07.08.2024

The Other Side Academy Behavioral Health Training Center & Apartments
Historic Landmark Commission Narrative

Project Description:

The Other Side Academy project at 630 E 100 S consists of two parts. The first is an interior remodel of the existing meetinghouse building to accommodate the expanded educational and training program of the Academy. The second is a multifamily residential building that will sit on a portion of the existing parking lot behind the existing structures. This fulfills the Central City Neighborhood goal to "target at-grade parking lots for mixed-use development projects."

The intent of the Academy's expanded program is to prepare and train vagrant individuals for relocation to the tiny home village on the west side of the city. The existing meetinghouse will contain the educational and training portion of the program. This will include classrooms, kitchen and dining, recreation, and offices. The interior remodel will include a redesign of the kitchen which will require an exterior freezer. This will be enclosed with a brick screen wall to match the existing building. We understand this modification to the exterior of the existing building can be handled administratively by planning staff as a minor alteration. Other upgrades will include removing interior non-compliant ramps and replacing them with compliant stairs and an ADA lift. Interior finishes will be replaced as well.

The new apartment building fulfills the Central Community Masterplan goal of "provid(ing) housing opportunities for a range of family and income types," and "supporting mixed-use, mixed-income, walkable neighborhoods." The new apartment building will house the individuals during their training period. The building will be four stories tall and contain 32 apartments. Each apartment will have two single-occupant bedrooms except for the floor manager's apartments which will have a single bedroom. The proposed height and width are compatible and of similar character to existing surrounding structures. The massing follows the form of most of the multifamily structures surrounding it with punched windows and a flat roof. As the building sits toward the rear of the site and in the middle of the block, there is no change to the street-front texture of block on any side, nor the pattern of streets. The existing structures will act as a screen for the new building from the streets. The existing meetinghouse accesses will serve the new building. The materials chosen will follow the predominant palette of the block, namely brick, wood-look siding, metal panel, etc.

Eligible/Contributing Structures

There are 3 landmark structures on the block – Cornell Apartments (101 S 600 E), Langton House (648 E 100 S), and Beattie House (655 E 200 S). The Langton House sits on

the property adjacent to the project. The existing meetinghouse on the site is an eligible/contributing structure to the historic district. Most of the other buildings on the block are as well, which consist of single-family residences and apartment buildings. The existing meetinghouse will remain as is except for the addition of the screened exterior freezer. The brick screen wall will match as closely as possible to that on the meetinghouse.

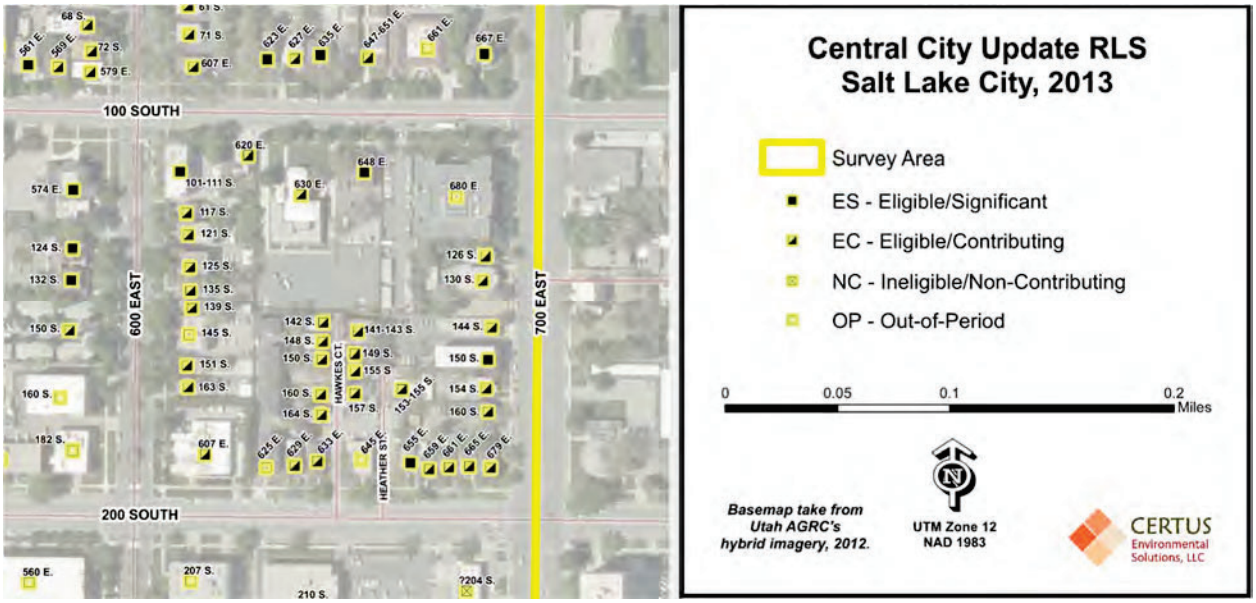


Figure 1: Central Community Historic District Survey

Non-contributing or Out of Period Structures

There are no non-contributing structures on the site. The apartment building on the adjacent lot to the east (680 E 100 S) is an out-of-period structure.

Proposed New Construction

Existing Conditions

- Lot Area/Width: There are three lots that comprise the area for the project site. In order for the new building to have frontage, city planners have advised that the three lots be consolidated into one. The combined area is 71,461 SF (1.64 acres). The street frontage is 165 feet. Zoning requires a minimum lot area of 21,000 SF and a minimum lot width of 80 feet for multifamily dwelling of 15 units or more (okay).
- Maximum building height – The site is in the RMF-45 zone which allows 45 feet of building height. The new building will comply with this requirement. The designed height is 44'-6" from first floor to parapet. The grading is designed to be 6" lower than finish floor for a total height of 45'-0".
- Minimum Yard Requirements. Front: 25', Side: 8', Rear: 30' (see attached site plan).

- Required Landscape yards: Required where a lot abuts a lot in a single-family or two-family residential district. This condition occurs on the south edge of the project site. Required buffer: RMF-45 Districts which abut a lot in a single-family or two-family residential district, shall provide a ten foot (10') wide landscape buffer. Actual: 30 feet.
- Maximum Building Coverage: 60% of the lot area. Actual: 28%
- Interior Parking Lot Landscaping (21A.48.070.B.5): We are seeking the modifications allowed by the above referenced code provision to waive the interior landscape area requirements by providing a 15' landscape perimeter around the parking lot with an equal number of trees as would be required if interior landscaping requirements were used. We have provided at least 15' on 3 sides of the parking lot. The east side is about 18" shy of the full 15' for which we are requesting an exception. This perimeter landscaping approach yields more parking stalls, preserves existing mature trees screening neighbors properties that would be eliminated if interior landscape islands were used, places more landscaping near the buildings where it is more useful and more easily maintained, and facilitates easier snow removal.

Figure 2: Zoning Map

DESIGN GUIDELINES FOR NEW CONSTRUCTION
Chapter 12. New construction in an historic district

SITE DESIGN GUIDELINES

- **Settlement Patterns & Neighborhood Character**
  - **BLOCK AND STREET PATTERNS**

12.1 Preserve and reinforce the historic street pattern as a unifying framework for varied lot sizes and orientation.

In this central city zone, the blocks are large with wide streets defining the square shaped framework with smaller streets or alleys providing access to the interior. The existing meetinghouse building on 100 S will remain as is. There will be no changes to the existing historic pattern of streets or the texture of the block face since the proposed building sits on the interior portion of the block, occupying a portion of the site that was historically used as housing. The portion of the site where the new building sits is currently a parking lot. Therefore, this project brings that past usage back and utilizes the land better. It complies with the city's goal of turning underutilized parking lots into housing, infilling the area with appropriately and modestly scaled housing, compliant with the zoning regulations, to serve an underprivileged population on a transitional basis. The width of the new building fits within the historic lot width as can be referenced by the lot the landmark Langton House sits on, directly to the north of the proposed building.

12.2 Preserve and promote the historic plan of streets and alleys as essential to the historic character of the district and setting.

All the major roads and alleys are preserved with the design of this project, including Hawkes Court and the southern portion of Heather Street along with the newer Empress Court. The northern portion of Heather Street (now part of the current project's site) used to access housing that is now demolished. What exists now is a narrow private drive leading to the existing parking lot. The proposed new building cannot be accessed by that historic private alley as it is too narrow (less than 10' wide in some places) for fire department access and would bring large fire and delivery vehicles precariously close to the landmark Langton House. The new building has a better relationship to the other functions on the site as shown on the site plan with the drive along the east side of the existing meetinghouse building serving to bring people into the interior of the block in a similar, albeit safer, manner. As can be seen in the Sanborn map below, Heather Street and Hawkes Court never provided thoroughfare through the middle of the block. There is a 5'+ change in elevation between the northern end of Hawkes Court and the project site.

Figure 3: 1926 Sanborn Map

12.3 Retain and reinforce the permeable historic street pattern as a framework for public access.

As mentioned in the paragraph above, in essence, the historic roads and alleys are preserved with the site layout of the new project. Although the project needs to be accessed by a wider drive for safety reasons, the access into the site is preserved and the historic housing use is restored and enhanced.

12.4 Maintain the historic integrity of the pattern and scale of lots.

As seen in the Sanborn map, there are several lots in a row from north to south all of the same width. The new building fits within this width to respect that historic parameter and relate well to the landmark Langton House.

12.5 Site and design a new building to reinforce and enhance the character of the context and its patterns.

There are a variety of building scales on the block from 1-4 stories in height including single family homes to 4 story apartments. As dictated by the zoning ordinance (RMF-45), the 45' datum line sets the upper height limit. Staying within this limit provides a compatible scale to its surroundings. The proposed building has been sited to maintain the historic accesses into the property. The building massing is similar to the other multi-family buildings on the block and aligns with the texture implied by the alleys (Hawkes Court – 635 E and Heather Street -650 E) that run into the southern property line of the subject lot. At 4 stories, 165' long and 55' wide, it maintains a compatible scale to:

i. Park Lane Senior Living (4-Stories, 164' long, 162' wide)
ii. Villa Monterey (3-1/2 stories, 115' long, 40' wide)
iii. The Cornell Apartment (3-1/2 stories, 110' long, 45' wide)
iv. The townhomes on Empress Court (3 stories with pitched roof, 138' long, 35' wide)
v. Several of the apartments building on 6th East are 3 to 3-1/2 stories tall although with smaller footprints. There are 2-3 story single family homes with steeply pitched roofs on the block also.

- **THE PUBLIC REALM**

12.6 Contribute to the public, the civic, realm.

The proposed building has been sited to mesh well with the existing surrounding structures. In the case of the properties to the south of this site, in the single family SR-3 zone, the setback was made a great as possible and amounts to over 30'. This allows those existing homes and apartments to continue to enjoy some openness. Several of those existing structures appear to be only 10' away from the property line so, overall more than 40' will exist between the new and the old structures. There is currently a line of mature trees screening those properties from the site. Those will be maintained and the landscaping on that side of the building will be enhanced to beautify that part of the site. This will be more attractive than the view of the old parking lot.

The historic Langton House to the north will be over 50' from the façade of the proposed building with landscaping to soften and enhance the views to the new building across its parking lot.

To the east, is the parking lot of the Park Lane Senior Living apartments. Over 85' separate it from the proposed building.

To the west is the parking for the building mostly hidden from the street by the existing meetinghouse building on the site.

Most of the buildings in the immediate context of the proposed 4-story building are within a story of height difference. The Langton House is 3 stories in height as it's first floor is 8 steps up from the surrounding grade and has a pitched roof with attic windows. The ajacent Park Lane Apartments are taller than the proposed structure. The building immediately to the south in the SR-3 zone is a 2 story structure. The generous building setback for the new building softens that difference in height.

The public realm also consists of the space between building faces on opposite sides of the street. On this site, that remains as it historically established since the meetinghouse building and the adjacent Langton House form the street face.

12.7 Engage the building with the street through a sequence of public to semi-private spaces.

To respect the existing historical context of the street face minimal changes will be made in the public realm. The public sidewalk and generous park strip will remain with it's mature trees with shade canopies protecting the sidewalk. The block face does not have one standard setback or consistent building type. On the east side of the block is a newer apartment building whose setback roughly aligns with the historic home to its west. It's façade steps back to allow for a grand port cochere unique to this block. The existing building on the project site was formerly a church. It's chapel has a much more generous setback than the other buildings on this block face. This compliments it's functional identity by creating a quieter presence on the street with more landscaping in that public realm. The new building is accessed by sidewalks paralleling the access drives. This is a somewhat pinched access to the new building based on the configuration of the site. The new building is most directly accessed by the sidewalk paralleling the eastern access drive and serves as the transition from public to private as one enters back into the project site.

12.8 Situate and design a building to define and frame the street and spaces in a context-characteristic way.

As mentioned above, the buildings sitting on the street are existing, and historical in nature. There is not a uniform setback from curb to building face which is the characteristic of this street face. This creates a procession of compression and relief as one moves along the sidewalk. Beginning on the west end of the block are some historic apartments that

are oriented with their front on 600 East. There is a minimal setback between its side and the public sidewalk on 100 South. Next to that is a retail building that is set back slightly more than the apartments just mentioned. It has parking directly on the street in front. Then there is the meetinghouse building on the project site. Its setback is much greater than any of the other buildings on the street face. This gives it a quieter presence on the street with more green space. To the east of that is the Langton House set much closer to the street and then the senior living apartments with it's port cochere.

The new building, therefore, fits in well with this eclectic mix of structures. Being set back behind the Langton House, it fills in an underutilized middle of the block. Only being a story taller than that house, it transitions nicely to a slightly taller height visible between the gaps in the street-face buildings.

12.9 Design a new building on a corner lot to define, frame and contribute to the public realm of both streets.

The new building sits in the middle of the block so, doesn't contribute to a block corner definition. It does provide some presence to 100 South and 700 East as it can be seen between the gaps in the buildings. Both of the facades facing these streets are articulated well to fit in with the surrounding context and provide visual interest.

- ***BUILDING PLACEMENT, ORIENTATION & USE***

12.10 The established historic patterns of setbacks and building depth should be respected in the siting of a new multifamily building.

This block, between 100 and 200 South and 600 to 700 East, is predominantly residential in nature. It has several north-south alleys or streets that provide access to the middle of the block with structures facing those access ways. The new building follows that same pattern with its length oriented north-south like those on Empress Ct. and allowing the middle of the block to be better utilized.

12.11 The front and the entrance of the building should orient to and engage with the street.

The new building, being situated in the interior of the block, is accessed off the north-south drive coming from 100 South. The building has been designed with an entrance that faces 100 South to provide a nice secondary street front façade behind the Langton House, being the primary street-face structure.

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.

Much care was given to maintain the existing historic access into the property with the new building being situated to allow these to remain and provide a nice flow through the site for vehicular circulation.

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.***

The placement of the building provides greenspace to the south of it for outdoor gatherings. This provides the best opportunity for sun in the winter and shade in the summer due to the mature existing trees paralleling the south property line. This interior location provides as much separation as possible from the street traffic and noise. The landscaping and integrated lighting in this area create a comfortable place to enjoy the outdoors and beautify it for both the residents and neighbors.

12.14 Consider additional common open space on higher terrace or roof levels to enhance residential amenity and city views.

Due to the nature of the target population to be housed in the proposed project, raised outdoor spaces were seen as a potential safety concern and were not integrated into the design.

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.

As mentioned above, raised outdoor spaces are seen as a potential safety concern for the residents, many of whom are dealing with mental health conditions. There is ground level amenity space around the new building that provides connection to nature and a safer environment for the target residents.

The building has been carefully broken down with design elements to reduce its bulk and scale. These include, undulating facades to break the building mass down into small volumes, and creating horizontal lines that keep reduce those volumes down to human scale.

12.16 Common internal and external social space should be planned and designed to take advantage of solar aspect and energy efficient design.

The building includes interior gathering spaces for the residents that provide light and views into the most open parts of the site while respecting the privacy of neighbors. This space is provided in the middle of the building adjacent to one of the entrances to the building for convenience and to prevent looking directly into the neighbor's yards. This configuration gives both morning and afternoon sun. As described above, the outdoor gathering space is on the south side of the site to take advantage of the sun or shade depending on the time of year.

The adaptive reuse of the existing meetinghouse building provides the largest social spaces for the residents. It includes recreational, small and large meeting spaces for nearly every type of social use.

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.

As the proposed building is situated in the interior of the block off the street face, the sidewalk on the east side of the existing building provides the best access to it. There are two primary entrances, one on the north side facing the street and one on the west side centrally located. The access to either is convenient and prominent. The north entrance is the one that contributes most to the street even though it is behind the street-front Langton House. The entrance has been emphasized by a central brick feature that extends the full height of the building giving the entrance prominence and duality of asymmetrical symmetry which enhances it's visual interest. The centrally located entrance strategy is commonly used to on historic structures and therefore respects the historic context of the setting.

12.18 Where the secondary street or alley network is available, rear public access should be retained and used.

There is not a connecting alley through the block. Due to the grade change between the project site and the properties to the south, there has never been a connection between them. A 5' (+/-) retaining wall makes this grade transition allowing the closest structures to the property line to exist. Hawkes Court will continue to enjoy it's dead-end privacy and slow-paced identity.

12.19 Bicycle parking should be situated so that it is convenient and readily accessible within or immediately adjacent to the building, including design for secure storage.

The bicycle parking is located at the southeast corner of the existing building adjacent to the entrance there. Since both the existing and new building function together, it was seen as desirable to locate this for

convenience by either building. There is a storage room accessed from the exterior of the existing building on the south side that can be used for indoor storage of bicycles if needed.

