

HISTORIC LANDMARK COMMISSION

289 N. Almond Street
Townhomes & Condominiums
PLNHLC2013-00845
August 7, 2014



Planning and Zoning Division
Department of Community and
Economic Development

Applicant: Almond Street Properties, LLC.

Staff: Lex Traughber
(801) 535-6184
lex.traughber@slcgov.com

Parcel IDs: 08-36-440-008 and 08-36-432-017. Approximately 1.39 acres.

Current Zoning: RMF-45
(Moderate/High Density Multifamily Residential)

Master Plan Designation:
Capitol Hill Master Plan – High Density Residential 45+ du/acre

Council District:
District 3: Stan Penfold

Applicable Land Use Regulations:

- 21A.34.020 – H Historic Preservation Overlay District

Notification:

- Notice mailed on 7/23/14
- Property Posted on 7/23/14
- Agenda posted on the Planning Division and Utah Public Meeting Notice websites on 7/23/14

Attachments:

- A. Site Plan & Elevations
- B. Almond Street Context Studies

Request

Almond Street Properties, LLC, is requesting approval from the City to develop nine (9) townhomes and twenty (20) condominium units on the properties located at approximately 289 N. Almond Street in the Capitol Hill Historic District.

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:

1. Approval of the final details of the design including materials, as well as any other direction expressed by the Commission shall be delegated to Planning Staff.
2. The applicant shall modify parcel lines as necessary consistent with the City's subdivision regulations.
3. The approval will expire if a permit has not been taken out or an extension granted within 12 months from the date of approval.

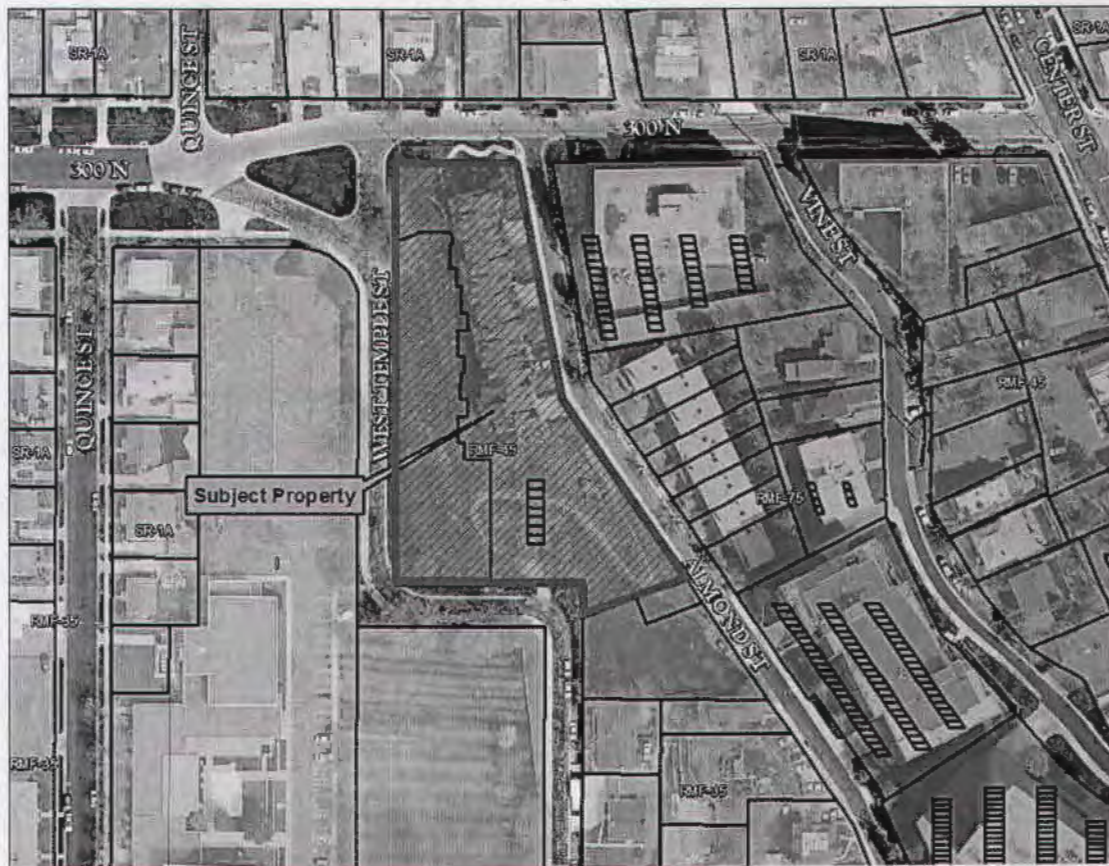
Potential Motions

Consistent with Staff Recommendation: Based on the analysis and findings listed in this staff report, testimony and the proposal presented, I move that the Commission approve the request for new construction located at approximately 289 N. Almond Street, subject to the above referenced conditions of approval.

