Staff Report

PLANNING DIVISION
COMMUNITY & NEIGHBORHOODS

To: Salt Lake City Historic Landmark Commission

From: Lauren Parisi, Associate Planner
(801) 535-7226 or lauren.parisi@slcgov.com

Date: December 7, 2017

Re: Petition PLNHLC2017-00722, TAG Row House Development

NEW CONSTRUCTION – 3-UNIT ROW HOUSE

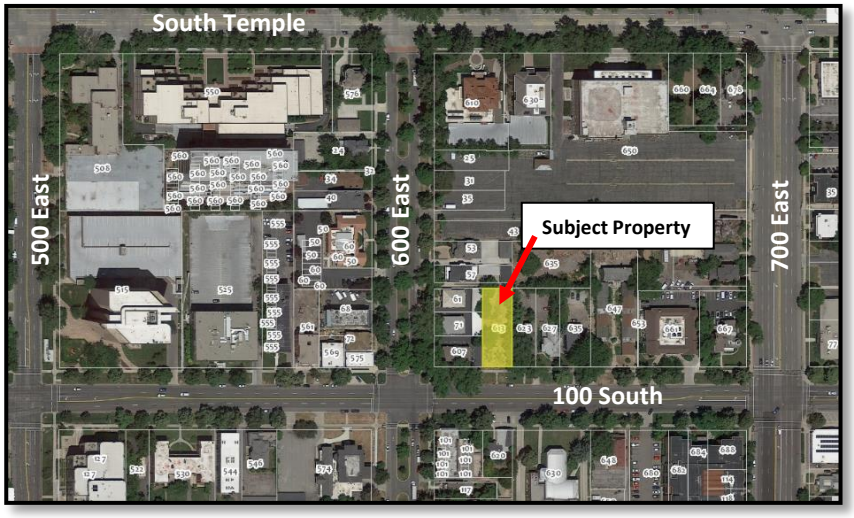
PROPERTY ADDRESS: 613 East 100 South
PARCEL ID: 16-06-227-015
HISTORIC DISTRICT: Central City Local Historic District
ZONING DISTRICT: RMF-45 (Moderate/High Density Multi-Family Residential) & H – Historic Preservation Overlay District
DESIGN GUIDELINES: Historic Apartment and Multi-Family Building Design Guidelines

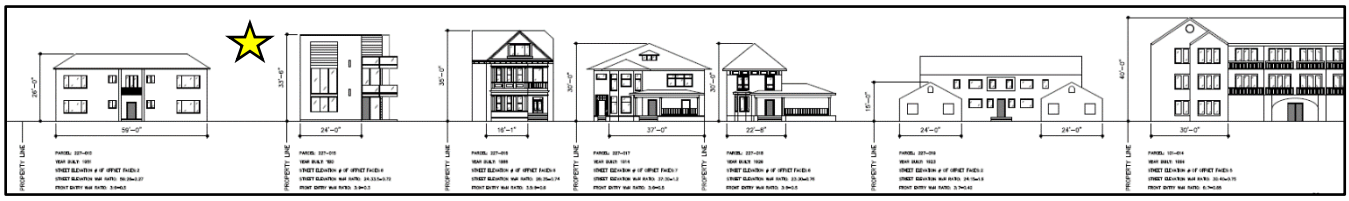
REQUEST: Jordan Atkin, the developer and owner of the property, is requesting New Construction approval from the Historic Landmark Commission for the design of a 3-unit row house on the property at 613 East 100 South in the Central City Local Historic District. The base zoning for the property is RMF-45 (Moderate/High Density Multi-Family Residential). All new construction in a Local Historic District requires approval from the Historic Landmark Commission.

RECOMMENDATION: As outlined in the analysis and findings in this Staff Report, it is Planning Staff's opinion the request for a Certificate of Appropriateness for New Construction of a 3-unit row house at approximately 613 East 100 South meets the applicable standards for approval and recommends the Historic Landmark Commission approve the request. Staff recommends any final design details identified by the Historic Landmark Commission be designated to Planning Staff.

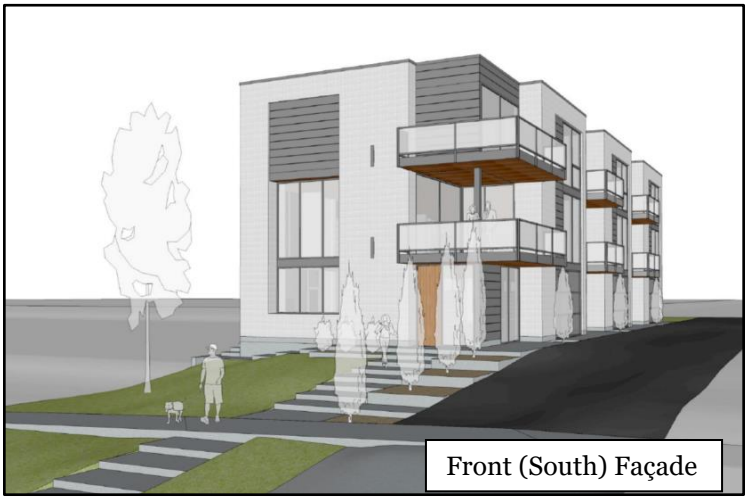
BACKGROUND AND PROJECT DESCRIPTION:

The proposed new construction project consists of three (3) row homes or single-family attached type units oriented east to west on the lot. Each unit will be three stories, approximately *3,800 - 4,100 gross square feet* with four bedrooms, four and a half bathrooms and a 2-car garage. A driveway will run along the east side of the site to access each units' garage and front doorway. A small patio area has also been provided on the back of each unit or the west side of the building. The building's total footprint is approximately 3,798 square feet and it will be 33 feet tall measured to the top of the parapet cap. The 1911 Sanborn Fire Insurance map indicates that there was a dwelling on the lot at that time; however, the 1950 map indicates that is was demolished somewhere in between then. A large Victorian known as the Bamberger Mansion built in 1883 sits on the property to the east and a brick apartment building built in 1951 sits on the property to the west.





The contemporary row homes feature a light gray brick veneer façade, black coated metal paneling with a 1-foot reveal, an exposed concreate foundation wall and a metal parapet cap around the entirety of the building. Two rows of balconies with glass panels will project approximately 3 feet off the front (south) and east sides of the building. The front (3'x9") and back (3'x7") doors on each of the units will be plain sawn cherry wood with a smooth satin finish. Wood soffit will also be utilized beneath each of the balconies. The proposed windows and sliding patio doors will be fiberglass in a dark neutral color. The front or southernmost window will be recessed two feet from the building's front façade. The modern garage doors will have aluminum framing around tinted glass panels (see Attachment D for material specifications).


Front (South) Façade


Interior (East) Façade

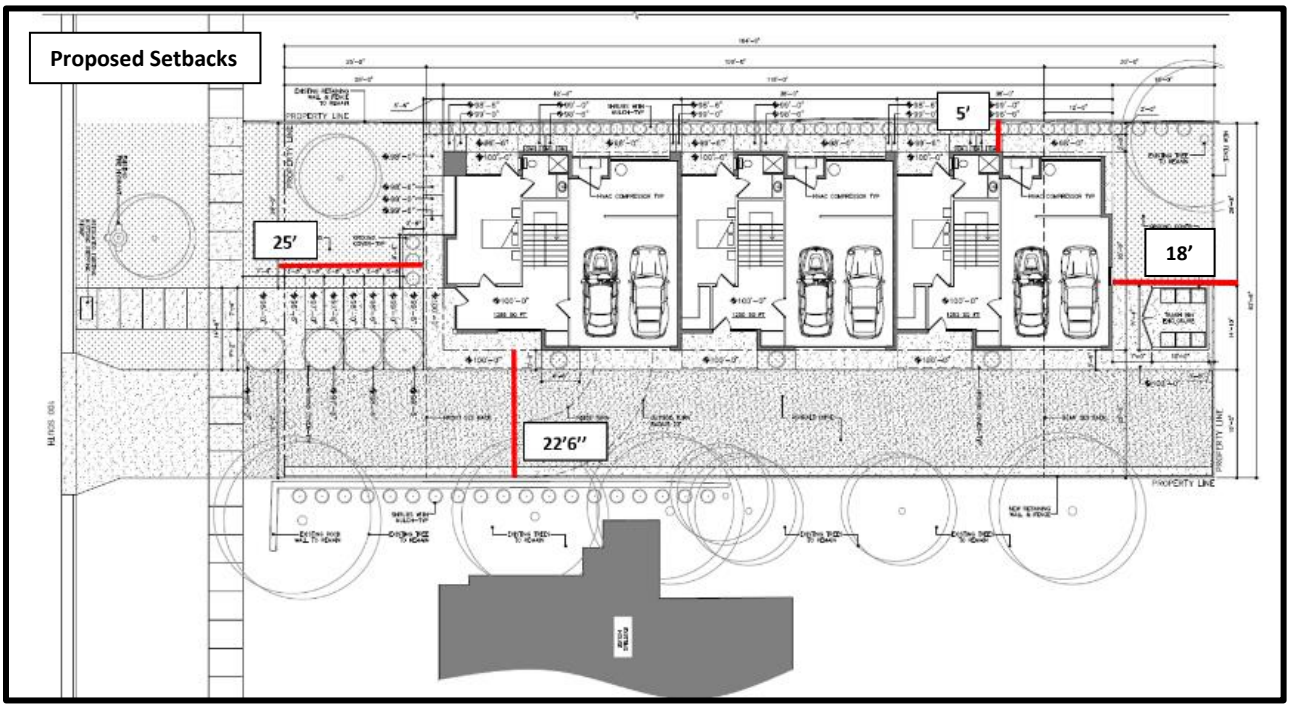
KEY ISSUES:
In addition to New Construction approval, the applicant has requested the following zoning standards be modified through the Planned Development process including:

- A reduced rear yard setback from 30 to 18 feet
- A reduced west interior yard setback from 8 to 5 feet
- A reduced side entry landscape buffer
- The creation of undersized lots without street frontage

While the Planning Commission must approve these modifications through the Planned Development process, the Historic Landmark Commission should also review the requests – for modified setbacks in particular – as they relate to the historic design standards for new construction. The HLC's commentary regarding the reduced rear and interior yard setbacks will be relayed within the staff report for the Planning Commission's review. If opposed to the modifications, the HLC should indicate this. The reduced side entry landscape buffer and creation of undersized lots without street frontage will be reviewed more in depth by the Planning Commission

Issue 1: Modifications to Setbacks as Part of the Planned Development

DISCUSSION: The applicant has requested to reduce the rear yard setback from 30 feet to 18 feet and the west interior yard setback from 8 feet to 5 feet to accommodate the side-loaded row homes on the lot and render the project more compatible with adjacent development. Initially, a slightly larger rear yard setback was proposed, but the front yard setback was also not being met. Staff suggested pushing the building back to meet the front yard setback (measured to the front balcony) while maintaining a compatible front building line with the properties to the east. Though the rear yard is a bit smaller, pushing the building back just slightly may also reduce its perceived scale from the pedestrian perspective.



The proposed rear yard will be used as common area instead of a single unit's backyard and abuts 12-foot wide alley to the north. The property on the other side of the alley is zoned RO: Residential Office and is currently being used as a photography studio. The RO district does allow slightly higher intensity uses like offices and restaurants. The property to the west is also zoned RMF-45 and is one building a part of a 3-building apartment development. The apartment building's driveway runs along the west side of the subject property where the reduced setback is being requested. A line of shrubs have been proposed along the west property line that acts as an additional buffer between uses, which will be made a condition of the Planned Development. Additionally, the proposed side yard setbacks allow the row homes to be centered between the existing buildings – 36 feet from the building to the west and 32 feet from the building to the east – creating a more cohesive block face. It should be noted that this development is being held to the interior yard setback standard for a multi-family building instead of single-family attached units (8 feet vs. 4 feet) as the building is oriented sideways on the lot and the interior yard acts more like a backyard.

Issue 2: Modification to the Side Entry Landscape Buffer as Part of the Planned Development

DISCUSSION: The applicant has requested to modify the side entry landscape buffer requirement in order to accommodate side-loaded units and a driveway on the east side of the lot. The Zoning Code requires a larger 12-foot setback for buildings with principal entries in an interior side yard – 8 feet of which must be landscaped. The intent of this requirement is provide for adequate air, light and separation between buildings. While the proposed east interior setback is wide enough (22'6"), close to zero vegetation is being proposed. This is partially because Fire Code requires a 20-foot wide driveway. The existing lot is simply too narrow to accommodate 20 feet of pavement plus an additional 8 feet of vegetation. To mitigate the effects of the reduced buffer, the applicant has proposed to install a new retaining wall and fence along the east property line, which will be made a condition of the Planned Development. The applicant has also indicated that they will install additional landscaping on the neighbor's property to the east. Landscaped side yards are seen between buildings on the block face, but larger driveways/paved areas are not uncommon on sites with historic multi-family buildings.

Issue 3: Creation of Undersized Lots without Street Frontage as Part of the Planned Development

DISCUSSION: With most single-family attached developments, lot lines are drawn to include the yards around each unit. In this scenario, property owners own and maintain both their unit and the land surrounding their unit. However, with this project, the applicant would like to subdivide the property to create three small lots around each units' footprint or exterior building walls – excluding any land around the building (see Attachment D for proposed subdivision). This is because it can be difficult for the end user to obtain financing for condominiumized units. Because of this, the lots as seen on the preliminary subdivision are not meeting most all zoning requirements including setbacks, lot coverage, lot size, etc.; however, the Planning Commission has the authority to modify these underlying zoning regulations by approving the site plan as proposed and dimensioned. The Planning Commission will also be asked to specifically approve the creation of lots without street frontage. Despite how the lot is being subdivided, the proposed development makes the same impact as a lot subdivided more conventionally and does not affect the design of the building nor how it relates within the historic context on the block face.

Issue 4: Building Mass and Scale

DISCUSSION: The row home being proposed is a relatively large building in terms of its mass. Each unit will be three stories with an average gross floor area of approximately 3,900 square feet. While the proposed building is large, it is "loaded" towards the back of the lot. The mass and scale of the building's front façade does feel relatively similar to the other structures on the block face. The actual average width to height ratio (W:H) of the proposed front building façade is similar to the average on the block face and almost the same as the Bamberger Mansion directly to the east – 24:33.5 and 26:35 or .72 and .74.

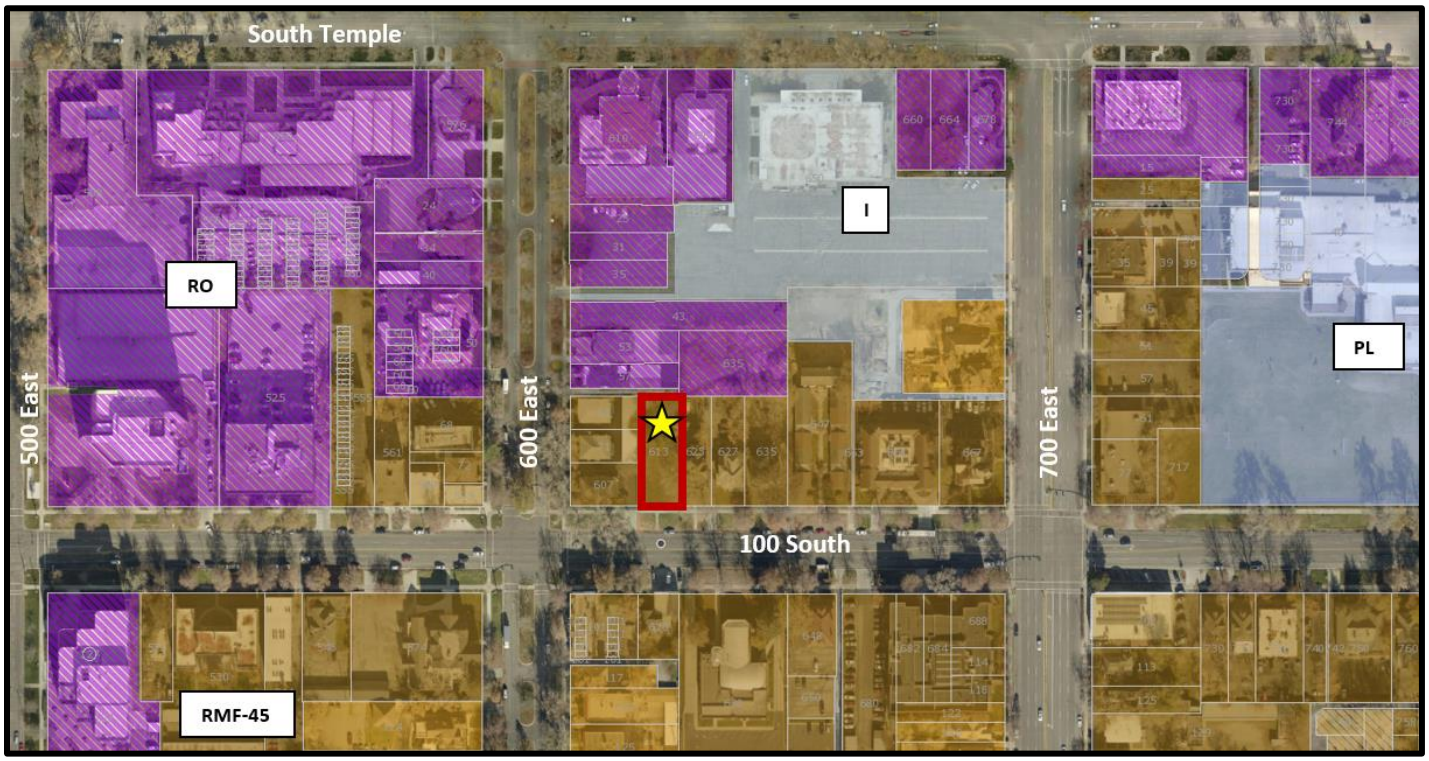
Since the initial submittal and design, the architects have worked to reduce the building's perceived mass and scale by introducing new architectural features on all four sides of the building. For example, the east

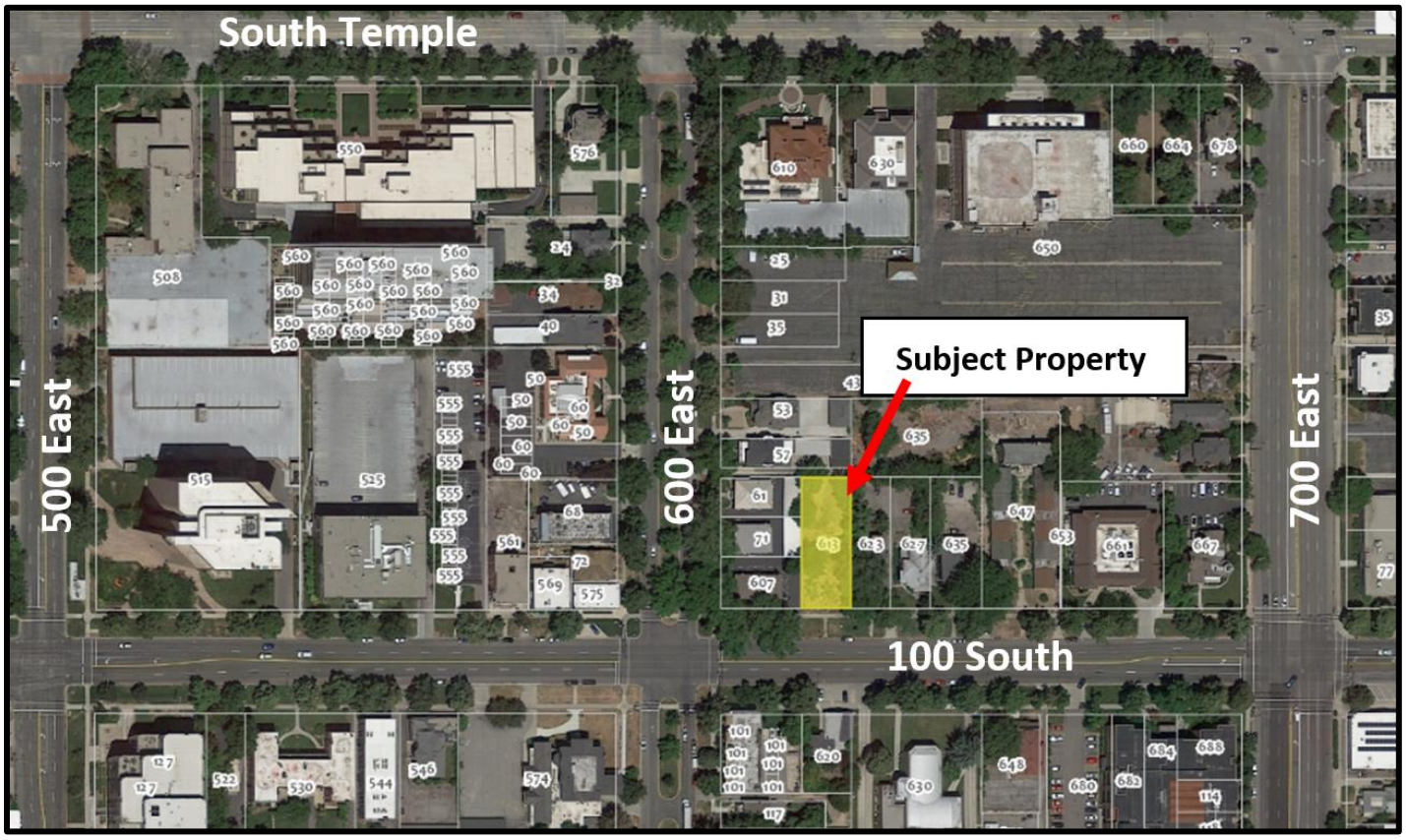
side of the front building wall was recessed quite significantly along with the front window reveal. In recessing the front wall, the width of the front brick volume decreased from 35' to 24'. This also created a more prominent entryway on the front of the building. The column on the southeast corner balcony was changed from a large masonry column to a thinner steel column. Additional horizontal metal panels and a tripartite window with a thick center mullion were introduced to create some horizontal emphasis and decrease the perceived scale of the building. The original glass balconies also add horizontal emphasis and play nicely with the recessed walls on the front and east façades. Overall, these different design features along with the use of a variety of quality building materials help to break up the mass and scale of this contemporary structure.

