MEMORANDUM

PLANNING DIVISION
DEPARTMENT *of* COMMUNITY *and* NEIGHBORHOODS

To:	Salt Lake City Historic Landmark Commission
From:	Kelsey Lindquist (801) 535-7930
Date:	February 6, 2020
Re:	Liberty Square Apartments PLNHLC2017-00266

ACTION REQUIRED:
This memorandum provides updated information on the proposed Liberty Square new construction PLNHLC2017-00266. The referenced application was discussed at the July 7, 2016, June 1, 2017 and May 3, 2018 Historic Landmark Commission Meetings. The Historic Landmark Commission approved the new construction of Liberty Square at the referenced meetings and delegated the final plan details to Staff. At this time, the project representative is requesting a change in the approved material for the balcony screens. Vertical wood stiles was the approved screening material. The applicant is requesting to change the material to steel. Staff has determined that the requested material change is beyond Staff's authority to administratively approve. The Historic Landmark Commission is tasked with making a decision on the modified material for screen portion of the new construction of Liberty Square.

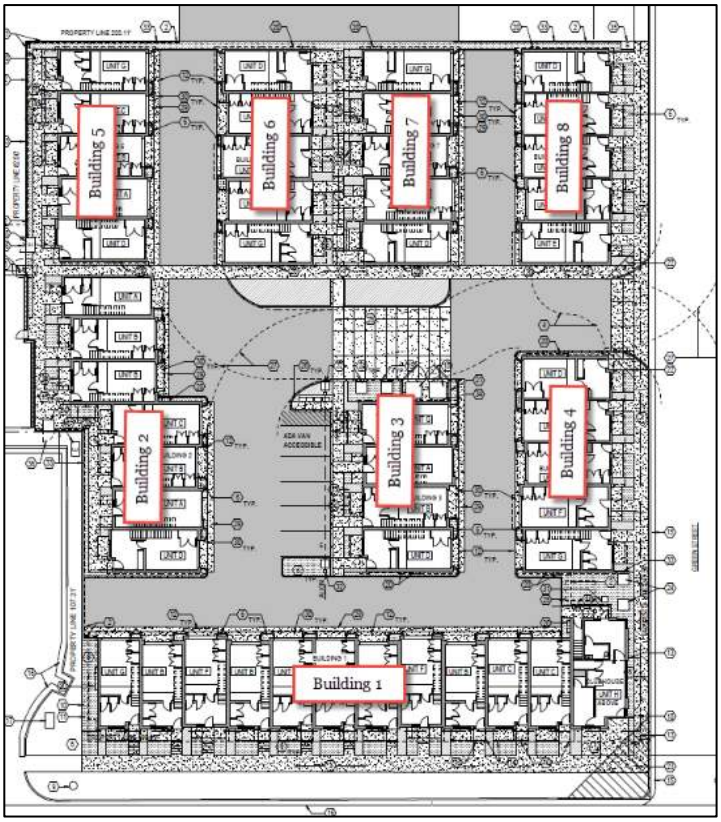
RECOMMENDATION:
Based on the analysis and findings listed in this staff report, testimony and the proposal presented, I move that the Commission approve the request for a Certificate of Appropriateness for the material change for the new construction of the eight three story apartment buildings, with 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

BACKGROUND/DISCUSSION:
The Historic Landmark Commission last heard the new construction proposal in a public hearing held on May 3, 2018. The full staff report can be accessed here: http://www.slcdocs.com/Planning/HLC/2018/00266.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 May of 2018, the property owner has become concerned with the approved material for the screening between the second and third story balconies. The applicant is requesting to change the vertical wood stiles to a vertical metal screen. The screen is located on each of the 8 buildings. The screens are highly visible because they face the public way on elevated the second and third stories. Additionally, the metal screen was not included in the approved material pallet from 2018. Therefore, the project is being forwarded to the Historic Landmark Commission for review.

Liberty Square Site Plan
Liberty Square was approved as an eight structure townhome style apartment complex. The development fronts on Green Street and 500 South. Vehicle access is provided from the western portion of Green Street. No site plan alterations are being proposed.



Materials

Previously Approved: In 2018, the Historic Landmark Commission approved the following material pallet: metal soffits, running bond and stack bond masonry, hardy siding with a baton joint. The balconies were approved with metal railings and a vertical wood stile screen to delineate the balcony spaces.

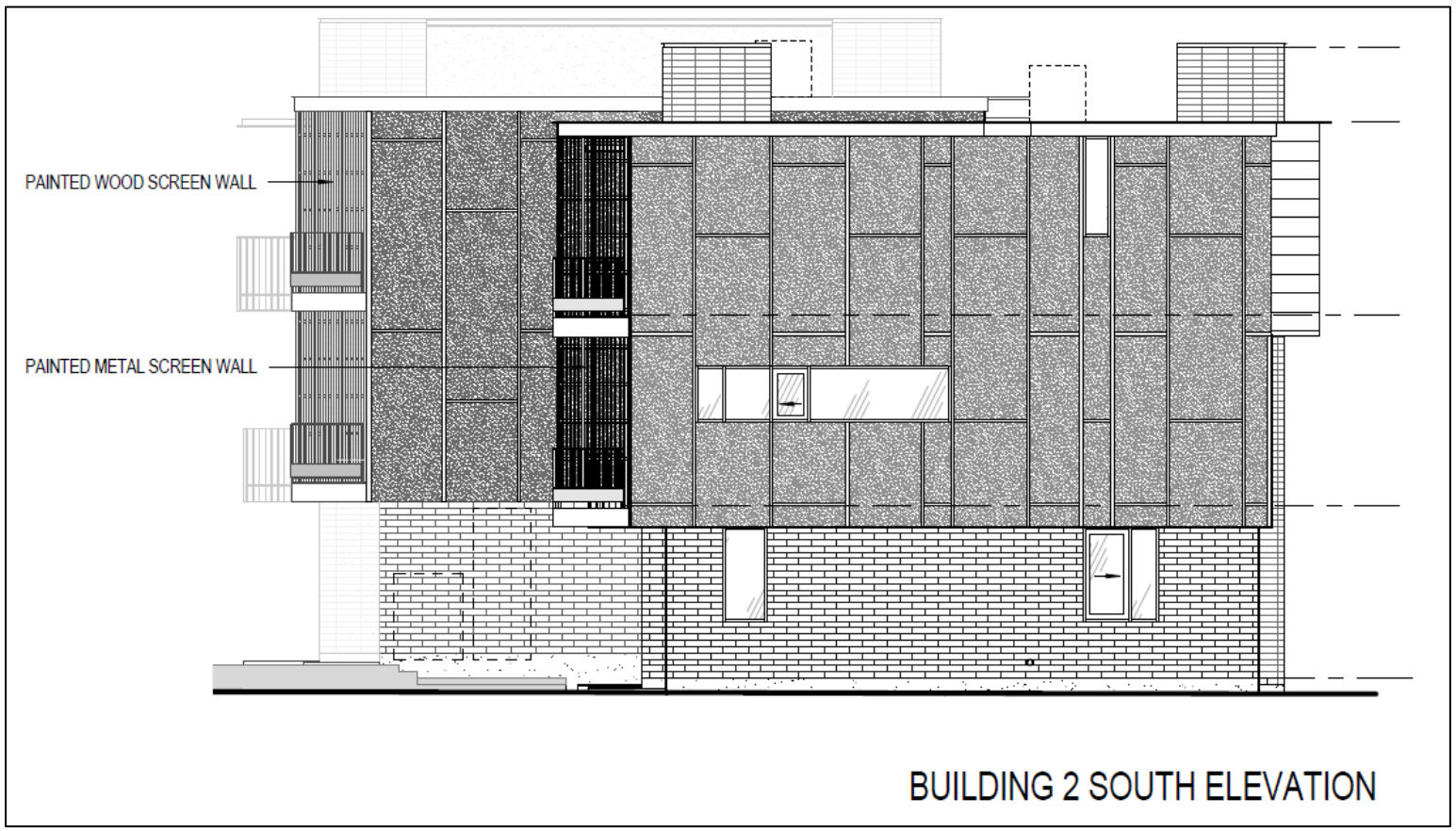
Changes to the Approval: The applicant is requesting to change the approved wooden screen elements between the balconies. The material will change from wood to metal. The dimensions and style will remain similar to the approved wooden screen.

Reason for the Change: Per the applicant's narrative, "the primary reason for the material change request is constructability and long-term maintenance/appearance. The original subcontractor slated to fabricate and install the wood slats on the metal frames dropped out over concern of quality control. The wood members for the screen were long and relatively slender. Wood in this condition moves and warps, a tendency made worse by the exterior screens' exposure to sun and the elements."

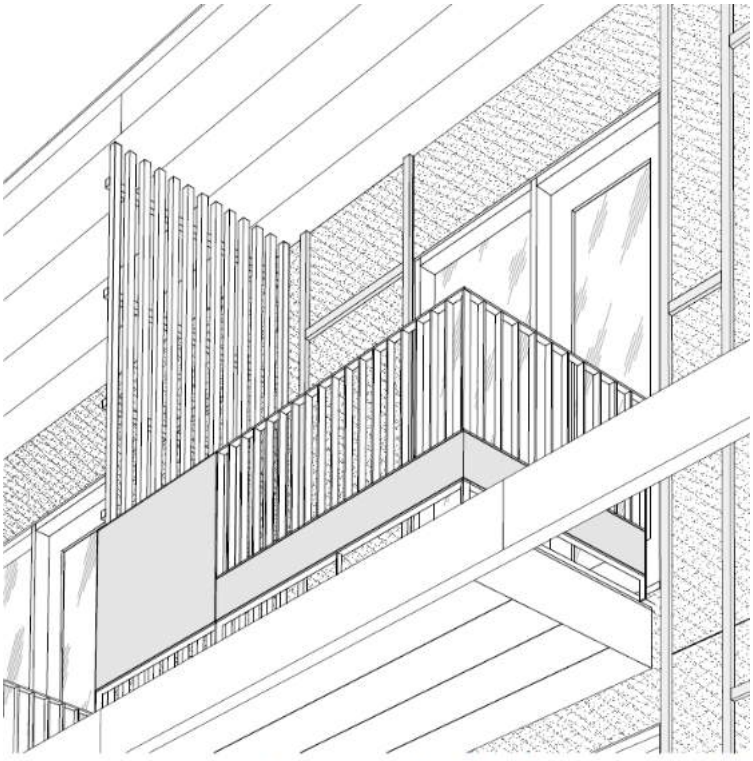
Staff Recommendation: The integration of the metal screens is compatible with the additional materials. The design utilizes contemporary materials, which include metal soffits and metal balcony railings. The material adjustment from wooden vertical screens to steel will provide a similar appearance. The composition of the metal screens will provide additional shadow lines throughout the each structure. Staff finds that the material modification is generally in line with the 2018 approval.

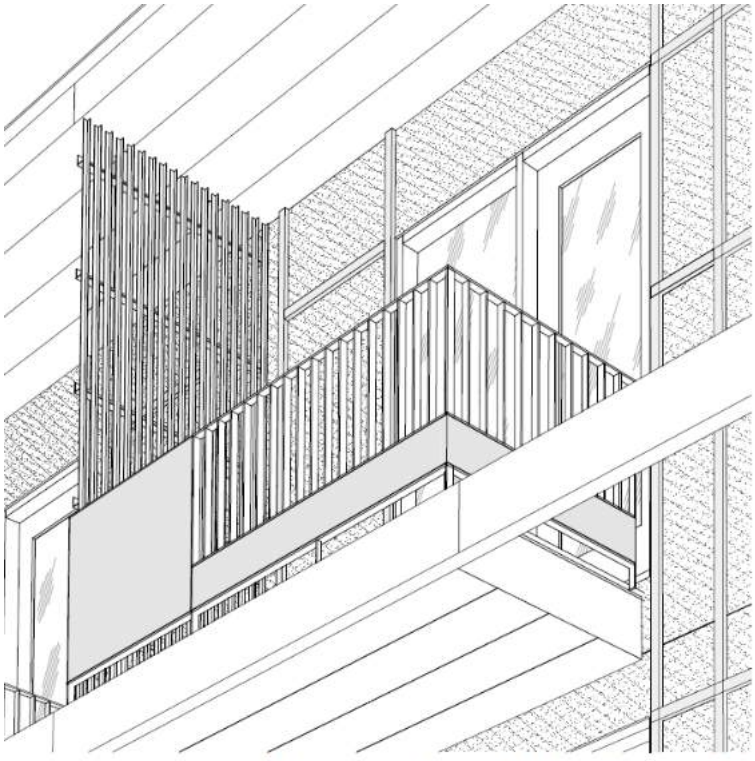
Perspective of Approved Screening Material

Elevation of Approved Screening Material



Elevation of Material Modification

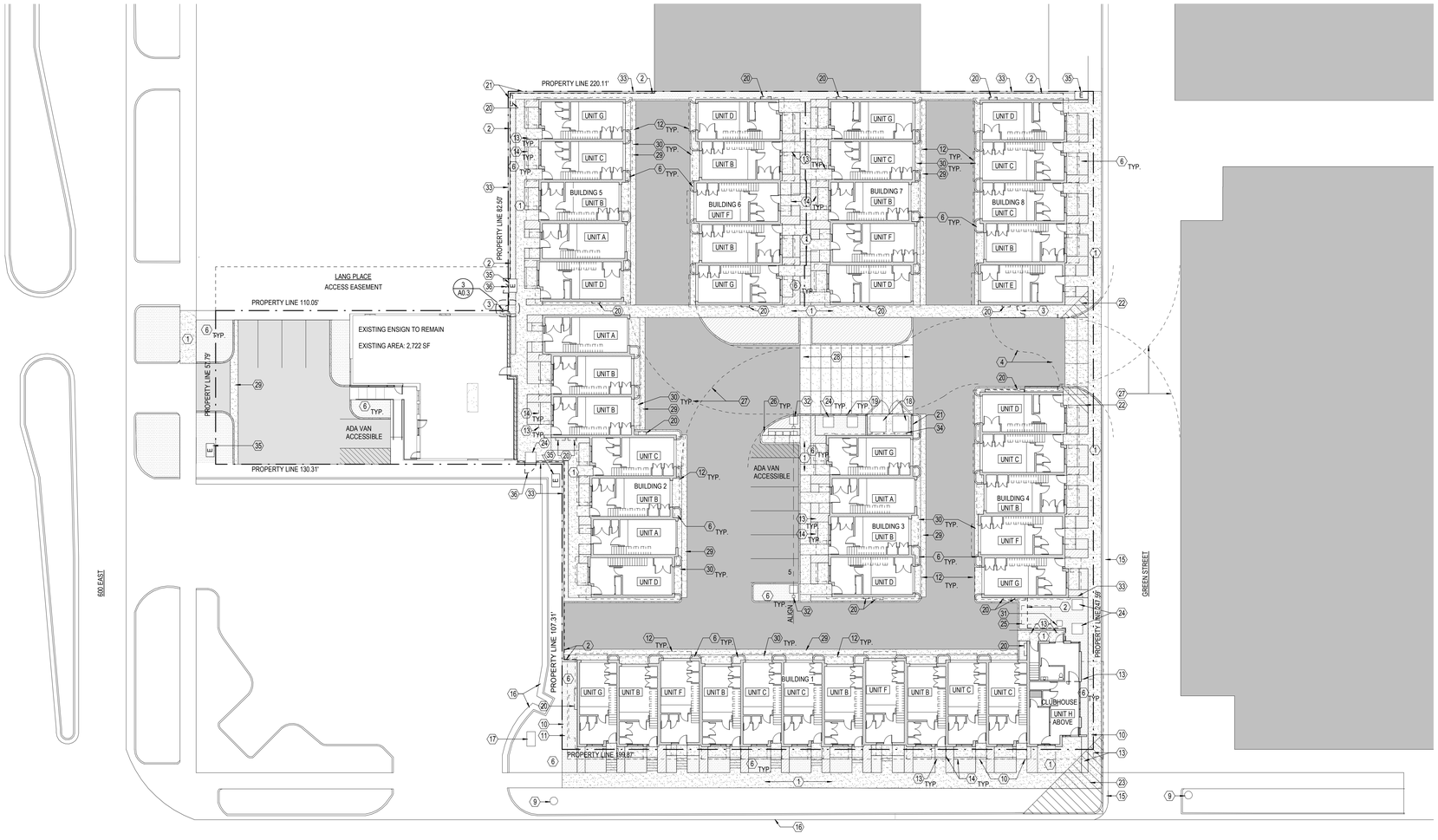




TSA REVIEW SCORE:
Revised TSA scores are not required for this modification. The screens are considered an architectural element and not a cladding material. The material change will not alter the previous TSA scores. The TSA score for Building 1 is 174 points, Building 2 is 152 points, Building 3 is 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



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 14' 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

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ARCHITECTURAL SITE PLAN

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

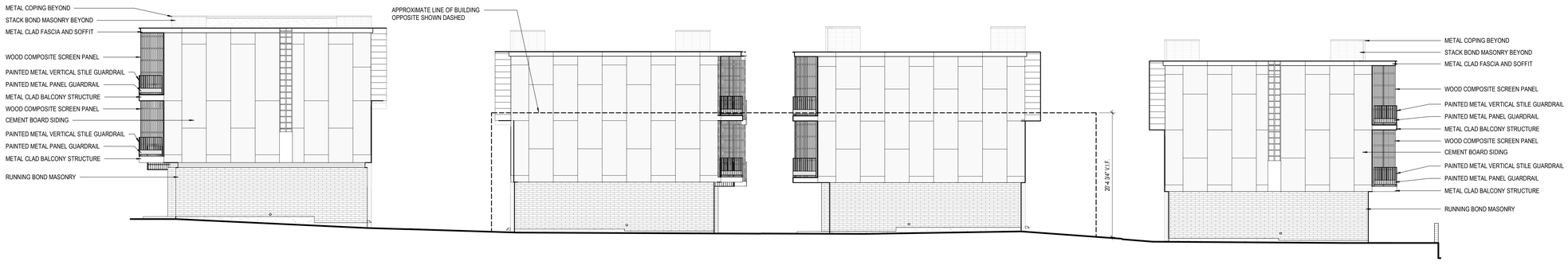
DRAWN BY: AI
PROJECT NO.: 17071

DATE: 02.23.18
02.27.18 ADD 01

SHEET NO. A0.1

1 GREEN STREET ELEVATION
SCALE 1/8" = 1'-0"

2 500 SOUTH ELEVATION
SCALE 1/8" = 1'-0"



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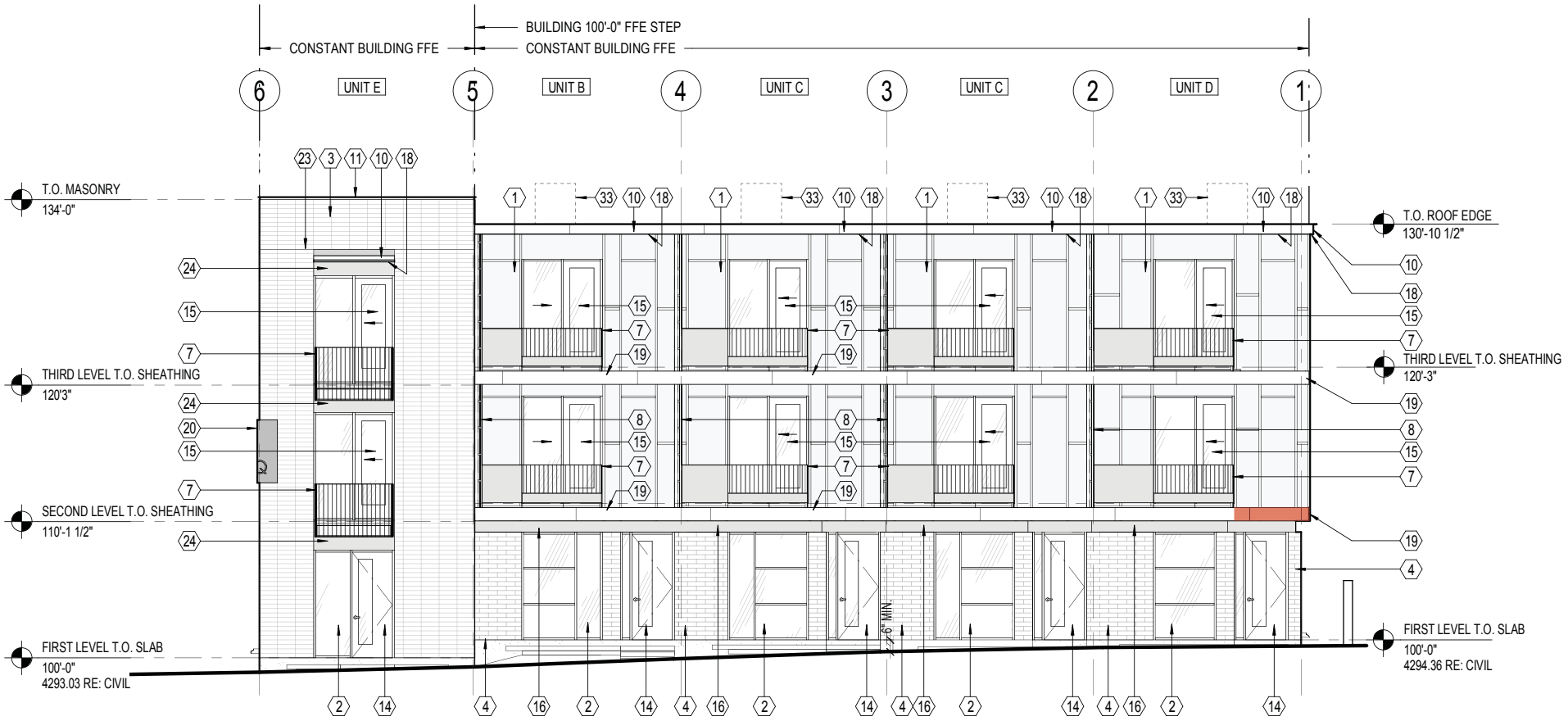
EXTERIOR SITE ELEVATIONS