Not Consistent with Staff Recommendation: Based on the analysis and findings listed in this staff report, testimony and the proposal presented, I move that the Commission deny the request for new construction approval at 289 N. Almond Street. Specifically, the Commission finds that the proposed project does not substantially comply with Standards (Commissioner then states findings based on the Standards (following) to support the motion):

1. Scale and Form:
 - a. Height and Width
 - b. Proportion of Principal Façades
 - c. Roof Shape
 - d. Scale of a Structure
2. Composition of Principal Façades
 - a. Proportion of Openings
 - b. Rhythm of Solids to Voids in Façades
 - c. Rhythm of Entrance Porch and Other Projections
 - d. Relationship of Materials
3. Relationship to Street
 - a. Wall of Continuity
 - b. Rhythm of Spacing and Structures on Streets
 - c. Directional Expression of Principal Elevation
 - d. Streetscape and Pedestrian Improvements
4. Subdivision of Lots

Vicinity Map



Project Information

Request

Almond Street Properties, LLC, is proposing to complete the Almond Street Townhomes & Condominium project located at approximately 289 N. Almond Street; the property south of 300 North between Almond Street and West Temple Street (see the above Vicinity Map). Almond Street Properties, LLC, is a partnership between Staker Real Estate Investments and Garbett Homes.

In early 2000, the Almond Street Townhomes Phase I condominium plat was recorded and four (4) townhomes were built. The applicant proposes to complete the project by building nine (9) townhomes units and twenty (20) condominium units on the balance of the project site for a total of thirty-three (33) residential units (4 existing and 29 new units). The subject property is zoned RMF-45 (Moderate/High Density Multi-family Residential). The proposed development is consistent with this zoning designation.

The project will be developed in three (3) phases as follows:

- Phase 1 – Five (5) townhomes on West Temple Street west of the existing four (4) units.
- Phase 2 – Four (4) townhomes on Almond Street south of the existing four (4) units.
- Phase 3 – Twenty (20) condominium units located on the “corner” of West Temple street at the 90 degree bend.

Project Details

Ordinance Requirement: RMF-45 Zone	Existing/Proposed	Compliance
Minimum Lot Area And Lot Width: 1,000 square feet per dwelling unit and 80 feet in width.	60,548 square feet in lot size, 69.5 feet of street frontage.	COMPLIES
Maximum Building Height: 45 feet	Various building heights are proposed. None to exceed 45 feet.	COMPLIES
Minimum Front Yard Requirements: Twenty percent (20%) of lot depth not to exceed 25 feet.	The City Council approved the site plan as proposed in a previous legislative action.	COMPLIES
Interior Side Yard: 8 feet, provided not principal building is erected within 10 feet of a building on an adjacent lot.	The City Council approved the site plan as proposed in a previous legislative action.	COMPLIES
Rear Yard: 25% of the lot depth not to exceed 30 feet.	The City Council approved the site plan as proposed in a previous legislative action.	COMPLIES
Maximum Building Coverage: 60%	The City Council approved the site plan as proposed in a previous legislative action.	COMPLIES
Required Landscape Yard: The front, corner side and one of the interior side yards shall be maintained as a landscape yard.	The City Council approved the site plan as proposed in a previous legislative action.	COMPLIES

Comments

Public Comments

No public comments were received prior to the time of the preparation and distribution of this staff report.

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 and is in the best interest of the city:

Standard I: 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; and,
- 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 structure shall be visually compatible with the size and mass of surrounding structures and streetscape.

Applicable Design Standards from “*A Preservation Handbook for Historic Residential Properties & Districts in Salt Lake City*”.

Mass and Scale

12.5 A new building should be designed 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 porch, in form and in depth, 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 (wall to window/door) ratio that is similar to that seen traditionally.
 - Using window openings that are similar in size to those seen traditionally.

12.6 A new building should appear similar in scale to the established scale of the current street block.

- Larger masses should be subdivided into smaller “modules” similar in size to buildings seen traditionally, wherever possible.
- The scale of principal elements such as porches and window bays is important in establishing and continuing a compatibility in building scale.

12.7 The roof form of a new building should be designed to respect the range of forms and massing found within the district.

- This can help to maintain the sense of human scale characteristics of the area.
- The variety often inherent in the context can provide a range of design options for compatible new roof forms.

12.8 A front façade should be similar in scale to those seen traditionally in the block.

- The front façade should include a one-story element, such as a porch or other single-story feature characteristic of the context or the neighborhood.
- The primary plane of the front façade should not appear taller than those of typical historic structures in the block.
- A single wall plane should not exceed the typical maximum façade width in the district.

Height

12.9 Building heights should appear similar to those found historically in the district.

12.10 The back side of a building may be taller than the established norm if the change in scale would not be perceived from the public way.

Width

12.11 A new building should appear similar in width to that established by nearby historic buildings.

- If a building would be wider overall than structures seen historically, the façade should be divided into subordinate planes that are similar in width to those of the context.
- Stepping back sections of wall plane helps to create an impression of similar width in such a case.

Solid to Void Ratio

12.12 The ratio of wall-to-window (solid to void) should be similar to that found in historic structures in the district.

- Large surfaces of glass are usually inappropriate in residential structures.
- Divide large glass surfaces into smaller windows.

Building Form Guidelines

12.13 Building forms should be similar to those seen traditionally on the block.

- Simple rectangular solids are typically appropriate.
- These might characteristically be embellished by front porch elements, a variation in wall planes, and complex roof forms and profiles.

