



Staff Report

PLANNING DIVISION
DEPARTMENT of COMMUNITY and NEIGHBORHOODS

To: Salt Lake City Planning Commission

From: Nannette Larsen, Principal Planner, 385-386-2761 or nannette.larsen@slcgov.com

Date: June 9, 2021

Re: PLNPCM2020-00986 – Ice House Design Review

ICE HOUSE – DESIGN REVIEW

Property Address: 430 West 300 North
Parcel IDs: 08-36-503-052, 08-36-326-001
Zoning District: TSA-UC-C (Transit Station Area Urban Center Core)
Master Plan: Capitol Hill

PROJECT OVERVIEW

REQUEST: The applicant, Amanda Risano with Kimley-Horn, representing the property owner, is requesting approval for a Design Review to develop the property located at approximately 430 West 300 North. The proposal is to construct a new multifamily residential building. The proposed building will encompass 394 studio, one, and two bedroom units. The applicant is requesting a Design Review by the Planning Commission to allow for:

- a building that exceeds the maximum street facing façade length,
- stucco that exceeds the maximum 10% of the facade material on the upper floors,
- a modification in the spacing of building entrances,
- and a reduction in the percent of glazing on the ground floor.

	ground floor use, durable building materials, ground floor stucco, upper floor glazing, blank wall length, lighting, screening
Design Standards Met	building entrances, building façade length, upper floor stucco, ground floor glazing
Design Standards Modified	residential/amenities
Ground Floor Uses	residential
Upper Floor Uses	377' & 234'
Building Length Proposed	
Building Length by Right	200'
Proposed Upper Floor Stucco	36.6% & 10.8%
Ground Floor Glazing	45% & 38.8%
Upper Floor Glazing	36%-39%

RECOMMENDATION: It is Planning Staff's opinion that overall the project meets the intent of the zoning district and the Design Review standards with the recommended conditions of approval listed in this report. Planning Staff recommends that the Planning Commission approve the Design Review subject to the following conditions of approval:

1. The design of the project shall be consistent with this staff report and submitted Design Review application.
2. Any changes to the site shall comply with all standards required by City Departments.

ATTACHMENTS:

- A. [Applicant Submittal and Information](#)
- B. [Site Plan](#)
- C. [Building Elevations](#)
- D. [Exterior Building Materials](#)
- E. [Site Photos](#)
- F. [TSA Zoning Standards](#)
- G. [Design Review Standards](#)
- H. [Department Comments](#)
- I. [Public Process and Comments](#)

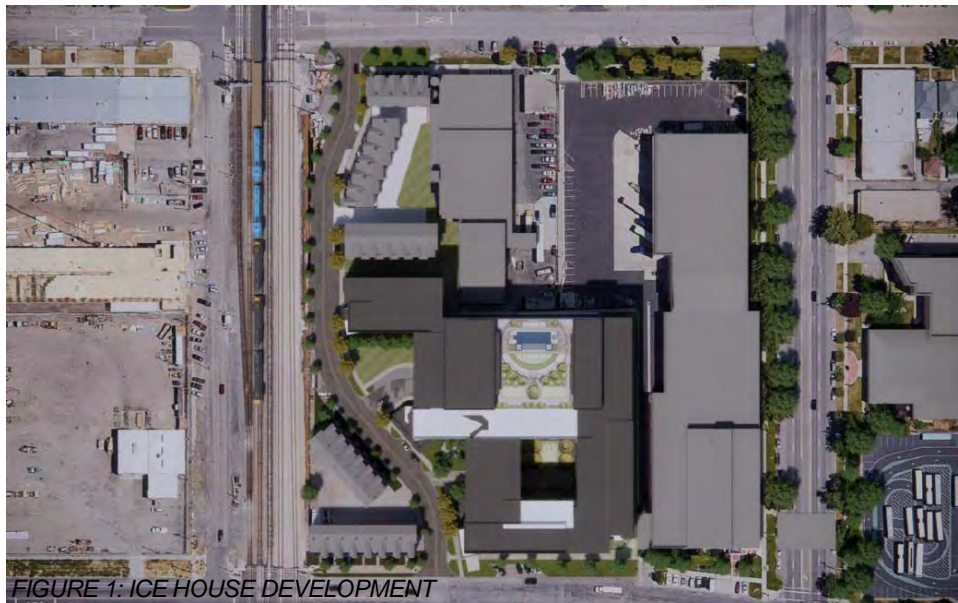
PROJECT DESCRIPTION:

Salt Lake City has received a request from Amanda Risano with Kimley-Horn, for approval of modifications to the required Design Standards in the TSA-UC-C (Transit Station Area Urban Center Core) District to construct a new residential development consisting of a 7-story podium building on the previous ice house and storage site. The standards proposed to be modified for the Ice House project include:

- A structure that exceeds the maximum building length standard of 200' along 300 North and 490 West;
- Façade material on the upper floors that exceeds the maximum stucco allowance of 10% on the 300 North and 490 West facades,
- Building entrances that exceed the 40' maximum separation standards on the 490 West and 300 North facade,
- And, a reduction of the 60% percent glazing standard on the ground floor of the 300 North and 490 West facades.

The structure will include the majority of a newly created lot and is proposed to be a 7-story podium style structure.

The podium portion will consist of the first 2 floors with residential units and an accompanying bike room and leasing office on the first floor. The upper floors will be stick construction and will include different cladding that that of



the podium. Residential units will be housed on the upper 5-stories. The amenities for the residential units will generally be located on the roof of the structure and will include a fitness center, a pool, and a club area. These amenities will be available to residents of the development. Parking for the development will be situated behind the building and is accessible through 490 West to the west of the development.

The Ice House development is part of a larger site that was approved earlier this year for a Preliminary Subdivision Plat. This preliminary plat started the process to subdivide the larger site into 3 separate lots – one of the lots will house the residential Ice House development under review by the Planning Commission, and to separate the parcel on the west side of the rail lines from the larger development on the east side. The other two proposed lots will house two townhouse developments that are not presently being reviewed by City Staff at this time. Also, as part of the subdivision plat, as it is proposed, is the creation and dedication of 490 West to the City as a public right-of-way. This proposed street will facilitate north/south pedestrian, bicyclist, and vehicle traffic. The proposed 490 West street is curve-linear and will include a landscaped and treed park strip, sidewalks, and bicycle lane. The new street will be one lane in each direction. Along 490 West are proposed two exterior courtyards that features seating, landscaping, and a plaza.

While the proposal requires approval for design standard modifications under its present design, the project meets or exceeds other design standards, including:

- Ground floor use other than parking along the street facing building façade;
- Durable building materials on the ground floor and upper floors;
- No ground floor stucco;
- Upper floor glazing standards;
- Blank wall length maximum;
- Building lighting;
- And, mechanical and service area screening.

The extent of the modifications the applicant is requesting necessitates review by the Planning Commission. In making a decision for the Design Review the Planning Commission should consider whether the proposal meets the standards in Section 21A.59.050 of the zoning code; the standards of review may be found in this Staff Report as Attachment G.

BACKGROUND AND SITE CONTEXT

The project site consists of approximately 4.88 acres and fronts on two public streets, 300 and 400 North. Along the west of the site is the Union Pacific rail line and the Frontrunner rail line. Towards the east of the site is an existing warehouse building that is in operation, and to the north east of the site is another building, also presently occupied and in operation. The site is part of the Guadalupe neighborhood and was at the time of settlement used as an agricultural village and was divided into large ten-acre blocks. This development pattern on the site is still evident with very large lots and generally larger scale buildings. The majority of the project site is presently vacant and was at one time used as a freight line and an area for outdoor storage. A portion of the site houses a warehouse building that was constructed in 1940 and was used by Utah Storage and Ice. Currently the structure is vacant and with the proposed development would be demolished to allow for the Ice House Multi-family development to be constructed.

The public street (300 North) that the project site fronts onto along the south property line is a collector street that run east/west and intersects the Union Pacific rail line before continuing west toward I-15. Collector streets in the Transportation Master Plan are classified as connecting Arterial and Local streets and carry both local and commuter traffic at relatively high speeds. The public street that abuts the subject property to the north (400 North) is a Local Street. Local Streets according to this same master plan provide access to abutting properties and usually allow for a lower speed of travel. A collector street is shown on the Transportation Master Plan just to the west of the subject site. While presently there is no public street, this planned street that runs along approximately 500 West is planned as a collector street and will run the length of the rail line until it connects to Victory Road to the north.

The applicants are proposing that a public street run along the west side of the subject project, this proposed street will be 490 West and will be in line with the existing street to the south. This street will be constructed as a collector street with approximately 60' wide public right-of-way, the applicant has been working with our Transportation Department and meets the standards in the "Complete Streets Ordinance" by accommodating bicyclist and pedestrians as well as vehicles, the proposed street also meets the City's Transportation Master Plan.

Overall, the subject site and surrounding sites are oriented in a north/south direction due to the rail line to the west which means that east/west access from the site is limited. The site also has limited east/west access due to the existing built environment of the properties to the east, such as the warehouse building which is larger than a typical commercial building and removes the possibility of a west/east connection between 490 West and 400 West. The parcels in the area are also larger which is a result of the use history of the properties along the historic Union Pacific Rail Line where the majority of uses were freight oriented and included manufacturing and warehousing.



The subject property is within walking distance to a number of transit options. These options include a Frontrunner station to the south, approximately a quarter mile from the site; bus stations just south of the project site, approximately 500' away; and the Trax light rail line, with a station approximately a third of a mile from the project site. All of these transit options provide the site with easy access to the entire valley through links with different light rail lines and the length of the Frontrunner line that renders this site as truly walkable.

Because of the history of the site and that portions of it have been unimproved and undeveloped the proposed development of the subject site requires a number of planning applications. In addition to the Design Review application, these are the applications presently submitted and in the process of review include:

PLNSUB2021-00134 - Preliminary Subdivision approved to create four separate lots and dedicate a new public right-of-way, 490 West.

PLNSUB2021-00480 - Final Subdivision under review to finalize the division of the site into four separate lots and the dedication of 490 West.

PLNTSD2021-00066 - TSA Score Card Review waiting Design Review approval. Project qualifies for administrative approval with 128 points.

PLNPCM2021-00519 - Special Exception for ground mounted utility boxes waiting Design Review approval and neighborhood comments.

The Special Exception petition is for a request for an exception of the ground mounted utility box location. These transformer boxes will be setback from 490 West, will front on the garage structure access, and will be screened from the public street. The screening will consist of both landscaping and a natural wood fence that is placed around the boxes nearest to the public street. The placement of these utility boxes necessitates a Special Exception approval as the boxes are located further away from the principal structure than 5'. Planning staff has worked with the applicant on the placement of these utility boxes and found the proposed location most closely aligns with the standards of the Special Exception.

KEY CONSIDERATIONS:

The key considerations listed below have been identified through the analysis of the project, neighbor and community input, and department review comments.

1. Consistency with the Zoning District and Applicable Master Plan Policies
2. Modifications to Maximum Building Façade Length
3. Modifications to Upper Floors Stucco Building Material
4. Modification to the Ground Floor Building Entrances and Glazing Standard

Consideration 1 – Consistency with the Zoning District and Master Plan Policies

The Ice House project site is located in the Capitol Hill Master Plan. One of the purposes of the Capitol Hill Master Plan is to guide development in the community and to, *“encourage appropriate housing opportunities in the community in appropriate locations through renovation of existing structures and compatible infill development and redevelopment”*. The Capitol Hill Master Plan also encourages, *“safe, convenient circulation patterns for vehicular and non-vehicular traffic movement, while discouraging commuter and commercial traffic on residential streets...”*. The proposed Ice House development fulfills both of these stated goals in the neighborhood Master Plan. The Ice House project will provide for 394 residential units which will include studio, one, and two-bedroom apartments and an additional 28 townhome units within the same building. These new residential units provide for much needed residential housing in the city and does so in an area that has the existing infrastructure to support the proposed density the project is also within walking distance of a number of transit options. The proposed configuration of the project site also will meet the master plan as the development encourages safe and appropriate patterns of pedestrian, bicycle, and vehicular circulation on the site and creates connections outside of the site. The location of the new 490 West street and its accompanying bicycle lanes and sidewalk are consistent with the standards and recommendations of the Engineering and Transportation departments in the City.

The project is also supported by Plan Salt Lake, a citywide plan which provides high level guidance of the city as a whole. Plan Salt Lake includes goals directed toward housing, planning for future growth, transportation and mobility, and neighborhoods. Of the goals listed in these sections are supported by the following initiatives:

- *“Promote infill and redevelopment of underutilized land.*
- *Create a safe and convenient place for people to carry out their daily lives.*
- *Accommodate and promote an increase in the City’s population*
- *Promote high density residential in areas served by transit.*
- *Incorporate pedestrian oriented elements, including street trees, pedestrian scale lighting, signage, and embedded art, into our rights-of-way and transportation networks.”*

The proposed development furthers the goals of Plan Salt Lake as the project redevelops an undeveloped or underdeveloped property. The project also creates housing units that are desperately needed in an area that is able to support high density housing through transit and easy access to the downtown area and other services for residents. The proposed project also incorporates pedestrian-oriented elements through the creation of a new street which includes both pedestrian and bicycle amenities, street trees, lighting, and human scale signage.

The subject site is also within the TSA-UC-C (Transit Station Area Urban Center Core) zoning district. The purposed of the TSA district is,

“to provide an environment for efficient and attractive transit and pedestrian oriented commercial, residential and mixed use development around transit stations. Redevelopment, infill development and increased development on underutilized parcels should include uses that allow them to function as part of a walkable, Mixed Use District. Existing uses that are complementary to the district, and economically and physically viable, should be integrated into the form and function of a compact, mixed use pedestrian oriented neighborhood.”

The scale and orientation of the ground floor of the proposed 7-story building is towards the pedestrian and the street. Most residential units provide an entrance on the ground floor that is visible from the street creating a design that is appealing to pedestrians and visually interesting. The proposed development will only include residential uses, this use type is also consistent with the purpose of the underlying zoning district. The location of the site is not immediately adjacent to a transit station and is therefore not readily visible which is often necessary for viable commercial development, the residential units proposed support the nearby transit systems as well as the downtown area by increasing housing nearby and that is supported by and supports public transit.



FIGURE 3: ICE HOUSE DEVELOPMENT FROM 300 NORTH

The purpose of the Urban Center station area in the TSA zoning district is stated as:

“An urban center station contains the highest relative intensity level and mix of uses. The type of station area is meant to support Downtown Salt Lake and not compete with it in terms of building scale and use.” And the Core substation area purpose is to: *“...provide areas for comparatively intense land development with a mix of land uses incorporating the principles of sustainable, transit oriented development and to enhance the area closest to a transit station as a lively, people oriented place. The core area may mix ground floor retail, office, commercial and residential space in order to activate the public realm.”*

The Ice House development will support the downtown area of Salt Lake by providing additional housing that is in transit proximity of downtown. The size and scale of the building will not compete with the downtown built environment, the height of the Ice House is considered to be mid-rise, while downtown has several high-rise structures. The design of the building is oriented to the sidewalk and is considered pedestrian scale with the placement of building entrances, ground floor fenestration, building materials, and building articulation along the street facing façade.

Consideration 2 – Modifications to Maximum Building Façade Length

Within the TSA-UC-C district the maximum permitted street facing building façade length is 200'. The Ice House development is proposing to exceed this allowed façade length at 377' along the west façade (490 West) of the building and 234' along the south façade (300 North). The maximum building length standards were instituted spring 2019. These standards were a reaction to long building façade lengths that created excessive building lengths with minimal mitigation to the larger scale. The allowed modification to the Design Standards does not have a maximum façade length and Planning Commission may approve a façade at any length that meets the standards for Design Review, included as Attachment G. Overall, the purpose of creating a maximum building façade length is to break up large expanses of building and to create spaces which are more human scale and comfortable to the pedestrian. The Ice House project appears to be accomplishing this objective through the orientation of the townhouses and building articulation along both street facing building facades facing 490 West and 300 North.



While the length of the building along 490 West is 377', this building length is broken up by the differing setbacks proposed along this façade. These intermittent setbacks allow for the installation of active and passive green space along 490 West. This green space along 490 West will consist of an exterior courtyard that includes plaza seating and a tree lined colonnade constructed with pavers. These walkways will connect to residential patios on the ground floor. The second green space further to the north includes generally passive green space with a lawn area and cement walkways that connect the sidewalk from 490 West to the residential units on the ground floor.

The setbacks along 490 West also allow for the garage entry to be setback from the street and the paved loading space to also be offset from the public street. The drive approach to the garage will be 24' wide which allows for vehicles to enter and leave the attached garage structure, it will also have approximately an 8' loading space on either side of this drive aisle.

In addition to the differing setbacks, the building articulation of the proposed Ice House building follows the curve-linear design of 490 West. This articulation creates an appearance of three pillars that are visible from 300 North. Each of these pillar-like forms is emphasized by a change in material and design than the rest of the building.

This change in form along the street facing façade is also true along the 300 North façade of the proposed building. The 300 North facing façade is not flat, which is more typical in larger structures, but instead angles toward the street at the corner of 490 West and away from the street on the extreme east façade. The underlying TSA district includes standard that at least 50% of the street facing façade is within 5’ of the front and corner property lines. The proposed building meets this standard while still providing enough building articulation that creates visual interest and useable greenspaces on the site.



FIGURE 5: LANDSCAPE PLAN



FIGURE 6: SOUTH FAÇADE

Additionally, patio spaces are provided on every residential unit facing 300 North as well as the majority of the residential units facing towards 490 West. These spaces will be separated from the public space with board framed concrete, will be lit, and will allow for enough square footage that these patios will be usable and accessible by the resident from the street.

Building Elements Addressing Excess Façade Length
Active ground floor use on 100% of street facing façades.
Greater number of building entrances on 300 North façade.
Building setback variation with landscaping and active greenspace along 490 west.
Access to garage is setback from 490 West public space.

Each townhouse entrance includes a patio area and porches along 300 North to create a semi-public/private area.
Purposeful building articulation, design, and building material.
Architectural emphasis on the corner of 300 North and 490 West and plaza seating where people are most likely to congregate.
Over 32,000 square feet proposed in roof top gardens, exterior and interior courtyards, and patio space.

Because of these additional elements described above, it is Staff’s opinion that the intent of the TSA zoning district and the Design Standards are being met. The purpose of Design Review is to ensure the effect of any modifications to the permitted building length are mitigated and the orientation of the building is toward the human scale and interacts appropriately to the street. The integration of these elements appear to meet this standard.

Consideration 3 –Modifications to Upper Floors Stucco Building Materials

Within the standards of the TSA district is a maximum percent of EIFS (Exterior Insulation and Finishing System) and stucco. EIFS and traditional stucco are not allowed as building material on the ground floor of street facing facades. While EIFS and stucco is allowed on the upper floors there is a maximum of 10% that is allowed. The Ice House project exceeds this 10% maximum standard, the applicant is proposing a modification through a Design Review to allow for additional traditional stucco on the upper floors of a street facing building façade. The purpose of this limitation is to better create more interesting building façades and was a reaction to the overuse of stucco on larger buildings.



While the Ice House project will not include stucco on the ground floor of any street facing façade, it is proposed that traditional stucco on the upper floor of the building consist of 10.8% stucco on the west facing façade and 36.6% stucco on the south façade facing 300 North.

Traditional stucco is generally considered to be a robust material and is constructed out of Portland Cement, aggregate, metal laths, and acrylic-based finish coatings. Traditional stucco is different from EIFS stucco in that it is considered more durable, the majority of the material is metal or concrete, and the only plastic based coating is the finish coating which doesn't consist of the majority of the material.

The application of this traditional stucco material on the proposed building is to accentuate different building forms. This material will include approximately 36% of the 300 North façade but the stucco material will be located on a projecting building form and the material and color is clearly being used to highlight this form.

Consideration 4 – Modification to the Ground Floor Building Entrances and Glazing Standards

The TSA district requires building entrances at least every 40' along a street. This standard was included in the TSA district as way to ensure the building is sufficiently interacting with the street. It is also important for pedestrians to easily see building entrances so that the building has an appearance of being occupied. The Ice House project meets this standard along most of 490 West and 300 North. However, there are spaces where the separation between building entrances is over the 40' requirement. These spaces that exceed the separation measurement along the 490 West façade are located on or near the front property line and generally are spaces that have a greater degree of fenestration. The eastern most portion of the 300 North façade is the only section on this façade which does not meet this 40' maximum separation standard. This portion of the south façade is setback from the property line and is located behind an approximately 3' retaining wall, thereby rendering the ground level near this section less visible than other residential units.

It appears that the intent of this standard is being met as nearly every residential unit that is located on the ground floor has a building entrance that is visible from the street. Because most units have an building entrance facing the street the number of building entrance proposed exceeds that if an building entrance was only provided every 40'.

The final modification requested by the applicant is the ground floor glass standard along the 490 West street facing façade. The requirement in the TSA district is 60% glazing on the ground floor. The Ice House project has a proposed 38% ground floor glass when measured between 3' and 8' of the façade. The intent of requiring a certain percentage of ground floor glass is to ensure the building is designed in such a way that the structure interacts sufficiently with the street and allows for additional eyes on the street which solidifies a feeling of safety. Because it is more difficult to provide a greater percentage of glass on residential units (where there is a need for greater privacy) the Design Standards allow for a reduction of ground floor glass through an administrative approval if 45% ground floor glass is provided. Nearly 100% of the ground floor of the Ice House building is occupied by residential units so meeting this 60% standard would be very difficult. Because of the building articulation and differing setback on the Ice House building it is Staff's opinion that the intent of the code is being met.

The 300 North façade also consists of 100% residential units and is providing 45% ground floor glass. This modification meets the administrative approval criteria which is stated in 21A.37.060.

DISCUSSION:

The proposed Ice House development will meet the intent of the Transit Station Area (TSA-UC-C) zoning district and other applicable master plans by providing additional housing in the City that is

served by a number of public transportation lines and in proximity of Salt Lake City's downtown area. The proposed development also is providing active uses on the entire street facing façade which activates nearby public spaces and which creates a feeling of safety through the use of consistent transparency on each story of the 7-floor building. Additionally, the provided green spaces create a feeling of enclosure through the placement of the exterior courtyards, the project provides sufficient building lighting, and a new public street that is designed for pedestrians, cyclists, and vehicles.

The history of the site and the existing built environment has influenced the design of the proposed Ice House development. The neighborhood has a history of larger buildings than what you typically see in the downtown area, this is principally due to its proximity to an established freight-line and the larger lots that were once used for manufacturing and freight storage. It is Planning Staff's opinion that the building length and ground floor design are appropriate to the neighborhood and the proposed project will further the redevelopment of these previous manufacturing site to a viable and livable transit and pedestrian oriented community.

NEXT STEPS:

Design Review Approval

If the design review is approved, the applicant may proceed with the project after meeting all standards and conditions required by all City Departments and the Planning Commission to obtain all necessary building permits. A Final Subdivision Plat is required for the dedication of 490 West, and Special Exception approval for the placement of the ground mounted utility boxes.

Design Review Denial

If the design review is denied, the applicant cannot proceed with the project and will be required to meet the design standards of the underlying zoning ordinance in order to develop the property.

ATTACHMENT A: APPLICANT SUBMITTAL AND INFORMATION



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Date: 03/17/2021

Endeavor Salt Lake City Ice House Multifamily

Design Review Application Second Response and TSA Design Score Review

REQUEST:

Request for approval of modifications to the design standards to construct a new multifamily residential development. The standards proposed to be modified include:

- 21A.37.050F – modification to the maximum length of a street-facing façade of 200 feet
- 21A.37.050B2 – modifications to the upper floor building materials percentage
- 21A.37.050D – modifications to the 40' building entry spacing
- 21A.37.050C1 – modifications to the ground floor 60% glazing

PROJECT LOCATION:

Endeavor Salt Lake City Ice House Multifamily is located at the former Ice House Auctioneers warehouse and surface parking lot, comprising 4.88 acres bounded by 300 North Street to the south, 400 North Street to the north, existing warehouse properties to the east, and the proposed 490 West R.O.W. and the UPRR train tracks to the west. There are four subareas: Area A (Podium, 2.73 acres), Area B (Townhome buildings 2, 3, and 4, 0.68 acres), Area C (Townhome buildings 5, and 6, 0.55 acres), and the dedicated R.O.W. (490 West, 0.92 acres). Moving north, the site jogs and narrows as it approaches 400 North, adjoining the existing warehouse properties. The south boundary of the project faces 300 North and another multifamily development across the street. The east boundary borders an existing warehouse site. 490 West intersects 300 North near the southwest corner of the site, bending as it runs the entire length of the site adjacent the train tracks. The dominant building facades face 490 West and 300 North; the primary pedestrian entrances are at this corner and meet the zoning requirements and design standards.

PROJECT DESCRIPTION:

Endeavor Salt Lake City Ice House Multifamily is a proposed (7) story podium wrap building with two townhome pad sites. The podium will consist of (2) floors of Type IA concrete construction with Type IIIA wood infill, and (5) floors of Type IIIA wood construction. The garage includes (7) tiered levels of parking with an eighth level dedicated to amenities including club and fitness spaces, plus a large pool deck with expansive views to the north and south.

The podium houses 394 studio, one, and two bedroom units at an average of 809 square feet, at a density of 138 units / acre. There will be an additional 28 townhome units on site, for a total site density (excluding the dedicated right of way) of 106 units per acre. Dynamic angled corner units

punctuate the main building volumes, providing premium views for residents. Street-level amenities include expansive leasing and bicycle facilities; these volumes are offset from the building above, abutting the street and bringing activity directly to the pedestrian level. The remaining street level functions on both 300N and 490W are entirely residential. Every grade-level unit, both in the main building and townhomes, features an elevated, covered stoop unit entry with a board-formed concrete guard wall, allowing direct access to and from the public way. Regularly-spaced large street-facing windows engage the neighborhood and provide numerous eyes-on-the-street.

Overall exterior material choices are chosen both for their aesthetic qualities and for their traditional durability; material distribution breaks the building masses down into distinct base, middle, and top. The base podium level includes flush-seam metal panel, dark brick, glass (residential glazing at the units, storefront at the ground-level amenities), and fiber cement siding with variably spaced horizontal battens at the patios and balconies, providing a warm and tactile experience for residents and pedestrians. The middle floors are clad primarily in variable-spacing board-and-batten fiber cement board, woodtone siding, and 3-coat portland-cement stucco. The top stucco and metal parapet band ties each volume together horizontally; vertical metal panel sections bring the upper and lower floors together to provide a cohesive aesthetic. The materiality is carried around the entire podium to create 360 degree architecture. The townhomes will feature similar materiality, including a grey stone base, board-and-batten siding, and standing-seam sloped metal roofing, for individualized residential character.

The overall site plan and programming of the exterior spaces is subdivided into four (4) primary use zones: the urban street, entrance pocket park, interior amenity court, and roof top pool deck. Each space is designed to complement the building architecture and structural grid, while creating a clear and intuitive sense of design clarity and framework. Project site goals include a strong linear east west site grain, a wide range of programming and uses, an emphasis on pedestrian circulation and connectivity, and long-term maintainability with year-round season interest. The site plan seeks to offer gathering spaces for both larger groups, as well as smaller, more intimate areas, providing a broad range of amenities for residents and visitors alike.

The site streetscape includes street trees 30' on center, foundation planting along each unit, pedestrian scale pole lighting, and street furniture, including benches, trash receptacles, and bike racks. The entrance pocket park, located on the west side of the project, will have a strong visual and physical axis through the leasing center, and connect from the streetscape to the interior amenity court. A strong allee of trees and linear planting bars will tie the two spaces together, acting as a singular park with the building between. Large specimen trees, small water features, signage, and paving will further visually connect these two amenity spaces together. The interior amenity garden will include open turf for lawn gaming, fire pits, outdoor kitchens, and range of gathering spaces for residents to enjoy.