12.20 Convenient storage space for each residential unit should be included to obviate the use of personal outdoor balcony space for bicycle and other storage.

There is plenty of indoor storage space for the needs of the residents who will be living temporarily at this facility. The target population doesn't bring a lot with them nor will they be acquiring a significant amount during their temporary stay. Each bedroom of the new building will have it's own wardrobe. There are several closets and cabinets for the rest of their possessions. No balconies are provided due to the safety concerns mentioned above.

12.21 A vehicular access and drive should not be combined with a pedestrian access and entrance.

We have separate vehicle drive lanes and pedestrian sidewalks to maintain safety. Crosswalks will be clearly denoted where pedestrian circulation crosses.

12.22 A vehicular access and driveway should be discreetly placed to the side or to the rear of the building.

The existing historic accesses will be maintained for site and fire truck access. These are located at the east and west sides of the existing building.

12.23 A single curb cut or driveway should not exceed the minimum width required.

The curb cuts match the width required for fire truck access.

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.

The two access drives are the historic routes into the site and necessary for fire truck access. No new driveways are proposed.

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.

The existing parking lot sits behind the existing meetinghouse building and will be upgrading to meet the city's landscaping standards for parking lots.

12.26 Utility areas and other ground level building services should be situated away from the frontage of the building.

The new transformer and dumpster enclosure are situated at the back of the site away from the front of the existing building on the street.

12.27 Rooftop and other higher level mechanical services and utilities should be situated away from, and also screened from, street views.

The mechanical utilities are located in the middle of the roof and won't be visible from the street. See renderings below.

12.28 Mechanical services should be acoustically screened from nearby residential properties.

The mechanical systems are on the roof of the new building keeping them out of sight from neighboring properties.

12.29 Small utilities, such as air conditioning units, should be located away from primary and secondary facades of the building, unless integrated and fully concealed as part of the building design.

The condensing units are located on the rooftop.

12.30 Exhaust and intake vents and pipes on facades and roofscapes should be avoided through early and coordinated planning of facilities for common utility systems.

There will be minimal vents on the exterior. They will be painted to match the adjacent wall surface the penetrate.

12.31 Cellular phone and other antennae, and associated equipment, should not be visible from the public way.

Cell phone antennae are not a part of this project.

12.32 The front yard landscaping for a new multi-family building should coordinate with historic and/or established patterns.

The front yard landscaping will remain as historically established.

12.33 Landscape walls and fences perpendicular to the street, which could separate front yards, should be minimized or avoided where this separation is not an inherent part of the established topographic or historic character.

No new fences or walls perpendicular to the street to separate front yards are planned. The property to the east has a failing retaining wall due to grade change between the properties inherent to the natural slope of the block that will need to be replaced.

12.34 Where it is a characteristic of the street, a front yard should be designed and graded to reflect this pattern, retaining the relationship and continuity of open space, and the sense of progression from public to private space.

The existing front yard will be maintained to provide the open space and sense of progression as historically established.

12.35 Where a new multifamily building includes another use/s, such as restaurant or café, seating should be considered as part of the landscape design for front yard area and/or sidewalk.

No restaurant or café is part of the project.

12.36 Exterior lighting should be discreetly designed to illuminate entrances and exterior spaces such as balconies, terraces or common spaces.

The exterior building lighting consists of wall sconces to light up the main entrances of the building and to illuminate the sidewalk for safe movement. There will also be lighting bollards for the patio south of the new building.

12.37 Where architectural lighting is appropriate, it should be designed to strengthen the historic context, providing selective visual accent to specific elements of the primary facades, using discreet and creatively designed light fittings.

The lighting accenting the main entrances of the building is a wall washing type creating a soft textural effect.

12.38 Building lighting should be discreetly designed to integrate, in design, location and choice of fittings, with the architecture of the building.

The fixtures selected are minimal in design and used only to highlight the entrances and sidewalks leading to them. They complement the modern elements of the building in both form and color.

12.39 Landscape lighting should be designed discreetly and creatively to enhance pathways and entrances, while accentuating planting design.

Lighting for walkways and entrances is planned to come from fixtures on the building faces.

12.40 Conduit and electrical supply equipment for both architectural and utility light fittings should be concealed from view from all streets and adjacent properties.

The exterior light fixtures will not have exposed conduit.

12.41 Utilitarian building lighting for service areas should be concealed from view from primary and secondary streets, and from adjacent properties.

No utilitarian building lighting for service areas is planned for this project.

12.42 A new multifamily building should appear similar in scale to the scale established by the buildings comprising the current street block facade.

The new building is similar in scale to surrounding context. At 4 stories, 165' long and 55' wide, it maintains a compatible scale to:

i. Park Lane Senior Living (4-Stories, 164' long, 162' wide)
ii. Villa Monterey (3-1/2 stories, 115' long, 40' wide)
iii. The Cornell Apartment (3-1/2 stories, 110' long, 45' wide)
iv. The townhomes on Empress Court (3 stories with pitched roof, 138' long, 35' wide)

v. Several of the apartments building on 6th East are 3 to 3-1/2 stories tall although with smaller footprints.

12.43 A new multifamily building should be designed to create and reinforce a sense of human scale.

The proposed building effectively provides a human scale by denoting each floor level of the building with horizontal banding running through the fiber cement board portions of the facade. This breaks the building's verticality down into one-story blocks relating to the typical historic scale of the neighborhood. The windows also reinforce this scale as they never span multiple floors but rather exist as punched openings under one-story in height mimicking the pattern seen in surrounding historic structures. Additional vertical trim aligning with the window edges breaks down the surrounding wall surfaces into even smaller pieces. The overall length of the building is also visually reduced by creating smaller volumes with recessed niches and brick framing these smaller masses to reduce its visual size. All of these elements combine to reflect that familiar sense of scale and establish pleasing repetition.

12.44 A new multifamily building should be designed to respect the access to light and the privacy of adjacent buildings.

The building has been positioned to be as respectful as possible to the adjacent properties. While maintaining the historic framework of access into the site, it is positioned to be adjacent to the parking lot of the neighboring property to the east. This maintains openness for the new building on that east side without positioning windows to invade the neighbor's privacy. It also creates distance from the existing meetinghouse building on the west and the smaller scale properties on the south. This distance maintains access to natural light on every side. Few windows have been located on the south façade to respect the privacy of the neighbors on that side. The long sides (east and west) of the building have the most windows which look over the adjacent parking lots rather than into neighbor's windows.

12.45 The principal elements of the front facade should reflect the scale of the buildings comprising the block face and historic context.

Even though the proposed building occupies an interior portion of the block, the north façade is designed as if it were on the block face. As described above, the façade is broken down with both horizontal and vertical elements to reflect the human scale of the historic neighborhood. There is not a consistent height to the buildings on the block face. They vary from one to four stories. From east to west they measure 4 stories, 3 stories, 2 stories, 1 story, and 3-1/2 stories. The proposed building sits adjacent the 4 and 3 story buildings. There is not a typical façade width

along the block face. The adjacent structure to the east is the widest at approximately 162' wide. The Langton house is the narrowest structure and the proposed building fits in the same lot width reflecting and respecting that scale and existing site access drive.

12.46 The secondary elements, patterns and modeling of the facade composition should reinforce the massing and scale established by the primary elements of the facade/s.

The historic buildings in the area are typified by punched window openings rather than large expanses of glass that span multiple floors. The proposed building incorporates this punched opening window style to respect and fit into the historic setting. The bottom and top levels of the building are differentiated from the middle to provide the traditional hierarchy seen in historic structures. The building base is distinguished by a wainscot of brick that anchors the volumes to the ground and provides durability for that easily abused portion of the structure. The top floor is differentiated by a change in the orientation of the fiber-cement board cladding as well as it's texture and color. Additional trim highlights the windows on that level as well. Soldier coursing accents the tops and bottoms of the windows set in brick evoking historic detailing of the neighboring structures. On the north façade, brick accents and a small canopy reinforce the entrance facing the street. At the west entrance, the recess in the façade and the canopy denote the entrance at a human scale.

12.47 Respect the role that architectural symmetry can play in the form of the established historic street frontage and wider setting.

The north façade of the building facing the street has a central brick element extending the full building height. This organizes the asymmetry of the fenestration into a coherent symmetrical element of the façade evoking the symmetry many historic buildings display.

12.48 The building height should be compatible with the historic setting and context.

The building is a four-story building fitting within the zoning limitations, and which relates well to the surrounding context. There are several structures of a similar height in the neighborhood:

i. Park Lane Senior Living: 4-Stories. Adjacent property to the east – 680 E 100 S.
ii. Villa Monterey: 3-1/2 stories. Nearby to the southeast at 700 E 150 S.
iii. The Cornell Apartments: 3-1/2 stories. On the west corner of the block face at 111 S 600 E.

iv. The townhomes on Empress Court: 3 stories with pitched roof. South of the project site.
v. Cummings Apartments: 3-1/2 stories. West of the project site at 121 S 600 E.
vi. Apartments at 125 S 600 E: 3-1/2 stories. West of the project site.
vii. Apartments at 145 S 600 E: 3 stories. West of the project site.

Many of the above listed structures are historic and occupy block faces along with one and two-story historic single-family homes. As is common, this variety of building heights are complementary, compatible, add visual interest through variety to the street experience, and establish the block context. The Langton House immediately to the north of the proposed building is 3 stories in height considering its main floor is up 8 steps from the sidewalk, has two full floors, and an attic with windows in a steeply pitched roof. The proposed building, therefore, is one story taller than this historic home and is very compatible and complementary to it's neighborhood context.

12.49 Characteristic of traditional buildings types and context, the first two floors should be designed with greater stature.

The proposed building relates to its immediate context in that the emphasis is placed on the first floor just as the Parklane Apartments, the Langton house, and the existing meetinghouse display. There is emphasis at the first floor to highlight the entrances. In a four story building, emphasizing the first two makes an awkward proportion as the building is essentially divided in half horizontally which is not very visually pleasing. Therefore, we see the 1 to 3 proportion on the 4-story Parklane design which the proposed building mirrors.

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.

As described previously, the height of the proposed building is compatible and in scale with it's immediate context. At four stories, it is about the same height as the Parklane apartments, one story taller than the Langton House and about 1-1/2 stories taller than the existing meeting house on site. The apartments adjacent the south property line of the site are two stories in height so, the proposed building is two stories taller there which is common in the neighborhood context, such as between the Parklane apartments and the two story house just south of it on 700 E, the Villa Monteray (3-1/2 stories) and the one story office building to it's north, or the Cornell Apartments (3-1/2 stories) with the one story retail building to its east.

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.

As described beforehand, the variation in height amongst the historic structures on the block is part of the fabric of the historic context. The proposed building respects the adjacent structures and doesn't vary in height drastically from them. There is a 0-2 story height differentiation from the proposed building to the immediate context structures and care has been exercised to place the building on the site in such a way to put the greatest distance between it and the existing buildings which in essence steps back not just a floor but, the whole building to maintain privacy and light for the existing buildings.

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.

The building scale is effectively broken down into smaller visual pieces through vertical and horizontal detailing. The horizontal trim of the fiber cement board cladding defines each floor level dividing the overall height into smaller human scaled sections. The vertical trim that accents the windows breaks these sections down even further evoking a similar scale to the historic structures in the neighborhood. The top floor receives a change of texture and orientation to establish the hierarchy often seen in historic buildings. Additional trim under the windows on that floor and the brick band at the top caps the volume and reinforces this concept. Through the brick areas, soldier coursing alludes to historic detailing around windows and added to the sense of human scale. On the north side, accent bricks enhance the street-facing façade and allude to similar detailing on historic structures. The windows themselves resemble the punched openings of the historic neighborhood. Rather than increasing the scale of the building as glazing that spans multiple floors does, the punched windows maintain the historic and human scaled appearance of the surrounding context.

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.

As previously described, the narrow width (54.5') of the new building orients itself to the street while its longer length extends deeper into the site. This reduces its visual impact on 100 South and scales nicely with the Langton house in front of it. That width is also defined by the size of the historic lots it sits on, which align with that house. Therefore, its width respects that historic context and doesn't overwhelm it. Both buildings to the east (176') and west (100'5') have much wider 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.

The massing of existing buildings on the street block are both bigger and smaller than the proposed structure. The proposed building's massing is comparable to the larger historic apartment buildings on the block and is much smaller than the largest buildings. This variation defines this block and the proposed building exhibits a happy medium there.

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.

The historic apartment buildings on the block (Cornell Apartments, Villa Monterey, Cummings Apartments and others) have the distinctive flat roof form typical of many historic apartments. The proposed building follows this tradition.

12.56 Roof forms should reflect those seen traditionally in the block and within the historic district.

As described above, we are following the traditional flat roof form characteristic of the historic apartments on the block.

12.57 Overall facade proportions should be designed to reflect those of historic buildings in the context and neighborhood.

As described previously, there is great variation in the buildings on the block and block face. Proportionally, the proposed building is most similar to the Villa Monterey with similar width to height ratio. The proposed building follows this prototype. The Langton House has a similar proportion. The Cornell apartments have a similar massing proportion although since they sit on a corner lot the narrow width ends up being the side of the building rather than the primary façade. The proportions of the buildings on the block face are shown below along with the proposed building and the Villa Monterey. The proposed building's similar proportions to the Villay Monterey, Langton House, and Cornell Apartments make it very compatible with the established context.

