



Staff Report

PLANNING DIVISION
COMMUNITY & ECONOMIC DEVELOPMENT

To: Salt Lake City Historic Landmark Commission
From: Anthony Riederer
801-535-7625 or anthony.riederer@slcgov.com
Date: April 7, 2016
Re: PLNHLC2015-00967 – New Construction in a Historic District
PLNHLC2016-00176 – Demolition of Non-Contributing Structures

NEW CONSTRUCTION AND DEMOLITION OF NON-CONTRIBUTING STRUCTURES

PROPERTY ADDRESS: Approximately 740 South 700 East
PARCEL ID: 16-08-105-016 and 16-08-105-015
HISTORIC DISTRICT: Central City Local Historic District
ZONING DISTRICT: RMF-30 (Residential Multi-Family, Low Density)
MASTER PLAN: Central Community Master Plan

REQUEST: Kimly Mangum, an architect representing the owners of the property, is requesting approval for New Construction of a mosque at approximately 740 South 700 East. The subject property is located within the Central City Historic District and the RMF-30 (Low Density Multi-Family Residential) Zoning District.

RECOMMENDATION: Based on the analysis and findings of the staff report, it is the Planning Staff's opinion that overall the project generally meets the applicable standards and therefore, recommends the Historic Landmark Commission approve the request with the following conditions:

- 1) Depths of window reveals are revised to provide improved façade articulation.
- 2) The site plan is revised to accord with project review comments received from Salt Lake City's Transportation Division.
- 3) The lots are consolidated into a single parcel.
- 4) The design complies with all applicable building and development codes.
- 5) Approval of final design details are delegated to staff for approval.

RECOMMENDED MOTION: 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 and demolition of a non-contributing structure located at approximately 740 South 700 East subject to the following conditions:

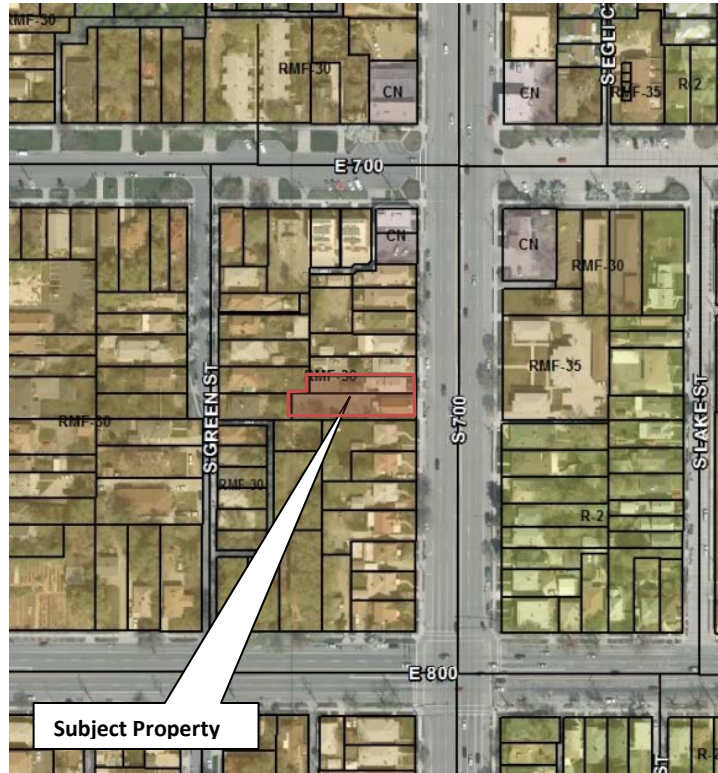
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BACKGROUND AND PROJECT DESCRIPTION:

The proposal is for a new mosque, situated at approximately 740 South 700 East. The subject property is located in the east-central area of the district and is currently occupied by two buildings. One building is church that has been repurposed into a mosque and the other is a single-family home.

The elevation of the site is fairly flat. This area of central Salt Lake City is set within the original plat of Zion, featuring wide streets and large primary blocks, subdivided occasionally by narrower through streets and broken into numerous fairly irregular parcels. The property is located within the Central City Local Historic District and RMF-30 (Residential Multi-Family, Low Density) zoning district.

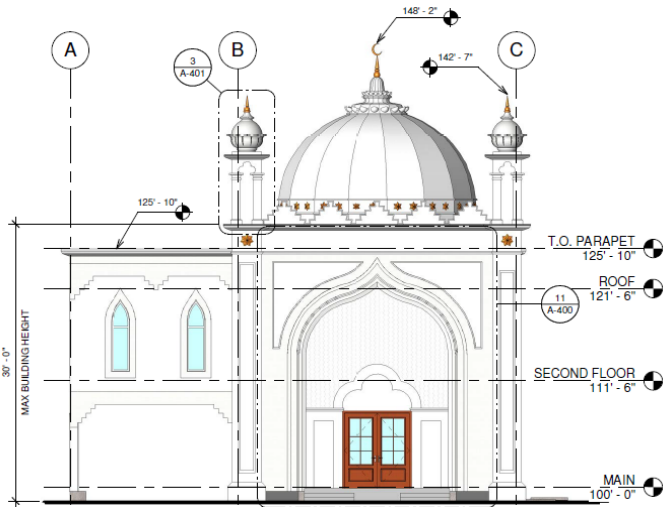
The proposed site is, at present, two separate but adjacent parcels. The northern one measures approximately 28' x166', and the southern one measures approximately 42' x193'. Once combined, they will have approximately 70 feet of street frontage and an area of 12,693 square feet.



Although the combined lot - where the masjid currently sits - meets the size requirement, the lot is considered a non-complying lot as its width is less than the minimum for a place of worship of less than 4 acres in the RMF-30 district. It should be noted that a non-complying lot as to lot area or lot frontage that was in legal existence prior to April 12, 1995, shall be considered a legal complying lot.



The overall site is currently occupied by two non-contributing buildings that would need to be removed for the project to move forward. Though this approval for demolition of non-contributing structures is typically done administratively, in the interest of providing a comprehensive review staff has chosen to move both petitions forward concurrently. For information on the contributory status of the buildings, please see pages from the most recent Central City Historic District Survey, in Attachment G.

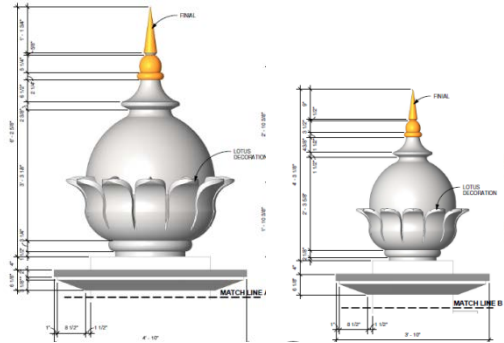


The proposed building is a classically-inspired mosque, comprised of three levels: the lower level, main level, and upper level. The building itself is predominantly rectangular in form, and presents the appearance of being designed in two modules. The primary (northern) module is adorned with the dome, minarets, and other ornamentation traditional to the faith. The southern module features somewhat less ornamentation, and is set above the drive aisle to a rear parking area. The roof of the building is flat, except for the area of the dome and associated details.

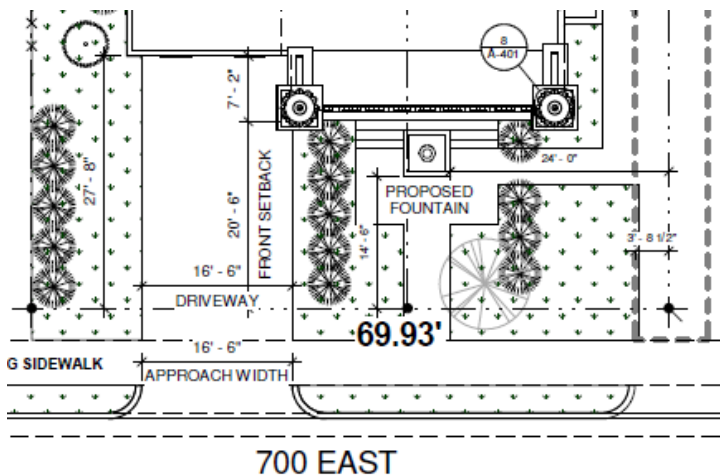
The proposed front yard setback of 20'6" is slightly larger than those generally seen along the block face. However, this setback would place the proposed building on site more in line with others on the block face than those currently existing. Additionally, the slightly larger setback serves to offset the

monumentality of the proposed structure. The proposal's design uses the design language traditional to Islamic faith and creates a landmark building along one of Salt Lake City's busiest arterial streets, 700 East.

The traditional Islamic decorative elements and detailing support the predominantly vertical orientation of the building's massing. This orientation, common to the architectural style, is further reinforced by the fenestration pattern, which features evenly spaced vertical window apertures, topped by ogee arches and complimentary surrounds. The primary palette of external materials includes: white hard coat stucco with a smooth finish and frequently pressed and shaped to create decorative elements, tile detailing at principal entries, metallic medallions, spires and other ornamentation, and wood-framed glazing wrapped in toned aluminum for improved durability.



The front-facing façade is broken up into two modules, mitigating the building's overall mass. The dominant module, which features more significant detailing and ornamentation, highlights a small covered gathering space and the building's entrances. The secondary module is set back from the primary, and is elevated above the drive access to the site's rear parking area.



Proposed landscaping plan suggests creation of an entrance courtyard lined with low shrubs and set around a new water feature. Additionally, mixed plantings buffer proposed building from adjacent structures, where possible. The park strip along this area of 700 East is fairly narrow and not suitable to significant landscaping. The proposed design intends to follow the pattern established elsewhere on the block of landscaping the park strip with simple turf grass. (See Attachment C, "Development Plan Set").

KEY ISSUES:

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

Issue 1: Depth and Dimensionality of Window Reveals

Frequently, on historic buildings, windows are somewhat recessed into a façade allowing shadows to help create dimensionality along the façade. There are a number of windows on each façade of the building and, given its scale, many will be particularly visible from the public way. Although care has been taken in the proposed design to outline windows with differentiated and complimentary surrounds, they sit fairly close to the plane of the façade. This forestalls the possibility for the creating of shadows and hence the articulation common to other buildings in the district.

- This issue has been addressed through a proposed condition of approval.

Issue 2: Dimensions of Parking Stalls and Location of Bike Racks

Upon reviewing the proposed site design, Salt Lake City's Transportation Division identified two areas that need to be revised to comply with city codes.

- 1) There are two parking stalls that are indicated as measuring 8' across. The minimum size for a parking stall is 8'3".
 - 2) The site is required to provide bike rack as per 21A.44.050(B)(4).
- This issue has been addressed as a proposed condition of approval.

Issue 3: Parking Concerns

Through the project's Conditional Use approval process, some questions were raised as to the availability and sufficiency of parking on-site. In keeping with its location along a transit corridor, many of the worshipers walk or use transit to visit the mosque. While the proposed design complies with the minimum parking requirements for the land use type in the district, it is not sufficient to accommodate all the parking demand generated during well-attended services. Though they are not required to provide additional parking, in pursuit of supporting their worshipers and fostering good relationships with the neighborhood, the mosque has an ongoing parking arrangement with Trolley Square, which is a short walk away.

- This issue is raised for the Commissions awareness, and in the opinion of staff does not require resolution.

Issue 4: Façade Materials

Much of the exterior of the proposed building is intended to be composed of hard coat stucco. Though this is a material commonly found throughout the Central City district, the proposed design offers a significant amount of it in a single building.

Frequently, additional detailing is brought to facades through a mix of materials that is somewhat absent in this design. However, it is staff's opinion that the design is sufficiently articulated through relief, changes of color, and contrasting ornamentation to bring an appropriate amount of visual variety to the whole.

It is staff's opinion that the uniformity of material is in keeping with the architectural language common to mosques and other buildings of Islamic design, and in fact strengthens the overall composition.

- This issue is raised for the Commissions awareness and discussion, and in the opinion of staff does not require resolution.

Issue 5: SLC's Design Standards, as relate to project

This project is of a specific type of architecture not specifically addressed in Salt Lake City's Design Guidelines for Residential, Multi-Family, or Commercial buildings in historic districts. That said, given its context in a predominantly residential district, the Residential Design Guidelines for New Construction will be the central guide to assessing the design.

Through the analysis section design guidelines will be identified by document, number, and key premise, for instance, "*RDG 12.5 - A new building should be designed to reinforce a sense of human scale.*"

- This issue is raised by staff to aid in the Commission's reading of the following report, and does not require resolution.

NEXT STEPS:

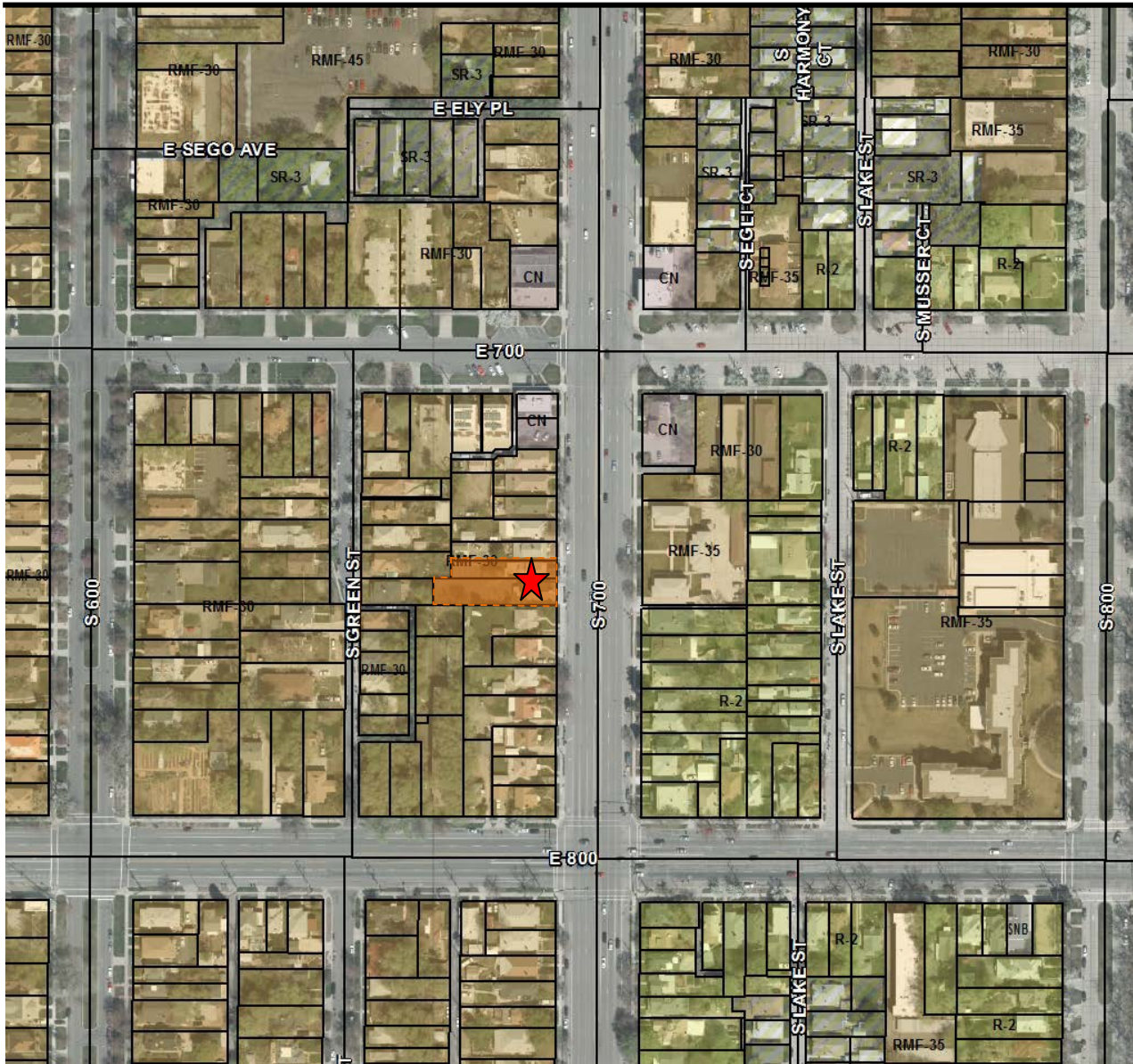
If the petitions are approved, the applicant may proceed with the project and will be required to obtain all necessary permits.

If the petitions are denied, the applicant would not be allowed proceed with the demolition of non-contributing structures and new construction. The design could be revised and resubmitted or the decision of the Historic Landmark Commission could be appealed.

ATTACHMENTS:

- A.** Vicinity Map
- B.** Historic District Map
- C.** Development Plan Set
- D.** Applicant Information
- E.** Existing Conditions and Site Images
- F.** Analysis of Standards
- G.** Central City Historic District Survey
- H.** Public Process and Comments
- I.** Motions

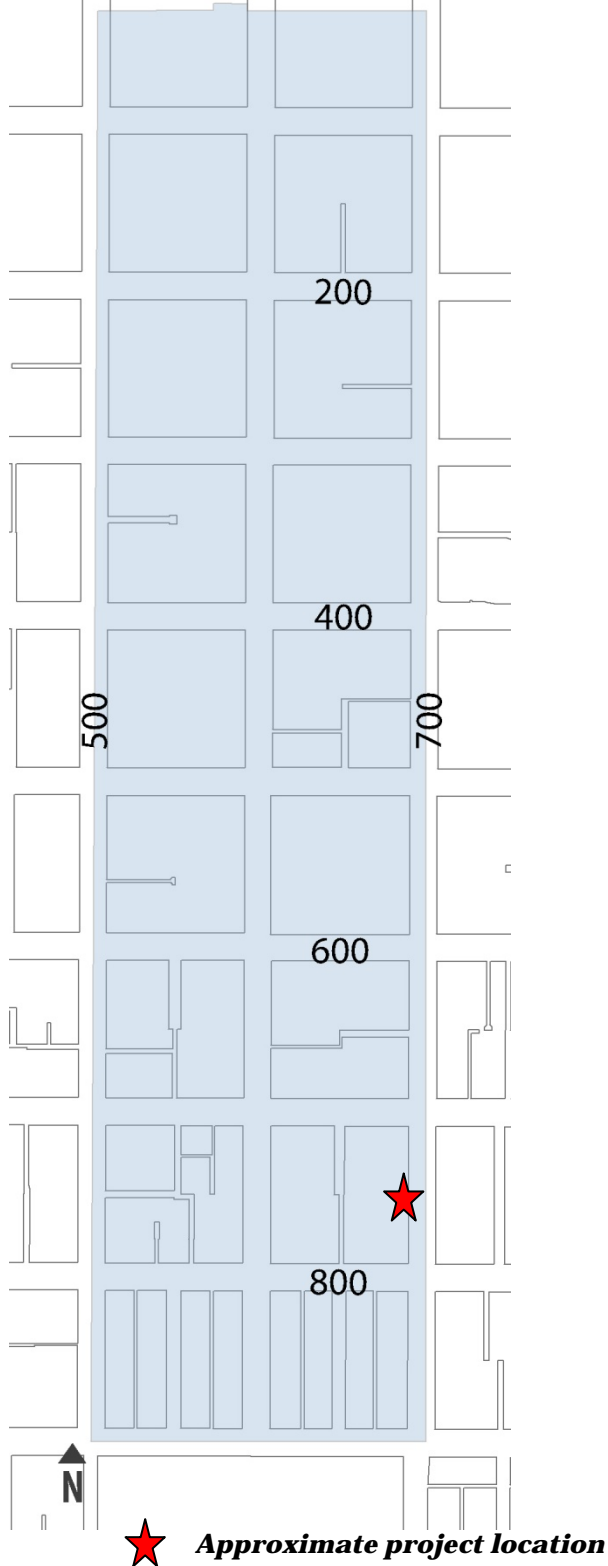
ATTACHMENT A: VICINITY MAP



 **Approximate project location**

ATTACHMENT B: HISTORIC DISTRICT MAP

CENTRAL CITY



ATTACHMENT C: DEVELOPMENT PLAN SET

PROPOSED NEW MASJID AL-NOOR

740 SOUTH 700 EAST
SALT LAKE CITY, UTAH



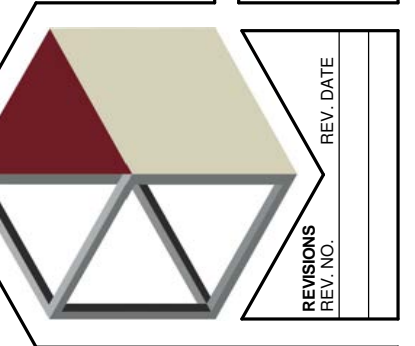
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DATE: 25 NOV 2015
PROJECT NO.: 15-010
SHEET NO.: **G-000**

**PROPOSED NEW
MASJID AL-NOOR**
740 SOUTH 700 EAST
SALT LAKE CITY, UTAH

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planning/architecture/engineering
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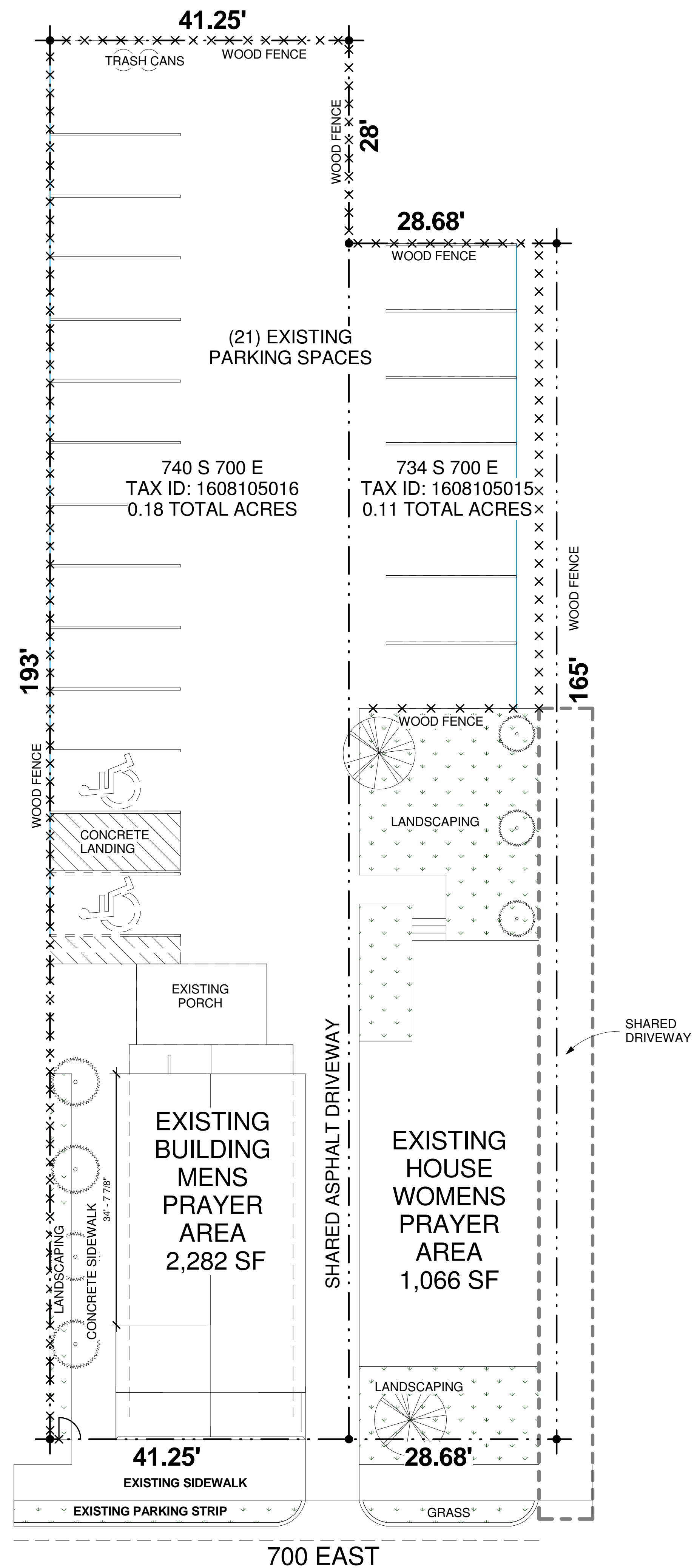
COVER SHEET



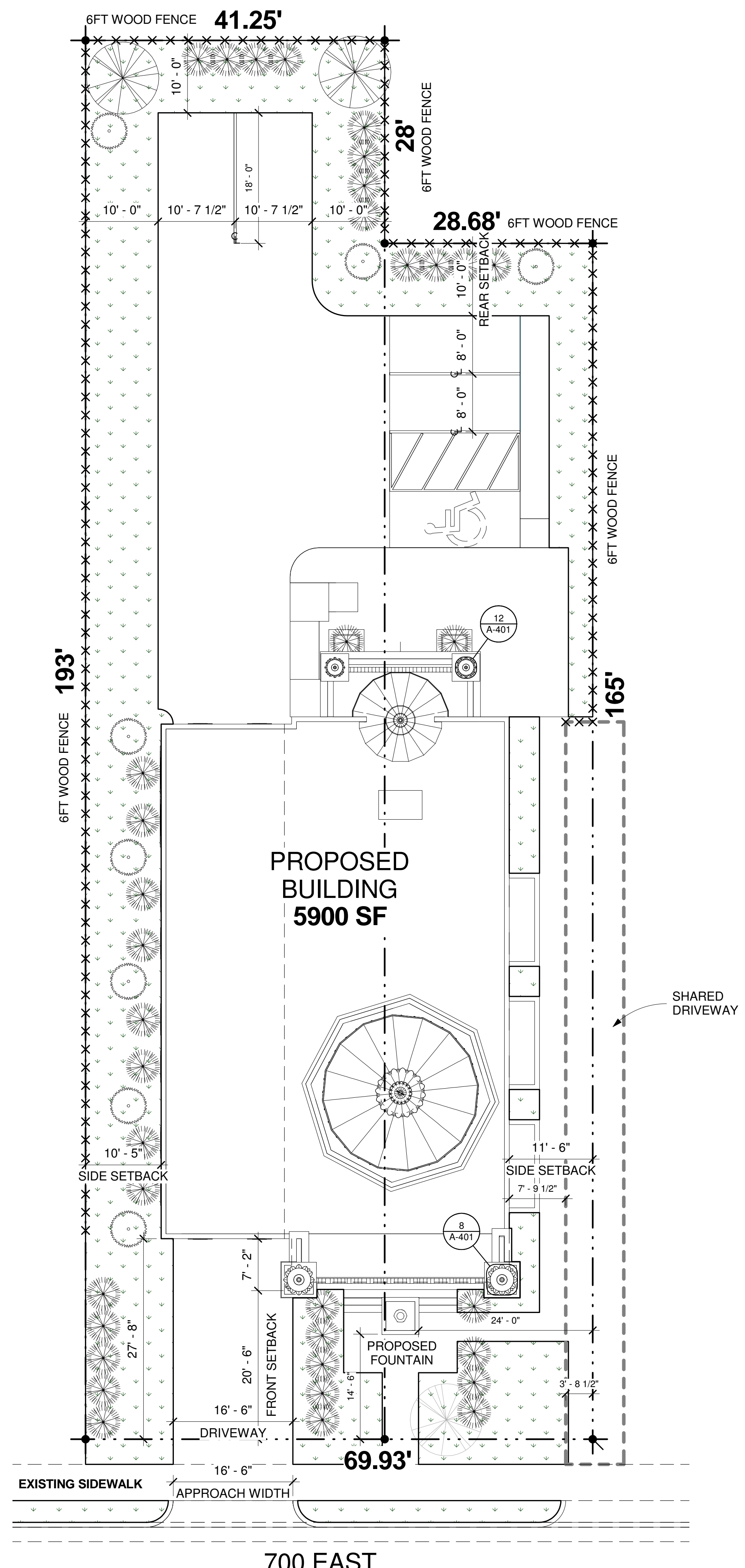
DESIGN TEAM
LEAD: KIMLY C. MANGUM
ROSADER KINGSTON

LIST OF DRAWINGS	
SHEET NUMBER	SHEET NAME
GENERAL	
G-000	COVER SHEET
AS-100	SITE PLAN
ARCHITECTURE	
A-100	CONCEPT FLOOR PLANS
A-200	ELEVATIONS
A-201	ELEVATIONS
A-202	ELEVATIONS
A-203	ELEVATIONS
A-300	SECTIONS
A-301	BUILDING SECTION
A-400	FEATURE DETAILS
A-401	CHATTRI ENLARGED VIEWS
A-900	3D VIEWS

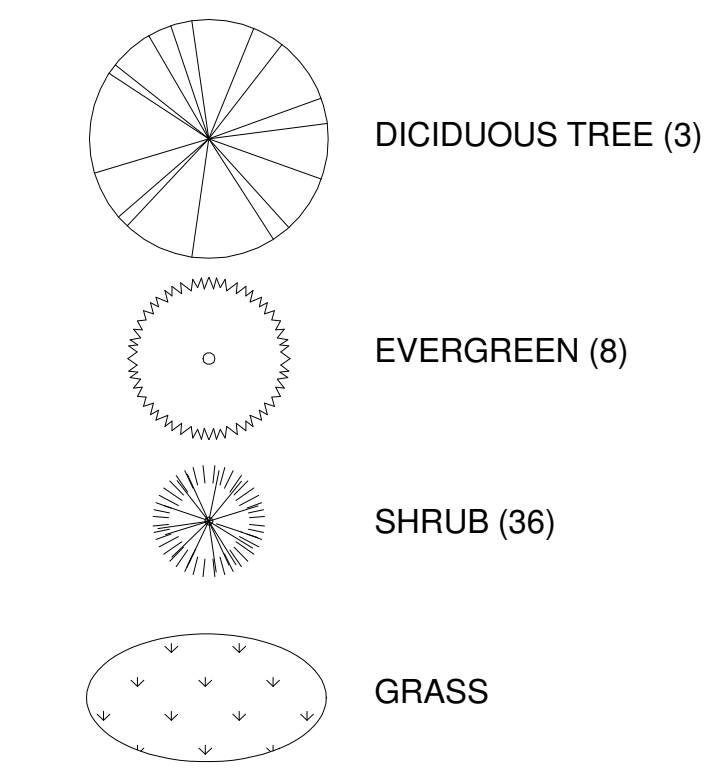
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CHECKED BY: KCM
DATE: 25 NOV 2015
SHEET NO.: **G-000**



EXISTING SITE PLAN
1" = 10'-0"



PROPOSED SITE PLAN
1" = 10'-0"



LANDSCAPE LEGEND
1/8" = 1'-0"

SITE AREAS		
LOT SIZE	0.29 ACRES	12,693 SF
STRUCTURE(S) FOOTPRINT		3,647 SF
CONCRETE/PAVED		5,181 SF
LANDSCAPE		3,865 SF
TOTAL		12,693 SF