12.14 Roof forms should be similar to those seen traditionally in the block and in the wider district.

- Visually, the roof is the single most important element in the overall form of the building
- Gable and hip roofs are characteristic and appropriate for primary roof forms in most residential areas.
- Roof pitch and form should be designed to relate to the context.
- Flat roof forms, with or without a parapet, are an architectural characteristic of particular building types and styles.
- In commercial areas, a wider variety of roof forms might be appropriate for residential uses.

Proportion and Emphasis of Building Façade Elements

12.15 Overall façade proportions should be designed 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 façade.
- The design of principal elements of a façade, for example projecting bays and porches, can provide an alternative and balancing visual emphasis.

- See the discussions of individual historic districts (PART III), and the review of typical historic building styles (PART I, Section 4), for more details about façade proportions.

Applicable Design Standards for the Capitol Hill Historic District as noted in “A Preservation Handbook for Historic Residential Properties & Districts in Salt Lake City”.

Building Form

14.8 A new building should be designed to be similar in scale to those seen historically in the neighborhood.

- In the Marmalade area, homes tend to be more modest, with heights ranging from one to two stories.
- 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.

14.9 A new building should be designed 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 proposed structures have similar mass and scale, as well as form, to existing structures on the block face and in the immediate area (See Exhibit B – Almond Street Context Studies). The appropriate scale and mass is reinforced by the choice of high quality building materials, the proposed solid to void ratio, as well as the manner in which large building masses are “broken up” to achieve a development with a human scale. The relationship of the width to the height of principal elevations is in scale with surrounding structures and the streetscape. The proposed heights and widths will be visually compatible. Other multifamily homes on the block face are similar in mass and scale. The proposed dwelling units will have more building height in the rear, as do other multifamily dwellings on the block face, however the rear building height will not be readily visible from the street. This is due to the slope of the lot. The flat roof shapes of the structures will be visually compatible with the surrounding structures and streetscape.

Finding: Staff finds that the proposed structures are generally compatible in mass, scale, height, width and form with other structures on the block and in the immediate area.

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 from “A Preservation Handbook for Historic Residential Properties & Districts in Salt Lake City”.

Solid-to-Void Ratio

12.12 The ratio of wall-to-window (solid to void) should be similar to that found in historic structures in the district.

- Large surfaces of glass are usually inappropriate in residential structures.
- Divide large glass surfaces into smaller windows.

Rhythm & Spacing of Windows & Doors

12.16 The pattern and proportions of window and door openings should fall within the range associated with historic buildings in the area.

- This is an important design criterion, because these details directly influence the compatibility of a building within its context.
- Where there is a strong fenestration relationship between the current historic buildings, large expanses of glass, either vertical or horizontal, may be less appropriate in a new building.

Materials

12.17 Use building materials that contribute to the traditional sense of human scale of the setting.

- This approach helps to complement and reinforce the traditional palette of the neighborhood and the sense of visual continuity in the district.

12.19 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.

Windows

12.20 Windows with vertical emphasis are encouraged.

- A general rule is that the height of the vertically proportioned window should be twice the dimension of the width in most residential contexts.
- Certain styles and contexts, e.g. the bungalow form, will often be characterized by horizontally proportioned windows.
- See also the discussions of the character of the relevant historic district (PART III) and architectural styles (Ch. 4, PART I).

12.22 Windows and doors should be framed in materials that appear similar in scale, proportion and character to those used traditionally in the neighborhood.

- Double-hung windows with traditional reveal depth and trim will be characteristic of most districts.
- See also the rehabilitation section on windows (PART II, Ch. 3) as well as the discussions of specific historic districts (PART III) and relevant architectural styles (PART I, Ch. 4).

Architectural Character

12.23 Building components should reflect the size, depth and shape of those found historically along the street.

- These include eaves, windows, doors, and porches, and their associated decorative composition and detail.

12.26 The replication of historic styles is generally discouraged.

- Replication may blur the distinction between old and new buildings, clouding the interpretation of the architectural evolution of a district or setting.
- Interpretations of a historic form or style may be appropriate if it is subtly distinguishable as new.

Applicable Design Standards for Capitol Hill Historic District as noted in “A Preservation Handbook for Historic Residential Properties & Districts in Salt Lake City”.

14.10 Building materials that are similar to those used historically should be used.

- Appropriate primary building materials include stone, brick, stucco and painted wood.

Analysis: The relationship of solids to voids on the proposed facades of the structures will be visually compatible with surrounding structures and streetscape. The relationship of the width to the height of windows and doors of the structure will be visually compatible, and fall into the range associated with historic buildings in the area. The proposed windows on the front facade, with a vertical orientation are typical of the windows found on other homes in the vicinity. The proposed window and door opening pattern is consistent with other homes on the block and in the immediate area. Attached garages are proposed. While an attached garage is not ideal in terms of historic character development in the district, and while the garages will not be obscured from the street, the placement of the garages on lower level elevations maintain the integrity of the primary elevation as it relates to other structures on the block. This design element maintain the pattern of building facades along the block, as well as the relationship of entrances and other projections to the sidewalk. The relationship of the color and texture of materials (other than paint color) of the facade will be visually compatible with the predominant materials used in surrounding structures. Structures on the block face have exterior materials that include brick, stucco and wood lap siding. The applicant is proposing brick, smooth lap siding, cedar siding, stucco and metal; all high quality building materials typically observed in the Capitol Hill Historic District.

