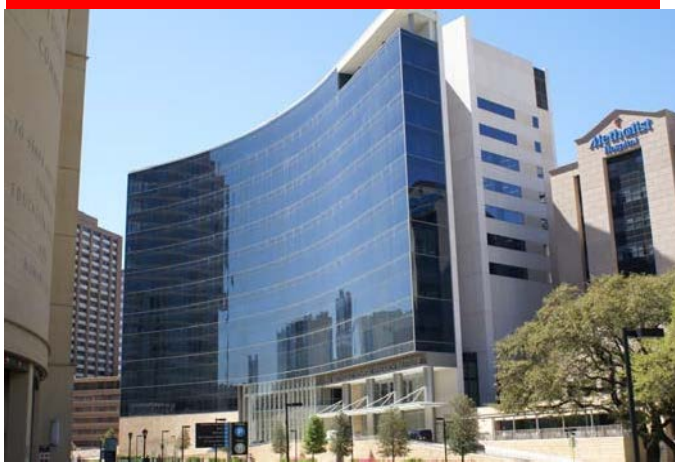
REVISION HISTORY

Ronald McDonald House Houston
Texas Medical Center

Revision History

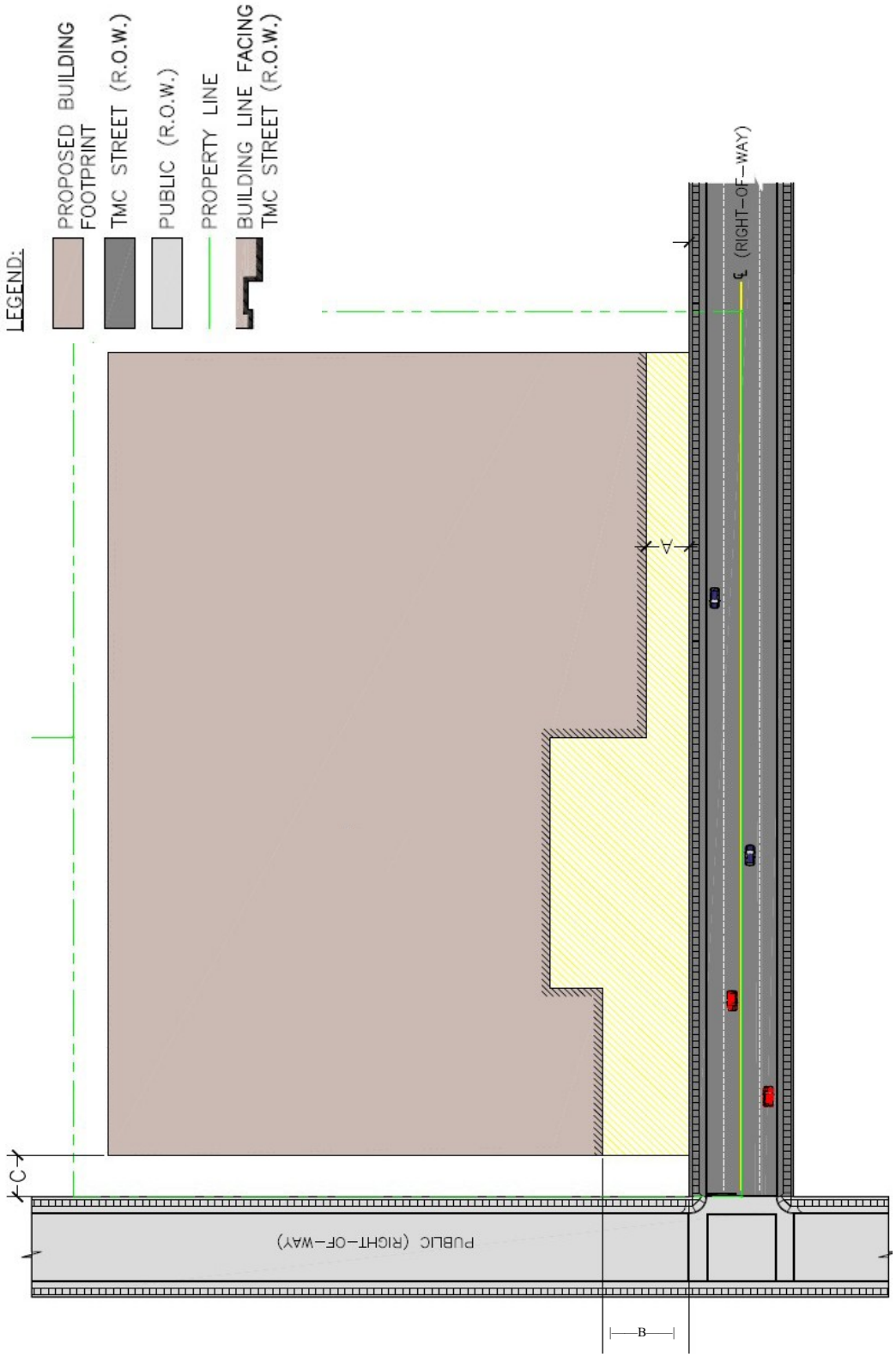
	Section	Date	Page	Explanation of Revision
A	Organization of *Architectural Standards*	09/14/2020	A-1	Update of TMC web site address and note to refer users to Section N for parcels located within TMC^3 Campus.
B	Introduction and Purpose			
C	Project Review and Approval Process	09/14/2020	Various	Update to reflect current TMC Board committee names.
D	Building Setbacks			
E	TMC Commons			
F	Parking Management Area	09/14/2020	F-1	Update to reflect current TMC Board committee names.
G	Flood Protection			
H	Skywalk Circulation Network			
I	Landscape			
J	Wayfinding and Building Signage			
K	Drop-off Driveways			
L	General Construction			
M	Construction – Tropical Storm/Hurricane Preparedness			
N	TMC^3 Collaborative Bioresearch Campus Architectural Standards	09/14/2020		Section added for parcels located within the TMC^3 Campus.
N	TMC^3 Collaborative Bioresearch Campus Architectural Standards	09/13/2021		Clarifications on: parcel parcel regulating plans, retail and ground floor requirements, and other minor formatting.