On the pool deck, the plan will reside between two major project amenity spaces, the Fitness Room and Club. These two buildings will be tied together visually with an active pool deck, oriented with distant vistas and views to the north and south, with a beautifully articulated pool deck, outdoor kitchens, wet deck and fountain, raised planters with canopy trees, and quiet soft seating areas. This dynamic exterior space will be the primary destination for the Ice House residents and offer a wide range of programming options for decades to come.

PURPOSE FOR DESIGN REVIEW:

Site challenges make adherence to the maximum building length requirement impossible for effective, dense neighborhood development. The site's long north-south orientation, spanning the distance between 400N and 300N, is bounded to the west by train tracks, and east by existing warehouse buildings. Separating the building to include north-south, or east-west walkways will do little to increase pedestrian activity as there are no through-site destinations.

We are requesting the design review to not only demonstrate how we are addressing these challenges, but also improving the built environment and bringing thoughtful residential density to the TSA Urban Core. Our approach is, at a minimum, consistent in scope with neighboring developments that have also been granted approval to vary from the maximum length restriction, including 4th West, Hardware, and Salt Lake Crossing. Our design goes further to articulate the massing and address the pedestrian scale; the site is broken up into three zones to reduce the length of the podium, and incorporate townhome clusters to vary the size and character of the overall development. The west podium façade facing 490W incorporates deep building setbacks to create the appearance of 3 separate buildings, carefully integrating landscape to mitigate the overall building length. The south podium façade facing 300N will feature regular architectural articulation, tactile materials, street-level windows, and patios; additionally, the overall south-facing building length exceeds the administrative limit by only approximately 20 feet.

The dedicated segment of 490 West, requested by the City to support the long-term goal of connecting 490 West to 400 North, will fill another gap in the local street grid, relieving the 300 West and 400 West corridors of neighborhood traffic; however the required road alignments addressing easements, southern thoroughfare connection, and distancing from the UPRR, result in a winding road and non-uniform parcels. A great deal of work has been put forth, hand-in-hand with City Staff, to extend 490 West through the Ice House site to help fulfill the Transportation Master Plan, and the Owner has agreed to bear the attendant construction costs. The Ice House project directly addresses the new road, improving on its character as a simple connector to create a genuine internal neighborhood way.

TSA Zone Design Standards not being met:

- **21A.37.050F - Street Facing Façade: Maximum Length 200 Feet**
 - Due to site constraints, the building facing 490W and 300N exceed the 200 max. foot length requirement.
- **21A.37.050B2 – complies with approved materials on upper floors**
 - On the main building we anticipate a durable portland-cement 3-coat stucco system, with majority flush-panel metal panel, masonry, woodtone siding, fiber cement siding, and glass materials on the upper floors. No EIFS or single-coat synthetic stucco will be applied to the building. The ground floor will be majority metal panel, masonry, woodtone siding, and glass.

- **21A.37.050D – Building entrances**
 - While we are incorporating stoops with exterior grade-level unit entries in as many locations as possible, site grading excludes portions of the building facing northwest, southwest, and southeast, where building entrance spacing may exceed 40’.
- **21A.37.050C1 – ground floor glazing**
 - Our ground floor amenity spaces, leasing and bike rooms, meet the 60% glazing threshold. The remaining ground floor uses are 100% residential, balancing views to the street with the need for tenant privacy.

TSA Zone Design Standards being met:

- 21A.37.050A1 – complies with minimum ground floor use
- 21A.37.050A2 – N/A – complies with A1 option
- 21A.37.050B1 – complies with approved materials on ground floor
- 21A.37.050E – complies with blank wall requirement
- 21A.37.050H – complies with exterior lighting requirements
- 21A.37.050I – N/A
- 21A.37.050J – complies - exterior mechanical equipment, rooftop equipment either do not face the street or will be screened from view
- 21A.37.050K – complies – service areas and trash are located within parking garage
- 21A.37.050L – complies with ground floor residential entrances

TSA Development Score Notes:

- Land Use
 - 1.A. Intensity and Density of Use –
 - 106 total units / acre - 20 points
 - 2. *Integrated Mixed of Uses:*
 - *Enclosed bike room, ski storage, and coworking amenities not provided on adjacent properties – 6 points*
 - 6. Redevelopment of Surface Parking Lots
 - Project replaces existing Ice House Auction warehouse and parking lot – 15 points
 - 7. Redevelopment of Nonconforming Use or Noncomplying Building
 - Project replaces existing Ice House Auction warehouse and parking lot - 10 points
- Building and Site Design
 - 12. 360 Degree Architecture –
 - Architectural detailing wraps all four sides - 20 points
 - 16. Rooftop Design and Use
 - rooftop common space, pool amenity deck – 6 points
 - *distinguishable cornice or parapet – 5 points*

- 17. Eyes on the Street and Public Spaces
 - Ground floor units feature operable openings, balconies, unit access from the street via ground level stoops – 15 points
- 18. *Lighting – 9 points*
- 19. *Signs*
 - *Awning / canopy signs – 2 points*
 - *Monument signs at entries to 490W – 2 points*
- *Public Spaces*
 - 21. *Streetscape Amenities*
 - *At least 3 street furnishings; shaded public benches provided in exterior courtyards – 2 points*
- Circulation
 - 23. Connections and Walkways
 - Minimum 6'-0" ADA accessible sidewalk provided from private property to public open spaces – 4 points
 - 24. Bicycle Amenities
 - Covered, secured bicycle storage provided on level 1 – 3 points
 - 25. Access to Transit
 - Project is located 1,287 ft. to North Temple Station – 5 points
 - 26. Public Walkways Interior to the Block
 - Dedicated R.O.W. 490W includes drive lanes, bike lanes, sidewalks, through entire site – 30 points
- Parking
 - 27. Parking Structure Design
 - Street facing facades are wrapped by residential units and not visible to the street – 25 points
 - 28. *Alternative Vehicle Parking*
 - *18 electric vehicle parking spaces provided, distributed throughout garage – 12 points*
 - 29. Parking Ratios
 - Structured parking ratio: 1.20 spaces / unit – 15 points
- **Total: 221 points 168 points (per city review)**

Responses to Design Review Application comments received 12/30/2020:

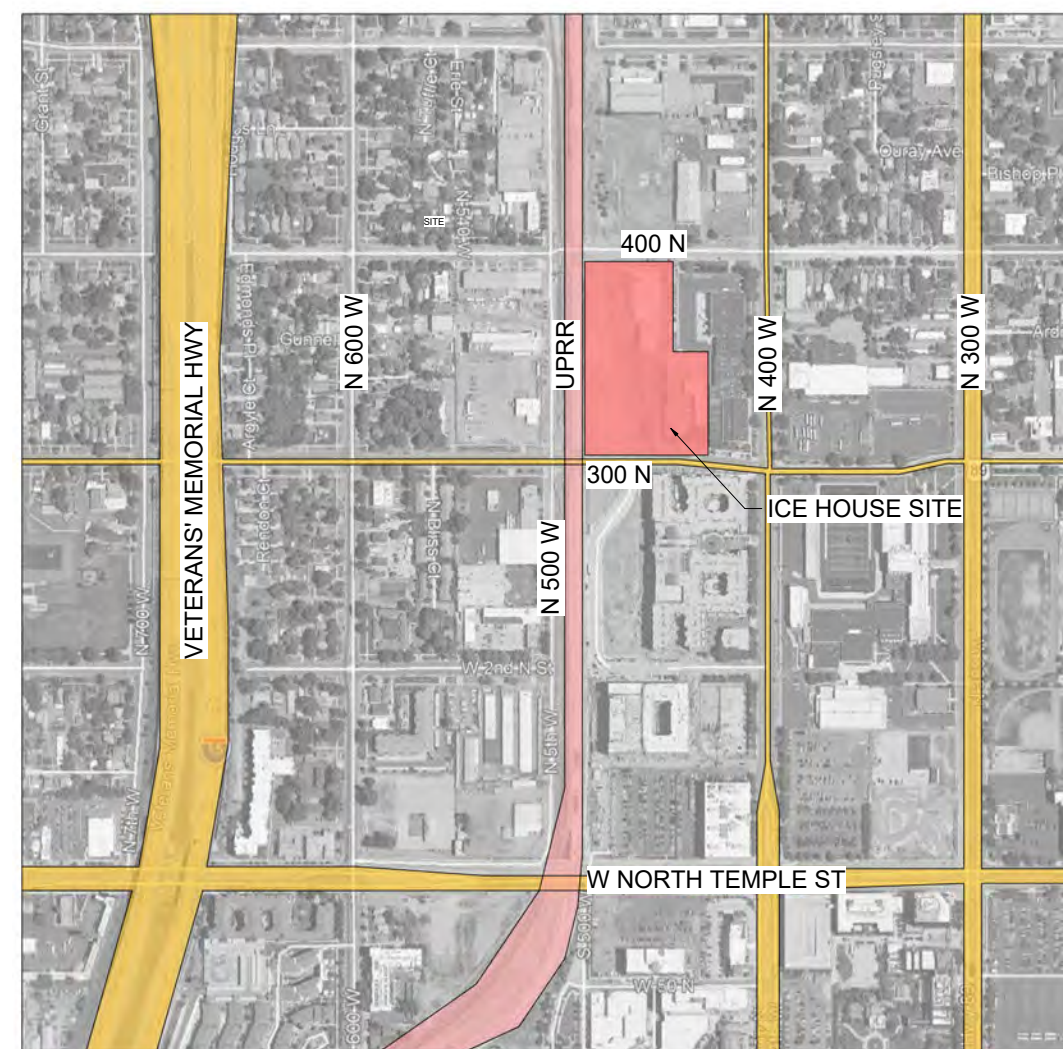
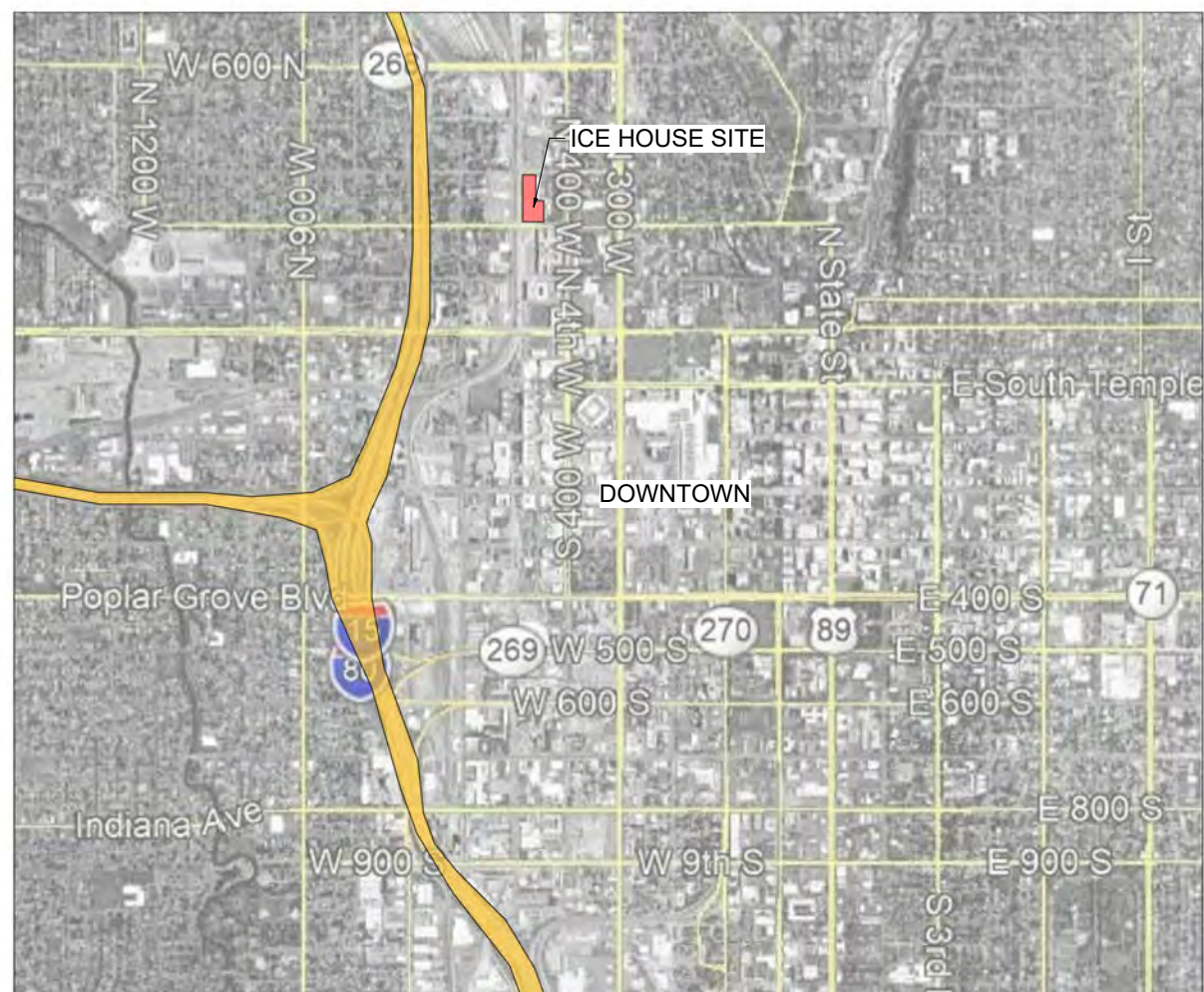
- Overall heights of building elements noted on podium elevations. Elevator penthouses and rooftop amenity parapets remain below max. 90'-2" zoned building height.
- TSA score card to be filled out and submitted separately.
- Open space square footages noted on zoning compliance exhibit.
- Overall acreage noted on zoning compliance exhibit, revised application narrative.
- Utility meter locations noted on site plan, floor plan, and zoning compliance exhibit.
- Refuse areas noted on site plan, floor plan; all trash rooms are located inside the garage.
- Lighting exhibit included with revised application.

- Material callouts clarified on elevations – ground floor materials consist primarily of brick, ACM panel, fiber cement board, and glazing. Residential units on the ground floor ensures regular glazing intervals, overall glazing percentage does not meet 60% threshold – item added to list of exceptions.
- Building entrances:
 - Main building entrance canopy locations noted on zoning compliance plan, floor plans
 - Covered entrance stoops shown at ground floor units for access from the street. Due to the sloping nature of the site, stoop heights vary from 0' at the SE corner to +/- 3' at the NW corner. Entries are recessed, varying from 3'-0" min. to 5'-0" max. Min. covered area of each stoop = 3'-0" depth.
- Due to site constraints and setback requirements, building entrance spacing on street facing facades on the northwest façade facing 490W, and the southeast corner facing 300N, exceed 40' spacing; request for modification added to the review application.
- Blank wall elevations on street facing facades have been modified not to exceed 15' without articulation / glazing.
- Mechanical equipment will be located on the roof w/ parapet screening.
- Garage entrance noted on elevation. Note: control gate located inside garage on ramp up from level 1.
- Parking counts, nonresidential square footages, and zoning requirements added to zoning compliance exhibit.
- Balcony railings will be powder-coated steel.
- Additional interior street renders added to the 3D view exhibits.

Responses to Design Review Application comments received 02/16/2021:

- Site plan elements have been clarified on site plan, zoning exhibit (sidewalk widths, site equipment, entry drive widths, site amenities,
- Angled parking along 300N has been removed, replaced by parallel parking spaces on both 300N and 400N. Total 21 site parking spaces provided.
- Open space areas have been clarified on the site plan to include amenity deck, revised dog park square footage.
- Electric meters at exterior courtyard 1 are set back from the street, screened from view by screen wall, landscaping, including multiple layers of creeping juniper and sumac groundbase, western redbud and maidenhair trees.
 - Electric meters facing 300N to be screened by combination of landscaping (24" mugo pine) and wood slat landscape screen wall.
- Site and building lighting noted on electrical plans, architectural plans; light specifications attached.
- ACM has been replaced by flush-seam metal panel, note elevations; sample spec and warranty attached.
- Material choices and intent clarified in narrative.
- Grade-level stoop entries clarified, showing material variation, unit entry insets, & typical stoop configuration.

- Per 21A.26.078.F.2.c, reference included sheet A-531 for typical stoop configuration and building entries:
 - Stoop sizes vary; 76 sf average stoop size.
 - Stoop heights above grade varies, especially along 300N to address the site slope.
 - Stoop awnings vary; 3'-10" minimum (extents of concrete balcony above)
- Per further discussion, roof signs permitted
- Monument signs deleted from plan
- Storm water detention to be located below garage L1 slab, extents noted on garage plan, GA-101.
- Max. blank wall facing 490W @ leasing = 15'-6" ½", used for mounting main building signage.
 - Area of blank wall facing inside corner of exterior courtyard 1 used for electrical meter mount.
- Garage entrance off 490W clarified on plan and elevation. Garage entry is very discreet, deeply inset and below level 2 units. See attached sheet A330 for additional sectional information.
- Building massing clarification added to narrative.
- Reference landscape plans for further open space clarification, planting choices.
- See revised TSA scorecard notes above per city – 168 points for administrative approval.



SITE CONTEXT

ENDEAVOR - ICE HOUSE APTS
Salt Lake City, Utah

Job #: 20128
File Name: BIM 360://20128 - Endeavor Ice House MF SLC/20128_EIHMFSLC_A20.rvt
Date: 03/17/2021
Drawn by: SCS





SITE AERIAL - NORTHEAST



SITE AERIAL - NORTHWEST



SITE AERIAL - NORTHWEST



SITE AERIAL - SOUTHWEST

DESIGN REVIEW APP - EXISTING PHOTOS

ENDEAVOR - ICE HOUSE APTS
Salt Lake City, Utah

Job #: 20128
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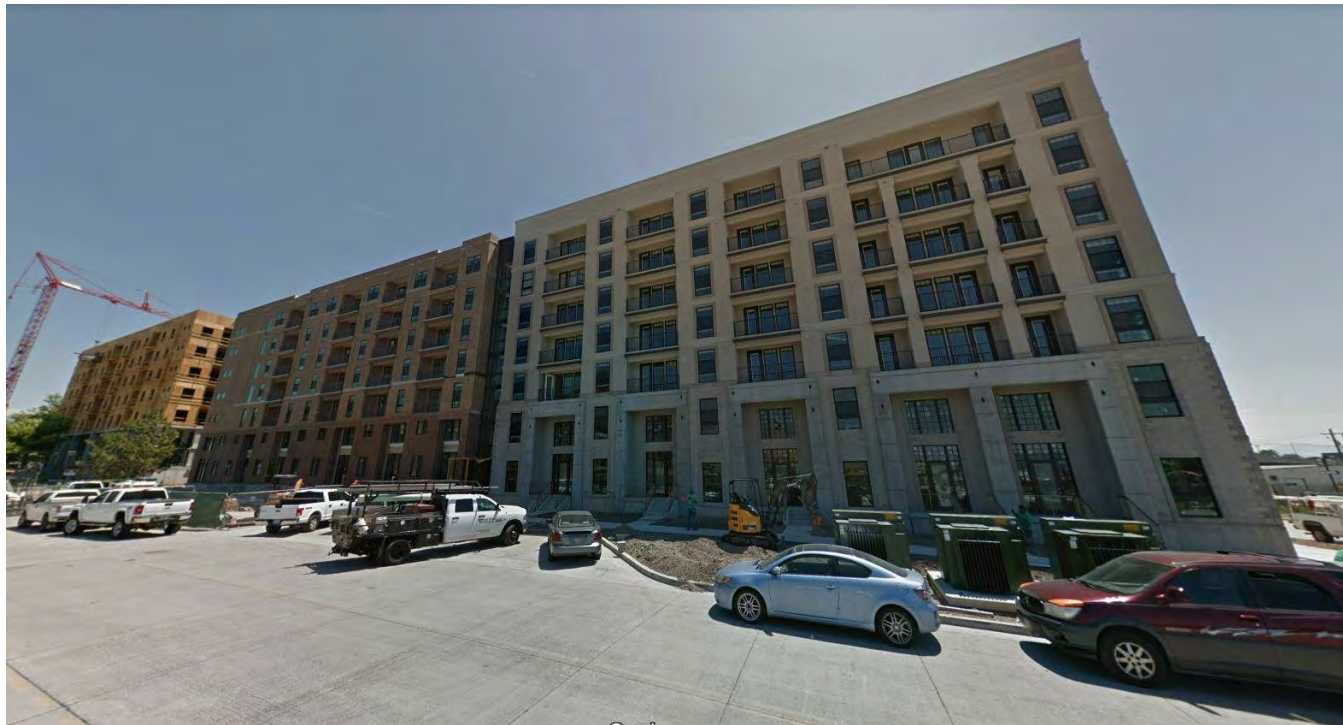




4TH WEST - 300 N



4TH WEST - 490 W



HARDWARE - 490 W



HARDWARE - N 400 W

DESIGN REVIEW APP - NEIGHBORS

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Salt Lake City, Utah

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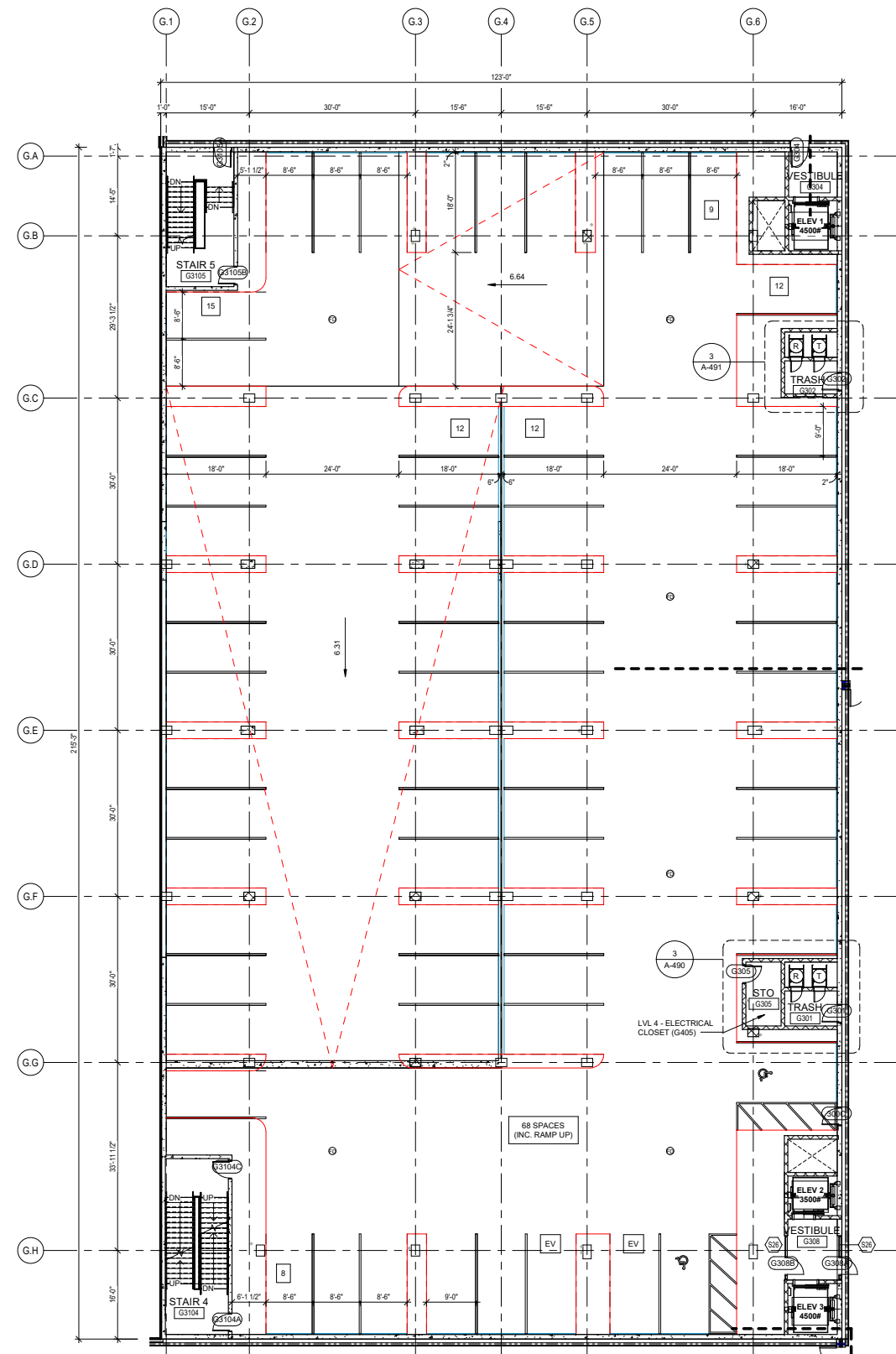
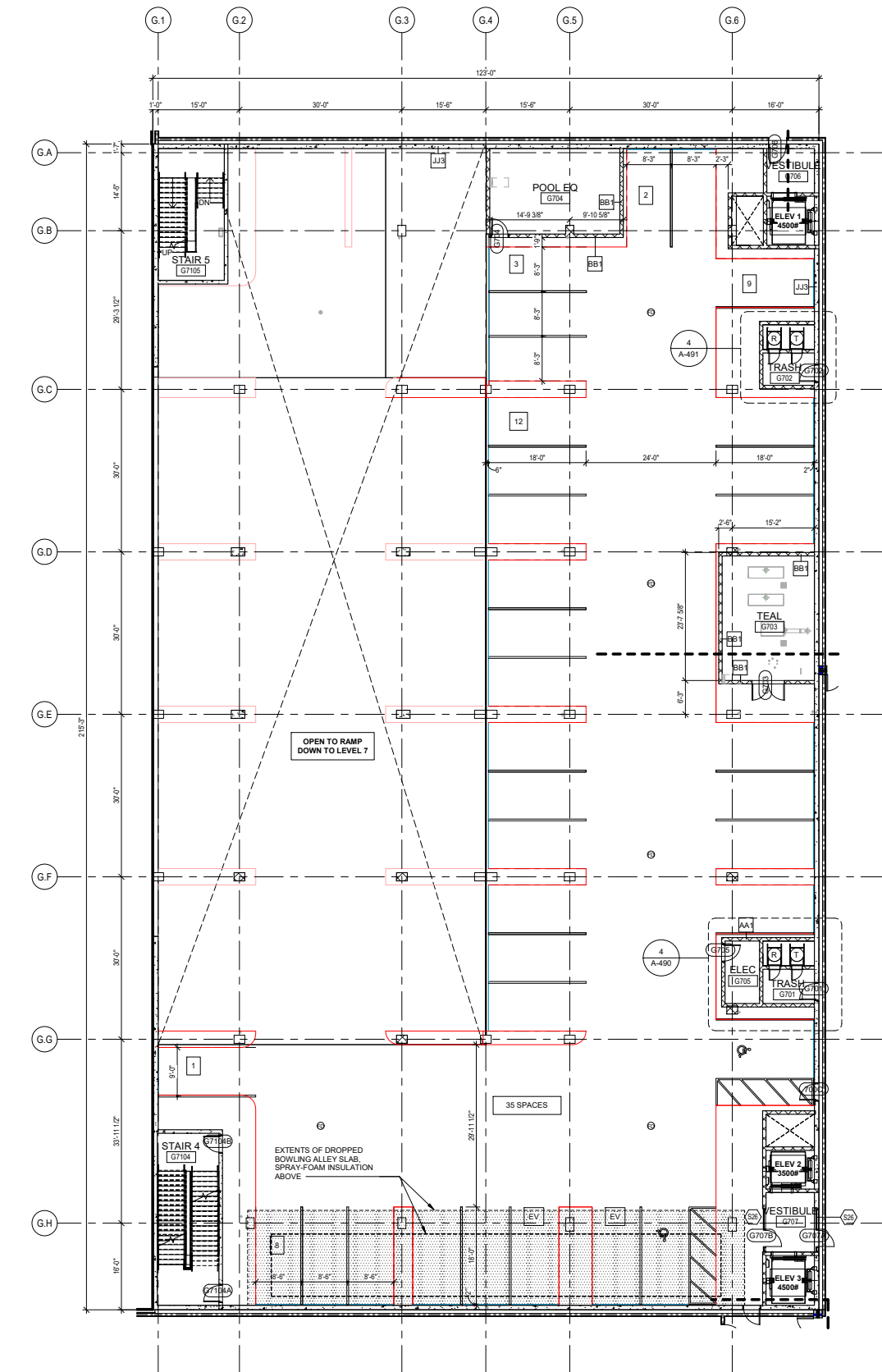


