

# HISTORIC LANDMARK COMMISSION

**Rhinehart Residence  
New Construction  
PLNHLC2012-00315  
524 North Main Street  
August 2, 2012**



Planning and Zoning Division  
Department of Community and  
Economic Development

**Applicant:** John Rhinehart

**Staff:**

Elizabeth Buehler  
[elizabeth.buehler@slcgov.com](mailto:elizabeth.buehler@slcgov.com)  
(801)535-6313

**Tax ID:** 08-36-235-006

**Current Zone:**

SR-1A, Special Development  
Pattern Residential

**Master Plan Designation:**

Low Density Residential

**Council District:**

District 3–Stan Penfold

**Lot Size:** .07 Acres

**Current Use:** Vacant Lot

**Applicable Land Use  
Regulations:**

- 21A.34.020
- 21A.24.080

**Notification:**

- Notice mailed on  
July 20, 2012
- Agenda posted on the  
Planning Division and Utah  
Public Meeting Notice  
websites on July 20, 2012
- Property posted on  
July 23, 2012

**Attachments:**

- A. Application
- B. Submittals
- C. Department Comments
- D. Pictures

## ***Request***

The applicant, John Rhinehart, represented by Josh Arrington of Upwall Design, requests approval to construct a single-family residence that exceeds the height limit of the district at approximately 524 N. Main Street. The request also includes the demolition of an existing shed on the property.

## ***Recommendation***

Staff recommends that the Historic Landmark Commission review the petition, and grant the request pursuant to the following conditions of approval, and the findings and analysis in this report.

- Approval of the maximum height exception in the SR-1A zoning district be included.
- Approval of the final details of the design including materials, as well as any other direction expressed by the Commission shall be delegated to the Planning staff.
- The project must meet all other applicable City requirements.
- The approval will expire if a permit has not been taken out or an extension granted within 12 months from the date of approval.

## VICINITY MAP



## Project Information

### Request

The applicant, John Rhinehart, seeks approval to build a new single-family home at 524 North Main Street. The proposed home is two stories and roughly 1,700 square feet with 1,054 square feet on the main floor and 634 square feet on the upper floor. The home will be primarily constructed of flat twelve inch (12") horizontal wood siding, textured stucco and glass. The roof and its fascia will be painted metal. Fascia on the front porch will be stucco. The chimney and its cap will have a stone veneer. The proposed home will have a flat roof along the front elevation that transitions to a slant roof towards the rear of the building. The flat roof will exceed the SR-1A Special Development Pattern Residential District maximum building height standard by two feet (2'). The district standard is sixteen feet (16') and the proposed flat roof height is eighteen feet (18'). (See Attachment B: Submittals)

The primary front elevation feature is glass double doors surrounded by windows that lead into the home's living room. The front door is to the north of these glass doors. It is constructed of twelve inch (12") horizontal planks and glass panels with a powder coated metal pull. A front porch will extend between the front door and glass entry doors.

## Project Details

<b>Ordinance Requirement</b>	<b>Existing/Proposed</b>	<b>Comply</b>
<b>Minimum Lot Area And Lot Width:</b> 5,000 square feet	3,251 square feet	<b>LEGAL COMPLYING LOT</b>
<b>Maximum Building Height:</b> 16 ft. for flat roof/ 23 ft. for pitched roof	Flat Roof- 18 ft. Slant Roof- 21 ft. 8 in.	<b>SEEKS HEIGHT EXCEPTION</b>
<b>Minimum Front Yard Requirements:</b> 10 ft. 5 in.	10 ft. 5 ¾ in.	<b>COMPLIES</b>
<b>Interior Side Yard:</b> 4 ft./10 ft.	4 ft./10 ft.	<b>COMPLIES</b>
<b>Rear Yard:</b> 15 ft.	15 ft.	<b>COMPLIES</b>
<b>Maximum Building Coverage:</b> 40%	32.4%	<b>COMPLIES</b>

## Background

The proposed project is located in the Marmalade neighborhood of the Capitol Hill Historic district. The lot is part of Bartch's Subdivision, which was platted in the 1890s. The subject property is approximately 3,251 square feet in size and irregular in shape with a lot width of 50 feet along the street frontage. The lot varies in depth from 89.1 feet to 58 feet. This unusual configuration exists because the original narrow lots of the Bartch's Subdivision were bounded by North Main and Wall Streets and the diagonal pattern of these streets.

## Comments

### Public Comments

No public comments have been received at the time of this writing.

## Analysis and Findings

### ZONING ORDINANCE AND DESIGN GUIDELINES

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

**Standards For Certificate Of Appropriateness Involving New Construction Or Alteration Of A Noncontributing Structure:** In considering an application for a certificate of appropriateness involving new construction, or alterations of noncontributing structures, the historic landmark commission, or planning director when the application involves the alteration of a noncontributing structure, shall determine whether the project substantially complies with all of the following standards that pertain to the application, is visually compatible with surrounding structures and streetscape as illustrated in any design standards adopted by the historic landmark commission and city council and is in the best interest of the city:

## **Standard 1: Scale and Form:**

- a) Height And Width: The proposed height and width shall be visually compatible with surrounding structures and streetscape;
- b) Proportion of Principal Facades: The relationship of the width to the height of the principal elevations shall be in scale with surrounding structures and streetscape;
- c) Roof Shape: The roof shape of a structure shall be visually compatible with the surrounding structures and streetscape; and
- d) Scale of a Structure: The size and mass of the structures shall be visually compatible with the size and mass of surrounding structure and streetscape.

### **Applicable Design Standards**

#### ***Mass and Scale***

*11.4 Construct a new building to reinforce a sense of human scale.* A new building may convey a sense of human scale by employing techniques such as these:

- Using building materials that are of traditional dimensions.
- Providing a one-story porch that is similar to that seen traditionally.
- Using a building mass that is similar in size to those seen traditionally.
- Using a solid-to-void that is similar to that seen traditionally, and using window openings that are similar in size to those seen traditionally.

*11.5 Construct a new building to appear similar in scale to the scale that is established in the block.* Subdivide larger masses into smaller “modules” that are similar in size to buildings seen traditionally.

*11.6 Design a front elevation to be similar in scale to those seen traditionally in the block.* The front shall include a one-story element, such as a porch. The primary plane of the front should not appear taller than those to typical historic structures in the block. A single wall plane should not exceed the typical maximum façade width in the district.

#### ***Height***

*11.7 Build to heights that appear similar to those found historically in the district.* This is an important standard which should be met in all projects.

*11.8 The back side of a building may be taller than the established norm if the change in scale will not be perceived from public ways.*

#### ***Width***

*11.9 Design a new building to appear similar in width to that of nearby historic buildings.* If a building would be wider overall than structures seen historically, the facade should be divided into subordinate planes that are similar in width to those of the context.

#### ***Building Form Standards***

*11.11 Use building forms that are similar to those seen traditional on the block.* Simple rectangular solids are typically appropriate.

*11.12 Use roof forms that are similar to those seen traditionally in the block.* Visually, the roof is the single most important element in an overall building form. Gable and hip roofs are appropriate for primary roof forms in most residential areas. Shed roofs are appropriate for some additions. Roof pitches should be 6:12

or greater. Flat roofs should be used only in areas where it is appropriate to the context. They are appropriate for multiple apartment buildings, duplexes, and fourplexes. In commercial areas, a wider variety of roof forms may occur.

### ***Proportion of Building Elements***

*11.13 Design overall facade proportions to be similar to those of historic buildings in the neighborhood.* The “overall proportion” is the ratio of the width to height of the building, especially the front facade. See the discussions of individual districts and of typical historic building styles for more details about facade proportions.

## **Applicable Design Standards for the Capitol Hill Historic District**

### ***Building Form***

*13.18 Design new buildings to be similar in scale to those seen historically in the neighborhood.* In the Marmalade subdistrict, homes tended to be more modest, with heights ranging from one to two stories, while throughout Arsenal Hill larger, grander homes reached two-and-a-half to three stories. Front facades should appear similar in height to those seen historically on the block.

*13.19 Design a new building with a primary form that is similar to those seen historically.* In most cases, the primary form for the house was a single rectangular volume. In some styles, smaller subordinate masses were then attached to this primary form. New buildings should continue this tradition.

**Analysis:** The proposal has a similar scale to existing structures on the block. The front elevation is one story as are most structures on the block. The taller section of the proposed structure is to the rear. Considering its depth and the elevation change of the lot, its height will not be noticeable. The width of the structure is similar to other structures on the block.

The front elevation is broken up into different planes. This, and the extended overhang above the front door and glass entry doors, helps create a human scale to the elevation.

The roof is not traditional, with its flat roof along the front roof transitioning to the slant roof towards the rear. However, there are two other flat roofs on the block face: 526 N. Main (owned by the applicant) has a modified flat roof with a parapet and 510 N. Main has a flat roof. The proposed flat roof on the front elevation will look similar to these existing structures. Also, the slant portion of the roof is partially hidden because it is to the rear of property and due to the slope of the lot.

The proposed height of the flat roof section of eighteen feet (18’) will be similar to the heights of the other flat roofs on the block face. 526 N. Main has a height of eighteen feet (18’) and 510 N. Main has a height of nineteen feet (19’).

**Finding:** Staff finds that the proposal is generally in scale and form with other structures on its block and in the Marmalade District.

## **Standard 2: Composition of Principal Facades:**

- a) Proportion of Openings: The relationship of the width to the height of windows and doors of the structure shall be visually compatible with surrounding structures and streetscape;
- b) Rhythm of Solids To Voids In Facades: The relationship of solids to voids in the facade of the structure shall be visually compatible with surrounding structures and streetscape;
- c) Rhythm of Entrance Porch And Other Projections: The relationship of entrances and other projections to sidewalks shall be visually compatible with surrounding structures and streetscape; and

- d) Relationship of Materials: The relationship of the color and texture of materials (other than paint color) of the facade shall be visually compatible with the predominant materials used in surrounding structures and streetscape.

## **Applicable Design Standards**

### ***Solid-to-Void Ratio***

*11.10 Use a ratio of wall-to-window (solid to void) that is similar to that found on historic structures in the district. Large surfaces of glass are inappropriate in residential structures. Divide large glass surfaces into smaller windows.*

### ***Rhythm and Spacing***

*11.14 Keep the proportions of window and door openings similar to those of historic buildings in the area. This is an important design standard because these details strongly influence the compatibility of a building within its context. Large expanses of glass, either vertical or horizontal, are generally inappropriate on new buildings in historic districts.*

### ***Materials***

*11.15 Use building materials that contribute to the traditional sense of scale of the block. This will reinforce the sense of visual continuity of the district.*

*11.16 New materials that are similar in character to traditional materials may be acceptable with appropriate detailing. Alternative materials should appear similar in scale, proportion, texture and finish to those used historically. They also must have a proven durability in similar locations in this climate. Metal products are allowed for soffits and eaves only.*

### ***Architectural Character***

*11.17 Use building components that are similar in size and shape to those found historically along the street. These include windows, doors, and porches.*

*11.18 If they are to be used, design ornamental elements, such as brackets and porches to be in scale with similar historic features. Thin, fake brackets and strap work applied to the surface of a building are inappropriate uses of these traditional details.*

*11.19 Contemporary interpretations of traditional details are encouraged. New designs for window moldings and door surrounds, for example, can provide visual interest while helping to convey the fact that the building is new. Contemporary details for porch railings and columns are other examples. New soffit details and dormer designs also could be used to create interest while expressing a new, compatible style.*

*11.20 The imitation of older historic styles is discouraged. One should not replicate historic styles, because this blurs the distinction between old and new buildings, as well as making it more difficult to visually interpret the architectural evolution of the district. Interpretations of historic styles may be considered if they are subtly distinguishable as new.*

### ***Windows***

*11.21 Windows with vertical emphasis are encouraged. A general rule is that the height of the window should be twice the dimension of the width in most residential contexts. See also the discussions of the character of the relevant historic district and architectural styles.*

*11.22 Frame windows and doors in materials that appear similar in scale, proportion and character to those used traditionally in the neighborhood.* Double-hung windows with traditional depth and trim are preferred in most districts.

*11.23 Windows shall be simple in shape.* Odd window shapes such as octagons, circles, diamonds, etc. are discouraged.

### **Applicable Design Standards for Capitol Hill Historic District**

*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.

*13.20 Use building materials to those used historically.* Appropriate primary building materials include, brick, stucco and painted wood.

**Analysis:** The proposal does not try to copy older, historical styles in its design. The proposal's design is of its own age. It ties into the other homes on its block face with the use of historic building material and having a large front porch.

Generally the proposal has a smaller solid-to-void ratio than other structures on its block. While some other homes do have large windows on the front elevation, the proposal's windows and glass entry doors dominate its front elevation. The overhang extending over the front door and glass entry doors breaks up this elevation and is similar to the porches prevalent on the block.

While the proposal has several large windows not typically seen on the block face, all the large windows are divided to break up their surfaces. The proposed home has a mixture of vertical, horizontal and square windows and does not rely on a single style. Most of the windows are simple in shape. The only odd shaped window is on the rear elevation and not visible from the street. The window framing is not traditional as it matches the contemporary style of the home.

Wood siding and stucco, the proposal's primary building materials, are traditional for Capitol Hill. The block has a mix of building material, predominately brick. Staff asks HLC to allow it to work with the applicant on the specifics of the building material to make sure the specific wood siding and stucco treatments are appropriate fit for the Capitol Hill Historic District.

The proposal calls for a metal roof. While this is not a historically used material in the district, the metal roof is appropriate for this style of design. The chimney is also not traditional as it has a stone veneer and cap.

**Finding:** Staff finds that the proposed composition of the principal facade, while contemporary in design, does bring in historic architectural elements, primarily through its building materials and the use of a front porch.