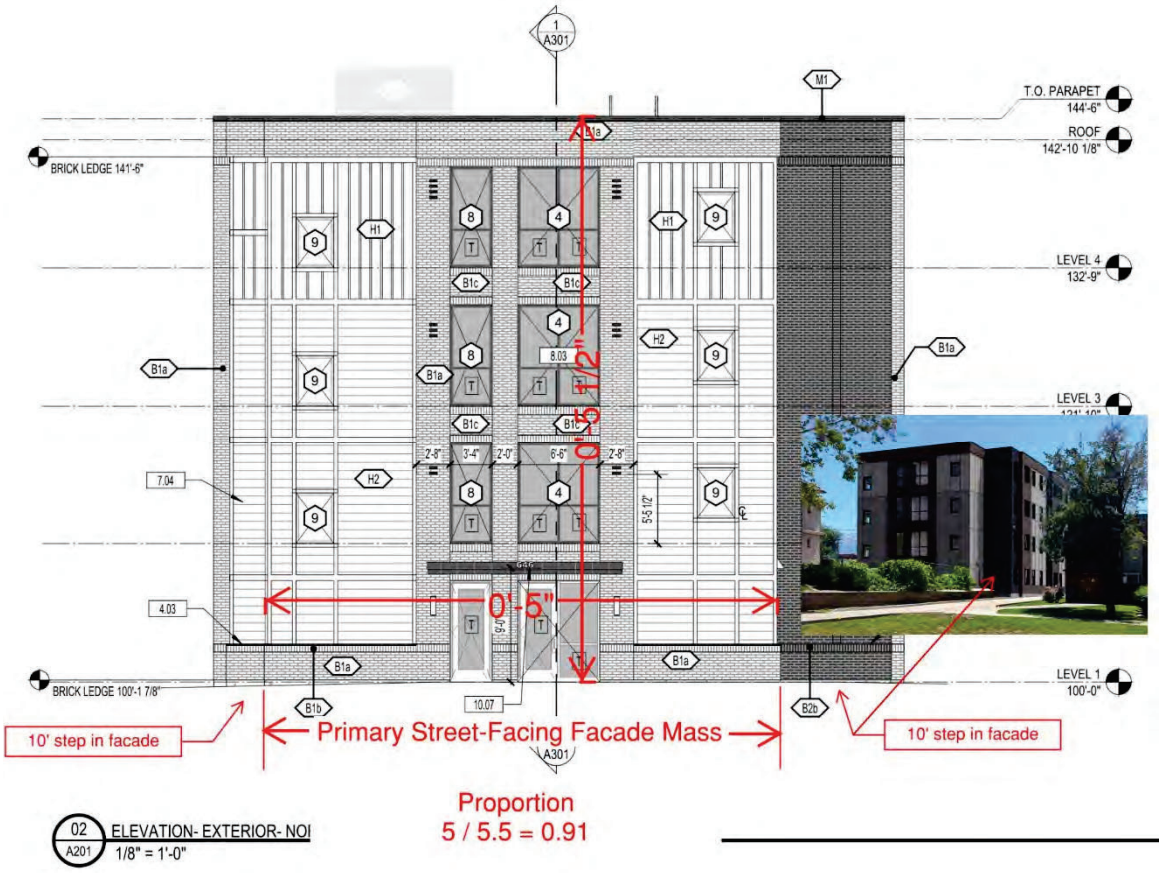
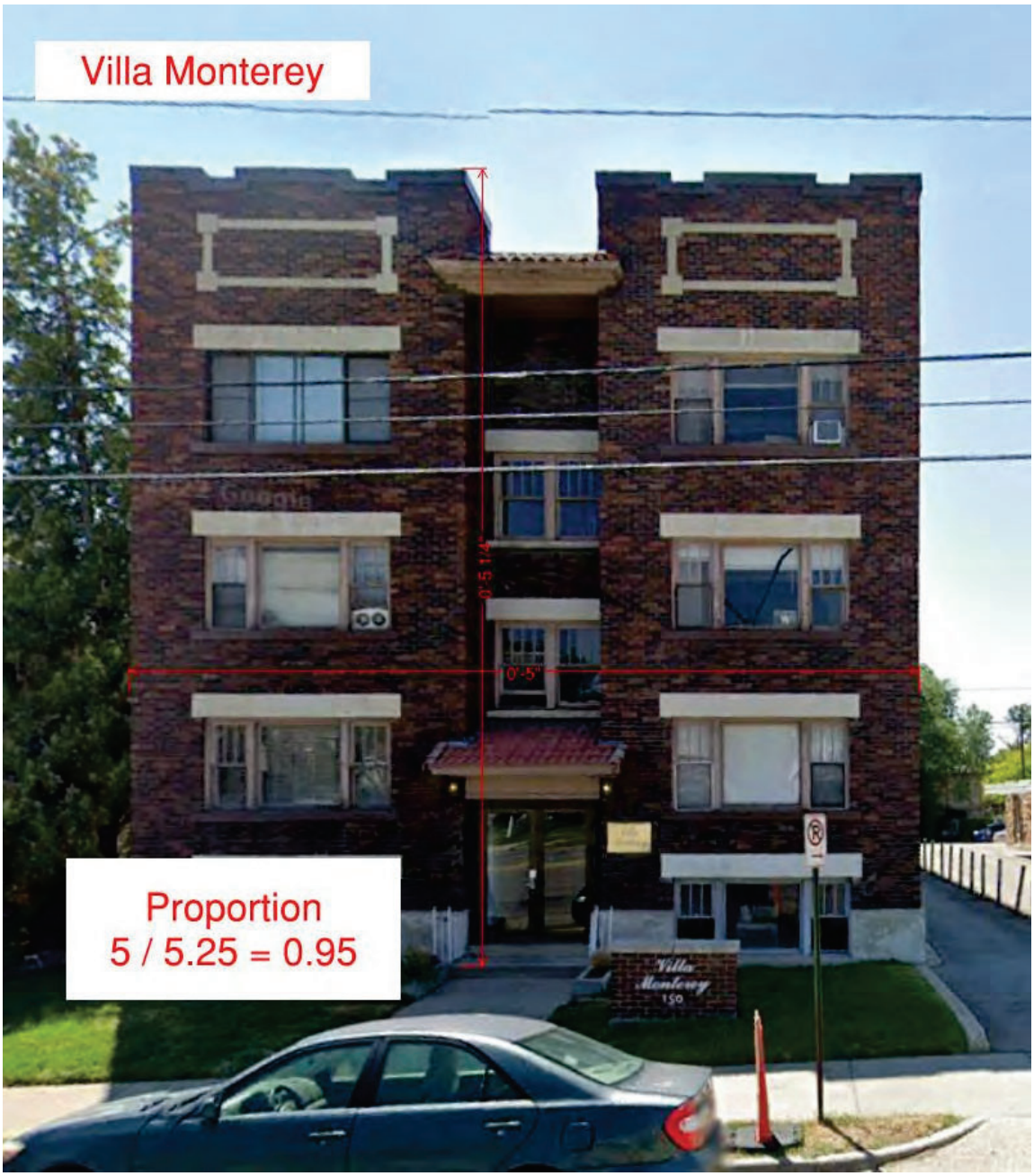
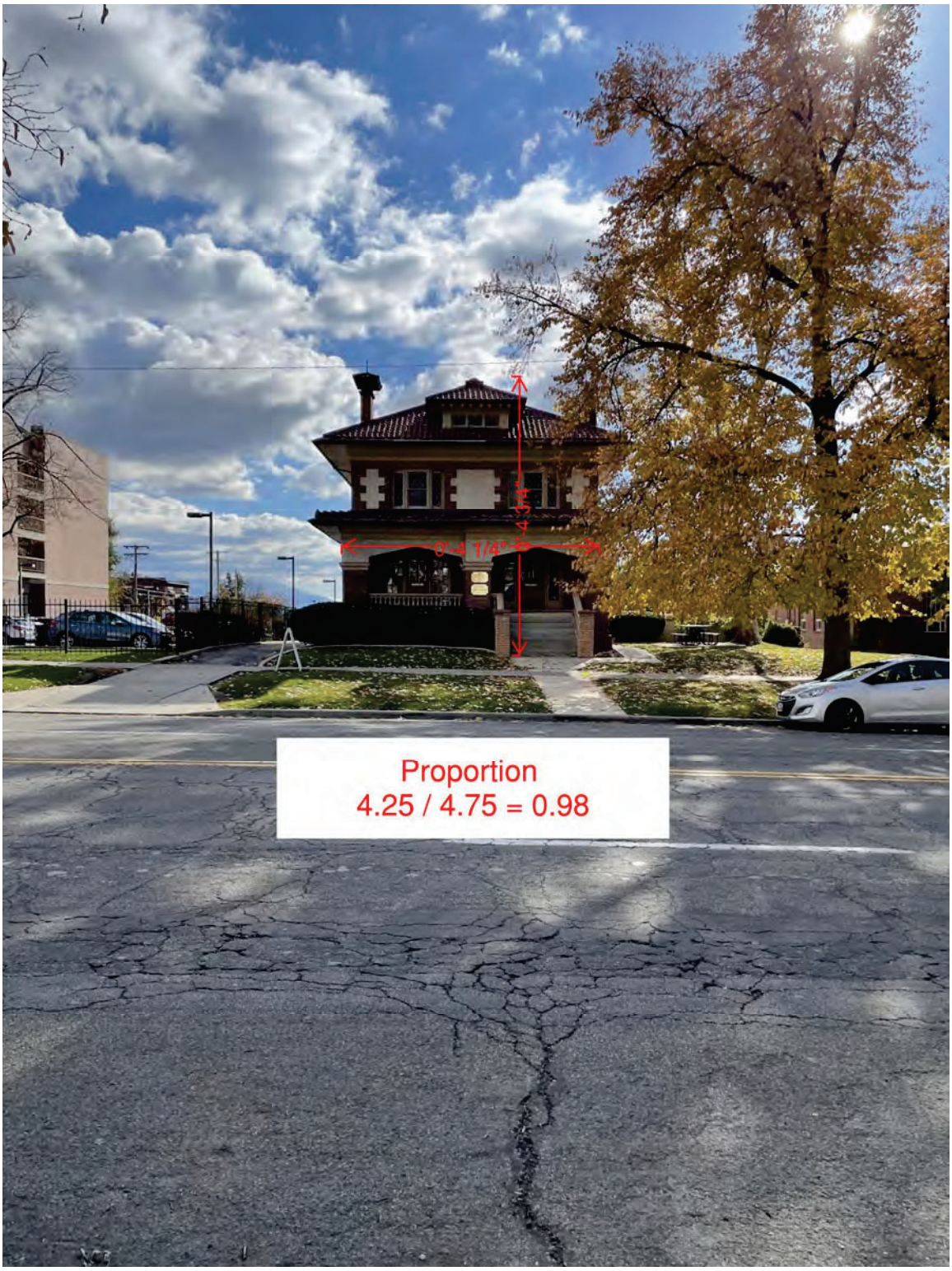


Figure 4: Proposed building street-facing facade proportion


Villa Monterey
0'-5 1/4"
0'-5"
Proportion
5 / 5.25 = 0.95


47'
175'-0"
Proportion
175 / 47 = 3.72
PARK LANE SENIOR LIVING


0'-4 1/4"
4'-3 1/4"
Proportion
4.25 / 4.75 = 0.98


Existing Meetinghouse
22'
100'-0"
Proportion
100 / 22 = 4.55


Hinge Real Estate
HINGE REAL ESTATE
0'-6"
0'-3 1/2"
Proportion
6 / 3.5 = 1.71

12.58 To reduce the perceived width and scale of a larger primary or secondary façade, a vertical proportion and emphasis should be employed.

The facades of the proposed building are subdivided into smaller masses defined by vertical recesses and exterior material articulation. This results in five smaller vertically oriented blocks with pleasing repetition. Within these smaller volumes the masses are broken down further by material transitions, color changes, and banding. The windows have a vertical orientation to them similar to some of the windows on the Cornell Apartments and Villa Monterey. The wider windows in the living areas receive a vertical mullion to subdivide it into vertically proportioned panes.

12.59 A horizontal proportion and emphasis should be designed to reduce the perceived height and scale of a larger primary or secondary façade.

The facades are subdivided horizontally by level with the traditional base, shaft, and capital structure. The bottom level is defined by a brick wainscot that protects the base. Horizontal banding aligning with the tops of windows subdivides each level. The top level is distinguished by a

change in orientation, texture and color of the fiber cement board. A brick band caps the top of the facades reminiscent of the traditional cornice utilized on some historic structures.

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.

The punch windows on the proposed building reflect the ratio of window to wall seen on historic apartments such as the Cornell Apartments and the Villa Monterey. This results in a nice balance and regular rhythm across the facades without too much of either.

12.61 Window scale and proportion should be designed to reflect those characteristic of this traditional building type and setting.

The single hung windows used on the proposed building have a proportion similar to those found in historic buildings. It is vertically oriented and human scaled. This applies to the majority of the windows on the façade. There is not one definitive proportion utilized on the surrounding historic structures (see images below). The windows are sized to provide the code required emergency escape and recue width. At entrance features, the windows are enlarged to enhance the sense of entry and to bring more natural light into the common spaces such as is designed into some historic buildings. These design proportions complement the historic building in the neighborhood well.

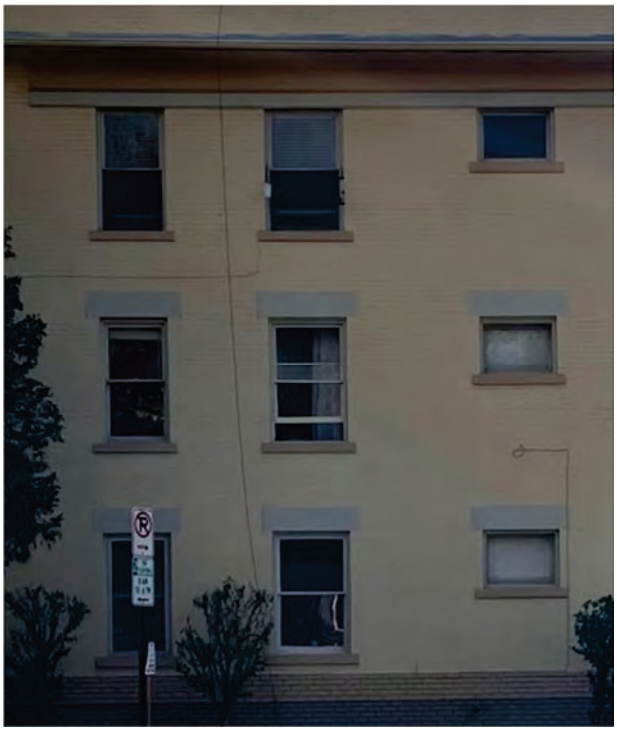


Figure 5: Cornell Apartments

Figure 6: Villa Monterey

Figure 7: Langton House

12.62 Public and more important interior spaces should be planned and designed to face the street.

The location of the building on the site has been described in detail above demonstrating many advantages and benefits to the neighboring properties. The site constraints dictated this location to preserve the historic meetinghouse as an adaptive reuse project, to respect the scale of neighboring buildings, maintain privacy, light, and historic accesses into the site. This means the narrow end of the building is that which faces the street. The façade on that end has been designed to enhance the entrance in a grand symmetrical-style feature which addresses the street face even though the building is not set on the street.

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.

As described and shown in photos above, the fenestration pattern was inspired by and reflects the historic proportions and patterns of the neighborhood block. Trim accents the windows in the fiber cement areas. Soldier coursing and a small recess accent those in the brick cladding.

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.

The clients program of assisting a population where mental health concerns are common dictated that balconies be avoided for safety concerns.

12.65 An entrance porch, stoop or portico should be designed as a principal design focus of the composition of the facade.

The entrances on the north and west facades of the proposed building incorporate elements such as canopies, recesses, accent brick patterns, and grand vertical elements common to the historic styles, while maintaining ADA accessibility.

12.66 A secondary or escape stairway should be planned and designed as an integral part of the overall architecture of the building, and positioned at or towards the rear of the building.

The egress stairways are internal to the building.

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.

Care was taken to use materials reflective of the neighborhood. The surrounding buildings were observed and a pallet that complements them has been chosen which consists of modular brick, fiber cement board (resembling traditional wood siding), and a small portion of metal panel for accents. These materials reflect the human scale used in the surroundings. Below are photos of buildings in the neighborhood utilizing these materials.

Modular Brick

Wood Siding

Metal Panel Accents

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.
As shown above the pallet of materials used on the proposed building was taken directly from the surrounding buildings. These have the same scale and effect to complement the neighborhood.

12.69 Design with materials which provide a solid masonry character for lower floors and for the most public facades of the building.
The proposed design utilizes brick around the base of the entire first floor. The most public façade facing the street incorporates a grand vertical entrance feature composed of brick to highlight its importance and hierarchy across the façade.

12.70 Materials should have a proven durability for the regional climate, as well as the situation and aspect of the building.
As shown above, the materials chosen are found on historic buildings in the neighborhood which have proven their longevity. The most susceptible to deterioration is the wood siding. This has been replaced with fiber cement cladding which displays the same look as wood without the vulnerability to water and sun exposure.

12.71 Windows should be designed to be in scale with those characteristic of the building and the historic setting.
This has been described in detail under 12.61.

12.72 Windows with vertical proportion and emphasis are encouraged.

This has been explained in detail under 12.61.

12.73 Window reveals should be a characteristic of masonry and most public facades.

The windows are set back from the outer plane of the exterior cladding both in the brick and fiber cement board areas. Below are the details showing this.