PARKING REQUIREMENTS		REQUIREMENT: 1:1,000 SF OF CONGREGATION AREA	
TYPE OF USE	CONGREGATION AREA	# SPACES REQ'D	# SPACES PROVIDED
A3 WORSHIP	3,280	4	5

ADA PARKING REQUIREMENTS		
1/1-25 SPACES	1	1

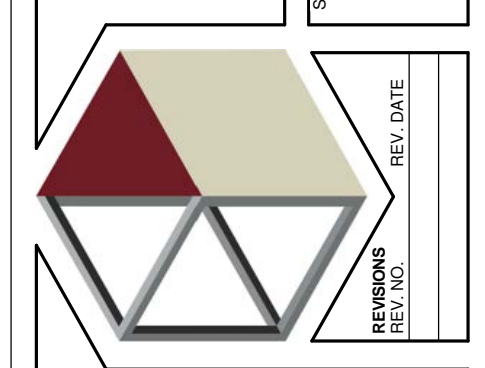
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DATE: 25 NOV 2015
 PROJECT NO.: **AS-100**
 SHEET NO.: **15-010**

PROPOSED NEW
MASJID AL-NOOR
 740 SOUTH 700 EAST
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SITE PLAN



DESIGN TEAM
 LEAD: **KIMLY C MANGUM**
ROSADER KINGSTON

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	DATE:	25 NOV 2015
	SHEET NO.:	AS-100

PRODUCT NO.: **AS-100**

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PRODUCT NO: **C-101**
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 CHECKED BY: KCM
 DATE: 25 NOV 2015
 SHEET NO:

15-010
 DESIGN TEAM
 LEAD: KIMLY C MANGUM

REV. NO.	REV. DATE

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STREETSCAPE DRAWINGS

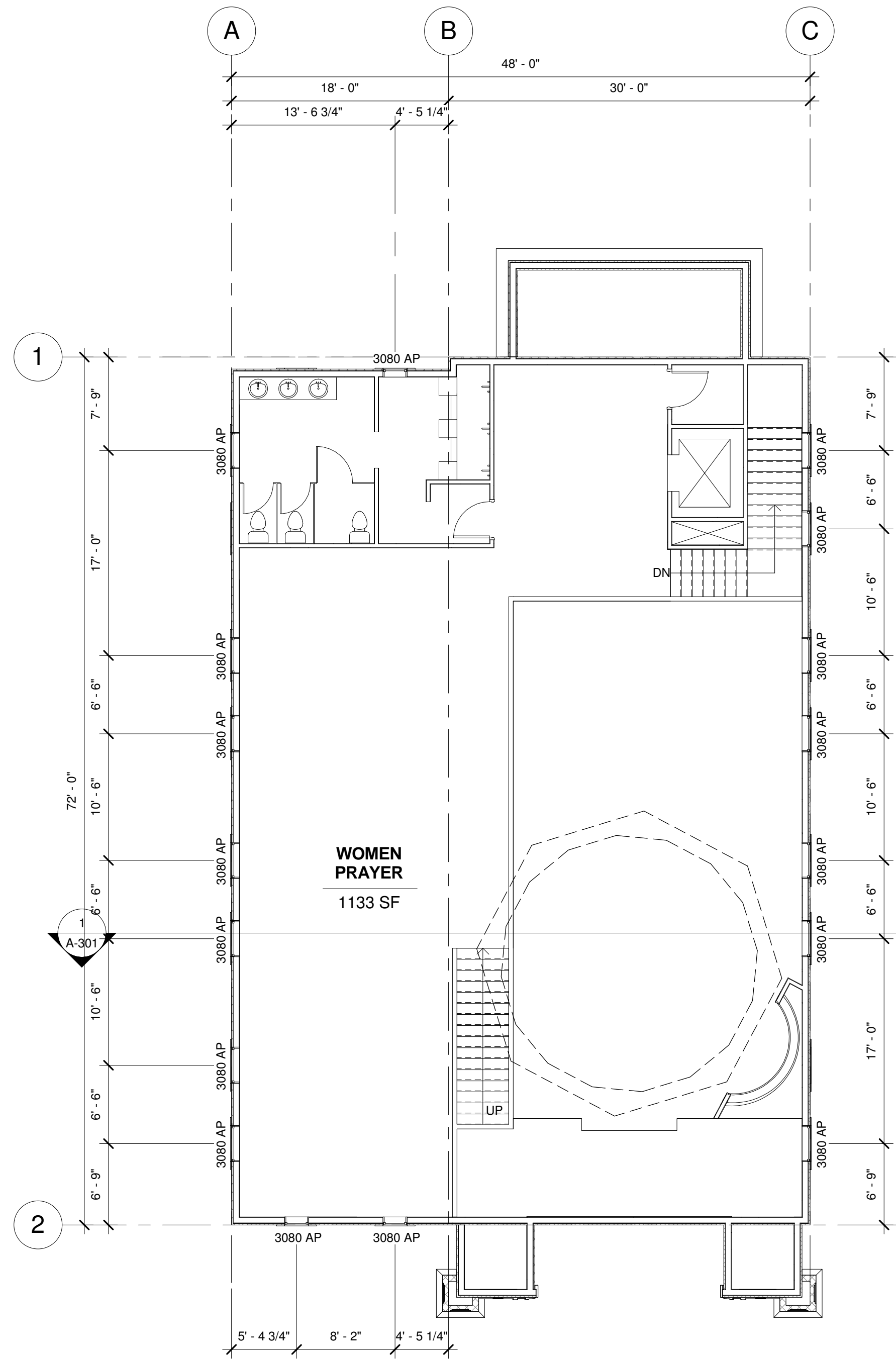
PROPOSED NEW
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 SALT LAKE CITY, UTAH

DATE: 25 NOV 2015
 PROJECT NO: **15-010**
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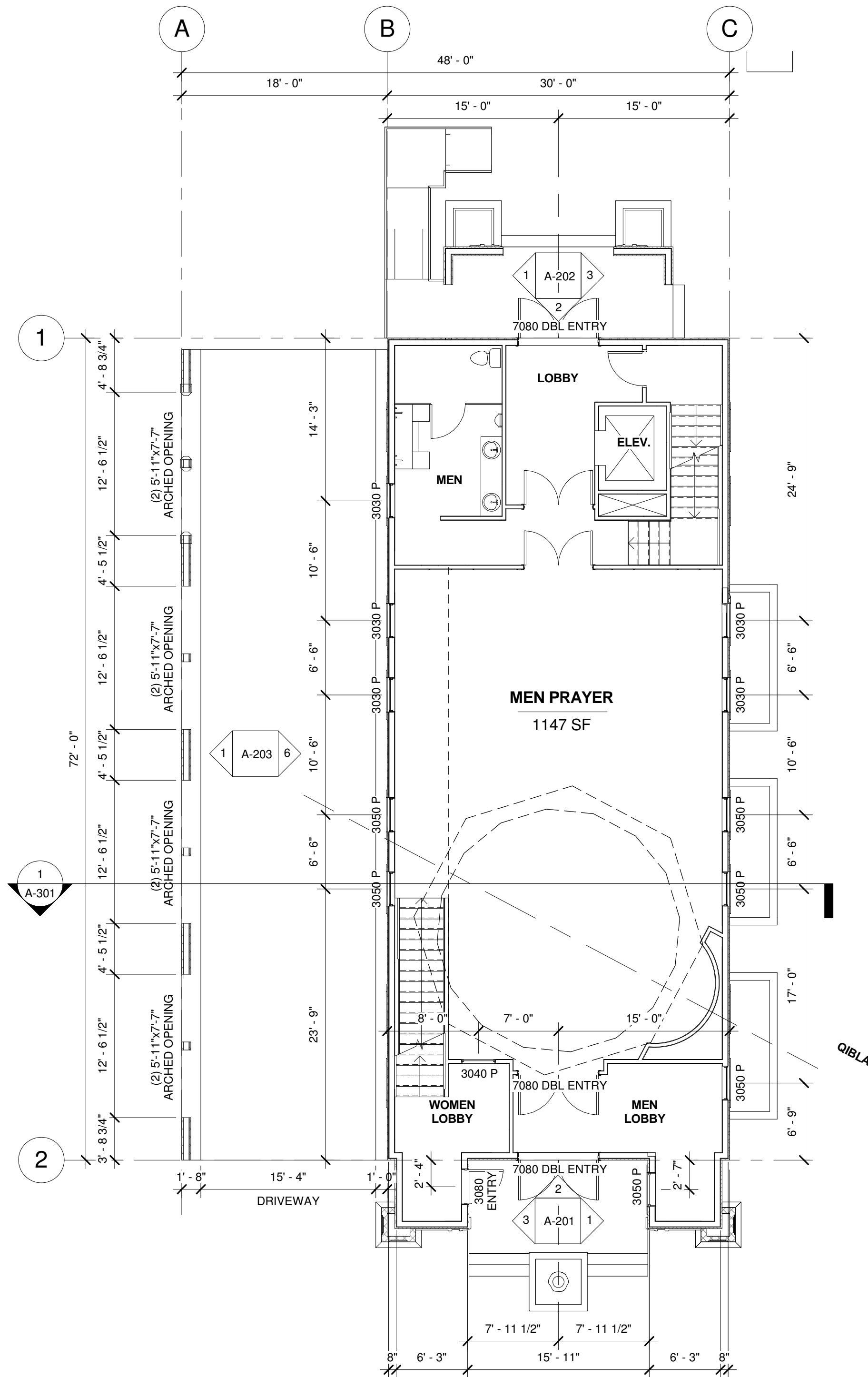
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WINDOW SCHEDULE	
ABBREVIATIONS	
P	PICTURE WINDOW
AP	ARCHED PICTURE WINDOW

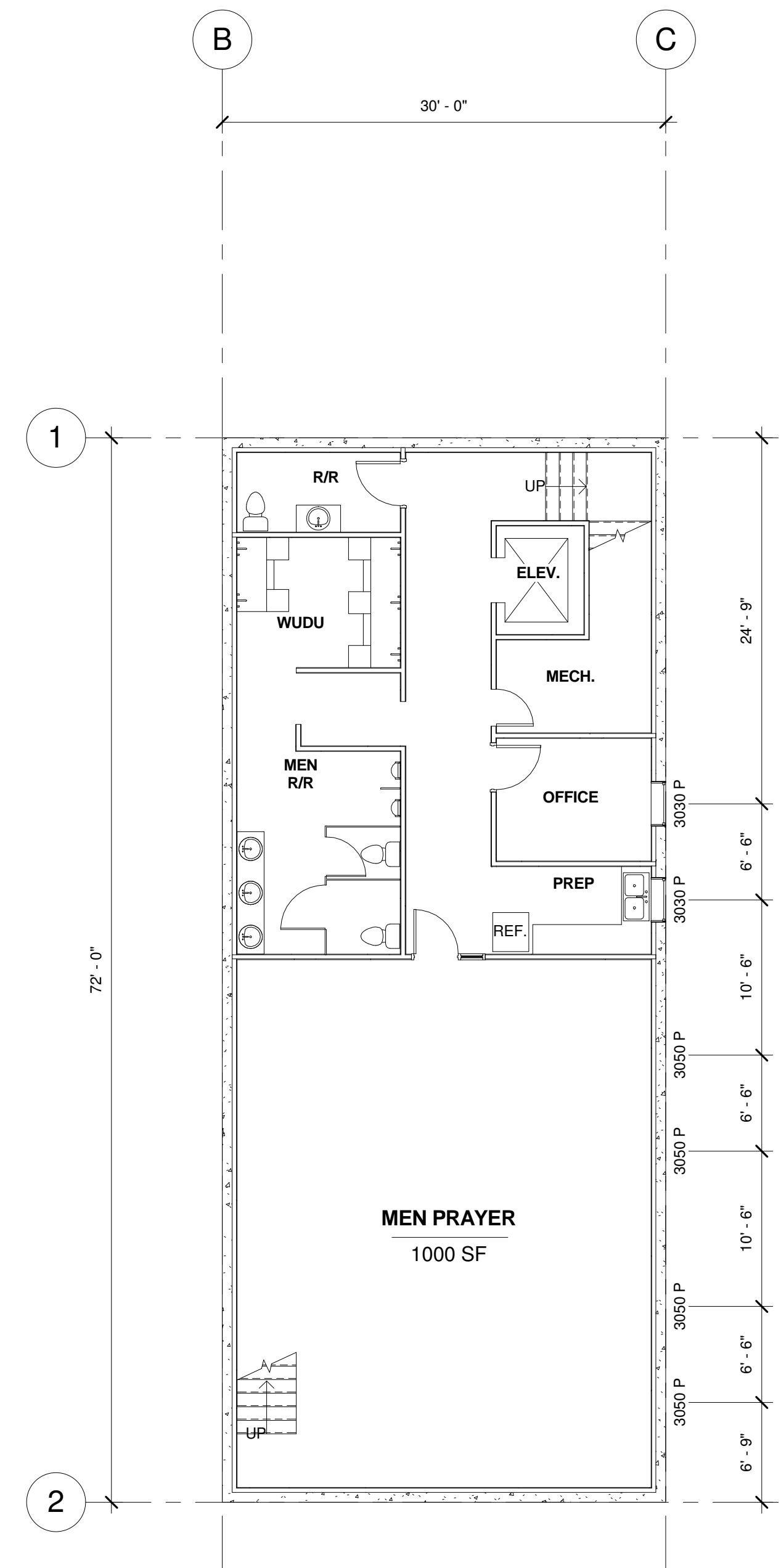
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3 UPPER LEVEL
1/8" = 1'-0"
0' 2' 8' 16' 20' 32'



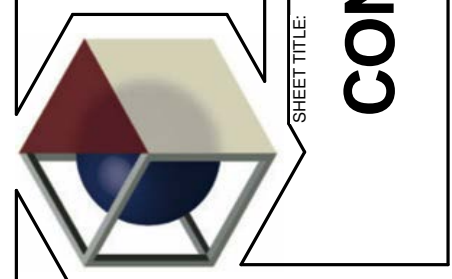
2 MAIN LEVEL
1/8" = 1'-0"
0' 2' 8' 16' 20' 32'



1 LOWER LEVEL
1/8" = 1'-0"
0' 2' 8' 16' 20' 32'

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MASJID AL-NOOR**
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SALT LAKE CITY, UTAH

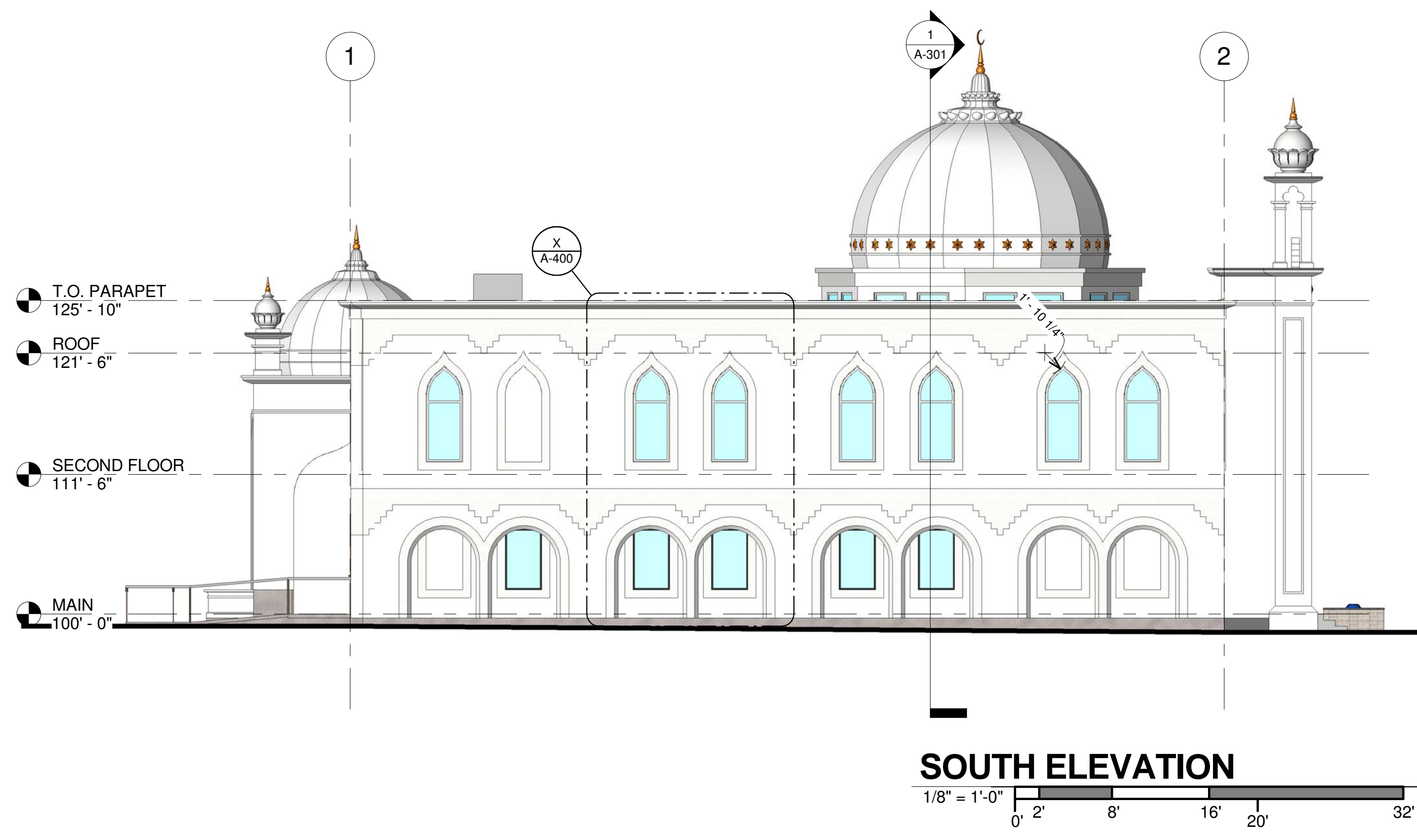
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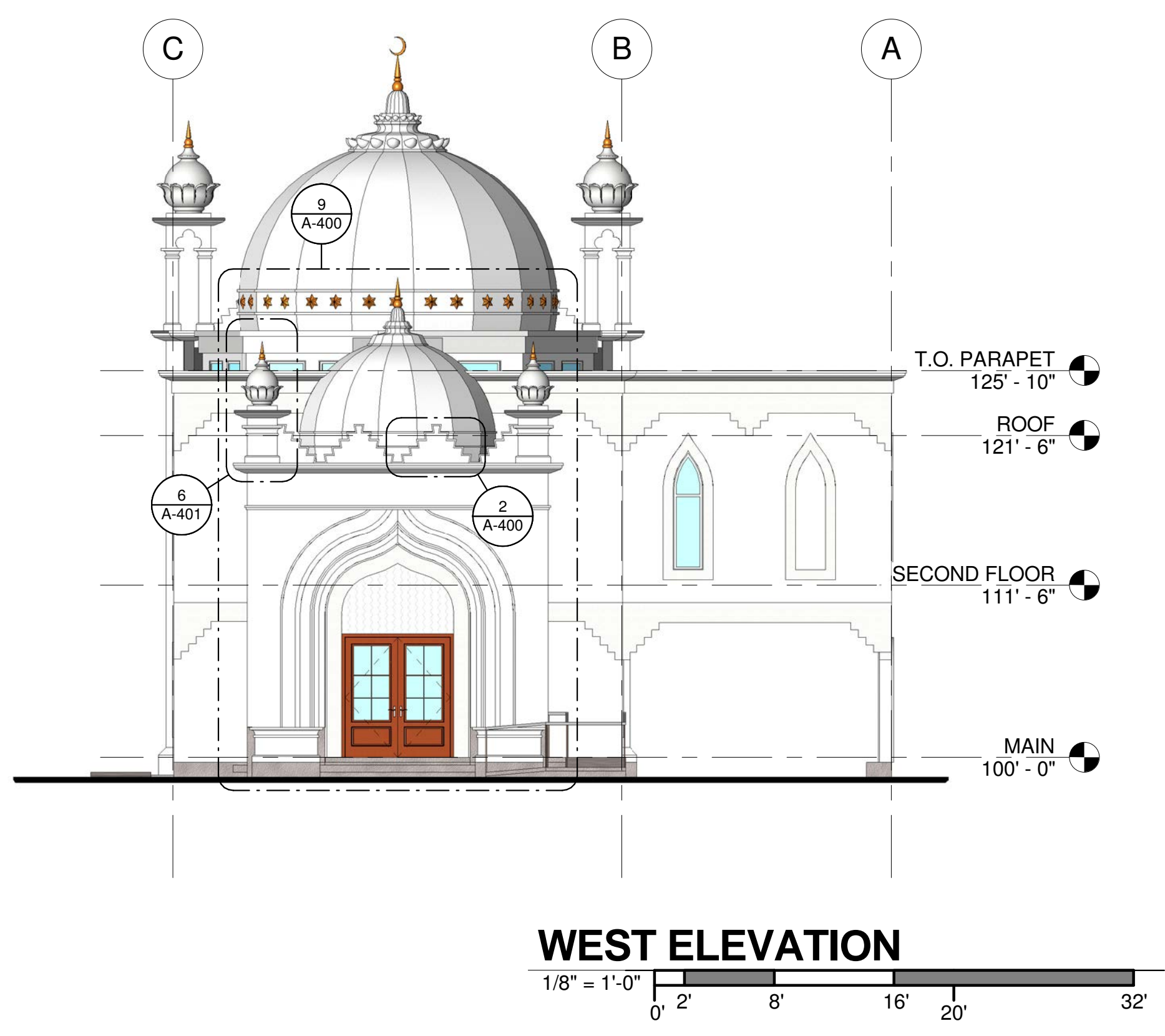
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LEAD: KIMLY C. MANGUM

CONCEPT FLOOR PLANS

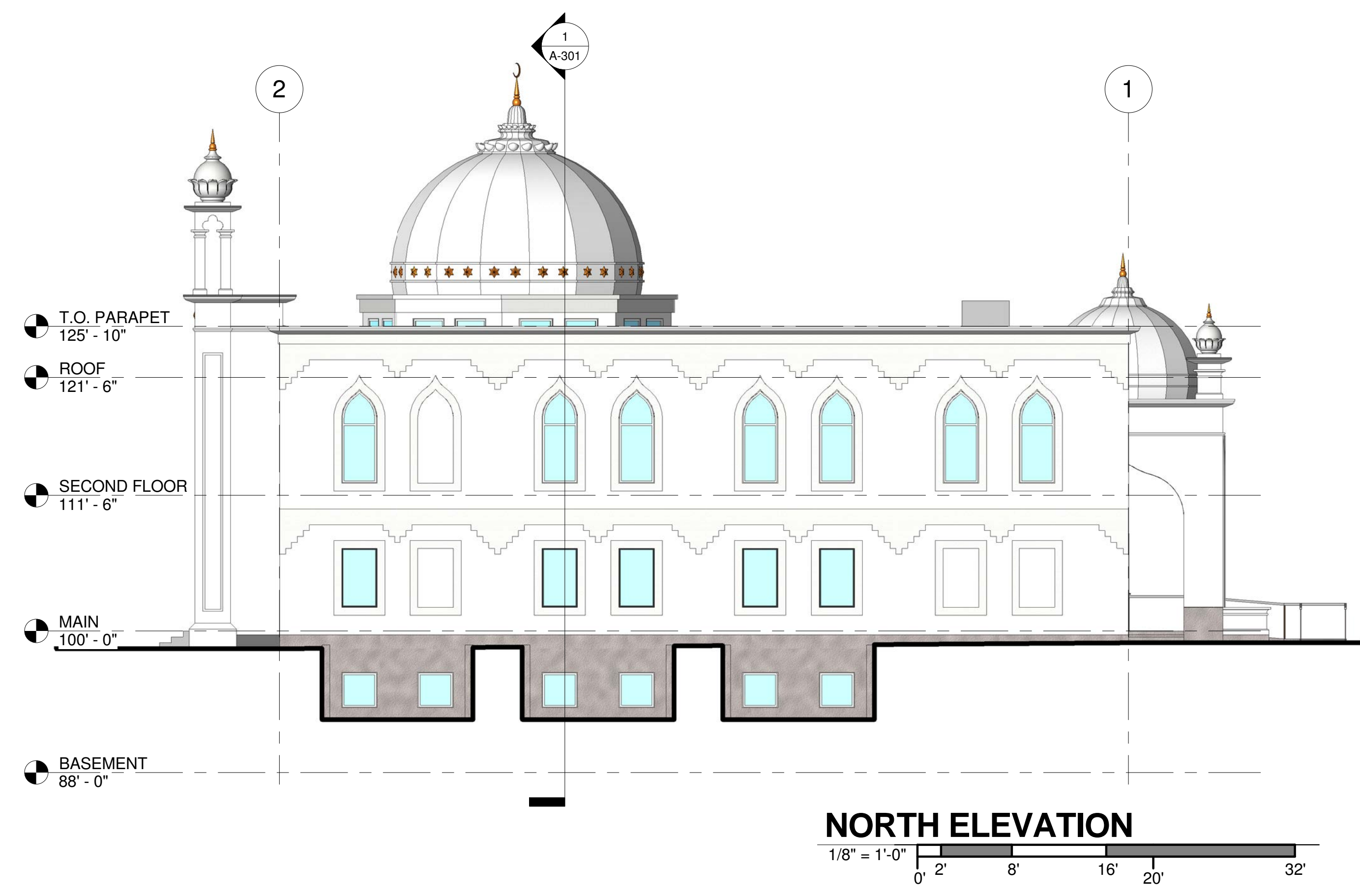
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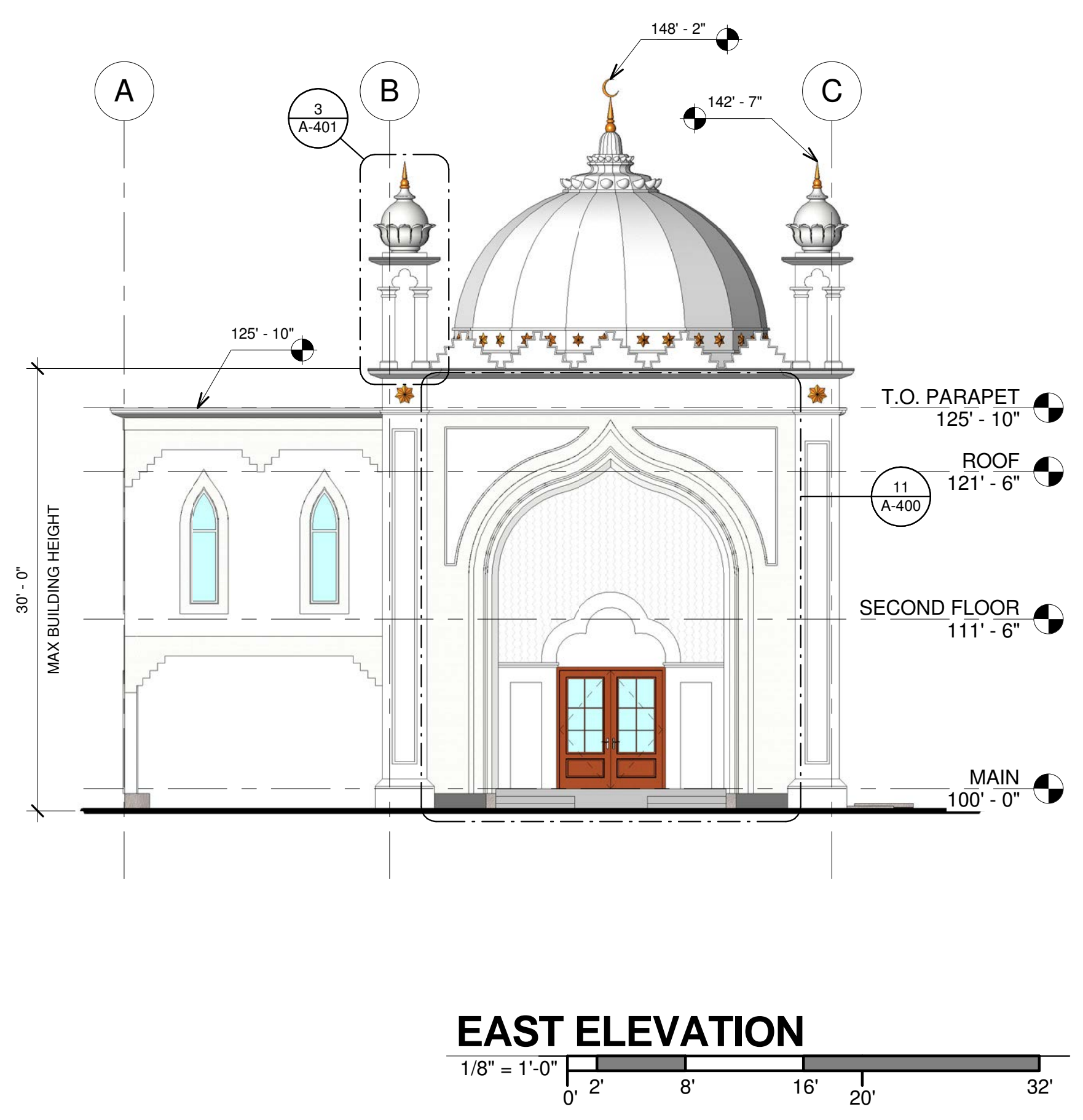
SOUTH ELEVATION