### **Standard 3: Relationship to Street:**

- a) Walls of Continuity: Facades and site structures, such as walls, fences and landscape masses, shall, when it is characteristic of the area, form continuity along a street to ensure visual compatibility with the structures, public ways and places to which such elements are visually related;
- b) Rhythm of Spacing And Structures On Streets: The relationship of a structure or object to the open space between it and adjoining structures or objects shall be visually compatible with the structures, objects, public ways and places to which it is visually related;
- c) Directional Expression of Principal Elevation: A structure shall be visually compatible with the structures, public ways and places to which it is visually related in its orientation toward the street; and
- d) Streetscape; Pedestrian Improvements: Streetscape and pedestrian improvements and any change in its appearance shall be compatible to the historic character of the landmark site or H historic preservation overlay district.

#### **Applicable Design Standards**

*11.1 Respect historic settlement patterns.* Site new buildings such that they are arranged on their sites in ways similar to historic buildings in the area. This includes consideration of building setbacks, orientation and open space, all of which are addressed in more detail in the individual district standards.

*11.2 Preserve the historic district's street plan.* Most historic parts of the city developed in traditional grid patterns, with the exception of Capitol Hill. In this neighborhood the street system initially followed the steep topography and later a grid system was overlaid with little regard for the slope. Historic street patterns should be maintained. See specific district standards for more detail. The overall shape of a building can influence one's ability to interpret the town grid. Oddly shaped structures, as opposed to linear forms, would diminish one's perception of the grid, for example. In a similar manner, buildings that are sited at eccentric angles could also weaken the perception of the grid, even if the building itself is rectilinear in shape. Closing streets or alleys and aggregating lots into larger properties would also diminish the perception of the grid.

*11.3 Orient the front of a primary structure to the street.* The building should be oriented parallel to the lot lines, maintaining the traditional grid pattern of the block. An exception is where early developments have introduced curvilinear streets, like Capitol Hill.

*12.12 Screening parking areas from view of street.* Automobile headlight illumination from parking areas shall be screened from adjacent lots and the street. Fences, walls and plantings, or a combination of these, should be used to screen parking.

#### **Applicable Design Standards for the Capitol Hill Historic District**

*13.15 Maintain the traditional setback and alignment of buildings to the street, as established by traditional street patterns.* In Arsenal Hill, street patterns and lot lines call for more uniform setback and siting of primary structures. Historically, the Marmalade District developed irregular setbacks and lot shapes. Many homes were built toward compass points, with the street running at diagonals. This positioning, mixed with variations in slope, caused rows of staggered houses, each with limited views of the streetscape. Staggered setbacks are appropriate in this part of the district because of the historical development. Traditionally, smaller structures were located closer to the street, while larger ones tended to be set back further.

*13.16 Keep the side yard setbacks of a new structure or an addition similar to those seen traditionally in the subdistrict or block.* Follow the traditional building pattern in order to continue the historic character of the street. Consider the visual impact of new construction and additions on neighbors along side yards. In response, consider varying the setback and height of the structure along the side yard.



*13.17 Orient the front of the primary structure to the street. Define the entry with a porch or portico.*

**Analysis:** The proposed home is sited on its lot similarly to other homes on its block face and would contribute to the established wall of continuity of the street. Its side yards will be generally narrow as it is a small lot, 3,251 square feet. Other side yards throughout the Marmalade District and along its block face are also generally small. Parking will be in the rear of the lot tucked behind the primary structure.

A predominant feature of the block and all of the Capitol Hill Historic District is the use of front porches. The proposal calls for a front porch extending from the front door to over two glass entry doors. The use of this element will also contribute to the established wall of continuity of the street.

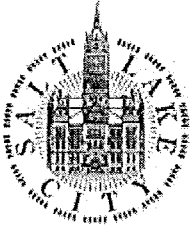
**Finding:** Staff finds that the proposed home meets this standard. The established wall of continuity and orientation of the building will be consistent with the block face and Marmalade District.

**Standard 4: Subdivision of Lots:** The planning director shall review subdivision plats proposed for property within an H historic preservation overlay district or of a landmark site and may require changes to ensure the proposed subdivision will be compatible with the historic character of the district and/or site(s).

**Analysis:** This standard is not applicable as no subdivision amendments are proposed. The Planning Division determined the lot to be legally complying on December 22, 2008.

**Finding:** Staff finds that this standard is not applicable.

**Attachment A  
Application**



# HLC: Major Alterations, New Construction, Relocation & Appeal of Admin. Decision

Use for: substantial alteration or addition to a landmark site or contributing site; new construction of principal building; relocation; appeal of administrative decisions; and referral by planning director.

OFFICE USE ONLY
Petition No. <u>PLN HLC 2012-00315</u>
Date Received: <u>6-23-12</u>
Reviewed By: <u>[Signature]</u>

SALT LAKE CITY PLANNING

Address of Subject Property:

Project Name: 524 N Main Street

Name of Applicant: Josh Arrington Phone: 801 485-0708

Address of Applicant: 1025 E Hollywood ave SLC, UT 84105

E-mail Address of Applicant: Josh@upwalldesign.com Cell/Fax: 801 485-6992

Applicant's Interest in Subject Property: Designer

Name of Property Owner: John Rhinehart Phone: 801-918-1751

E-mail Address of Property Owner: Cell/Fax:

County Tax ("Sidwell #"): Zoning: SR-1A

Legal Description (if different than tax parcel number):

Please Check Type of Application and submit associated fee

Type	Application Fee	Additional Fee
Major Alteration	\$27.69	Plus cost of first class postage
<input checked="" type="checkbox"/> New Construction	\$221.48	Plus cost of first class postage
Relocation	\$221.48	Plus cost of first class postage
Appeal of Administrative Decision*	\$221.48	Plus cost of first class postage

Notice: Additional information may be required by the project planner to ensure adequate information is provided for staff analysis. All information submitted as part of the application may be copied and made public including professional architectural or engineering drawings which will be made available to decision makers, public and any interested party.

File the complete application at:  
SLC Planning Division  
451 S State, Room 215  
PO Box 145471  
Salt Lake City, UT 84114-5480  
Telephone: (801) 535-7700

Signature of Property Owner  
Or authorized agent

[Signature]

**Types Of Construction To Be Reviewed By The Historic Landmark Commission:**

- i. Substantial alteration or addition to a landmark site or contributing site;
- ii. New construction of principal building in H historic preservation overlay district;
- iii. Relocation of landmark site or contributing site;
- iv. Demolition of landmark site or contributing site;
- v. Applications for administrative approval referred by the planning director; and
- vi. Appeal of administrative decisions by the applicant.

**Review:** Applications will be reviewed and assigned to planners each week. The application shall be reviewed according to the standards set forth in subsections G, H, or I of section 21A.34.020 as well as Design Guidelines and Policy Document adopted by the Historic Landmark Commission. A link to the ordinance may be found at [www.slcgov.com](http://www.slcgov.com) and the Design Guidelines and Policy Document at [www.slcgov.com/ced/hlc](http://www.slcgov.com/ced/hlc).

**Decision:** The Historic Landmark Commission shall make a decision at a regularly scheduled meeting. After reviewing all materials submitted for the case, the recommendation of the planning division and conducting a field inspection, if necessary, the historic landmark commission shall make written findings of fact based on the standards of approval. On the basis of its written findings of fact the historic landmark commission shall either approve, deny or conditionally approve the certificate of appropriateness. The decision of the historic landmark commission shall become effective at the time the decision is made. Written notice of the decision of the historic landmark commission on the application, including a copy of the findings of fact, shall be sent by first class mail to the applicant within ten (10) working days following the historic landmark commission's decision.

**Appeal:** The applicant, any owner of abutting property or of property located within the same H historic preservation overlay district, any recognized or registered may object to the decision by filing a written appeal with the Land Use Appeals Board within thirty (30) days following the decision.

The Land Use Appeals Board's decision may be appealed to district court within thirty (30) days following their decision.

**For More Information:** For more information please reference 21A.34.020 and 21A.010 of the Salt Lake City Code.

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BRADSHAW, MICHAEL; TR (LBA FAM TR)  
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~~[08-36-279-039-0000]  
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[08-36-236-008-0000]  
NELSON, JAY E & KATHLEEN C; TRS  
2065 E WILDWOOD DR  
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[08-36-278-001-0000]  
CAPITOL GARDENS CONDM COMMON AREA MASTER  
CARD  
262 E 3900 S #200  
MURRAY, UT 84107-1558

[08-36-234-005-0000]  
LIVINGSTON, ROGER L  
575 E 4500 S #B-180  
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[08-36-234-027-0000]  
NILSSON, FAY H; TR ( S FM TR )  
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KLEINMAN, CRAIG R & KATHLEEN M; JT  
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[08-36-229-015-0000]  
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166 N 'T' ST  
SALT LAKE CITY, UT 84103-4152

[08-36-234-029-0000]  
STERLING FURNITURE  
2051 S 1100 E  
SALT LAKE CITY, UT 84106-2318

[08-36-235-012-0000]  
HALE, SCOTT S & KRIS T; JT  
1047 S 1200 E  
SALT LAKE CITY, UT 84105-1524

[08-36-232-021-0000]  
BOUZEK, JOHN  
407 E 300 S  
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SIGNATURE BOOKS, INC  
564 W 400 N  
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SHEWMAN, BARBARA  
107 W 500 N  
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[08-36-279-005-0000]  
BRUNER, MARION L; TR  
111 W 500 N  
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[08-36-234-023-0000]  
ZABRISKIE, RONALD A  
116 W 500 N  
SALT LAKE CITY, UT 84103-1760

[08-36-279-042-0000]  
MEJIA, MORENA G  
125 W 500 N  
SALT LAKE CITY, UT 84103-1761

[08-36-233-019-0000]  
FINCH, STEVEN T & PEDERSEN, ELLEN F; JT  
158 W 500 N  
SALT LAKE CITY, UT 84103-1762

[08-36-292-013-0000]  
SHAVER, MONSON W III  
257 W 700 N  
SALT LAKE CITY, UT 84103-1823

[08-36-229-027-0000]  
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[08-36-279-033-0000]  
CAPITAL HILL LTD  
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GROVER, STACIE R & SHAD T; JT  
438 N CENTER ST #308  
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[08-36-279-036-0000]  
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[08-36-234-008-0000]  
JENSEN, KERRY L & FAIRCHILD, LUCY  
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[08-36-234-007-0000]  
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[08-36-234-003-0000]  
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SALT LAKE CITY, UT 84103-1719

[08-36-234-002-0000]  
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SALT LAKE CITY, UT 84103-1719

[08-36-277-001-0000]  
BETHEL, DANNY J; TR ( D J B LV TR )  
707 N DESOTO ST  
SALT LAKE CITY, UT 84103-2138

[08-36-236-003-0000]  
LAMB, DAVID A & MOLLEE L; JT  
65 W GIRARD AVE  
SALT LAKE CITY, UT 84103-1704

[08-36-229-030-0000]  
CARR, EFFIE K.  
66 W GIRARD AVE  
SALT LAKE CITY, UT 84103-1703

~~[08-36-229-031-0000]  
CARR, EFFIE K.  
66 W GIRARD AVE  
SALT LAKE CITY, UT 84103-1703~~

[08-36-229-033-0000]  
SANCHES, MICHAEL S & OLSEN-SANCHES, SUSAN  
TRS  
74 W GIRARD AVE  
SALT LAKE CITY, UT 84103-1703

[08-36-229-032-0000]  
CONNELL, DAVID P  
80 W GIRARD AVE  
SALT LAKE CITY, UT 84103-1703

[08-36-235-002-0000]  
BENSON, SARAH  
103 W GIRARD AVE  
SALT LAKE CITY, UT 84103-1741

[08-36-235-004-0000]  
PEAVEY, JESS R & JACKIE Y (JT)  
103 W GIRARD AVE  
SALT LAKE CITY, UT 84103-1741

[08-36-235-001-0000]  
PERKINS, WILLIAM R  
105 W GIRARD AVE  
SALT LAKE CITY, UT 84103-1741

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LOWDER, RYAN  
110 W GIRARD AVE  
SALT LAKE CITY, UT 84103-1739

[08-36-234-013-0000]  
SHUMWAY, KEVIN W & EMILY J; JT  
115 W GIRARD AVE  
SALT LAKE CITY, UT 84103-1742

[08-36-232-029-0000]  
AVERETT, ARTHUR B  
126 W GIRARD AVE  
SALT LAKE CITY, UT 84103-1739

~~[08-36-234-012-0000]  
AVERETT, ARTHUR B & FAUTIN, WHITNEY A; JT  
126 W GIRARD AVE  
SALT LAKE CITY, UT 84103-1739~~

[08-36-232-028-0000]  
BEAUDOIN, DENISE E  
138 W GIRARD AVE  
SALT LAKE CITY, UT 84103-1739

[08-36-232-026-0000]  
HERMANSEN, ALLEN J. & MERLENE D.  
140 W GIRARD AVE  
SALT LAKE CITY, UT 84103-1739

~~[08-36-232-027-0000]  
HERMANSEN, MARLENE D  
140 W GIRARD AVE  
SALT LAKE CITY, UT 84103-1739~~

[08-36-234-010-0000]  
CRUVER, CHARLES J  
143 W GIRARD AVE  
SALT LAKE CITY, UT 84103-1742

[08-36-235-011-0000]  
HARTY, KIMM M; TR (KMH REV LIV TR)  
381 E HOLLYWOOD AVE  
SALT LAKE CITY, UT 84115-2215

[08-36-234-020-0000]  
ANDERSON, JOHN L & MYRNA L (JT)  
629 S LAKE ST  
SALT LAKE CITY, UT 84102-3422

[08-36-280-004-0000]  
GREENBERG, CRAIG S & DIANE M; JT  
450 N MAIN ST  
SALT LAKE CITY, UT 84103-1783

[08-36-279-029-0000]  
STANGER, DANUEL R  
451 N MAIN ST  
SALT LAKE CITY, UT 84103-1782

[08-36-280-024-0000]  
STROMQUIST, DON L & ROSENTHAL, REGINA; TC  
472 N MAIN ST  
SALT LAKE CITY, UT 84103-1783

[08-36-235-010-0000]  
GABIOLA, JIM A  
514 N MAIN ST  
SALT LAKE CITY, UT 84103-1746

[08-36-234-026-0000]  
BEALES, DAVID C & JAMES, ARTHUR J; JT  
520 N MAIN ST  
SALT LAKE CITY, UT 84103-1746

[08-36-235-009-0000]  
JAMES, ARTHUR J & BEALES, DAVID C; JT  
520 N MAIN ST  
SALT LAKE CITY, UT 84103-1746

~~[08-36-235-005-0000]  
RHINEHART, JOHN  
526 N MAIN ST  
SALT LAKE CITY, UT 84103-1746~~

[08-36-234-025-0000]  
DANSIE, DOUGLAS F  
527 N MAIN ST  
SALT LAKE CITY, UT 84103-1747

~~[08-36-235-006-0000]  
RHINEHART, JOHN  
528 N MAIN ST  
SALT LAKE CITY, UT 84103-1746~~

[08-36-234-015-0000]  
PETT, MAJORIE A  
674 E NINTH AVE  
SALT LAKE CITY, UT 84103-3609

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PETT, MAJORIE A  
674 E NINTH AVE  
SALT LAKE CITY, UT 84103-3609~~

