

**HISTORIC LANDMARK COMMISSION  
STAFF REPORT**

**Powell Addition  
Major Alteration  
PLNHLC2012-00009  
24 West 500 North  
April 5, 2012**



Planning Division  
Department of Community and  
Economic Development

**Applicant:** Kelly Anderson,  
builder for John Powell,  
Property Owner.

**Staff:** Lex Traughber,  
(801) 535-6814,  
[lex.traughber@slcgov.com](mailto:lex.traughber@slcgov.com)

**Tax ID:** 09-31-151-004

**Current Zone:** R-2 (Single  
and Two-Family Residential  
District)

**Master Plan Designation:**  
Capitol Hill Master Plan – Low  
Density Residential

**Council District:**  
District 3 – Stan Penfold

**Community Council:**  
Greater Avenues – Katherine  
Gardner, Chair

**Lot Size:**  
Approximately 0.15 acres

**Current Use:**  
Residential

**Applicable Land Use  
Regulations:**

- 21A.34.020 (G)

**Notification:**

- Notice mailed 3/22/12
- Sign posted 3/26/12
- Posted to Planning Dept and  
Utah State Public Meeting  
websites 3/22/12

**Attachments:**  
A. Photographs

***Request***

The applicant is requesting to build a rear addition to the existing residence at the above referenced address.

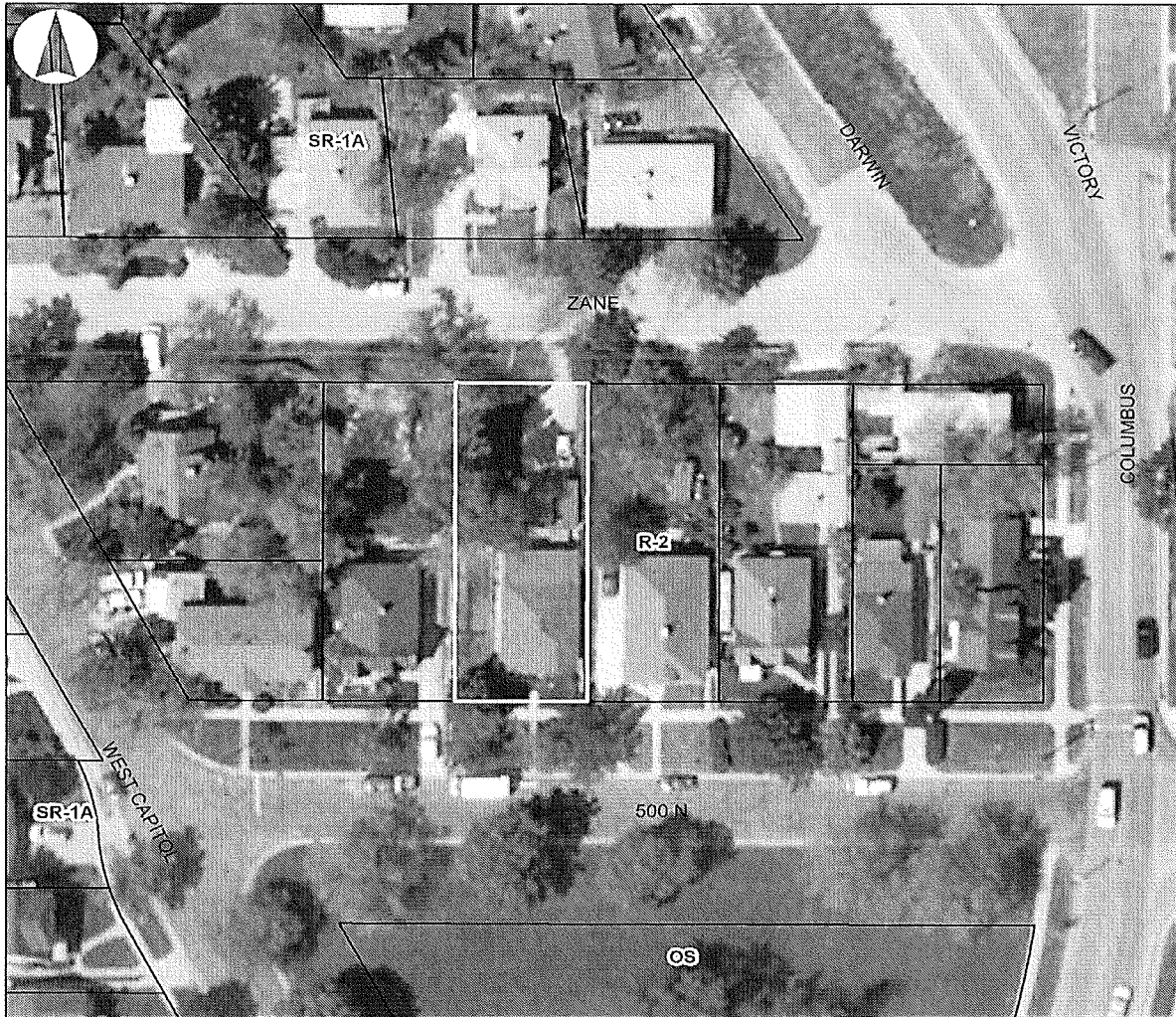
***Staff Recommendation***

Based on the discussion and findings listed in this staff report, it is Planning Staff's opinion that the proposed addition meets applicable Zoning Ordinance Standards and related Design Guidelines, and recommends that the Historic Landmark Commission approve the alterations to the original structure with the following conditions:

1. A Special Exception for an in-line addition is required. Prior to building permit approval, the applicant shall obtain approval for said Special Exception or redesign in order to meet the required setback in the R-2 Zone.
2. Individual paneled garage doors, such as those shown on the elevation drawings, shall be used. Flat paneled doors are inappropriate. The Historic Landmark Commission delegates final garage door approval authority to the Planning Director.