APPENDIX A



Houston Methodist Hospital
Research Institute

Building Setback



NOTES:

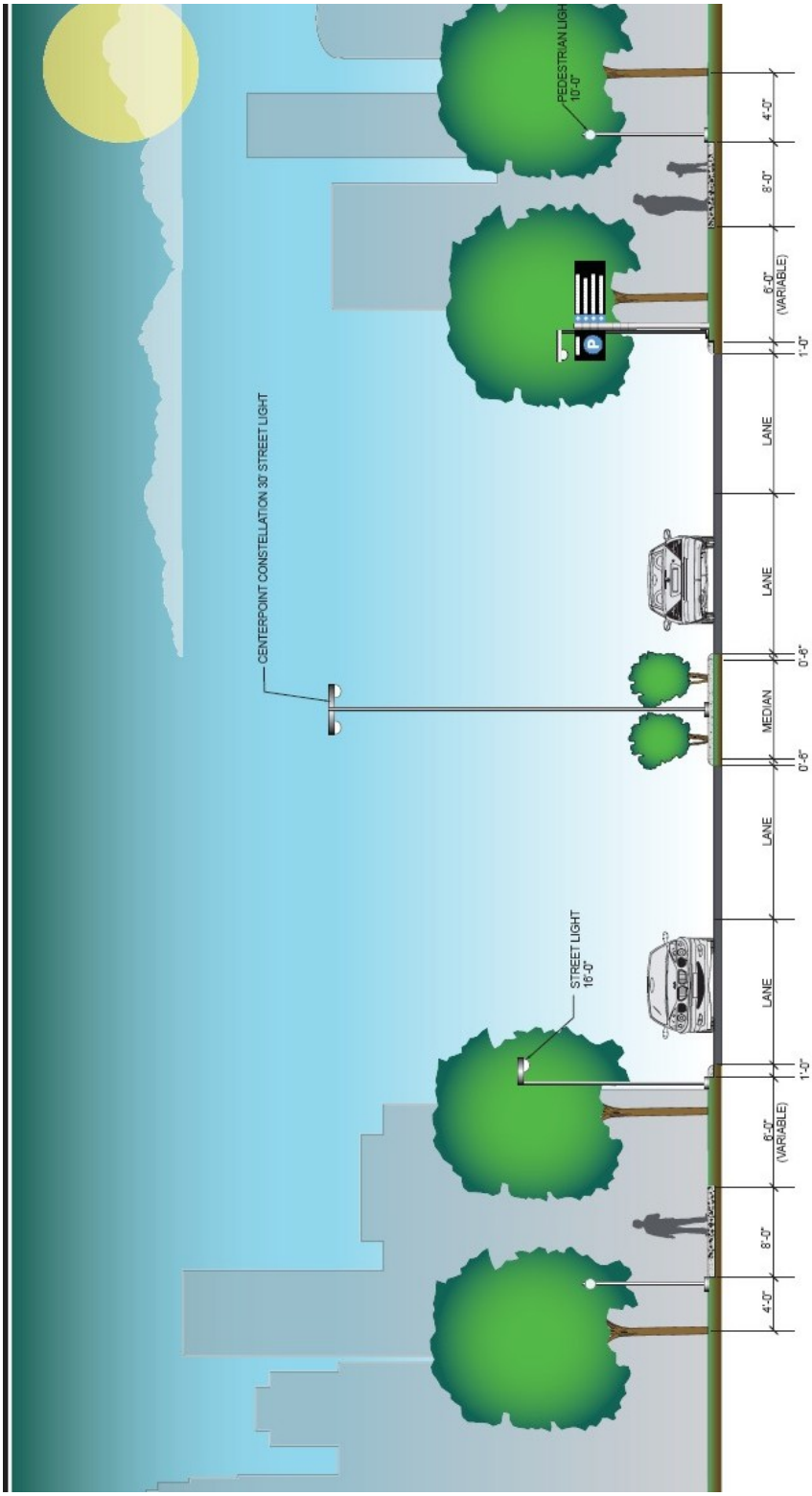
A. 25' MINIMUM BUILDING SETBACK (M.B.S.) – NO PORTION OF THE PROPOSED BUILDING CAN ENCROACH INTO AREA 25' FROM TMC STREET RIGHT-OF-WAY (R.O.W.)

B. 50' MINIMUM AVERAGE BUILDING SETBACK (M.A.B.S.)

C. SETBACK PER CITY OF HOUSTON REQUIREMENTS.

1. ALL CALCULATIONS MUST BE DETERMINED BY USING SURVEY QUALITY CAD FILES, WHICH ALSO NEED TO BE SUBMITTED TO TMC TO CONFIRM CALCULATIONS.
2. BUILDING SETBACKS APPLY TO ALL SIDES TMC R.O.W.