NEXT STEPS:
If the project is approved by the Historic Landmark Commission, the applicant's proposal would proceed to the Planning Commission for Planned Development consideration to approve the specific modifications discussed in the Key Issues section above. The Planning Commission would also review the applicant's Preliminary Subdivision. Both of these reviews will be based in part upon the New Construction approval by Historic Landmark Commission. If denied by the Historic Landmark Commission, the applicant would need to modify their plans for reconsideration.

ATTACHMENTS:
- **A.** Zoning/Vicinity Map
- **B.** Historic District Map
- **C.** Property Photos
- **D.** Application Materials
- **E.** Zoning Ordinance Standards
- **F.** Standards for New Construction in a Historic District
- **G.** Design Guidelines for New Construction
- **H.** Department Comments
- **I.** Public Process and Comments

ATTACHMENT A: ZONING/VICINITY MAP





ATTACHMENT B: HISTORIC DISTRICT MAP

★ ***Approximate Location***

ATTACHMENT C: PROPERTY PHOTOS

Subject property looking north

Subject property looking northeast

Apartment building to the west

Driveway between the subject property and apartment building to the west

623 East 100 South (Landmark Building)

627 East 100 South

635 East 100 South (Landmark Building)

Commercial building across the street

Multi-family building across the street

ATTACHMENT D: APPLICATION MATERIALS

PROJECT DESCRIPTION
613 EAST 100 SOUTH

The Project contemplates new construction on a vacant lot overgrown with weeds and without mature vegetation. The project consists of 3 adjoined east-facing townhomes using predominately classic building materials standard in this area (brick, dark windows, metal railings) with minor modern accents such as metal screen, thereby integrating past historic aesthetics with more modern and current ones. The rectangular shape with minimal ornamentation is very similar to the adjacent (west) structures, though the proposed project uses superior building materials typical of modern high end new construction.

The proposed height (33') and width (xx) are similar to and therefore visually comparable to and compatible with surrounding structures and streetscape. Likewise, the scale (relationship of of width and height) is comparable to adjacent and nearby structures and streetscape. Though adjacent properties have pitched rooflines, the flat roof shape is identical to other buildings on the same block and projects a much higher quality of construction than the west adjacent low-pitched asphalt roof.

With respect to principal facades, the relationship of the width to the height of windows and doors, as well as the relationship of solids and voids, was designed to be comparable to surrounding structures and streetscape. As with neighboring historic properties, the building has a street-facing entrance as well as two porches with metal railings. Materials were chosen to compliment the historic buildings, such as light colored brick, and black metal accents.

Relationship To Street: The building has been sited to be relatively equidistant from neighboring properties to allow a feeling of continuity with the streetscape. No changes to the public walkway or streetscape is proposed. A typical driveway is proposed on the eastern boundary, which will allow cars to enter and exit the street in a forward direction.

In sum, this project blends the two prominent aesthetics of the block: minimalist, rectangular, and flat roofed buildings with historic larger residential structures. This project features a predominantly brick façade, a modern and minimalist aesthetic, and two east facing units behind the street-facing front unit.

11.10.2017

TAG Row House Development - 613 East 100 South

Response to Comments w/ reference images on page six.

Planned Development

1. The building has been pushed back so that the balconies are meeting the front yard setback. (Refer to sheet A002.)

2. The current driveway is 19’ feet wide. To accommodate Section 21A.24.010(H) landscaping is being provided along the east property line (Image B). We are coordinating with the neighbor to the east (Parcel 227-016) to allow for a series of shrubs to be planted along their side of the property which will provide adequate landscaping and a natural barrier between the two neighboring properties. (Refer to sheet A002.)

3. The AC units are not located closer than 4 feet to the property line. They will be enclosed in a dedicated mechanical closet and they will be completely out of site. (Refer to mechanical equipment cut sheet, A100 - “Mechanical Closet #105”)

Historic New Construction

1. The comments and observations based on the historic review standards have been acknowledged. Please see below for our response

2. Suggestions based on these standards:

    • The feeling of a larger mass and the overall scale of the building has been visually reduced on the south elevation. This has been achieved by reducing the width of the brick volume to 24’-0” from the previous 35’-0”. The column on the south-east corner balcony has also changed to a steel column from a masonry column. This reduced the width of the column from 3'-8" to 8”. As demonstrated on sheet A001 the south elevation of this building now falls within the average width to height ratio of the surrounding buildings (Refer to A001, A200 & A201)

    • The south facade has been further articulated by recessing the walls, and deepening the window reveals. Windows “A” & “B” have been recesses by two feet to provide a level of protection from the southern sun. In so doing this recess also creates more visual interest along this facade. The south elevation of this project currently has a total of six offset surfaces which is in par with the level of building articulation along this

street block. On average buildings along this street contain a total of five offset surfaces on the south elevation. (Refer to A000, A001, A200 & A201)

The front entryway has been pronounced by centering the opening with the main approach and increasing the height of the front door to 9' from the previous 7'. The approach sequence to the front doors will begin at the base of the park strip, where the existing historic stepping stone will be relocated and preserved. Much like the surrounding context, this project contains a front entry which is covered. This covering indicates the place of entry for the residence and creates protection from the elements throughout the year. The front entry and the soffit protecting it will be made of stained plain sawn cherry wood. This natural material will contrast the brick and metal envelope as a material extension from the interior to the exterior. At night the entries to the building will be illuminated by recessed can lights within the soffit for added safety and to further indicate entry. (Refer to wood sample, can light cut sheet, A001, A200 & A201)

• A top and base has been established by continuing the revised design language of the building on all four elevations. A repeating orthogonal brick arch with a 3'-0" top exists on every elevation. The top of the arch contains a 4" metal parapet and sits on a 6" concrete base. The metal parapet will be finished to match the black metal panel on the building. (Refer to A000, A200 & A201)

• Horizontal contrast and emphasis is created by running the metal panel horizontally and through the fascia of the balconies. On the south elevation a tripartite window has been introduced to contrast the vertical proportions of the brick volume. (Refer to A000, A200 & A201)

• Recessed walls have been carried out on west facade. (Refer to A000 & A201)

• Landscaping has been installed along the south, east & west side of the property. (Refer to A002)

3. Examples of similar building styles have been reviewed and considered during the alteration of this design.

Design Related Observations and Comments

Scale and Form - Refer to response 2A under "Historic New Construction" above.

Compositions of Principal facades - Refer to response 2B under "Historic New Construction" above.

Relationships to the Street - Refer to response 1 under "Planned Development" above.

Subdivision of Lots - Observation and comment has been reviewed and considered during the alterations of this design.

City Review Comments

Site Plan

- The dimensions of the outer walls have been labeled for each unit on the site plan and floor plan.
- Yes, the first unit is slightly wider than the other two. the total width of each separate unit has been labeled on the site plan. (Refer to A002)
- The areas on the survey now match the areas on the site plan. (Refer to A002, A100, A101, & A102)

Preliminary Subdivision Application

- The subdivision application has been completed and submitted.

Fire's Comments

- We have reviewed fire's comments with Ted Itchon the fire protection engineer at the Building Services Division. After reviewing the project together we have been advised to submit an "Application for Modification from the Building/Fire code" We are awaiting his response.

Enhanced Renderings/Streetscape Info

- The drawing requested has been completed and contains the required information. (Refer to A001)

Landscape Plan

- A landscape plan has been provided and contains more landscaping on the east and west sides of the building to act as a buffer between the neighboring properties (Image A & B). An existing retaining wall and fence will be used on the west elevation (Image A) and will be enhanced by new shrubs for landscaping. Along the east property line an existing stone retaining wall (Image B) along with a new retaining wall will be used. These retaining walls will be lined with a series of shrubs to provide adequate landscaping and a natural barrier between the two neighboring properties (Image C).

Balcony Detail

- The size and dimensions of the balconies' footprints has been labeled. The balconies protrude 3'-0" from the building and the south face of the balcony meet the front yard setback. (Refer to A002, A100, A101 & A102) As discussed during our review meeting a balcony detail will not be required at this time.

Cornice/Base Detail

- A top and base has been established by continuing the revised design language of the building on all four elevations. A repeating orthogonal brick arch with a 3’-0” top exists on every elevation. The top of the arch contains a 4” metal parapet and sits on a 6” concrete base. The metal parapet will be finished to match the black metal panel on the building. (Refer to A000, A200 & A201)

Back Patios

- The back patios have been dimensioned. The intent of the space is to serve as an entry path and landing for the second entry to the home. The patios and steps along the west elevation will be built of concrete. The steps and their respective elevations have been indicated on the site plan. Their purpose is to create a path to the home's second entry as there exists a natural change in grade. We have designed the site work so as to mitigate impact on the existing topography. (Refer to A002).

Mechanical Equipment

- The proposed mechanical equipment has been labeled and dimensioned. The AC units are not located closer than 4 feet to the property line. They will be enclosed in a dedicated mechanical closet and they will be completely out of site. (Refer to mechanical equipment cut sheet & A100 - “Mechanical Closet #105”)

Project Descriptions

- The project description has been updated based on the observations and comments. (Refer to the Cover sheet)

Metal Panels

- The width of the metal panels has been dimensioned on the elevation drawings. the panels will be 1'-0" in width. (Refer to A200 & A201)

Front/Back Doors

- The front and back doors will be made of stained plain sawn cherry wood. The door panels will be flat with a smooth satin finish. The doors have been dimensioned on the elevations. The front doors will be 3'-0"× 9'-0" and the doors on the west elevation will be 3'-0"x 7'-0". (Refer to A200 & A201)

Lighting

- Two types of light fixtures will be used on the exterior of the building. A wall mounted fixture and a recessed can fixture will be located as indicated on the elevation drawings. (Refer to exterior light fixture cut sheets, A200 & A201)

Trash/Recycling Receptacles

- The location of the trash & recycling receptacles has been indicated on the site plan. The receptacles will be screened as described on the site plan. (Refer to A002)

Image A

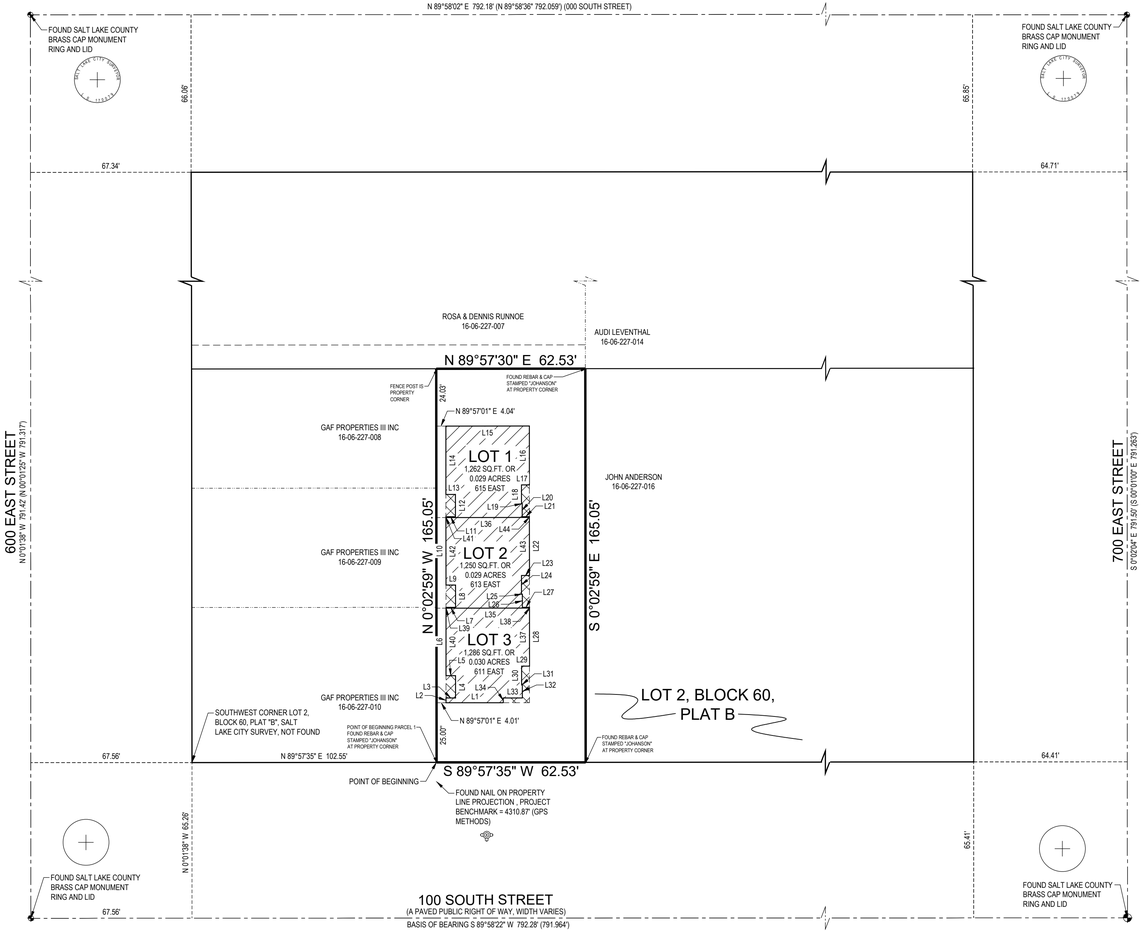
Image B

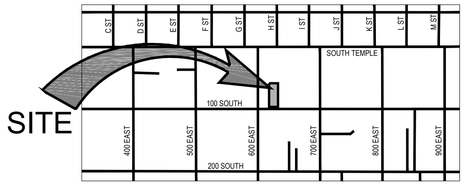
Image C

ATLAS
ARCHITECTS, INC.

ROW HOUSE P.U.D.

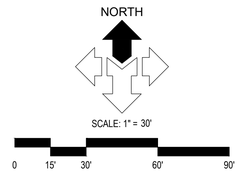
A RESIDENTIAL PLANNED UNIT DEVELOPMENT
LOCATED IN THE NORTHEAST QUARTER SECTION 6,
TOWNSHIP 1 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN
SALT LAKE CITY, UTAH





VICINITY MAP

SCALE: N.T.S.



LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	S 89°57'41" W	24.00'
L2	N 00°02'19" W	2.00'
L3	N 89°57'41" E	4.00'
L4	N 00°02'19" W	9.33'
L5	S 89°57'41" W	4.00'
L6	N 00°02'19" W	28.67'
L7	N 89°57'41" E	4.00'
L8	N 00°02'19" W	9.33'
L9	S 89°57'41" W	4.00'
L10	N 00°02'19" W	28.67'
L11	N 89°57'41" E	4.00'
L12	N 00°02'19" W	9.33'
L13	S 89°57'41" W	4.00'
L14	N 00°02'19" W	28.67'
L15	N 89°57'41" E	35.00'
L16	S 00°02'19" E	24.67'
L17	S 89°57'41" W	3.33'
L18	S 00°02'19" E	7.83'
L19	N 89°57'41" E	0.33'
L20	S 00°02'19" E	5.50'
L21	N 89°57'41" E	3.00'
L22	S 00°02'19" E	24.67'
L23	S 89°57'41" W	3.33'
L24	S 00°02'19" E	7.83'
L25	N 89°57'41" E	0.33'

LINE TABLE		
LINE #	DIRECTION	LENGTH
L26	S 00°02'19" E	5.50'
L27	N 89°57'41" E	3.00'
L28	S 00°02'19" E	24.67'
L29	S 89°57'41" W	3.33'
L30	S 00°02'19" E	7.83'
L31	N 89°57'41" E	0.33'
L32	S 00°02'19" E	5.50'
L33	S 89°57'41" W	8.00'
L34	S 00°02'19" E	2.00'
L35	N 89°57'41" E	35.00'
L36	N 89°57'41" E	35.00'
L37	N 00°02'19" W	24.33'
L38	N 00°02'19" W	0.33'
L39	S 00°02'19" E	0.33'
L40	S 00°02'19" E	28.34'
L41	S 00°02'19" E	0.33'
L42	S 00°02'19" E	28.34'
L43	N 00°02'19" W	24.33'
L44	N 00°02'19" W	0.33'

SURVEYOR'S CERTIFICATE

I, DAVID B. DRAPER DO HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD LICENSE NO. 6861599, AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS HEREAFTER TO BE KNOWN AS:

ROW HOUSE P.U.D.
A RESIDENTIAL PLANNED UNIT DEVELOPMENT

AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT.

BOUNDARY DESCRIPTION

BEGINNING AT A POINT ON THE SOUTHERLY LINE OF LOT 2, BLOCK 60, PLAT "B", SALT LAKE CITY SURVEY, SAID POINT BEING NORTH 89°57'35" EAST ALONG SAID SOUTHERLY LINE 102.55 FEET FROM THE SOUTHWEST CORNER OF SAID LOT 2, AND RUNNING THENCE NORTH 00°02'59" WEST 165.05 FEET; THENCE NORTH 89°57'30" EAST 62.53 FEET; THENCE SOUTH 00°02'59" EAST 165.05 FEET TO A POINT ON SAID SOUTHERLY LINE; THENCE SOUTH 89°57'35" WEST ALONG SAID SOUTHERLY LINE 62.53 FEET TO THE POINT OF BEGINNING.