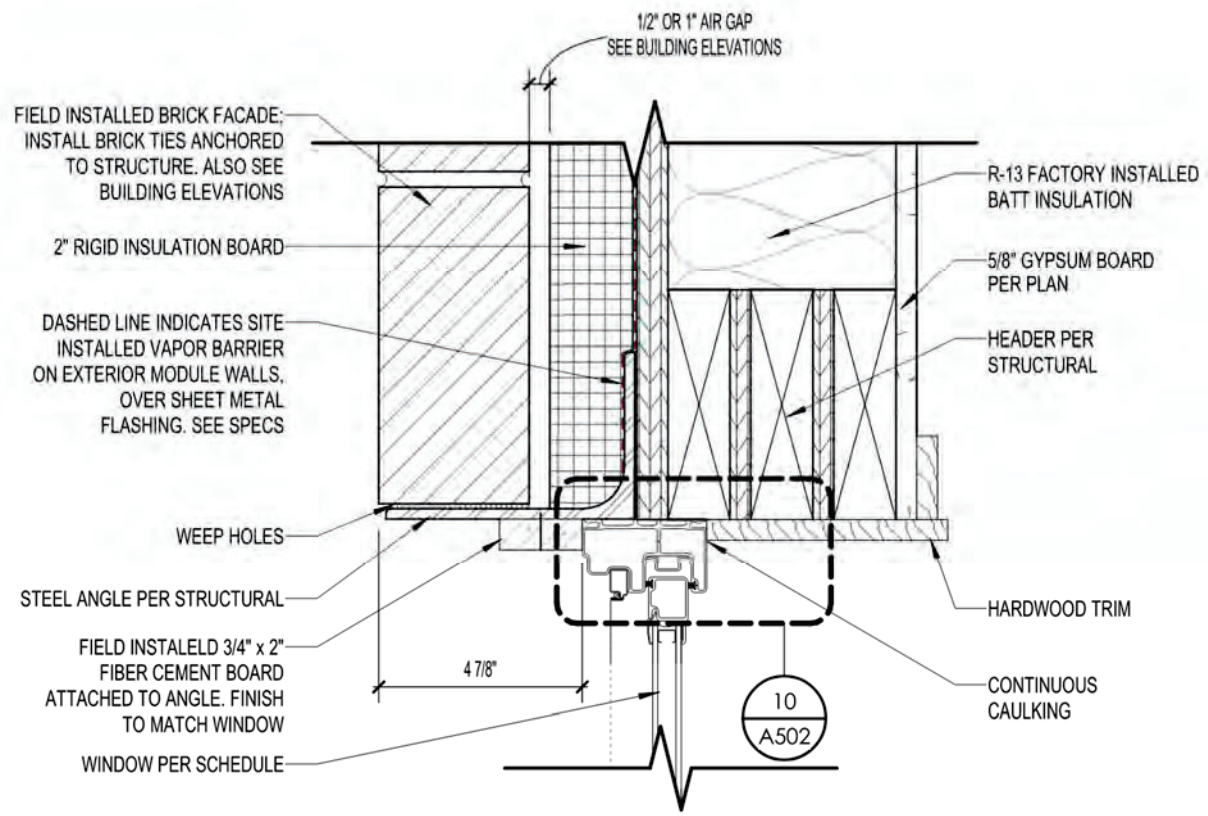


Figure 8: Window setback in brick

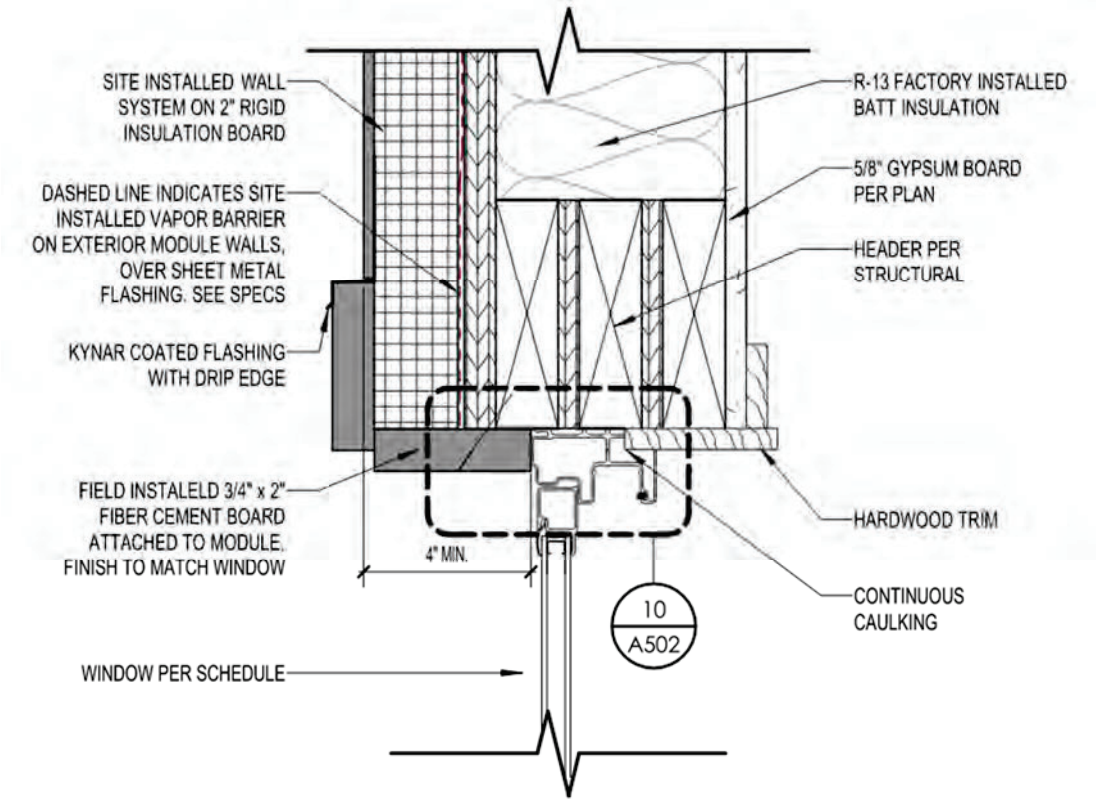


Figure 9: Window setback in fiber cement cladding

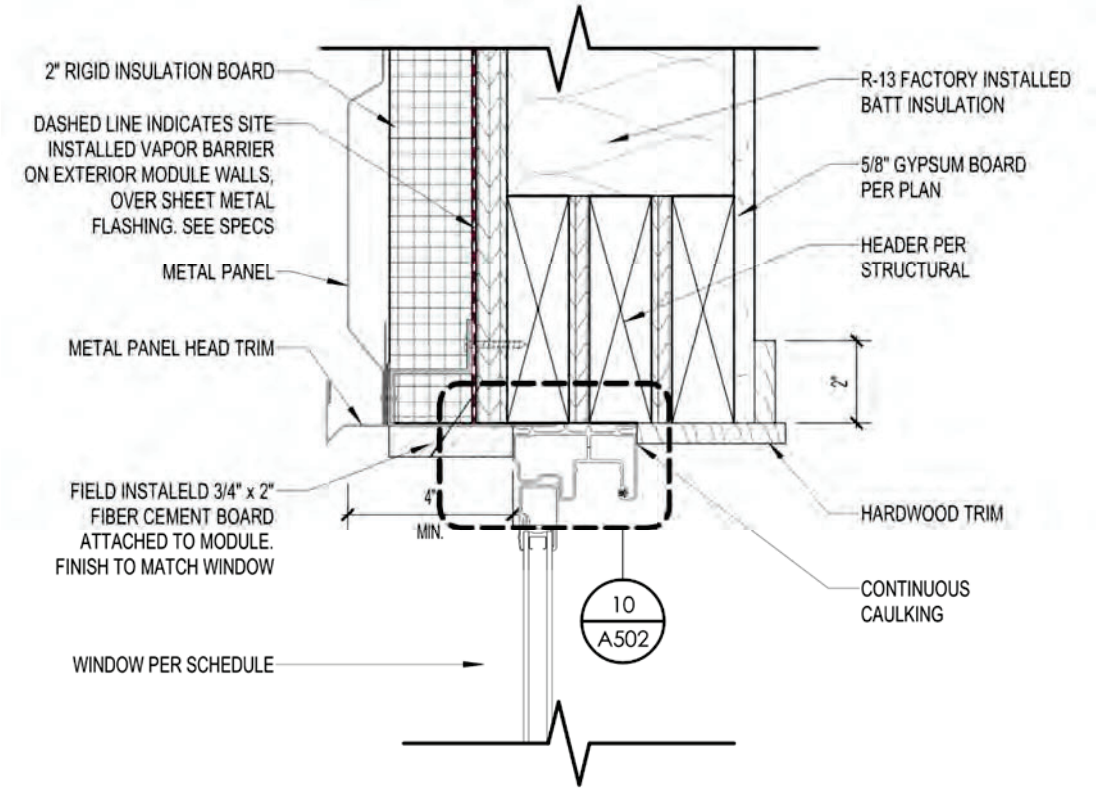


Figure 10: Window setback in metal panel

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.

As wood and vinyl windows have durability issues in this climate, fiberglass windows have been selected that offer superior strength and resistance to the elements. These approximate the historic aesthetics. At the entrance features where the glazed openings are bigger, aluminum storefront has been chosen for strength and durability.

12.75 Building elements and details should reflect the scale, size, depth and profiles of those found historically within the district.

The transition from stucco to brick on the Langton House is similar to the transition from brick to fiber cement board cladding on the proposed building. The inset of the windows to brick is similar between the two also. The scale of windows is comparable with many of the surrounding buildings. The proposed building is most similar to the Vila Monterey in this type of detailing.

12.76 Where used, ornamental elements, ranging from brackets to porches, should be in scale with similar historic features.

The proposed building's west side has a similar entrance niche to the Villa Monterey. Recessed deep into the façade, the entry has an overhead canopy that fills the niche and projects out slightly past the wall faces adjacent it. There are accent bricks in a contrasting color along the sides of the north entrance façade. These protrude from the field brick to enhance their prominence.

12.77 Creative interpretations of traditional details are encouraged.

Many traditional apartment buildings have some brick detailing to enhance and define its façade character. The proposed building incorporates a small vertical recess at windows commonly seen in historic buildings. The windows also have soldier coursing at the head and sill reminiscent of the precast headers and sills in historic structures. Often traditional buildings have a decorative pattern of accent brick on street facing facades. The entry feature of the proposed building has accent bricks on each level in a contrasting color which also protrude from the plane face. The entrance features have decorative wall sconces that highlight the entry points of the building like many traditional buildings.

12.78 Signs should be placed on the building or the site where they are traditionally located in the historic context.

Not all of the buildings in the neighborhood have signs. Most of those that do have them place them on the building façade or entrance element. Some have a monument sign closer to the street. It has not been determined if the new building will have any signage other than the building address.

12.79 Identify a non-residential use with a sign location, placement, form and design, which relates directly to the 'storefront' and window design.
Not applicable to this residential project.

12.80 Signs and lettering should be creatively designed to respect traditional sign scales and forms.
See item 12.78.

12.81 Signs for the primary and any secondary use should be designed as an integral part of the architecture of the façade.
See item 12.78.

12.82 Signs should take the form of individual lettering or graphic motif with no, or minimal, illumination.
If incorporated later, the sign will follow this requirement.

12.83 Any form of illumination should relate discretely to the sign lettering, and avoid any overstated visual impact upon any residential use or historic setting.
Acknowledged. See item 12.78.

12.84 Sign materials should be durable and of architectural quality to integrate with the building design.
Acknowledged. See item 12.78.

12.85 Power supply services and associated fittings should be concealed and not be readily visible on the exterior of the building.
Acknowledged. See item 12.78.

12.86 Refer to the City's Design Guidelines for Signs in Historic Districts for more detailed and extensive advice.
Acknowledged. See item 12.78.

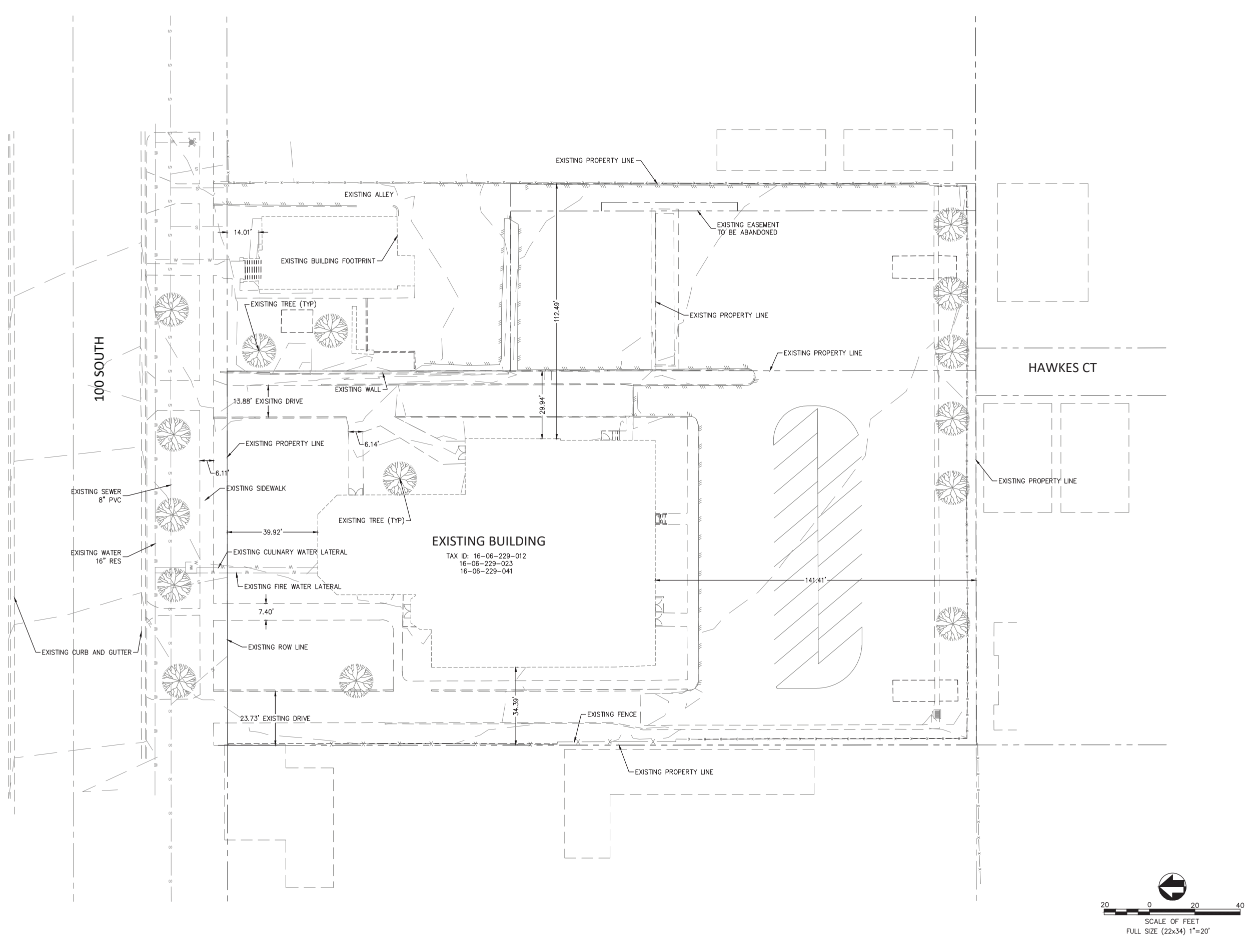
Approved Legal Description

Beginning at the Northwest corner of Lot 6, Block 53, Plat "B", Salt Lake City Survey and running thence North 89°57'46" East, along the northerly line of said Lot 6, 165.07 feet to the Northwest corner of Lot 7 of said Block 53; thence South 00°01'45" East, along the westerly line of said Lot 7, 125.05 feet; thence North 89°57'52" East 82.54 feet; thence South 00°01'45" East 205.10 feet to the southerly line of said Lot 7; thence South 89°55'19" West, along the southerly line of Lot 7 and Lot 6 of said Block 53, 247.63 feet to the westerly line of said Lot 6; thence North 00°01'33" West, along said westerly line of Lot 6, 330.33 feet to the Point of Beginning.

Containing 71,453 Sq. Ft. or 1.640 Ac.

Together with a non-exclusive easement for ingress and egress over the following described property:

Beginning at a point which is North 89°57'46” East 74.29 feet from the Northwest corner of said Lot 7; thence North 89°57'46” East 8.25 feet; thence South 00°01'45” East 125.05 feet; thence South 89°57'42" West 8.25 feet; thence North 00°01'45" West 125.05 feet to the Point of Beginning.



U:\8TOS010200\CADD\DESIGN\SHEETS\8TOS010200 - C100 - EXISTING CONDITIONS.DWG

ENVIRONMENTS FOR HEALTH ARCHITECTURE

888.781.8441 833 South 200 East, Salt Lake City, UT 84111

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PERMIT SET

JULY 11, 2024

THE OTHER SIDE ACADEMY

TRANSITIONAL HOUSING
630 EAST 100 SOUTH
SALT LAKE CITY, UT 84102

PROJECT:

Δ	DATE	DESCRIPTION

PSOMAS

11456 Temple Dr, Suite 200
South Jordan, UT 84095
(801) 270-5777
www.psomas.com

REGISTERED PROFESSIONAL ENGINEER
TYSON J GRANT
No. 5563395
ELECTRONIC SEAL
STATE OF UTAH

TYSON GRANT 5563395

ORIG SUBMISSION: 2024.03.04

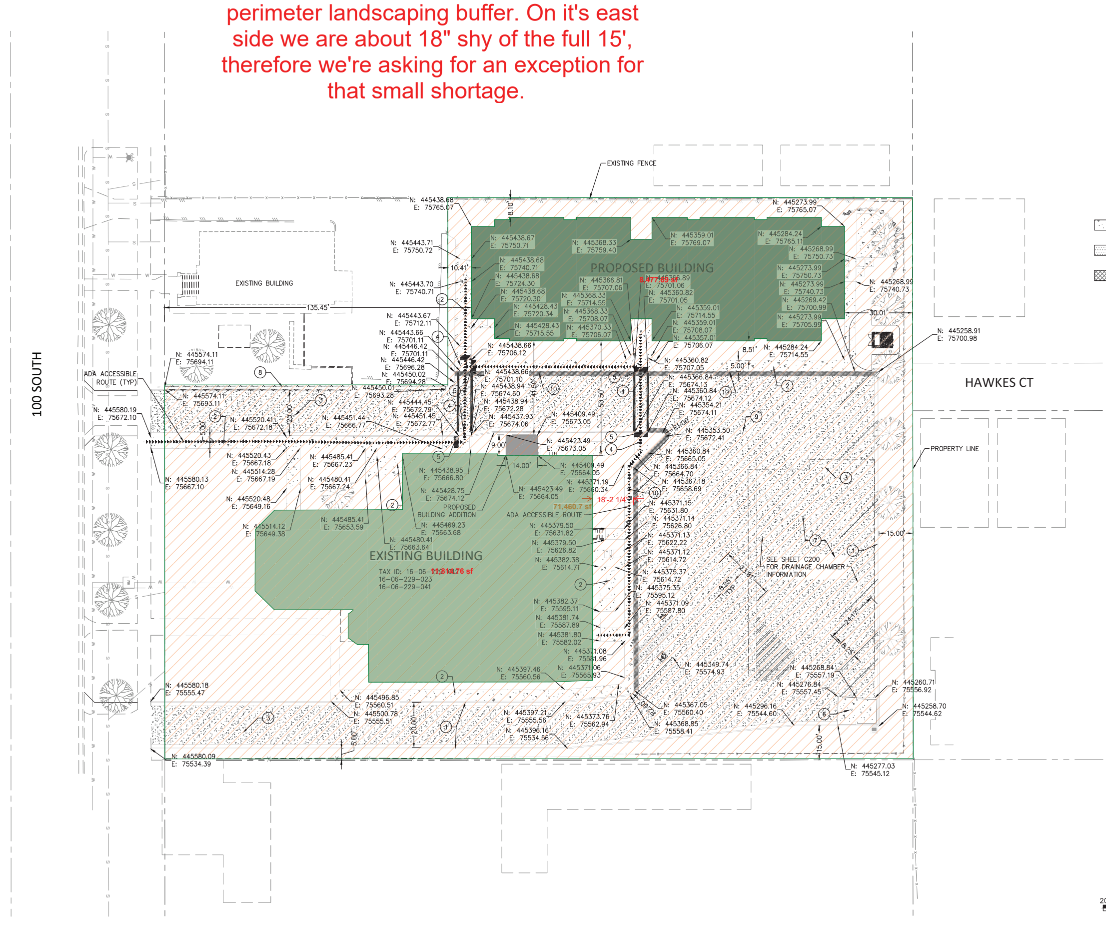
CURRENT:

SHEET TITLE AND NUMBER:

C100

EXISTING CONDITIONS PLAN

This is the preferred site plan. The parking lot landscaping is handled with a 15' perimeter landscaping buffer. On it's east side we are about 18" shy of the full 15', therefore we're asking for an exception for that small shortage.



