MEMORANDUM

PLANNING DIVISION
DEPARTMENT *of* COMMUNITY *and* NEIGHBORHOODS

To:	Salt Lake City Historic Landmark Commission
From:	Kelsey Lindquist (801) 535-7930
Date:	May 3, 2018
Re:	Liberty Square Apartments PLNHLC2017-00266 & PLNHLC2015-00237

ACTION REQUIRED:
This memorandum provides updated information on the proposed Liberty Square new construction and the proposed alterations to the Ensign Floral Building, PLNHLC2017-00266 and PLNHLC2015-00237. The referenced applications were discussed at the July 7, 2016 Historic Landmark Commission and the June 1, 2017 Historic Landmark Commission Meeting. The Historic Landmark Commission approved both projects at the referenced meetings and delegated the final plan details to Staff. Staff has determined that the latest iteration of the Liberty Square proposal is beyond Staff's authority to administratively approve. The Historic Landmark Commission is tasked with making a decision on the modified new construction proposal and the alterations to the Ensign Floral Building.

RECOMMENDATION:
Based on the analysis and findings listed in this staff report, testimony and the proposal presented, I move that the Commission approve the request for a Certificate of Appropriateness for the new construction of the eight three story apartment buildings and modifications to the Ensign Floral Building, with the conditions listed in the motion.

ATTACHMENTS:
- **A.** Vicinity Map
- **B.** Previously Approved Plan Set
- **C.** Revised Plan Set
- **D.** New Construction Standards
- **E.** Guidelines for New Construction
- **F.** Standards for Alterations to a Contributing Structure

BACKGROUND/DISCUSSION:
The Historic Landmark Commission heard the new construction proposal in a public hearing held on June 1, 2017. The full staff report can be accessed here: http://www.slcdocs.com/Planning/HLC/2017/266.pdf. The Historic Landmark Commission approved the new construction on the subject parcels located at 461 S. 600 E., 637 E. 500 S., 459 S. 600 E. and 633 E. 500 S. The proposal included eight three-story town home buildings with an approximate total of 48 units spread across the eight buildings. Additionally, the Historic Landmark Commission approved exterior modifications to the Ensign Floral Building, which is a contributing structure in the Central City Local Historic District.

Since the approval in June of 2017, the property owner has retained an alternative architect, which is currently Prescott Muir Architects. This group of architects continued to diligently work with Planning and Building Services on several technical issues that arose from fire code requirements. These technical conflicts are the main catalyst for an additional approval from the Historic Landmark Commission. Staff has worked with the applicants on revisions to their design in an effort to issue a final approval; however, Staff believes that the culmination of

modifications is outside of the scope of staff approval. Therefore, the project is being forwarded to the Historic Landmark Commission for review.

The current iteration includes modifications to each building, elevation, and height and site layout. Most of the changes are consistent on each elevation, due to the repetitive design. For ease of reading, the proposal will be presented and organized by the changes to the site and each architectural feature. Each feature will include an image and brief discussion of the previous approval, what was modified, the reason for the modification and whether Staff supports each modification. Illustration 1, shows the approved site layout for Liberty Square; while illustration 2, displays the current iteration of the site layout. Within each architectural feature section, a description of the changes to each building will be included. Illustration 2 will be beneficial to reference throughout each discussion.

Site Plan Changes

Previously Approved: Illustration 1 highlights the approved site layout for Liberty Square. Building 1 framed 500 South, while Buildings 2 and 5 framed 600 East. The additional buildings were placed to create interior courtyards, for example: Buildings 3 and 4, as well as Building 6 and 7 were sited with the primary elevations facing the interior courtyards.

Changes to the Approval: The architect moved Building 4 to face Green Street, Building 3 further east, portions of Building 2 were moved closer to the west and a unit from Building 3 was moved to Building 8.

Reason for the Change: The changes to the approved site plan were primarily caused by challenges with the required fire code, specifically the aerial fire apparatus access roadway requirements.

Staff Recommendation: Staff supports these changes. The movement of the guest parking to the interior of the site and the re-arrangement of Building 4, both create additional pedestrian interest and integration of the development with the public way.

Illustration 1, 2017 Site Plan

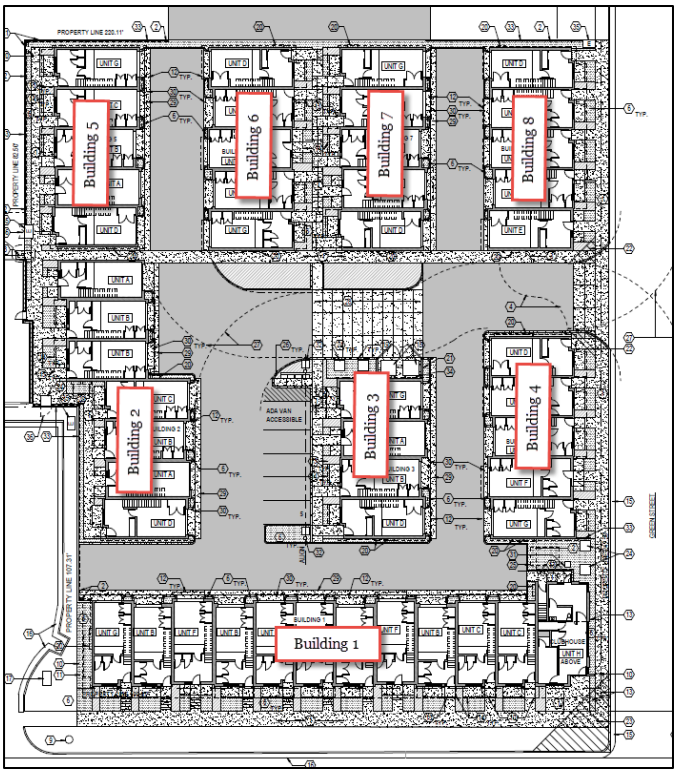


Illustration 2, Current Site Plan

Landscaping

Previously Approved: Illustration 3 highlights the approved landscaping for Liberty Square. The previous approval included a landscaped median, which also delineated the two way traffic.

Changes to the Approval: The landscaped median was required to be removed. The median was removed and replaced with a small landscaped area to the south of Building 6 and Building 7, which is illustrated in Illustration 4. The applicant modified the landscaping proposal to reflect the removal of the median; however, it was also to ensure that adequate landscaping is being provided for the development. The current landscape iteration provides landscaping along the street frontages, as well as the primary and secondary entrances.

Reason for the Change: The landscaped median was removed, due to conflicts with fire access.

Staff Recommendation: The landscape changes in the current iteration are supported by staff.

Illustration 3, 2017 Landscape Plan

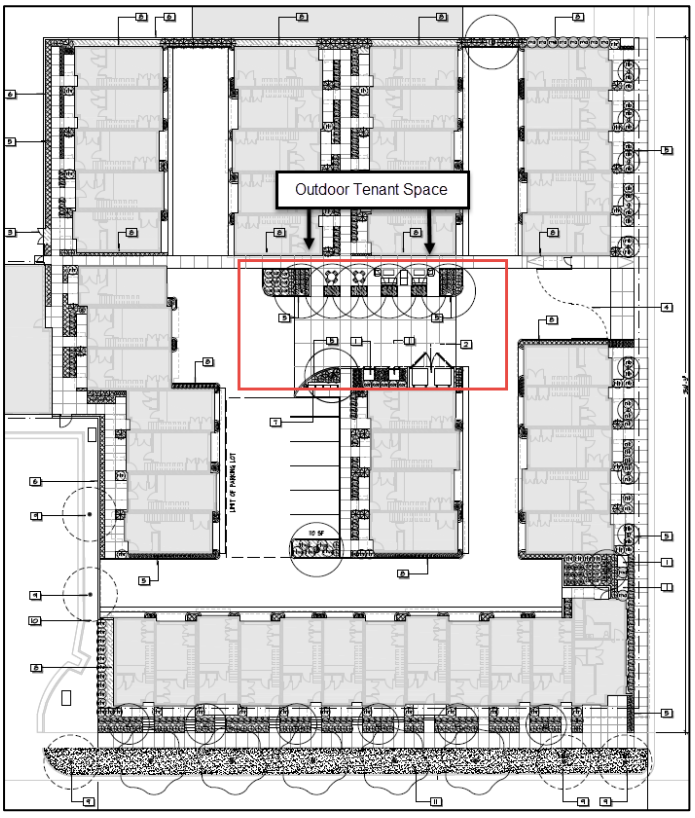


Illustration 4, Current Landscape Plan

Materials

Previously Approved: The Historic Landmark Commission approved the following materials, in 2017: two kinds of stack bond masonry, fiber cement siding, vinyl windows, an aluminum storefront, metal railings, metal panels, cedar soffits, concrete, and vinyl doors. The elevations are primarily utilizing the approved material pallet, with a couple of additional materials. Additionally, the 2017 approved elevations illustrated a CMU block on Buildings 5, 6, 7 and 8. CMU block was not an approved material in the proposed material pallet.

Changes to the Approval: The current iteration has eliminated the use of cedar soffits, primarily for the ease of maintenance and durability. The applicant modified the cedar to metal to also provide a strong emphasis to the horizontality of the proposed development. Additionally, a running bond masonry unit has been added to the pallet for additional texture and material variation. The applicant also revised the joint system for the hardy board siding. The applicant added a baton type of joint between the siding panels. The baton joint is proposed to be approximately 2 inches in width.
The current applicant removed the CMU material and replaced it with a similar siding pattern to match the primary elevations.

Reason for the Change: The running bond masonry unit was added to the pallet to aid in the transition between the openings and the wall plane. The running bond masonry unit would ensure that a smooth transition can be obtained between and around the openings. This masonry unit is primarily located on the first level of each primary façade, around the first level windows and doors. In regard to the proposed baton style jointing, this was added to the pallet to avoid potential deterioration and water infiltration. Please reference Illustration 7, 8 and 9 to view changes to the proposed elevations.

Staff Recommendation: Overall, the material adjustments and placement are generally in line with the 2017 approval, which is provided below in Illustration 5. The addition of the running bond masonry unit and the elimination of the cedar soffit and CMU pattern does not negatively impact the design, variation or the compatibility with the referenced standards. Staff supports these slight material adjustments.

Illustration 5, 2017 Material Pallet

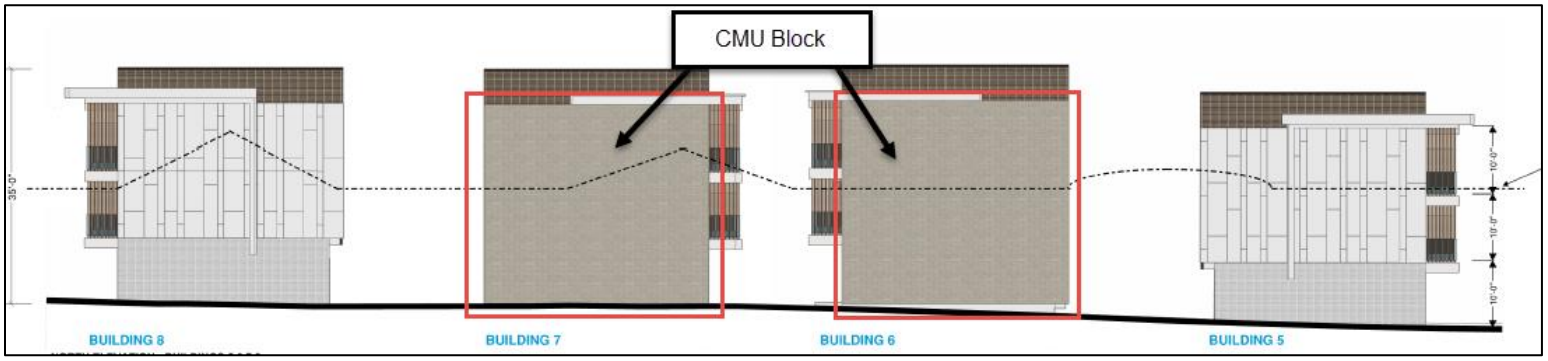


Illustration 6, 2017 CMU Block

Illustration 7, 2018 Running Bond Placement

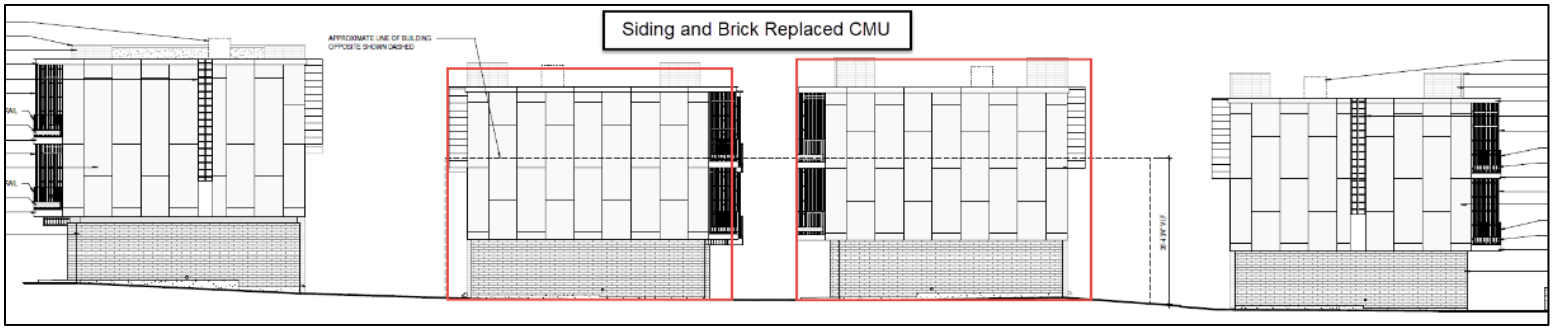


Illustration 8, 2018 CMU Replacement

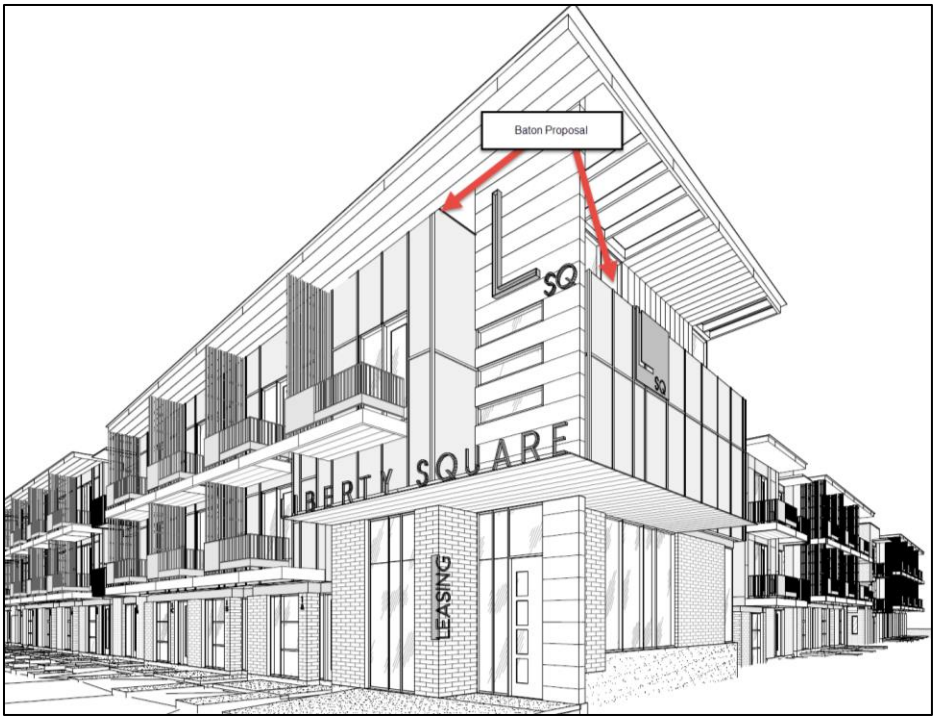


Illustration 9, 2018 Baton Rendering

Building Heights

Previously Approved: The approval of the new construction from the Historic Landmark Commission in 2017, included a range of heights from 35'-43'. The southeast corner of Building 1 was proposed to be approximately 43' in height. The additional elevations of Building 1 were to be constructed to 36' in height. Building 3 was proposed to be 36' in height. Building 4, 5, 6, 7 and 8 were proposed to be approximately 35' in height.

Changes to the Approval: Buildings 2, 5, 6 and 7 were lowered to or near 30' in height.

Reason for the Change: The modification was required, due to several conflicts with the aerial fire apparatus access roadway. Fire accepted this proposal through a submitted alternative means and methods.

Staff Recommendation: Modifying the heights of the buildings to comply with aerial apparatus requirements is supported by Planning Staff.

Brick Volumes

Previously Approved: The variation and undulation of the 2017 approved design, included large projecting brick volumes on the primary elevations. The brick volumes were utilized to break up the horizontality of the façade. These volumes extended beyond the roof plane, and were carried as a through roof brick parapet. The brick volume features were located on the primary elevations of Building 1, 2, 3, 4, 5, 6, 7 and 8. Please refer to Illustration 10 below, for an image of the approved design.

Changes to the Approval: The depth of the parapets and the through feature was reduced to provide emergency access around these features. In addition to the modification of the brick volume feature at the roof plane, the brick volumes on Building 3 and 6 were relocated from the edge of each building.

Reason for the Change: The brick volumes have been modified to comply with the requirements and parameters established by the Fire Marshal. The volumes are required to remain open at the roof to allow for fire service access and serviceability. The relocation of these brick volumes was to ensure that the site provided the required amount of access.

Staff Recommendation: The brick volume is not readily visible from the public way – due to the height of the proposed structures. However, it will be legible from a distance. Staff is supportive of the alteration, due to the demand for life and safety requirements.

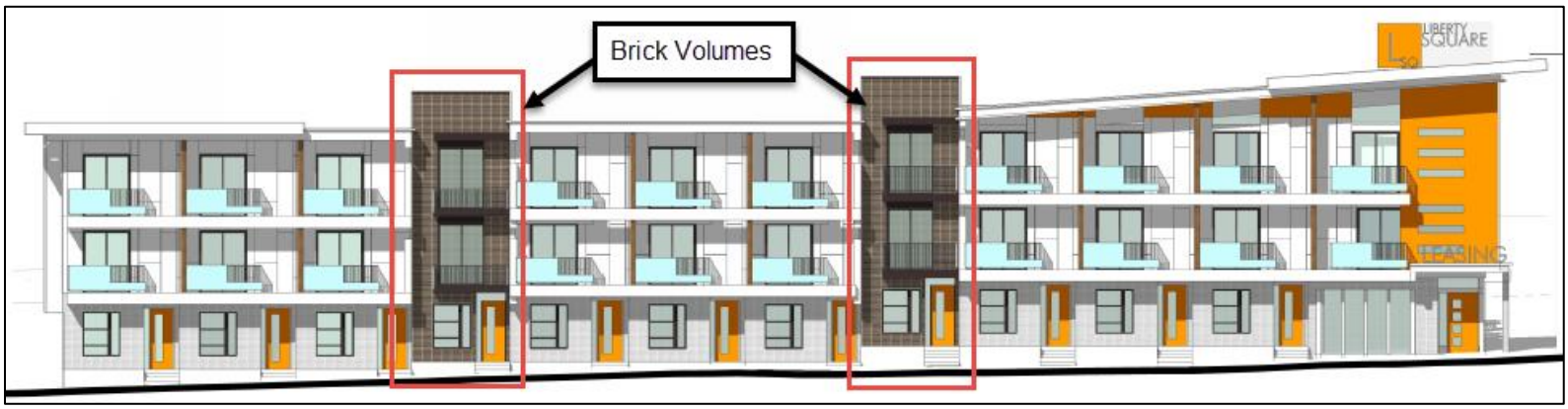


Illustration 10, 2017 Brick

Illustration 11, 2018 Brick Volumes

Illustration 12, 2017 Brick Volume Extension

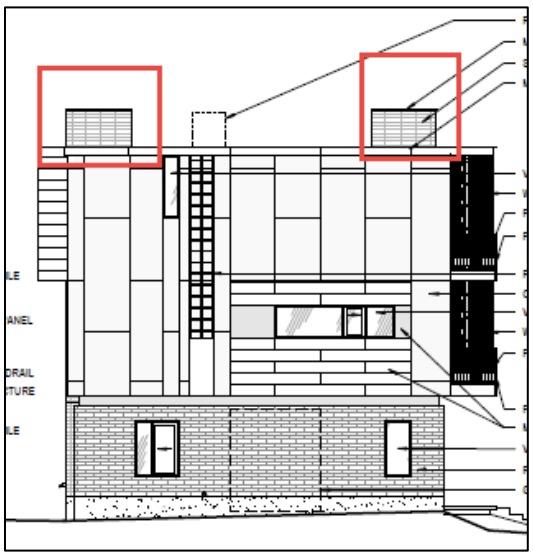


Illustration 13, 2018 Side Elevation of Brick Volume

Fenestration and Openings

Previously Approved: The approval from 2017, included approximately 29 square feet of glazing for the ground floor. Each ground floor entry contained a sliding window arrangement oriented to the side of the door and side light. This layout was also provided for the ground floor entrance to the unit within the brick volumes. Additionally, small windows were located on the south elevations of Buildings 5, 6, 7 and 8.

Changes to the Approval: The changes to the fenestration include an increase of the 29 square feet to approximately 55 square feet per unit. The glazing on the units that surround the brick volumes increased. The current iteration includes floor to ceiling windows for these particular units. However, the glazing located on the unit within the brick volume was decreased. This is primarily due to the elimination of the window located on the ground floor of the brick volume. This particular window was eliminated and replaced with a full floor to ceiling side lite. This is reflected on each primary elevation. The south elevation of Building 5 and the north elevation of Building 2 was removed in this iteration.

Reason for the Change: The modification of the square footage of glazing within the brick volumes was not due to any code or technical conflict. The applicant did not provide a justification for this

modification. In regard to the removal of the windows on the north elevation of Building 2 and the south elevation of Building 5, these modifications were due to a conflict with the requirements of the IRC.

Staff Recommendation: Staff is in support of the fenestration modifications.

Illustration 14, 2017 Ground Floor Glazing

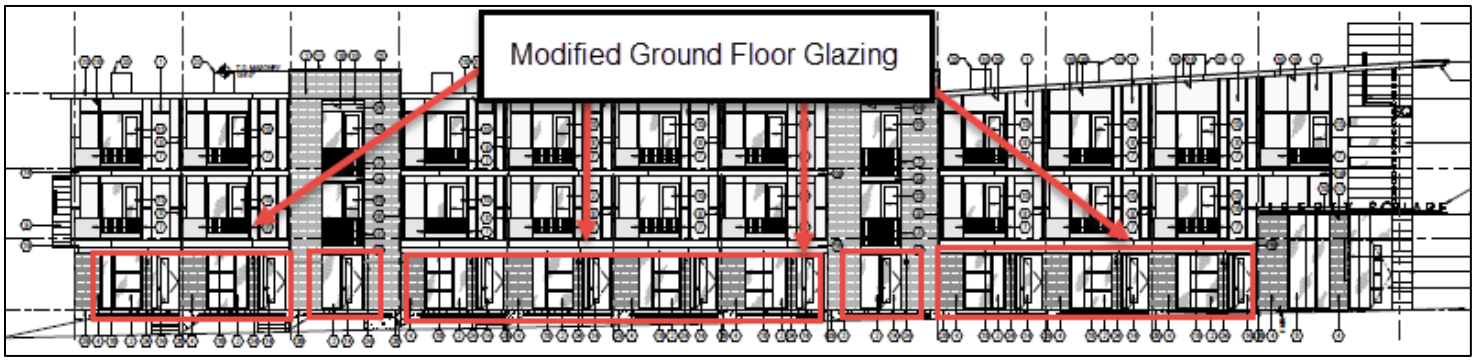


Illustration 15, 2018 Ground Floor Glazing

Garage Doors

Previously Approved: The Historic Landmark Commission approved a plan set with the garage door depicted in Illustration 16.

Changes to the Approval: The applicant is proposing a metal paneled garage door. The proposed door is depicted in Illustration 17.

Reason for the Changes: The applicant suggests that the garage doors were incorrectly illustrated in the 2017, Historic Landmark Commission plan set. The applicant has reversed the image and is currently showing the correct side of the proposed door.

Staff Recommendation: The garage door is in line with the previous garage door. Staff is supportive of the modification.

Illustration 16, 2017 Garage Door Proposal

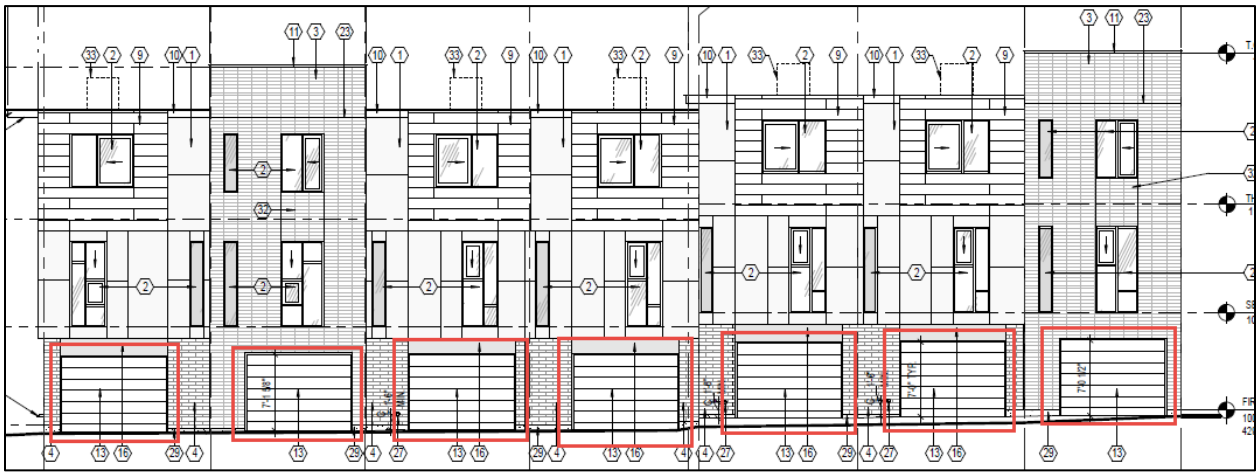


Illustration 17, 2018 Garage Door Proposal

Rear Projections

Previously Approved: The iteration that was approved in 2017, contained a rather flat and non-undulating rear façade for each proposed building. These approved elevations contained the garage door, a sliding window arrangement, siding and stack bond masonry.

Changes to the Approval: The applicant is proposing a projected volume on the elevations that face the interior of the site. Specifically, Building 1 will have projections on the north and west. Additionally, the eastern elevations of Building 2, 3, 5 and 7 will contain projections. The western elevations of Buildings 4, 6 and 8 will contain projections.

Reasons for the Changes: In order to accommodate a balcony and livable floor area for a more functional residential unit, the applicant incorporated the projections.

Staff Recommendation: These projections create additional variation and interest in the interior of the development and are not readily visible from the public way. Staff supports this modification.

Illustration 18, 2017 Proposed Rear Elevations

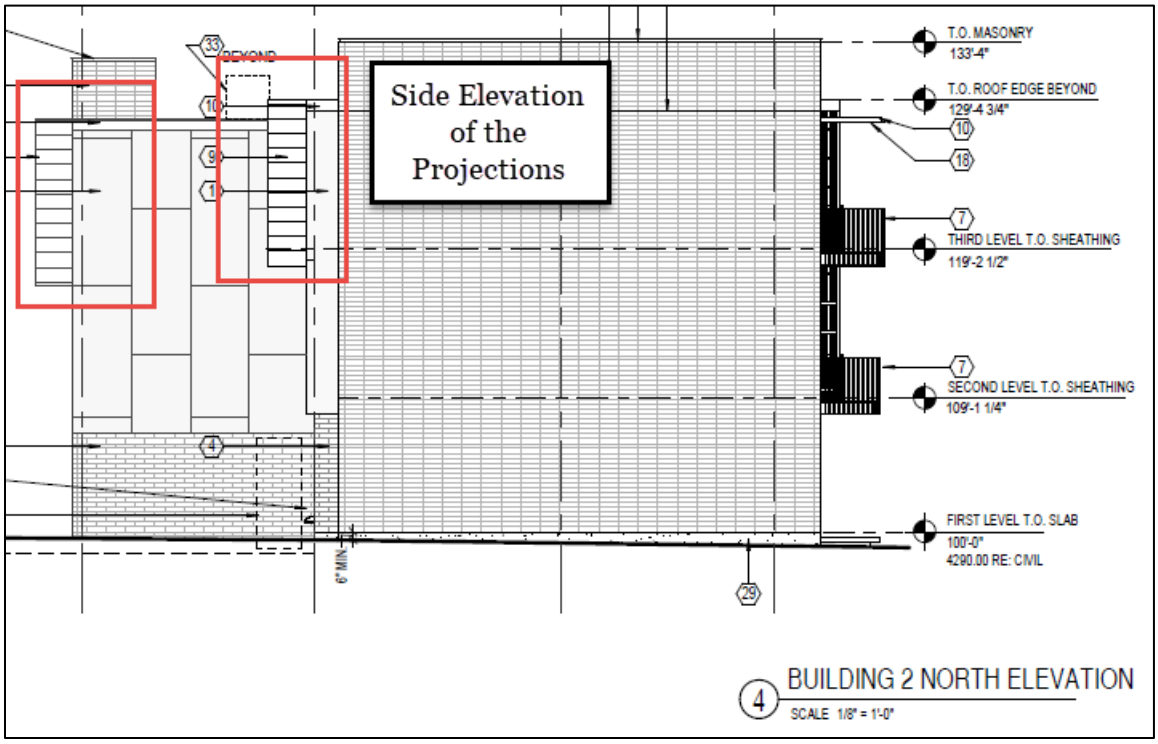


Illustration 19, 2018 Proposed Projections

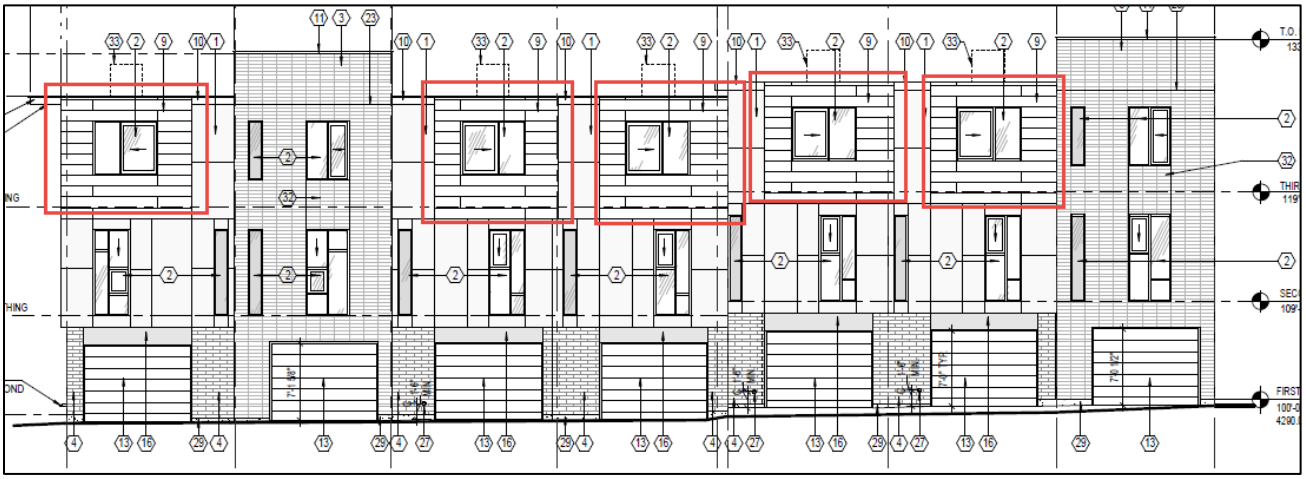


Illustration 20, 2018 Proposed Projections

Balconies

Previously Approved: The 2017 approval included balconies on the second and third floor of the primary elevations. The previous approval is detailed in Illustration 21.

Changes to the Approval: The current iteration includes a shortened width of the second and third floor balconies within the brick volumes. The modifications are shown in Illustration 22.

Reasons for the Changes: This modification occurred, due to security and privacy concerns.

Staff Recommendation: Staff supports this modification. The horizontal emphasis is maintained through the provided balconies and it is generally in line with the previous approval.

Illustration 21, 2017 Balcony Proposal

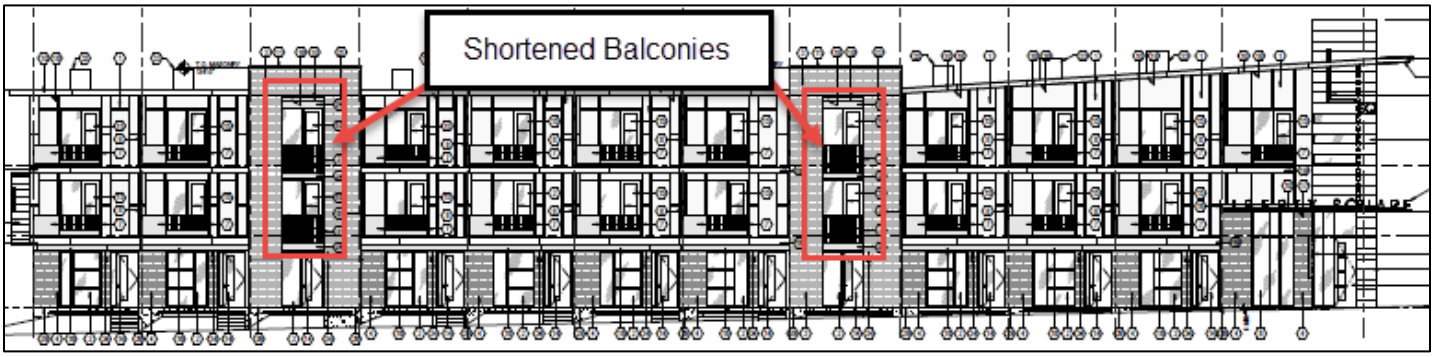


Illustration 22, 2018 Balcony Proposal

Roof Eaves

Previously Approved: The 2017 approval included 2.5' roof eaves. The eaves included a latticed portion on Buildings 5 and 8.

Changes to the Approval: The eave extensions on Buildings 5 and 8, as well as 6 and 7, were reduced to accommodate the fire aerial apparatus access.

Reasons for the Changes: These particular eaves were reduced to meet the requirements of the IRC, which required a minimum of 2-foot fire separation between buildings.

Staff Recommendation: The eaves that were reduced are required to be reduced to be in line with life and safety codes. The eaves that are not required to be reduced are maintained at 3'.

Corner of 500 South and Green Street Modifications

Previously Approved: The 2017 approval included an aluminum storefront with four floor to ceiling glass panels. The entry was located at the corner. This entry was emphasized and anchored with the angled eave on the third floor.

Changes to the Approval: The current iteration proposes slight adjustments to the approved corner proposal for Building 1. The corner of 500 South and Green Street includes a modification of the floor to ceiling glass, second story balcony and the side lights surrounding the entry on the corner.

Reasons for the Changes: These modifications were made to the corner to create a stronger presence and anchor.

Staff Recommendation: The changes to the approved plan are considered to be in line with the 2017 approval. For reference, the previous approved corner iteration is displayed in Illustration 23 and the current corner iteration is displayed in Illustration 24.

Illustration 23, 2017 Corner Entrance

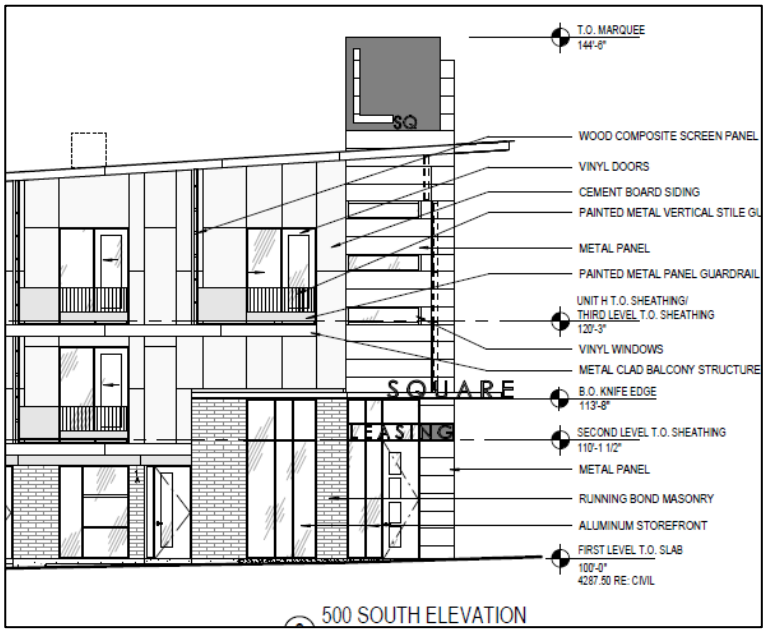


Illustration 24, 2018 Corner Entrance

Equipment

Previously Approved: The 2017 approval did not incorporate an AC equipment proposal.

Changes to the Approval: The equipment is noted to be located on the roof. The AC units were placed on the rooftops of the applicable buildings within the development. Due to the placement on the rooftop, ladders and access points are required.

Reasons for the Changes: AC equipment is necessary and the roof is the most feasible and appropriate location.

Staff Recommendation: Staff is supportive of the proposed location for the equipment.

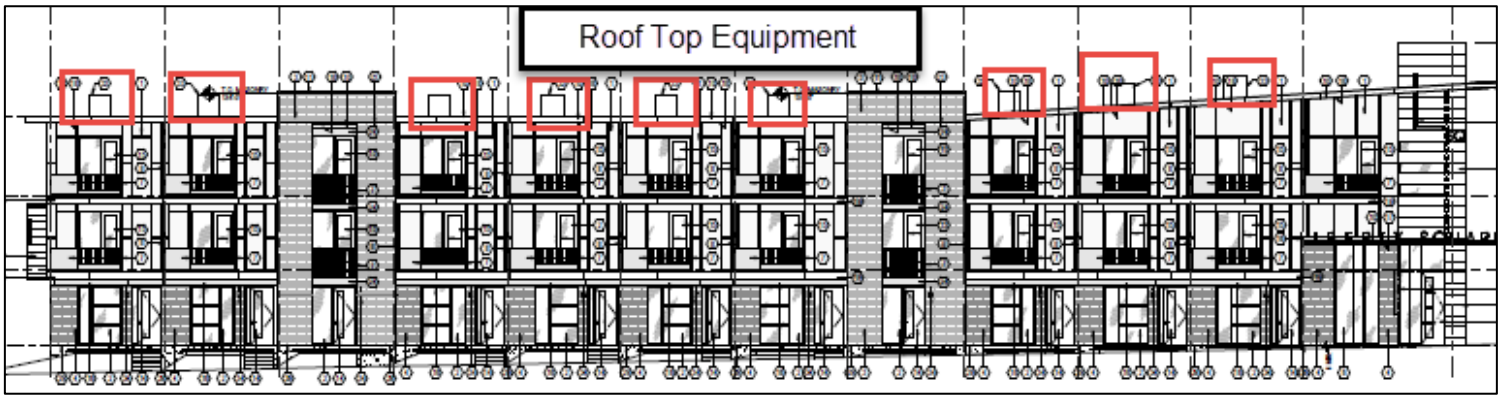


Illustration 25, 2018 Equipment Proposal

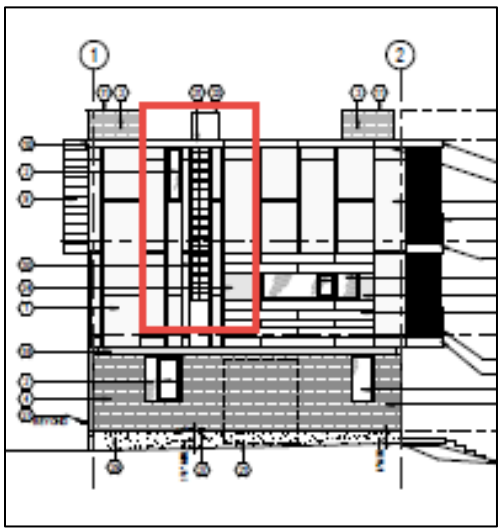


Illustration 26, 2018 Ladder Access for Equipment

CHANGES TO THE 2016 ENSIGN FLORAL BUILDING APPROVAL:
Overall, the current iteration of the Ensign Floral Building, is in line with the approval from the Historic Landmark Commission in July of 2016. The modifications to the approval are generally technical issues related to ADA requirements. The applicant is proposing to install a new aluminum door on the west elevation to provide egress and ingress to the units. An additional door will be added to the southern portion of the west elevation to provide access to the fire riser room.

The additional ADA required changes include the installation of a ramp, which would provide wheelchair access to the western and southern entrances. The ramp will not conflict with the planter box or any additional character defining features. Due to the ADA requirements and the current condition of the planter box, the applicant is required to deconstruct the existing planter box, ramp and entry into Ensign Floral Building, and reconstruct the listed as proposed.

In regard to the less visible elevations, the applicant is proposing to install three aluminum slider windows on the north elevation. The east elevation will contain two new windows and one new entrance. The proposal to reinstate the character defining canopy has not altered. Additionally, the applicant will not alter the existing sign. These alterations are not readily visible from the public way and are in line with the 2016 approval. All of these referenced changes can be reviewed in the plan set attached to this memo.

