




# 4502 UNIVERSITY WAY NE

LANDMARKS APPLICATION

NOVEMBER 16, 2022



An aerial photograph of a city street corner. In the foreground, a historic three-story building with a light-colored facade and classical architectural details like columns and a pedimented entrance is visible. A group of people is gathered on the sidewalk in front of the building. To the left, a street with yellow double lines runs diagonally. Several cars are parked along the curb, and a white delivery truck is stopped at the intersection. In the background, modern multi-story buildings with large windows and a construction crane are visible under a cloudy sky.

The 4502 University Way NE location is to be renovated into a bouldering gym consisting of two main levels, a basement, and mezzanines at both the ground floor and second floor. The proposed tenant improvement is primarily composed of a multi-level indoor bouldering gym. The renovation will include open climbing areas, an open fitness area, yoga studio, and a bouldering training area. Support programs for the gym functions include restroom and locker room facilities (all-gendered), an all-gender sauna, reception, lounges, and back-of-house functions vital to the operation of the bouldering gym.

The existing building envelope, entry vestibules, and other building elements identified as historically significant are to remain. The proposed project will replace an existing door located on the east facade in the alley as well as incorporate a window at the southwest corner to match previous historic conditions. The existing windows will remain without modifications.



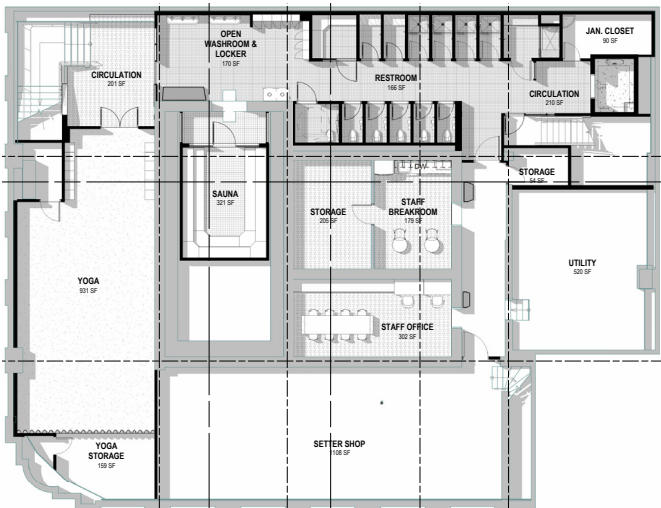
# SUMMARY - EXISTING / PROPOSED

## BASEMENT LEVEL SUMMARY

EXISTING PLAN:

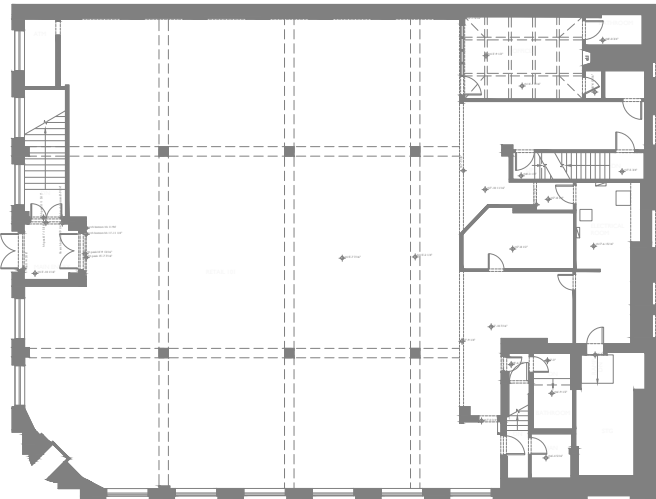


PROPOSED PLAN:

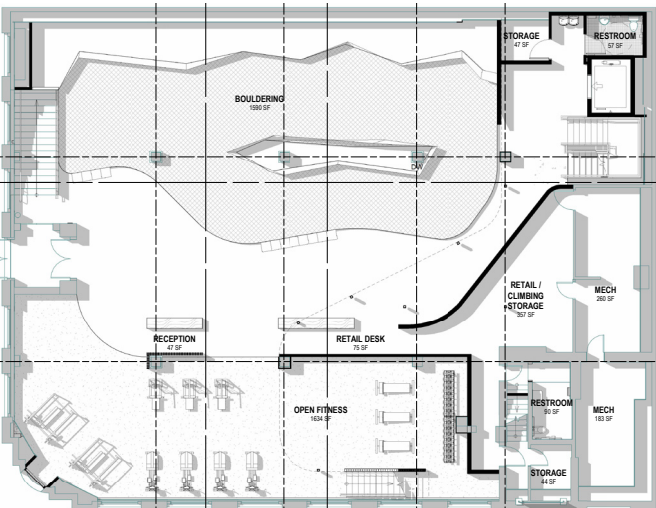


## LEVEL 01 SUMMARY

EXISTING PLAN:

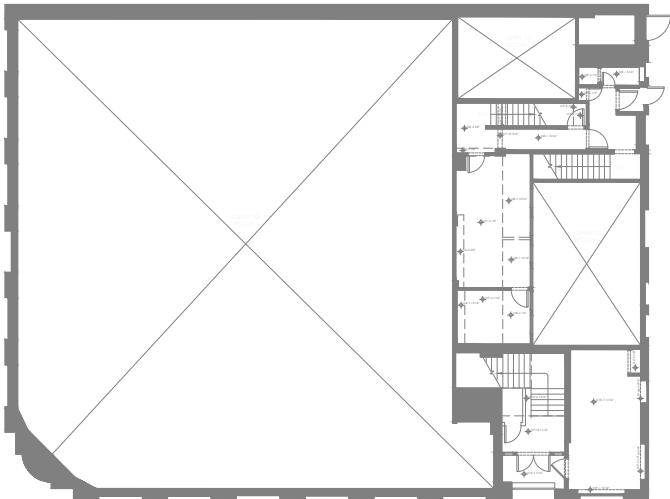


PROPOSED PLAN:

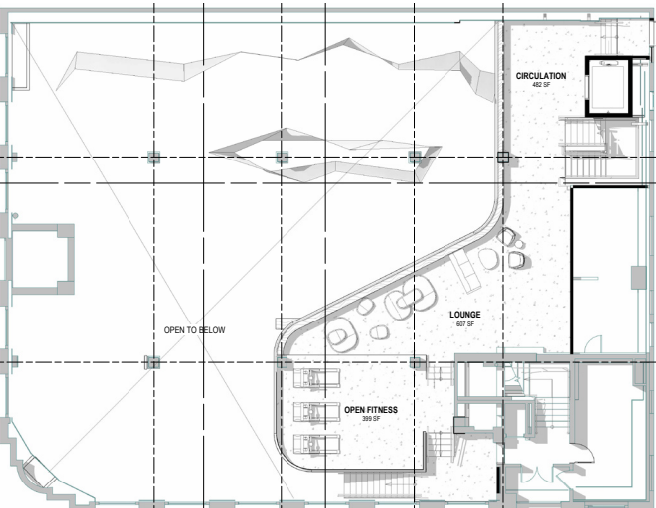


## LEVEL 01 MEZZANINE SUMMARY

EXISTING PLAN:

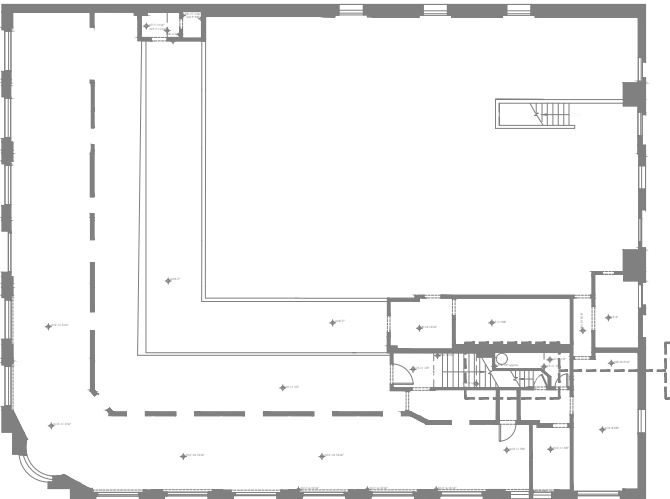


PROPOSED PLAN:

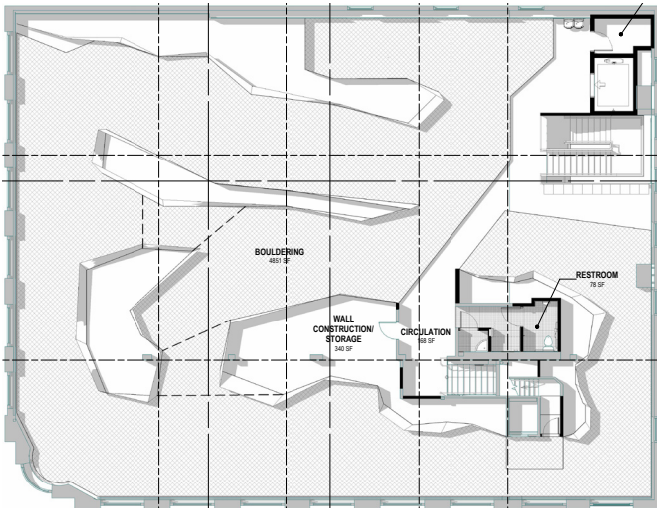


## LEVEL 02 SUMMARY

EXISTING PLAN:



PROPOSED PLAN:





# Existing & Proposed Plans—



# EXISTING CONDITIONS - BASEMENT PLAN



1

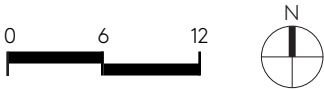
## EXISTING HISTORIC DOORS

THE HISTORIC DOORS CURRENTLY OPENING INTO MEETING ROOMS AT THE BASEMENT LEVEL ARE TO BE RE-INSTALLED IN THE SAME LOCATION FOR THE TENANT IMPROVEMENT.