CONTAINS: 10,320 SQ.FT. OR 0.237 ACRES (3 LOTS0

DAVID B. DRAPER,
L.S. LICENSE NO. 6861599

OWNER'S DEDICATION

JGP PROPERTIES, LLC, THE OWNER OF THE DESCRIBED TRACT OF LAND TO BE HEREAFTER KNOWN AS:

ROW HOUSE P.U.D.
A RESIDENTIAL PLANNED UNIT DEVELOPMENT

DOES HEREBY DEDICATE TO THE PERPETUAL USE OF THE PUBLIC ALL STREETS, EASEMENTS AND OTHER PROPERTY AS SHOWN ON THIS PLAT AND HEREBY CONSENTS AND GIVES APPROVAL TO THE RECORDING OF THIS PLAT FOR ALL PURPOSES SHOWN THEREIN.

THIS _____ DAY OF _____, 20____.

BY:
ITS:

CORPORATE ACKNOWLEDGMENT

STATE OF UTAH
COUNTY OF SALT LAKE } S.S.

ON THE _____ DAY OF _____ A.D., 20____, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR SAID COUNTY OF SALT LAKE IN SAID STATE OF UTAH, _____, WHO AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT _____, A UTAH CORPORATION, AND THAT _____ SIGNED THE OWNER'S DEDICATION FREELY AND VOLUNTARILY FOR AND IN BEHALF OF SAID CORPORATION FOR THE PURPOSES THEREIN MENTIONED AND THAT SAID CORPORATION EXECUTED THE SAME.

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC
RESIDING IN SALT LAKE COUNTY

LEGEND

- ADJOINING PROPERTY LINE
- LOT LINE
- PROPERTY LINE
- MONUMENT LINE
- RIGHT OF WAY LINE
- EXISTING FIRE HYDRANT
- LIMITED COMMON AREA
- COMMON AREA
- PRIVATE OWNERSHIP

GENERAL NOTES

1. THE BASIS OF BEARING IS SOUTH 89°58'22" WEST ALONG THE MONUMENT LINE OF 100 SOUTH STREET, BETWEEN 600 EAST STREET AND 700 EAST STREET, AS SHOWN HEREON.
2. THIS SURVEY MEETS MINIMUM ALLOWABLE ERROR OF 1:15000 FOR CLASS A SURVEYS.
3. THE BENCHMARK FOR THIS SURVEY IS 4310.87 FEET (NAVD88), AS SHOWN HEREON.

DEVELOPER: TAG SLC
CONTACT: JORDAN ATKIN
PHONE: (801) 478-0662
EMAIL: jordan@tagslc.com

CITY PUBLIC UTILITIES DEPARTMENT

APPROVED THIS _____ DAY OF _____ A.D., 20____.

SALT LAKE CITY PUBLIC UTILITIES DIRECTOR

PREPARED BY:

McNEIL ENGINEERING™
Economic and Sustainable Designs, Professionals You Know and Trust
8610 South Sandy Parkway, Suite 200 Sandy, Utah 84070 801.255.7700 mcneilengineering.com
Civil Engineering • Consulting & Landscape Architecture
Structural Engineering • Land Surveying & HDS

SALT LAKE COUNTY HEALTH DEPARTMENT

APPROVED THIS _____ DAY OF _____ A.D., 20____.

SALT LAKE VALLEY HEALTH DEPARTMENT

CITY ENGINEERING DIVISION

I HEREBY CERTIFY THAT I HAVE HAD THIS PLAT EXAMINED BY THIS OFFICE AND IT IS CORRECT IN ACCORDANCE WITH THE INFORMATION ON FILE.

CITY ENGINEER DATE CITY SURVEYOR DATE

CITY PLANNING DIRECTOR

APPROVED THIS _____ DAY OF _____ A.D., 20____, BY THE SALT LAKE CITY PLANNING COMMISSION.

DATE

CITY ATTORNEY

APPROVED THIS _____ DAY OF _____ A.D., 20____.

SALT LAKE CITY ATTORNEY

CITY APPROVAL

PRESENTED TO SALT LAKE CITY THIS _____ DAY OF _____ A.D., 20____ AND IT IS HEREBY APPROVED.

SALT LAKE CITY MAYOR

SALT LAKE CITY RECORDER

SALT LAKE COUNTY RECORDER

RECORD NO. _____.

STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF _____

DATE: _____ TIME: _____ BOOK: _____ PAGE: _____

FEE $ SALT LAKE COUNTY RECORDER

NUMBER _____
ACCOUNT _____
SHEET 1
OF 1 SHEETS

ROW HOUSE P.U.D.

A RESIDENTIAL PLANNED UNIT DEVELOPMENT
LOCATED IN THE NORTHEAST QUARTER SECTION 6,
TOWNSHIP 1 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN
SALT LAKE CITY, UTAH

S:\2017Files\17155\Survey\Prod Dwg\17155P00.dwg Nov 29, 2017 - 1:07pm

T.A.G. ROW HOUSE
SCHEMATIC DESIGN

ATLAS ARCHITECTS, INC.
175 WEST, 900 SOUTH SLC, UT 84101
801.322.9724
WWW.ATLASARCHITECTS.COM

APPLICABLE CODES:

- 2015 Edition of the International Building Code (IBC), to include Appendix J, issued by the International Code Council
- 2015 Edition of the International Plumbing Code (IPC), issued by the International Code Council (hereafter referred as "ICC")
- 2015 Edition of the International Mechanical Code (IMC), issued by the ICC
- 2015 Edition of the International Residential Code (IRC), issued by the ICC
- 2015 Edition of the International Energy Conservation Code (IECC), issued by the ICC
- 2015 Edition of the International Fuel Gas Code (IFGC), issued by the ICC
- 2015 Edition of the International Fire Code (IFC), issued by the ICC
- 2014 Edition of the National Electrical Code (NEC), issued by the National Fire Protection Association
- ICC/ANSI A117.1-2009
- all Utah state adopted codes including state amendments

PROJECT NARRATIVE:

THIS PROJECT CONSISTS OF THE FOLLOWING:

GENERAL NOTE:

THE GENERAL CONTRACTOR AND ALL SUBCONTRACTORS ARE RESPONSIBLE FOR THE ENTIRE SET OF DRAWINGS AND THEIR RELEVANT SPECIFICATION SECTIONS, IN ORDER TO COORDINATE THEIR PORTION OF THE WORK. ALL CONTRACTORS SHALL MAKE THEMSELVES AVAILABLE FOR A PRE-CONSTRUCTION COORDINATION MEETING TO REVIEW MOUNTING HEIGHTS OF EQUIPMENT, FIXTURES, DUCTWORK, ETC. IN ORDER TO VERIFY INTENT AND IDENTIFY AND RESOLVE POTENTIAL CONFLICTS.

CODE ANALYSIS:	ALLOWABLE	ACTUAL
CONSTRUCTION TYPE: OCCUPANCY BASIS:		
I.B.C. 504.3 BUILDING HEIGHT: NUMBER OF STORIES: BASED ON MOST RESTRICTIVE: A-1		
I.B.C. 504.4 AREA: TABULATED AREA: (69,000+(0)) x 3 = 207,000 S.F.		
TABLE I.B.C. 508.4 & I.B.C. 510.2.4/.5 HORIZONTAL OCCUPANCY FIRE SEPARATION		
CALCULATED OCCUPANT LOAD:		
FIRE SPRINKLERS:		
RATED WALL ASSEMBLIES:		
AREA OF REFUGE:		
L1: EGRESS DOOR WIDTH L2: EGRESS STAIR WIDTH L2: EGRESS DOOR WIDTH L3: EGRESS STAIR WIDTH L3: EGRESS DOOR WIDTH		
I.B.C. 1006.3.1 L1: # OF EXITS REQUIRED: L2 :# OF EXITS REQUIRED: L3 :# OF EXITS REQUIRED:		

I.B.C. 2902.1 PLUMBING FIXTURE CALCULATION

LEVEL	OCCUPANCY		WATER CLOSETS			URINALS	LAVATORIES			DRINKING FOUNTAINS	SERVICE SINK
			MALE	FEMALE	UNISEX	I.P.C. 419.2	MALE	FEMALE	UNISEX		
LEVEL 1		REQUIRED									
		PROVIDED									
LEVEL 2		REQUIRED									
		PROVIDED									
LEVEL 3		REQUIRED									
		PROVIDED									

SHEET INDEX

CVR INDEX + CODE REVIEW

CIVIL

LANDSCAPE

ARCHITECTURAL

A000 MODEL VIEWS
A001 STREETSCAPE DRAWINGS
A002 SITE PLAN
A100 FLOOR PLAN L.1
A101 FLOOR PLAN L.2
A102 FLOOR PLAN L.3
A200 ELEVATIONS
A201 ELEVATIONS

STRUCTURAL

MECHANICAL & PLUMBING

ELECTRICAL

CIVIL ENGINEER
PRINCIPAL IN CHARGE
CONSULTANT NAME
ADDRESS

LANDSCAPE ARCHITECT
PRINCIPAL IN CHARGE
CONSULTANT NAME
ADDRESS

STRUCTURAL ENGINEER
PRINCIPAL IN CHARGE
CONSULTANT NAME
ADDRESS

MECHANICAL ENGINEER
PRINCIPAL IN CHARGE
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ADDRESS

ELECTRICAL ENGINEER
PRINCIPAL IN CHARGE
CONSULTANT NAME
ADDRESS

100 SOUTH 613 EAST
ROW HOUSE
SALT LAKE CITY, UT

SCHEMATIC DESIGN
11
10
17

COVER

CVR

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VIEW 3
SCALE: N.T.S.
3 A000

VIEW 1
SCALE: N.T.S.
1 A000

VIEW 4
SCALE: N.T.S.
4 A000

VIEW 2
SCALE: N.T.S.
2 A000

100 SOUTH 613 EAST
ROW HOUSE
SALT LAKE CITY, UT

SCHEMATIC DESIGN
11 10 17
MODEL VIEWS

A000

	AVERAGE	ROW HOUSE 227-015
STREET ELEVATION # OF OFFSET FACES	5	6
STREET ELEVATION WxH RATIO	1.22	0.72
FRONT ENTRY WxH RATIO	0.56	0.3
BUILDING HEIGHT	29'-4"	33'-6"

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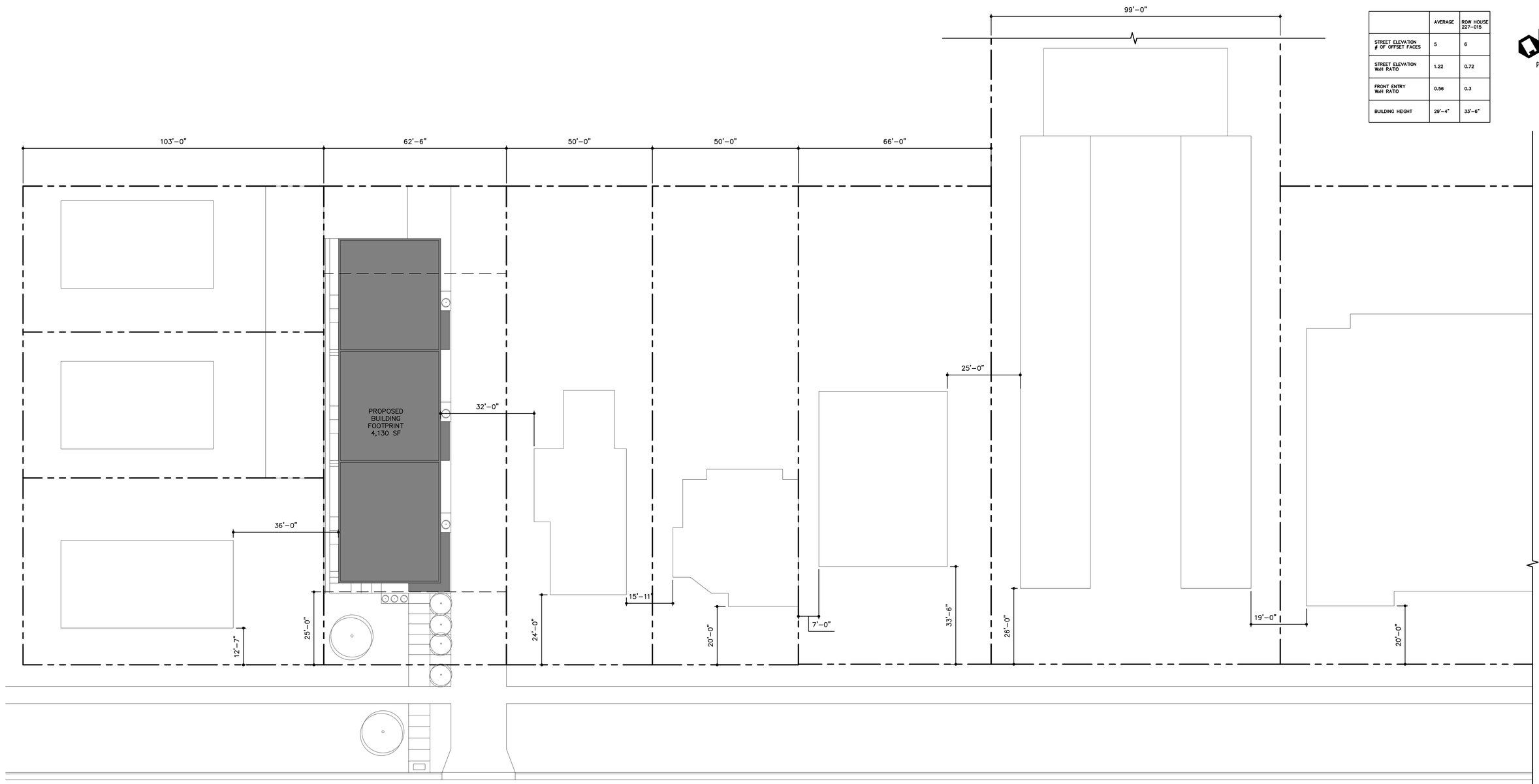

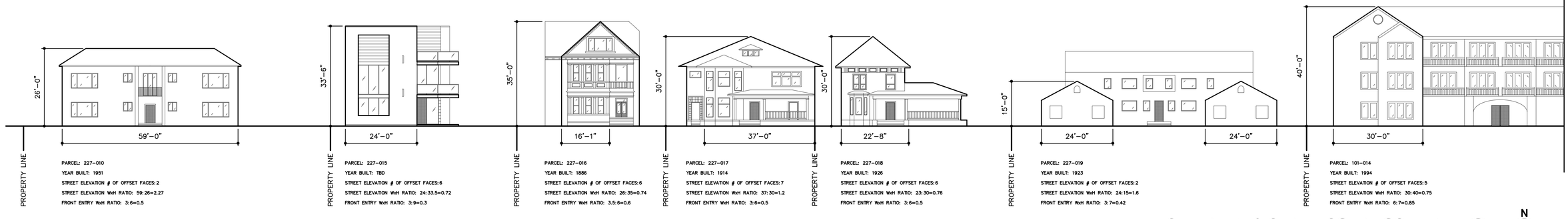

PARCEL: 227-010
YEAR BUILT: 1951
STREET ELEVATION # OF OFFSET FACES: 2
STREET ELEVATION WxH RATIO: 59:26=2.27
FRONT ENTRY WxH RATIO: 3:6=0.5

PARCEL: 227-015
YEAR BUILT: TBD
STREET ELEVATION # OF OFFSET FACES: 6
STREET ELEVATION WxH RATIO: 24:33.5=0.72
FRONT ENTRY WxH RATIO: 3:9=0.3

PARCEL: 227-016
YEAR BUILT: 1886
STREET ELEVATION # OF OFFSET FACES: 6
STREET ELEVATION WxH RATIO: 26:35=0.74
FRONT ENTRY WxH RATIO: 3.5:6=0.6

PARCEL: 227-017
YEAR BUILT: 1914
STREET ELEVATION # OF OFFSET FACES: 7
STREET ELEVATION WxH RATIO: 37:30=1.2
FRONT ENTRY WxH RATIO: 3:6=0.5

PARCEL: 227-018
YEAR BUILT: 1926
STREET ELEVATION # OF OFFSET FACES: 6
STREET ELEVATION WxH RATIO: 23:30=0.76
FRONT ENTRY WxH RATIO: 3:6=0.5

PARCEL: 227-019
YEAR BUILT: 1923
STREET ELEVATION # OF OFFSET FACES: 2
STREET ELEVATION WxH RATIO: 24:15=1.6
FRONT ENTRY WxH RATIO: 3:7=0.42

PARCEL: 101-014
YEAR BUILT: 1994
STREET ELEVATION # OF OFFSET FACES: 5
STREET ELEVATION WxH RATIO: 30:40=0.75
FRONT ENTRY WxH RATIO: 6:7=0.85

SITE PLAN & STREETSCAPE CONTEXT

SCALE: 1/16" = 1'-0"

1 / A001

N
NORTH

100 SOUTH 613 EAST ROW HOUSE

SALT LAKE CITY, UT

11 10 17

SCHEMATIC DESIGN

STREETSCAPE DRAWINGS

A001

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100 SOUTH 613 EAST
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SCHEMATIC DESIGN
11 10 17

SITE PLAN

A002

164'-0"
25'-0" | 109'-0" | 30'-0"
28'-0" | 118'-0" | 18'-0"
42'-0" | 38'-0" | 38'-0" | 12'-0" | 2'-0"
3'-6"
EXISTING RETAINING WALL & FENCE TO REMAIN
PROPERTY LINE
SHRUBS WITH MULCH-TYP
98'-6" / 99'-0" / 99'-6" / 100'-0"
GM GM GM
EM EM EM
HVAC COMPRESSOR TYP
EXISTING TREE TO REMAIN
NEW FENCE
GROUND COVER
CEDAR CLAD ENCLOSURE TO MATCH METAL PANEL
TRASH BIN ENCLOSURE
1286 SQ FT
1250 SQ FT
1262 SQ FT
EXISTING FIRE HYDRANT
RELOCATED EXISTING HISTORIC STEPPING STONE
SOD
GROUND COVER-TYP
29'-0"
7'-4" | 3'-6" | 3'-6" | 3'-6" | 3'-6" | 3'-6" | 3'-6"
96'-0" | 96'-6" | 97'-0" | 97'-6" | 98'-0" | 98'-6" | 99'-0" | 99'-6" | 100'-0"
14'-6"
7'-4"
7'-2"
19'-0"
6'-8"
FRONT SET BACK
INSIDE TURN RADIUS 12'
OUTSIDE TURN RADIUS 22'
ASPHALT DRIVE
REAR SET BACK
22'-9"
35'-0"
11'-4"
7'-0" | 10'-0"
1'-0"
62'-6"
14'-10"
28'-8"
19'-0"
PROPERTY LINE
100 SOUTH
EXISTING ROCK WALL TO REMAIN
EXISTING TREE TO REMAIN
EXISTING TREES TO REMAIN
NEW RETAINING WALL & FENCE
EXISTING HOUSE