WEST ELEVATION



NORTH ELEVATION



EAST ELEVATION

NO.	DATE	REVISION	BY	CHK	APP

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SALT LAKE CITY, UTAH

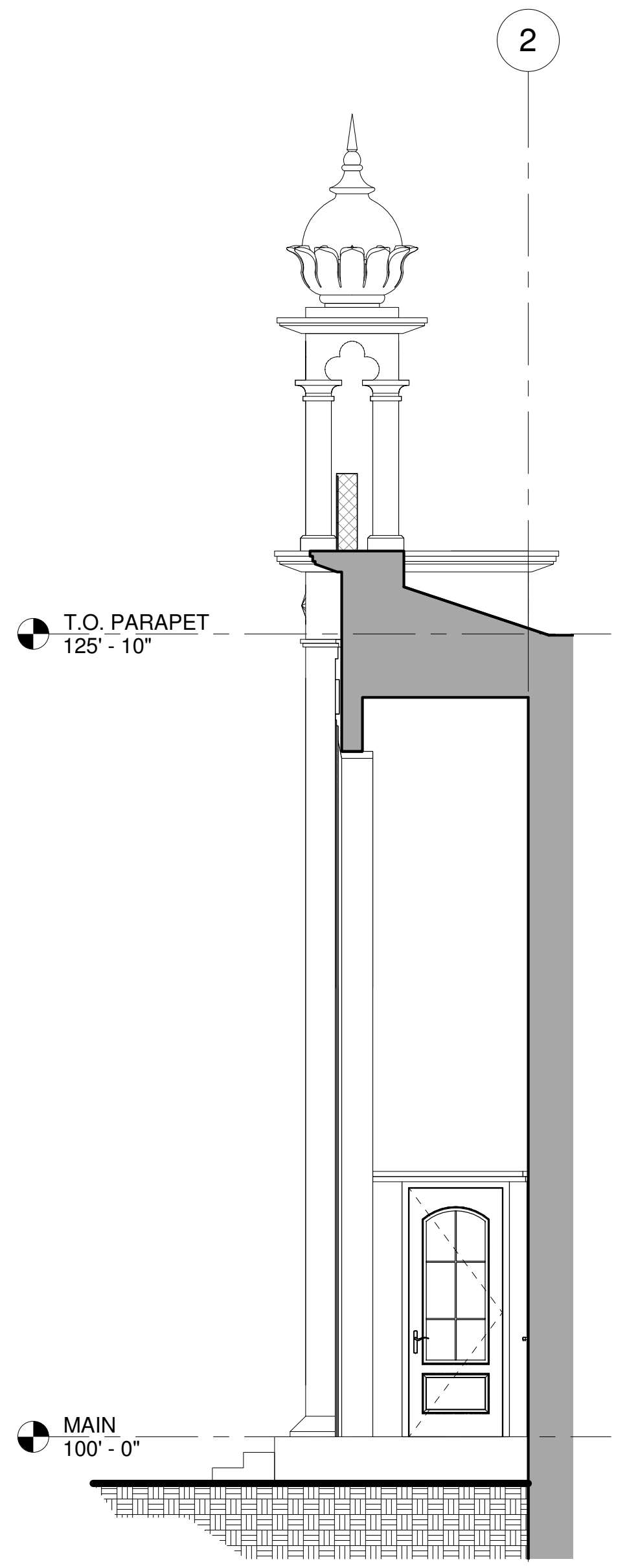
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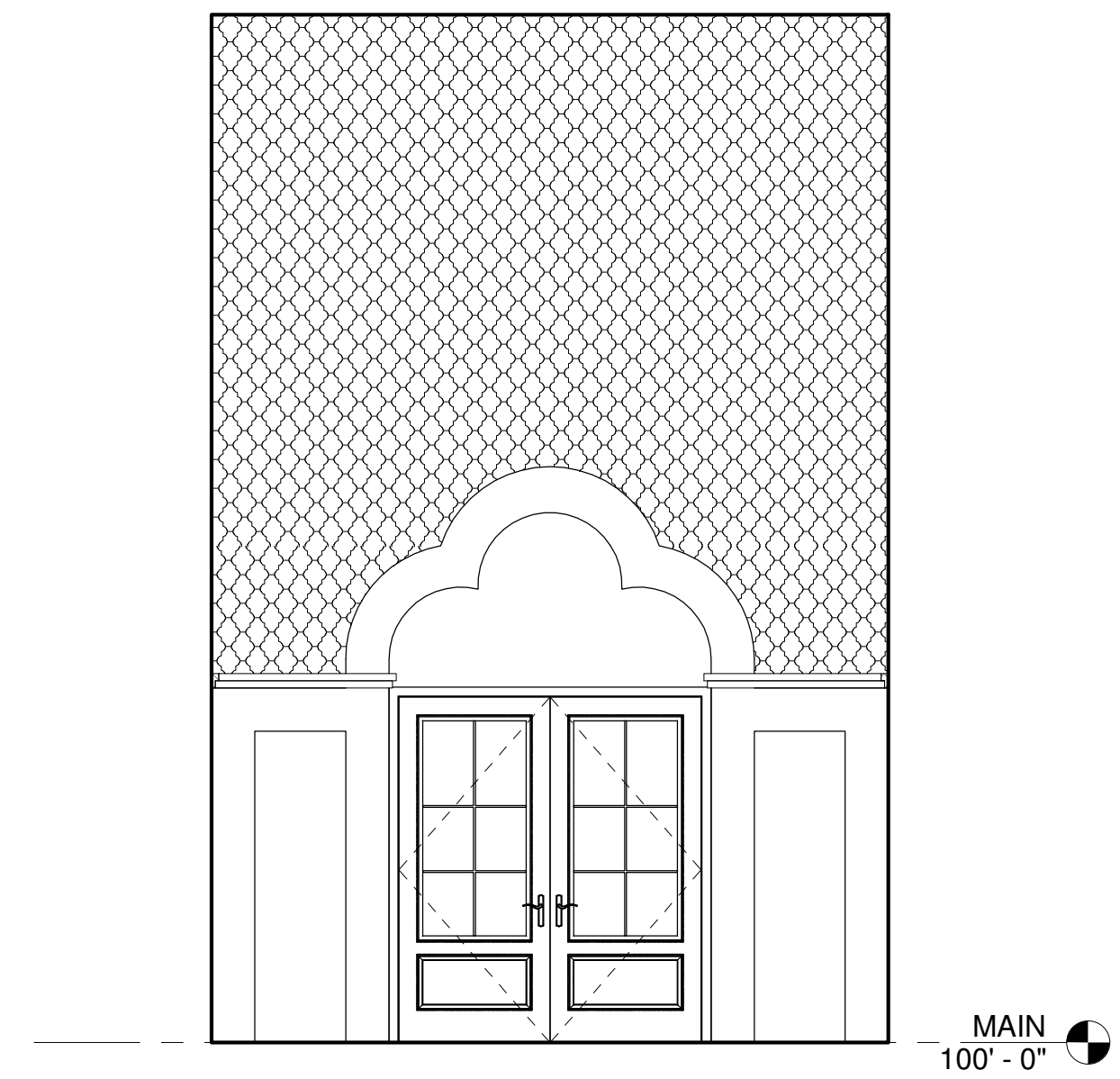
ELEVATIONS

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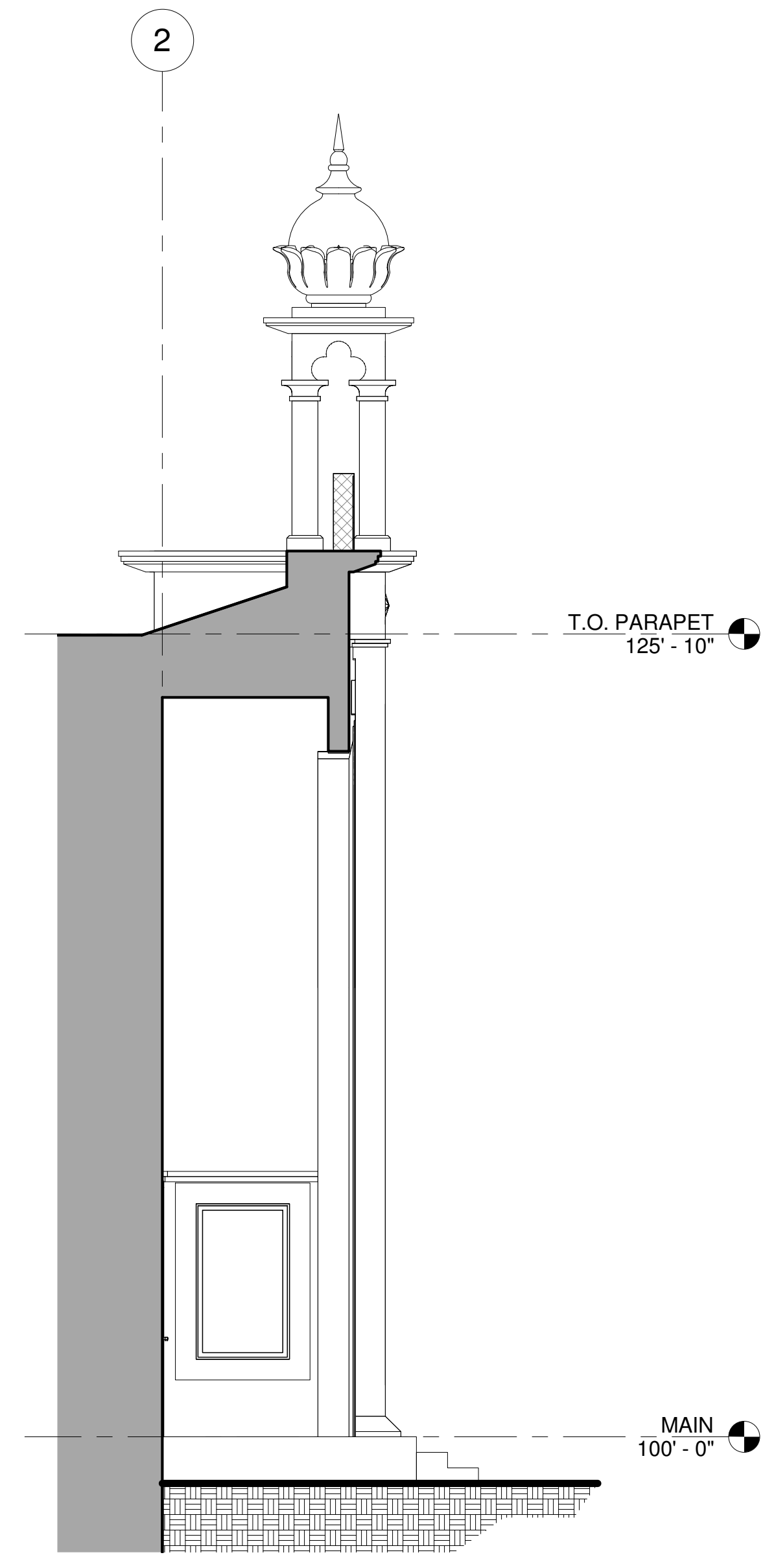
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STATUS:		REV. F



3 EAST ENTRY LEFT WALL
1/4" = 1'-0"



2 EAST ENTRY INT ELEV
1/4" = 1'-0"



1 EAST ENTRY RIGHT WALL
1/4" = 1'-0"

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PROPOSED NEW
MASJID AL-NOOR
 740 SOUTH 700 EAST
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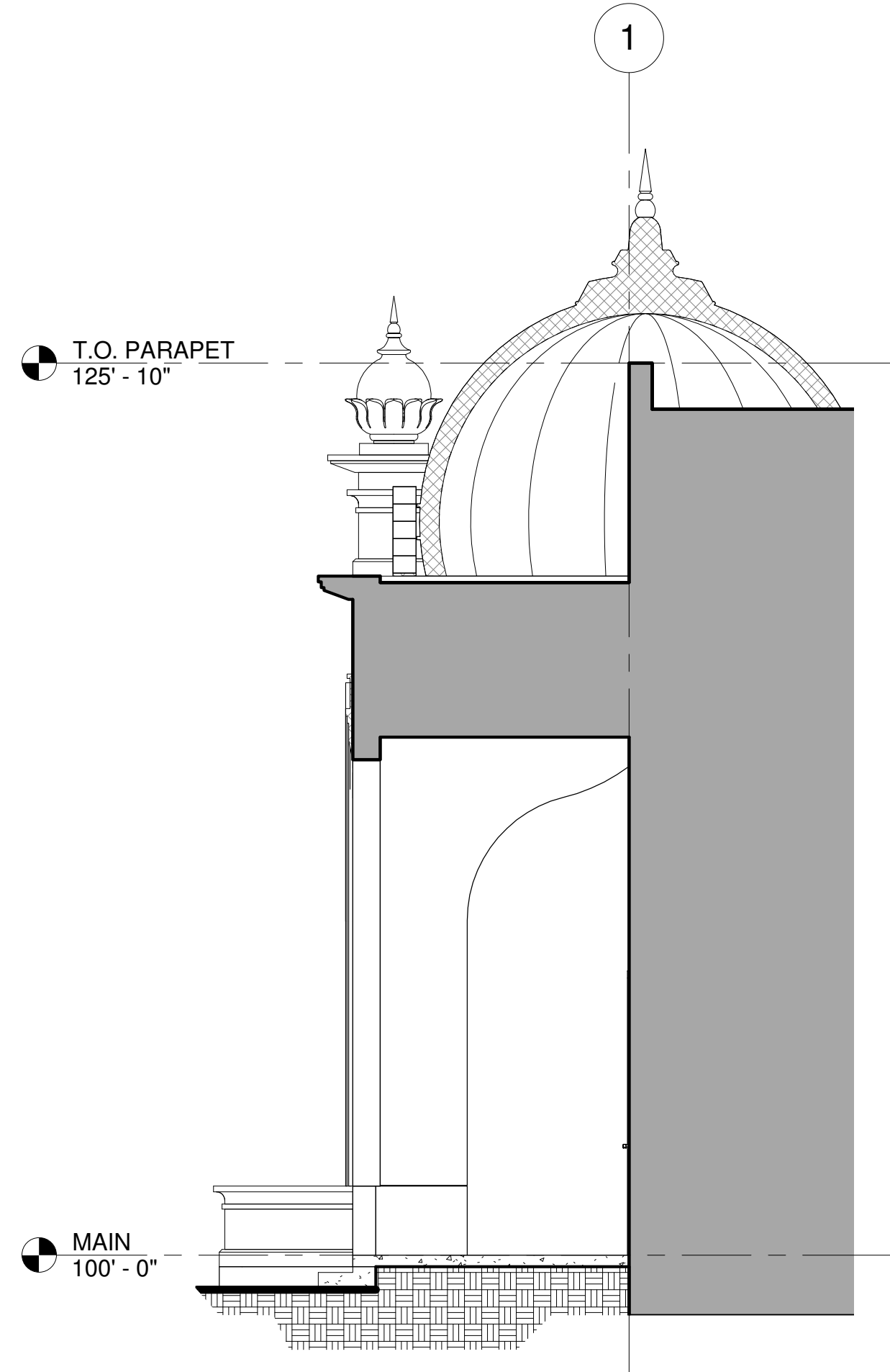
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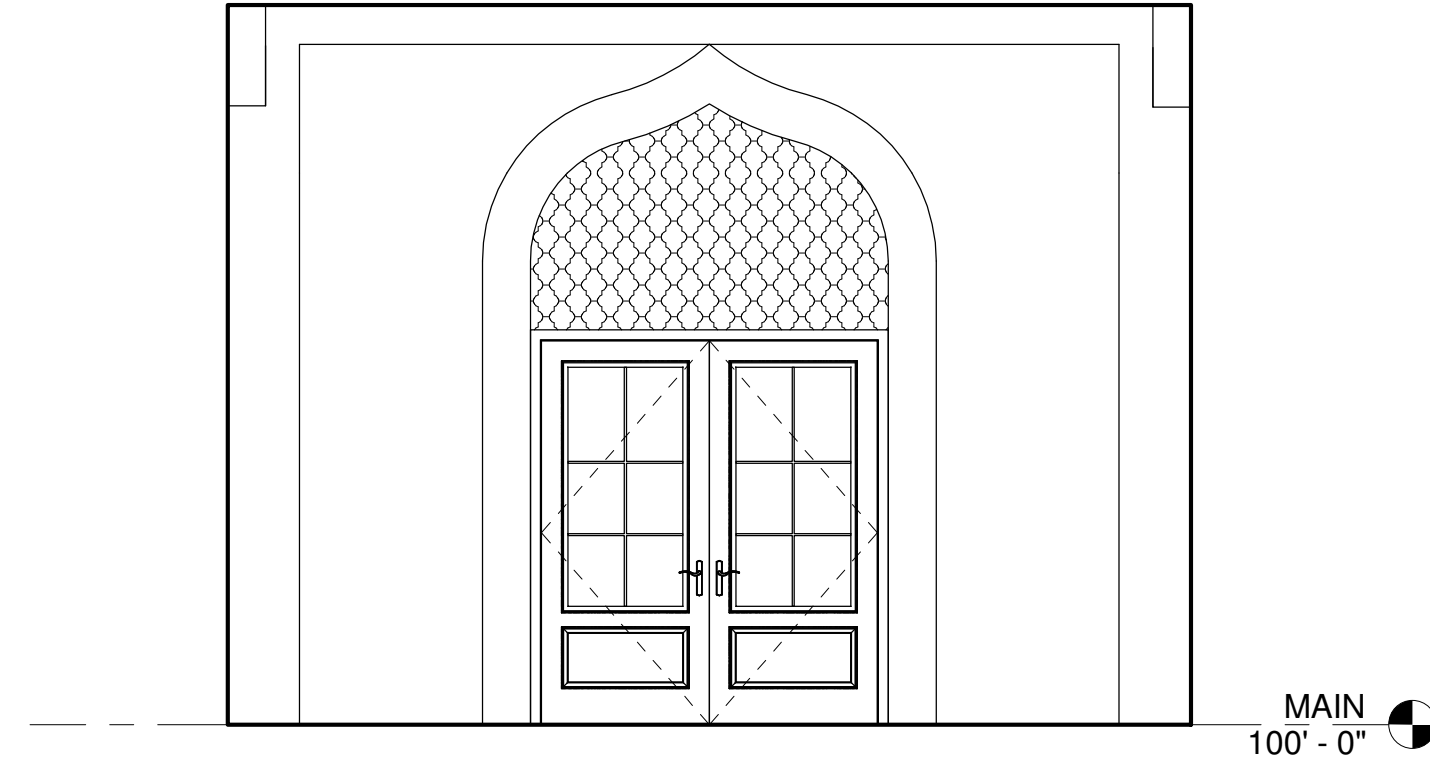
DESIGN TEAM
 LEAD: KIMLY C. MANGUM
 ROSADER KINGSTON

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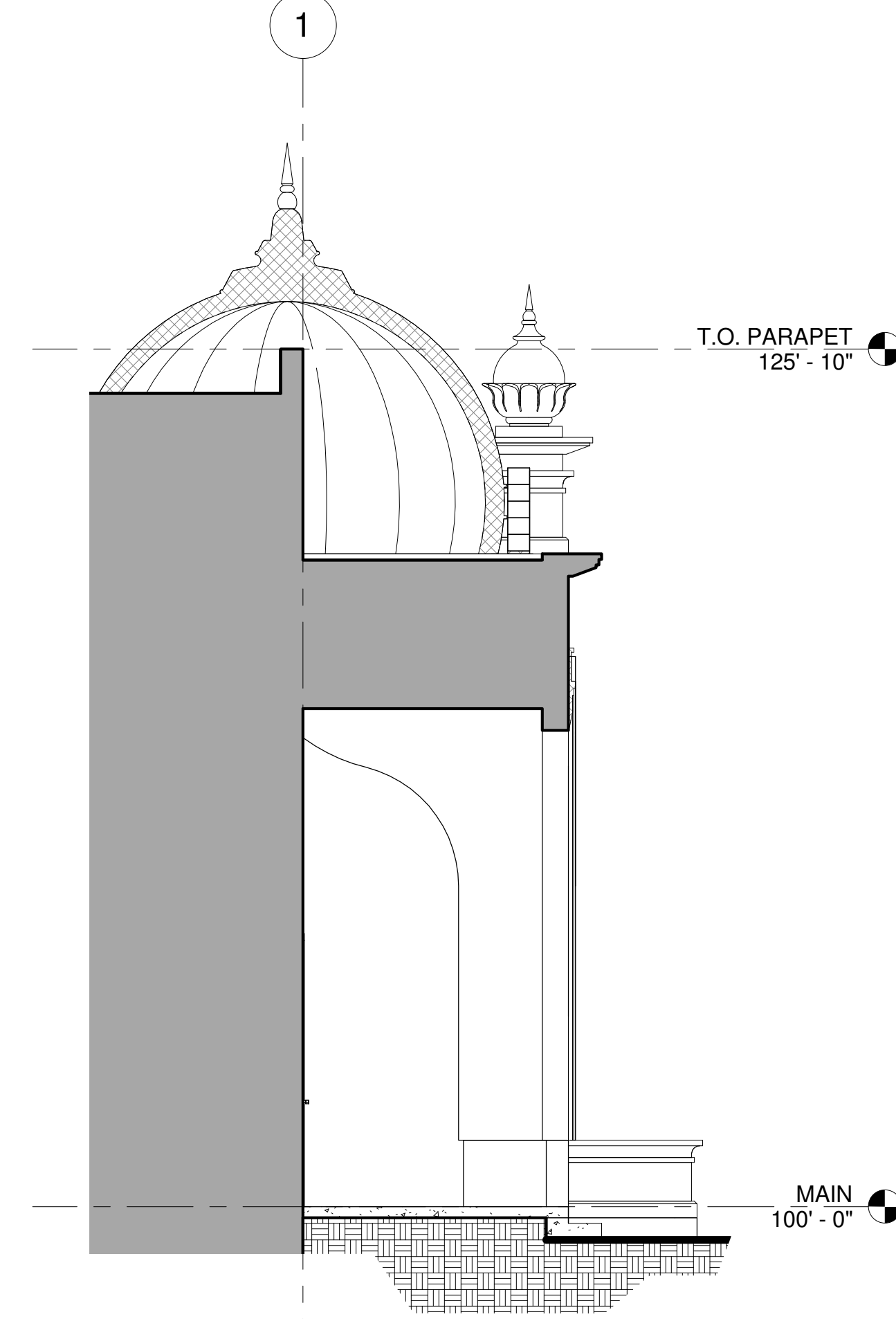
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 CHECKED BY: KCM
 DATE: 25 NOV 2015
 SHEET NO.: A-201



3 WEST ENTRY LEFT WALL
1/4" = 1'-0"



2 WEST ENTRY INSIDE ELEV
1/4" = 1'-0"



1 WEST ENTRY RIGHT WALL
1/4" = 1'-0"

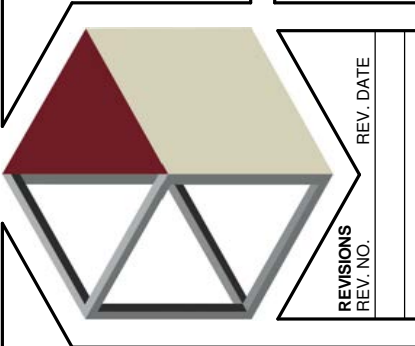
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 SHEET NO.: A-202

PROPOSED NEW
MASJID AL-NOOR
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ELEVATIONS

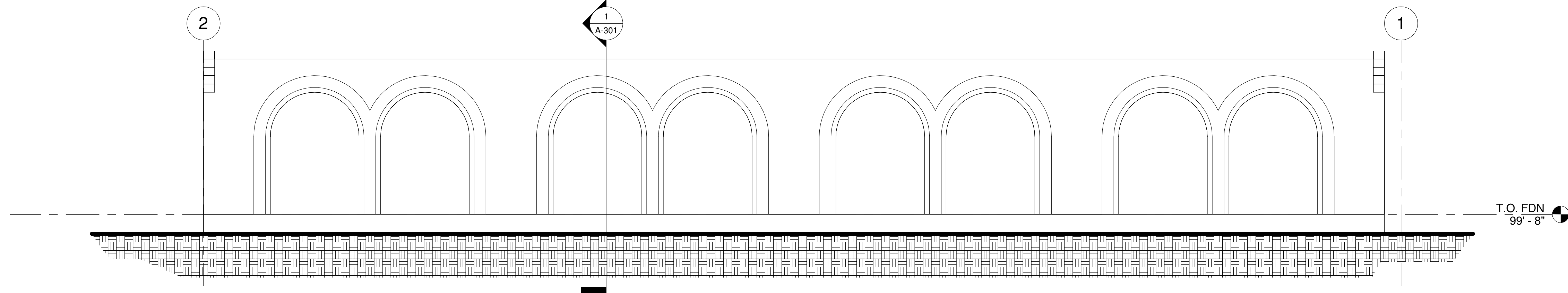


DESIGN TEAM

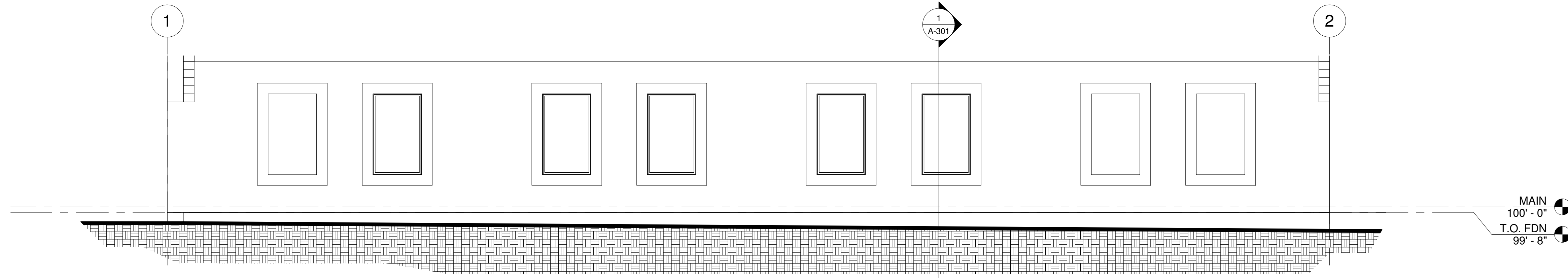
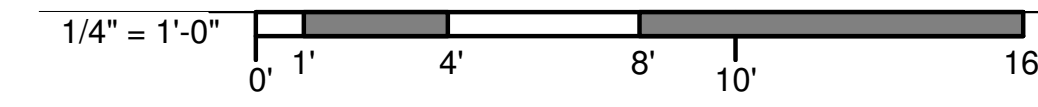
LEAD: Designer

15-010
 DRAWN BY: Author
 CHECKED BY: Checker
 DATE: 25 NOV 2015

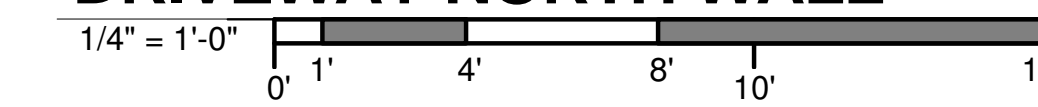
PROJECT NO.:
A-202



DRIVEWAY SOUTH WALL

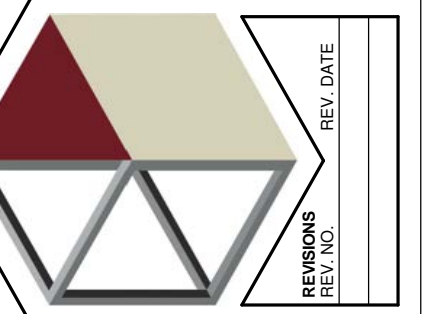


DRIVEWAY NORTH WALL



**PROPOSED NEW
MASJID AL-NOOR**
740 SOUTH 700 EAST
SALT LAKE CITY, UTAH

KIMLY C. MANGUM, P.C.
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DESIGN TEAM

LEAD: **KIMLY C MANGUM**
ROSADER KINGSTON

PROJECT NO: **15-010**
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DATE: **25 NOV 2015**

SHEET NO: **A-203**

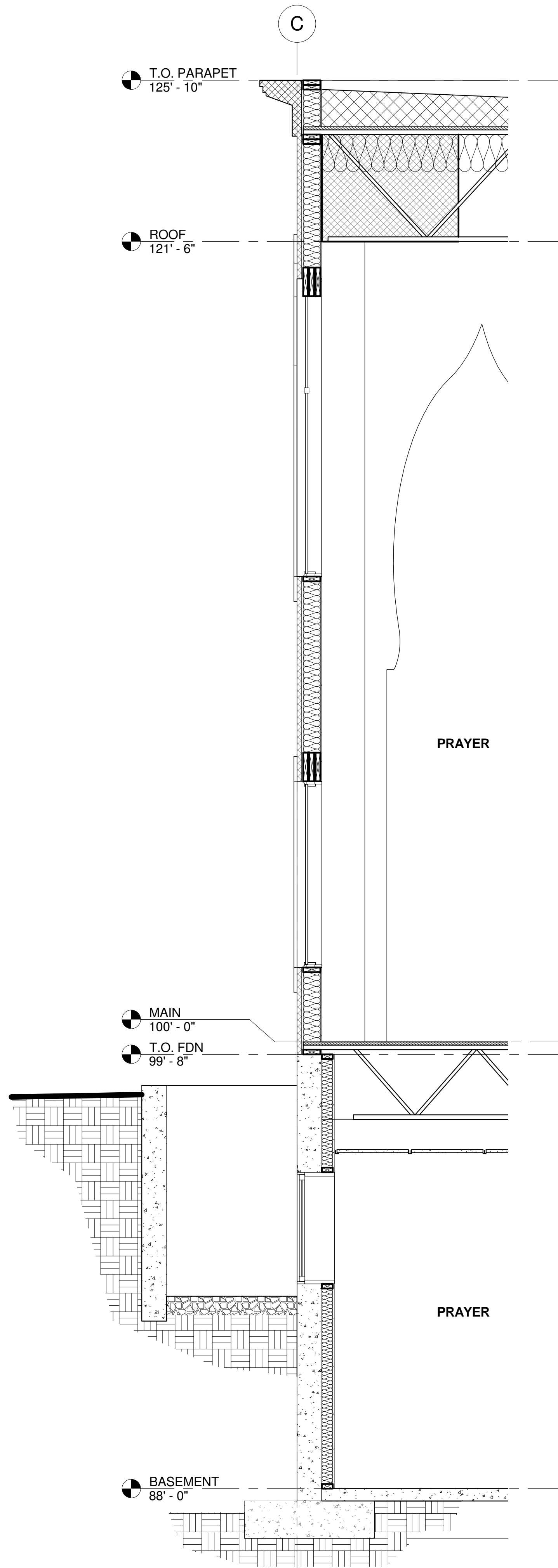
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DATE: **25 NOV 2015**
PROJECT NO: **15-010**
SHEET NO: **A-203**