3D LANDSCAPE VIEWS @ 300N

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Salt Lake City, Utah

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ENDEAVOR - ICE HOUSE APTS

Salt Lake City, Utah

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Dallas | Fort Worth | Austin

Austin

Fort Worth

Dallas

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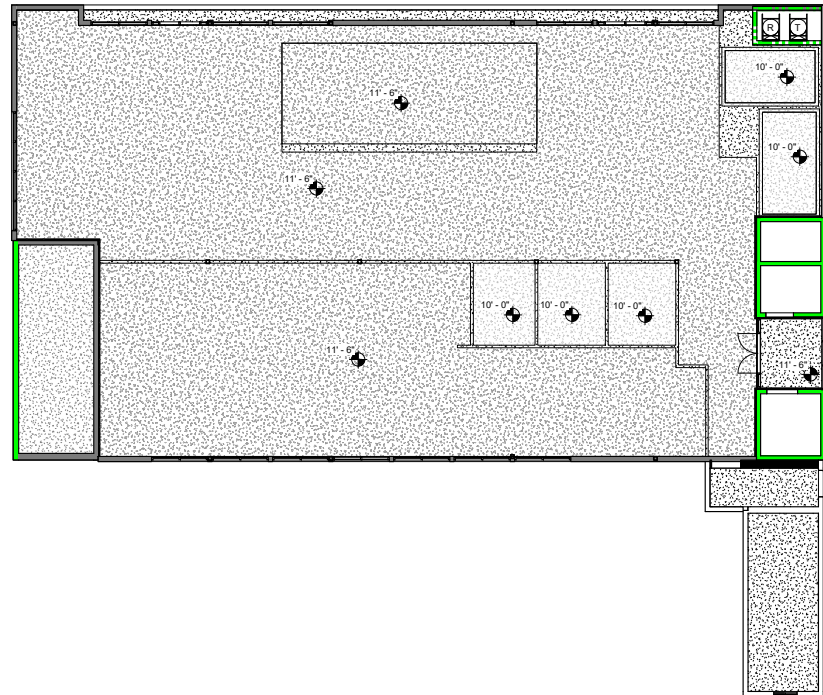
03/26/2021

GARAGE - LEVELS
3-7

Project No.	20128
Date	03/26/2021

GA-102

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OVERALL AMENITY FLOOR PLAN
3/32" = 1'-0"

The plan shows a large rectangular building footprint with various rooms and amenities. Key areas include:

- FITNESS** (4017 SF) located in the upper central part of the plan.
- POOL** and **POOL DECK** located in the lower central part of the plan.
- CLUB** (7198 SF) located in the lower right part of the plan, containing a bar, lounge, and bowling lanes.
- STAIR 5** (G8105) and **STAIR 4** (G8104) located on the left side.
- STAIR 2** (S101) located on the right side.
- ELEC** (801A) and **ELEV 1** (4500A) located in the upper right corner.
- ELEV 2** (3500A) and **ELEV 3** (4500B) located in the lower right corner.
- ESTIBULE** (803) located in the lower right corner.
- CLUB LOUNGE** and **BOWLING LOUNGE** located in the lower central part of the plan.
- LANES** (55'-0") located in the lower central part of the plan.
- EQUIPMENT** (12'-6") located in the lower right part of the plan.
- APPROACH** (11'-0") located in the lower left part of the plan.
- GA-303** and **GA-200** callouts are distributed throughout the plan, indicating specific areas of interest.
- HATCH INDICATES EXTENT OF SNOWMELT SYSTEM, REF. MECH / PLUMBING** is noted on the left side.
- TRELLIS ABOVE, REF. LANDSCAPE** is noted on the left side.
- 1/4" = 1'-0"** scale bar is shown at the bottom right.

PLAN NORTH

A circle with a vertical line passing through its center. A horizontal dashed line also passes through the center, with an arrow pointing to the left at its end.

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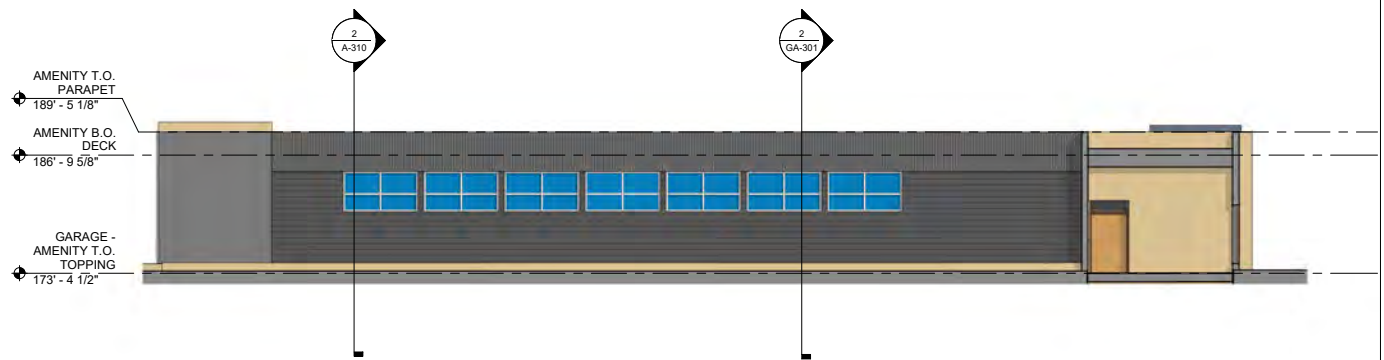
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AMENITY DECK ELEVATIONS

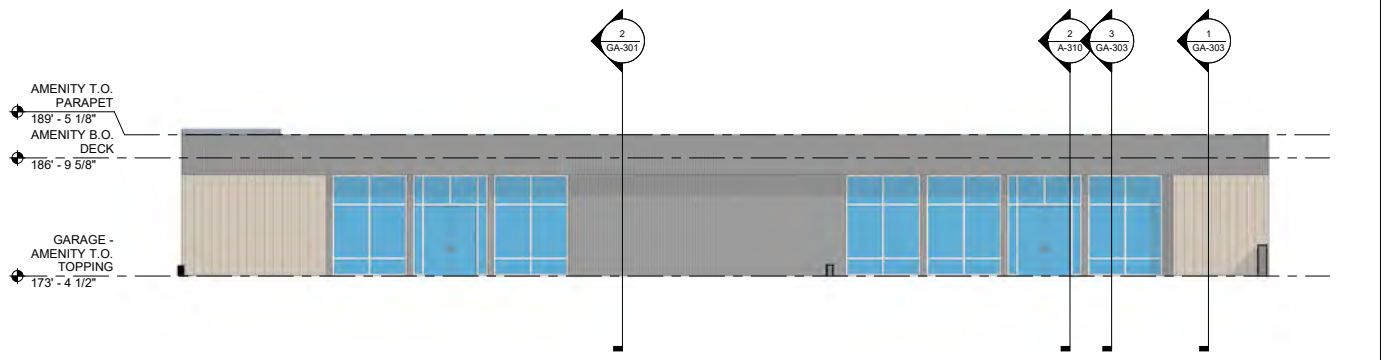
Project No. 20128
Date 03/26/2021

GA-200

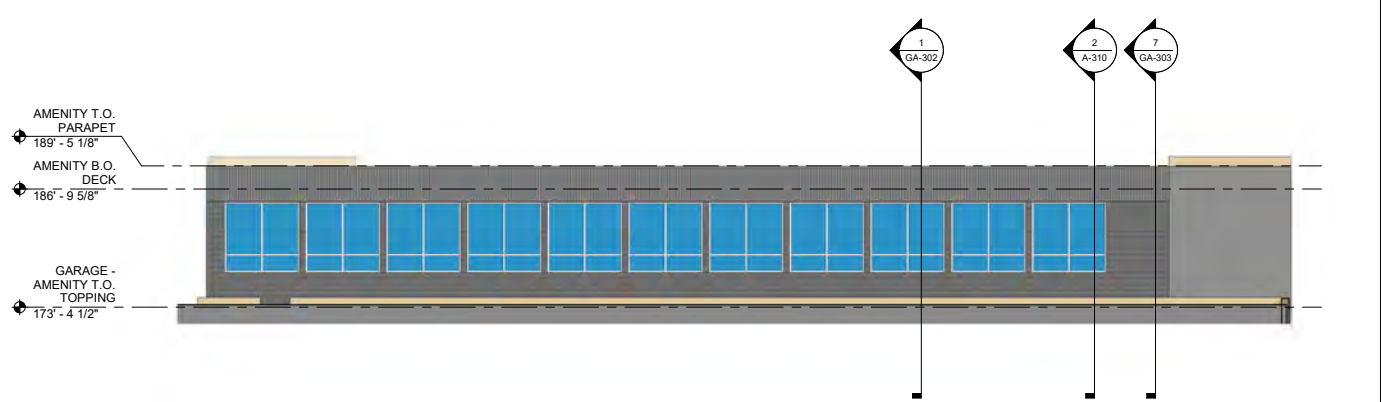
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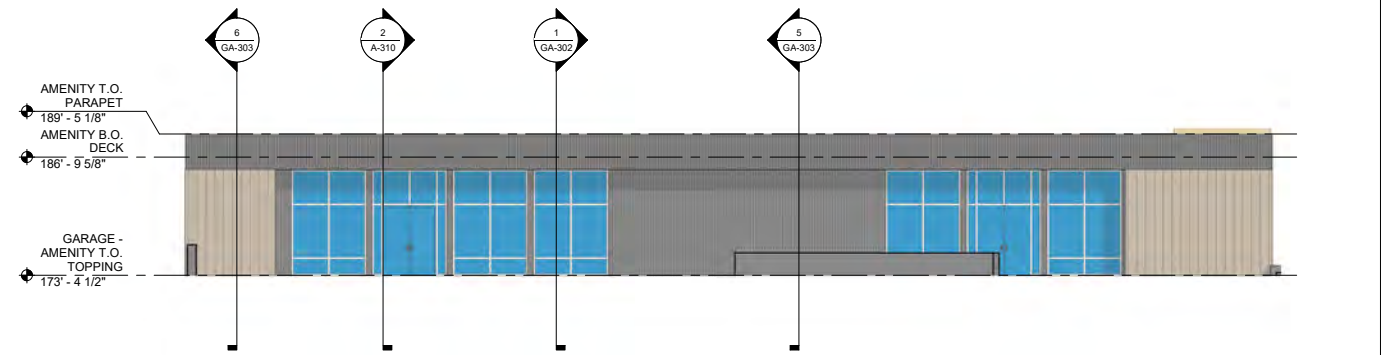
7 CLUB - WEST ELEVATION
1/8" = 1'-0"



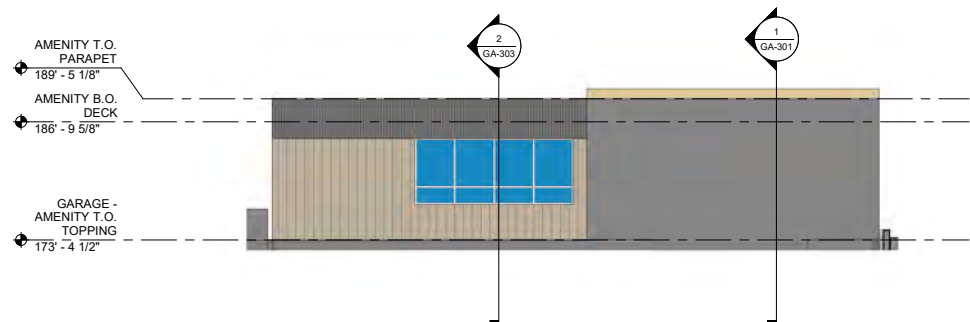
5 CLUB - EAST ELEVATION
1/8" = 1'-0"



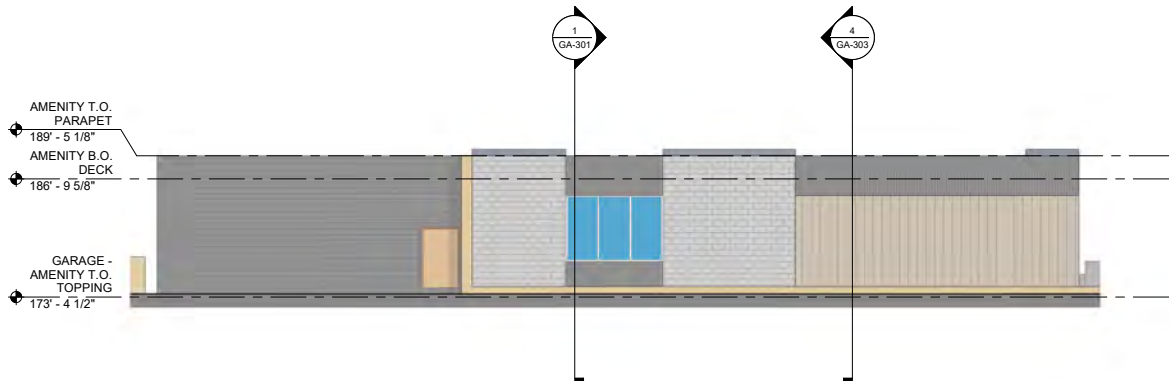
3 FITNESS - EAST ELEVATION
1/8" = 1'-0"



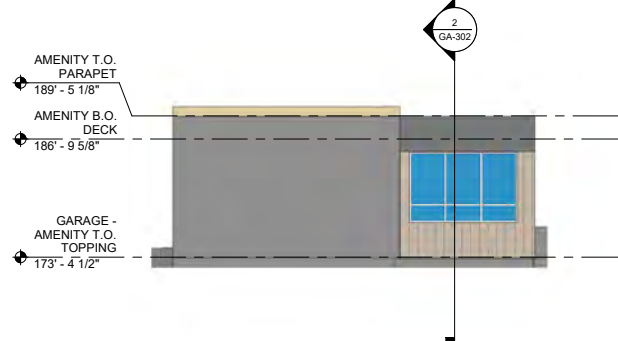
1 FITNESS - WEST ELEVATION
1/8" = 1'-0"



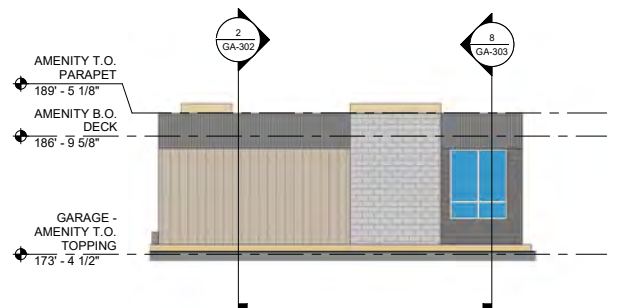
8 CLUB - NORTH ELEVATION
1/8" = 1'-0"



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



4 FITNESS - NORTH ELEVATION
NTS



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

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PODIUM - LEVEL 3-6
FLOOR PLAN -
OVERALL

A-113

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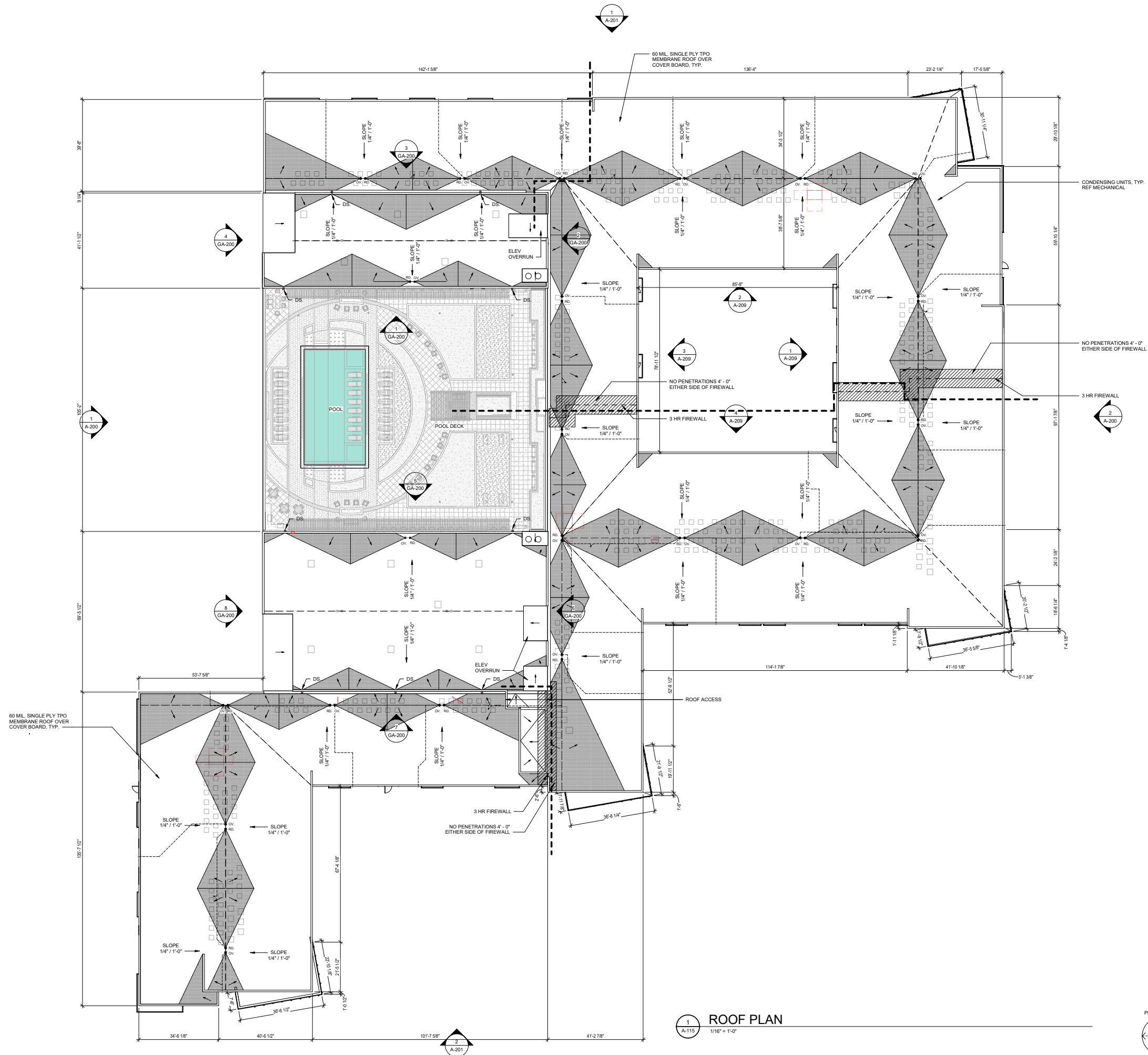
1 PODIUM - LEVEL 3-6 FLOOR PLAN
A-113 1/16" = 1' 0"



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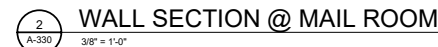
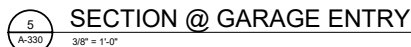
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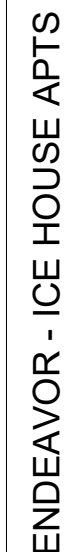
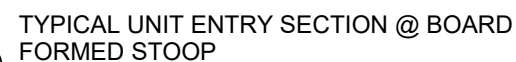
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Project No.	20128
Date	03/10/21

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03/26/2021

CONCRETE STOOPS

Project No.	20128
Date	03/17/2021

A-531

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2
A-900
MAIN BUILDING - 3D SOUTH ENTRY
12" = 1'-0"

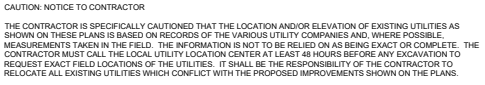
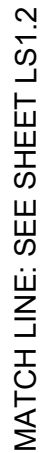


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A-900
MAIN BUILDING - 3D LEASING ROOM VIEW
12" = 1'-0"

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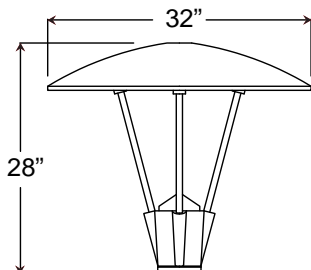
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				03/26/2021

3D VIEWS



2021.03.17 DESIGN REVIEW
APP - EXTERIOR LIGHTING
AMENITY DECK POLE
LIGHTING

2021.03.17-GFF-SCS



Project: _____
Fixture Type: _____ Quantity: _____
Customer: _____



Illuminating
ENGINEERING SOCIETY

Material:

All parts are durable 356 cast aluminum and high strength aluminum spinings. All hardware provided shall be stainless steel or zinc plated steel.

Fixture Mounting:

Post Mount: Post Cap with set screws. Fits 3" and 4" poles.

Drivers:

Universal voltage 120-277 is standard. 0-10V dimming is standard for LED platforms and 0-10V, TRIAC and ELV dimming to 1% protocols are standard for LED modules.

See page 2 table for LED engine and driver specs, voltage and dimming protocols.

Electrical:

Approximately 12" of pull wire extends from luminaire. Additional pull wire provided for post mount arms and wall mounts.

Finish:

A electro-statically applied and baked at 430° for exceptional durability and color retention.

cleansing and pretreatment process for maximum paint adhesion.

humidity and UV protection. This coating withstands up to 3000 hours of continuous salt spray, comes with a 5-year warranty and is available in either a textured or gloss surface.

LA213 LED

Dark Sky Friendly

Weight: 35.0 lbs

EPA: 1.18

BUG: *See Table Below

Catalog Logic

LA213 **1** **P117LD4** **D** **T5** **40K** - **PC** - **PA5651** - **72**
Luminaire Series Pendant or Post Mount Light Source & Wattage Dimming Optics CCT Accessories Mounting Source Finish

Catalog Number

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LA213

1

D

1 FIXTURE ORIENTATION

1 Post

2 LIGHT SOURCE & WATTAGES

P029LD4 (29w Platform; 400ma Driver)

P046LD4 (46w Platform; 400ma Driver)

P078LD4 (78w Platform; 400ma Driver)

P117LD4 (117w Platform; 400ma Driver)

M016LD (16w, 2000 lumen, Cree module)

M024LD (24w, 3000 lumen, Cree module)

M037LD (37w, 4000 lumen, Cree module)

3 DIMMING

D (Dimming)

See page 2 table for LED engine and driver specs, voltage and dimming protocols.

4 OPTICS

Platform	Module
T2 (Type II)	W (T5 Wide Distribution with Dome LED Lens)
T3 (Type III)	N (T5 Narrow Distribution with Flat LED Lens)
T5 (Type V)	

*BUG RATING TABLE

B1-U0-G1	P046LD4NT540K
B1-U3-G3	P117LD4NT340K-HSS
B2-U0-G2	P117LD4NT350K
B3-U0-G2	P117LD4NT550K

5 COLOR TEMPERATURE (CCT)

Platform	Module
27K (2700K)	27K (2700K)
30K (3000K)	30K (3000K)
35K (3500K)	35K (3500K)
40K (4000K)	40K (4000K)

6 ACCESSORIES

HSS90 (90° House Side Shield, polished)

HSS120 (120° House Side Shield, polished)

*EMG-LED5 (5w, LED Emergency Driver, remote placement, Cree module only)

*EMG-LED7 (7w, LED Emergency Driver, remote placement, Cree module only)

*EMG-LED10 (10w, LED Emergency Driver, remote placement, Cree module only)

*EMG-LED20HV (20w, High Voltage LED Emergency Driver, remote placement, for use with Platforms and Towers, 78w or less)

HLMSPC-06 (High-Low Motion Sensor/Photocell; 15' - 30' Sensor Mounting Height)

HLMSPC-10 (High-Low Motion Sensor/Photocell; 8' - 15' Sensor Mounting Height)

PC (Button Photo Cell)

SP (Surge Protector, 10kA & 10kV)

TLPC (Twist Lock photo cell & receptacle)

TL (Twist Lock receptacle only)

TL5 (5-pin Twist Lock receptacle only)

TL7 (7-pin Twist Lock receptacle only)

*For Emergency lumen output data, see Resources section at www.ANPlighting.com.

7 MOUNTING SOURCE

Post Mount Arms *See Page 3 for Style/Size		Wall Mount Arms *See Page 3 for Style/Size	
PA3111	PA8521	WM2141	WM8581
PA3321	PA8571	WM2211	WM8831
PA5151		WM2221	
PA5171		WM4511	
PA5411		WM5131	
PA6111		WM5161	
PA6211		WM5601	
PA7711		WM6111	
PA7911		WM7411	
PA8031		WM7421	
Column Mount *See Page 3 for Style/Size			
CM	Column Mount		

8 FINISHES

Standard Grade	Marine Grade	Standard Grade	Marine Grade
40	NA	53	100 Copper Clay
41	101 Black	56	109 Silver
42	102 Forest Green	61	106 Black Verde
43	114 Bright Red	70	118 Painted Chrome
44	107 White	71	105 Painted Copper
45	112 Bright Blue	72	108 Textured Black
46	123 Sunny Yellow	73	125 Matte Black
47	120 Aqua Green	76	121 Textured Architectural Bronze
49	NA Galvanized	77	127 Textured White
50	111 Navy	78	124 Textured Silver
51	103 Architectural Bronze	10	130 Aspen Green
52	104 Patina Verde	11	131 Cantaloupe
12	133 Lilac	13	132 Putty

Consult factory for additional paint charges and availability

Project: _____
 Fixture Type: _____ Quantity: _____
 Customer: _____

LED PERFORMANCE

MODULE				
LED Wattage	CCT	Typical Luminous Flux	System Wattage	Typical
16W	2700K	2000	19W	125
	3000K	2000	19W	125
	3500K	2000	19W	125
	4000K	2000	19W	125
24W	2700K	3000	28W	125
	3000K	3000	28W	125
	3500K	3000	28W	125
37W	2700K	4000	43W	108
	3000K	4000	43W	108
	3500K	4000	43W	108
	4000K	4000	43W	108

PLATFORM				
LED Wattage	CCT	Typical Luminous Flux	System Wattage	Typical
29W	2700K	2670	30w	89
	3000K	2670	30w	89
	3500K	3209	30w	107
	4000K	3465	30w	116
46W	2700K	4004	46w	87
	3000K	4004	46w	87
	3500K	4814	46w	105
	4000K	5197	46w	115
78W	2700K	7041	80w	88
	3000K	7041	80w	88
	3500K	8464	80w	106
	4000K	9138	80w	114
117W	2700K	10561	120w	88
	3000K	10561	120w	88
	3500K	12696	120w	106
	4000K	13707	120w	114

MODULE SPECIFICATION

- Efficiency 65-125 lumens per watt
- Life: L70 50,000 hours
- Color temp: 2700K,3000K,3500K and 4000K
- CRI: >90

MODULE DRIVER SPECIFICATION

- Input Voltage: 120-277 Volts; 50/60Hz
- Dimmable down to 1%
- 0-10V, TRIAC and ELV dimming protocols are standard.
- Output Current: Constant Current: 440mA to 940mA (model dependent)
- Driver Efficiency > 80%; Power Factor > 0.9
- Integral Surge Protection in conformance to ANSI C62.41 Category A

MODULE LISTINGS

- Fully compliant with the RoHS Directive
- Certifications: CE/UL

PLATFORM SPECIFICATION:

- Efficiency ranges from 80-116 lumens per watt
- Customized lens precisely directs the light
- Operating temperature of -30C to 55C
- Life: L70 is 60,000 hours
- PLATFORM CCT: 2700K, 3000K,3500K, and 4000K
- TOWER CCT: 4000K
- CRI: >70
- Parallel circuitry ensures consistent light output in the event of single LED failure

PLATFORM DRIVER SPECIFICATION:

- Operates at 400mA
- Dimmable down to 10%
- Built in surge protection
- Constant current output 50/60HZ
- Driver Efficiency > 90% power factor above 99%
- 120 – 277 volts
- 0-10V dimming protocol is standard

PLATFORM LISTINGS

- Fully compliant with the RoHS Directive
- Certifications: ETL
- Rated IP65 with an optional IP66 rating

WARRANTY

See www.ANPlighting.com for complete fixture warranty.