SITE PLAN
SCALE: 1:80

1 / A002

NORTH N

PLNHLC2017-00722 - TAG Row House Development

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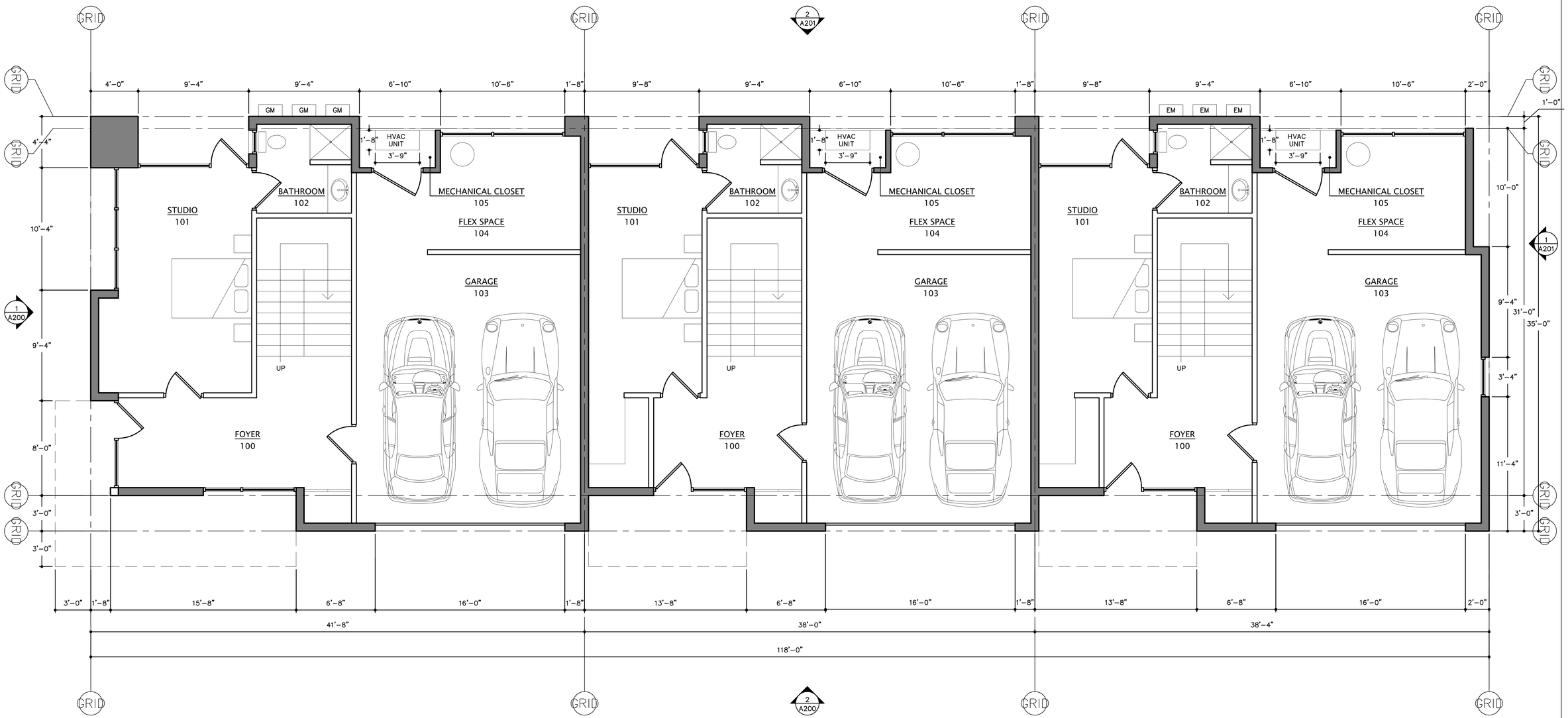

FLOOR PLAN L.1

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

1 A100

N NORTH

100 SOUTH 613 EAST ROW HOUSE

SALT LAKE CITY, UT

SCHEMATIC DESIGN

11 10 17

FLOOR PLAN

A100

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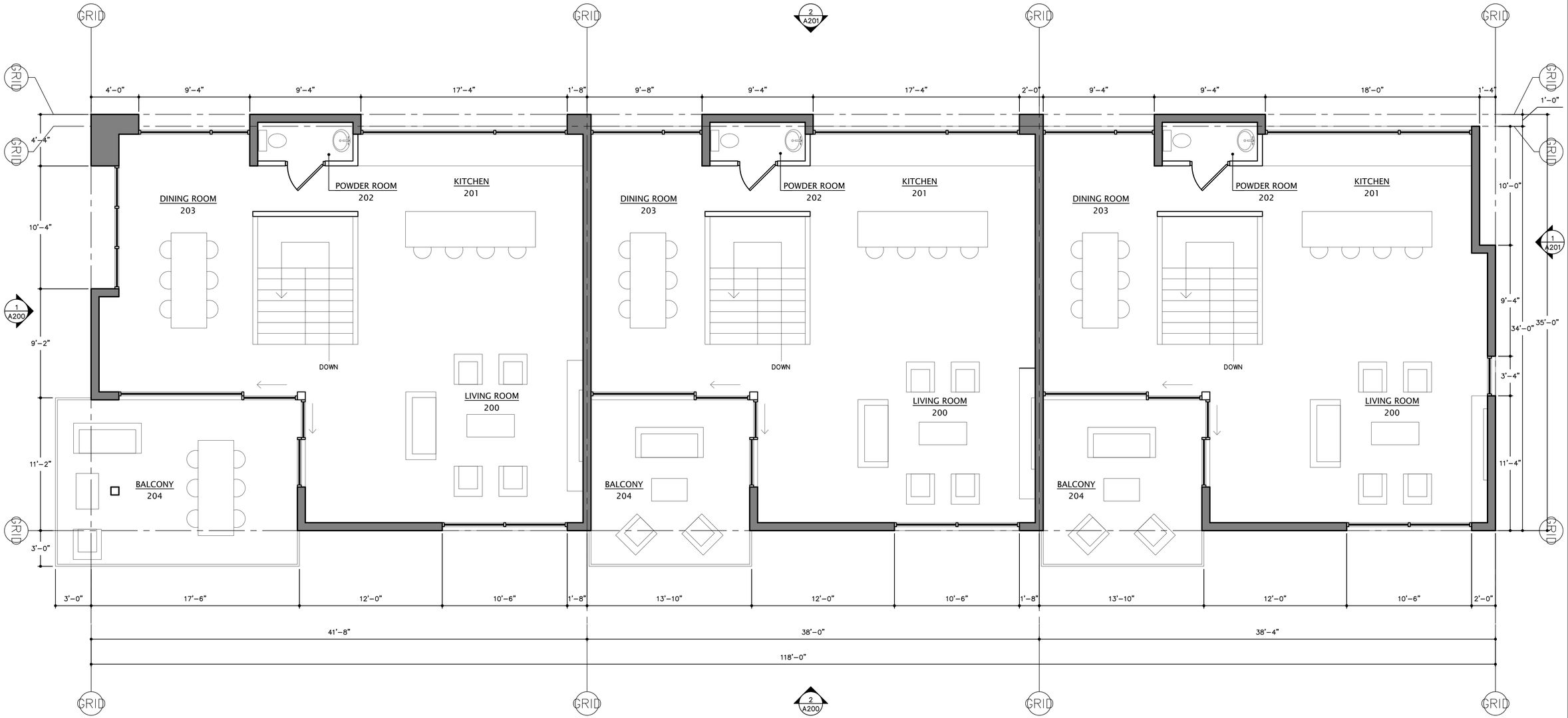

FLOOR PLAN L.2

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

1 A101

N NORTH

100 SOUTH 613 EAST ROW HOUSE

SALT LAKE CITY, UT

SCHEMATIC DESIGN

11 10 17

FLOOR PLAN

A101

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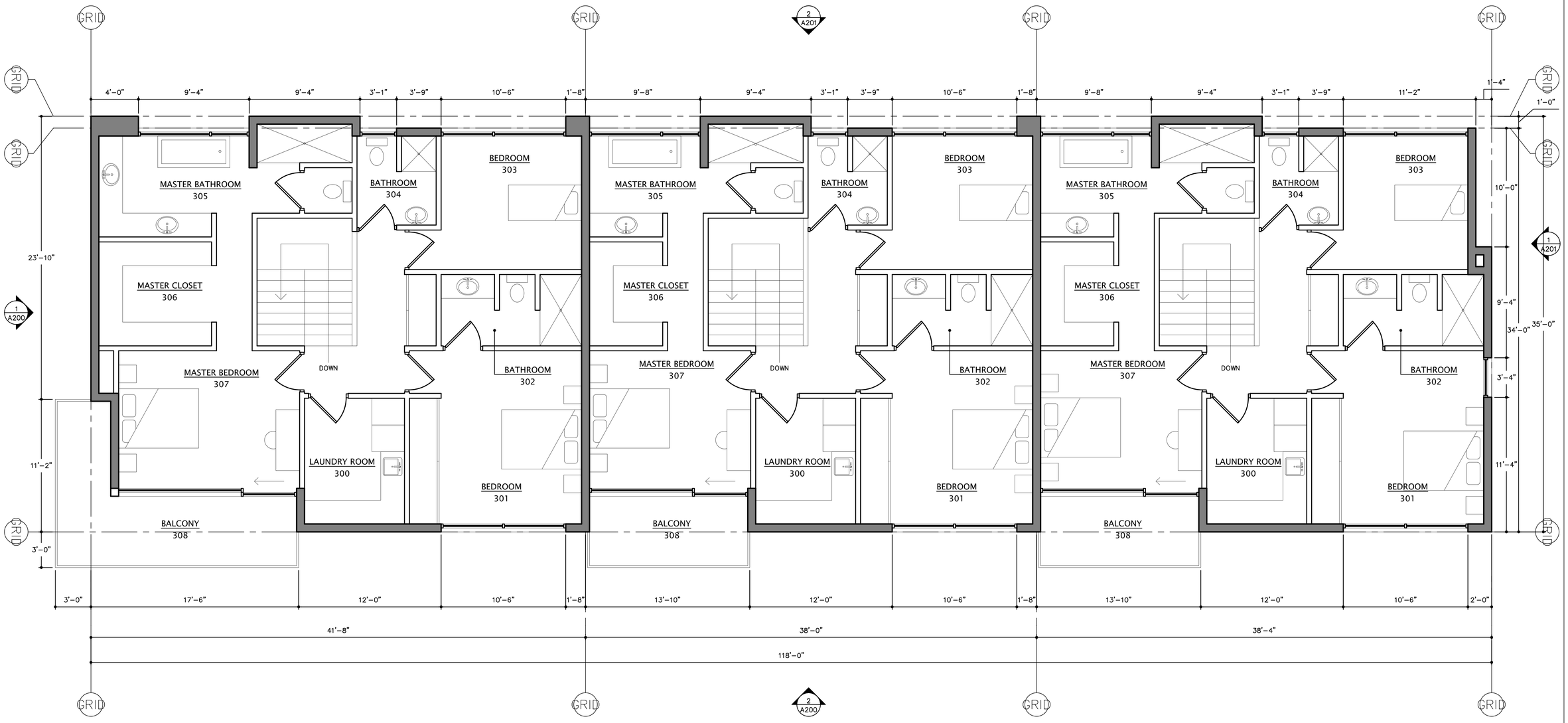

FLOOR PLAN L.3

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

1 A102

N
NORTH

100 SOUTH 613 EAST ROW HOUSE

SALT LAKE CITY, UT

SCHEMATIC DESIGN

11 10 17

FLOOR PLAN

A102

PLNHLC2017-00722 - TAG Row House Development

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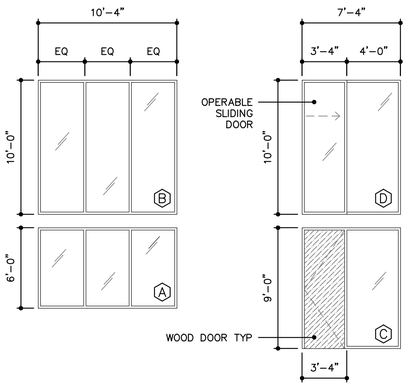
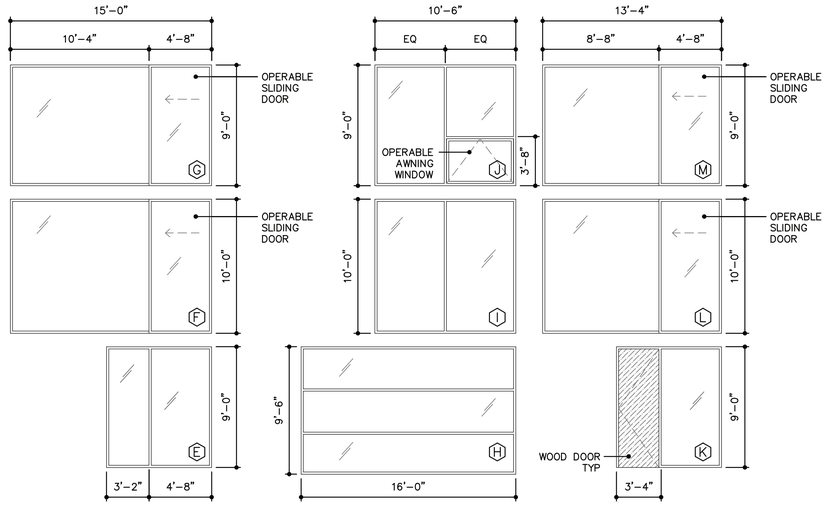
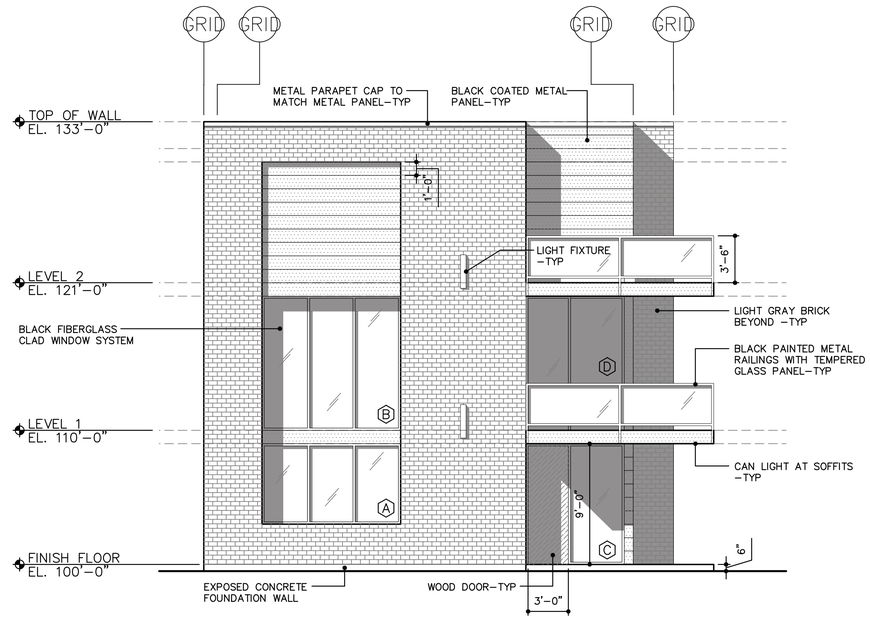
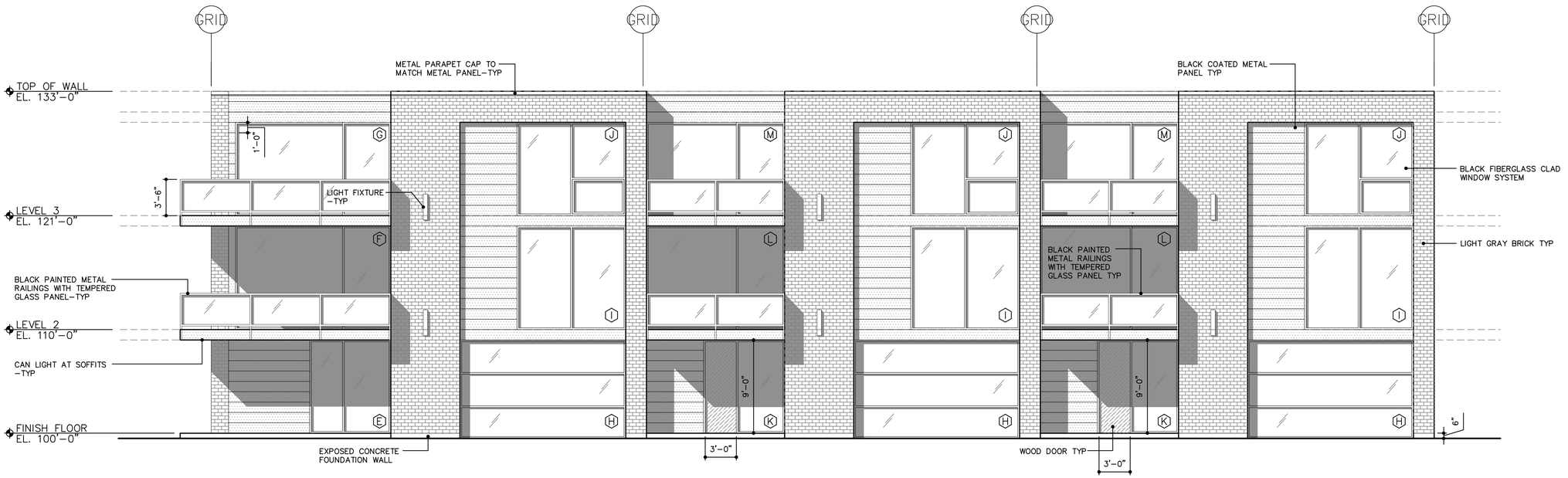




WINDOW TYPES
SCALE: 3/16" = 1'-0" (3 / A200)



SOUTH ELEVATION
SCALE: 3/16" = 1'-0" (1 / A200)

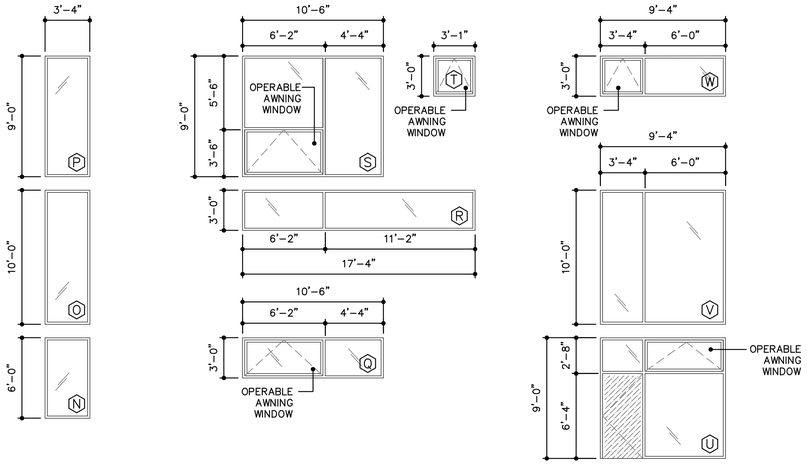


EAST ELEVATION
SCALE: 3/16" = 1'-0" (2 / A200)