~~[08-36-234-018-0000]  
PETT, MAJORIE A  
674 E NINTH AVE  
SALT LAKE CITY, UT 84103-3609~~

[08-36-234-006-0000]  
BEESLEY, JUDITH  
PO BOX 1111  
SALT LAKE CITY, UT 84110-1111

[08-36-292-014-0000]  
COFFIN, PETER G  
PO BOX 11712  
SALT LAKE CITY, UT 84147-0712

[08-36-279-009-0000]  
SALT LAKE COUNTY  
PO BOX 144575  
SALT LAKE CITY, UT 84114-4575

~~[08-36-234-019-0000]  
SALT LAKE CITY CORPORATION  
PO BOX 145460  
SALT LAKE CITY, UT 84114-5460~~

~~[08-36-234-021-0000]  
SALT LAKE CITY CORPORATION  
PO BOX 145460  
SALT LAKE CITY, UT 84114-5460~~

[08-36-280-003-0000]  
24-7-365-WORLDWIDE LP  
PO BOX 271351  
SALT LAKE CITY, UT 84127-1351

[08-36-234-011-0000]  
SIMONICH, SCOTT  
PO BOX 503  
SALT LAKE CITY, UT 84110-0503

[08-36-279-041-0000]  
ROBERTSON, DON E  
4334 S SHIRLEY LN  
SALT LAKE CITY, UT 84124-3742

[08-36-280-005-0000]  
GLADBACK, JEFFREY D & SHARON E; JT  
447 N WALL ST  
SALT LAKE CITY, UT 84103-1752

[08-36-292-002-0000]  
CRITES, ADAM J  
480 N WALL ST #A102  
SALT LAKE CITY, UT 84103

[08-36-292-004-0000]  
STARLEY, RICHARD O  
480 N WALL ST #202A  
SALT LAKE CITY, UT 84103

[08-36-292-005-0000]  
FORDE, ERIC J  
480 N WALL ST #B101  
SALT LAKE CITY, UT 84103-1764

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KRAFT, DONNA K  
480 N WALL ST #B102  
SALT LAKE CITY, UT 84103

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LAKIS, DAVID M  
480 N WALL ST #B203  
SALT LAKE CITY, UT 84103-1793

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BOUCHARD, BRIAN B  
480 N WALL ST #C102  
SALT LAKE CITY, UT 84103

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REED, JENNIFER G  
480 N WALL ST #C201  
SALT LAKE CITY, UT 84103-1732

[08-36-292-019-0000]  
CAPITOL HEIGHTS CONDM COMMON AREA MASTER  
CARD  
480 N WALL ST #C101  
SALT LAKE CITY, UT 84103-1785

[08-36-235-008-0000]  
SMITH, VICTOR K  
521 N WALL ST  
SALT LAKE CITY, UT 84103-1789

[08-36-235-007-0000]  
COWLES, WILLIAM E & REYNOLDS, JOAN  
529 N WALL ST  
SALT LAKE CITY, UT 84103-1789

[08-36-236-007-0000]  
GORDON, MARY C; TR  
532 N WALL ST  
SALT LAKE CITY, UT 84103-1755

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MAGID, SYDNEY J  
534 N WALL ST  
SALT LAKE CITY, UT 84103-1755

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TAYLOR, DAVID A  
546 N WALL ST  
SALT LAKE CITY, UT 84103-1755

[08-36-236-001-0000]  
KITIRELL, KATHERINE; TR ( KK TRST )  
554 N WALL ST  
SALT LAKE CITY, UT 84103-1755

[08-36-232-033-0000]  
HARRIS, ROSE MARIE & HICKMAN, SUE M; JT  
573 N WALL ST  
SALT LAKE CITY, UT 84103-1758

[08-36-229-014-0000]  
MOLTENI, WENDY P; TR ( WPM TRST )  
574 N WALL ST  
SALT LAKE CITY, UT 84103-1757

[08-36-229-013-0000]  
GOLLAN, STEWART W  
584 N WALL ST  
SALT LAKE CITY, UT 84103-1757

[08-36-236-013-0000]  
BRIGGS, NICOLE C  
525 N WESTCAPITOL ST  
SALT LAKE CITY, UT 84103-1707

[08-36-236-006-0000]  
DYKE, GLENN & RAEGAN; JT  
537 N WESTCAPITOL ST  
SALT LAKE CITY, UT 84103-1707

[08-36-236-004-0000]  
VAN LANINGHAM, CRAIG D & THOMPSON, AUDREY  
A; JT  
555 N WESTCAPITOL ST  
SALT LAKE CITY, UT 84103-1707

[08-36-292-007-0000]  
PIGNANELLI, FRANK R  
598 N WESTCAPITOL ST  
SALT LAKE CITY, UT 84103-1710

[08-36-236-012-0000]  
SORENSEN, MISTY & RICHARD; JT  
66 W ZANE AVE  
SALT LAKE CITY, UT 84103-1766

[08-36-236-016-0000]  
SORENSEN, STEPHEN J & CORINNE C; TRS  
70 W ZANE AVE  
SALT LAKE CITY, UT 84103-1766

[08-36-234-028-0000]  
COMMONWEALTH PROPERTY ADVOCATES, LLC  
10291 S 1300 E #120  
SANDY, UT 84094-1772

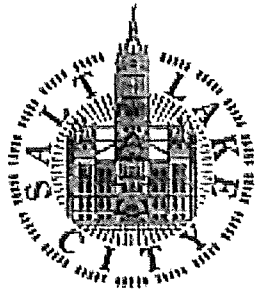
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RUBIN, LINDA K  
PO BOX 910148  
ST GEORGE, UT 84791-0148

[08-36-232-031-0000]  
MOYLE, HENRY D, JR; TR ( HM FM TRST )  
PO BOX 790038  
VIRGIN, UT 84779

[08-36-235-003-0000]  
HAFEN, ASHLEY P & PAULA; TRS  
1263 W MILLBRIDGE LN  
WEST BOUNTIFUL, UT 84087

[08-36-279-034-0000]  
CAPITAL HILL LTD  
PO BOX 7370  
ALVA, WY 82711-0170





**SALT LAKE CITY CORPORATION**

**Buzz Center**

451 South State Street, Room 215 Phone: (801) 535-7700  
P.O. Box 145471 Fax : (801) 535-7750  
Salt Lake City, Utah 84114

Date: May 23, 2012

JOSH ARRINGTON

HISTORIC LANDMARK COMMISSION

1025 E HOLLYWOOD AVE  
SALT LAKE CITY, UT 84105

**Project Name:** 524 N MAIN STREET, NEW CONSTRUCTION

**Project Address:** 524 N MAIN ST

**Detailed Description:**

Description	Qty	Dept	C Ctr	Obj	Amount		
					Invoice	Paid	Due
Invoice Number: 963626							
Postage	95	06	00600	1890	\$41.80		
Filing Fee (	1	06	00900	1485	\$221.48		
<b>Total for invoice 963626</b>					<b>\$263.28</b>		<b>\$263.28</b>
<b>Total for PLNHLC2012-00315</b>					<b>\$263.28</b>		<b>\$263.28</b>

OFFICE USE ONLY  
Intake By: LN1690

Salt Lake City Treasurer

CAP ID #  
PLNHLC2012-00315  
Total Due: \$263.28

Rcpt# 1394304  
PL PLNHLC2012-00315 CC  
\$263.28 5/24/2012



\* P L N H L C 2 0 1 2 - 0 0 3 1 5 \*

www.slcpermits.com

**Attachment B  
Submittals**



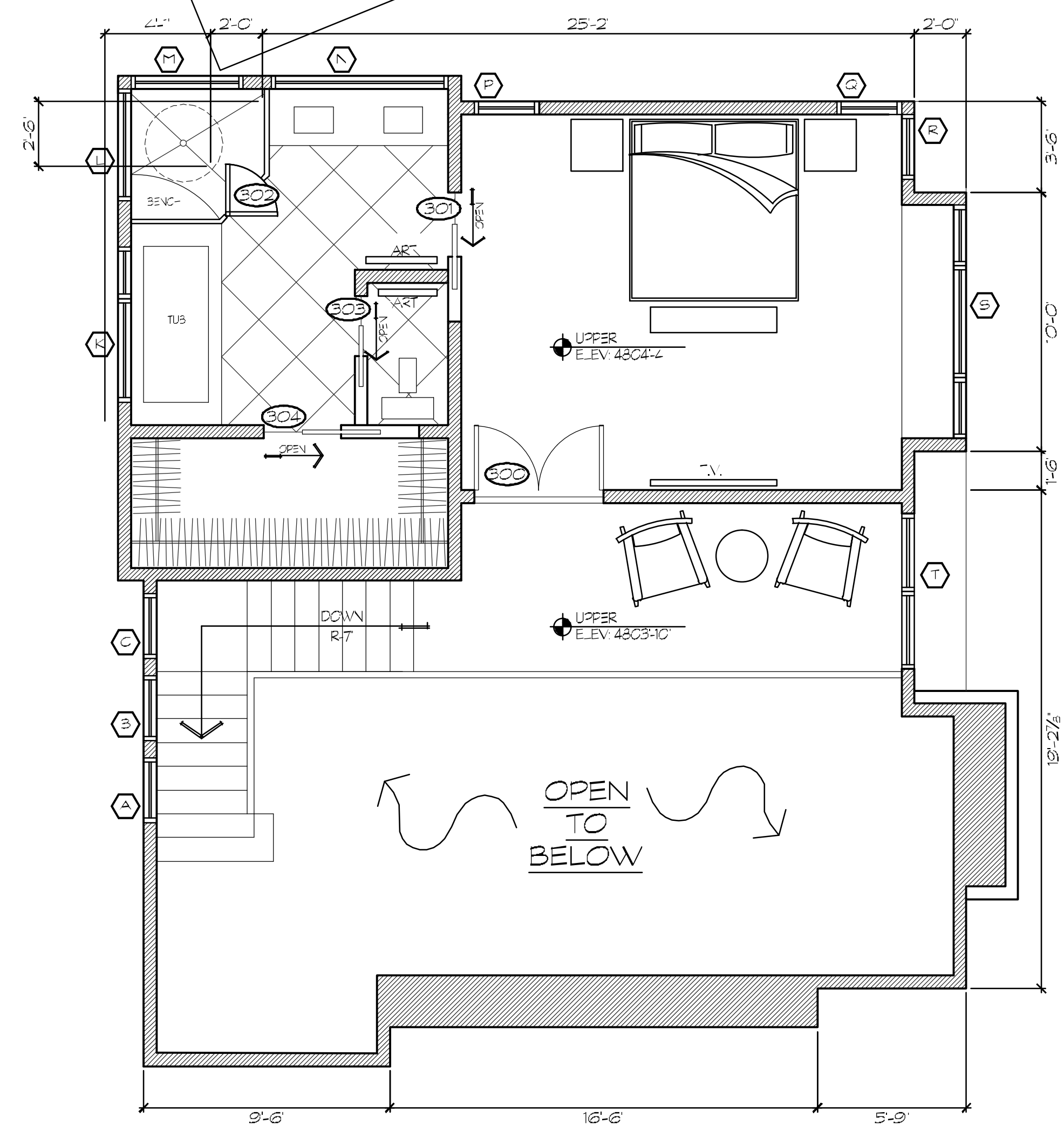


THE ABOVE DIMENSIONS AND SPECIFICATIONS AND THE DESIGN, CONSTRUCTION AND PROJECT OF THIS PROJECT SHALL BE THE SOLE RESPONSIBILITY OF THE ARCHITECT. THE ARCHITECT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE ARCHITECT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE ARCHITECT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE ARCHITECT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