- B. Materials List
- C. Site Plan & Elevations

### VICINITY MAP



**24 WEST 500 NORTH**

- - - Subject Property
- ▭ Neighboring Parcels

## Background

### Project Description

The applicant is requesting an addition to a contributory residence constructed in 1904 located at 24 West 500 North in the Capitol Hill Historic District. The subject home is a one-story Victorian Eclectic cottage of pattern book design. The house has a hipped roof and front projecting bay gable. The windows on the house have been altered from the original. The home is known as the Arthur and Alida Shaw house. Shaw was a teamster for the street department and then a contractor when this house was built. He and his wife lived in this house until 1907 when it was sold. Please see the attached photos – Exhibit A.

The proposed addition on the north side (rear) of the residence will primarily be constructed with Hardie smooth lap siding and brick. The rear façade will have shake shingles in the gable and fish scale shingles on the window feature. Single flat paneled garage doors are proposed, however the elevation drawings show paneled garage doors with windows. All windows are proposed to be single/double-hung or fixed vinyl widows. The existing detached garage on the lot will be demolished. Please see the attached materials list, site plan and elevations – Exhibits B & C.

### Project Details

The following table is a summary of Zoning Ordinance requirements:

Ordinance Requirement	Proposed	Comply
<b>Minimum Lot Area And Lot Width:</b> 5,000 square feet, 50 feet	No change in lot area or dimensions. Subject lot is approximately 6,534 square feet in size and meets the lot width requirement.	Yes
<b>Maximum Building and Wall Height:</b> 28 foot max building height, 20 foot max wall height.	The height to the roof peak measured at the rear is 27'9", the maximum wall height is 18'.	Yes
<b>Minimum Front Yard Requirements:</b> Average of the front yards of existing buildings with the block face.	The proposed addition has no bearing on the front yard.	Yes
<b>Side Yards:</b> Ten (10') and four (4')	The eastern side yard, between the lot line and the proposed addition, is approximately 3'3".	No
<b>Rear Yard:</b> Twenty five percent (25%) of the lot depth, but not less than fifteen feet (15') and need not exceed twenty-five (25').	The rear yard is approximately 46'.	Yes
<b>Maximum Building Coverage:</b> The surface coverage of all principal and accessory buildings shall not exceed forty percent (40%) of the lot area. For lots with buildings legally existing on April 12, 1995.	Proposed overall building coverage is approximately 1,950 square feet. The lot size is 6,534 square feet for a total surface coverage of approximately 30%.	Yes

**Analysis:** As indicated through the above table, the proposed addition meets the zoning requirements of the R-2 Zone with the exception of the side yard setback. In order to realize the proposed addition, the applicant must apply and receive approval for an in-line addition.

**Findings:** The proposal meets the zoning requirements for an addition in the R-2 Zone, with the exception of the eastern side yard setback. Prior to the issuance of a building permit, the applicant shall obtain a Special Exception for an in-line addition.

## **Comments**

### **Public Comments**

Prior to the preparation and distribution of the staff report, Planning Staff received one telephone call from a neighbor in the area regarding the proposal. Said person indicated that they were opposed to the proposal.

## **Analysis and Findings**

### **Options**

**Approval:** If the Commission finds that the proposed project meets the standards of the ordinance, the application should be approved provided the structures conform to the requirements of the Uniform Building Code and all other applicable City ordinances.

**Denial:** If the Commission finds that the proposed project does not meet the standards of the ordinance the application should be denied.

**Continuation:** If the Commission finds that additional information is needed to make a decision, then a final decision may be postponed with specific direction to the applicant or Planning Staff regarding the supplemental information required for the Commission to take future action.

## **Findings**

### **21A.34.020 H Historic Preservation Overlay District**

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

**Standard 1:** A property shall be used for its historic purpose or be used for a purpose that requires minimal change to the defining characteristics of the building and its site and environment;

**Finding:** The building was constructed in 1904 as a single family home. No change of use is proposed.

**Standard 2:** The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided;

### **Applicable Design Guidelines**

**8.1 Design an addition to a historic structure such that it will not destroy or obscure historically important architectural features.** For example, loss of alteration of architectural details, cornices and eave lines should be avoided.

**8.2 Design an addition to be compatible in size and scale with the main building.** Set back an addition from historically important primary facades in order to allow the original proportions and character to remain prominent. Keep the addition visually subordinate to the historic building. If it is necessary to design an addition that is taller than the historic building, set it back substantially from significant facades and use a “connector” to link it.

**8.3 Place an addition at the rear of a building or set it back from the front to minimize the visual impact on the historic structure and to allow the original proportions and character to remain prominent.** Locating an addition at the front of a structure is inappropriate.

**8.5 Design a new addition to preserve the established massing and orientation of the historic building.** For example, if the building historically had a horizontal emphasis, this orientation shall be continued in the addition.

**8.8 Use exterior materials that are similar to the historic materials of the primary building on a new addition.** Painted wood clapboard and brick are typical of many traditional additions.

**8.10 Use windows in the addition that are similar in character to those of the historic building or structure.** If the historic windows are wood, double-hung, for example, new windows should appear to be similar to them.

**8.14 Keep a new addition physically and visually subordinate to the historic building.** The addition shall be set back significantly from primary facades. A minimum setback of 10 feet is recommended. The addition should be consistent with the scale and character of the historic building or structure. Large additions should be separated from the historic building by using a smaller connecting element to link the two.

**8.15 Roof forms shall be similar to those of the historic building. Typically, gable, hip, and shed roofs are appropriate.** Flat roofs are generally inappropriate.