COWBOY PARTNERS
LIBERTY SQUARE
500 S. 600 E.
SALT LAKE CITY, UTAH 84102

DRAWN BY: AI
PROJECT NO.: 17071

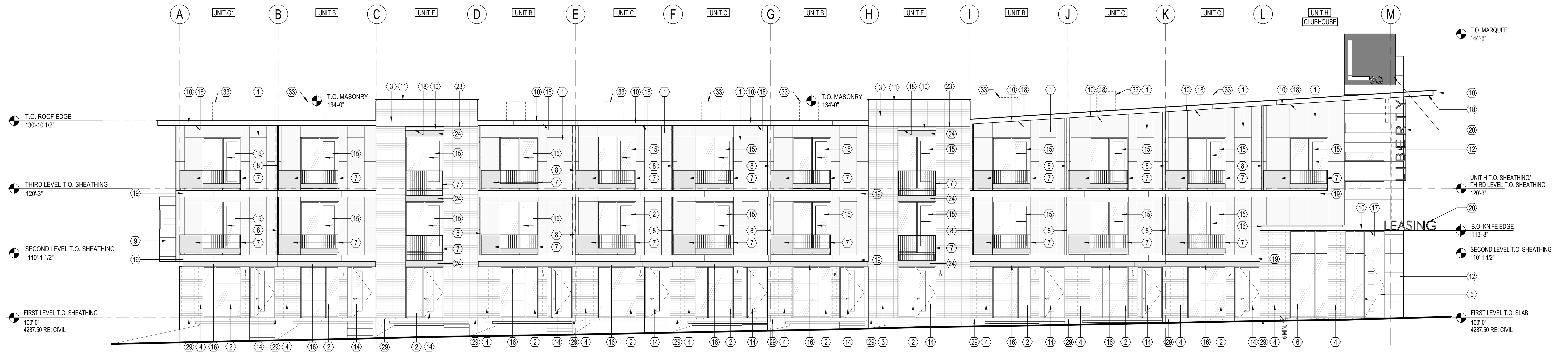
DATE: 02.23.18

SHEET NO. A02

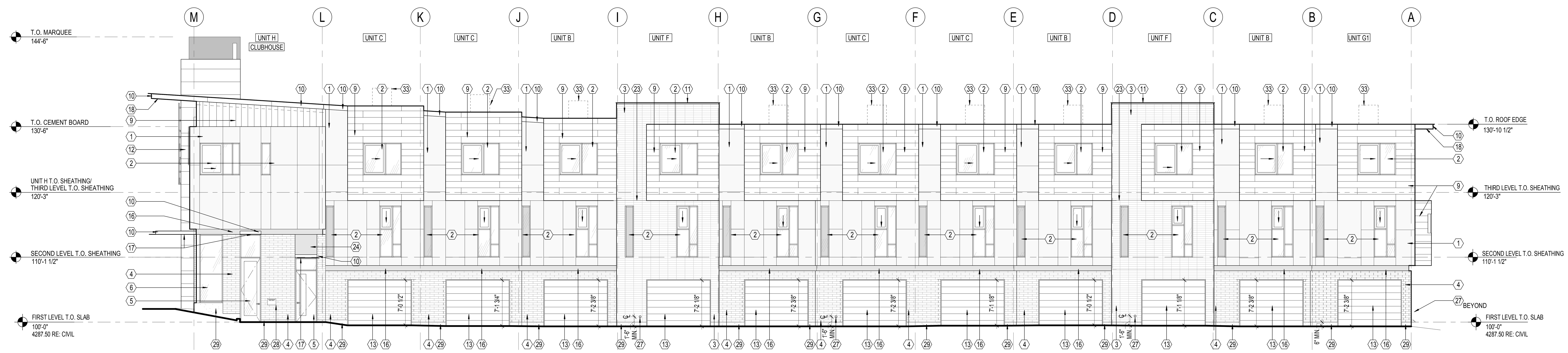


5 BUILDING 8 EAST ELEVATION

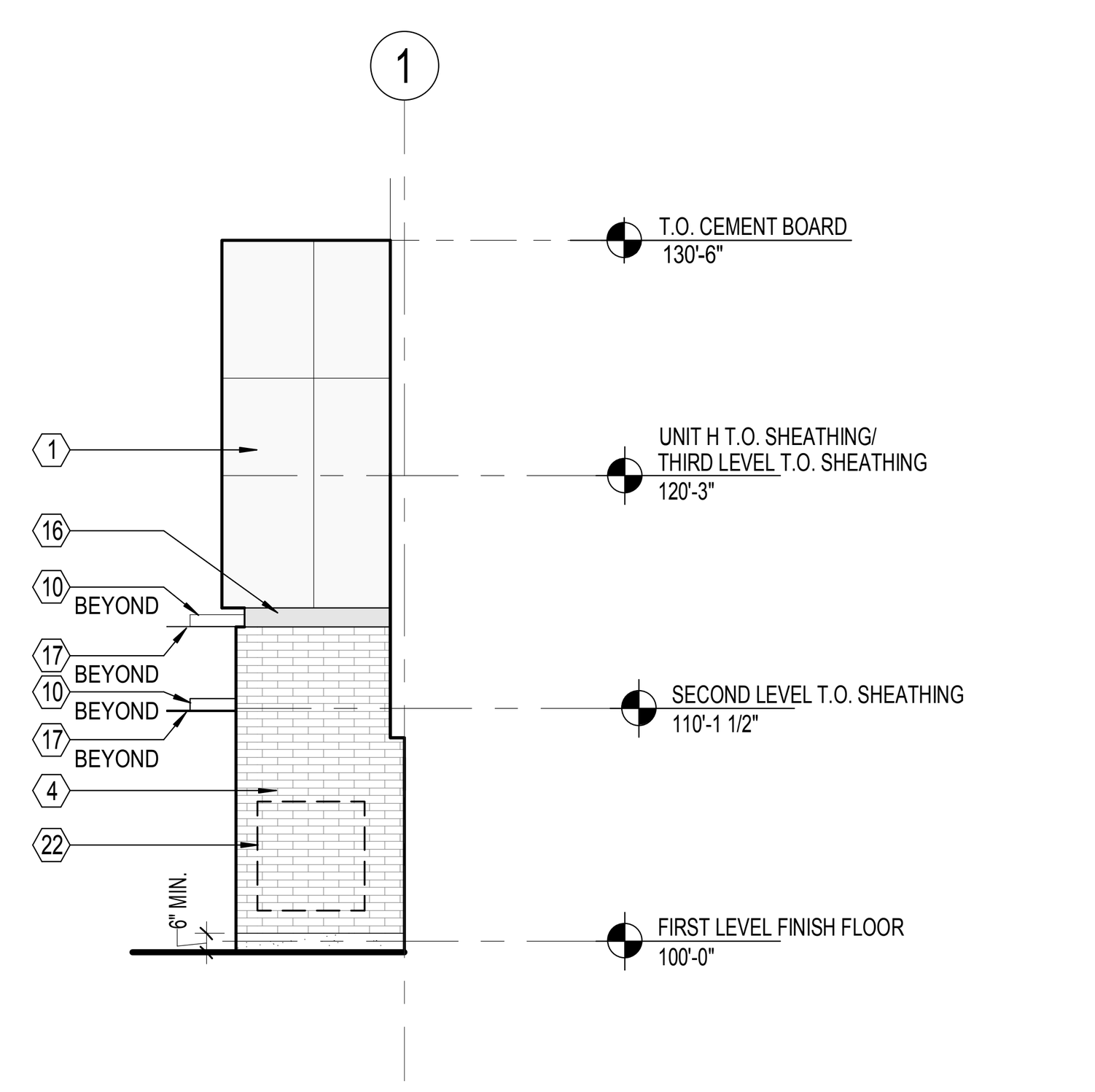
SCALE 1/8" = 1'-0"



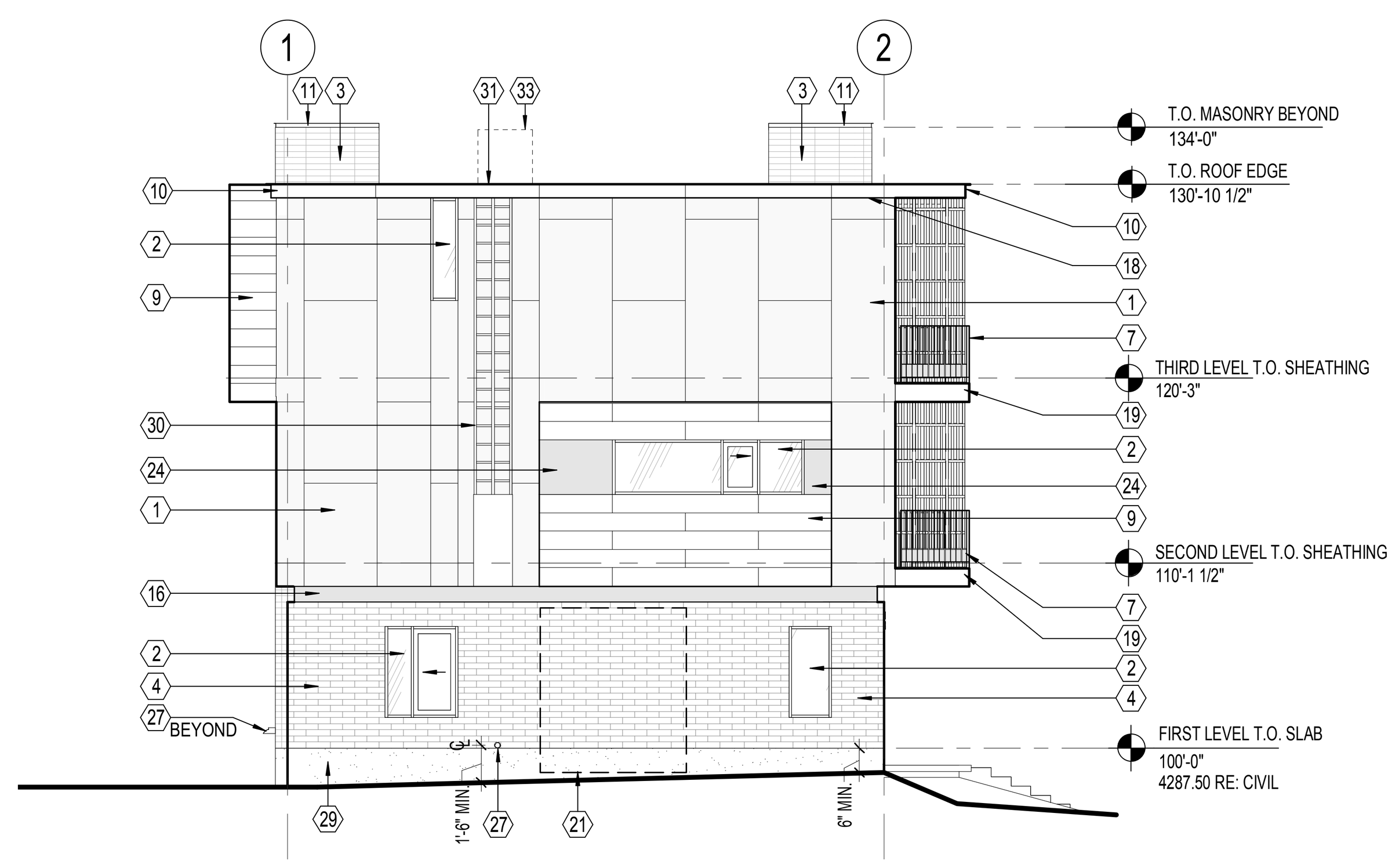
BUILDING 1 SOUTH ELEVATION
SCALE 1/8" = 1'-0"



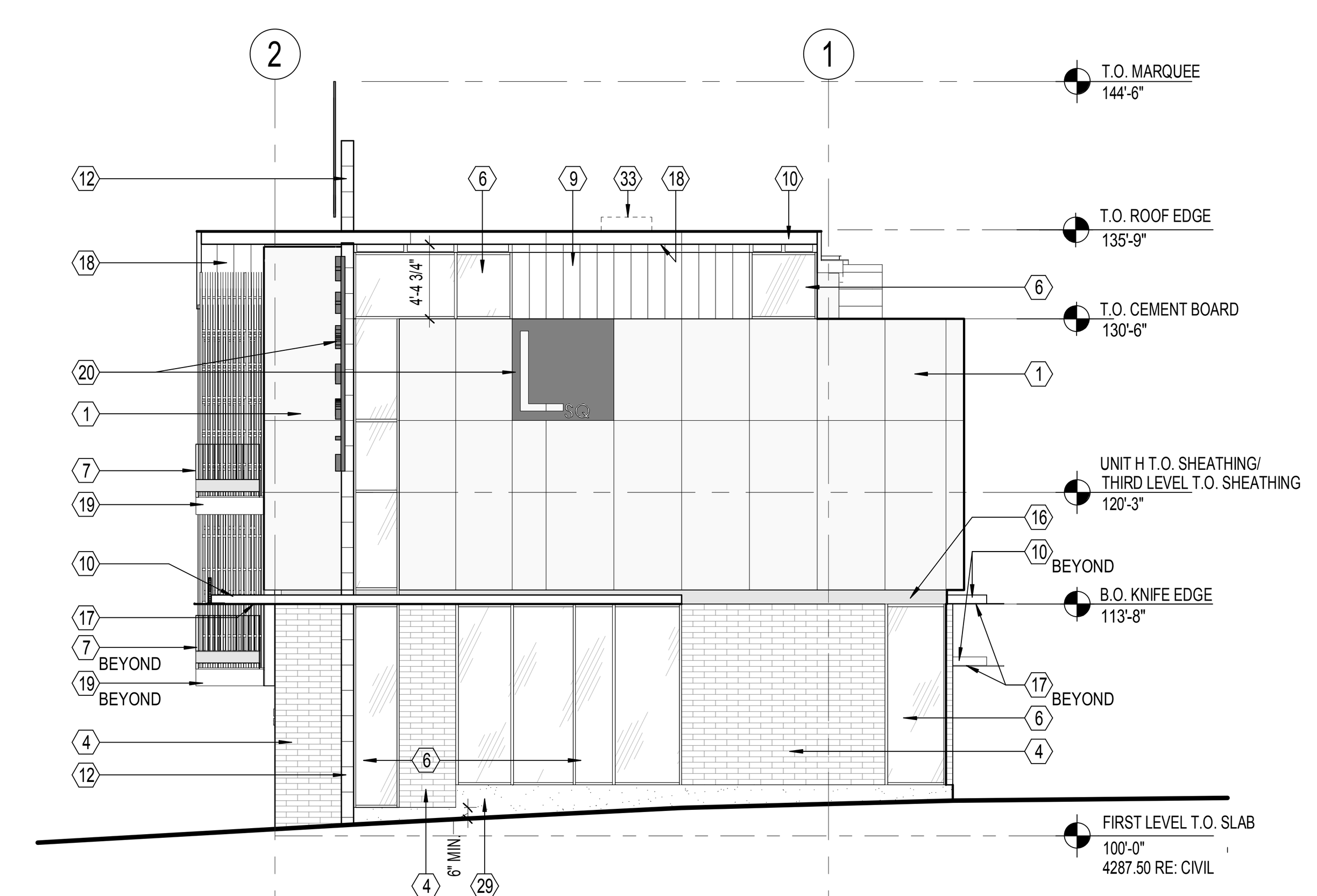
BUILDING 1 NORTH ELEVATION
SCALE 1/8" = 1'-0"



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



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



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; REVEAL: MFR: JAMES HARDIE; PRODUCT: REVEAL RECESS TRIM; 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; COLOR: MATCH VINYL WINDOW SYSTEM; 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: 7 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

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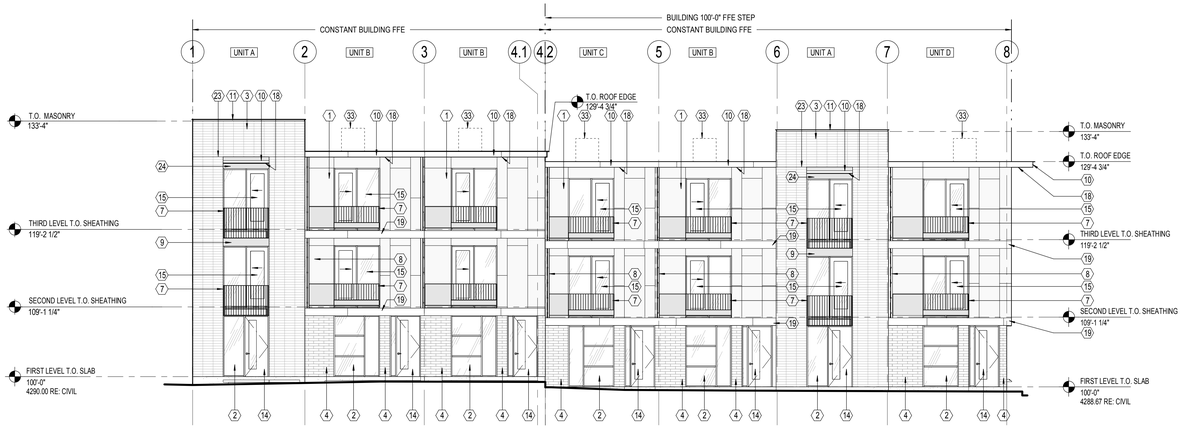
BUILDING 1 EXTERIOR ELEVATIONS

COWBOY PARTNERS
LIBERTY SQUARE
500 S. 600 E.
SALT LAKE CITY, UTAH 84102

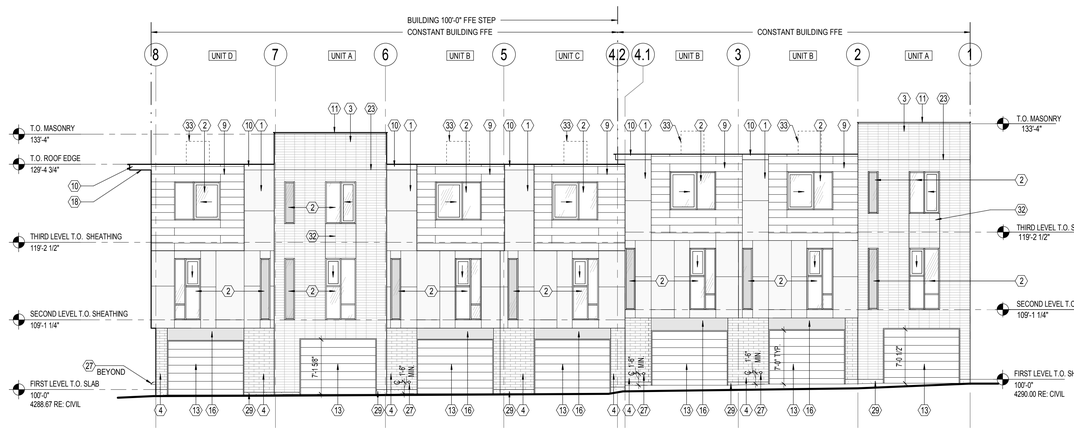
DRAWN BY: AI
PROJECT NO.: 17071

DATE:
02.23.18
03.08.18 ADD 03

SHEET NO.
A2.1



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



2 BUILDING 2 EAST ELEVATION
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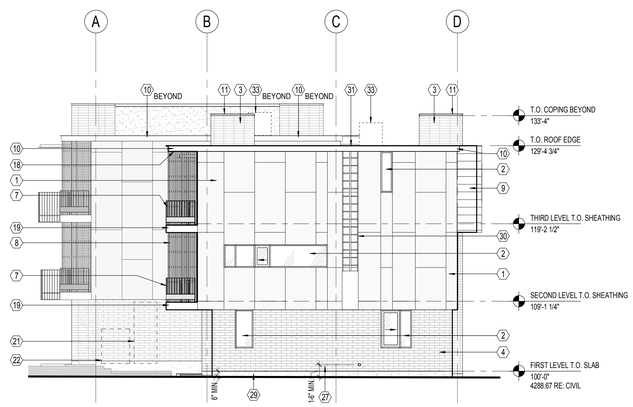
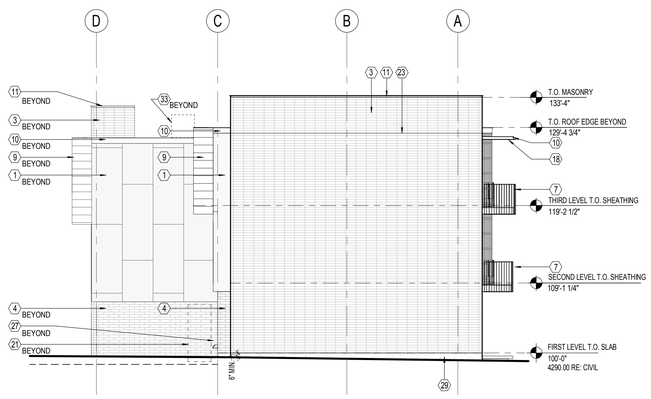


3 BUILDING 2 SOUTH ELEVATION
SCALE 1/8" = 1'-0"



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.
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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; REVEAL: MFR: JAMES HARDIE; PRODUCT: REVEAL RECESS TRIM; 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; COLOR: MATCH VINYL WINDOW SYSTEM; 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: 7 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