100 SOUTH 613 EAST
ROW HOUSE
SALT LAKE CITY, UT

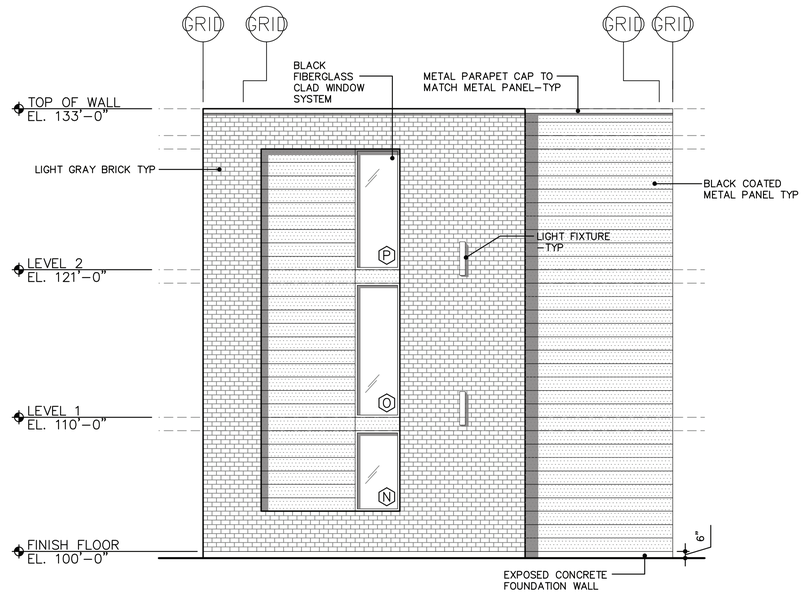
SCHEMATIC DESIGN
11 10 17
ELEVATIONS

A200



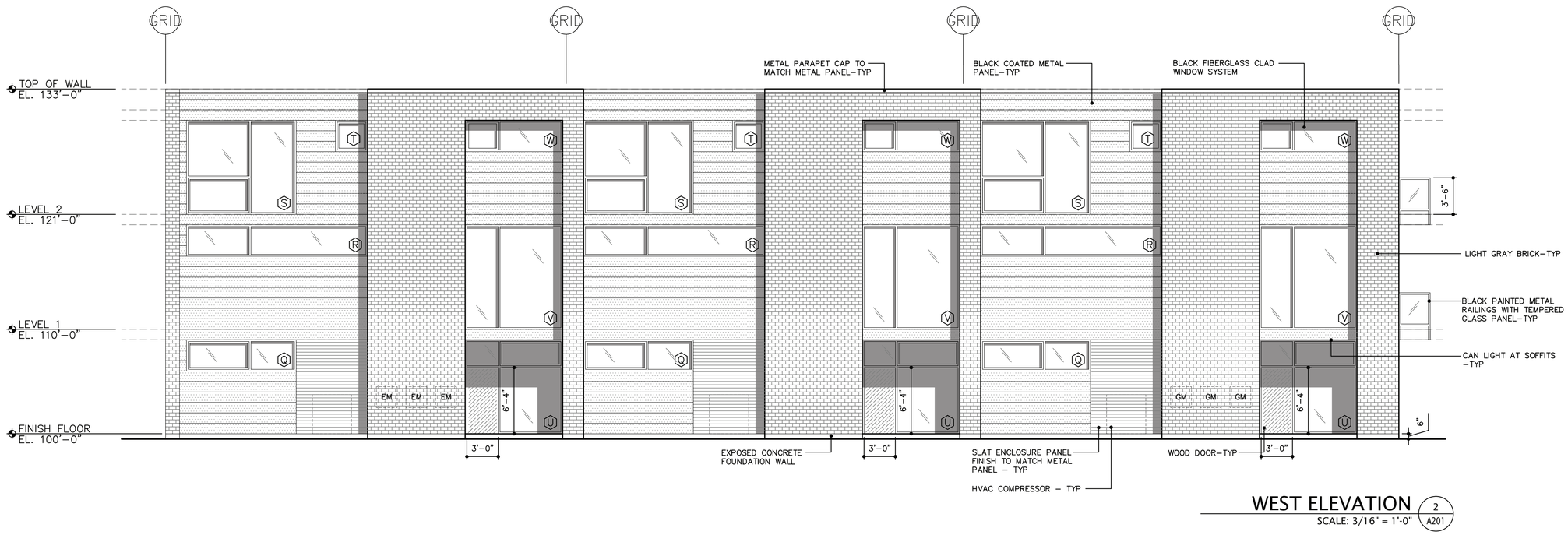
WINDOW TYPES

SCALE: 3/16" = 1'-0" (3 / A201)



NORTH ELEVATION

SCALE: 3/16" = 1'-0" (1 / A201)



WEST ELEVATION

SCALE: 3/16" = 1'-0" (2 / A201)

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100 SOUTH 613 EAST
ROW HOUSE
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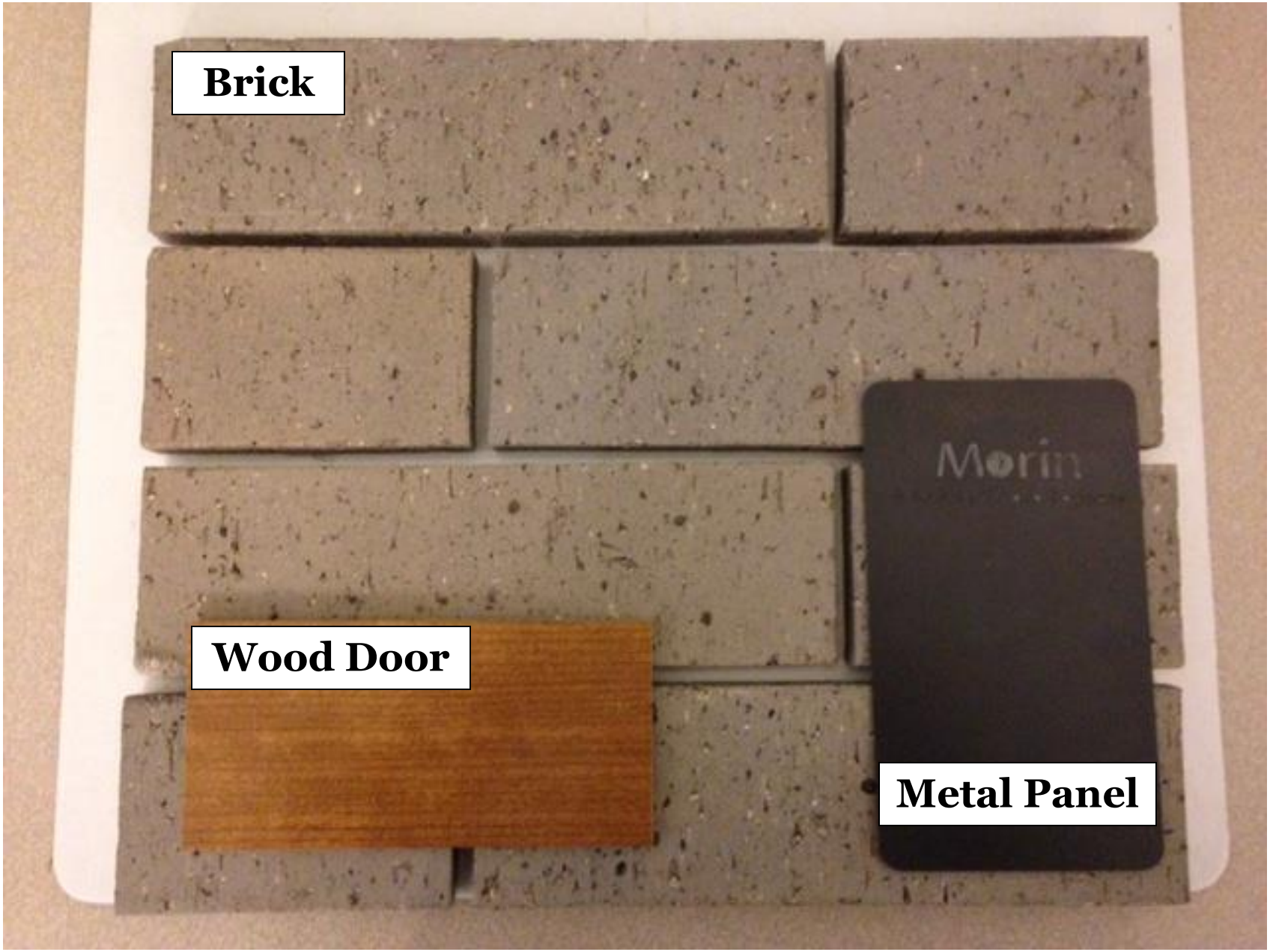
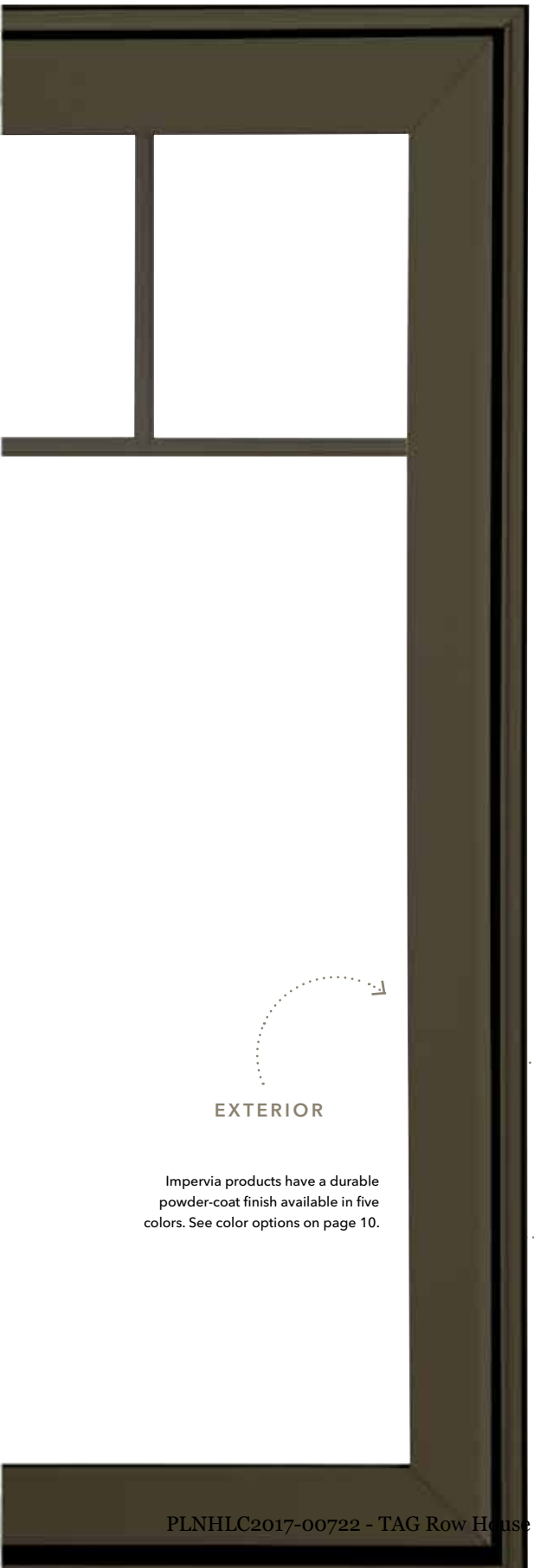
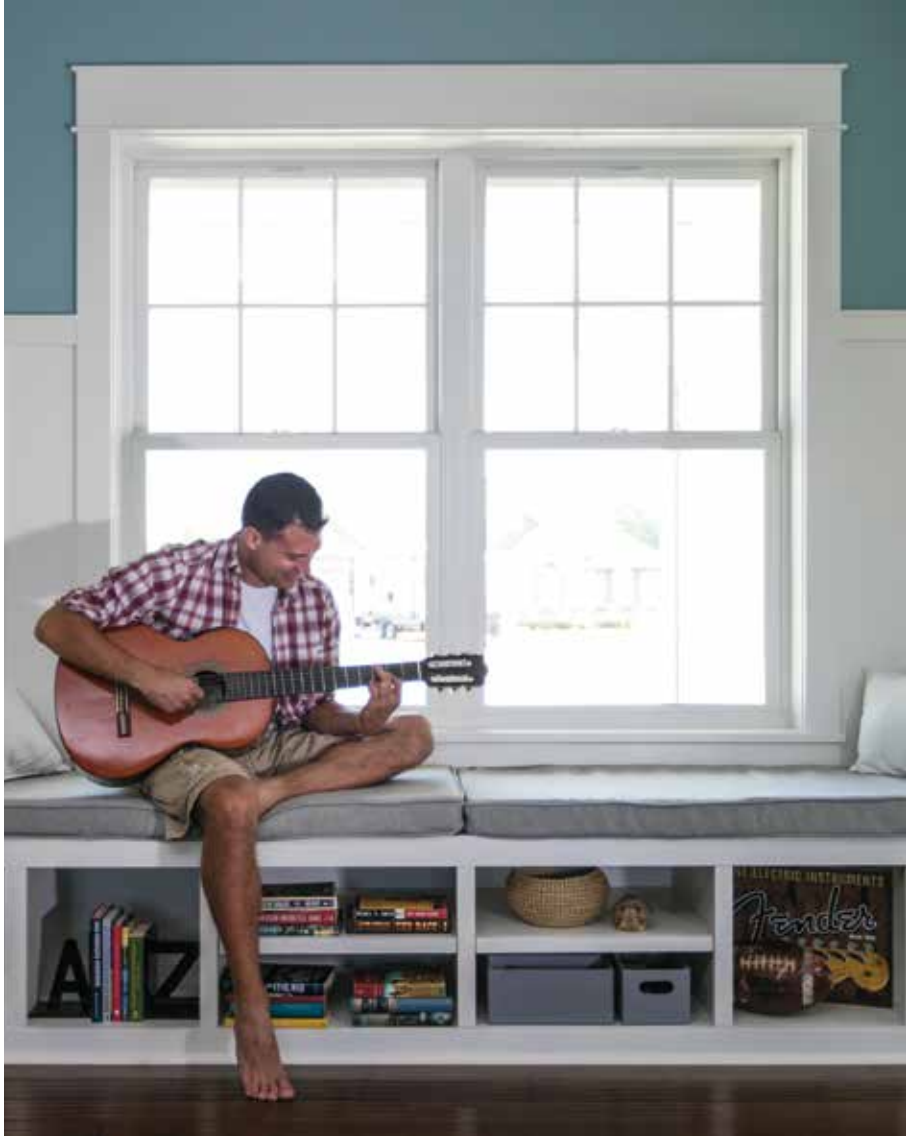
SCHEMATIC DESIGN
11 10 17
ELEVATIONS

A201


Brick
Wood Door
Metal Panel


PELLA®
Impervia®
FIBERGLASS WINDOWS AND SLIDING PATIO DOORS
WITH OUTSTANDING BEAUTY AND PERFORMANCE.





Backed by one of the best warranties in the business.

The Pella Limited Lifetime Warranty is nonprorated, meaning the coverages within the defined warranty periods do not decrease over time. See written limited warranty for details, including exceptions and limitations, at pella.com/warranty, or contact Pella Customer Service at 877-473-5527.

EXTERIOR

Impervia products have a durable powder-coat finish available in five colors. See color options on page 10.

Beauty that stands the test of time.

Pella® Impervia® windows provide years of outstanding performance – and beauty that complements the look of your home inside and out.

Learn more about our fiberglass products:

CHOOSEPELLA.COM/FIBERGLASS

A fiberglass product that's just right for you.

WINDOWS

Sliding Windows

Easy operation.
Tandem nylon rollers are extra-durable and help ensure smooth openings and closings.

A tighter seal against the elements.
Pella's cam-action locks pull the sashes against the weatherstripping.

Simple to clean.
Sliding sash can be removed to clean exterior glass from inside your home.

Casement and Awning Windows

Smooth openings and closings.
Stainless steel operating arms and hinges resist rust and corrosion.

Simple to operate.
SureLock® System secures the window in two places with one easy-to-reach handle.

More convenient handle design.
Fold-away handle won't get in the way of roomside window treatments.

A breeze to clean.
Easy-clean wash feature makes it simple to clean the exterior glass from inside your home.

Double- and Single-Hung Windows

Easy operation.
Our advanced balance system helps ensure that your windows will open and close easily for years to come.

Strong protection against the weather.
Pella's cam-action locks pull the sashes tight against the weatherstripping.

Easier cleaning.
Opening sash tilts in[1] – making it easy to clean the exterior glass from inside your home.

For more information on Pella's window and patio door offering, see your local Pella sales representative or visit:

CHOOSEPELLA.COM/OFFERING

Features and options.

FRAME COLORS

Pella® Impervia® products feature a durable powder-coat paint finish. Optional dual colors allow you to choose a different color for the exterior.


White


Tan


Morning Sky Gray


Brown


Black

Dual-Color Frames


White Interior with Tan Exterior


White Interior with Morning Sky Gray Exterior


White Interior with Brown Exterior


White Interior with Black Exterior

SCREENS[1]

Improve your view and let in more light and fresh air with your choice of innovative screens from Pella.

HARDWARE STYLES

Find beauty and function in Pella's innovative, easy-to-operate hardware styles.


Casement Crank


Cam-Action Sash Lock

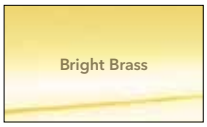

Sliding Patio Door Handle

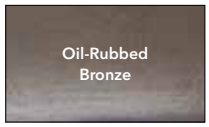
HARDWARE FINISHES

Choose from today's most popular decorative finishes to coordinate with other finishes in your home.

Color-Matched Window and Sliding Patio Door Finishes

Additional Window and Sliding Patio Door Finishes





Sliding Patio Doors Only

Learn more about fiberglass features and options at:

CHOOSEPELLA.COM/OPTIONS

Proposed Metal Panels

Morin
A Kingspan Group Company

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Integrity Series Panels (Concealed Fastener)

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- XB-12 (/products/metal-wall-systems/integrity-series-panels-(concealed-fastener)/xb-12/)
- -12 (/products/metal-wall-systems/integrity-series-panels-(concealed-fastener)/xc-12/)
- XD-12 (/products/metal-wall-systems/integrity-series-panels-(concealed-fastener)/xd-12/)
- XE-12 (/products/metal-wall-systems/integrity-series-panels-(concealed-fastener)/xe-12/)
- XF-12 (/products/metal-wall-systems/integrity-series-panels-(concealed-fastener)/xf-12/)
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- X-16 (/products/metal-wall-systems/integrity-series-panels-(concealed-fastener)/x-16/)
- XAB-16 (/products/metal-wall-systems/integrity-series-panels-cealed-fastener)/xab-16/)
- XB-16 (/products/metal-wall-systems/integrity-series-panels-(concealed-fastener)/xb-16/)

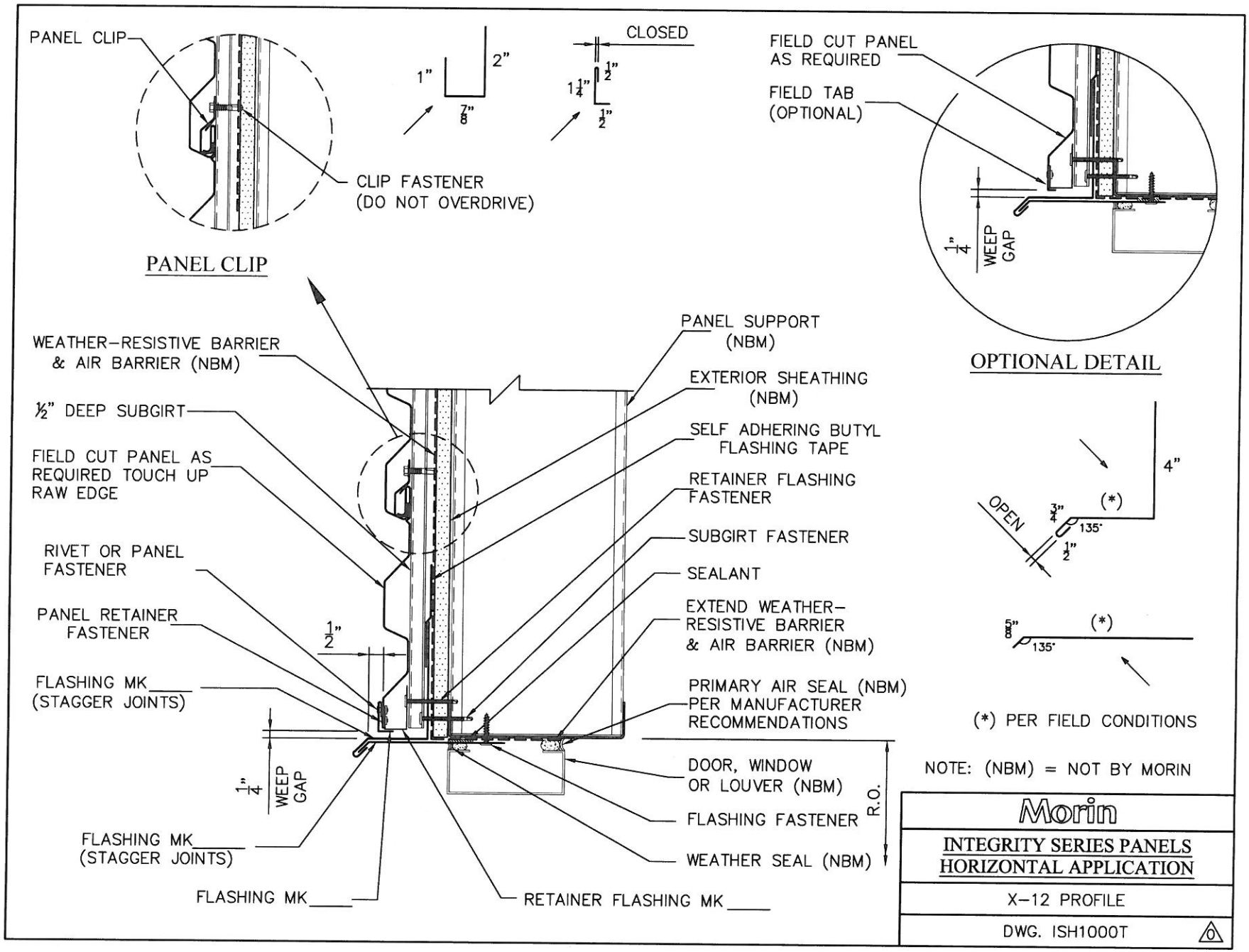
Home (/) > Products (/products/) > Metal Wall Systems (/products/metal-wall-systems/) > Integrity Series Panels (Concealed Fastener) (/products/metal-wall-systems/integrity-series-panels-(concealed-fastener)/)
XB-12