2

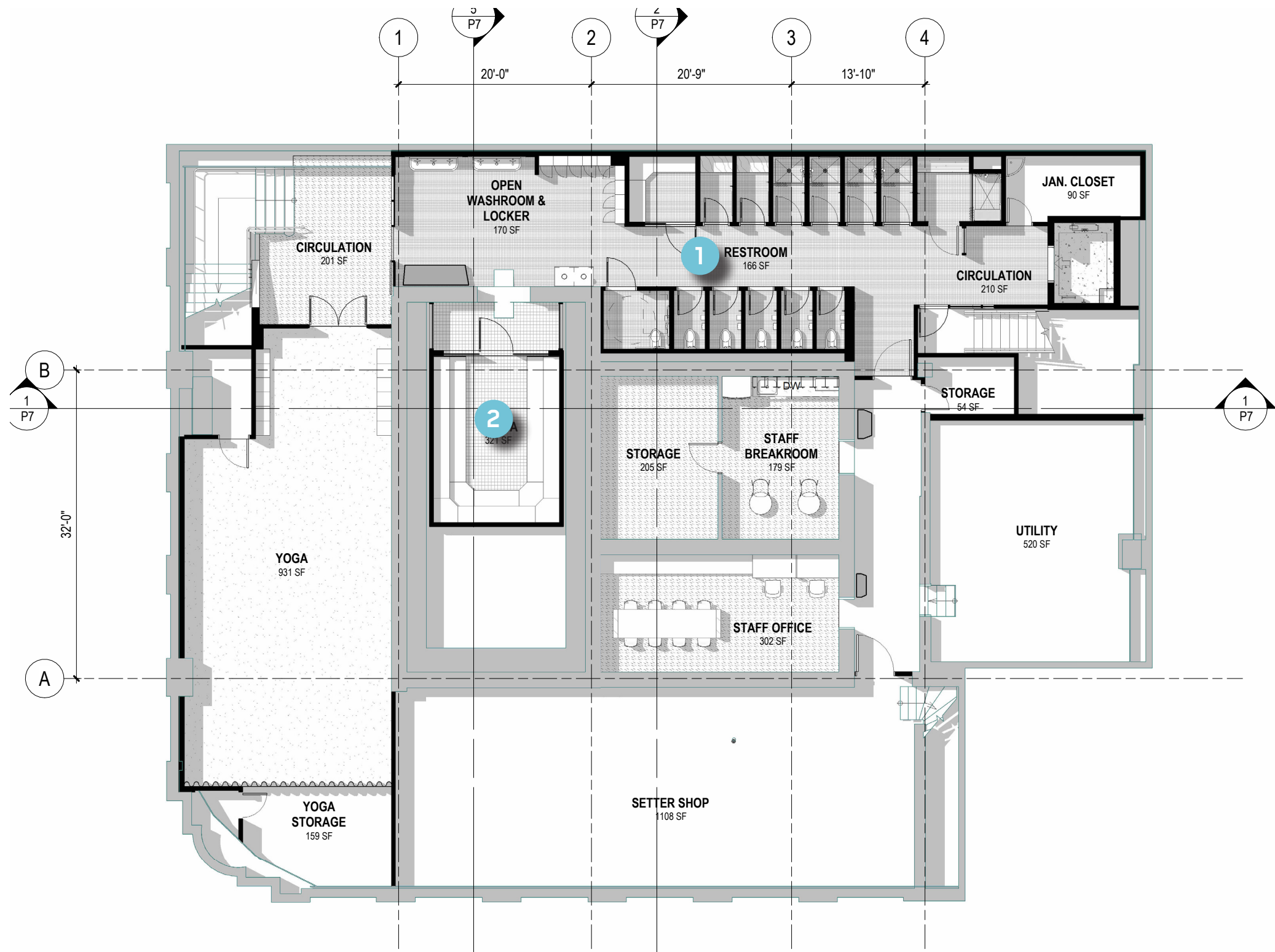
## EXISTING VAULTS

THE EXISTING BANK VAULTS AND VAULT DOORS/ THRESHOLDS WILL REMAIN, AND BE RE-PROGRAMMED AS A SAUNA, LOCKER ROOM, AND STAFF AREA.





PROPOSED - BASEMENT PLAN



**1 EXISTING HISTORIC DOORS**

THE HISTORIC DOORS CURRENTLY OPENING INTO MEETING ROOMS AT THE BASEMENT LEVEL ARE TO BE RE-INSTALLED IN THE SAME LOCATION FOR THE TENANT IMPROVEMENT.

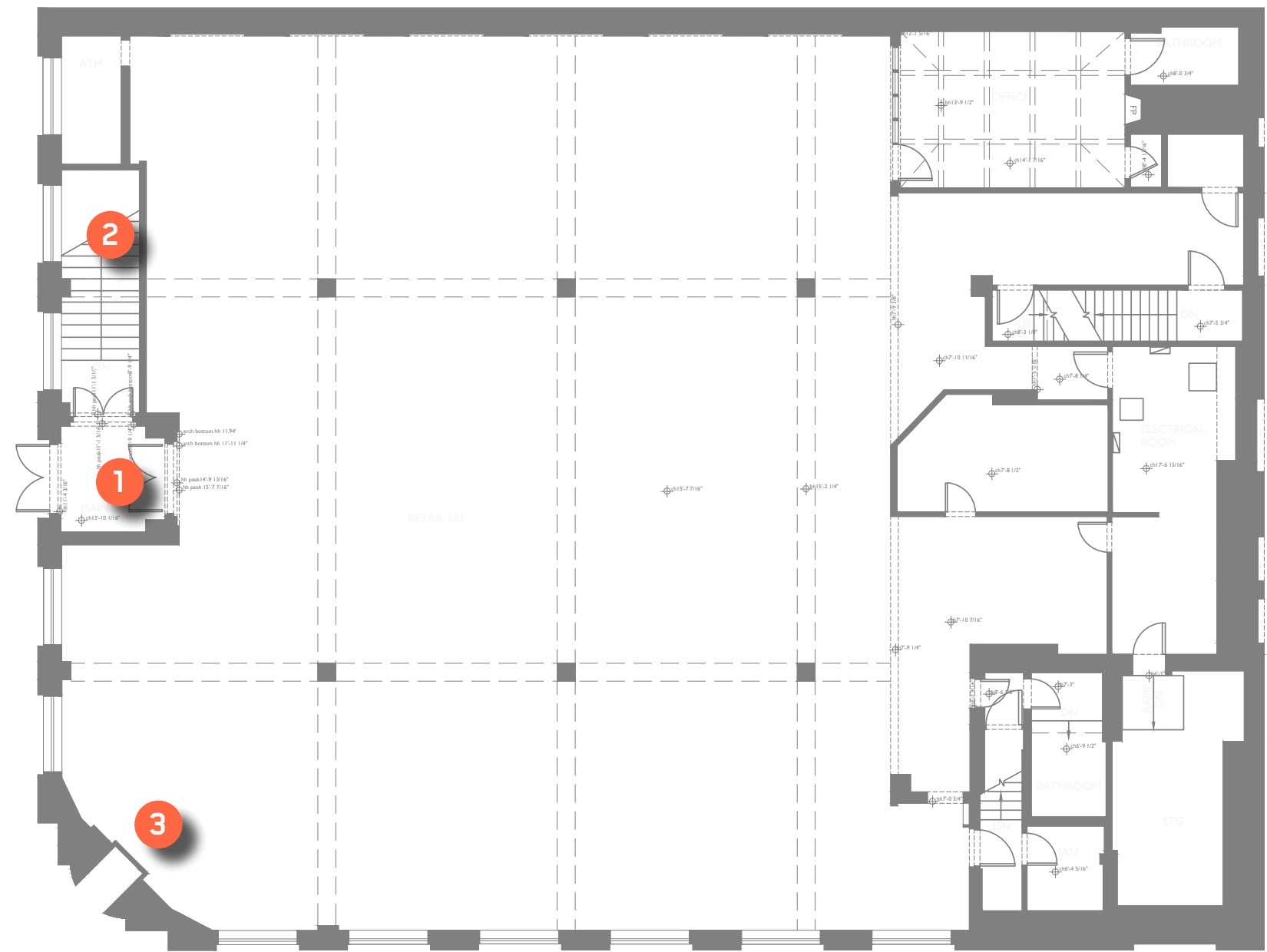
**2 EXISTING VAULTS**

THE EXISTING BANK VAULTS AND VAULT DOORS/ THRESHOLDS WILL REMAIN, AND BE RE-PROGRAMMED AS A SAUNA, LOCKER ROOM, AND STAFF AREA.





# EXISTING CONDITIONS - LEVEL 01 PLAN



1

## EXISTING ENTRY VESTIBULE

THE EXISTING ENTRY VESTIBULE WILL BE THE PRIMARY ENTRY INTO THE TENANT IMPROVEMENT AND WILL REMAIN AS-IS.



2

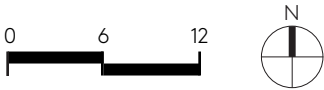
## EXISTING BASEMENT STAIR

THE EXISTING BASEMENT STAIR WILL BE MAINTAINED AND RENOVATED TO MEET CURRENT CODE REQUIREMENTS.

3

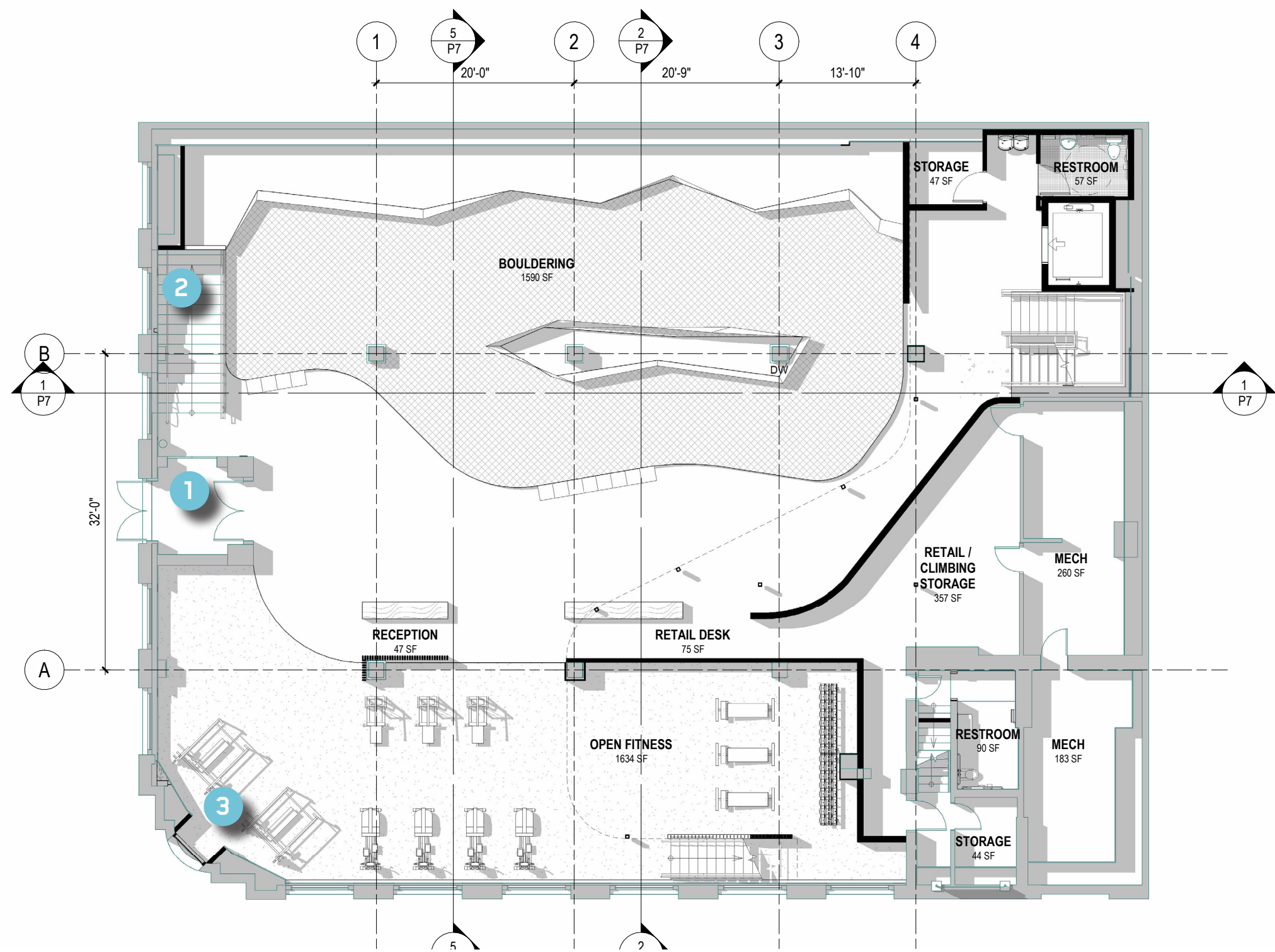
## SOUTHWEST CORNER

A WINDOW AT THE SOUTHWEST CORNER OF THE BUILDING WILL BE ADDED WHICH IS SIMILAR TO PREVIOUS HISTORIC IMAGES WHILE MEETING CURRENT ENERGY CODE REQUIREMENTS. SEE PAGE 19.