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

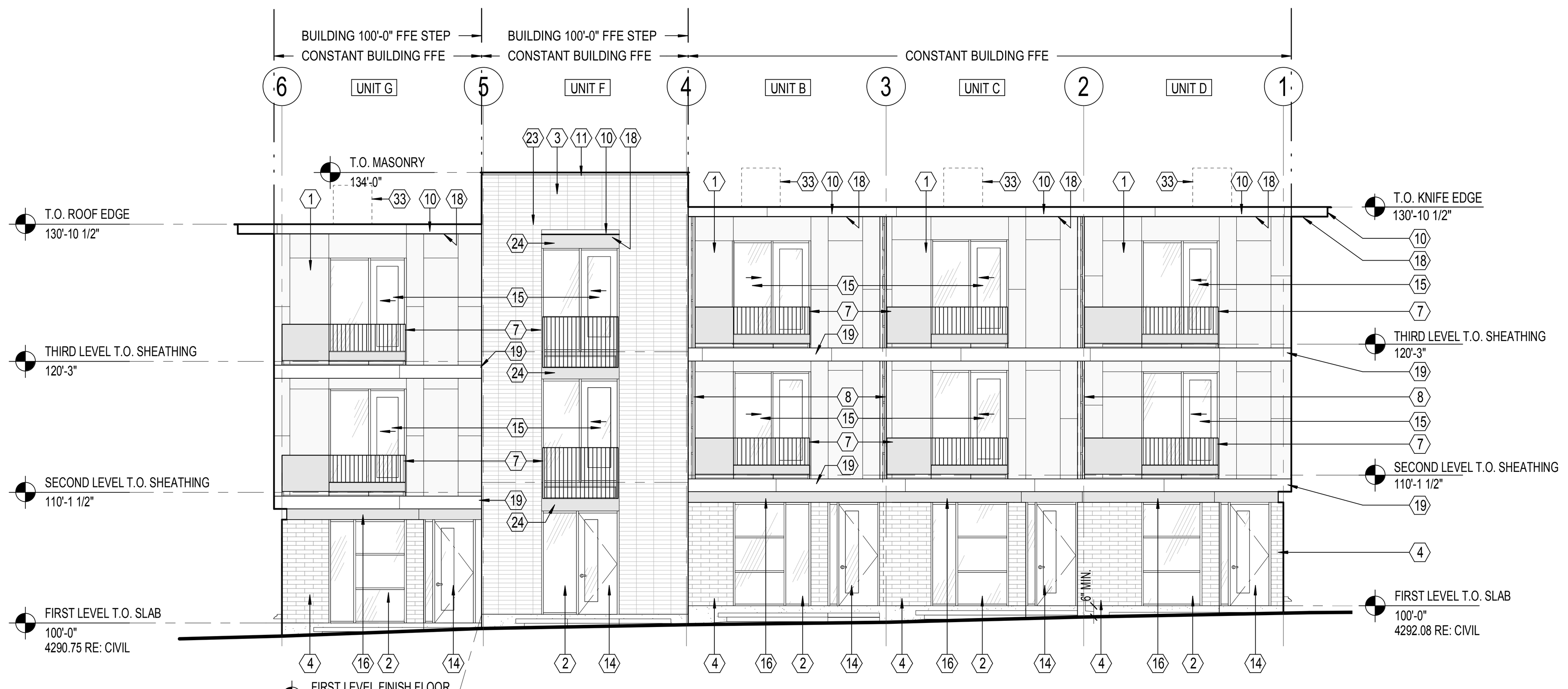
BUILDING 2 EXTERIOR ELEVATIONS

COWBOY PARTNERS
LIBERTY SQUARE
500 S. 600 E.
SALT LAKE CITY, UTAH 84102

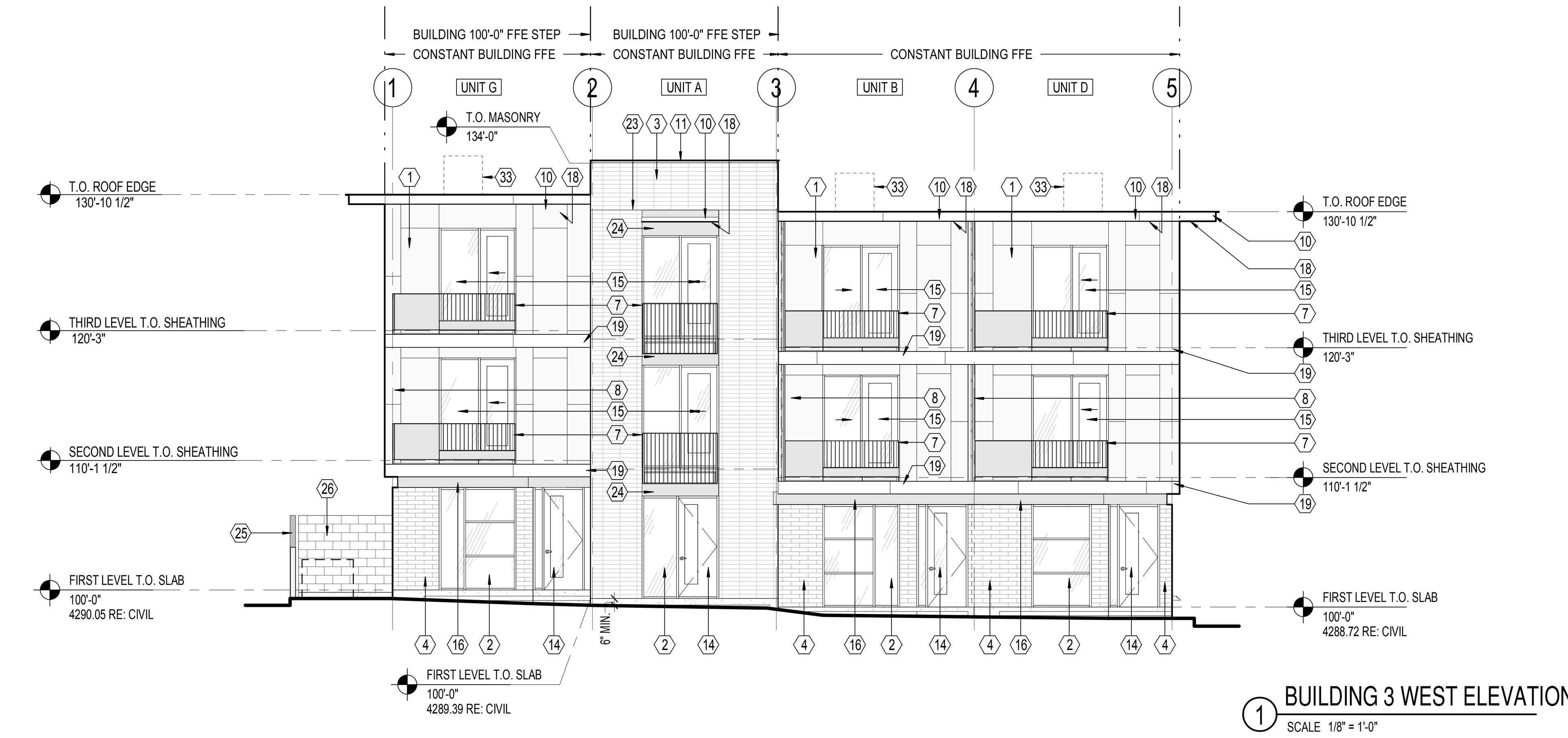
DRAWN BY: AI
PROJECT NO.: 17071

DATE:
02.23.18 ADD.02
03.06.18 ADD.03

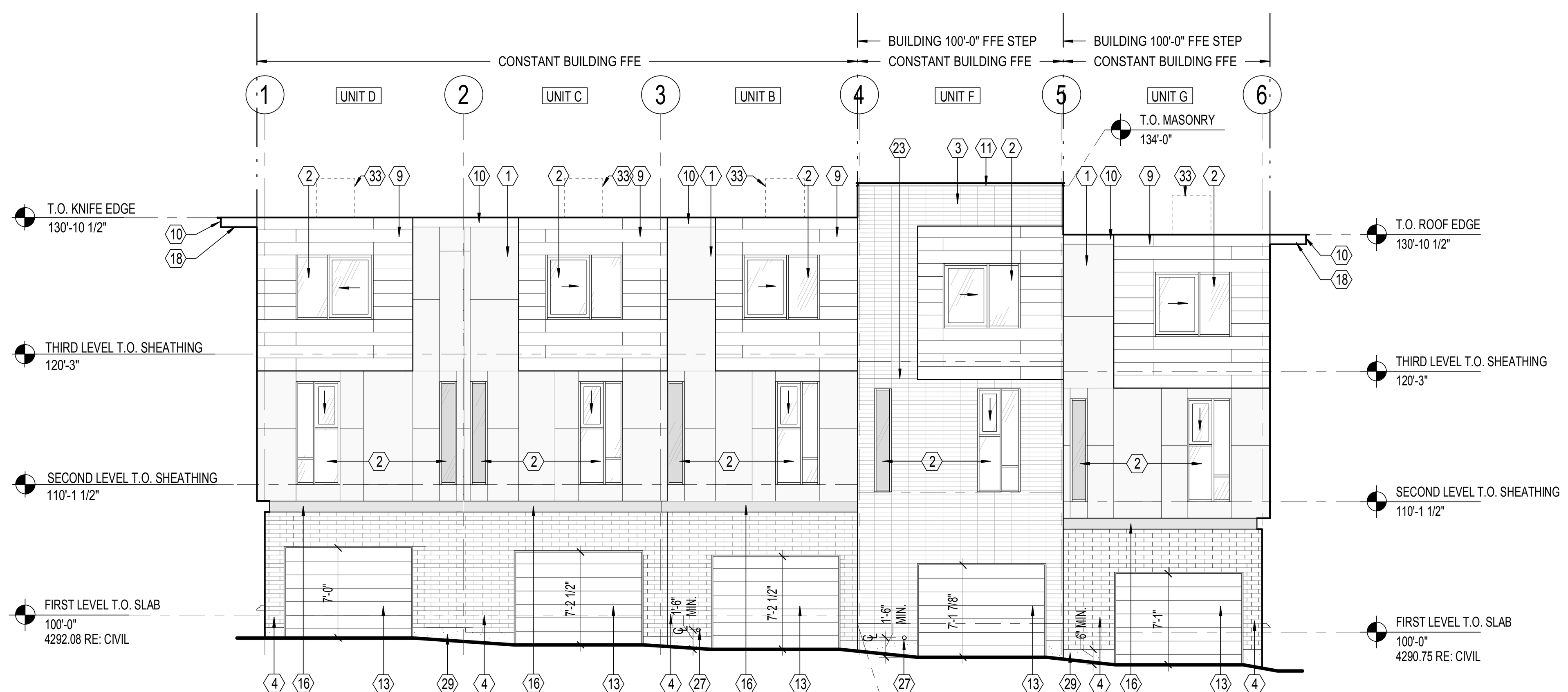
SHEET NO. A2.2



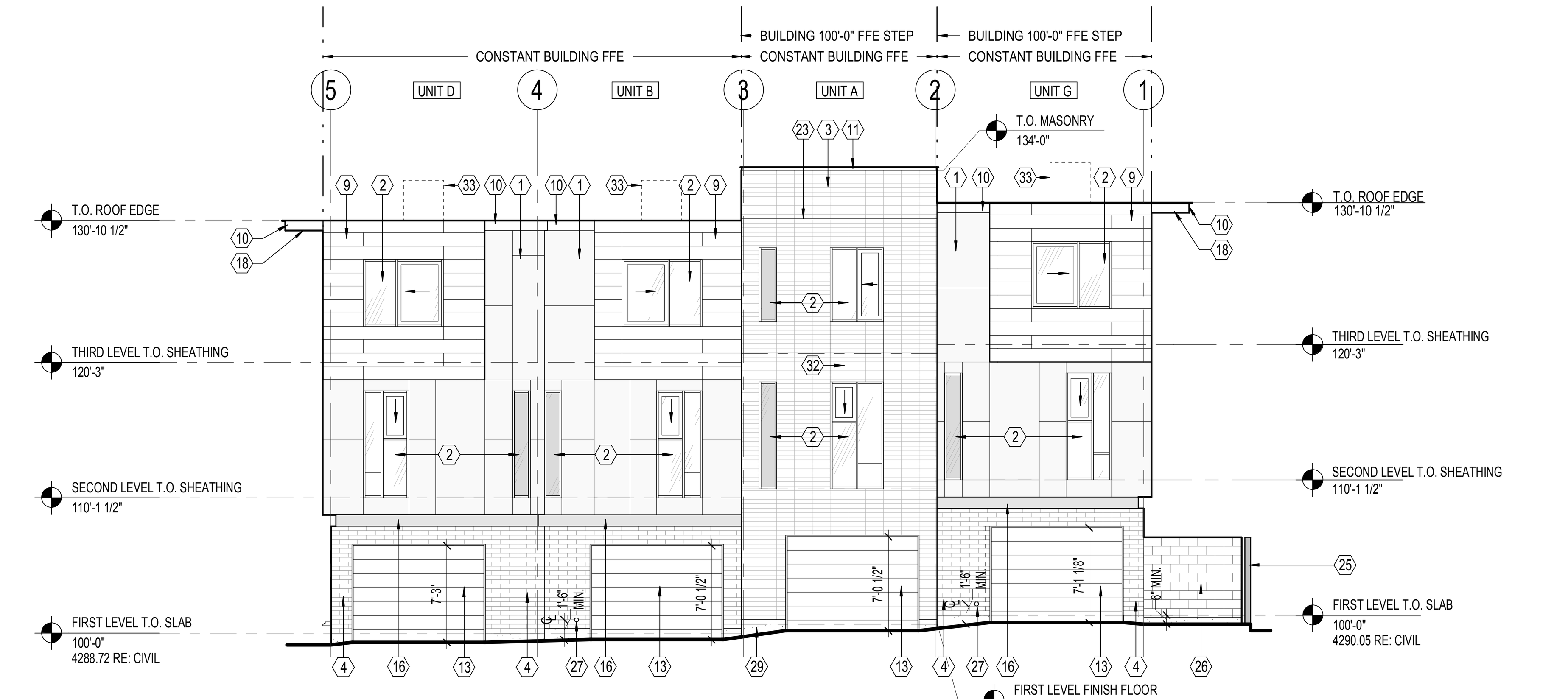
6 BUILDING 4 EAST ELEVATION
SCALE 1/8" = 1'-0"



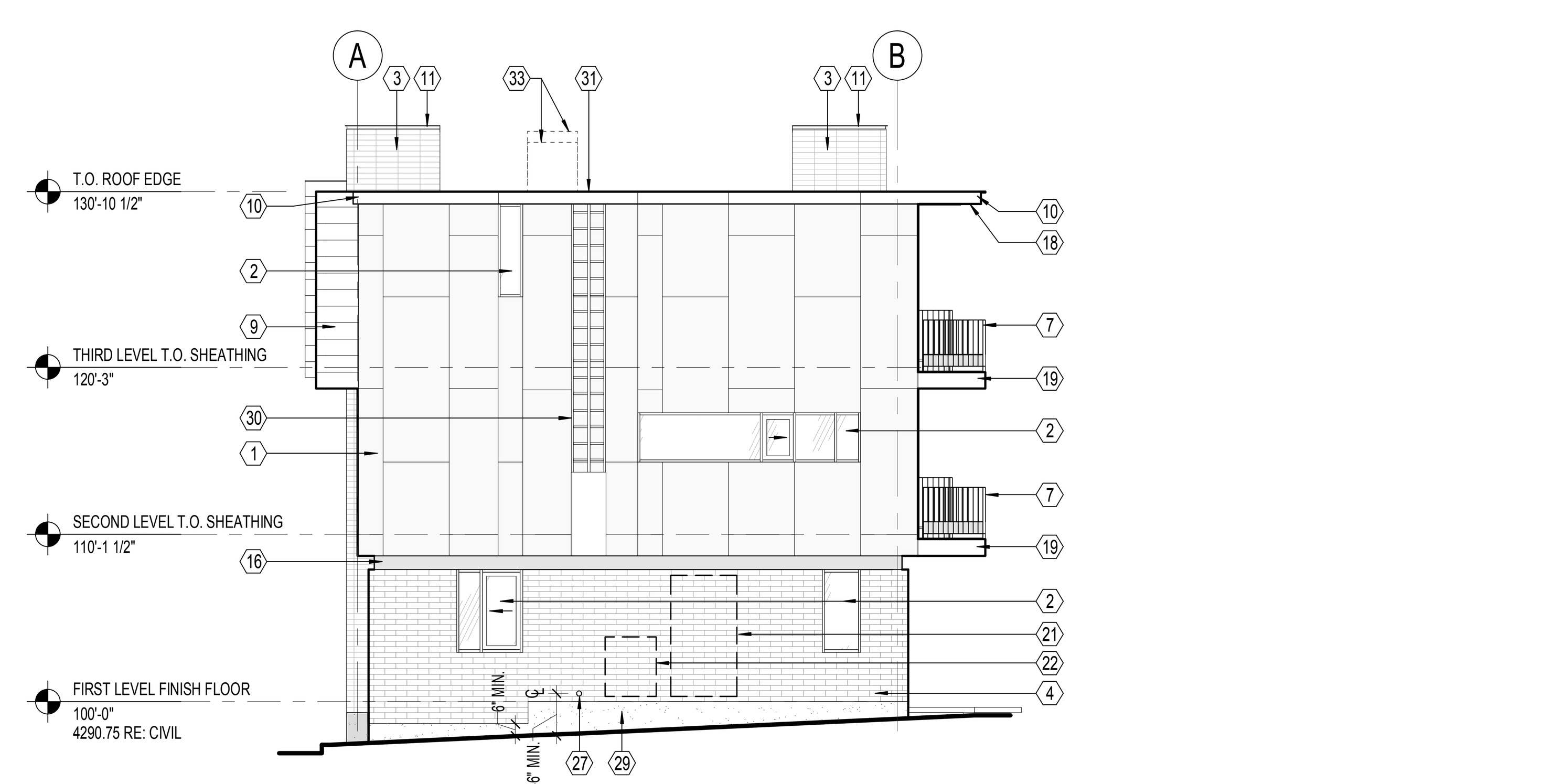
1 BUILDING 3 WEST ELEVATION
SCALE 1/8" = 1'-0"



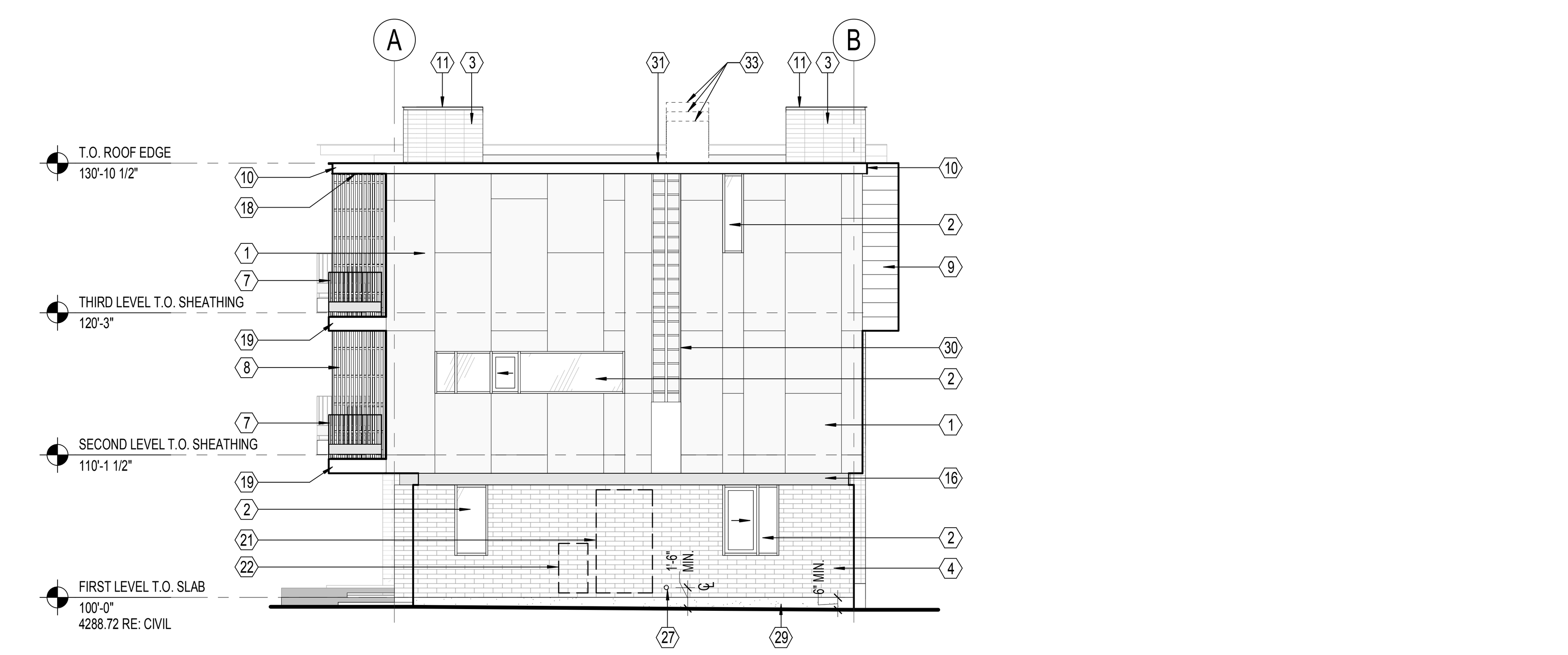
5 BUILDING 4 WEST ELEVATION
SCALE 1/8" = 1'-0"