Finding: The proposed façades of the subject structures are consistent and compatible with other structures on the block face and in the immediate vicinity in terms of the proposed proportion of openings, solid to void ratio, rhythm of the entrance porch and other projections, and materials, and therefore this standard is met.

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 from “A Preservation Handbook for Historic Residential Properties & Districts in Salt Lake City”.

12.3 When designing a new building, the historic settlement patterns of the district and context should be respected.

- A new building should be situated on its site in a manner similar to the historic buildings in the area.

- This includes consideration of building setbacks, orientation and open space. (See also the individual district guidelines in PART III).

12.4 The front and the entrance of a primary structure should orient to the street.

- A new building should be oriented parallel to the lot lines, maintaining the traditional grid pattern of the block.
- An exception might be where early developments have introduced irregular or curvilinear streets, such as in Capitol Hill.

Applicable Design Standards for the Capitol Hill Historic District as noted in “A Preservation Handbook for Historic Residential Properties & Districts in Salt Lake City”.

14.4 The tradition setback and alignment of buildings to the street, as established by traditional street patterns, should be maintained.

- 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, cause 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.

14.5 The side yard setbacks of a new structure, or an addition, should be similar to those seen traditionally in the sub-district or block.

- The traditional building pattern should be followed in order to continue the historic character of the street.
- Consider the visual impact of new construction and additions on neighboring houses and yards.
- Consider varying the setback and height of the structure along the side yard to reduce scale and impact.

14.6 The front of a primary structure should be oriented to the street.

- The entry should be defined with a porch or portico.

Analysis: The proposed structures will be sited on the subject property in a manner similar to other multifamily developments on the block face and would contribute to the established wall of continuity on the street. Please see the “Vicinity Map” above, as well as the proposed site plan (Exhibit A) and Context Study (Exhibit B) for reference. All the homes on the block face are built very closely to the front property lines. The proposed structures would also be built to maintain the established setbacks. The City Council reviewed and approved the site plan and proposed setbacks in a prior legislative action. The orientation of the structures are toward the street and respects the historic development pattern of the District.

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

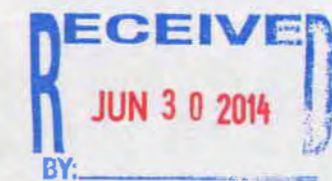
Standard 4: Subdivision of Lots: The planning director shall review subdivision plats proposed for property within an H historic preservation overlay district or of a landmark site and may require changes to ensure the proposed subdivision will be compatible with the historic character of the district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

Analysis: The City Council approved the applicant's proposed site plan in earlier legislative action. The applicant will need to adhere to the approved site plan, however lot line modification will be necessary through subdivision. This standard is applicable and the applicant will need to submit subdivision plans as necessary.

Finding: The applicant will need subdivision approval to achieve the overall approved site plan.