ⓧ SITE PLAN KEYED NOTES:

1. INSTALL CURB AND GUTTER. SEE DETAIL 1 ON SHEET C400
2. INSTALL SIDEWALK. SEE DETAIL 2 ON SHEET C400.
3. INSTALL ASPHALT AND BASE. SEE DETAIL 3 ON SHEET C400.
4. INSTALL ADA RAMP PER DETAIL 4 SHEET C400.
5. INSTALL DETECTABLE WARNING SURFACE PER DETAIL 4 SHEET C400.
6. DUMPSTER ENCLOSURE. SEE LANDSCAPE PLANS FOR DETAILS. SEE DETAIL 5 SHEET C400 FOR CONCRETE PAD SECTION
7. PAVEMENT STRIPING
8. INSTALL MODULAR BLOCK RETAINING WALL. REFER TO ARCHITECTURAL & STRUCTURAL PLANS FOR ADDITIONAL DETAILS.
9. INSTALL TYPE P CURB. SEE DETAIL 7 ON SHEET C400
10. INSTALL RELEASE CURB. SEE DETAIL 8 ON SHEET C400

PAVING LEGEND

CONCRETE SIDEWALK PAVEMENT PER DETAIL 3 ON SHEET C400

ASPHALT PAVEMENT PER DETAIL 3 SHEET C400

RELEASE CURB PER DETAIL 8 SHEET C400

LOT COVERAGE

LOT AREA - 71,461 SF

EXISTING BUILDING - 11,815 SF
PROPOSED BUILDING - 8,478 SF
TOTAL = 20,293 SF

20,293 / 71,461 = 28.4%

ENVIRONMENTS FOR HEALTH ARCHITECTURE
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No. 5563395
ELECTRONIC SEAL
STATE OF UTAH

TYSON GRANT 5563395
ORIG SUBMISSION: 2024.03.04
CURRENT:

SHEET TITLE AND NUMBER:
C102
SITE PLAN

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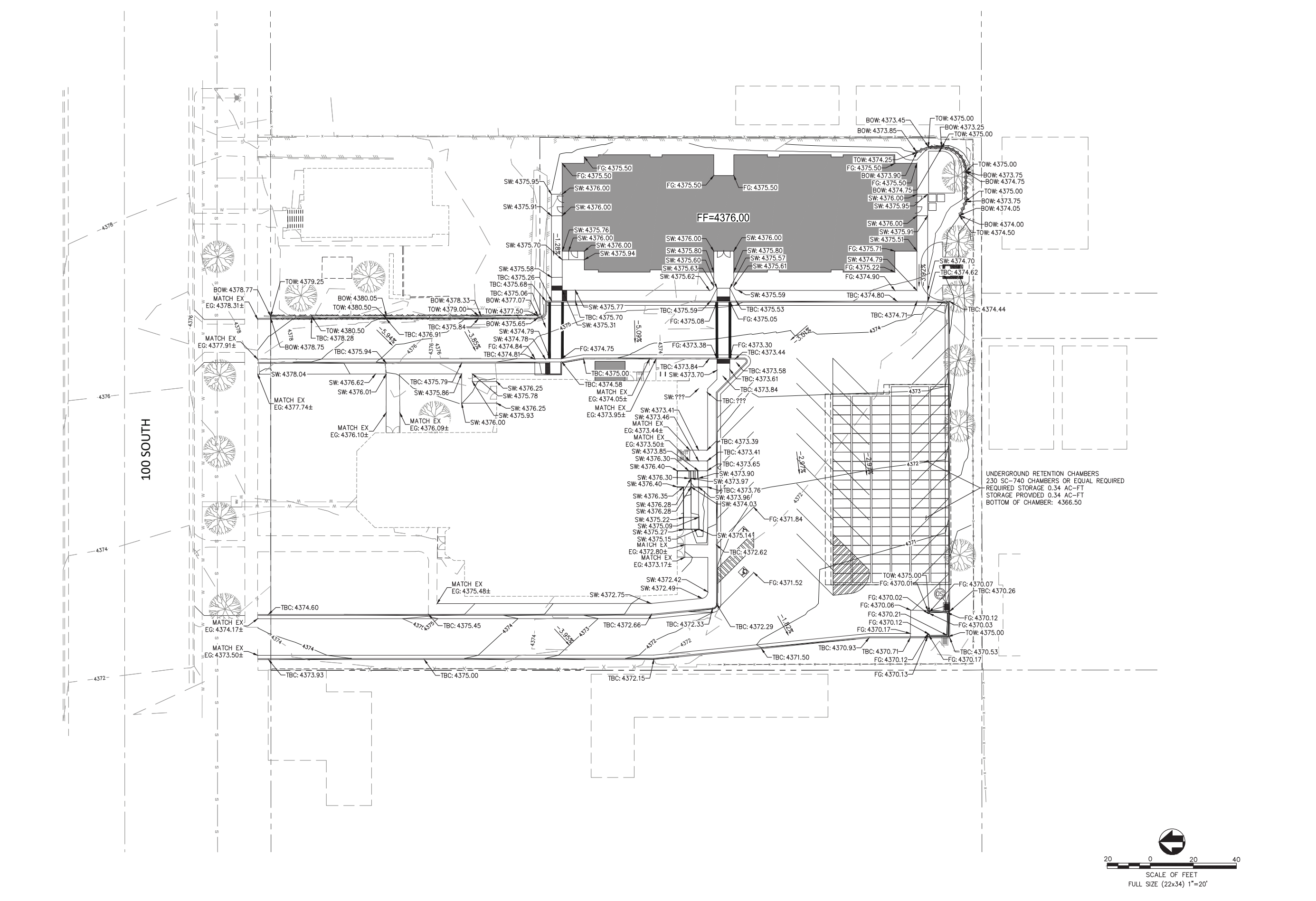

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TYSON J GRANT
No. 5563395
STATE OF UTAH
ELECTRONIC SEAL

TYSON GRANT 5563395
ORIG SUBMISSION: 2024.03.04
CURRENT:

SHEET TITLE AND NUMBER:
C200
GRADING PLAN

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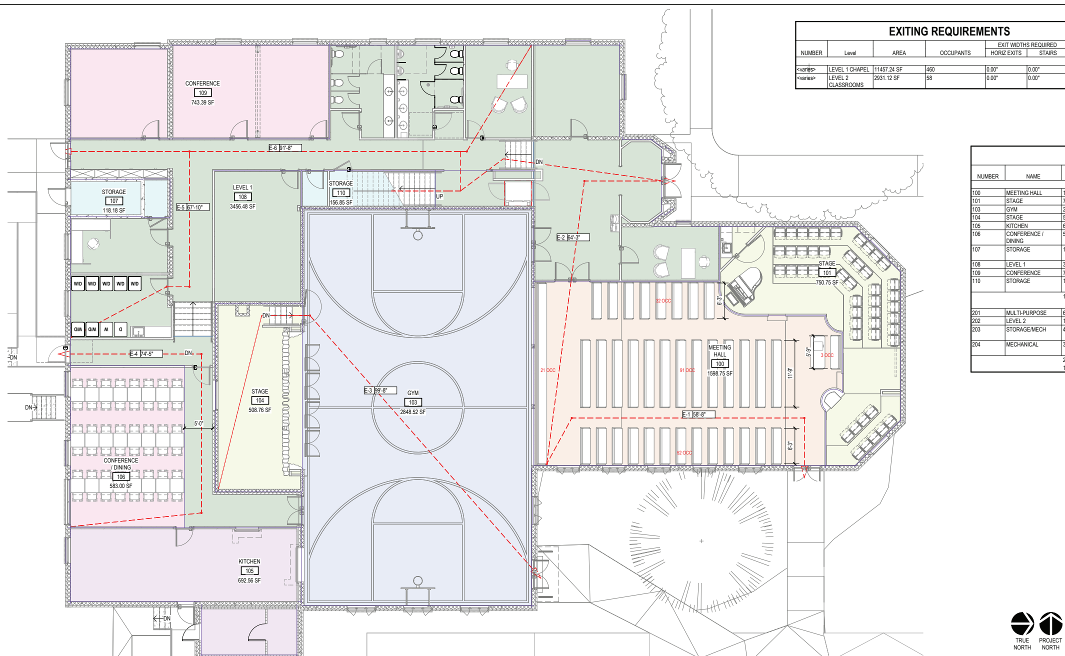
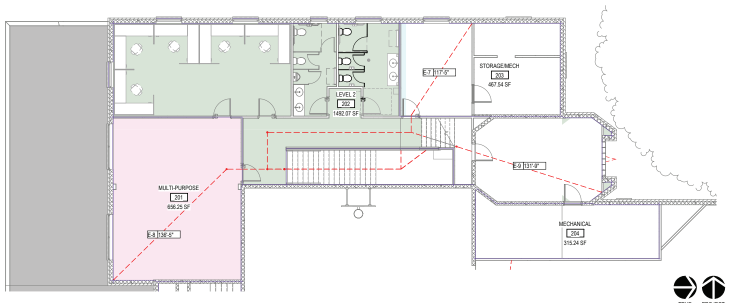


01 G001 LIFE SAFETY PLAN- LEVEL 1
1/8" = 1'-0"



2 G001 LIFE SAFETY PLAN- LEVEL 2
1/8" = 1'-0"

EXITING REQUIREMENTS

NUMBER	Level	AREA	OCCUPANTS	EXIT WIDTHS REQUIRED		CURRENT REV
				HORIZ EXITS	STAIRS	
<varies>	LEVEL 1 CHAPEL	11457.24 SF	460	0.00"	0.00"	
<varies>	LEVEL 2 CLASSROOMS	2931.12 SF	58	0.00"	0.00"	

EGRESS PATHS

PATH	DISTANCE	CURRENT REV
E-1	58'-8 1/2"	
E-2	64'-3 1/2"	
E-3	99'-8"	
E-4	74'-5"	
E-5	67'-10 1/2"	
E-6	91'-8"	
E-7	117'-5"	
E-8	136'-5 1/2"	
E-9	131'-9"	

LIFE SAFETY- OCCUPANCY

NUMBER	NAME	AREA	AREA FUNCTION (OLF)	AREA PER OCCUPANT	OCCUPANTS	CURRENT REV
100	MEETING HALL	1598.75 SF	(IBC2021) ASSEMBLY- FIXED SEATS	0.00 SF	199	
101	STAGE	750.75 SF	(IBC2021) STAGES AND PLATFORMS	15.00 SF	51	
103	GYM	2848.52 SF	(IBC2021) EXERCISE ROOMS	50.00 SF	57	
104	STAGE	508.76 SF	(IBC2021) STAGES AND PLATFORMS	15.00 SF	34	
105	KITCHEN	692.56 SF	(IBC2021) KITCHENS- COMMERCIAL	200.00 SF	4	
106	CONFERENCE / DINING	583.00 SF	(IBC2021) ASSEMBLY- NO FIXED SEATS- UNCONCENTRATED	15.00 SF	39	
107	STORAGE	118.18 SF	(IBC2021) ACCESSORY STORAGE AREAS, MECHANICAL EQUIPMENT ROOM	300.00 SF	1	
108	LEVEL 1	3456.48 SF	(IBC2021) BUSINESS AREAS	150.00 SF	24	
109	CONFERENCE	743.39 SF	(IBC2021) ASSEMBLY- NO FIXED SEATS- UNCONCENTRATED	15.00 SF	50	
110	STORAGE	156.85 SF	(IBC2021) ACCESSORY STORAGE AREAS, MECHANICAL EQUIPMENT ROOM	300.00 SF	1	
		11457.24 SF			460	
201	MULTI-PURPOSE	656.25 SF	(IBC2021) ASSEMBLY- NO FIXED SEATS- UNCONCENTRATED	15.00 SF	44	
202	LEVEL 2	1492.07 SF	(IBC2021) BUSINESS AREAS	150.00 SF	10	
203	STORAGE/MECH	467.54 SF	(IBC2021) ACCESSORY STORAGE AREAS, MECHANICAL EQUIPMENT ROOM	300.00 SF	2	
204	MECHANICAL	315.24 SF	(IBC2021) ACCESSORY STORAGE AREAS, MECHANICAL EQUIPMENT ROOM	300.00 SF	2	
		2931.12 SF			58	
		14388.36 SF			518	

OCCUPANCY TYPES

- (IBC2021) ACCESSORY STORAGE AREAS, MECHANICAL EQUIPMENT ROOM
- (IBC2021) ASSEMBLY- FIXED SEATS
- (IBC2021) ASSEMBLY- NO FIXED SEATS- UNCONCENTRATED
- (IBC2021) BUSINESS AREAS
- (IBC2021) EXERCISE ROOMS
- (IBC2021) KITCHENS- COMMERCIAL
- (IBC2021) STAGES AND PLATFORMS

LEGEND- LIFE SAFETY PLANS

Cx 19'-7" — DISTANCE- COMMON PATH OF TRAVEL
Ex 19'-7" — DISTANCE- EGRESS PATH
Fx 19'-7" — DISTANCE- BETWEEN FIRE EXTINGUISHERS
PATH DISTANCE
PATH NUMBER
PATH

BUILDING ELEMENTS

- EXISTING PARTITION TO REMAIN
- TEMPORARY PARTITION
- SMOKE PARTITION
- 1 HR FIRE BARRIER
- 1 HR FIRE / SMOKE BARRIER
- 2 HR FIRE BARRIER
- 2 HR FIRE / SMOKE BARRIER
- 3 HR FIRE BARRIER
- 3 HR FIRE / SMOKE BARRIER
- 4 HR FIRE BARRIER
- 4 HR FIRE / SMOKE BARRIER
- FIRE RATED DOOR
- OCCUPANTS SERVED (EGRESS)
- OCCUPANTS REQUIRED (EGRESS)
- FIRE RATING OF DOOR
- DOOR NUMBER
- EXIT SIGN: AT EXIT (ONE SIDED)
- EXIT SIGN: EXIT DIRECTION (ONE SIDED)
- EXIT SIGN: MULTIPLE EXIT DIRECTION (ONE SIDED)
- EXIT SIGN: TWO FILLED QUADRANTS INDICATE TWO SIDED SIGN (HATCHED AREAS INDICATE DIRECTIONS SIGN IS VISIBLE FROM)
- FEC11, FEC12, FEC13, FE01 — FIRE EXTINGUISHERS

GENERAL NOTES- LIFE SAFETY PLANS

1. FIRE RESISTANCE RATINGS SHOWN ARE MINIMUM RATINGS REQUIRED. REFER TO PARTITION TYPES, AND SPECIFICATIONS, FOR MORE INFORMATION
2. FIRE RESISTANCE RATINGS IN PARTITIONS ARE SHOWN WHERE PARTITIONS ARE NOT CUT BY DOORS, WINDOWS, STOREFRONTS, OR OTHER OBJECTS. RATED PARTITION MAY EXIST ABOVE OBJECTS.

LIFE SAFETY NOTES BY NUMBER

NUMBER	NOTE

e4h ENVIRONMENTS FOR HEALTH ARCHITECTURE
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e4harchitecture.com
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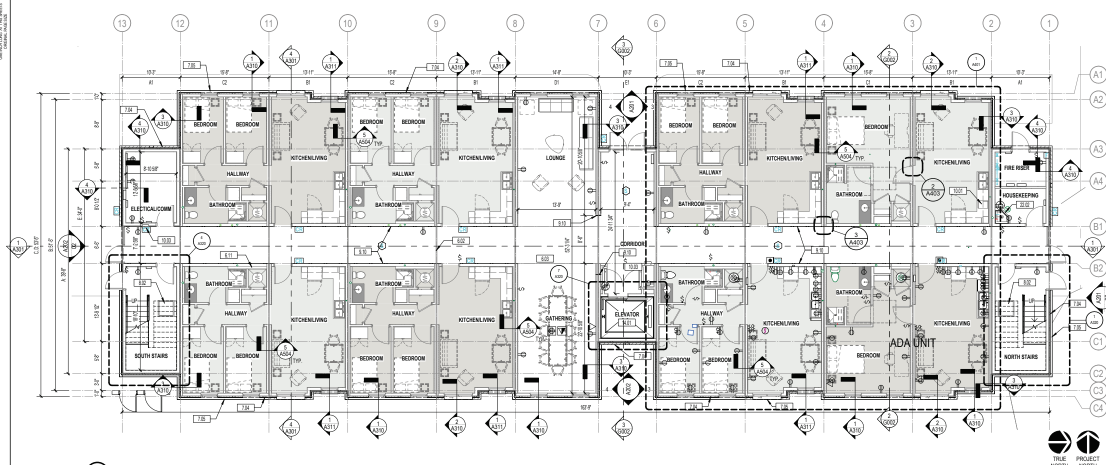
THE OTHER SIDE ACADEMY
COMMUNITY CENTER
630 EAST 100 SOUTH
SALT LAKE CITY, UT 84102
PROJECT: 7023017

Δ	DATE	DESCRIPTION

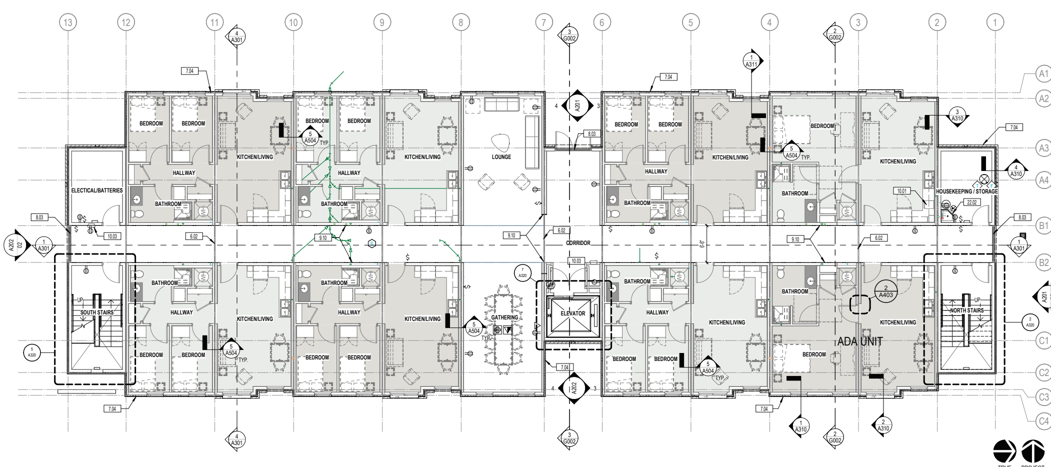
NOT FOR CONSTRUCTION

ARCH NAME ARCH ##
ORIG SUBMISSION: xxxx.xx.xx
CURRENT:

SHEET TITLE AND NUMBER:
G001
LIFE SAFETY PLANS



01 OVERALL FLOOR PLAN- LEVEL 1
1/8" = 1'-0"



02 LEVEL 2
1/8" = 1'-0"

LEGEND- OVERALL FLOOR PLANS

BUILDING ELEVATIONS
- DETAIL NUMBER
- SHEET NUMBER NUMBER

BUILDING SECTIONS
- DETAIL NUMBER
- SHEET NUMBER NUMBER

BUILDING ELEMENTS
- PREFABRICATED MODULAR WALL
- TEMPORARY PARTITION
- PARTITION

GENERAL NOTES- FLOOR PLANS

1. REFER TO PARTIAL PLANS FOR MORE INFORMATION. OVERALL PLANS ARE INTENDED TO PROVIDE CONTEXT FOR PARTIAL PLANS.
2. SEE SHEET G002 FOR MODULE TYPE AND LOCATIONS.
3. EXTERIOR WALLS THAT ARE PART OF MODULES THAT DO NOT HAVE SHEATHING COVERING EXPOSED CAVITIES SHALL HAVE SHEATHING INSTALLED IN THE FIELD PRIOR TO INSTALLING AIR/WATER BARRIER AND EXTERIOR FINISHES.
4. INTERIOR FINISHES BY OTHERS.