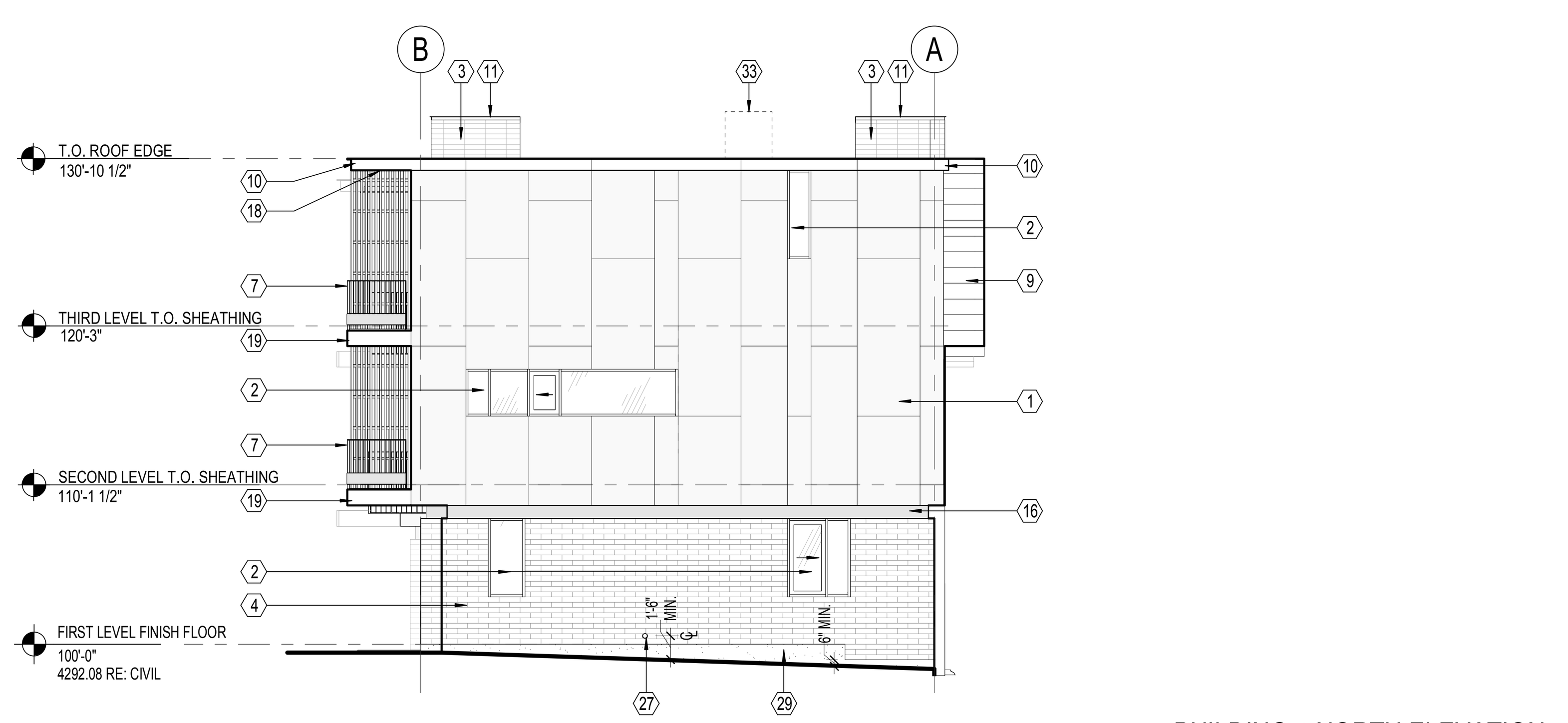
2 BUILDING 3 EAST ELEVATION
SCALE 1/8" = 1'-0"



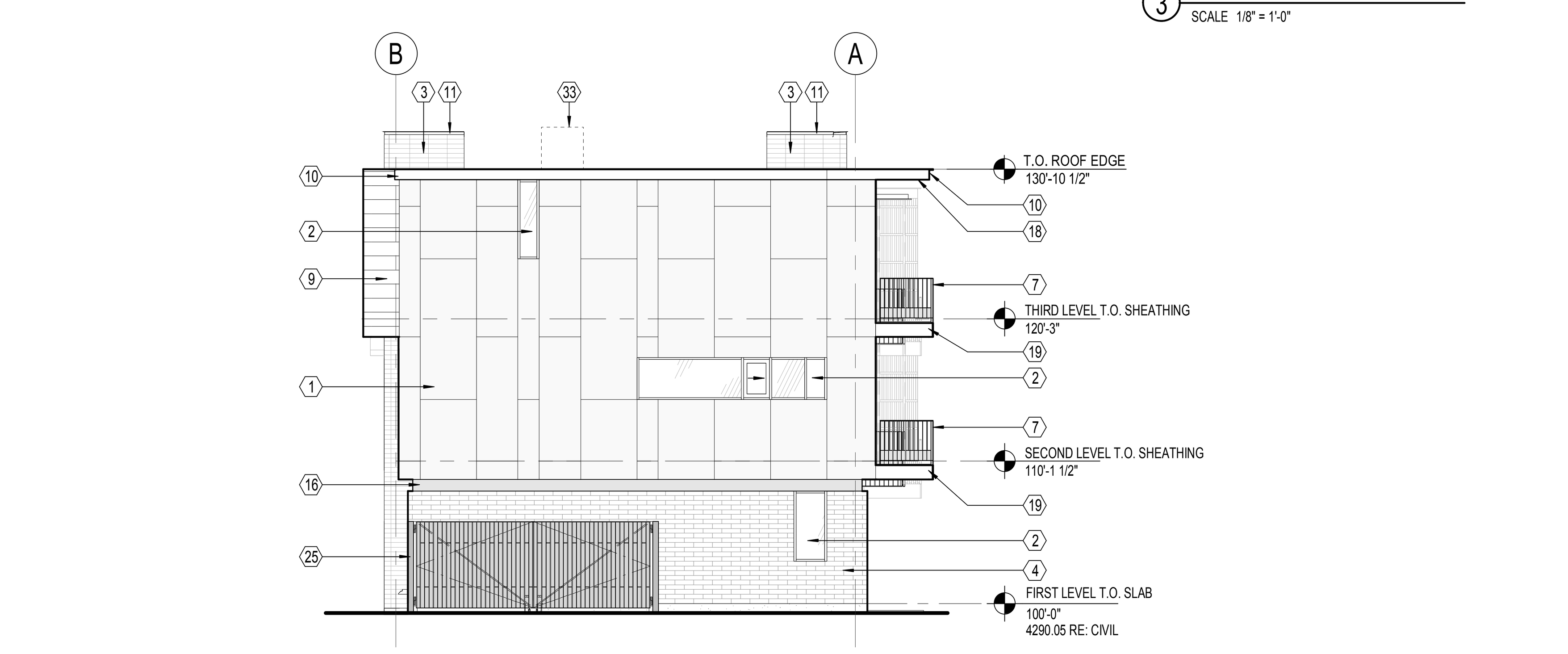
7 BUILDING 4 SOUTH ELEVATION
SCALE 1/8" = 1'-0"



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



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



4 BUILDING 3 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; REVEAL: MFR: JAMES HARDIE; PRODUCT: REVEAL RECESS TRIM; COLOR: PAINT TO MATCH CEMENT BOARD; ALTERNATE CEMENT BOARD PANELING: MFR: JAMES HARDIE; COLOR: HZ5, ARCTIC WHITE

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

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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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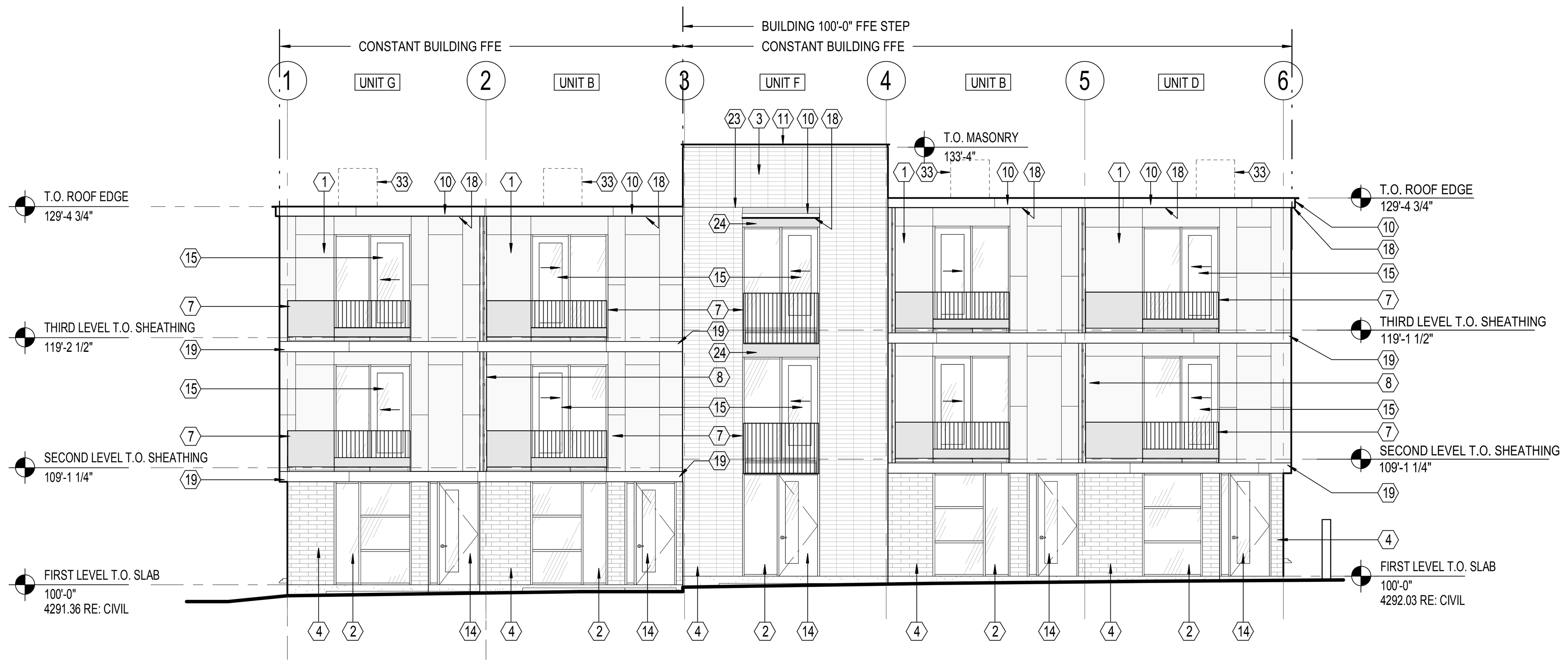
BUILDINGS 3 &4 EXTERIOR ELEVATIONS

COWBOY PARTNERS
LIBERTY SQUARE
500 S. 600 E.
SALT LAKE CITY, UTAH 84102

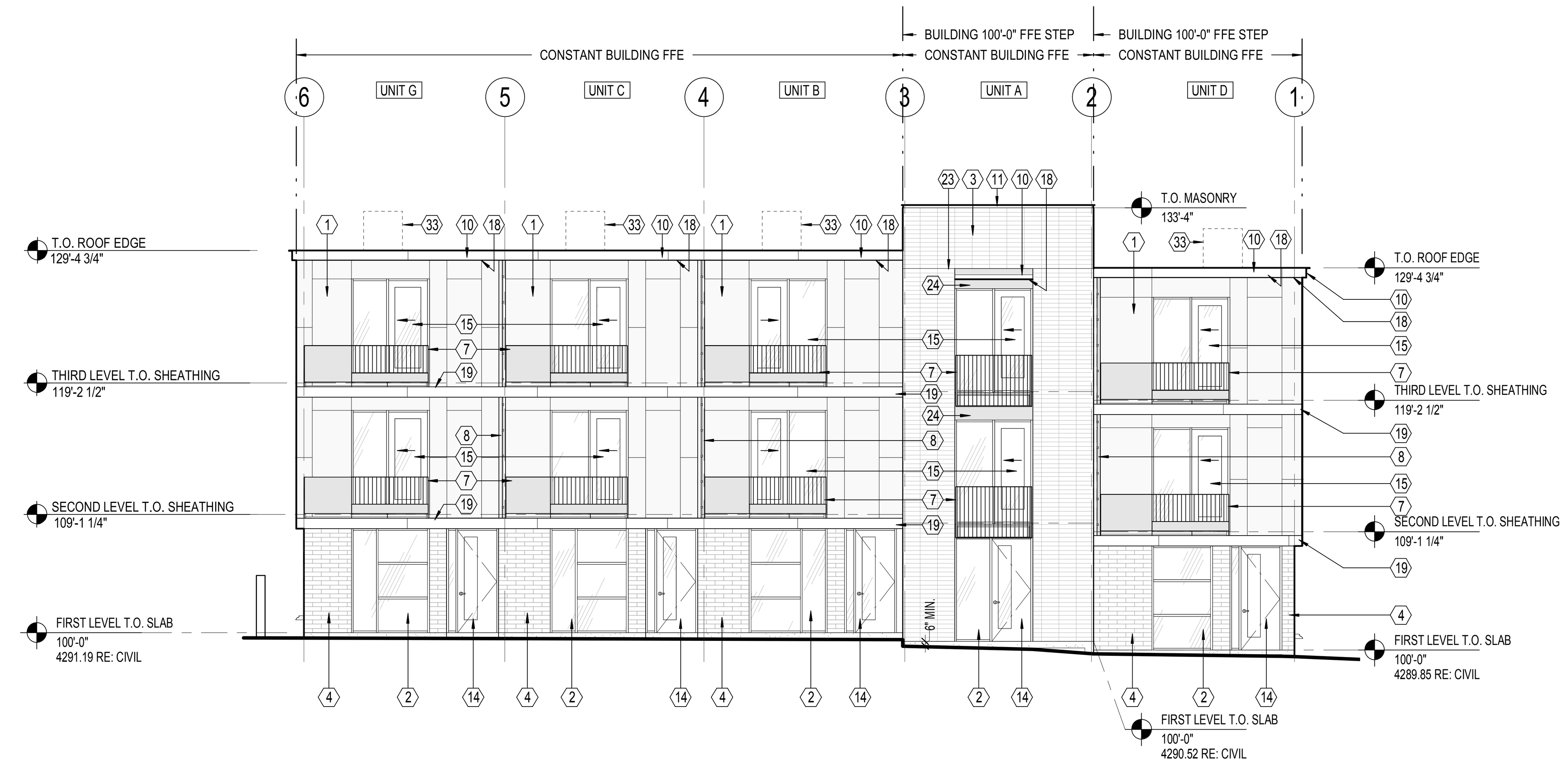
DRAWN BY: AI
PROJECT NO.: 17071

DATE: 02.23.18
03.08.18 ADD 03

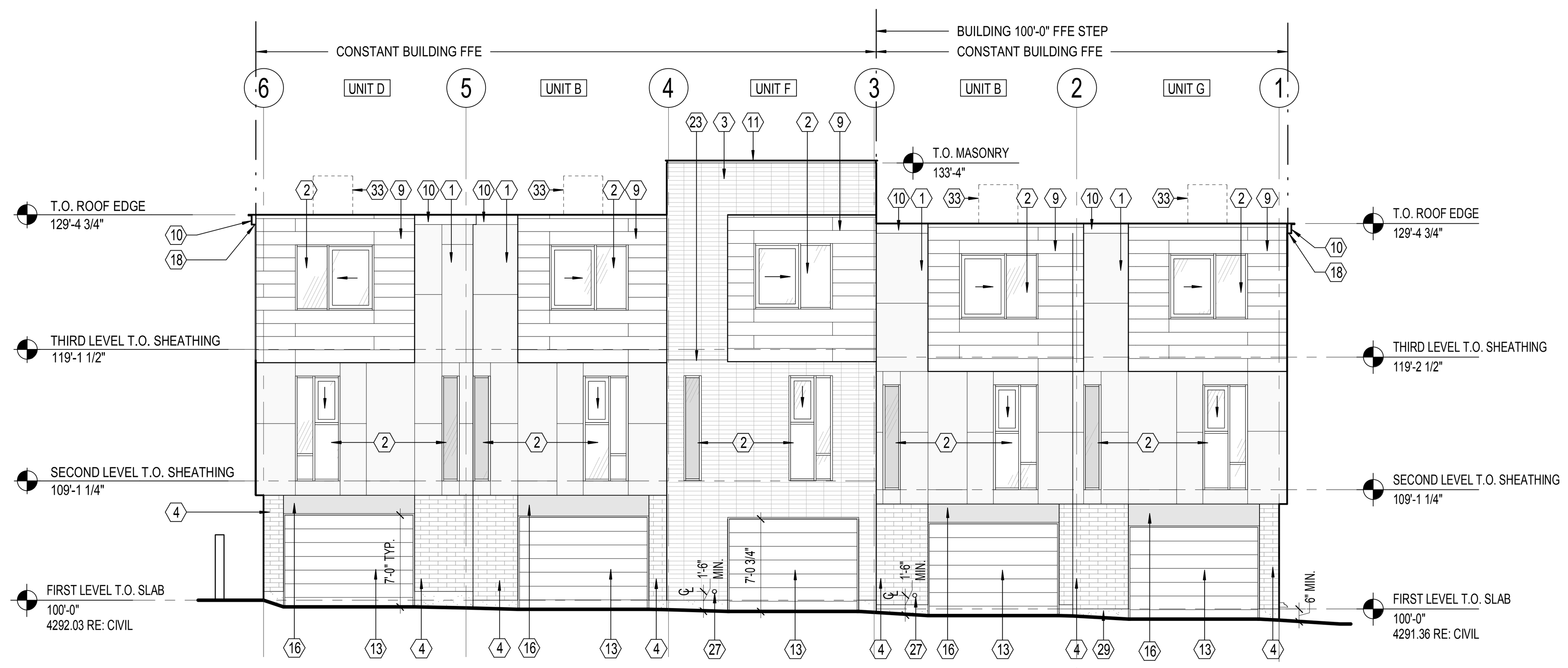
SHEET NO. A2.3



(5) BUILDING 6 EAST ELEVATION
SCALE: 1/8" = 1'-0"



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



(6) BUILDING 6 WEST ELEVATION
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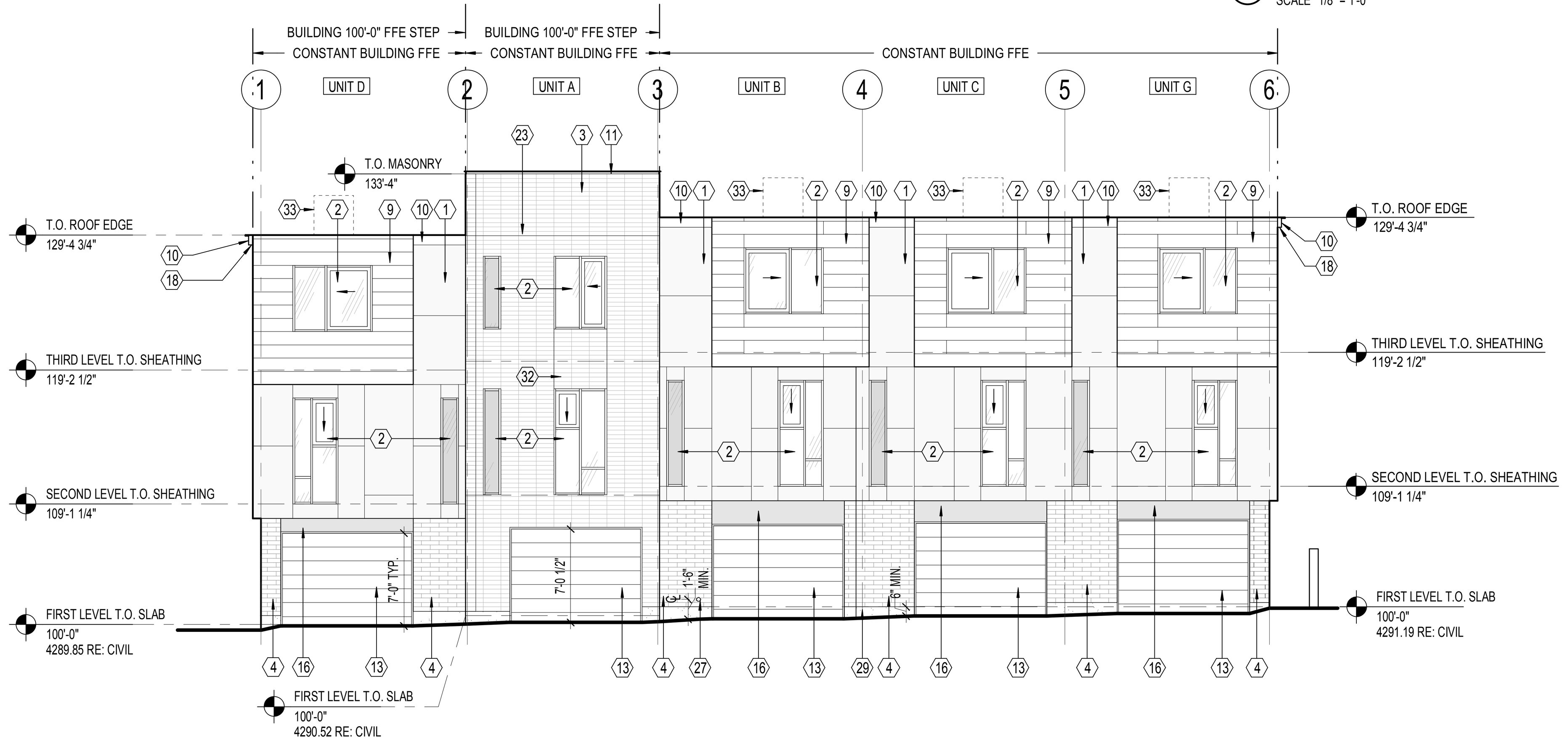