**Analysis:** Planning Staff notes the above referenced Design Guidelines appear to be met, specifically Design Guidelines 8.1, 8.2, 8.3, 8.5, 8.8, 8.10, 8.14 and 8.15.

The proposed addition will eliminate the existing rear building façade. None of the current features of the rear façade appear to be historically important architectural features. The proposed addition is designed to be compatible with the size and scale of the main building. The lot slopes away from 500 north. The maximum height of the rear addition (measured from grade to roof peak) will exceed the height of the original structure as measured at the front façade, however the proposed addition building height does meet zoning standard. The materials proposed for the new addition are similar to the historic materials of the primary building with the exception of the vinyl windows. Planning Staff asserts that the vinyl windows are appropriate in this case due to their location and are not highly visible from the street front. The style of the windows, single/double-hung and fixed are appropriate. The addition will be constructed with a break in the walls and a break in the roofline to distinguish the old from the new. The break will also serve to keep the proposed addition visually subordinate to the original historic structure. The gabled roofline of the addition is appropriate.

**Finding:** The proposal substantially complies with Design Guidelines 8.1, 8.2, 8.3, 8.5, 8.8, 8.10, 8.14 and 8.15, and therefore the historic character of the property will largely be retained and preserved.

**Standard 3:** All sites, structure and objects shall be recognized as products of their own time. Alterations that have no historical basis and which seek to create a false sense of history or architecture are not allowed.

### **Applicable Design Guidelines**

**8.4 Design a new addition to be recognized as a product of its own time.** An addition shall be made distinguishable from the historic building, while also remaining visually compatible with these earlier features. A change in setbacks of the addition from the historic building, a subtle change in material, or a differentiation between historic and more current styles are all techniques that may be considered to help define a change from old to new construction.

**Analysis:** As previously stated, the addition is proposed in a manner such that the building materials and break in the walls and roofline will make it distinguishable from the historic structure. The proposed height, mass, and change in roofline also contribute to the recognition of this proposed addition as one of its own time.

**Finding:** The addition is proposed in such a manner as to be recognized as a product of its own time and does not create a false sense of history.

**Standard 4:** Alterations or additions that have acquired historic significance in their own right shall be retained and preserved.

**Analysis:** As noted previously, the rear façade will be eliminated with the proposed addition, however no significant historic features will be lost.

**Finding:** The addition will not eliminate any historic features of the existing home.

**Standard 5:** Distinctive features, finishes and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.

**Analysis:** While not necessarily distinct, unusual, or an example of fine craftsmanship, the existing home is for the most part original and historic, and as such should be preserved.

**Finding:** The proposed addition reflects distinctive features, finishes, and construction techniques that characterize the original structure and lend to the preservation of said structure.

**Standard 6:** Deteriorated architectural features shall be repaired rather than replaced wherever feasible. In the event replacement is necessary, the new material should match the material being replaced in composition, design, texture and other visual qualities. Repair or replacement of missing architectural features should be based on accurate duplications of features, substantiated by historic, physical or pictorial evidence rather than on conjectural designs or the availability of different architectural elements from other structures or objects.

**Finding:** The subject proposal is not a matter of repair or replacement of deteriorated architectural features, therefore this Standard is not applicable.

**Standard 7:** Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.

**Finding:** The proposed work does not include any treatments of historic materials. This standard is not applicable.

**Standard 8:** Contemporary designs for alterations and additions to existing properties shall not be discouraged when such alterations and additions do not destroy significant cultural, historical, architectural or archaeological material, and such design is compatible with the size, scale, color, material and character of the property, neighborhood or environment.

### **Applicable Design Standards for Additions**

**8.1 Design an addition to a historic structure such that it will not destroy or obscure historically important architectural features.** For example, loss of alteration of architectural details, cornices and eave lines should be avoided.

**8.2 Design an addition to be compatible in size and scale with the main building.** Set back an addition from historically important primary facades in order to allow the original proportions and character to remain prominent. Keep the addition visually subordinate to the historic building. If it is necessary to design an addition that is taller than the historic building, set it back substantially from significant facades and use a “connector” to link it.

**8.5 Design a new addition to preserve the established massing and orientation of the historic building.** For example, if the building historically had a horizontal emphasis, this orientation shall be continued in the addition.

**8.14 Keep a new addition physically and visually subordinate to the historic building.** The addition shall be set back significantly from primary facades. A minimum setback of 10 feet is recommended. The addition should be consistent with the scale and character of the historic building or structure. Large additions should be separated from the historic building by using a smaller connecting element to link the two.

**Finding:** The proposed design for the addition to the residence does not destroy significant cultural, historical, architectural or archaeological material, and is compatible with the size, scale, color, material, and character of the property and neighborhood.

**Standard 9:** Additions or alterations to structures and objects shall be done in such a manner that if such additions or alteration were to be removed in the future, the essential form and integrity of the structure would be unimpaired. The new work shall be differentiate from the old and shall be compatible in massing, size, scale and architectural features to protect the historic integrity of the property and its environment.

**Finding:** The addition as proposed, for the most part, preserves the original structure in both form and integrity, and if said addition were built and subsequently removed, the original structure would be unimpaired. The new addition is differentiated from the old, and is compatible in massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

**Standard 10:** Certain building materials are prohibited including the following:

- a. Vinyl or aluminum cladding when applied directly to an original or historic material, and
- b. Any other imitation siding material designed to look like wood siding but fabricated from an imitation material or materials;

## Applicable Design Standards for Additions

**13.9 Use primary materials on a building that are similar to those used historically.** Appropriate building materials include: brick, stucco, and wood. Building in brick, in sizes and colors similar to those used historically, is preferred. Jumbo or oversized brick is inappropriate. Using stone, or veneers applied with the bedding plane in a vertical position, is inappropriate. Stucco should appear similar to that used historically. Using panelized products in a manner that reveals large panel modules is inappropriate. In general, panelized and synthetic materials are inappropriate for primary structures. They may be considered on secondary buildings.