A NEW DESIGN FOR:  
**524 NORTH, MAIN ST.**  
SALT LAKE CITY, UT

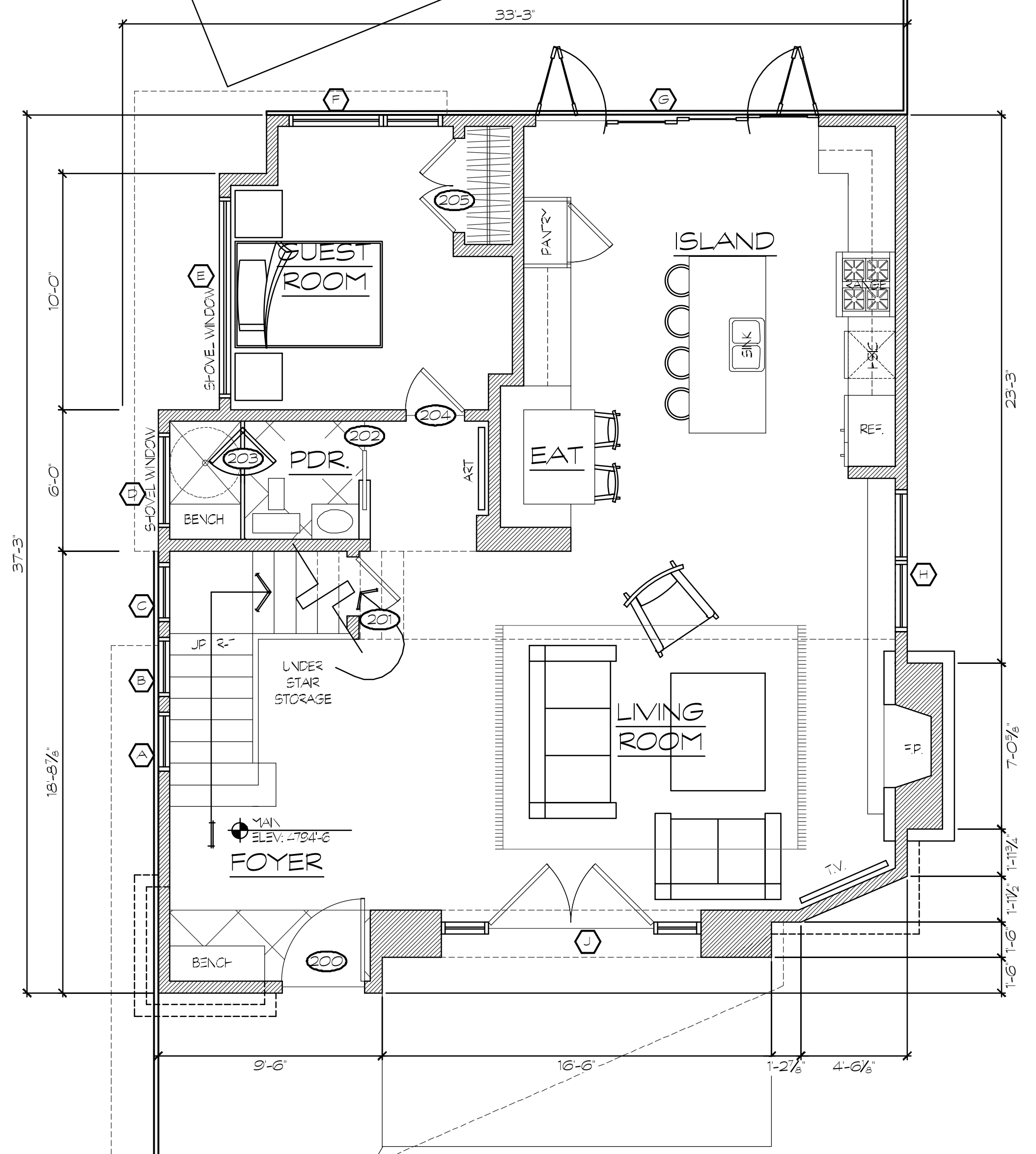
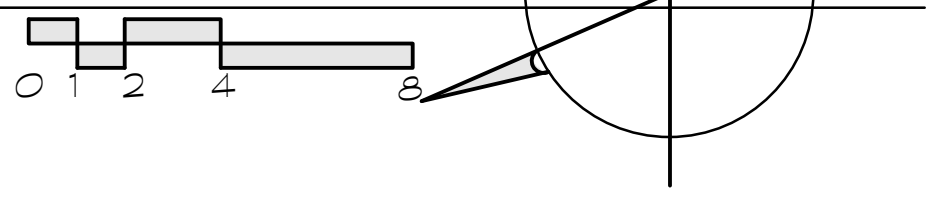
**UP WALL  
DE SIGN**  
1025 EAST HOLLYWOOD AVE. S.L.C. UT (801)485-0708

**A2.0**



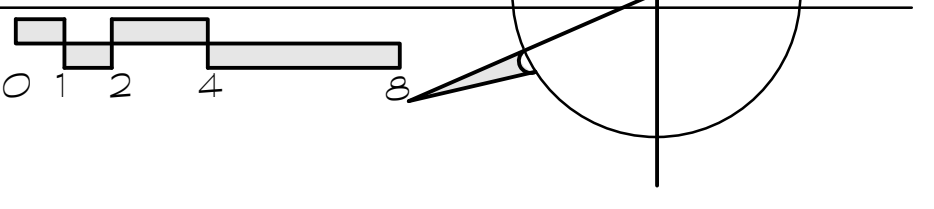
### UPPER LEVEL PLAN

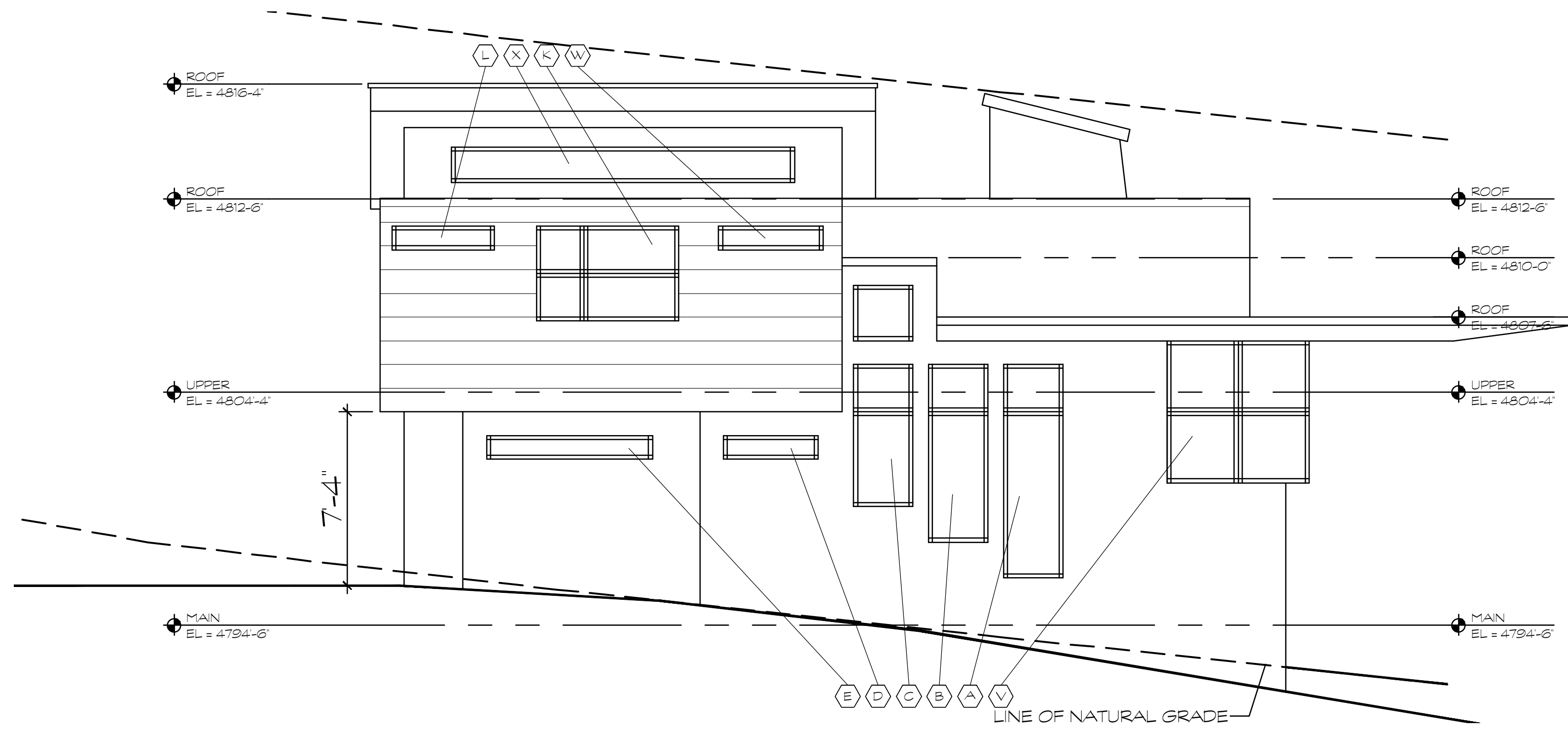
SCALE: 1/4" = 1'-0"  
MAIN: 1,054 SQ. FT.  
UPPER: 634 SQ. FT.



### MAIN LEVEL PLAN

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MAIN: 1,054 SQ. FT.  
UPPER: 634 SQ. FT.

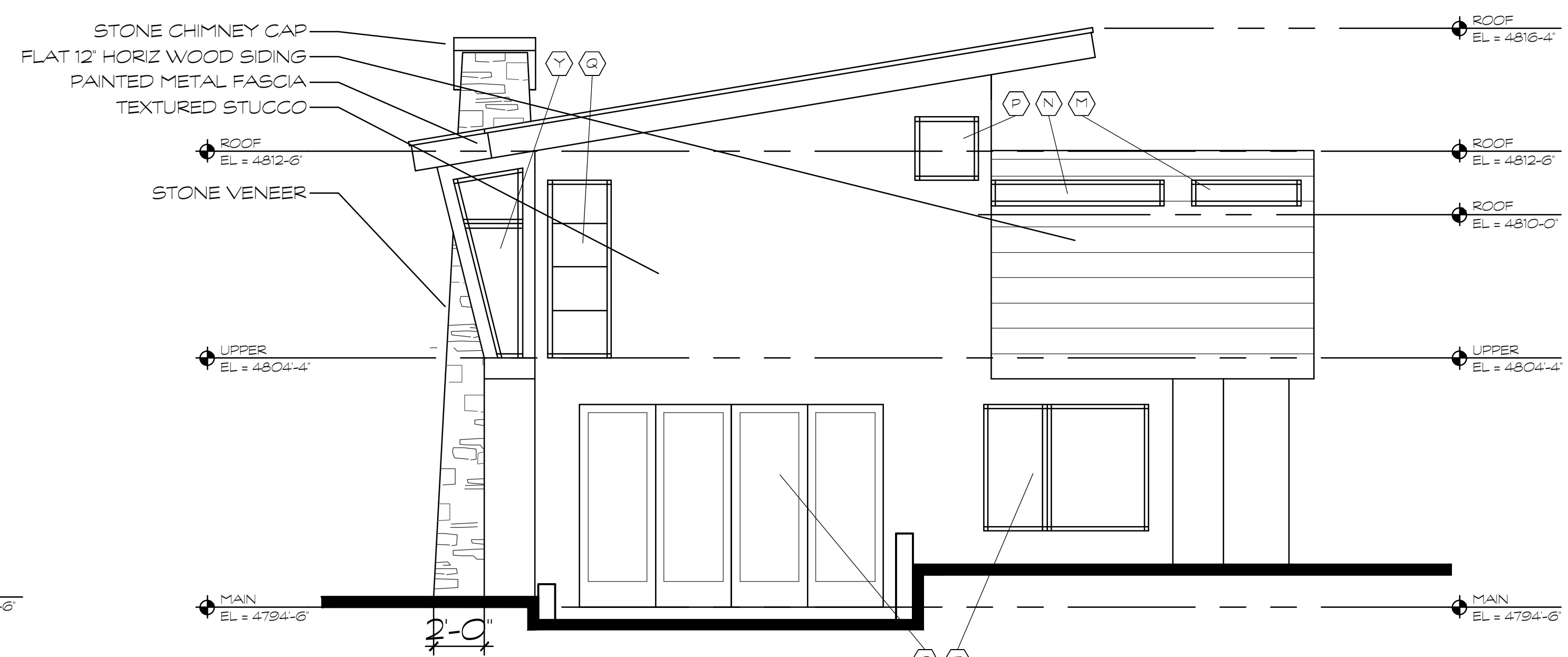




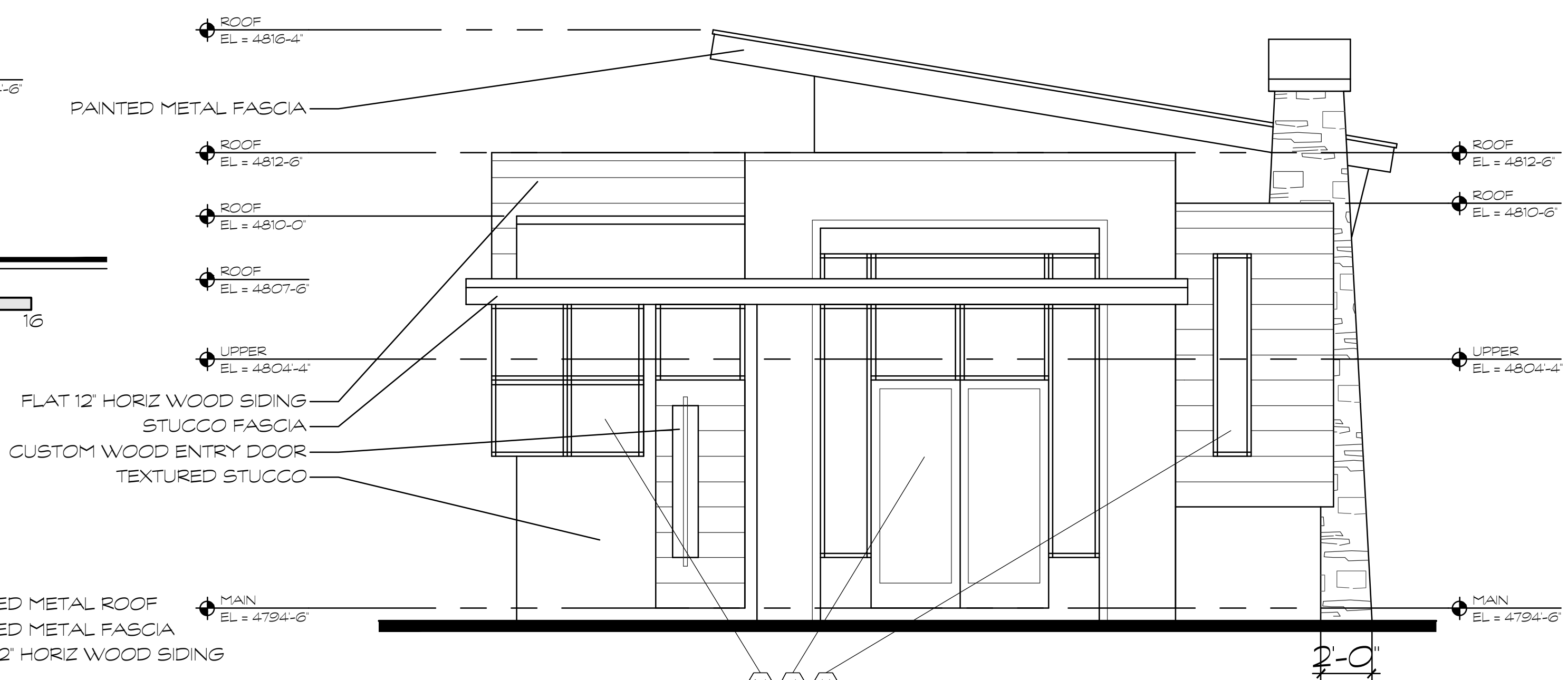
**B** ELEVATION  
SCALE: 1/4" = 1'-0"  
0 2 4 8 16