XB-12

Product Information | Series Features | Details/Specifications | Load Span Charts | Project Gallery

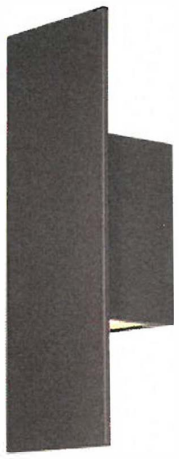
Product Specification

Panel Depth	7/8" (22mm)
Cover Width	12" (305mm)
Lengths	5' (1.52m) to 30' (9.14m) Standard Shorter and longer lengths available - contact Morin
Galvalume/Zincalume Painted Steel Options	18 GA (1.19mm), 20 GA (.91mm), 22 GA (.76mm), & 24 GA (.60mm)
Aluminum Options	.040 GA (1mm), .050 GA (1.27mm)
Stainless Steel Options	20 GA (.91mm), 22 GA (.76mm), or 24 GA (.60mm)
Zinc Options	22 GA (.76mm), 20 GA (1.0mm), or 18 GA (1.5mm)
Natural Copper Options	16 oz. or 20 oz.
Application	Horizontal or Vertical


PANEL CLIP
CLIP FASTENER
(DO NOT OVERDRIVE)
1"
2"
7/8"
CLOSED
1 1/4"
1/2"
1/2"
PANEL CLIP
FIELD CUT PANEL
AS REQUIRED
FIELD TAB
(OPTIONAL)
1/4"
WEEP
GAP
OPTIONAL DETAIL
WEATHER-RESISTIVE BARRIER
& AIR BARRIER (NBM)
1/2" DEEP SUBGIRT
FIELD CUT PANEL AS
REQUIRED TOUCH UP
RAW EDGE
RIVET OR PANEL
FASTENER
PANEL RETAINER
FASTENER
1/2"
FLASHING MK
(STAGGER JOINTS)
1/4"
WEEP
GAP
FLASHING MK
(STAGGER JOINTS)
FLASHING MK
PANEL SUPPORT
(NBM)
EXTERIOR SHEATHING
(NBM)
SELF ADHERING BUTYL
FLASHING TAPE
RETAINER FLASHING
FASTENER
SUBGIRT FASTENER
SEALANT
EXTEND WEATHER-
RESISTIVE BARRIER
& AIR BARRIER (NBM)
PRIMARY AIR SEAL (NBM)
PER MANUFACTURER
RECOMMENDATIONS
DOOR, WINDOW
OR LOUVER (NBM)
FLASHING FASTENER
WEATHER SEAL (NBM)
RETAINER FLASHING MK
R.O.
4"
(*)
OPEN
3/4"
135°
1/2"
5/8"
(*)
135°
(*) PER FIELD CONDITIONS
NOTE: (NBM) = NOT BY MORIN
Morin
INTEGRITY SERIES PANELS
HORIZONTAL APPLICATION
X-12 PROFILE
DWG. ISH1000T
0

Lightology

Proposed Light Fixtures



Zoom

ICON OUTDOOR WALL LIGHT

By dweLED by WAC Lighting Reviews

FINISH:

Usually leaves warehouse within 1 week

MFR ID: WS-W54614-BZ
ITEM #: DWE532637

List Price: ~~$248.75~~
$199.00

TECHNICAL SPECIFICATION

FINISH: Bronze

SIZE: 14"H x 5"W x 3.25"D

SHIPPING WEIGHT: 4.33 lbs

DIMMER: Low Voltage Electronic

Labels:
ADA
Wet location

LAMP SOURCE: LED

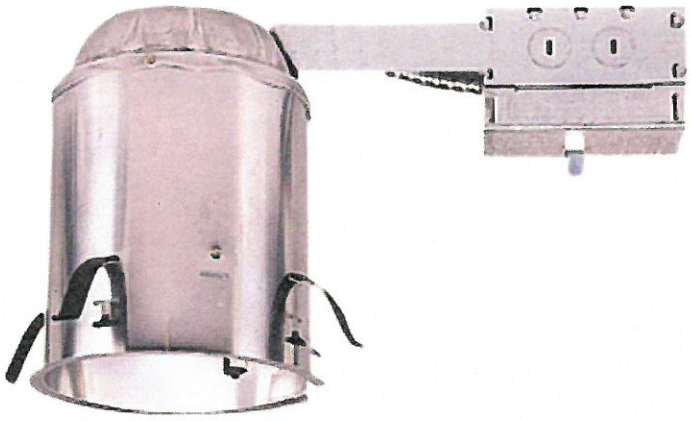
BULB: 2 x LED/5.5W/120V LED LED **MODULE INCLUDED**

PRODUCT DESCRIPTION

The Icon Outdoor Wall Light accentuates linear architectural forms. Available in Bronze or Brushed Aluminum. One 11 watt 455 lumen 90CRI 3000K LED module is included. 5 inch width x 14 inch height x 3.25 inch depth. ADA rated. IP65 wet location listed.

Home / Lighting & Ceiling Fans / Ceiling Lights / Recessed Lighting / Housings

Model # H550RICAT Internet #203310671 Store SKU #288337



Live Chat

Share Save to List Print

Halo H550 5 in. Aluminum LED Recessed Lighting Housing for Remodel Ceiling, T24 Compliant, Insulation Contact, Air-Tite

★★★★☆ (16) Write a Review Questions & Answers (4)

- Wet rated, when used with select showerlight trims
- Ideal for Halo RL, SLD, ML, SMD LED Retrofit lights
- Recessed light can for users with limited access to their ceiling

$12.97 /each

Choose Your Options

Home / Lighting & Ceiling Fans / Ceiling Lights / Recessed Lighting / Trims

Model # P8071-31-30K Internet #301225757

Live Chat

Share Save to List Print

Progress Lighting 6 in. Black Integrated LED Recessed Trim

★ ★ ★ ★ ★ Write the first Review Ask the first question

Add to Cart to See Price

Product Overview

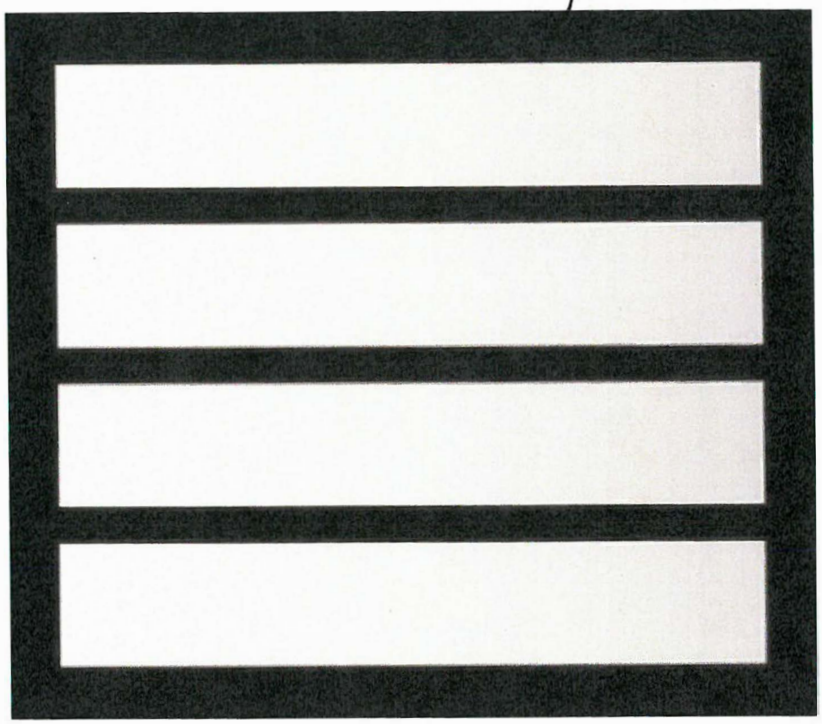
6 in. LED Trim features flicker free dimming down to 10%. Can be used with many Triac or forward phase dimmers. Flicker rate less than 30%.

... See Full Description

Proposed Garage Doors

NORTHWEST DOOR®

- Since 1946 -



COLLECTION: MODERN CLASSIC COLLECTION

MODEL: MC41

- Since 1946 -

MODERN CLASSIC MC44 (BLACK ANODIZED, INSULATED GREY TINTED GLASS)

Now you can have the stylish appeal of a sleek and architecturally refined garage door, the Modern Classic™. The Modern Classic is a true stile-and-rail garage door made with an all-aluminum construction. Panel widths and heights can be configured to meet your requirements. Choose from glass or aluminum panels and painted, anodized or wood grain

Proposed AC Units

To be located in mechanical closets on the west side of the building

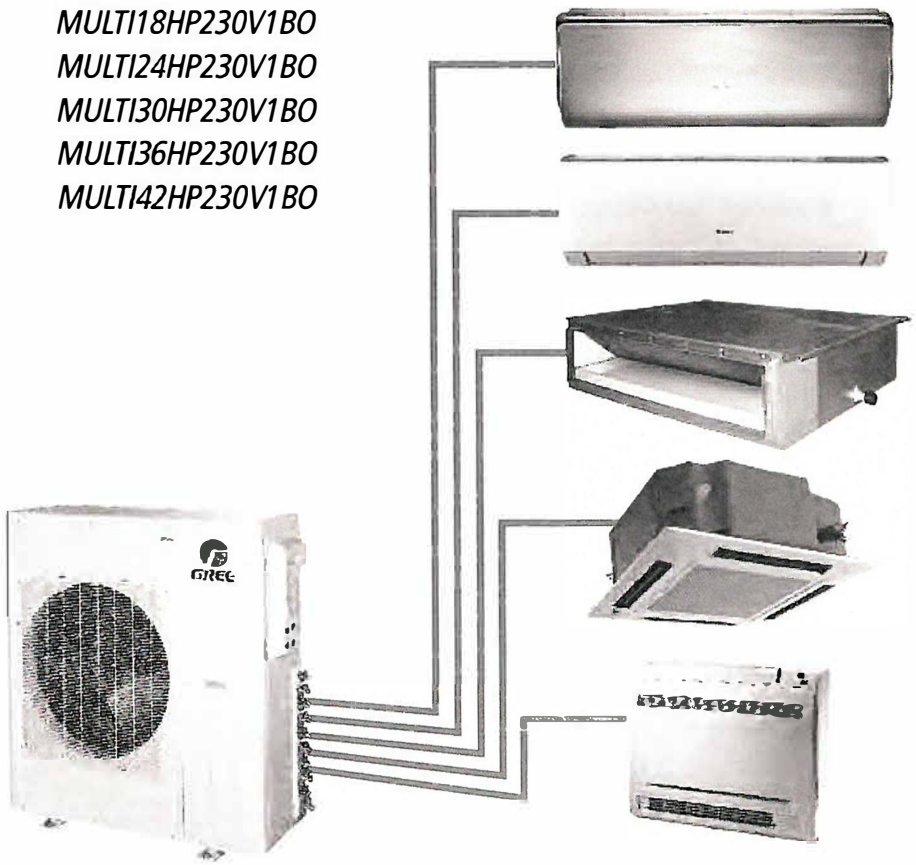
GREE

MULTI

DUCTLESS INVERTER HEAT PUMP INSTALLATION MANUAL

Models:

MULTI18HP230V1BO
MULTI24HP230V1BO
MULTI30HP230V1BO
MULTI36HP230V1BO
MULTI42HP230V1BO



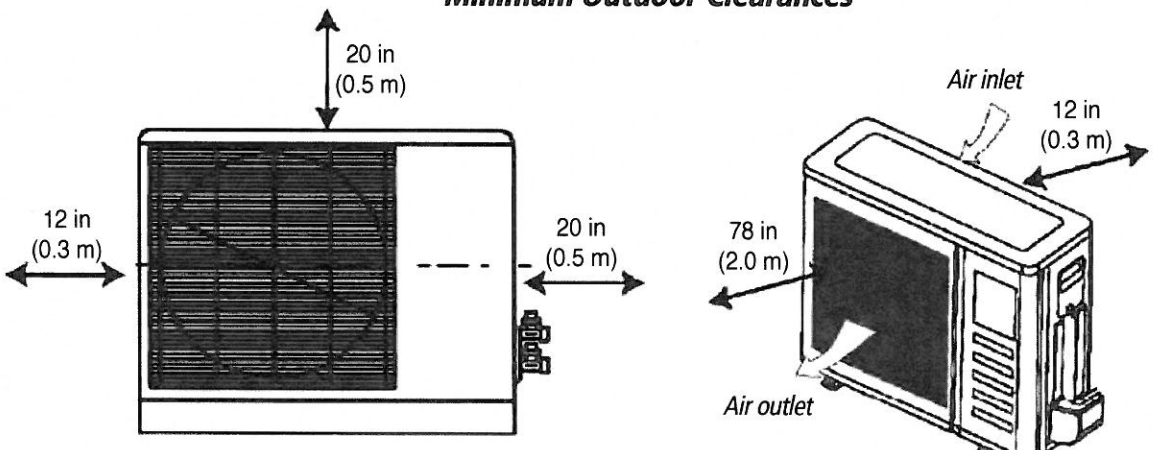
INSTALLATION SITE INSTRUCTIONS

Outdoor Unit

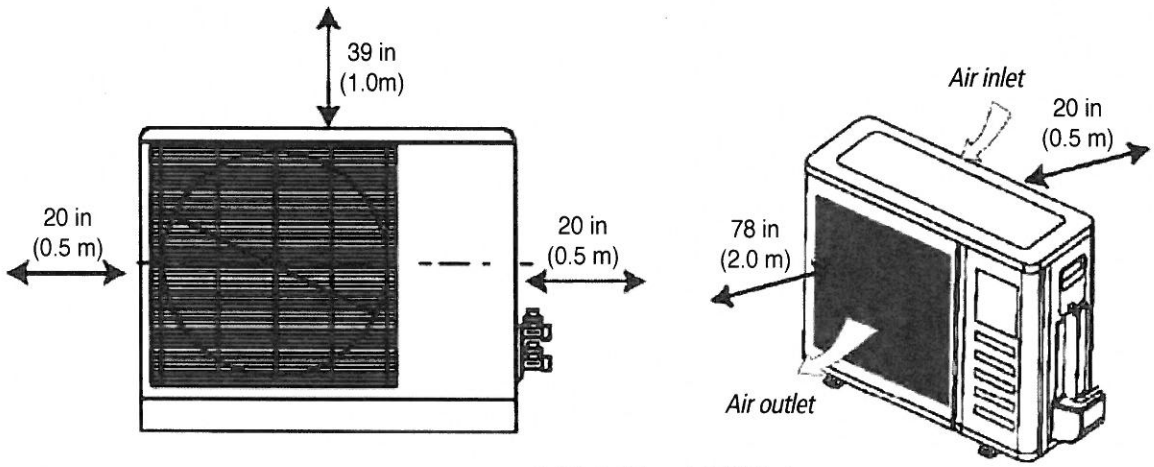
Select a site that allows the following:

1. *Install the outdoor unit at a location that is capable of withstanding twice the weight of the unit.*
2. *Install the outdoor unit where it is convenient to connect refrigerant lines to the indoor units.*
3. *Install the outdoor unit where the condensate water can be drained unobstructed during the heating mode to a safe location.*
4. *Do not locate the unit where the noise may be objectionable to neighbors.*
5. *Provide the space shown below, so that the air flow is not blocked and future service and maintenance can be performed.*

Minimum Outdoor Clearances



18K and 24K Unit



30K, 36K and 42K Unit

GREE

7

ATTACHMENT E: ZONING ORDINANCE STANDARDS

Existing Conditions:
The site is currently undeveloped.

RMF-45 (Moderate/High Density Multi-Family Residential District)
The purpose of the RMF-45 moderate/high density multi-family residential district is to provide an environment suitable for multi-family dwellings of a moderate/high density with a maximum building height of forty five feet (45'). This district is appropriate in areas where the applicable master plan policies recommend a density of less than forty three (43) dwelling units per acre. This district includes other uses that are typically found in a multi-family residential neighborhood of this density for the purpose of serving the neighborhood. Such uses are designed to be compatible with the existing scale and intensity of the neighborhood. The standards for the district are intended to provide for safe and comfortable places to live and play, promote sustainable and compatible development patterns and to preserve the existing character of the neighborhood.

Zoning Ordinance Standards for RMF-45-(21A.24.140)

Standard	Proposed	Complies
Lot Area: Single-Family Attached - 3,000 square feet for each unit	**Lot Area:** A total of 3 dwelling units are proposed. The total lot area of the site is 10,319 square feet – over 3,000 square feet for each unit.	**Complies**
Lot Width: Single-family attached – interior 22 feet and corner 32 feet	**Lot Width:** The front lot is 41'8", the middle lot is 38' and the rear lot is 38'4".	**Complies**
Building Coverage: All principal and accessory buildings shall not exceed sixty percent (60%) of the lot area.	**Building Coverage:** Entire structure covers 3,798 square feet of 10,319 lot. 37% lot coverage.	**Complies**
Front Yard Setback: 20% of lot depth, but need not exceed 25 feet *(25 feet)*	**Front Yard Setback**: 25 feet measured to the front balcony.	**Complies**
Rear Yard Setback: 25% of the lot depth, but need not exceed 30 feet *(30 feet)*	**Rear Yard Setback:** 18	**Does not comply – requires modification through a planned development**
Interior Side Yard Setback: The minimum yard shall be eight feet (8').	**Interior Side Yard Setback:** 22'6" on east side and 5' on west side.	**West side does not comply – requires modification through a planned development**
Maximum Building Height: 45 feet	**Maximum Building Height:** 33 feet	**Complies**
Required Landscaped Yards: The front yard, corner side and, for interior multi-family lots, one of the interior side yards shall be maintained as landscape yards.	**Required Landscaped Yards:** Front yard and west yard are landscaped (1/3 of the yards will have vegetation).	**Complies**
Side Entry Buildings: To provide for adequate air, light and separation between buildings, greater yard requirements are necessary for buildings whose principal means of entry is located along an interior side yard. *The side yard shall not be less than twelve feet (12'), eight feet (8') of which shall be devoted to landscape area.*	Maintains a 12 foot setback on the east side of the building, but doesn't have an 8 foot area devoted to landscaping	**Does not comply – requires modification through a planned development**
Frontage Of Lot On Public Street (21A.36.010C): All lots shall front on a public street unless specifically exempted from this requirement by other provisions of this title.	The three lots being created are oriented to the side of the lot and do not have direct frontage off of a public street	**Does not comply – requires modification through a planned development**

ATTACHMENT F: STANDARDS FOR NEW CONSTRUCTION IN A HISTORIC DISTRICT

H Historic Preservation Overlay District – Standards for Certificate of Appropriateness for New Construction (21A.34.020.H)

In considering an application for a Certificate of Appropriateness for new construction in a historic district, the Historic Landmark Commission shall find that the project substantially complies with all of the general standards that pertain to the application and that the decision is in the best interest of the City. Design Guidelines for Historic Apartment & Multifamily Buildings in Salt Lake City, Chapter 12 New Construction, are the relevant historic design guidelines for this design review. The Design Objectives and related design guidelines are and are referenced in the following review where they relate to the corresponding Historic Design Standards for New Construction (21A.34.020.H), and can be accessed via the links below.