**Analysis:** The applicant is proposing materials for the addition that includes smooth lap siding, brick, asphalt roof shingles, and shake and fish scale accent shingles. The applicant indicates that flat paneled garage doors will be used, however shows individual paneled doors with a glass feature on the elevation drawings. Flat paneled garage doors are historically inappropriate. Planning Staff asserts that individual paneled doors as shown on the elevation drawings are appropriate and should be used.

**Finding:** No inappropriate materials are proposed at this time. Flat paneled garage doors are inappropriate and paneled door should be selected and installed. The project complies with this standard.

**Standard 11:** Any new sign and any change in the appearance of any existing sign located on a landmark site or within the H historic preservation overlay district, which is visible from any public way or open space shall be consistent with the historic character of the landmark site or H historic preservation overlay district and shall comply with the standards outlined in part IV, Chapter 21A.46 of this title;

**Analysis:** No signs are proposed.

**Finding:** This standard is not applicable.

**Standard 12:** Additional design standards adopted by the Historic Landmark Commission and City Council.

**Analysis:** The Historic Landmark Commission's document, "*Design Guidelines for Residential Historic Districts in Salt Lake City*" is applicable in this case. Further, Policy 15.0 addressing "Additions" in the "Policy Document – Salt Lake City Historic Landmark Commission" states, "*Additions on historic residential structures are sometimes a necessary part of maintaining the viability of historic properties and districts. However, new additions should be designed in such a manner that they preserve the historic character of the primary structure. In general, large additions and those which affect the primary elevation of the residence have a greater potential to adversely affect the historic integrity of a historic house. Furthermore, because the roofline of a historic home is a character defining feature, additions that require the alteration of the roofline of the original, early, or historic portion of the house should be avoided.*"

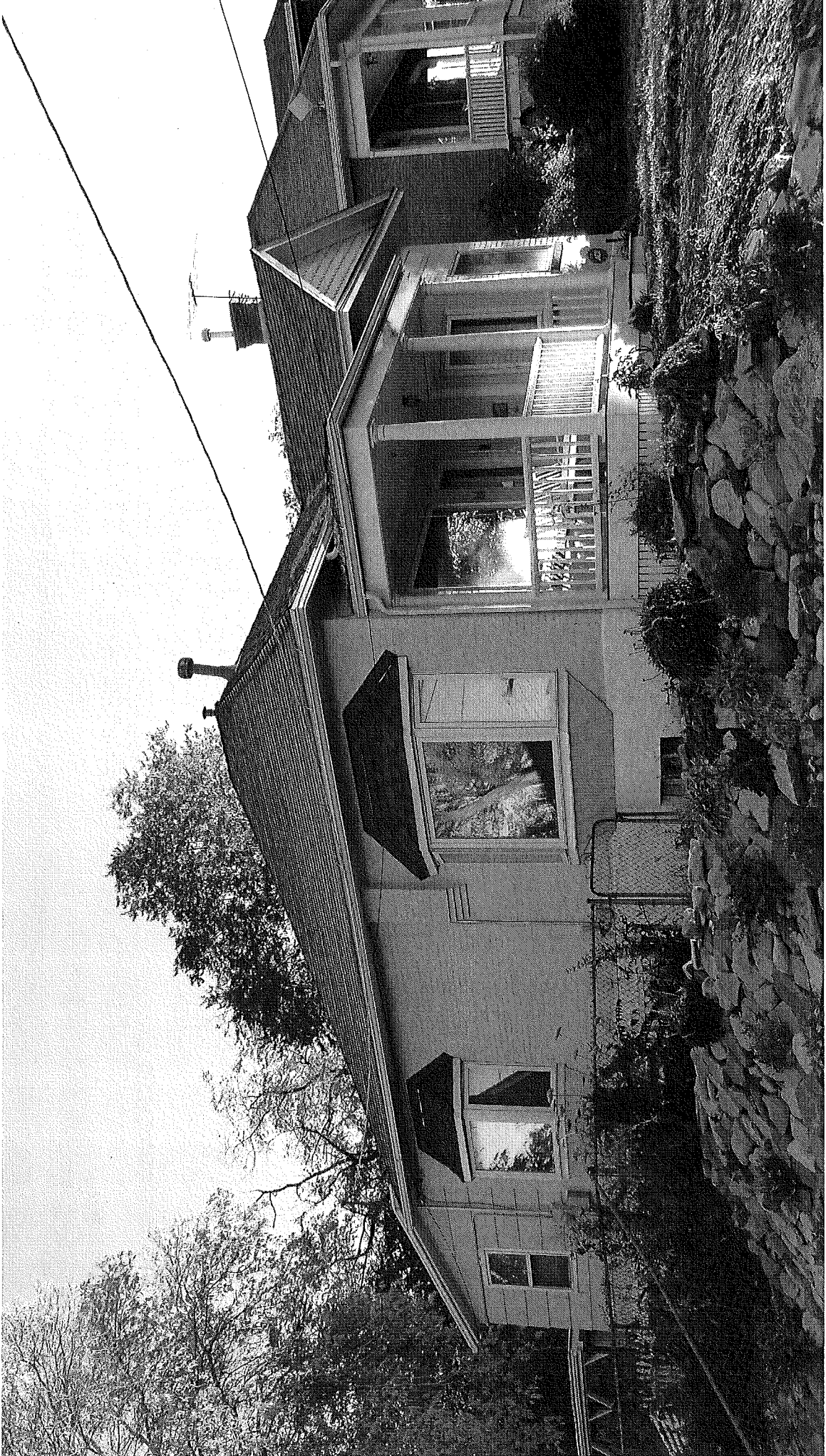
**Finding:** The project is consistent with the applicable Zoning Ordinance Standards as noted above and supported by the Design Guidelines cited in this staff report. The request is consistent with the Historic Landmark Commission's policy addressing additions.