Typical Street Section



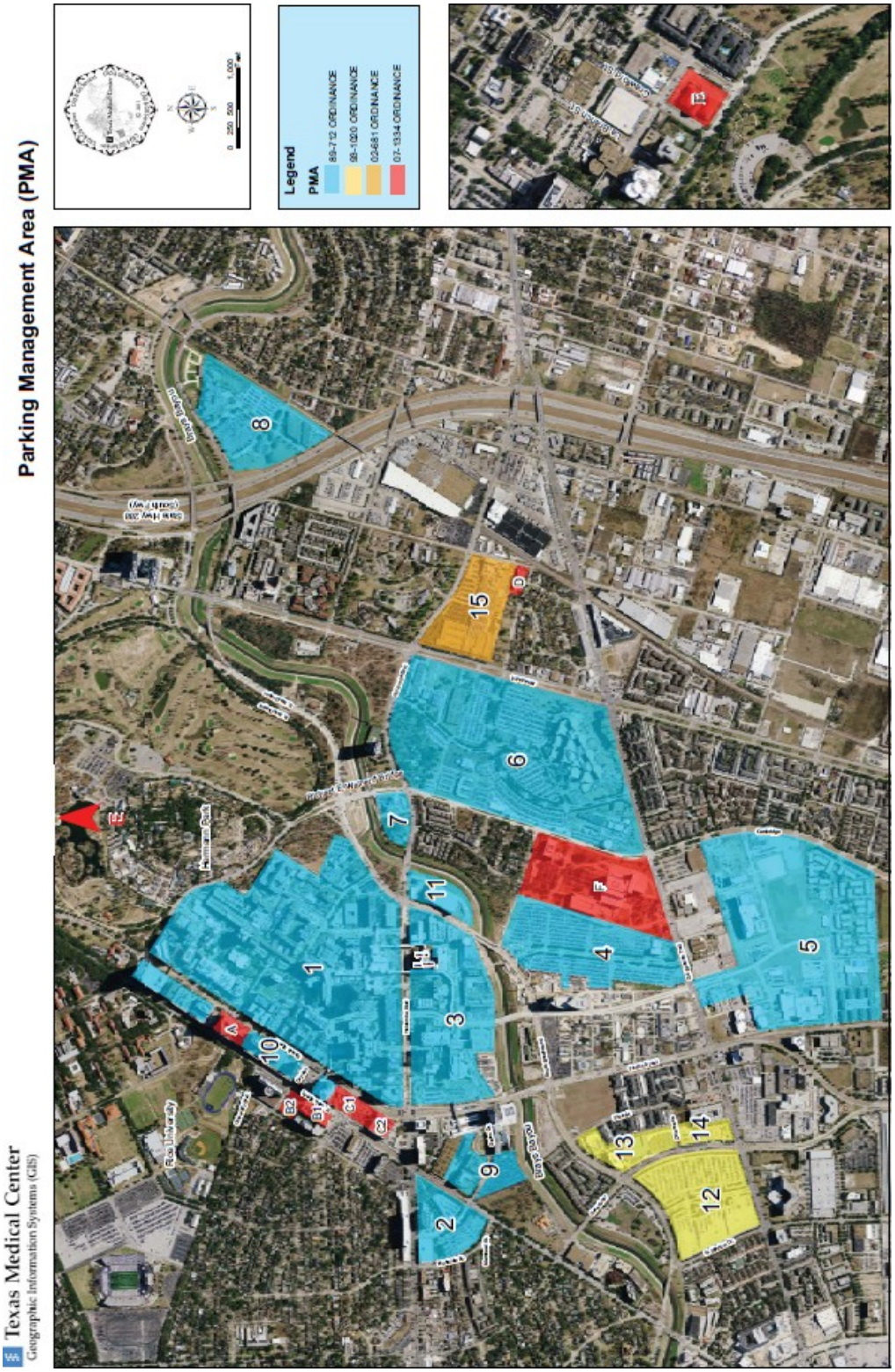
TMC Commons Standards

The TMC Commons Standards provide required specifications for consistent, high quality and functional architectural products which maintain and promote the beauty of the TMC Campus.