**Exhibit A –
Site Plan & Elevations**

PROPERTY DEVELOPMENT PLAN
ALMOND STREET
TOWNHOMES AND CONDOMINIUMS






ALMOND STREET

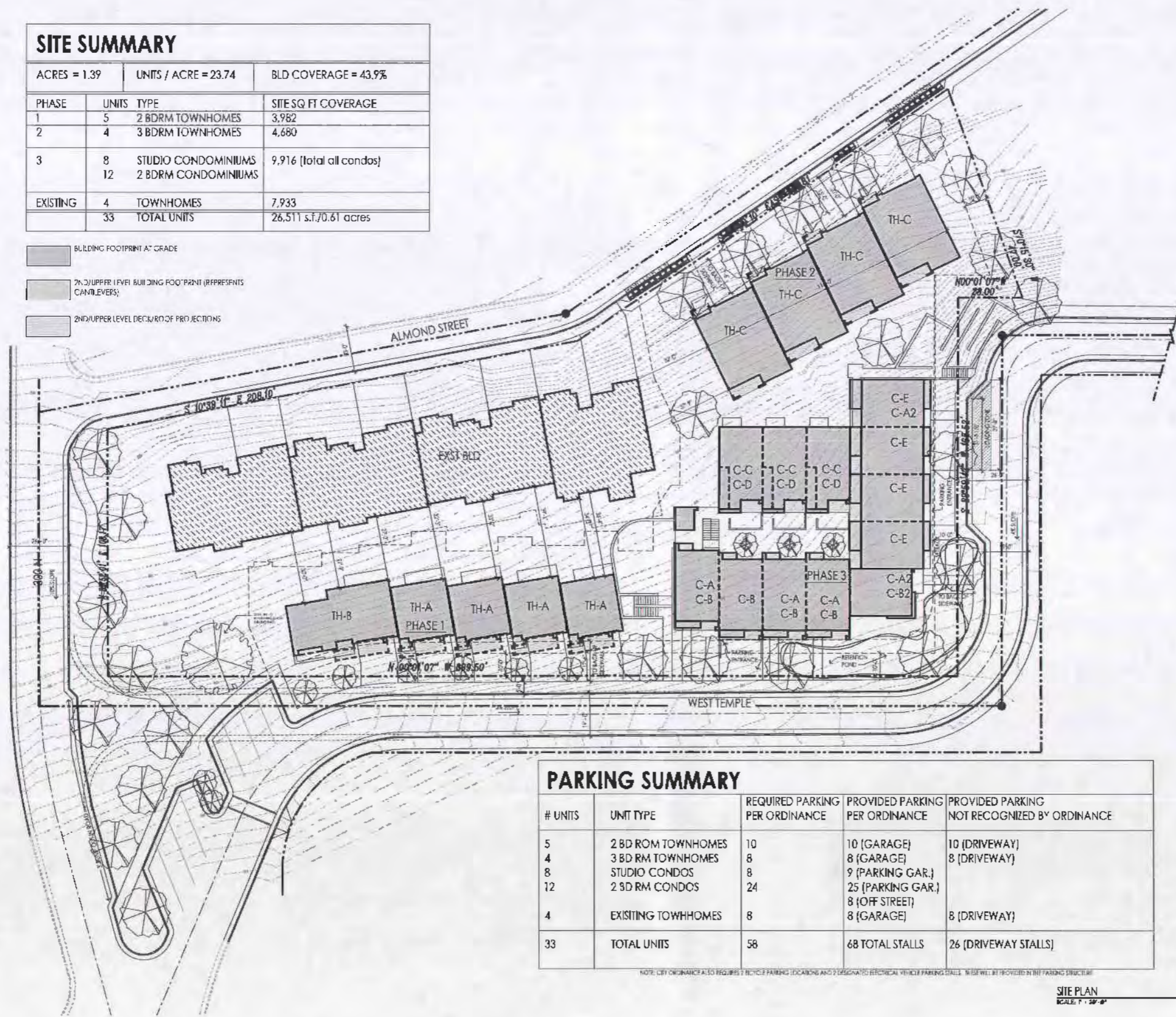
ALMOND STREET, SALT LAKE CITY, UTAH



30 June, 2014

SITE SUMMARY			
ACRES = 1.39		UNITS / ACRE = 23.74	BLD COVERAGE = 43.9%
PHASE	UNITS	TYPE	SITE SQ FT COVERAGE
1	5	2 BDRM TOWNHOMES	3,982
2	4	3 BDRM TOWNHOMES	4,680
3	8	STUDIO CONDOMINIUMS	9,916 (Total all condos)
	12	2 BDRM CONDOMINIUMS	
EXISTING	4	TOWNHOMES	7,933
	33	TOTAL UNITS	26,511 s.f./0.61 acres

-  BUILDING FOOTPRINT AT GRADE
-  2ND/UPPER LEVEL BUILDING FOOTPRINT (REPRESENTS CANTILEVERS)
-  2ND/UPPER LEVEL DECK/ROOF PROJECTIONS



PARKING SUMMARY				
# UNITS	UNIT TYPE	REQUIRED PARKING PER ORDINANCE	PROVIDED PARKING PER ORDINANCE	PROVIDED PARKING NOT RECOGNIZED BY ORDINANCE
5	2 BDRM TOWNHOMES	10	10 (GARAGE)	10 (DRIVEWAY)
4	3 BDRM TOWNHOMES	8	8 (GARAGE)	8 (DRIVEWAY)
8	STUDIO CONDOS	8	9 (PARKING GAR.)	
12	2 BDRM CONDOS	24	25 (PARKING GAR.)	
4	EXISTING TOWNHOMES	8	8 (OFF STREET)	8 (DRIVEWAY)
33	TOTAL UNITS	58	68 TOTAL STALLS	26 (DRIVEWAY STALLS)

NOTE: CITY ORDINANCE ALSO REQUIRES 7 BICYCLE PARKING (LOCATING AND 2 DESIGNATED ELECTRICAL VEHICLE PARKING STALLS. THESE WILL BE PROVIDED BY THE PARKING STRUCTURE)

SITE PLAN
SCALE: 1" = 30'-0"



Architecture
Interior Design
Landscape Architecture
Land Planning
Construction Management

215 South 900 East, Suite 200
Salt Lake City, UT 84117
PH: 801.261.0555
FAX: 801.261.0425
WWW.THINKARCH.COM

The design shown on this drawing is based on the information provided by the client and is not intended to be a final design. It is the responsibility of the client to provide all necessary information and to verify the accuracy of the information provided. The design shown on this drawing is not intended to be a final design. It is the responsibility of the client to provide all necessary information and to verify the accuracy of the information provided.