PROPOSED - LEVEL 01 PLAN



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EXISTING BASEMENT STAIR

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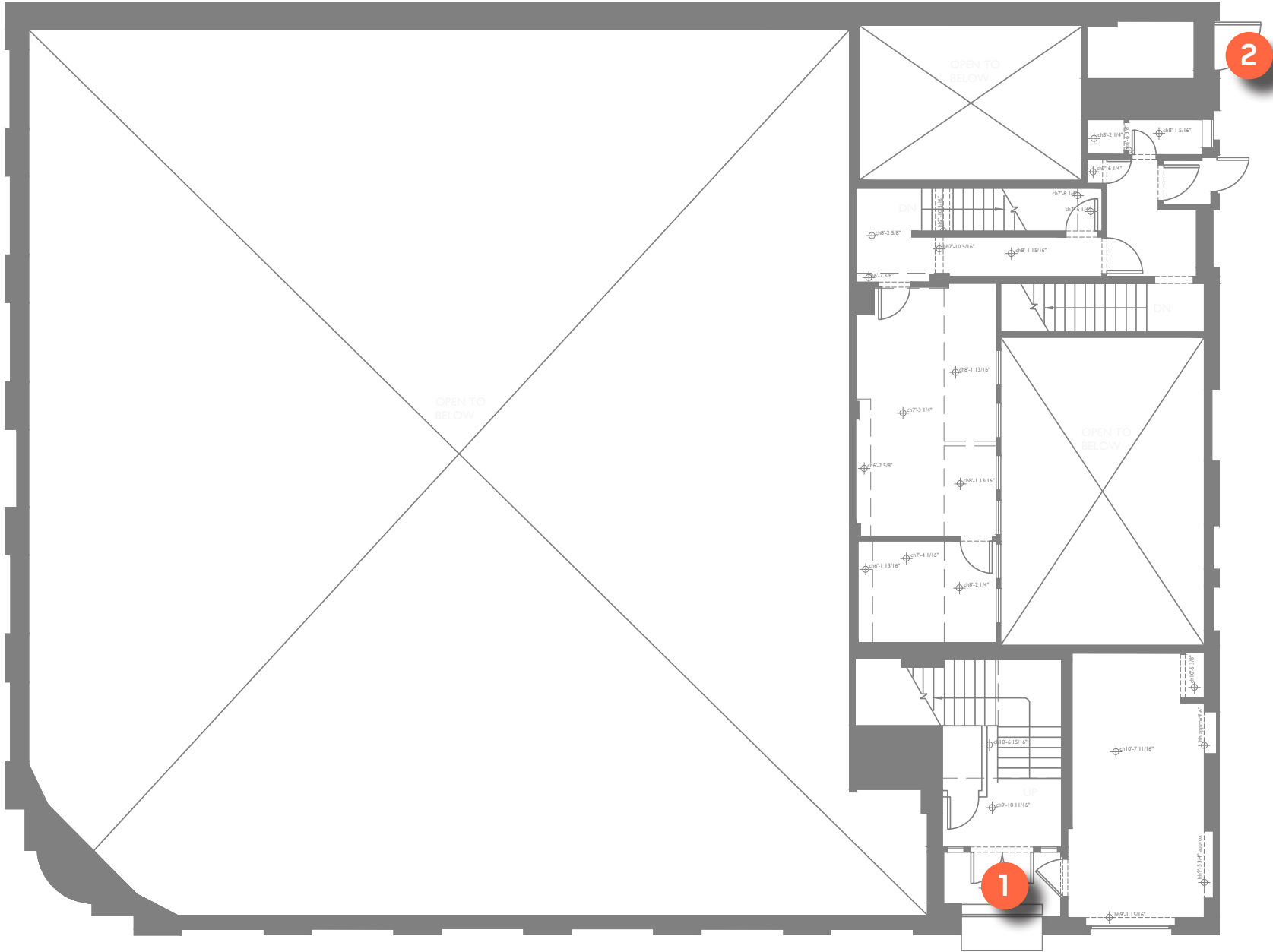
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# EXISTING CONDITIONS - LEVEL 01 MEZZANINE PLAN



1

## EXISTING ENTRY VESTIBULE

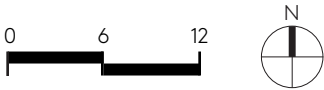
THE EXISTING ENTRY VESTIBULE WILL REMAIN AS-IS AND SERVE AS A SECONDARY EXIT FOR THE TENANT IMPROVEMENT. COIL DOOR PREVIOUSLY INSTALLED WILL REMAIN FOR SECURITY.



2

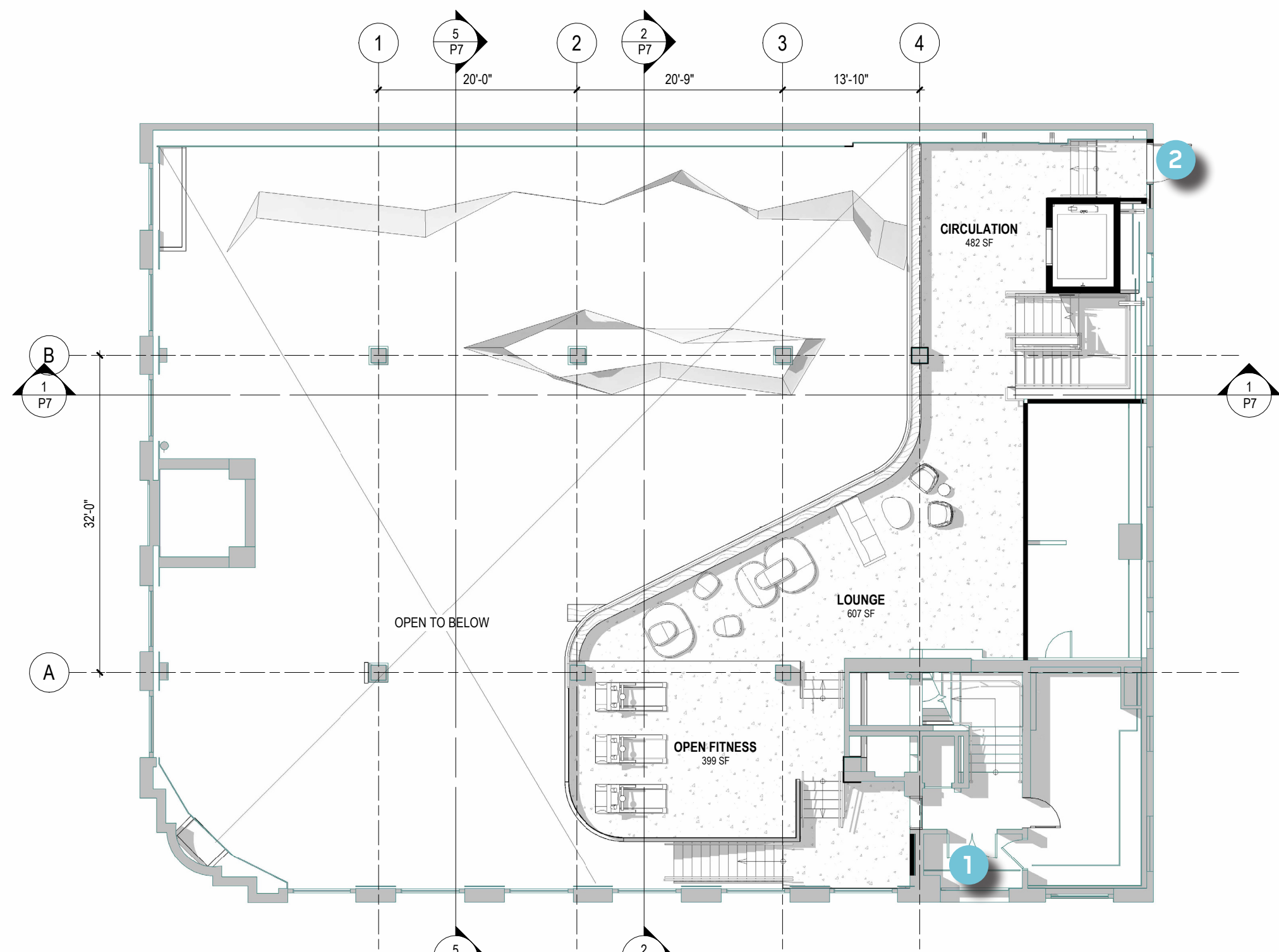
## EXISTING ALLEY ACCESS DOOR

THE EXISTING ALLEY ACCESS DOOR WILL BE REPLACED IN ORDER TO ACCOMMODATE CODE REQUIRED EGRESS. NEW DOOR TO BE INSULATED HM, PAINTED TO MATCH EXTERIOR. SEE PAGE 22.