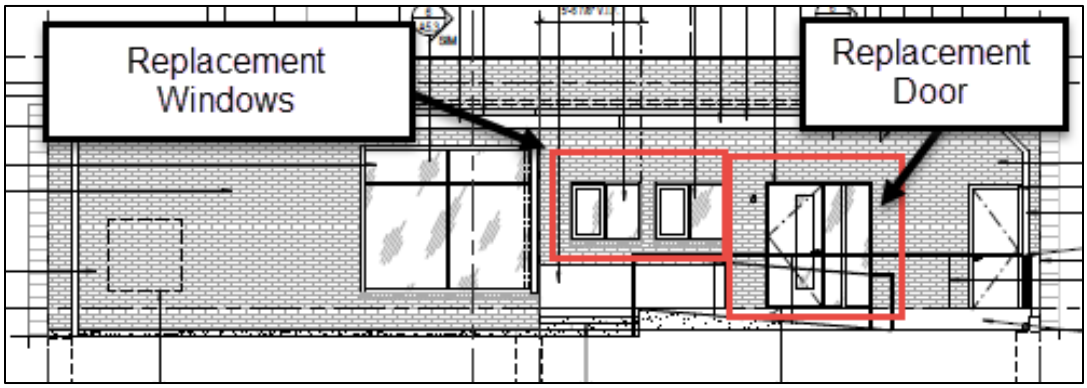


Illustration 26, 2018 Ensign West Elevation

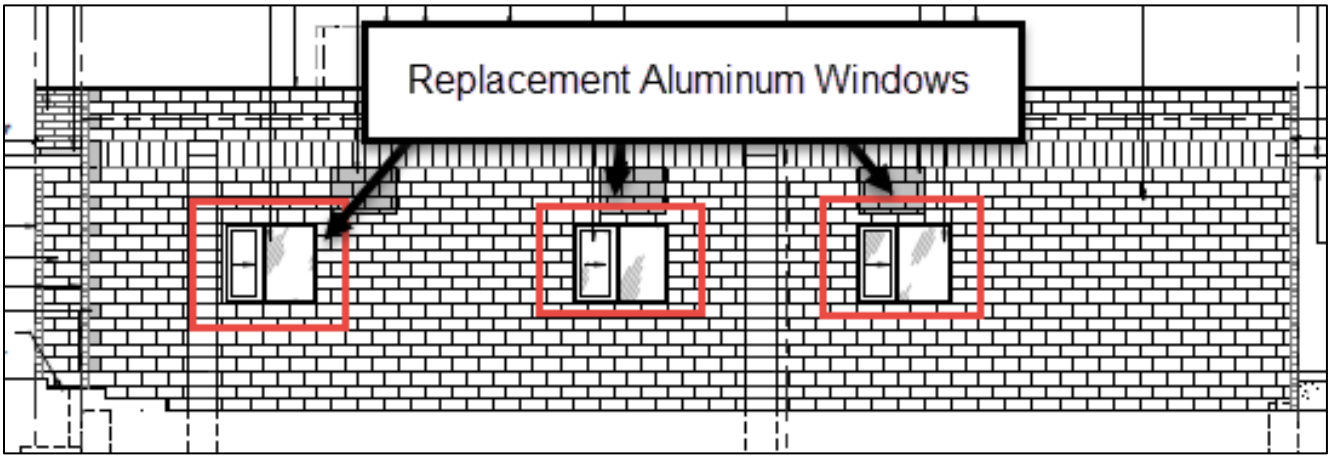


Illustration 27, 2018 Ensign North Elevation

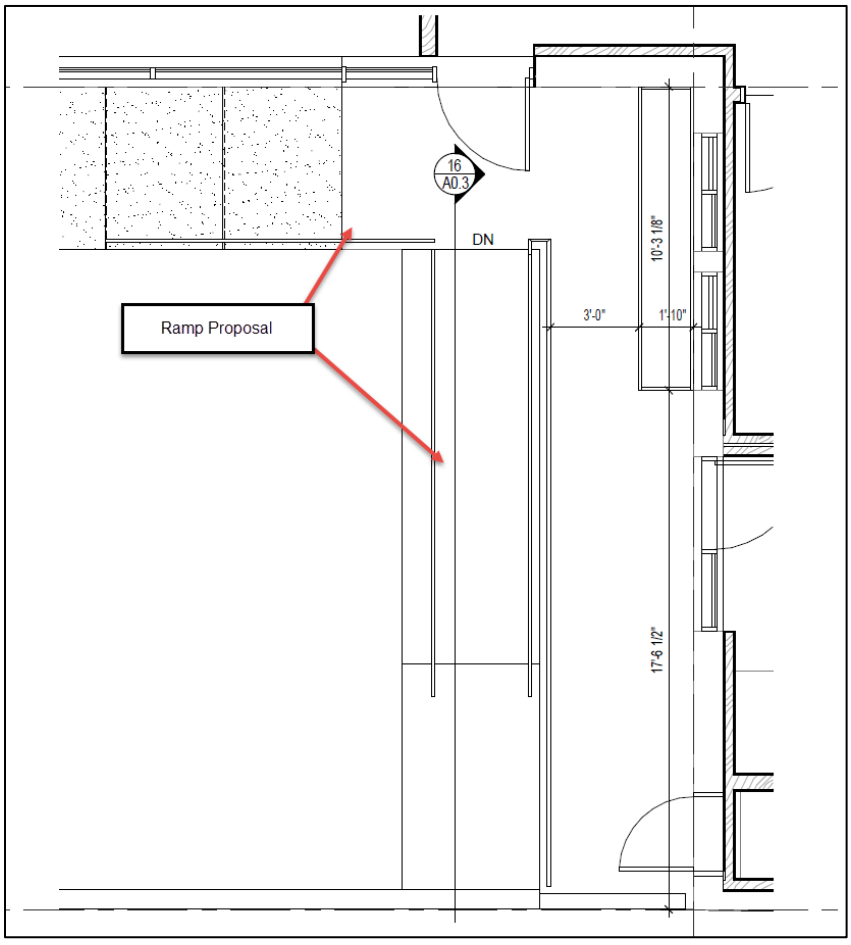


Illustration 28, 2018 ADA Ramp Proposal

TSA REVIEW SCORE:
The applicant submitted revised scores to reflect the current iteration for the new construction. The TSA score for Building 1 is 174 points, Building 2 is 152 points, Building 3 is 137 points, Building 4 is 167 points, Building 5 is 152 points, Building 6 is 157 points, Building 7 is 152 points, and Building 8 is 167. All of the points exceed the minimum required for building permit review.

ATTACHMENT A. VICINITY MAP

ATTACHMENT B. PREVIOUS PLAN SET

RENDERING FROM 500 SOUTH

LIBERTY SQUARE - APRIL 2017
LANDMARK COMMISSION SUBMISSION

ARCHITEXUS

STREET ELEVATION ALONG 500 SOUTH

STREET ELEVATION ALONG 600 EAST

OVERALL CONTEXT PLAN

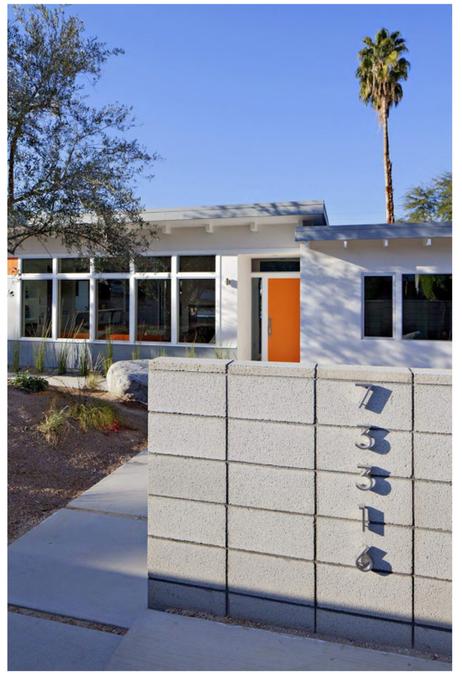
OFFICE BUILDING: 510 S 600 W

OFFICE BUILDING: 560 E 500 S

OFFICE BUILDING: 530 E 500 S

LOCAL CONTEXT
PRECEDENT IMAGES

1950s HOSPITALITY PRECEDENTS



1950s HOUSING PRECEDENTS

LIBERTY SQUARE SITE PLAN

LEGEND

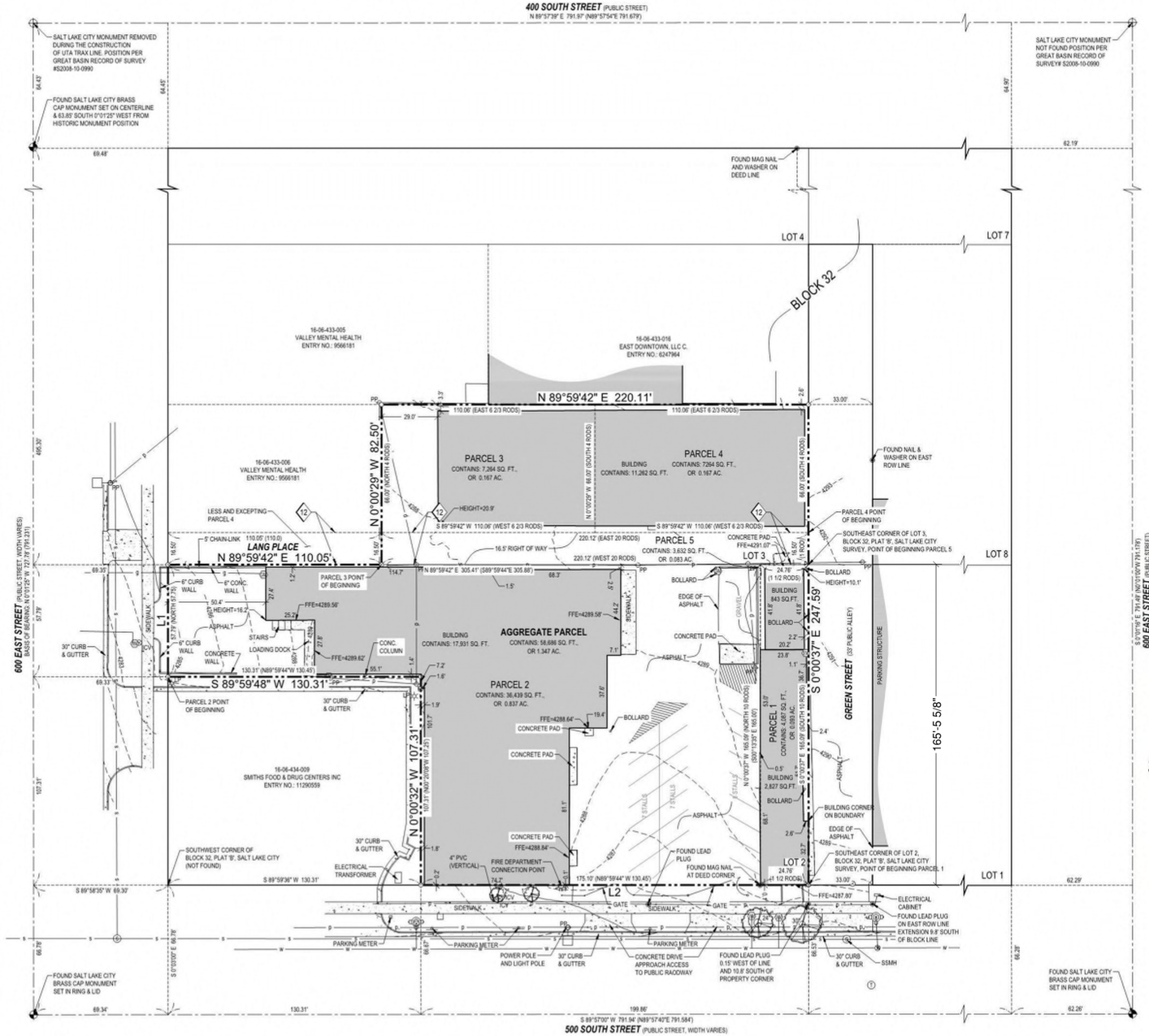
- PROPOSED NEW BUILDING
- CONTRIBUTING BUILDING TO REMAIN
- FENCE LINE
- COMMONLY SHARED ACCESS EASEMENT
- PUBLIC ALLEY
- PROPERTY LINE

PARKING CALCULATIONS	
ZONE: TSA-UN-C	
TSA CORE	
MINIMUM (ALL USES)	0
MAXIMUM - RESIDENTIAL (1 PER DWELLING)	53
MAXIMUM - NON RES (3 PER 1000 SF)	5
1500 SF LEASING/AMMENITY SPACE)	
TOTAL ALLOWABLE	58
PROVIDED - STRUCTURE	47
PROVIDED - SURFACE	9
TOTAL PROVIDED	56
EXISTING STALLS	4

SITE PLAN

LIBERTY SQUARE - APRIL 2017
LANDMARK COMMISSION SUBMISSION

ARCH NEXUS



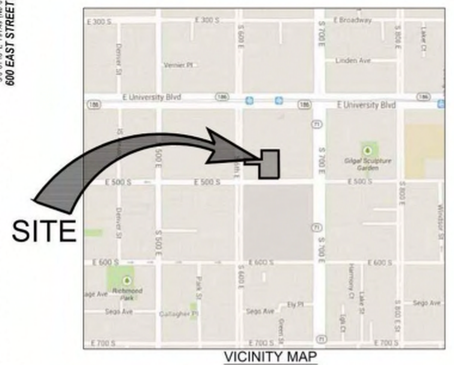
NORTH

SCALE: 1" = 30'

0 15' 30' 60' 90'

LEGEND

- ADJOINING PROPERTY LINE
- LOT LINE
- PROPERTY LINE
- MONUMENT LINE
- EASEMENT LINE
- EXISTING FENCE
- POWER LINE
- TELEPHONE LINE
- WATER LINE
- SANITARY SEWER LINE
- STORM DRAIN LINE
- GAS LINE
- MAJOR CONTOUR
- MINOR CONTOUR
- CONCRETE
- BUILDING
- BUILDING OVERHANG
- CONIFEROUS TREE
- DECIDUOUS TREE
- PROPERTY CORNER
- FIRE HYDRANT
- WATER MANHOLE
- WATER METER
- WATER VALVE
- ELECTRIC BOX
- ELECTRIC MANHOLE
- ELECTRIC METER
- GUY WIRE
- LIGHT POLE
- POWER POLE
- TRANSFORMER
- SANITARY SEWER CLEAN OUT
- SANITARY SEWER MANHOLE
- GAS MANHOLE
- ROOF DRAIN
- STORM DRAIN CATCH BASIN
- STORM DRAIN MANHOLE
- IRRIGATION CLEAN OUT
- IRRIGATION CONTROL VALVE
- TELEPHONE MANHOLE
- TELEPHONE RISER
- AIR CONDITIONING UNIT
- BOLLARD
- MAILBOX
- SIGN



VICINITY MAP

SCALE: N.T.S.

LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	N 00°00'29" W	57.79'
L2	S 89°59'28" W	199.86'

SURVEYOR'S CERTIFICATE

TO: COWBOY PARTNERS, T H A INVESTMENTS, LTD., A UTAH LIMITED PARTNERSHIP, AFFILIATED FIRST TITLE INSURANCE AGENCY, INC.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 7(a), 7(c), 8, 11(b), 13, 16, & 19 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON JUNE 12, 2014.

DATE OF PLAT OR MAP: JUNE 19, 2014

DENNIS K. WITHERS
LICENSE NO. 6135190

RECORD DESCRIPTION PER TITLE REPORT

PARCEL 1
BEGINNING AT THE SOUTHEAST COMER OF LOT 2, BLOCK 32, PLAT 'B', SALT LAKE CITY SURVEY, AND RUNNING THENCE WEST I 1/2 RODS; THENCE NORTH 10 RODS; THENCE EAST I 1/2 RODS; THENCE SOUTH 10 RODS TO THE PLACE OF BEGINNING. (16-06-434-006)

PARCEL 2
ALSO, BEGINNING 107.25 FEET NORTH OF THE SOUTHWEST COMER OF LOT 2, BLOCK 32, PLAT 'B', SALT LAKE CITY SURVEY, AND RUNNING THENCE NORTH 57.75 FEET; THENCE SOUTH 89 DEG 59'44" EAST 305.68 FEET; THENCE SOUTH 00 DEG 13'30" EAST 165.00 FEET; THENCE NORTH 89 DEG 59'44" WEST 175.00 FEET; THENCE NORTH 00 DEG 20'58" WEST 107.25 FEET; THENCE NORTH 89 DEG 59'44" WEST 130.45 FEET TO THE POINT OF BEGINNING. (16-06-434-009)

PARCEL 3
ALSO, BEGINNING AT A POINT 6 2/3 RODS EAST AND 1 ROD NORTH OF THE SOUTHWEST COMER OF LOT 3, BLOCK 32, PLAT 'B' SALT LAKE CITY SURVEY, AND RUNNING THENCE NORTH 4 RODS; THENCE EAST 6 2/3 RODS; THENCE SOUTH 4 RODS; THENCE WEST 6 2/3 RODS TO THE POINT OF BEGINNING, TOGETHER WITH AND SUBJECT TO A RIGHT OF WAY OVER THE FOLLOWING DESCRIBED PROPERTY, BEGINNING AT THE SOUTHEAST COMER OF LOT 3, BLOCK 32, PLAT 'B' SALT LAKE CITY SURVEY, AND RUNNING THENCE WEST 20 RODS TO THE EAST LINE OF SIXTH EAST STREET; THENCE NORTH 1 ROD; THENCE EAST 20 RODS; THENCE SOUTH 1 ROD TO THE POINT OF BEGINNING. (16-06-433-007)

PARCEL 4
ALSO, BEGINNING 1 ROD NORTH OF THE SOUTHEAST COMER OF LOT 3, BLOCK 32, PLAT 'B', SALT LAKE CITY SURVEY, AND RUNNING THENCE WEST 6 2/3 RODS; THENCE NORTH 4 RODS; THENCE EAST 6 2/3 RODS; THENCE SOUTH 4 RODS TO THE POINT OF BEGINNING, TOGETHER WITH AND SUBJECT TO A RIGHT OF WAY OVER THE FOLLOWING DESCRIBED PROPERTY, BEGINNING AT THE SOUTHEAST COMER OF LOT 3, BLOCK 32, PLAT 'B' SALT LAKE CITY SURVEY, AND RUNNING THENCE WEST 20 RODS TO THE EAST LINE OF SIXTH EAST STREET; THENCE NORTH 1 ROD; THENCE EAST 20 RODS; THENCE SOUTH 1 ROD TO THE POINT OF BEGINNING. (16-06-433-008)

PARCEL 5
ALSO, BEGINNING AT THE SOUTHEAST COMER OF LOT 3, BLOCK 32, PLAT 'B' SALT LAKE CITY SURVEY, AND RUNNING THENCE WEST 20 RODS TO THE EAST LINE OF SIXTH EAST STREET; THENCE NORTH 1 ROD; THENCE EAST 20 RODS; THENCE SOUTH 1 ROD TO THE POINT OF BEGINNING, LESS AND EXCEPTING THEREFROM THE WEST 110 FEET. TOGETHER WITH AND SUBJECT TO A RIGHT OF WAY OVER THE FOLLOWING DESCRIBED PROPERTY: BEGINNING AT THE SOUTHEAST COMER OF LOT 3, BLOCK 32, PLAT 'B', SALT LAKE CITY SURVEY, AND RUNNING THENCE WEST 20 RODS TO THE EAST LINE OF SIXTH EAST STREET; THENCE NORTH 1 ROD; THENCE EAST 20 RODS; THENCE SOUTH 1 ROD TO THE POINT OF BEGINNING. (TAX PARCEL NO. TO BE DETERMINED)

SURVEY NARRATIVE

THIS ALTA/ACSM LAND TITLE SURVEY WAS COMMISSIONED BY COWBOY PARTNERS FOR THE PURPOSE OF RETRACING THE BOUNDS OF THE ABOVE DESCRIBED PARCELS AND COLLECTING TOPOGRAPHIC INFORMATION ON THE SITE IN CONNECTION WITH THE DESIGN OF NEW IMPROVEMENTS.

THE BASIS OF BEARING FOR THIS SURVEY IS NORTH 0°01'25" WEST, ALONG THE MONUMENT LINE OF 600 EST STREET, BETWEEN SALT LAKE CITY MONUMENTS FOUND AT THE INTERSECTIONS OF 500 SOUTH STREET AND 400 SOUTH STREET, AS SHOWN HEREON.

THE BENCHMARK FOR THIS PROJECT IS 4279.35 FEET (NAVD88), ATOP THE SALT LAKE CITY MONUMENT AT THE INTERSECTION OF 500 SOUTH AND 600 EAST STREETS PER THE SALT LAKE COUNTY SURVEYOR'S DATUM

LOT & BLOCK LINES WERE ESTABLISHED BASED UPON THE SALT LAKE CITY ATLAS PLAT 4 OF BLOCKS 25, 26, 17, 30, 31, 32, 39, 40, & 41 OFFICIAL SURVEY OF PLAT 'B' SALT LAKE CITY SURVEY.

TITLE INFORMATION

THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY THE SURVEYOR. ALL INFORMATION REGARDING RECORD EASEMENTS, ADJOINERS AND OTHER DOCUMENTS THAT MIGHT AFFECT THE QUALITY OF TITLE TO TRACT SHOWN HEREON WAS GAINED FROM TITLE COMMITMENT NO: 17015-12 PREPARED BY AFFILIATED FIRST TITLE INSURANCE AGENCY, INC. EFFECTIVE DATE: MAY 12, 2014, AT 8:00 AM.

SCHEDULE "B" EXCEPTIONS

THE FOLLOWING SCHEDULE B-2 EXCEPTIONS CORRESPOND TO THE ITEMS NUMBERED IN THE HEREON CITED TITLE COMMITMENT:

(12) AN EASEMENT FOR ACCESS, INGRESS AND EGRESS FOR MAINTENANCE, REPAIR OR REPLACEMENT OF PRIVATE WATER MAINS IN FAVOR OF SALT LAKE CITY AS SET FORTH IN FINDINGS OF FACT AND CONCLUSIONS OF LAW, AND ORDER AND JUDGMENT QUIETING TITLE, RECORDED JANUARY 21, 2014, AS ENTRY NO. 11792399, IN BOOK 10206, AT PAGE 4035, SALT LAKE COUNTY RECORDS. AFFECTS ALL PARCELS COMPRISING OF THE SUBJECT PARCEL AS SHOWN HEREON.

GENERAL NOTES

1. McNEIL ENGINEERING OR McNEIL ENGINEERING - SURVEYING L.C., MAKES NO REPRESENTATIONS AS TO THE EXISTENCE OF ANY OTHER RECORD DOCUMENTS THAT MAY AFFECT THIS PARCEL OTHER THAN THOSE SHOWN IN THE EXCEPTIONS OF SCHEDULE B-2 AS SHOWN HEREON.
2. CORNER MONUMENTS NOT FOUND ON THE PROPERTY WERE MARKED WITH A 5/8" REBAR AND RED NYLON CAP STAMPED "MCNEIL ENGR.", OR A NAIL AND WASHER BEARING THE SAME INSIGNIA, UNLESS OTHERWISE NOTED HEREON.
3. THE LOCATIONS OF UNDERGROUND UTILITIES AS SHOWN HEREON ARE BASED ON ABOVE-GROUND STRUCTURES AND RECORD DRAWINGS PROVIDED THE SURVEYOR. LOCATIONS OF UNDERGROUND UTILITIES/STRUCTURES MAY VARY FROM LOCATIONS SHOWN HEREON. ALTHOUGH ADDITIONAL BURIED UTILITIES/STRUCTURES MAY BE ENCOUNTERED, TO THE BEST OF OUR KNOWLEDGE THERE ARE NO EXISTING UTILITIES EXCEPT AS SHOWN ON THIS SURVEY. NO EXCAVATIONS WERE MADE DURING THE PROGRESS OF THIS SURVEY TO LOCATE BURIED UTILITIES/STRUCTURES. BEFORE EXCAVATIONS ARE BEGUN, NOTIFY BLUE STAKES. THERE MAY EXIST ADDITIONAL RECORD UTILITY DOCUMENTS THAT WOULD AFFECT THIS PARCEL.
4. THIS MAP MAKES NO ASSUMPTIONS AS TO ANY UNWRITTEN RIGHTS THAT MAY EXIST BY AND BETWEEN THE ADJOINING LANDOWNERS.
5. COURSES AND DISTANCES SHOWN ON THIS MAP ARE MEASURED DIMENSIONS UNLESS SHOWN WITHIN PARENTHESIS, INDICATING A RECORD COURSE OR DISTANCE. RECORD INFORMATION IS TAKEN FROM CITED TITLE COMMITMENT, DEEDS OF RECORD, SUBDIVISION PLATS, ROADWAY DEDICATION PLATS, CITY ATLAS PLATS, FILED SURVEYS OR OTHER SOURCES OF RECORD INFORMATION.
6. THERE IS OBSERVED EVIDENCE OF CEMETERIES OR BURIAL GROUNDS.

SIGNIFICANT OBSERVATIONS

(1) AT THE TIME OF THIS SURVEY THE COUNTY HAS NOT YET ASSIGNED A TAX ID. NUMBER TO THE 16.5 FOOT STRIP NOTED AS PARCEL 5 OF THE COMMITMENT. PURSUANT TO FINDINGS OF FACT AND CONCLUSIONS OF LAW, AND ORDER AND JUDGMENT QUIETING TITLE, RECORDED JANUARY 21, 2014, AS ENTRY NO. 11792399, IN BOOK 10206, AT PAGE 4035, SALT LAKE COUNTY RECORDS. (EXCEPTION 12)

TABLE "A" ITEMS

1. PROPERTY CORNERS WERE SET ACCORDING TO GENERAL NOTE 2
2. THE ADDRESS IS SHOWN IN THE COMMITMENT FOR TITLE INSURANCE AS: 637 EAST 500 SOUTH, 641 SOUTH 600 EAST, 621-623 EAST LANG PLACE, & 633 EAST LANG PLACE, SALT LAKE CITY, UTAH 84102
3. THE SUBJECT PARCEL IS SITUATE WITHIN AN AREA IN WHICH A PANEL HAS NOT BEEN PRINTED, FEMA HAS DESIGNATED THE AREA TO BE WITHIN ZONE 'X', WHICH ARE AREAS WITH A 2% CHANCE OF FLOODING IN AN ANNUAL 100 YEAR FLOOD EVENT (49035C0163G)
4. T HE GROSS LAND AREA IS: 58,686 SQ. FT., OR 1.347 ACRES
5. CONTOUR DATA SHOWN HEREON ARE REPRESENTED AT 1 FOOT INTERVALS AND ARE BASED UPON NAVD88 ELEVATIONS, AS PUBLISHED BY THE SALT LAKE COUNTY SURVEYOR'S OFFICE.
7(a). EXTERIOR DIMENSIONS OF BUILDINGS ARE SHOWN HEREON AND WERE MEASURED AT GROUND LEVEL.
7(b). AREA OF BUILDINGS ARE SHOWN HEREON AND ARE BASE UPON THE ABOVE MEASUREMENT.
9. THERE ARE 22 REGULAR PARKING STALLS AND 0 HANDICAP PARKING STALLS, TOTALING 22 STALLS
11(b). UTILITY INFORMATION IS SHOWN HEREON BASED UPON GENERAL NOTE 3
13. NAMES OF ADJOINING OWNERS SHOWN HEREON
16. BY SITE INSPECTION, THERE IS NO EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS
18. BY SITE INSPECTION, THERE IS NO EVIDENCE OF THE SITE BEING USED AS A SOLID WASTE DUMP, SUMP, OR SANITARY LANDFILL.

UTILITY COMPANY	CONTACT	CONTACT INFO	STATUS
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COMCAST	GARY GOLDSTEIN	801-401-3041	WAITING
INTEGRA	SHAUNA JONES	801-708-6157	WAITING
MCI	DEAN BOYERS	972-729-6322	WAITING
QUESTAR GAS	SL MAPPING DEPT.	801-324-3970	WAITING
QWEST LOCAL	ARLENE COMSTOCK	arlene.comstock@qwest.com	WAITING
QWEST WORLDWIDE	KIM JORDAN	303-992-1400	WAITING
ROCKY MOUNTAIN POWER	JOEL SIMMONS	joel.simmons@pacificorp.com	WAITING
SLC ENGINEERING	GARY ALBERT	801-535-7972	WAITING
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Civil Engineering • Consulting & Landscape Architecture
Structural Engineering • Land Surveying & HDS

LIBERTY SQUARE

COWBOY PARTNERS | VARIENS
500 SOUTH 600 EAST, SALT LAKE CITY, UTAH
LOCATED IN THE SOUTHEAST QUARTER OF SECTION 06, TOWNSHIP 1 SOUTH, RANGE 1 EAST, S.L.B.&M.

REVISIONS		
REV	DATE	DESCRIPTION
0	6-05-14	RELEASE TO CLIENT FOR REVIEW

PROJECT NO:	14314
CAD FILE:	14314 ALTA
DRAWN BY:	DKW
CALC BY:	DKW
FIELD CREW:	JDS
CHECKED BY:	MDH
DATE:	6-18-14

ALTA/ACSM LAND TITLE SURVEY

1 OF 1

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ALTA SURVEY

LIBERTY SQUARE - APRIL 2017
LANDMARK COMMISSION SUBMISSION

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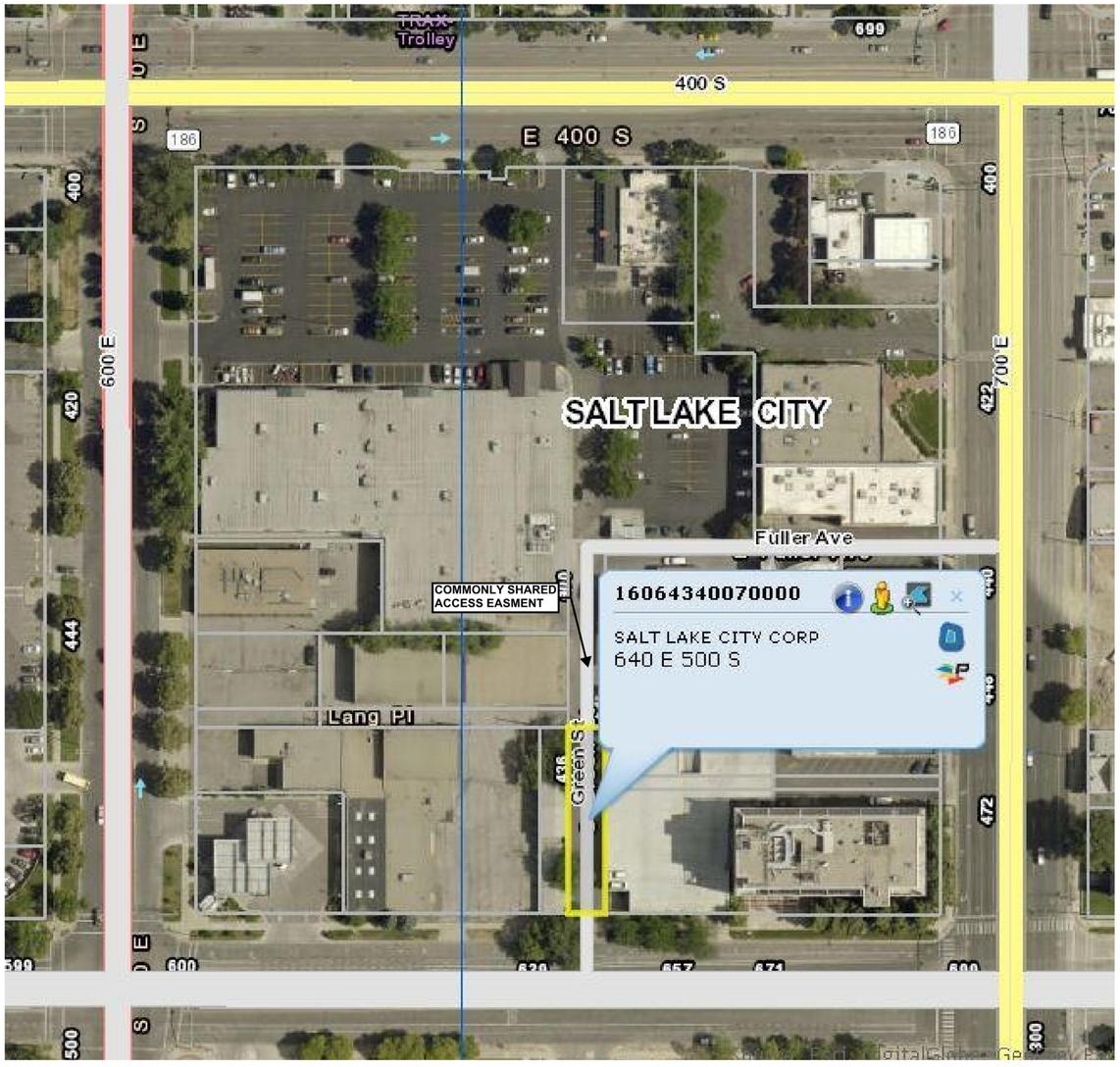
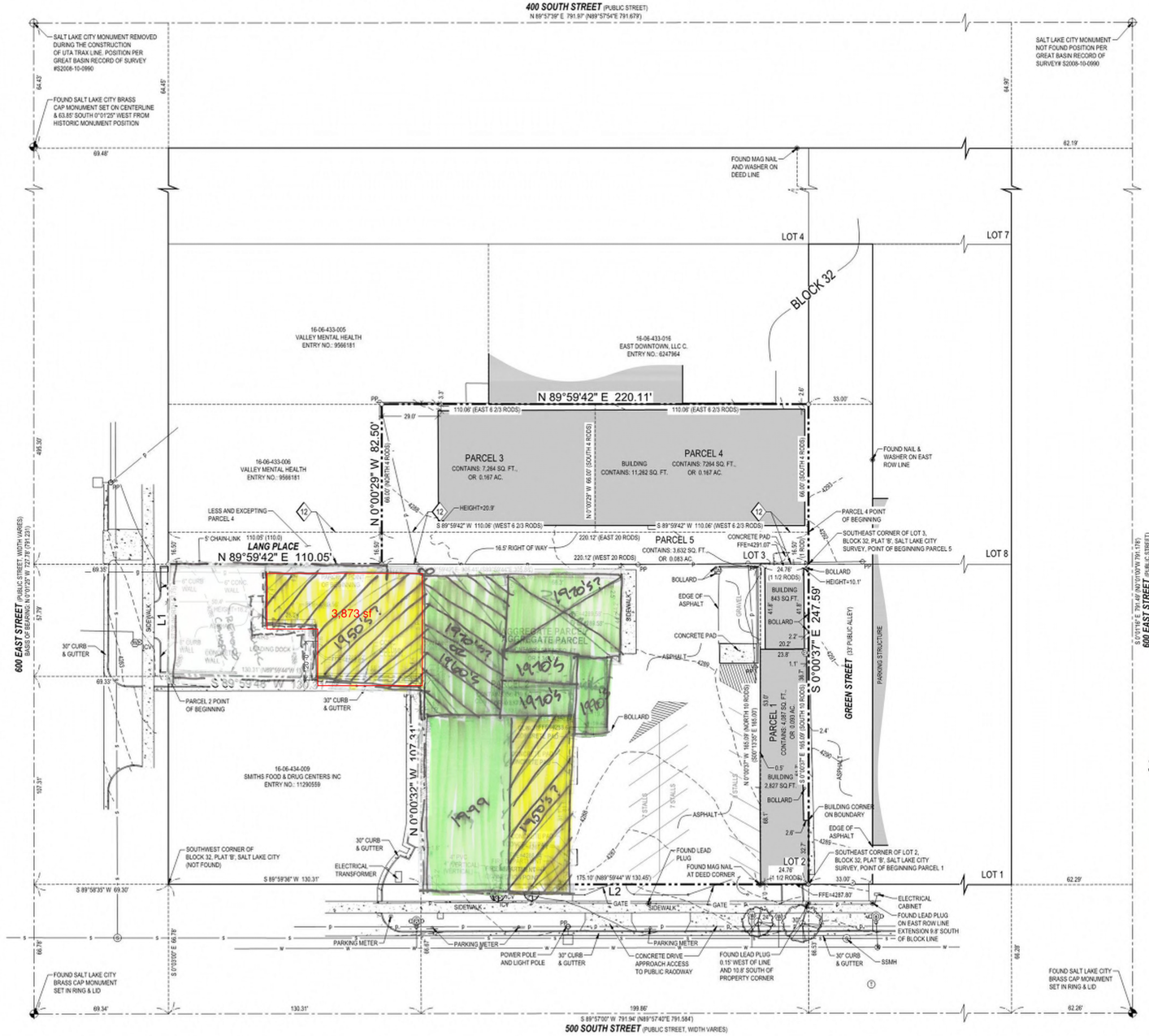


SALT LAKE CITY ASSESSOR PARCEL MAP

SALT LAKE CITY ASSESSOR PARCEL MAP

AVERAGE SETBACK CHART

ADDRESS	SETBACK
479 S 600 E	0'
461 S 600 E	0'
500 S 675 E	0'
500 S 637 E	0'



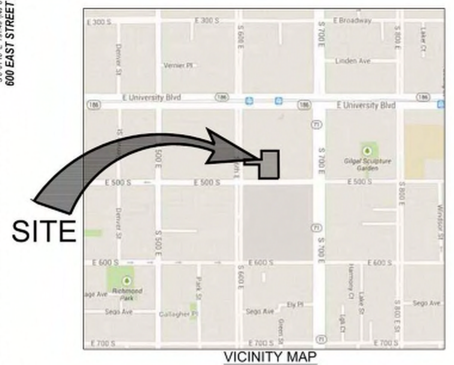
NORTH

SCALE: 1" = 30'

0 15' 30' 60' 90'

LEGEND

- ADJOINING PROPERTY LINE
- LOT LINE
- PROPERTY LINE
- MONUMENT LINE
- EASEMENT LINE
- EXISTING FENCE
- POWER LINE
- TELEPHONE LINE
- WATER LINE
- SANITARY SEWER LINE
- STORM DRAIN LINE
- GAS LINE
- MAJOR CONTOUR
- MINOR CONTOUR
- CONCRETE
- BUILDING
- BUILDING OVERHANG
- CONIFEROUS TREE
- DECIDUOUS TREE
- PROPERTY CORNER
- FIRE HYDRANT
- WATER MANHOLE
- WATER METER
- WATER VALVE
- ELECTRIC BOX
- ELECTRIC MANHOLE
- ELECTRIC METER
- GUY WIRE
- LIGHT POLE
- POWER POLE
- TRANSFORMER
- SANITARY SEWER CLEAN OUT
- SANITARY SEWER MANHOLE
- GAS MANHOLE
- ROOF DRAIN
- STORM DRAIN CATCH BASIN
- STORM DRAIN MANHOLE
- IRRIGATION CLEAN OUT
- IRRIGATION CONTROL VALVE
- TELEPHONE MANHOLE
- TELEPHONE RISER
- AIR CONDITIONING UNIT
- BOLLARD
- MAILBOX
- SIGN



VICINITY MAP

SCALE: N.T.S.

LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	N 0°00'29" W	57.79'
L2	S 89°59'28" W	199.86'

SURVEYOR'S CERTIFICATE

TO: COWBOY PARTNERS, T H A INVESTMENTS, LTD., A UTAH LIMITED PARTNERSHIP, AFFILIATED FIRST TITLE INSURANCE AGENCY, INC.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 7(a), 7(c), 8, 11(b), 13, 16, & 19 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON JUNE 12, 2014.