REFERENCED NOTES

6.02	ENSURE 2" GAP BETWEEN MODULES AT ALL MATE LINES (GRIDLINES WHERE MODULES CONNECT), TYP.
6.03	FACTORY INSTALLED F.R.T.W. PLYWOOD ON UNDERSIDE OF FIRST FLOOR MODULES.
6.11	VERTICAL PENETRATIONS IN FURRING WALL ONLY. FIRE CAULK ALL PENETRATIONS IN RATED WALL, TYP.
7.04	FIELD INSTALLED EXTERIOR FINISH WALL ASSEMBLY, ADD SHEATHING TO MODULES WHERE WALL CAVITY IS EXPOSED. APPLY MOISTURE/AIR BARRIER PER SPECS, CONTINUOUS 2" RIGID INSULATION PANELS (R-10 MIN.), SEE BUILDING ELEVATIONS FOR EXTERIOR FINISHES.
7.05	BRICK LEDGES WITH METAL FLASHING SLOPED AWAY FROM BUILDING, FINISH TO MATCH M1, SEE BUIDLING ELEVATIONS.
8.02	FACTORY INSTALLED CRAWL SPACE ACCESS DOOR, 30"x30" OPENING.
8.03	FACTORY INSTALLED STOREFRONT SYSTEM WITH 1" INSULATED GLASS PANELS.
9.10	FIELD INSTALLED 5/8" GYPSUM BOARD IN HALLWAY. FILL EXPOSED CAVITY WTIH SOUND BATT PRIOR TO WALL BOARD INSTALLATION.
10.01	COUNTER MOUNTED ELECTRIC COOKTOP IN MANAGER UNIT ONLY. SEE MEP DRAWINGS.
10.03	FIRE EXTINGUISHER CABINET, SEMI-RECESSED.
14.01	TKE 3500 LB CAPACITY TRACTION ELEVATOR, 3500 FR RH S. COORDINATE WITH ELEVATOR MANUFACTURER.
22.02	FACTORY INSTALLED MOP SINK, SEE PLUMBING PLANS. PROVIDE 48" SUBWAY TILE ON 2 WET WALLS, MINIMUM OF 48" WIDTH. SEE INTERIOR ELEVATIONS.

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APRIL 26, 2024

THE OTHER SIDE ACADEMY
TRANSITIONAL HOUSING
630 EAST 100 SOUTH
SALT LAKE CITY, UT 84102

PROJECT: 7023017

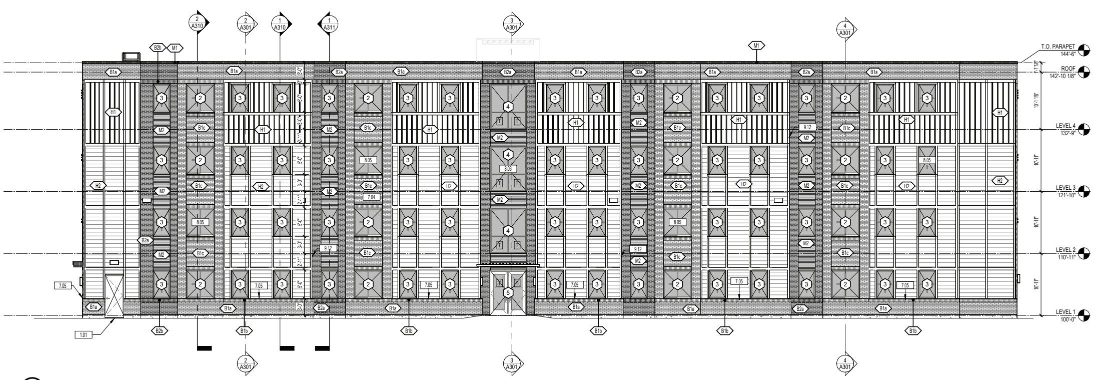
Δ	DATE	DESCRIPTION

ARCH NAME ARCH ##
ORIG SUBMISSION: 2024.04.26
CURRENT:

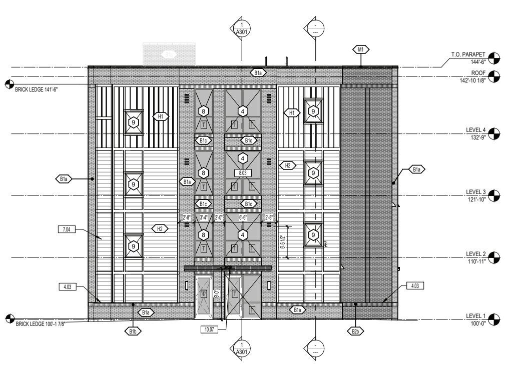
SHEET TITLE AND NUMBER:

A101

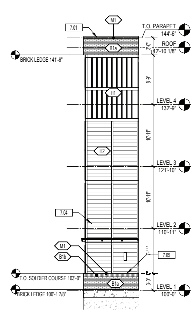
FLOOR PLANS- LEVELS 1 & 2



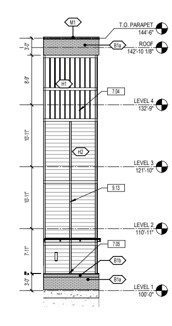
01 ELEVATION- EXTERIOR- WEST
A201 1/8" = 1'-0"



02 ELEVATION- EXTERIOR- NORTH
A201 1/8" = 1'-0"



3 WEST ENTRANCE N ELEVATION
A201 1/8" = 1'-0"



4 WEST ENTRANCE S ELEVATION
A201 1/8" = 1'-0"

LEGEND- EXTERIOR ELEVATIONS

EXTERIOR FINISH MATERIALS

<B1> FIELD BRICK
INTERSTATE BRICK - SIZE: MODULAR 4x2-1/4x8. COLOR: MOUTAIN RED. FINISH: MATTE. GROUT COLOR: MATCH ADJACENT BRICK
a. BRICK LAY; b. SOLDIER COURSE; c. BRICK LAY WITH 1/2" INSET (1/2" AIR GAP)

<B2> ACCENT BRICK
INTERSTATE BRICK - SIZE: MODULAR 4x2-1/4x8. COLOR: MIDNIGHT BLACK. FINISH: SMOOTH. GROUT COLOR: MATCH ADJACENT BRICK
a. BRICK LAY; b. SOLDIER COURSE

<H1> HARDIE TRIM BATTEN BOARDS - RUSTIC GRAIN SIDING WITH BATTENS. COLOR: PEARL GRAY. TRIM AND BATTEN TO MATCH COLOR.

<H2> TONGUE & GROOVE SIDING: HARDIE ARTISAN SIDING WITH SQUARE CHANNEL GROOVE. COLOR TO MATCH H1 PEARL GRAY. TRIM PIECES TO MATCH COLOR

<M1> SHEET METAL FLASHING & PARAPET CAP
COLOR: BLACK. FINISH:

<M2> METAL PANEL - MORIN INTEGRIGTY SERIES XB-12.
COLOR: BRISTOL BLACK. FINISH:

WINDOW AND STOREFRONT MATERIALS

<WINDOWS> - FIBERGLASS. FRAME COLOR: BLACK. DOUBLE PANE GLASS, MIN. SYSTEM U-VALUE: 0.330; SHGC: 0.33

<SOREFRONT> ALUMINUM MULLION COLOR: BLACK. 1" INSULATED PANELS, MIN. SYSTEM U-VALUE: 0.330;
SHGC: 0.33
"T" DENOTES TEMPERED GLASS PANEL

WINDOW SCHEDULE

MARK	WINDOW TYPE	WIDTH	HEIGHT	QUANTITY
1	WINDOW - FIXED	2'-0"	3'-0"	6
2	WINDOW - CASEMENT	5'-0"	5'-0"	32
3	WINDOW - SINGLE HUNG	3'-0"	5'-0"	116
4	STOREFRONT	6'-6"	8'-0"	10
5	STOREFRONT - DOUBLE DOOR	6'-6"	8'-0"	1
6	STOREFRONT - SINGLE DOOR	6'-6"	8'-0"	1
8	STOREFRONT	3'-4"	8'-0"	3
9	WINDOW - FIXED	3'-0"	4'-0"	6

GENERAL NOTES- ELEVATIONS

1. LIGHT FIXTURES, DRAINS, GRILLES, AND MECHANICAL EQUIPMENT SHOWN ARE FOR ARCHITECTURAL COORDINATION AND DIMENSIONAL CONTROL ONLY. REF: MECHANICAL, ELECTRICAL, AND PLUMBING DRAWINGS AND SPECIFICATIONS.

REFERENCED NOTES

1.01 LEVEL LANDING AT DOORS, SLOPE 2% MAX AWAY FROM BUILDING.

4.03 STANDARD SIZE BRICK, SOLDIER COURSE. SEE BUILDING ELEVATIONS.

7.01 SLOPED METAL COPING PARAPET CAP. SEE BUILDING ELEVATIONS FOR FINISHES.

7.04 FIELD INSTALLED EXTERIOR FINISH WALL ASSEMBLY, ADD SHEATHING TO MODULES WHERE WALL CAVITY IS EXPOSED. APPLY MOISTURE/AIR BARRIER PER SPECS, CONTINUOUS 2" RIGID INSULATION PANELS (R-10 MIN.), SEE BUILDING ELEVATIONS FOR EXTERIOR FINISHES.

7.05 BRICK LEDGES WITH METAL FLASHING SLOPED AWAY FROM BUILDING, FINISH TO MATCH M1, SEE BUIDLING ELEVATIONS.

8.03 FACTORY INSTALLED STOREFRONT SYSTEM WITH 1" INSULATED GLASS PANELS.

8.05 FACTORY INSTALLED WINDOW, TYP.

9.12 CONTINUE BRICK AND EIFS PATTERN AROUND CORNER.

9.13 EIFS V-GROOVE.

10.07 STREET ADDRESS SIGN, MIN. 4" IN HEIGHT WITH A 1/2" STROKE.

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PROJECT: 7023017

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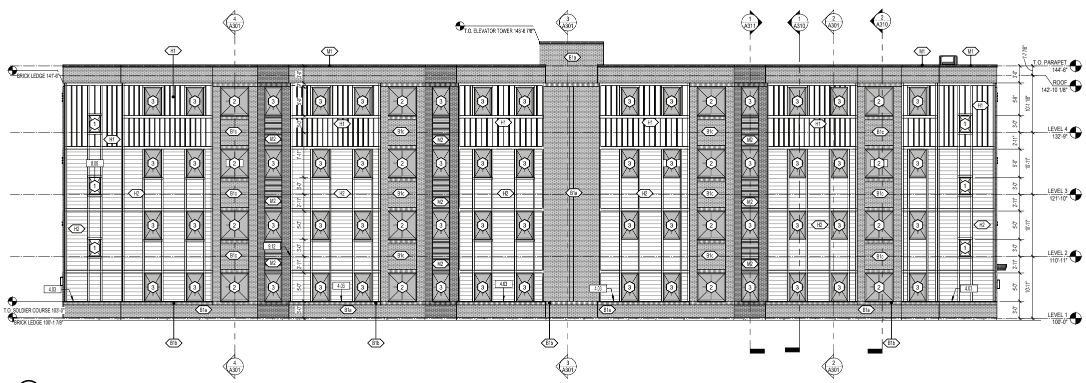
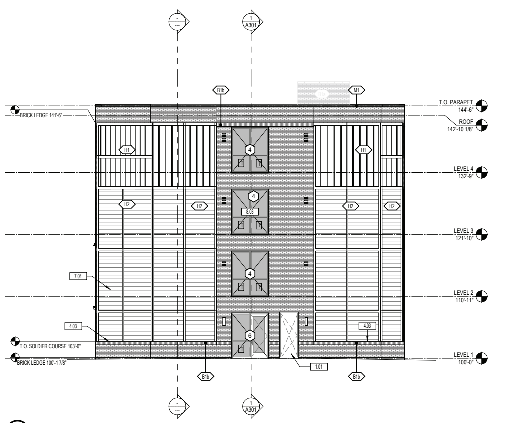
ARCH NAME ARCH ##
ORIG SUBMISSION: 2024.04.26
CURRENT:

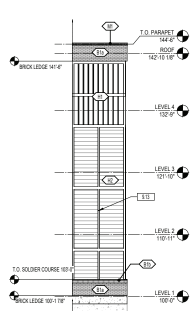
SHEET TITLE AND NUMBER:
A201
ELEVATIONS- EXTERIOR- BUILDING



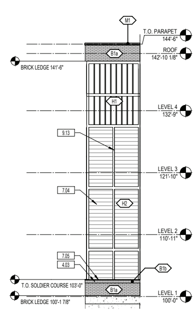
01 ELEVATION- EXTERIOR- EAST
A202 1/8" = 1'-0"



02 ELEVATION- EXTERIOR- SOUTH
A202 1/8" = 1'-0"



3 BACK OF ELEVATOR N ELEVATION
A202 1/8" = 1'-0"



4 BACK OF ELEVATOR S ELEVATION
A202 1/8" = 1'-0"

LEGEND- EXTERIOR ELEVATIONS

EXTERIOR FINISH MATERIALS

<B1> FIELD BRICK
INTERSTATE BRICK - SIZE: MODULAR 4x2-1/4x8. COLOR: MOUTAIN RED. FINISH: MATTE. GROUT COLOR: MATCH ADJACENT BRICK
a. BRICK LAY; b. SOLDIER COURSE; c. BRICK LAY WITH 1/2" INSET (1/2" AIR GAP)

<B2> ACCENT BRICK
INTERSTATE BRICK - SIZE: MODULAR 4x2-1/4x8. COLOR: MIDNIGHT BLACK. FINISH: SMOOTH. GROUT COLOR: MATCH ADJACENT BRICK
a. BRICK LAY; b. SOLDIER COURSE

<H1> HARDIE TRIM BATTEN BOARDS - RUSTIC GRAIN SIDING WITH BATTENS. COLOR: PEARL GRAY. TRIM AND BATTEN TO MATCH COLOR.

<H2> TONGUE & GROOVE SIDING: HARDIE ARTISAN SIDING WITH SQUARE CHANNEL GROOVE. COLOR TO MATCH H1 PEARL GRAY. TRIM PIECES TO MATCH COLOR

<M1> SHEET METAL FLASHING & PARAPET CAP
COLOR: BLACK. FINISH:

<M2> METAL PANEL - MORIN INTEGRIGTY SERIES XB-12.
COLOR: BRISTOL BLACK. FINISH:

WINDOW AND STOREFRONT MATERIALS

<WINDOWS> - FIBERGLASS. FRAME COLOR: BLACK. DOUBLE PANE GLASS, MIN. SYSTEM U-VALUE: 0.330; SHGC: 0.33

<SOREFRONT> ALUMINUM MULLION COLOR: BLACK. 1" INSULATED PANELS, MIN. SYSTEM U-VALUE: 0.330; SHGC: 0.33
"T" DENOTES TEMPERED GLASS PANEL

WINDOW SCHEDULE

MARK	WINDOW TYPE	WIDTH	HEIGHT	QUANTITY
1	WINDOW - FIXED	2'-0"	3'-0"	6
2	WINDOW - CASEMENT	5'-0"	5'-0"	32
3	WINDOW - SINGLE HUNG	3'-0"	5'-0"	116
4	STOREFRONT	6'-6"	8'-0"	10
5	STOREFRONT - DOUBLE DOOR	6'-6"	8'-0"	1
6	STOREFRONT - SINGLE DOOR	6'-6"	8'-0"	1
8	STOREFRONT	3'-4"	8'-0"	3
9	WINDOW - FIXED	3'-0"	4'-0"	6

GENERAL NOTES- ELEVATIONS

1. LIGHT FIXTURES, DRAINS, GRILLES, AND MECHANICAL EQUIPMENT SHOWN ARE FOR ARCHITECTURAL COORDINATION AND DIMENSIONAL CONTROL ONLY. REF: MECHANICAL, ELECTRICAL, AND PLUMBING DRAWINGS AND SPECIFICATIONS.