In order to obtain the most current TMC details and specifications, please contact:

Vice President, Planning

713.791.8800


Texas Medical Center
Geographic Information Systems (GIS)
Parking Management Area (PMA)
Legend
PMA
88-712 ORDINANCE
98-1020 ORDINANCE
02-681 ORDINANCE
07-1334 ORDINANCE
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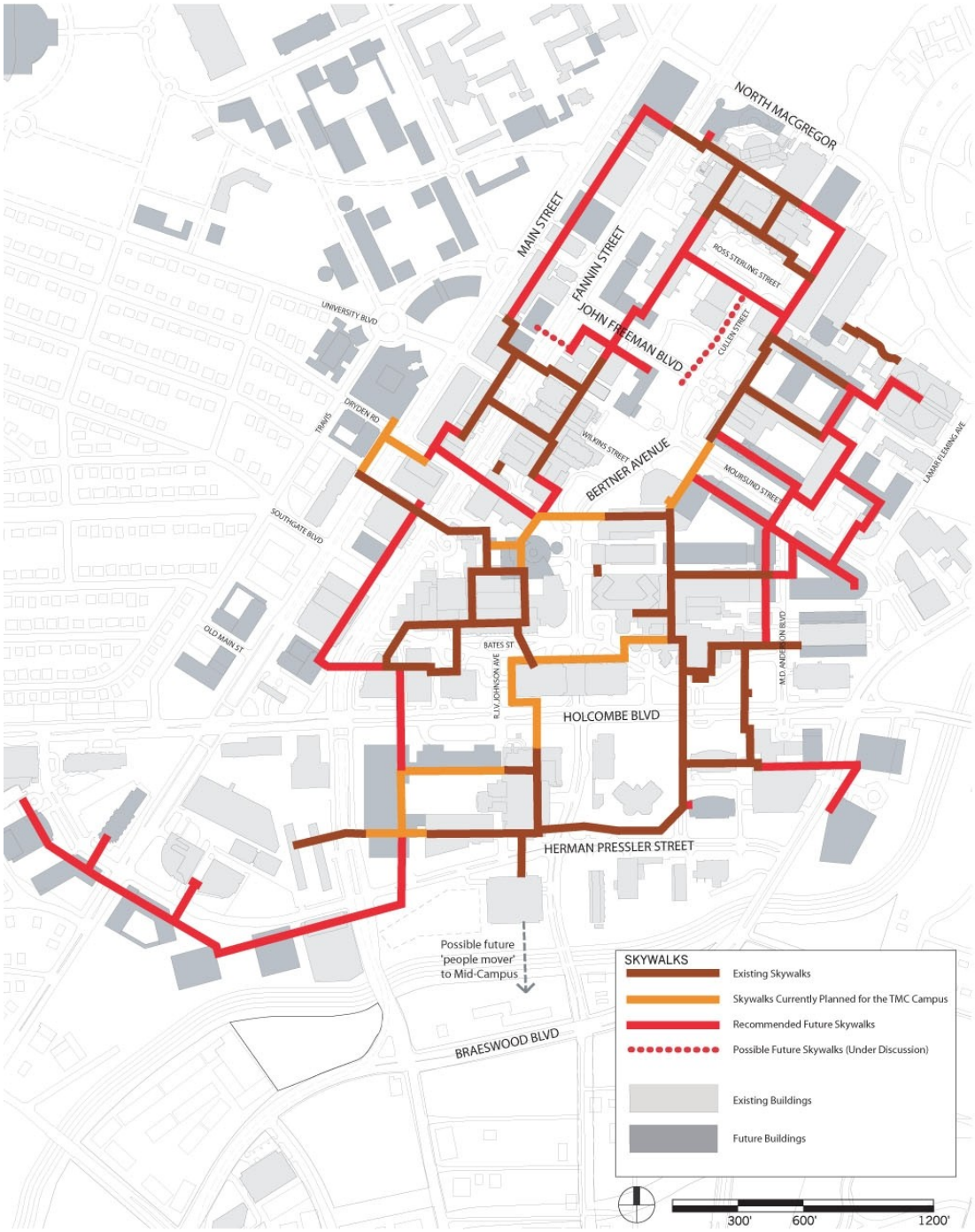
Recommended Future Skywalks



Sidewalk and Tree Layout