# PROPOSED - LEVEL 01 MEZZANINE PLAN



1

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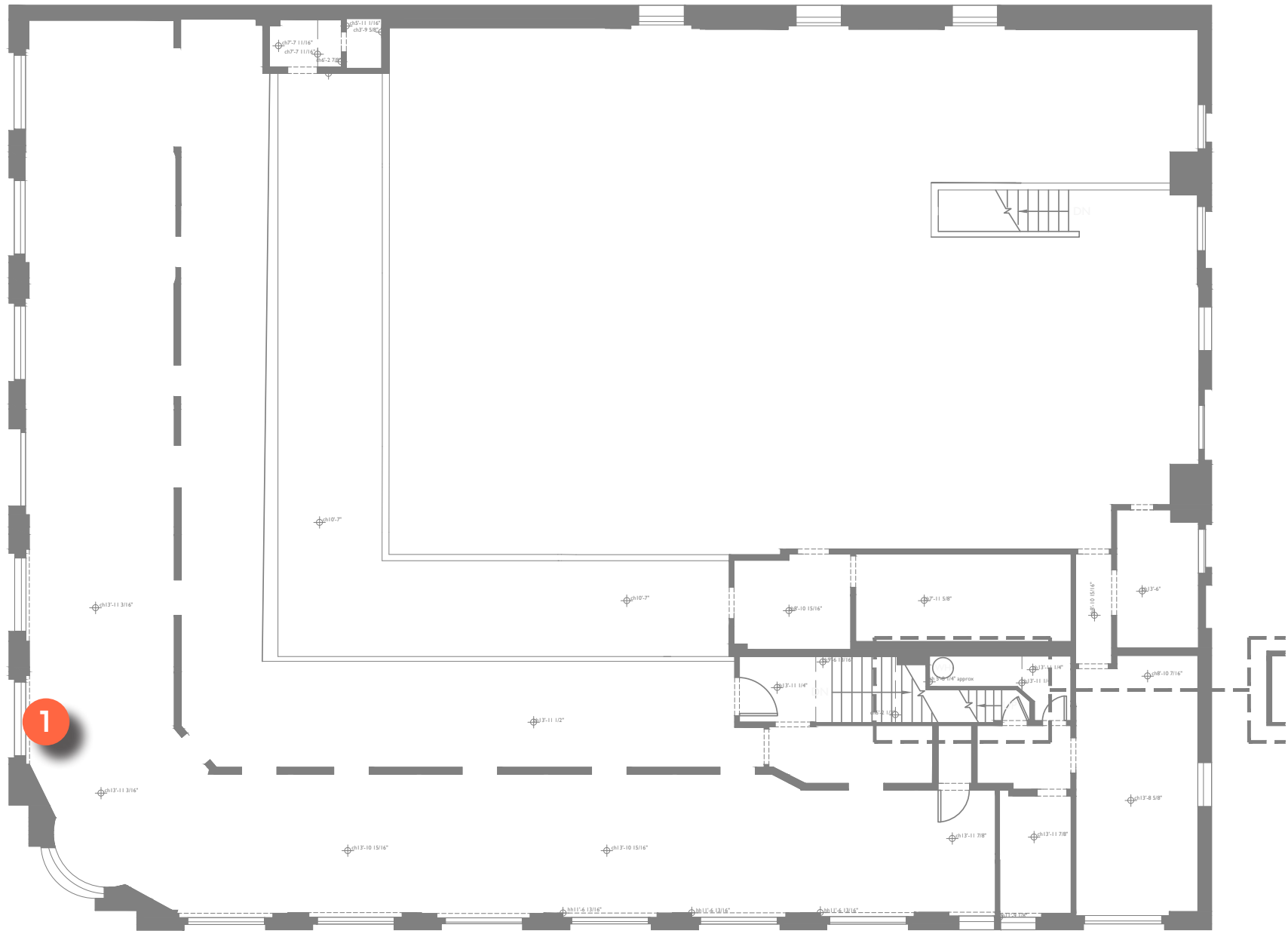
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THE EXISTING ALLEY ACCESS DOOR WILL BE REPLACED IN ORDER TO ACCOMMODATE CODE REQUIRED EGRESS. NEW DOOR TO BE INSULATED HM, PAINTED TO MATCH EXTERIOR. SEE PAGE 22.





# EXISTING CONDITIONS - LEVEL 02 PLAN



1

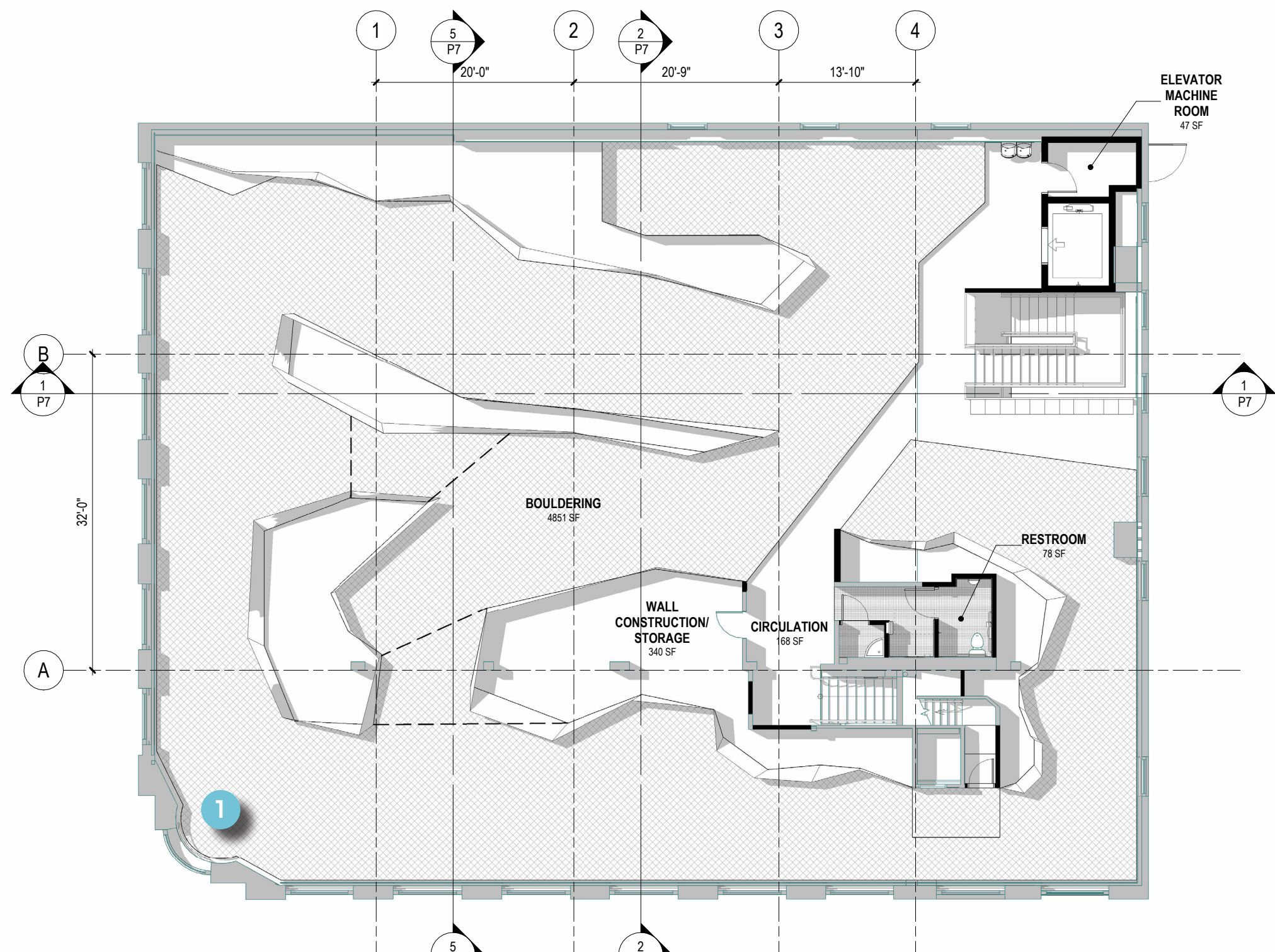
## EXISTING WINDOWS

EXISTING WINDOWS, WINDOW TRIM, AND JAMBS AT ALL LOCATIONS TO REMAIN AS-IS.