- 5 year limited warranty on Modules/Drivers
- 7 year limited warranty* on Platform LED engines
- 5 year limited warranty* on Platform Drivers

*Limited Warranty: A typical year is defined as 4380 hours of operation. Failure defined as more than 10% of the total platform LED's not operating.

Project: _____
 Fixture Type: _____ Quantity: _____
 Customer: _____

POST MOUNTS - See Post Arm Section on W Dimensions are Projection x Height

COLUMN MOUNT



PA3111 / 25" x 15 1/4"



PA3321 / 18" x 14 3/4"



PA5151 / 14 1/4" x 19 3/4"



PA5171 / 15 1/4" x 25 5/8"



CM / 5 3/4" SQ x 3 1/2" H



PA5411 / 17 7/8" x 25 1/8"



PA6111 / 20 1/2" x 25 1/8"



PA6211 / 22 3/4" x 26 1/2"



PA7711 / 13 1/8" x 21 1/2"



PA7911 / 20" x 20 5/8"



PA8031 / 20 1/2" x 20 1/4"



PA8521 / 18 1/4" x 14 1/2"



PA8571 / 24" x 47"

WALL MOUNTS - See Wall Mount Section on W Dimensions are Projection x Height.



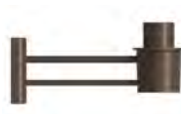
WM2141 / 18" x 12 3/16"



WM2211 / 15 1/2" x 15 7/8"



WM2221 / 13 1/2" x 13 1/4"



WM4511 / 17" x 8"



WM5131 / 11" x 16 3/8"



WM5161 / 15 3/4" x 17 3/4"



WM5601 / 17 7/8" x 14"



WM6111 / 20 3/8" x 24"



WM7411 / 14" x 15 3/4"



WM7421 / 16 3/8" x 15 3/4"



WM8581 / 17 1/8" x 17 1/2"



WM8831 / 17 1/4" x 16 3/8"

ACCESSORIES



HSS90 & HSS120



EMG-LED5, 7, 10 & 20HV



HLMSPC-06 & HLMSPC-10



PC



TLPC



TL



TL5 & TL7

SPECIFICATIONS

Certifications/Qualifications

Dark Sky Compliant	Yes www.kichler.com/warranty
--------------------	---

Dimensions

Base Backplate	5.00 X 4.75
Extension	7.00"
Weight	0.95 LBS
Height from center of Wall opening (Spec Sheet)	3.50"
Height	7.00"
Width	4.75"

Light Source

Lamp Included	Not Included
Lamp Type	BR30
Light Source	Incandescent
Max or Nominal Watt	65W
# of Bulbs/LED Modules	1
Socket Type	Medium
Socket Wire	150"

Mounting/Installation

Interior/Exterior	Exterior
Location Rating	Wet
Mounting Style	Wall Mount
Mounting Weight	0.95 LBS

FIXTURE ATTRIBUTES





Housing

Primary Material	ALUMINUM
------------------	----------

Product/Ordering Information

SKU	9234BK
Finish	Black
Style	Contemporary
UPC	783927536783

Finish Options

-  Architectural Bronze
-  Black
-  Brushed Aluminum
-  White



2021.03.17 DESIGN REVIEW
APP - EXTERIOR LIGHTING
UNIT BALCONY SCONCE

2021.03.17-GFF-SCS



landscape • entertainment • architectural • hospitality • illumination

RXD-05 DIRECTIONAL LIGHTS

2021.03.17 DESIGN REVIEW
APP - EXTERIOR LIGHTING
LANDSCAPE LIGHTING

2021.03.17-GFF-SCS

Type LL





DIRECTIONAL LIGHTS

RXD-05-NL SERIES

TYPE

2021.03.17 DESIGN REVIEW
APP - EXTERIOR LIGHTING
LANDSCAPE LIGHTING

2021.03.17-GFF-SCS

SPECIFICATIONS

CONSTRUCTION:

ALUMINUM: Aluminum bullet; matching cast aluminum adjustable swivel with 240° rotation

BRASS: Brass bullet; matching cast brass adjustable swivel with 240° rotation

COPPER: Copper bullet; cast brass adjustable swivel with 240° rotation

LENS: High impact clear tempered convex glass

O-RING: High temperature red silicone

LAMP SUPPLIED: None (50w max); Use only outdoor rated PAR20 lamps

SOCKET: High temperature ceramic medium base with 250° C silicone lead wires

WIRING: Standard 120 volt Black, White and Ground 9" lead wires

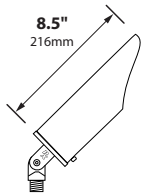
MOUNTING: None supplied. See Mounting Accessories below for options

FINISH: Aluminum - Black texture polyester powder coat, optional finishes available

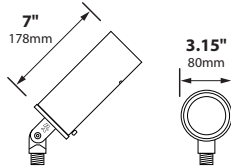
Brass and Copper - Unfinished, optional finishes available

ORDERING INFORMATION

CATALOG NO.	DESCRIPTION	LAMP	SHIP WEIGHT
RXD-05-NL-BLT	Aluminum PAR20 Bullet	None	2.0 lbs.
RXD-05-NL-BRS	Brass PAR20 Bullet	None	3.0 lbs.
RXD-05-NL-COP	Copper PAR20 Bullet	None	3.0 lbs.
RXD-05-NLTS-BLT	Aluminum PAR20 Tube Shield Bullet	None	2.0 lbs.
RXD-05-NLTS-BRS	Brass PAR20 Tube Shield Bullet	None	3.0 lbs.
RXD-05-NLTS-COP	Copper PAR20 Tube Shield Bullet	None	3.0 lbs.



RXD-05-NL



RXD-05-NLTS



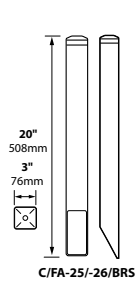
RXD-05-NL-BRT
mounted on
FA-26-BRT



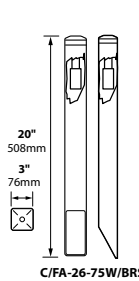
RXD-05-NLTS-WTX
mounted on
FA-24-LGCST-WTX



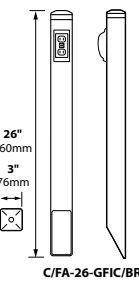
MOUNTING ACCESSORIES



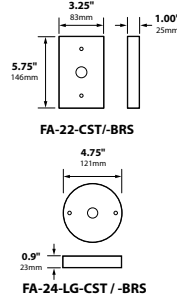
C/FA-25/-26/BRS



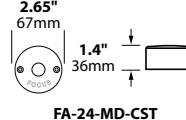
C/FA-26-75W/BRS



C/FA-26-GFIC/BRS



FA-22-CST / -BRS



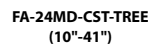
FA-24-MD-CST



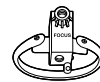
FA-111



FA-111



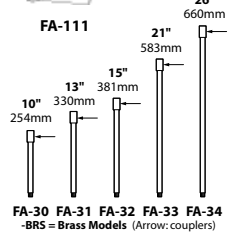
FA-24MD-CST-TREE
(10"-41")



FA-111-TREE
(10"-41")



FA-22-TREE
(10"-41")



FA-30 330mm FA-31 381mm FA-32 583mm FA-33 660mm FA-34 660mm
-BRS = Brass Models (Arrow: couplers)

STEM EXTENSIONS

BEAM/GLARE CONTROL ACCESSORIES

FA-08-06	Round 1/4" Hex Cell Louver
FA-10-20-BLUE	Blue Tempered Glass Lens
FA-10-20-GREEN	Green Tempered Glass Lens
FA-98-20	Linear Spread Tempered Glass Lens
FA-104-20	Wide Spread Tempered Glass Lens Softener

JOB INFORMATION

Type:	Date:
Job Name:	
Cat. No.:	
Lamp(s):	
Specifier:	
Contractor:	
Notes:	

FOCUS INDUSTRIES INC.
25301 COMMERCENTRE DRIVE
LAKE FOREST, CA 92630

www.focusindustries.com
sales@focusindustries.com
(949) 830-1350 • FAX (949) 830-3390

Black Texture (Standard)	Antique Verde	Bronze Texture	Camel	White Texture	Hunter Texture	Rust	Weathered Iron	Weathered Brown	Stucco	Rubbed Verde	Chrome Powder	Terra Cotta	Acid Rust	Acid Verde	Black Acid Treatment
-BLT	-ATV	-BRT	-CAM	-WTX	-HTX	-RST	-WIR	-WBR	-STU	-RBV	-CPR	-TRC	-BAR/CAR	-BAV/CAV	-BAT

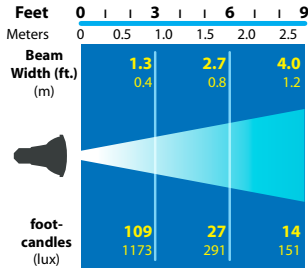


DIRECTIONAL LIGHTS RXD-05-NL SERIES

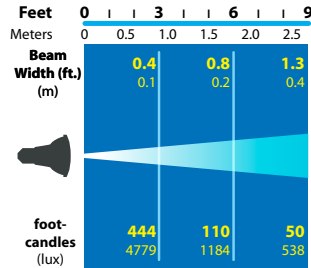


TYPE

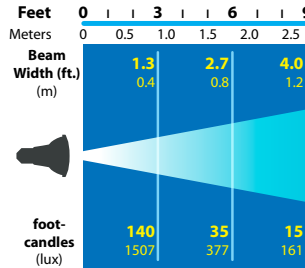
LIGHT DISTRIBUTIONS AND PHOTOMETRICS



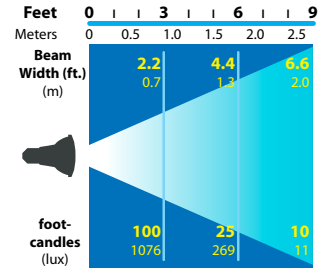
35w PAR20 Flood 30°



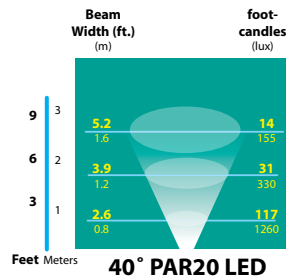
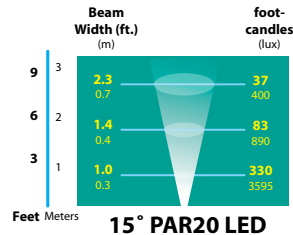
50w PAR20 Spot 10°



50w PAR20 Narrow Flood 30°



50w PAR20 Flood 40°



2021.03.17 DESIGN REVIEW
APP - EXTERIOR LIGHTING
LANDSCAPE LIGHTING

2021.03.17-GFF-SCS



LOCATION		DATE
PREPARED BY		QUANTITY
COMMENTS		FIXTURE TYPE
CATALOG NUMBER		

Beaumont LED Outdoor Sconce BMW Series

Features

This outdoor LED light is ideal for security and general lighting. Decorative metal accents. Provides lighting in indoor or outdoor residential, commercial, and hospitality applications. Fixture mounts to a standard junction box (not included).

Construction

Input 120-277 VAC / 60 HZ.
Compatible with 0-10V dimmers.

Finish

Textured grey or textured bronze powder coated finish.

Diffuser

Diffuser is .100" thick matte white acrylic.

Electrical

Input 120-277V VAC / 60 Hz.
Compatible with 0-10V dimmers.
Minimum starting temp -20°F.

LED

Integrated LED modules capable of producing:
14-3/4" - 19W, 1800 source lumens
21" - 24W, 2800 source lumens
3000K (CCT). Rated for 50,000 Hrs. 90 CRI.

Certification

All fixtures are cETLus listed for outdoor wet locations.

Option

Photocell (PC) included.

Warranty

Limited warranty: This fixture is free from defects in materials and workmanship for a period of 5 years from date-of-purchase.

Specifications and dimensions
subject to change without notice.



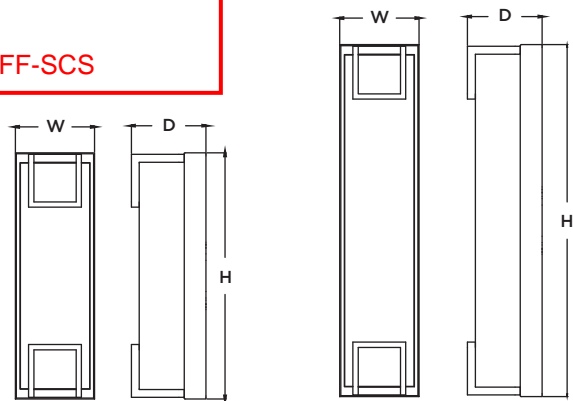
14-3/4" Textured Grey

21" Textured Bronze

2021.03.17 DESIGN REVIEW
APP - EXTERIOR LIGHTING
TOWNHOME EXTERIOR
SCONCE

TYPE WL1

2021.03.17-GFF-SCS



Ordering Information:

Textured Grey	Textured Bronze	LED	Source Lumens	CCT	H	W	D
BMW5171800L30MVTG	BMW5171800L30MVBZ	19W	1800	3000K	14-3/4"	4-3/4"	4-3/8"
BMW5171800L30MVTG-PC	BMW5171800L30MVBZ-PC	19W	1800	3000K	14-3/4"	4-3/4"	4-3/8"
BMW5212800L30MVTG	BMW5212800L30MVBZ	24W	2800	3000K	21"	4-3/4"	4-1/2"
BMW5212800L30MVTG-PC	BMW5212800L30MVBZ-PC	24W	2800	3000K	21"	4-3/4"	4-1/2"



LOCATION		DATE
PREPARED BY		QUANTITY
COMMENTS		FIXTURE TYPE
CATALOG NUMBER		

Everly LED Outdoor Sconce EYVW Series

Features

This outdoor LED light is ideal for security and general lighting. Available in 1-light and 2-light. Provides lighting in residential, commercial, and hospitality applications. Fixture mounts to standard junction box (not included).

Construction

Standard mounting holes and hardware are included. Power supply connections must be made inside a junction box (not included).

Finish

Black powder coated finish.

Diffuser

Clear diffuser.

Electrical

This unit is direct wired with a low voltage electronic LED driver. The constant current LED driver is rated for 120-277 VAC input, Minimum starting temp -20°F.

Lamping

Fixture includes a LED modules capable of producing:
8" - 12W, 1000 source lumens
12" - 24W, 1800 source lumens
3000K (CCT). Rated for 50,000 Hrs. 90 CRI.

Certification

All fixtures are cETLus listed for wet locations.

Warranty

Limited warranty: This fixture is free from defects in materials and workmanship for a period of 5 years from date of purchase.

Specifications and dimensions
subject to change without notice.



1-Light

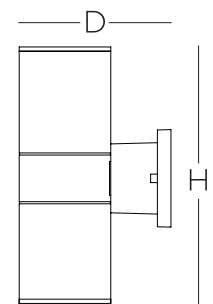
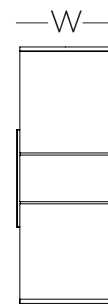
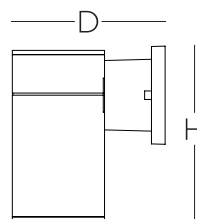
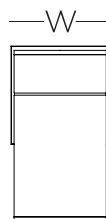


2-Light

2021.03.17 DESIGN REVIEW
APP - EXTERIOR LIGHTING
BUILDING EXIT / EXTERIOR
LIGHTING

TYPE WL2

2021.03.17-GFF-SCS



Ordering Information:

Black	LED	Source Lumens	CCT	H	W	D
EYVW070410L30MVBK (1-Light)	12W	1000	3000K	8"	4-1/4"	7"
EYVW070418L30MVBK (2-Light)	24W	1800	3000K	12"	4-1/4"	7"



LOCATION		DATE
PREPARED BY		QUANTITY
COMMENTS		FIXTURE TYPE
CATALOG NUMBER		

Avenue LED Outdoor Sconce AUW Series

Features

This outdoor LED light is ideal for security and general lighting. Decorative metal accents. Provides lighting in indoor or outdoor residential, commercial, and hospitality applications. Fixture mounts to a standard junction box (not included).

Construction

Standard mounting holes and hardware are included. Power supply connections must be made inside a junction box (not included).

Finish

Textured grey or textured bronze powder coated finish.

Diffuser

Diffuser is .100" thick matte white acrylic.

Electrical

Input 120-277 VAC / 60 Hz.
Compatible with 0-10V dimmers.
Minimum starting temp -20°F.

LED

Integrated LED modules capable of producing:
42W, 4300 source lumens
Adjustable Choice 3000K, 3500K, 4000K (CCT).
Rated for 50,000 Hrs. 90 CRI.

Certification

All fixtures are cETLus listed for outdoor wet locations.
ADA

Warranty

Limited warranty: This fixture is free from defects in materials and workmanship for a period of 5 years from date of purchase.

Specifications and dimensions
subject to change without notice.

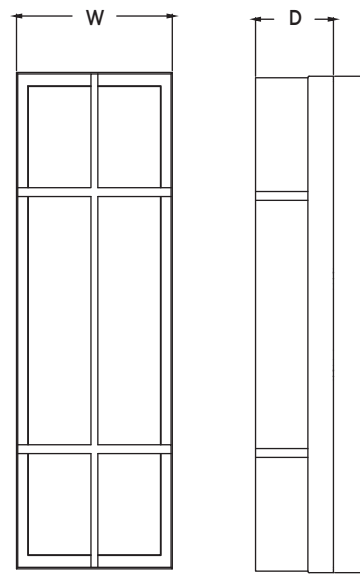
3in1 color
temperature
3000K/3500K/4000K



2021.03.17 DESIGN REVIEW
APP - EXTERIOR LIGHTING
LEASING / BIKE ROOM
EXTERIOR SCENCE

TYPE WL3

2021.03.17-GFF-SCS



Ordering Information:

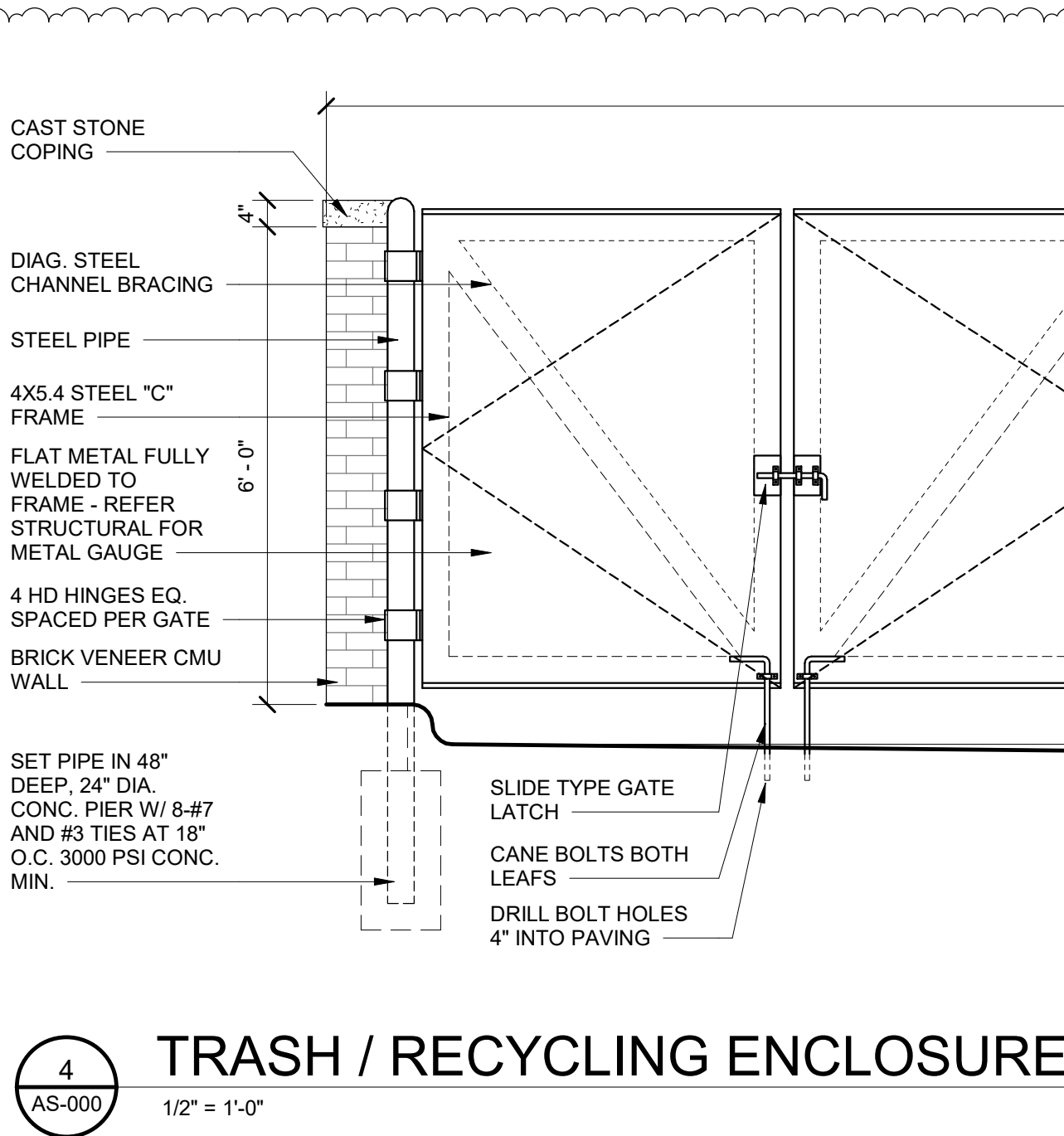
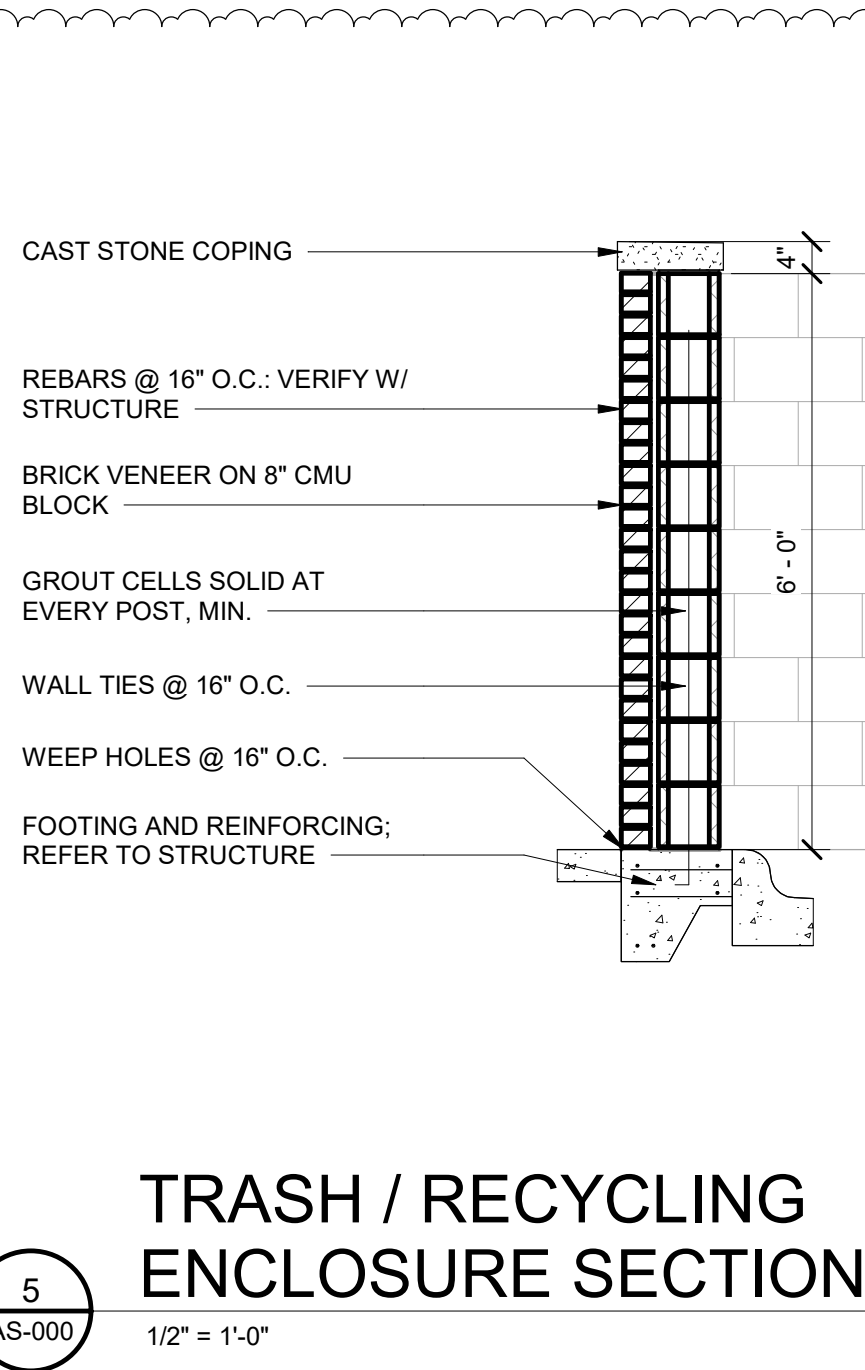
Textured Grey	Textured Bronze	LED	Source Lumens	Adjustable CCT	H	W	D
AUW103643LAJD2TG	AUW103643LAJD2BZ	42W	4300	3000K/3500K/4000K	36"	8"	4"