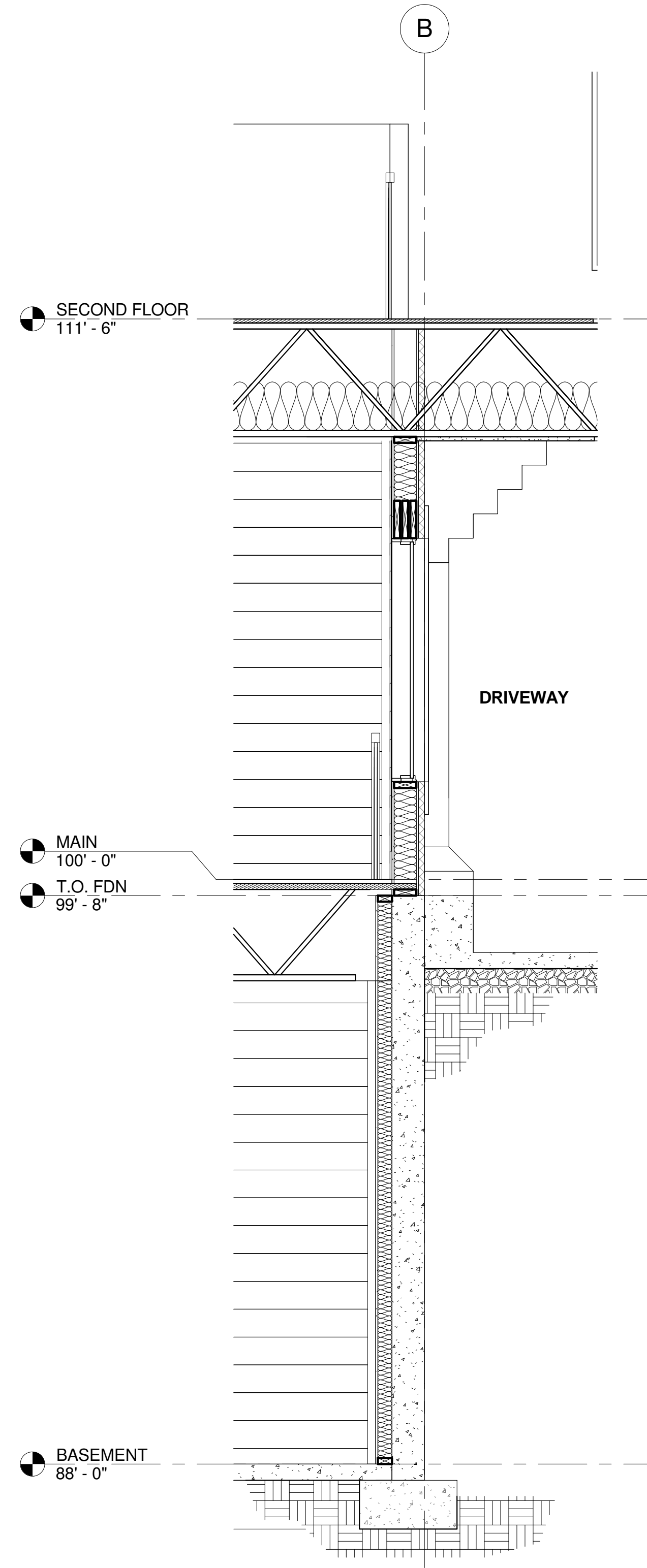
ELEVATIONS

REVISIONS
REV. NO. REV. DATE

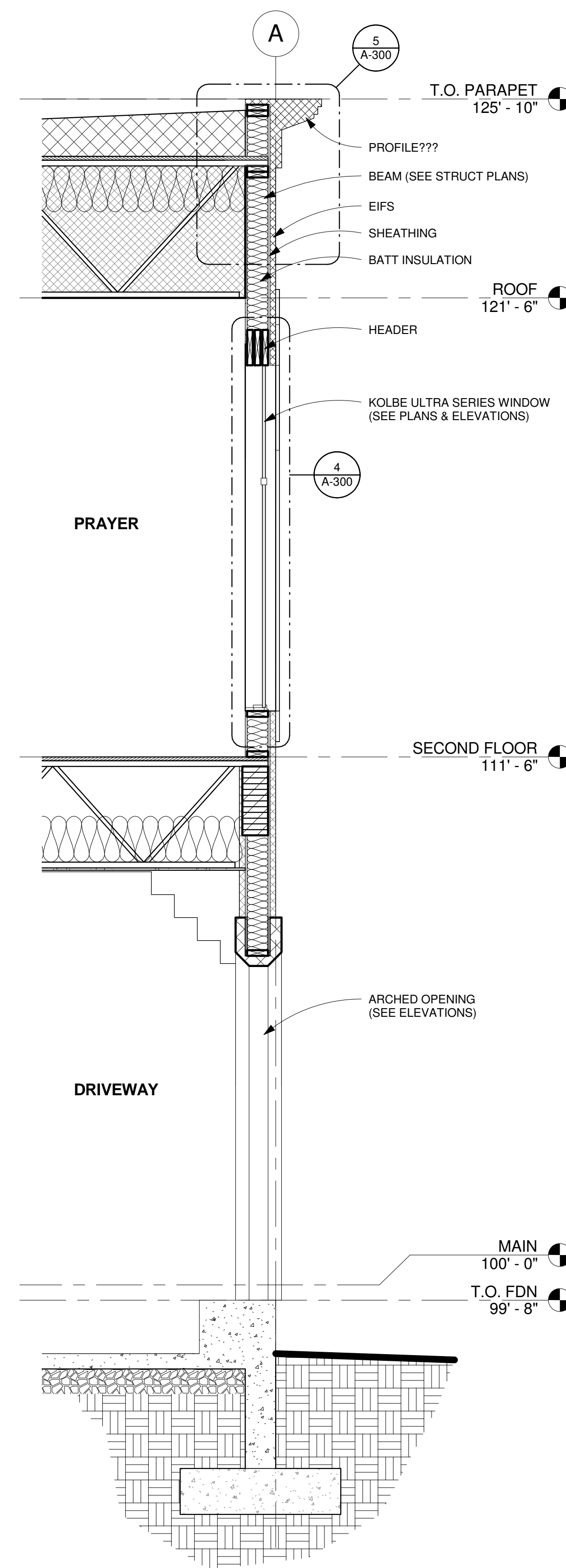
REV. NO.	REV. DATE



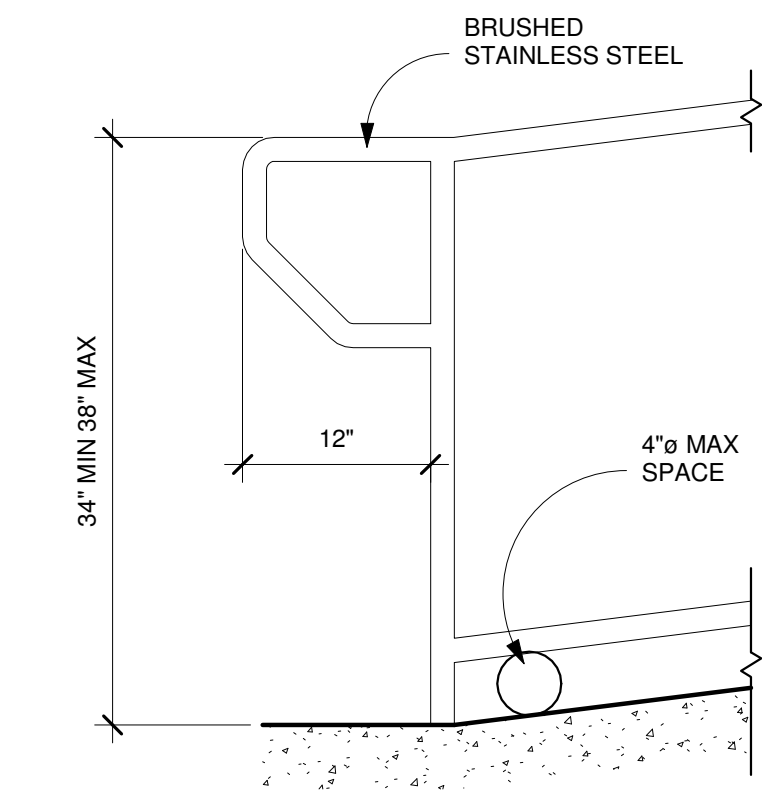
1 SECTION 2 - NORTH WALL
1/2" = 1'-0"



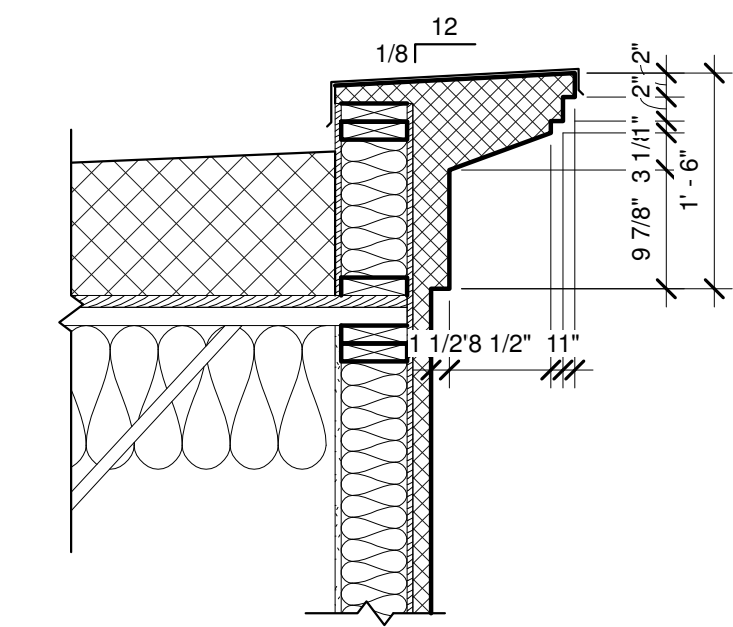
2 SECTION 2 - CENTER WALL
1/2" = 1'-0"



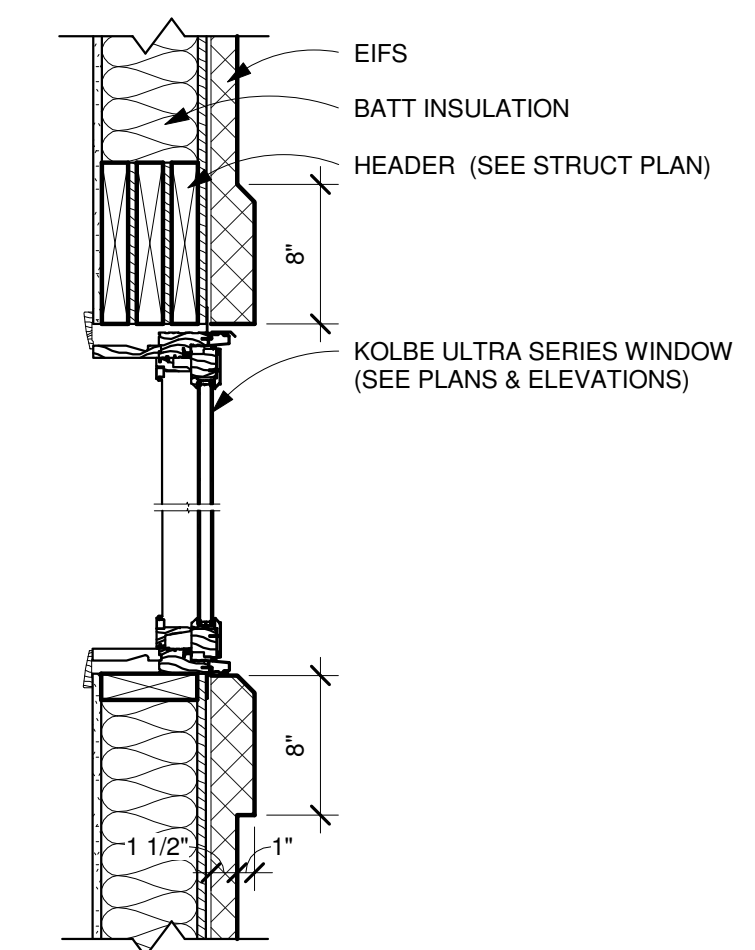
3 SECTION 2 - SOUTH WALL
1/2" = 1'-0"



6 RAMP RAILING
1" = 1'-0"



5 PARAPET PROFILE
3/4" = 1'-0"

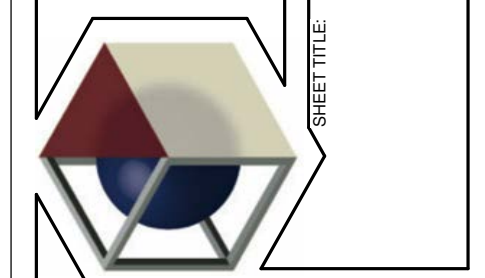


4 WINDOW SECTION
1:11

NO.	DATE	REVISION	BY	CHK	APP

**PROPOSED NEW
MASJID AL-NOOR**
740 SOUTH 700 EAST
SALT LAKE CITY, UTAH

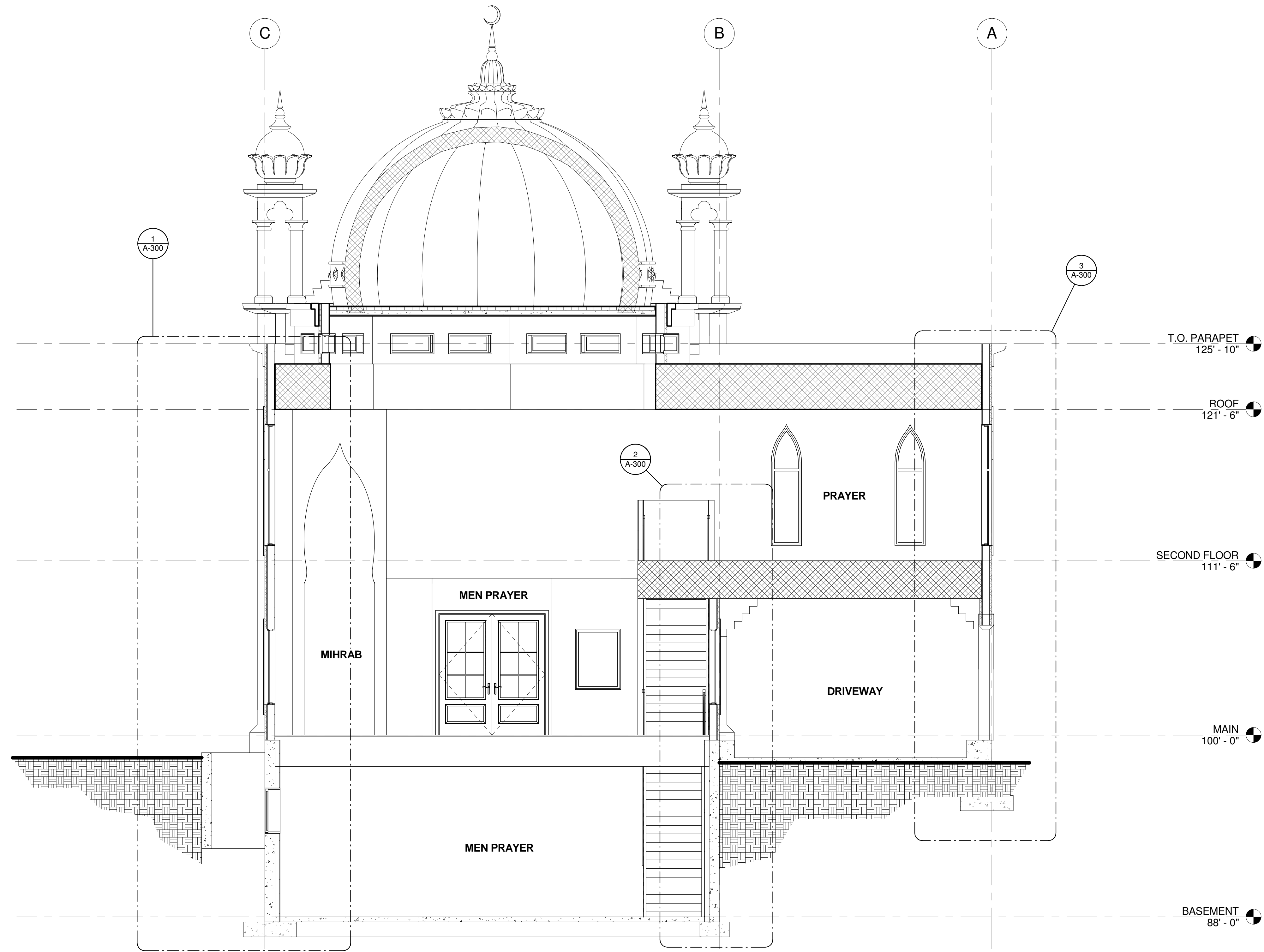
KIMLY C. MANGUM, P.C.
planning/architecture/engineering
635 West 5300 South, Suite 100, Salt Lake City, UT 84123
PHONE: (801) 974-5101 • FAX: (801) 974-5102



DESIGN TEAM
LEAD: KIMLY C. MANGUM
ROSADER KINGSTON

SECTIONS

15-010	DRAWN BY:	ARK
	CHECKED BY:	KCM
	ISSUE DATE:	25 NOV 2015
	PLOT DATE:	11/25/2015 3:14:38 PM
	SHEET NO.:	A-300
PROJECT NO.:		
STATUS:	REV. F	

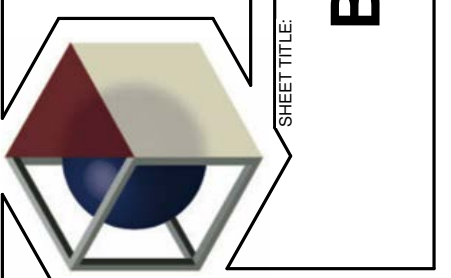


1 EAST INTERIOR SECTION
 1/4" = 1'-0"
 0' 1' 4' 8' 10' 16'

NO.	DATE	REVISION	BY	CHK	APP

**PROPOSED NEW
 MASJID AL-NOOR**
 740 SOUTH 700 EAST
 SALT LAKE CITY, UTAH

KIMLY C. MANGUM, P.C.
 planning/architecture/engineering
 635 West 5300 South, Suite 100, Salt Lake City, UT 84123
 PHONE: (801) 974-5101 • FAX: (801) 974-5102

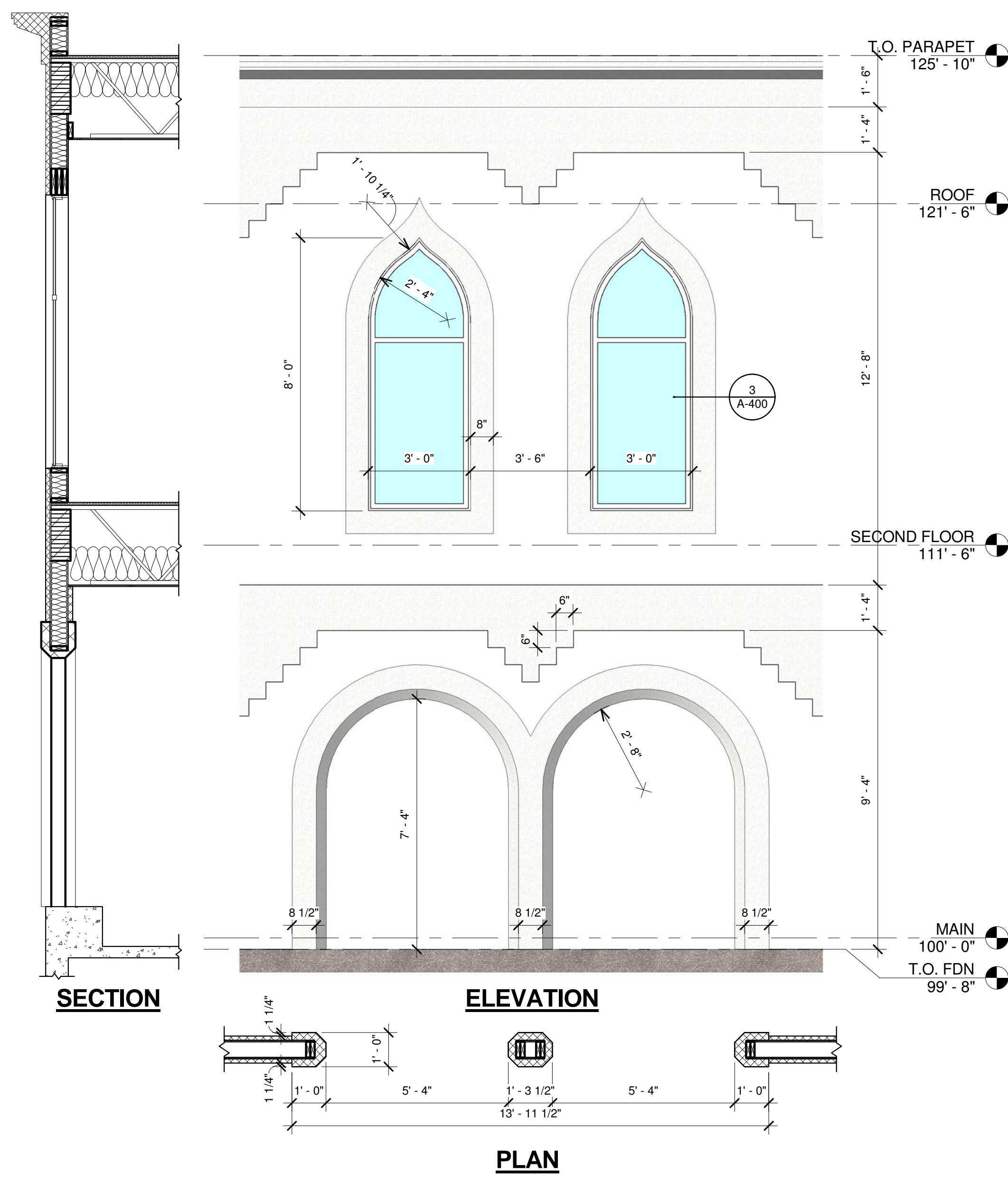


DESIGN TEAM
 LEAD: KIMLY C. MANGUM
 ROSADER KINGSTON

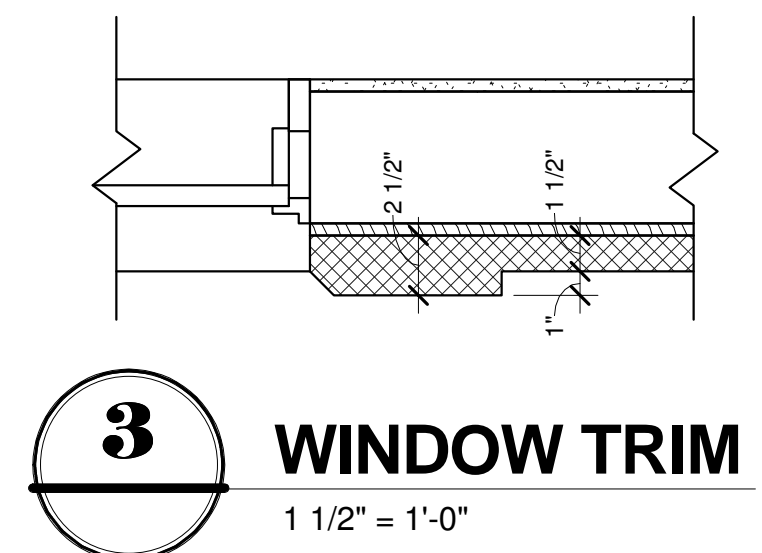
BUILDING SECTION

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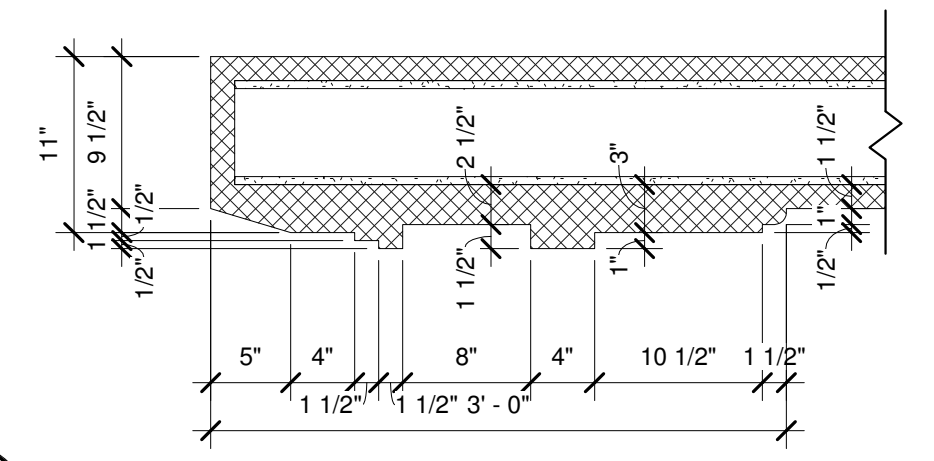
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PROJECT NO.:		
STATUS:	REV. F	



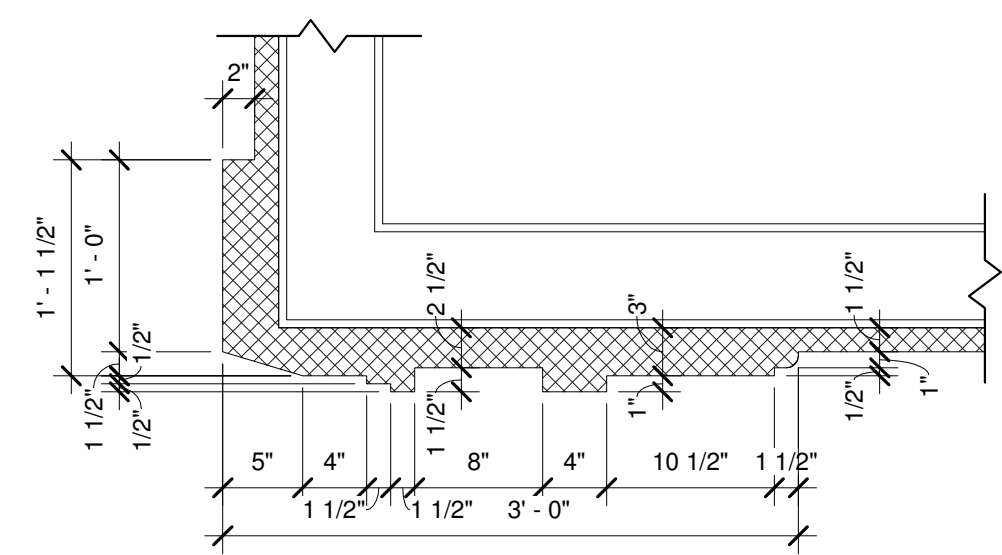
1 ARCHES
3/8" = 1'-0"



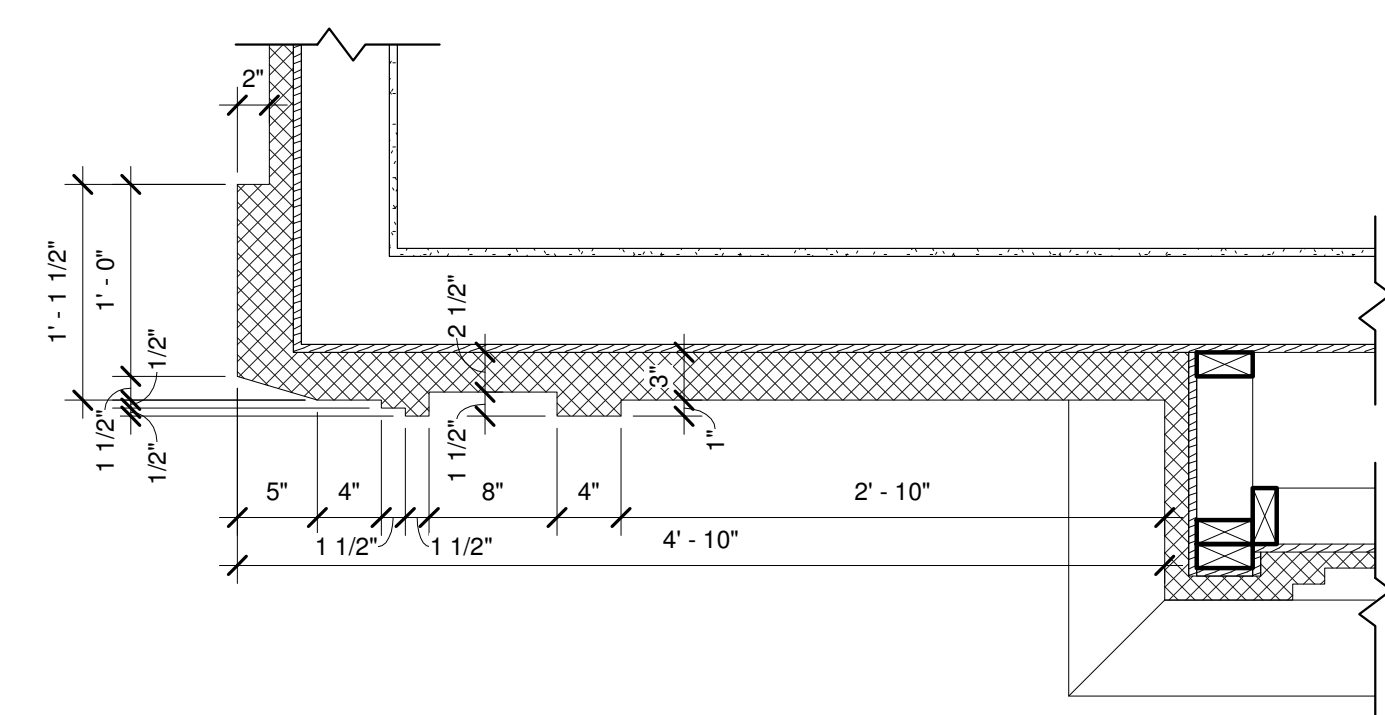
3 WINDOW TRIM
1 1/2" = 1'-0"



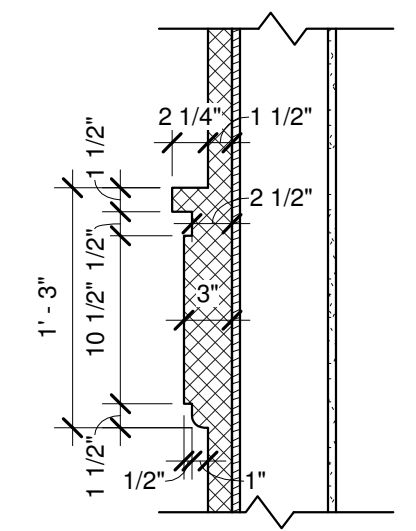
4 WEST ENTRY ARCH PROFILE
1" = 1'-0"



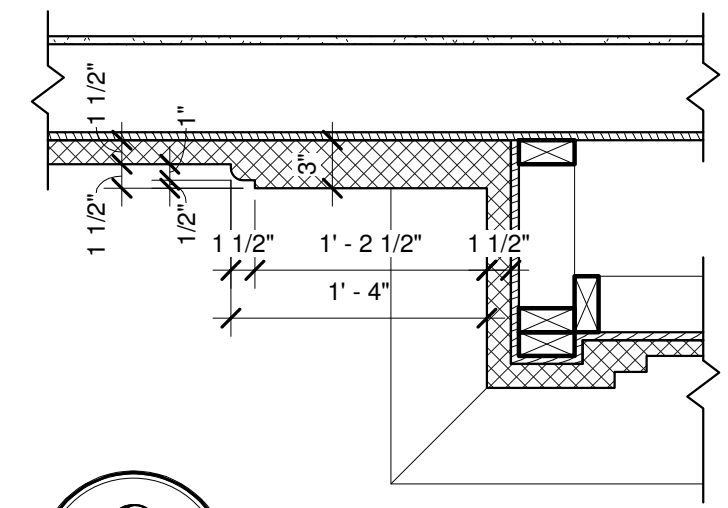
5 EAST ARCH PROFILE - HIGH
1" = 1'-0"