PROPOSED - LEVEL 02 PLAN



1

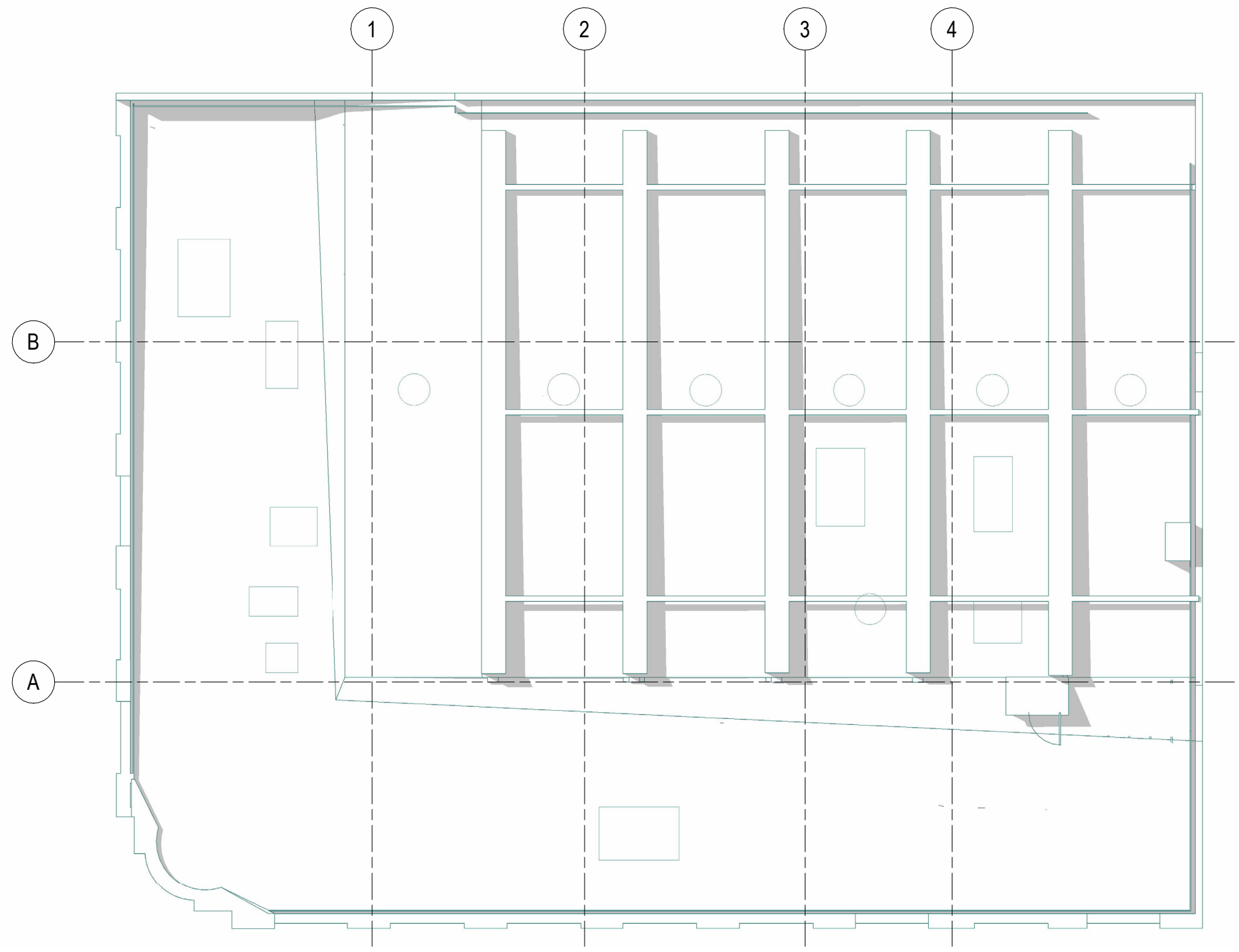
EXISTING WINDOWS

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PROPOSED - ROOF PLAN



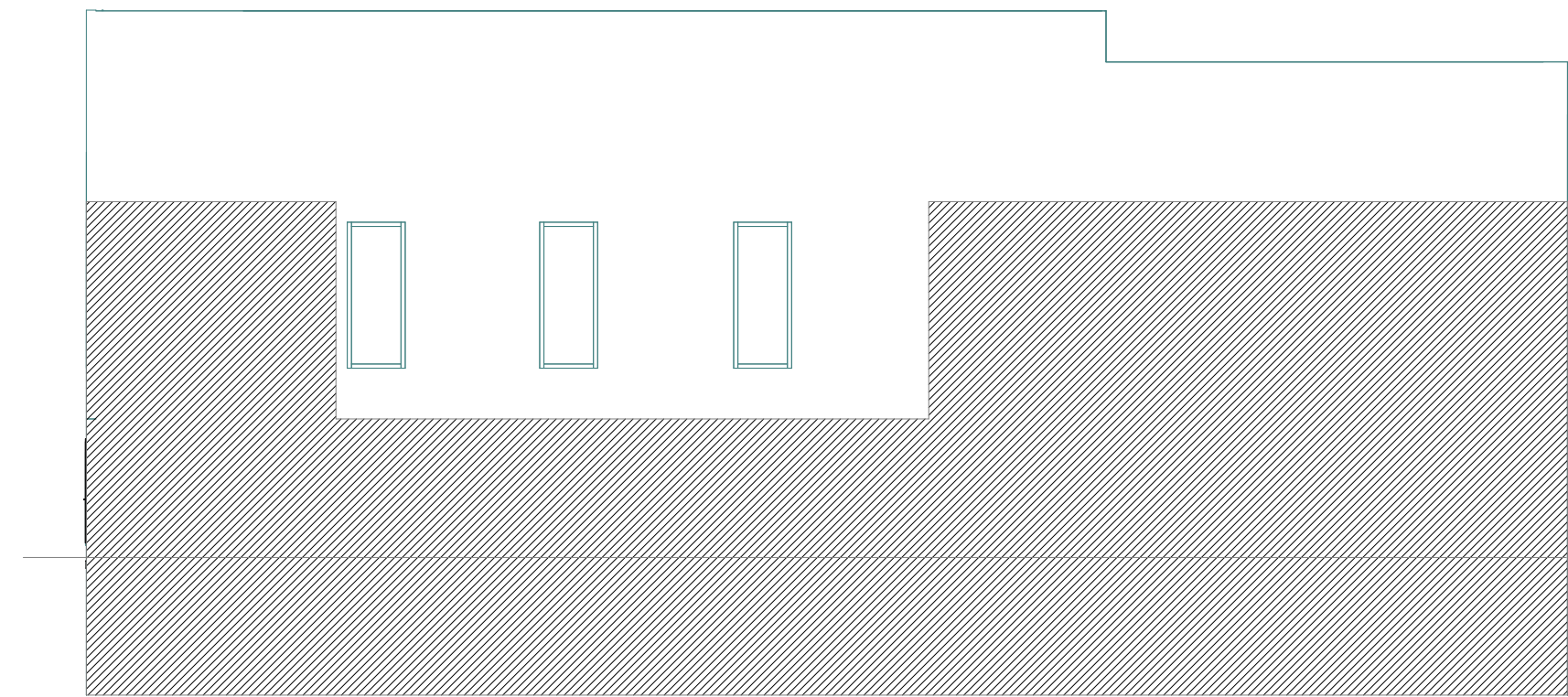


# Proposed Elevations & Sections—

# PROPOSED - OVERALL BUILDING ELEVATIONS



SOUTH ELEVATION



NORTH ELEVATION

NO CHANGES PROPOSED TO EXTERIOR ELEVATIONS UNLESS NOTED OTHERWISE.

1

## SOUTHWEST CORNER WINDOW

A WINDOW AT THE SOUTHWEST CORNER OF THE BUILDING WILL BE ADDED WHICH IS SIMILAR TO PREVIOUS HISTORIC IMAGES WHILE MEETING CURRENT ENERGY CODE REQUIREMENTS. SEE PAGE 19.

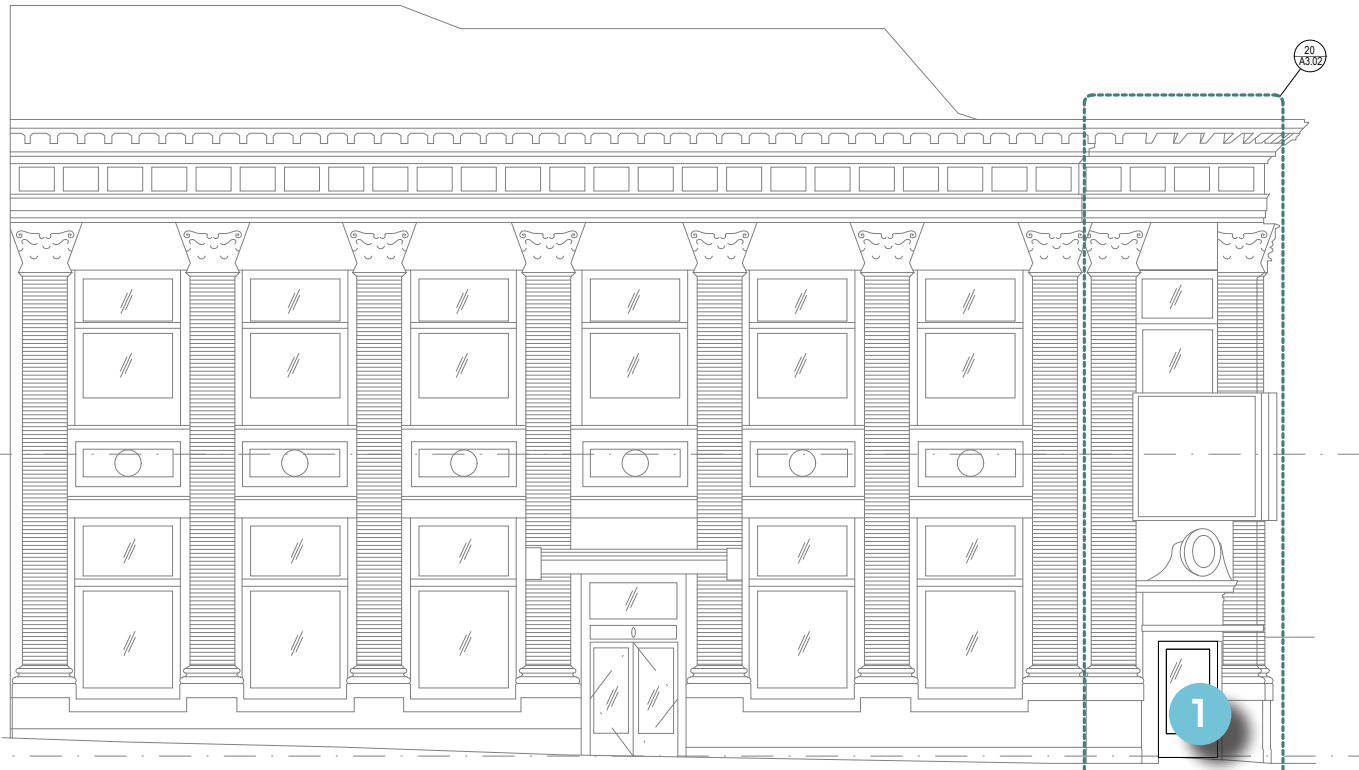




# PROPOSED - OVERALL BUILDING ELEVATIONS



EAST ELEVATION



WEST ELEVATION

NO CHANGES PROPOSED TO EXTERIOR ELEVATIONS UNLESS NOTED OTHERWISE.

- 1

**SOUTHWEST CORNER WINDOW**

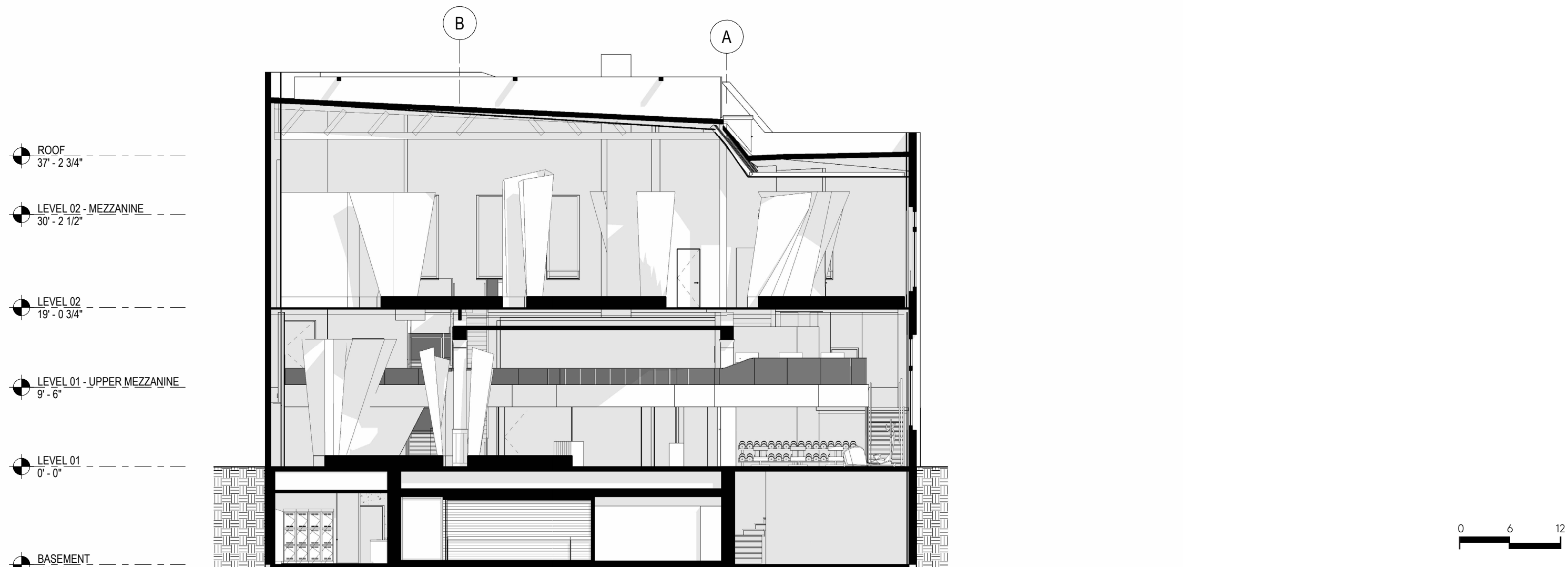
A WINDOW AT THE SOUTHWEST CORNER OF THE BUILDING WILL BE ADDED WHICH IS SIMILAR TO PREVIOUS HISTORIC IMAGES WHILE MEETING CURRENT ENERGY CODE REQUIREMENTS. SEE PAGE 19.
- 2

**NORTHEAST ALLEY ACCESS DOOR**

THE EXISTING ALLEY ACCESS DOOR WILL BE REPLACED IN ORDER TO ACCOMMODATE CODE REQUIRED EGRESS. NEW DOOR TO BE INSULATED HM, PAINTED TO MATCH EXTERIOR. SEE PAGE 22.