ATTACHMENT B: SITE PLAN

SITE ACREAGE:	
AREA A:	2.73 AC
AREA B:	0.68 AC
AREA C:	0.55 AC
DEDICATED R.O.W.	0.92 AC
TOTAL SITE ACREAGE:	4.88 AC
AREA A BUILDING 1 PODIUM:	
STUDIO:	61 UNITS
1 BR:	255 UNITS
2 BR:	78 UNITS
TOTAL PODIUM UNITS:	394 UNITS
AREA A DENSITY:	144 UNITS / ACRE
AREA B TOWNHOMES:	
2 BR:	21 UNITS
3 BR:	7 UNITS
TOTAL AREA B TOWNHOMES:	28 UNITS
AREA B DENSITY:	20 UNITS / ACRE
AREA C TOWNHOMES:	
2 BR:	6 UNITS
3 BR:	7 UNITS
TOTAL AREA C TOWNHOMES:	13 UNITS
AREA C DENSITY:	24 UNITS / ACRE
TOTAL DWELLING UNITS:	422 UNITS
TOTAL DENSITY (3.96 AC, excluding R.O.W.)	106 UNITS / ACRE
BUILDING LENGTH:	
OVERALL BUILDING LENGTH FACING 490W:	377' - 7"
PROPOSED FRONTAGE LENGTH:	209' - 0 1/8"
% PROVIDED W/ IN 5'-0" OF R.O.W.:	55%
OVERALL BUILDING LENGTH FACING 300N:	234' - 7 1/8"
PROPOSED FRONTAGE LENGTH:	173' - 5 1/4"
% PROVIDED W/ IN 5'-0" OF R.O.W.:	74%
(% REQUIRED W/ IN 5'-0" OF R.O.W. PER 21A.26.07B3b:	50%)

MINIMUM PARKING REQUIRED:	
ZONE: TSA CORE	USE: RESIDENTIAL
MINIMUM REQUIRED SPACES PER DISTRICT SPECIFIC REQUIREMENTS: 0 SPACES REQUIRED	
MAXIMUM PARKING ALLOWED:	
ZONE: TSA CORE	USE: RESIDENTIAL
PER 21A.44.030.H.2:	1 SPACE PER DWELLING UNIT X 394 UNITS = 394 SPACES
MAX. PARKING ADJUSTMENT PER NONRESIDENTIAL USES:	
FITNESS	4017 SF = +4 SPACES
CLUB	7199 SF = +7 SPACES
LEASING L1	5099 SF = +5 SPACES
COWORKING L2	2113 SF = +2 SPACES
BIKE ROOM	3219 SF = +3 SPACES
ADD'L PARKING ALLOWED	+21 SPACES
MAXIMUM TOTAL STALLS ALLOWED	= 394 + 21 = 415
TRANSPORTATION DEMAND MANAGEMENT STRATEGY INCENTIVE: = MAXIMUM TOTAL SPACES ALLOWED x2	
MAXIMUM TOTAL SPACES ALLOWED: 830 SPACES	
PUBLIC SPACES AND PLAZAS	
DEDICATED R.O.W.	0.92 AC
EXTERIOR COURTYARDS:	0.45 AC (19,477 SF)
ROOFTOP AVENUE DECK:	0.30 (13,000 SF)
TOTAL PUBLIC SPACE (AC):	1.67 AC
PERCENTAGE OF TOTAL PROJECT SITE:	34.2%

PARKING PROVIDED:	
GARAGE PARKING:	406 SPACES
STANDARD:	14 SPACES
ACCESSIBLE:	18 SPACES
ELECTRIC:	
TOTAL PROVIDED:	438 SPACES
BIKE STORAGE (BIKE ROOM):	141 SPACES
SITE PARKING:	18 SPACES
LOADING SPACES:	3 SPACES



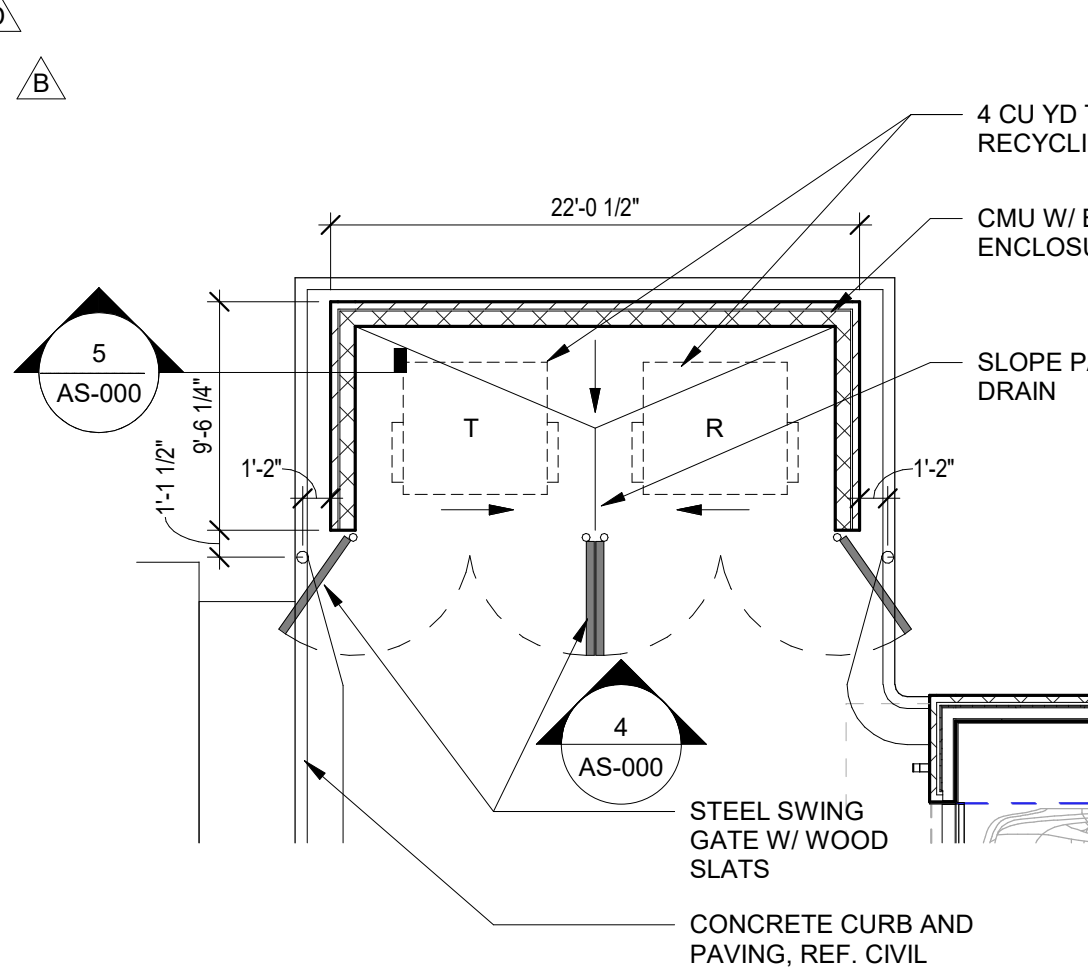
- GENERAL NOTES - SITE PLAN**
- A. SITE PLAN FOR REFERENCE ONLY. CIVIL PACKAGE SUBMITTED SEPARATELY.
- B. REFER TO CIVIL PACKAGE FOR EXACT BUILDING PAD LOCATION.
- C. REFER TO MECHANICAL, PLUMBING, AND ELECTRICAL FOR COORDINATION OF UTILITY LOCATIONS AND CONNECTIONS TO BUILDING SERVICES.
- D. THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS AND AREAS OF WORK PRIOR TO BEGINNING WORK. IMMEDIATELY NOTIFY THE ARCHITECT OF ANY DISCREPANCIES BETWEEN THE PLANS AND SITE CONDITIONS.
- E. PRIOR TO BEGINNING CONSTRUCTION, THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UTILITIES AND SERVICES WHICH MAY RUN ABOVE OR BELOW THE PROJECT AREA AND MAY NOT DISRUPT SERVICE WITHOUT PRIOR APPROVAL. NOTIFY OWNER MINIMUM 7 DAYS IN ADVANCE OF ANY SERVICE DISRUPTION.
- F. THE CONTRACTOR SHALL PROVIDE ALL TEMPORARY SHORING, SCAFFOLDING, PARTITIONS, BARRICADES, ETC., AS REQUIRED TO COMPLETE THE PROJECT. MAINTAIN MEANS OF EGRESS AT ALL TIMES DURING THE PROJECT. ALL WORK TO BE DONE SHALL ALLOW PROPER EGRESS FOR WORKERS IN CASE OF FIRE OR HAZARD AND NO WORK SHOULD OCCUR IF THE WORK COMPROMISES A MEANS OF EGRESS FOR THE PUBLIC, EMPLOYEES, OR WORKERS.
- G. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING, PROTECTING, AND SAFE KEEPING EXISTING WORK INCLUDING UNDERGROUND UTILITIES AS WELL AS ALL ITEMS DENOTED ON THE PLANS AS "EXISTING". ALL ITEMS, AREAS, AND SURFACES DAMAGED BY CONTRACTOR'S OPERATIONS SHALL BE PATCHED AND FINISHED OR REPLACED TO MATCH ADJACENT SURFACES. ANY EXISTING UTILITIES DAMAGED BY CONTRACTOR'S OPERATIONS SHALL BE IMMEDIATELY REPAIRED AT CONTRACTOR'S EXPENSE.
- H. REFER TO CIVIL, MECHANICAL, PLUMBING, AND ELECTRICAL DRAWINGS FOR RELATED WORK. COORDINATE ALL PAVING, CURBS, GRADES, DIMENSIONS, ETC. WITH CIVIL DRAWINGS.
- I. WARP ALL EXTERIOR PAVEMENT AT PEDESTRIAN DOORWAYS TO THE FINISHED FLOOR ELEVATIONS WITH A SLOPE NOT EXCEEDING 1.5% FOR 5 FEET IN EACH DIRECTION AND 1'-0" MIN FROM DOOR LATCH.
- J. WHERE NEW CONCRETE COMES IN CONTACT WITH A CONCRETE WALL, FOUNDATION, OR OTHER STRUCTURE, PROVIDE 1/2" EXPANSION JOINT MATERIAL WITH BACKER ROD AND SEALANT.
- K. SLOPE FINAL GRADE TO DRAIN AWAY FROM BUILDING.



WOOD SLAT SCREEN AT ELECTRICAL METERS AND PERIMETER FENCING

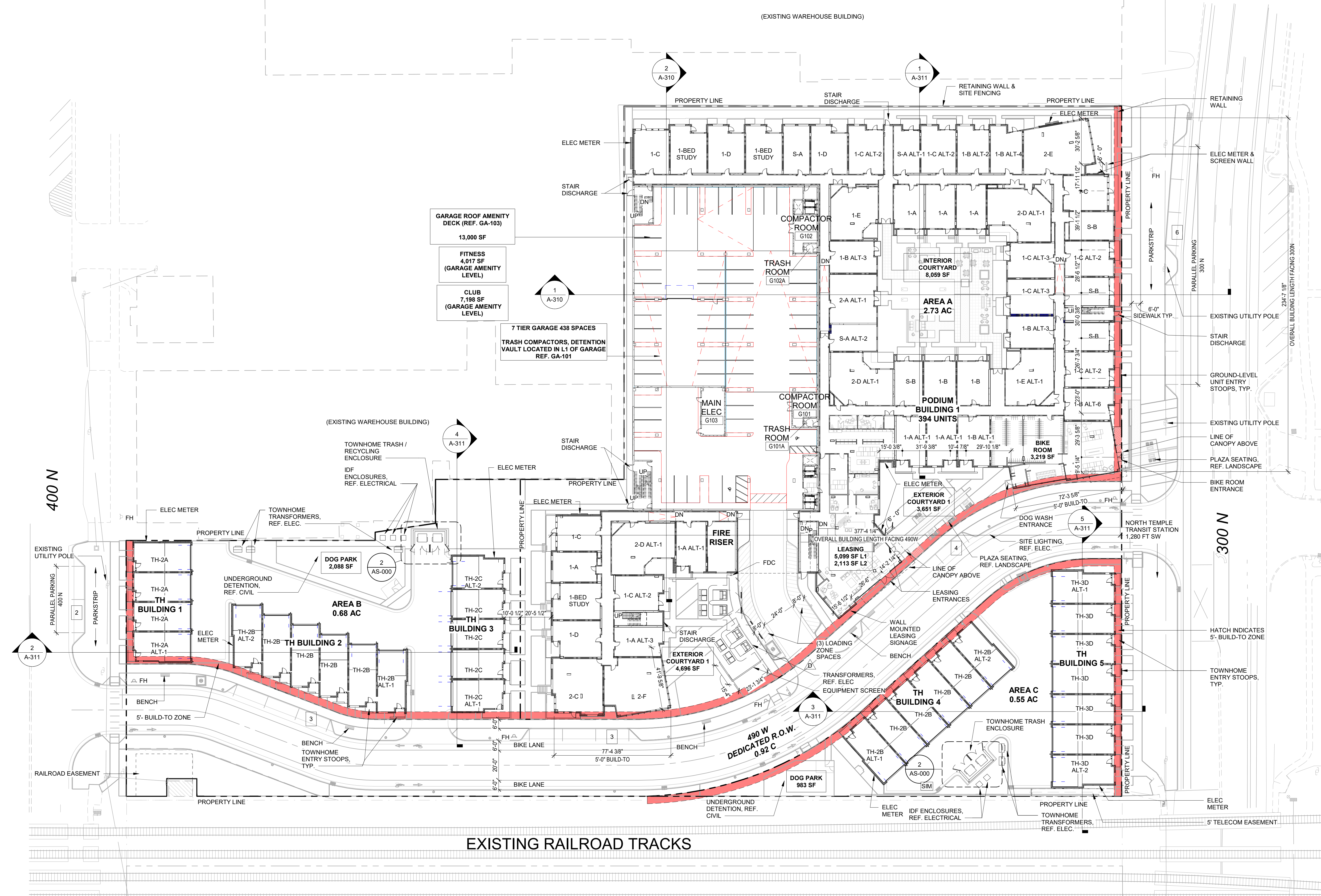
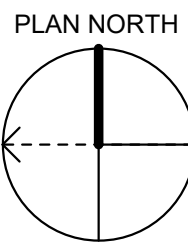
EQUIPMENT SCREEN & PERIMETER FENCE
1" = 1'-0"

3 AS-000



2 AS-000

TRASH / RECYCLING ENCLOSURE
1/8" = 1'-0"



1 AS-000

SITE PLAN
1" = 30'-0"

ENDEAVOR - CAMBER ICE HOUSE

Salt Lake City, Utah

ARCHITECTS
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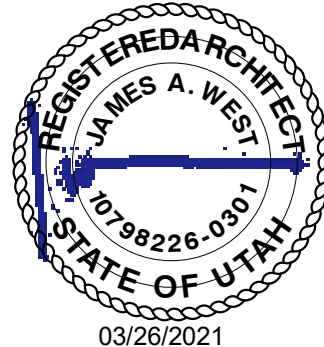


ISSUE FOR GMP

05/06/2021	ISSUE FOR GMP
05/21/2021	ADDENDUM 2
TBD	CITY COMMENT RESPONSE
No. Date	Revision

Author
Drawn By

Approver
Reviewed



ARCHITECTURAL
OVERALL SITE
PLAN

Project No. 20128
Date 05/06/2021

AS-000

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ATTACHMENT C: BUILDING ELEVATIONS

NORTH ELEVATION

LEVEL 1 (EXCLUDING GARAGE) OVERALL	
GLAZING:	23.8%
LEVEL 1 MATERIALS (EXCLUDING GARAGE & GLAZING)	
BRICK	97.6%
STUCCO	0%
FIBER CEMENT - VARIABLE SPACING	0%
FIBER CEMENT - WOOD PATTERN	0%
METAL PANELS	2.4%
LEVELS 2-7 MATERIALS (EXCLUDING GARAGE & GLAZING)	
BRICK	20.5%
STUCCO	5.2%
FIBER CEMENT - VARIABLE SPACING	58.1%
FIBER CEMENT - WOOD PATTERN	4.7%
METAL PANELS	11.6%

SOUTH ELEVATION

LEVEL 1 OVERALL	
GLAZING:	45.2%
LEVEL 1 MATERIALS (EXCLUDING GLAZING)	
BRICK	57.7%
STUCCO	0%
FIBER CEMENT - VARIABLE SPACING	0%
FIBER CEMENT - WOOD PATTERN	4.9%
METAL PANELS	37.4%
LEVELS 2-7 MATERIALS (EXCLUDING GLAZING)	
BRICK	8%
STUCCO	36.6%
FIBER CEMENT - VARIABLE SPACING	15.3%
FIBER CEMENT - WOOD PATTERN	19.0%
METAL PANELS	21.1%

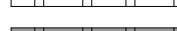








EAST ELEVATION

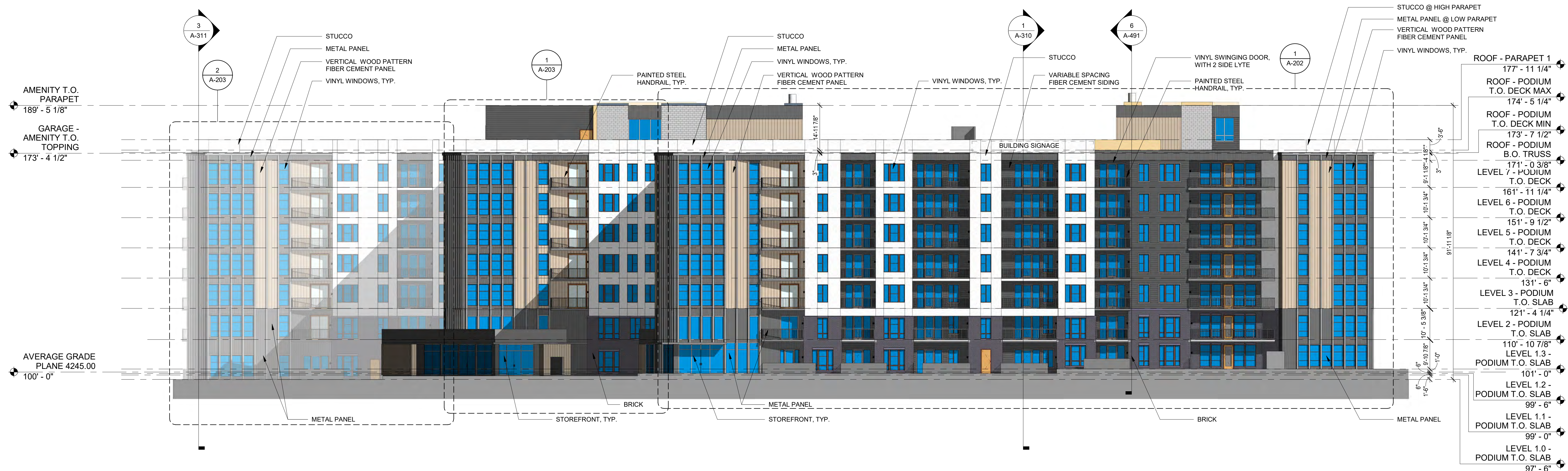
LEVEL 1 OVERALL	
GLAZING:	33.6%
LEVEL 1 MATERIALS (EXCLUDING GLAZING)	
BRICK	76.3%
STUCCO	0%
FIBER CEMENT - VARIABLE SPACING	0%
FIBER CEMENT - WOOD PATTERN	0%
METAL PANELS	23.7%
LEVELS 2-7 MATERIALS (EXCLUDING GLAZING)	
BRICK	12.4%
STUCCO	20.4%
FIBER CEMENT - VARIABLE SPACING	43.2%
FIBER CEMENT - WOOD PATTERN	7.8%
METAL PANELS	16.2%

WEST ELEVATION

LEVEL 1 OVERALL	
GLAZING:	38.9%
LEVEL 1 MATERIALS (EXCLUDING GLAZING)	
BRICK	59.3%
STUCCO	0%
FIBER CEMENT - VARIABLE SPACING	0%
FIBER CEMENT - WOOD PATTERN	13.1%
METAL PANELS	27.6%
LEVELS 2-7 MATERIALS (EXCLUDING GLAZING)	
BRICK	7.4%
STUCCO	10.8%
FIBER CEMENT - VARIABLE SPACING	44.8%
FIBER CEMENT - WOOD PATTERN	16.6%
METAL PANELS	20.4%

MATERIAL LEGEND

	BOARD AND BATTEN, COLOR 1
	BOARD AND BATTEN, COLOR 2
	LIMESTONE VENEER
	FIBER CEMENT SIDING - HORIZONTAL WOOD PATTERN
	FIBER CEMENT PANEL - VERTICAL WOOD PATTERN
	FLUSH SEAM METAL PANEL
	STUCCO
	BRICK
	VARIABLE SPACING FIBER CEMENT SIDING



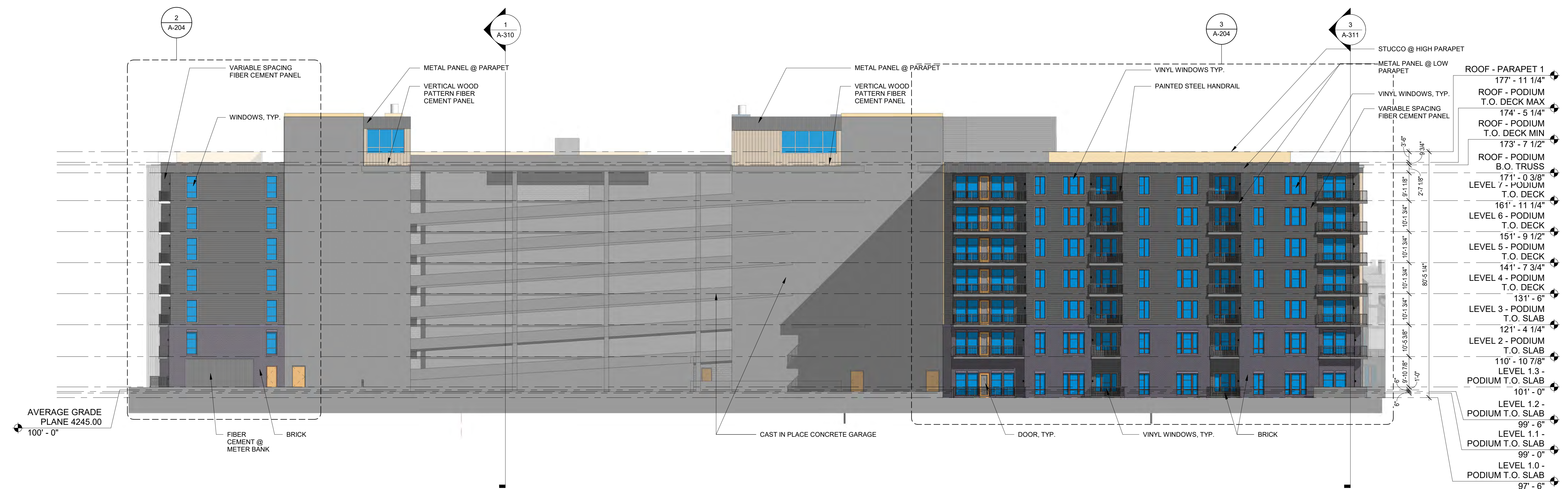
  



 Elevation Building 6 North Overall
1/16" = 1'-0"

NORTH ELEVATION

LEVEL 1 (EXCLUDING GARAGE) OVERALL	
GLAZING:	23.8%
LEVEL 1 MATERIALS (EXCLUDING GARAGE & GLAZING)	
BRICK	97.6%
STUCCO	0%
FIBER CEMENT - VARIABLE SPACING	0%
FIBER CEMENT - WOOD PATTERN	0%
METAL PANELS	2.4%
LEVELS 2-7 MATERIALS (EXCLUDING GARAGE & GLAZING)	
BRICK	20.5%
STUCCO	5.2%
FIBER CEMENT - VARIABLE SPACING	58.1%
FIBER CEMENT - WOOD PATTERN	4.7%
METAL PANELS	11.6%

SOUTH ELEVATION

LEVEL 1 OVERALL	
GLAZING:	45.2%
LEVEL 1 MATERIALS (EXCLUDING GLAZING)	
BRICK	57.7%
STUCCO	0%
FIBER CEMENT - VARIABLE SPACING	0%
FIBER CEMENT - WOOD PATTERN	4.9%
METAL PANELS	37.4%
LEVELS 2-7 MATERIALS (EXCLUDING GLAZING)	
BRICK	8%
STUCCO	36.6%
FIBER CEMENT - VARIABLE SPACING	15.3%
FIBER CEMENT - WOOD PATTERN	19.0%
METAL PANELS	21.1%







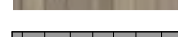


EAST ELEVATION

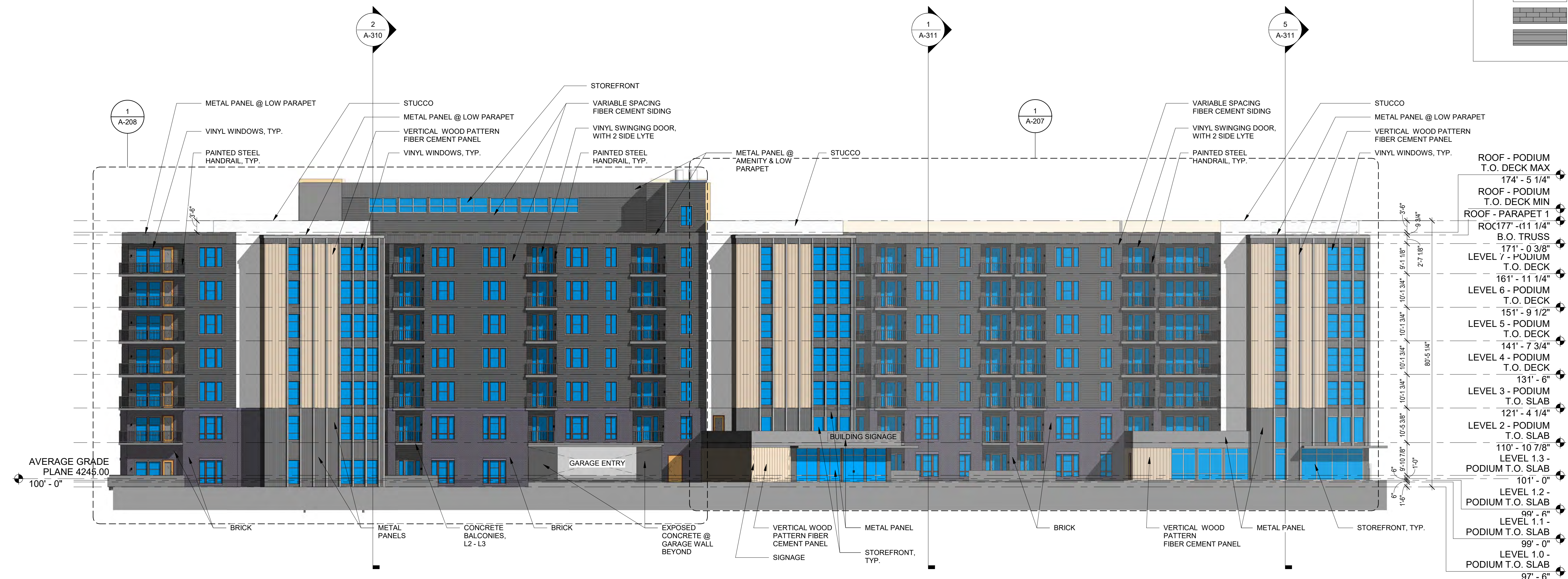
LEVEL 1 OVERALL	
GLAZING:	33.6%
LEVEL 1 MATERIALS (EXCLUDING GLAZING)	
BRICK	76.3%
STUCCO	0%
FIBER CEMENT - VARIABLE SPACING	0%
FIBER CEMENT - WOOD PATTERN	0%
METAL PANELS	23.7%
LEVELS 2-7 MATERIALS (EXCLUDING GLAZING)	
BRICK	12.4%
STUCCO	20.4%
FIBER CEMENT - VARIABLE SPACING	43.2%
FIBER CEMENT - WOOD PATTERN	7.8%
METAL PANELS	16.2%