(2) BUILDING 5 EAST ELEVATION
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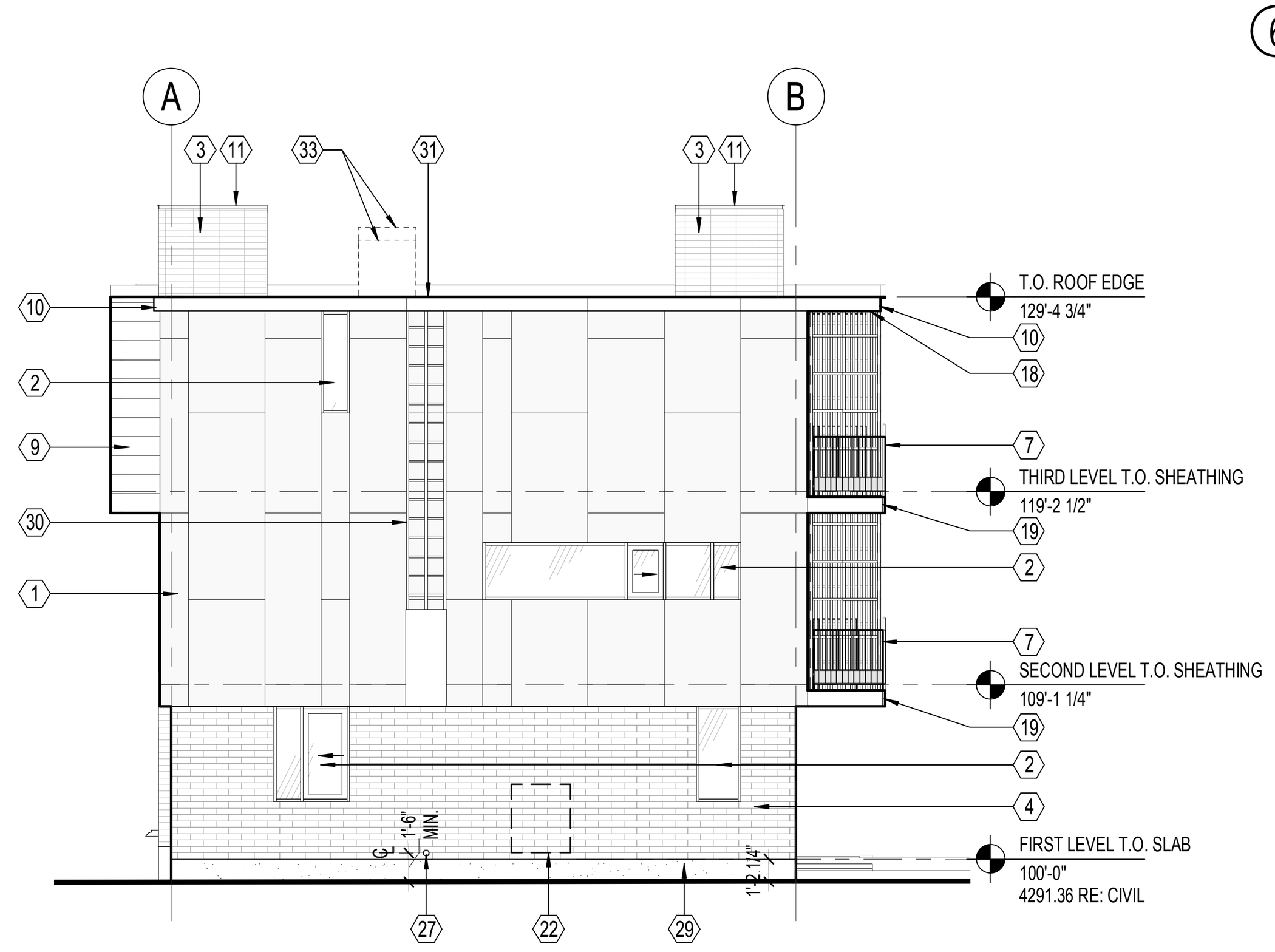
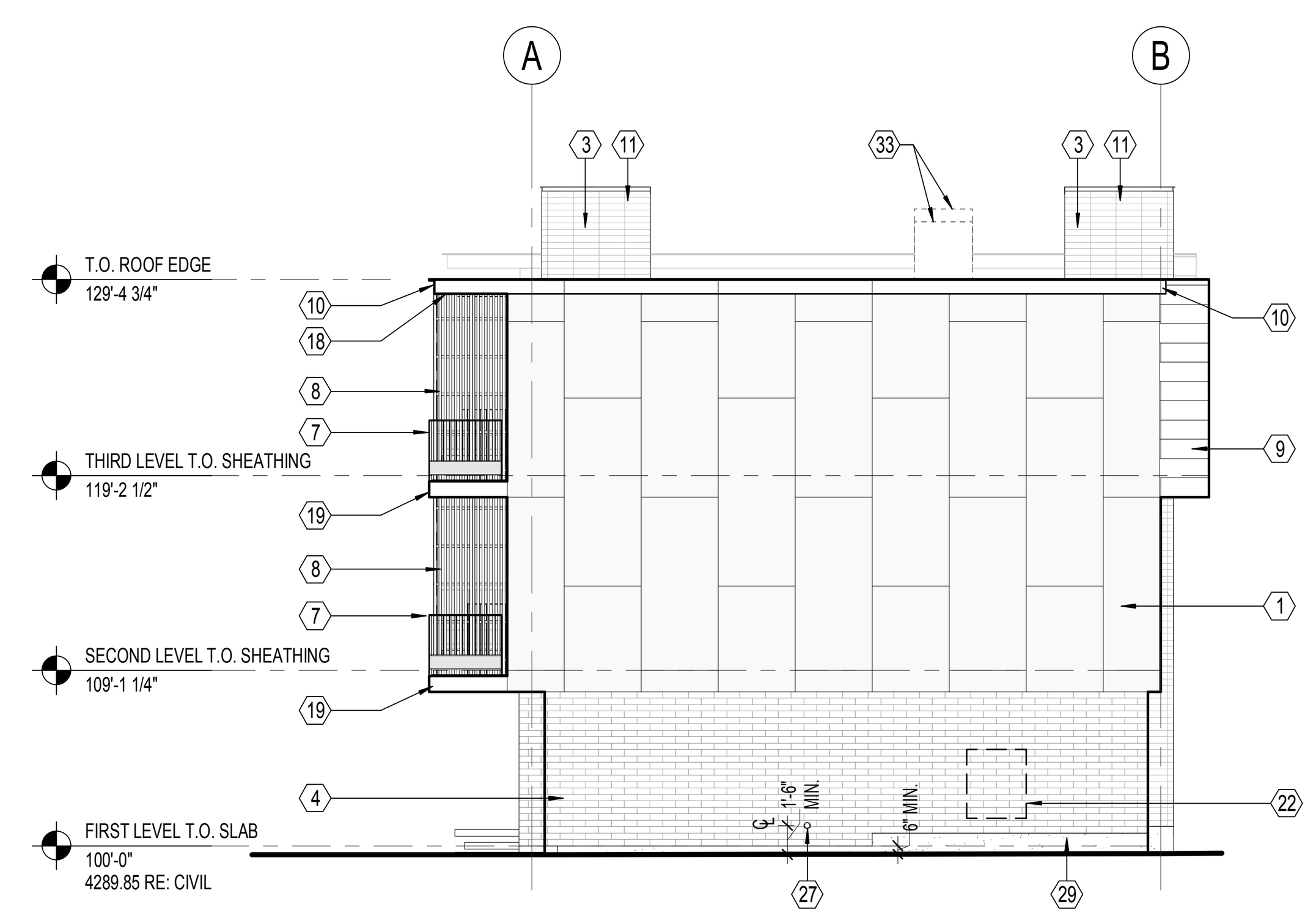


(7) BUILDING 6 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



(3) BUILDING 5 SOUTH ELEVATION
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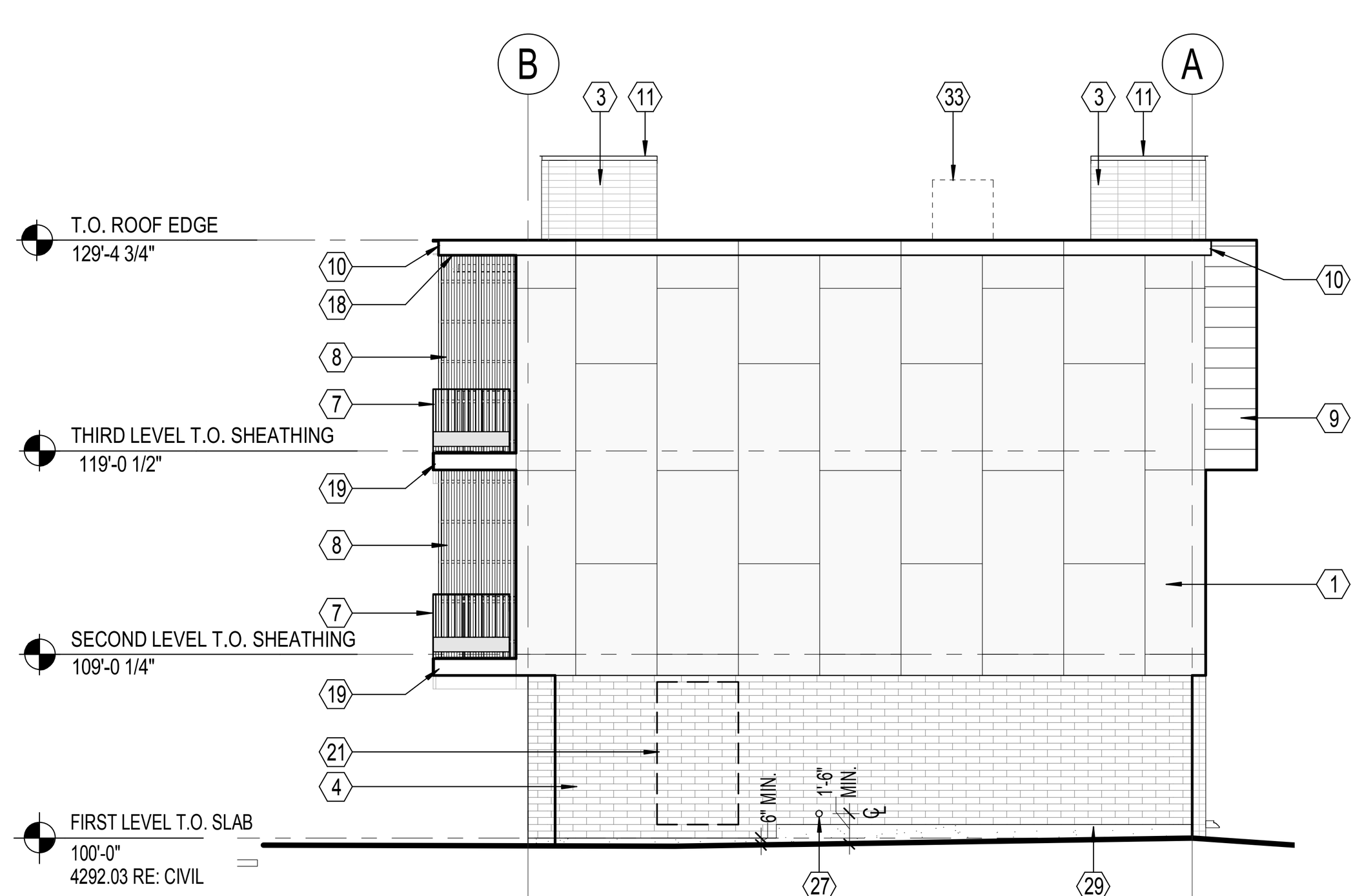
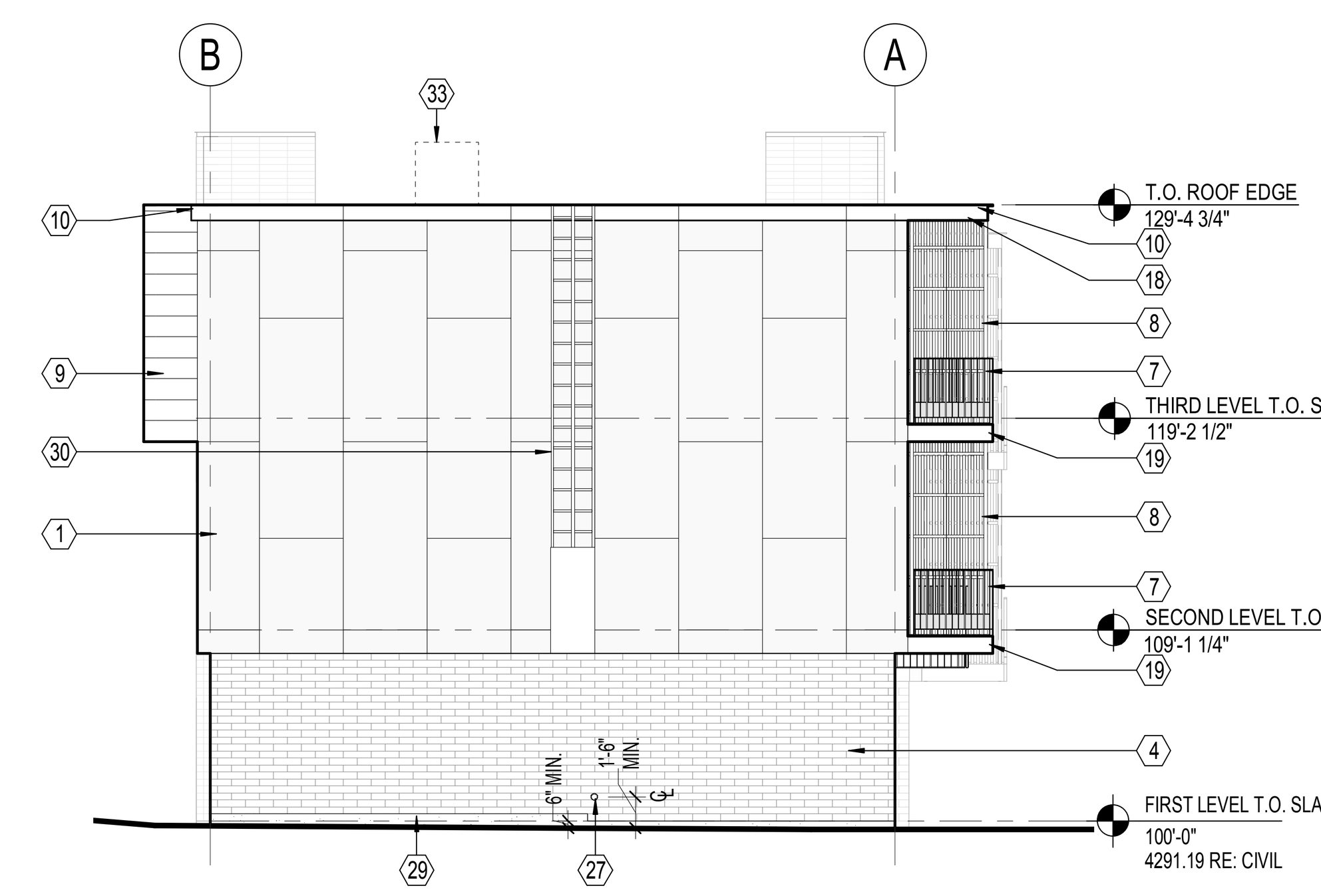


(8) BUILDING 6 NORTH ELEVATION
SCALE: 1/8" = 1'-0"



(4) BUILDING 5 NORTH ELEVATION
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ELEVATION GENERAL NOTES

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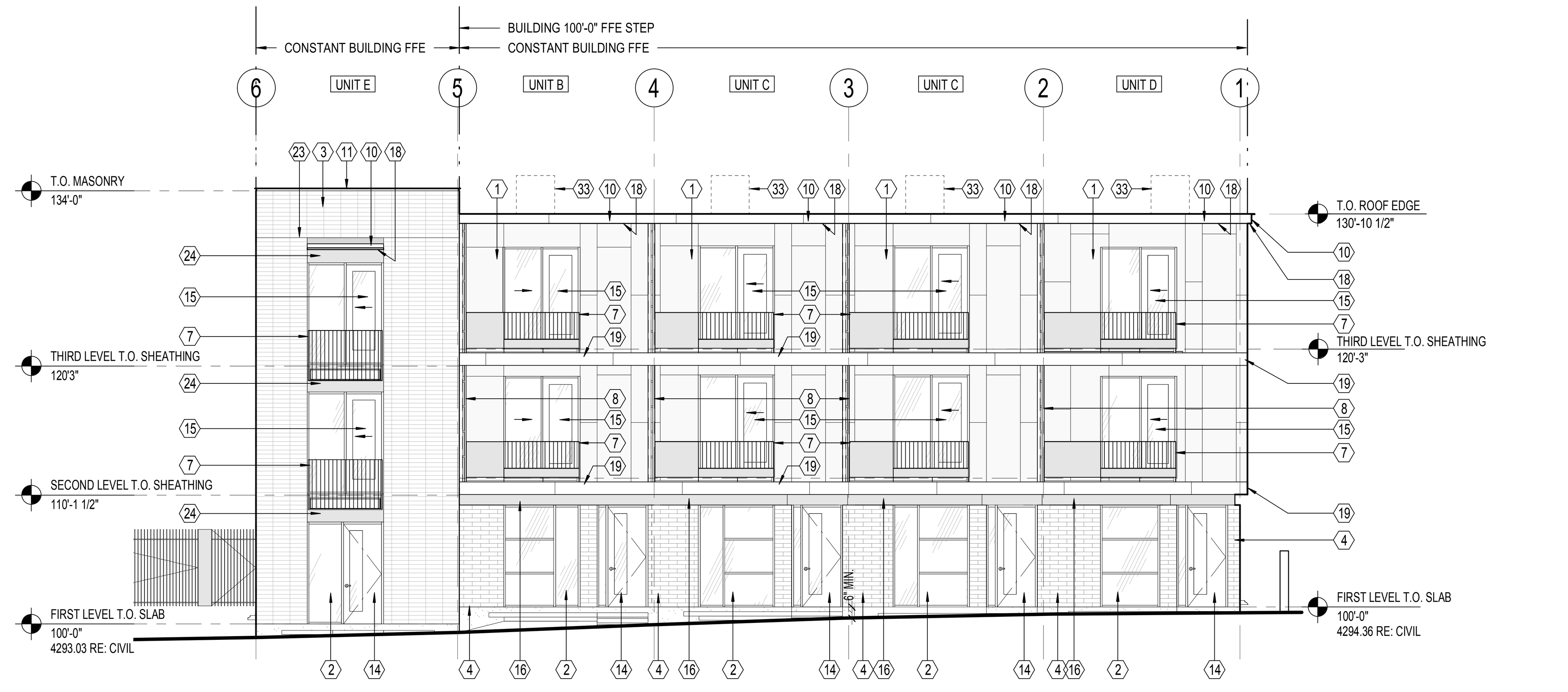
BUILDINGS 5 & 6 EXTERIOR ELEVATIONS