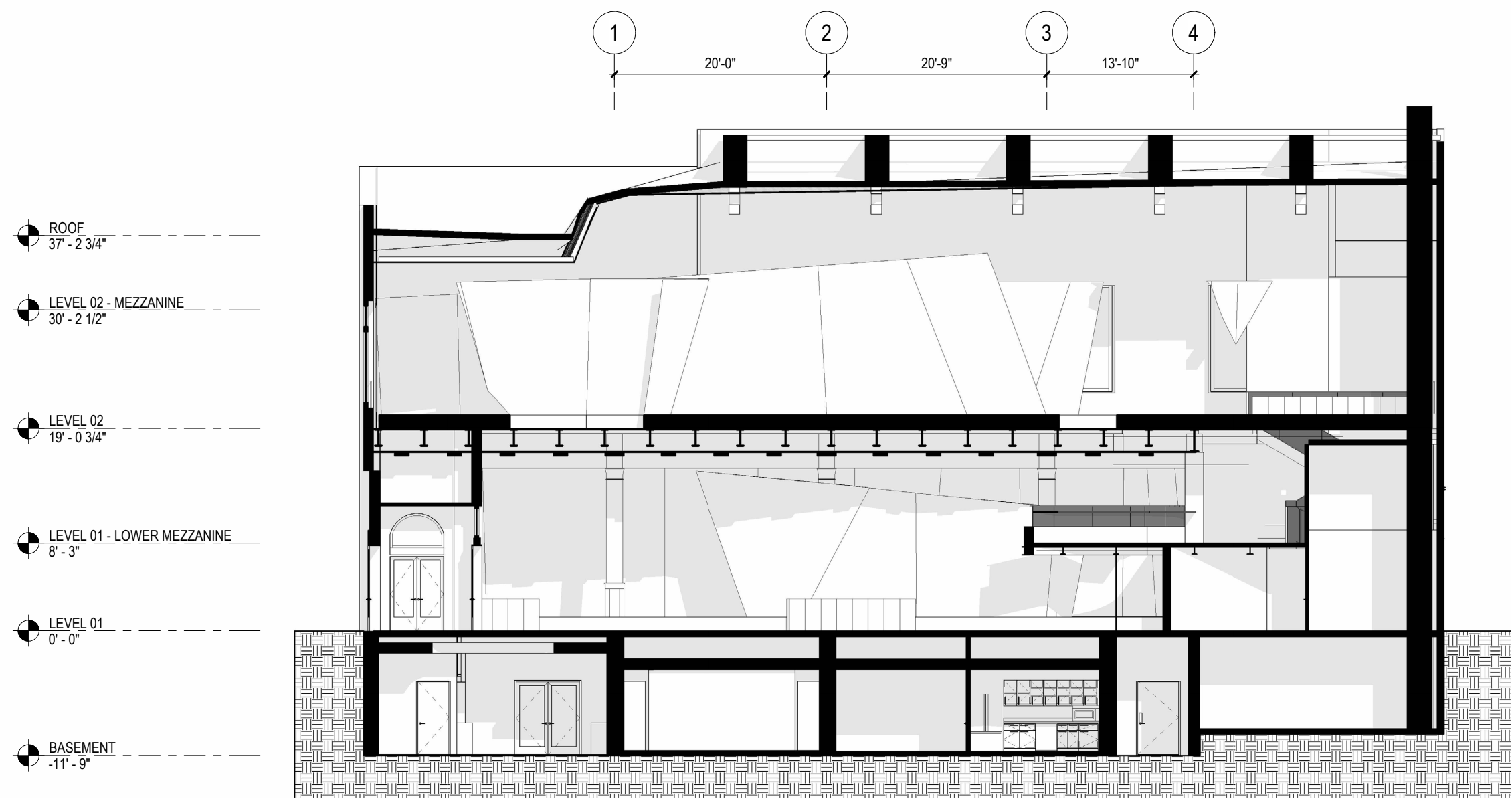


PROPOSED - OVERALL EAST BUILDING SECTION

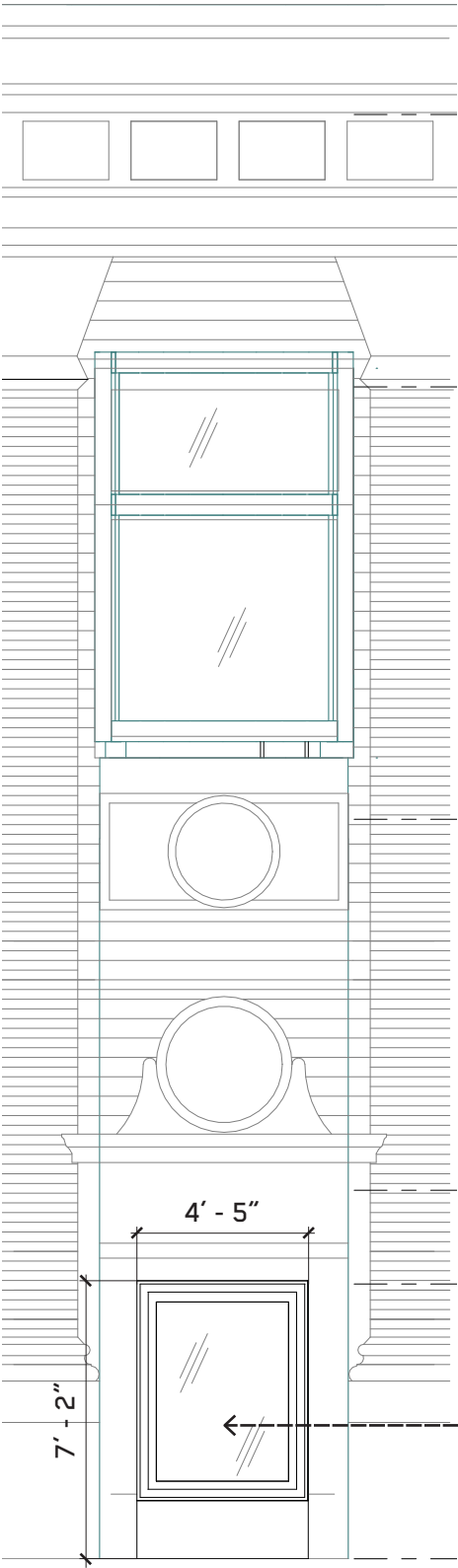




PROPOSED - OVERALL NORTH BUILDING SECTION



# PROPOSED - PARTIAL BUILDING ELEVATIONS



SOUTHWEST CORNER ELEVATION



1. PRESENT CONDITIONS:  
THE SOUTHWEST VESTIBULE IS CURRENTLY FRAMED CLOSED WITH PAINTED PLYWOOD AND IS INACCESSIBLE.



2. HISTORIC USE (PHOTO DATED 1913):  
THE SOUTHWEST VESTIBULE PREVIOUSLY CONTAINED A DOUBLE DOOR WITH GLASS INSERTS OF SIMILAR PROPORTION TO THE CONDITION PROPOSED.

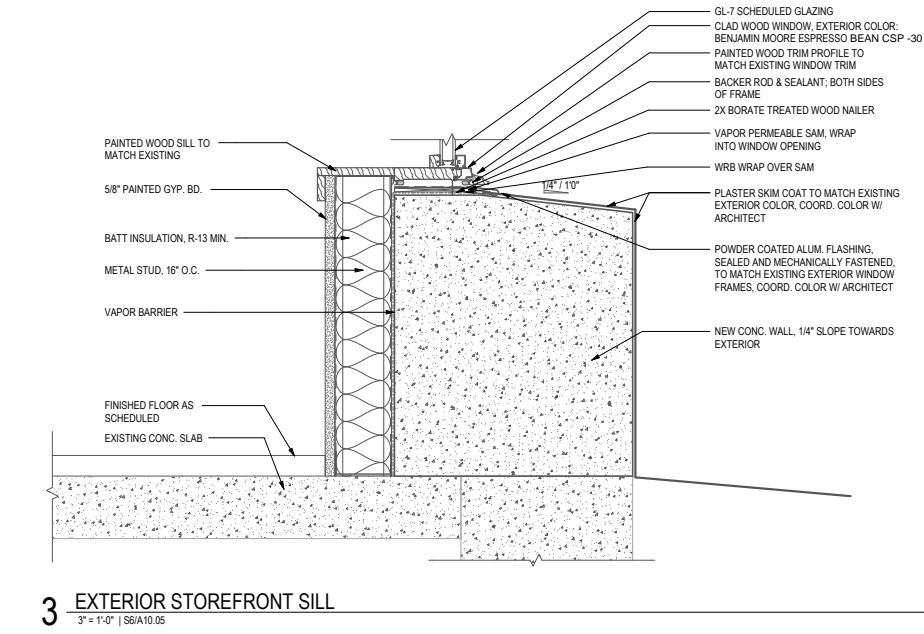
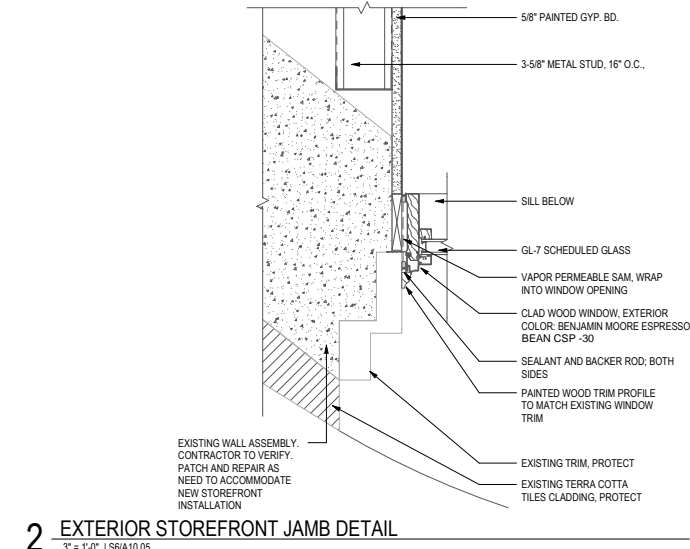
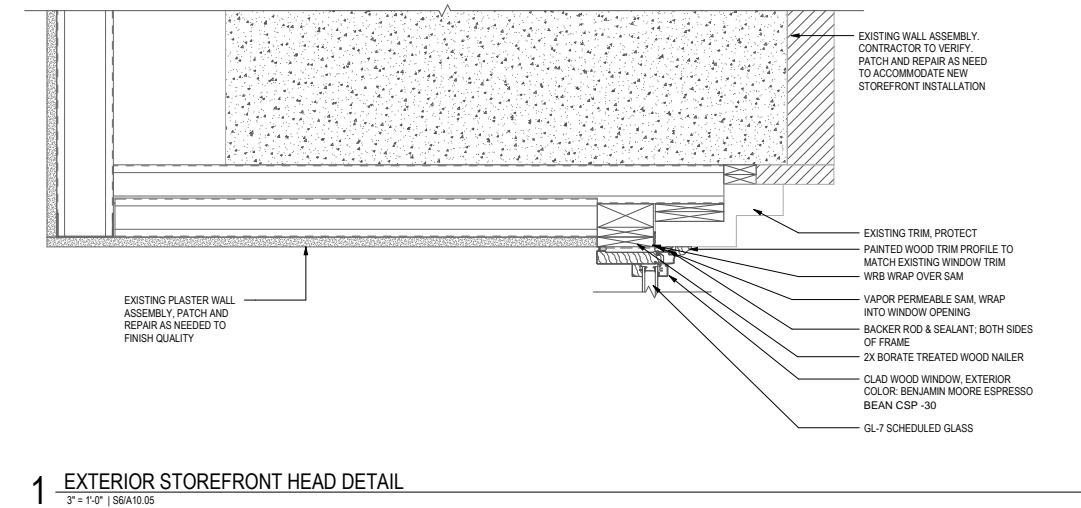