REFERENCED NOTES

1.01	LEVEL LANDING AT DOORS, SLOPE 2% MAX AWAY FROM BUILDING.
4.03	STANDARD SIZE BRICK, SOLDIER COURSE. SEE BUILDING ELEVATIONS.
7.04	FIELD INSTALLED EXTERIOR FINISH WALL ASSEMBLY, ADD SHEATHING TO MODULES WHERE WALL CAVITY IS EXPOSED. APPLY MOISTURE/AIR BARRIER PER SPECS, CONTINUOUS 2" RIGID INSULATION PANELS (R-10 MIN.), SEE BUILDING ELEVATIONS FOR EXTERIOR FINISHES.
7.05	BRICK LEDGES WITH METAL FLASHING SLOPED AWAY FROM BUILDING, FINISH TO MATCH M1, SEE BUIDLING ELEVATIONS.
8.03	FACTORY INSTALLED STOREFRONT SYSTEM WITH 1" INSULATED GLASS PANELS.
8.05	FACTORY INSTALLED WINDOW, TYP.
9.12	CONTINUE BRICK AND EIFS PATTERN AROUND CORNER.
9.13	EIFS V-GROOVE.

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THE OTHER SIDE ACADEMY
TRANSITIONAL HOUSING
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SALT LAKE CITY, UT 84102

PROJECT: 7023017

Δ	DATE	DESCRIPTION

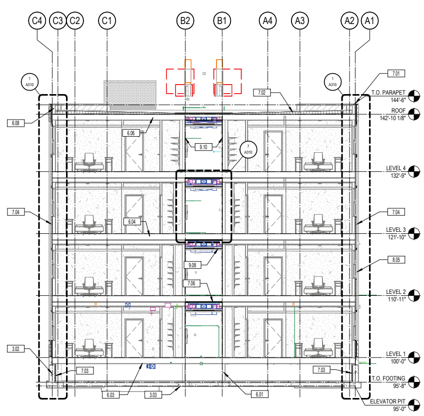
ARCH NAME ARCH ##
ORIG SUBMISSION: 2024.04.26
CURRENT:

SHEET TITLE AND NUMBER:
A202
ELEVATIONS- EXTERIOR- BUILDING

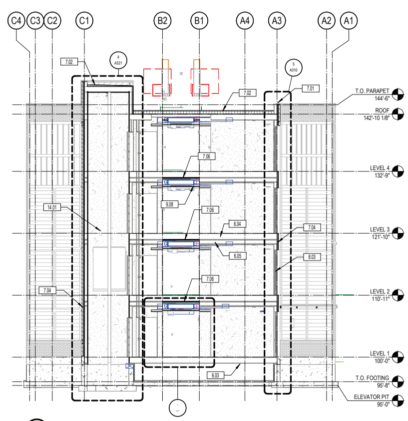
BUILDING SECTION A
1/8" = 1'-0"

REFERENCED NOTES

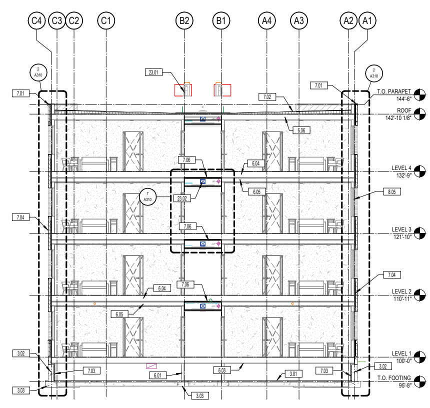
3.01	4" CONCRETE FLOOR SLAB-ON-GRADE. COVER ENTIRE CRAWLSPACE.
3.02	CONCRETE FOUNDATION WALLS, SEE STRUCTURAL DRAWINGS.
3.03	CONCRETE FOOTINGS, SEE STRUCTURAL DRAWINGS.
6.01	OPEN FRAMED BEARING WALLS BELOW MODULES, SEE STRUCTURAL FOR SHEATHING LOCATIONS. ADD GYPSUM BOARD PER FIRE RATING.
6.03	FACTORY INSTALLED F.R.T.W. PLYWOOD ON UNDERSIDE OF FIRST FLOOR MODULES.
6.04	MODULE FLOOR FRAMING PER STRUCTURAL.
6.05	MODULE CEILING FRAMING PER STRUCTURAL.
6.06	MODULE ROOF FRAMING PER STRUCTURAL. FILL CAVITY WITH BATT INSTULATION, R-38 MIN.
6.08	FACTORY INSTALLED PARAPET FRAMING. FIELD INSTALLED ROOF MEMBRANE TURNED UP WALL AND BELOW PARAPET CAP.
7.01	SLOPED METAL COPING PARAPET CAP. SEE BUILDING ELEVATIONS FOR FINISHES.
7.02	FIELD INSTALLED ROOF MEMBRANE OVER ROOF BOARD OVER TAPERED INSULATION (CONTINUOUS R-3 MIN.) SLOPED TOWARDS ROOF DRAINS AT 1/4" PER FOOT MINIMUM. SEE SPECS. PERCENTAGE SLOPES SHOWN FOR REFERENCE, VERIFY SLOPES.
7.03	2" RIGID INSULATION BOARD, R-10 MIN., ON INTERIOR SIDE OF FOUNDATION WALLS AT PERIMETER OF CRAWLSPACE, TYP.
7.04	FIELD INSTALLED EXTERIOR FINISH WALL ASSEMBLY, ADD SHEATHING TO MODULES WHERE WALL CAVITY IS EXPOSED. APPLY MOISTURE/AIR BARRIER PER SPECS, CONTINUOUS 2" RIGID INSULATION PANELS (R-10 MIN.), SEE BUILDING ELEVATIONS FOR EXTERIOR FINISHES.
7.06	CEILING ASSEMBLY ON UNDERSIDE OF MODULE IN HALLWAY TO COMPLY WITH UL DESIGN No. L530. 1/2" GYPSUM BOARD ATTACHED TO FURRING CHANNELS SUPPORTED BY SUPPORT CLIPS (SIMPSON STONG-TIE TYPE CSC) WITH 1" LAYER OF CURTAIN WALL INSULATION.
8.03	FACTORY INSTALLED STOREFRONT SYSTEM WITH 1" INSULATED GLASS PANELS.
8.05	FACTORY INSTALLED WINDOW, TYP.
9.08	FIELD INSTALLED ACOUSTICAL TILE CEILING GRID.
9.10	FIELD INSTALLED 5/8" GYPSUM BOARD IN HALLWAY. FILL EXPOSED CAVITY WTIH SOUND BATT PRIOR TO WALL BOARD INSTALLATION.
14.01	TKE 3500 LB CAPACITY TRACTION ELEVATOR, 3500 FR RH S. COORDINATE WITH ELEVATOR MANUFACTURER.
22.08	ROOF DRAIN AND OVERFLOW ROOF DRAIN, SEE EPLUMBING DRAWINGS..
23.01	ROOFTOP MECHANICAL EQUIPMENT, SEE MECHANICAL DRAWINGS.
23.02	PLENUM DUCTS, SEE MECHANICAL DRAWINGS.



BUILDING SECTION B1
1/8" = 1'-0"



BUILDING SECTION B2
1/8" = 1'-0"



BUILDING SECTION B3
1/8" = 1'-0"

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Δ	DATE	DESCRIPTION

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ORIG SUBMISSION: 2024.04.26
CURRENT:

SHEET TITLE AND NUMBER:

A301

BUILDING SECTIONS

SOUTH STREETSCAPE ELEVATION

STREETSCAPE

700 EAST

600 EAST

100 SOUTH LOOKING SOUTH

700 EAST

100 SOUTH LOOKING NORTH

600 EAST

STREET IMAGES

NORTHWEST BIRD'S EYE VIEW

3D MODEL VIEWS

NORTHEAST BIRD'S EYE VIEW

3D MODEL VIEWS

NORTH VIEW

3D MODEL VIEWS

NORTH VIEW

3D MODEL VIEWS

NORTH FACADE

SOUTH FACADE

3D MODEL VIEWS

WEST FACADE

3D MODEL VIEWS

EAST FACADE

3D MODEL VIEWS

Modular 4 x 2¼ x 8

Choose Your **Color** +

Choose Your **Texture** +

Choose Your **Shape**

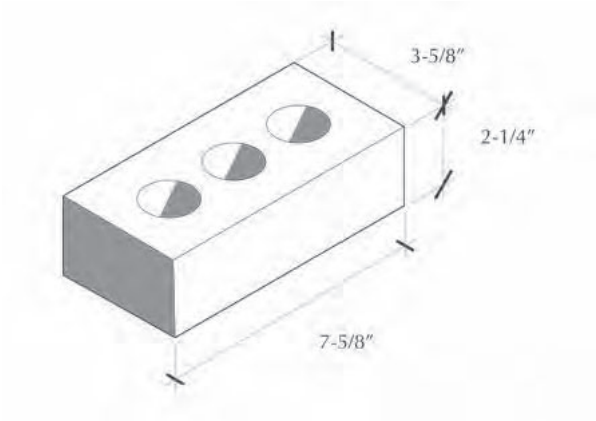
Click here to talk to one of our consultants to find exactly what you're looking for.

Request a Sample | Add to Project

NOTE: Keep track of your selections by adding this Product to your Project Wishlist

Disclaimer: Modular brick images are for general color representation only – not size. Clay brick is comprised of natural materials from the

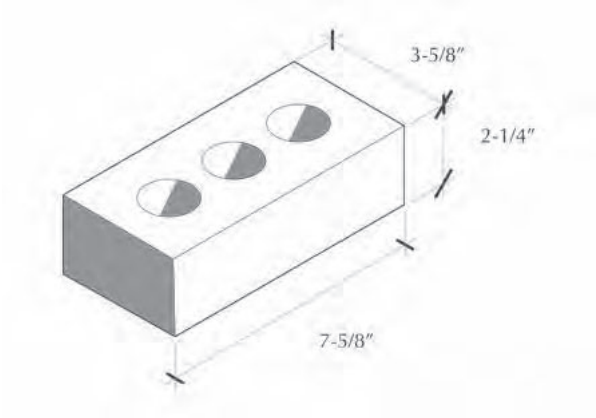
ground. As such, each production run may vary from another and may have color variance within itself.



Synopsis

This brick size is the industry standard. It was designed to fit to a mason's hand grip. The unit is designed to turn corners and start a wall in running bond. 3 brick courses equals one brick laid in a soldier course (stacked vertically). This brick is the easiest to use when creating patterns in the wall. There are 6.85 brick per square foot.

Specs
Safety Data Sheet
Other Documents
Face Brick Dimensions, Weights and Coverage >



Face Brick Inspiration

View More Inspiration

Ironstone

Size Pictured:
2-1/4 Norman Face Brick

Available In:

Structural Brick
Thin Brick
Face Brick
Pavers

Midnight Black

Size Pictured:
8x8x16 Atlas Structural Brick

Available In:

Structural Brick
Thin Brick
Face Brick
Pavers

BROWSE ALL SIZES

Mountain Red

Size Pictured:
4" Norman Face Brick

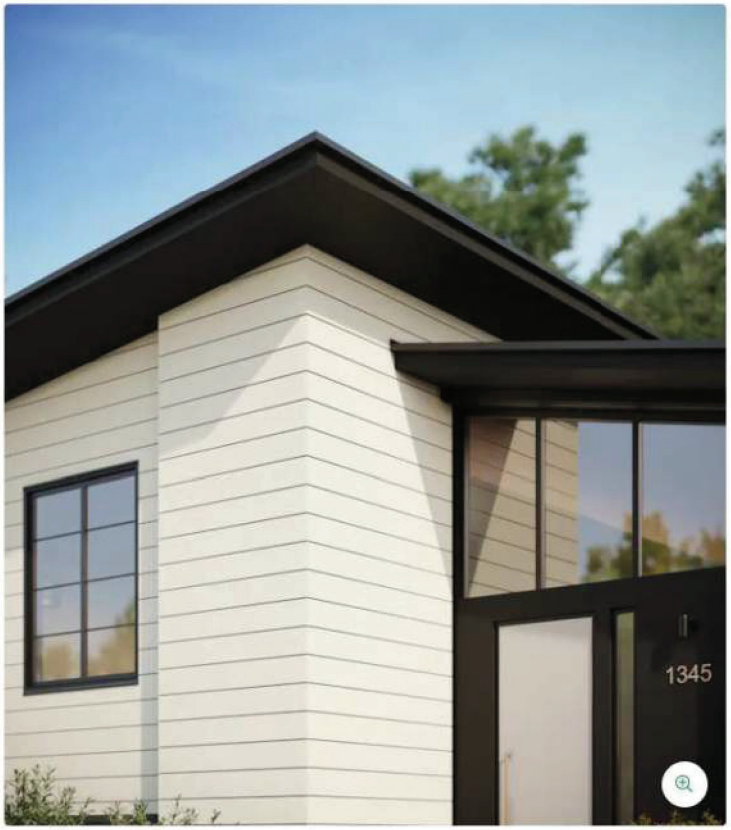
Available In:

Structural Brick
Thin Brick
Face Brick
Pavers

Hardie® Artisan Siding

Offering gorgeous, deep shadow lines and extra thick boards, Hardie® Artisan Siding will set your home apart.

Showing products for: 75270



Primed for Paint product samples are not available. Please check with your contractor or local dealer for availability in your area.

Hardie® Artisan Siding

Find your style

Add sophistication to your design with the attractive, streamlined styling of Hardie® Artisan Siding—primed for your choice of paint color—to create your masterpiece.

Select your siding texture

Shiplap | V-Groove | Square Channel | Lap

Select your color collection

Primed for Paint

Primed for Paint offers unlimited color opportunities for your home's exterior. Primed and ready for field painting, it's a durable, high-performance canvas for your vision.

Why Choose Hardie® Artisan Siding?

Add distinctive design to your home that's engineered to last.

Hardie® siding is noncombustible—it will not burn.* It resists damage from moisture and holds no appeal for pests like woodpeckers or termites.

Our fiber cement siding and trim products are formulated to offer superior performance based on your region's unique climate needs, and help protect against damage from weather extremes, hurricanes, winter storms and more.

Enjoy a low-maintenance exterior with a 30-year non-prorated limited, transferrable substrate warranty for lasting peace of mind and quality you can trust.

Hardie® Panel Siding

Give your home exterior a fresh look with vertical panel siding available in a range of styles and textures. When combined with Hardie® Trim Batten boards, you'll achieve the rustic board-and-batten look that defines the modern farmhouse.

Showing products for: 75270

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Hardie® Panel

Find your style

Your home is a blank canvas. Experiment with a variety of Hardie® Panel siding styles, textures, and stunning colors featuring our ColorPlus® Technology finishes to create your masterpiece.

Select your siding texture

Select Cedarmill®

Stucco

Sierra 8

Smooth

Select your color collection

Primed for Paint

Statement Collection®

Dream Collection®

Magnolia Home | James Hardie Collection

Primed for Paint offers unlimited color opportunities for your home's exterior. Primed and ready for field painting, it's a durable, high-performance canvas for your vision.

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Metal Wall & Roof Systems
North America

Architectural Metal Wall & Roof Systems Product Portfolio

Innovative Building Envelope Solutions

PLANET PASSIONATE

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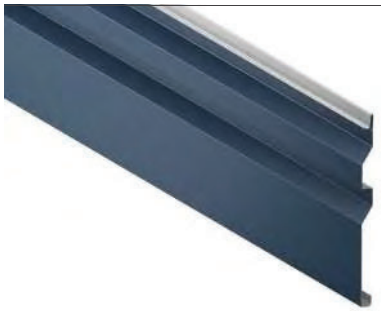
Morin specializes in roll forming of architectural heavier gauge single skin metal wall and roof systems.

With over 100 profiles and multiple manufacturing locations, Morin is well positioned to produce for any size project.

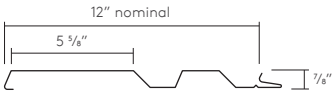
Morin is constantly adding new products. Please visit us at MorinCorp.com to see the latest product offerings.

Integrity X-12

Height:	.875" / 22.2mm
Width:	12" / 305mm
Galvalume:	24, 22, 20, 18 Ga
Aluminum:	.032, .040, .050
Stainless steel:	24, 22 Ga
Zinc:	0.8mm, 1.0mm
Copper:	16, 20 oz.
Perforated:	Yes*
Mfg Location(s)	CA, CT, FL

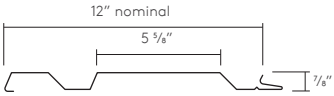


Integrity XA-12



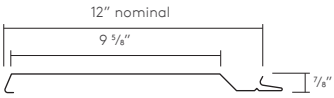
Height:	.875" / 22.2mm
Width:	12" / 305mm
Galvalume:	24, 22, 20, 18 Ga
Aluminum:	.032, .040, .050
Stainless steel:	24, 22 Ga
Zinc:	0.8mm, 1.0mm
Copper:	16, 20 oz.
Perforated:	Yes*
Mfg Location(s)	CA, CT, FL

Integrity XB-12

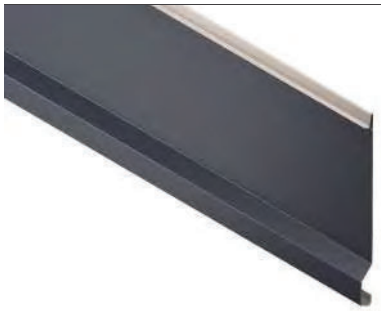


Height:	.875" / 22.2mm
Width:	12" / 305mm
Galvalume:	24, 22, 20, 18 Ga
Aluminum:	.032, .040, .050
Stainless steel:	24, 22 Ga
Zinc:	0.8mm, 1.0mm
Copper:	16, 20 oz.
Perforated:	Yes*
Mfg Location(s)	CA, CT, FL

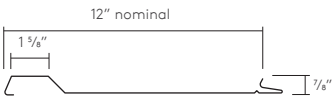
Integrity XC-12



Height:	.875" / 22.2mm
Width:	12" / 305mm
Galvalume:	22, 20, 18 Ga
Aluminum:	.040, .050
Stainless steel:	24, 22 Ga
Zinc:	0.8mm, 1.0mm
Copper:	16, 20 oz.
Perforated:	Yes*
Mfg Location(s)	CA, CT, FL



Integrity XD-12



Height:	.875" / 22.2mm
Width:	12" / 305mm
Galvalume:	22, 20, 18 Ga
Aluminum:	.040, .050
Stainless steel:	24, 22 Ga
Zinc:	0.8mm, 1.0mm
Copper:	16, 20 oz.
Perforated:	Yes*
Mfg Location(s)	CA, CT, FL

-*Please see perforated section for details.