COWBOY PARTNERS
LIBERTY SQUARE
500 S. 600 E.
SALT LAKE CITY, UTAH 84102

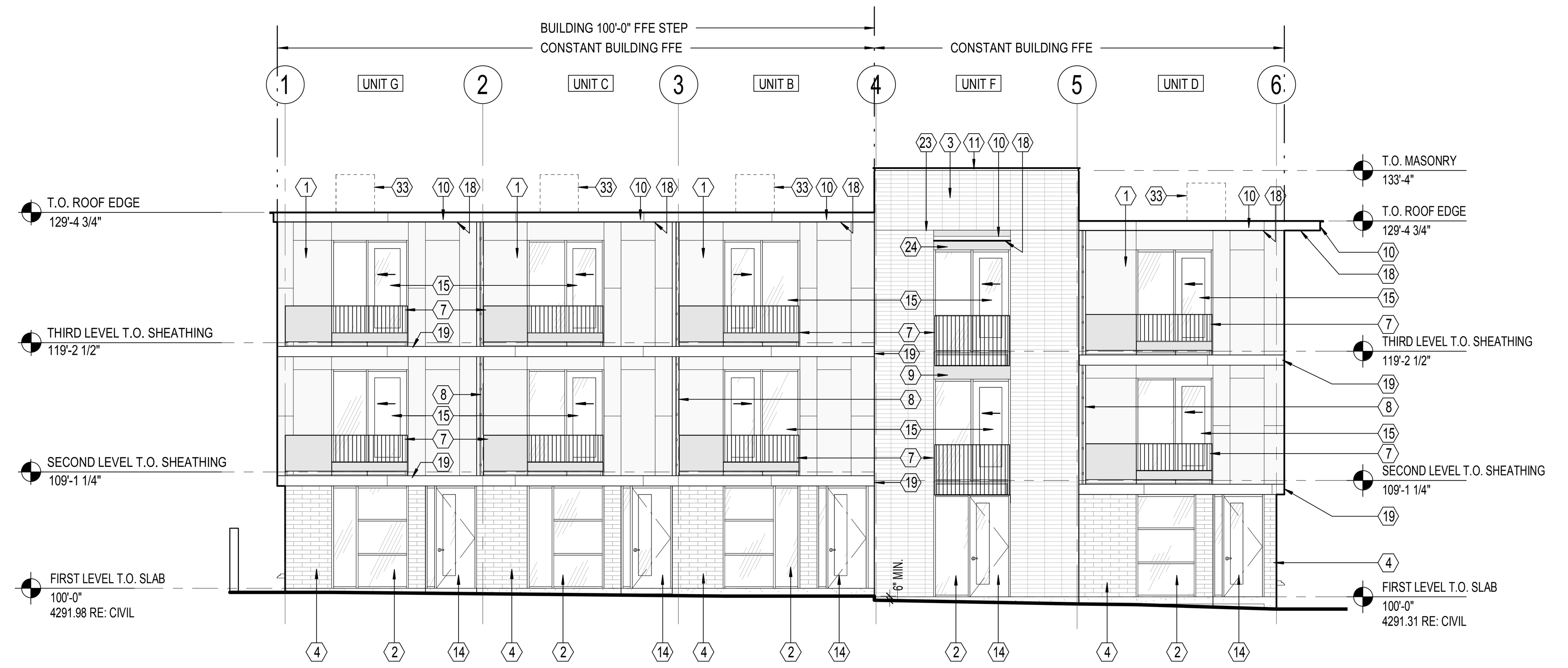
DRAWN BY: AI
PROJECT NO.: 17071

DATE: 02.23.18
03.08.18 ADD 03

SHEET NO. A2.4



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



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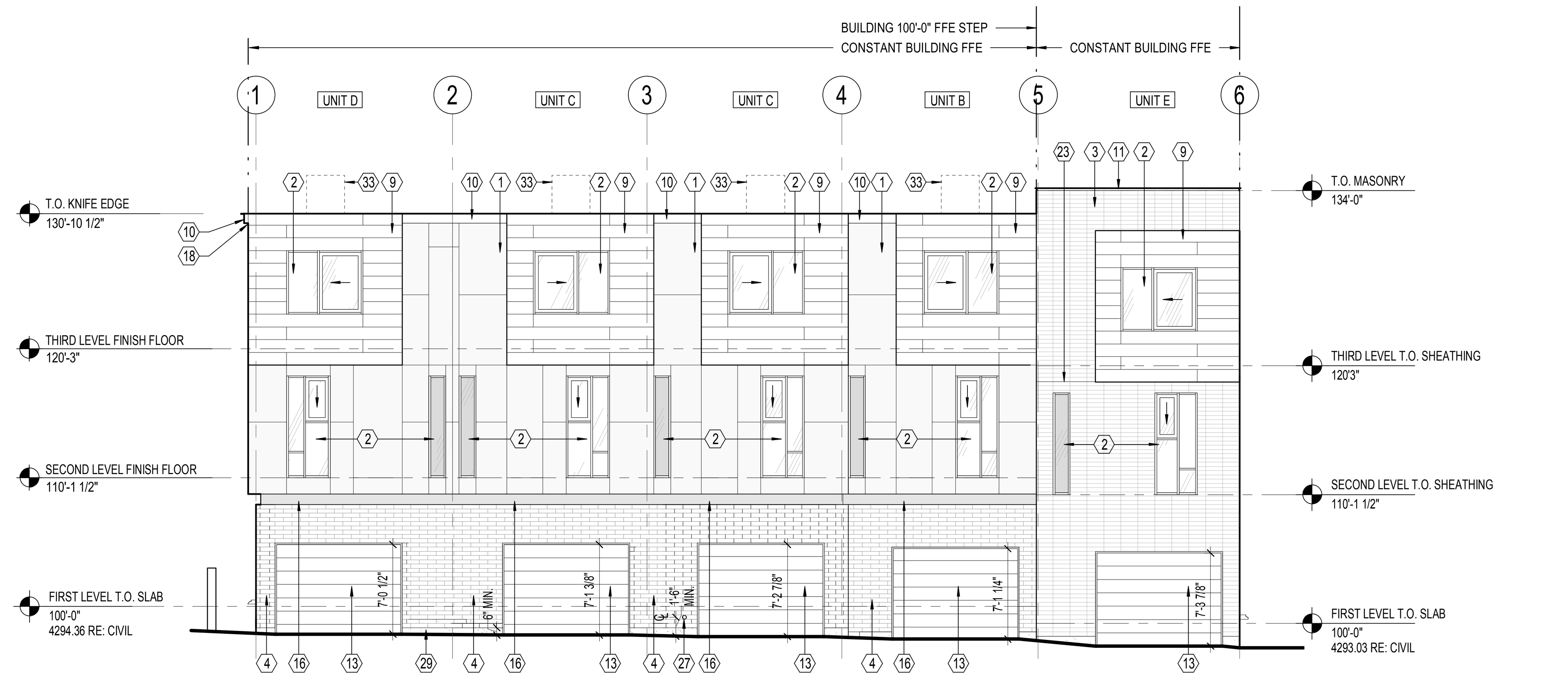
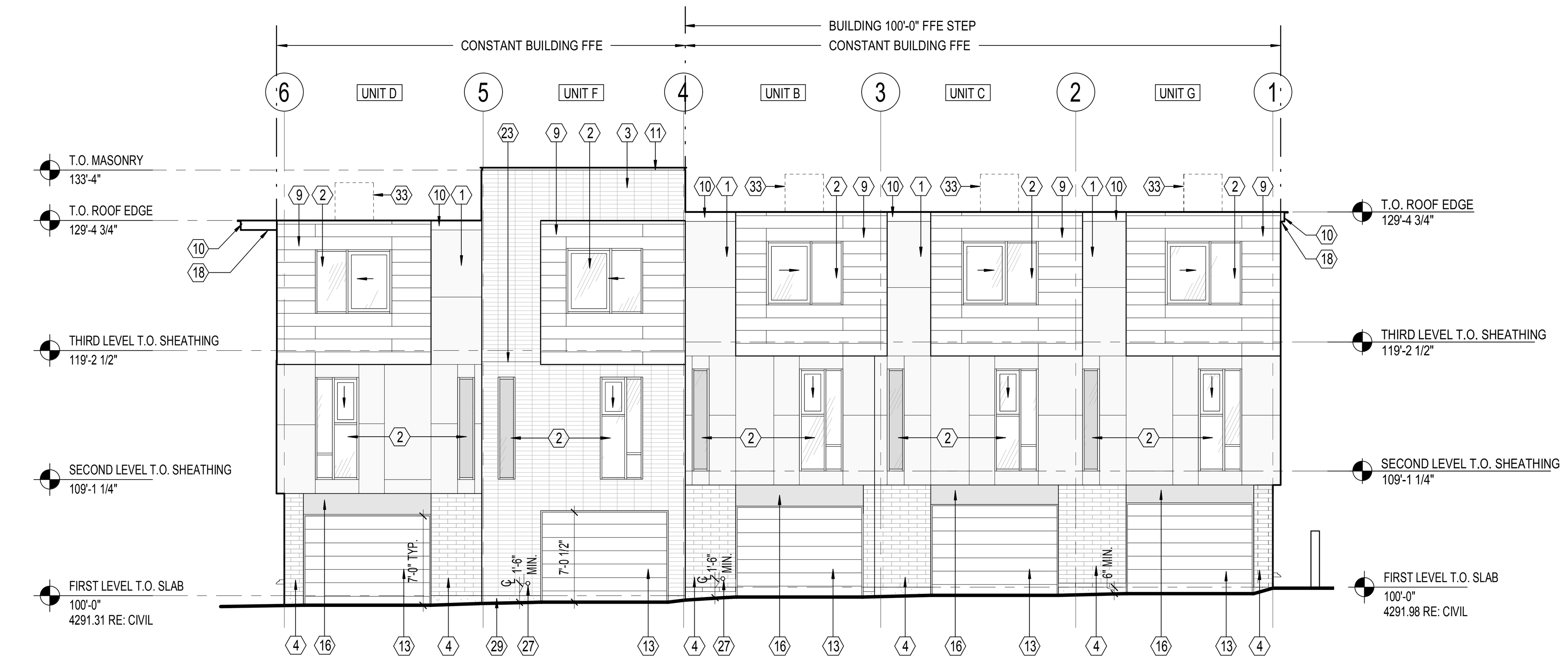
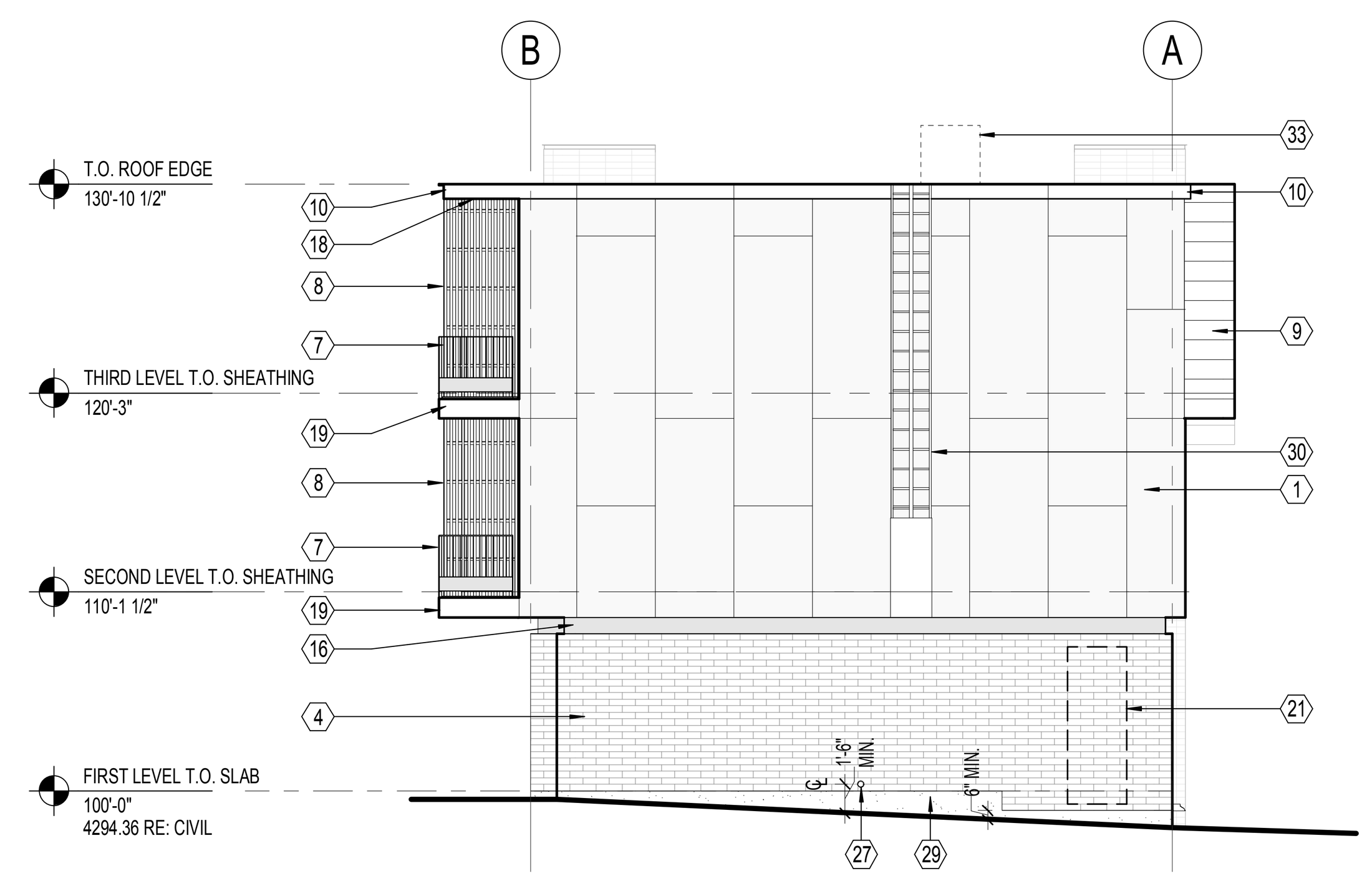
SCALE 1/8" = 1'-0"



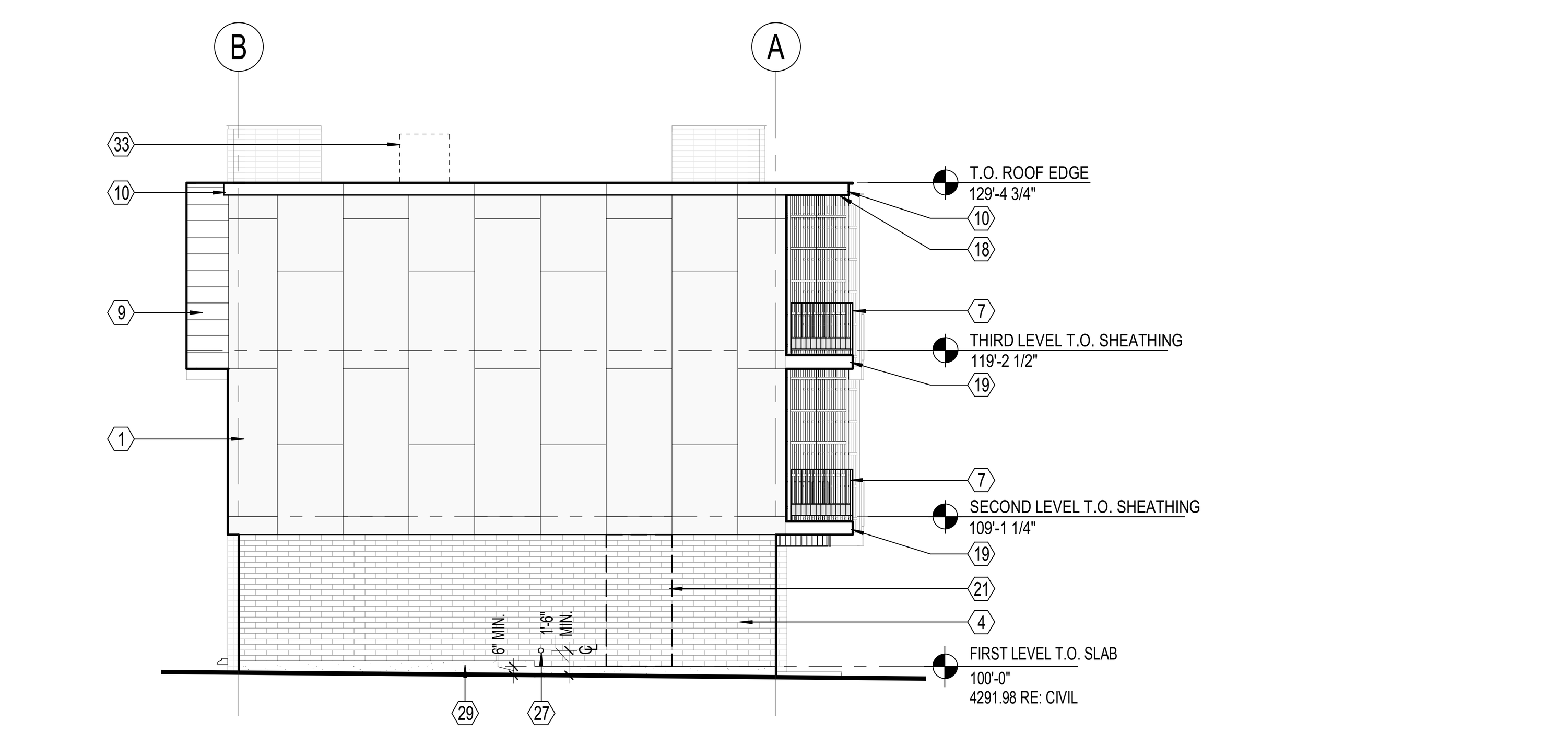
BUILDING 8 WEST ELEVATION
SCALE 1/8" = 1'-0"



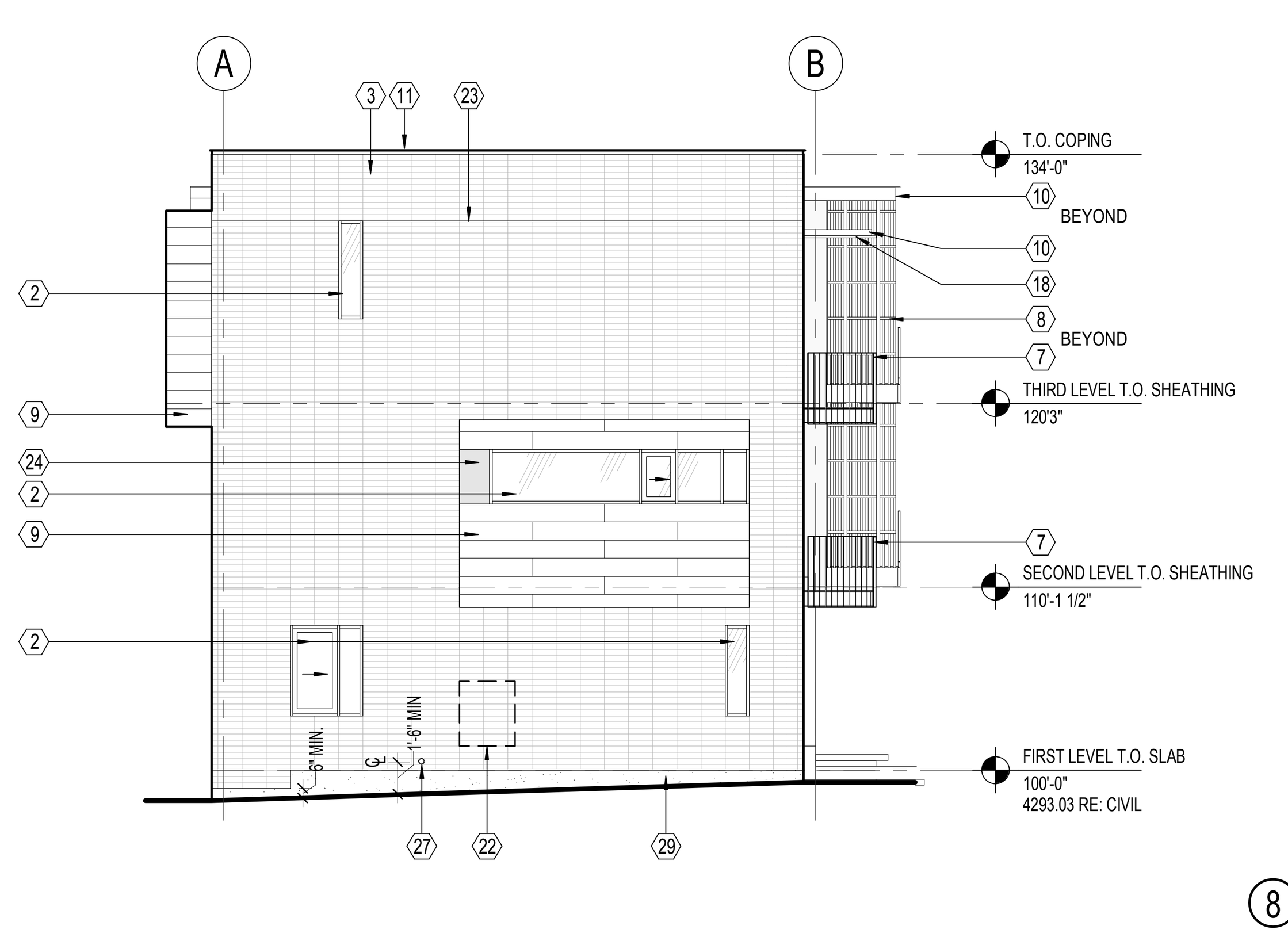
BUILDING 7 EAST ELEVATION
SCALE 1/8" = 1'-0"



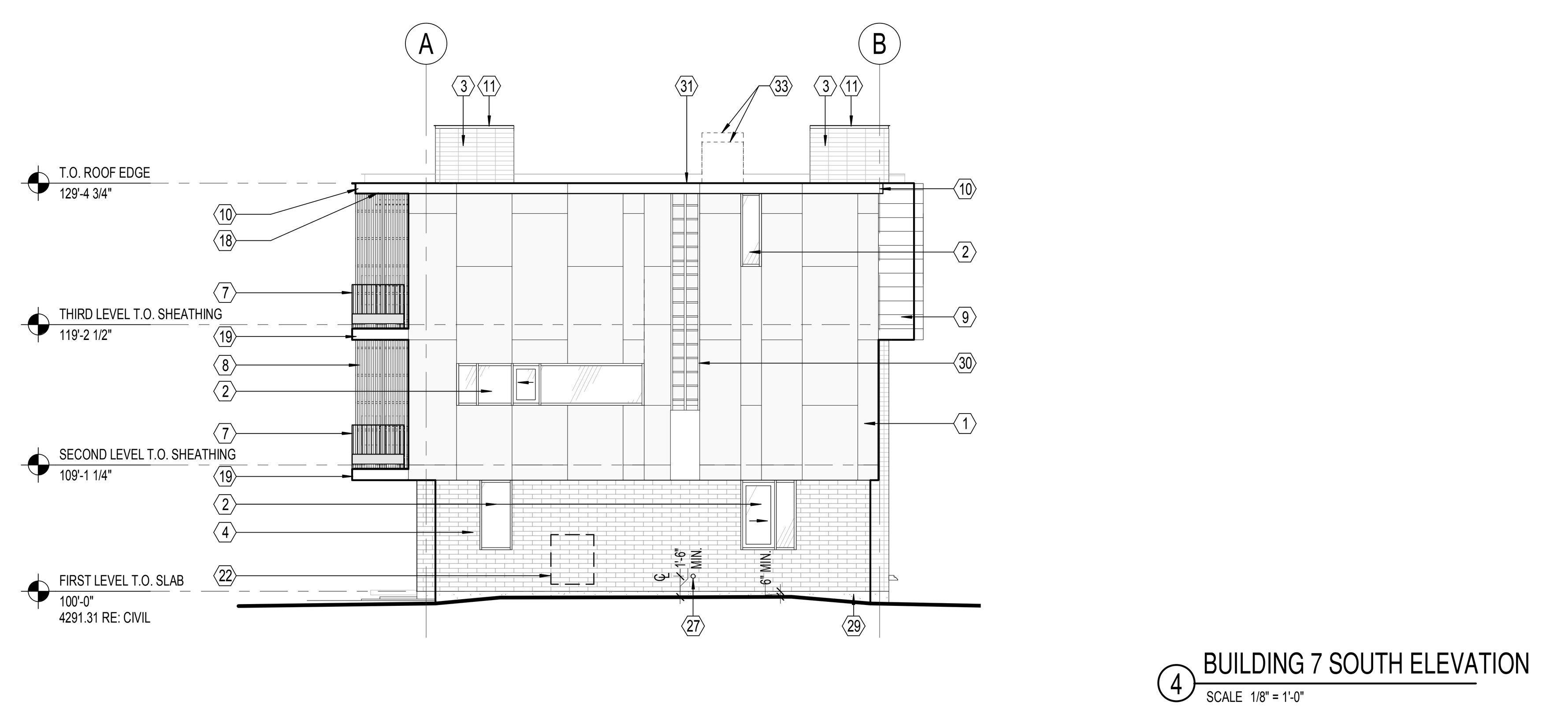
BUILDING 8 NORTH ELEVATION
SCALE 1/8" = 1'-0"