2. HISTORIC USE (PHOTO DATED 1963):  
THE SOUTHWEST VESTIBULE PREVIOUSLY CONTAINED A STRAIGHT WINDOW.

FIXED WOOD FRAMED STOREFRONT ON 18" TALL PONY WALL SIMILAR TO PREVIOUS HISTORIC CONDITION. NEW STOREFRONT TO MEET CURRENT ENERGY CODE REQUIREMENTS. GLASS COLOR SHALL MATCH CURRENT EXTERIOR FENESTRATIONS. SEE PAGE 20 FOR DETAILS.



# PROPOSED - EXTERIOR WINDOW DETAILS AND MATERIALS



1 WINDOW GLASS

GL-7: EXTERIOR 1" INSULATED, LOW-E VISION, TEMPERED SAFETY GLASS, DOUBLE PANE, U-VALUE =  $\leq 0.30$ .

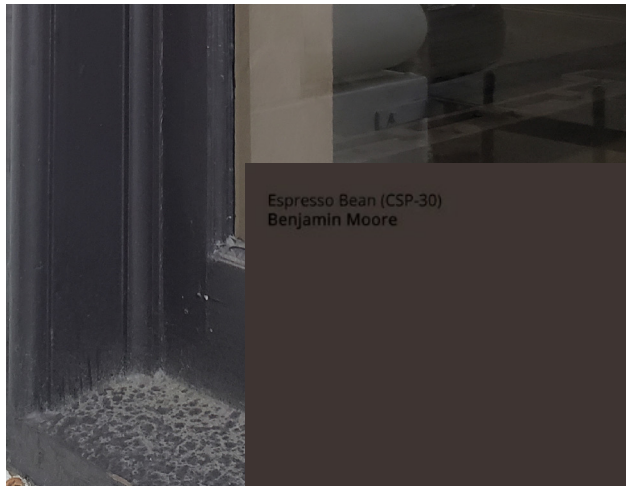
BOD: VITRO SOLARBRONZE + SOLARBAN 60 (3) CLEAR, 0.29 U-VALUE, 0.32 SHGC. CONTRACTOR TO



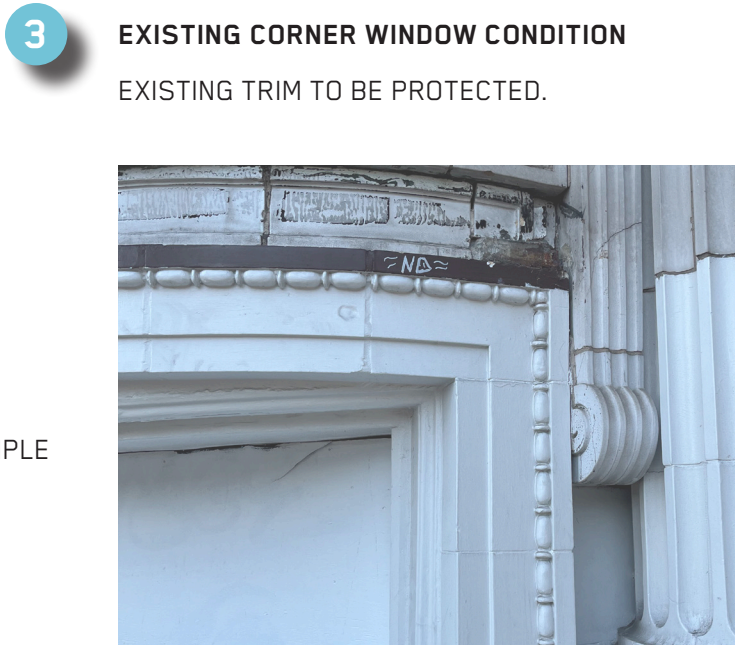
2 WINDOW FRAME REFER TO NEXT SHEET FOR CUTSHEET / DIMENSIONAL INFORMATION

WINDOW FRAME COLOR: BENJAMIN MOORE - ESPRESSO BEAN CSP-30

BOD: PELLA ENDURACLAD ALUMINUM CLAD WOOD WINDOW. ALTERNATE: MARVIN ULTIMATE PICTURE WINDOW.



\*PAINT SAMPLE PROVIDED IS EXACT PAINT APPLIED TO WINDOW. PHOTO REPRESENTS HOW THE PAINT IS PERCEIVED AND APPLIED IN FIELD.



4 EXISTING WINDOW FRAMES AND GLASS

THE NEW EXTERIOR CORNER STOREFRONT IS TO BE A PRE-FINISHED ALUMINUM FRAME TO MATCH THE COLOR OF THE EXISTING EXTERIOR WINDOW FRAMES. THE NEW EXTERIOR CORNER STOREFRONT GLASS IS TO MATCH THE COLOR OF THE EXISTING EXTERIOR WINDOWS.



PROPOSED - EXTERIOR WINDOW FRAME CUTSHEET



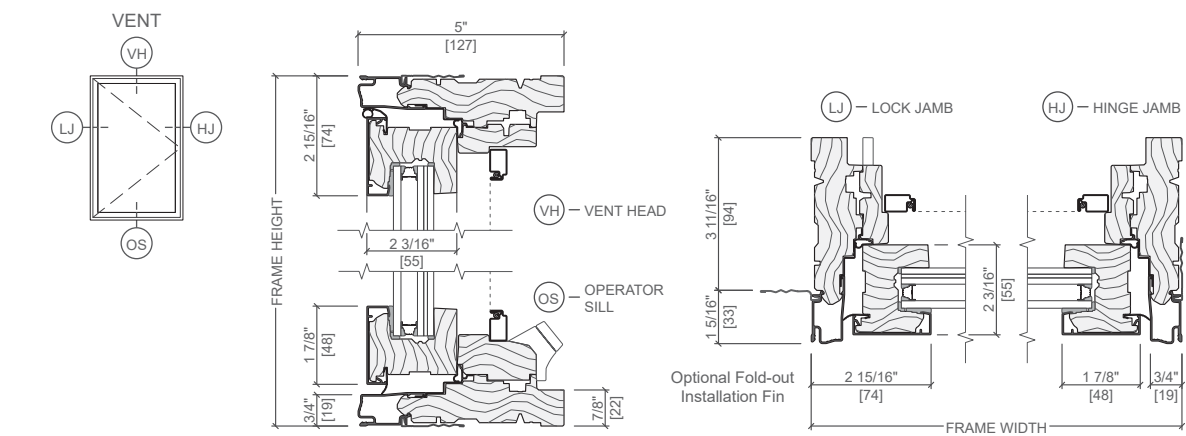
Pella® Reserve™ Contemporary Casement Window

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Products with Impact-Resistant Glass

For a complete list of ratings, refer to the Impact-Resistant product section.

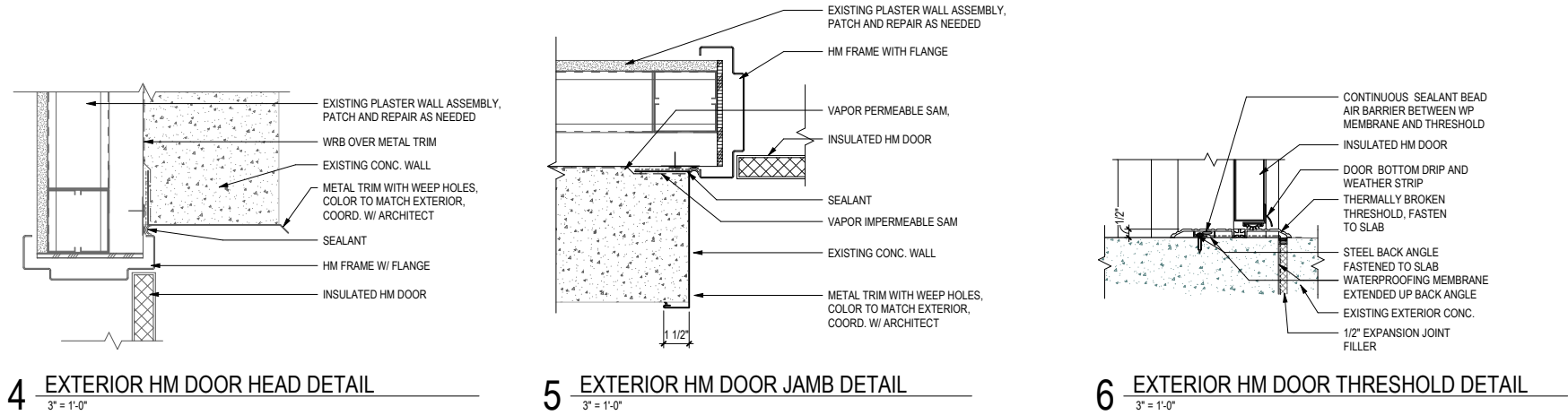
| Product                    | Design Pressure Large Missile Rating D |           | Hallmark Certified | Florida Product Approval System |
|----------------------------|--|-----------|--------------------|---------------------------------|
|                            | Minimum                                | Maximum   |                    |                                 |
| Vent Units                 |  |           |                    |                                 |
| 11/16" Insulated Glass PVB | 75                                     | 75        | 411-H-1339         | FL10015.1                       |
| 1" Insulated Glass SGP     | 75                                     | +75 / -85 | 411-H-1339         | FL10015.3                       |
| Fixed Units                |  |           |                    |                                 |
| 11/16" Insulated Glass PVB | 75                                     | 75        | 411-H-1339         | FL10022.1                       |
| 1" Insulated Glass SGP     | +75 / -85                              | +75 / -85 | 411-H-1339         | FL10022.4                       |
| Large Fixed Units          |  |           |                    |                                 |
| 11/16" Insulated Glass PVB | 75                                     | 75        | 411-H-1339         | FL10022.1                       |
| 1" Insulated Glass SGP     | 75                                     | +75 / -85 | 411-H-1339         | FL10022.4                       |



(-) = Not Available  
1-7/8" sash stiles and rails are standard for impact-resistant units.  
All sizes and glass types are tested for air/water/structural and impact-resistance, and are certified for wind zone 4, large missile rating D.  
Florida Product Approval System number not needed if Miami-Dade County approved.  
Consult your local building code to ensure products meet all requirements.