**D** ELEVATION  
SCALE: 1/4" = 1'-0"  
0 2 4 8 16



**A** ELEVATION  
SCALE: 1/4" = 1'-0"  
0 2 4 8 16



**C** ELEVATION  
SCALE: 1/4" = 1'-0"  
0 2 4 8 16

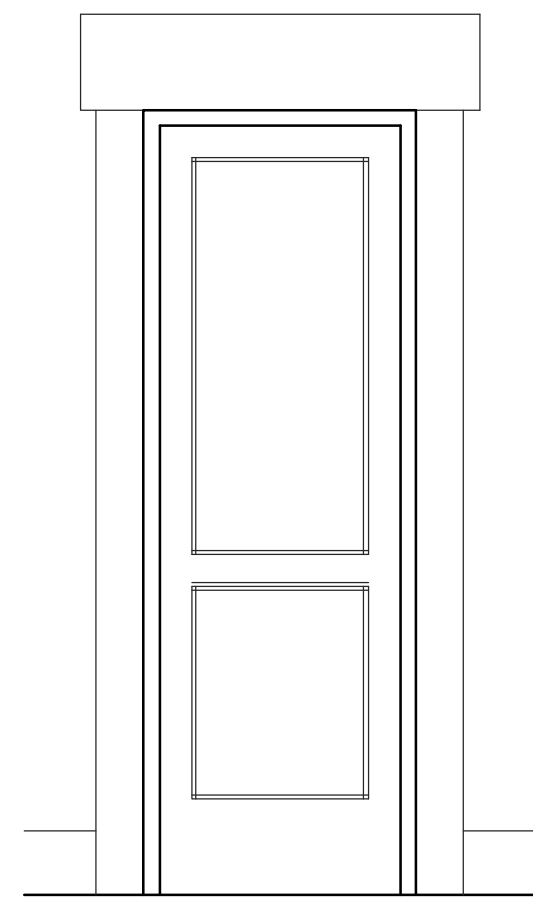
20 JULY 2012

THE ABOVE DRAWINGS AND SPECIFICATIONS AND THE SEALS, LICENSE AND EXPIRATION DATE THEREOF ARE THE PROPERTY OF UP WALL DESIGN. NO PART OF THESE DRAWINGS SHALL BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF UP WALL DESIGN. THE CLIENT'S RESPONSIBILITY IS TO OBTAIN ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE CLIENT'S RESPONSIBILITY IS TO OBTAIN ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE CLIENT'S RESPONSIBILITY IS TO OBTAIN ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE CLIENT'S RESPONSIBILITY IS TO OBTAIN ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

A NEW DESIGN FOR:  
**524 NORTH, MAIN ST.**  
SALT LAKE CITY, UT

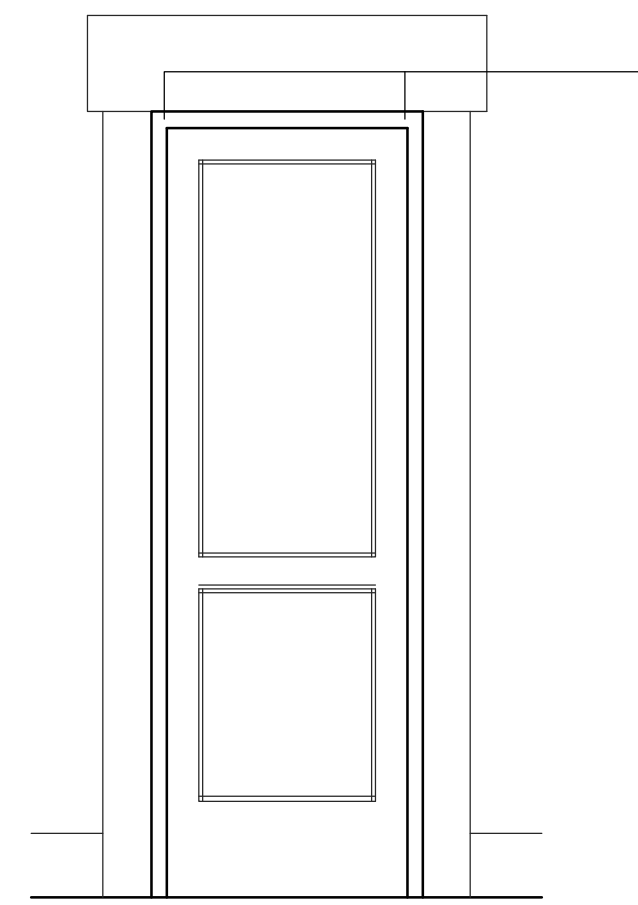
**UP WALL  
DESIGN**  
1025 EAST HOLLYWOOD AVE. S.L.C. UT (801)485-0708

**A3.1**



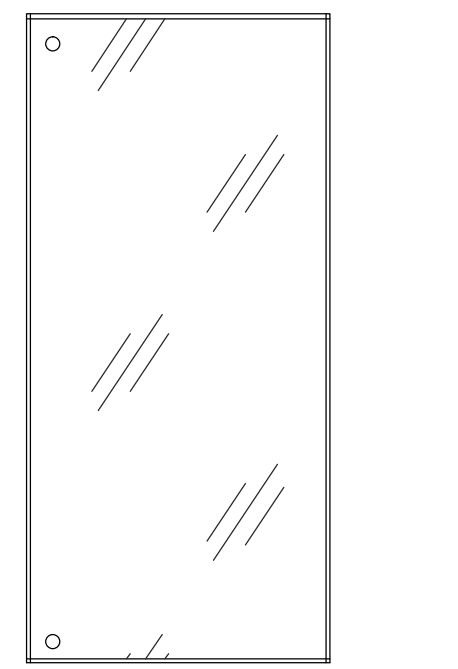
1 3/4" SOLID CORE WOOD DOOR VERIFY WITH OWNER.

A SINGLE INTERIOR SOLID  
1/2" x 1'-0"



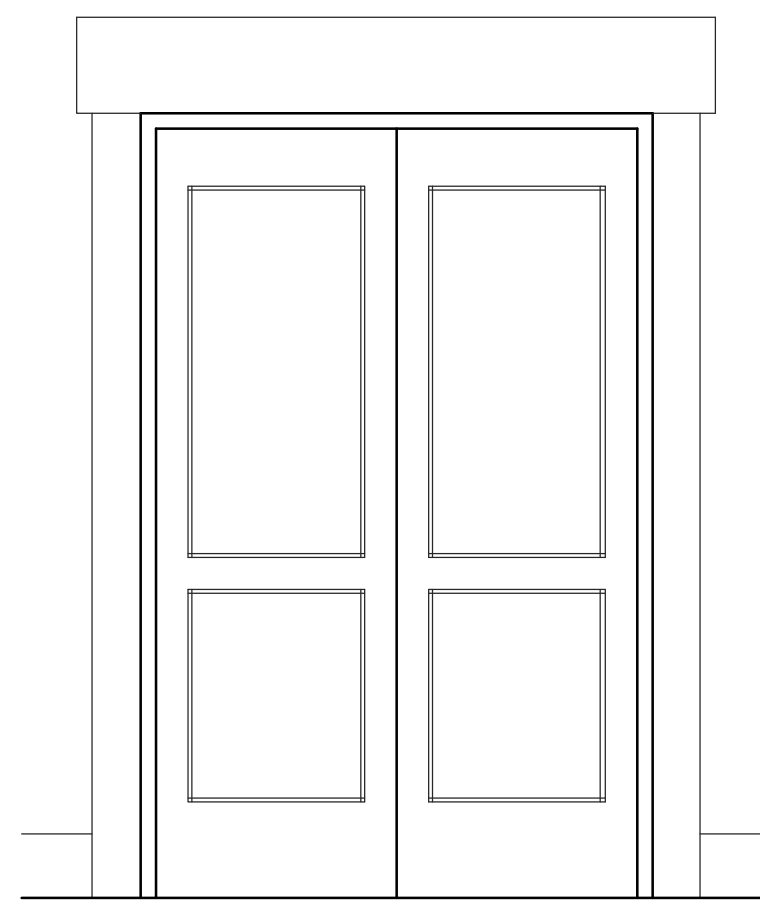
1 3/4" SOLID CORE WOOD POCKET DOOR VERIFY WITH OWNER.

B SINGLE INTERIOR POCKET  
1/2" x 1'-0"



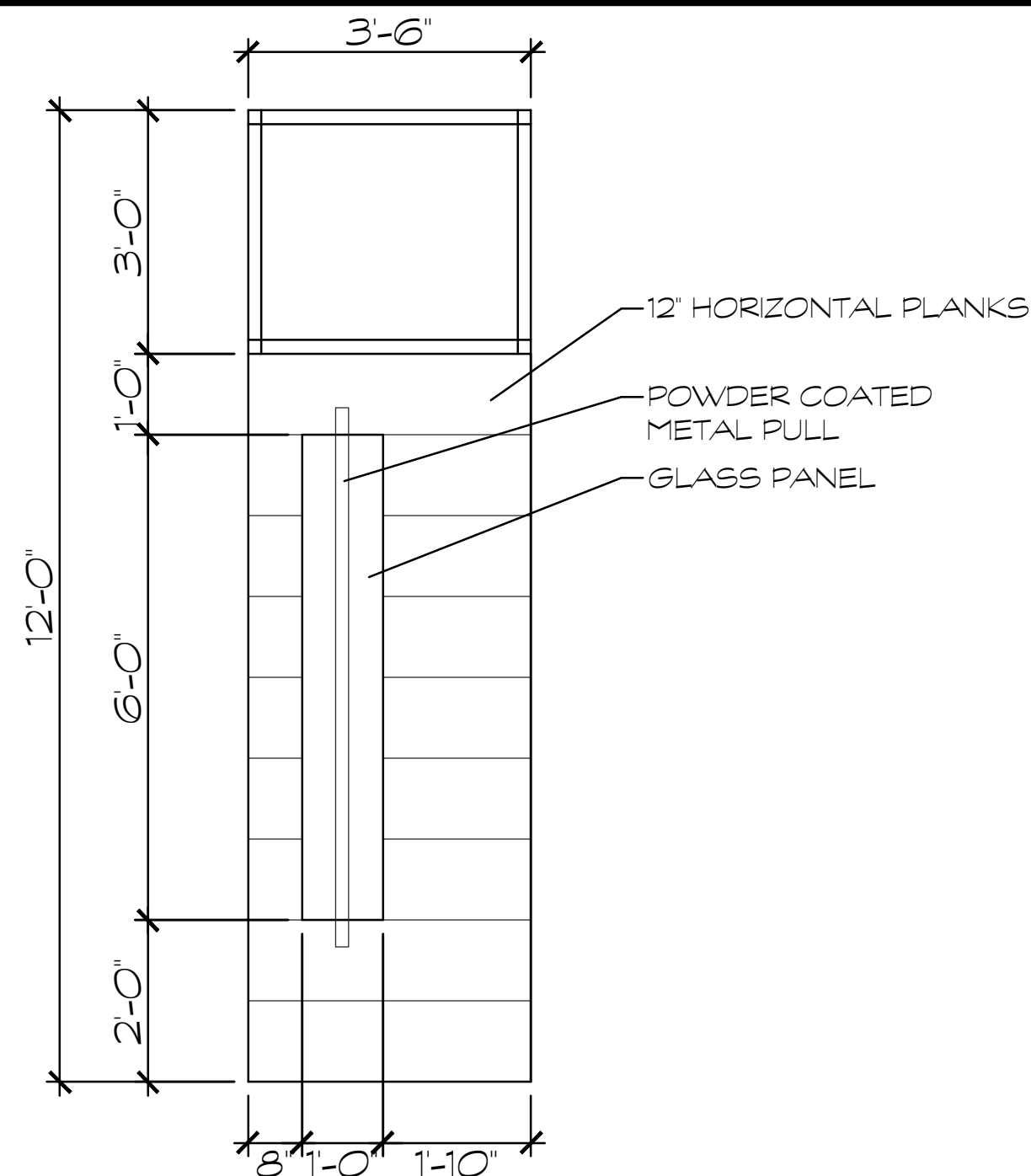
1/2" TEMPERED GLASS FRAMELESS W/ POLISHED EDGES

C INTERIOR SHOWER  
1/2" x 1'-0"

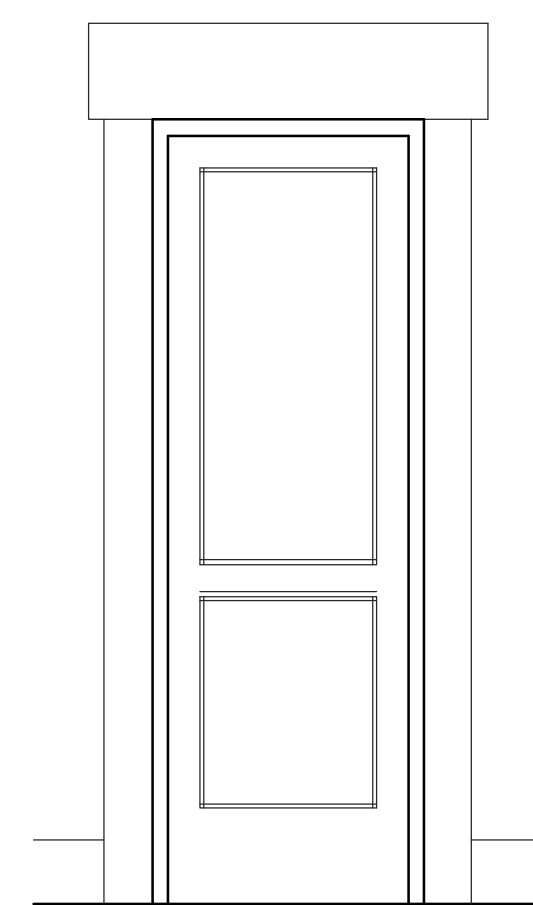


1 3/4" SOLID CORE WOOD DOUBLE FRENCH DOOR VERIFY WITH OWNER.