WEST ELEVATION

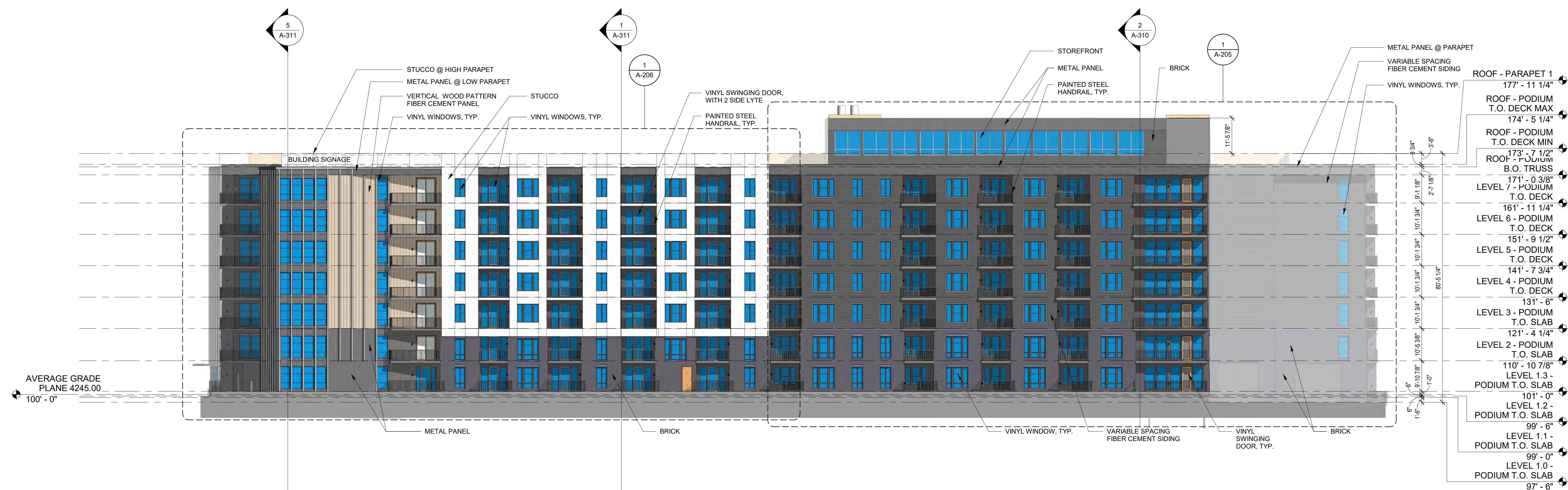
LEVEL 1 OVERALL	
GLAZING:	38.9%
LEVEL 1 MATERIALS (EXCLUDING GLAZING)	
BRICK	59.3%
STUCCO	0%
FIBER CEMENT - VARIABLE SPACING	0%
FIBER CEMENT - WOOD PATTERN	13.1%
METAL PANELS	27.6%
LEVELS 2-7 MATERIALS (EXCLUDING GLAZING)	
BRICK	7.4%
STUCCO	10.8%
FIBER CEMENT - VARIABLE SPACING	44.8%
FIBER CEMENT - WOOD PATTERN	16.6%
METAL PANELS	20.4%

MATERIAL LEGEND

	BOARD AND BATTEN, COLOR 1
	BOARD AND BATTEN, COLOR 2
	LIMESTONE VENEER
	FIBER CEMENT SIDING - HORIZONTAL WOOD PATTERN
	FIBER CEMENT PANEL - VERTICAL WOOD PATTERN
	FLUSH SEAM METAL PANEL
	STUCCO
	BRICK
	VARIABLE SPACING FIBER CEMENT SIDING



 Elevation Building 6 West Overall
1/16" = 1'-0"



1 Elevation Building 6 East Overall
A-201 1/16" = 1'-0"

ENDEAVOR - ICE HOUSE APTS

Salt Lake City, Utah

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ARCHITECTS
Dallas | Fort Worth | Austin

Austin

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No.	Date	Revision

DESIGN REVIEW
APPLICATION RESPONSE
#3 - 2021.04.08

Author _____
Drawn By _____

Approvers	
Reviewed	

7

2/5

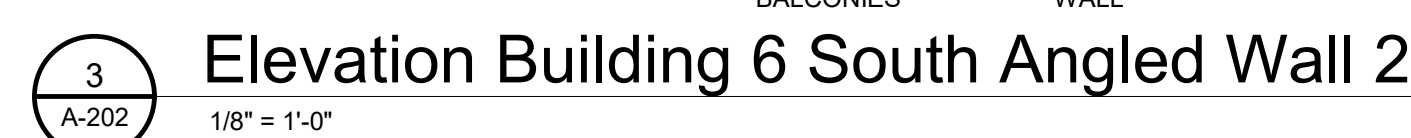
OVERALL BUILDING
ELEVATIONS EAST
& WEST

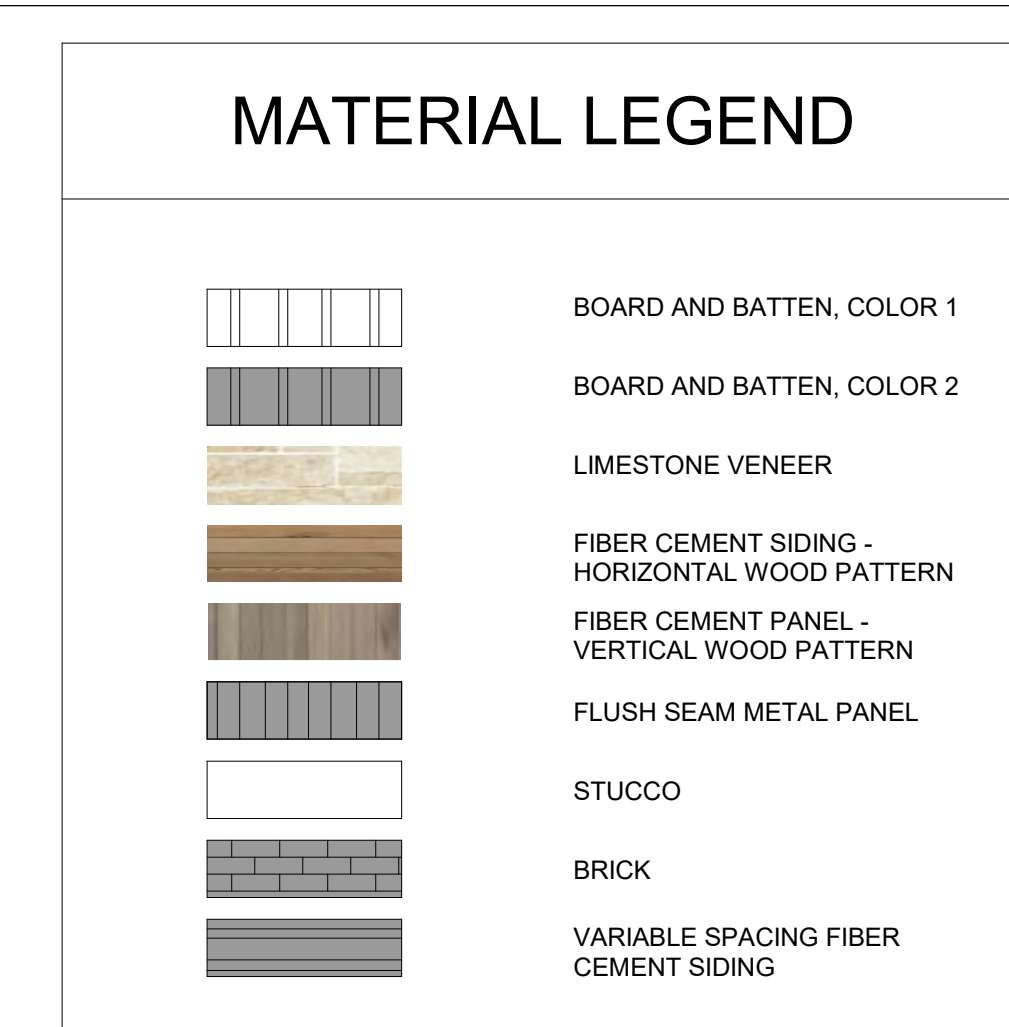
Project No.	20128
Date	03/26/2021

A-201

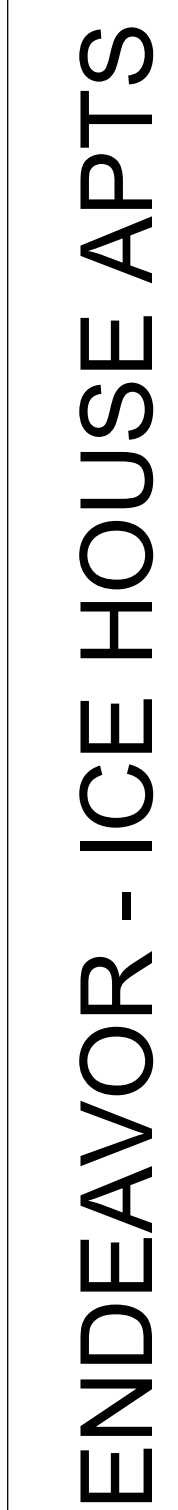
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BOARD AND BATTEN, COLOR
BOARD AND BATTEN, COLOR
LIMESTONE VENEER
FIBER CEMENT SIDING -
HORIZONTAL WOOD PATTERN
FIBER CEMENT PANEL -
VERTICAL WOOD PATTERN
FLUSH SEAM METAL PANEL
STUCCO
BRICK
VARIABLE SPACING FIBER
CEMENT SIDING





178 = 140



Salt Lake City, Utah

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No.	Date
	Revision

Author _____
 Drawn By _____
 Approver _____
 Reviewed _____

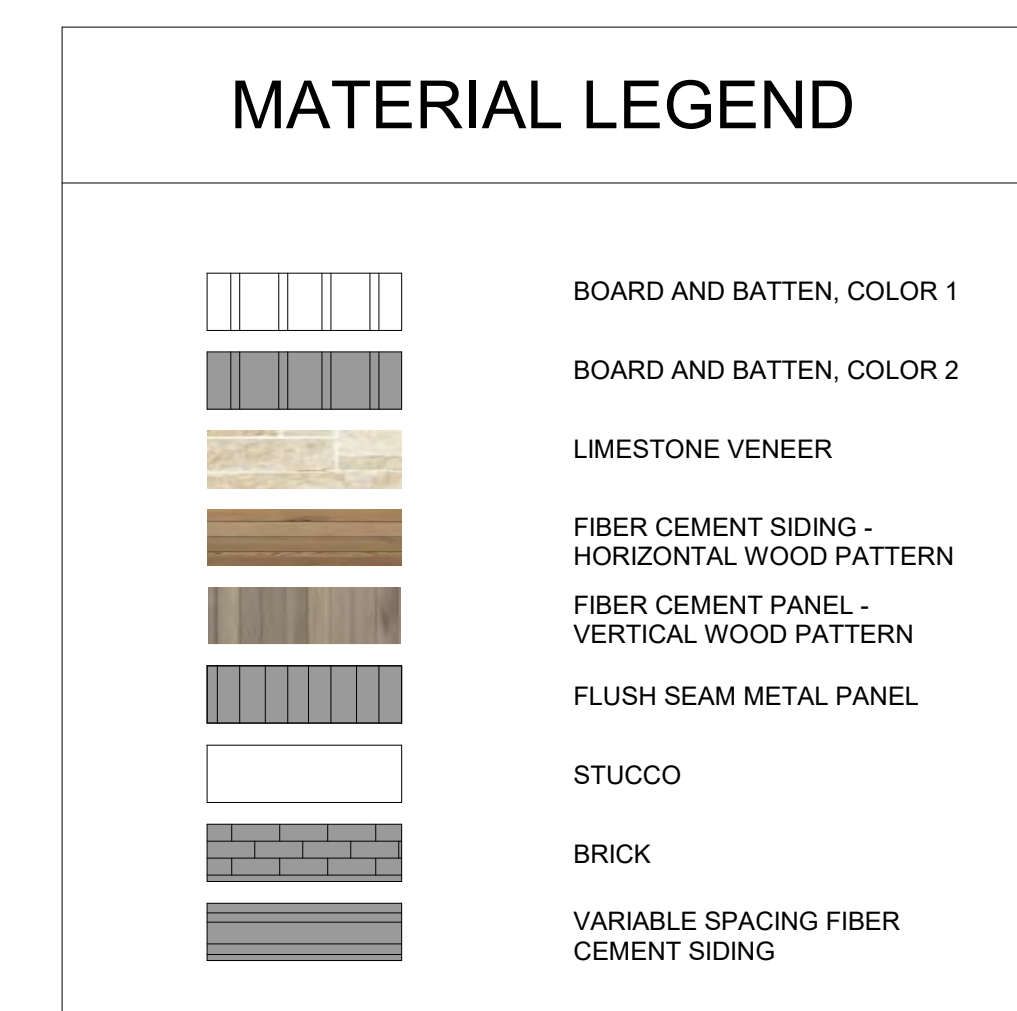
BUILDING 6 ELEVATIONS

Project No.	20128
Date	03/26/2021

A-204

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1
A-205



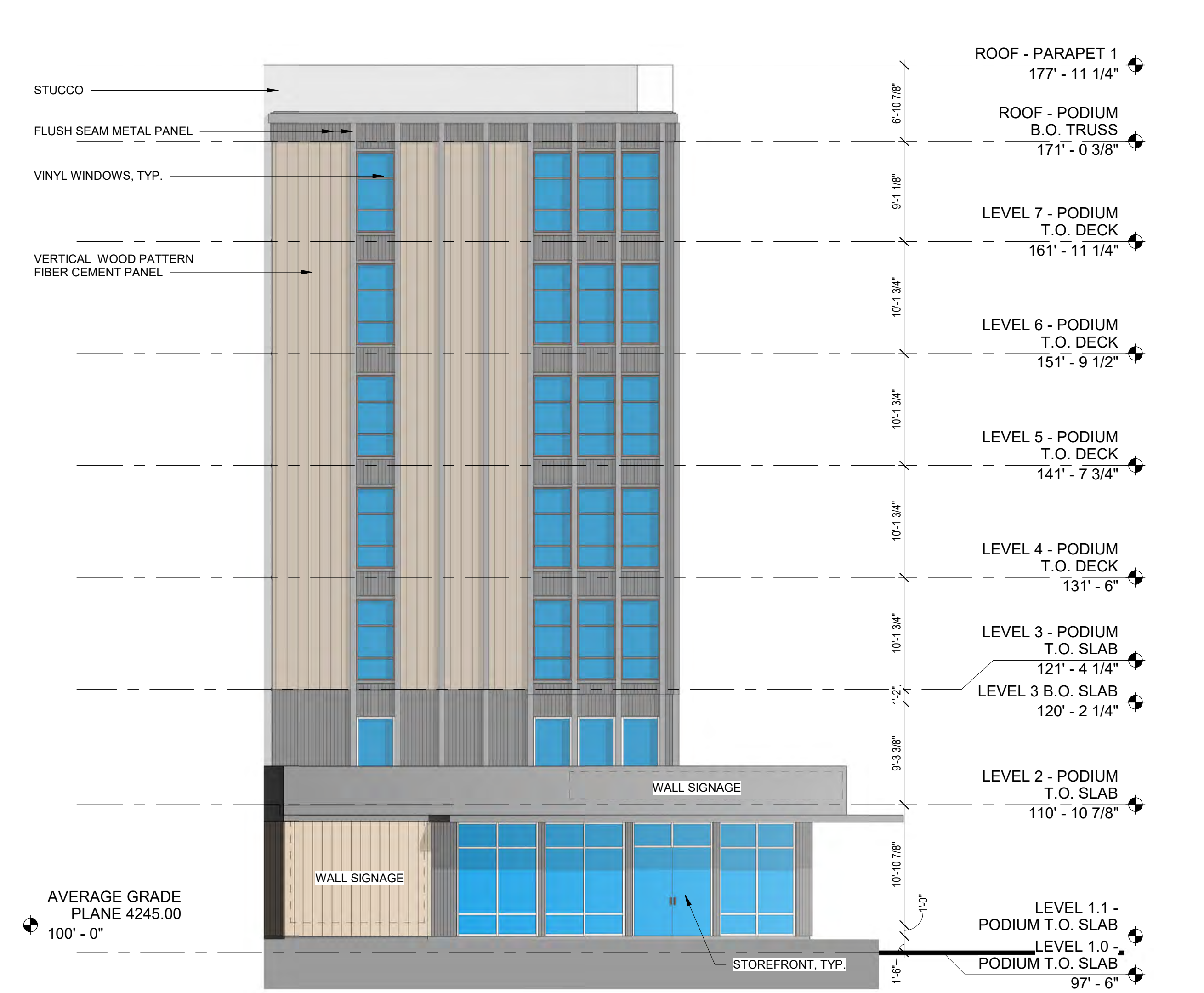
 Elevation Building 6 East B
1/8" = 1'-0"

No. Date	Revision

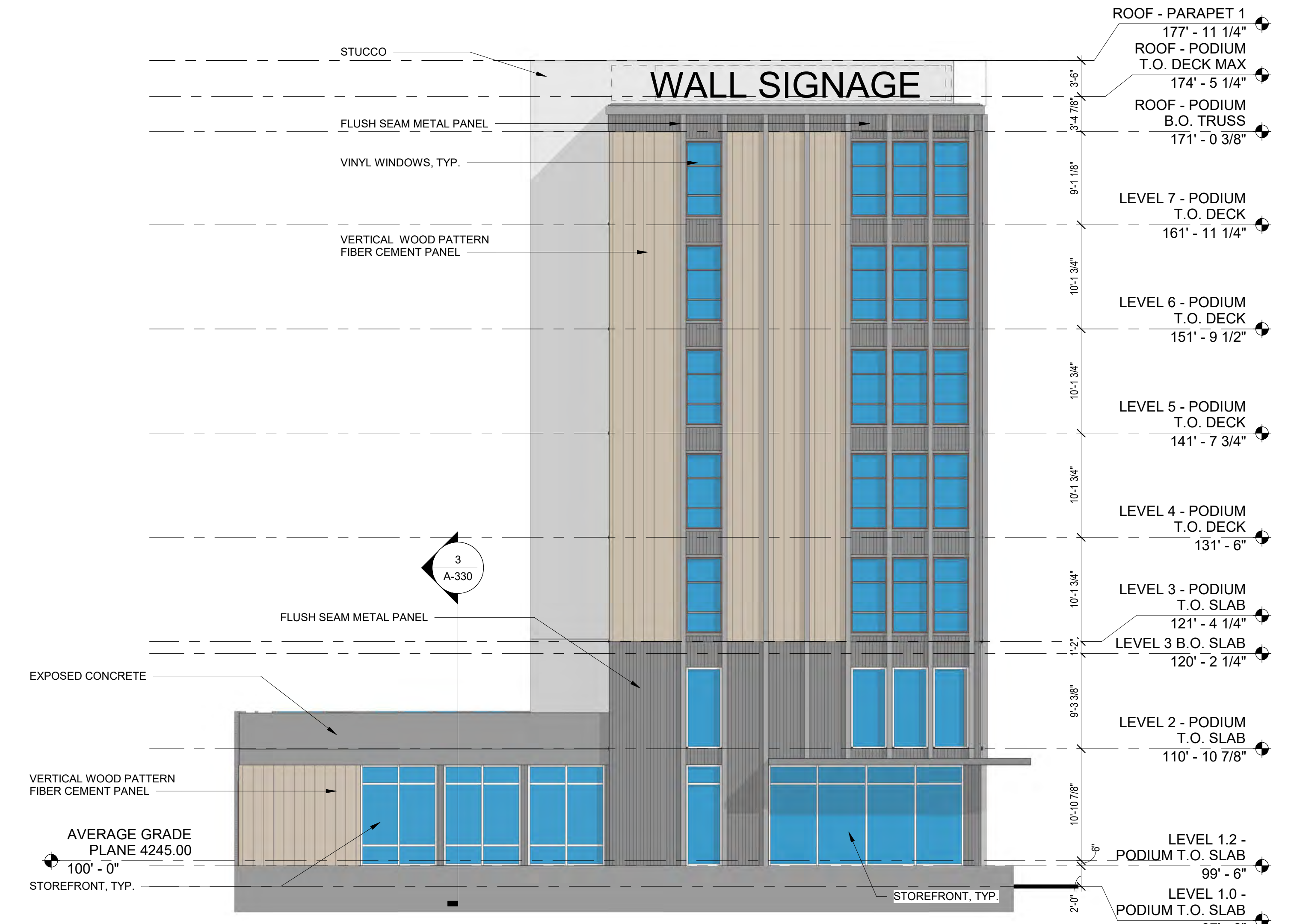
Author	DESIGN REVIEW
Drawn By	APPLICATION RESPONSE
Approved	#3 - 2021.04.08
Reviewed	GFF

BUILDING 6
ELEVATIONS

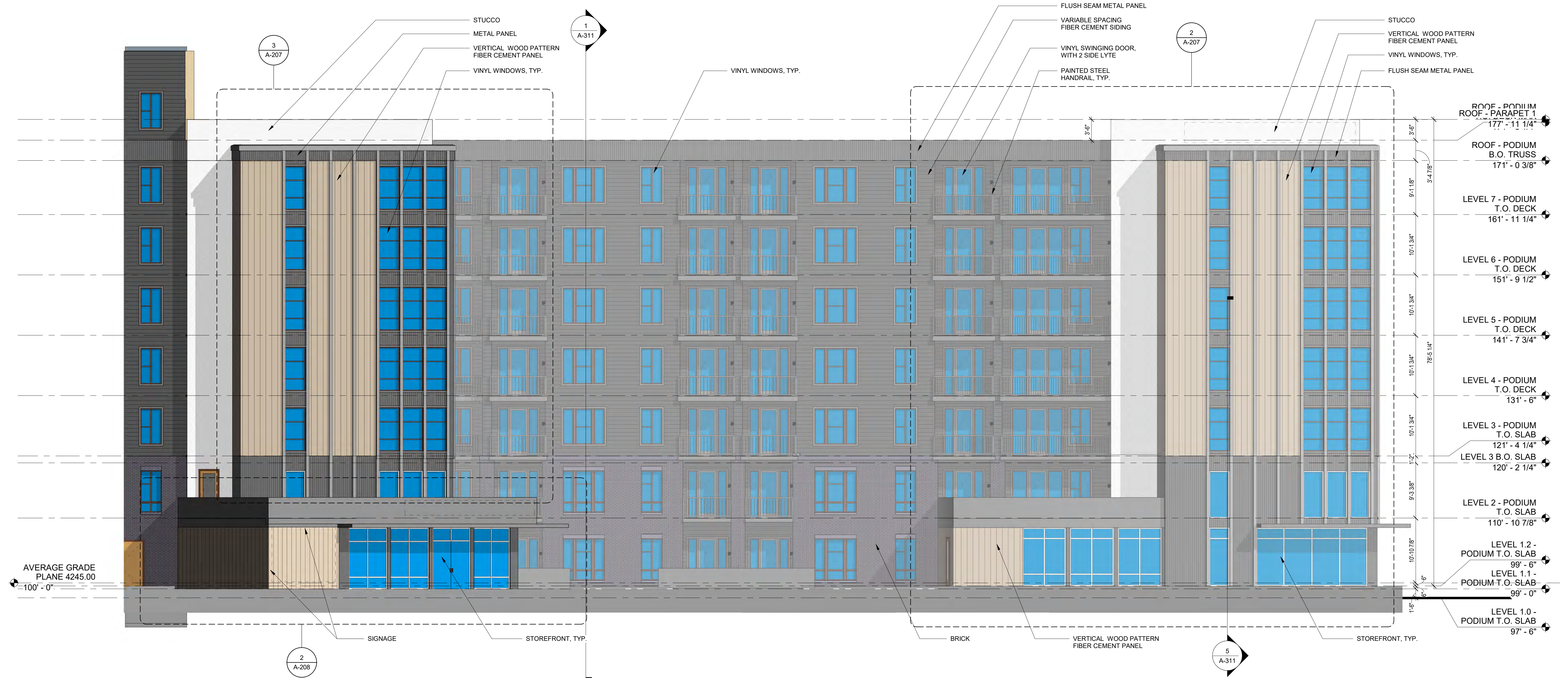
Project No. 20128
Date 03/26/2021



3 Elevation Building 6 West Angled Wall 2
1/8" = 1'-0"



2 Elevation Building 6 West Angled Wall 1
1/8" = 1'-0"



1 Elevation Building 6 West A
1/8" = 1'-0"



DESIGN REVIEW
APPLICATION RESPONSE
#3 - 2021.04.08

GFF

Author _____
Drawn By _____
Reviewer _____
Reviewed _____

ATTACHMENT D: EXTERIOR BUILDING MATERIALS

SECTION 074213.13 - FORMED METAL WALL PANELS

TIPS:

To view non-printing **Editor's Notes** that provide guidance for editing, click on Masterworks/Single-File Formatting/Toggle/Editor's Notes.

PART 1 - GENERAL

2021.03.17 DESIGN REVIEW APP
EXTERIOR MATERIALS - FLUSH SEAM
METAL PANEL SAMPLE SPECIFICATION
20-YEAR MATERIAL WARRANTY

2021.03.17-GFF-SCS

1.1 RELATED DOCUMENTS

- A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and Division 01 Specification Sections, apply to this Section.

1.2 SUMMARY

A. Section Includes:

1. Metal liner panels.

B. Related Sections:

1. Section 074213.16 "Metal Plate Wall Panels" for solid metal plate wall panels.
2. Section 074213.19 "Insulated Metal Wall Panels" for foamed-in-place, laminated and honeycomb insulated metal wall panels.
3. Section 074213.23 "Metal Composite Material Wall Panels" for metal-faced composite wall panels.
4. Section 074293 "Soffit Panels" for metal panels used in horizontal soffit applications.

1.3 PREINSTALLATION MEETINGS

- A. Preinstallation Conference: Conduct conference at [**Project site**] <**Insert location**>.

1. Meet with Owner, Architect, Owner's insurer if applicable, metal panel Installer, metal panel manufacturer's representative, structural-support Installer, and installers whose work interfaces with or affects metal panels, including installers of doors, windows, and louvers.
2. Review and finalize construction schedule and verify availability of materials, Installer's personnel, equipment, and facilities needed to make progress and avoid delays.
3. Review methods and procedures related to metal panel installation, including manufacturer's written instructions.
4. Examine support conditions for compliance with requirements, including alignment between and attachment to structural members.
5. Review flashings, special siding details, wall penetrations, openings, and condition of other construction that affect metal panels.

PRODUCT MASTERSPEC LICENSED BY ARCOM TO BERRIDGE MANUFACTURING COMPANY.

6. Review governing regulations and requirements for insurance, certificates, and tests and inspections if applicable.
7. Review temporary protection requirements for metal panel assembly during and after installation.
8. Review of procedures for repair of metal panels damaged after installation.
9. Document proceedings, including corrective measures and actions required, and furnish copy of record to each participant.

2021.03.17 DESIGN REVIEW APP
EXTERIOR MATERIALS - FLUSH SEAM
METAL PANEL SAMPLE SPECIFICATION
20-YEAR MATERIAL WARRANTY

2021.03.17-GFF-SCS

1.4 ACTION SUBMITTALS

A. Product Data: For each type of product.

1. Include construction details, material descriptions, dimensions of individual components and profiles, and finishes for each type of panel and accessory.

B. Sustainable Design Submittals:

1. Product Data: For recycled content, indicating postconsumer and preconsumer recycled content and cost.

C. Shop Drawings:

1. Include fabrication and installation layouts of metal panels; details of edge conditions, joints, panel profiles, corners, anchorages, attachment system, trim, flashings, closures, and accessories; and special details.
2. Accessories: Include details of the flashing, trim, and anchorage systems, at a scale of not less than 3" = 1'-0" (1:5).