Historic Apartment & Multifamily Buildings in Salt Lake City
Historic Apartment & Multifamily Buildings in Salt Lake City, Chapter 12 New Construction

Standard	Analysis	Finding
1. SCALE & FORM **1.a Height & Width**: The proposed height and width shall be visually compatible with surrounding structures and streetscape;	Height ***MF NC DG Design Objective – Height****: The maximum height of a new multifamily building should not exceed the general height and scale of its historic context, or be designed to reduce the perceived height where a taller building might be appropriate to the context.* *MF NC DG 12.48, 12.50, 12.51, 12.52* The proposed height of the row home is 33' measured to the top of the parapet cap. Height does vary on this particular block face between 26' and 40'. The permitted height in this particular zoning district is 45 feet; however, the architect did acknowledge the historic context on the block face in terms of height and limited the height of the row home in response. The Bamburger Mansion immediately to the east measures 35' tall and the apartment building immediately to the west measures 26' tall. While the proposed row home is relatively taller than the apartment building, the height is compatible with the buildings to the east. Additionally, some horizontal emphasis is created on the row home's front façade with wraparound balconies and horizontal metal panels that slightly reduce its perceived height. The proposed height of the building in conjunction with its design is appropriate for the site. Width ***MF NC DG Design Objective – Width****: The design of a new multifamily building should articulate the patterns established by the buildings in the historic context to reduce the perceived width of a wider building and maintain a sense of human scale.* *MF NC DG 12.53* The total proposed width of the row home is 32'. However, the proposed width of the front-most building wall alone is 24'. The 8-foot recessed portion of the front façade does work to break up the row home's perceived width. The vertical emphasis of the front window and column-like brick walls also break up the width. While building widths on the block face do vary, the proposed width of the row home is appropriate for the site as well as the historic context of the street.	Height Complies Width Complies

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;	Façade Proportion ***MF NC DG Design Objective – Character of the Street Block:*** *The form, scale and design of a new multifamily building in a historic district should equate with and complement the established patterns of human scale characteristics of the immediate setting and/or broader context.* *MF NC DG 12.42, 12.43, 12.45* As illustrated on sheet A001 of the applicant's plan set, the average width to height ratio (W:H) of the proposed front building façade is similar to the average on the block face and almost the same as the Bamberger Mansion directly to the east – 24:33.5 and 26:35 or .72 and .74. The front entryway itself is recessed and also of similar proportion to the other entryways on the block face. Both larger, more intricate single-family homes and multi-family buildings from different eras are found on this prominent block. The proposed design of the row home's front façade seems to pull from both the heavily modulated façades of the Victorians and Italianates to the east and the more symmetrical façade of the apartment building to the west, transitioning from one style of architecture to another in terms of design and scale.	Façade Proportion Complies
1.c Roof Shape: The roof shape of a structure shall be visually compatible with the surrounding structures and streetscape;	*MF NC DG 12.54, 12.55* Roof Shape All of the structures on this particular block face have pitched roofs; however, there are buildings with flat roofs across the street from the subject property on 100 South. Flat roofs are also commonly found on multi-family buildings in the Central City Local Historic District. While a flat roof tends to add more perceived mass to a structure, the recessed front building wall and variation in quality building materials help to break up this top mass and decrease the row home's overall scale.	Roof Shape Complies

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	Building Façade Composition, Proportion & Scale ***MF NC DG Design Objective – Height*** *The maximum height of a new multifamily building should not exceed the general height and scale of its historic context, or be designed to reduce the perceived height where a taller building might be appropriate to the context.* ***MF NC DG Design Objective – Width:*** *The design of a new multifamily building should articulate the patterns established by the buildings in the historic context to reduce the perceived width of a wider building and maintain a sense of human scale.* *MF NC DG 12.48, 12.50, 12.51, 12.52, 12.53, 12.54, 12.55* The proposed row home is a long building (118') compared to the other single-family homes on the block face, but it's also "loaded" towards the back of the lot. Each of the units averages around 3,900 gross square feet. Still, the size and mass of the building's front façade reads similar to the other buildings on the block and is compatible within the context of the existing streetscape. Again, the actual width to height ratio of its front façade is similar to the average on the block face. Though the design tends to have a vertical emphasis, the perceived scale is decreased with some horizontal detailing including horizontal balconies, panels and windows on the interior facades of the buildings. The side facades are also very well articulated with modulated building walls, a large amount of glass and variety of quality building materials.	Scale of a Structure Complies

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; **2.b RHYTHM OF SOLIDS TO VOIDS IN FACADES:** The relationship of solids to voids in the façade of the structure shall be visually compatible with surrounding structures and streetscape;	Building Character & Scale ***MF NC DG Design Objective – Solid to Void Ratio, Window Scale & Proportion*** *The design of a new multifamily building in a historic context should reflect the scale established by the solid to void ratio traditionally associated with the setting and with a sense of human scale.* ***MF NC DG Design Objective – Rhythm & Spacing of Windows & Doors – Fenestration*** *The window pattern, the window proportion and the proportion of the wall spaces between, should be a central consideration in the architectural composition of the facades, to achieve coherence and an affinity with the established historic context.* *MF NC DG 12.60, 12.61, 12.62, 12.63* Though very much a contemporary design, the proportion of openings and rhythm of solids to voids on the proposed row home are visually compatible with the surrounding structures and streetscape. The vertically-emphasized, slightly asymmetrical window pattern on the row home somewhat mimics that of the Victorians and Italianates to the east. The front façade also features a tripartite window similar to other homes on the block face. The amount of proposed glass and number of window openings in a variety of sizes is also similar to the other homes on the block face. While the apartment building to the west features a more symmetrical fenestration pattern, the varied windows sizes on the proposed structure do retain a sense of balance and uniformity.	Proportion of Openings Complies Rhythm of Solids to Voids Complies

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;	Building Character & Scale ***MF NC DG Design Objective – Façade Articulation, Proportion & Visual Emphasis*** *The design of a new multifamily building should relate sensitively to the established historic context through a thorough evaluation of the scale, modulation and emphasis, and attention to these characteristics in the composition of the facades.* ***MF NC DG Design Objective – Balconies, Porches & External Escape Stairs*** *The design of a new multifamily building in a historic context should recognize the importance of balcony and primary entrance features in achieving a compatible scale and character.* *MF NC DGs 12.57, 12.58, 12.59, 12.64, 12.65* *Design balconies as an integral part of the architectural composition and as semi-public outdoor private space which can engage with the context.[12.64]* Most all of the other buildings on the block face feature quite prominent entryways. Many of the single-family homes also feature large porches or porticos. The proposed front entry on the row home is recessed from the front building plane and covered by a balcony to create some additional emphasis. The front door is also taller than a standard door and will be a solid cherry wood – contrasting with the light-colored brick on the rest of the building. The building is articulated with recessed walls and projecting balconies on the front and east interior façades. All of the balconies project approximately 3 feet from the building's façade. Each units' entrance on the east façade is also recessed by 3 feet. The rhythm of the projecting balconies and recessed walls help to create some dimension and visual interest around the building.	Rhythm of Porch & Projections Complies

2.d RELATIONSHIP OF MATERIALS: The relationship of the color and texture of materials (other than paint color) of the façade shall be compatible with the predominant materials used in surrounding structures and streetscape.	Building Materials, Windows, Elements & Detailing ***MF NC DG Design Objective – Materials*** *The design of a new multifamily building should recognize and reflect the palette of building materials which characterize the historic district, and should help to enrich the visual character of the setting, in creating a sense of human scale and historical sequence.* *MF NC DG 12.67, 12.68, 12.69, 12.70* ***MF NC DG Design Objective – Windows*** *The design of a new multifamily building should include window design subdivision, profiles, materials, finishes and details which ensure that the windows play their characteristic positive role in defining proportion and character of the building and its contribution to the historic context.* *MF NC DG 1271, 12.72, 12.73, 12.74* ***MF NC DG Design Objective – Architectural Elements & Details*** *The design of a new multifamily building should reflect the rich architectural character and visual qualities of buildings of this type within the district.* *MF NC DG 12.75, 12.76, 12.77* Materials & Detailing The majority of the building's façade will be a light-colored brick veneer. Brick is a common building material on the block face and in the Central City Local Historic District. Sawn cherry wood doors with a smooth satin finish will be installed at each units' entryway and back patio area. The soffit underneath the projecting balconies will also be sawn cherry wood with recessed can lighting. Metal-framed glass balconies are featured on both the front and east interior facades. Dark metal panels are being utilized around the entirety of the building as a more contemporary building material to create some visual interest. The east façade will also feature contemporary mirrored-glass garage doors. Windows All of the windows as well as the sliding patio doors on the building will be black fiberglass. Window detail from Pella is included in the application materials. Some of the windows will be operable awnings and some will be fixed as labeled on the elevations. The large window on front façade will be recessed approximately 2 feet. The window systems on the north, east and west facades will also be slightly recessed from the brick exterior as illustrated on the floor plans.	Relationship of Materials Complies Windows Complies

3.RELATIONSHIP TO STREET **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;	Settlement Patterns & Neighborhood Character ***MF NC DG Design Objective – The Public Realm*** *A new multifamily building should respect the characteristic placement, setbacks, massing and landscape character of the public realm in the immediate context and the surrounding district.* *MF NC DG 12.6, 12.7, 12.8, 12.9* ***MF NC DG Design Objective – Building Placement, Orientation & Use*** *A new multifamily building should reflect the established development patterns, directly address and engage with the street, and include well planned common and private spaces, and access arrangements.* *MF NC DG 12.10, 12.11, 12.12, 12.13, 12.14, 12.15* ***MF NC DG Design Objective – Site Access, Parking & Services*** *The site planning and situation of a new multi-family building should prioritize access to the site and building for pedestrians and cyclists, motorized vehicular access and parking should be discreetly situated and designed, and building services and utilities should not detract from the character and appearance of the buildings, the site and the context.* *MF NC DG 12.17, 12.24, 12.25* The proposed row home will be situated on the subject property in a similar manner to the other structures on the block face. The building will be setback 25 feet from the property line measured to the projecting balcony and 28 feet measured to the front building wall – a similar distance as the buildings to the east. The apartment building to the west sits on a corner property and is setback in line with the buildings to the north off of 600 East. A front walkway and front yard landscaping are also being proposed to increase landscape patterns along the block face.	Relationship to the Street – Walls of Continuity Complies

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;	***MF NC DG Design Objective – Building Placement, Orientation & Use*** *A new Multifamily building should reflect the established development patterns, directly address and engage with the street, and include well planned common and private spaces, and access arrangements.* *MF NC DG 12..10, 12.11, 12.12, 12.13* While oriented closer to the west side of the property than the east, the proposed row home is almost equidistant from the apartment building to the west and Bamberger Mansion to the east – 36 and 32 feet. The placement of the proposed structure will be compatible with the existing surrounding development.	Rhythm of Spacing & Structures on Streets Complies
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; and	***MF NC DG Design Objective – Building Placement, Orientation & Use*** *A new Multifamily building should reflect the established development patterns, directly address and engage with the street, and include well planned common and private spaces, and access arrangements.* *MF NC DG 12..10, 12.11, 12.12, 12.13* The principal entryways for each of the units will be oriented towards the interior of the lot; however, an additional entrance will be located on the southernmost unit or front façade of the building in addition to front balconies. Most of the structures a part of the development at 647 East 100 South are also oriented towards the interior of the lot. Still, this orientation and creating lots without street frontage is not very common in the area and something that the Planning Commission must approve through the Planned Development process. In this case, a prominent front entryway is being provided in addition to the side entryways and side loaded units are seen on row home-style developments.	Directional Expression Complies

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.	Settlement Patterns & Neighborhood Character ***MF NC DG Design Objective – Block & Street Patterns*** *The urban residential patterns created by the street and alley network, lot and building scale and orientation, are a unique characteristic of every historic setting in the city, and should provide the primary design framework for planning any new multifamily building.* *MF NC DG 12.10, 12.11, 12.12* ***MF NC DG Design Objective – The Public Realm*** *A new multifamily building should respect the characteristic placement, setbacks, massing and landscape character of the public realm in the immediate context and the surrounding district.* *MF NC DG 12.6, 12.7, 12.8, 12.9* ***MF NC DG Design Objective – Building Placement, Orientation & Use*** *A new multifamily building should reflect the established development patterns, directly address and engage with the street, and include well planned common and private spaces, and access arrangements.* *MF NC DG 12.11, 12.12, 12.22, 12.23, 12.24, 12.25* The large park strip and historic grade on the block face will be maintained on the subject site. The east interior side yard does lack some vegetation compared to the other lots on the block face, but the applicant is working with the property owners to the east to install some more shrubs on their lot. Again, additional landscape and an enhanced front walkway will also be installed in front of the building.	Streetscape & Pedestrian Improvement Complies
3. 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 any required changes to ensure the proposed subdivision will be compatible with the historic character of the district and/or site(s)	Settlement Patterns & Neighborhood Character ***MF NC DG Design Objective - Block & Street Patterns*** *The urban residential patterns created by the street and alley network, lot and building scale and orientation, are a unique characteristic of every historic setting in the city, and should provide the primary design framework for planning any new multifamily building.* *MF NC DG 12.4, 12.5* The applicant has chosen to create three small lots around the walls of each of the units (as opposed to condominiumizing the units) in order to facilitate financing for the end user. The Planning Commission will need to approve the applicant's proposed subdivision based on site plan approval from the Historic Landmark Commission. A Final Plat application will also be required to be reviewed administratively.	Subdivision of Lots Complies

ATTACHMENT G: DESIGN GUIDELINES FOR NEW CONSTRUCTION

Design Guidelines for Historic Apartment & Multifamily Buildings in Salt Lake City, Chapter 12 New Construction, are the relevant historic design guidelines for this design review, and are identified here as they relate to the corresponding Historic Design Standards for New Construction (21A.34.020.H).
Historic Apartment & Multifamily Buildings in Salt Lake City
Historic Apartment & Multifamily Buildings in Salt Lake City, Chapter 12 New Construction

Design Standards for New Construction	Design Guidelines for New Construction
1. SCALE & FORM **1.a Height & Width**: The proposed height and width shall be visually compatible with surrounding structures and streetscape;	**Building Façade Composition, Proportion & Scale** **Height - Design Objective** The maximum height of a new multifamily building should not exceed the general height and scale of its historic context, or be designed to reduce the perceived height where a taller building might be appropriate to the context. **12.48** The building height should be compatible with the historic setting and context. • The immediate and wider historic contexts are both of importance. • The impact upon adjacent historic buildings will be paramount in terms of scale and form. **12.50** Where there is a significant difference in scale with the immediate context, the building height should vary across the primary façade, and/or the maximum height should be limited to part of the plan footprint of the building. • Step back the upper floor/s of a taller building to achieve a height similar to that historically characteristic of the district. • Restrict maximum building height to particular sections of the depth and length of the building. **12.51 The upper floor/s should step back where a taller building will approach established neighborhoods, streets or adjacent buildings of typically lower height.** **12.52** The primary and secondary facades should be articulated and modulated to reduce an impression of greater height and scale, and to enhance a sense of human scale. • Design a distinctive and a taller first floor for the primary and secondary facades. • Design a distinct top floor to help terminate the façade, and to complement the architectural hierarchy and visual interest. • Design a hierarchy of window height and/or width, when defining the fenestration pattern. • Consider designing for a distinctive projecting balcony arrangement and hierarchy. • Use materials and color creatively to reduce apparent height and scale, and maximize visual interest. **Width - Design Objective** The design of a new multifamily building should articulate the patterns established by the buildings in the historic context to reduce the perceived width of a wider building and maintain a sense of human scale. **12.53** A new multifamily building should appear similar to the width established by the combination of single and multifamily historic buildings in the context. • Reflect the modulation width of larger historic apartment buildings. • If a building would be wider overall than structures seen historically, the facade should be subdivided into significantly subordinate planes which are similar in width to the building facades of the context. • Step back sections of the wall plane to create the impression of similar façade widths to those of the historic setting.

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;	**Building Form & Scale** **The Character of the Street Block – Design Objective** The form, scale and design of a new multifamily building in a historic district should equate with and complement the established patterns of human scale characteristics of the immediate setting and/or broader context. **12.42** A new multifamily building should appear similar in scale to the scale established by the buildings comprising the current street block facade. • Subdivide a larger mass into smaller "modules" which are similar in size to buildings seen traditionally. • The scale of principal elements, such as entrances, porches, balconies and window bays, are critical to creating and maintaining a compatible building scale. **12.43** A new multifamily building should be designed to create and reinforce a sense of human scale. In doing so consider the following: • Design building massing and modulation to reflect traditional forms, e.g. projecting wings and balcony bays. • Design a solid-to-void (wall to window/door) ratio that is similar to that seen traditionally. • Design window openings that are similar in scale to those seen traditionally. • Articulate and design balconies that reflect traditional form and scale. • Design an entrance, porch or stoop that reflects the scale characteristic of similar traditional building types. • Use building materials of traditional dimensions, e.g. brick, stone, terracotta. • Choose materials that express a variation in color and/or texture, either individually or communally. **Building Façade Composition Proportion & Scale** **12.45** The principal elements of the front facade should reflect the scale of the buildings comprising the block face and historic context. • The primary plane/s of the front facade should not appear to be more than a story higher than those of typical historic structures in the block and context. • Where the proposed building would be taller than those in the historic context, the upper floor/s should step back from the plane of the façade below. • A single wall plane or bay of the primary or secondary facades should reflect the typical maximum facade width in the district.
1.c Roof Shape: The roof shape of a structure shall be visually compatible with the surrounding structures and streetscape;	**Building Form & Scale** **Massing** **12.54** The overall massing of a new multi-family building should respect and reflect the established scale, form and footprint of buildings comprising the street block and historic context. • Modulate the building where height and scale are greater than the context. • Arrange the massing to step down adjacent to a smaller scale building. • Respect, and/or equate with the more modest scale of center block buildings and residences where they provide the immediate context. **12.55** The proportions and roof forms of a new multifamily building should be designed to respect and reflect the range of building forms and massing which characterize the district. • Focus on maintaining a sense of human scale. • The variety often inherent in the context can provide a range of design options for compatible new roof forms. • Vary the massing across the street façade/s and along the length of the building on the side facades. • Respect adjacent lower buildings by stepping down additional height in the design of a new building.