TRIFAB® VG (VERSAGLAZE®)
TRIFAB® VG 450, 451 & 451T (THERMAL) FRAMING SYSTEMS &
TRIFAB® 451UT (ULTRA THERMAL) FRAMING SYSTEM

Design + Performance Versatility with Unmatched Fabrication Flexibility

Geisinger Professional Building
Jenkins Township, Pennsylvania
ARCHITECT
Mericle Commercial Real Estate Services
Wilkes-Barre, Pennsylvania
GLAZING CONTRACTOR
Sterling Glass, Inc., Scranton, Pennsylvania
PHOTOGRAPHER
© Perzel Photography Group

Trifab® VersaGlaze® is built on the proven and successful Trifab® platform – with all the versatility its name implies. There are enough framing system choices, fabrication methods, design options and performance levels to please the most discerning building owner, architect and installer. The 4.5" depth Trifab® VersaGlaze® Framing System family is available with non-thermal, thermal and ultra-thermal performance levels. The ultra-thermal Trifab® 451UT Framing System, is designed for the most demanding thermal performance and employs a dual Isolock® thermal break.

AESTHETICS

Trifab® VersaGlaze® Framing Systems offer designers a choice of front-, center-, back- or multi-plane glass applications. Structural silicone glazing (SSG) and weatherseal glazing options further expand designers' choices, allowing for a greater range of possibilities for specific project requirements and architectural styles. All systems have a 4-1/2" frame depth; Trifab® VersaGlaze® 450 has 1-3/4" sightlines, while Trifab® VersaGlaze® 451/451T and Trifab® 451UT have 2" sightlines.

With seamless incorporation of Kawneer entrances or windows, including GLASSvent® visually frameless ventilators, Trifab® framing can be used on almost any project. These framing systems can also be packaged with Kawneer curtain walls and overhead glazing, thereby providing a full range of proven, and tested, quality products for the owner, architect and installer from a single-source supplier.

ECONOMY

Trifab® VersaGlaze® 450/451/451T/451UT Framing Systems offer a variety of fabrication choices to suit your project:

- **Screw Spline** – for economical continuous runs utilizing two-piece vertical members that provide the option to pre-assemble units with controlled shop labor costs and smaller field crews for handling and installation. (available for all systems)
- **Shear Block** – for punched openings or continuous runs using tubular moldings with shear block clips that provide tight joints for transporting large pre-assembled multi-lite units. (available for 450/451/451T systems)
- **Stick** – for fast, easy field fabrication. Field measurements and material cuts can be done when metal is on the jobsite. (available for 450/451/451T systems)
- **Pre-glazed** – The combination of screw spline construction with pre-glazing in the shop accelerates installation and reduces field labor time while minimizing disruption to the surrounding area or existing tenants. Making it an exceptional choice for new or retrofit applications, particularly in urban areas or where space is limited. (available for 451/451T/451UT framing)

Brighton Landing
Cambridge, Massachusetts
ARCHITECT
ADD Inc., Cambridge, Massachusetts
GLAZING CONTRACTOR
Ipswich Bay Glass Company,Inc., Rowley, Massachusetts
PHOTOGRAPHER
© Gordon Schenck, Jr.

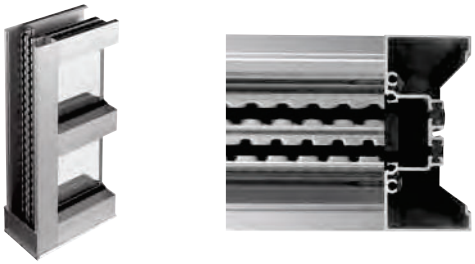
All systems can be flush glazed from either the inside or outside. The weatherseal option provides an alternative to SSG vertical mullions for Trifab® VersaGlaze® 450/451/451T. This ABS/ASA rigid polymer extrusion allows complete inside glazing and creates a flush glass appearance on the building exterior without the added labor of scaffolding or swing stages. Additionally, high-performance flashing options are engineered to eliminate perimeter sill fasteners and associated blind seals.

FOR THE FINISHING TOUCH

Architectural Class I anodized aluminum and painted finishes in fluoropolymer (AAMA 2605) and solvent-free powder coatings (AAMA 2604) offer a variety of color choices.

PERFORMANCE

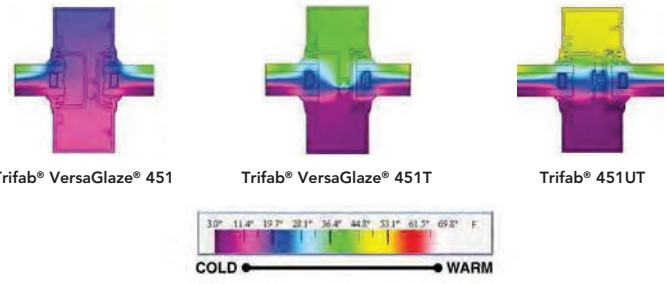
Kawneer's Isolock® thermal break technology creates a composite section, prevents dry shrinkage and is available on Trifab® VersaGlaze® 451T. For even greater thermal performance, a dual Isolock® thermal break is used on Trifab® 451UT.



Trifab® 451UT uses a dual Isolock® thermal break (right) and features a new high-performance sill design, which incorporates a screw-applied end dam (left), ensuring positive engagement and tight joints between the sill flashing and end dam.

U-factor, CRF values and STC ratings for Trifab® framing systems vary depending upon the glass plane application. Project-specific U-factors can be determined for each individual project. (See the Kawneer Architectural Manual or Kawneer.com for additional information.)

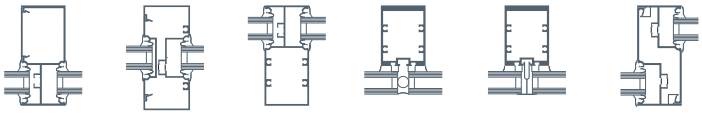
Thermal simulations showing temperature variations from exterior/cold side to interior/warm side.



Trifab® VersaGlaze® 451 **Trifab® VersaGlaze® 451T** **Trifab® 451UT**

PERFORMANCE TEST STANDARDS

Air Infiltration	ASTM E283
Water	AAMA 501, ASTM E331
Structural	ASTM E330
Thermal	AAMA 1503
Thermal Break	AAMA 505, AAMA TIR-A8
Acoustical	AAMA 1801, ASTM E1425



Front **Center** **Back** **SSG** **Weatherseal** **Multi-Plane**

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Norcross, GA 30092
770.449.5555
kawneer.com

KAWNEER

ARCHITECTURAL SYSTEMS | ENTRANCES + FRAMING | CURTAIN WALLS | WINDOWS

Pella® Impervia®

Fiberglass windows and patio doors

Unmatched strength and lasting durability

Achieve commercial-grade strength and lasting durability for your customers' long-term return on investment. Pella Impervia products are made from our proprietary fiberglass material, the strongest material for windows and patio doors, engineered for lasting durability.[1]

Revolutionary hardware

The patent-pending Easy-Slide Operator simply slides to open, without the effort of cranking, on casement and awning windows.

Sleek profiles and more glass

Create bold designs from sleek profiles and more glass with our intentionally-designed products made from our exceptionally strong proprietary fiberglass.

- **100x more impact resistant[2]**
  Pella's fiberglass is 100x more impact-resistant than Andersen's Fibrex windows. You can trust our fiberglass products to be better equipped to stand up to a hammer misfire and other jobsite conditions.
- **Proven performance**
  Engineered for the rigorous performance requirements of a commercial building, Pella Impervia products provide outstanding resistance to water, wind and outside noise.[3]
- **Installation solutions and expertise**
  With nearly 100 years in business, we've got you covered with products and installation solutions for your exact situation.
- **Exceptional mulling capabilities**
  With both interior and exterior accessory grooves on all Pella fiberglass products, you can create larger, unique combinations specifically for your remodel or new construction project. Our extensive factory-mulled options will come preassembled, saving you time on the jobsite.
- **Up-to-date color palette**
  Achieve your design style with up-to-date frame color options, including Black.
- **Tested beyond requirements**
  Tested beyond industry standards and to extremes from -40ºF to 180ºF, our proprietary fiberglass can handle the most extreme heat and sub-zero cold.[4] Our products are tested beyond industry standards to help ensure less maintenance with fewer callbacks.
- **Durable three-way corner joints**
  For added strength, durability and reliable water performance, Pella Impervia products feature corner locks and sashes injected with sealant and fastened with screws.
- **The confidence of a strong warranty[5]**
  We know your reputation matters, so we have one of the strongest warranties in the business.

Available in these window and patio door styles:

Special shape windows also available.

[1,2,3,4,5] See back cover for disclosures.

Delivering **unmatched strength,** engineered for **lasting durability**.[1]

Pella's proprietary fiberglass vs. Andersen Fibrex[2, 6, 7]
Pella Impervia products won't dent, bend or break as much as the competition.

Won't dent.
100x
more impact-resistant

Won't bend.
10x
stronger

Won't break.
20x
the tensile strength

Product Specifications

Window & Patio Door Styles	Min. Width	Min. Height	Max. Width	Max. Height	Design Pressure	Performance Values: U-Factor	SHGC	HVHZ	FL #
Vent Awning	20"	17-1/2"	59-1/2"	59-1/2"	+50/-50	0.18-0.48	0.16-0.55	No	35281
Fixed Awning	13-1/2"	11-1/2"	71-1/2"	79-1/2"	+50/-50	0.16-0.49	0.18-0.63	No	35284
Vent Casement	17-1/2"	20"	37-1/2"[18]	79-1/2"	+50/-50	0.26-0.45	0.18-0.55	No	35278
Fixed Casement	13-1/2"	11-1/2"	71-1/2"	79-1/2"	+50/-50	0.22-0.48	0.20-0.62	No	35284
Vent Double-Hung	17-½"	29-½"	47-½"	77-½"	LC30-LC50	0.25-0.49	0.19-0.58	No	12600
Vent Single-Hung	17-½"	23-½"	47-½"	77-½"	LC40-LC50	0.24-0.51	0.19-0.59	No	12602
Sliding Window (OX, XO)	23-½"	11-½"	71-½"	71-½"	LC30-LC50	0.25-0.50	0.19-0.59	No	12604
Sliding Window (XOX)	47-½"	17-½"	107-½"	71-½"	LC30-LC50	0.25-0.50	0.19-0.59	No	12604
Fixed Frame Direct Set	11-1/2"	11-1/2"	143-1/2"	143-1/2"	+50/-55	0.14-0.46	0.18-0.69	No	26584
Sliding Patio Door (One Panel)	27"	71-1/2"	50.-5/8"	119-1/2"	+50/-50	0.17-0.48	0.19-0.59	No	39352
Sliding Patio Door (Two Panel)	59-1/4"	71-1/2"	95-1/4"	119-1/2"	+50/-50	0.17-0.48	0.19-0.59	No	39352
Sliding Patio Door (Three Panel)	91-7/8"	71-1/2"	145-7/8"	119-1/2"	+50/-50	0.17-0.48	0.19-0.59	No	39352

Window sizes available in 1/8" increments
Maximum square footage rules apply. Maximum width and height cannot exceed the maximum square footage. Special shapes available.
Two and three-panel sliding patio door configurations that are greater than or equal to 95.5" in height will come knock-down and require field assembly.
Knock-down will be optional for two and three-panel configurations until 95.5" in height.

Glass & Additional Energy Efficiency Upgrades

InsulShield® Low-E Glass[9]

Pella Impervia products offer energy-efficient options that will meet or exceed ENERGY STAR guidelines in all 50 states.[10]

- **Advanced Low-E** insulating dual- or triple-pane glass with argon
- **Advanced Comfort Low-E** insulating dual-pane glass with argon
- **Natural Sun Low-E** insulating dual- or triple-pane glass with argon
- **Natural Sun+ Low-E** insulating dual-pane glass with argon
- **SunDefense™ Low-E** insulating dual- or triple-pane glass with argon
- **SunDefense+™ Low-E** insulating dual-pane glass with argon

Additional Glass Options

- **Tempered** glass
- **Laminated (non-impact-resistant)[11] tinted[12] or obscure** glass also available on select products
- **STC (Sound Transmission Class) dual-pane sound control glass[13]**
- **Triple Pane[14]**
- **Impact-resistant glass[4,15]**

Foam Insulation Options

Optional foam-insulated frame and sash are available to increase energy efficiency.

[1, 2, 4, 7, 8, 9, 10, 11, 12, 13, 14, 15] See back cover for disclosures.

Color & Finishes

Frame Colors

Our long-lasting powder-coat finish resists chipping and fading and meets AAMA 624, which is a highly-rated fiberglass finish that will never need to be repainted or refinished.

Solid-Color:

White · Brown · Black · Tan · Morning Sky Gray

Dual-Color:

White Interior with Brown Exterior · White Interior with Black Exterior · White Interior with Tan Exterior · White Interior with Morning Sky Gray Exterior

Window Hardware

Casement & Awning

The patent-pending Easy-Slide Operator is a revolutionary way to operate casement and awning windows. Simply slide to open, without the effort of cranking. With precision venting technology, the window will open to an exact location. Or select the fold-away crank, that folds neatly away, against the window frame. Neither solution will interfere with roomside window treatments.

Easy-Slide Operator

Fold-Away Crank

Color-Matched Finishes:

White · Brown · Matte Black · Tan · Morning Sky Gray

Additional Finish:[16]

Satin Nickel

Sliding, Single & Double-Hung

Pella's cam-action lock pulls the sashes against the weatherstripping on single-hung, double-hung and sliding windows for a tighter seal.

Cam-Action Lock

Color-Matched Finishes:

White · Brown · Matte Black · Tan · Morning Sky Gray

Additional Finishes:

Satin Nickel · Bright Brass · Oil-Rubbed Bronze

Grilles

Grilles are color-matched to window or patio door interior and exterior frame color.

Aluminum Grilles-Between-the-Glass 14[17]

Applied Grilles[18]

[16, 17, 18] See back cover for disclosures.

Patio Door Hardware

Sliding Patio Door

Elevate a home's style with sleek hardware selections.

Sliding Patio Door Handle

Color-Matched Finishes:

White | Brown | Matte Black | Tan | Morning Sky Gray

Additional Finish:

Satin Nickel

Secure Vent Lock

A secure vent lock comes standard on all Pella Impervia sliding doors and provides security in both the closed and venting positions. Secure vent lock is color-matched to the interior of the frame.

Secure Vent Lock

Color-Matched Finishes:

White | Brown | Matte Black | Tan | Morning Sky Gray

Patio Door Blinds

Blinds-Between-the-Glass[19]

Give your homeowners more privacy by adding blinds-between-the-glass. Located between panes of glass, blinds are protected from dust, dirt and damage.

White | Slate Gray | Espresso

NOTE: Product specifications may change without notice.
Actual colors may vary from those shown and products may vary slightly from illustrations and photos.

[1] Pella's proprietary fiberglass material has displayed superior strength over wood, vinyl, aluminum, wood/plastic composites, and other fiberglass materials used by leading national brands in tensile and 3-point bend tests performed in accordance with ASTM D638 and D790 testing standards.
[2] Impact testing performance based on testing 10 samples of each material using ASTM D256, Method C.
[3] Pella® Impervia® windows and patio doors have a performance class of LC or higher. For information on product ratings see www.pella.com/performance.
[4] In testing performed in accordance with ASTM testing standards, Pella's fiberglass has displayed superior performance in strength, ability to withstand extreme heat and cold and resistance to dents and scratches. Special shape windows are made from a fiberglass resin material.
[5] See written limited warranty for details, including exceptions and limitations, at installpella.com/warranties
[6] Tensile testing performance based on testing 7 samples of each material using ASTM D638 test methodology.
[7] 3-point bend testing performance based on testing 10 samples of each material using ASTM D790 test methodology.
[8] Vent casement with impact glass max width is 35-1/2".
[9] Optional high-altitude Low-E insulating glass available with or without argon on select products.
[10] Some Pella products may not meet ENERGY STAR® guidelines in Canada. For more information, contact your local Pella sales representative or go to energystar.gc.ca.
[11] For best performance, the laminated glass may be in the interior or exterior pane of the insulating glass, depending on the product.
[12] Available with Advanced Low-E insulating glass with argon with bronze, gray or green tint on select products.
[13] Sound control glass consists of dissimilar glass thickness (3mm/5mm or 5mm/3mm).
[14] Available on direct set, awning and casement windows and sliding patio doors. Not available with Advanced Comfort Low-E glass.
[15] Available on direct set, casement and awning windows and sliding patio doors only. Not available with grilles-between-the-glass.
[16] Only available for fold-away crank.
[17] Appearance of exterior grille color may vary depending on the Low-E insulating glass selection.
[18] Available on direct set windows only.
[19] Available on all two-panel and select sizes for three-panel sliding patio doors only.

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