D DOUBLE INTERIOR DOOR  
1/2" x 1'-0"



E CUSTOM ENTRY DOOR  
1/2" x 1'-0"



1 3/4" SOLID CORE WOOD 20 MIN FIRE RATED VERIFY WITH OWNER.

F SINGLE INTERIOR SOLID (20 MIN. FIRE RATED)  
1/2" x 1'-0"

## DOOR SCHEDULE

MARK	DOOR										FRAME			REMARKS	MARK	
	SIZE			MATERIAL	TYPE	FINISH	HARDWARE	FIRE RATING	LOCATION	DETAILS						
	WIDTH	HEIGHT	THICKNESS							HEAD	JAMB	SILL	MATERIAL			TYPE
LOWER LEVEL																
200	3'-6"	9'-0"	1 3/4"	WOOD	E	STAIN			EXTERIOR			WOOD		STAIN	CUSTOM ENTRY DOOR	200
201	2'-6"	7'-0"	1 3/4"	WOOD	A	STAIN			INTERIOR			WOOD		STAIN		201
202	2'-6"	8'-0"	1 3/4"	WOOD	B	STAIN			INTERIOR			WOOD		STAIN		202
203	2'-0"	7'-0"	1 3/4"	WOOD	C	STAIN			INTERIOR			WOOD		STAIN	SHOWER GUARD GLASS	203
204	2'-6"	8'-0"	1 3/4"	WOOD	A	STAIN			INTERIOR			WOOD		STAIN		204
205	4'-0"	8'-0"	1 3/4"	WOOD	D	STAIN			INTERIOR			WOOD		STAIN		205
MAIN LEVEL																
300	5'-0"	8'-0"	1 3/4"	WOOD	D	STAIN			INTERIOR			WOOD		STAIN		200
301	2'-6"	8'-0"	1 3/4"	WOOD	B	STAIN			INTERIOR			WOOD		STAIN		201
302	2'-0"	7'-0"	1 3/4"	WOOD	C	STAIN			INTERIOR			WOOD		STAIN	SHOWER GUARD GLASS	202
303	2'-4"	8'-0"	1 3/4"	WOOD	B	STAIN			INTERIOR			WOOD		STAIN		204
304	3'-0"	8'-0"	1 3/4"	WOOD	B	STAIN			INTERIOR			WOOD		STAIN		205

20 JULY 2012

THE ABOVE DRAWINGS AND SPECIFICATIONS AND THE SEALS, STAMPS AND SIGNED AND DATED THEREON ARE THE PROPERTY OF UP WALL DESIGN AND SHALL BE KEPT IN THE OFFICE OF UP WALL DESIGN. NO PART OF THIS DRAWING OR SPECIFICATION SHALL BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF UP WALL DESIGN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL DIMENSIONS AND CONDITIONS OF THE WORK PRIOR TO COMMENCEMENT OF WORK. UP WALL DESIGN SHALL NOT BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THE DRAWINGS OR SPECIFICATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. UP WALL DESIGN SHALL NOT BE RESPONSIBLE FOR ANY DELAYS OR COST INCREASES DUE TO UNFORESEEN CONDITIONS OR CHANGES IN THE WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. UP WALL DESIGN SHALL NOT BE RESPONSIBLE FOR ANY DELAYS OR COST INCREASES DUE TO UNFORESEEN CONDITIONS OR CHANGES IN THE WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