DATE OF PLAT OR MAP: JUNE 19, 2014

DENNIS K. WITHERS
LICENSE NO. 6135190

RECORD DESCRIPTION PER TITLE REPORT

PARCEL 1:
BEGINNING AT THE SOUTHEAST CORNER OF LOT 2, BLOCK 32, PLAT 'B', SALT LAKE CITY SURVEY, AND RUNNING THENCE WEST 1 1/2 RODS; THENCE NORTH 10 RODS; THENCE EAST 1 1/2 RODS; THENCE SOUTH 10 RODS TO THE PLACE OF BEGINNING. (16-06-434-008)

PARCEL 2:
ALSO, BEGINNING 197.25 FEET NORTH OF THE SOUTHWEST CORNER OF LOT 2, BLOCK 32, PLAT 'B', SALT LAKE CITY SURVEY, AND RUNNING THENCE NORTH 57.75 FEET; THENCE SOUTH 89 DEG 59'44" EAST 305.88 FEET; THENCE SOUTH 00 DEG 13'56" EAST 166.60 FEET; THENCE NORTH 89 DEG 59'44" WEST 175.00 FEET; THENCE NORTH 00 DEG 20'06" WEST 107.25 FEET; THENCE NORTH 89 DEG 59'44" WEST 130.45 FEET TO THE POINT OF BEGINNING. (16-06-434-009)

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XO COMMUNICATIONS	STAKING CENTER	801-364-1063	WAITING

CHRONOLOGIC BUILDING TIMELINE

LIBERTY SQUARE - APRIL 2017
LANDMARK COMMISSION SUBMISSION

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CALC BY:	DKW
FIELD CREW:	JDS
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ALTA/ACSM LAND TITLE SURVEY

1 OF 1

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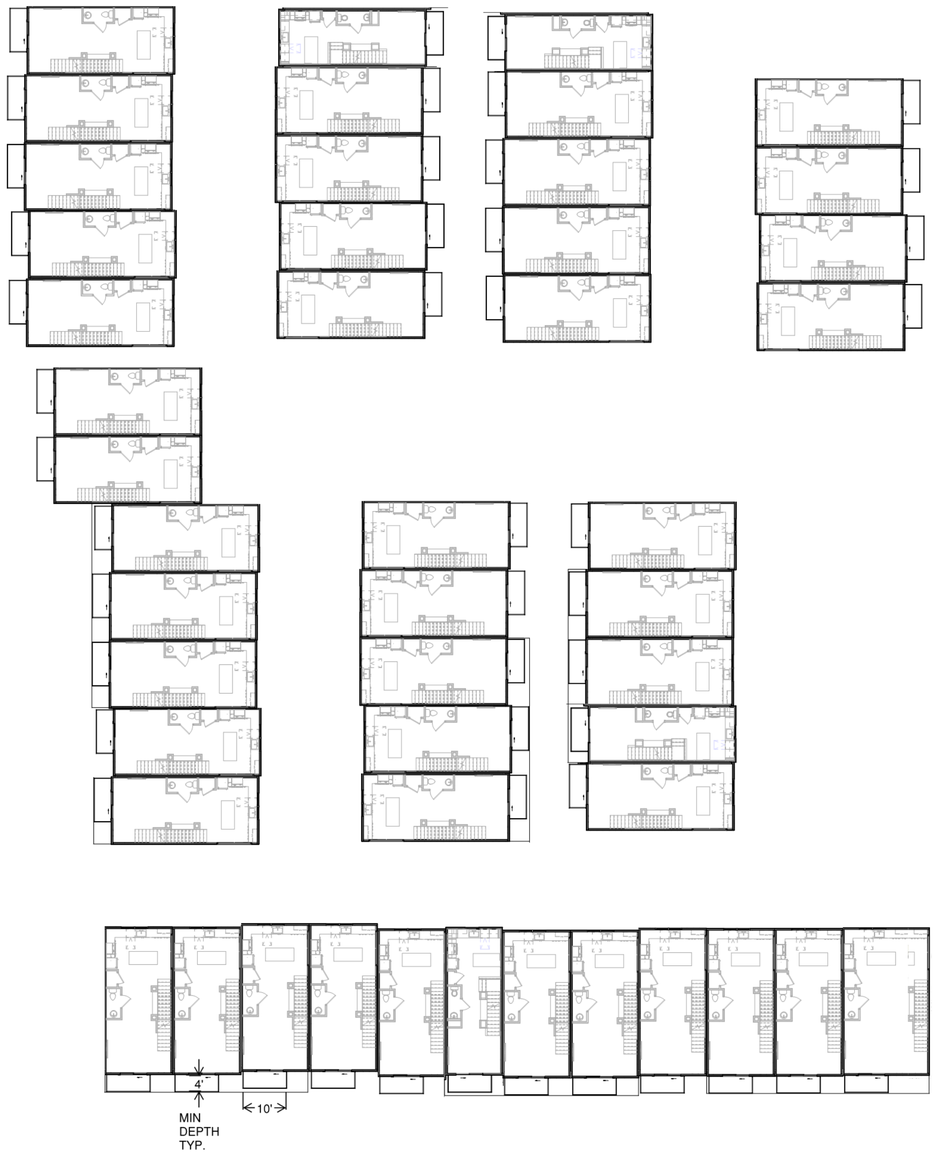
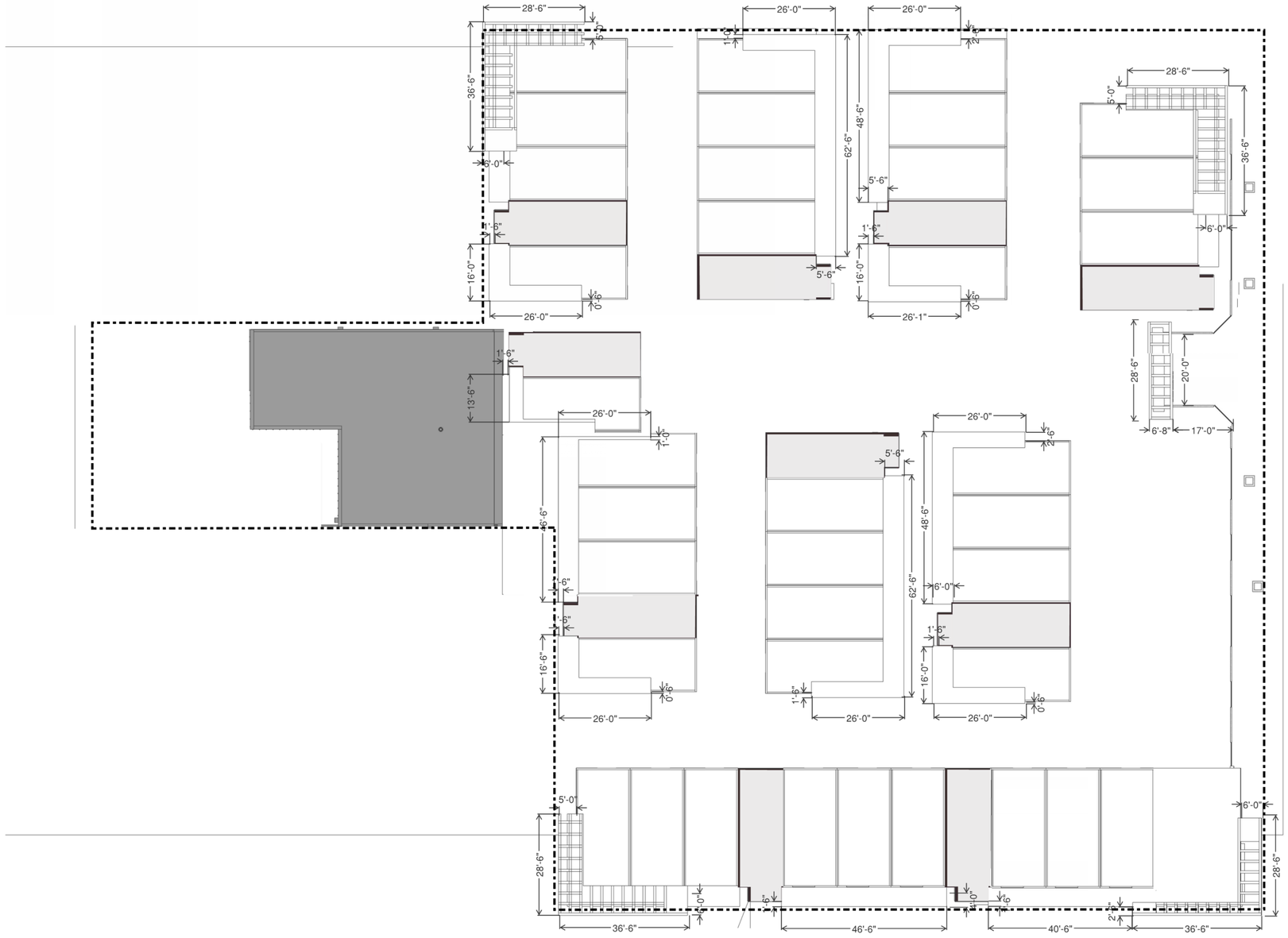
LEVEL 01 - FLOOR PLAN
1/16" = 1'-0"

	Footprint SF	Total SF
Building 1	6,090	18,270
Building 2	2,890	8,670
Building 3	2,450	7,350
Building 4	2,370	7,110
Building 5	2,450	7,350
Building 6	2,375	7,125
Building 7	2,375	7,125
Building 8	1,975	5,925



LEVEL 02 - FLOOR PLAN
1/16" = 1'-0"



ROOF PLAN
1/16" = 1'-0"

MATERIAL LEGEND

- STACK BOND MASONRY
- STACK BOND MASONRY
- METAL PANEL
- CEMENT BOARD SIDING
- CONCRETE
- BALCONY - METAL PANEL & VERTICAL STILE
- ALUMINUM STOREFRONT @ LOWER LEVEL
- VINYL WINDOWS @ PUNCHED OPENINGS
- WOOD / WOOD COMPOSITE SCREEN PANEL - CEDAR

BUILDING 1

SOUTH ELEVATION
1/8" = 1'-0"

BUILDING 1

NORTH ELEVATION
1/8" = 1'-0"

MATERIAL LEGEND

- STACK BOND MASONRY
- STACK BOND MASONRY
- METAL PANEL
- CEMENT BOARD SIDING
- CONCRETE
- BALCONY - METAL PANEL & VERTICAL STILE
- ALUMINUM STOREFRONT @ LOWER LEVEL
- VINYL WINDOWS @ PUNCHED OPENINGS
- WOOD / WOOD COMPOSITE SCREEN PANEL - CEDAR

BUILDING 2

BUILDING 5

EAST ELEVATION - BUILDING 2 AND 5
1/8" = 1'-0"

BUILDING 5

BUILDING 2

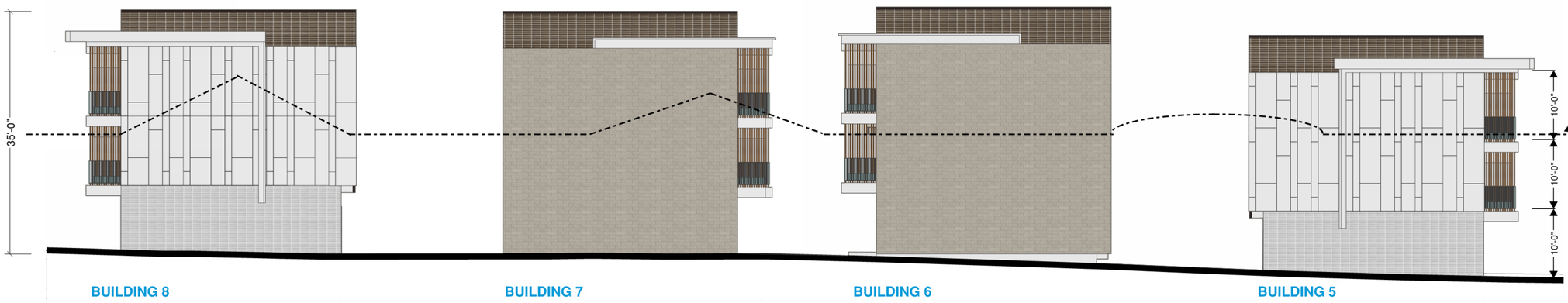
BUILDING 1

WEST ELEVATION - BUILDINGS 1,2,5
1/8" = 1'-0"

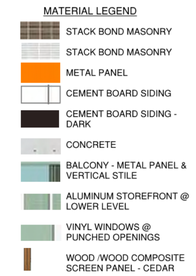
BUILDING 8

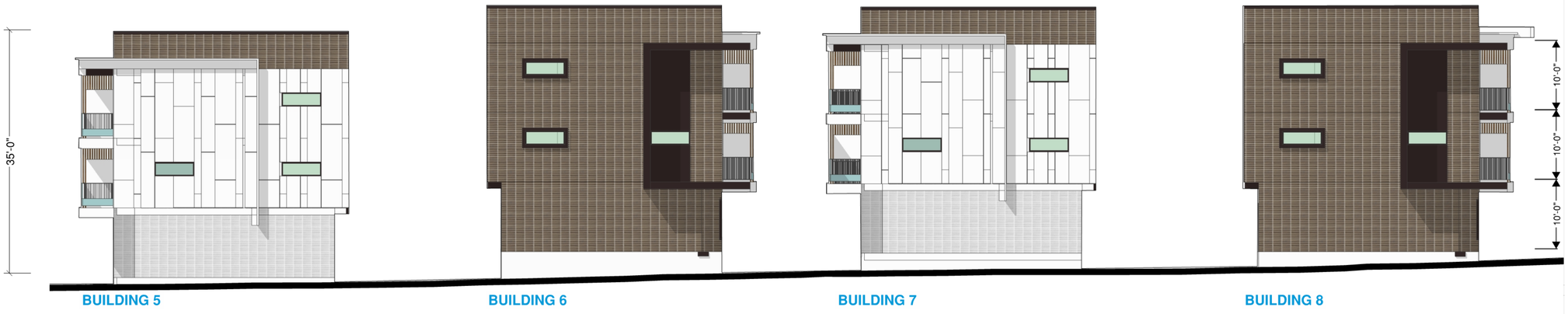
WEST ELEVATION - BUILDING 8
1/8" = 1'-0"

EAST ELEVATION
1/8" = 1'-0"

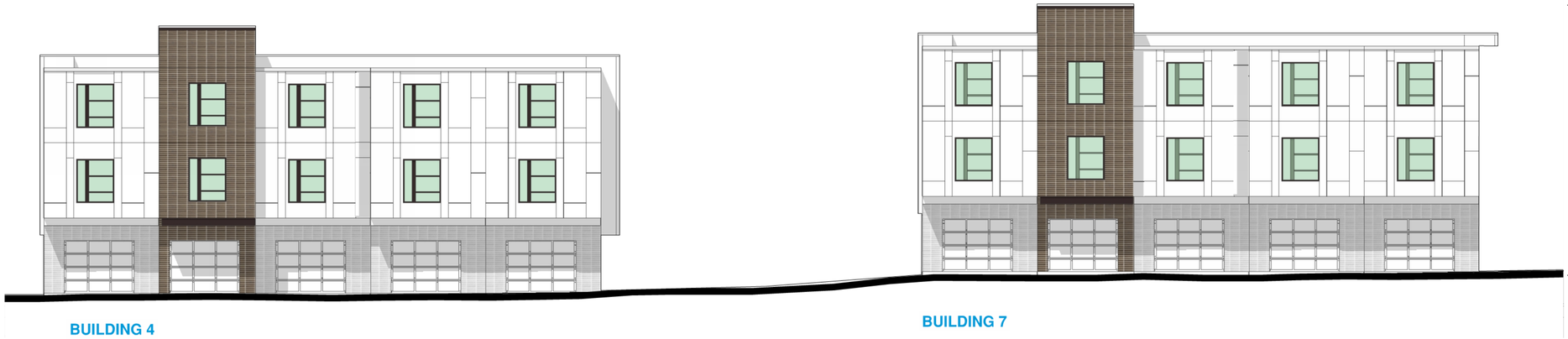


NORTH ELEVATION - BUILDINGS 5,6,7,8
1/8" = 1'-0"





SOUTH ELEVATION - BUILDINGS 5,6,7,8
1/8" = 1'-0"



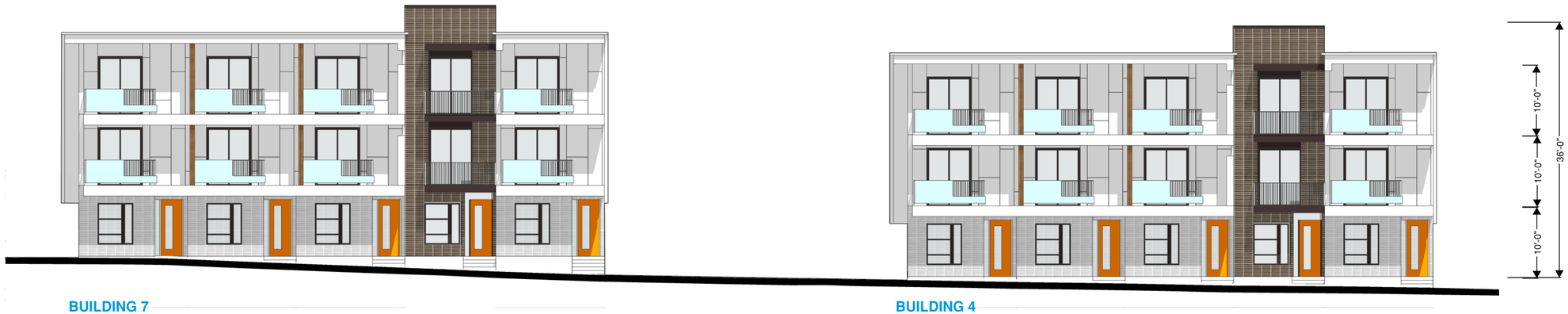
BUILDING 4

BUILDING 7

EAST ELEVATION - BUILDING 4 AND 7
1/8" = 1'-0"

MATERIAL LEGEND

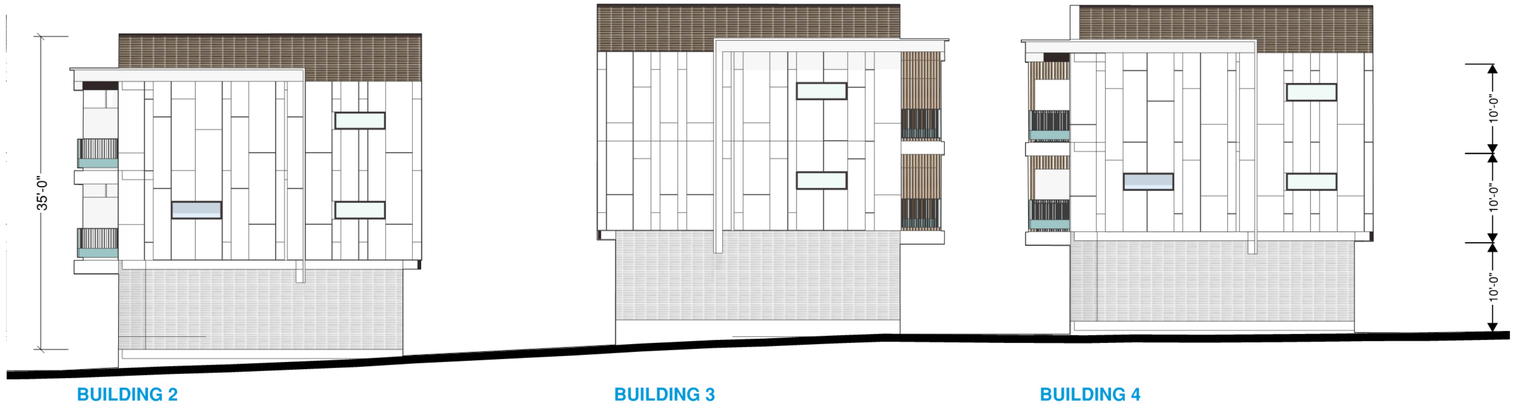
- STACK BOND MASONRY
- STACK BOND MASONRY
- METAL PANEL
- CEMENT BOARD SIDING
- CONCRETE
- BALCONY - METAL PANEL & VERTICAL STILE
- ALUMINUM STOREFRONT @ LOWER LEVEL
- VINYL WINDOWS @ PUNCHED OPENINGS
- WOOD / WOOD COMPOSITE SCREEN PANEL - CEDAR



BUILDING 7

BUILDING 4

WEST ELEVATION - BUILDINGS 4 AND 7
1/8" = 1'-0"



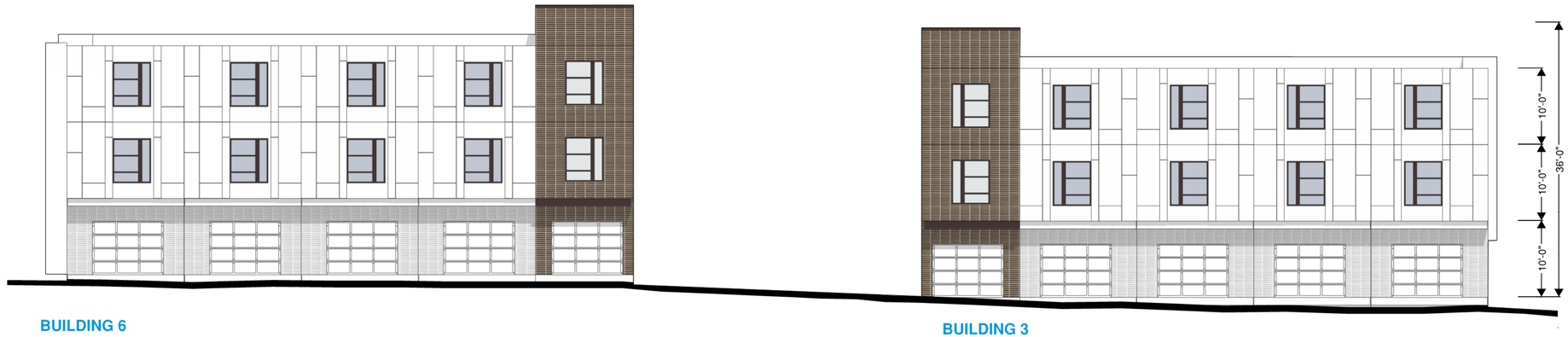
BUILDING 2

BUILDING 3

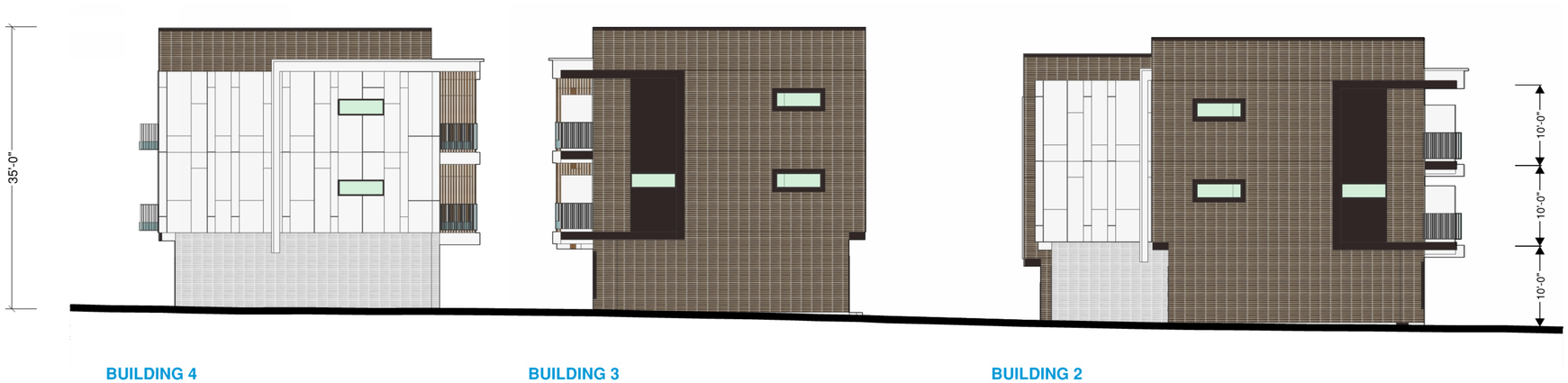
BUILDING 4

SOUTH ELEVATION - BUILDINGS 2,3,4
1/8" = 1'-0"

EAST ELEVATION - BUILDINGS 3 AND 6
1/8" = 1'-0"



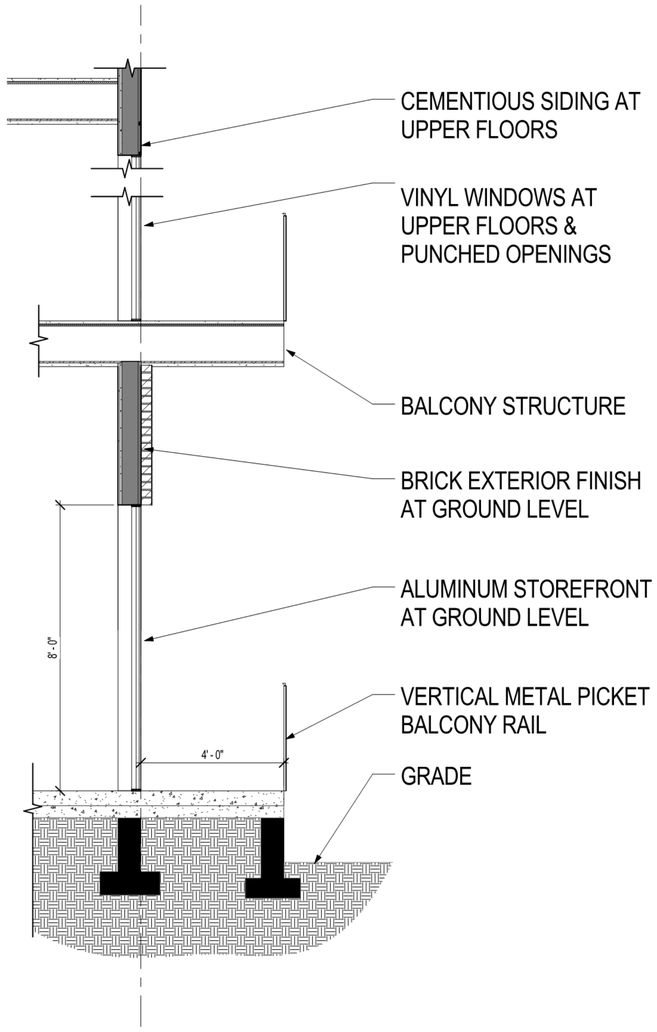
WEST ELEVATION - BUILDINGS 3 AND 6
1/8" = 1'-0"



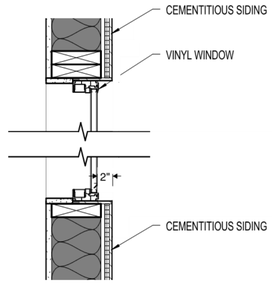
NORTH ELEVATION - BUILDINGS 2,3,4
1/8" = 1'-0"

MATERIAL LEGEND

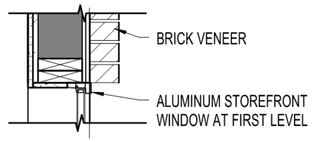
- STACK BOND MASONRY
- STACK BOND MASONRY
- METAL PANEL
- CEMENT BOARD SIDING
- CEMENT BOARD SIDING - DARK
- CONCRETE
- BALCONY - METAL PANEL & VERTICAL STILE
- ALUMINUM STOREFRONT @ LOWER LEVEL
- VINYL WINDOWS @ PUNCHED OPENINGS
- WOOD /WOOD COMPOSITE SCREEN PANEL - CEDAR



WALL DETAIL



TYPICAL WINDOW SECTION

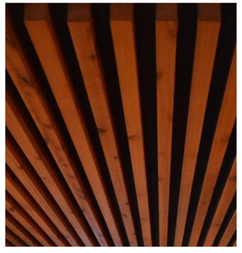


VINYL WINDOW

CURB WITH ORNAMENTAL FENCE 3'-0"

EXAMPLES OF CEMENT BOARD

EXAMPLES OF WOOD SCREEN BOARD



ENLARGED ELEVATION
1/4" = 1'-0"

DETAILS

LIBERTY SQUARE - APRIL 2017
LANDMARK COMMISSION SUBMISSION

ARCH NEXUS

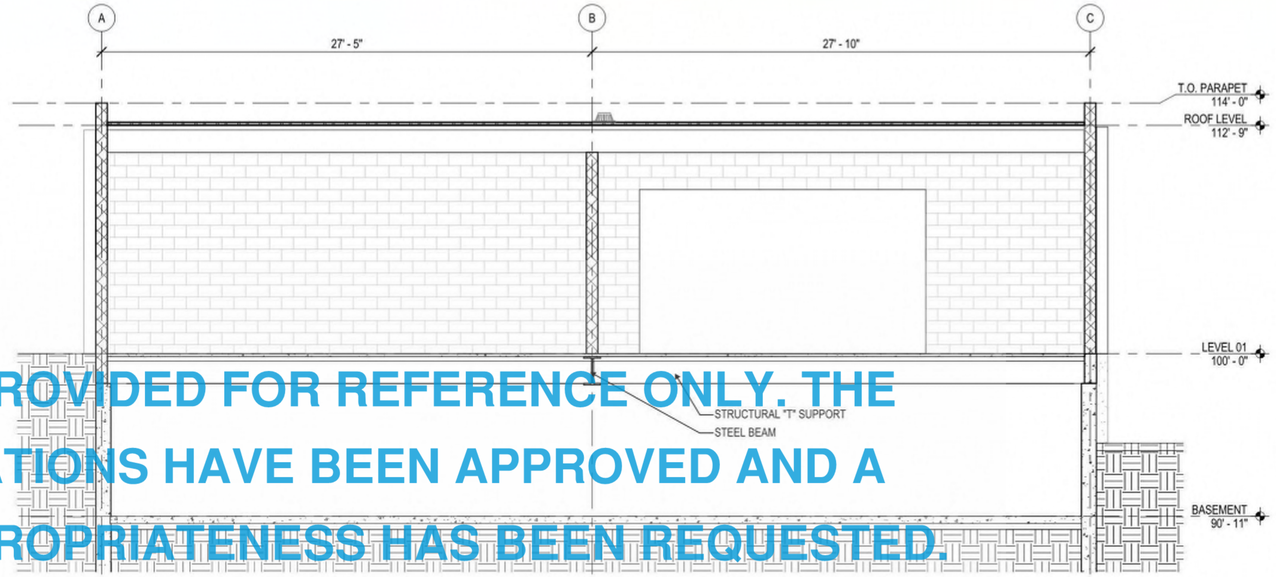
May 8, 2018

EXISTING WEST FACADE

EXISTING NORTH FACADE

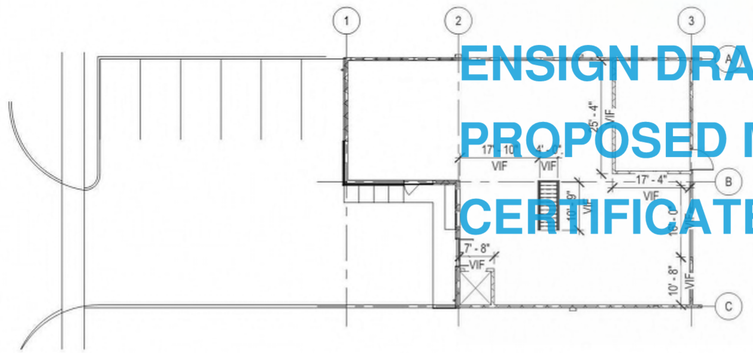
EXISTING SOUTH FACADE

PROPOSED WEST FACADE



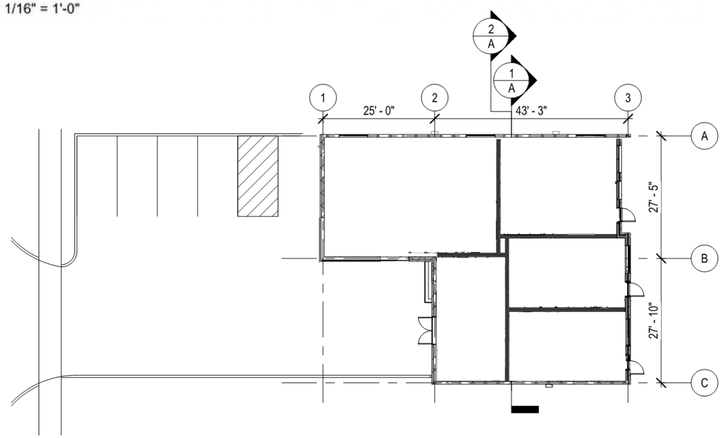
1-A EXISTING BUILDING SECTION

SCALE: 1/4" = 1'-0"



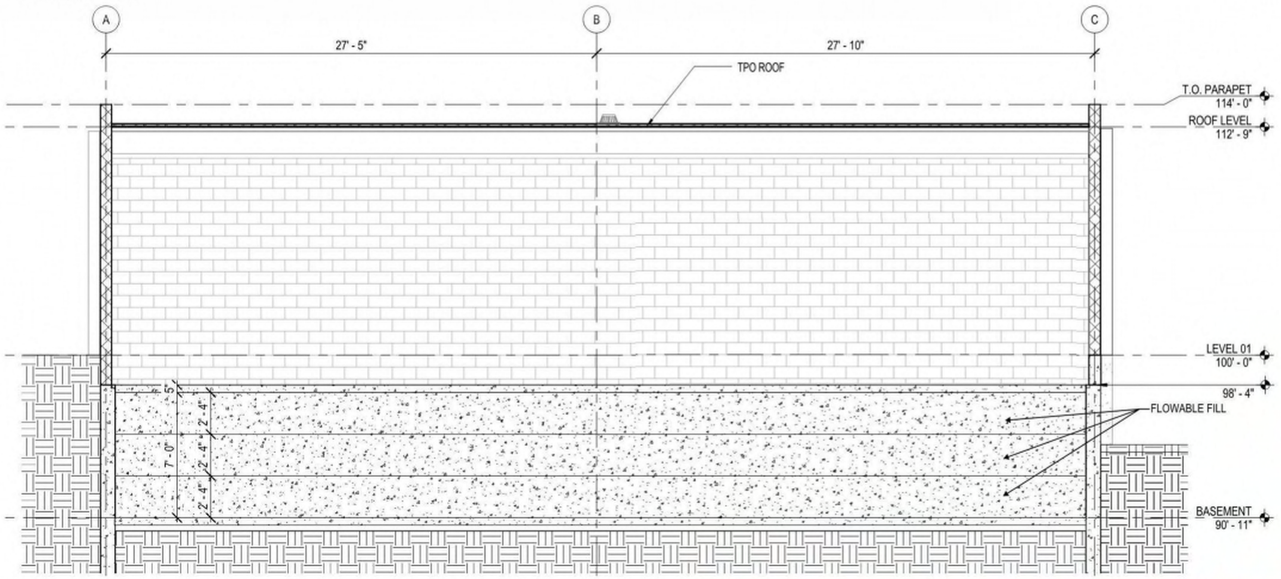
EXISTING BUILDING PLAN

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



PROPOSED BUILDING PLAN

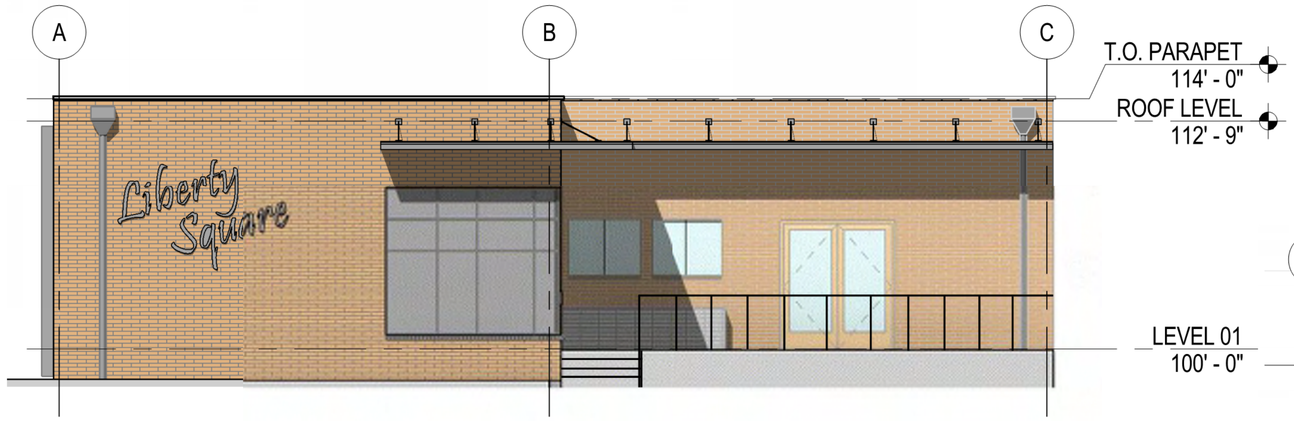
SCALE: 1/16" = 1'-0"



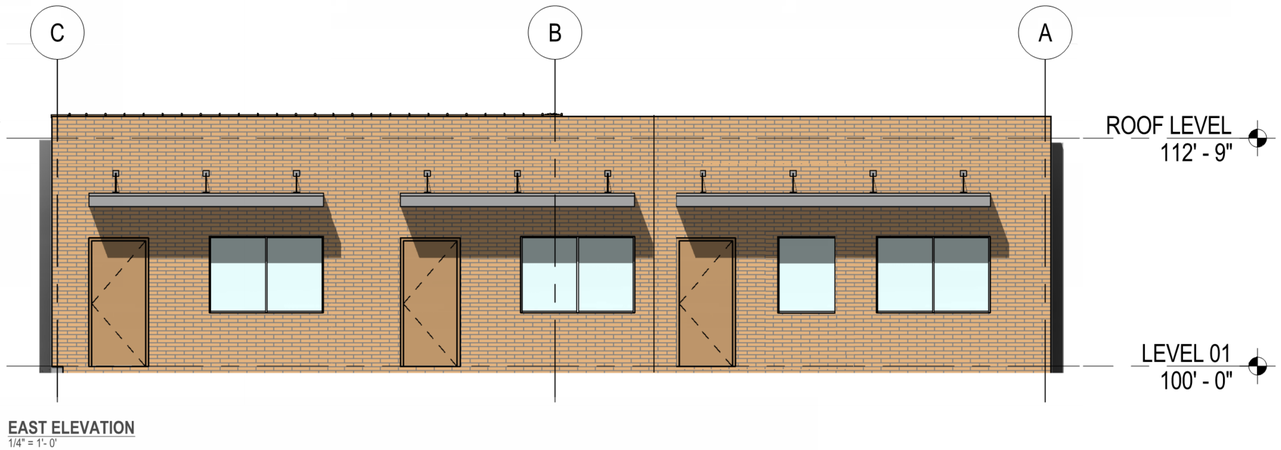
2-A PROPOSED BUILDING SECTION

SCALE: 1/4" = 1'-0"

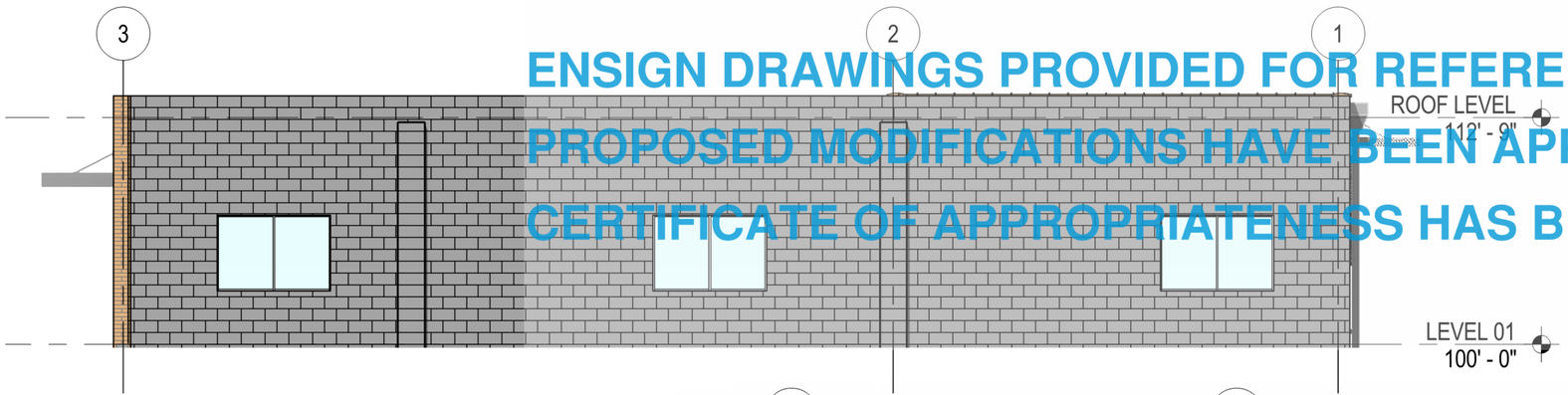
ENSIGN DRAWINGS PROVIDED FOR REFERENCE ONLY. THE PROPOSED MODIFICATIONS HAVE BEEN APPROVED AND A CERTIFICATE OF APPROPRIATENESS HAS BEEN REQUESTED.



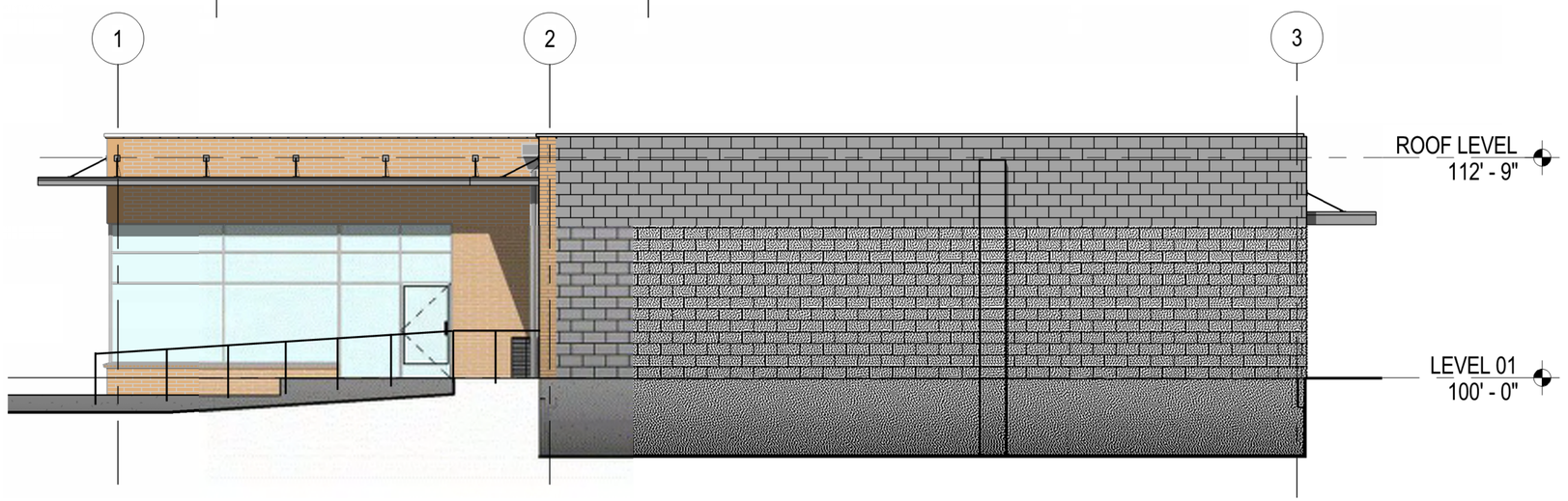
WEST ELEVATION
1/4" = 1'- 0"



EAST ELEVATION
1/4" = 1'- 0"



NORTH ELEVATION
1/4" = 1'- 0"



SOUTH ELEVATION
1/4" = 1'- 0"

ENSIGN DRAWINGS PROVIDED FOR REFERENCE ONLY. THE PROPOSED MODIFICATIONS HAVE BEEN APPROVED AND A CERTIFICATE OF APPROPRIATENESS HAS BEEN REQUESTED.

ATTACHMENT C. REVISED PLAN SET

171 West Pierpont Avenue
Salt Lake City, Utah 841O1
801-521-9111•801-521-9158 fax

MEMO

DATE: 04.06.18

TO: Salt Lake City Historic Landmark Commission

ATTN: Kelsey Lindquist

FROM: Jay Lems, AIA

PROJECT: Cowboy Partners – Liberty Square
637 E 500 S & 461 S 600 E
Salt Lake City, UT 84102

RE: Certificate of Appropriateness

Kelsey,

The revisions to the Liberty Square project described herein have largely been precipitated by the project's further development, coordination and compliance with the building department, fire department and planning department. The revisions were carried out with respect to the character and the references to mid-century modern style that were an integral part in the original design and approval.

We have attached revised TSA Score sheets for Buildings 1 – 8, an architectural site plan, landscape plan, partial landscape plan, exterior elevations for Buildings 1 – 8 and the Ensign Building, building sections for Buildings 1 – 8, reference plan for the Ensign Building, perspectives and renderings from 500 South to illustrate the qualities of the revisions more clearly.

We have included a summary of the changes that have been made to the design as well as the reasoning behind the change:

Site:

From our discussions with the Salt Lake City Fire Department, and as later reviewed with you and Chris Zarek, Buildings 3 and 4 have been relocated further to the east, placed along the west edge of Green Street, to accommodate an aerial fire apparatus access roadway complying with Section D105 of the 2015 International Fire Code (IFC). With Buildings 3 and 4 complying with the provisions for an aerial fire apparatus access, the respective buildings are allowed to be constructed greater than 30-feet in height as originally planned in the June 2017 HLC submittal. This revision moves the parking that was oriented along Green Street to the interior of the project and allows for Building 4 to be located on and directly face Green Street providing a stronger presence from the south east corner of the project as well as screening the parking from Green Street.