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



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



BUILDING 7 SOUTH 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; REVEAL: MFR: JAMES HARDIE; PRODUCT: REVEAL RECESS TRIM; 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; COLOR: MATCH VINYL WINDOW SYSTEM; 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: 7 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

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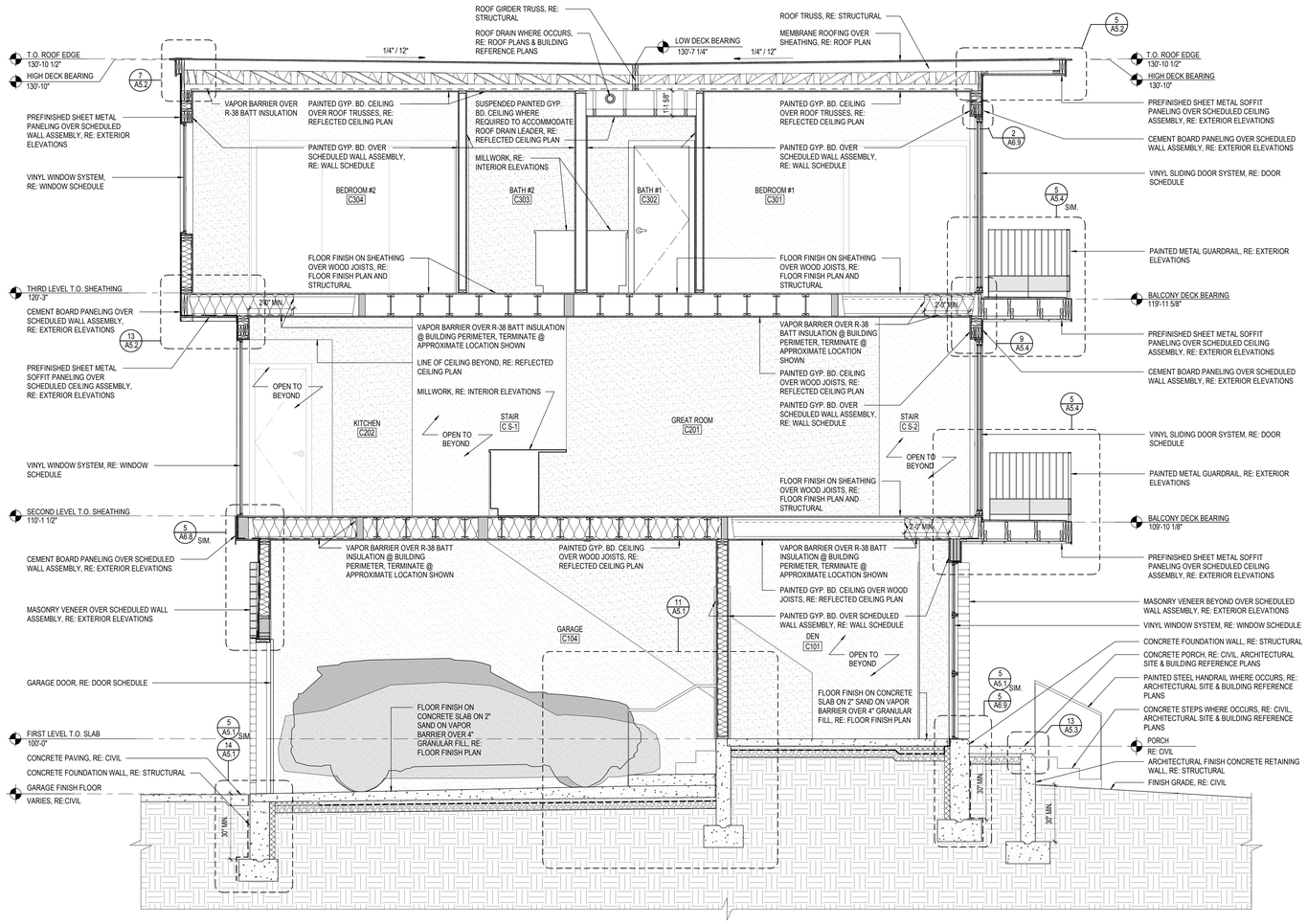
BUILDINGS 7 & 8 EXTERIOR ELEVATIONS

COWBOY PARTNERS
LIBERTY SQUARE
500 S. 600 E.
SALT LAKE CITY, UTAH 84102

DRAWN BY: AI
PROJECT NO.: 17071

DATE:
02.23.18
03.08.18 ADD 03

SHEET NO.
A2.5



UNIT C BUILDING SECTION - UNITS B, & D SIMILAR

VERTICAL 3/8" = 1'-0"

9

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BUILDING SECTION - UNIT C

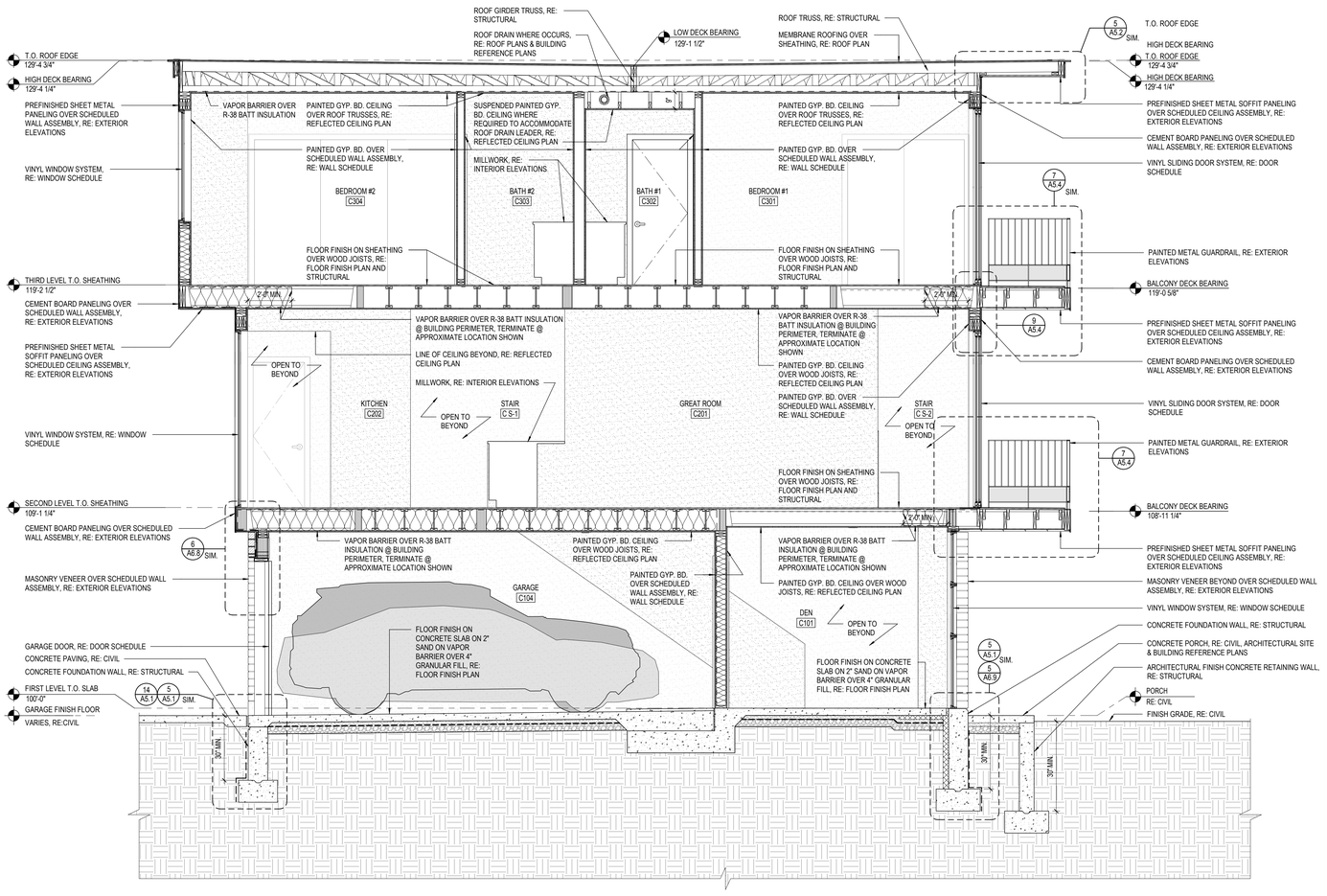
COWBOY PARTNERS
LIBERTY SQUARE
500 S. 600 E.
SALT LAKE CITY, UTAH 84102

DRAWN BY: MH
PROJECT NO.: 17071

DATE: 02.12.18

SHEET NO. A3.1

NOT FOR CONSTRUCTION



UNIT C BUILDING SECTION - UNITS B, & D SIMILAR - 30' HEIGHT

VERTICAL
3/8" = 1'-0"

9

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BUILDING SECTION - 30' HEIGHT - UNIT C

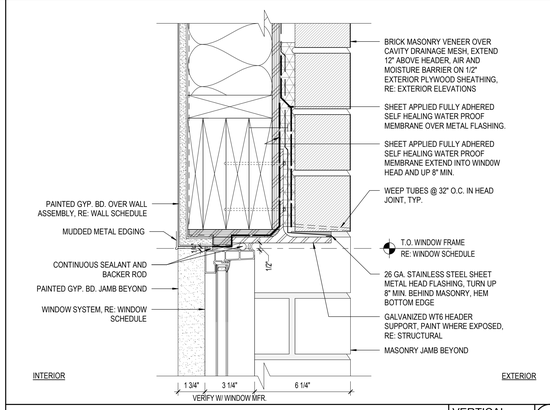
COWBOY PARTNERS
LIBERTY SQUARE
500 S. 600 E.
SALT LAKE CITY, UTAH 84102

DRAWN BY: AI
PROJECT NO.: 17071

DATE: 02.12.18

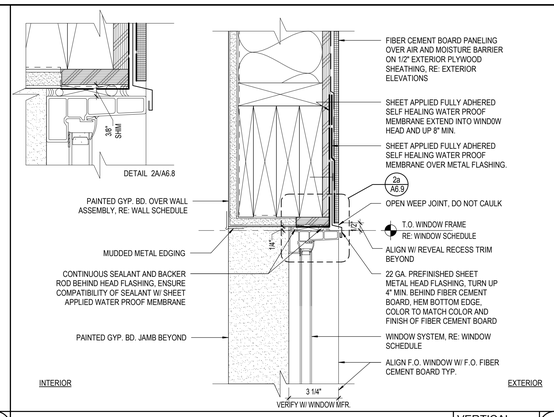
SHEET NO. A3.2

NOT FOR CONSTRUCTION



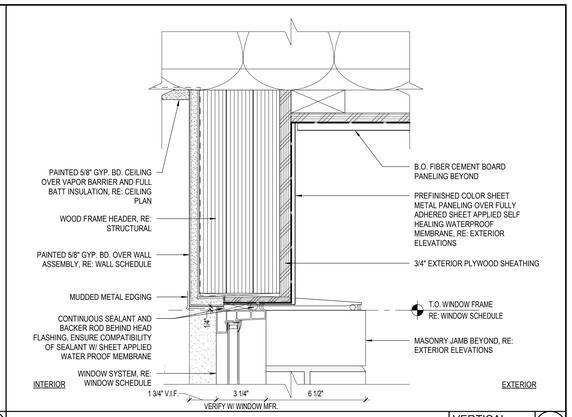
WINDOW HEAD DETAIL - BRICK VENEER

VERTICAL 3" = 1'-0" | 3



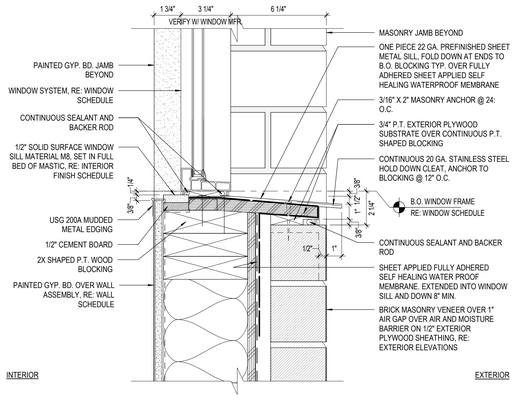
WINDOW HEAD DETAIL - FCB

VERTICAL 3" = 1'-0" | 2



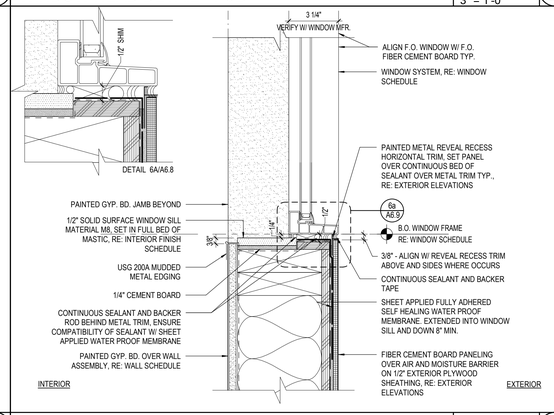
WINDOW HEAD DETAIL @ REVEAL

VERTICAL 3" = 1'-0" | 1



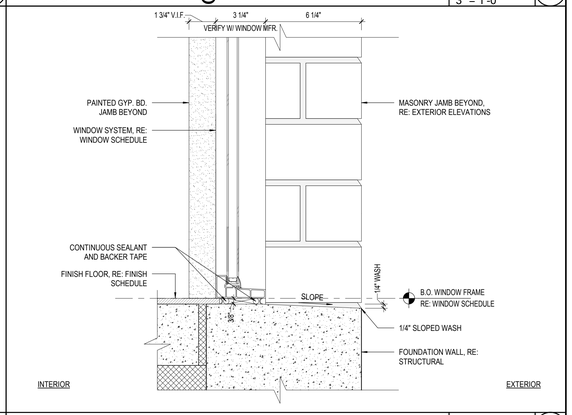
WINDOW SILL DETAIL - BRICK VENEER

VERTICAL 3" = 1'-0" | 7



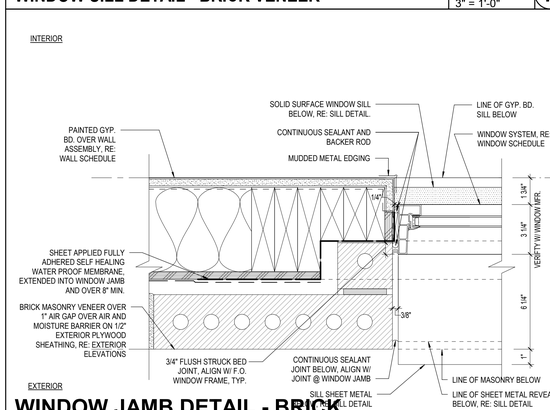
WINDOW SILL DETAIL - FCB

VERTICAL 3" = 1'-0" | 6



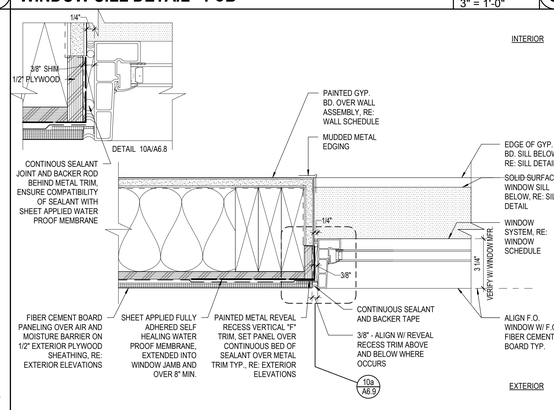
WINDOW SILL DETAIL @ CONCRETE FOUNDATION

VERTICAL 3" = 1'-0" | 5



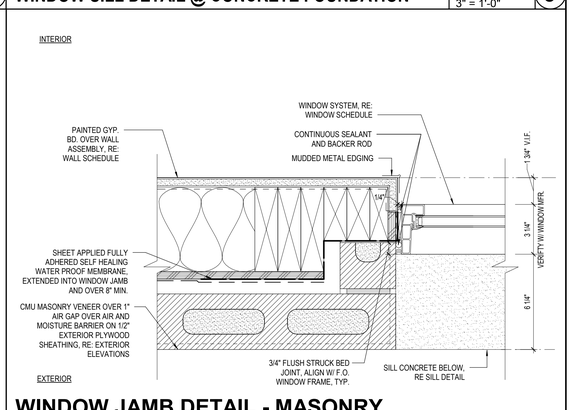
WINDOW JAMB DETAIL - BRICK VENEER

HORIZONTAL 3" = 1'-0" | 11



WINDOW JAMB DETAIL - FCB

HORIZONTAL 3" = 1'-0" | 10



WINDOW JAMB DETAIL - MASONRY VENEER

HORIZONTAL 3" = 1'-0" | 9

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WINDOW DETAILS

COWBOY PARTNERS
LIBERTY SQUARE
500 S. 600 E.
SALT LAKE CITY, UTAH 84102

DRAWN BY: Author
PROJECT NO.: 17071

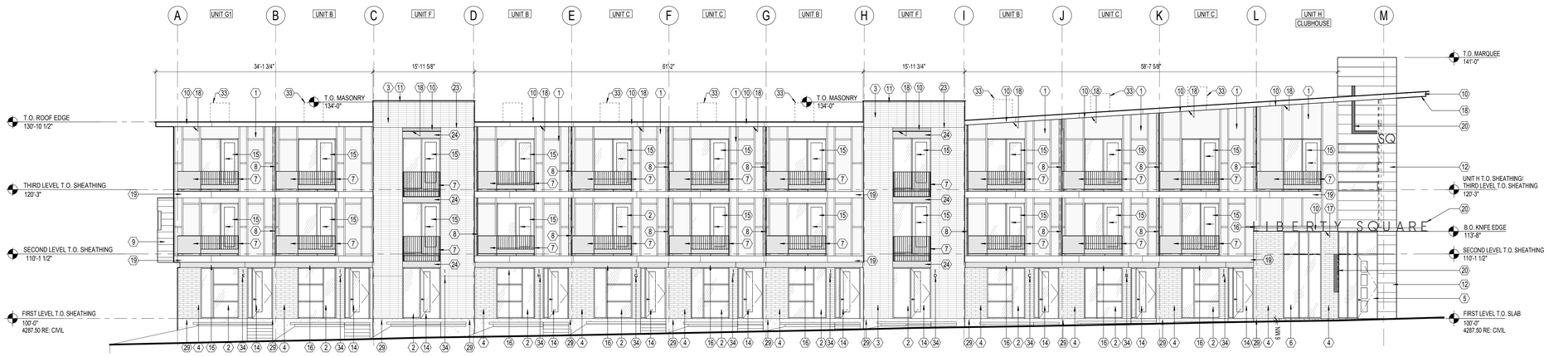
DATE: 02.12.18

SHEET NO. A6.9

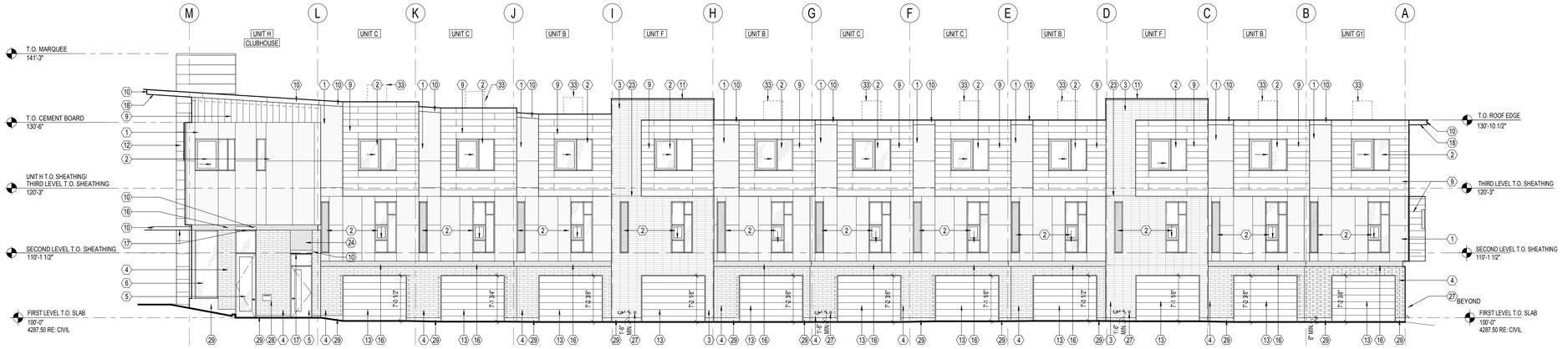
NOT FOR CONSTRUCTION

DATE:04.18.18 SCALE: PLNHLC2017-00266	COWBOY PARTNERS LIBERTY SQUARE 639 E. 500 S. SALT LAKE CITY, UTAH 84102	SOUTH EAST VIEW OF BUILDING 1 19	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 February 6, 2020

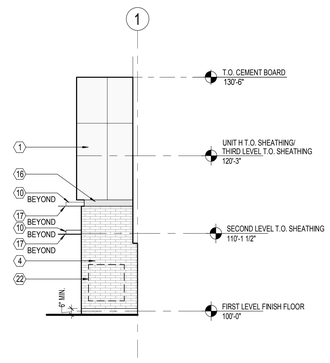
DATE:04.18.18 SCALE: PLNHLC2017-00266	COWBOY PARTNERS LIBERTY SQUARE 639 E. 500 S. SALT LAKE CITY, UTAH 84102	SOUTH EAST VIEW OF BUILDING 1 20	P. M. A. 171 WEST PIERPONT AVE SALTLAKECITY UTAH, 84101 TEL: 801.521.9111 FAX: 801.521.9158	5 SE PRESCOTT MUIR ARCHITECT February 6, 2020



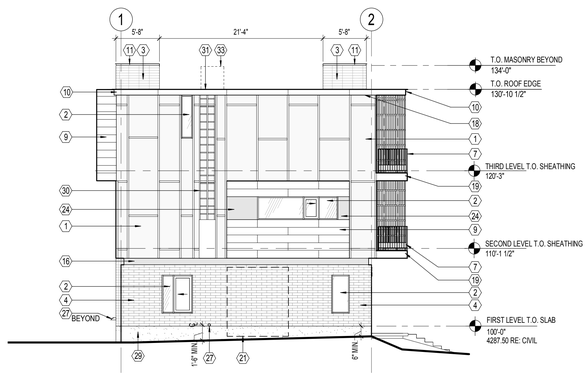
1 BUILDING 1 SOUTH ELEVATION
SCALE 1/8" = 1'-0"



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
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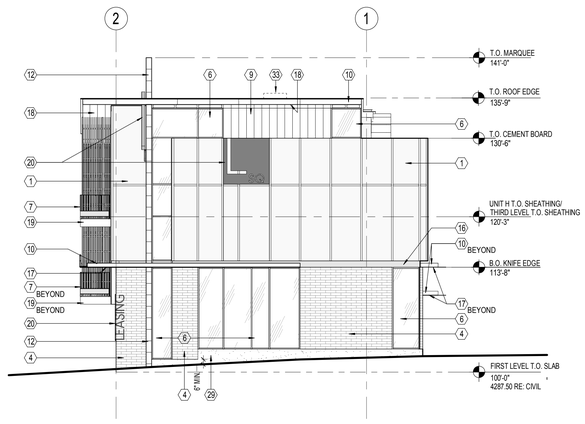

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22 ELECTRICAL METERS, APPROXIMATE SIZE & LOCATION SHOWN DASHED, RE: ELECTRICAL & CIVIL

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.