ALMOND STREET
TOWNHOMES & CONDOS
ALMOND STREET
SALT LAKE CITY, UTAH

OWNER REVIEW - NOT FOR CONSTRUCTION

PROJECT NO. 13050
DATE: 21 FEB., 2014

REVISIONS:

SHEET TITLE:
SITE PLAN

SHEET NUMBER:
A100

PHASE SUMMARY	UNITS	TYPE	PARKING	GUEST PARKING	SITE SQ. FT. COVERAGE
1	5	2 BD RM TOWNHOMES	10 (2 CAR GAR)	10 (DRIVEWAY)	3,982
2	4	3 BD RM TOWNHOMES	8 (2 CAR GAR)	8 (DRIVEWAY)	4,680
3	8	STUDIO CONDOS	8 REQUIRED		
	12	2 BD RM CONDOS	24 REQUIRED		
			32 TOTAL REQUIRED		
EXISTING	4	TOWNHOMES	34 STALLS IN PARKING GARAGE	8 (DRIVEWAY)	9,916
			8 (2 CAR GAR)		7,933
	33	TOTAL UNITS	60 (COVERED)	26 (DRIVEWAY)	28,511 (0.61 acres)
			86 TOTAL STALLS		



SITE - COLOP
1" = 20'-0"

1
S0111



RECEIVED
JUN 30 2014
BY: _____



ALMOND STREET

ALMOND STREET, SALT LAKE CITY, UTAH

Garbett
green within reach



30 June, 2014



NOTE: UPPER LEVEL DECK IS OPTIONAL

TOWNHOME A/B PERSPECTIVE - 1



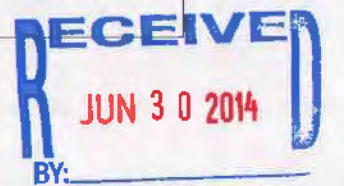
ALMOND STREET

ALMOND STREET, SALT LAKE CITY, UTAH

Garbett
green within reach



30 June, 2014





TOWNHOME A/B BUILDING FRONT ELEVATION
3/16" = 1'-0"

1
800.3

* BUILDING HEIGHTS SHOWN ARE DEEMED ACCURATE BUT ARE SUBJECT TO FINAL CONSTRUCTION DOCUMENTATION AND CITY APPROVALS



ENTRY DOORS
Material: Fiberglass (Wood Look)
Color: Cedarstone

Possible Manufacturers:
-Jeld-Wea
-TruBilt



GARAGE DOORS
Material: Glass/Aluminum
Color: N/A

Possible Manufacturers:
-Dodge
-HO doors
-Avant



WINDOWS
Material: Fiberglass
Color: Pebble Gray

Possible Manufacturers:
-Marlin
-Jeld-wen
-Andersen
-Milgard



ROOFING
Material: Single Ply Membrane
Color: White

Possible Manufacturers:
-Fiberite
-Carlisle
-DuPont



1' X 4' METAL PANELS
Material: Aluminum
Color: Mill Finish

Possible Manufacturers:
-Firestone Una-Clad
-Cambia
-Dri-design



STUCCO DARK
Material: Synthetic Stucco
Color: 6006 BLACK BEAN
SHERWIN-WILLIAMS

Possible Manufacturer:
-Dryvit
-Seneca



STUCCO MEDIUM
Material: Synthetic Stucco
Color: 6075 GA RBEI GRAY
SHERWIN-WILLIAMS

Possible Manufacturers:
-Dryvit
-Seneca



STUCCO LIGHT
Material: Synthetic Stucco
Color: 2844 ROYALTY MIST GRAY
SHERWIN-WILLIAMS

Possible Manufacturer:
-Dryvit
-Seneca



LAP SIDING
Material: Fiber Cement 'Smooth'
Color: 2844 ROYALTY MIST GRAY
SHERWIN-WILLIAMS

Possible Manufacturers:
-James Hardie
-CertainTeed



LOG SIDING
Material: Natural Cedar
Color: Natural Stain

Possible Manufacturer:
-Real Cedar



BRICK VENEER
Material: Modular Brick
2-1/4" x 7-3/8" x 3-5/8"
Color: Walnut (Inferlate Brick)

Possible Manufacturer:
-Inferlate Brick
-Buehler Block
-Beeline Brick

MATERIAL SELECTIONS

TOWNHOME A/B FRONT ELEVATION

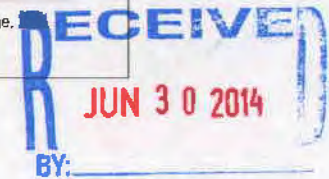


ALMOND STREET

ALMOND STREET, SALT LAKE CITY, UTAH



30 June.





TOWNHOME A/B BUILDING REAR ELEVATION
3/16" = 1'-0"

1
3004

* BUILDING HEIGHTS SHOWN ARE DEEMED ACCURATE BUT ARE SUBJECT TO FINAL CONSTRUCTION DOCUMENTATION AND CITY APPROVALS



ENTRY DOORS
Material: Fiberglass (Wood look)
Color: Cedarstone

Possible Manufacturers:
-Jeld-Wen
-TruStyle



GARAGE DOORS
Material: Glass/Aluminum
Color: N/A

Possible Manufacturers:
-Dodds
-EIO doors
-Avaunt



WINDOWS
Material: Fiberglass
Color: Pebble Gray

Possible Manufacturers:
-Marvin
-Jeld-wen
-Adamen
-Milgard



ROOFING
Material: Single Ply Membrane
Color: White

Possible Manufacturers:
-Fiberlite
-Carlisle
-DuPont



1' X 4' METAL PANELS
Material: Aluminum
Color: Mill Finish

Possible Manufacturers:
-Firestone Uva-Clad
-Cemira
-Dri-design



STUCCO DARK
Material: Synthetic Stucco
Color: 6006 BLACK BLAN
SHERWIN-WILLIAMS

Possible Manufacturer:
-Dryvit
-Seneca



STUCCO MEDIUM
Material: Synthetic Stucco
Color: 4075 GARNET GRAY
SHERWIN-WILLIAMS