As part of accommodating the required roadway, the north unit of Building 3 has been relocated to the north end of Building 8, and the trash enclosure was relocated within the site, away from the public view along the north side of Building 3. As a result, the trash enclosure is proposed to be provided as a masonry enclosure matching the north masonry base of Building 3 as shown, in effort to provide a more discrete trash enclosure.

The central landscaping was revised from its location at the center of the drive aisle to the south end of Buildings 6 & 7 to accommodate the 41-foot clear fire aerial apparatus access required by the fire department. This area has been designed to create a common exterior courtyard for the use of the tenants. Refer to the attached Site Plan drawing A0.1 and Partial Landscaping Plan.

The perimeter fence has been revised from a brick and iron fence to a steel fence as the area of fencing has diminished due to the relocation of Building 4 to face Green Street. The fence will serve to screen where necessary on the site.

The signage associated with the gateway design will be submitted as a deferred submittal.

Materials:

The June 2017 HLC submittal shows two kinds of stack bond masonry, the running bond masonry is the same masonry but in a different bond pattern. The 11.14.17 submittal identifies stack bond masonry at the brick units and running bond masonry at the base of the typical cement board units. Running bond masonry is suggested at this location given the numerous openings and building face variations not coinciding with standard masonry coursing; as a result, running bond coursing will allow the end transitions to blend within the bonding pattern, whereas stacked bond would result in smaller conspicuous portions of masonry at the end conditions. The running bond masonry is scheduled to be provide with flush struck head joints and weathered bed joints to further emphasize the horizontal masonry coursing.

The drawings in the June 2017 HLC submittal show running bond CMU pattern on the north facades of Buildings 6 & 7, although the material is not called out in their legend or defined elsewhere. The current façade shows a design that reflects the design of the north façades of Buildings 5 & 8 and maintains continuity of design throughout. It should also be noted that the north faces of Buildings 6 & 7 are located 2 feet 4 inches away from the existing property line and neighboring building. The height of Buildings 6 & 7 are approximately 9 feet above the lowest portion of the south façade of the neighboring building, with the north façade of the neighboring building extending higher than the south.

The cedar soffit has been revised to a metal soffit to match the fascia, which emphasizes the strong horizontality of the projected eaves. Refer to the attached Exterior Elevations for Buildings 1 – 8 drawings A2.1 – A2.5.

Building Heights:

As part of our continued discussions with the Fire Department, Buildings 2, 5, 6 & 7 do not fully comply with the requirements of an aerial fire apparatus access roadway, thus these four buildings have been lowered to or near the 30-foot building height restriction as cited in the 2015 IFC; an alternative means and methods application has been submitted to the Fire Department outlining the lowered building heights which has been approved, this has been attached for reference.

Brick Volumes:

The through-roof brick parapets have been provided as an open mid-roof parapet to allow for fire service access and serviceability of the roof, as requested by the fire department. The depth of the parapets and the distances that these sit from the edges of the buildings have been dimensioned on the exterior elevations.

The brick units in Buildings 3 & 6 have been relocated further in the building to allow fire service access to the roof from the fire aerial apparatus access on the north side of Building 3 and south side of Building 6. This is in response to similar discussions concerning the open mid-roof parapet mentioned above. The configuration and materials on the north elevation of Building 3 and south elevation of Building 6 are consistent with the typical end condition throughout the project.

Fenestration & Openings:

The south elevation of Building 8 has been revised to show metal paneling and fenestration that is consistent in size and location with the metal paneling and fenestration in the current design on the west elevation of

Building 1. Two windows have been added on the street level that further activate the façade and enhance the pedestrian experience, this is consistent with the other end façades throughout the project.

The fenestration on the ground level has increased from the June 2017 HLC submittal. The original submittal shows approximately 29 square feet of glazing for the typical units; the revised design has approximately 55 square feet per typical unit. The brick unit showed approximately 33 square feet of glazing in the June 2017 HLC submittal and the revised design shows approximately 23 feet of glazing, while this is a decrease in this particular unit, the overall increase in glazing more than compensates for this. This revision increases the ground level transparency and contributes to the street, district and pedestrian experience.

The fenestration on the south elevation of Building 5 and the north elevation of Building 2 has been removed pursuant with the requirements of the IRC Table R302.1(2) which does not permit openings in walls if the fire separation is less than 3 feet. We currently have less than 3 feet fire separation distance between Buildings 2 & 5.

The entry into the brick unit has been placed under the balcony which provides weather protection at the entry and further distinguishes the brick unit as an architectural feature.

The garage doors shown in the original design appear to show the backside (interior face) of the garage door (showing door hinges, rollers, tracks, etc.). This can be seen upon close inspection of the electronic copy of the drawings. The garage doors shown are consistent with the product that was originally submitted and approved in the June 2017 HLC submittal.

Balconies:

The balconies are consistent with the June 2017 HLC Submittal with the exception of the balconies at the brick units. The balcony widths for the brick units have been held back from the adjacent tenants' balcony to provide adequate separation for privacy, giving tenants their own sense of space, and thereby enhancing the user experience. The separation also provides necessary security from neighboring tenants gaining access around the screen wall and onto other tenants' balconies. The unit entry has been moved to below the second-floor balcony to correspond with the architectural order of the balconies above.

As we worked to maintain a constant lower building height from grade, as required by the fire department, steps were added to buildings which made it impossible to maintain a constant floor level between the brick unit and the adjacent unit. This created an awkward transition between the balconies and the strong horizontal line through the rest of the buildings. Reducing the width of the balconies at the brick units not only emphasizes the vertical break but it also alleviates this awkward transition.

Roofs:

The "roof feature" at the corner eave on the east elevation of Building 1 in the June 2017 HLC submittal provided latticed openings on the edge of the roof eave that obscured any visual reference to the development signage above, particularly from street level. In effort to provide visual reference to the development signage and better articulate the development's corner presence on 500 South and Green Street, the current design proposal includes latticed openings within the roof plane that actually allow the signage and daylighting to continue down the face of the building accentuating the clubhouse entrance and building corner.

The typical roof eave projects 3-feet beyond the face of the building and maintains a constant ribbon fascia around the perimeter of the building to further emphasize the horizontal vocabulary, whereas the June 2017 HLC submittal represented a roof eave projection of approximately 2.5-feet. The latticed portions of the roof have been removed, as have the eave projections on the north sides of Buildings 5 & 8 per the International Residential Code (IRC) Table R302.1(2) which does not permit projections where the fire separation is less than 2 feet, the current 3-inch fascia projection maintains a 2-foot fire separation between the buildings.

The eave projection on the south side of Building 5 has been reduced in order to maintain the required fire separation with Building 2. The typical 3-foot projection is not allowed per the International Residential Code

(IRC) Table R302.1(2) which does not permit projections where the fire separation is less than 2 feet, the current 3-inch fascia projection maintains a 2-foot fire separation between the buildings.

The eave projections on the south sides of Buildings 6 & 7 have been reduced to accommodate the 41-foot clear Fire Aerial Apparatus Access in the main drive aisle.

The latticed openings on the north sides of Buildings 5 & 8 have been removed and the eaves have been reduced to maintain the required fire separation from the property line. The typical 3-foot projection is not allowed per the IRC Table R302.1(2) which does not permit projections where the fire separation is less than 2 feet, the current 3-inch fascia projection maintains a 2-foot fire separation on the north side of the building.

Projections:

The interior site facing façades have been provided with a projected volume at the third floor of the 2 bedroom units to accommodate the area required for a functional residential unit.

The west elevation of Building 1 includes a 2-foot projected bay window for additional relief and articulation of the façade.

The projection on the south side of Building 5 has been removed to maintain the required fire separation with Building 2 per (IRC) Table R302.1(2).

The projections on the south side of Buildings 6, 7, & 8 have been removed to accommodate the 41-foot clear Fire Aerial Apparatus Access in the main drive aisle.

The projection on the north side of Building 4 has been removed to facilitate the 26-foot clear fire truck access at the site access drive.

The projection on the south side of Building 4 has been removed to allow for serviceability to the numerous site utilities located on the south side of Building 4.

Equipment:

Roof top units and roof access ladders have been added.

Signage:

Signage will be addressed as a deferred submittal.

Ensign Building:

General Comments – A majority of the changes in the façades of the Ensign Building have been precipitated from further development of the unit configurations. The building reference plan has been included as an attachment for reference. The building and site improvements have been designed to accommodate ADA Access throughout, thereby requiring relocation of exterior doors and windows to comply with ADA access and emergency egress requirements. Refer to the attached Ensign Building Reference Plan drawing A1.8, Ensign Building Exterior Elevations drawing A2.6 and ICC A117.1-2009 section 403.5.

1. West Elevation –

    a. The planter box is proposed to be removed and reconstructed to accommodate the required width for ADA access into the building's southern unit while preserving the depth of the porch.
    b. An accessible ramp has been included to provide accessible access to the residential units.
    c. The stairs and porch are proposed to be reconstructed to accommodate the new ramp and code required landing area at the building's main entry.
    d. The entry into the building's southern unit are proposed to be provided with a single door with sidelights to accommodate greater security for the residents.

e. An additional door has been added to the south side of the west elevation to accommodate the required fire riser room.
f. Signage – Signage will be addressed as a deferred submittal.

2. South Elevation –

a. The June 2017 HLC submittal shows an approximately 5-foot 6-inch entry door which does not satisfy code requirements. The mullions and door have been revised to allow for a 6-foot 10-inch entry door to align with the existing opening on the west façade.
b. As part of the porch replacement, the south end of the porch has been extended up to serve as a screen wall from the neighboring gas station and as a guard rail as required per the building code at this location.

3. North Elevation –

a. Windows have been located and sized as required to maintain the code required operable function for egress from the interior units.
b. The widths of the windows are limited in area so as not to trigger a seismic upgrade to the building. The current size is within the code required 10% maximum allowable modification to the existing structural lateral resistance system.
c. The existing masonry on this façade is proposed to be painted to match the existing south façade.

4. East Elevation –

a. Two of the three exterior doors have been relocated to the interior corridor to accommodate greater accessibility to the residential units in compliance with the building code.
b. The remaining entry door has been revised to be consistent with the other residential units opposite of the Ensign Building.
c. The fenestration has been modified to accommodate code required egress from the residential units.
d. The canopy has been adjusted to relate to the fenestration modifications.
e. The northern most windows shown in the June 2017 HLC submittal conflict with the interior kitchen function and have been removed.
f. The masonry material on the east façade was not identified in the June 2017 HLC submittal. Masonry is being proposed to match the masonry of the other residential units opposite of the Ensign Building.

Sincerely,

Jay Lems

Attachments:

- Architectural drawings dated 04.06.18:
  - A0.1 – Architectural Site Plan
  - A0.2 – Exterior Site Elevations
  - A1.8 – Ensign Building – First Floor Reference Plan
  - A2.1 – A2.5 – Buildings 1, 2, 3, 4, 5, 6, 7, & 8 Exterior Elevations
  - A2.6 – Ensign Building – Exterior Elevations
  - A3.1 – Buildings 1, 3, 4 & 8 – Unit C Section – Units B, D & G Similar
  - A3.2 – Buildings 2, 5, 6 & 7 – Unit C Section – Units B, D & G Similar
- Landscape drawing L101 dated 02.23.18
- Landscape Partial Plan
- Approved Alternate Means & Method dated 02.08.18
- (2) Renderings of Building 1
- ICC A117.1-2009 section 403.5
- TSA Score Sheets

DATE:04.18.18

SCALE:

PLNHLC2017-00266 & PLNHLC2015-00237

COWBOY PARTNERS
LIBERTY SQUARE
639 E. 500 S.
SALT LAKE CITY, UTAH 84102

SOUTH EAST VIEW OF BUILDING 1

P. M. A.
171 WEST
PIERPONT AVE
SALT LAKE CITY
UTAH, 84101
TEL: 801.521.9111
FAX: 801.521.9158

3 SE

PRESCOTT MUIR
ARCHITECT

May 3, 2018

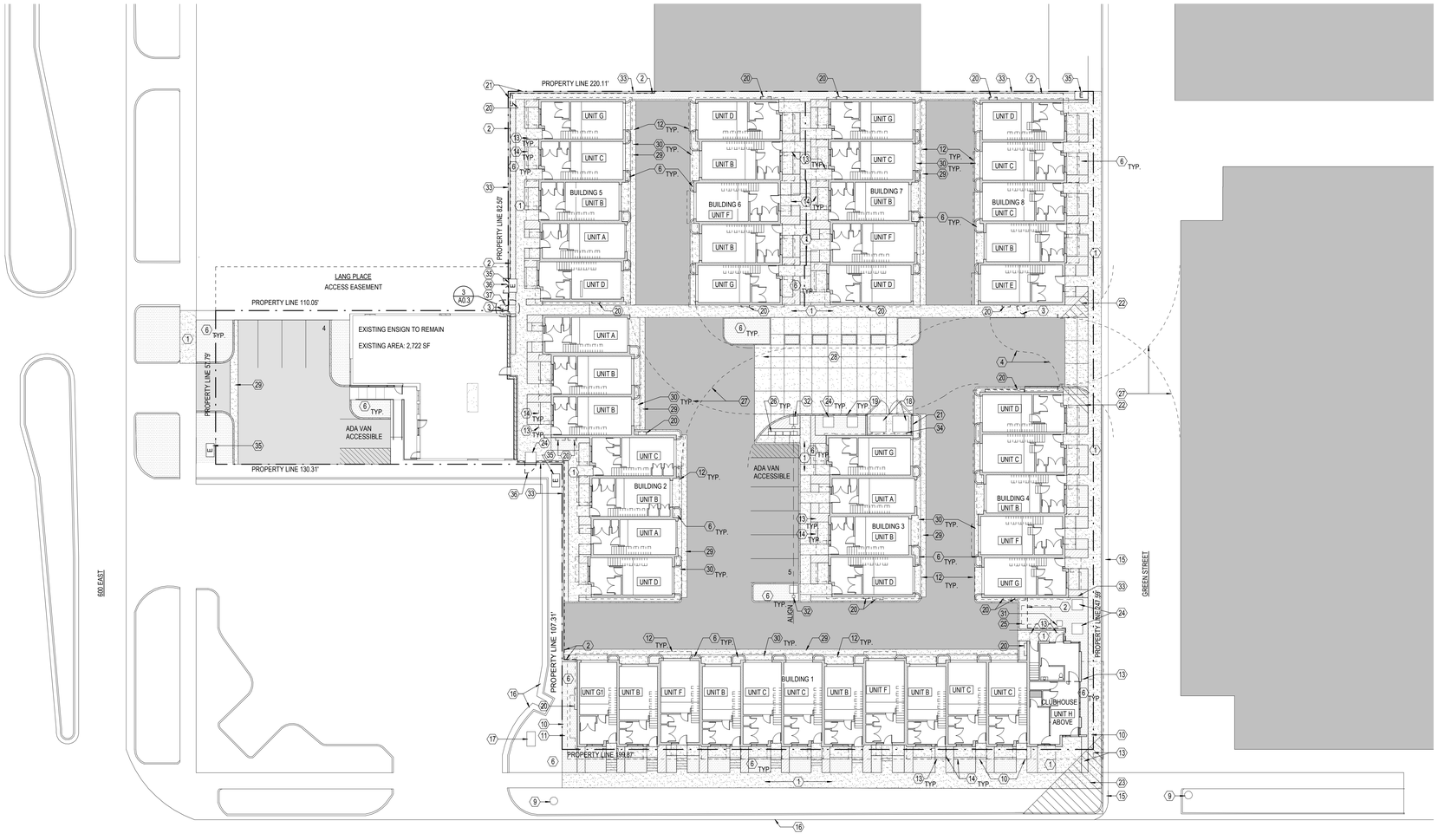
DATE:04.18.18 SCALE: PLNHLC2017-00266 & PLNHLC2015-00237	COWBOY PARTNERS LIBERTY SQUARE 639 E. 500 S. SALT LAKE CITY, UTAH 84102	SOUTH EAST VIEW OF BUILDING 1 43	P. M. A. 171 WEST PIERPONT AVE SALTLAKECITY UTAH, 84101 TEL: 801.521.9111 FAX: 801.521.9158	5 SE PRESCOTT MUIR ARCHITECT May 3, 2018

DATE:04.20.18 SCALE: PLNHLC2017-00266 & PLNHLC2015-00237	COWBOY PARTNERS LIBERTY SQUARE 639 E. 500 S. SALT LAKE CITY, UTAH 84102	SOUTH EAST VIEW OF BUILDING 1 44	P. M. A. 171 WEST PIERPONT AVE SALTLAKECITY UTAH, 84101 TEL: 801.521.9111 FAX: 801.521.9158

5 SE

PRESCOTT MUIR ARCHITECT

May 3, 2018



ARCHITECTURAL SITE PLAN

1" = 20'-0"

SITE PLAN GENERAL NOTES

1. THE GENERAL CONTRACTOR SHALL VERIFY ALL SITE CONDITIONS WITH ARCHITECTURAL DRAWINGS AND REPORT ANY INCONSISTENCIES TO THE ARCHITECT.
2. REFER TO ELECTRICAL AND ELECTRICAL DRAWINGS HEREIN FOR ADDITIONAL SITE INFORMATION
3. THE OWNER'S SIGNAGE CONTRACTOR SHALL BE RESPONSIBLE TO OBTAIN A SIGNAGE PERMIT FOR ALL SITE DIRECTIONAL AND EXTERIOR WALL MOUNTED SIGNAGE.

SITE PLAN KEYED NOTES

1 NEW CONCRETE SIDEWALK, RE: CIVIL
2 6' HIGH PAINTED STEEL FENCE
3 6' HIGH X 3' WIDE PAINTED STEEL PEDESTRIAN GATE
4 AUTOMATED 6' HIGH X 13' WIDE PAINTED STEEL VEHICULAR GATE
5 KEY CARD ACCESS
6 LANDSCAPING, RE: CIVIL AND LANDSCAPING
7 PAVERS
8 RETAINING WALL, RE: CIVIL
9 EXISTING FIRE HYDRANT TO REMAIN, RE: CIVIL
10 LINE OF EAVE ABOVE, SHOWN DASHED, RE: EXTERIOR ELEVATIONS
11 LINE OF PROJECTED VOLUME AT SECOND LEVEL, SHOWN DASHED, RE: EXTERIOR ELEVATIONS
12 LINE OF PROJECTED VOLUME AT THIRD LEVEL, SHOWN DASHED, RE: EXTERIOR ELEVATIONS
13 LINE OF CANOPY ABOVE, SHOWN DASHED, RE: EXTERIOR ELEVATIONS
14 LINE OF BALCONY ABOVE, SHOWN DASHED, RE: EXTERIOR ELEVATIONS
15 NEW CURB AND GUTTER, COORDINATE CONNECTION TO MATCH EXISTING ADJACENT CURB AND GUTTER WHERE OCCURS, RE: CIVIL
16 EXISTING CURB AND GUTTER TO REMAIN, RE: CIVIL
17 EXISTING ELECTRICAL TRANSFORMER TO REMAIN, RE: ELECTRICAL
18 6 YARD DUMPSTER
19 REMOVABLE BOLLARD, RE: DETAIL 14/A0.3
20 GAS AND ELECTRIC METER LOCATIONS, RE: CIVIL
21 8" CMU TRASH ENCLOSURE SCREEN WALL
22 10' SITE DISTANCE TRIANGLE, B.O. SIDEWALK TO F.O. CURB, 21A.26.078
23 30' SITE DISTANCE TRIANGLE, B.O. SIDEWALK TO F.O. CURB, 21A.26.078
24 ELECTRICAL TRANSFORMER, RE: ELECTRICAL
25 WATER METER BOX SHOWN DASHED, RE: CIVIL
26 MAILBOX
27 FIRE APPARATUS TURN RADII, 20' INSIDE, 45' OUTSIDE
28 CONCRETE PAVING WITH ARCHITECTURAL SCORE PATTERN, RE: CONCRETE SCORING PLAN AND CIVIL
29 CONCRETE WATERWAY, RE: CIVIL
30 CONCRETE APRON, RE: CIVIL
31 AIR CONDITIONING CONDENSER
32 LIGHT POLE, RE: ELECTRICAL
33 CONCRETE RETAINING WALL, ARCHITECTURAL FINISH WHERE EXPOSED, RE: CIVIL
34 BOLLARD, TYP., RE: DETAIL 9/A0.3
35 ELECTRICAL SECTIONALIZER, RE: ELECTRICAL
36 ACCESS GATE, REFER TO ELECTRICAL FOR CLEAR OPENING REQUIREMENTS
37 SITE CONCRETE STEPS AND LANDING

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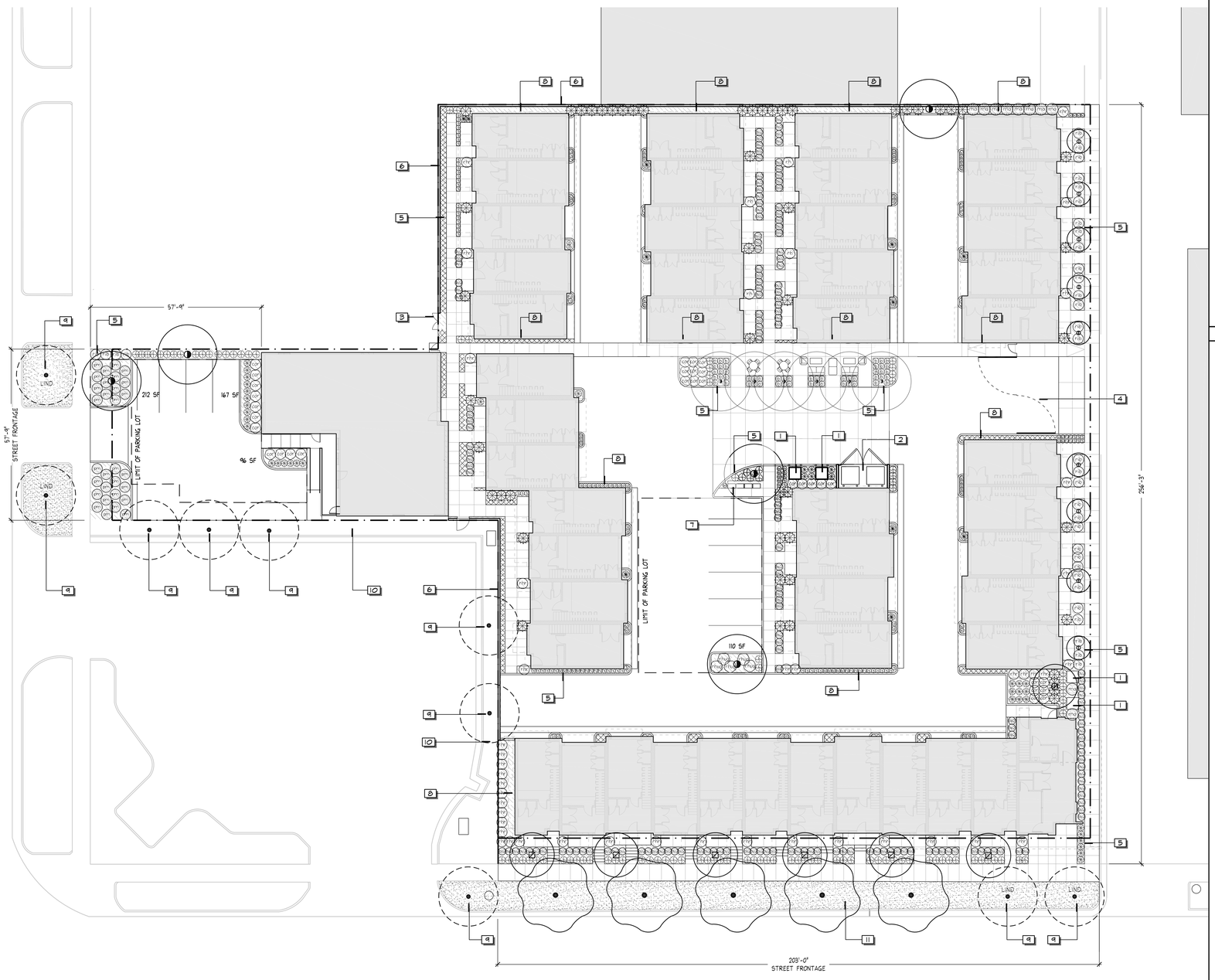
ARCHITECTURAL SITE PLAN

COWBOY PARTNERS
LIBERTY SQUARE
500 SOUTH & GREEN STREET
SALT LAKE CITY, UT 84102

DRAWN BY: AI
PROJECT NO.: 17071

DATE: 04.06.18

SHEET NO. A0.1



LANDSCAPE NOTES — A

1. CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING HIMSELF FAMILIAR WITH ALL UNDERGROUND UTILITIES, PIPES AND STRUCTURES. CONTRACTOR SHALL TAKE SOLE RESPONSIBILITY FOR ANY COSTS INCURRED DUE TO DAMAGE OF SAID UTILITIES.
2. CONTRACTOR SHALL NOT WILLFULLY PROCEED WITH CONSTRUCTION AS DESIGNED WHEN IT IS OBVIOUS THAT UNKNOWN OBSTRUCTIONS AND/OR GRADE DIFFERENCES EXIST THAT MAY NOT HAVE BEEN KNOWN DURING DESIGN. SUCH CONDITIONS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE OWNERS REPRESENTATIVE. THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ALL NECESSARY REVISIONS DUE TO FAILURE TO GIVE SUCH NOTIFICATION.
3. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY COORDINATION WITH SUBCONTRACTORS AS REQUIRED TO ACCOMPLISH THE LANDSCAPE CONSTRUCTION FOR THIS PROJECT.
5. ALL PLANT MATERIAL SHALL BE APPROVED BY THE OWNER'S REPRESENTATIVE UPON DELIVERY TO THE SITE, AND PRIOR TO INSTALLATION.
6. IF DISCREPANCIES ARISE BETWEEN ACTUAL PLANTING AREA SIZES IN THE FIELD AND THOSE SHOWN ON THE PLANS, CONTRACTOR SHALL CONTACT THE OWNER'S REPRESENTATIVE FOR RESOLUTION. FAILURE TO MAKE SUCH CONFLICTS KNOWN WILL RESULT IN CONTRACTOR'S LIABILITY FOR MATERIALS RELOCATION.
7. FINAL LOCATIONS OF ALL PLANT MATERIALS SHALL BE SUBJECT TO APPROVAL OF THE OWNER'S REPRESENTATIVE.
9. THE CONTRACTOR IS RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING TREES AND LANDSCAPING THAT IS DESIGNATED TO REMAIN. THE CONTRACTOR SHALL PROVIDE TEMPORARY FENCING OR OTHER APPROVED GUARDS OUTSIDE DRIP LINE (OUTER PERIMETER OF BRANCHES) OF TREES TO PROTECT FROM DAMAGE (SEE DETAIL). DO NOT STORE CONSTRUCTION MATERIALS, PERMIT VEHICULAR TRAFFIC OR PEDESTRIAN ACCESS WITHIN DRIP LINE TO AVOID SOIL COMPACTION. COORDINATE WITH ARCHS. AND CIVIL PLANS.
10. THE CONTRACTOR SHALL SUPPLY ALL PLANT MATERIAL IN QUANTITIES SUFFICIENT TO COMPLETE THE PLANTING SHOWN ON THE DRAWINGS.
11. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR THE DEPTHS DESCRIBED FOR TURF AREAS AND SHRUB BEDS AS INDICATED IN SHT. L-L101 DTL. B. IF NECESSARY DIG SUBGRADE IN SHRUB BEDS AND SODDED AREAS DOWN AS SPECIFIED BEFORE PLACING AMENDED TOPSOIL. REFER TO GRADING PLAN FOR FINISH GRADE AND DRAINAGE.
13. ANY PROPOSED SUBSTITUTIONS OF PLANT SPECIES SHALL BE MADE WITH PLANTS OF EQUIVALENT OVERALL FORM, HEIGHT, BRANCHING HABIT, FLOWER, LEAF, COLOR, FRUIT AND CULTURE ONLY AS APPROVED BY THE OWNER'S REPRESENTATIVE.
14. ALL TREES LESS THAN 2" CAL. SHALL BE DOUBLE STAKED AND ALL DECIDUOUS TREES GREATER THAN 2" CAL. AND ALL EVERGREEN TREES 6'-0" AND TALLER SHALL BE TRIPLE STAKED - SEE SHT. L-501 DTL. C AND D.
15. TREES SHALL NOT BE PLANTED LESS THAN 5'-0" FROM CURBS OR HARD SURFACE AREAS UNLESS A ROOT BARRIER IS INSTALLED.
16. A SOILS REPORT SHALL BE PROVIDED BY THE CONTRACTOR, AND SHALL DESCRIBE THE DEPTH, COMPOSITION, AND BULK DENSITY OF THE TOPSOIL AND SUBSOIL AT THE SITE AND SHALL INCLUDE RECOMMENDATIONS FOR SOIL AMENDMENTS. REFER TO SPECS.
17. 2H:1V MAXIMUM SLOPE IN LANDSCAPED AREAS.
18. PARK STRIP TREES SHALL BE CENTERED (EQUAL DISTANCE BETWEEN THE CURB AND SIDEWALK) WITHIN THE PARK STRIP.

PLANT SCHEDULE — B

TREES	BOTANICAL NAME	COMMON NAME	CONT	CAL	QTY	WATER ZONE **
Ø	Malus x 'Radiant'	Radiant Crab Apple	B & B	2"Cal	7	1
Φ	Malus x 'Red Barron'	Red Barron Crab Apple	15 gal	2"Cal	9	1
◑	Pyrus calleryana 'Aristocrat' TM	Aristocrat Flowering Pear	B & B	2"Cal	9	1
•	Tree - Existing - Refer to Sht. L102	Tree - Existing	-		10	N/A
•	Zelkova serrata 'Wireless'	Wireless Zelkova	B & B	3"Cal	5	2

SHRUBS	BOTANICAL NAME	COMMON NAME	SIZE	QTY	WATER ZONE **
BUX	Buxus microphylla koreana 'Green Velvet'	Korean Boxwood	5 gal	184	4
COR	Cornus sericea 'Artic Fire'	Artic Fire Dogwood	5 gal	22	2
✺	Juniperus sco. 'Gray Gleam'	Gray Gleam Juniper	5 gal	52	1
MA	Mahonia aquifolium 'Compacta'	Compact Oregon Grape	5 gal	10	3
PIT	Pinus sylvestris 'Hillside Creeper'	Hillside Creeper Scotch Pine	5 gal	30	2
rh	Rhamnus frangula 'Columnaris'	Tall-hedge Buckthorn	5 gal	4	1
RHF	Rhamnus frangula 'Fine Line'	Fine Line Buchthorn	5 gal	41	1
RHG	Rhus aromatica 'Gro-Low'	Gro-Low Fragrant Sumac	5 gal	16	1
RIB	Ribes alpinum	Alpine Currant	5 gal	35	1

ANNUALS/PERENNIALS	BOTANICAL NAME	COMMON NAME	SIZE	QTY	WATER ZONE **
a	Anemone x hybrida	Japanese Anemone	1 gal	31	2
PU	Echinacea purpurea	Purple Coneflower	1 gal	41	4
SO	Hemerocallis hybrid 'Stella de Oro'	Stella de Oro Daylily	1 gal	75	2
S	Salvia x sylvestris 'May Night'	Sage	1 gal	87	2

GRASSES	BOTANICAL NAME	COMMON NAME	SIZE	QTY	WATER ZONE **
✳	Calamagrostis acutifolia 'Karl Foerster'	Foerster's Reed Grass	5 gal	109	1
✳	Chasmanthium latifolium	Northern Sea Oats Grass	2 gal	39	1
✳	Panicum virgatum	Heavy Metal Grass	5 gal	11	1

GROUND COVERS	BOTANICAL NAME	COMMON NAME	CONT	SPACING	QTY	WATER ZONE **
▨	Ceratostigma plumbaginoides 'Blue Plumbago'	Blue Plumbago	flat	8" o.c.	1,166	2
▨	Turf-Grass REPAIR TURF AS NEEDED	Turf-Grass	sod		2,816 sf	

* QUANTITY INFORMATION PROVIDED FOR REFERENCE ONLY. CONTRACTOR RESPONSIBLE TO VERIFY ALL QUANTITIES.
** BASED ON THE WATER CONSERVING PLANTS FOR SALT LAKE CITY. PREPARED BY THE PLANNING DIVISION OF THE SALT LAKE CITY COMMUNITY & ECONOMIC DEVELOPMENT DEPARTMENT, SALT LAKE CITY, UTAH, UPDATED MAY 2001.

REFERENCE SCHEDULE NOTES — C

SYMBOL	DESCRIPTION	QTY
1	ELECTRICAL EQUIPMENT - REFER TO ARCHS. AND ELECT. PLANS	
2	DUMPSTER ENCLOSURE - REFER TO ARCHS. PLANS	
3	FENCE / GATE, TYP. - REFER TO ARCHS. PLANS	
4	ENTRY GATE - REFER TO ARCHS. PLANS	
5	3" OF BARK MULCH IN SHRUB BED OVER 12" OF TOPSOIL AND WEED BARRIER FABRIC, TYP.	6,524 sf
6	FENCING / WALL - REFER TO ARCHS. PLANS	
7	MAILBOX - REFER TO ARCHS. PLANS	
8	GAS AND ELEC. METER ENCLOSURES - REFER TO MECH. AND ELECT. PLANS	
9	EXISTING TREES TO BE PRESERVED DURING CONSTRUCTION - REFER TO SHT. L102	
10	EXISTING LANDSCAPE - PROTECT IN PLACE	
11	TURF - 6 INCHES OF AMENDED TOPSOIL	

\# QUANTITY INFORMATION PROVIDED FOR REFERENCE ONLY. CONTRACTOR RESPONSIBLE TO VERIFY ALL QUANTITIES.

SUMMARY TABLE FOR PARK STRIP — F

PARK STRIP LANDSCAPING	LENGTH	REQUIRED	EXISTING	PROPOSED	TOTAL
-STREET FRONTAGE (1 TREE PER 30 LF)	261' SF	9 TREES	4 TREES TO REMAIN	5 TREES	6 TREES

PARK STRIP TREES LEGEND

EXISTING TREES TO REMAIN	BOTANICAL NAME	COMMON NAME	SIZE	QTY.
	Tilia spp.	Linden Species	DBH "12"	4

PROPOSED TREES	BOTANICAL NAME	COMMON NAME	SIZE	QTY.
	Zelkova serrata 'Wireless'	Wireless Zelkova	3"Cal	5

PARK STRIP LIVE VEGETATION CALCULATIONS

PARK STRIP LANDSCAPE	TOTAL AREA	PROPOSED LIVE VEGETATION	% PROPOSED LIVE VEG.
-PARK STRIP (MIN. REQUIRED 33% LIVE VEGETATION)	2,643 SF	2,643 SF	100%

SUMMARY TABLE FOR PARKING LOTS — D

INTERIOR PARKING LOT LANDSCAPE	AREA / LENGTH	REQUIRED	PROPOSED
A. LANDSCAPE (5% TO BE LANDSCAPED)	4,972 SF PARKING AREA	249 SF	586 SF
B. INTERIOR TREES (1 TREE PER 120 SF)	N/A	2 TREES	2 TOTAL TREES

PERIMETER PARKING LOT LANDSCAPE	AREA / LENGTH	REQUIRED	PROPOSED
C. TREES			
1. NON-RESIDENTIAL (1 TREE PER 50 LF)	58 LF	1 TREES	1 TREES
D. SHRUBS			
1. NON-RESIDENTIAL (3 FEET O.C., 50% OF LENGTH)	58 LF	10 SHRUBS	21 SHRUBS

TREE DEMOLITION AND PROTECTION PLAN — E

-- REFER TO SHEET L102 FOR TREE DEMOLITION AND PROTECTION PLAN --

SUMMARY DATA FOR DROUGHT TOLERANT TREES AND SHRUBS — G

DESCRIPTION	TOTAL TREES	DROUGHT TOLERANT	PERCENTAGE
-TREES (80% MIN.)	30TREES	30 TREES	100%
-SHRUBS (60% MIN.)	527 SHRUBS	553 SHRUBS	100%

Richard L. Gilbert
LICENSED LANDSCAPE ARCHITECT
No. 5734299
FEB. 23, 2018
STATE OF UTAH

TEL: 801.521.9111 FAX: 801.521.9158

LANDSCAPE PLAN

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

CONSULTANT:
Atc Sitio Design
Landscape Architecture & Architectural Site Design
1058 East 2100 South Salt Lake City, Utah 84106
office 801.487.4923 fax 801.466.3046

SALT LAKE CITY, UTAH 84101

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COWBOY PARTNERS
LIBERTY SQUARE
500 SOUTH & GREEN STREET
SALT LAKE CITY, UT 84102

DRAWN BY: ASD TEAM
PROJECT NO.: 17071

DATE: 02.23.18

SHEET NO. L101

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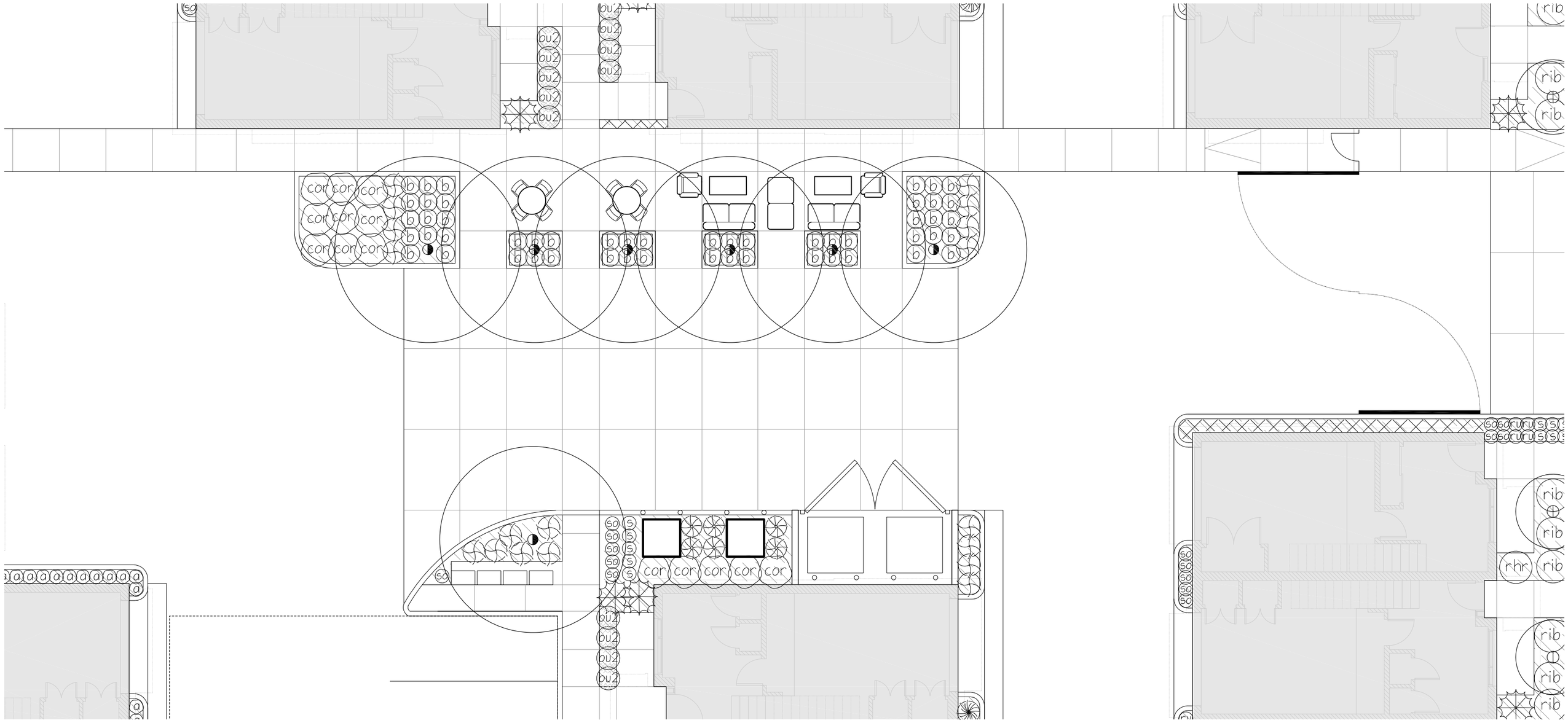
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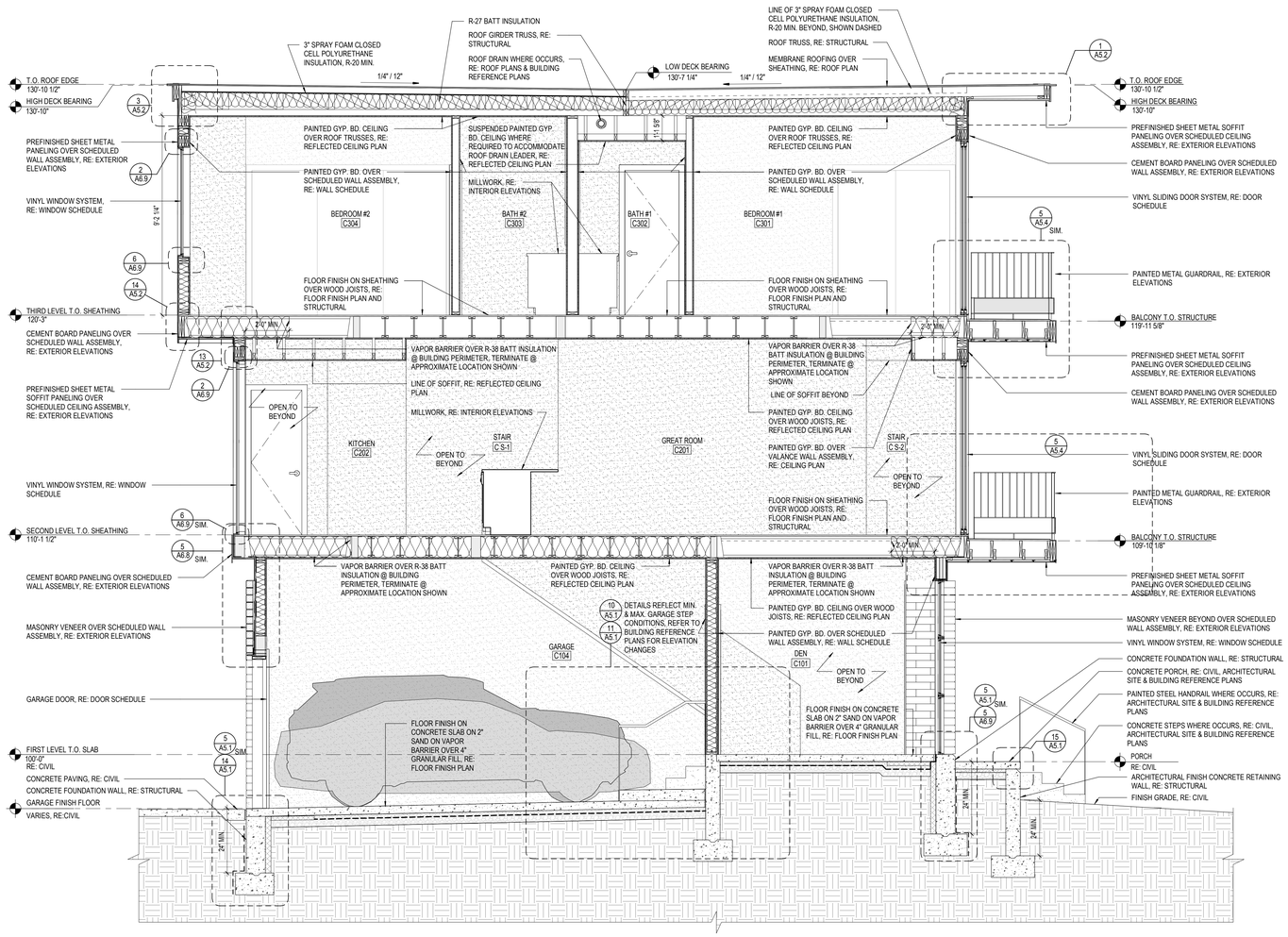