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 RE
04.18.18 ADD 01

SHEET NO. A2.1

ATTACHMENT C. REVISED PLAN SET


LIBERTY SQUARE
LEASING
SQ
SQ


LIBERTY SQUARE
LEASING
SQ
SQ

January 22, 2019

Ms. Kelsey Lindquist, Senior Planner
Planning Division
Department of Community and Neighborhoods
Salt Lake City Corporation
451 South State Street
Salt Lake City, UT 84111

Re: Liberty Square Screen Material Change Narrative

Dear Ms. Lindquist:

Liberty Square Properties, LLC is requesting a change of material for the balcony screens associated with our Liberty Square project in the Central City Local Historic District. The screens were originally intended to be a 1.5" x 3.5" full-story height painted wood members spaced 2.5" on center on a steel frame. We are proposing an updated design that replaces the painted wood verticals with 1" by 1" painted steel angles spaced 2.5" on center.

The primary reason for the material change request is constructability and long-term maintenance/appearance. The original subcontractor slated to fabricate and install the wood slats on the metal frames dropped out over concerns about quality control. The wood members for the screen were long and relatively slender. Wood in this condition moves and warps, a tendency made worse by the exterior screens' exposure to sun and the elements. The first subcontractor did not feel they could warranty the long-term performance and appearance of the screen. The general contractor for the project could not find a replacement subcontractor willing to take the job, even after approaching several companies, for similar reasons. Our inability to find a builder to fabricate the wood elements of the screens, combined with our shared concerns for the long-term performance of the wood in this condition, led us to consider alternatives. The steel material is much more stable, resilient, and able to maintain its appearance consistently. Further, we feel that painted steel is a high quality, attractive materials that fits within the materials of the neighborhood and the spirit of the design and historic district.

Aesthetically, we believe the updated design creates a more textural, dynamic effect without sacrificing the privacy aspect of the screen. The nature and spacing of the angles are perceived differently as one moves by and around them, changing from open to closed visually depending on your viewpoint. The sun moving across the screens will create changing shadow both on the building, ground and on the screens themselves. The smaller profile of the angles, along with their placement of the face along the frame and the fins presenting outward towards the face of the screen, gives the screens texture and depth.

Conceptually, we feel that the steel material fits the context of the site and project, and the spirit of the Ensign building. The modernism represented by the Ensign building was accomplished with concrete block, brick, steel, glass and metal – industrial materials from an industrial age. Amongst Liberty Square's neighbors, you can see steel featured prominently in the design elements and signage of Trolley Square as well as the office building to the east.

We humbly request your approval of the material change.

Sincerely,

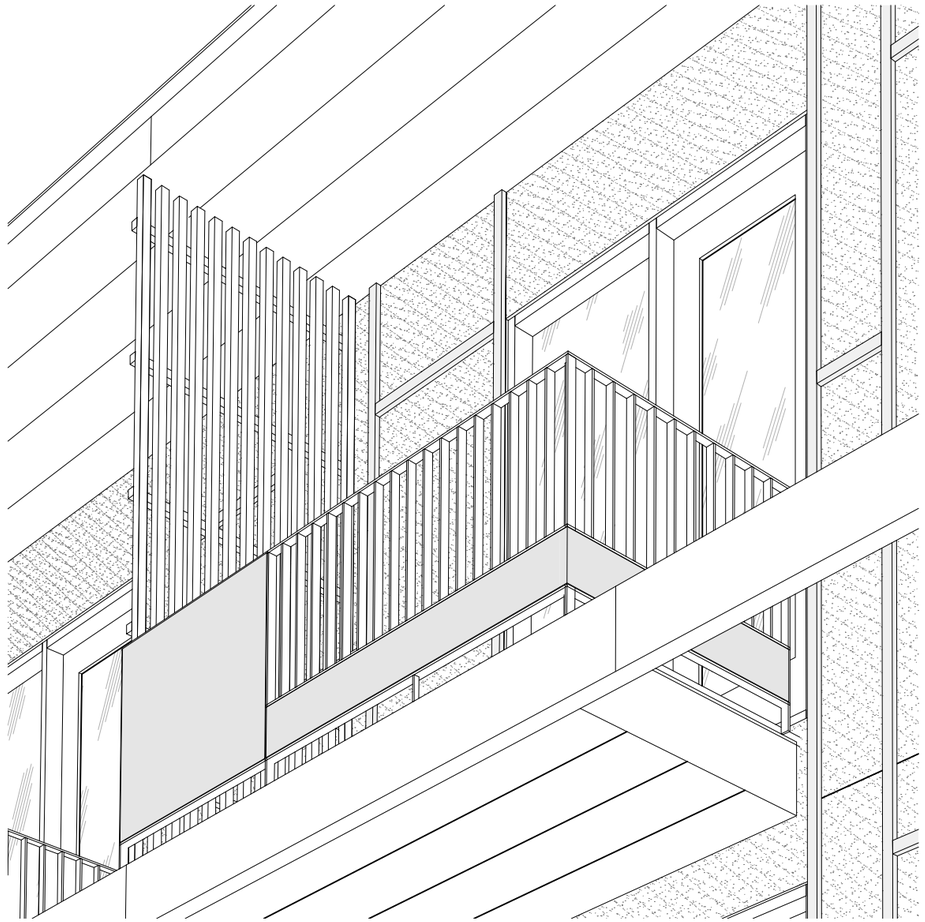
LIBERTY SQUARE PROPERTIES, LLC

Chris Zarek

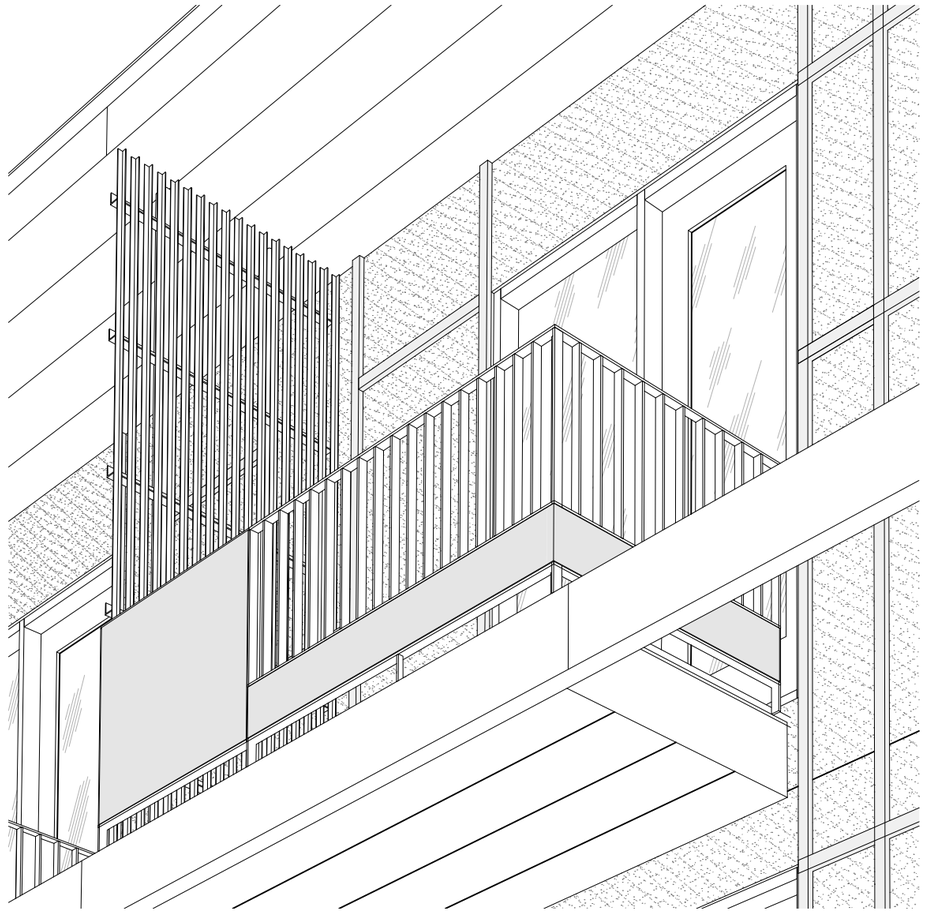
PAINTED WOOD SCREEN WALL

PAINTED METAL SCREEN WALL

DATE:01.23.20 SCALE: PLNHLC2017-00266	COWBOY PARTNERS LIBERTY SQUARE 639 E. 500 S. SALT LAKE CITY, UTAH 84102	SCREEN WALL MATERIAL OPTIONS 26	P. M. A. 171 WEST PIERPONT AVE SALTLAKECITY UTAH, 84101 TEL: 801.521.9111 FAX: 801.521.9158	3D.1 PRESCOTT MUIR ARCHITECT February 6, 2020

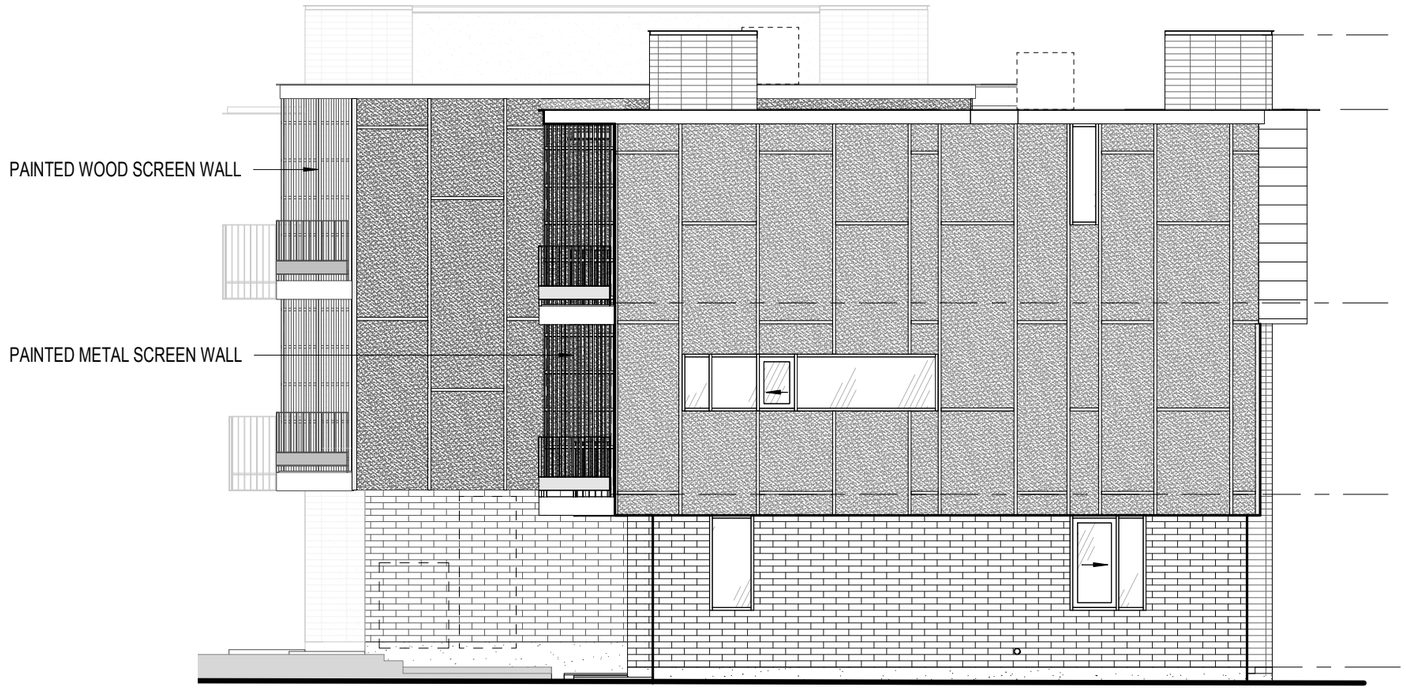


PAINTED WOOD SCREEN WALL DETAIL



PAINTED METAL SCREEN WALL DETAIL

DATE:01.23.20 SCALE: PLNHLC2017-00266	COWBOY PARTNERS LIBERTY SQUARE 639 E. 500 S. SALT LAKE CITY, UTAH 84102	SCREEN WALL MATERIAL OPTIONS 27	P. M. A. 171 WEST PIERPONT AVE SALTLAKECITY UTAH, 84101 TEL: 801.521.9111 FAX: 801.521.9158	3D.2 PRESCOTT MUIR ARCHITECT February 6, 2020



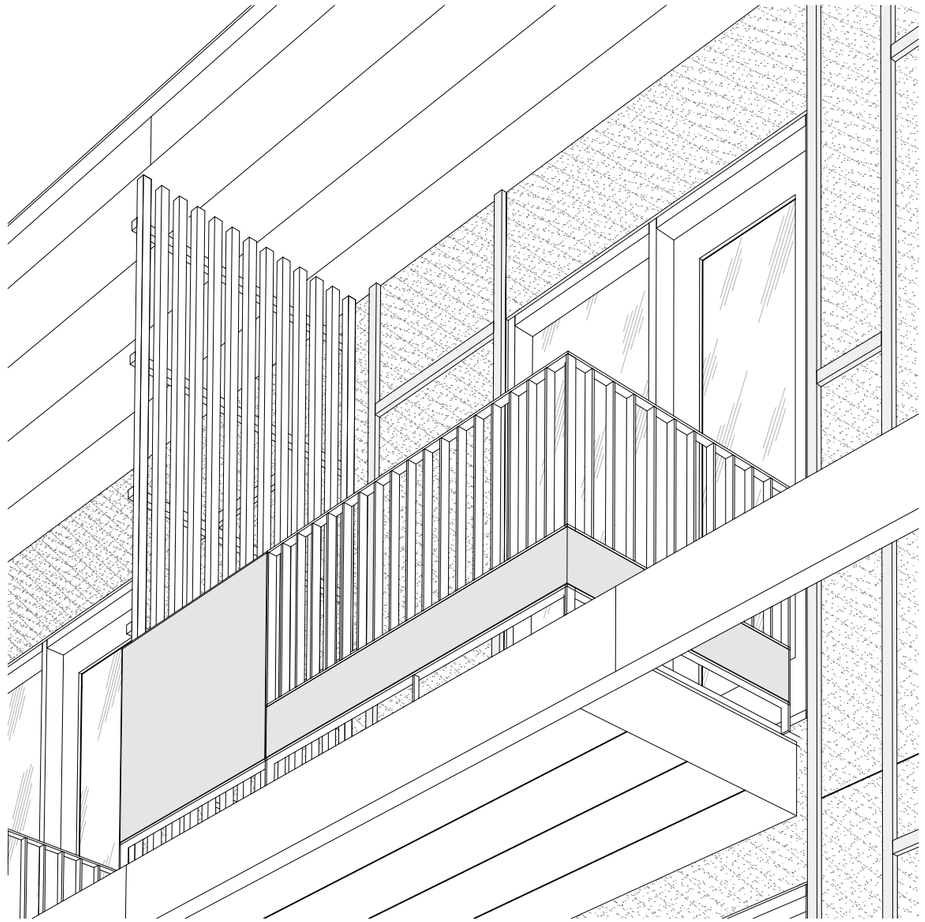
BUILDING 2 SOUTH ELEVATION

DATE:01.23.20 SCALE: 1/8" = 1'-0" PLNHLC2017-00266	COWBOY PARTNERS LIBERTY SQUARE 639 E. 500 S. SALT LAKE CITY, UTAH 84102	SCREEN WALL MATERIAL OPTIONS 28	P. M. A. 171 WEST PIERPONT AVE SALT LAKE CITY UTAH, 84101 TEL: 801.521.9111 FAX: 801.521.9158	3D.3 PRESCOTT MUIR ARCHITECT February 6, 2020

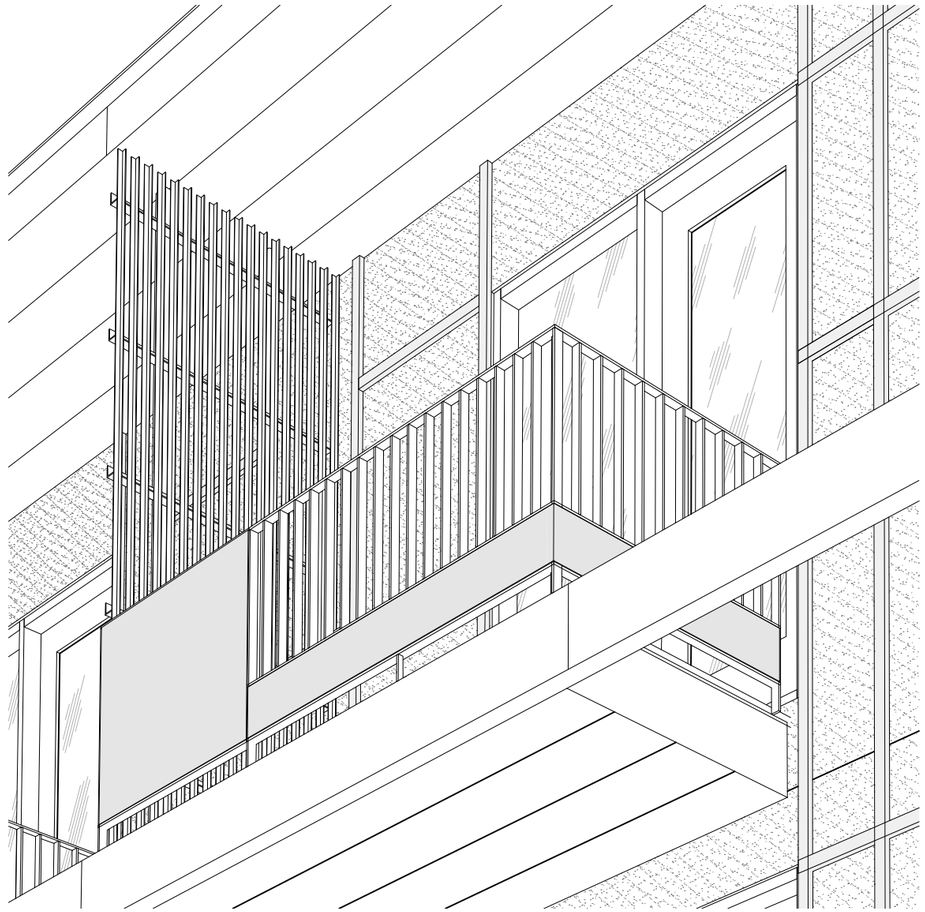
PAINTED WOOD SCREEN WALL

PAINTED METAL SCREEN WALL

DATE:01.22.20 SCALE: PLNHLC2017-00266	COWBOY PARTNERS LIBERTY SQUARE 639 E. 500 S. SALT LAKE CITY, UTAH 84102	SCREEN WALL MATERIAL OPTIONS 29	P. M. A. 171 WEST PIERPONT AVE SALTLAKECITY UTAH, 84101 TEL: 801.521.9111 FAX: 801.521.9158	3D.1 PRESCOTT MUIR ARCHITECT February 6, 2020



PAINTED WOOD SCREEN WALL DETAIL



PAINTED METAL SCREEN WALL DETAIL

DATE:01.22.20 SCALE: PLNHLC2017-00266	COWBOY PARTNERS LIBERTY SQUARE 639 E. 500 S. SALT LAKE CITY, UTAH 84102	SCREEN WALL MATERIAL OPTIONS 30	P. M. A. 171 WEST PIERPONT AVE SALTLAKECITY UTAH, 84101 TEL: 801.521.9111 FAX: 801.521.9158	3D.2 PRESCOTT MUIR ARCHITECT February 6, 2020

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)

Liberty Square was reviewed under the previous New Construction Standards. Staff has left the previous analysis in place. Please note, the applicable standard for the modification is highlighted in blue.

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;**	<u>Façade Proportion</u> ***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.	<u>Façade Proportion</u> 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* <u>Roof Shape</u> Roof shape in this context does not vary; the majority of the surrounding structures have flat roofs. The proposal meets the underlying zoning.	<u>Roof Shape</u> 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.	<u>Scale of a Structure</u> 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, steel 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 metal 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.