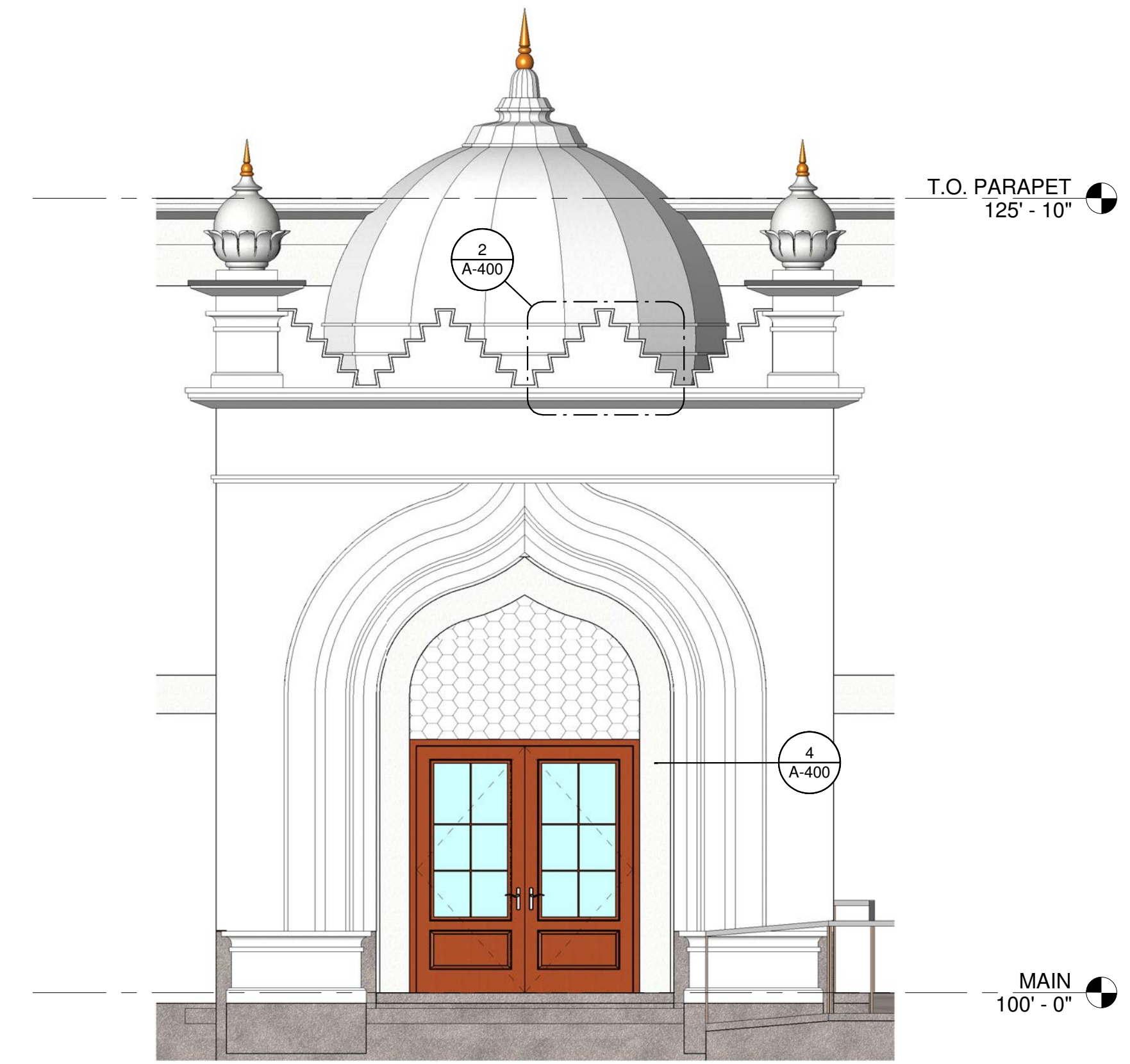
6 EAST ENTRY ARCH PROFILE - LOW
1" = 1'-0"



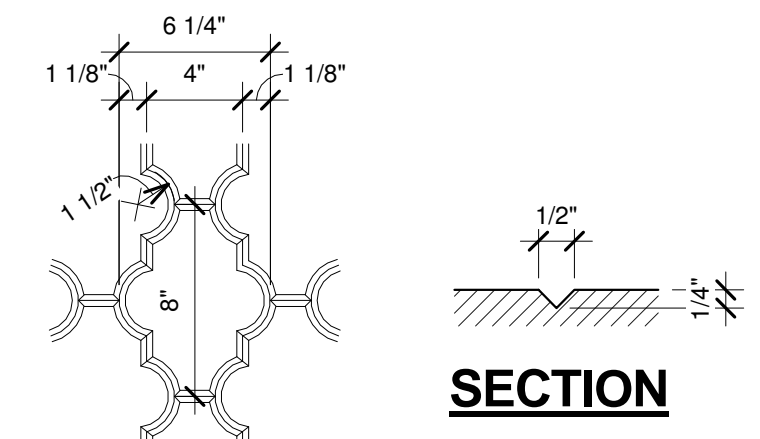
7 TRIM - TOP
1" = 1'-0"



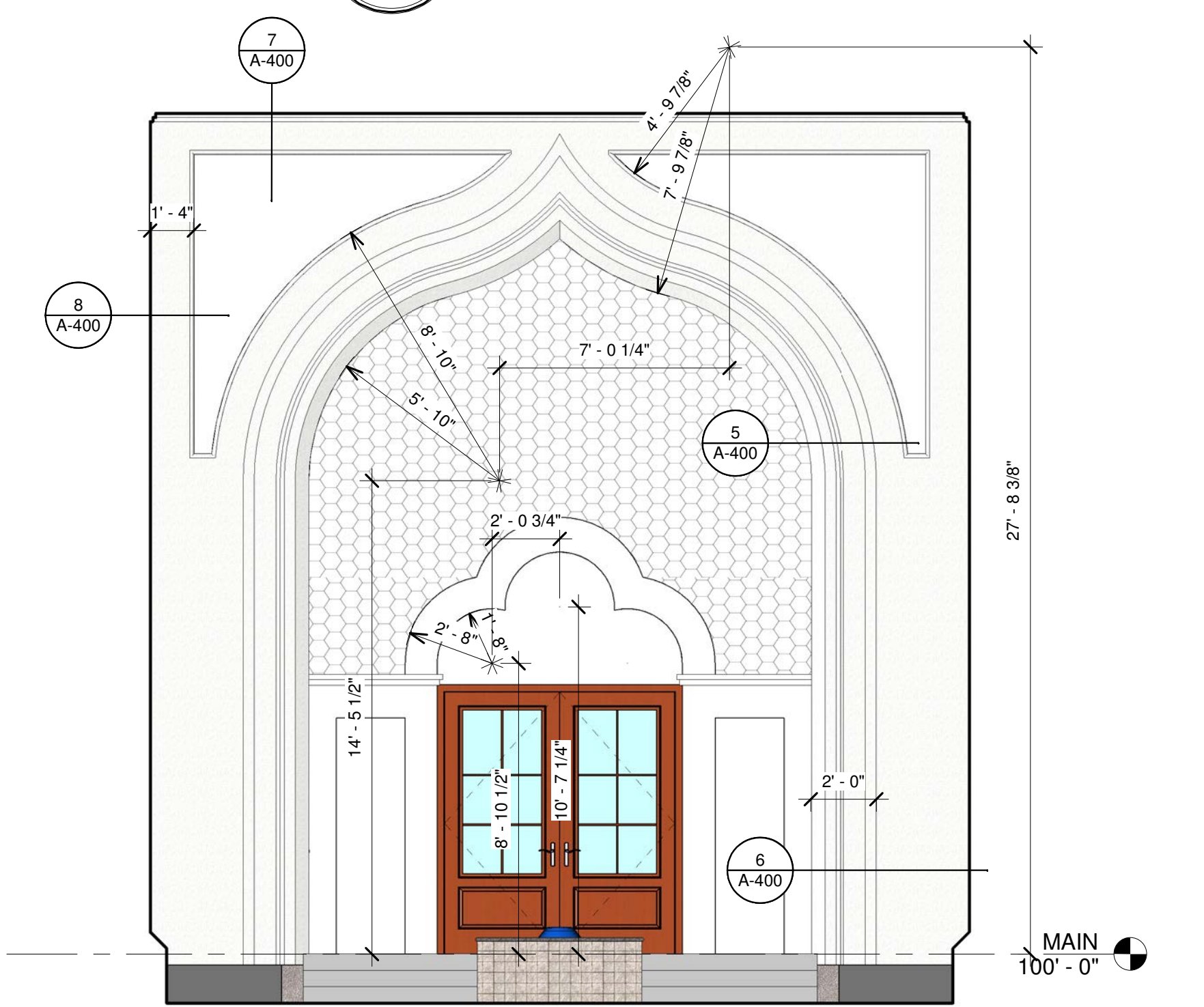
8 TRIM - SIDES
1" = 1'-0"



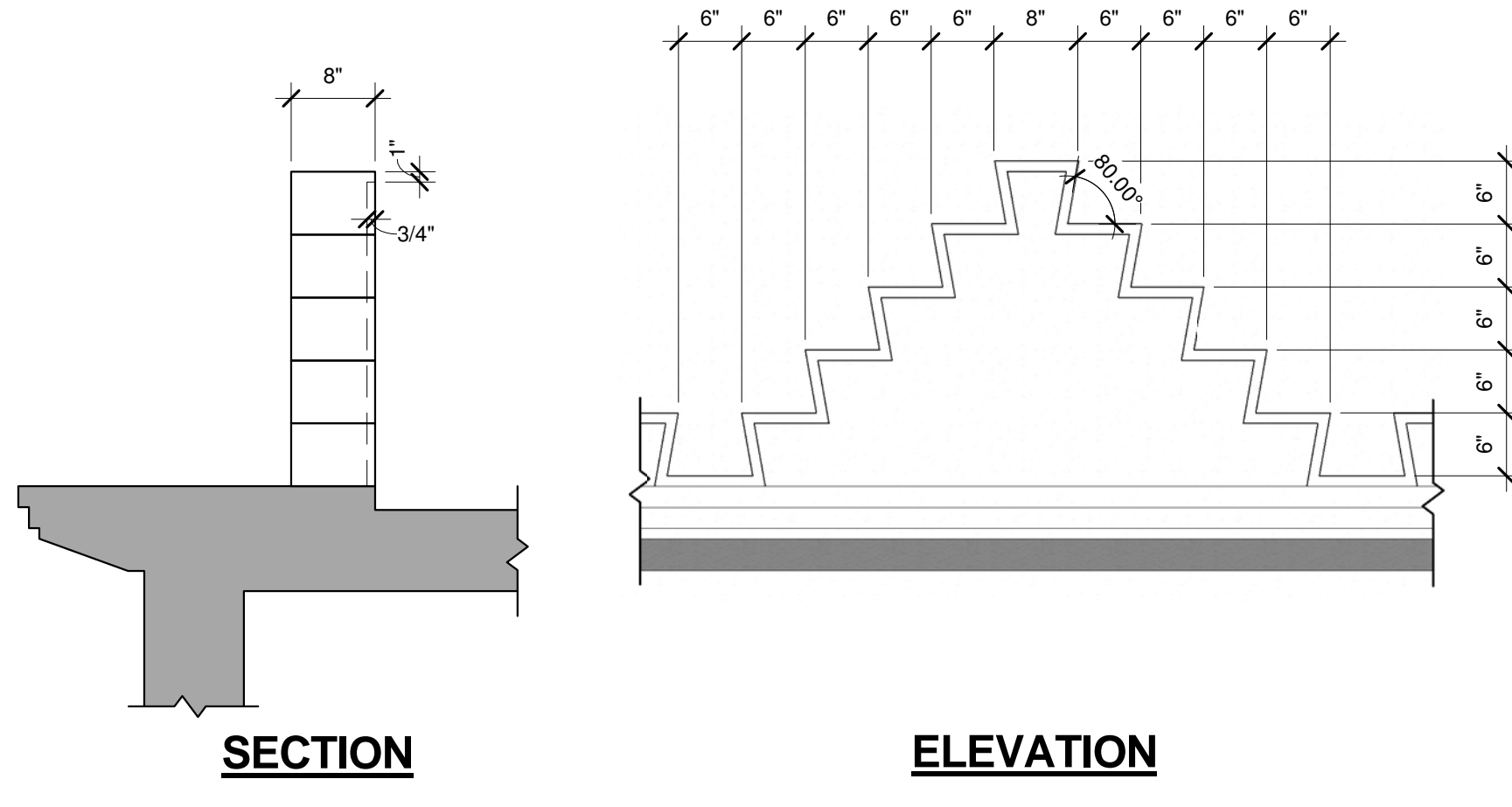
9 WEST ENTRY
1/4" = 1'-0"



10 ENTRY PATTERN
1 1/2" = 1'-0"



11 EAST ENTRY
1/4" = 1'-0"



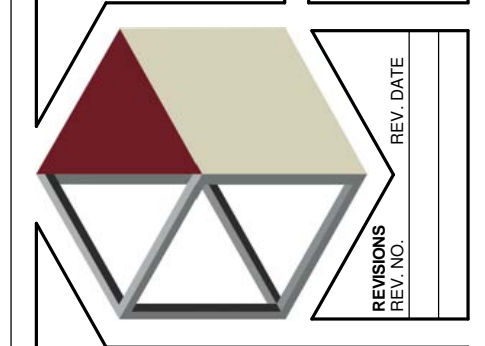
2 PARAPET FEATURE
3/4" = 1'-0"

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DATE: 25 NOV 2015
PROJECT NO.: **15-010**
SHEET NO.: **A-400**

PROPOSED NEW
MASJID AL-NOOR
740 SOUTH 700 EAST
SALT LAKE CITY, UTAH

KIMLY C. MANGUM, P.C.
planning/architecture/engineering
635 West 5300 South, Suite 100, Salt Lake City, UT 84123
PHONE: (801) 974-5101 * FAX: (801) 974-5102

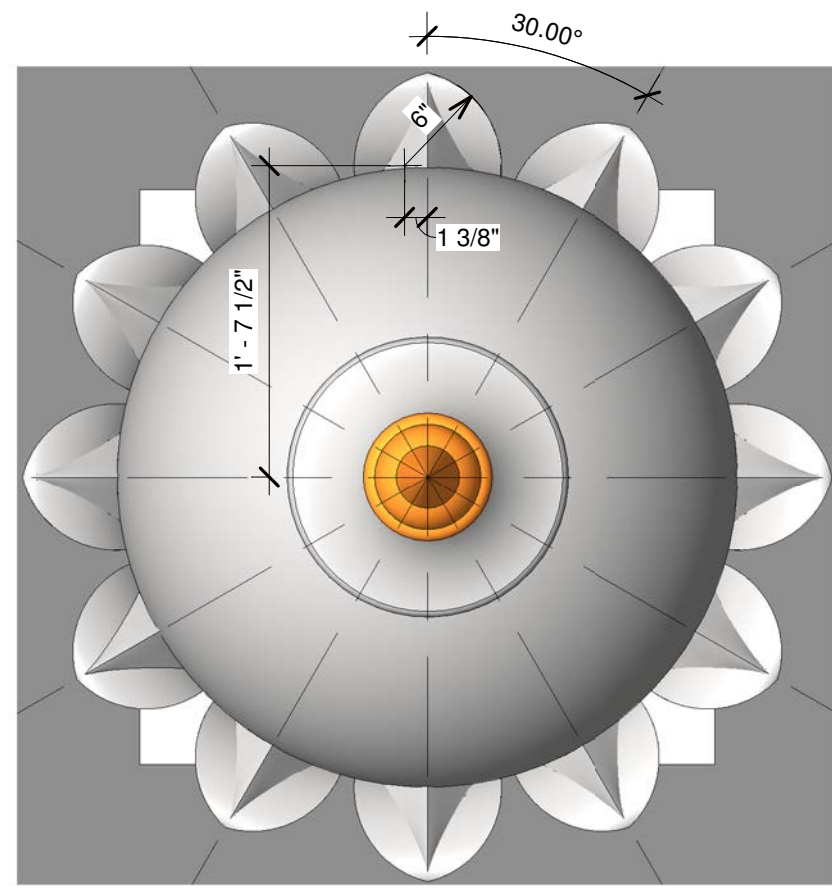


DESIGN TEAM
LEAD: KIMLY C MANGUM

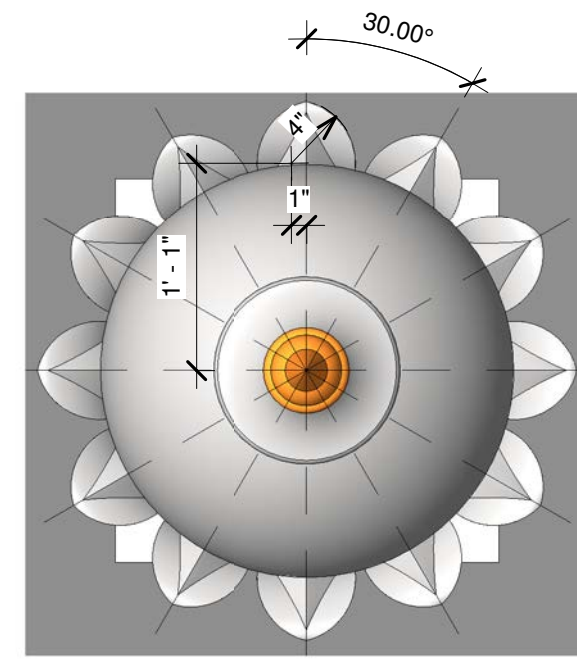
REV. NO.	REV. DATE	REV. DESCRIPTION

15-010
DRAWN BY: ARK
CHECKED BY: KCM
DATE: 25 NOV 2015
SHEET NO.: **A-400**

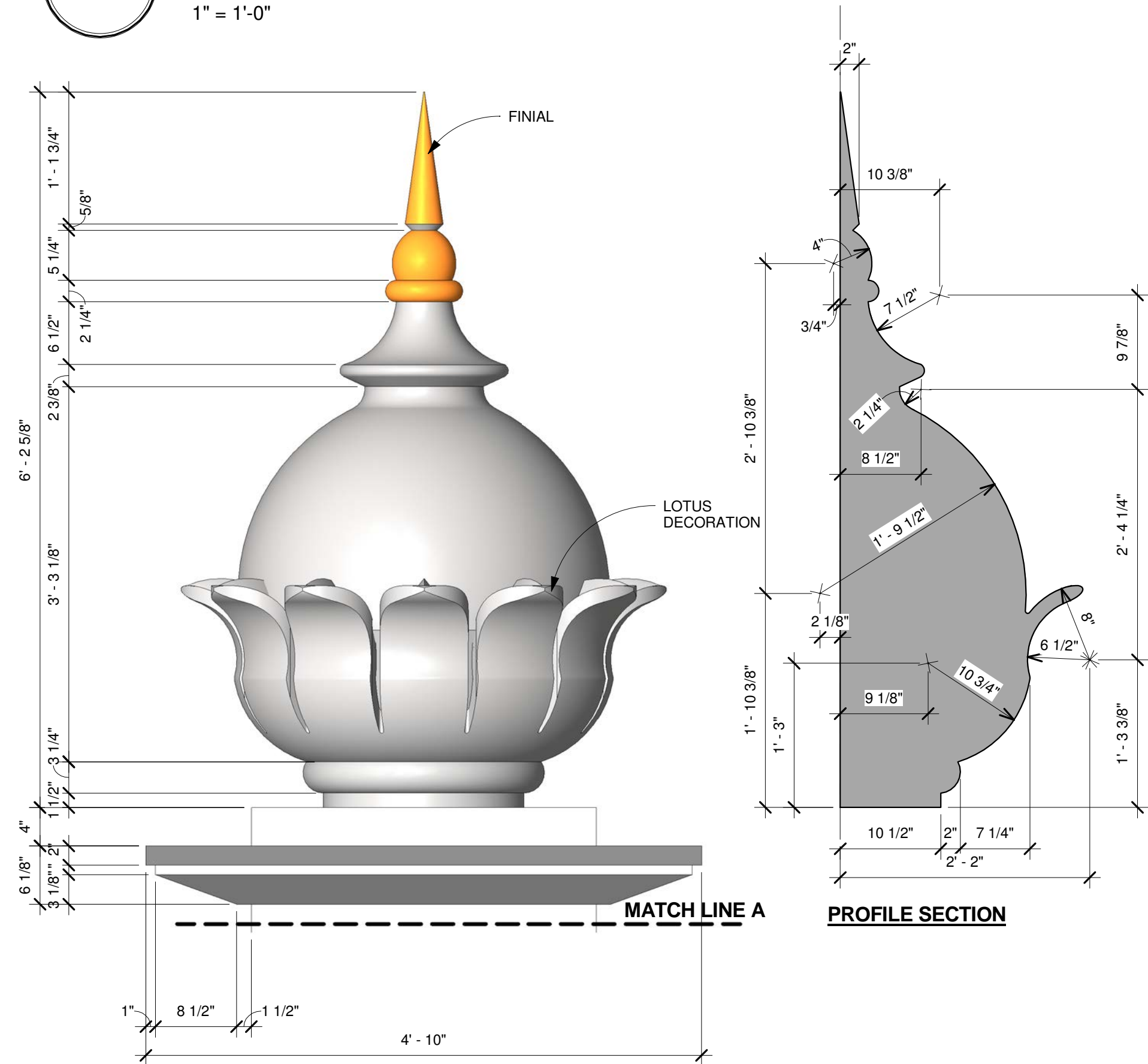
C:\Users\Kc\OneDrive\Desktop\15-010 Masjid Al-Noor\15-010 Masjid Al-Noor\15-010 Masjid Al-Noor\15-010 Masjid Al-Noor.dwg
11/25/2015 3:15:01 PM



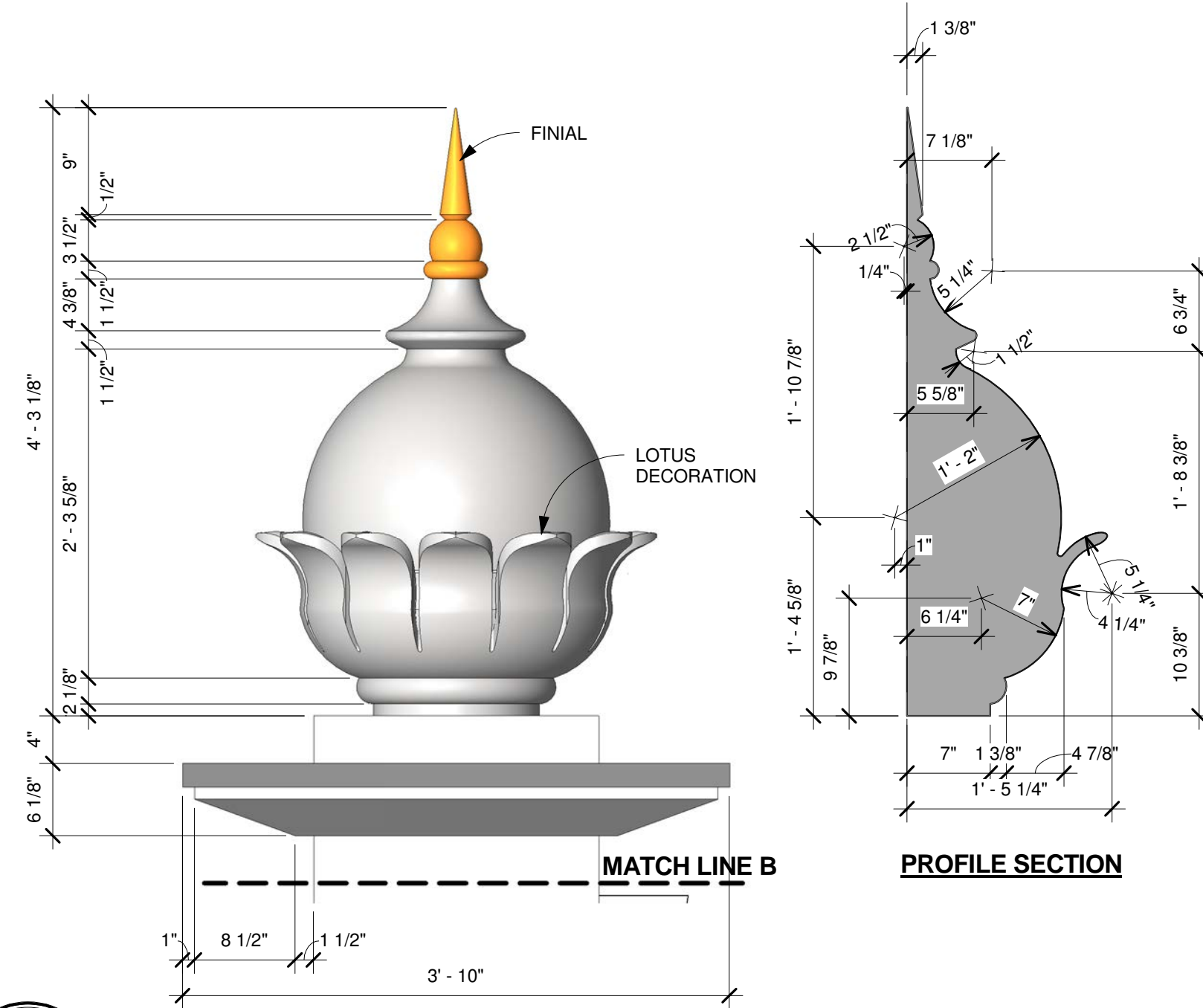
8 LARGE CHATTRI TOP VIEW
1" = 1'-0"



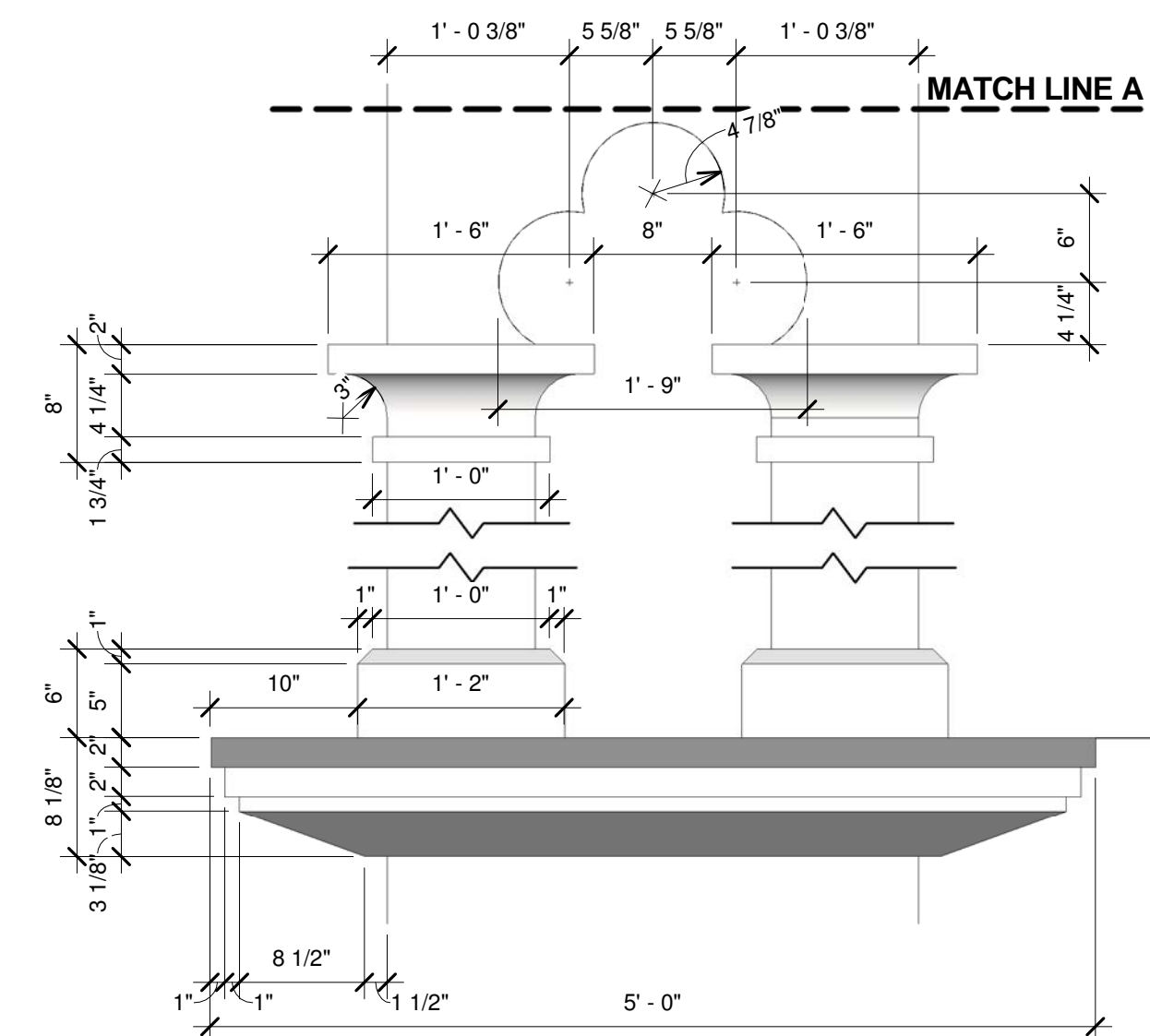
12 SMALL CHATTRI TOP VIEW
1" = 1'-0"