BUILDINGS 1, 3, 4 & 8 UNIT C SECTION - UNITS B, D & G SIMILAR

VERTICAL
3/8" = 1'-0"

9

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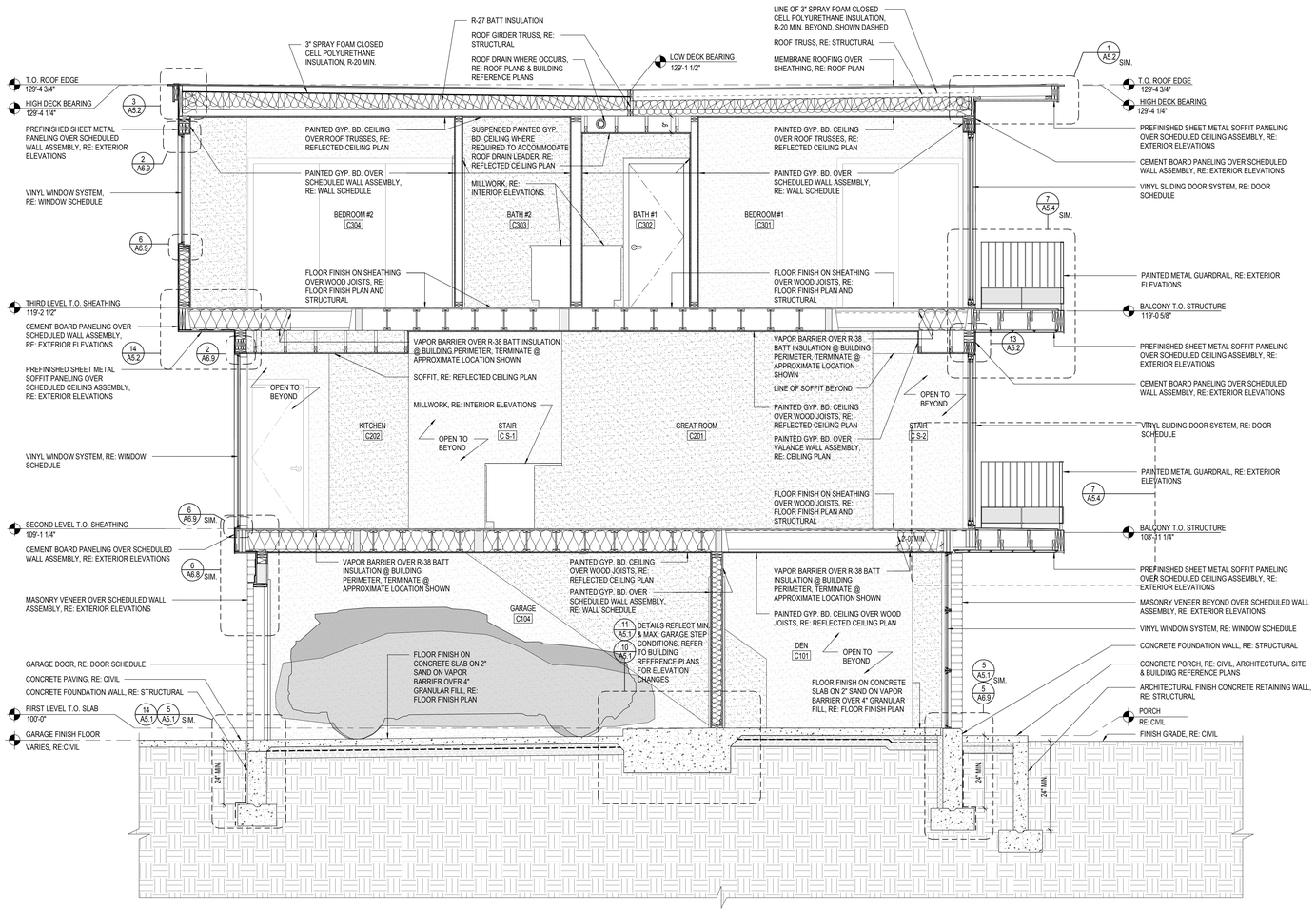
BUILDINGS 1, 3, 4 & 8 - UNIT C SECTION - UNITS D, D & G SIMILAR

COWBOY PARTNERS
LIBERTY SQUARE
639 E. 500 S.
SALT LAKE CITY, UTAH 84102

DRAWN BY: AI
PROJECT NO.: 17071

DATE: 04.06.18

SHEET NO. A3.1



BUILDINGS 2, 5, 6 & 7 - UNIT C SECTION - UNITS B, D & G SIMILAR

VERTICAL 3/8" = 1'-0"

9

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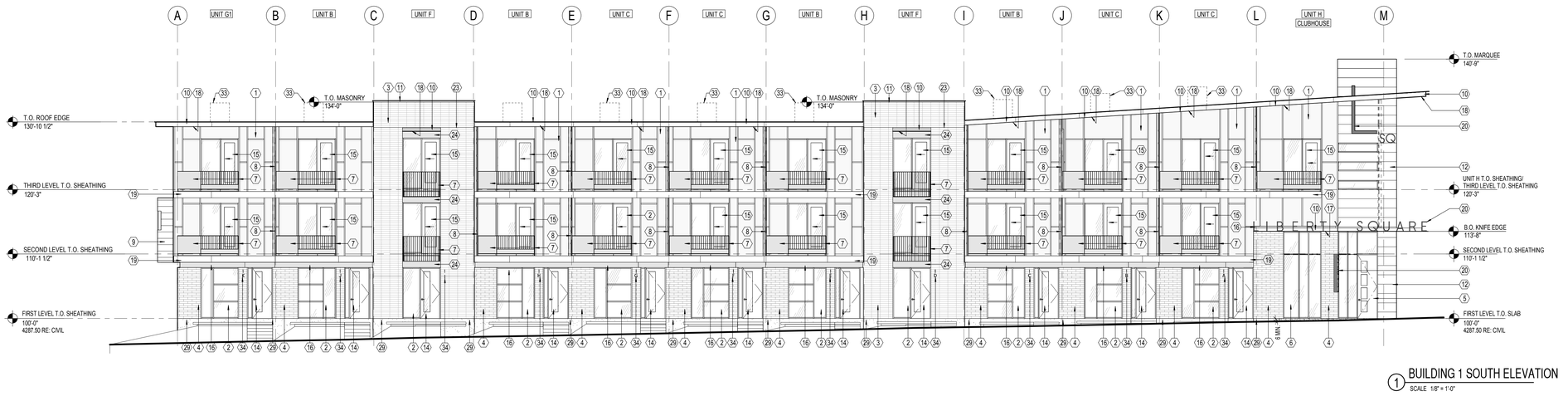
BUILDINGS 2, 5, 6 & 7 - UNIT C SECTION - UNITS B, D & G SIMILAR

COWBOY PARTNERS
LIBERTY SQUARE
639 E. 500 S.
SALT LAKE CITY, UTAH 84102

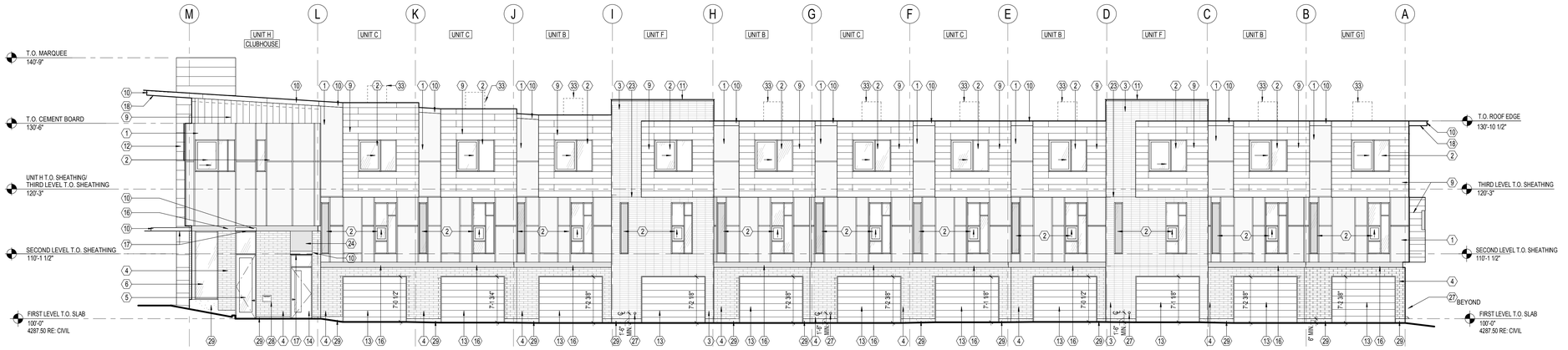
DRAWN BY: AI
PROJECT NO.: 17071

DATE: 04.06.18

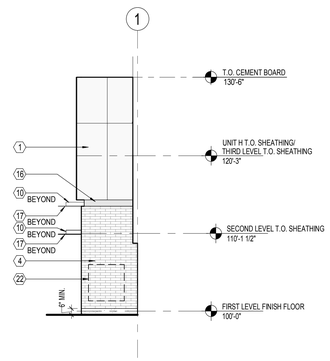
SHEET NO. A3.2



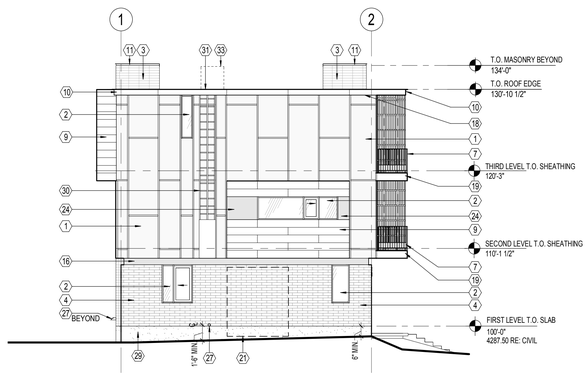
1 BUILDING 1 SOUTH ELEVATION
SCALE 1/8" = 1'-0"



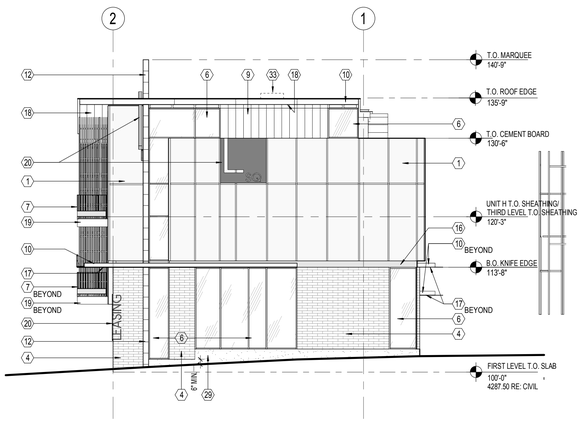
2 BUILDING 1 NORTH ELEVATION
SCALE 1/8" = 1'-0"



5 BUILDING 1 WEST SIDE ELEVATION
SCALE 1/8" = 1'-0"



4 BUILDING 1 WEST ELEVATION
SCALE 1/8" = 1'-0"



3 BUILDING 1 EAST ELEVATION
SCALE 1/8" = 1'-0"

ELEVATION GENERAL NOTES

1. BUILDING FFE OF 100'-0" ESTABLISHED BY SEA LEVEL ELEVATION PER CIVIL DRAWINGS. BUILDINGS MAY HAVE MULTIPLE STEPS IN FFE WITHIN SINGLE BUILDING, REFER TO CIVIL DRAWINGS FOR BUILDING FFE ELEVATIONS RELATIVE TO SEA LEVEL. CONTRACTOR SHALL BE RESPONSIBLE TO COORDINATE FFE INDICATED ON THE CIVIL AND ARCHITECTURAL DRAWINGS, AND SHALL NOTIFY THE ARCHITECT OF ANY DISCREPANCIES PRIOR TO ESTABLISHING SITE AND BUILDING FFE GRADES.
2. ALL DATUM ELEVATIONS ARE BASED ON A FIRST LEVEL DEN FINISH FLOOR ELEVATION OF 100'-0", AND ARE ESTABLISHED BY SEA LEVEL ELEVATIONS PER CIVIL GRADING PLAN, AND ARCHITECTURAL REFERENCE PLANS AND EXTERIOR ELEVATIONS.
3. EACH BUILDING FFE OF 100'-0" IS BASED ON A DIFFERENT SEA LEVEL ELEVATION, RE: CIVIL.
4. REFER TO BUILDING REFERENCE PLANS AND CIVIL SITE GRADING FOR GARAGE FLOOR ELEVATIONS.

ELEVATION KEYED NOTES

1 CEMENT BOARD PANELING: MAXIMUM PANEL SIZE 4' H X 10' L, REFER TO EXTERIOR ELEVATIONS FOR PANEL SIZES AND LAYOUT; MFR: ALLURA; FINISH: SMOOTH PRIMED; COLOR: PAINT WHITE TO MATCH ARCHITECT'S SAMPLE; VERTICAL TRIM: MFR: JAMES HARDIE; PRODUCT: HARDIETRIM BATTEN BOARD; COLOR: PAINT TO MATCH CEMENT BOARD; HORIZONTAL TRIM: CUSTOM Z FLASHING; COLOR: PAINT TO MATCH CEMENT BOARD; ALTERNATE CEMENT BOARD PANELING: MFR: JAMES HARDIE; COLOR: HZ5, ARCTIC WHITE

2 VINYL WINDOWS: MFR: CASCADE; PRODUCT: CASCADE SERIES; COLOR: EXTERIOR, SILVER AND INTERIOR, WHITE; RE: WINDOW SCHEDULE

3 BRICK VENEER: SIZE AND SHAPE: 3 5/8" H X 3 5/8" D X 15 9/16" L, EMPORER; MFR: INTERSTATE BRICK; COLOR: BLACK OPAL; FINISH: SMOOTH FACE; COURSING: STACKED BOND COURSE WITH FLUSH STRUCK HEAD JOINTS AND WEATHERED BED JOINTS; MORTAR: NATURAL MORTAR COLOR

4 CMU VENEER: SIZE AND SHAPE: 3 5/8" H X 3 5/8" D X 15 5/8" L, GROUND FACED HONED CMU; MFR: AMCOR MASONRY; COLOR: TRINITY WHITE; COURSING: RUNNING BOND COURSE WITH FLUSH STRUCK HEAD JOINTS AND WEATHERED BED JOINTS; MORTAR: NATURAL MORTAR COLOR

5 CLEAR ANODIZED ALUMINUM FRAMED STOREFRONT DOOR; RE: DOOR SCHEDULE

6 CLEAR ANODIZED ALUMINUM FRAMED STOREFRONT WINDOW; RE: WINDOW SCHEDULE

7 GUARDRAIL: PAINTED STEEL

8 SCREEN WALL: PAINTED HARDWOOD WITH PAINTED STEEL BACK-UP STRUCTURE

9 PREFINISHED SHEET METAL WALL PANELING: MBCI: DESIGNER SERIES 12" FLAT 22 GA. PANEL; COLOR: SILVER METALLIC

10 PREFINISHED SHEET METAL FASCIA AND EDGE FLASHING: 22 GA. SHEET METAL; COLOR: MATCH SHEET METAL SOFFIT PANELING

11 PREFINISHED SHEET METAL COPING; 22 GA.; COLOR: MATCH SHEET METAL SOFFIT PANELING

12 BUILDING MARQUEE: PREFINISHED COLOR ALUMINUM SHEET METAL PANELING: 0.040" COLOR ANODIZED ALUMINUM SHEET METAL W/ FLUSH FLAT LOCK SEAMS; COLOR: WRISCO VIBRANT ORANGE

13 SECTIONAL GARAGE DOOR: PAINTED STEEL FLAT PANEL WITH PREFINISHED 22 GA. SHEET METAL WRAPPED HEAD AND JAMB OVER P.T. WOOD, VERIFY HEIGHT SHOWN W/ FULL COURSE MASONRY & CIVIL; COLOR: MATCH GARAGE DOOR

14 FIBERGLASS ENTRY DOOR: MFR: THERMA-TRU; EXTERIOR COLOR: MATCH VINYL WINDOW SYSTEM; INTERIOR COLOR: MATCH INTERIOR WALLS; RE: DOOR SCHEDULE

15 VINYL OR FIBERGLASS SLIDING DOOR: MFR AND COLOR: MATCH VINYL WINDOW SYSTEM; RE: DOOR SCHEDULE

16 PREFINISHED SHEET METAL REVEAL: 22 GA. SHEET METAL W/ FLUSH FLAT LOCK SEAMS; COLOR: MATCH SHEET METAL WALL PANELING

17 PREFINISHED SHEET METAL SOFFIT PANELING; 22 GA.; FLUSH FLAT LOCK SEAMS; COLOR: MATCH SHEET METAL SOFFIT PANELING

18 PREFINISHED SHEET METAL SOFFIT PANELING; MBCI; ARTISAN L12, 22 GA. PANEL; COLOR: SILVER METALLIC

19 PREFINISHED SHEET METAL CLAD BALCONY STRUCTURE; 22 GA.; FLUSH FLAT LOCK SEAMS; COLOR: MATCH SHEET METAL SOFFIT PANELING

20 CLEAR ANODIZED ALUMINUM PLATE SIGNAGE BY OWNER'S SIGNAGE CONTRACTOR TO COORDINATE WITH SIGNAGE VENDOR, FRAMING AND ELECTRICAL; RE: ELECTRICAL

21 GAS METERS, APPROXIMATE SIZE & LOCATION SHOWN DASHED, RE: MECHANICAL & CIVIL

22 ELECTRICAL METERS, APPROXIMATE SIZE & LOCATION SHOWN DASHED, RE: ELECTRICAL & CIVIL

23 STEEL LEDGER ANGLE, RE: DETAIL

24 PREFINISHED SHEET METAL PANELING; 22 GA.; FLUSH FLAT LOCK SEAMS; COLOR: MATCH SHEET METAL WALL PANELING

25 PAINTED STEEL TRASH ENCLOSURE GATE, RE: DETAIL

26 CMU: SIZE AND SHAPE: 3 5/8" H X 7 5/8" D X 15 5/8" L, TWO SIDED GROUND FACED HONED CMU; MFR: AMCOR MASONRY; COLOR: TRINITY WHITE; COURSING: RUNNING BOND COURSE WITH FLUSH STRUCK HEAD JOINTS AND WEATHERED BED JOINTS; MORTAR: NATURAL MORTAR COLOR; RE: STRUCTURAL

27 DOWNSPOUT NOZZLE, RE: PLUMBING

28 RENT DROPBOX MOUNTED THROUGH WALL, FIRE-RESISTANT CUSHION BOTTOM, HOPPER ON EXTERIOR TO RECIEVE RENT, AND PANO HINGED DOOR ON INTERIOR TO COLLECT RENT. RE: MAILBOX SPECS.

29 CONCRETE FOUNDATION WALL, PROVIDE FINISH ACCEPTABLE TO OWNER & ARCHITECT

30 ROOF ACCESS LADDER; BASIS OF DESIGN: MFR: O'KEEFFE'S; MODEL: 500/501 AS RECOMMENDED BY MANUFACTURER FOR LENGTH OF LADDER; OPTIONS TO BE INCLUDED: OFF-FLOOR MOUNTING BRACKET (OMB); SECURITY DOOR (SD); FALL ARREST (FA); SAFETY POST (SP); ADDITIONAL INTERMEDIATE BRACKET (AIB) – QUANTITY AS RECOMMENDED BY MANUFACTURER; FINISH: POWDER COATED RAL 9010 PURE WHITE; GENERAL CONTRACTOR TO PROVIDE SOLID (2) 2X6 BLOCKING SECURELY ATTACHED TO STUD FRAMING AT EACH LADDER BRACKET CONNECTION; CONNECTIONS SHALL OCCUR BEHIND FIBER CEMENT BOARD PANELING, OVER AIR AND MOISTURE BARRIER, EXTEND T.O. LADDER TO T.O. ROOF, TYP.

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32 2" RECESSED BRICK VENEER WALL, RE: WALL TYPE 3

33 ROOF TOP UNITS SHOWN DASHED, RE: MECHANICAL

34 CLEAR ANODIZED ALUMINUM ADDRESS NUMBERS: 9" HIGH WITH 1/2" STROKE MINUMINUM.

PRESCOTT MUIR ARCHITECT • 171 WEST PIERPONT AVE. • SALT LAKE CITY, UTAH 84101 • TEL: 801.521.9111 FAX: 801.521.9158

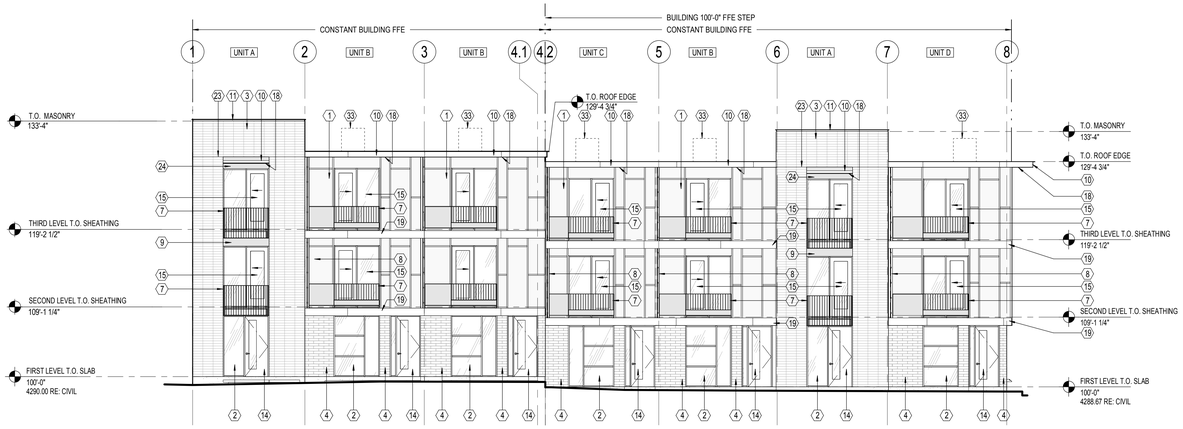
BUILDING 1 EXTERIOR ELEVATIONS

COWBOY PARTNERS
LIBERTY SQUARE
639 E. 500 S.
SALT LAKE CITY, UTAH 84102

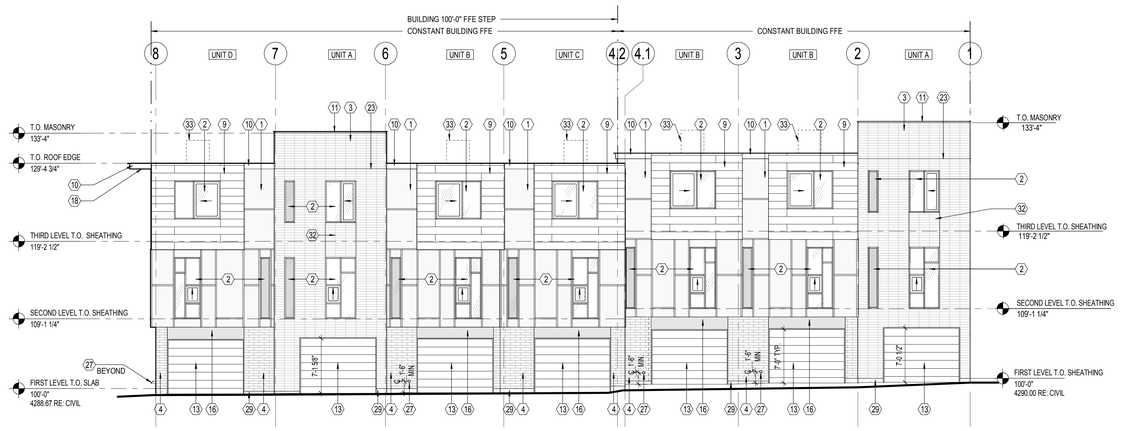
DRAWN BY: AI
PROJECT NO.: 17071

DATE:
02.23.18
03.08.18 ADD DB
04.12.18
04.20.18 RE: RDO 01

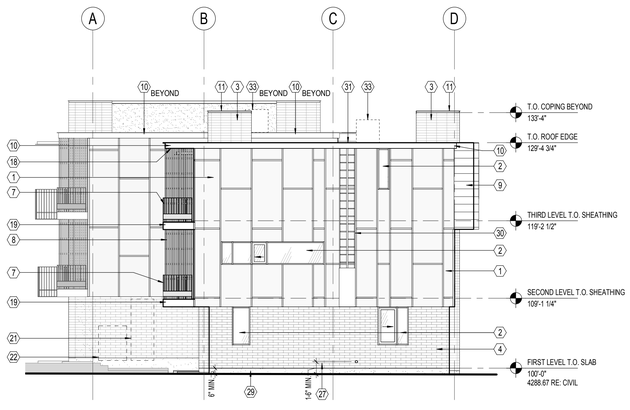
SHEET NO. A2.1



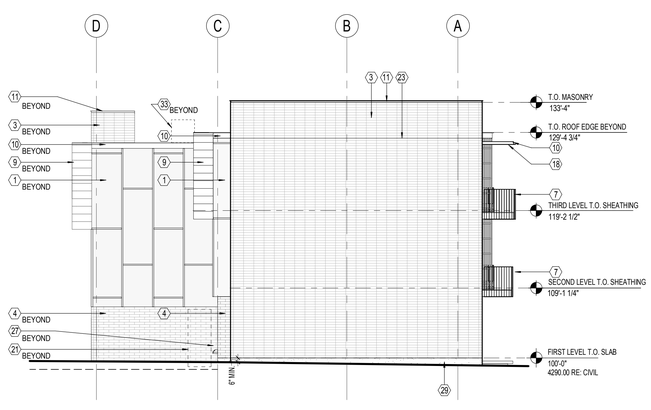
1 BUILDING 2 WEST ELEVATION
SCALE 1/8" = 1'-0"



2 BUILDING 2 EAST ELEVATION
SCALE 1/8" = 1'-0"



3 BUILDING 2 SOUTH ELEVATION
SCALE 1/8" = 1'-0"



4 BUILDING 2 NORTH ELEVATION
SCALE 1/8" = 1'-0"

ELEVATION GENERAL NOTES

1. BUILDING FFE OF 100'-0" ESTABLISHED BY SEA LEVEL ELEVATION PER CIVIL DRAWINGS. BUILDINGS MAY HAVE MULTIPLE STEPS IN FFE WITHIN SINGLE BUILDING, REFER TO CIVIL DRAWINGS FOR BUILDING FFE ELEVATIONS RELATIVE TO SEA LEVEL. CONTRACTOR SHALL BE RESPONSIBLE TO COORDINATE FFE INDICATED ON THE CIVIL AND ARCHITECTURAL DRAWINGS, AND SHALL NOTIFY THE ARCHITECT OF ANY DISCREPANCIES PRIOR TO ESTABLISHING SITE AND BUILDING FFE GRADES.
2. ALL DATUM ELEVATIONS ARE BASED ON A FIRST LEVEL DEN FINISH FLOOR ELEVATION OF 100'-0", AND ARE ESTABLISHED BY SEA LEVEL ELEVATIONS PER CIVIL GRADING PLAN, AND ARCHITECTURAL REFERENCE PLANS AND EXTERIOR ELEVATIONS.
3. EACH BUILDING FFE OF 100'-0" IS BASED ON A DIFFERENT SEA LEVEL ELEVATION, RE: CIVIL
4. REFER TO BUILDING REFERENCE PLANS AND CIVIL SITE GRADING FOR GARAGE FLOOR ELEVATIONS.

ELEVATION KEYED NOTES

1 CEMENT BOARD PANELING: MAXIMUM PANEL SIZE 4' H X 10' L, REFER TO EXTERIOR ELEVATIONS FOR PANEL SIZES AND LAYOUT; MFR: ALLURA; FINISH: SMOOTH PRIMED; COLOR: PAINT WHITE TO MATCH ARCHITECT'S SAMPLE; VERTICAL TRIM: MFR: JAMES HARDIE; PRODUCT: HARDIETRIM BATTEN BOARD; COLOR: PAINT TO MATCH CEMENT BOARD; HORIZONTAL TRIM: CUSTOM Z FLASHING; COLOR: PAINT TO MATCH CEMENT BOARD; ALTERNATE CEMENT BOARD PANELING: MFR: JAMES HARDIE; COLOR: HZ5, ARCTIC WHITE

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5 CLEAR ANODIZED ALUMINUM FRAMED STOREFRONT DOOR; RE: DOOR SCHEDULE

6 CLEAR ANODIZED ALUMINUM FRAMED STOREFRONT WINDOW; RE: WINDOW SCHEDULE

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14 FIBERGLASS ENTRY DOOR: MFR: THERMA-TRU; EXTERIOR COLOR: MATCH VINYL WINDOW SYSTEM; INTERIOR COLOR: MATCH INTERIOR WALLS; RE: DOOR SCHEDULE

15 VINYL OR FIBERGLASS SLIDING DOOR: MFR AND COLOR: MATCH VINYL WINDOW SYSTEM; RE: DOOR SCHEDULE

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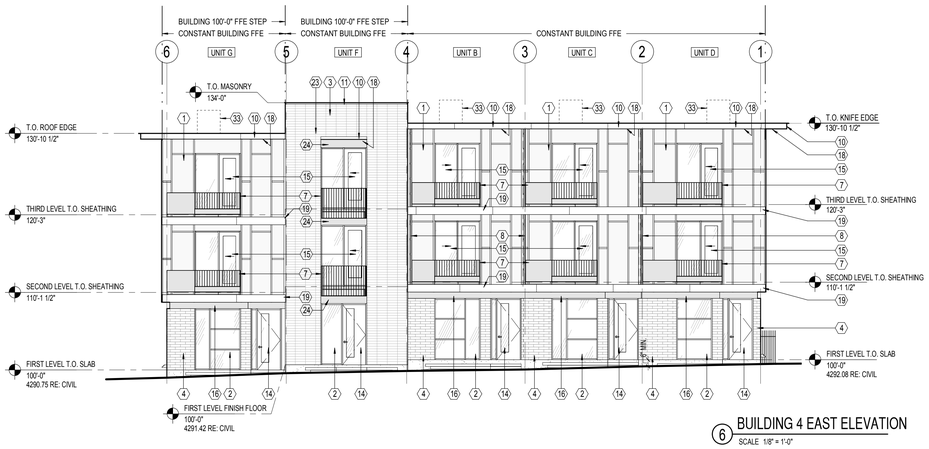
BUILDING 2 EXTERIOR ELEVATIONS

COWBOY PARTNERS
LIBERTY SQUARE
639 E. 500 S.
SALT LAKE CITY, UTAH 84102

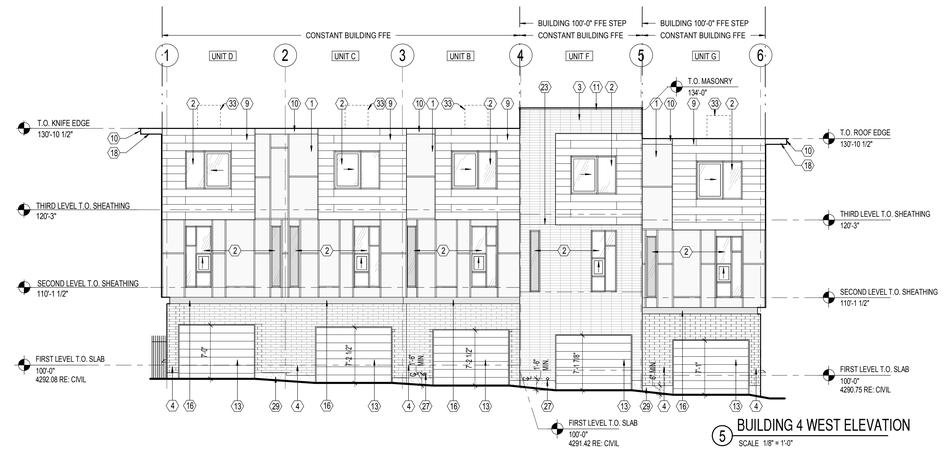
DRAWN BY: AI
PROJECT NO.: 17071

DATE:
02.23.18 ADD 03
03.06.18 PB
04.20.18 ADD 01

SHEET NO. A2.02



6 BUILDING 4 EAST ELEVATION
SCALE 1/8" = 1'-0"



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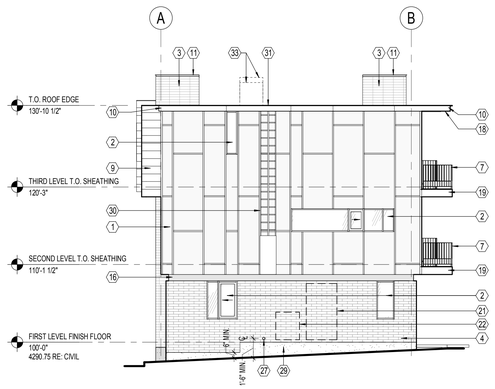

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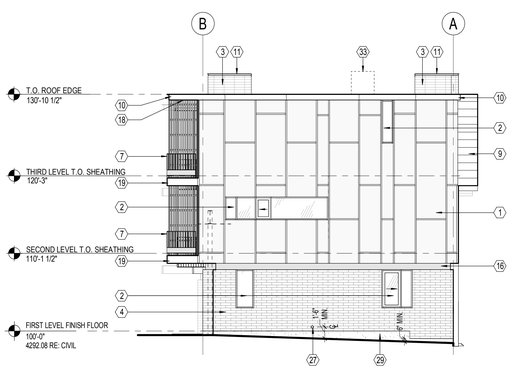

8 BUILDING 4 NORTH ELEVATION
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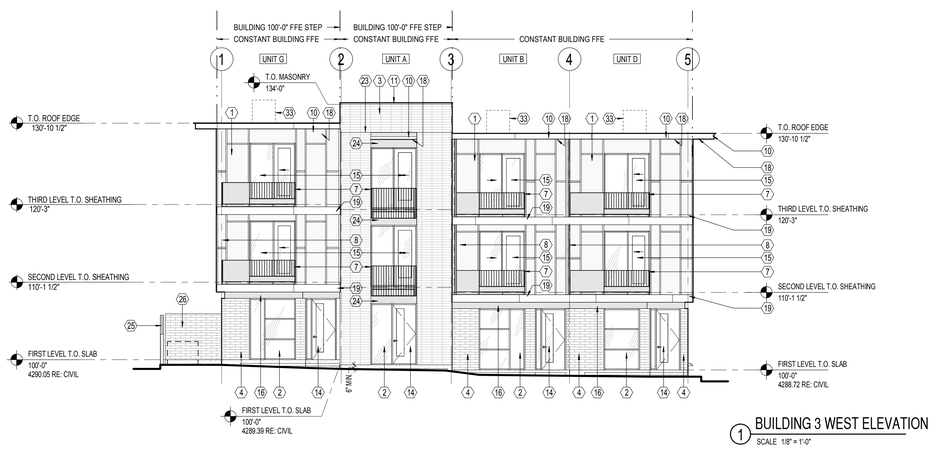
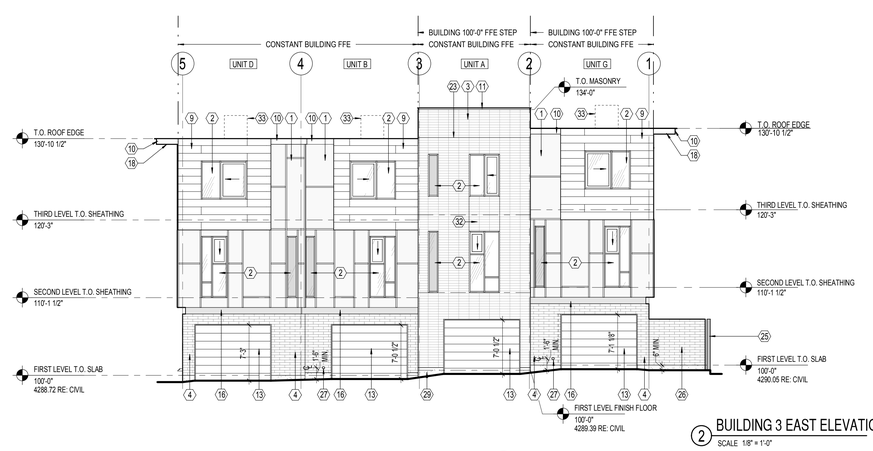
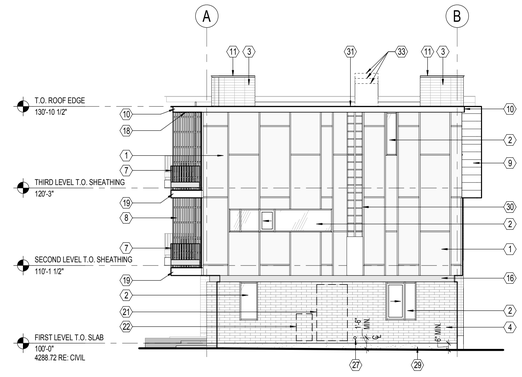


1 BUILDING 3 WEST ELEVATION
SCALE 1/8" = 1'-0"



2 BUILDING 3 EAST ELEVATION
SCALE 1/8" = 1'-0"



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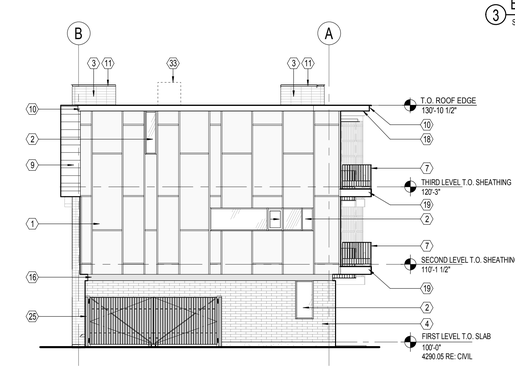

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PRESCOTT MUIR ARCHITECT • 171 WEST PIERPONT AVE. • SALT LAKE CITY, UTAH 84101 • TEL: 801.521.9111 FAX: 801.521.9158

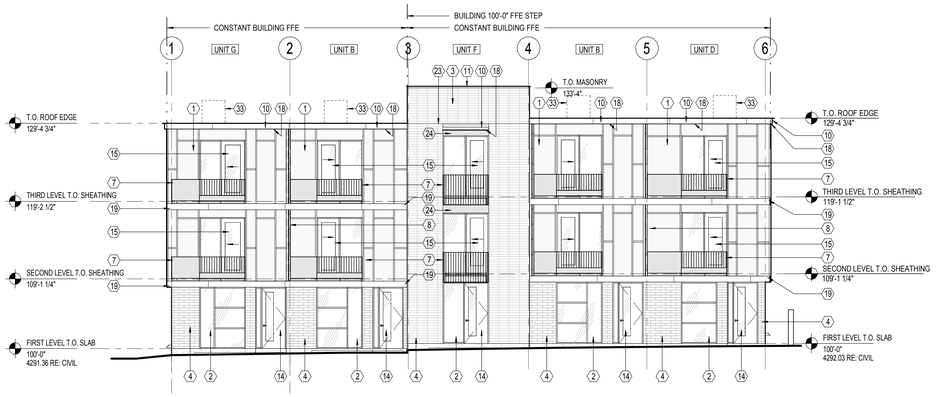
BUILDINGS 3 &4 EXTERIOR ELEVATIONS

COWBOY PARTNERS
LIBERTY SQUARE
639 E. 500 S.
SALT LAKE CITY, UTAH 84102

DRAWN BY: AI
PROJECT NO.: 17071

DATE:
02.23.18 ADD 03
03.08.18 RE: 03
04.20.18 ADD 01

SHEET NO. A2.3



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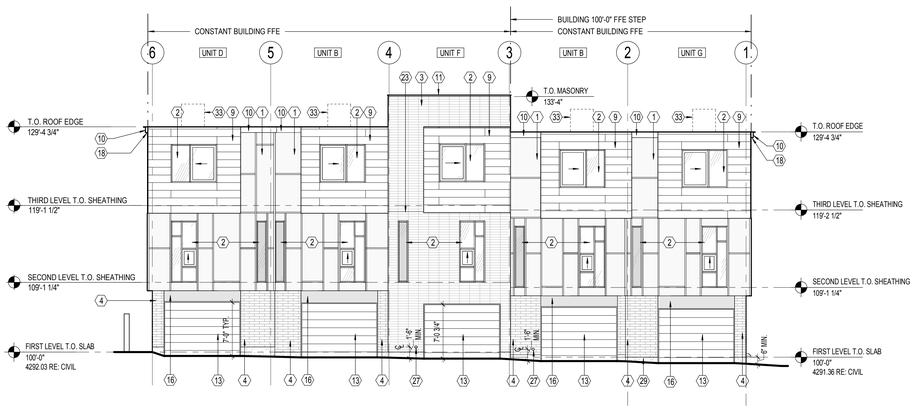
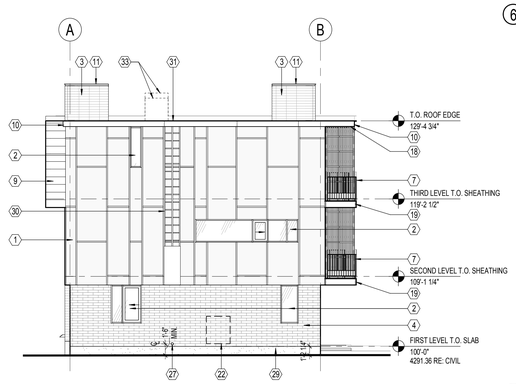
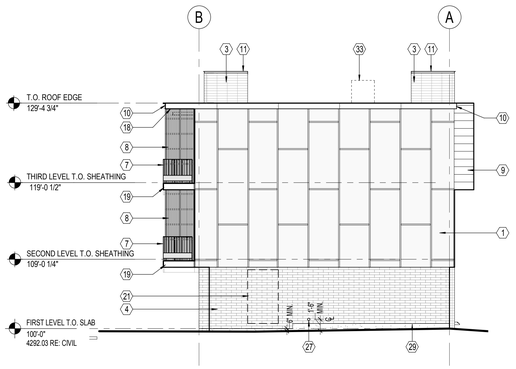