D. Calculations:

1. Include calculations with registered engineer seal, verifying wall panel and attachment method resist wind pressures imposed on it pursuant to applicable building codes.

E. Samples for Initial Selection: For each type of metal panel indicated with factory-applied finishes.

1. Include Samples of trim and accessories involving color selection.

F. Samples for Verification: For each type of exposed finish, prepared on Samples of size indicated below:

1. Metal Panels: 12 inches (305 mm) long by actual panel width. Include fasteners, closures, and other metal panel accessories.

1.5 INFORMATIONAL SUBMITTALS

A. Qualification Data: For Installer and Manufacturer.

- B. Product Test Reports: For each product, for tests performed by a qualified testing agency.
- C. Field quality-control reports.
- D. Sample Warranties: For special warranties.

2021.03.17 DESIGN REVIEW APP
EXTERIOR MATERIALS - FLUSH SEAM
METAL PANEL SAMPLE SPECIFICATION
20-YEAR MATERIAL WARRANTY

2021.03.17-GFF-SCS

1.6 CLOSEOUT SUBMITTALS

- A. Maintenance Data: For metal panels to include in maintenance manuals.

1.7 QUALITY ASSURANCE

- A. Installer Qualifications: An entity that employs installers and supervisors who are trained and approved by manufacturer.
- B. Manufacturer Qualifications: Company specializing in Architectural Sheet Metal Products.
- C. Mockups: Build mockups to verify selections made under Sample submittals and to demonstrate aesthetic effects and set quality standards for fabrication and installation.
 - 1. Build mockup of typical metal panel assembly [**as shown on Drawings**] **<Insert size>**, including [**corner,**] [**soffits,**] supports, attachments, and accessories.
 - 2. Water-Spray Test: Conduct water-spray test of metal panel assembly mockup, testing for water penetration according to AAMA 501.2.
 - 3. Approval of mockups does not constitute approval of deviations from the Contract Documents contained in mockups unless Architect specifically approves such deviations in writing.
 - 4. Subject to compliance with requirements, approved mockups may become part of the completed Work if undisturbed at time of Substantial Completion.

1.8 DELIVERY, STORAGE, AND HANDLING

- A. Deliver components, metal panels, and other manufactured items so as not to be damaged or deformed. Package metal panels for protection during transportation and handling.
- B. Unload, store, and erect metal panels in a manner to prevent bending, warping, twisting, and surface damage.
- C. Stack metal panels horizontally on platforms or pallets, covered with suitable weathertight and ventilated covering. Store metal panels to ensure dryness, with positive slope for drainage of water. Do not store metal panels in contact with other materials that might cause staining, denting, or other surface damage.
- D. Remove strippable protective covering on metal panels as panels are being installed. Do not leave the film on installed panels.

1.9 FIELD CONDITIONS

- A. Weather Limitations: Proceed with installation only when existing and forecasted weather conditions permit assembly of metal panels to be performed according to manufacturers' written instructions and warranty requirements.

1.10 COORDINATION

- A. Coordinate metal panel installation with rain drainage work, flashing, trim, construction of soffits, and other adjoining work to provide a leakproof, secure, and noncorrosive installation.

1.11 WARRANTY

- A. Galvalume Substrate Warranty: Manufacturer's standard form in which manufacturer agrees to repair or replace components of metal panel systems that fail in materials or workmanship within specified warranty period.

1. Failures include, but are not limited to, the following:

- a. Structural failures including rupturing or perforating.
- b. Deterioration of metals and other materials beyond normal weathering.

2. Warranty Period: 20 years and 6 months from date of Substantial Completion.

- B. Special Warranty on Panel Finishes: Manufacturer's standard form in which manufacturer agrees to repair finish or replace metal panels that show evidence of deterioration of factory-applied finishes within specified warranty period.

1. Exposed Panel Finish: Deterioration includes, but is not limited to, the following:

- a. Color fading more than 5 Hunter units when tested according to ASTM D 2244.
- b. Chalking in excess of a No. 8 rating when tested according to ASTM D 4214.
- c. Cracking, chipping, peeling, or failure of paint to adhere to bare metal.

2. Finish Warranty Period: 20 years from date of Substantial Completion.

PART 2 - PRODUCTS

2.1 PERFORMANCE REQUIREMENTS

- A. Recycled Content: Postconsumer recycled content plus one-half of preconsumer recycled content not less than 29 percent.

- B. Structural Performance: Provide metal panel systems capable of withstanding the effects of the following loads, based on testing according to ASTM E330:

1. Wind Loads: As indicated on Drawings.

2021.03.17 DESIGN REVIEW APP
EXTERIOR MATERIALS - FLUSH SEAM
METAL PANEL SAMPLE SPECIFICATION
20-YEAR MATERIAL WARRANTY

2021.03.17-GFF-SCS

2. Deflection Limits: For wind loads, no greater than [1/180] [1/240] <Insert deflection> of the span.

- C. Air Infiltration: Air leakage of not more than 1.55 cfm/sq. ft (0.8 L/s per sq. m) when tested according to ASTM E 283 at the following test-pressure difference:

1. Test-Pressure Difference: 1.57 lbf/sq. ft. (75 Pa)

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EXTERIOR MATERIALS - FLUSH SEAM
METAL PANEL SAMPLE SPECIFICATION
20-YEAR MATERIAL WARRANTY

2021.03.17-GFF-SCS

2.2 METAL LINER PANELS

- A. General: Provide factory-formed metal liner panels designed for interior side walls and field assembled by lapping and interconnecting side edges of adjacent panels and mechanically attaching through panel to supports using concealed fasteners in side laps. Include accessories required for a complete installation.

- B. Metal Liner Panels <Insert drawing designation>: Solid panels formed with a flat pan between panel edges; with a flush joint between panels.

1. Basis-of-Design Product: Subject to compliance with requirements, provide Berridge Manufacturing Company; Flush Seam or comparable product by one of the following:

- a. <Insert manufacturer's name>.

2. Metallic-Coated Steel Sheet: Aluminum-zinc alloy-coated steel sheet complying with ASTM A 792/A 792M, Class AZ50 (Class AZM150) coating designation; structural quality. Prepainted by the coil-coating process to comply with ASTM A 755/A 755M.

- a. Nominal Thickness: 0.024 inch (0.61 mm).
- b. Surface: Stucco Embossed finish.
- c. Exterior Finish: [Two-coat fluoropolymer] [Mica fluoropolymer] [Metallic fluoropolymer]
- d. Color: [As indicated by manufacturer's designations] [Match Architect's samples] [As selected by Architect from manufacturer's full range] <Insert color>.

3. Panel Coverage: 3.875 inches (98 mm)

4. Seam Height: 0.5 inches (13 mm)

2.3 UNDERLAYMENT MATERIALS

- A. Self-Adhering, High-Temperature Underlayment: Provide self-adhering, cold-applied, sheet underlayment, a minimum of 40 mils (1.02 mm) thick, consisting of slip-resistant, polyethylene-film top surface laminated to a layer of butyl or SBS-modified asphalt adhesive, with release-paper backing. Provide primer when recommended by underlayment manufacturer.

1. Manufacturers: Subject to compliance with requirements, provide products by one of the following:

2021.03.17 DESIGN REVIEW APP
EXTERIOR MATERIALS - FLUSH SEAM
METAL PANEL SAMPLE SPECIFICATION
20-YEAR MATERIAL WARRANTY

2021.03.17-GFF-SCS

- a. Grace Ultra
 - b. Mid-States Asphalt Quick Stick HT Pro
 - c. Polyglass Polystick MTS
 - d. Soprema Lastobond Shield HT
 - e. Tamko TW Underlayment or TW Metal & Tile Underlayment
 - f. <Insert manufacturer's name>.
- 2. Thermal Stability: Stable after testing at 240 deg F (116 deg C); ASTM D 1970.
 - 3. Low-Temperature Flexibility: Passes after testing at minus 20 deg F (29 deg C); ASTM D 1970.
- B. Felt Underlayment: ASTM D 226/D 22M, Type II (No. 30), asphalt-saturated organic felts.

2.4 MISCELLANEOUS MATERIALS

- A. Miscellaneous Metal Subframing and Furring: ASTM C 645, cold-formed, metallic-coated steel sheet, ASTM A 653/A 653M, G90 (Z275) hot-dip galvanized coating designation or ASTM A 792/A 792M, Class AZ50 (Class AZM150) aluminum-zinc-alloy coating designation unless otherwise indicated. Provide manufacturer's standard sections as required for support and alignment of metal panel system.
- B. Panel Accessories: Provide components required for a complete, weathertight panel system including trim, copings, fasciae, mullions, sills, corner units, clips, flashings, sealants, gaskets, fillers, closure strips, and similar items. Match material and finish of metal panels unless otherwise indicated.
- 1. Closures: Provide closures at eaves and rakes, fabricated of same metal as metal panels.
 - 2. Backing Plates: Provide metal backing plates at panel end splices, fabricated from material recommended by manufacturer.
 - 3. Closure Strips: Closed-cell, expanded, cellular, rubber or crosslinked, polyolefin-foam or closed-cell laminated polyethylene; minimum 1-inch- (25-mm-) thick, flexible closure strips; cut or premolded to match metal panel profile. Provide closure strips where indicated or necessary to ensure weathertight construction.
- C. Flashing and Trim: Provide flashing and trim formed from same material as metal panels as required to seal against weather and to provide finished appearance. Locations include, but are not limited to, bases, drips, sills, jambs, corners, endwalls, framed openings, rakes, fasciae, parapet caps, soffits, reveals, and fillers. Finish flashing and trim with same finish system as adjacent metal panels.
- D. Panel Fasteners: Self-tapping screws designed to withstand design loads. Provide exposed fasteners with heads matching color of metal panels by means of factory-applied coating. Provide EPDM or PVC sealing washers for exposed fasteners.
- E. Panel Sealants: Provide sealant type recommended by manufacturer that are compatible with panel materials, are nonstaining, and do not damage panel finish.

1. Sealant Tape: Pressure-sensitive, 100 percent solids, gray polyisobutylene compound sealant tape with release-paper backing. Provide permanently elastic, nonsag, nontoxic, nonstaining tape 1/2 inch (13 mm) wide and 1/8 inch (3 mm) thick.
2. Joint Sealant: ASTM C 920; elastomeric polyurethane or silicone sealant; of type, grade, class, and use classifications required to seal joints in metal panels and remain weathertight; and as recommended in writing by metal panel manufacturer.
3. Butyl-Rubber-Based, Solvent-Release Sealant: ASTM C 1311.

2.5 FABRICATION

- A. General: Fabricate and finish metal panels and accessories at the factory, by manufacturer's standard procedures and processes, as necessary to fulfill indicated performance requirements demonstrated by laboratory testing. Comply with indicated profiles and with dimensional and structural requirements.
- B. Provide panel profile, including major ribs and intermediate stiffening ribs, if any, for full length of panel.
- C. Sheet Metal Flashing and Trim: Fabricate flashing and trim to comply with manufacturer's recommendations and recommendations in SMACNA's "Architectural Sheet Metal Manual" that apply to design, dimensions, metal, and other characteristics of item indicated.
 1. Form exposed sheet metal accessories that are without excessive oil canning, buckling, and tool marks and that are true to line and levels indicated, with exposed edges folded back to form hems.
 2. Seams for Aluminum: Fabricate nonmoving seams with flat-lock seams. Form seams and seal with epoxy seam sealer. Rivet joints for additional strength.
 3. Seams for Other Than Aluminum: Fabricate nonmoving seams in accessories with flat-lock seams. Tin edges to be seamed, form seams, and solder.
 4. Sealed Joints: Form nonexpansion, but movable, joints in metal to accommodate sealant and to comply with SMACNA standards.
 5. Conceal fasteners and expansion provisions where possible. Exposed fasteners are not allowed on faces of accessories exposed to view.
 6. Fabricate cleats and attachment devices from same material as accessory being anchored or from compatible, noncorrosive metal recommended in writing by metal panel manufacturer.
 - a. Size: As recommended by SMACNA's "Architectural Sheet Metal Manual" or metal wall panel manufacturer for application but not less than thickness of metal being secured.

2.6 FINISHES

- A. Protect mechanical and painted finishes on exposed surfaces from damage by applying a strippable, temporary protective covering before shipping.
- B. Appearance of Finished Work: Variations in appearance of abutting or adjacent pieces are acceptable if they are within one-half of the range of approved Samples. Noticeable variations

in same piece are not acceptable. Variations in appearance of other components are acceptable if they are within the range of approved Samples and are assembled or installed to minimize contrast.

C. Steel Panels and Accessories:

1. Two-Coat Fluoropolymer: AAMA 621. Fluoropolymer finish containing not less than 70 percent PVDF resin by weight in color coat applied by panel manufacturer on a continuous coil coating line, with a top side dry film thickness of 0.75 ± 0.05 mil (0.019 ± 0.0013 mm) over 0.2 ± 0.05 mil (0.05 ± 0.0013 mm) primer coat, to provide a total dry film thickness of 0.95 ± 0.10 mil (0.024 ± 0.0025 mm). Prepare, pretreat, and apply coating to exposed metal surfaces to comply with coating and resin manufacturers' written instructions.
2. Mica Fluoropolymer: AAMA 621. Two-coat fluoropolymer finish with suspended mica flakes containing not less than 70 percent PVDF resin by weight in color coat applied by panel manufacturer on a continuous coil coating line, with a top side dry film thickness of 0.75 ± 0.05 mil (0.019 ± 0.0013 mm) over 0.2 ± 0.05 mil (0.05 ± 0.0013 mm) primer coat, to provide a total dry film thickness of 0.95 ± 0.10 mil (0.024 ± 0.0025 mm). Prepare, pretreat, and apply coating to exposed metal surfaces to comply with coating and resin manufacturers' written instructions.
3. Metallic Fluoropolymer: AAMA 621. Two-coat fluoropolymer finish with suspended metallic flakes containing not less than 70 percent PVDF resin by weight in color coat applied by panel manufacturer on a continuous coil coating line, with a top side dry film thickness of 0.75 ± 0.05 mil (0.019 ± 0.0013 mm) over 0.2 ± 0.05 mil (0.05 ± 0.0013 mm) primer coat, to provide a total dry film thickness of 0.95 ± 0.10 mil (0.024 ± 0.0025 mm). Prepare, pretreat, and apply coating to exposed metal surfaces to comply with coating and resin manufacturers' written instructions.
4. Concealed Finish: Apply pretreatment and manufacturer's standard white or light-colored acrylic or polyester backer finish consisting of prime coat and wash coat with a minimum total dry film thickness of 0.35 mil (0.009 mm).

D. Aluminum Panels and Accessories:

1. Two-Coat Fluoropolymer: AAMA 2605. Fluoropolymer finish containing not less than 70 percent PVDF resin by weight in color coat applied by panel manufacturer on a continuous coil coating line, with a top side dry film thickness of 0.75 ± 0.05 mil (0.019 ± 0.0013 mm) over 0.2 ± 0.05 mil (0.05 ± 0.0013 mm) primer coat, to provide a total dry film thickness of 0.95 ± 0.10 mil (0.024 ± 0.0025 mm). Prepare, pretreat, and apply coating to exposed metal surfaces to comply with coating and resin manufacturers' written instructions.
2. Mica Fluoropolymer: AAMA 2605. Two-coat fluoropolymer finish with suspended mica flakes containing not less than 70 percent PVDF resin by weight in color coat applied by panel manufacturer on a continuous coil coating line, with a top side dry film thickness of 0.75 ± 0.05 mil (0.019 ± 0.0013 mm) over 0.2 ± 0.05 mil (0.05 ± 0.0013 mm) primer coat, to provide a total dry film thickness of 0.95 ± 0.10 mil (0.024 ± 0.0025 mm). Prepare, pretreat, and apply coating to exposed metal surfaces to comply with coating and resin manufacturers' written instructions.
3. Metallic Fluoropolymer: AAMA 2605. Two-coat fluoropolymer finish with suspended metallic flakes containing not less than 70 percent PVDF resin by weight in color coat applied by panel manufacturer on a continuous coil coating line, with a top side dry film

thickness of 0.75 ± 0.05 mil (0.019 ± 0.0013 mm) over 0.2 ± 0.05 mil (0.05 ± 0.0013 mm) primer coat, to provide a total dry film thickness of 0.95 ± 0.10 mil (0.024 ± 0.0025 mm). Prepare, pretreat, and apply coating to exposed metal surfaces to comply with coating and resin manufacturers' written instructions.

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PART 3 - EXECUTION

3.1 EXAMINATION

- A. Examine substrates, areas, and conditions, with Installer present, for compliance with requirements for installation tolerances, metal panel supports, and other conditions affecting performance of the Work.
 - 1. Examine wall framing to verify that girts, angles, channels, studs, and other structural panel support members and anchorage have been installed within alignment tolerances required by metal wall panel manufacturer.
 - 2. Examine wall sheathing to verify that sheathing joints are supported by framing or blocking and that installation is within flatness tolerances required by metal wall panel manufacturer.
 - a. Verify that air- or water-resistive barriers have been installed over sheathing or backing substrate to prevent air infiltration or water penetration.
- B. Examine roughing-in for components and systems penetrating metal panels to verify actual locations of penetrations relative to seam locations of metal panels before installation.
- C. Proceed with installation only after unsatisfactory conditions have been corrected.

3.2 PREPARATION

- A. Miscellaneous Supports: Install subframing, furring, and other miscellaneous panel support members and anchorages according to ASTM C 754 and metal panel manufacturer's written recommendations.

3.3 METAL PANEL INSTALLATION

- A. General: Install metal panels according to manufacturer's written instructions in orientation, sizes, and locations indicated. Install panels perpendicular to supports unless otherwise indicated. Anchor metal panels and other components of the Work securely in place, with provisions for thermal and structural movement.
 - 1. Shim or otherwise plumb substrates receiving metal panels.
 - 2. Flash and seal metal panels at perimeter of all openings. Fasten with self-tapping screws. Do not begin installation until air- or water-resistive barriers and flashings that will be concealed by metal panels are installed.
 - 3. Install screw fasteners in predrilled holes.

4. Locate and space fastenings in uniform vertical and horizontal alignment.
 5. Install flashing and trim as metal panel work proceeds.
 6. Locate panel splices over, but not attached to, structural supports. Stagger panel splices and end laps to avoid a four-panel lap splice condition.
 7. Align bottoms of metal panels and fasten with blind rivets, bolts, or self-tapping screws. Fasten flashings and trim around openings and similar elements with self-tapping screws.
 8. Provide weathertight escutcheons for pipe- and conduit-penetrating panels.
- B. Fasteners:
1. Steel Panels: Use stainless-steel fasteners for surfaces exposed to the exterior; use galvanized-steel fasteners for surfaces exposed to the interior.
 2. Aluminum Panels: Use stainless-steel fasteners for surfaces exposed to the exterior; use stainless-steel fasteners for surfaces exposed to the interior.
- C. Metal Protection: Where dissimilar metals contact each other or corrosive substrates, protect against galvanic action as recommended in writing by metal panel manufacturer.
- D. Lap-Seam Metal Panels: Fasten metal panels to supports with fasteners at each lapped joint at location and spacing recommended by manufacturer.
1. Lap ribbed or fluted sheets one full rib. Apply panels and associated items true to line for neat and weathertight enclosure.
 2. Provide metal-backed washers under heads of exposed fasteners bearing on weather side of metal panels.
 3. Locate and space exposed fasteners in uniform vertical and horizontal alignment. Use proper tools to obtain controlled uniform compression for positive seal without rupture of washer.
 4. Install screw fasteners with power tools having controlled torque adjusted to compress washer tightly without damage to washer, screw threads, or panels. Install screws in predrilled holes.
 5. Flash and seal panels with weather closures at perimeter of all openings.
- E. Watertight Installation:
1. Apply a continuous ribbon of sealant or tape to seal lapped joints of metal panels, using sealant or tape as recommend by manufacturer on side laps of nesting-type panels; and elsewhere as needed to make panels watertight.
 2. Provide sealant or tape between panels and protruding equipment, vents, and accessories.
 3. At panel splices, nest panels with minimum 6-inch (152-mm) end lap, sealed with sealant and fastened together by interlocking clamping plates.
- F. Metal Liner Panels: Install panels on **[exterior side of girts, with girts exposed to the interior]** **[interior side of girts with flush appearance on the inside]**.
- G. Accessory Installation: Install accessories with positive anchorage to building and weathertight mounting, and provide for thermal expansion. Coordinate installation with flashings and other components.

1. Install components required for a complete metal wall panel installation, including corners, seam covers, flashings, sealants, gaskets, fillers, closure strips, and similar items. Provide types indicated by metal wall panel manufacturer; or, if not indicated, provide types recommended by metal panel manufacturer.

H. Flashing and Trim: Comply with performance requirements, manufacturer's written installation instructions, and SMACNA's "Architectural Sheet Metal Manual." Provide concealed fasteners where possible, and set units true to line and level as indicated. Install work with laps, joints, and seams that are permanently watertight.

1. Install exposed flashing and trim that is without buckling and tool marks, and that is true to line and levels indicated, with exposed edges folded back to form hems. Install sheet metal flashing and trim to fit substrates and achieve waterproof performance.
2. Expansion Provisions: Provide for thermal expansion of exposed flashing and trim. Space movement joints at a maximum of 10 feet (3 m) with no joints allowed within 24 inches (610 mm) of corner or intersection. Where lapped expansion provisions cannot be used or would not be sufficiently waterproof, form expansion joints of intermeshing hooked flanges, not less than 1 inch (25 mm) deep, filled with mastic sealant (concealed within joints).

3.4 FIELD QUALITY CONTROL

- A. Testing Agency: **[Owner will engage]** **[Engage]** a qualified testing agency to perform tests and inspections.
- B. Water-Spray Test: After installation, test area of assembly **[shown on Drawings]** **[as directed by Architect]** **<Insert area>** for water penetration according to AAMA 501.2.
- C. Manufacturer's Field Service: Engage a factory-authorized service representative to test and inspect completed metal wall panel installation, including accessories.
- D. Remove and replace metal wall panels where tests and inspections indicate that they do not comply with specified requirements.
- E. Additional tests and inspections, at Contractor's expense, are performed to determine compliance of replaced or additional work with specified requirements.
- F. Prepare test and inspection reports.

3.5 CLEANING AND PROTECTION

- A. Remove temporary protective coverings and strippable films, if any, as metal panels are installed, unless otherwise indicated in manufacturer's written installation instructions. On completion of metal panel installation, clean finished surfaces as recommended by metal panel manufacturer. Maintain in a clean condition during construction.
- B. After metal panel installation, clear weep holes and drainage channels of obstructions, dirt, and sealant.

- C. Replace metal panels that have been damaged or have deteriorated beyond successful repair by finish touchup or similar minor repair procedures.

END OF SECTION 074213.13

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Berridge Flush Seam Panel

WALL, SOFFIT, CEILING AND FASCIA PANEL SYSTEM

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The Berridge Flush Seam Panel is a prefinished panel that can be installed vertically over open framing or solid sheathing. Its stucco embossed, or optional wood grain, texture provides a soft, uniform reflectivity and an overall flat appearance on walls, soffit, ceilings, fascia, screenwalls or Architectural Privacy Fences.



Materials

24 Gauge Steel

Specifications

Uses: Wall, Soffit, Ceiling, Fascia, Screen Wall, Berridge Fencing System

Coverage: 3 7/8"

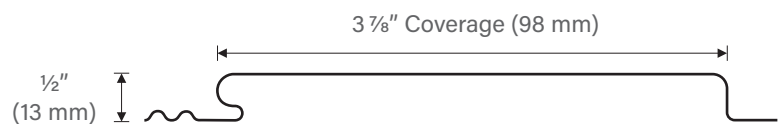
Finishes: Stucco embossed, optional wood grain

Applications: Vertical over open framing or solid sheathing

Fasteners: Concealed

Installation

- Panel is available from the factory in continuous lengths to a maximum of 40'
- Panel may be used on curved walls but the panel itself does not curve.



Pictured Above
Project: Corradi Arms Condominiums
Architect: La Canada Design Group
General Contractor: CARR Construction
Installing Contractor: Pacific Metal Roofing
Color: Royal Blue and Preweathered Galvalume®

Pictured Below
Interior Installation Example



BERRIDGE FLUSH SEAM PANEL TESTING AND CERTIFICATION SUMMARY CHART

CATEGORY	CHARACTERISTIC	TEST METHOD	PURPOSE	RESULT
PERFORMANCE	■ Uplift Resistance	ASTM E-330	Test method to determine structural performance under uniform static air pressure	-121 PSF / +156 PSF allowable to 24 GA supports at 24" on center
AIR AND MOISTURE	■ Air Leakage	ASTM E-283	Test method for rate of air leakage through exterior metal roofs	Less than 1.55 CFM at 1.57 PSF Pressure Differential
ROOF LISTINGS	■ Florida Product Approval	ASTM E-330	Local and state approval of products and systems for compliance with the structural requirements of the Florida Building Code	FL# 14669.1 (Girts)

■ - Steel only □ - Steel and Aluminum
For further details please visit www.berridge.com

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CORPORATE HEADQUARTERS
2610 Harry Wurzbach Road
San Antonio, TX 78209
(800) 669-0009
www.Berridge.com

SECTION 092423**CEMENT STUCCO**

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PART 1 - GENERAL**1.1 SUMMARY**

- A. Section Includes:
 - 1. Portland cement plasterwork (stucco) on metal lath.

1.2 SUBMITTALS

- A. Product Data: For each type of product indicated.
- B. Shop Drawings: Show locations and installation of control and expansion joints including plans, elevations, sections, details of components, and attachments to other work.
- C. Provide calculations demonstrating code required wind uplift resistance is being met.

1.3 QUALITY ASSURANCE

- A. Mockups: Before plastering, install mockups of at least 100 sq. ft. in surface area to demonstrate aesthetic effects and set quality standards for materials and execution.

1.4 DELIVERY, STORAGE, AND HANDLING

- A. Store materials inside under cover and keep them dry and protected against damage from weather, direct sunlight, surface contamination, corrosion, construction traffic, and other causes.

1.5 PROJECT CONDITIONS

- A. Comply with ASTM C 926 requirements.
- C. Exterior Plasterwork:
 - 1. Apply and cure plaster to prevent plaster drying out during curing period. Use procedures required by climatic conditions, including moist curing, providing coverings, and providing barriers to deflect sunlight and wind.
 - 2. Apply plaster when ambient temperature is greater than 40 deg F.
Protect plaster coats from freezing for not less than 48 hours after set of plaster coat has occurred.
- D. Factory-Prepared Finishes: Comply with manufacturer's written recommendations for environmental conditions for applying finishes.

PART 2 - PRODUCTS**2.1 METAL LATH**

- A. Expanded-Metal Lath: ASTM C 847 with ASTM A 653, G60, hot-dip galvanized zinc coating.
 - 1. Manufacturers: Subject to compliance with requirements, provide products by one of the following:
 - a. Alabama Metal Industries Corporation; a Gibraltar Industries company.
 - b. CEMCO.
 - c. Clark Western Building Systems.
 - d. Dietrich Metal Framing; a Worthington Industries company.
 - e. MarinoWARE.
 - f. Phillips Manufacturing Co.
 - 2. Diamond-Mesh Lath: Self-furring, 2.5 lb/sq. yd.
- B. Paper Backing: FS UU-B-790, Type I, Grade D, Style 2 vapor-permeable paper.
 - 1. Provide paper-backed lath at exterior locations.

2.2 ACCESSORIES

- A. General: Comply with ASTM C 1063 and coordinate depth of trim and accessories with thicknesses and number of plaster coats required.