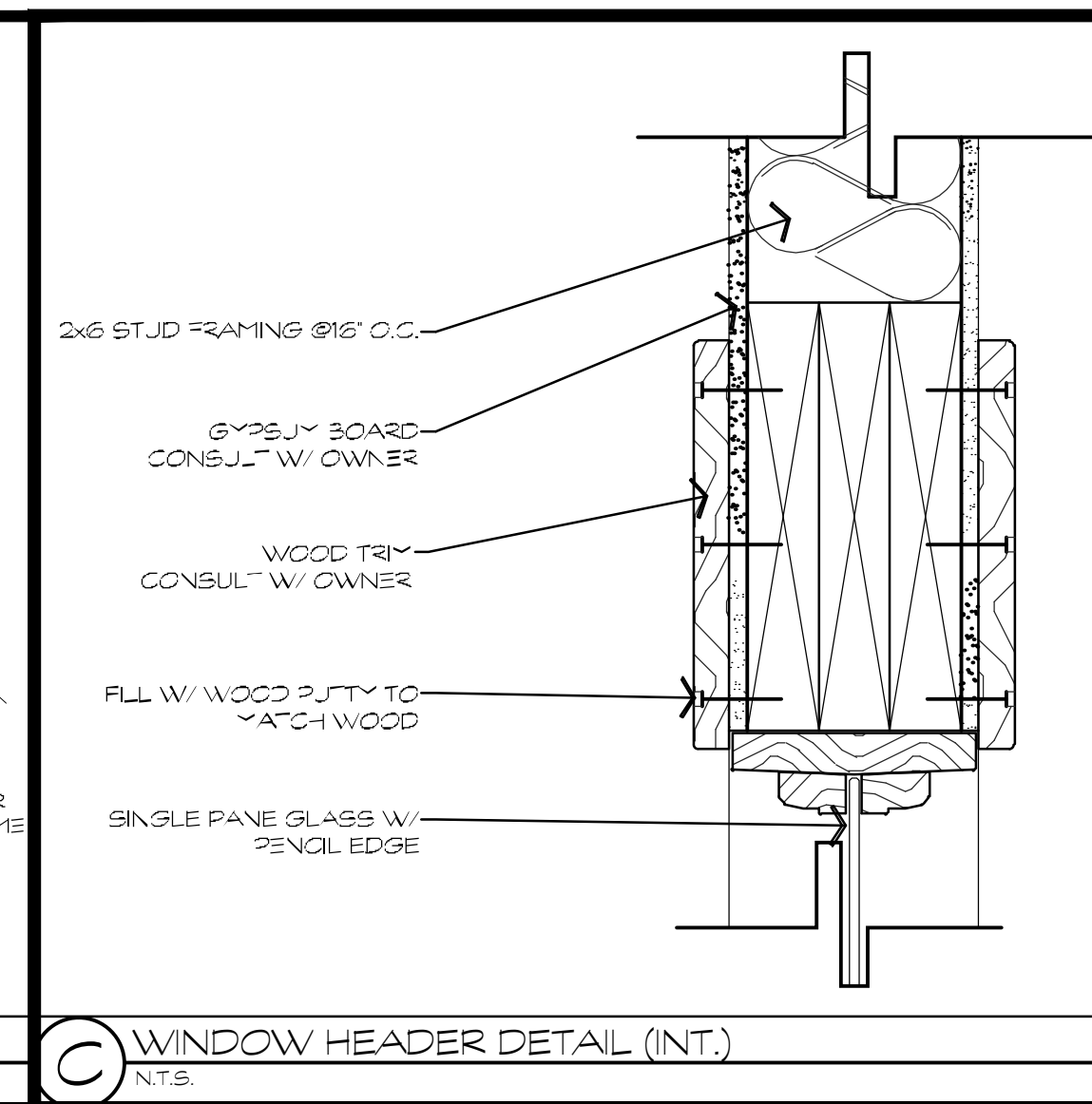
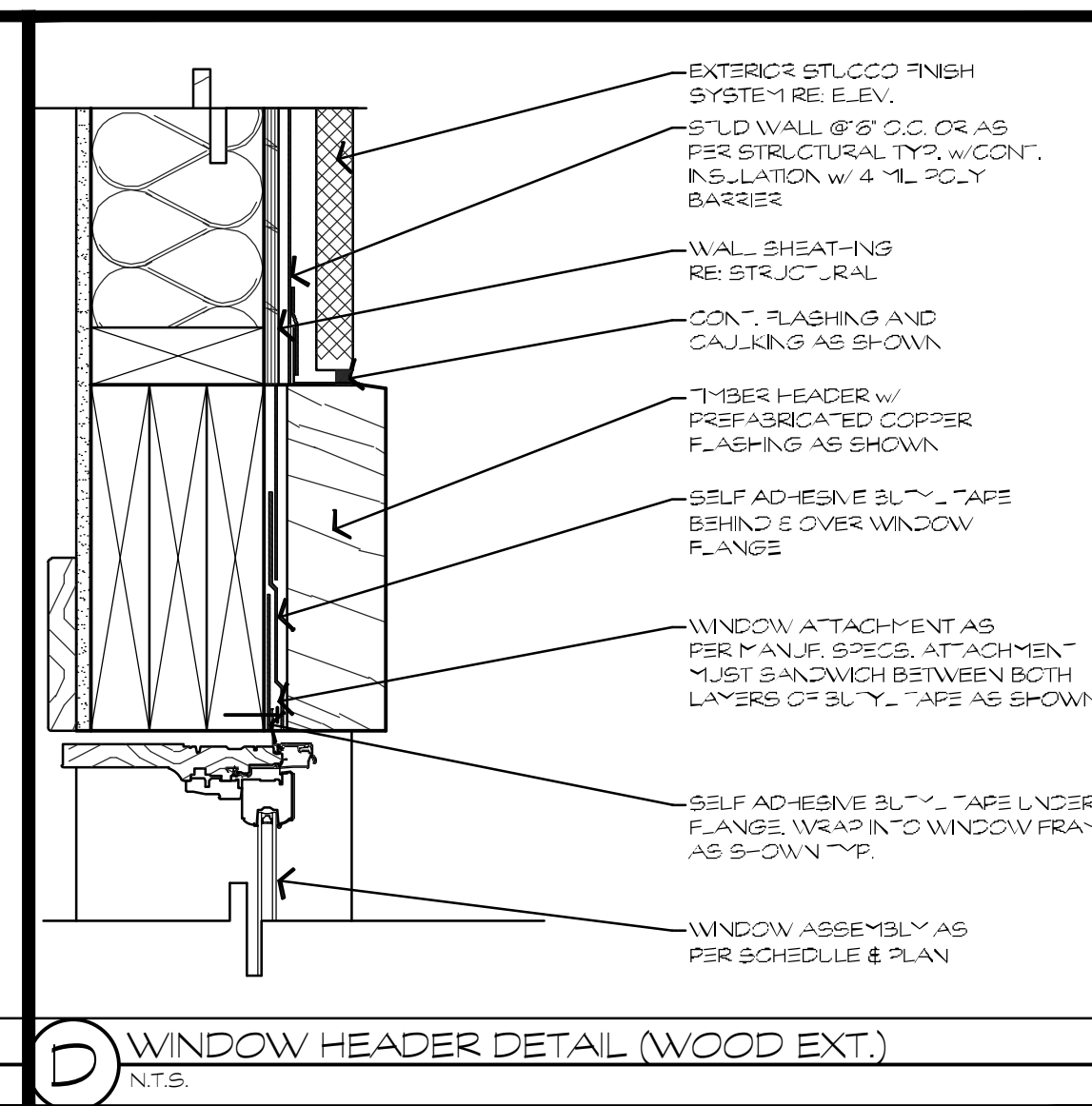
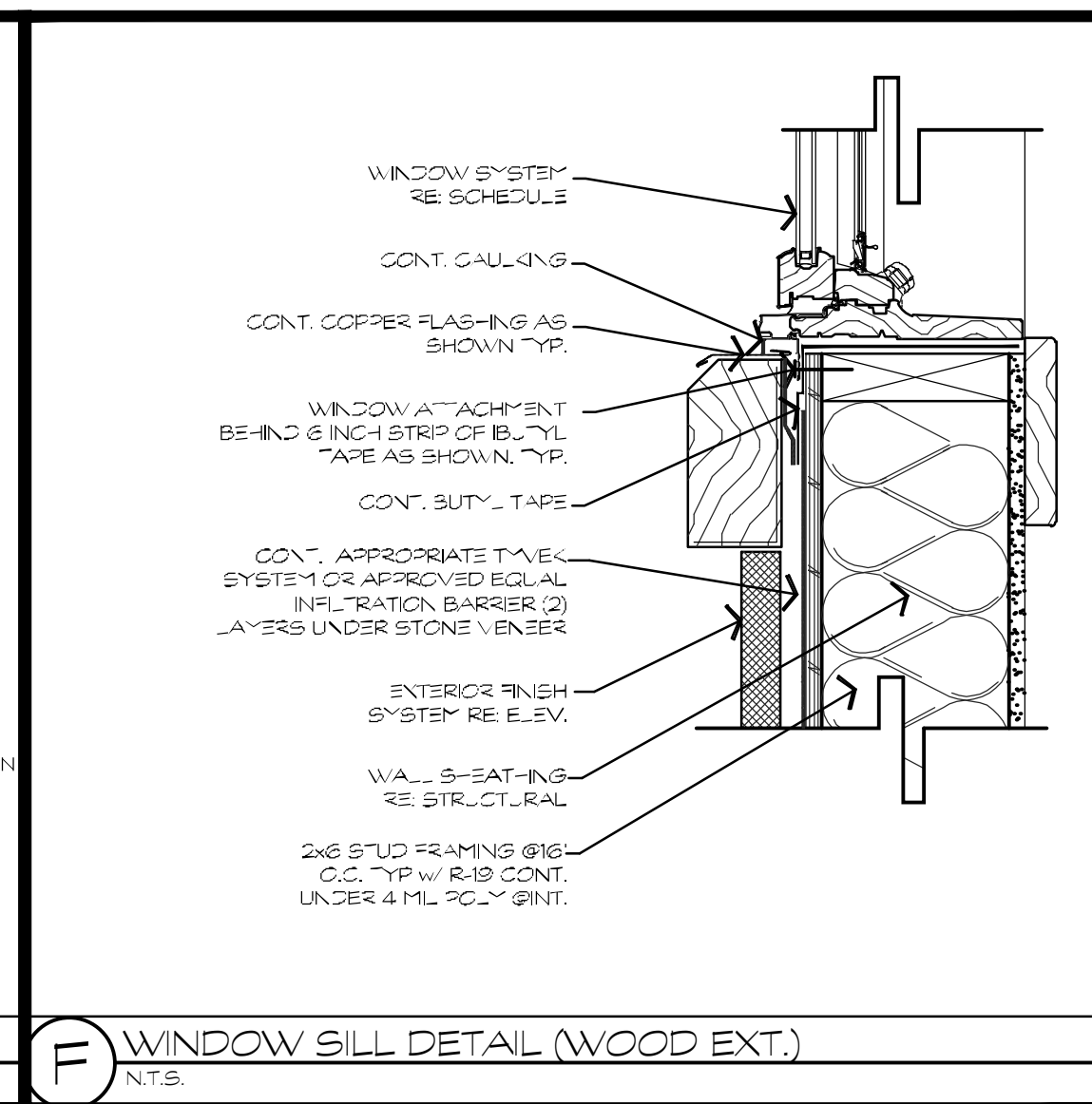
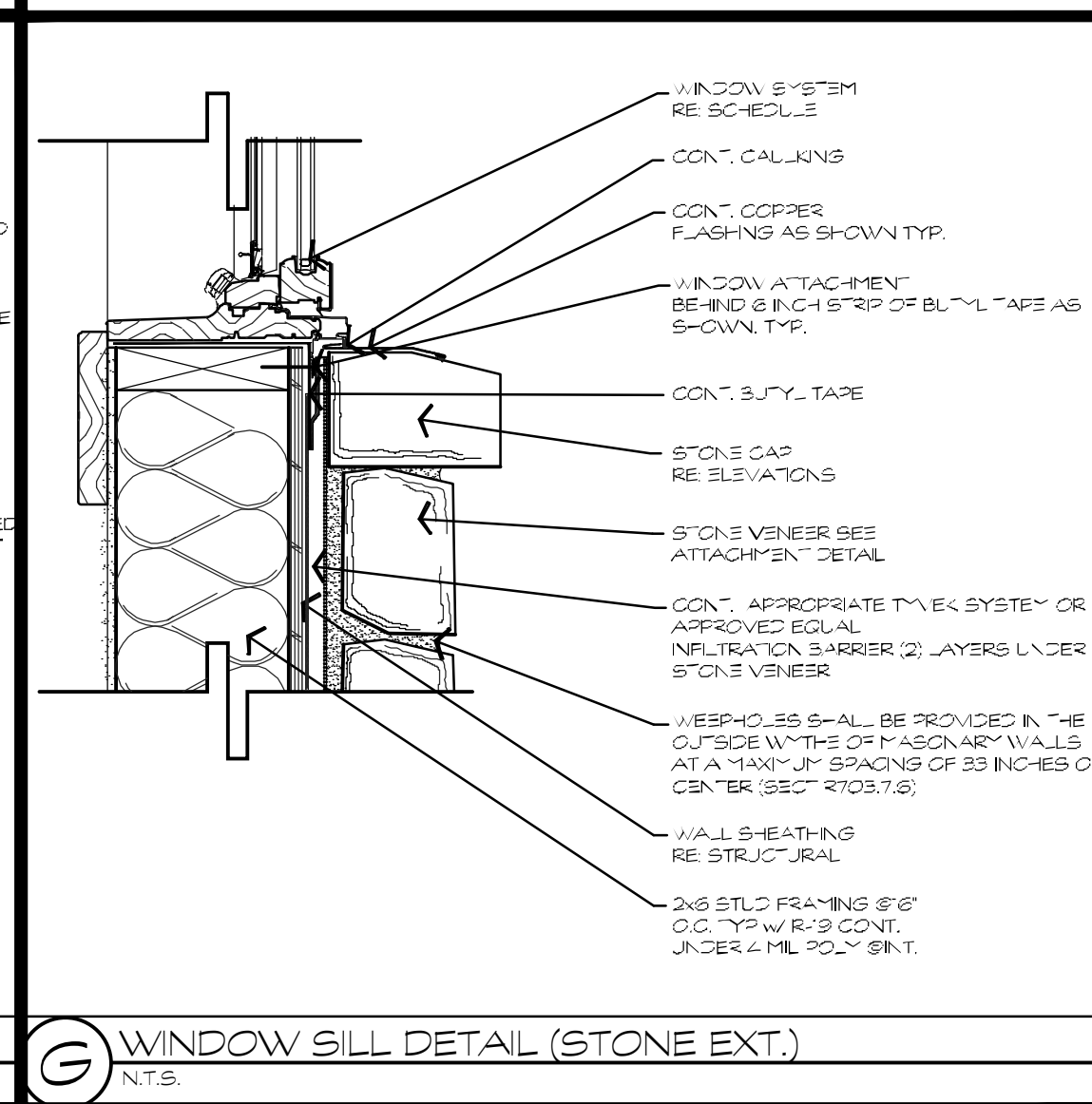
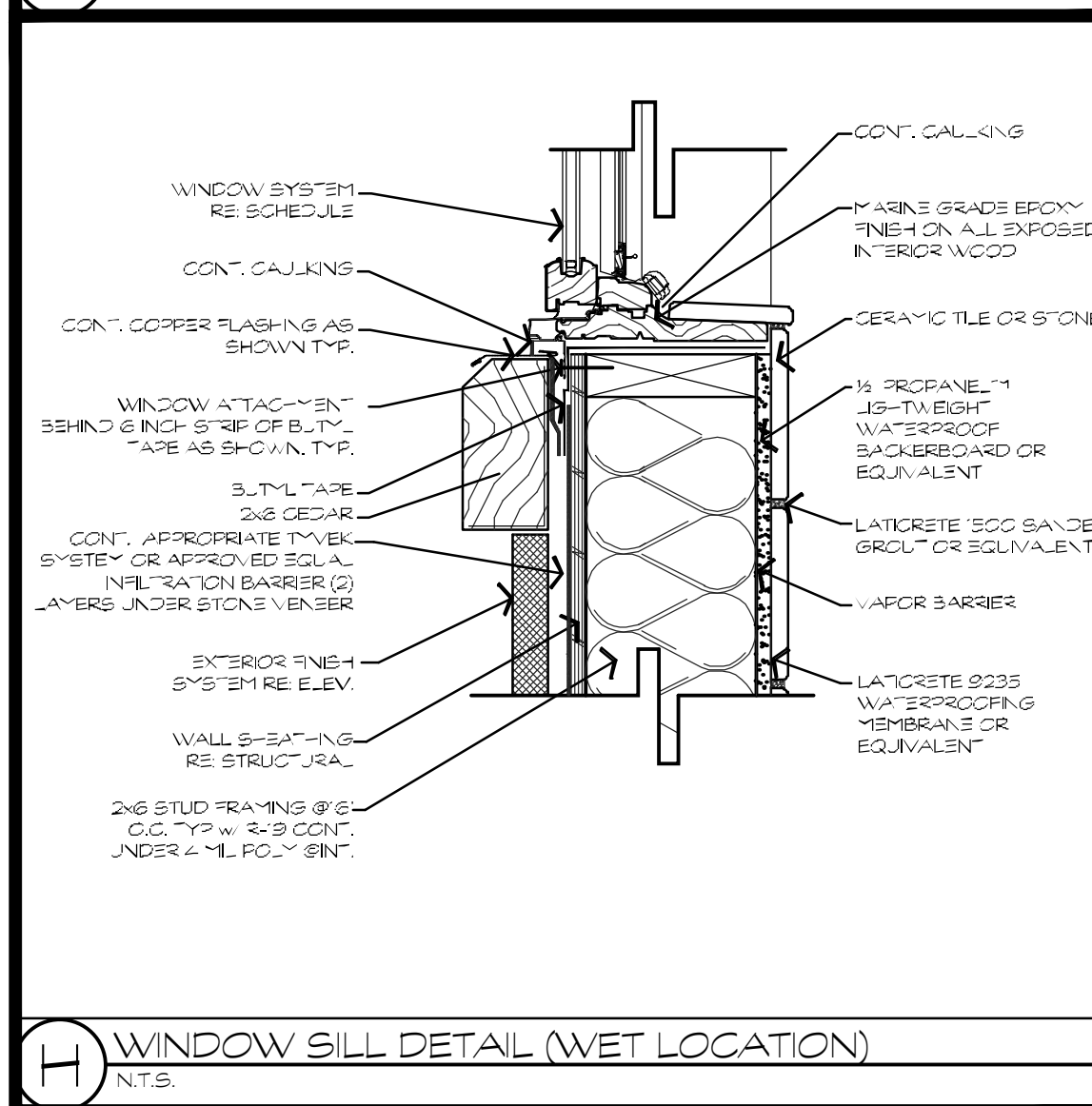
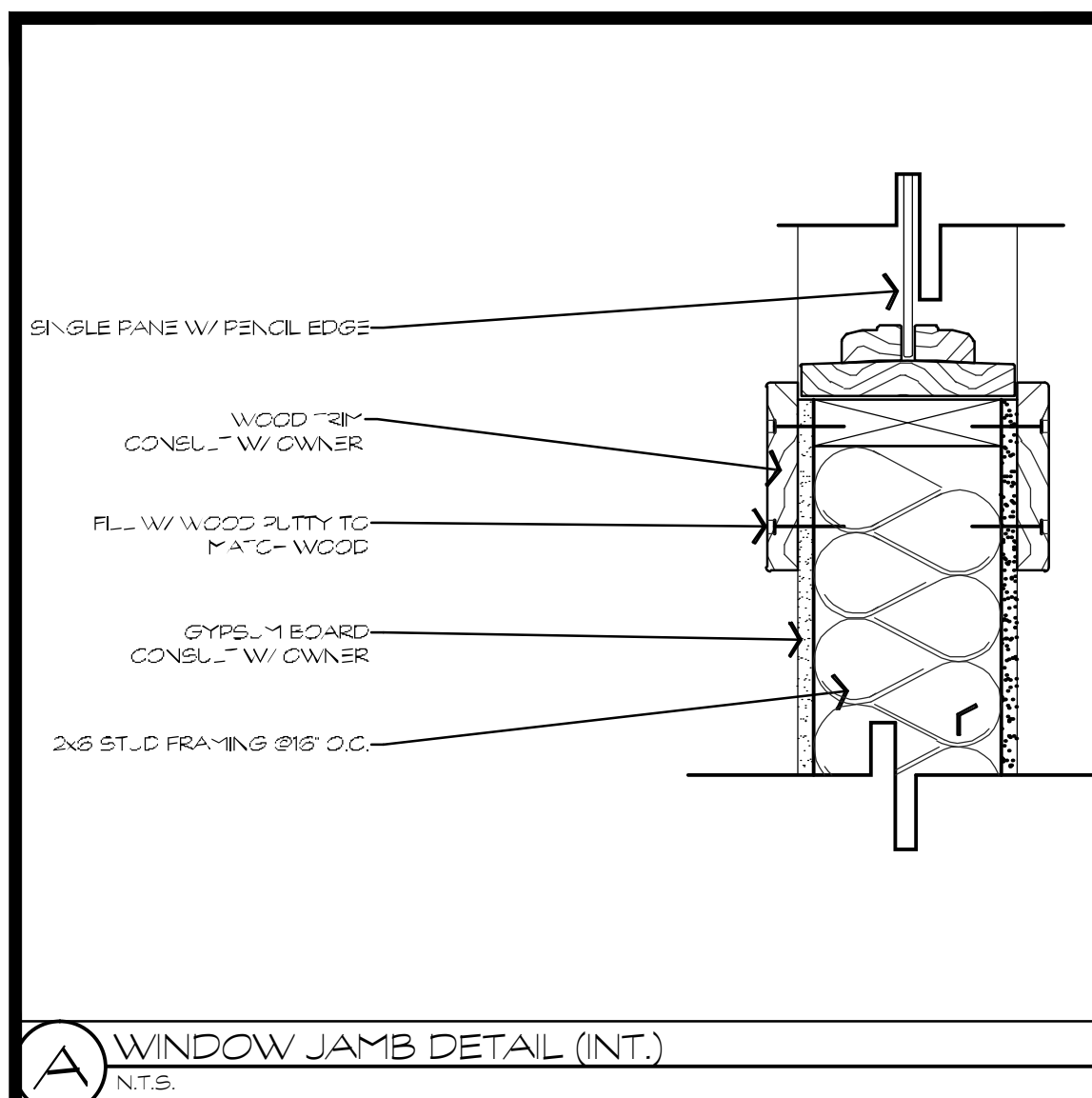
A NEW DESIGN FOR:  
**524 NORTH, MAIN ST.**  
SALT LAKE CITY, UT