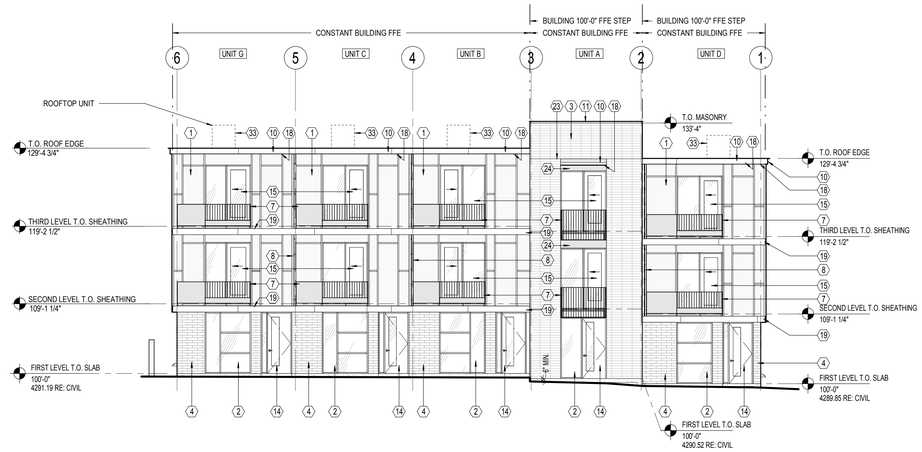
6 BUILDING 6 WEST ELEVATION
SCALE 1/8" = 1'-0"



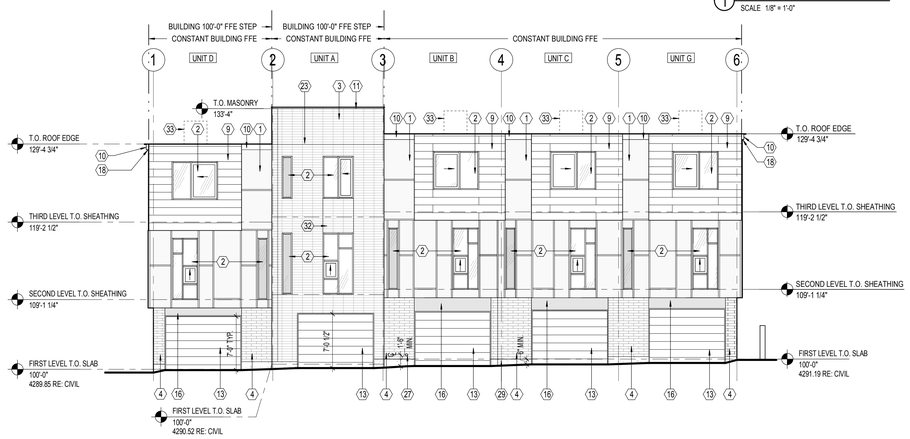
7 BUILDING 6 SOUTH ELEVATION
SCALE 1/8" = 1'-0"



8 BUILDING 6 NORTH ELEVATION
SCALE 1/8" = 1'-0"



1 BUILDING 5 WEST ELEVATION
SCALE 1/8" = 1'-0"



2 BUILDING 5 EAST ELEVATION
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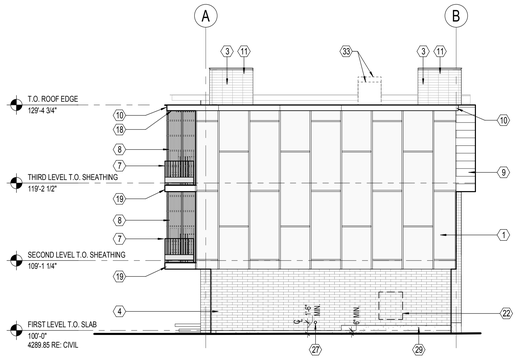
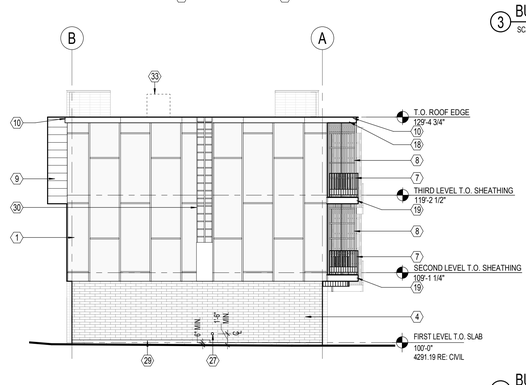


3 BUILDING 5 SOUTH ELEVATION
SCALE 1/8" = 1'-0"



4 BUILDING 5 NORTH ELEVATION
SCALE 1/8" = 1'-0"

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3. EACH BUILDING FFE OF 100'-0" IS BASED ON A DIFFERENT SEA LEVEL ELEVATION, RE: CIVIL.
4. REFER TO BUILDING REFERENCE PLANS AND CIVIL SITE GRADING FOR GARAGE FLOOR ELEVATIONS.

ELEVATION KEYED NOTES

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5 CLEAR ANODIZED ALUMINUM FRAMED STOREFRONT DOOR; RE: DOOR SCHEDULE

6 CLEAR ANODIZED ALUMINUM FRAMED STOREFRONT WINDOW; RE: WINDOW SCHEDULE

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8 SCREEN WALL: PAINTED HARDWOOD WITH PAINTED STEEL BACK-UP STRUCTURE

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11 PREFINISHED SHEET METAL COPING; 22 GA.; COLOR: MATCH SHEET METAL SOFFIT PANELING

12 BUILDING MARQUEE: PREFINISHED COLOR ALUMINUM SHEET METAL PANELING: 0.040" COLOR ANODIZED ALUMINUM SHEET METAL W/ FLUSH FLAT LOCK SEAMS; COLOR: WRISCO VIBRANT ORANGE

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14 FIBERGLASS ENTRY DOOR: MFR: THERMA-TRU; EXTERIOR COLOR: MATCH VINYL WINDOW SYSTEM; INTERIOR COLOR: MATCH INTERIOR WALLS; RE: DOOR SCHEDULE

15 VINYL OR FIBERGLASS SLIDING DOOR: MFR AND COLOR: MATCH VINYL WINDOW SYSTEM; RE: DOOR SCHEDULE

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17 PREFINISHED SHEET METAL SOFFIT PANELING; 22 GA.; FLUSH FLAT LOCK SEAMS; COLOR: MATCH SHEET METAL SOFFIT PANELING

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23 STEEL LEDGER ANGLE, RE: DETAIL

24 PREFINISHED SHEET METAL PANELING; 22 GA.; FLUSH FLAT LOCK SEAMS; COLOR: MATCH SHEET METAL WALL PANELING

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33 ROOF TOP UNITS SHOWN DASHED, RE: MECHANICAL

34 CLEAR ANODIZED ALUMINUM ADDRESS NUMBERS: 9" HIGH WITH 1/2" STROKE MINUMINUM.

PRESCOTT MUIR ARCHITECT • 171 WEST PIERPONT AVE. • SALT LAKE CITY, UTAH 84101 • TEL: 801.521.9111 FAX: 801.521.9158

DATE: 02.23.18 / 03.08.18 ADD 03 / 04.20.18 ADD 01

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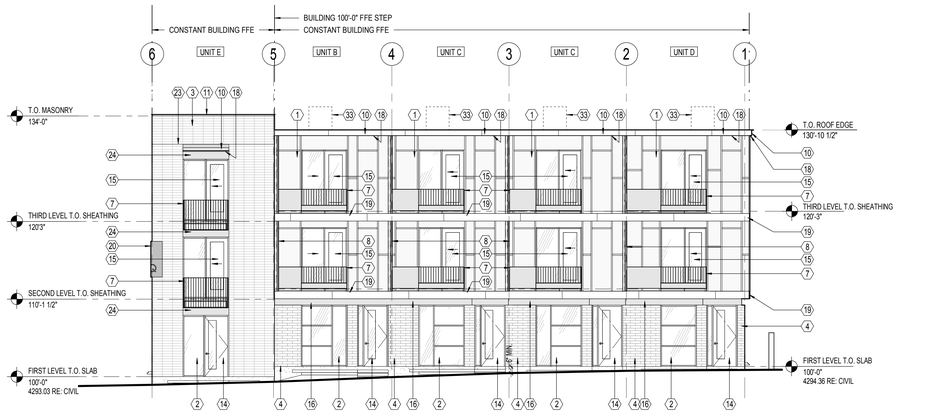
DRAWN BY: AI

PROJECT NO.: 17071

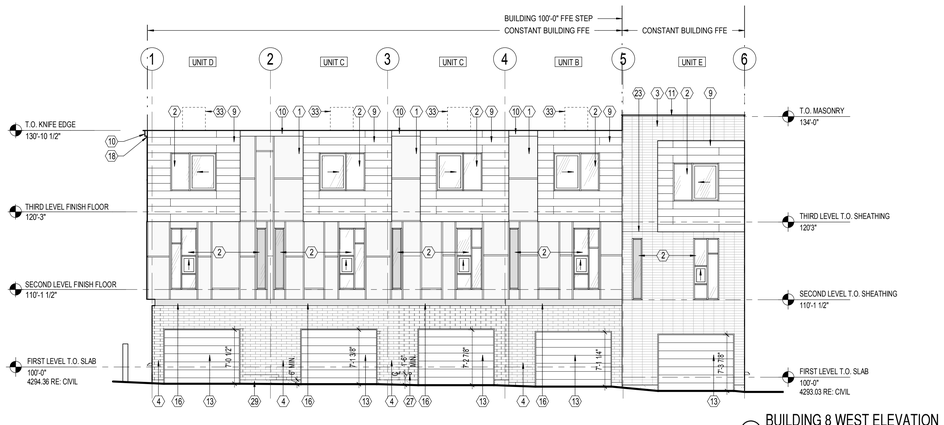
COWBOY PARTNERS
LIBERTY SQUARE
639 E. 500 S.
SALT LAKE CITY, UTAH 84102

DUILDINGS 5 & 6 EXTERIOR ELEVATIONS

SHEET NO. A2.04



5 BUILDING 8 EAST ELEVATION
SCALE 1/8" = 1'-0"



6 BUILDING 8 WEST ELEVATION
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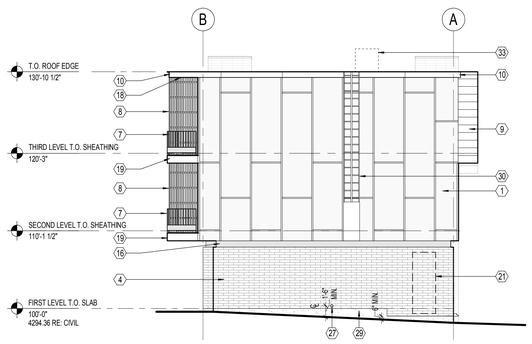

7 BUILDING 8 NORTH ELEVATION
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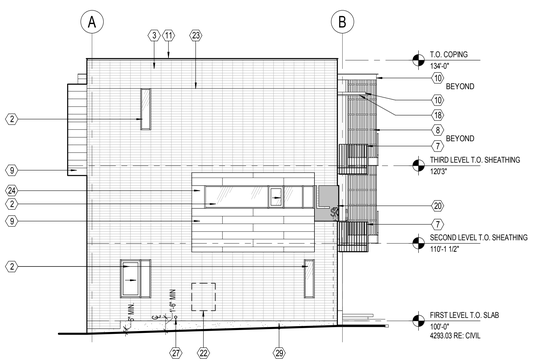

8 BUILDING 8 SOUTH ELEVATION
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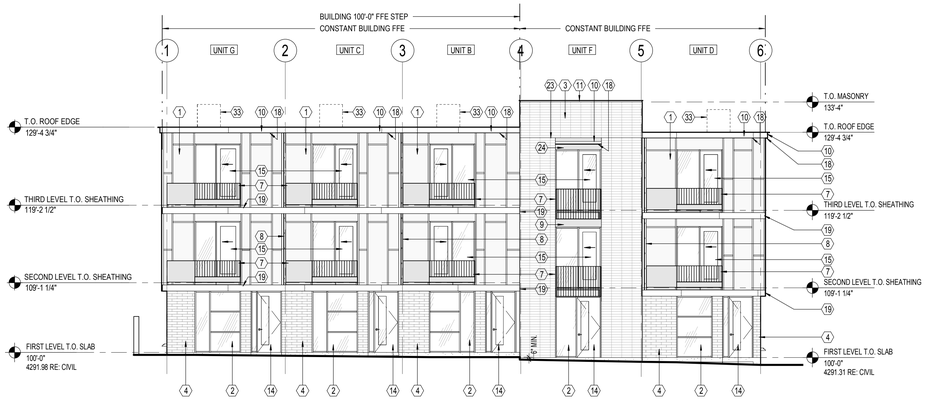
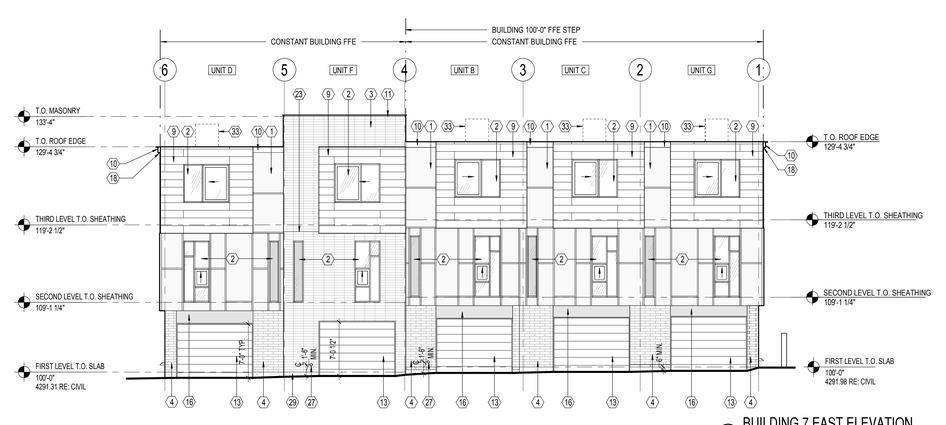


1 BUILDING 7 WEST ELEVATION
SCALE 1/8" = 1'-0"



2 BUILDING 7 EAST ELEVATION
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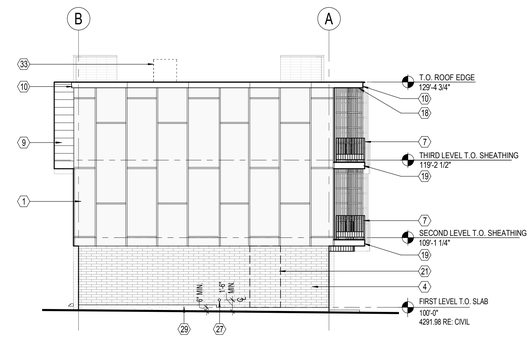

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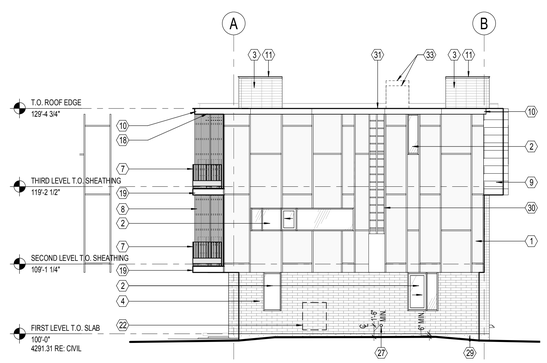

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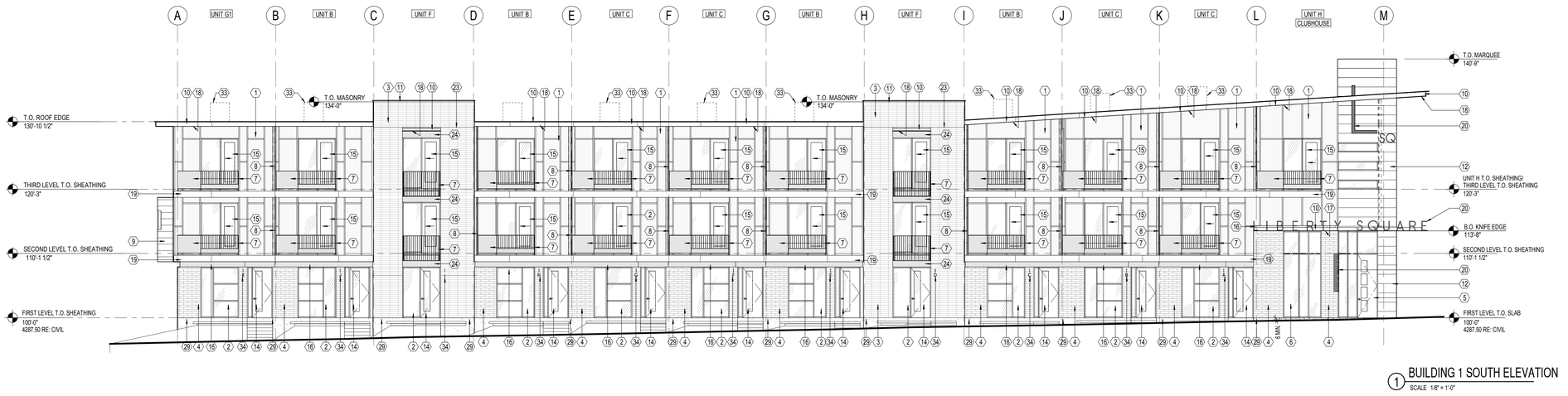
BUILDINGS 7 & 8 EXTERIOR ELEVATIONS

COWBOY PARTNERS
LIBERTY SQUARE
639 E. 500 S.
SALT LAKE CITY, UTAH 84102

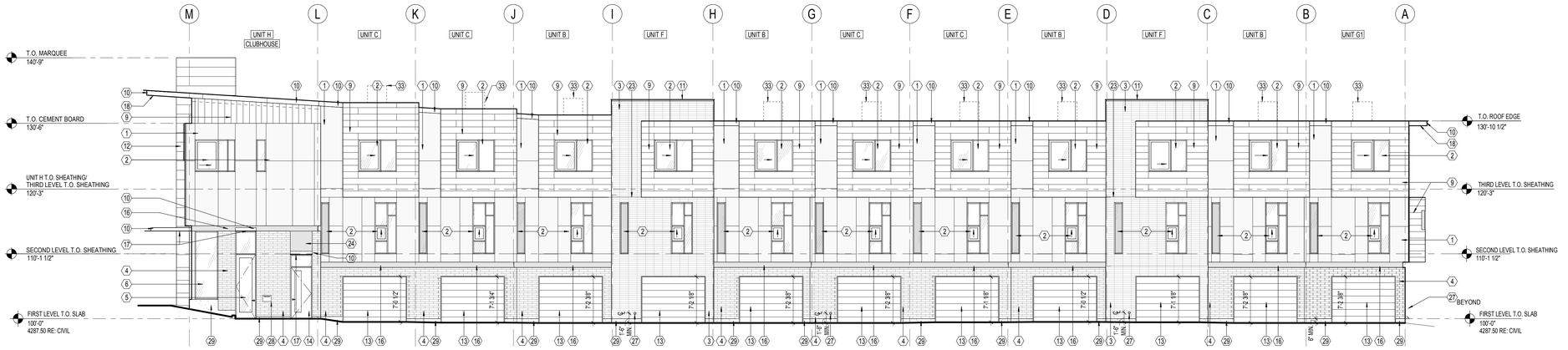
DRAWN BY: AI
PROJECT NO.: 17071

DATE:
02.23.18
03.06.18 ADD 03
04.20.18 ADD 01

SHEET NO. A2.5



1 BUILDING 1 SOUTH ELEVATION
SCALE 1/8" = 1'-0"



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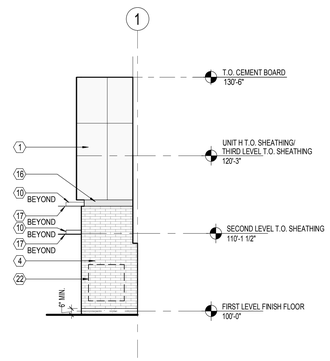
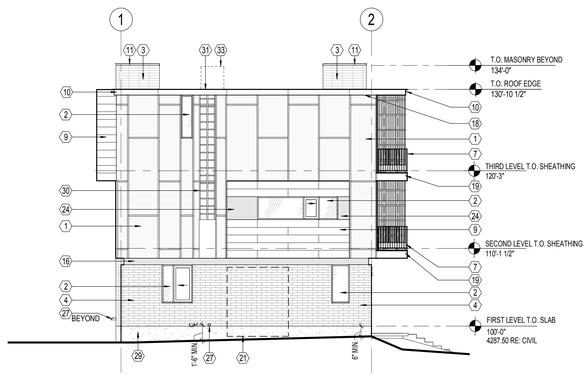


5 BUILDING 1 WEST SIDE ELEVATION
SCALE 1/8" = 1'-0"



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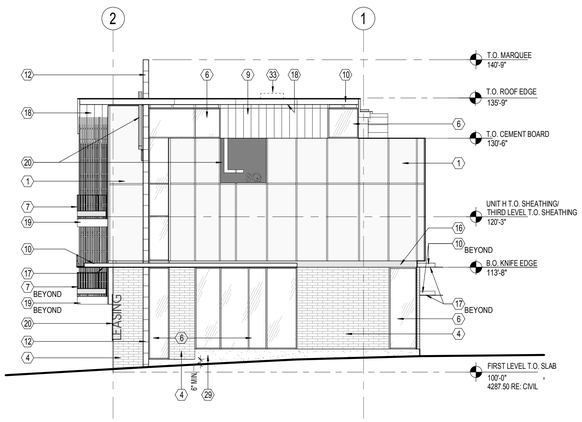

3 BUILDING 1 EAST ELEVATION
SCALE 1/8" = 1'-0"

ELEVATION GENERAL NOTES

1. BUILDING FFE OF 100'-0" ESTABLISHED BY SEA LEVEL ELEVATION PER CIVIL DRAWINGS. BUILDINGS MAY HAVE MULTIPLE STEPS IN FFE WITHIN SINGLE BUILDING, REFER TO CIVIL DRAWINGS FOR BUILDING FFE ELEVATIONS RELATIVE TO SEA LEVEL. CONTRACTOR SHALL BE RESPONSIBLE TO COORDINATE FFE INDICATED ON THE CIVIL AND ARCHITECTURAL DRAWINGS, AND SHALL NOTIFY THE ARCHITECT OF ANY DISCREPANCIES PRIOR TO ESTABLISHING SITE AND BUILDING FFE GRADES.
2. ALL DATUM ELEVATIONS ARE BASED ON A FIRST LEVEL DEN FINISH FLOOR ELEVATION OF 100'-0", AND ARE ESTABLISHED BY SEA LEVEL ELEVATIONS PER CIVIL GRADING PLAN, AND ARCHITECTURAL REFERENCE PLANS AND EXTERIOR ELEVATIONS.
3. EACH BUILDING FFE OF 100'-0" IS BASED ON A DIFFERENT SEA LEVEL ELEVATION, RE: CIVIL.
4. REFER TO BUILDING REFERENCE PLANS AND CIVIL SITE GRADING FOR GARAGE FLOOR ELEVATIONS.

ELEVATION KEYED NOTES

1 CEMENT BOARD PANELING: MAXIMUM PANEL SIZE 4' H X 10' L, REFER TO EXTERIOR ELEVATIONS FOR PANEL SIZES AND LAYOUT; MFR: ALLURA; FINISH: SMOOTH PRIMED; COLOR: PAINT WHITE TO MATCH ARCHITECT'S SAMPLE; VERTICAL TRIM: MFR: JAMES HARDIE; PRODUCT: HARDIETRIM BATTEN BOARD; COLOR: PAINT TO MATCH CEMENT BOARD; HORIZONTAL TRIM: CUSTOM Z FLASHING; COLOR: PAINT TO MATCH CEMENT BOARD; ALTERNATE CEMENT BOARD PANELING: MFR: JAMES HARDIE; COLOR: HZ5, ARCTIC WHITE

2 VINYL WINDOWS: MFR: CASCADE; PRODUCT: CASCADE SERIES; COLOR: EXTERIOR, SILVER AND INTERIOR, WHITE; RE: WINDOW SCHEDULE

3 BRICK VENEER: SIZE AND SHAPE: 3 5/8" H X 3 5/8" D X 15 9/16" L, EMPORER; MFR: INTERSTATE BRICK; COLOR: BLACK OPAL; FINISH: SMOOTH FACE; COURSING: STACKED BOND COURSE WITH FLUSH STRUCK HEAD JOINTS AND WEATHERED BED JOINTS; MORTAR: NATURAL MORTAR COLOR

4 CMU VENEER: SIZE AND SHAPE: 3 5/8" H X 3 5/8" D X 15 5/8" L, GROUND FACED HONED CMU; MFR: AMCOR MASONRY; COLOR: TRINITY WHITE; COURSING: RUNNING BOND COURSE WITH FLUSH STRUCK HEAD JOINTS AND WEATHERED BED JOINTS; MORTAR: NATURAL MORTAR COLOR

5 CLEAR ANODIZED ALUMINUM FRAMED STOREFRONT DOOR; RE: DOOR SCHEDULE

6 CLEAR ANODIZED ALUMINUM FRAMED STOREFRONT WINDOW; RE: WINDOW SCHEDULE

7 GUARDRAIL: PAINTED STEEL

8 SCREEN WALL: PAINTED HARDWOOD WITH PAINTED STEEL BACK-UP STRUCTURE

9 PREFINISHED SHEET METAL WALL PANELING: MBCI: DESIGNER SERIES 12" FLAT 22 GA. PANEL; COLOR: SILVER METALLIC

10 PREFINISHED SHEET METAL FASCIA AND EDGE FLASHING: 22 GA. SHEET METAL; COLOR: MATCH SHEET METAL SOFFIT PANELING

11 PREFINISHED SHEET METAL COPING; 22 GA.; COLOR: MATCH SHEET METAL SOFFIT PANELING

12 BUILDING MARQUEE: PREFINISHED COLOR ALUMINUM SHEET METAL PANELING; 0.040" COLOR ANODIZED ALUMINUM SHEET METAL W/ FLUSH FLAT LOCK SEAMS; COLOR: WRISCO VIBRANT ORANGE

13 SECTIONAL GARAGE DOOR: PAINTED STEEL FLAT PANEL WITH PREFINISHED 22 GA. SHEET METAL WRAPPED HEAD AND JAMB OVER P.T. WOOD, VERIFY HEIGHT SHOWN W/ FULL COURSE MASONRY & CIVIL; COLOR: MATCH GARAGE DOOR

14 FIBERGLASS ENTRY DOOR: MFR: THERMA-TRU; EXTERIOR COLOR: MATCH VINYL WINDOW SYSTEM; INTERIOR COLOR: MATCH INTERIOR WALLS; RE: DOOR SCHEDULE

15 VINYL OR FIBERGLASS SLIDING DOOR: MFR AND COLOR: MATCH VINYL WINDOW SYSTEM; RE: DOOR SCHEDULE

16 PREFINISHED SHEET METAL REVEAL: 22 GA. SHEET METAL W/ FLUSH FLAT LOCK SEAMS; COLOR: MATCH SHEET METAL WALL PANELING

17 PREFINISHED SHEET METAL SOFFIT PANELING; 22 GA.; FLUSH FLAT LOCK SEAMS; COLOR: MATCH SHEET METAL SOFFIT PANELING

18 PREFINISHED SHEET METAL SOFFIT PANELING; MBCI: ARTISAN L12, 22 GA. PANEL; COLOR: SILVER METALLIC

19 PREFINISHED SHEET METAL CLAD BALCONY STRUCTURE; 22 GA.; FLUSH FLAT LOCK SEAMS; COLOR: MATCH SHEET METAL SOFFIT PANELING

20 CLEAR ANODIZED ALUMINUM PLATE SIGNAGE BY OWNER'S SIGNAGE CONTRACTOR TO COORDINATE WITH SIGNAGE VENDOR, FRAMING AND ELECTRICAL; RE: ELECTRICAL

21 GAS METERS, APPROXIMATE SIZE & LOCATION SHOWN DASHED, RE: MECHANICAL & CIVIL

22 ELECTRICAL METERS, APPROXIMATE SIZE & LOCATION SHOWN DASHED, RE: ELECTRICAL & CIVIL

23 STEEL LEDGER ANGLE, RE: DETAIL

24 PREFINISHED SHEET METAL PANELING; 22 GA.; FLUSH FLAT LOCK SEAMS; COLOR: MATCH SHEET METAL WALL PANELING

25 PAINTED STEEL TRASH ENCLOSURE GATE, RE: DETAIL

26 CMU: SIZE AND SHAPE: 3 5/8" H X 7 5/8" D X 15 5/8" L, TWO SIDED GROUND FACED HONED CMU; MFR: AMCOR MASONRY; COLOR: TRINITY WHITE; COURSING: RUNNING BOND COURSE WITH FLUSH STRUCK HEAD JOINTS AND WEATHERED BED JOINTS; MORTAR: NATURAL MORTAR COLOR; RE: STRUCTURAL

27 DOWNSPOUT NOZZLE, RE: PLUMBING

28 RENT DROPBOX MOUNTED THROUGH WALL, FIRE-RESISTANT CUSHION BOTTOM, HOPPER ON EXTERIOR TO RECIEVE RENT, AND PIANO HINGED DOOR ON INTERIOR TO COLLECT RENT. RE: MAILBOX SPECS.

29 CONCRETE FOUNDATION WALL, PROVIDE FINISH ACCEPTABLE TO OWNER & ARCHITECT

30 ROOF ACCESS LADDER; BASIS OF DESIGN: MFR: O'KEEFFE'S; MODEL: 500/501 AS RECOMMENDED BY MANUFACTURER FOR LENGTH OF LADDER; OPTIONS TO BE INCLUDED: OFF-FLOOR MOUNTING BRACKET (OMB); SECURITY DOOR (SD); FALL ARREST (FA); SAFETY POST (SP); ADDITIONAL INTERMEDIATE BRACKET (AIB) – QUANTITY AS RECOMMENDED BY MANUFACTURER; FINISH: POWDER COATED RAL 9010 PURE WHITE; GENERAL CONTRACTOR TO PROVIDE SOLID (2) 2X6 BLOCKING SECURELY ATTACHED TO STUD FRAMING AT EACH LADDER BRACKET CONNECTION; CONNECTIONS SHALL OCCUR BEHIND FIBER CEMENT BOARD PANELING, OVER AIR AND MOISTURE BARRIER, EXTEND T.O. LADDER TO T.O. ROOF, TYP.

31 GENERAL CONTRACTOR TO COORDINATE LADDER LOCATION AS DIRECTED BY ARCHITECT WITH ROOF TRUSS FRAMING LOCATIONS AT EAVES WHERE OCCUR; PROVIDE 30" X 30" OPENING AT ROOF EAVES TO ACCOMMODATE ROOF ACCESS AT LADDER LOCATIONS, PERIMETER OF OPENINGS TO BE FINISHED MATCHING TYPICAL EAVE: FASCIA DETAIL 1/A5.2 EXCEPT WITHOUT KNIFE EDGE PROJECTION; GENERAL CONTRACTOR TO COORDINATE ROOF OPENING AT EAVES WITH ROOF TRUSS MANUFACTURER AND TRUSS MANUFACTURER'S ROOF TRUSS DESIGN

32 2" RECESSED BRICK VENEER WALL, RE: WALL TYPE 3

33 ROOF TOP UNITS SHOWN DASHED, RE: MECHANICAL

34 CLEAR ANODIZED ALUMINUM ADDRESS NUMBERS: 9" HIGH WITH 1/2" STROKE MINUMINUM.

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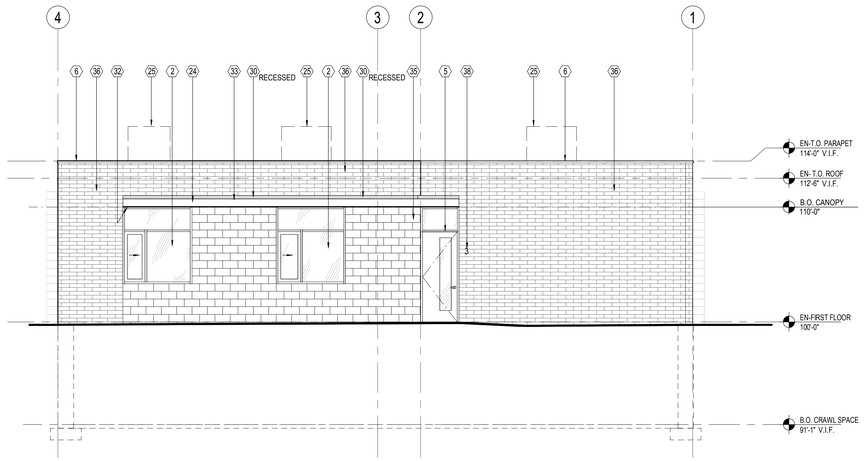
BUILDING 1 EXTERIOR ELEVATIONS

COWBOY PARTNERS
LIBERTY SQUARE
639 E. 500 S.
SALT LAKE CITY, UTAH 84102

DRAWN BY: AI
PROJECT NO.: 17071

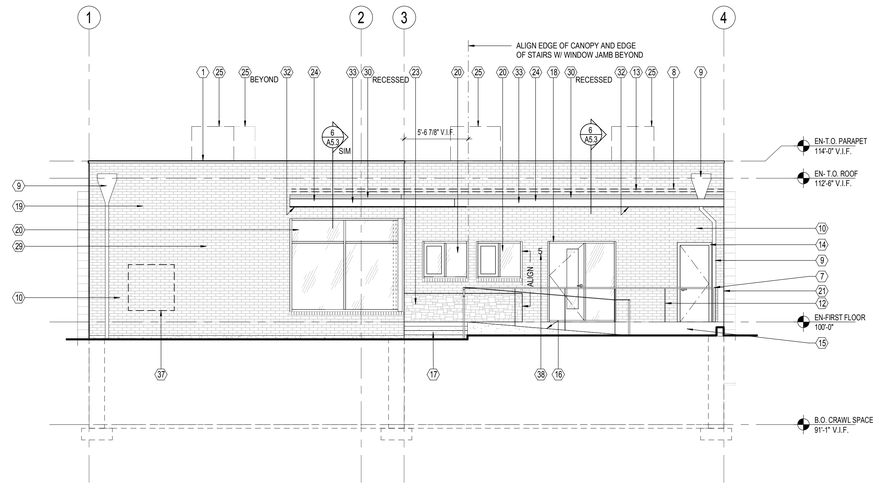
DATE:
02.23.18
03.08.18 ADD DB
04.12.18
04.20.18 #5 ADD 01

SHEET NO. A2.1



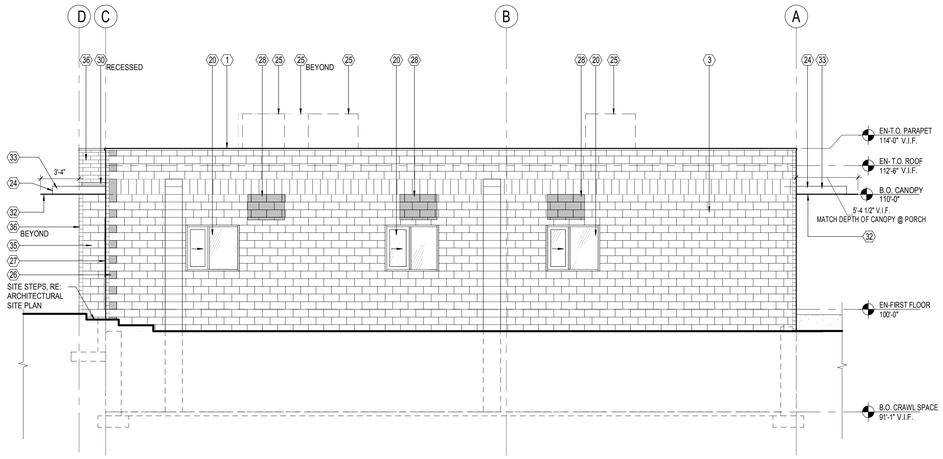
ENSIGN BUILDING - EAST ELEVATION

2 SCALE 3/16" = 1'-0"



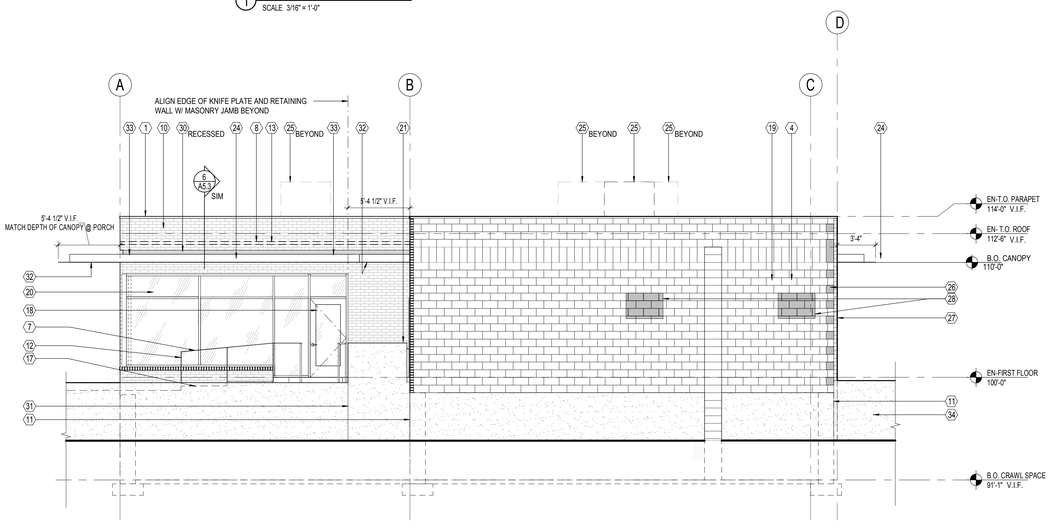
ENSIGN BUILDING - WEST ELEVATION

1 SCALE 3/16" = 1'-0"



ENSIGN BUILDING - NORTH ELEVATION

4 SCALE 3/16" = 1'-0"



ENSIGN BUILDING - SOUTH ELEVATION

3 SCALE 3/16" = 1'-0"

ELEVATION GENERAL NOTES

ELEVATION KEYED NOTES

1 EXISTING COPING TO REMAIN
2 VINYL WINDOWS: MFR: CASCADE; PRODUCT: CASCADE SERIES; COLOR: EXTERIOR, SILVER AND INTERIOR, WHITE; RE: WINDOW SCHEDULE
3 EXISTING MASONRY WALL, PAINT TO MATCH EXISTING SOUTH FACADE
4 EXISTING MASONRY WALL, REPAINT TO MATCH EXISTING
5 FIBERGLASS ENTRY DOOR: MFR: THERMA-TRU; COLOR: MATCH VINYL WINDOW SYSTEM; RE: DOOR SCHEDULE
6 PREFINISHED SHEET METAL COPING; 22 GA.; COLOR: MATCH SHEET METAL SOFFIT PANELING
7 HANDDRAIL: PAINTED STEEL
8 CONTRACTOR TO REMOVE EXISTING STEEL SECTIONS AT PREVIOULSY REMOVED CANOPY AND REPLACE WITH BRICK TO MATCH EXISTING
9 REPLACE EXISTING CONDUCTOR HEAD AND DOWNSPOUT WITH NEW PREFINISHED METAL CONDUCTOR HEAD AND DOWNSPOUT TO MATCH EXISTING
10 EXISTING BRICK VENEER TO REMAIN, CLEAN AND REPOINT, TYP.
11 1/8" JOINT AT FOUNDATION WALL TRANSITION TO NEW RETAINING WALL
12 PAINTED STEEL VERTICAL STILE GUARDRAIL POSTS
13 BRICK AT LOCATION OF PREVIOUSLY REMOVED CANOPY TO BE CLEANED, REPOINTED AND STRAIGHTENED TO MATCH EXISTING MASONRY CONDITION OF OVERALL FACADE
14 FIBERGLASS ENTRY DOOR: MFR: THERMA-TRU; COLOR: MATCH EXISTING BRICK VENEER; RE: DOOR SCHEDULE
15 ARCHITECTURAL FINISH CONCRETE PORCH, RE: CIVIL
16 ARCHITECTURAL FINISH CONCRETE RAMP, RE: CIVIL
17 ARCHITECTURAL FINISH CONCRETE STEPS, RE: REFERENCE PLAN AND CIVIL
18 CLEAR ANODIZED ALUMINUM FRAMED STOREFRONT ENTRY DOOR; RE: DOOR AND WINDOW SCHEDULE
19 CONTRACTOR TO REMOVE ALL ABANDONED CONDUIT AND PIPING NOT IN SERVICE. VERIFY ALL CONDUIT AND PIPING PRIOR TO CARRYING OUT ANY DEMOLITION. PATCH AND REPAIR EXISTING MASONRY WHERE DAMAGED
20 CLEAR ANODIZED ALUMINUM FRAMED STOREFRONT WINDOWS; RE: WINDOW SCHEDULE
21 ARCHITECTURAL FINISH CONCRETE RETAINING WALL, ALIGN W/ TOP OF HANDRAIL, RE: CIVIL
23 DISMANTLE AND RECONSTRUCT EXISTING PLANTER BOX; CONTRACTOR TO FIELD MEASURE EXISTING PLANTER BOX, CAREFULLY REMOVE EXISTING STONE MASONRY. CLEAN AND RECONSTRUCT PLANTER BOX TO MATCH EXISTING. CONTRACTOR TO WATERPROOF ASSEMBLY AND INCLUDE DRAINAGE SYSTEM AS RECOMMENDED BY LANDSCAPE ARCHITECT
24 CANOPY, RE: CANOPY DETAILS
25 ROOF TOP UNITS SHOWN DASHED, RE: MECHANICAL
26 STRUCTURAL MASONRY WALL @ EAST FACADE. KEY NEW MASONRY W/ EXISTING MASONRY @ NORTH AND SOUTH WALLS, TYP. PAINT END OF BLOCK TO MATCH EXISITNG SOUTH WALL
27 END OF NEW MASONRY VENEER, RE: EAST ELEVATION
28 MASONRY INFILL TO MATCH EXISTING, COURSING TO ALIGN W/ EXISTING, TYP
29 EXISTING SIGNAGE TO REMAIN, CLEAN, REFURBISH AND REPAINT
30 PREFINISHED SHEET METAL COUNTER FLASHING; 22 GA.; COLOR: MATCH SHEET METAL SOFFIT PANELING, RE: CANOPY DETAIL
31 1/8" SAW CUT AT EXISTING SITE RETAINING WALL TRANSITION TO NEW RETAINING WALL
32 PREFINISHED SHEET METAL SOFFIT PANELING; MBCI: ARTISAN L 12, 22 GA. PANEL; COLOR: SILVER METALLIC
33 PREFINISHED SHEET METAL FASCIA AND EDGE FLASHING; 22 GA.; COLOR: MATCH SHEET METAL SOFFIT PANELING
34 ARCHITECTURAL FINISH CONCRETE RETAINING WALL, RE: CIVIL
35 CMU: SIZE AND SHAPE: 7 5/8" H X 7 5/8" D X 15 5/8" L, GROUND FACED HONED CMU; MFR: AMCOR MASONRY; COLOR: TRINITY WHITE; COURSING: RUNNING BOND COURSE WITH FLUSH STRUCK HEAD JOINTS AND WEATHERED BED JOINTS; MORTAR: NATURAL MORTAR COLOR; BED JOINTS TO ALIGN W/ CMU VENEER TYP.
36 CMU VENEER: SIZE AND SHAPE: 3 5/8" H X 3 5/8" D X 15 5/8" L, GROUND FACED HONED CMU; MFR: AMCOR MASONRY; COLOR: TRINITY WHITE; COURSING: RUNNING BOND COURSE WITH FLUSH STRUCK HEAD JOINTS AND WEATHERED BED JOINTS; MORTAR: NATURAL MORTAR COLOR, BED JOINTS TO ALIGN W/ STRUCTURAL CMU, TYP.
37 ELECTRICAL METERS, APPROXIMATE SIZE & LOCATION SHOWN DASHED, RE: ELECTRICAL & CIVIL
38 CLEAR ANODIZED ALUMINUM ADDRESS NUMBERS: 9" HIGH WITH 1/2" STROKE MINUMINUM.