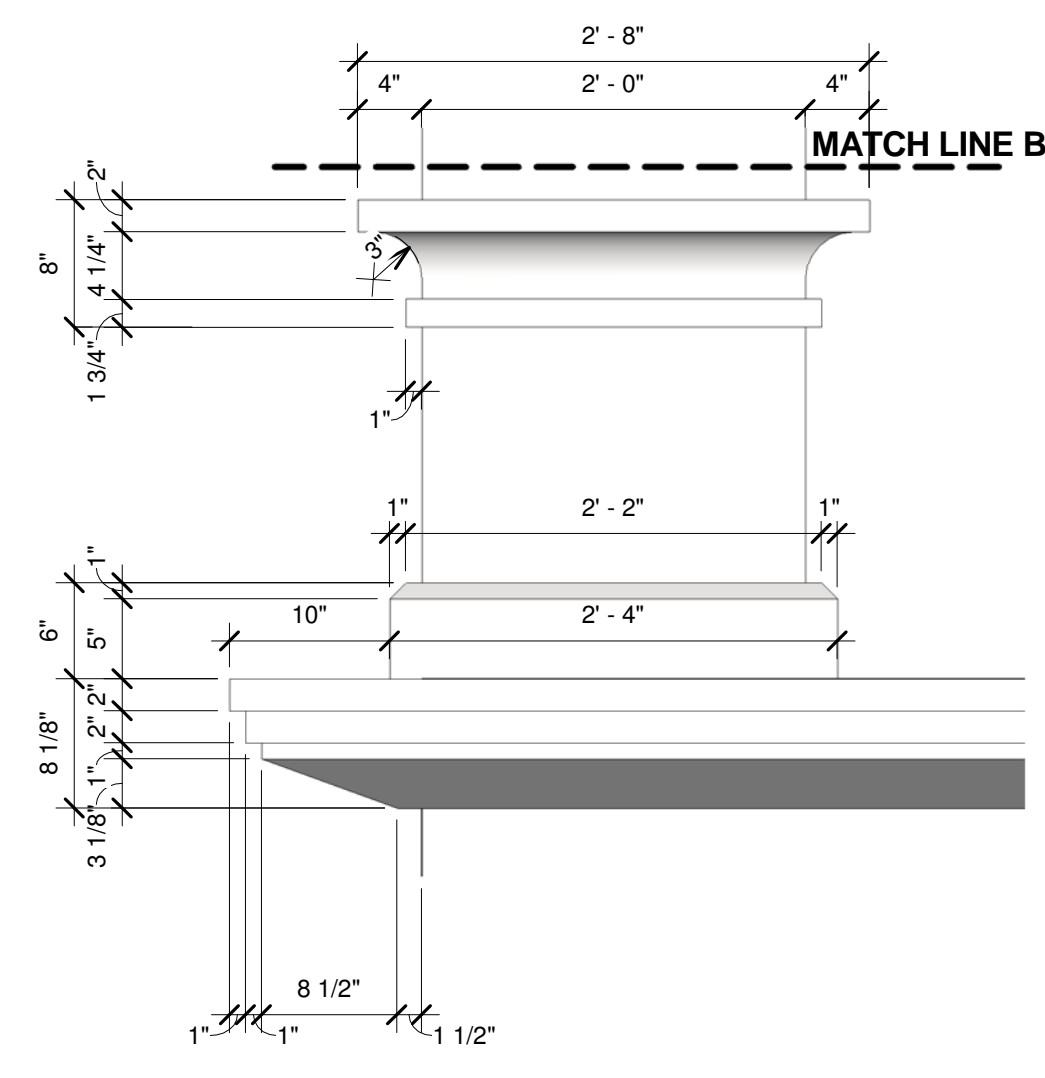
4 LARGE CHATTRI TOP
1" = 1'-0"



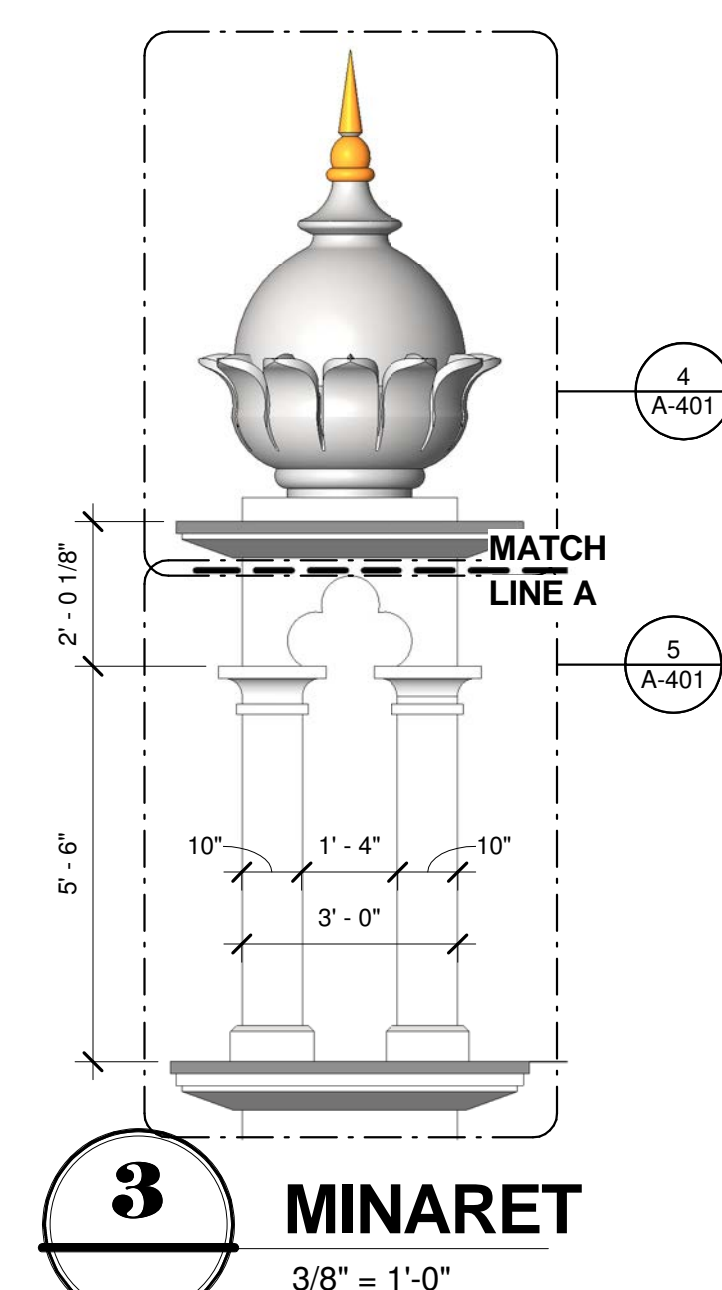
9 SMALL CHATTRI TOP
1" = 1'-0"



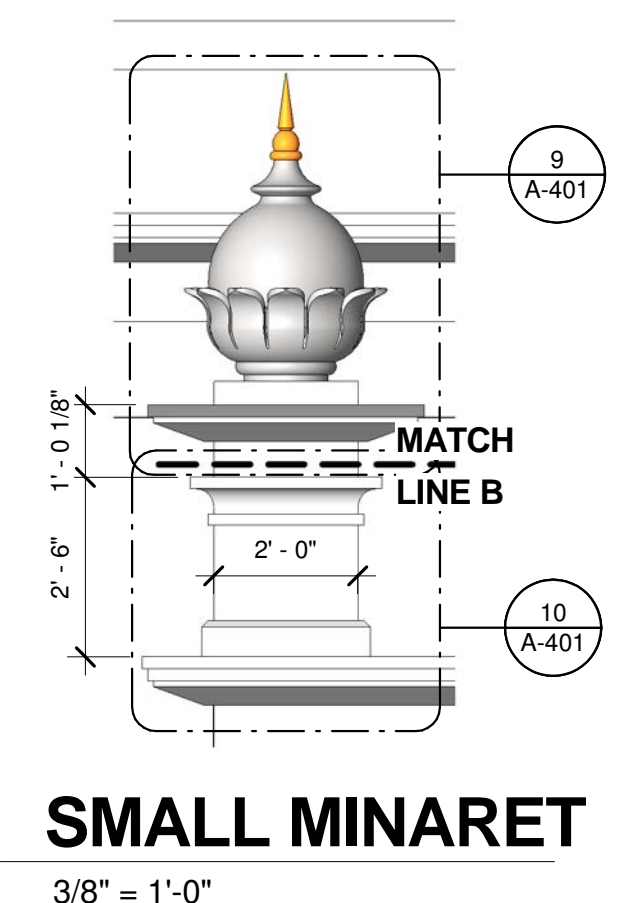
5 LARGE CHATTRI BASE
1" = 1'-0"



10 SMALL CHATTRI BASE
1" = 1'-0"



3 MINARET
3/8" = 1'-0"

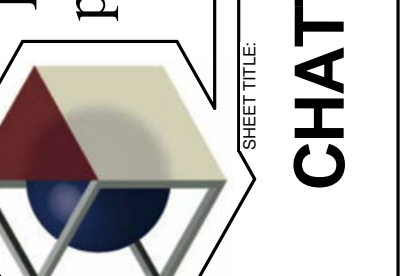


6 SMALL MINARET
3/8" = 1'-0"

NO.	DATE	REVISION	BY	CHK	APP

**PROPOSED NEW
MASJID AL-NOOR**
740 SOUTH 700 EAST
SALT LAKE CITY, UTAH

KIMLY C. MANGUM, P.C.
planning/architecture/engineering
635 West 5300 South, Suite 100, Salt Lake City, UT 84123
PHONE: (801) 974-5101 • FAX: (801) 974-5102



DESIGN TEAM
LEAD: KIMLY C. MANGUM

PROJECT NO. 15-010DRAWN BY: ARK

CHECKED BY: KCM
ISSUE DATE: 25 NOV 2015
PLOT DATE: 11/25/2015 3:15:05 PM
SHEET NO. 10

A-401
STATUS: REV. F



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DATE: 25 NOV 2015
 PROJECT NO.: **15-010**
 SHEET NO.: **A-900**

PROPOSED NEW
MASJID AL-NOOR
 740 SOUTH 700 EAST
 SALT LAKE CITY, UTAH

KIMLY C. MANGUM, P.C.
 planning/architecture/engineering
 635 West 5300 South, Suite 100, Salt Lake City, UT, 84123
 PHONE: (801) 974-5101 * FAX: (801) 974-5102

SHEET TITLE: **3D VIEWS**

REV. NO.	REV. DATE

DESIGN TEAM
 LEAD: **KIMLY C. MANGUM**
ROSADER KINGSTON

15-010
 DRAWN BY: **ARK**
 CHECKED BY: **KCM**
 DATE: 25 NOV 2015
 SHEET NO.: **A-900**

ATTACHMENT D: APPLICANT INFORMATION



HP: Major Alteration & New Construction

SALT LAKE CITY PLANNING

OFFICE USE ONLY

Project #: PLN HLC 2015-00967	Received By: A. Pickener	Date Received: 11/25/15	Zoning: RMF-3D
Project Name:			

PLEASE PROVIDE THE FOLLOWING INFORMATION

Request: **Kimly C. Mangum**

Address of Subject Property:
740 South 700 East Salt Lake City, Utah

Name of Applicant: **Kimly C. Mangum** Phone: **801-974-5101**

Address of Applicant:
635 West 5300 South, Suite 203, Salt Lake City, Utah 84123

E-mail of Applicant: **kim@kcmdesign.com** Cell/Fax: **801-974-5102**

Applicant's Interest in Subject Property:
 Owner Contractor Architect Other:

Name of Property Owner (if different from applicant): **Masood Ul Hasa**
Islamic Society of Greater Salt Lake/ North American Islamic Trust LLC.

E-mail of Property Owner: **masood.ul-hasan@imail.org** Phone: **801-707-1201**

➔ **Please note that additional information may be required by the project planner to ensure adequate information is provided for staff analysis. All information required for staff analysis will be copied and made public, including professional architectural or engineering drawings, for the purposes of public review by any interested party.**

AVAILABLE CONSULTATION

➔ Planners are available for consultation prior to submitting this application. Please call (801) 535-7700 if you have any questions regarding the requirements of this application.

WHERE TO FILE THE COMPLETE APPLICATION


Mailing Address: Planning Counter PO Box 145471 Salt Lake City, UT 84114	In Person: Planning Counter 451 South State Street, Room 215 Telephone: (801) 535-7700
---	---

REQUIRED FEE

- ➔ **Major Alteration:** Filing fee of \$30, plus additional cost of postage for mailing notice.
- ➔ **New Construction:** Filing fee of \$243, plus additional cost of postage for mailing notice. **89**

SIGNATURE

➔ If applicable, a notarized statement of consent authorizing applicant to act as an agent will be required.

Signature of Owner or Agent: 	Date: 25 NOV 2015
--	-----------------------------

SUBMITTAL REQUIREMENTS

Staff Review

1. Project Description (please attach additional sheet)
Written description of your proposal and any Special Exception requested

2. Drawings to Scale

One paper copy (24" x 36")

A digital (PDF) copy

One 11 x 17 inch reduced copy of each of the following

a. Site Plan

Site plan with dimensions, property lines, north arrow, existing and proposed building locations on the property. (see *Site Plan Requirements* flyer for further details)

b. Elevation Drawing

Detailed elevation, sections and profile drawings with dimensions drawn to scale

Show type of construction, materials

Design and dimension for details such as railings, posts, roofing, siding, porch, windows, etc

Show section drawings of windows and doors if new windows and doors are proposed

c. Streetscape Drawings (for new construction)

Streetscape drawn to scale at a minimum 1: 80

Drawing should include 100 feet on both sides of the subject property and show height, width, and building separation of the existing surrounding buildings and how it relates to the proposed work (if access to properties is limited, a photographic streetscape is allowed)

If the new construction does not meet the front yard setback, graphically show the front yard setbacks of the block face (all buildings on one side of block between two intersecting streets)

3. Photographs

Historic photographs of existing building(s) if available
(contact the Salt Lake County Archives at (385) 468-0820 for historic photographs)

Current photographs of each side of the building

Close up images of details that are proposed to be altered

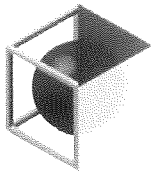
4. Materials

List of proposed building materials

Provide samples and/or manufactures brochures were applicable

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

I acknowledge that Salt Lake City requires the items above to be submitted before my application can be processed. I understand that Planning will not accept my application unless all of the following items are included in the submittal package.



IRIDIUM

planning/architecture/engineering

635 W 5300 So Ste #263, Salt Lake City, UT 84123
phone (801) 974-5101, fax (801) 974-5102

25 Nov 2015

Masjid al Noor – Proposed New Facility

The Masjid al Noor has served the Islamic community in Salt Lake City since the 1980's. The existing structure, located at 740 South 700 East was built in 1940. The need to expand the facility is growing every year. The residence to the north was added to accommodate dedicated space for women's prayer. Although the property has been well maintained it was not built to current structural standards or to accommodate proper access. The women's facilities are not as well accommodating as for the men.

The Masjid is open every day for prayers with typically fewer than ten attendees. The highest number of patrons, which can reach over 150, attend Friday afternoon prayer. Sunday school for younger members is also regularly attended but the number of attendees is significantly less than Friday prayer. During special holidays times of the year, such as for Ramadan, the facility is used during the evening. Meetings with the Imam and organization committees are scheduled from time to time.

The property is surrounded on all sides by residential use. Single family residences abutting the property on the north, west and south sides. There are single family residences and apartment buildings across the street to the east. There are businesses located on the street corners to the north.

It is expected that the proposed facility will accommodate approx. 220 people for Friday prayer. This number could be exceeded a few days during the year.

The nearby property owners have been communicated with many times but not specifically for this new facility. The Islamic Society of Greater Salt Lake is working to ensure the feasibility of the project before actively seeking required funding. The neighbors in general have been very friendly and accommodating.

Door Images



Door Panel Interior



Wood Raised Panel



Wood Flat Panel

Door Panel Exterior



Extruded Aluminum Raised Panel



Extruded Aluminum Flat Panel

This Specifications Sheet utilizes the Construction Specifications Institute (CSI) MasterFormat™. The 1995 edition numbers are listed first; *numbers in italics are from the 2004 edition*. Options and dimensions are indicated by brackets []. Specifier Notes precede specification text; edit for project requirements or delete in final copy. Metric conversion is calculated by multiplying: Number of Inches x 25.4 = Millimeters, rounded off. Manufactured by Kolbe & Kolbe Millwork Co., Inc., Wausau, Wisconsin.

Note: Entrance exterior units are sized for entrance door applications. Entrance exterior units sizes are 6-8, with a box height of 82-19/32 inches (2098mm); 7-0, with a box height of 86-19/32 inches (2199mm); and 8-0, with a box height of 98-19/32 inches (2504mm). Entrance Patio unit sizes are 6-6, with a box height of 79-3/8 inches (2016mm); and 8-0, with a box height of 95-15/32 inches (2425mm). Most other specifications are the same for both models.

**SECTION 08212A or 08 14 23.02
ULTRA SERIES COMMERCIAL DOORS, SIDELITES, AND TRANSOMS**

PART 1 GENERAL

1.01 SECTION INCLUDES

- A. [4-17/32 inch (115mm) wide stile] [6 inch (152mm) extra wide stile] Outswing Commercial doors complete with [hardware,] glazing, weatherstripping, [jamb extensions] [removable grilles] [grilles-in-the-air-space] [performance divided lites] [stationary panel] [operating sidelite] [stationary sidelite] and standard or specified anchorages, trim, attachments, and accessories. [Mulled Transoms] [Stand alone Transoms] are also available.

1.02 RELATED SECTIONS

SPECIFIER NOTE: Revise sections below to suit project requirements and to include desired options.
Consult state and local building codes for specific requirements.

The MasterFormat 1995 edition numbers are listed first; *numbers in italics are from the 2004 edition*.

- Section 01330 or 01 33 00 – Submittal Procedures.
- Section 01620 or 01 62 00 – Product Options.
- Section 01630 or 01 25 00 – Product Substitution Procedures.
(2004 title: *Substitution Procedures.*)
- Section 01650 or 01 65 00 – Product Delivery Requirements.
- Section 01660 or 01 66 00 – Product Storage and Handling Requirements.
- Section 01730 or 01 73 00 – Execution.
- Section 01740 or 01 74 00 – Cleaning.
(2004 title: *Cleaning and Waste Management.*)
- Section 01760 or 01 76 00 – Protecting Installed Construction.
- Section 06100 or 06 10 00 – Rough Carpentry.
- Section 06200 or 06 20 00 – Finish Carpentry.
- Section 07210 or 07 21 00 – Building Insulation.
(2004 title: *Thermal Insulation.*)
- Section 07900 or 07 92 00 – Joint Sealants.
- Section 08800 or 08 80 00 – Glazing.
- Section 09900 or 09 90 00 – Paints and Coatings.
(2004 title: *Painting and Coating.*)

1.03 REFERENCES

- A. American Society for Testing and Materials (ASTM):
 1. ASTM E283-04' - Standard Test Method for Rate of Air Leakage Through Exterior Windows, Curtain Walls, and Doors.
 2. ASTM E330-02' - Standard Test Method for Structural Performance of Exterior Windows, Curtain Walls, and Doors by Uniform Static Air Pressure Difference.
 3. ASTM E547-00' - Standard Test Method for Water Penetration of Exterior Windows, Curtain Walls, and Doors by Cyclic Static Air Pressure Differential.
 4. ASTM E1425-07' or AAMA 1801-97 - Certification of Acoustical Performance.
 5. ASTM F588-07' (Windows).
 6. ASTM E 1996-04' - Standard Specification for Performance of Exterior Windows, Curtain Walls, Doors and Storm Shutters Impacted by Windborne Debris in Hurricanes.
 7. ASTM E 1886-04' - Standard Test Method for Performance of Exterior Windows, Curtain Walls, Doors and Storm Shutters Impacted by Missile(s) and Exposed to Cyclic Pressure Differentials.
 8. ASTM E2190-08' - Standard Specification for Insulating Glass Unit Performance and Evaluation.
- B. American Architectural Manufacturers Association/Window and Door Manufacturers Association (AAMA/WDMA), American National Standards Institute/Window and Door Manufacturers Association (ANSI/WDMA), Canadian Standards Association (CSA).
 1. AAMA/WDMA/CSA 101/I.S.2/A440-05', 101/I.S.2/A440-08' - Standard / Specification for Windows, Doors and Skylights.
 2. WDMA I.S. 4-07'A Water Repellant Preservative Treatment for Millwork.
- C. National Fenestration Rating Council (NFRC)
 1. NFRC 100-2004' & 2010' - Determining Fenestration U-Factor.
 2. NFRC 100-2004' & 2010' - Test Procedure for Thermal Transmittance of Fenestration.
 3. NFRC 200-2004' & 2010' Determining Fenestration SHGC & Tv.
 4. ASTM E1423-06' - Determining Thermal Transmittance of Fenestration Systems.
 5. NFRC 500-2010' - Determining Fenestration Product Condensation Resistance.
- D. WDMA Hallmark Program
 1. WDMA Hallmark Program Procedural Guide C.S.-1.
- E. Consumer Product Safety Commission (CPSC)
 1. CPSC 16 CFR 1201 - Safety Glazing Standards.
 2. ANSI Z-97.1 - Safety Glazing Standards for Tempered Glass.

1.04 SYSTEM DESCRIPTION

See the Technical Information section at the beginning of this manual for Air, Water, Structural Test Reports and Energy Rating Reports. For updated reports, please visit our website at <http://www.kolbe-kolbe.com>.

- A. Design and Performance Requirements
 1. Applications of windows include:
 - a. Residential application (design pressure required _____ psf).
 - b. Light commercial application (design pressure required _____ psf).
 2. Air, water, structural, and forced entry resistance shall be at levels which meet the specified design pressure as per AAMA/WDMA/CSA 101/I.S.2/A440-05', 101/I.S.2/A440-08'.
 3. Unique, non-listed unit's performance, when not tested, may be addressed by a manufacturer's Statement of Qualification.
 4. Mullion design can be adequate for specified design pressure.

B. Energy Ratings

All units tested are one-lite, residential, LoE²-270, argon filled, with Kolbe ID No. as listed on the NFRC label adhered to each unit. Values are certified per NFRC and units are labeled per state requirements.

1. Unique, non-listed units may have U & SHGC determined by NFRC procedures and listed on a manufacturer's Statement of Qualification.

1.05 SUBMITTALS

- A. Shop Drawings: Submit shop drawings in accordance with Section 01330 Submittal Procedures or Section 01 33 23 – *Shop Drawings, Product Data, and Samples*.
- B. Product Data: Submit catalog data in accordance with Section 01330 Submittal Procedures or Section 01 33 23 – *Shop Drawings, Product Data, and Samples*.
- C. Samples: Submit corner section in accordance with Section 01330 Submittal Procedures or Section 01 33 23 – *Shop Drawings, Product Data, and Samples*. Include glazing system, quality of construction, specified finish, and color.
- D. Installation Instructions.
- E. Quality Control Submittals: Certificates: Submit performance test results reported by independent laboratory or manufacturer's Statement of Qualification indicating compliance with specified performance and design requirements.

1.06 QUALITY ASSURANCE

- A. Insulating Glass – two certification programs: IGCC and IGMAC. Possible IGMA Certification (harmonized IGMAC & SIGMA).
- B. NFRC Certification Program for Energy Rating of Fenestration.
- C. WDMA Hallmark Program. Be sure to check the Air-Water-Structural Test Reports Manual on our website at <http://www.kolbe-kolbe.com>.
- D. IGMAC-Insulating Glass Manufacturer's Association Canada.
- E. [If required: Mock Up: Provide sample installation for field testing unit performance requirements for approval - Contractor to perform tests in accordance with AAMA 502-02 using Method A and/or Method B.]

1.07 DELIVERY, STORAGE AND HANDLING

- A. Proceed in accordance with Section 01650 or 01 65 00 – Product Delivery Requirements, Section 01660 or 01 66 00 – Product Storage and Handling Requirements, and Installation Instructions.
- B. Deliver in original packaging, store in an upright position off the ground in a clean, dry area. Protect from weather and construction activities.
- C. Prime or seal wood surfaces, including surfaces to be concealed by wall construction if more than 30 days will expire between delivery and installation.

1.08 WARRANTY

- A. Glass: See Kolbe & Kolbe Glass Warranty for details and exclusions.
- B. Pre-finishing: See Kolbe & Kolbe Finish Warranty for details and exclusions.
- C. Product Defects: See Kolbe & Kolbe Product Warranty for details and exclusions.
- D. International: See Kolbe & Kolbe International Warranty for details and exclusions. These warranties are available on our website at <http://www.kolbe-kolbe.com>.

PART 2 PRODUCTS**2.01 MANUFACTURED UNITS**

- A. Description: Doors and Sidelites are factory assembled, as manufactured by Kolbe & Kolbe Millwork Co., Inc., Wausau, Wisconsin.
 - B. Units available: [Standard Performance] [High Performance] [Impact Performance].
- For Transoms Only:**
- C. Description: Transom, factory assembled, window units as manufactured by Kolbe & Kolbe Millwork Co., Inc., Wausau, Wisconsin.

2.02 MATERIALS

<i>Edit for Project Requirements.</i>

- A. Frame: Constructed of kiln-dried pine, with pine interior stops, water repellent, preservative treated in accordance with WDMA I.S. 4-07'A. Ultra assembled frames have factory installed heavy vinyl nailing fins at head and side jambs. Nailing fin at head has integral drip cap. Transom head drip cap to be field applied to frame. Units with brickmould or casing do not have a vinyl nailing fin factory applied as standard.
 - 1. Jamb Thickness: Two piece assembled frame is 1-1/16 inch (27mm) thick at side jambs and head with a 1/2 inch (13mm) rabbeted-in interior stop for a total of 1-9/16 inch (40mm). Sash Set Transom Jamb Thickness: 3/4 inch (19mm). Direct Set Transom Jamb Thickness: 11/16 inch (17mm).
 - 2. Basic jamb width: Standard is 4-9/16 inch (116mm). [5-1/4 inch (135 mm) jamb width at 2-1/4 inch thick door panels]
 - 3. Standard overall jamb with sill extensions applied: 5-5/32 inch (131mm).
 - 4. Sill thickness: ADA-compliant sill with thermal break is 1/4 inch (6mm).
 - 5. Sill: ADA-compliant sill is 8-1/8 inch (206mm) wide with thermal break, made of bronze anodized 1/8 inch (3.2mm) thick 6063 extruded aluminum alloy. [No sill is an option]
 - 6. Exterior: All frame parts are .050 inch (1.3mm) thick 6063 extruded aluminum alloy, with accessory grooves, press fit onto the wood frame.
 - 7. Corner Construction: Mitered corners use internal corner key and sealer.
 - 8. Other wood species available: [Pine (standard)] [Alder] [Fir] [Maple] [Oak] [Cherry] [Mahogany] [Walnut] [Bamboo] [other] on exposed wood frame components.
 - 9. [FSC Certified wood requiring Chain of Custody (COC) label].
- B. Panels: Direct set sidelites are constructed of glass directly set into frame. Door panels and sash set sidelites are constructed of kiln dried pine, water repellent, preservative treated in accordance with WDMA I.S. 4-07'A.
 - 1. Thickness: 1-23/32 inch (44mm). [2-1/4 inch (58mm)] For direct set sidelites, thickness is 2-1/8 inch (54mm).
 - 2. Top Rails: Face dimension is 4-17/32 inch (115mm). [6 inch (152mm) for extra wide stile units] [1-1/8 inch (29mm) for direct set sidelite].
 - 3. Stiles: All lock stiles, and hinge stiles on both high performance and impact performance units, are constructed of laminated veneer lumber (LVL) with solid wood edge banding. Face dimension is 4-17/32 inch (115mm). [6 inch (152mm) for extra wide stile units] [2-5/8 inch (67mm) for narrow stile sash set sidelites] [1-1/8 inch (29mm) for direct set sidelite].
 - 4. Sash Set Transom stile and rail face dimensions are [2-7/16 inch (62mm) for narrow stile units] [4-17/32 inch (115mm) for wide stile units] [6 inch (152mm) for extra wide stile units].
 - 5. Bottom Rail: Face dimension is 12-5/8 inch (321mm) [1-1/8 inch (29mm) for direct set sidelite].
 - 6. Exterior: Panel parts on doors are completely covered by a .062 inch (1.6mm) thick 6063 extruded aluminum alloy with all corners coped and sealed.] [All sash parts on transoms are completely covered by a .019 inch (0.5mm) thick 5052 roll formed aluminum alloy with all corners lap jointed and sealed.]

7. Corner Construction: Joined by wood dowels and glue.
 8. Other wood species available: [Pine (standard)] [Alder] [Fir] [Maple] [Oak] [Cherry] [Mahogany] [Walnut] [Bamboo] [other] on exposed wood sash components.
 9. [FSC Certified wood requiring Chain of Custody (COC) label].
 10. Interior glazed.
 11. Fixed panels are installed with panel spacers to ensure proper margin.
 12. Commercial double doors have no astragal and are sized for a center closure seal. [No closer – to be field applied] [double pile kerfed, factory applied] [adjustable closure – factory applied] [field-applied Dark Bronze aluminum center seal].
- C. Surface Finish:
1. Exterior Finish – Aluminum
 - a. Standard Paint Colors: Exterior aluminum frame and sash components, and PDL bars are to have a 70% fluoropolymer based coating in compliance with AAMA 2605-05 specifications. Color is to be [Abalone] [Alabaster] [Antique Red] [Basil] [Bay Leaf] [Beige] [Butterscotch] [Camel] [Cape Cod] [Chutney] [Coal Black] [Frosted Jade] [Gingersnap] [Green Tea Leaf] [Hartford Green] [Kiwi] [Manchester] [Merlot] [Mudpie] [Mystic Ivy] [Natural Cotton] [Patriotic Blue] [Pumpkin Spice] [Rustic] [Sand] [Slate] [Spiced Vinegar] [Timberwolf] [Truffle] [Ultra Pure White] [Waterford] [White]. (Some limitations apply for radius PDL bars.)
 - b. Mica Paint Colors: Exterior aluminum frame and sash components, jamb liner flanges, and PDL bars are to have a 70% fluoropolymer based coating in compliance with AAMA 2605-13 specifications. Color is to be [Autumn Spice] [Café Noir] [Cashmere Pearl] [Cosmic Gray] [Driftwood] [Espresso] [Galaxy Silver] [Golden Harvest] [Hazel Nut] [Night Sky] [Pearlescent White] [Pesto] [Silverstorm]
 - c. Aluminum Anodized: Exterior Components: Exterior aluminum frame and sash components are to have an anodized finish in compliance with AAMA 611-98 specifications. The anodized finish is to be [Clear] [Champagne] [Light Bronze] [Medium Bronze] [Dark Bronze] [Black] [Auburn].
 - d. [Specify a custom paint color.]
 2. Interior Finish - Wood:
 - a. [Interior wood is to be treated bare wood without stain or top coat.]
 - b. [Interior wood is to be treated bare wood with an acrylic based double clear coat.]
 - c. [Interior wood is to have a water based stain with a clear water based top coat. Stain color is to be [Cherry] [Chestnut] [Coffee Bean] [Ebony] [Library Red] [Light Oak 998] [Red Wheat] [Spiced Walnut] [Sunset Oak] [Wheat].
 - d. [Specify a custom stain color]
 - e. [The interior wood is to have a primer coat only] [High-performance urethane primer]
 - f. [Interior wood is to have acrylic type paint applied. The interior paint color is to be [Abalone] [Bright White] [Coal Black] [Graystone] [Ivory Tusk] [Misty Gray] [Natural Cotton] [Silk] [Ultra Pure White].]
 - g. [Specify a custom paint color.]
- D. Hardware:
1. Double commercial doors are no bore – no locks. [Prep for boring]
 2. Single commercial doors are no bore – no locks. [Prep for boring] [3-point lock]
 - a. Locking System Options: All components are corrosion resistant. Available as [Three Point]

For Three Point Locks: Lock strikes are color coordinated as indicated, to compliment handle and escutcheon color. Please indicate color of lock strike if a different color is required.