Possible Manufacturer:
-Dryvit
-Seneca



STUCCO LIGHT
Material: Synthetic Stucco
Color: 2844 ROYAL ROFT MIST GRAY
SHERWIN-WILLIAMS

Possible Manufacturer:
-Dryvit
-Seneca



LAP SIDING
Material: Fiber Cement 'Smooth'
Color: 2844 ROYAL ROFT MIST GRAY
SHERWIN-WILLIAMS

Possible Manufacturers:
-James Hardie
-CertainTeed



L&G SIDING
Material: Natural Cedar
Color: Natural Grain

Possible Manufacturer:
-Real Cedar



BRICK VENEER
Material: Modular Brick
2-1/4" x 7-5/8" x 3-5/8"
Color: Walnut (Interstate Brick)

Possible Manufacturer:
-Interstate Brick
-Buhner Brick
-Beehive Brick

MATERIAL SELECTIONS

TOWNHOME A/B REAR ELEVATION



ALMOND STREET

ALMOND STREET, SALT LAKE CITY, UTAH



30 JUN 30 2014
RECEIVED
BY: _____



TOWNHOME C PERSPECTIVE



ALMOND STREET

ALMOND STREET, SALT LAKE CITY, UT 84141

Garbett
green within reach



30 June 2014

RECEIVED
BY: _____
JUN 30 2014



TOWNHOME C BUILDING FRONT ELEVATION
3/16" = 1'-0"

1
800.5

* BUILDING HEIGHTS SHOWN ARE DEEMED ACCURATE BUT ARE SUBJECT TO FINAL CONSTRUCTION DOCUMENTATION AND CITY APPROVALS



TOWNHOME C BUILDING REAR ELEVATION
3/16" = 1'-0"

2
800.5

* BUILDING HEIGHTS SHOWN ARE DEEMED ACCURATE BUT ARE SUBJECT TO FINAL CONSTRUCTION DOCUMENTATION AND CITY APPROVALS



ENTRY DOORS
Material: Fiberglass (Wood Look)
Color: Cedarstone

Possible Manufacturers:
-Jeld-Wen
-Invisitec



GARAGE DOORS
Material: Glass/Aluminum
Color: N/A

Possible Manufacturers:
-Dadds
-EIO doors
-Avaunt



WINDOWS
Material: Fiberglass
Color: Pebble Gray

Possible Manufacturers:
-Marfin
-Jeld-wen
-Anderson
-Milgard



ROOFING
Material: Single Ply Membrane
Color: White

Possible Manufacturers:
-Fibertite
-Carlisle
-DuPont



1' X 4' METAL PANELS
Material: Aluminum
Color: Mill Finish

Possible Manufacturers:
-Restone Usa-Clad
-Cemira
-Del-design



STUCCO DARK
Material: Synthetic Stucco
Color: 6004 BLACK BEAN
SHERWIN-WILLIAMS

Possible Manufacturers:
-Dryvit
-Seneca



STUCCO MEDIUM
Material: Synthetic Stucco
Color: 6075 GARRET GRAY
SHERWIN-WILLIAMS

Possible Manufacturers:
-Dryvit
-Seneca



STUCCO LIGHT
Material: Synthetic Stucco
Color: 2844 ROYCROFT MIST GRAY
SHERWIN-WILLIAMS

Possible Manufacturers:
-Dryvit
-Seneca



LAP SIDING
Material: Fiber Cement 'Smooth'
Color: 2844 ROYCROFT MIST GRAY
SHERWIN-WILLIAMS

Possible Manufacturers:
-James Hardie
-CertainTeed



TAG SIDING
Material: Natural Cedar
Color: Natural Stain

Possible Manufacturers:
-Real Cedar



BRICK VENEER
Material: Modular Brick
2-1/4" x 7-5/8" x 3-5/8"
Color: Walnut (Intrastate Brick)

Possible Manufacturers:
-Intrastate Brick
-Brehner Block
-Beeline Brick

MATERIAL SELECTIONS

TOWNHOME C ELEVATIONS



ALMOND STREET

ALMOND STREET, SA, T. LAKE CITY, UTAH



30 June, 2014





CONDO BUILDING PERSPECTIVE



ALMOND STREET

ALMOND STREET, SALT LAKE CITY, UTAH

Garbett
green within reach



30 June, 2014

RECEIVED
JUN 30 2014
BY: _____



* BUILDING HEIGHTS 8'-10" IN ARE DEEMED ACCURATE BUT ARE SUBJECT TO FINAL CONSTRUCTION DOCUMENTATION AND CITY APPROVALS

CONDO WEST ELEVATION
3/16" = 1'-0"