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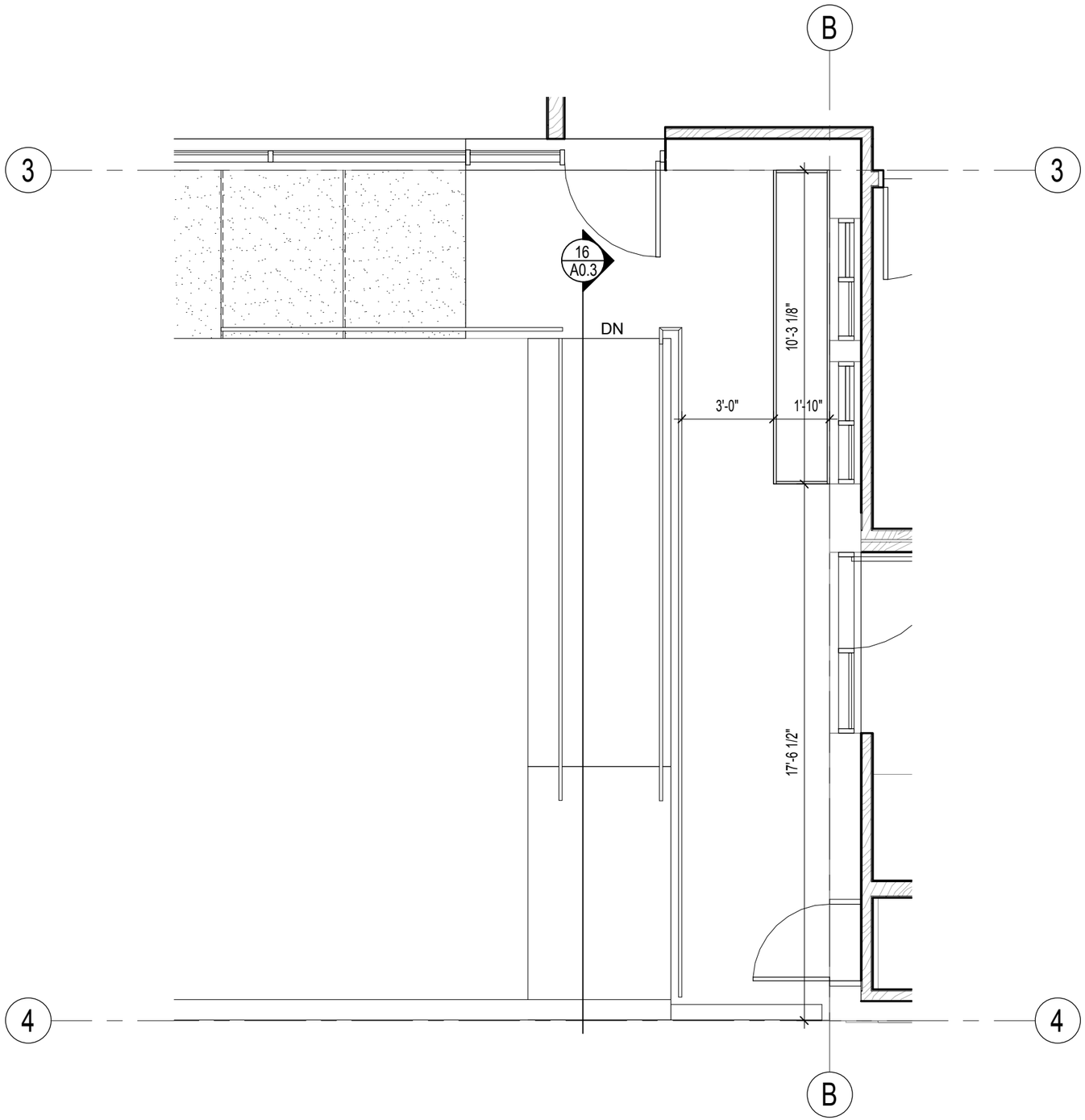
ENSIGN BUILDING EXTERIOR ELEVATIONS

COWBOY PARTNERS
LIBERTY SQUARE
639 E. 500 S.
SALT LAKE CITY, UTAH 84102

DRAWN BY: MH
PROJECT NO.: 17071

DATE: 04.16.18

SHEET NO. A2.6



DATE:04/12/18 SCALE: 1/4" = 1'-0" PLNHLC2017-00266 & PLNHLC2015-00237	COWBOY PARTNERS LIBERTY SQUARE 639 E. 500 S. SALT LAKE CITY, UTAH 84102	ENSIGN - ENLARGED RAMP PLAN 57	P. M. A. 171 WEST PIERPONT AVE SALTLAKECITY UTAH, 84101 TEL: 801.521.9111 FAX: 801.521.9158	1E PRESCOTT MUIR ARCHITECT May 3, 2018

CMI MIRATEC® Treated Exterior Composite TRIM

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Product Line
MiraTEC Advantage
Size Chart
Green Benefits

2" MiraTEC Batten
MiraTEC Mouldings

MiraTEC Applications
Application Instructions
Testimonials
Warranty
Literature
Technical Information
MSDS
FAQ
Glossary of Terms

Where to Buy

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HAVE NO FEAR.

MIRATEC TRIM PRODUCT LINE

Performance

Made from the patented TEC™ process, MiraTEC® Treated Exterior Composite trim combines the eye-catching beauty of cedar with the long-lasting performance of an engineered product. Because it is not hardboard, MiraTEC trim will not delaminate, is moisture, rot and termite resistant, and is backed by a 50-year limited warranty.

Moisture resistant: As measured by ASTM D1037 for water absorption and thickness swelling. Rot resistant: Tested per AWPA E16 Field Test for Evaluation of Wood Preservatives to be Used Out of Group Contact: Horizontal Lap-Joint Method. Termite resistant: As measured by AWPA E7 Standard Method of Evaluating Wood Preservatives by Field Tests with Stakes.

Innovation

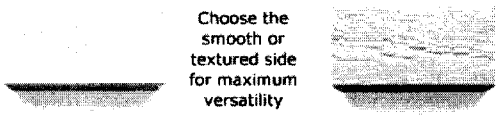
Treated with zinc borate; moisture, rot and termite resistant MiraTEC trim excels in all four seasons. Because MiraTEC trim is specially treated, it's more cost-effective over time than redwood, cedar, fir or poplar. MiraTEC trim lasts longer and holds paint better. It is factory-primed on four sides with a low VOC primer with a mildewcide.

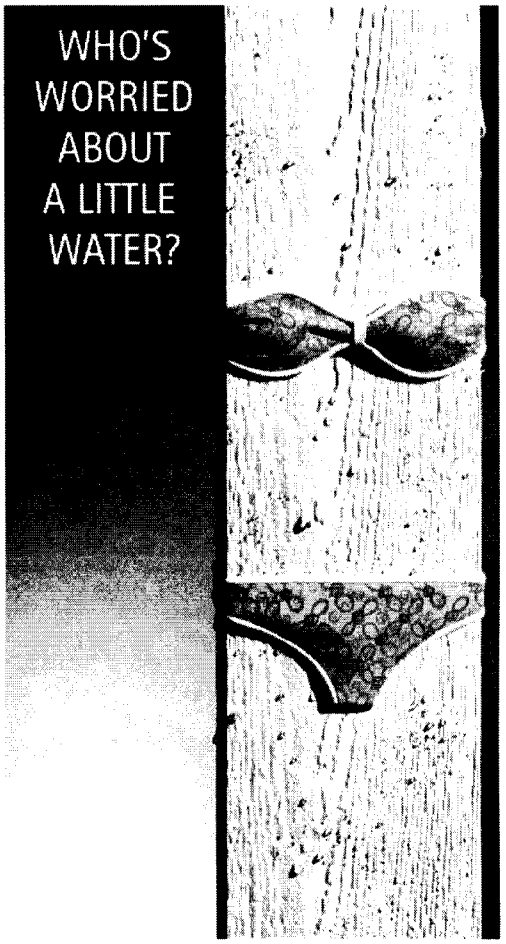
Thanks to CMI's patented TEC manufacturing process, MiraTEC trim is uniformly thick and dense, with no voids or knots. Any way you use it, MiraTEC trim provides maximum yield, eliminates waste, and offers a plentiful product supply and stable pricing.

Beauty

MiraTEC trim looks just like real wood — only better. Combining beauty with the best in technology and performance, MiraTEC trim helps you achieve a distinctive look for the long term.

MiraTEC trim provides the perfect accent to any exterior cladding – cement fiber, vinyl, brick, OSB, hardboard, wood or stucco. You have the option of a smooth side and a textured side for maximum versatility. It's factory primed with a mildew-resistant primer on four sides for easy painting. MiraTEC trim presents wonderful possibilities for dentil trim, gables, corner posts, porch trim, fascias, windows, doors, column wraps, decorative trim and other non-structural architectural elements.





Revolutionary Performance from Patented Technology

- Moisture, rot and termite resistant
- Reversible: clear cedar wood grain texture on one side, smooth on the other.
- One solid piece, won't delaminate.
- Won't check, split of crack.
- Cuts consistently due to uniform product density.
- Easy to handle, machine, cut and nail.
- Factory-primed on four sides with a low VOC primer containing a mildewcide.
- Available 4/4 and 5/4 thicknesses, 16' lengths and in widths of 3", 4", 5", 6", 8", 10", 12", 16" and 2" MiraTEC batten.
- Class C Fire Rating: Flame Spread 120; Smoke developed 90.
- Backed by an industry-best 50-year limited warranty.
- MiraTEC is a green trim product.

CMI
500 West Monroe Street, Suite 2010
Chicago, Illinois 60661
Toll Free (800) 255-0785
Fax (312) 382-8703
Website www.miratectrim.com
E-mail info@cmicompany.com

Product Guide Specification

Specifier Notes: This product guide specification is written according to the Construction Specifications Institute (CSI) 3-Part Format, including *MasterFormat, SectionFormat,* and *PageFormat,* contained in the CSI *Manual of Practice.*

The section must be carefully reviewed and edited by the Architect to meet the requirements of the project and local building code. Coordinate this section with other specification sections and the Drawings.

Delete all "Specifier Notes" when editing this section.

SECTION 06 00 00

EXTERIOR TREATED WOOD COMPOSITE TRIM

Specifier Notes: This section covers CMI "MiraTEC" exterior treated wood composite trim.

MiraTEC trim is an engineered, exterior treated wood composite trim product for non-structural applications. MiraTEC trim is factory-primed on four sides with a low VOC primer with a mildewicide. It is reversible with a clear cedar wood grain texture on one side and smooth on the other. The product needs to be finished painted for the 30-year warranty to be valid. MiraTEC trim is also available in prefinished white.

Consult CMI for assistance in editing this section for the specific application.

PART 1 GENERAL

1.1 SECTION INCLUDES

A. Exterior-grade, treated wood composite trim for non-structural applications.

1.2 RELATED SECTIONS

Specifier Notes: Edit the following list of related sections as required for the project. List other sections with work directly related to this section.

The following list of section numbers and titles is from MasterFormat 2004 Edition.

MiraTEC Treated Exterior Composite Trim 06 00 00

A. Section 06 22 00 - Millwork.

B. Section 06 40 00 - Architectural Woodwork.

C. Section 06 44 00 - Ornamental Woodwork.

D. Section 06 46 29 - Wood Fascia and Soffits.

E. Section 07 46 00- Siding

F. Section 10 14 00- Signage

G. Section 10 55 16 - Mail Collection Boxes

H. Section 10 55 23- Mail Boxes

I. Section 10 17 13.13 - Exterior Shutters.

J. Section 10 71 13.26 - Decorative Exterior Shutters.

K. Section 10 71 13.29 - Side-Hinged Exterior Shutters.

1.3 REFERENCES

Specifier Notes: List standards referenced in this section, complete with designations and titles. This article does not require compliance with standards, but is merely a listing of those used.

A. ASTM D 1037 - Standard Test Methods for Evaluating Properties of Wood-Base Fiber and Particle Panel Materials.

B. AWPA E7 - Standard Method of Evaluating Wood Preservatives by Field Tests with Stakes.

C. AWPA E16 – Field Test for Evaluation of Wood Preservatives to be Used Out of Ground Contact: Horizontal Lap-Joint Method.

1.4 SUBMITTALS

A. Comply with Section 01 33 00 - Submittal Procedures.

B. Product Data: Submit manufacturer's product data.

C. Certificate of Compliance: Submit manufacturer's certificate of compliance indicating composite panels comply with specified requirements.

D. Application: Submit manufacturer's application instructions

E. Warranty: Submit manufacturer's standard warranty.

1.5 DELIVERY, STORAGE, AND HANDLING

A. Delivery: Deliver materials to site in manufacturer's original, unopened containers and packaging, with labels clearly identifying product name and manufacturer.

B. Storage:
   1. Store materials in accordance with manufacturer's instructions.
   2. Indoor Storage: Store composite materials flat.
   3. Outdoor Storage: Store composite materials under cover, protected from weather, off ground, and on flat base.
   4. Keep composite materials dry.

C. Handling: Protect materials during handling and installation to prevent damage.

1.6 WARRANTY

A. Warranty: Provide 30-year material warranty.

PART 2 PRODUCTS

2.1 MANUFACTURER

A. CMI, 500 West Monroe Street, Suite 2010, Chicago, Illinois 60661. Toll Free (866) 382-8701. Fax (312) 382-8703. Website www.miratectrim.com. E-mail info@cmicompany.com.

2.2 EXTERIOR TREATED WOOD COMPOSITE

A. Composite Trim: "MiraTEC" treated exterior composite trim.
   1. Description: Exterior-grade, treated wood composite trim for non-structural applications.

B. Boards:

Specifier Notes: MiraTEC trim is available in nine nominal board widths: 3", 4", 5", 6", 8", 10", 12", 16" and 2" MiraTEC batten.

   1. Material: Wood fibers combined with phenolic resins, zinc borate, and water repellent. No added urea formaldehyde.

   2. Surface: Clear cedar wood grain texture on one side, smooth the other. Factory-primed on four sides with a low VOC primer with a mildewicide.

   3. Substrate: 1-piece solid substrate, uniform density, not laminated. No knots or voids.

Specifier Notes: Specify thickness of the panels.

   4. Thickness: 4/4 & 5/4 Nominal

C. Typical Properties, 4/4 Thickness:
   1. Density, ASTM D 1037: 48 pounds per cubic foot.
   2. Modulus of Rupture, ASTM D 1037: 3,160 psi.
   3. 24-Hour Soak, ASTM D 1037:
      a. Water Absorption: 6.7 percent.
      b. Thickness Swell: 2.7 percent.

MiraTEC Treated Exterior Composite Trim 06 00 00

4. Accelerated Aging Test, 6-Cycle, ASTM D 1037: Retained 90 percent of original strength.
5. Termite Resistance and Decay, AWPA E7 Rating Scale, 3-Year Exposure:
   a. 7.8 our of 10.
6. Rot Resistance, AWPA E16:
   a. 1.0 out of 5.

2.3 ADHESIVES

Specifier Notes: Consult CMI for information regarding the adhesives tested with MiraTEC trim. The end user of MiraTEC trim should contact adhesive manufacturer for information on suitable adhesives for the specific application.

A. Adhesives: Designed for use on wood composite materials.

2.4 FINISH

A. Paint Application:
   1. Prime and paint all exposed field-cut edges of exterior trim using a high quality exterior oil/alkyd solvent based or acrylic latex primer recommended by the manufacturer for application over composite wood substrates.
   2. Coat all exposed surfaces including the bottom edge.
   3. Finish MiraTEC trim with two coats of paint within 90 days after installation. If the material is not painted within 90 days, reprime the trim using an exterior primer that is recommended for use on composite wood products and is compatible with the topcoat to be used. Use the same primer for repair of any damage to the original factory applied primer.
   4. A total field-applied dry film paint thickness of a minimum of 2-1/2 mils is required on MiraTEC trim.

PART 3 EXECUTION

3.1 EXAMINATION

A. Examine areas and surfaces to receive composite materials. Notify Architect if areas or surfaces are not acceptable. Do not begin installation until unacceptable conditions have been corrected.

3.2 INSTALLATION

A. Cutting
   a. Use a fine toothed hand saw or power saw with a combination blade.
   b. Cut into exposed face of the material
B. Fastening
   a. Double nail a maximum of 16" O.C. for all trim applications.
   b. Double nail a maximum of 24" O.C. for fascia.
   c. Do not nail into cut edge of material.
   d. Nails must penetrate a minimum of 1 ¼" into framing member.
   e. Fasten MiraTEC trim from one end to the other, do not nail towards the ends from center.
C. Butt Joints
   a. All joints must fall over a framing member.
   b. For runs over 30', space all butt and scarf joints 1/8" and apply sealant into the full depth of the 1/8" joint. For runs less than 30', butt joints should lightly touch.
   c. Double nail on both sides of joint, at least ½" from the edge.
D. Fasteners

MiraTEC Treated Exterior Composite Trim 06 00 00

a. For runs over 8', use nails with a 3/16" head diameter, long enough to penetrate 1 ¼" into structural framing member. For runs 8' or less, use 6d or 8d finish nails long enough to penetrate 1 ¼" into structural framing member.
b. Use nails with performance equivalent to hot dipped galvanized or better (such as 304 SS).
c. Screws, ring shank nails, etc. can be used as long as they meet the same minimum performance criteria as above.
d. Tapered or bugle head fasteners are permitted when heads are properly seal from moisture.
e. Do not countersink fasteners more than 1/8". All slightly counter sunk fasteners less than 1/8" should be filled with exterior putty and painted.

E. Flashing and Moisture Control
a. Do not apply trim to wet sheathing.
b. Do not apply trim closer than 6" to finished grade or landscaping.
c. Do not allow the trim to stand in water.
d. Do not allow direct contact with masonry or concrete. Properly flash and space a minimum of ½" from any concrete flatwork or horizontal brick ledge.
e. At foundations or brick veneer, the product should be separated from the masonry by metal flashing, polyethylene film, 30 lb. felt or a ¼" to ½" air space using masonry standoffs.

F. Sealant
a. Do not allow water to stand on or leak behind any trim.
b. Sealant is required at butt joints and where trim abuts siding, windows, doors, or other materials.
c. Do not use hard-setting caulk. Rather, use exterior quality sealants that remain flexible over time.
d. Caulks and sealants that at a minimum meet ASTM C920 are recommended.

G. Machining
a. Maintain a minimum angle of 100 degrees from the vertical to provide positive drainage.
b. Reprime all machined areas.

END OF SECTION

Chapter 4. Accessible Routes

401 General

401.1 Scope. Accessible routes required by the scoping provisions adopted by the administrative authority shall comply with the applicable provisions of Chapter 4.

402 Accessible Routes

402.1 General. Accessible routes shall comply with Section 402.

402.2 Components. Accessible routes shall consist of one or more of the following components: Walking surfaces with a slope not steeper than 1:20, doors and doorways, ramps, curb ramps excluding the flared sides, elevators, and platform lifts. All components of an accessible route shall comply with the applicable portions of this standard.

402.3 Revolving Doors, Revolving Gates, and Turnstiles. Revolving doors, revolving gates, and turnstiles shall not be part of an accessible route.

403 Walking Surfaces

403.1 General. Walking surfaces that are a part of an accessible route shall comply with Section 403.

403.2 Floor Surface. Floor surfaces shall comply with Section 302.

403.3 Slope. The running slope of walking surfaces shall not be steeper than 1:20. The cross slope of a walking surface shall not be steeper than 1:48.

403.4 Changes in Level. Changes in level shall comply with Section 303.

403.5 Clear Width. The clear width of an accessible route shall be 36 inches (915 mm) minimum.

EXCEPTION: The clear width shall be permitted to be reduced to 32 inches (815 mm) minimum for a length of 24 inches (610 mm) maximum provided the reduced width segments are separated by segments that are 48 inches (1220 mm) minimum in length and 36 inches (915 mm) minimum in width.

403.5.1 Clear Width at 180 Degree Turn. Where an accessible route makes a 180 degree turn around an object that is less than 48 inches (1220 mm) in width, clear widths shall be 42 inches (1065 mm) minimum approaching the turn, 48 inches (1220 mm) minimum during the turn, and 42 inches (1065 mm) minimum leaving the turn.

EXCEPTION: Section 403.5.1 shall not apply where the clear width during the turn is 60 inches (1525 mm) minimum.

403.5.2 Passing Space. An accessible route with a clear width less than 60 inches (1525 mm) shall provide passing spaces at intervals of 200 feet (61 m) maximum. Passing spaces shall be either a 60-inch (1525 mm) minimum by 60-inch (1525 mm) minimum space, or an intersection of two walking surfaces that provide a T-shaped turning space complying with Section 304.3.2, provided the base and arms of the T-shaped space extend 48 inches (1220 mm) minimum beyond the intersection.

403.6 Handrails. Where handrails are required at the side of a corridor they shall comply with Sections 505.4 through 505.9.

404 Doors and Doorways

404.1 General. Doors and doorways that are part of an accessible route shall comply with Section 404.

404.2 Manual Doors. Manual doors and doorways, and manual gates, including ticket gates, shall comply with Section 404.2.

EXCEPTION: Doors, doorways, and gates designed to be operated only by security personnel shall not be required to comply with Sections 404.2.6, 404.2.7, and 404.2.8.

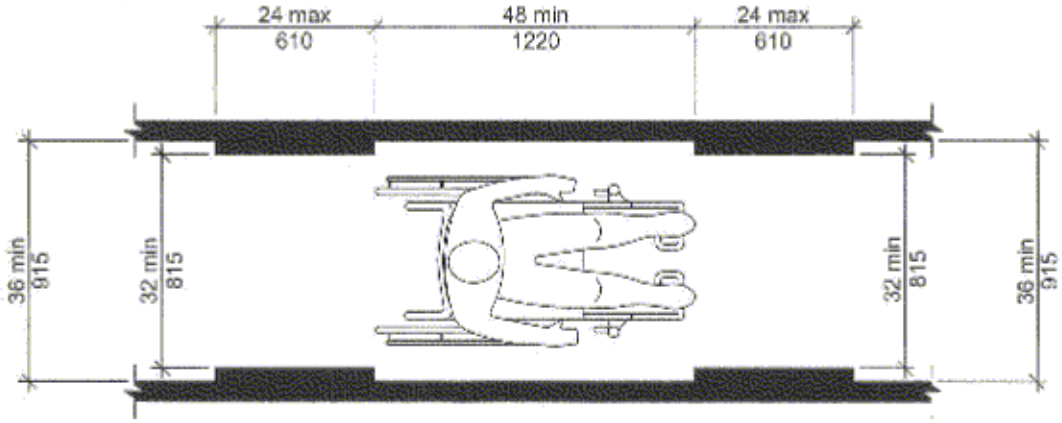


FIG. 403.5
CLEAR WIDTH OF AN ACCESSIBLE ROUTE

BUILDING SERVICES DIVISION

451 South State Street, Room 215
Salt Lake City, UT 84111
Main (801) 535-6000 Fax (801) 535-7750

APPLICATION FOR MODIFICATION FROM THE BUILDING/FIRE CODE

DATE 01.17.18

PROJECT NAME	PROJECT ADDRESS	PERMIT OR LOT NO.
Liberty Square	607 E 500 S, 461 S 600 E & 621-633 Long Place	
OWNER'S NAME Chris Zarek	OWNER'S ADDRESS 6440 Wasatch Blvd #100, SLC UT 84121	PHONE 617.904.9886
TENANT'S NAME (If other than owner)	TENANT'S ADDRESS	PHONE
APPLICANT'S NAME (Not company name) (Please Print) Jay Lems	APPLICANT'S ADDRESS 171 W Pierpont Avenue, SLC UT 84101	PHONE 801.321.9111
RELATIONSHIP OF APPLICANT TO PROJECT AND COMPANY NAME Architect, Prescott Muir Architects	BUILDING SERVICES EMPLOYEE FAMILIAR WITH PROJECT Edward Ilchon	

Appeal is hereby made to the Building Official for a modification from, or interpretation of, Section D105.1 **of the** International Fire **Code, which requires that:**

Where required, Where the vertical distance between the grade plane and the highest roof surface exceeds 30 feet (9144mm), approved aerial fire apparatus access road shall be provided. For purposes of this section, the highest roof surface shall be determined by measurement to the eave of a pitched roof, the intersection of the roof to the exterior wall, or the top of parapet walls, whichever is greater.

This Code requirement presents extreme difficulty in this project because:
(Use attachment if necessary.)

Refer to the attached memorandum from the architect dated 01.26.18, drawings A0.1, A1.6 - A1.7, A2.1 - A2.5 dated 01.26.18 and Email from Deputy Fire Marshal Richard Boden dated 12.21.17.

I request your acceptance of: *(Use attachments if necessary.)*

Refer to the attached memorandum from the architect dated 01.26.18, drawings A0.1, A1.6 - A1.7, A2.1 - A2.5 dated 01.26.18 and Email from Deputy Fire Marshal Richard Boden dated 12.21.17.

I believe this proposal is a minor modification and meets the intent of the Code because:

Refer to the attached memorandum from the architect dated 01.26.18, drawings A0.1, A1.6 - A1.7, A2.1 - A2.5 dated 01.26.18 and Email from Deputy Fire Marshal Richard Boden dated 12.21.17.

IF THE APPLICANT IS NOT THE OWNER OR THE OWNER'S ARCHITECT OR ENGINEER, THEN THE OWNER'S SIGNATURE MUST APPEAR ON THE LINE ABOVE.

APPLICANT'S SIGNATURE TITLE

DECISION OF THE BUILDING OFFICIAL

- ☒ **Approved**
- ☐ **Approved with Stipulations:**
- ☐ **Denied**

Attendees:

DATE: 2-7-18 BUILDING CODE OFFICIAL:

DATE: 2/7/18 FIRE MARSHAL:

APPLICANT'S AGREEMENT TO ABIDE BY CONDITIONS

The undersigned expressly acknowledges and agrees that acceptance of this application for modification from the construction code and any subsequent issuance of a permit(s) based upon the proposed alternative(s) or modification(s), has been made subject to certain conditions which Building Services Division, in its sole discretion, deems necessary. The undersigned agrees to comply strictly with all conditions imposed by Building Services Division. With respect to all permit(s) issued based upon any alternative to or modification of the Salt Lake City Construction Codes, the undersigned's failure to comply strictly with all conditions imposed by Building Services Division in granting any permit(s) pursuant to this application will render any right to proceed with construction, occupancy or use of any property or premises pursuant to said permit VOID, and will subject the undersigned to immediate revocation of said permit issued in connection with this application. The undersigned and all subsequent owners, occupants or users of these premises claiming any right of occupancy or use of the premises through the undersigned, shall be liable for all costs and expenses, including any reasonable Attorney's Fees and Expert Witness Fees, for enforcement of any condition or term of any permit(s) issued to this application.

The undersigned acknowledges that this agreement does not in any way limit any remedy or right the City may otherwise have with respect to enforcement of any of its Codes or Ordinances.

AGREED AND ACCEPTED:

Owner's Signature:_____ Date:_____

(if Applicant is not the Owner or the Owner's Architect or Engineer)

Applicant Signature/Title: Joy Lems, Architect _____ Date: 01.26.18 01.26.18

PRESCOTT MUIR ARCHITECTS
171 West Pierpont Avenue
Salt Lake City, Utah 84101
801-521-9111 • 801-521-9158 fax

MEMO

DATE: 01.26.18

TO: Salt Lake City Fire Department

ATTN: Edward Itchon

FROM: Jay Lems, AIA

PROJECT: Cowboy Partners – Liberty Square
637 E 500 S, 461 S 600 E & 621 – 633 Lang Place
Salt Lake City, UT 84102

RE: **Alternate Means and Methods**

This code requirement presents extreme difficulty in this project because:

The project consists of (8) 3-story townhouse unit apartment buildings, (47) townhouse units total, with pedestrian entry on one side of the unit, and vehicular garage access on the other side of the unit. The site is bound by Green Street to the East, and 600 South Street to the South, with an existing grade variation of approximately 10-feet from the Northeast corner to the Southwest corner of the site where adjacent to the aforementioned streets. An existing warehouse building to the North and an existing historical building to the West are both located along the site's property boundary line.

As indicated on the attached site plan drawing A0.1, and the exterior elevations drawings A2.1-A2.5, buildings 1, 3, 4, and 8 are able to be serviced from an aerial fire apparatus access road complying with the 2015 International Fire Code, Section D105, and are proposed to be constructed greater than 30-feet in height. However, given the site and grade constraints of the site, only portions of buildings 2, 5, 6 and 7 are able to comply with Section D105 for service by an aerial fire apparatus access road.

In an effort to attempt to meet the Fire Code building height limitation of 30-feet at buildings 2, 5, 6 and 7, we have flattened the grading of the site to the greatest extent possible while maintaining adequate surface drainage slopes around the buildings and throughout the site. We have also reduced the height of the units by nearly 2-feet through lowering the floor-to-ceiling elevations and shallowing the floor structure to accommodate market minimum ceiling heights.

I request your acceptance of:

Request for approval item 1:
Incorporating the design adjustments described above, we are able to maintain flatter slopes along the overall elevation of the pedestrian facade of the buildings and comply with the height limitation of 30-feet from the grade plane to the roof edge; the architectural parapets (which are decorative only and are intermittently dispersed along the pedestrian façade) are the exception, as the parapets do provide a functional purpose in architecturally resolving the building/roof height transitions at major building changes in elevation when the parapets are constructed greater than 30-feet in height. A maximum parapet height of 34'-8 3/8" is proposed.

We request approval to construct the architectural parapets at the heights shown in the attached exterior elevations sheets.

Request for approval Item 2:
While incorporating the design adjustments mostly resolve the pedestrian façade, the site grading and drainage requirements of the site still encumber the garage façade requiring the garage finish floor elevations to step from unit-to-unit, resulting in an overall elevation change along the garage façade of the buildings greater than 30-feet in height from the average grade plane to the roof edge as well as the architectural parapets. A maximum roof edge height of 30'- 11 5/8" and parapet heights of 34'- 8 3/8" is proposed.

We request approval to construct the roof edge and the architectural parapets at the heights as shown in the attached exterior elevations sheets.

Alternative means and methods proposal:
As an alternative means and methods proposal regarding the above request for approval of Items 1 and 2, we propose to maintain the architectural parapets at both the pedestrian façade and the garage façade, at a height greater than 30-feet as indicated in the attached exterior elevations, but only return the architectural parapets toward the center of the roof by no greater than 6-feet as shown in the attached roof plan drawings A1.6 – A1.7, allowing full access across the entire roof structure. The roof edge along the garage façade would also remain at a height greater than 30-feet as indicated in the attached exterior elevations. In addition, we further propose to sprinkle the wood-framed exterior balconies of buildings 2, 5, 6 and 7, even where less than 4-feet in depth.

I believe this proposal is a minor modification and meets the intent of the Code because:

1. The architectural parapet walls are decorative only, are intermittently dispersed along the façade and do not extend across the full depth of the building, thereby allowing full access across the entire roof structure.

2. The pedestrian façade of buildings 2, 5, 6 and 7 comply with the height limitation of 30-feet from the grade plane to the roof edge;

3. Portions of buildings 2, 5, 6 and 7 comply with Section D105 for service by an aerial fire apparatus access road;

4. All balconies of buildings 2, 5, 6 and 7, even where less than 4-feet in depth, will be sprinkled;

Attachments:

- Architectural site plan sheet A0.1 dated 01.26.18
- Exterior elevations sheets A2.1 – A2.5 dated 01.26.18
- Roof plan sheets A1.6 – A1.7 dated 01.26.18
- Email from Deputy Fire Marshal Richard Boden dated 12.21.17

Alternative Means and Methods

Clarification

Address: 637 East 500 South (Liberty Square)

Date: 2/8/18

Subject: Fire Department Access and Aerial Access

This project consist of 10, 7, 5, and 4, sets of townhomes (buildings in a row) constructed under the International Residential Code (R-3). Do to the height (above 30 feet) of the sets of townhomes the requirements in Appendix D sections D 104.1, D105.1, D105.2, D105.3 and D105.4 are applied to all of the sets of townhomes. The R-3 occupancies are not required to be provided with automatic fire sprinkler systems since the requirement was removed by the state adopted code amendment.

Buildings numbered 2, 5, 6, and 7 that are located at the west side, (Buildings 2 & 5) and center north (buildings 6 & 7) of the project. The above mentioned buildings have a point which meets the requirements of the Appendix sections above. However, Buildings 2, 5, 6, & 7 do have induvial townhomes, they are deficient in the requirements of the Appendixes mentioned above.

The induvial townhomes with in the buildings 2, 5, 6, & 7 shall be provided with the following to meet the acceptance of the Alternative Means and Methods. The architectural site plan dated 1/26/18 drawing is based on Sheet No. A0.1 produced by Prescott Muir Architects for Cowboy Partners.

- The townhomes will be equipped with a NFPA 13D fire sprinkler system; and
- The NFPA 13D systems shall have the automatic fire sprinkler protection coverage in the garages, bathrooms and the decks (balconies) regardless of construction type and dimensions.

ATTACHMENT D. STANDARDS FOR NEW CONSTRUCTION IN A HISTORIC DISTRICT

H Historic Preservation Overlay District – Standards for Certificate of Appropriateness for New Construction (21A.34.020.H)
In considering an application for a Certificate of Appropriateness for new construction in a historic district, the Historic Landmark Commission shall find that the project substantially complies with all of the general standards that pertain to the application and that the decision is in the best interest of the City.