**Exhibit A –  
Photographs**



FRONT OF HOME  
SOUTH FACADE

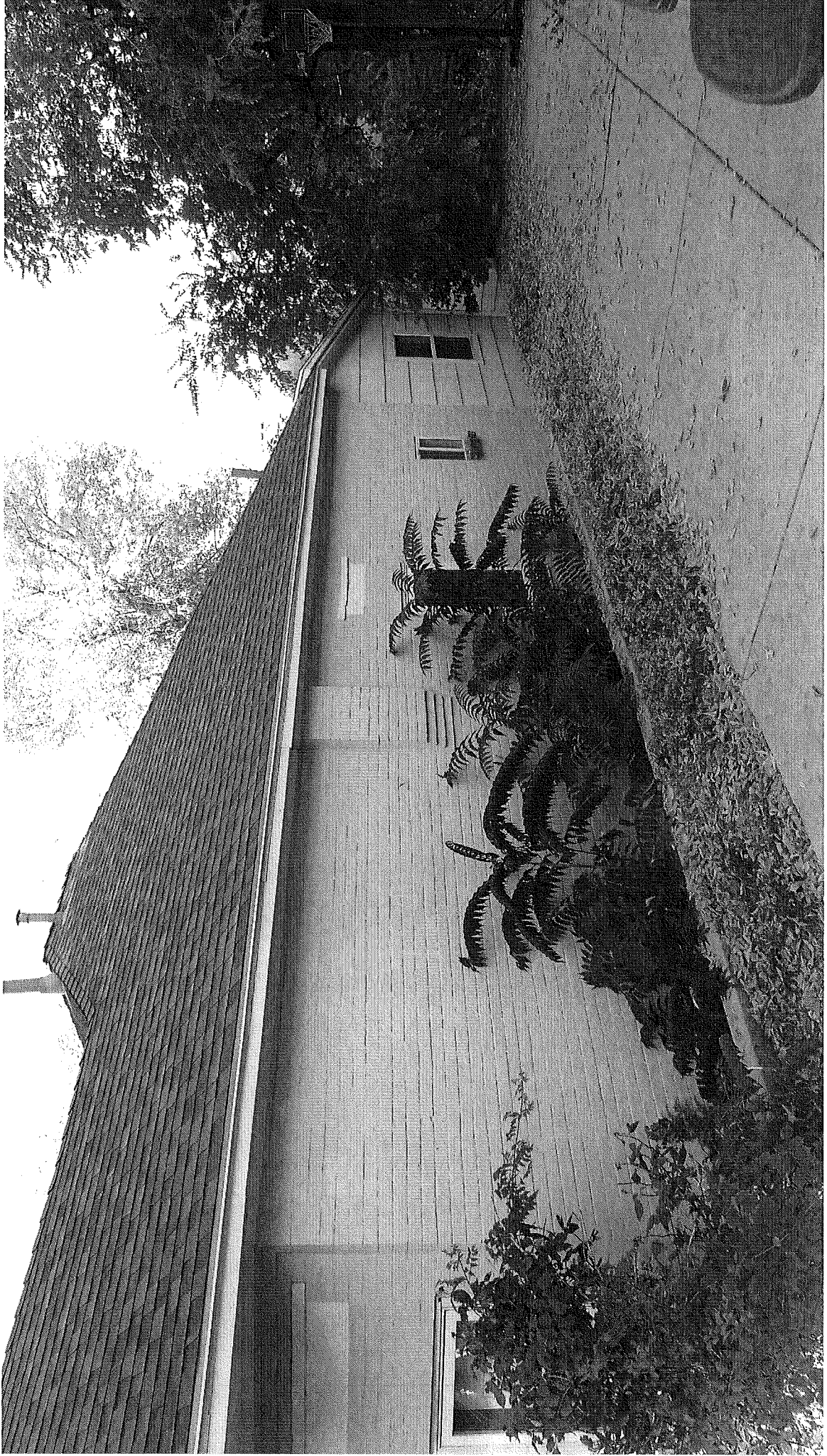


WEST ELEVATION



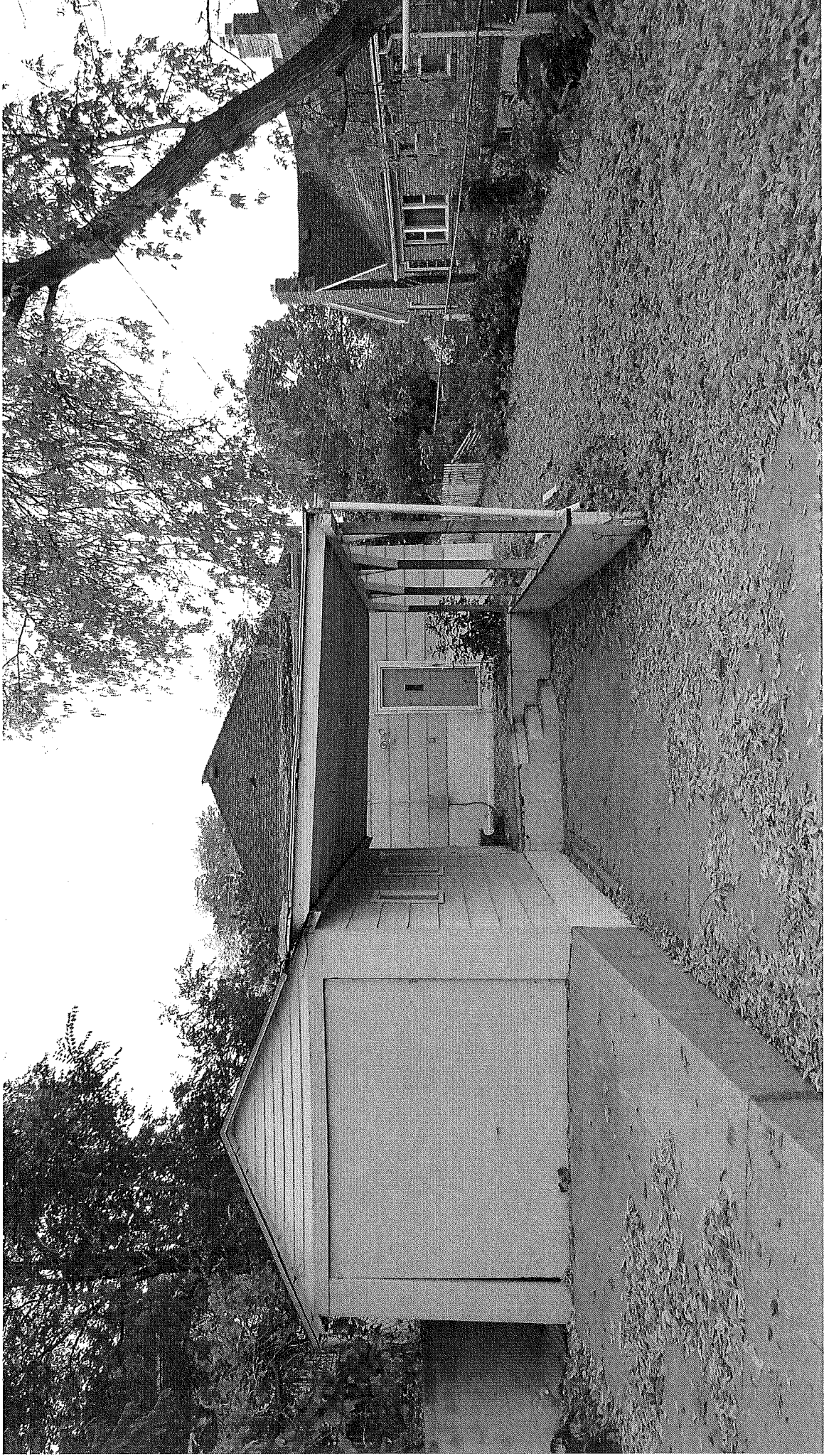


EAST ELEVATION



FAST RENOVATION





REAR



REAR

**Exhibit B –  
Materials List**





**Exterior Selections**

John & Nannette Powell  
24 West 500 North  
Salt Lake City, Utah 84103

Please click on the links to view products and samples

Brick- Beehive Brick Saratoga

Shingles- Tamko Rustic Black

Siding- James Hardie Smooth Lap Siding

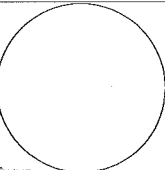
Windows- Amsco Studio Series

Garage Door- Amar Stratford Series, Flat Panel Door

Ironwood Custom Builders, Inc  
2825 East Cottonwood Parkway  
Suite 500  
Salt Lake City, Utah 84121

**Exhibit C –  
Site Plan & Elevations**

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FOUND MONUMENT, RING, LID, AND BRASS CAP AT WEST CAPITOL STREET AND ZANE AVENUE

FOUND MONUMENT, RING, LID, AND BRASS CAP AT WEST CAPITOL STREET AND ZANE AVENUE

S89°56'46"E 420.85 (MEASURED)  
 N89°59'13"W 420.26 (RECORD) ZANE AVENUE S89°56'46"E

FOUND MONUMENT RING, LID, AND BRASS CAP AT WEST CAPITOL STREET AND ZANE AVENUE  
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 CITY OF SALT LAKE COUNTY DATE 3/9/12  
 ADDRESS 2010 WEST CAPITOL STREET SALT LAKE CITY, UT 84119  
 PLEASE NOTIFY LANDFORMS DESIGN OF ANY MISUAL USE.