ENTRY DOORS
Material: Fiberglass (Wood look)
Color: Cedarstone

Possible Manufacturers:
-Jeld-Wen
-TruStone



GARAGE DOORS
Material: Glass/Aluminum
Color: N/A

Possible Manufacturers:
-Dadds
-RIO doors
-Avant



WINDOWS
Material: Fiberglass
Color: Pebble Gray

Possible Manufacturers:
-Marvin
-Jeld-wen
-Andersen
-Milgard



ROOFING
Material: Single Ply Membrane
Color: White

Possible Manufacturers:
-Fiberite
-Carlisle
-DuPont



1' X 4' METAL PANELS
Material: Aluminum
Color: ME Finish

Possible Manufacturers:
-Firestone Ins-Clad
-Centia
-Del-design



STUCCO DARK
Material: Synthetic Stucco
Color: 6004 BLACK BEAN
SHERWIN-WILLIAMS

Possible Manufacturer:
-Dryvit
-Seneca



STUCCO MEDIUM
Material: Synthetic Stucco
Color: 6075 GARRET GRAY
SHERWIN-WILLIAMS

Possible Manufacturer:
-Dryvit
-Seneca



STUCCO LIGHT
Material: Synthetic Stucco
Color: 2M4 ROYCROFT MIST GRAY
SHERWIN-WILLIAMS

Possible Manufacturer:
-Dryvit
-Seneca



JAP SIDING
Material: Fiber Cement 'Smooth'
Color: 2B44 ROYCROFT MIST GRAY
SHERWIN-WILLIAMS

Possible Manufacturers:
-James Hardie
-CertainTeed



TAG SIDING
Material: Natural Cedar
Color: Natural Stain

Possible Manufacturer:
-Real Cedar



BRICK VENEER
Material: Modular Brick
2-1/4" H x 7-5/8" W x 3-5/8" D
Color: Walnut (Interstate Brick)

Possible Manufacturers:
-Interstate Brick
-Buehler Brick
-Beehive Brick

MATERIAL SELECTIONS

CONDO BUILDING WEST ELEVATION



ALMOND STREET

ALMOND STREET, SALT LAKE CITY, UTAH



30 June, 2014





CONDO SOUTH ELEVATION
3/16" = 1'-0"

BUILDING HEIGHTS SHOWN ARE DEEMED ACCURATE BUT ARE SUBJECT TO FINAL CONSTRUCTION DOCUMENTATION AND CITY APPROVALS



ENTRY DOORS
Material: Fiberglass (Wood Look)
Color: Cedar/Loose

Possible Manufacturers:
-Jeld-Wen
-TruStile



GARAGE DOORS
Material: Glass/Aluminum
Color: N/A

Possible Manufacturers:
-Dodds
-ETO doors
-Avaunt



WINDOWS
Material: Fiberglass
Color: Pebble Gray

Possible Manufacturers:
-Marvin
-Jeld-wen
-Andersen
-Milgard



ROOFING
Material: Single Ply Membrane
Color: White

Possible Manufacturers:
-Fibertite
-Carlisle
-DuPont



1' X 4' METAL PANELS
Material: Aluminum
Color: Mill Finish

Possible Manufacturers:
-Firestone Uao-Clad
-Centra
-Dri-Design



STUCCO DARK
Material: Synthetic Stucco
Color: 6006 BLACK BEAN
SHERWIN-WILLIAMS

Possible Manufacturer:
-Dryvit
-Seneca



STUCCO MEDIUM
Material: Synthetic Stucco
Color: 4075 GARRET GRAY
SHERWIN-WILLIAMS

Possible Manufacturer:
-Dryvit
-Seneca



STUCCO LIGHT
Material: Synthetic Stucco
Color: 2844 ROYAL ROY MUST GRAY
SHERWIN-WILLIAMS

Possible Manufacturer:
-Dryvit
-Seneca



LAP SIDING
Material: Fiber Cement 'Smooth'
Color: 2844 ROYAL ROY MUST GRAY
SHERWIN-WILLIAMS

Possible Manufacturers:
-James Hardie
-CertainTeed



TAG SIDING
Material: Natural Cedar
Color: Natural Stain

Possible Manufacturer:
-Real Cedar



BRICK VENEER
Material: Modular Brick
2-1/4" H x 7-5/8" W x 3-5/8" D
Color: Walnut (Interlock Brick)

Possible Manufacturers:
-Interstate Brick
-Suehner Brick
-Beeline Brick

MATERIAL SELECTIONS

CONDO BUILDING WEST ELEVATION



ALMOND STREET

ALMOND STREET, SALT LAKE CITY, UTAH



Exhibit B –
Almond Street Context Studies



CONTEXT STUDY - VIEW FROM SOUTH WEST



ENLARGED CONTEXT STUDY - VIEW FROM SOUTH WEST



CONTEXT STUDY - VIEW FROM SOUTH EAST



ALMOND STREET

ALMOND STREET, SALT LAKE CITY, UTAH



16 OCT., 2013



CONTEXT STUDY - VIEW FROM NORTH WEST



CONTEXT STUDY - VIEW FROM WEST



CONTEXT STUDY - VIEW FROM NORTH EAST



ALMOND STREET

ALMOND STREET, SALT LAKE CITY, UTAH



16 OCT. 2013