Design Guidelines for Historic Apartment & Multifamily Buildings in Salt Lake City, Chapter 12 New Construction, are the relevant historic design guidelines for this design review. The Design Objectives and related design guidelines are and are referenced in the following review where they relate to the corresponding Historic Design Standards for New Construction (21A.34.020.H), and can be accessed via the links below.
Historic Apartment & Multifamily Buildings in Salt Lake City
Historic Apartment & Multifamily Buildings in Salt Lake City, Chapter 12 New Construction

Standard	Analysis	Finding
1. SCALE & FORM 1.a Height & Width**: The proposed height and width shall be visually compatible with surrounding structures and streetscape;**	Height ***MF NC DG Design Objective – Height****: The maximum height of a new multifamily building should not exceed the general height and scale of its historic context, or be designed to reduce the perceived height where a taller building might be appropriate to the context.* *MF NC DG 12.48, 12.50, 12.51, 12.52* The immediate context for the proposed apartment development consists of buildings that range from a one story gas station to the west, two story office structure to the south west, two story retail to the south, two story parking structure to the east and one story retail to the north. The block face for this proposal does not contain any contributing structures. In regards to height, the base zoning maximum permits a height of 75 feet. The proposed height ranges from **30' - 35'**. The proposal is in scale with the development pattern and is appropriate for the site. Width ***MF NC DG Design Objective – Width****: The design of a new multifamily building should articulate the patterns established by the buildings in the historic context to reduce the perceived width of a wider building and maintain a sense of human scale.* *MF NC DG 12.53* The width of each proposed structure is appropriate for the site. Each building is not as wide as Trolley Square or as tall as the office structure on the corner of 700 East. The development pattern of the greater surrounding area does contain buildings that have similar widths and heights. The proposal, in its current form, would be considered to be in scale with the subject streetscape.	Height Complies Width Complies

1.b Proportion of Principal Facades**: The relationship of the width to the height of the principal elevations shall be in scale with surrounding structures and streetscape;**	Façade Proportion ***MF NC DG Design Objective – Character of the Street Block****:* *The form, scale and design of a new multifamily building in a historic district should equate with and complement the established patterns of human scale characteristics of the immediate setting and/or broader context.* *MF NC DG 12.42, 12.43, 12.45* The proposal contains 8 three-story structures with the primary facades facing 500 South, Green Street and 600 East. The primary facades that face 500 South, Green Street and 600 East are situated towards the public realm, with minimal setbacks. The proportions of the surrounding building facades consist of a horizontal focus, which is reflected in each proposed structure within this development. The proportions of the principal façades are articulated with a change in materials and direction. The material and vertical shifts help to weight the structure at its corner. Additionally, these accents further articulate the perceived scale of the building and its relationship with the surrounding structures and streetscape.	Façade Proportion Complies
1.c Roof Shape**: The roof shape of a structure shall be visually compatible with the surrounding structures and streetscape;**	*MF NC DG 12.54, 12.55* Roof Shape Roof shape in this context does not vary; the majority of the surrounding structures have flat roofs. The proposal meets the underlying zoning.	Roof Shape Complies
1.d Scale of a Structure: **The size and mass of the structures shall be visually compatible with the size and mass of surrounding structures and streetscape**	Building Façade Composition, Proportion & Scale ***MF NC DG Design Objective – Height*** *The maximum height of a new multifamily building should not exceed the general height and scale of its historic context, or be designed to reduce the perceived height where a taller building might be appropriate to the context.* ***MF NC DG Design Objective – Width:*** *The design of a new multifamily building should articulate the patterns established by the buildings in the historic context to reduce the perceived width of a wider building and maintain a sense of human scale.* *MF NC DG 12.48, 12.50, 12.51, 12.52, 12.53, 12.54, 12.55* The context that surrounds the location of the proposed 8 three-story apartment structure development is similar in both height and width. The proposed structures are not as wide as Trolley Square to the south and not as tall as the office building to the east. The building that abuts the property to the north is smaller in height but wider than the proposal.	Scale of a Structure Complies

2. COMPOSITION OF PRINCIPAL FACADES: **2.a Proportion of Openings: The relationship of the width to the height of windows and doors of the structure shall be visually compatible with surrounding structures and streetscape;** 2.b RHYTHM OF SOLIDS TO VOIDS IN FACADES: **The relationship of solids to voids in the façade of the structure shall be visually compatible with surrounding structures and streetscape;**	Building Character & Scale ***MF NC DG Design Objective – Solid to Void Ratio, Window Scale & Proportion*** *The design of a new multifamily building in a historic context should reflect the scale established by the solid to void ratio traditionally associated with the setting and with a sense of human scale.* ***MF NC DG Design Objective – Rhythm & Spacing of Windows & Doors – Fenestration*** *The window pattern, the window proportion and the proportion of the wall spaces between, should be a central consideration in the architectural composition of the facades, to achieve coherence and an affinity with the established historic context.* *MF NC DG 12.60, 12.61, 12.62, 12.63* The solid to void ratio proposed on the apartment development doesn't relate to the surrounding context. The surrounding context that abuts the subject property is not historic, with the exception of the Ensign Floral Building. The fenestration pattern proposed appropriately emphasizes the windows and entries on the ground floor. These openings are primarily composed of vinyl. The fenestration adjusts to sliding glass doors up the façade. Additionally, the windows are proposed to be inset approximately 2 inches from the façade. The separation of the structures allows the site to avoid an over weighted design. Due to the current design, the only ground floor transparency addition is to the south eastern corner of Building 1. However, the overall composition of the site provides additional green space and pedestrian interest.	Proportion of Openings Complies Rhythm of Solids to Voids Complies

2.c RHYTHM OF ENTRANCE PORCH AND OTHER PROJECTIONS: **The relationship of entrances and other projections to sidewalks shall be visually compatible with surrounding structures and streetscape;**	Building Character & Scale ***MF NC DG Design Objective – Façade Articulation, Proportion & Visual Emphasis*** *The design of a new multifamily building should relate sensitively to the established historic context through a thorough evaluation of the scale, modulation and emphasis, and attention to these characteristics in the composition of the facades.* ***MF NC DG Design Objective – Balconies, Porches & External Escape Stairs*** *The design of a new multifamily building in a historic context should recognize the importance of balcony and primary entrance features in achieving a compatible scale and character.* *MF NC DGs 12.57, 12.58, 12.59, 12.64, 12.65* *Design balconies as an integral part of the architectural composition and as semi-public outdoor private space which can engage with the context.[12.64]* The proposed development is situated on 500 South and 600 East. Each unit contains individual private entrances. The main leasing area entrance is located at the corner of 500 South and Green Street. The building is articulated with projecting balconies and overhangs. The balconies located on the brick volumes have been decreased in width. The decrease of the width provides additional emphasis on the vertical aspect of the brick volume. The rhythm of the projecting balconies on both the second and third floor helps to create dimension along the façade.	Rhythm of Porch & Projections Complies

2.d RELATIONSHIP OF MATERIALS: **The relationship of the color and texture of materials (other than paint color) of the façade shall be compatible with the predominant materials used in surrounding structures and streetscape.**	Building Materials, Windows, Elements & Detailing ***MF NC DG Design Objective – Materials*** *The design of a new multifamily building should recognize and reflect the palette of building materials which characterize the historic district, and should help to enrich the visual character of the setting, in creating a sense of human scale and historical sequence.* *MF NC DG 12.67, 12.68, 12.69, 12.70* ***MF NC DG Design Objective – Windows*** *The design of a new multifamily building should include window design subdivision, profiles, materials, finishes and details which ensure that the windows play their characteristic positive role in defining proportion and character of the building and its contribution to the historic context.* *MF NC DG 1271, 12.72, 12.73, 12.74* ***MF NC DG Design Objective – Architectural Elements & Details*** *The design of a new multifamily building should reflect the rich architectural character and visual qualities of buildings of this type within the district.* *MF NC DG 12.75, 12.76, 12.77* Materials & Detailing The setting of this site in this part of Central City is not defined by any particular material or style that surrounds the proposed structures. The proposal consists of a reference to mid-century modern, but with a contemporary material palate. The combination of the stack bond masonry, running bond masonry, metal paneling, wooden screen, cement board and vertical stiles are contemporarily articulated across each primary façade. The continuation of the siding and articulation on the secondary and tertiary facades is consistent with the design, materials and detailing of the primary façade. Windows The ground floor windows recess 2 inches from the front façade. While the windows are recessed, the façade does contain several elements that contribute to its dimensional quality, such as the wooden screens, the projected balconies, the vertical columns and the overhanging canopies. Elements & Details The balconies carry across each façade, each balcony is distinguished with a wooden screen that demarcates a separation of space. In addition to the length of the balconies, the combination of materials and detailing on the railing, help to contribute additional visual interest in the material details.	Relationship of Materials Complies Windows Complies Elements & Details Complies

3.RELATIONSHIP TO STREET 3.a WALLS OF CONTINUITY: **Facades and site structures, such as walls, fences and landscape masses, shall, when it is characteristic of the area, form continuity along a street to ensure visual compatibility with the structures, public ways and places to which such elements are visually related;**	Settlement Patterns & Neighborhood Character ***MF NC DG Design Objective – The Public Realm*** *A new multifamily building should respect the characteristic placement, setbacks, massing and landscape character of the public realm in the immediate context and the surrounding district.* *MF NC DG 12.6, 12.7, 12.8, 12.9* ***MF NC DG Design Objective – Building Placement, Orientation & Use*** *A new multifamily building should reflect the established development patterns, directly address and engage with the street, and include well planned common and private spaces, and access arrangements.* *MF NC DG 12.10, 12.11, 12.12, 12.13, 12.14, 12.15* ***MF NC DG Design Objective – Site Access, Parking & Services*** *The site planning and situation of a new multi-family building should prioritize access to the site and building for pedestrians and cyclists, motorized vehicular access and parking should be discreetly situated and designed, and building services and utilities should not detract from the character and appearance of the buildings, the site and the context.* *MF NC DG 12.17, 12.24, 12.25* Directly west of the proposed new construction is Ensign Floral, this one story commercial structure, which will be converted into residential units, is smaller in height than the proposed structures. However, the relationship between the two is still compatible with the remaining space and proposed landscaping. Additionally, a steel fence is proposed along the west, north and east property lines.	Relationship to the Street – Walls of Continuity Complies

3.b RHYTHM OF SPACING AND STRUCTURES ON STREETS: **The relationship of a structure or object to the open space between it and adjoining structures or objects shall be visually compatible with the structures, objects, public ways and places to which it is visually related;**	***MF NC DG Design Objective – Building Placement, Orientation & Use*** *A new Multifamily building should reflect the established development patterns, directly address and engage with the street, and include well planned common and private spaces, and access arrangements.* *MF NC DG 12..10, 12.11, 12.12, 12.13* The proposed building is surrounded by structures with zero setbacks. The structures located at 479 S. 600 E., 461 S. 600 E., 675 E. 500 S., and 637 E. 500 S., all contain zero front yard setbacks. The placement of the proposed structures will be compatible with the existing development.	Rhythm of Spacing & Structures on Streets Complies
3.c DIRECTIONAL EXPRESSION OF PRINCIPAL ELEVATION: **A structure shall be visually compatible with the structures, public ways and places to which it is visually related in its orientation toward the street; and**	***MF NC DG Design Objective – Building Placement, Orientation & Use*** *A new Multifamily building should reflect the established development patterns, directly address and engage with the street, and include well planned common and private spaces, and access arrangements.* *MF NC DG 12..10, 12.11, 12.12, 12.13* The proposal is located on a prominent site. Each structure contains individual entrances. The main leasing area entrance is located on the corner of 500 South and Green Street. This entrance is strongly articulated by overhanging canopies. The primary façade and elevation faces 500 South.	Directional Expression Complies

3.d STREETSCAPE; PEDESTRIAN IMPROVEMENTS: **Streetscape and pedestrian improvements and any change in its appearance shall be compatible to the historic character of the landmark site or H historic preservation overlay district.**	Settlement Patterns & Neighborhood Character ***MF NC DG Design Objective – Block & Street Patterns*** *The urban residential patterns created by the street and alley network, lot and building scale and orientation, are a unique characteristic of every historic setting in the city, and should provide the primary design framework for planning any new multifamily building.* *MF NC DG 12.10, 12.11, 12.12* ***MF NC DG Design Objective – The Public Realm*** *A new multifamily building should respect the characteristic placement, setbacks, massing and landscape character of the public realm in the immediate context and the surrounding district.* *MF NC DG 12.6, 12.7, 12.8, 12.9* ***MF NC DG Design Objective – Building Placement, Orientation & Use*** *A new multifamily building should reflect the established development patterns, directly address and engage with the street, and include well planned common and private spaces, and access arrangements.* *MF NC DG 12.11, 12.12, 12.22, 12.23, 12.24, 12.25* The proposal is located on a prominent site. Each structure contains individual entrances and the leasing area entrance is located on the corner of 500 South and Green Street. This entrance is strongly articulated by overhanging canopies. The primary façade and elevation faces 500 South. The proposal will provide a 5' sidewalk and a 3' landscaping strip. In regards to Lang Place as a mid-block access, there will be access from the east to west as a pedestrian connection for the residents.	Streetscape & Pedestrian Improvement Complies
3. SUBDIVISION OF LOTS: **The planning director shall review subdivision plats proposed for property within an H historic preservation overlay district or of a landmark site and any required changes to ensure the proposed subdivision will be compatible with the historic character of the district and/or site(s)**	Settlement Patterns & Neighborhood Character ***MF NC DG Design Objective - Block & Street Patterns*** *The urban residential patterns created by the street and alley network, lot and building scale and orientation, are a unique characteristic of every historic setting in the city, and should provide the primary design framework for planning any new multifamily building.* *MF NC DG 12.4, 12.5* The proposal includes 4 parcels and would involve the consolidation of the parcels. The size of parcel is consistent with the surrounding development.	Subdivision of Lots Complies

ATTACHMENT E. DESIGN GUIDELINES FOR NEW CONSTRUCTION

Design Guidelines for Historic Apartment & Multifamily Buildings in Salt Lake City, Chapter 12 New Construction, are the relevant historic design guidelines for this design review, and are identified here as they relate to the corresponding Historic Design Standards for New Construction (21A.34.020.H).
Historic Apartment & Multifamily Buildings in Salt Lake City
Historic Apartment & Multifamily Buildings in Salt Lake City, Chapter 12 New Construction

Design Standards for New Construction	Design Guidelines for New Construction
1. SCALE & FORM 1.a Height & Width**: The proposed height and width shall be visually compatible with surrounding structures and streetscape;**	**Building Façade Composition, Proportion & Scale** **Height - Design Objective** The maximum height of a new multifamily building should not exceed the general height and scale of its historic context, or be designed to reduce the perceived height where a taller building might be appropriate to the context. **12.48** The building height should be compatible with the historic setting and context. • The immediate and wider historic contexts are both of importance. • The impact upon adjacent historic buildings will be paramount in terms of scale and form. **12.50** Where there is a significant difference in scale with the immediate context, the building height should vary across the primary façade, and/or the maximum height should be limited to part of the plan footprint of the building. • Step back the upper floor/s of a taller building to achieve a height similar to that historically characteristic of the district. • Restrict maximum building height to particular sections of the depth and length of the building. **12.51 The upper floor/s should step back where a taller building will approach established neighborhoods, streets or adjacent buildings of typically lower height.** **12.52** The primary and secondary facades should be articulated and modulated to reduce an impression of greater height and scale, and to enhance a sense of human scale. • Design a distinctive and a taller first floor for the primary and secondary facades. • Design a distinct top floor to help terminate the façade, and to complement the architectural hierarchy and visual interest. • Design a hierarchy of window height and/or width, when defining the fenestration pattern. • Consider designing for a distinctive projecting balcony arrangement and hierarchy. • Use materials and color creatively to reduce apparent height and scale, and maximize visual interest. **Width** - **Design Objective** The design of a new multifamily building should articulate the patterns established by the buildings in the historic context to reduce the perceived width of a wider building and maintain a sense of human scale. **12.53** A new multifamily building should appear similar to the width established by the combination of single and multifamily historic buildings in the context. • Reflect the modulation width of larger historic apartment buildings. • If a building would be wider overall than structures seen historically, the facade should be subdivided into significantly subordinate planes which are similar in width to the building facades of the context. • Step back sections of the wall plane to create the impression of similar façade widths to those of the historic setting.

1.b Proportion of Principal Facades**: The relationship of the width to the height of the principal elevations shall be in scale with surrounding structures and streetscape;**	**Building Form & Scale** **The Character of the Street Block – Design Objective** The form, scale and design of a new multifamily building in a historic district should equate with and complement the established patterns of human scale characteristics of the immediate setting and/or broader context. **12.42** A new multifamily building should appear similar in scale to the scale established by the buildings comprising the current street block facade. • Subdivide a larger mass into smaller "modules" which are similar in size to buildings seen traditionally. • The scale of principal elements, such as entrances, porches, balconies and window bays, are critical to creating and maintaining a compatible building scale. **12.43** A new multifamily building should be designed to create and reinforce a sense of human scale. In doing so consider the following: • Design building massing and modulation to reflect traditional forms, e.g. projecting wings and balcony bays. • Design a solid-to-void (wall to window/door) ratio that is similar to that seen traditionally. • Design window openings that are similar in scale to those seen traditionally. • Articulate and design balconies that reflect traditional form and scale. • Design an entrance, porch or stoop that reflects the scale characteristic of similar traditional building types. • Use building materials of traditional dimensions, e.g. brick, stone, terracotta. • Choose materials that express a variation in color and/or texture, either individually or communally. **Building Façade Composition Proportion & Scale** **12.45** The principal elements of the front facade should reflect the scale of the buildings comprising the block face and historic context. • The primary plane/s of the front facade should not appear to be more than a story higher than those of typical historic structures in the block and context. • Where the proposed building would be taller than those in the historic context, the upper floor/s should step back from the plane of the façade below. • A single wall plane or bay of the primary or secondary facades should reflect the typical maximum facade width in the district.
1.c Roof Shape**: The roof shape of a structure shall be visually compatible with the surrounding structures and streetscape;**	**Building Form & Scale** **Massing** **12.54** The overall massing of a new multi-family building should respect and reflect the established scale, form and footprint of buildings comprising the street block and historic context. • Modulate the building where height and scale are greater than the context. • Arrange the massing to step down adjacent to a smaller scale building. • Respect, and/or equate with the more modest scale of center block buildings and residences where they provide the immediate context. **12.55** The proportions and roof forms of a new multifamily building should be designed to respect and reflect the range of building forms and massing which characterize the district. • Focus on maintaining a sense of human scale. • The variety often inherent in the context can provide a range of design options for compatible new roof forms. • Vary the massing across the street façade/s and along the length of the building on the side facades. • Respect adjacent lower buildings by stepping down additional height in the design of a new building.

1.d Scale of a Structure**: The size and mass of the structures shall be visually compatible with the size and mass of surrounding structures and streetscape.**	**Building Façade Composition Proportion & Scale** **Height - Design Objective** The maximum height of a new multifamily building should not exceed the general height and scale of its historic context, or be designed to reduce the perceived height where a taller building might be appropriate to the context. **12.48** The building height should be compatible with the historic setting and context. • The immediate and wider historic contexts are both of importance. • The impact upon adjacent historic buildings will be paramount in terms of scale and form. **12.50** Where there is a significant difference in scale with the immediate context, the building height should vary across the primary façade, and/or the maximum height should be limited to part of the plan footprint of the building. • Step back the upper floor/s of a taller building to achieve a height similar to that historically characteristic of the district. • Restrict maximum building height to particular sections of the depth and length of the building. **12.51 The upper floor/s should step back where a taller building will approach established neighborhoods, streets or adjacent buildings of typically lower height.** **12.52** The primary and secondary facades should be articulated and modulated to reduce an impression of greater height and scale, and to enhance a sense of human scale. • Design a distinctive and a taller first floor for the primary and secondary facades. • Design a distinct top floor to help terminate the façade, and to complement the architectural hierarchy and visual interest. • Design a hierarchy of window height and/or width, when defining the fenestration pattern. • Consider designing for a distinctive projecting balcony arrangement and hierarchy. • Use materials and color creatively to reduce apparent height and scale, and maximize visual interest. **Width - Design Objective** The design of a new multifamily building should articulate the patterns established by the buildings in the historic context to reduce the perceived width of a wider building and maintain a sense of human scale. **12.53** A new multifamily building should appear similar to the width established by the combination of single and multifamily historic buildings in the context. • Reflect the modulation width of larger historic apartment buildings. • If a building would be wider overall than structures seen historically, the facade should be subdivided into significantly subordinate planes which are similar in width to the building facades of the context. • Step back sections of the wall plane to create the impression of similar façade widths to those of the historic setting. **Massing** **12.54** The overall massing of a new multi-family building should respect and reflect the established scale, form and footprint of buildings comprising the street block and historic context. • Modulate the building where height and scale are greater than the context. • Arrange the massing to step down adjacent to a smaller scale building. • Respect, and/or equate with the more modest scale of center block buildings and residences where they provide the immediate context. **12.55** The proportions and roof forms of a new multifamily building should be designed to respect and reflect the range of building forms and massing which characterize the district. • Focus on maintaining a sense of human scale. • The variety often inherent in the context can provide a range of design options for compatible new roof forms. • Vary the massing across the street façade/s and along the length of the building on the side facades. • Respect adjacent lower buildings by stepping down additional height in the design of a new building.

2. COMPOSITION OF PRINCIPAL FACADES 2.a Proportion of Openings**: The relationship of the width to the height of windows and doors of the structure shall be visually compatible with surrounding structures and streetscape;**	**Building Character & Scale** **Solid to Void Ratio, Window Scale & Proportion – Design Objective** The design of a new multifamily building in a historic context should reflect the scale established by the solid to void ratio traditionally associated with the setting and with a sense of human scale. **12.61** Window scale and proportion should be designed to reflect those characteristic of this traditional building type and setting. **Rhythm & Spacing of Windows & Doors - Fenestration – Design Objective** The window pattern, the window proportion and the proportion of the wall spaces between, should be a central consideration in the architectural composition of the facades, to achieve a coherence and an affinity with the established historic context. **12.62** Public and more important interior spaces should be planned and designed to face the street. • Their fenestration pattern consequently becomes a significant design element of the primary facade/s. • Avoid the need to fenestrate small private functional spaces on primary facades, e.g. bathrooms, kitchens, bedrooms. **12.63** The fenestration pattern, including the proportions of window and door openings, should reflect the range associated with the buildings creating the established character of the historic context and area. • Design for a similar scale of window and window spacing. • Reflect characteristic window proportions, spacing and patterns. • Design for a hierarchy within the fenestration pattern to relieve the apparent scale of a larger facade, and especially if this is a characteristic of the context. • Arrange and/or group windows to complement the symmetry or proportions of the architectural composition. • Emphasize the fenestration pattern by distinct windows reveals. • Consider providing emphasis through the detailing of window casing, trim, materials, and subdivision, using mullions and transoms, as well as the profiles provided by operable/ opening windows. See also guideline 12.71-74 on window detailing.

2.b Rhythm of Solids to Voids in Facades**: The relationship of solids to voids in the facade of the structure shall be visually compatible with surrounding structures and streetscape;**	**Building Character & Scale** **Solid to Void Ratio, Window Scale & Proportion – Design Objective** The design of a new multifamily building in a historic context should reflect the scale established by the solid to void ratio traditionally associated with the setting and with a sense of human scale. **12.60** The ratio of solid to void (wall to window) should reflect that found across the established character created by the historic structures in the district. Consider the following: • Achieve a balance, avoiding areas of too much wall or too much window. • Large surfaces of glass can be inappropriate in a context of smaller residential buildings. • Design a larger window area with framing profiles and subdivision which reflect the scale of the windows in the established context. • Window mullions can reduce the apparent scale of a larger window. • Window frame and mullion scale and profiles should be designed to equate with the composition. **12.61** Window scale and proportion should be designed to reflect those characteristic of this traditional building type and setting. **Rhythm & Spacing of Windows & Doors - Fenestration – Design Objective** The window pattern, the window proportion and the proportion of the wall spaces between, should be a central consideration in the architectural composition of the facades, to achieve a coherence and an affinity with the established historic context. **12.63** The fenestration pattern, including the proportions of window and door openings, should reflect the range associated with the buildings creating the established character of the historic context and area. • Design for a similar scale of window and window spacing. • Reflect characteristic window proportions, spacing and patterns. • Design for a hierarchy within the fenestration pattern to relieve the apparent scale of a larger facade, and especially if this is a characteristic of the context. • Arrange and/or group windows to complement the symmetry or proportions of the architectural composition. • Emphasize the fenestration pattern by distinct windows reveals. • Consider providing emphasis through the detailing of window casing, trim, materials, and subdivision, using mullions and transoms, as well as the profiles provided by operable/ opening windows. See also guideline 12.71-74 on window detailing.
2.c Rhythm of Entrance Porch and Other Projections**: The relationship of entrances and other projections to sidewalks shall be visually compatible with surrounding structures and streetscape;**	**Building Character & Scale** **Façade Articulation, Proportion & Visual Emphasis** **Visual Emphasis – Design Objective** The design of a new multifamily building should relate sensitively to the established historic context through a thorough evaluation of the scale, modulation and emphasis, and attention to these characteristics in the composition of the facades. **12.57** Overall facade proportions should be designed to reflect those of historic buildings in the context and neighborhood. • The "overall proportion" is the ratio of the width to the height of the building, especially the front facade. • The modulation and articulation of principal elements of a facade, e.g. projecting wings, balcony sequence and porches, can provide an alternative and a balancing visual emphasis. • With townhouse development, the individual houses should be articulated to identify the individual unit sequence and rhythm. • See the discussion of individual historic districts (PART III) and the review of typical historic building styles (PART I) for more information on district character and facade proportions. **12.58** To reduce the perceived width and scale of a larger primary or secondary façade, a vertical proportion and emphasis should be employed. Consider the following: • Vary the planes of the façade for all or part of the height of the building. • Subdivide the primary façade into projecting wings with recessed central entrance section in character with the architectural composition of many early apartment buildings. • Modulate the height down toward the street, and/or the interior of the block, if this is the pattern established by the immediate context and the neighborhood. • Modulate the façade through the articulation of balcony form, pattern and design, either as recessed and/or projecting elements. • Vary the planes of the primary and secondary facades to articulate further modeling of the composition.

	• Design for a distinctive form and stature of primary entrance. • Compose the fenestration in the form of vertically proportioned windows. • Subdivide horizontally proportioned windows using strong mullion elements to enhance a sense of vertical proportion and emphasis. **12.59** A horizontal proportion and emphasis should be designed to reduce the perceived height and scale of a larger primary or secondary façade. Consider the following: • The interplay of horizontal and vertical emphasis can create an effective visual balance, helping to reduce the sense of building scale. • Step back the top or upper floors where a building might be higher than the context along primary and/or secondary facades as appropriate. • Design for a distinctive stature and expression of the first floor of the primary, and if important in public views, the secondary facades. • Design a distinct foundation course. • Employ architectural detailing and/or a change in materials and plane to emphasize individual levels in the composition of the facade. • Design the fenestration to create and/or reflect the hierarchy of the façade composition. • Change the materials and/or color to distinguish the design of specific levels. **Balconies, Porches & External Escape Stairs – Design Objective** The design of a new multifamily building in a historic context should recognize the importance of balcony and primary entrance features in achieving a compatible scale and character. **12.64** Balconies, encouraged as individual semi-public outdoor spaces, should be designed as an integral part of the architectural composition and language of the building. • Use projecting and/or recessed balcony forms to complement and embellish the design composition of the facades, and to establish visual emphasis and architectural accent. • Use a balcony or a balcony arrangement to echo and accentuate the fenestration pattern of the building. • Design balcony forms to be transparent or semi-transparent, using railings and/or glass to avoid solid balcony enclosures. • Select and design balcony materials and details as a distinct enrichment of the building facade/s. **12.65** An entrance porch, stoop or portico should be designed as a principal design focus of the composition of the facade. • Design for greater stature to enhance visual focus, presence and emphasis. • Design for a distinct identity, using different wall planes, materials, details, texture and color. • Consider designing the name of the apartment building into the facade or the porch/stoop.

2.d Relationship of Materials**: The relationship of the color and texture of materials (other than paint color) of the facade shall be visually compatible with the predominant materials used in surrounding structures and streetscape.**	**Building Materials, Windows, Elements & Detailing** **Materials – Design Objective** The design of a new multifamily building should recognize and reflect the palette of building materials which characterize the historic district, and should help to enrich the visual character of the setting, in creating a sense of human scale and historical sequence. **12.67** Building materials that contribute to the traditional sense of human scale and the visual interest of the historic setting and neighborhood should be used. • This helps to complement and reinforce the palette of materials of the neighborhood and the sense of visual continuity in the district. • The choice of materials, their texture and color, their pattern or bond, joint profile and color, will be important characteristics of the design. • Creative design, based on analysis of the context, will be invaluable in these respects. **12.68** Building materials that will help to reinforce the sense of visual affinity and continuity between old and new in the historic setting should be used. Use external materials of the quality, durability and character found within the historic district. **12.69** Design with materials which provide a solid masonry character for lower floors and for the most public facades of the building. Consider the following: • Use brick and/or natural stone, in preference to less proven alternatives for these areas. • Limit panel materials to upper levels and less public facades. • Where panel materials are considered, use high quality architectural paneling with a proven record of durability in the regional climate. • Synthetic materials, including synthetic stucco, should be avoided on grounds of limited durability and longevity, and weathering characteristics. **12.70** Materials should have a proven durability for the regional climate, as well as the situation and aspect of the building. • Avoid materials which merely create the superficial appearance of authentic, durable materials. • The weathering characteristics of materials become important as the building ages, in that they should complement rather than detract from the building and historic setting as they weather and mature. • New materials, which have a proven track record of durability in the regional climatic conditions, may be considered. **Windows – Design Objective** The design of a new multifamily building should include window design subdivision, profiles, materials, finishes and details which ensure that the windows play their characteristic positive role in defining the proportion and character of the building and its contribution to the historic context. **12.71 Windows should be designed to be in scale with those characteristic of the building and the historic setting.** • Excessive window scale in a new building, whether vertical or horizontal, will adversely affect the sense of human scale and affinity with buildings in the district. • Subdivide a larger window area to form a group or pattern of windows creating more appropriate proportions, dimensions and scale. **12.72 Windows with vertical proportion and emphasis are encouraged.** • A vertical proportion is likely to have greater design affinity with the historic context. • It helps to create a stronger vertical emphasis which can be valuable integrating the design of a larger scale building within its context. • See also the discussion of the character of the relevant historic district and architectural styles (PART I).

	12.73 Window reveals should be a characteristic of masonry and most public facades. • These help to express the character of the facade modeling and materials. • Window reveals will enhance the degree to which the building integrates with its historic setting. • A reveal should be recessed into the primary plane of the wall, and not achieved by applying window trim to the façade. • This helps to avoid the impression of superficiality which can be inherent in some more recent construction, e.g. with applied details like window trim and surrounds. • A hierarchy of window reveals can effectively complement the composition of the fenestration and facades. **12.74 Windows and doors should be framed in materials that appear similar in scale, proportion and character to those used traditionally in the neighborhood.** • Frame profiles should project from the plane of the glass creating a distinct hierarchy of secondary modeling and detail for the window opening and the composition of the facade. • Durable frame construction and materials should be used. • Frame finish should be of durable architectural quality, chosen to compliment the building design. • Vinyl should be avoided as a non-durable material in the regional climate. • Dark or reflective glass should be avoided. • See also the rehabilitation section on windows (PART II, Ch.3) as well as the discussions of specific historic districts (PART III) and relevant architectural styles (PART I). **Architectural Elements & Details – Design Objective** The design of a new multifamily building should reflect the rich architectural character and visual qualities of buildings of this type within the district. **12.75 Building elements and details should reflect the scale, size, depth and profiles of those found historically within the district.** • These include windows, doors, porches, balconies, eaves, and their associated decorative composition, supports and/or details. **12.76 Where used, ornamental elements, ranging from brackets to porches, should be in scale with similar historic features.** • The scale, proportion and profiles of elements, such as brackets or window trim, should be functional as well as decorative. **12.77 Creative interpretations of traditional details are encouraged.** • New designs for window moldings and door surrounds, for example, can create visual interest and affinity with the context, while conveying the relative age of the building. • The traditional and characteristic use of awnings and canopies should be considered as an opportunity for creative design which can reinforce the fenestration pattern and architectural detail, while being a sustainable shading asset in reducing energy consumption. See also PART IV on Sustainable Design.

3. RELATIONSHIP TO THE STREET 3.a Walls of Continuity**: Facades and site structures, such as walls, fences and landscape masses, shall, when it is characteristic of the area, form continuity along a street to ensure visual compatibility with the structures, public ways and places to which such elements are visually related;**	**Settlement Patterns & Neighborhood Character** **The Public Realm - Design Objective** A new multifamily building should respect the characteristic placement, setbacks, massing and landscape character of the public realm in the immediate context and the surrounding district. **12.6** A new building should contribute in a creative and compatible way to the public and the civic realm. **12.7** A building should engage with the street through a sequence of public to semi-private spaces. **12.8** A new multifamily building should be situated and designed to define and frame adjacent streets, and public and common spaces, in ways that are characteristic of the setting. • Reflect and/or strengthen adjacent building quality, setbacks, heights and massing. • Reinforce the historic streetscape patterns of the facing primary and secondary streets and/ or alleys. **12.9** A building on a corner lot should be designed to define, frame and contribute to the historic character of the public realm of both adjacent streets. • The street character will also depend on the adjacent street blocks and frontage. • Building setbacks may be different. • The building scale may also vary between the streets. **Building Placement, Orientation & Use - Design Objective** A new multifamily building should reflect the established development patterns, directly address and engage with the street, and include well planned common and private spaces, and access arrangements. **12.10** The established historic patterns of setbacks and building depth should be respected in the siting of a new multifamily building. **12.11** The front and the entrance of the building should orient to and engage with the street. • A new building should be oriented parallel to lot lines, maintaining the traditional, established development pattern of the block. • An exception might be where early settlement has introduced irregular street patterns and building configurations, e.g. parts of Capitol Hill. **12.12** Access arrangements to the site and the building should be an integral part of the planning and design process at the earliest stage. **12.13** The situation, orientation, configuration and design of a new multifamily building should include provision for common exterior open spaces at ground level. Site and design such space/s to address the following: • Reducing the bulk and the scale of the building. • Configuration for residential amenity and casual social interaction. • Shelter from traffic and traffic noise. • Plan for solar access and seasonal shade. • Landscape and light to enhance residential relaxation, enjoyment and neighboring environmental quality.

	12.14 Consider additional common open space on higher terrace or roof levels to enhance residential amenity and city views. • Locate and design to preserve neighboring privacy. • Plan and design for landscape amenity and best practices in sustainable design. (PART IV) **12.15** Private open space for each unit, whether ground level, terrace or balcony space, should be designed to create attractive outdoor space, and to help articulate the design of the building to reduce its bulk and scale. • Private space should be contiguous with the unit. • Private space should be clearly distinguished from common open space. **Site Access, Parking & Services - Design Objective** The site planning and situation of a new multi-family building should prioritize access to the site and building for pedestrians and cyclists, motorized vehicular access and parking should be discreetly situated and designed, and building services and utilities should not detract from the character and appearance of the building, the site and the context. **12.17** The primary public entrance to the building should be afforded priority and prominence in access from the street, and appropriately scaled in the design of the street façade/s. • Avoid combining with any vehicular access or drive. • Provide direct access to the sidewalk and street. • Landscape design should reinforce the importance of the public entrance. **12.24** Driveways serving groups of similar uses should be consolidated to minimize visual intrusion, and to provide less interruption to the sidewalk, pedestrian character and flow. • Curb cuts should be shared between groups of buildings and uses where possible. • Joint driveway access is encouraged. **12.25** Wherever possible, vehicular parking should be situated below the building, or alternatively behind the building in a manner that does not conflict with pedestrian access from the street. • Surface parking areas should be screened from views from the street and adjacent residential properties.
3.b Rhythm of Spacing and Structures on Streets**: The relationship of a structure or object to the open space between it and adjoining structures or objects shall be visually compatible with the structures, objects, public ways and places to which it is visually related;**	**Building Placement, Orientation & Use - Design Objective** A new multifamily building should reflect the established development patterns, directly address and engage with the street, and include well planned common and private spaces, and access arrangements. **12.10** The established historic patterns of setbacks and building depth should be respected in the siting of a new multifamily building. **12.11** The front and the entrance of the building should orient to and engage with the street. • A new building should be oriented parallel to lot lines, maintaining the traditional, established development pattern of the block. • An exception might be where early settlement has introduced irregular street patterns and building configurations, e.g. parts of Capitol Hill. **12.12** Access arrangements to the site and the building should be an integral part of the planning and design process at the earliest stage. **12.13** The situation, orientation, configuration and design of a new multifamily building should include provision for common exterior open spaces at ground level. Site and design such space/s to address the following: • Reducing the bulk and the scale of the building. • Configuration for residential amenity and casual social interaction. • Shelter from traffic and traffic noise. • Plan for solar access and seasonal shade. Landscape and light to enhance residential relaxation, enjoyment and neighboring environmental quality.

3.c Directional Expression of Principal Elevation**: A structure shall be visually compatible with the structures, public ways and places to which it is visually related in its orientation toward the street;**	**Building Placement, Orientation & Use - Design Objective** A new multifamily building should reflect the established development patterns, directly address and engage with the street, and include well planned common and private spaces, and access arrangements. **12.10** The established historic patterns of setbacks and building depth should be respected in the siting of a new multifamily building. **12.11** The front and the entrance of the building should orient to and engage with the street. • A new building should be oriented parallel to lot lines, maintaining the traditional, established development pattern of the block. • An exception might be where early settlement has introduced irregular street patterns and building configurations, e.g. parts of Capitol Hill. **12.12** Access arrangements to the site and the building should be an integral part of the planning and design process at the earliest stage. **Vehicular – Cars & Motorcycles** **12.22** A vehicular access and driveway should be discreetly placed to the side or to the rear of the building. • A vehicular entrance which incorporates a ramp should be screened from street views. • Landscape should be designed to minimize visual impact of the access and driveway. **12.23** A single curb cut or driveway should not exceed the minimum width required. Avoid curb cuts and driveways close to street corners. **12.24** Driveways serving groups of similar uses should be consolidated to minimize visual intrusion, and to provide less interruption to the sidewalk, pedestrian character and flow. • Curb cuts should be shared between groups of buildings and uses where possible. • Joint driveway access is encouraged. **12.25** Wherever possible, vehicular parking should be situated below the building, or alternatively behind the building in a manner that does not conflict with pedestrian access from the street. • Surface parking areas should be screened from views from the street and adjacent residential properties. **12.43** A new multifamily building should be designed to create and reinforce a sense of human scale. In doing so consider the following: • Design building massing and modulation to reflect traditional forms, e.g. projecting wings and balcony bays. • Design a solid-to-void (wall to window/door) ratio that is similar to that seen traditionally. • Design window openings that are similar in scale to those seen traditionally. • Articulate and design balconies that reflect traditional form and scale. • Design an entrance, porch or stoop that reflects the scale characteristic of similar traditional building types. • Use building materials of traditional dimensions, e.g. brick, stone, terracotta. • Choose materials that express a variation in color and/or texture, either individually or communally. **12.44 A new multifamily building should be designed to respect the access to light and the privacy of adjacent buildings.**

3.d Streetscape; Pedestrian Improvements**: Streetscape and pedestrian improvements and any change in its appearance shall be compatible to the historic character of the landmark site or H historic preservation overlay district.**	**Settlement Patterns & Neighborhood Character** **Block & Street Patterns - Design Objective** The urban residential patterns created by the street and alley network, lot and building scale and orientation, are a unique characteristic of every historic setting in the city, and should provide the primary design framework for planning any new multifamily building. **12.5** A new apartment or multifamily building should be situated and designed to reinforce and enhance the established character, or master plan vision, of the context, recognizing its situation and role in the street block and building patterns. • Respect and reflect the scale of lots and buildings associated with both primary and secondary street frontages. • Site a taller building away from nearby small scale buildings. • A corner site traditionally might support a larger site and building. • A mid-block location may require careful design consideration to integrate a larger building with an established lower building scale. • Respect and reflect a lower scale where this is characteristic of the inner block. **The Public Realm - Design Objective** A new multifamily building should respect the characteristic placement, setbacks, massing and landscape character of the public realm in the immediate context and the surrounding district. **12.6** A new building should contribute in a creative and compatible way to the public and the civic realm. **12.7** A building should engage with the street through a sequence of public to semi-private spaces. **12.8** A new multifamily building should be situated and designed to define and frame adjacent streets, and public and common spaces, in ways that are characteristic of the setting. • Reflect and/or strengthen adjacent building quality, setbacks, heights and massing. • Reinforce the historic streetscape patterns of the facing primary and secondary streets and/ or alleys. **12.9** A building on a corner lot should be designed to define, frame and contribute to the historic character of the public realm of both adjacent streets. • The street character will also depend on the adjacent street blocks and frontage. • Building setbacks may be different. • The building scale may also vary between the streets. **Building Placement, Orientation & Use - Design Objective** A new multifamily building should reflect the established development patterns, directly address and engage with the street, and include well planned common and private spaces, and access arrangements. **12.11** The front and the entrance of the building should orient to and engage with the street. • A new building should be oriented parallel to lot lines, maintaining the traditional, established development pattern of the block. • An exception might be where early settlement has introduced irregular street patterns and building configurations, e.g. parts of Capitol Hill. **12.12** Access arrangements to the site and the building should be an integral part of the planning and design process at the earliest stage. **Vehicular – Cars & Motorcycles** **12.22** A vehicular access and driveway should be discreetly placed to the side or to the rear of the building. • A vehicular entrance which incorporates a ramp should be screened from street views. • Landscape should be designed to minimize visual impact of the access and driveway. **12.23** A single curb cut or driveway should not exceed the minimum width required. Avoid curb cuts and driveways close to street corners.

	12.24 Driveways serving groups of similar uses should be consolidated to minimize visual intrusion, and to provide less interruption to the sidewalk, pedestrian character and flow. • Curb cuts should be shared between groups of buildings and uses where possible. • Joint driveway access is encouraged. **12.25** Wherever possible, vehicular parking should be situated below the building, or alternatively behind the building in a manner that does not conflict with pedestrian access from the street. • Surface parking areas should be screened from views from the street and adjacent residential properties.
4. Subdivision Of Lots: **The planning director shall review subdivision plats proposed for property within an H historic preservation overlay district or of a landmark site and may require changes to ensure the proposed subdivision will be compatible with the historic character of the district and/or site(s).**	**Settlement Patterns & Neighborhood Character** **Block & Street Patterns - Design Objective** The urban residential patterns created by the street and alley network, lot and building scale and orientation, are a unique characteristic of every historic setting in the city, and should provide the primary design framework for planning any new multifamily building. **12.4** The pattern and scale of lots in a historic district should be maintained, as the basis of the historic integrity of the intricate 'fine grain' of the neighborhood. • Avoid assembling or subdividing lots where this would adversely affect the integrity of the historic settlement pattern. **12.5** A new apartment or multifamily building should be situated and designed to reinforce and enhance the established character, or master plan vision, of the context, recognizing its situation and role in the street block and building patterns. • Respect and reflect the scale of lots and buildings associated with both primary and secondary street frontages. • Site a taller building away from nearby small scale buildings. • A corner site traditionally might support a larger site and building. • A mid-block location may require careful design consideration to integrate a larger building with an established lower building scale. • Respect and reflect a lower scale where this is characteristic of the inner block.

ATTACHMENT F. Standards for Certificate of Appropriateness for Altering of a Landmark Site or Contributing Structure (21A.34.020.G)

In considering an application for a Certificate of Appropriateness for alteration of a landmark site or contributing structure, the Historic Landmark Commission shall find that the project substantially complies with all of the general standards that pertain to the application and that the decision is in the best interest of the City.

Standard	Finding	Rationale
Standard 1: A property shall be used for its historic purpose or be used for a purpose that requires minimal change to the defining characteristics of the building and its site and environment;	**Complies**	The Ensign Floral building will change use from commercial to residential. The residential use will require changes to the exterior. Staff considers this proposed change to be minimal.
Standard 2: The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided;	**Complies**	Proposed changes include replacing two west facing aluminum sliding windows, installation of a new ADA ramp, installation of two new entry doors – one on the west elevation, the other located on the south elevation. Additionally, the applicant is also installing a required riser door on the west elevation. These modifications will not alter the historic character of the property. The applicant will be enclosing the window openings on the south façade, modifying the windows on the north façade and installing a new wall with windows and a door on the east façade. The historic character defining features are primarily located on the west façade. The side and rear facades lack historic character; and therefore, the minor modifications will not take away the historic character of the property. These alterations are not on the primary facades and will not be readily visible from the public way.
Standard 3: All sites, structure and objects shall be recognized as products of their own time. Alterations that have no historical basis and which seek to create a false sense of history or architecture are not allowed.	**Complies**	The proposed alterations do not seek to create a false sense of history.
Standard 4: Alterations or additions that have acquired historic significance in their own right shall be retained and preserved.	**Complies**	Many gradual additions on the back of this building were constructed over the years beginning in the 1960s to the 1990s. None of the additions acquired significance in their own right. They were basic extensions that lack architectural character.
Standard 5: Distinctive features, finishes and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.	**Complies**	The steel canopy on the front façade was one of the character defining features. The applicant will be reinstating the canopy, utilizing the historic pictorial evidence. The steel door which is part of the loading dock on the front façade will be replaced by a steel door with a glass panel. The door does characterize the historic use, a warehouse; however, it does not exemplify an example of craftsmanship.
Standard 6: Deteriorated architectural features shall be repaired rather than replaced wherever feasible. In the event replacement is necessary, the new material should match the material being replaced in composition, design, texture and other visual qualities. Repair or replacement of missing architectural features should be based on accurate duplications of features, substantiated by historic, physical or pictorial evidence rather than on	**Complies**	The proposal calls for removing an addition constructed in the 1960s on the east side of the building. The addition will be removed and in filled with new brick. Additionally, two windows and one door will be placed on this façade. The proposed windows will be slider framed windows that match the appearance of the existing windows. The proposed doors will also mimic the size of the door on the front façade.

conjectural designs or the availability of different architectural elements from other structures or objects.		
Standard 7: Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.	Not Applicable	This request does not include chemical or physical treatments that can cause damage to historic materials.
Standard 8: Contemporary designs for alterations and additions to existing properties shall not be discouraged when such alterations and additions do not destroy significant cultural, historical, architectural or archaeological material, and such design is compatible with the size, scale, color, material and character of the property, neighborhood or environment.	Not Applicable	The sign on the front of the building will remain.
Standard 9: Additions or alterations to structures and objects shall be done in such a manner that if such additions or alteration were to be removed in the future, the essential form and integrity of the structure would be unimpaired. The new work shall be differentiate from the old and shall be compatible in massing, size, scale and architectural features to protect the historic integrity of the property and its environment.	Not Applicable	This request does not include any additions. The proposed alterations would not be changing any distinctive features.
Standard 10: Certain building materials are prohibited including the following: vinyl, asbestos, or aluminum cladding when applied directly to an original or historic material.	Not Applicable	None of the prohibited materials are being proposed.
Standard 11: Any new sign and any change in the appearance of any existing sign located on a landmark site or within the H historic preservation overlay district, which is visible from any public way or open space shall be consistent with the historic character of the landmark site or H historic preservation overlay district and shall comply with the standards outlined in part IV, Chapter 21A.46 of this title.	Not Applicable	The sign on the front of the building will remain.