- b. Three Point: On primary active panels. Center Gear Strike [standard tongue strike] [extended tongue strike [for heavy architectural trim] [for standard trim] is made of solid Brass. Color Options: both parts are lacquer coated [Solid Brass] [Stainless Steel] [Oil Rubbed Brass].
3. [6 inch (152mm) flush bolt]: Option to apply to top & bottom of door (no sill prep for bolts).
4. For Operating Sidelites:
 - a. Lever Lock: Made of high-pressure die cast zinc and steel. Color Options: [White] [Beige] [Rustic].
 - b. Panel Lock and Keeper: Made of high-pressure die cast zinc and E-Gard® steel. Color Options: [White] [Brass] [Rustic].
 - c. Panel Centerhook: Made of E-Gard® or stainless steel.
5. Hinge options:
 - a. Standard hinge: 4" x 4" brass commercial grade ball-bearing with a non-removable pin [4-1/2" x 4-1/2" - option] Steel reinforced and corrosion resistant. Color Options: Gold painted is standard. [Bright Brass] [Rustic Umber] [Stainless Steel] [Antique Brass] [Antique Nickel] [Matte Black] [Oil Rubbed Finish] [Satin Nickel].
- E. Weatherstripping: On all units except transoms.
 1. Frame head and side jambs: use a Beige bulb-fin weatherstrip made of glass filled polypropylene/santoprene/arloc slip coat.
 2. Panels: Along bottom panel is a Beige leaf-type weatherstrip made of rigid and flexible PVC. Beige leaf weatherstripping used on top of panels is made of rigid and flexible PVC.
 3. Sweep: Made of Beige santoprene.
 4. Weatherstrip backer rod: made of Black PVC foam.
 5. Panel seal corner support: made of Grey santoprene foam.
 6. Stationary panel filler: made of Beige rigid and flexible PVC.

The following are optional materials and accessories. Edit for project requirements.

- F. Jamb Extensions: Provide factory installed jamb extensions up to 12 inches (305mm) for wall thickness indicated or required. Jamb extensions over 12 inches (305mm) are shipped loose to be field installed.
 1. Finish: match interior frame finish.
 2. Other wood species available: [Pine (standard)] [Alder] [Fir] [Maple] [Oak] [Cherry] [Mahogany] [Walnut] [Bamboo] [other]
- G. Removable Grilles:
 1. Surround: full, constructed of kiln-dried pine [7/8 inch (22mm)] [1-1/8 inch (29mm)].
 2. Pattern: [rectangular] [custom lite layout].
 3. Finish: bare wood.
 4. Profile: [beveled-standard] [ovolo].
 5. Other wood species available: [Pine (standard)] [Alder] [Fir] [Maple] [Oak] [Cherry] [Mahogany] [Walnut] [Bamboo] [other]
- H. Grilles-in-the-Airspace: Installed inside the hermetically sealed glass unit.
 1. Material: [standard: aluminum profiled bars, 3/4 inch (19mm) wide, available for units with 7/8 inch (22mm) or 9/16 inch (14mm) insulating glass] [aluminum flat bars, 5/8 inch (16mm) wide] [Brass pencil bars, 5/16 inch (8mm) wide, available for units with 7/8 inch (22mm) insulating glass] [Pewter pencil bars, 5/16" (8mm) wide, available for units with 7/8 inch (22mm) insulating glass].

2. Color options: [3/4 inch Profiled bars: White, Beige, Sand, Rustic, Hartford Green, Chutney, Light Wood & Dark Wood faux finishes] [5/8" Flat bars: White, Beige, Sand, Rustic, Hartford Green, Chutney, Light Wood & Dark Wood faux finishes, Brass] [Two-tone contour or flat grilles available with light or dark wood faux finishes to the interior and White to the exterior.
- I. Performance Divided Lites (PDL): PDL system utilizes a permanently adhered wood grille bar to the interior and a permanently adhered aluminum grille bar to the exterior glass.
 1. Material: Muntin is constructed of .050 inch (1mm) thick 6063 extruded aluminum alloy on exterior, pine on interior [5/8 inch (16mm) wide] [7/8 inch (22mm) wide] [1-1/8 inch (29mm) wide] [1-3/4 inch (44mm) wide] [2-1/4 inch (57mm) wide] [4-1/2 inch (114 mm)]. On some radius units and units with special grid patterns, muntin is made of composite material; this is optional on other units.
 2. Pattern: [rectangular] [custom lite cuts-subject to approval of Kolbe & Kolbe Millwork Co., Inc.].
 3. Spacer bar between the glass. Finish: Standard [Champagne]. Optional [Aluminum mill-finish] [Black finish].
 4. Exterior surface finish: To match frame and sash exterior. (Some limitations apply for PDL bars on radius and special grid patterns.)
- J. Accessories & Trim
 1. Casings
 - a. [1-15/16 inch (49mm) brickmould] [3-1/2 inch (89mm) profiled brickmould] [3-1/2 inch (89mm) flat casing] [3-1/2 inch (89mm) flat casing with backband, 4-1/4 inch (108mm) overall face dimension] [3/4 inch (19mm) Ogee casing] [1-15/16 inch (49mm) bull nose casing] [2 inch (49mm) flat casing] [1-13/16 inch (46mm) historic trim] [1-1/2 inch (38 mm) pavilion brickmould] [2-3/16 inch (56mm) stucco casing] [1-5/8 inch (41mm) brickmould] [3-1/2 inch (89mm) beaded casing]
 2. Frame Expanders
 - a. [1 inch (25mm)] [2-1/2 inch (64mm)] [4 inch (102mm)] [6 inch (152mm)] [7 inch (178mm)]
 3. Mull Covers
 - a. [1/2 inch (13mm)] [1 inch (25mm)] [1-1/2 inch (38mm)] [2 inch (51mm)] [2-1/2 inch (64mm)] [3 inch (76mm)] [3-1/2 inch (89mm)] [4 inch (102mm)] [5-1/2 inch (140mm)] [6 inch (152mm)]

2.03 GLAZING

- A. Glass:
 1. Standard one lite IG is 7/8 inch (23mm) with tempered LoE²-270, argon filled.
 2. Standard IG or single glazed has standard design pressure of 20 psf (DP 20). See Website www.kolbe-kolbe.com for high and impact performance ratings.
 3. High altitude IG has open breather tube.
 4. All glass is select quality complying with FS-DD-G-451D.
 5. IG complies with IGCC and ASTM E2190-08'.

For Individual and Mullered Units Only:
 6. For operating and fixed units with insulating glass, Standard Impact Resistant Laminated Glass is Lami 22 and 27. For single glazed units, Standard Impact Resistant Laminated Glass is Lami 13
- B. Glazing Methods:
 1. Single glazed units are all silicone-glazed.
 2. Operating units and fixed units have K-Glaze with 3/16 inch (5mm) wide glazing tape and primary silicone on #1 surface along sight line paired with latex sealant on #4 surface at bottom wood glazing bead.

For Individual and Mullered Units Only:

3. Impact glazed units are interior glazed using silicone and EPDM shims or tape glaze, with vinyl bracket secured with additional silicone. Wood glazing bead are mitered on the corners and fastened with brads.
- C. Glass Options:
1. [LoE³ 340 – Glare Control - tempered] [LoE³ 366 - tempered]. [ThermaPlus LoE glass has a [LoE²-270] [LoE³-366] option on surface 2 and a LoE hard coat on surface 4 plus permanent coating (interior pane)-tempered].
 2. Tempered Patterned, bronze, or gray-lite.
 3. Laminated glass.
 4. Protective film.
 5. Other options: Standard to the industry. [With] [Without] argon gas. (Argon gas may not be included in units to be installed in or shipping through high altitude areas. Smaller TDL glass may not have argon gas.)
- For Individual and Mull Units Only:**
6. Large missile impact [single glazed] [insulated unit] laminated [LoE²] [Gray tint] [Bronze tint].
- D. Glazing Bead Options:
1. Beveled profile is standard. Options: [ovolo] [square] [Modified for Impact Certified Units]

2.04 ACCESSORIES AND TRIM

<i>Edit for project requirements.</i>

- A. Installation Accessories:
- For Individual, Mull Units, and Transoms:**
1. Galvanized steel installation clips (number required to meet DP20 may be factory applied to unit). Kolbe & Kolbe recommends that all units with exterior casing be installed using installation clips. Units without exterior casing are shipped with a factory applied nailing fin.
 2. Mull anchors.
 3. Strip mull anchors.

PART 3 EXECUTION

3.01 EXAMINATION

- A. Verification of conditions: Before installation, verify that openings are plumb and square and of proper dimension. Report frame defects or unsuitable conditions to the General Contractor before proceeding.
- B. Acceptance: Beginning of installation means acceptance of existing conditions.

3.02 INSTALLATION

- A. Install windows according to manufacturer's installation instructions, reviewed shop drawings and in accordance with Section 01730 – Execution or Section 01 73 19 – Installation.
Note: Certain codes require the use of pressure-treated lumber to line rough openings. Corrosion-resistant materials, such as stainless steel or hot-dip galvanized steel, must be used for fasteners and anchors having direct contact with pressure-treated lumber.
- B. Install sealant and related flashing materials at perimeter of assembly in accordance with Section 07900 Joint Sealers or 07 92 00 – Joint Sealants.
- C. Install accessory items as required.

3.03 ADJUSTING AND CLEANING

- A. Adjust operable sash to work freely with hardware functioning properly. Re-adjust at completion of the project if directed.
- B. Remove visible labels.
- C. Leave windows in a job clean condition. Final cleaning of glass will be done in accordance with Section 01740 – *Cleaning* or Section 01 74 00 - *Cleaning and Waste Management*.

3.04 PROTECTION

- A. Cover windows, in accordance with Section 01760 or 01 76 00 – Protecting Installed Construction, during spray painting or other construction operations (such as muratic acid washing after completion of masonry) that might cause damage

END OF SECTION

Window Images



This Specifications Sheet utilizes the Construction Specifications Institute (CSI) MasterFormat™. The 1995 edition numbers are listed first; *numbers in italics are from the 2004 edition*. Options and dimensions are indicated by brackets []. Specifier Notes precede specification text; edit for project requirements or delete in final copy. Metric conversion is calculated by multiplying: Number of Inches x 25.4 = Millimeters, rounded off. Manufactured by Kolbe & Kolbe Millwork Co., Inc., Wausau, Wisconsin.

**SECTION 08552 or 08 52 13.01
ULTRA SERIES CRANK-OUT EP CASEMENT, PICTURE, AND TRANSOM
WINDOWS**

PART 1 GENERAL

1.01 SECTION INCLUDES

- A. Clad Casement operating windows [operating] [fixed picture] complete with hardware, glazing, weatherstripping, [screens] [jamb extensions] [removable grilles] [grilles-in-the-air-space] [performance divided lites] and standard or specified anchorages, trim, attachments, and accessories. [Mulled Transoms] [Stand alone Transoms] are also available.

1.02 RELATED SECTIONS

SPECIFIER NOTE: Revise sections below to suit project requirements and to include desired options.
Consult state and local building codes for specific requirements.

The MasterFormat 1995 edition numbers are listed first; *numbers in italics are from the 2004 edition*.

- Section 01330 or 01 33 00 – Submittal Procedures.
- Section 01620 or 01 62 00 – Product Options.
- Section 01630 or 01 25 00 – Product Substitution Procedures.
(2004 title: *Substitution Procedures.*)
- Section 01650 or 01 65 00 – Product Delivery Requirements.
- Section 01660 or 01 66 00 – Product Storage and Handling Requirements.
- Section 01730 or 01 73 00 – Execution.
- Section 01740 or 01 74 00 – Cleaning.
(2004 title: *Cleaning and Waste Management.*)
- Section 01760 or 01 76 00 – Protecting Installed Construction.
- Section 06100 or 06 10 00 – Rough Carpentry.
- Section 06200 or 06 20 00 – Finish Carpentry.
- Section 07210 or 07 21 00 – Building Insulation.
(2004 title: *Thermal Insulation.*)
- Section 07900 or 07 92 00 – Joint Sealants.
- Section 08800 or 08 80 00 – Glazing.
- Section 09900 or 09 90 00 – Paints and Coatings.
(2004 title: *Painting and Coating.*)

1.03 REFERENCES

- A. American Society for Testing and Materials (ASTM):

1. ASTM E283-04' - Standard Test Method for Rate of Air Leakage Through Exterior Windows, Curtain Walls, and Doors.
 2. ASTM E330-02' - Standard Test Method for Structural Performance of Exterior Windows, Curtain Walls, and Doors by Uniform Static Air Pressure Difference.
 3. ASTM E547-00' - Standard Test Method for Water Penetration of Exterior Windows, Curtain Walls, and Doors by Cyclic Static Air Pressure Differential.
 4. ASTM E1425-07' or AAMA 1801-97 - Certification of Acoustical Performance.
 5. ASTM F588-04' (Windows).
 6. ASTM E 1996-04' - Standard Specification for Performance of Exterior Windows, Curtain Walls, Doors and Storm Shutters Impacted by Windborne Debris in Hurricanes.
 7. ASTM E 1886-04' - Standard Test Method for Performance of Exterior Windows, Curtain Walls, Doors and Storm Shutters Impacted by Missile(s) and Exposed to Cyclic Pressure Differentials.
 8. ASTM E2190-08' - Standard Specification for Insulating Glass Unit Performance and Evaluation.
- B. American Architectural Manufacturers Association/Window and Door Manufacturers Association (AAMA/WDMA), American National Standards Institute/Window and Door Manufacturers Association (ANSI/WDMA), Canadian Standards Association (CSA).
1. AAMA/WDMA/CSA 101/I.S.2/A440-05', 101/I.S.2/A440-08' - Standard / Specification for Windows, Doors and Skylights.
 2. WDMA I.S. 4-07'A Water Repellant Preservative Treatment for Millwork.
- C. National Fenestration Rating Council (NFRC)
1. NFRC 100-2004' & 2010' - Determining Fenestration U-Factor.
 2. NFRC 100-2004' & 2010' - Test Procedure for Thermal Transmittance of Fenestration.
 3. NFRC 200-2004' & 2010' - Determining Fenestration SHGC & Tv.
 4. ASTM E1423-06' - Determining Thermal Transmittance of Fenestration Systems.
 5. NFRC 500-2010' - Determining Fenestration Product Condensation Resistance.
- D. WDMA Hallmark Program
1. WDMA Hallmark Program Procedural Guide C.S.-1.
- E. Consumer Product Safety Commission (CPSC)
1. CPSC 16 CFR 1201 - Safety Glazing Standards.
 2. ANSI Z-97.1 - Safety Glazing Standards for Tempered Glass.

1.04 SYSTEM DESCRIPTION

See the Technical Information section at the beginning of this manual for Air, Water, Structural Test Reports and Energy Rating Reports. For updated reports, please visit our website at <http://www.kolbe-kolbe.com>.

- A. Design and Performance Requirements
1. Applications of windows include:
 - a. Residential application (design pressure required _____ psf).
 - b. Light commercial application (design pressure required _____psf).
 2. Air, water, structural, and forced entry resistance shall be at levels which meet the specified design pressure as per AAMA/WDMA/CSA 101/I.S.2/A440-05', 101/I.S.2/A440-08'.
 3. Unique, non-listed unit's performance, when not tested, may be addressed by a manufacturer's Statement of Qualification.
 4. Mullion design can be adequate for specified design pressure.
- B. Energy Ratings
- All units tested are one-lite, residential, LoE²-270 on surface #2 with LoE 180 on surface #5, argon filled, with Kolbe ID No. as listed on the NFRC label adhered to

each unit. Values are certified per NFRC and units are labeled per state requirements.

1. Unique, non-listed units may have U & SHGC determined by NFRC procedures and listed on a manufacturer's Statement of Qualification.
- C. Emergency Escape and Rescue
1. Larger widths/heights with standard hardware will comply with emergency escape and rescue requirements of Building Codes (greater or equal to 5.7 Sq ft. of clear opening).

1.05 SUBMITTALS

- A. Shop Drawings: Submit shop drawings in accordance with Section 01330 Submittal Procedures or Section 01 33 23 – *Shop Drawings, Product Data, and Samples*.
- B. Product Data: Submit catalog data in accordance with Section 01330 Submittal Procedures or Section 01 33 23 – *Shop Drawings, Product Data, and Samples*.
- C. Samples: Submit corner section in accordance with Section 01330 Submittal Procedures or Section 01 33 23 – *Shop Drawings, Product Data, and Samples*. Include glazing system, quality of construction, specified finish, and color.
- D. Installation Instructions.
- E. Quality Control Submittals: Certificates: Submit performance test results reported by independent laboratory or manufacturer's Statement of Qualification indicating compliance with specified performance and design requirements.

1.06 QUALITY ASSURANCE

- A. Insulating Glass – two certification programs: IGCC and IGMAC. Possible IGMA Certification (harmonized IGMAC & SIGMA).
- B. NFRC Certification Program for Energy Rating of Fenestration.
- C. WDMA Hallmark Program. Be sure to check the Air-Water-Structural Test Reports Manual on our website at <http://www.kolbe-kolbe.com>. NOTE: Bows and/or Bays are not tested or rated.
- D. IGMAC-Insulating Glass Manufacturer's Association Canada.
- E. [If required: Mock Up: Provide sample installation for field testing unit performance requirements for approval - Contractor to perform tests in accordance with AAMA 502-02 using Method A and/or Method B.]

1.07 DELIVERY, STORAGE AND HANDLING

- A. Proceed in accordance with Section 01650 or 01 65 00 – Product Delivery Requirements, Section 01660 or 01 66 00 – Product Storage and Handling Requirements, and Installation Instructions.
- B. Deliver in original packaging, store in an upright position off the ground in a clean, dry area. Protect from weather and construction activities.
- C. Prime or seal wood surfaces, including surfaces to be concealed by wall construction if more than 30 days will expire between delivery and installation.

1.08 WARRANTY

- A. Glass: See Kolbe & Kolbe Glass Warranty for details and exclusions.
 - B. Pre-finishing: See Kolbe & Kolbe Finish Warranty for details and exclusions.
 - C. Product Defects: See Kolbe & Kolbe Product Warranty for details and exclusions.
 - D. International: See Kolbe & Kolbe International Warranty for details and exclusions.
- These warranties are available on our website at <http://www.kolbe-kolbe.com>

PART 2 PRODUCTS

2.01 MANUFACTURED UNITS

For Individual and Mullered Window Units Only:

A. Description: Casement, factory assembled, outward opening window units as manufactured by Kolbe & Kolbe Millwork Co., Inc., Wausau, Wisconsin.

B. Units available: [Standard Performance] [High Performance]

For Transoms Only:

A. Description: Transom, factory assembled, window units as manufactured by Kolbe & Kolbe Millwork Co., Inc., Wausau, Wisconsin. Website: www.kolbe-kolbe.com.

2.02 MATERIALS

<i>Edit for Project Requirements.</i>

- A. Frame: Constructed of kiln-dried pine, with pine interior stops and mull casings on mullered units, water repellent, preservative treated in accordance with WDMA I.S. 4-07'A. Clad assembled frames have factory installed heavy vinyl nailing fins at head, side jambs, and sill. Nailing fin at head has integral drip cap. Transom head drip cap to be field applied to frame. Units with brickmould or casing do not have a vinyl nailing fin factory applied as standard.
1. Jamb thickness: 1-7/16 inch (37mm) at the head and side jambs.
 2. Basic jamb width: 3-1/4 inch (83mm).
 3. Standard overall jamb with extensions applied: 4-9/16 inch (116mm).
 4. Sill thickness: 1-7/16 inch (37mm).
 5. Exterior: All frame parts are .050 inch (1.3mm) thick 6063 extruded aluminum alloy with accessory grooves, press fit and fastened onto the wood frame. [Optional Anodized Aluminum Clad Finish].
 6. Corner Construction: Mitered corners use internal corner key and sealer.
 7. Other wood species available: [Pine (standard)] [Alder] [Fir] [Maple] [Oak] [Cherry] [Mahogany] [Walnut] [Bamboo] [other] on exposed wood frame components.
 8. [FSC Certified wood requiring Chain of Custody (COC) label].
 9. Prep for stool.
 10. Interior stops: [standard-beveled] [square]
- B. Sash: Constructed of kiln dried pine, water repellent, preservative treated in accordance with WDMA I.S. 4-07'A.
1. Thickness: 2-3/16 inch (56mm)
 2. Sash Width/Face Dimension: 2-1/4 inch (58mm).
 3. Exterior: Sash parts, including segment head, 1/2 and 1/4 circle top sash exterior, are completely covered by .050 inch (1.3mm) thick 6063 extruded aluminum alloy with all corners coped and sealed on rectangular units and full radius units. Corners are mitered on segment and quarter circle radius units. [Optional Anodized Aluminum Clad Finish].
 4. Corner construction: mortise-and-tenon or butt.
 5. Other wood species available: [Pine (standard)] [Alder] [Fir] [Maple] [Oak] [Cherry] [Mahogany] [Walnut] [Bamboo] [other] on exposed wood sash components.
 6. [FSC Certified wood requiring Chain of Custody (COC) label].
 7. Interior glazed.
- C. Surface Finish:
1. Exterior Finish – Aluminum
 - a. Standard Paint Colors: Exterior aluminum frame and sash components, and PDL bars are to have a 70% fluoropolymer based coating in compliance with AAMA 2605-05 specifications. Color is to be [Abalone]

- [Alabaster] [Antique Red] [Basil] [Bay Leaf] [Beige] [Butterscotch] [Camel] [Cape Cod] [Chutney] [Coal Black] [Frosted Jade] [Gingersnap] [Green Tea Leaf] [Hartford Green] [Kiwi] [Manchester] [Merlot] [Mudpie] [Mystic Ivy] [Natural Cotton] [Patriotic Blue] [Pumpkin Spice] [Rustic] [Sand] [Slate] [Spiced Vinegar] [Timberwolf] [Truffle] [Ultra Pure White] [Waterford] [White]. (Some limitations apply for radius PDL bars.)
- b. Mica Paint Colors: Exterior aluminum frame and sash components, jambliner flanges, and PDL bars are to have a 70% fluoropolymer based coating in compliance with AAMA 2605-13 specifications. Color is to be [Autumn Spice] [Café Noir] [Cashmere Pearl] [Cosmic Gray] [Driftwood] [Espresso] [Galaxy Silver] [Golden Harvest] [Hazelnut] [Night Sky] [Pearlescent White] [Pesto] [Silverstorm]
 - c. Aluminum Anodized: Exterior Components: Exterior aluminum frame and sash components are to have an anodized finish in compliance with AAMA 611-98 specifications. The anodized finish is to be [Clear] [Champagne] [Light Bronze] [Medium Bronze] [Dark Bronze] [Black] [Auburn].
 - d. [Specify a custom paint color.]
2. Interior Finish - Wood:
 - a. [Interior wood is to be treated bare wood without stain or top coat.]
 - b. [Interior wood is to be treated bare wood with an acrylic based double clear coat.]
 - c. [Interior wood is to have a water based stain with a clear water based top coat. Stain color is to be [Cherry] [Chestnut] [Coffee Bean] [Ebony] [Library Red] [Light Oak 998] [Red Wheat] [Spiced Walnut] [Sunset Oak] [Wheat].
 - d. [Specify a custom stain color]
 - e. [Interior wood is to have a primer coat only.]
 - f. [Interior wood is to have acrylic type paint applied. The interior paint color is to be [Abalone] [Bright White] [Coal Black] [Graystone] [Ivory Tusk] [Misty Gray] [Natural Cotton] [Silk] [Ultra Pure White].]
 - g. [Specify a custom paint color.]
- D. Hardware: All major exposed operating hardware to be stainless steel.
1. Operator: Factory installed dual arm, roto-gear style corrosion resistant with concealed heavy duty adjustable hinges. Slim series uses one dyad operator; segment head, 1/2 and 1/4 circle head venting units utilize a single arm operator and concealed Euro hinges made of chromate conversion finish over aluminum. (On certain [rectangular] [radius use tri Euro Hinges - select colors from manufacturers color spectrum] sizes, concealed Euro hinges are needed to achieve emergency escape and rescue requirements.) Corrosion resistant gears and drive worm. Exterior operator parts are coated with corrosion resistant materials.
 2. Operator Arms, Track, and Adjustable Hinges: Made from corrosion resistant materials. Hinge track is made from corrosion resistant materials. Concealed Euro hinge made of chromate conversion finish over aluminum [rectangular unit] [radius units use tri-Euro hinges – select colors from manufacturers color spectrum].
 3. Operator Handles: Folding handles are standard. Material: Corrosion resistant. Finish: Baked enamel and plated. Color Options: Standard is Clay [White] [Beige] [Bright Brass] [Antique Brass] [Satin Nickel] [Antique Nickel] [Rustic Umber] [Matte Black] [Oil-rubbed Finish].
 4. Operator Cover: Made of Polycarbonate. Color Options: Standard is Clay [White] [Beige] [Bright Brass] [Antique Brass] [Satin Nickel] [Antique Nickel] [Rustic Umber] [Matte Black] [Oil-Rubbed].
 5. Locking System: Single actuated multi-point lock as standard. Standard and High performance tie bars are made of corrosion resistant materials. Tie bar

- has UV resistant acetyl rollers. Guides are gray acetal. Keepers are corrosion resistant.
6. Lock Handle: Made of corrosion resistant materials. Color Options: Standard is Clay [White] [Beige] [Bright Brass] [Antique Brass] [Satin Nickel] [Antique Nickel] [Rustic Umber] [Matte Black] [Oil-Rubbed].
 7. Lock Escutcheon Color Options: Standard is Clay [White] [Beige] [Bright Brass] [Antique Brass] [Satin Nickel] [Antique Nickel] [Rustic Umber] [Matte Black] [Oil-Rubbed].
 8. Concealed Snubbers: Made of Zamac #3 plated with bright zinc coating.
 9. On Fixed Units and Transoms: Retainer clips are used on the head, sill, and sides of the sash.
- E. Weatherstripping: On all units, including Transoms.
1. Frame: Full perimeter Beige sponge EPDM with dense EPDM stem. Water cap at head and sill.
 2. Sash: Perimeter dual durometer polyolefin bulb with arloc slipcoat – Black.
- F. Screens: Sent loose as standard on all units. Screens on radius units will be applied as standard.
1. Screen cloth: BetterVue® Black fiberglass is standard iVis (improved visibility insect screen) 10% better insect protection, airflow and clearer view. [UltraVue® Black fiberglass eVis (excellent visibility insect screen) 20% better insect protection, 15% better airflow, and clearer view] [Bright aluminum (not available with Brass screen frame)] [Charcoal aluminum].
 2. Screen Channels: .024 inch (0.6mm) thick roll formed aluminum.
 3. Attachment: Spring clips.
 4. Corner Construction and Finish Color: Screen channels in Clay are standard [White] [Beige] [Sand] [Coal Black] [Bright Brass] [Dark Bronze Anodized] [Clear Anodized] [Wood wrapped [Pine] [Fir] [Alder] [Oak] [Mahogany] [Maple]]. Channels are joined and reinforced with a corner key. Screens are available for segment head and 1/2 circle top units.
 5. [Retractable Screen factory installed - BetterVue mesh only] [Retractable Screen kit for field installation - BetterVue mesh only] Rustic color hardware cartridge.

<p><i>The following are optional materials and accessories. Edit for project requirements.</i></p>
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- G. Jamb Extensions: Provide factory installed jamb extensions up to 12 inches (305mm) for wall thickness indicated or required. Jamb extensions over 12 inches (305mm) are sent loose to be field installed.
1. Finish: match interior frame finish.
 2. Other wood species available: [Pine (standard)] [Alder] [Fir] [Maple] [Oak] [Cherry] [Mahogany] [Walnut] [Bamboo] [other]
- H. Removable Grilles:
1. Surround: full, constructed of kiln-dried pine [7/8 inch (22mm)] [1-1/8 inch (29mm)].
 2. Pattern: [rectangular] [custom lite layout].
 3. Finish: bare wood.
 4. Profile: [beveled-standard] [ovolo].
 5. Other wood species available: [Pine (standard)] [Alder] [Fir] [Maple] [Oak] [Cherry] [Mahogany] [Walnut] [Bamboo] [other]
- I. Grilles-in-the-Airspace: Installed inside the hermetically sealed glass unit.
1. Material: [aluminum flat bars, 5/8 inch (16mm) wide] [aluminum profiled bars, 3/4 inch (19mm) wide, available for units with 7/8 inch (22mm) or 9/16 inch (14mm) insulating glass] [Brass pencil bars, 5/16 inch (8mm) wide, available for units with 7/8 inch (22mm) insulating glass] [Pewter pencil bars, 5/16" (8mm) wide, available for units with 7/8 inch (22mm) insulating glass].