**UP WALL DESIGN**  
1025 EAST HOLLYWOOD AVE. S.L.C. UT (801)485-0708

A6.0

# WINDOW SCHEDULE

MARK	SIZE		HEAD HEIGHT	FRAME/MATERIAL	TYPE	TYPE	DETAILS			U VAL	REMARKS	MARK
	WIDTH	HEIGHT					HEAD	JAMB	SILL			
<b>MAIN LEVEL</b>												
A	2'-6"	7'-0"	RE. ELEV.	WOOD/CLAD	FIXED	DOUBLE PANE LOW-E INSULATED	-	-	-	.35	TEMPERED GLASS	A
	2'-6"	2'-0"	RE. ELEV.	WOOD/CLAD	TOPLIGHT	DOUBLE PANE LOW-E INSULATED	-	-	-	.35		
B	2'-6"	5'-6"	RE. ELEV.	WOOD/CLAD	FIXED	DOUBLE PANE LOW-E INSULATED	-	-	-	.35	TEMPERED GLASS	B
	2'-6"	2'-0"	RE. ELEV.	WOOD/CLAD	TOPLIGHT	DOUBLE PANE LOW-E INSULATED	-	-	-	.35		
C	2'-6"	6'-6"	RE. ELEV.	WOOD/CLAD	FIXED	DOUBLE PANE LOW-E INSULATED	-	-	-	.35	TEMPERED GLASS	C
	2'-6"	2'-0"	RE. ELEV.	WOOD/CLAD	TOPLIGHT	DOUBLE PANE LOW-E INSULATED	-	-	-	.35		
D	4'-0"	1'-0"	RE. ELEV.	WOOD/CLAD	AWNING	DOUBLE PANE LOW-E INSULATED	-	-	-	.35	TEMPERED GLASS	D
E	7'-0"	1'-0"	RE. ELEV.	WOOD/CLAD	FIXED	DOUBLE PANE LOW-E INSULATED	-	-	-	.35		E
F	4'-0"	5'-0"	RE. ELEV.	WOOD/CLAD	PICTURE	DOUBLE PANE LOW-E INSULATED	-	-	-	.35		F
G	3'-0"	8'-0"	RE. ELEV.	WOOD/CLAD	CUSTOM SLIDER	DOUBLE PANE LOW-E INSULATED	-	-	-	.35	(4) PANEL SLIDER	G
H	3'-0"	3'-0"	RE. ELEV.	WOOD/CLAD	(4) CASEMENT	DOUBLE PANE LOW-E INSULATED	-	-	-	.35		H
	7'-0"	3'-0"	RE. ELEV.	WOOD/CLAD	FRENCH DOOR	DOUBLE PANE LOW-E INSULATED	-	-	-	.35	TEMPERED GLASS	
	2'-0"	10'-0"	RE. ELEV.	WOOD/CLAD	(2) SIDELIGHT	DOUBLE PANE LOW-E INSULATED	-	-	-	.35	TEMPERED GLASS	
J	3'-6"	3'-0"	RE. ELEV.	WOOD/CLAD	(2) TOPLIGHT	DOUBLE PANE LOW-E INSULATED	-	-	-	.35	TEMPERED GLASS	J
	2'-0"	2'-0"	RE. ELEV.	WOOD/CLAD	(2) TOPLIGHT	DOUBLE PANE LOW-E INSULATED	-	-	-	.35		
	7'-0"	2'-0"	RE. ELEV.	WOOD/CLAD	TOPLIGHT	DOUBLE PANE LOW-E INSULATED	-	-	-	.35		
<b>UPPER LEVEL</b>												
K	4'-0"	2'-0"	RE. ELEV.	WOOD/CLAD	(2) FIXED	DOUBLE PANE LOW-E INSULATED	-	-	-	.35	TEMPERED GLASS	K
	2'-0"	2'-0"	RE. ELEV.	WOOD/CLAD	(2) AWNING	DOUBLE PANE LOW-E INSULATED	-	-	-	.35	TEMPERED GLASS	
L	4'-4"	1'-0"	RE. ELEV.	WOOD/CLAD	FIXED	DOUBLE PANE LOW-E INSULATED	-	-	-	.35	TEMPERED GLASS	L
M	4'-4"	1'-0"	RE. ELEV.	WOOD/CLAD	FIXED	DOUBLE PANE LOW-E INSULATED	-	-	-	.35	TEMPERED GLASS	M
N	6'-10"	1'-0"	RE. ELEV.	WOOD/CLAD	FIXED	DOUBLE PANE LOW-E INSULATED	-	-	-	.35		N
P	2'-6"	2'-6"	RE. ELEV.	WOOD/CLAD	AWNING	DOUBLE PANE LOW-E INSULATED	-	-	-	.35		P
Q	2'-6"	7'-0"	RE. ELEV.	WOOD/CLAD	FIXED/SDL	DOUBLE PANE LOW-E INSULATED	-	-	-	.35		Q
R	2'-6"	7'-0"	RE. ELEV.	WOOD/CLAD	FIXED/SDL	DOUBLE PANE LOW-E INSULATED	-	-	-	.35		R
	4'-4"	5'-6"	RE. ELEV.	WOOD/CLAD	PICTURE	DOUBLE PANE LOW-E INSULATED	-	-	-	.35		
S	2'-4"	5'-6"	RE. ELEV.	WOOD/CLAD	(2) CASEMENT	DOUBLE PANE LOW-E INSULATED	-	-	-	.35		S
	4'-4"	1'-9"	RE. ELEV.	WOOD/CLAD	TOPLIGHT	DOUBLE PANE LOW-E INSULATED	-	-	-	.35		
	2'-4"	1'-9"	RE. ELEV.	WOOD/CLAD	(2) TOPLIGHT	DOUBLE PANE LOW-E INSULATED	-	-	-	.35		
T	3'-0"	3'-0"	RE. ELEV.	WOOD/CLAD	(4) CASEMENT	DOUBLE PANE LOW-E INSULATED	-	-	-	.35		T
U	1'-6"	8'-0"	RE. ELEV.	WOOD/CLAD	FIXED	DOUBLE PANE LOW-E INSULATED	-	-	-	.35		U
V	6'-0"	6'-0"	RE. ELEV.	WOOD/CLAD	CUSTOM CORNER	DOUBLE PANE LOW-E INSULATED	-	-	-	.35	SIDE 6'-6"	V
W	4'-4"	1'-0"	RE. ELEV.	WOOD/CLAD	FIXED	DOUBLE PANE LOW-E INSULATED	-	-	-	.35		W
X	14'-6"	1'-6"	RE. ELEV.	WOOD/CLAD	FIXED	DOUBLE PANE LOW-E INSULATED	-	-	-	.35		X
Y	VARIES	VARIES	RE. ELEV.	WOOD/CLAD	CUSTOM TRAP	DOUBLE PANE LOW-E INSULATED	-	-	-	.35		Y



20 JULY 2012

THE ABOVE DRAWINGS AND SPECIFICATIONS AND THE SEALS, STAMPS AND SIGNED AND DATED THEREON ARE THE PROPERTY OF UP WALL DESIGN AND SHALL BE KEPT IN STRICTLY CONFIDENTIAL AND NOT TO BE REPRODUCED OR COPIED IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF UP WALL DESIGN. THE CLIENT AGREES TO HOLD UP WALL DESIGN HARMLESS FROM AND TO INDEMNIFY UP WALL DESIGN FROM AND AGAINST ALL CLAIMS, DAMAGES, LOSSES AND EXPENSES, INCLUDING REASONABLE ATTORNEY'S FEES, THAT MAY BE ASSERTED AGAINST UP WALL DESIGN BY ANY THIRD PARTY AS A RESULT OF THE CLIENT'S USE OF THE ABOVE DRAWINGS AND SPECIFICATIONS. THIS AGREEMENT SHALL BE GOVERNED BY THE LAWS OF THE STATE OF UTAH. UP WALL DESIGN IS NOT RESPONSIBLE FOR ANY CONSTRUCTION DEFECTS OR OMISSIONS THAT MAY OCCUR AS A RESULT OF THE CLIENT'S USE OF THE ABOVE DRAWINGS AND SPECIFICATIONS. UP WALL DESIGN IS NOT RESPONSIBLE FOR ANY CONSTRUCTION DEFECTS OR OMISSIONS THAT MAY OCCUR AS A RESULT OF THE CLIENT'S USE OF THE ABOVE DRAWINGS AND SPECIFICATIONS. UP WALL DESIGN IS NOT RESPONSIBLE FOR ANY CONSTRUCTION DEFECTS OR OMISSIONS THAT MAY OCCUR AS A RESULT OF THE CLIENT'S USE OF THE ABOVE DRAWINGS AND SPECIFICATIONS.

A NEW DESIGN FOR:  
**524 NORTH, MAIN ST.**  
SALT LAKE CITY, UT

**UP WALL DESIGN**  
1025 EAST HOLLYWOOD AVE. S.L.C. UT (801)485-0708

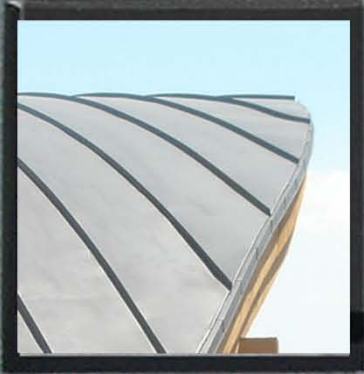
**A6.1**



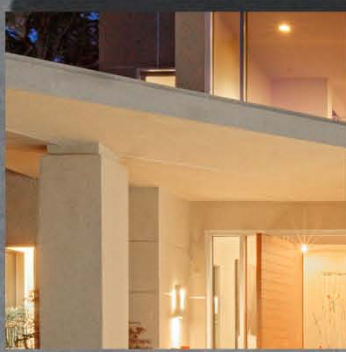
A NEW RESIDENCE FOR:

524 MAIN STREET

SALT LAKE CITY, UT



PAINTED METAL ROOF



FASCIA



PARAPET ROOF



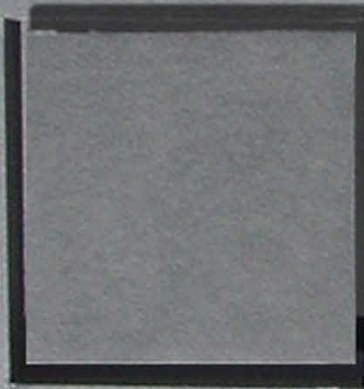
12" HORIZONTAL SIDING



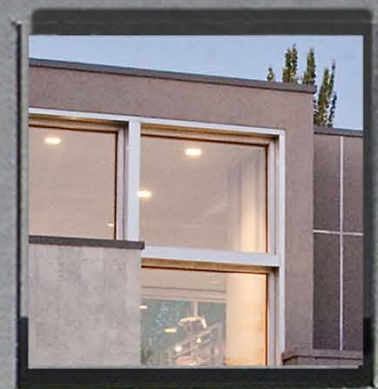
STONE VENEER



STUCCO COLOR



NOT USED



WINDOW COLOR

UP WALL  
DESIGN

1025 EAST HOLLYWOOD AVE. S.L.C. UT (801)485-0708

**Attachment C  
Department Comments**

**From:** [Walsh, Barry](#)  
**To:** [Buehler, Elizabeth](#)  
**Subject:** RE: Parking at 524 N. Main Street  
**Date:** Tuesday, July 17, 2012 5:50:08 PM

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July 17, 2012

Elizabeth,

The building changes to the parking pad access seems to work, but the driveway profile on sheet A1.1 needs grade transitions of 6% to prevent dragging or high centering of vehicle. The regulation note a 16% Average, and a 6% change of grade over a 11' run.

---

**From:** Buehler, Elizabeth  
**Sent:** Tuesday, July 17, 2012 4:48 PM  
**To:** Walsh, Barry  
**Subject:** Parking at 524 N. Main Street

Barry,

Attached is the new parking scheme for 524 N. Main. Does it work for you?

Thanks,

Elizabeth R. Buehler, AICP  
Principal Planner  
Salt Lake City Corporation  
451 South State Street #406  
PO Box 145480  
Salt Lake City, UT 84114-5480  
[elizabeth.buehler@slcgov.com](mailto:elizabeth.buehler@slcgov.com)  
801-535-6313

[Plan Salt Lake](#)

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**From:** Josh Arrington [<mailto:josh@upwalldesign.com>]  
**Sent:** Tuesday, July 17, 2012 4:43 PM  
**To:** Buehler, Elizabeth  
**Subject:** RE: Parking at 524 N. Main Street

Elizabeth,  
Here is the updated PDF.

Let me know if you need anything else?  
Thank you for your help

Josh Arrington  
**upwall**designarchitects  
1025 EAST HOLLYWOOD AVE.  
SALT LAKE CITY, UT 84105  
(801) 485-0708  
FAX (801) 485-6992  
[www.upwalldesign.com](http://www.upwalldesign.com)

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**From:** Buehler, Elizabeth [<mailto:Elizabeth.Buehler@slcgov.com>]  
**Sent:** Thursday, July 12, 2012 5:44 PM  
**To:** 'Josh Arrington'  
**Subject:** Parking at 524 N. Main Street

Here's the information from Transportation. If you have any questions, let me know.

Elizabeth R. Buehler, AICP  
Principal Planner  
Salt Lake City Corporation  
451 South State Street #406  
PO Box 145480  
Salt Lake City, UT 84114-5480  
[elizabeth.buehler@slcgov.com](mailto:elizabeth.buehler@slcgov.com)  
801-535-6313

**[Plan Salt Lake](#)**

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**From:** Walsh, Barry  
**Sent:** Thursday, July 12, 2012 5:41 PM  
**To:** Buehler, Elizabeth  
**Cc:** Young, Kevin  
**Subject:** RE: New Construction at 524 N. Main Street

July 12, 2012

Elizabeth,

Re: 524 North Main St proposal.

There is not adequate area in the rear yard as shown to allow two parking pads ( 8'-3" x 17'-6" min.) Also the driveway width is in question where the bath room projects, additional dimensions are needed.

I also need a driveway grade profile to show proper grades from the road to the side of the building and on into the rear parking pads. An average 16% from roadway to parking pad is allowed with a 6% change in grade over a 11 foot run.

Sincerely,

Barry Walsh

Cc Kevin Young, P.E.  
File

**Attachment D  
Pictures**



Subject Property from North Main



Subject Property from North Main



Subject Property from Rear



526 North Main





520 North Main



514 North Main



510 North Main



501 North Main



517 North Main



521 North Main



527 North Main



533 North Main