# PROPOSED - EXTERIOR DOOR DETAILS AND MATERIALS



**1 EXISTING ALLY DOOR CONDITION**

THE NEW EXTERIOR DOOR IS TO BE PAINTED TO MATCH THE EXISTING PAINT COLOR.



**2 DOOR SCHEDULE**

B.O.D. STEELCRAFT L18 SERIES (POLYURETHANE) DOOR, U-VALUE 0.36. PAINT COLOR: BENJAMIN MOORE SILVER SATIN 856



\*PAINT SAMPLE PROVIDED IS EXACT PAINT APPLIED TO BUILDING AND DOOR. PHOTO REPRESENTS HOW THE PAINT IS PERCEIVED AND APPLIED IN FIELD.

# PROPOSED - EXTERIOR DOOR CUTSHEET

Home

General Information

Frames Variations

Doors Variations

Lights and Louvers

Elevations

Hurricane Tornado

Specialty

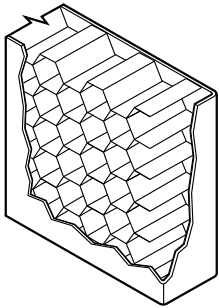
Hardware

Fire Rated Products

Performance

Architectural

Doors • L Series

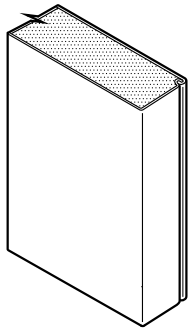


**Rigid Honeycomb**

**Standard Laminated Honeycomb Core**

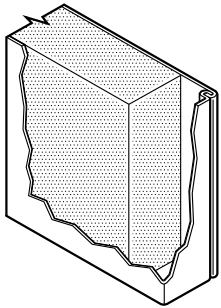
- 1" (25 mm) cell, Kraft honeycomb
- Honeycomb surfaces sanded for maximum adhesion
- Phenol formaldehyde free
- Laminated to both face sheets with contact adhesive
- Assembled door is run through high pressure pinch rollers, achieving ultimate bond

**Optional cores are polystyrene or polyurethane**



**Standard Premium Edge Construction**

- Beveled hinge & lock edges
- Full height mechanical interlock with epoxy adhesive
- Visible edge seam standard
- Seamless edge optional

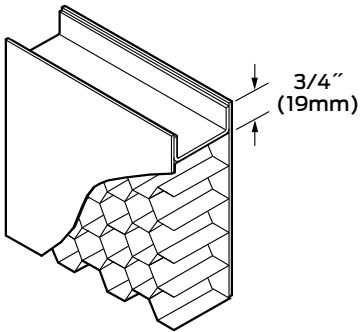


**Optional Polystyrene Core**

- 1 pound (453.6g) per ft<sup>3</sup> density slab
- Laminated to both face sheets with contact adhesive
- Labeled applications

**Optional Polyurethane Core**

- 1.8 pound (816.5g) per ft<sup>3</sup> density slab
- Laminated to both face sheets with contact adhesive
- Non-Labeled applications



**Standard Rigid 14 Gauge End Channel Construction**

- 14 gauge inverted galvanized top & bottom channels
- Projection welded to both face sheets
- For optional caps, see "[Weather seals](#)" on page 151.

| Door application and usage |                 |                              |   |
|----------------------------|-----------------|------------------------------|---|
| Series                     | Steel Thickness | Opening                      | Usage Frequency   |
| L20                        | 20 Ga (0.8 mm)  | Interior - Cold Rolled Steel | Standard Duty   |
| L20                        | 20 Ga (0.8 mm)  | Exterior - Galvanized Steel  | Light Commercial applications with minimal use and abuse            |
| L18                        | 18 Ga (1.0 mm)  | Interior - Cold Rolled Steel | Heavy Duty  |
| L18                        | 18 Ga (1.0 mm)  | Exterior - Galvanized Steel  | Heavy Commercial & Institutional applications with high use         |
| L16                        | 16 Ga (1.3 mm)  | Interior - Cold Rolled Steel | Extra Heavy Duty  |
| L16                        | 16 Ga (1.3 mm)  | Exterior - Galvanized Steel  | Extra Heavy Commercial applications with potential of very high use |
| L14                        | 14 Ga (1.7 mm)  | Interior - Cold Rolled Steel | Maximum Duty  |
| L14                        | 14 Ga (1.7 mm)  | Exterior - Galvanized Steel  | Extra Heavy Commercial applications with extremely high use         |

100 . STEELCRAFT

• Technical data manual • Book Rev. 12/02/20 • Page Rev. 07/14/20



# Appendix—



EXISTING CONDITIONS - *EXTERIOR*

A SOUTHWEST CORNER



B SOUTH ENTRY





EXISTING CONDITIONS - *EXTERIOR*

C WEST ENTRY



D FACADE DETAIL





EXISTING CONDITIONS - *EXTERIOR*

E EAST FACADE / ALLEY



F EAST FACADE / ALLEY



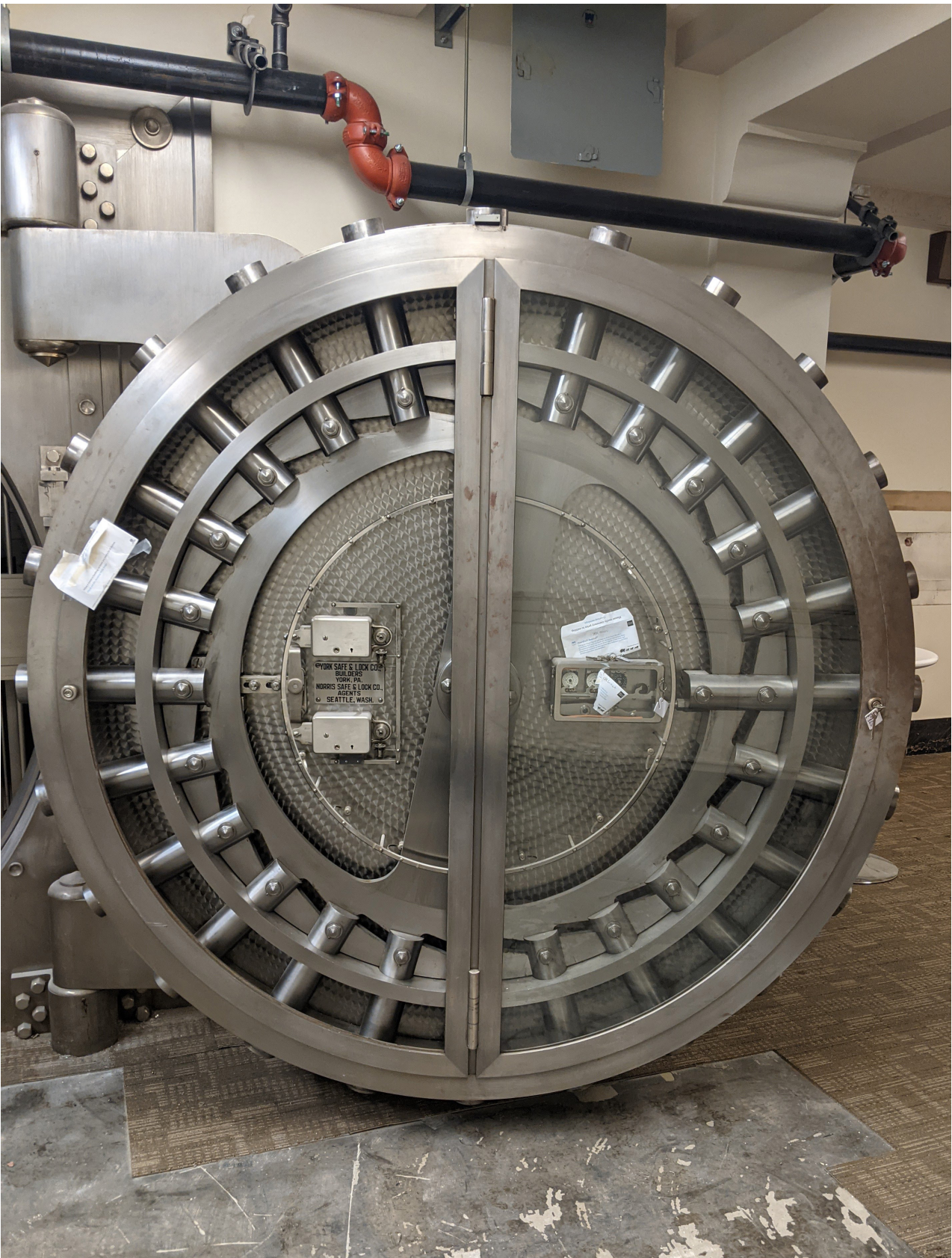


EXISTING CONDITIONS - INTERIOR

A NORTHWEST VAULT



B NORTHWEST VAULT DOOR





EXISTING CONDITIONS - INTERIOR

C NORTHWEST VAULT INTERIOR



D NORTHWEST VAULT INTERIOR





EXISTING CONDITIONS - INTERIOR

E SOUTH END OF BASEMENT



F EAST VAULT ENTRANCE





EXISTING CONDITIONS - *INTERIOR*

G LEVEL 01 LOOKING SOUTHEAST



H LEVEL 01 LOOKING WEST





EXISTING CONDITIONS - *INTERIOR*

| SOUTH ENTRY THRESHOLD



J WEST ENTRY VESTIBULE





EXISTING CONDITIONS - INTERIOR

K SOUTH ENTRY VESTIBULE



L BALLROOM SOUTHEAST CORNER





EXISTING CONDITIONS - *INTERIOR*

M BALLROOM NORTH GLAZING



N BALLROOM FACING NORTHEAST





EXISTING CONDITIONS - INTERIOR

O SOUTH END OF LEVEL 02, FACING WEST



EXISTING WINDOWS TO REMAIN.

P LEVEL 02 GLAZING



EXISTING WINDOWS TO REMAIN.



# EXISTING CONDITIONS - *EXTERIOR (ROOF)*

A    SOUTHWEST CORNER OF ROOF



B    ROOF SLOPE CONDITION





EXISTING CONDITIONS - *EXTERIOR (ROOF)*

A SATELLITE VIEW