241.23 (RECORD) 241.43 (MEASURED)  
 N27°37'15"W BASIS OF BEARING

WEST CAPITOL STREET

4' CONC. WALK 4 STEPS FROM ENTRY TO DRIVE ON COMPACTED FILL (DESIGN BY OWNER) STEPS AS REQ'D

WEST SIDE OF WALL IS ON PROPERTY LINE

WEST SIDE OF WALL IS 0.5' WEST OF PROPERTY LINE

5' CONC. SLAB DRIVE ON COMPACTED FILL SLOPE AS SHOWN TO STREET

PROPOSED ADDITION

FENCE ENDS

EXISTING HOUSE

BUILDING

EAST SIDE OF WALL IS ON PROPERTY LINE

SET RIVET IN WALK AT 6.0' OFFSET

FIRE HYDRANT WATER METER PARKSTRIP

SET RIVET IN WALK AT 6.0' OFFSET

DRIVEWAY

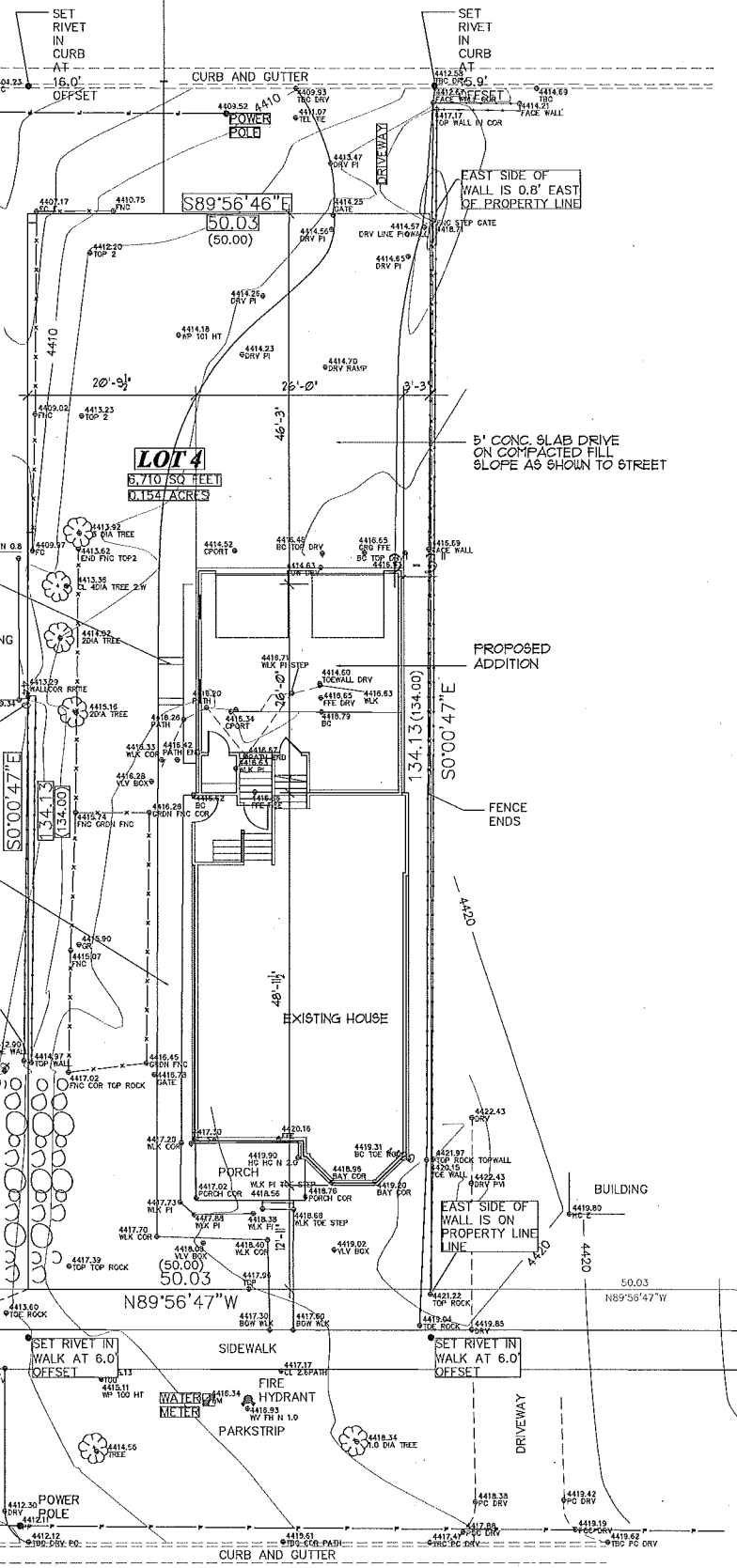
POWER POLE

CURB AND GUTTER

DRIVEWAY

POWER POLE

DRIVEWAY



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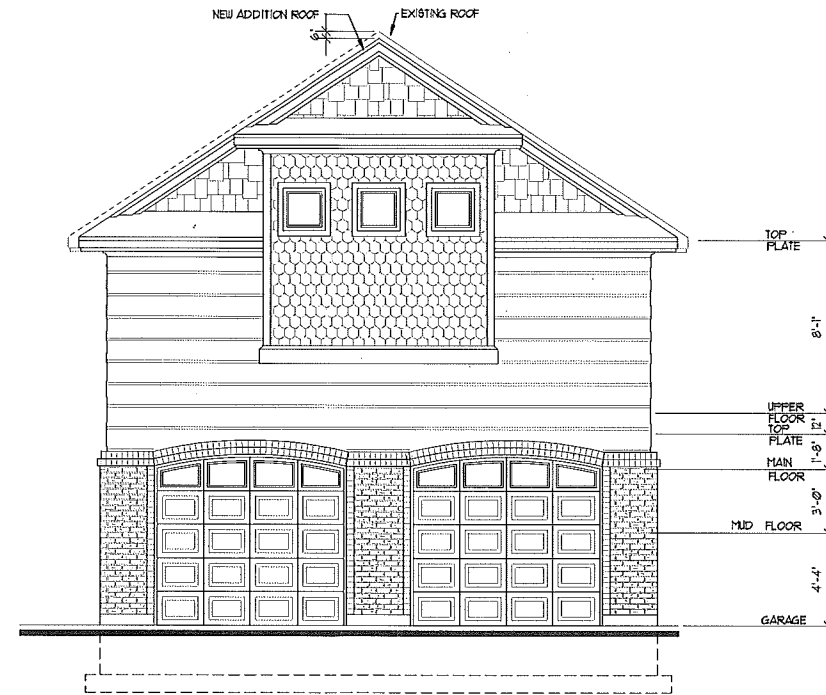
**SITE PLAN**  
**POWELL RES.**  
 REMODEL PLAN  
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REVISIONS	date	item

RELEASE DATE	3/9/12
ENGINEER OF RECORD	CARLSON ENGINEERING
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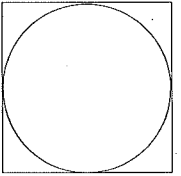
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FOUND