2. Color options: [3/4 inch Profiled bars: White, Beige, Sand, Rustic, Hartford Green, Chutney, Light Wood & Dark Wood faux finishes] [5/8" Flat bars: White, Beige, Sand, Rustic, Hartford Green, Chutney, Light Wood & Dark Wood faux finishes, Brass] [Two-tone contour or flat grilles available with light or dark wood faux finishes to the interior and White to the exterior.
- J. Performance Divided Lites (PDL): PDL system utilizes a permanently adhered wood grille bar to the interior and a permanently adhered aluminum grille bar to the exterior glass.
1. Material: Muntin is constructed of .050 inch (1mm) thick 6063 extruded aluminum alloy on exterior, pine on interior [5/8 inch (16mm) wide] [7/8 inch (22mm) wide] [1-1/8 inch (29mm) wide] [1-3/4 inch (44mm) wide] [2-1/4 inch (57mm) wide] [4-1/2 inch (114 mm)]. On some radius units and units with special grid patterns, muntin is made of composite material; this is optional on other units.
 2. Pattern: [rectangular] [custom lite cuts-subject to approval of Kolbe & Kolbe Millwork Co., Inc.].
 3. Spacer bar between the glass. Finish: Standard [Champagne]. Optional [Aluminum mill-finish] [Black finish].
 4. Exterior surface finish: To match frame and sash exterior. (Some limitations apply for PDL bars on radius and special grid patterns.)
- K. Accessories & Trim
1. Casings
 - a. [1-15/16 inch (49mm) brickmould] [3-1/2 inch (89mm) profiled brickmould] [3-1/2 inch (89mm) flat casing] [3-1/2 inch (89mm) flat casing with backband, 4-1/4 inch (108mm) overall face dimension] [3/4 inch (19mm) Ogee casing] [1-15/16 inch (49mm) bull nose casing] [2 inch (49mm) flat casing] [1-13/16 inch (46mm) historic trim] [1-1/2 inch (38 mm) pavilion brickmould] [2-3/16 inch (56mm) stucco casing] [1-5/8 inch (41mm) brickmould] [3-1/2 inch (89mm) beaded casing]
 2. Nosings
 - a. [1-7/16 inch (37mm) traditional sill nosing] [1-9/16 inch (40mm) sill drip] [1-5/8 inch (41mm) projected sill nosing with end caps] [2-1/8 inch (54mm) projected sill nosing with end caps] [2-1/8 inch (54mm) projected sill nosing with 2 inch (51mm) overall face dimension, with end caps] [3-3/16 inch (81mm) stucco trim sill nosing] [5-3/16 inch (132mm) extended sill nosing]
 3. Frame Expanders
 - a. [1 inch (25mm)] [2-1/2 inch (64mm)] [4 inch (102mm)] [6 inch (152mm)] [7 inch (178mm)]
 4. Mull Covers
 - a. [1/2 inch (13mm)] [1 inch (25mm)] [1-1/2 inch (38mm)] [2 inch (51mm)] [2-1/2 inch (64mm)] [3 inch (76mm)] [3-1/2 inch (89mm)] [4 inch (102mm)] [5-1/2 inch (140mm)] [6 inch (152mm)]

2.03 GLAZING

- A. Glass:
1. Standard one lite IG is 1-3/8 inch (35mm) with LoE²-270 on surface #2 and LoE-180 on surface #5, argon filled.
 2. Standard IG or single glazed has standard design pressure of 50 psf (DP 50). See Website www.kolbe-kolbe.com for high performance ratings.
 3. High altitude IG has open breather tube.
 4. All glass is select quality complying with FS-DD-G-451D.
 5. IG complies with IGCC and ASTM E2190-08'.
- B. Glazing Methods:

1. Operating units and fixed units have K-Glaze with 3/16 inch (5mm) wide glazing tape and primary silicone on #1 surface along sight line paired with latex sealant on #4 surface at bottom wood glazing bead.
- C. Glass Options:
1. [LoE³ 340 – Glare Control] [LoE³-366]. [ThermaPlus LoE glass has a [LoE²-270] [LoE³-366] option on surface 2 and a LoE hard coat on surface 4 plus permanent coating (interior pane)].
 2. Patterned, bronze, or gray-lite.
 3. Tempered or laminated glass.
 4. Protective film.
 5. Other options: Standard to the industry. [With] [Without] argon gas. (Argon gas may not be included in units to be installed in or shipping through high altitude areas.)
- D. Glazing Bead Options:
1. Beveled profile is standard. Options: [ovolo] [square]

2.04 ACCESSORIES AND TRIM

<i>Edit for project requirements.</i>

- A. Installation Accessories:
- For Individual, Mullled Window Units, and Transoms:**
1. Galvanized steel installation clips (number required to meet DP20 may be factory applied to unit). Kolbe & Kolbe recommends that all units with exterior casing be installed using installation clips. Units without exterior casing are shipped with a factory applied nailing fin.
 2. Mull anchors.
 3. Strip mull anchors.
- B. Remote Sash Operators:
1. [Pole crank operator with telescoping handle, length for each sash indicated on the drawings.] [Electric Motor Operator].

PART 3 EXECUTION

3.01 EXAMINATION

- A. Verification of conditions: Before installation, verify that openings are plumb and square and of proper dimension. Report frame defects or unsuitable conditions to the General Contractor before proceeding.
- B. Acceptance: Beginning of installation means acceptance of existing conditions.

3.02 INSTALLATION

- A. Install windows according to manufacturer's installation instructions, reviewed shop drawings and in accordance with Section 01730 – Execution *or* Section 01 73 19 – Installation.
Note: Certain codes require the use of pressure-treated lumber to line rough openings. Corrosion-resistant materials, such as stainless steel or hot-dip galvanized steel, must be used for fasteners and anchors having direct contact with pressure-treated lumber.
- B. Install sealant and related flashing materials at perimeter of assembly in accordance with Section 07900 Joint Sealers *or* 07 92 00 – Joint Sealants.
- C. Install accessory items as required.

3.03 ADJUSTING AND CLEANING

- A. Adjust operable sash to work freely with hardware functioning properly. Re-adjust at completion of the project if directed.
- B. Remove visible labels.
- C. Leave windows in a job clean condition. Final cleaning of glass will be done in accordance with Section 01740 – *Cleaning* or Section 01 74 00 - *Cleaning and Waste Management*.

3.04 PROTECTION

- A. Cover windows, in accordance with Section 01760 or 01 76 00 – Protecting Installed Construction, during spray painting or other construction operations (such as muratic acid washing after completion of masonry) that might cause damage.

END OF SECTION

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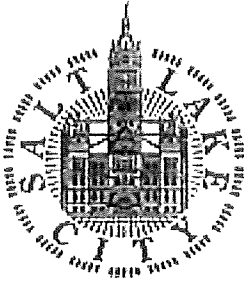
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SALT LAKE CITY, UT 84102-3503

[16-08-106-018-0000]
Resident
713 E 800 S
SALT LAKE CITY, UT 84102-3517

[16-08-106-018-0000]
Resident
715 E 800 S
SALT LAKE CITY, UT 84102-3517

[16-08-106-034-0000]
Resident
705 S 700 E
SALT LAKE CITY, UT 84102-3503



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: Nov 25, 2015

KCM DESIGN

HISTORIC LANDMARK COMMISSION

635 WEST 5300 SOUTH, SUITE 203
SLC, UT 84123

Project Name: MASJID AL-NOOR MOSQUE

Project Address: 740 S 700 E

Detailed Description:



* P L N H L C 2 0 1 5 - 0 0 9 6 7 *

NEW CONSTRUCTION OF A MOSQUE IN THE CENTRAL CITY LHD.

Description	Qty	Dept	C Ctr	Obj	Amount		
					Invoice	Paid	Due
Invoice Number: 1290316							
Filing Fee	1	06	00900	1485	\$243.00	\$0.00	\$243.00
Postage for Planning Petitions	89	06	00900	1890	\$43.61	\$0.00	\$43.61
Total for invoice 1290316					\$286.61	\$0.00	\$286.61
Total for PLNHLC2015-00967					\$286.61	\$0.00	\$286.61

OFFICE USE ONLY
Intake By: RA1854

CAP ID #
PLNHLC2015-00967
Total Due: \$286.61



PLNHLC2015-00967
KCM DESIGN
635 WEST 5300 SOUTH, SUITE 203
SLC, UT 84123



* P L N H L C 2 0 1 5 - 0 0 9 6 7 *

www.slcpemits.com

Please Keep This Box Clear



HP: Minor Alterations

SALT LAKE CITY PLANNING

OFFICE USE ONLY

Project #: PLNHL(2016-0017)to	Received By: A. Rieders	Date Received: 3/15/16	Zoning: RMF-30
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Project Name: Demolition of two non-contributing Buildings

PLEASE PROVIDE THE FOLLOWING INFORMATION

Request: Approval for demolition of two non contributing structures: 1) Religious building (740 south 700 East), 2) Home being used as religious facility(734 south 700 east).

Address of Subject Property:
740 South 700 East Salt Lake City, Utah

Name of Applicant: Kimly C. Mangum (Agent for Islamic Society of Greater Salt Lake/ North American Islamic Trust LLC.)	Phone: 801-974-5101
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Address of Applicant:
635 West 5300 South , Suite 203, Salt Lake City, Utah 84123

E-mail of Applicant: kim@kcmdesign.com	Cell/Fax: 801-974-5102
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Applicant's Interest in Subject Property:

Owner Contractor Architect Other:

Name of Property Owner (if different from applicant):
Islamic Society of Greater Salt Lake/ North American Islamic Trust LLC.

E-mail of Property Owner: ,asppd.ul-hasan@imail.org	Phone: 801-707-1201
--	------------------------

➔ Please note that additional information may be required by the project planner to ensure adequate information is provided for staff analysis. All information required for staff analysis will be copied and made public, including professional architectural or engineering drawings, for the purposes of public review by any interested party.

AVAILABLE CONSULTATION

➔ Planners are available for consultation prior to submitting this application. Please call (801) 535-7700 if you have any questions regarding the requirements of this application.

WHERE TO FILE THE COMPLETE APPLICATION

Mailing Address: Planning Counter PO Box 145471 Salt Lake City, UT 84114	In Person: Planning Counter 451 South State Street, Room 215 Telephone: (801) 535-7700
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SIGNATURE

➔ If applicable, a notarized statement of consent authorizing applicant to act as an agent will be required.

Signature of Owner or Agent: 	Date: 3-15-16
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SUBMITTAL REQUIREMENTS

Staff Review

- 1. Project Description** (please attach additional sheet)
Written description of your proposal
- 2. Drawings to Scale**
- One paper copy (24" x 36")
- A digital (PDF) copy
- One 11 x 17 inch reduced copy of each of the following
- a. Site Plan**
- Site plan with dimensions, property lines, north arrow, existing and proposed building locations on the property. (see *Site Plan Requirements* flyer for further details)
- b. Elevation Drawing**
- Detailed elevation, sections and profile drawings with dimensions drawn to scale of the area of change
- Show section drawings of windows, doors, railings, posts, porches, etc. if proposed also show type of construction where applicable.
- 3. Photographs**
- Historic photographs of existing building/s (if available)
- Current photographs of each side of the building
- Close up images of details that are proposed to be altered
- 4. Materials**
- List of proposed materials
- Provide samples and/or manufactures brochures were applicable

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

I acknowledge that Salt Lake City requires the items above to be submitted before my application can be processed. I understand that Planning will not accept my application unless all of the following items are included in the submittal package.

ATTACHMENT E: EXISTING CONDITIONS AND SITE IMAGES

The site is currently developed with one religious building and a single-family house, used for religious purposes. The site is surrounded in all four directions with single-family residences with the same zoning classification.

Zoning Ordinance Standards for RMF-30 (21A.24.120)

The relationship of the proposed development to the RMF-30 (Residential Multi-Family, Low Density) zoning district as well as general provisions related to lot and bulk control is summarized below.

RMF-30 Zoning Standards	Proposed	Compliance
Minimum Lot Area And Lot Width for Places of Worship less than 4 acres: 12,000 square feet and 140 feet	Lot size of approximately 12,693 sq feet ft with a width of approximately 70 feet	Complies, in part (Legal Non-Complying Lots)
Maximum Building Coverage: 50%	50% of the lot coverage=6,272 sq ft Proposed lot coverage=3,647 sq ft	Complies
Interior Side Yard Setback (north) -10 ft.	11' 6"	Complies
Interior Side Yard Setback (south) -10 ft.	10' 5"	Complies
Building Height: -30 ft.	Height to parapet: 25' 10"	Complies
Front Yard Setback: 20 feet or average of the block face	20' 6"	Complies
Rear Yard Setback: Twenty five percent (25%) of the lot depth, but not less than twenty feet (20') and need not exceed twenty five feet (25')	Approximately 52 feet	Complies

Context Photographs



730-726 S 700 E - North of Site



740-734 S 700 E - Project Site



756-744 S 700 E - South of Site

PLNHLC2015-00967 and 2016-00176
New Construction - Masjid al-Noor Mosque



757-745 S 700 E - Across Street, to the South



757-745 S 700 E - Across Street, to the South

Building Scale and Form Precedent Photographs



Mass and Form Precedent #1 - 678 S 700 E



Mass and Form Precedent #2 - 679 S 700 E



Mass and Form Precedent #3 - 682-688 E 700 S

ATTACHMENT F: HISTORIC PRESERVATION STANDARDS

H Historic Preservation Overlay District - Standards for Certificate of Appropriateness Involving New Construction or Alteration of a Noncontributing Structure (21A.34.020.H)

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	Analysis and <i>Design Guideline Referenced</i>	Finding
<p>1. SCALE & FORM 1.a Height & Width: The proposed height and width shall be visually compatible with surrounding structures and streetscape;</p>	<p><u>Height</u> The immediate context for this proposed building is the west frontage of 700 East. Though the dominant type of structure along the block face is single-family residential, there are several larger commercial buildings as well.</p> <p>Within this design, care has been taken to ensure that the principal volume of the building is both respectful of other buildings and in conformance with base zoning.</p> <p><i>RDG 12.6 - A new building should appear similar in scale to the established scale of the current street block.</i> <i>RDG 12.9 - Building heights should appear similar to those found historically in the district.</i></p> <p>Additionally the slight step-back between the two modules of the building work to mitigate the apparent height of the structure somewhat.</p> <p><i>RDG - 12.5 A new building should be designed to reinforce a sense of human scale.</i></p> <p>The dome, pedestals, chattri, minarets and other religious ornamentation are protected expressions of religious belief and are not subject to regulation.</p> <p><u>Width</u> Existing buildings in this setting generally occupy smaller sites and thus are narrower than the proposed development. That said, the design takes care to break the primary mass into two modules. Each of these modules is similar in width to buildings common to this district and street frontage.</p> <p><i>RDG 12.6 - A new building should appear similar in scale to the established scale of the current street block.</i> <i>RDG 12.11 - A new building should appear similar in width to that established by nearby historic buildings.</i></p>	<p><u>Height</u> The height of proposed development accord with the objectives of this standard.</p> <p><u>Width</u> The proposed design satisfies the objectives of this standard.</p>

<p>1.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;</p>	<p><u>Facade Proportion</u> The proposal is to replace two currently existing buildings on separate lots with one larger building on the combined parcel. Thus, it's natural that the proportions of the proposal have shifted significantly from those currently on the site. While the proposed principal facade is significantly taller than those buildings in the immediate vicinity, it is also wider. By increasing both measurements in roughly equal parts, the facade has maintained an appropriate proportionality with those nearby.</p> <p>Further, and as mentioned in a previous section, the modulation of the front facade serves to somewhat mitigate the monumentality of the overall structure.</p> <p><i>RDG 12.13 - Building forms should be similar to those seen traditionally on the block.</i> <i>RDG 12.15 - Overall facade proportions should be designed to be similar to those of historic buildings in the neighborhood.</i></p>	<p><u>Facade Proportion</u> The facade proportions and perceived scale of the massing satisfy the objectives of this standard.</p>
<p>1.c Roof Shape: The roof shape of a structure shall be visually compatible with the surrounding structures and streetscape;</p>	<p><u>Roof Shape</u> Roof shape in this context varies somewhat in that 700 East is home to a number of single-family homes (which have various pitched-roof designs) intermixed with a few commercial or mixed-use buildings (which generally have flat or shallow pitched roofs).</p> <p>The use of a flat roofed design intentionally serves to showcase the traditional features of the building including a dome, pedestals, and chattri and is in keeping with other examples of non-residential architecture in the nearby area.</p> <p><i>RDG 12.7 - The roof form of a new building should be designed to respect the range of forms and massing found within the district.</i> <i>RDG 12.14 - Roof forms should be similar to those seen traditionally in the block and in the wider district.</i></p> <p>It's important to note that the dome element, while certainly an element of the roof design, is considered a protected expression of religious architecture, much akin to the steeple on a church.</p>	<p><u>Roof Shape</u> The roof shape satisfies the objectives of this standard.</p>
<p>1.d Scale of a Structure: The size and mass of the structures shall be visually compatible with the size and mass of surrounding structures and streetscape.</p>	<p><u>Building Façade Composition, Proportion & Scale</u> This context is composed, largely, of smaller scale (height and width) buildings. While the preponderance of buildings that are larger in scale are set at street intersections, they maintain the established setback line.</p> <p>While this is a larger structure overall than those that exist presently on the site, the proposed design moves the mass of the building back to align with the established setback line, increasing the consistency of the streetscape. Further, the new building will conform with, and in some cases, slightly exceed side yard setbacks, mitigating somewhat the impact of the building's mass on adjacent structures.</p> <p>Further, and has been mentioned previously, the modulation of the principal facade establishes a compatible relationship and help to reduce the perception of the overall scale of the building.</p> <p><i>RDG 12.6 - A new building should appear similar in scale to the established scale of the current street block.</i></p>	<p><u>Scale of a Structure</u> The size and mass of the proposed building satisfy the objectives of this standard.</p>

<p>2. COMPOSITION OF PRINCIPAL FACADES 2.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;</p> <p>2.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;</p>	<p><u>Building Character & Scale</u> The solid to void ratio proposed generally equates with the character of the more historic buildings in this setting helping to establish a general sense of human scale.</p> <p>Doors and first floor windows are of the same general proportions of other buildings in the area. At principal entrances, doors are paired to allow for better ingress and egress from the building, as appropriate to a building used for gatherings.</p> <p><i>RDG 12.16 - The pattern and proportions of window and door openings should fall within the range associated with historic buildings in the area</i> <i>RDG 12.20 - Windows with vertical emphasis are encouraged.</i></p> <p>The depth of reveal in the window may not be sufficient to cast the shadows common in historic architecture. These shadows help articulate a façade and provide depth and relief across an elevation. It is recommended that this design element be revised as a condition of approval.</p> <p>There is differentiation in window articulation between the ground and second floor, creating a clear visual hierarchy. Further, by including decorative window surround elements, the design works to suggest a consistent rhythm of fenestration across segments of façade without actual glazing.</p> <p><i>RDG 12.12 - The ratio of wall-to-window (solid to void) should be similar to that found in historic structures in the district.</i></p>	<p><u>Proportion of Openings</u> The window proportions are generally compatible with neighboring historic buildings. With suggested design changes as presented as a condition of approval this element could satisfy the objectives of this standard.</p> <p><u>Rhythm of Solids to Voids</u> Overall, the rhythm of solids to voids satisfies the objectives of this standard.</p>
<p>2.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;</p>	<p><u>Building Character & Scale</u> The proposed development is on a mid-block site.</p> <p>The principal façade is well-articulated to give hierarchy to the entrance feature. The secondary module of the building, set slightly back from the primary, is set above a drive leading to the rear parking area.</p> <p>By breaking up the building into two modules, and lifting the mass of the secondary module off the ground, the design serves well to offer clear access points to both the site and structure.</p> <p>Though the execution of these features distinguish the design from the surrounding buildings, they do so in a way which accords the design well with other institutional and religious buildings set within a dense and predominantly residential context.</p> <p><i>RDG 12.4 - The front and the entrance of a primary structure should orient to the street.</i></p>	<p><u>Rhythm of Porch & Projections</u> The rhythm of the principal entrance and other projections satisfy the objectives of this standard.</p>

<p>2.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.</p>	<p><u>Building Materials, Windows, Elements & Detailing</u></p> <p><u>Materials & Detailing</u> The context of this setting is a predominantly residential street frontage, with several commercial and mixed use buildings at corners. There is a fairly wide range of materials across these buildings including stone, masonry, stucco and wood.</p> <p>The proposal to use two colors of hard coat stucco for most exterior surfaces ties to materials commonly seen elsewhere in the nearby context, while allowing the building to stand apart, as befitting its purpose. Metallic medallions, spires and other ornamentation add contrast and variety to the composition.</p> <p><i>RDG 12.18 - Materials should have a proven durability for the regional climate and the situation and aspect of the building.</i></p> <p><u>Windows</u> The detail of the proposal as indicates the use of wood windows and doors, clad in aluminum for additional design detailing and durability. The durability and frame profiles of these elements would be considered appropriate to the historic context in the Central City local historic district.</p> <p><i>RDG 12.19 - New materials that are similar in character to traditional materials may be acceptable with appropriate detailing.</i></p> <p><u>Elements & Details</u> Although there is a fair amount of uniformity proposed in the specific materiality of the facades, the design features a significant amount of detailing and nuance.</p> <p>Trefoil detailing at the principal entrances, gothic and ogee arches, articulated window surrounds, columnar elements, projecting cornices, paired round arches, and other building ornamentation are prevalent and create a complex and nuanced composition.</p> <p>In addition to these design elements, a number of design details specific to the Islamic faith adorn the structure including a primary dome and multiple sculpted chattri of various sizes.</p> <p><i>RDG 12.24 - Where they are to be used, ornamental elements, ranging from brackets to porches, should be in scale with similar historic features.</i></p>	<p><u>Relationship of Materials</u> The use of hard coat stucco is similar to other buildings seen in this context and satisfies the objectives of this standard.</p> <p><u>Windows</u> The proposed use of windows and doors made of wood and clad in aluminum are appropriate to the context of the district and satisfy the objectives of this standard.</p> <p><u>Elements & Details</u> The proposed design satisfies the objectives of this standard.</p>
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<p>3. RELATIONSHIP TO THE STREET</p> <p>3.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;</p>	<p><u>Walls of Continuity</u> The streetscape context for this proposal is a predominantly residential block face along 700 East. Depths of front yards vary along the block face in range between 10 and 30 feet.</p> <p>The two structures currently on the proposed sites sit at the lower edge of the spectrum, with the larger being immediately adjacent to the public way (no front setback) and the other set back 15 feet.</p> <p>The proposed design increases the front yard to over 25 feet, a depth much more characteristic of other properties on the block face. This increased depth of front yard, though paired with a more monumental building, creates a more uniform street wall along the frontage.</p> <p><i>RDG 12.3 - When designing a new building, the historic settlement patterns of the district and context should be respected.</i></p>	<p><u>Relationship to the Street – Walls of Continuity</u> The proposed design satisfies the objectives of this standard.</p>
<p>3.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;</p>	<p><u>Rhythm of Spacing & Structures on Streets</u> The proposed design follows the established pattern of side-yard setbacks as established along the block face, conforming and even slightly exceeding the side yard depth required through base zoning.</p> <p><i>RDG 12.3 - When designing a new building, the historic settlement patterns of the district and context should be respected.</i></p>	<p><u>Rhythm of Spacing & Structures on Streets</u> The proposed design satisfies the objectives of this standard.</p>
<p>3.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;</p>	<p><u>Directional Expression</u> This is a mid-block site along a busy thoroughfare, at the edge of the historic district.</p> <p>Like the other buildings on the block face and in the nearby area, the proposed design effectively orients the building to front onto 700 East. Design features highlight the entrance as a primary feature of the front façade.</p> <p><i>RDG 12.4 - The front and the entrance of a primary structure should orient to the street.</i></p>	<p><u>Directional Expression</u> The proposed design satisfies the objectives of this standard.</p>
<p>3.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.</p>	<p><u>Streetscape and Pedestrian Improvement</u> The proposal sets the principal structure further back from the street than the existing buildings on the site, but roughly in-line with other structures on the block face.</p> <p>Care has been taken to landscape the front yard as an entrance courtyard to the mosque, featuring plantings and a proposed fountain as visual amenities, as is common with other religious institutions set within residential districts.</p> <p>By creating a front yard that is more compatible with the depth of those found on adjacent properties, and creating visual amenity through the landscape design and other features, the design is compatible with the historic character of the preservation overlay district.</p> <p><i>RDG 12.4 - The front and the entrance of a primary structure should orient to the street.</i></p>	<p><u>Streetscape & Pedestrian Improvements</u> The design of the front yard and visual amenities offered is common to religious institutions set within residential districts. The design satisfies the objectives of this standard.</p>

<p>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).</p>	<p><u>Settlement Patterns & Neighborhood Character</u> The site of the proposed development comprises two existing lots, each of which has an extant structure on site. These lots will need to be combined to accommodate the proposed development</p> <p>While the width of the combined lots would make one of the longest street frontages on the block face, this arrangement of land might be seen as appropriate given the monumental nature of the religious architecture proposed.</p> <p>Further, by stepping back a portion of the building, the proposed design works to suggest the distribution of mass of the original land configuration.</p> <p><i>RDG 12.2 - The role of the street pattern, including the layout of the individual block, as a unifying framework and setting for a variety of lot sizes and architecture, should be retained.</i></p>	<p><u>Subdivision of Lots</u> The massing configuration of this proposal recognizes the street scale as reflected in the original lot widths, and hence to characteristic scale of development.</p>
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ATTACHMENT G: CENTRAL CITY LHD SURVEY

ADDRESS	RATING	DATE	HGHT	TYPE	STYLE	MATERIALS	USE	OBS	NOTES
722 S 700 EAST	EC	1920	1	BUNGALOW	ARTS & CRAFTS	ALUM./VINYL SIDING REGULAR BRICK	SINGLE DWELLING	1 NON	
724 S 700 EAST	EC	1920	1	BUNGALOW	ARTS & CRAFTS	STRIATED BRICK SHINGLE SIDING	SINGLE DWELLING	1 NON	
726 S 700 EAST	EC	1920	1	BUNGALOW	ARTS & CRAFTS	SHINGLE SIDING STRIATED BRICK	SINGLE DWELLING	1 NON	
728 S 700 EAST	EC	1910	1	BUNGALOW	ARTS & CRAFTS	REGULAR BRICK SHINGLE SIDING	SINGLE DWELLING	1 NON	
730 S 700 EAST	NC	1910	1	RECTANGULAR BLOCK	VICTORIAN: OTHER	STUCCO/PLASTER	SINGLE DWELLING	1 NON	
734 S 700 EAST	NC	1910	1	RECTANGULAR BLOCK	VICTORIAN: OTHER	STUCCO/PLASTER	SINGLE DWELLING	1 NON	
740 S 700 EAST	NC	1910	1	RECTANGULAR BLOCK	VICTORIAN: OTHER	STUCCO/PLASTER	SINGLE DWELLING	0	
742 S 700 EAST	EC	1940	1	WWII-ERA COTTAGE	MINIMAL TRADITIONAL	STRIATED BRICK	SINGLE DWELLING	2 NON	
750 S 700 EAST	EC	1940	1	WWII-ERA COTTAGE	MINIMAL TRADITIONAL	STRIATED BRICK	SINGLE DWELLING	1 CON	
756 S 700 EAST	EC	1940	1	WWII-ERA COTTAGE	MINIMAL TRADITIONAL	STRIATED BRICK	SINGLE DWELLING	1 NON	SANDSTONE SIDEWALK ALONG FRONTAGE
760 S 700 EAST	EC	1940	1.5	PERIOD COTTAGE	MINIMAL TRADITIONAL PERIOD REVIVAL (GEN)	STRIATED BRICK	SINGLE DWELLING	0	SANDSTONE SIDEWALK ALONG FRONTAGE
766 S 700 EAST	EC	1940	1	WWII-ERA COTTAGE	MINIMAL TRADITIONAL	STRIATED BRICK	SINGLE DWELLING	1 NON	



722 S. 700 E.

EC



724 S. 700 E.

EC



726 S. 700 E.

EC



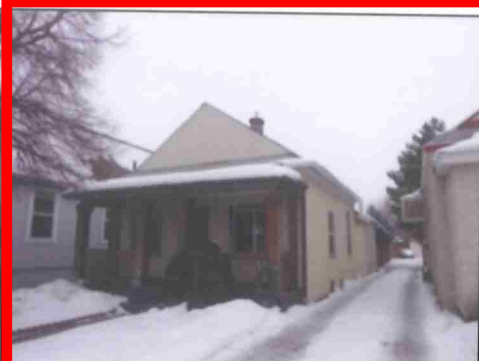
728 S. 700 E.

EC



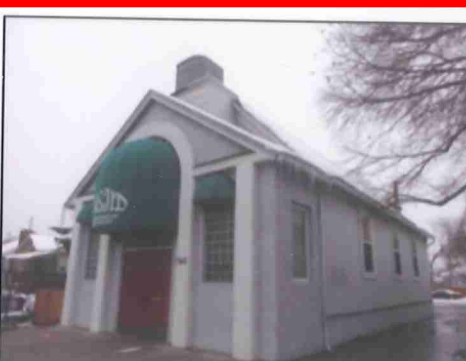
730 S. 700 E.

NC



734 S. 700 E.

NC



740 S. 700 E.

NC



744 S. 700 E.

EC



750 S. 700 E.

EC



756 S. 700 E.

EC



760 S. 700 E.

EC



766 S. 700 E.

EC

ATTACHMENT H: PUBLIC PROCESS AND COMMENTS

Public Notice, Meetings and Comments

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

Notices of the public hearing for the proposal include:

- Notice mailed on March 17, 2016
- Agenda posted on the Planning Division and Utah Public Meeting Notice websites on March 17, 2016
- Sign Posted at the site on March 25, 2016

No written public comment regarding the application has been received as of the date of the preparation and distribution of this staff report.

At the open house associated with the Conditional Use application, there were some general questions raised about parking at the site. Parking at the site is a resolved issued, as identified elsewhere in this staff report.

Any other correspondence received after the publication of this staff report will be forwarded to the Planning Commission.

Department Review Comments

The departmental comments that were received are listed below.

Michael Barry – Transportation

1. There are two parking stalls that are shown as 8 feet wide; the minimum width is 8 feet 3 inches (8' 3"). We need 3 more inches added to each stall. The ADA parking space and the ADA parking aisle can be 8 feet each.
2. One bike rack is required; see 21A.44.050.B.4 for location requirements. See Standard Detail F1.f2, "Bicycle Rack", for installation standards online at: <http://www.slcdocs.com/transportation/design/pdf/F1.f2.pdf>.

Jason Draper – Public Utilities

No public utilities objection. All site and building improvements must meet SLC policies and standards. Improvements will be reviewed by public utilities. Existing services may need to be combined or disconnected with a property consolidation. Depending on fire code requirements, the water main may need to be upgraded.

Ted Itchon – Fire

We do have a problem with the requirement for fire department access within 150 feet of all exterior walls of the first floor. I have copied the code section below for your review. There is an exception that could be used to allow the project.

503.1.1 Buildings and facilities.

Approved fire apparatus access roads shall be provided for every facility, building or portion of a building hereafter constructed or moved into or within the jurisdiction. The fire apparatus access road shall comply with the requirements of this section and shall extend to within 150 feet (45 720 mm) of all portions of the facility and all portions of the exterior walls of the first story of the building as measured by an approved route around the exterior of the building or facility.

Exception: The fire code official is authorized to increase the dimension of 150 feet (45 720 mm) where:

1. The building is equipped throughout with an approved automatic sprinkler system installed in accordance with Section 903.3.1.1, 903.3.1.2 or 903.3.1.3.

2. Fire apparatus access roads cannot be installed because of location on property, topography, waterways, nonnegotiable grades or other similar conditions, and an approved alternative means of fire protection is provided.
3. There are not more than two Group R-3 or Group U occupancies.

ATTACHMENT I: MOTIONS

RECOMMENED MOTION: 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 and demolition of a non-contributing structure located at approximately 740 South 700 East subject to the following conditions:

- 1) Depths of window reveals are revised to provide improved façade articulation.
- 2) The site plan is revised to accord with project review comments received from Salt Lake City's Transportation Division.
- 3) The lots are consolidated into a single parcel.
- 4) The design complies with all applicable building and development codes.
- 5) Approval of final design details are delegated to staff for approval.

Not Consistent with Staff Recommendation: Based on the information in the staff report, testimony and the plans presented, I move that the Commission deny the request for new construction and demolition of a non-contributing structure located at approximately 740 South 700 East. Specifically, the Commission finds that the proposed project does not substantially comply with Standards (Commissioner then states findings based on the Standards to support the motion):

21A.34.020.H Standards for New Construction

1. Scale and Form:

- a. Height and Width
- b. Proportion of Principal Facades
- c. Roof Shape
- d. Scale of a Structure

2. Composition of Principal Facades

- a. Proportion of Openings
- b. Rhythm of Solids to Voids in Facades
- c. Rhythm of Entrance Porch and Other Projections
- d. Relationship of Materials

3. Relationship to Street

- a. Walls 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