- B. Molded, Rigid Cellular Polystyrene Board Insulation: Comply with ASTM C 578, Type I; and EIFS manufacturer's requirements for most stringent requirements for material performance and qualities of insulation, including dimensions and permissible variations, and the following:
1. Aging: Before cutting and shipping, age insulation in block form by air drying for not less than six weeks.
 2. Flame-Spread and Smoke-Developed Indexes: 25 and 450 or less, respectively, according to ASTM E 84.
 3. Dimensions: Provide insulation boards of not more than 24 by 48 inches thick or in other thickness indicated, but not more than 4 inches thick or less than the thickness allowed by ASTM C 1397.
 4. Channeled Board Insulation: EIFS manufacturer's standard factory-fabricated profile with linear, vertical-drainage channels, slots, or waves on the back side of board.
- C. Metal Accessories:
1. Manufacturers: Subject to compliance with requirements, provide products by one of the following:
 - a. Alabama Metal Industries Corporation; a Gibraltar Industries company.
 - b. CEMCO.
 - c. Clark Western Building Systems.
 - d. Dietrich Metal Framing; a Worthington Industries company.
 - e. MarinoWARE.
 - f. Phillips Manufacturing Co.
 2. Foundation Weep Screed: Fabricated from zinc coated (galvanized) sheet steel.
 3. External-Corner Reinforcement: Fabricated from metal lath with ASTM A 653/A 653M, G60, hot-dip galvanized zinc coating.
 4. Cornerbeads: Fabricated from zinc-coated (galvanized) steel.
 - a. Small nose cornerbead with expanded flanges; use unless otherwise indicated.
 - b. Small nose cornerbead with perforated flanges; use on curved corners.
 - c. Small nose cornerbead with expanded flanges reinforced by perforated stiffening rib; use on columns and for finishing masonry corners.
 - d. Bull nose cornerbead, radius 3/4 inch minimum, with expanded flanges; use at locations indicated on Drawings.
 5. Casing Beads: Fabricated from zinc-coated (galvanized) steel; square-edged style; with expanded flanges. Provide holes in base of casing bead to provide for drainage from behind plaster.
 6. Control Joints: Fabricated from zinc-coated (galvanized) steel; one-piece-type, folded pair of unperforated screeds in M-shaped configuration; with perforated flanges and removable protective tape on plaster face of control joint.
 7. Expansion Joints: Fabricated from zinc-coated (galvanized) steel; folded pair of unperforated screeds in M-shaped configuration; with expanded flanges.

2.3 MISCELLANEOUS MATERIALS

- A. Water for Mixing: Potable and free of substances capable of affecting plaster set or of damaging plaster, lath, or accessories.
- B. Fiber for Base Coat: Alkaline-resistant glass or polypropylene fibers, 1/2 inch long, free of contaminants, manufactured for use in portland cement plaster.
- D. Steel Drill Screws: For metal-to-metal fastening, ASTM C 1002 or ASTM C 954, as required by thickness of metal being fastened; with pan head that is suitable for application; in lengths required to achieve penetration through joined materials of no fewer than three exposed threads.
- E. Fasteners for Attaching Metal Lath to Substrates: Complying with ASTM C 1063.
- F. Wire: ASTM A 641, Class 1 zinc coating, soft temper, not less than 0.0475-inch diameter, unless otherwise indicated.

2.4 PLASTER MATERIALS

- A. Portland Cement: ASTM C 150, Type I.
- B. Masonry Cement: ASTM C 91, Type N.
- D. Sand Aggregate: ASTM C 897.
- E. Acrylic-Based Finish Coatings: Factory-mixed acrylic-emulsion coating systems, formulated with colorfast mineral pigments and fine aggregates; for use over portland cement plaster base coats. Include manufacturer's recommended primers and sealing topcoats for acrylic-based finishes.
1. Products: Subject to compliance with requirements, provide one of the following:

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- a. Dryvit Systems, Inc.; Dryvit TAFS.
- b. Finestone, BASF Wall Systems, Inc.; PebbleTex.
- c. LaHabra, a brand of ParexLaHabra, Inc.; Acrylic Finish.
- e. Senergy, BASF Wall Systems, Inc.; Senerflex.
- f. Sto Corp.; Powerwall Finish.
- h. SonoWall, BASF Wall Systems, Inc.; StuccoTex Finish.
- 2. Color and Texture: As scheduled.

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2.5 PLASTER MIXES

- A. General: Comply with ASTM C 926 for applications indicated.
 - 1. Fiber Content: Add fiber to base-coat mixes after ingredients have mixed at least two minutes. Comply with fiber manufacturer's written instructions for fiber quantities in mixes, but do not exceed 1 lb of fiber/cu. yd. of cementitious materials.
- B. Base-Coat Mixes for Use over Metal Lath: Scratch and brown coats for three-coat plasterwork as follows:
 - 1. Portland and Masonry Cement Mixes:
 - a. Scratch Coat: For cementitious material, mix 1 part portland cement and 1 part masonry cement. Use 2-1/2 to 4 parts aggregate per part of cementitious material.
 - b. Brown Coat: For cementitious material, mix 1 part portland cement and 1 part masonry cement. Use 3 to 5 parts aggregate per part of cementitious material, but not less than volume of aggregate used in scratch coat.
- C. Factory-Prepared Finish-Coat Mixes: For acrylic-based finish coatings, comply with manufacturer's written instructions.

PART 3 - EXECUTION

3.1 EXAMINATION

- A. Examine areas and substrates, with Installer present, and including welded hollow-metal frames, cast-in anchors, and structural framing, for compliance with requirements and other conditions affecting performance of the Work.
- B. Proceed with installation only after unsatisfactory conditions have been corrected.

3.2 PREPARATION

- A. Protect adjacent work from soiling, spattering, moisture deterioration, and other harmful effects caused by plastering.
- B. Prepare solid substrates for plaster that are smooth or that do not have the suction capability required to bond with plaster according to ASTM C 926.

3.3 INSTALLING METAL LATH

- A. Expanded-Metal Lath: Install according to ASTM C 1063.
 - 1. Partition Framing and Vertical Furring: Install flat diamond-mesh lath.
 - 2. Flat-Ceiling and Horizontal Framing: Install flat diamond-mesh lath.
 - 4. On Solid Surfaces, Not Otherwise Furred: Install self-furring, diamond-mesh lath.

3.4 INSTALLING ACCESSORIES

- A. Install according to ASTM C 1063 and at locations indicated on Drawings.
- B. Reinforcement for External Corners:
 - 1. Install lath-type, external-corner reinforcement at exterior locations.
 - 2. Install cornerbead at interior and exterior locations.
- C. Control Joints: Install control joints at locations indicated on Drawings or in specific locations approved by Architect for visual effect as follows:
 - 1. As required to delineate plasterwork into areas (panels) of the following maximum sizes:
 - a. Vertical Surfaces: 144 sq. ft.
 - b. Horizontal and other Non-vertical Surfaces: 100 sq. ft.
 - 1. At distances between control joints of not greater than 18 feet o.c.
 - 2. As required to delineate plasterwork into areas (panels) with length-to-width ratios of not greater than 2-1/2:1.

3. Where control joints occur in surface of construction directly behind plaster.
4. Where plasterwork areas change dimensions, to delineate rectangular-shaped areas (panels) and to relieve the stress that occurs at the corner formed by the dimension change.

3.5 PLASTER APPLICATION

- A. General: Comply with ASTM C 926.
 1. Do not deviate more than plus or minus 1/4 inch in 10 feet from a true plane in finished plaster surfaces, as measured by a 10-foot straightedge placed on surface.
 2. Finish plaster flush with metal frames and other built-in metal items or accessories that act as a plaster ground unless otherwise indicated. Where casing bead does not terminate plaster at metal frame, cut base coat free from metal frame before plaster sets and groove finish coat at junctures with metal.
 3. Provide plaster surfaces that are ready to receive field-applied finishes indicated.
- C. Walls; Base-Coat Mixes for Use over Metal Lath: Scratch and brown coats for three-coat plasterwork; 3/4 inch thickness.
 1. Portland and masonry cement mixes.
- D. Ceilings; Base-Coat Mixes for Use over Metal Lath: Scratch and brown coats for three-coat plasterwork; 3/4 inch thick.
 1. Portland and masonry cement mixes.
- E. Acrylic-Based Finish Coatings: Apply coating system, including primers, finish coats, and sealing topcoats, according to manufacturer's written instructions.
- F. Concealed Exterior Plasterwork: Where plaster application will be used as a base for adhered finishes, omit finish coat.
- G. Moist cure stucco in accordance with ASTM C926 and applicable building code.

3.6 PLASTER REPAIRS

- A. Repair or replace work to eliminate cracks, dents, blisters, buckles, crazing and check cracking, dry outs, efflorescence, sweat outs, and similar defects and where bond to substrate has failed.

3.7 PROTECTION

- A. Remove temporary protection and enclosure of other work. Promptly remove plaster from door frames, windows, and other surfaces not indicated to be plastered. Repair floors, walls, and other surfaces stained, marred, or otherwise damaged during plastering.

END OF SECTION

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ATTACHMENT E: SITE PHOTOS



View of Site, South/East Perspective



View of Site, North/East Perspective

ATTACHMENT F: TSA-UC-C ZONING STANDARDS ANALYSIS

TSA (Transit Station Area District)

The purpose of the TSA Transit Station Area District is to provide an environment for efficient and attractive transit and pedestrian oriented commercial, residential and mixed use development around transit stations. Redevelopment, infill development and increased development on underutilized parcels should include uses that allow them to function as part of a walkable, Mixed Use District. Existing uses that are complementary to the district, and economically and physically viable, should be integrated into the form and function of a compact, mixed use pedestrian oriented neighborhood. The purpose of the core area is to provide areas for comparatively intense land development with a mix of land uses incorporating the principles of sustainable, transit oriented development and to enhance the area closest to a transit station as a lively, people oriented place. The core area may mix ground floor retail, office, commercial and residential space in order to activate the public realm.

Zoning Ordinance Standards for TSA-UC-C zone (21A.26.078)			
Standard	Requirement	Proposed	Finding
Minimum Building Height	40'	88'	Complies
Maximum Building Height	90'; 105' with 2 sloping roof planes	88' at the highest point.	Complies
Front/Corner Side Yard Setback	None At least 50% within 5'	The average setback of the building it at least 50% within 5' of the street adjoining property line.	Complies
Minimum Lot Area	2,500 sq ft	~188,000 square feet	Complies
Minimum Lot Width	40'	~249'	Complies
Open Space Area	5,000 sq. ft. Including patios, courtyards, and rooftop and terrace gardens.	Over 32,000 square feet of open space is provided. This includes courtyards, patios, and rooftop gardens.	Complies
Site Circulation and Connectivity	Development within the station area shall be easily accessible from public spaces and provide safe and efficient options for all modes of travel. Circulation networks, whether public or private, require adequate street, pedestrian and bicycle connections to provide access to development. The internal circulation network shall be easily recognizable, formalized and interconnected.	Sufficient pedestrian access to the building is being provided. There are building entrances for pedestrians on the street facing facades. These building entrances will be easily spotted and accessible to pedestrians and residents. Pedestrian access to the building will be highlighted by entrance stoops, and awnings.	Complies
	All parking lots shall comply with the standards in section 21A.44.020, "General Off Street Parking Regulations"	Measurements and locations of parking access and stalls meets the standards of Sections 21A.44.020. Refer to Salt Lake City's Transportation review comments.	Complies

	Parking is prohibited between the street-facing building line and any front or corner side property line. This shall include any drive aisle that is not perpendicular to the front or corner side property line.	No parking is proposed between the front facades of the building and the property lines.	Complies
	Any new development shall provide a midblock walkway if a midblock walkway on the subject property has been identified in a master plan that has been adopted by the City.	The Capitol Hill Master Plan does not identify a midblock walkway on the subject property.	Complies
TSA Design Development Review	Use of Exterior Insulation and Finishing System (EIFS) or traditional stucco is not allowed as a building material on the ground floor of street facing building facades. Use of EIFS and stucco is allowed for up to ten percent (10%) of the upper level street facing facades.	No traditional stucco or EIFS cladding material is proposed on the ground floor. As part of the Design Review request the applicant is proposing additional traditional stucco on the upper floors of 490 west and 300 North. This modification is further reviewed in this report as key consideration 3.	Requesting Modification
	In yards greater than ten feet (10') in depth, one shade tree shall be planted for every thirty feet (30') of street frontage.	The majority of the proposed structure will be built within 10' of the property line. Along 490 West those areas with an additional setback of 10' or greater will be fully landscaped and provide sufficient number of trees to meet this criteria.	Complies
	At least fifty percent (50%) of the front or corner side yards shall be covered in live plant material.	All yard areas provided by the Ice House development will be fully landscaped and where no plaza or walkways are providing will be covered in live plant material.	Complies
Entry Feature Requirements: All required building entries shall include at least one of the following features:	<p>(1) An awning or canopy over the entrance that extends a minimum of five feet (5') from the street facing building facade;</p> <p>(2) A recessed entrance that is recessed at least five feet (5') from the street facing facade;</p> <p>(3) A covered porch that is at least five feet (5') in depth and at least forty (40) square feet in size; or</p> <p>(4) A stoop that is at least two feet (2') above sidewalk level and that includes an awning or canopy that extends at least three feet (3') from the street facing building facade.</p>	<p>Each residential building entrance will be recessed at least 5' from the street facing façade. These residential entrances will also include a covered patio area. Where the grade allows it each residential unit will also have a raised stoop (or patio area).</p> <p>The leasing and common areas will have a covered awning that extends 5' from the building façade.</p>	Complies

Parking	<p>Walkways Through Parking Lots: Parking lots with more than fifteen (15) spaces shall provide a pedestrian walkway through the parking lot to the primary building entrance or a sidewalk providing access to a primary building entrance. One (1) walkway must be provided for every three (3) drive aisles. Walkways shall be curb separated from the parking areas and a minimum of five feet (5') wide. Vehicles shall not overhang the walkway. Parking lot landscaping requirements in chapter 21A.48 of this title shall be included on the side of the walkway. Where the walkway crosses a drive aisle, a crosswalk that is clearly identified by a change in color, material, or similar technique shall be used.</p>	<p>The proposed Ice House development does not propose an open parking lot.</p> <p>A parking garage is proposed on the interior of the building and will not be visible from the public street.</p>	Complies
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ATTACHMENT G: DESIGN REVIEW STANDARDS ANALYSIS

21A.59.050: Standards for Design Review: In addition to standards provided in other sections of this title for specific types of approval, the following standards shall be applied to all applications for design review:

Standard	Rationale	Finding
A. Any new development shall comply with the intent of the purpose statement of the zoning district and specific design regulations found within the zoning district in which the project is located as well as the City's adopted "urban design element" and adopted master plan policies and design guidelines governing the specific area of the proposed development.	<p>As reviewed previously in this Staff Report, as Key Consideration 1, the proposed Ice House development and Design Review modifications meet the intent and purpose of the TSA-UC-C zoning district, Plan Salt Lake, and the Capitol Hill Master Plan.</p> <p>The development will provide additional housing of studio, one, and two-bedroom units that is needed. It will also dedicate a public right-of-way and improve pedestrian and vehicle connectivity in a neighborhood where there are very large blocks. The design of the building is also positioned toward the street and accommodates an active and safe street space.</p>	Complies
B. Development shall be primarily oriented to the sidewalk, not an interior courtyard or parking lot. 1. Primary entrances shall face the public sidewalk (secondary entrances can face a parking lot). 2. Building(s) shall be sited close to the public sidewalk, following and responding to the desired development patterns of the neighborhood. 3. Parking shall be located within, behind, or to the side of buildings.	<p>Residential entrances will be located on the ground floor and will face the public sidewalk. The building setbacks and articulation are oriented to the newly created curve-linear 490 West street. The parking structure will be completely enclosed in the building and access to the parking garage will be setback from the public street.</p>	Complies
C. Building facades shall include detailing and glass in sufficient quantities to facilitate pedestrian interest and interaction. 1. Locate active ground floor uses at or near the public sidewalk. 2. Maximize transparency of ground floor facades. 3. Use or reinterpret traditional storefront elements like sign bands, clerestory glazing, articulation, and architectural detail at window transitions. 4. Locate outdoor dining patios, courtyards, plazas, habitable landscaped	<p>The 300 North ground floor facing façade meets the administrative modification for ground floor glass of 45%. The 490 West ground floor façade does not meet this administrative modification and requires Planning Commission approval with 38% ground floor glass. While this façade measures 38% ground floor glass it does not include in the calculation the south and north façade along the 490 West property line that are visible from the street and provide sufficient transparency for each of the residential ground floor units.</p> <p>Along both street facing facades of 490 west and 300 North will include 100% active ground floor uses.</p>	Complies

yards, and open spaces so that they have a direct visual connection to the street and outdoor spaces.	The green spaces provided where the building is setback will be both passive and active. With a lawn area and a tree line colonnade and a plaza near the intersection of 490 west and 300 North. This colonnade and plaza will be clearly visible from the street and will be fully landscaped.	
<p>D. Large building masses shall be divided into heights and sizes that relate to human scale.</p> <p>1. Relate building scale and massing to the size and scale of existing and anticipated buildings, such as alignments with established cornice heights, building massing, step-backs and vertical emphasis.</p> <p>2. Modulate the design of a larger building using a series of vertical or horizontal emphases to equate with the scale (heights and widths) of the buildings in the context and reduce the visual width or height.</p> <p>3. Include secondary elements such as balconies, porches, vertical bays, belt courses, fenestration and window reveals.</p> <p>4. Reflect the scale and solid to-void ratio of windows and doors of the established character of the neighborhood or that which is desired in the master plan.</p>	<p>As reviewed in Key Consideration 2, the proposed building mass exceeds the maximum street facing façade length along 300 North and 490 West. As was already stated, due to the history of this neighborhood larger buildings have previously been developed in the area. However, the proposed scale of the Ice House project has been mitigated through the use of setbacks, building form, and an active street scape that creates greater connectivity in the area. These setbacks will also temper the perceived massing of the building and create a sense of separation from the street while still providing active outdoor space that is visible to residents and pedestrians alike.</p> <p>Consistent fenestration and balconies are proposed on the upper floors of the Ice House project which improve the perception of a human scale structure. Patios will also nearly run the length of the 300 North façade which furthers this intent.</p>	Complies
<p>E. Building facades that exceed a combined contiguous building length of two hundred feet (200') shall include:</p> <p>1. Changes in vertical plane (breaks in façade);</p> <p>2. Material changes; and</p> <p>3. Massing changes.</p>	The Ice House development will accommodate all of these requirements. The materials proposed on the building highlight different forms and differing height of the building, with the first two stories of the building consisting of different materials than the upper 5 stories. The massing of the structure is oriented toward the proposed 490 West street and portions of the building are setback from the street.	Complies
<p>F. If provided, privately owned public spaces shall include at least three (3) of the six (6) following elements:</p> <p>1. Sitting space of at least one sitting space for each two hundred fifty (250) square feet shall be included in the plaza. Seating shall be a minimum of sixteen inches (16") in height and thirty inches (30") in width. Ledge benches shall have a minimum depth of thirty inches (30");</p> <p>2. A mixture of areas that provide seasonal shade;</p>	The proposed green space of the development will provide both active and passive landscaping. All plaza and colonnade amenities will meet the standards required in the TSA design standards.	Complies

3. Trees in proportion to the space at a minimum of one tree per eight hundred (800) square feet, at least two inch (2") caliper when planted;
4. Water features or public art;
5. Outdoor dining areas; and
6. Other amenities not listed above that provide a public benefit.

G. Building height shall be modified to relate to human scale and minimize negative impacts. In downtown and in the CSHBD Sugar House Business District, building height shall contribute to a distinctive city skyline.

1. Human scale:
 - a. Utilize stepbacks to design a building that relate to the height and scale of adjacent and nearby buildings, or where identified, goals for future scale defined in adopted master plans.
 - b. For buildings more than three stories or buildings with vertical mixed use, compose the design of a building with distinct base, middle and top sections to reduce the sense of apparent height.
2. Negative impacts:
 - a. Modulate taller buildings vertically and horizontally so that it steps up or down to its neighbors.
 - b. Minimize shadow impacts of building height on the public realm and semi-public spaces by varying building massing. Demonstrate impact from shadows due to building height for the portions of the building that are subject to the request for additional height.
 - c. Modify tall buildings to minimize wind impacts on public and private spaces, such as the inclusion of a wind break above the first level of the building.
3. Cornices and rooflines:
 - a. Shape and define rooflines to be cohesive with the building's overall form and composition.
 - b. Include roof forms that complement the rooflines of surrounding buildings.
 - c. Green roof and roof deck:
Include a green roof and/or accessible roof deck to support a more visually compelling

The Ice House development meets the minimum and maximum requirements for building height in the TSA district.

Complies

roof landscape and reduce solar gain, air pollution, and the amount of water entering the stormwater system.		
H. Parking and on-site circulation shall be provided with an emphasis on making safe pedestrian connections to the sidewalk, transit facilities, or midblock walkway.	Walkways from the building to the public sidewalk are proposed on the landscape plan. The circulation proposed on the 490 West street complies with all engineering and transportation standards and is included sufficient sidewalks and bike lanes as required by code. Accessibility to transit to the south and east is sufficient and also meets City Code.	Complies
I. Waste and recycling containers, mechanical equipment, storage areas, and loading docks shall be fully screened from public view and shall incorporate building materials and detailing compatible with the building being served. Service uses shall be set back from the front line of building or located within the structure.	All mechanical equipment, storage areas, service bays, and refuse containers will be located within the building and completely screened from the street.	Complies
J. Signage shall emphasize the pedestrian/mass transit orientation. 1. Define specific spaces for signage that are integral to building design, such as commercial sign bands framed by a material change, columns for blade signs, or other clearly articulated band on the face of the building. 2. Coordinate signage locations with appropriate lighting, awnings, and other projections. 3. Coordinate sign location with landscaping to avoid conflicts.	The majority of the proposed signage on the building is located on the first floor and is directed to the pedestrian. All of the signage on the first floor is also placed near an entrance to the building. Larger development signage is proposed on the south and east facing exterior walls. These larger signs are coordinated on a similar building form and will be backlit and visible from adjoining streets.	Complies
K. Lighting shall support pedestrian comfort and safety, neighborhood image, and dark sky goals. 1. Provide street lights as indicated in the Salt Lake City Lighting Master Plan. 2. Outdoor lighting should be designed for low-level illumination and to minimize glare and light trespass onto adjacent properties and uplighting directly to the sky.	Lighting along 300 North and 490 West Streets will be placed along the entire building façade and will provide a well-lit pedestrian route. Ground floor patios and upper floor balconies will also provide lighting. Active landscaping spaces include the plaza and treed colonnade will have lighting sufficient for visibility from the street. All lighting on the building will be directed downwards to minimize light trespass.	Complies

3. Coordinate lighting with architecture, signage, and pedestrian circulation to accentuate significant building features, improve sign legibility, and support pedestrian comfort and safety.

L. Streetscape improvements shall be provided as follows:

1. One street tree chosen from the street tree list consistent with the city's urban forestry guidelines and with the approval of the city's urban forester shall be placed for each thirty feet (30') of property frontage on a street. Existing street trees removed as the result of a development project shall be replaced by the developer with trees approved by the city's urban forester.
2. Hardscape (paving material) shall be utilized to differentiate privately owned public spaces from public spaces. Hardscape for public sidewalks shall follow applicable design standards. Permitted materials for privately-owned public spaces shall meet the following standards:
 - a. Use materials that are durable (withstand wear, pressure, damage), require a minimum of maintenance, and are easily repairable or replaceable should damage or defacement occur.
 - b. Where practical, as in lower-traffic areas, use materials that allow rainwater to infiltrate into the ground and recharge the water table.
 - c. Limit contribution to urban heat island effect by limiting use of dark materials and incorporating materials with a high Solar-Reflective Index (SRI).
 - d. Utilize materials and designs that have an identifiable relationship to the character of the site, the neighborhood, or Salt Lake City.
 - e. Use materials (like textured ground surfaces) and features (like ramps and seating at key resting points) to support access and comfort for people of all abilities.
 - f. Asphalt shall be limited to vehicle drive aisles.

Presently the subject site is underdeveloped and largely vacant. The park strip, landscaping, and curb are not currently present on the site. Street trees will be provided at a rate of 1 tree per 30' of street frontage. A few trees will need to be removed from the existing site, however the number of new trees as a result of the development will far exceed the removal. All trees proposed to be removed are within the proposed building footprint.

Differing paving material will be used to define privately owned spaces from public spaces. All building and paving materials will be durable and withstand a high amount of traffic that is anticipated along this corridor.

All other landscaping standards are being met.

Complies

ATTACHMENT H: DEPARTMENT COMMENTS

Transportation Review: (Kevin Young, kevin.young@slcgov.com)

- Transportation has no comment on the request to exceed the maximum street facing façade length.

Engineering Review: (Scott Weiler, scott.weiler@slcgov.com)

- Engineering has no objections to the greater street facing façade.
- The Subdivider must execute a Subdivision Improvement Construction Agreement with Engineering for the public improvements to be installed in the new public street: 490 West. The SICA must be executed prior to recording the plat for this subdivision.

Public Utilities Review: (Jason Draper, Jason.draper@slcgov.com)

- Public Utilities has been working with the applicant through design review. There are significant infrastructure improvements that will be required.
- No objection to the proposed street façade length.

Zoning Review: (Alan Michelsen, alan.michelsen@slcgov.com)

- I have no comment

Fire Review: (Ted Itchon, ted.itchon@slcgov.com)

- No comment

ATTACHMENT I: PUBLIC PROCESS AND COMMENTS

Public Notice, Meetings, Comments

The following is a list of public meetings that have been held, and other public input opportunities, related to the proposed project:

PUBLIC PROCESS AND INPUT

Timeline

- The application was submitted on December 7th, 2020.
- Notice of the proposal, and request for input, was provided to the Capitol Hill Community Council on December 22nd, 2020.
 - No comment was received from the Community Council.
- Early Notification mailings were sent out on January 4th, 2021 to property owners and residents within 300' of all four corners of the project site.
- Public notice of the Planning Commission hearing was mailed May 27th, 2021 to property owners and residents within 300' of the subject site.
 - One public comment was received at this time and is attached to this Staff Report.
- A public notice sign was posted on both frontages of the subject site on May 28th, 2021. No further public comments were received before this report was finalized.

From: [REDACTED] >
Sent: Tuesday, June 1, 2021 3:32 PM
To: Planning Public Comments <planning.comments@slcgov.com>
Cc: Wharton, Chris [REDACTED]; [REDACTED] 'Chaise'
Subject: (EXTERNAL) Ice House PLNPCM2020-00986

To Whom It May Concern:

Re. case number PLNPCM2020-00986

I am responding to the mailer regarding Ice House design review.

I would like to know the following:

- How many off-street parking stalls will be available for the residents/visitors at Ice House?
- Precisely how many of 393 units will be studios, one-bedrooms, and two-bedrooms?

Do I assume correctly that the current "TSA Transition" parking ordinance requires .25 for studio, .5 for one-bedroom, and 1 for two-bedroom? It is clear there won't be enough on-street parking, and I hope the city and the developer know that fact.

Every time we residents affected by such developments express our concerns about parking issues (street congestion, insufficient parking availability within a few blocks, etc.), we are told the same excuse: "The developer is providing what the zoning requires."

So the Ice House wants to put up a structure that's longer than allowed, plus a few more exceptions. I think it's about time developers should adhere to what's allowed and not request variances. When neither the city nor developers consider the residents' concerns or needs, why should only developers be allowed exceptions? How could the city keep entertaining these favors on just one side?

I vote NO. A GREAT BIG "NO!"

Keiko Jones