**REAR ELEVATION**

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



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**FRONT & LEFT SIDE ELEVATIONS**  
**POWELL RES.**  
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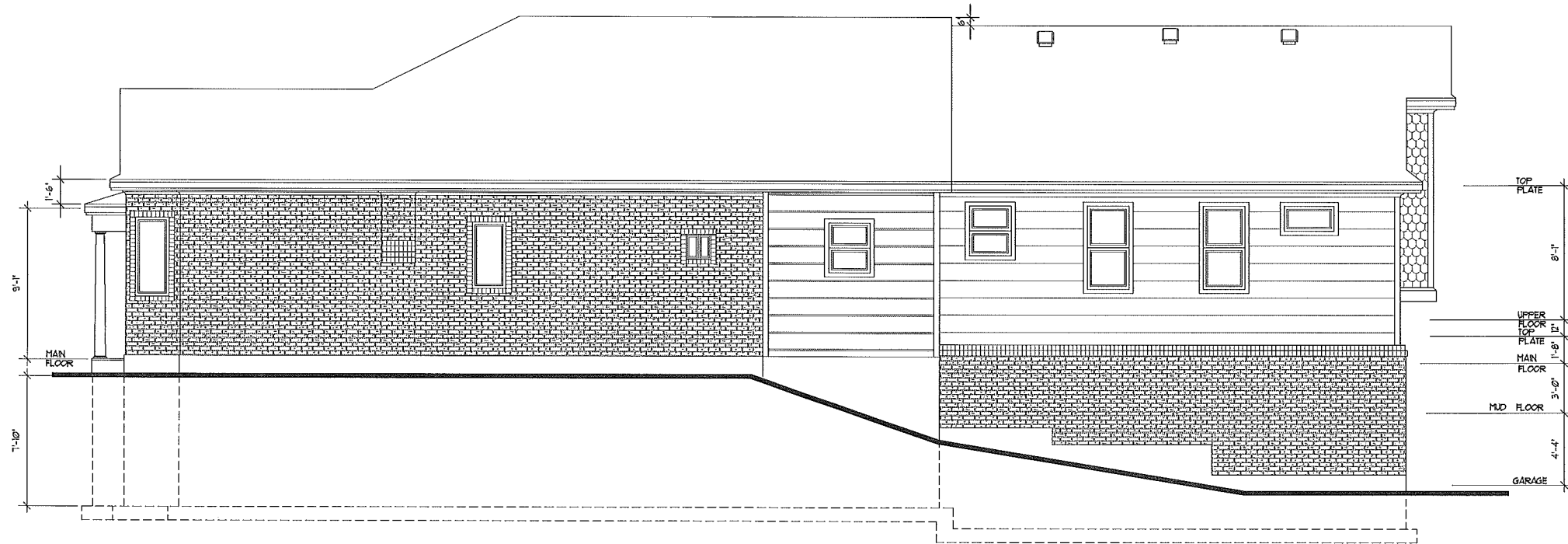
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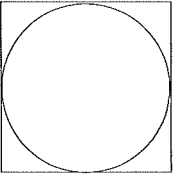
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**RIGHT ELEVATION**

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



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FRONT & LEFT SIDE ELEVATIONS

**POWELL RES.**

REMODEL PLAN  
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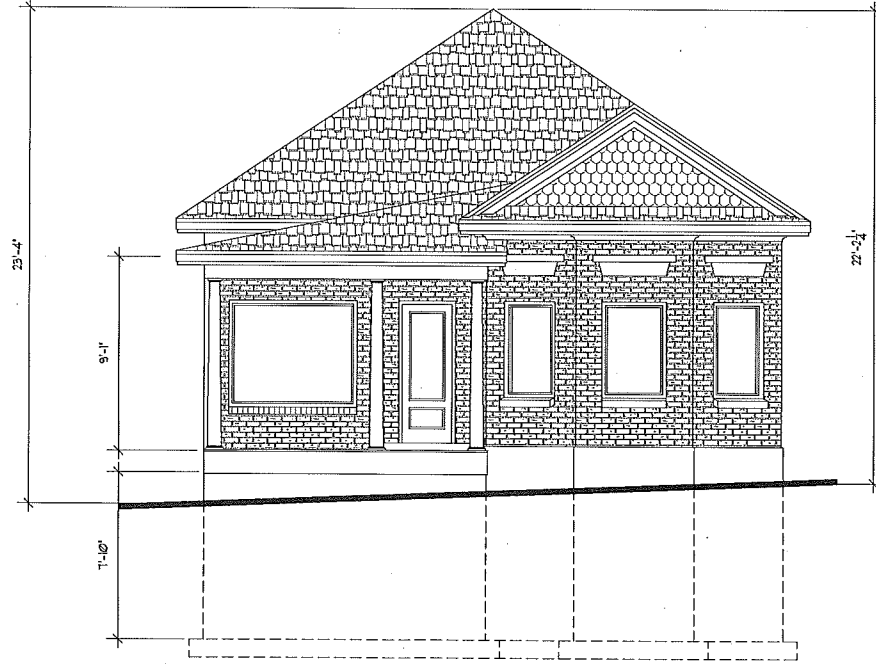
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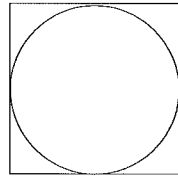
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**FRONT ELEVATION**

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

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**FRONT & LEFT SIDE ELEVATIONS**

**POWELL RES.**  
 REMODEL PLAN  
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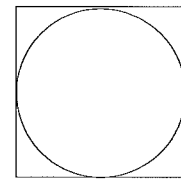
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**LEFT ELEVATION**

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



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FRONT & LEFT SIDE ELEVATIONS

**POWELL RES.**

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REVISIONS	date	Item

RELEASE DATE: 3/9/12  
M.H.H.

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