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.	**Building Façade Composition Proportion & Scale** **Height - Design Objective** The maximum height of a new multifamily building should not exceed the general height and scale of its historic context, or be designed to reduce the perceived height where a taller building might be appropriate to the context. **12.48** The building height should be compatible with the historic setting and context. • The immediate and wider historic contexts are both of importance. • The impact upon adjacent historic buildings will be paramount in terms of scale and form. **12.50** Where there is a significant difference in scale with the immediate context, the building height should vary across the primary façade, and/or the maximum height should be limited to part of the plan footprint of the building. • Step back the upper floor/s of a taller building to achieve a height similar to that historically characteristic of the district. • Restrict maximum building height to particular sections of the depth and length of the building. **12.51 The upper floor/s should step back where a taller building will approach established neighborhoods, streets or adjacent buildings of typically lower height.** **12.52** The primary and secondary facades should be articulated and modulated to reduce an impression of greater height and scale, and to enhance a sense of human scale. • Design a distinctive and a taller first floor for the primary and secondary facades. • Design a distinct top floor to help terminate the façade, and to complement the architectural hierarchy and visual interest. • Design a hierarchy of window height and/or width, when defining the fenestration pattern. • Consider designing for a distinctive projecting balcony arrangement and hierarchy. • Use materials and color creatively to reduce apparent height and scale, and maximize visual interest. **Width - Design Objective** The design of a new multifamily building should articulate the patterns established by the buildings in the historic context to reduce the perceived width of a wider building and maintain a sense of human scale. **12.53** A new multifamily building should appear similar to the width established by the combination of single and multifamily historic buildings in the context. • Reflect the modulation width of larger historic apartment buildings. • If a building would be wider overall than structures seen historically, the facade should be subdivided into significantly subordinate planes which are similar in width to the building facades of the context. • Step back sections of the wall plane to create the impression of similar façade widths to those of the historic setting. **Massing** **12.54** The overall massing of a new multi-family building should respect and reflect the established scale, form and footprint of buildings comprising the street block and historic context. • Modulate the building where height and scale are greater than the context. • Arrange the massing to step down adjacent to a smaller scale building. • Respect, and/or equate with the more modest scale of center block buildings and residences where they provide the immediate context. **12.55** The proportions and roof forms of a new multifamily building should be designed to respect and reflect the range of building forms and massing which characterize the district. • Focus on maintaining a sense of human scale. • The variety often inherent in the context can provide a range of design options for compatible new roof forms. • Vary the massing across the street façade/s and along the length of the building on the side facades. • Respect adjacent lower buildings by stepping down additional height in the design of a new building.

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;	**Building Character & Scale** **Solid to Void Ratio, Window Scale & Proportion – Design Objective** The design of a new multifamily building in a historic context should reflect the scale established by the solid to void ratio traditionally associated with the setting and with a sense of human scale. **12.61** Window scale and proportion should be designed to reflect those characteristic of this traditional building type and setting. **Rhythm & Spacing of Windows & Doors - Fenestration – Design Objective** The window pattern, the window proportion and the proportion of the wall spaces between, should be a central consideration in the architectural composition of the facades, to achieve a coherence and an affinity with the established historic context. **12.62** Public and more important interior spaces should be planned and designed to face the street. • Their fenestration pattern consequently becomes a significant design element of the primary facade/s. • Avoid the need to fenestrate small private functional spaces on primary facades, e.g. bathrooms, kitchens, bedrooms. **12.63** The fenestration pattern, including the proportions of window and door openings, should reflect the range associated with the buildings creating the established character of the historic context and area. • Design for a similar scale of window and window spacing. • Reflect characteristic window proportions, spacing and patterns. • Design for a hierarchy within the fenestration pattern to relieve the apparent scale of a larger facade, and especially if this is a characteristic of the context. • Arrange and/or group windows to complement the symmetry or proportions of the architectural composition. • Emphasize the fenestration pattern by distinct windows reveals. • Consider providing emphasis through the detailing of window casing, trim, materials, and subdivision, using mullions and transoms, as well as the profiles provided by operable/ opening windows. See also guideline 12.71-74 on window detailing.

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;	**Building Character & Scale** **Solid to Void Ratio, Window Scale & Proportion – Design Objective** The design of a new multifamily building in a historic context should reflect the scale established by the solid to void ratio traditionally associated with the setting and with a sense of human scale. **12.60** The ratio of solid to void (wall to window) should reflect that found across the established character created by the historic structures in the district. Consider the following: • Achieve a balance, avoiding areas of too much wall or too much window. • Large surfaces of glass can be inappropriate in a context of smaller residential buildings. • Design a larger window area with framing profiles and subdivision which reflect the scale of the windows in the established context. • Window mullions can reduce the apparent scale of a larger window. • Window frame and mullion scale and profiles should be designed to equate with the composition. **12.61** Window scale and proportion should be designed to reflect those characteristic of this traditional building type and setting. **Rhythm & Spacing of Windows & Doors - Fenestration – Design Objective** The window pattern, the window proportion and the proportion of the wall spaces between, should be a central consideration in the architectural composition of the facades, to achieve a coherence and an affinity with the established historic context. **12.63** The fenestration pattern, including the proportions of window and door openings, should reflect the range associated with the buildings creating the established character of the historic context and area. • Design for a similar scale of window and window spacing. • Reflect characteristic window proportions, spacing and patterns. • Design for a hierarchy within the fenestration pattern to relieve the apparent scale of a larger facade, and especially if this is a characteristic of the context. • Arrange and/or group windows to complement the symmetry or proportions of the architectural composition. • Emphasize the fenestration pattern by distinct windows reveals. Consider providing emphasis through the detailing of window casing, trim, materials, and subdivision, using mullions and transoms, as well as the profiles provided by operable/ opening windows. See also guideline 12.71-74 on window detailing.
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;	**Building Character & Scale** **Façade Articulation, Proportion & Visual Emphasis** **Visual Emphasis – Design Objective** The design of a new multifamily building should relate sensitively to the established historic context through a thorough evaluation of the scale, modulation and emphasis, and attention to these characteristics in the composition of the facades. **12.57** Overall facade proportions should be designed to reflect those of historic buildings in the context and neighborhood. • The "overall proportion" is the ratio of the width to the height of the building, especially the front facade. • The modulation and articulation of principal elements of a facade, e.g. projecting wings, balcony sequence and porches, can provide an alternative and a balancing visual emphasis. • With townhouse development, the individual houses should be articulated to identify the individual unit sequence and rhythm. • See the discussion of individual historic districts (PART III) and the review of typical historic building styles (PART I) for more information on district character and facade proportions. **12.58** To reduce the perceived width and scale of a larger primary or secondary façade, a vertical proportion and emphasis should be employed. Consider the following: • Vary the planes of the façade for all or part of the height of the building. • Subdivide the primary façade into projecting wings with recessed central entrance section in character with the architectural composition of many early apartment buildings. • Modulate the height down toward the street, and/or the interior of the block, if this is the pattern established by the immediate context and the neighborhood.

	• Modulate the façade through the articulation of balcony form, pattern and design, either as recessed and/or projecting elements. • Vary the planes of the primary and secondary facades to articulate further modeling of the composition. • Design for a distinctive form and stature of primary entrance. • Compose the fenestration in the form of vertically proportioned windows. • Subdivide horizontally proportioned windows using strong mullion elements to enhance a sense of vertical proportion and emphasis. **12.59** A horizontal proportion and emphasis should be designed to reduce the perceived height and scale of a larger primary or secondary façade. Consider the following: • The interplay of horizontal and vertical emphasis can create an effective visual balance, helping to reduce the sense of building scale. • Step back the top or upper floors where a building might be higher than the context along primary and/or secondary facades as appropriate. • Design for a distinctive stature and expression of the first floor of the primary, and if important in public views, the secondary facades. • Design a distinct foundation course. • Employ architectural detailing and/or a change in materials and plane to emphasize individual levels in the composition of the facade. • Design the fenestration to create and/or reflect the hierarchy of the façade composition. • Change the materials and/or color to distinguish the design of specific levels. **Balconies, Porches & External Escape Stairs – Design Objective** The design of a new multifamily building in a historic context should recognize the importance of balcony and primary entrance features in achieving a compatible scale and character. **12.64** Balconies, encouraged as individual semi-public outdoor spaces, should be designed as an integral part of the architectural composition and language of the building. • Use projecting and/or recessed balcony forms to complement and embellish the design composition of the facades, and to establish visual emphasis and architectural accent. • Use a balcony or a balcony arrangement to echo and accentuate the fenestration pattern of the building. • Design balcony forms to be transparent or semi-transparent, using railings and/or glass to avoid solid balcony enclosures. • Select and design balcony materials and details as a distinct enrichment of the building facade/s. **12.65** An entrance porch, stoop or portico should be designed as a principal design focus of the composition of the facade. • Design for greater stature to enhance visual focus, presence and emphasis. • Design for a distinct identity, using different wall planes, materials, details, texture and color. • Consider designing the name of the apartment building into the facade or the porch/stoop.

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.	**Building Materials, Windows, Elements & Detailing** **Materials – Design Objective** The design of a new multifamily building should recognize and reflect the palette of building materials which characterize the historic district, and should help to enrich the visual character of the setting, in creating a sense of human scale and historical sequence. **12.67** Building materials that contribute to the traditional sense of human scale and the visual interest of the historic setting and neighborhood should be used. • This helps to complement and reinforce the palette of materials of the neighborhood and the sense of visual continuity in the district. • The choice of materials, their texture and color, their pattern or bond, joint profile and color, will be important characteristics of the design. • Creative design, based on analysis of the context, will be invaluable in these respects. **12.68** Building materials that will help to reinforce the sense of visual affinity and continuity between old and new in the historic setting should be used. • Use external materials of the quality, durability and character found within the historic district. **12.69** Design with materials which provide a solid masonry character for lower floors and for the most public facades of the building. Consider the following: • Use brick and/or natural stone, in preference to less proven alternatives for these areas. • Limit panel materials to upper levels and less public facades. • Where panel materials are considered, use high quality architectural paneling with a proven record of durability in the regional climate. • Synthetic materials, including synthetic stucco, should be avoided on grounds of limited durability and longevity, and weathering characteristics. **12.70** Materials should have a proven durability for the regional climate, as well as the situation and aspect of the building. • Avoid materials which merely create the superficial appearance of authentic, durable materials. • The weathering characteristics of materials become important as the building ages, in that they should complement rather than detract from the building and historic setting as they weather and mature. • New materials, which have a proven track record of durability in the regional climatic conditions, may be considered. **Windows – Design Objective** The design of a new multifamily building should include window design subdivision, profiles, materials, finishes and details which ensure that the windows play their characteristic positive role in defining the proportion and character of the building and its contribution to the historic context. **12.71 Windows should be designed to be in scale with those characteristic of the building and the historic setting.** • Excessive window scale in a new building, whether vertical or horizontal, will adversely affect the sense of human scale and affinity with buildings in the district. • Subdivide a larger window area to form a group or pattern of windows creating more appropriate proportions, dimensions and scale. **12.72 Windows with vertical proportion and emphasis are encouraged.** • A vertical proportion is likely to have greater design affinity with the historic context. • It helps to create a stronger vertical emphasis which can be valuable integrating the design of a larger scale building within its context. • See also the discussion of the character of the relevant historic district and architectural styles (PART I).

	12.73 Window reveals should be a characteristic of masonry and most public facades. • These help to express the character of the facade modeling and materials. • Window reveals will enhance the degree to which the building integrates with its historic setting. • A reveal should be recessed into the primary plane of the wall, and not achieved by applying window trim to the façade. • This helps to avoid the impression of superficiality which can be inherent in some more recent construction, e.g. with applied details like window trim and surrounds. • A hierarchy of window reveals can effectively complement the composition of the fenestration and facades. **12.74 Windows and doors should be framed in materials that appear similar in scale, proportion and character to those used traditionally in the neighborhood.** • Frame profiles should project from the plane of the glass creating a distinct hierarchy of secondary modeling and detail for the window opening and the composition of the facade. • Durable frame construction and materials should be used. • Frame finish should be of durable architectural quality, chosen to compliment the building design. • Vinyl should be avoided as a non-durable material in the regional climate. • Dark or reflective glass should be avoided. • See also the rehabilitation section on windows (PART II, Ch.3) as well as the discussions of specific historic districts (PART III) and relevant architectural styles (PART I). **Architectural Elements & Details – Design Objective** The design of a new multifamily building should reflect the rich architectural character and visual qualities of buildings of this type within the district. **12.75 Building elements and details should reflect the scale, size, depth and profiles of those found historically within the district.** • These include windows, doors, porches, balconies, eaves, and their associated decorative composition, supports and/or details. **12.76 Where used, ornamental elements, ranging from brackets to porches, should be in scale with similar historic features.** • The scale, proportion and profiles of elements, such as brackets or window trim, should be functional as well as decorative. **12.77 Creative interpretations of traditional details are encouraged.** • New designs for window moldings and door surrounds, for example, can create visual interest and affinity with the context, while conveying the relative age of the building. • The traditional and characteristic use of awnings and canopies should be considered as an opportunity for creative design which can reinforce the fenestration pattern and architectural detail, while being a sustainable shading asset in reducing energy consumption. See also PART IV on Sustainable Design.

3. RELATIONSHIP TO THE STREET **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;	**Settlement Patterns & Neighborhood Character** **The Public Realm - Design Objective** A new multifamily building should respect the characteristic placement, setbacks, massing and landscape character of the public realm in the immediate context and the surrounding district. **12.6** A new building should contribute in a creative and compatible way to the public and the civic realm. **12.7** A building should engage with the street through a sequence of public to semi-private spaces. **12.8** A new multifamily building should be situated and designed to define and frame adjacent streets, and public and common spaces, in ways that are characteristic of the setting. • Reflect and/or strengthen adjacent building quality, setbacks, heights and massing. • Reinforce the historic streetscape patterns of the facing primary and secondary streets and/ or alleys. **12.9** A building on a corner lot should be designed to define, frame and contribute to the historic character of the public realm of both adjacent streets. • The street character will also depend on the adjacent street blocks and frontage. • Building setbacks may be different. • The building scale may also vary between the streets. **Building Placement, Orientation & Use - Design Objective** A new multifamily building should reflect the established development patterns, directly address and engage with the street, and include well planned common and private spaces, and access arrangements. **12.10** The established historic patterns of setbacks and building depth should be respected in the siting of a new multifamily building. **12.11** The front and the entrance of the building should orient to and engage with the street. • A new building should be oriented parallel to lot lines, maintaining the traditional, established development pattern of the block. • An exception might be where early settlement has introduced irregular street patterns and building configurations, e.g. parts of Capitol Hill. **12.12** Access arrangements to the site and the building should be an integral part of the planning and design process at the earliest stage. **12.13** The situation, orientation, configuration and design of a new multifamily building should include provision for common exterior open spaces at ground level. Site and design such space/s to address the following: • Reducing the bulk and the scale of the building. • Configuration for residential amenity and casual social interaction. • Shelter from traffic and traffic noise. • Plan for solar access and seasonal shade. • Landscape and light to enhance residential relaxation, enjoyment and neighboring environmental quality.

	12.14 Consider additional common open space on higher terrace or roof levels to enhance residential amenity and city views. • Locate and design to preserve neighboring privacy. • Plan and design for landscape amenity and best practices in sustainable design. (PART IV) **12.15** Private open space for each unit, whether ground level, terrace or balcony space, should be designed to create attractive outdoor space, and to help articulate the design of the building to reduce its bulk and scale. • Private space should be contiguous with the unit. • Private space should be clearly distinguished from common open space. **Site Access, Parking & Services - Design Objective** The site planning and situation of a new multi-family building should prioritize access to the site and building for pedestrians and cyclists, motorized vehicular access and parking should be discreetly situated and designed, and building services and utilities should not detract from the character and appearance of the building, the site and the context. **12.17** The primary public entrance to the building should be afforded priority and prominence in access from the street, and appropriately scaled in the design of the street façade/s. • Avoid combining with any vehicular access or drive. • Provide direct access to the sidewalk and street. • Landscape design should reinforce the importance of the public entrance. **12.24** Driveways serving groups of similar uses should be consolidated to minimize visual intrusion, and to provide less interruption to the sidewalk, pedestrian character and flow. • Curb cuts should be shared between groups of buildings and uses where possible. • Joint driveway access is encouraged. **12.25** Wherever possible, vehicular parking should be situated below the building, or alternatively behind the building in a manner that does not conflict with pedestrian access from the street. • Surface parking areas should be screened from views from the street and adjacent residential properties.
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;	**Building Placement, Orientation & Use - Design Objective** A new multifamily building should reflect the established development patterns, directly address and engage with the street, and include well planned common and private spaces, and access arrangements. **12.10** The established historic patterns of setbacks and building depth should be respected in the siting of a new multifamily building. **12.11** The front and the entrance of the building should orient to and engage with the street. • A new building should be oriented parallel to lot lines, maintaining the traditional, established development pattern of the block. • An exception might be where early settlement has introduced irregular street patterns and building configurations, e.g. parts of Capitol Hill. **12.12** Access arrangements to the site and the building should be an integral part of the planning and design process at the earliest stage. **12.13** The situation, orientation, configuration and design of a new multifamily building should include provision for common exterior open spaces at ground level. Site and design such space/s to address the following: • Reducing the bulk and the scale of the building. • Configuration for residential amenity and casual social interaction. • Shelter from traffic and traffic noise. • Plan for solar access and seasonal shade. • Landscape and light to enhance residential relaxation, enjoyment and neighboring environmental quality.

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;	**Building Placement, Orientation & Use - Design Objective** A new multifamily building should reflect the established development patterns, directly address and engage with the street, and include well planned common and private spaces, and access arrangements. **12.10** The established historic patterns of setbacks and building depth should be respected in the siting of a new multifamily building. **12.11** The front and the entrance of the building should orient to and engage with the street. • A new building should be oriented parallel to lot lines, maintaining the traditional, established development pattern of the block. • An exception might be where early settlement has introduced irregular street patterns and building configurations, e.g. parts of Capitol Hill. **12.12** Access arrangements to the site and the building should be an integral part of the planning and design process at the earliest stage. **Vehicular – Cars & Motorcycles** **12.22** A vehicular access and driveway should be discreetly placed to the side or to the rear of the building. • A vehicular entrance which incorporates a ramp should be screened from street views. • Landscape should be designed to minimize visual impact of the access and driveway. **12.23** A single curb cut or driveway should not exceed the minimum width required. • Avoid curb cuts and driveways close to street corners. **12.24** Driveways serving groups of similar uses should be consolidated to minimize visual intrusion, and to provide less interruption to the sidewalk, pedestrian character and flow. • Curb cuts should be shared between groups of buildings and uses where possible. • Joint driveway access is encouraged. **12.25** Wherever possible, vehicular parking should be situated below the building, or alternatively behind the building in a manner that does not conflict with pedestrian access from the street. • Surface parking areas should be screened from views from the street and adjacent residential properties. **12.43** A new multifamily building should be designed to create and reinforce a sense of human scale. In doing so consider the following: • Design building massing and modulation to reflect traditional forms, e.g. projecting wings and balcony bays. • Design a solid-to-void (wall to window/door) ratio that is similar to that seen traditionally. • Design window openings that are similar in scale to those seen traditionally. • Articulate and design balconies that reflect traditional form and scale. • Design an entrance, porch or stoop that reflects the scale characteristic of similar traditional building types. • Use building materials of traditional dimensions, e.g. brick, stone, terracotta. • Choose materials that express a variation in color and/or texture, either individually or communally. **12.44 A new multifamily building should be designed to respect the access to light and the privacy of adjacent buildings.**

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.	**Settlement Patterns & Neighborhood Character** **Block & Street Patterns - Design Objective** The urban residential patterns created by the street and alley network, lot and building scale and orientation, are a unique characteristic of every historic setting in the city, and should provide the primary design framework for planning any new multifamily building. **12.5** A new apartment or multifamily building should be situated and designed to reinforce and enhance the established character, or master plan vision, of the context, recognizing its situation and role in the street block and building patterns. • Respect and reflect the scale of lots and buildings associated with both primary and secondary street frontages. • Site a taller building away from nearby small scale buildings. • A corner site traditionally might support a larger site and building. • A mid-block location may require careful design consideration to integrate a larger building with an established lower building scale. • Respect and reflect a lower scale where this is characteristic of the inner block. **The Public Realm - Design Objective** A new multifamily building should respect the characteristic placement, setbacks, massing and landscape character of the public realm in the immediate context and the surrounding district. **12.6** A new building should contribute in a creative and compatible way to the public and the civic realm. **12.7** A building should engage with the street through a sequence of public to semi-private spaces. **12.8** A new multifamily building should be situated and designed to define and frame adjacent streets, and public and common spaces, in ways that are characteristic of the setting. • Reflect and/or strengthen adjacent building quality, setbacks, heights and massing. • Reinforce the historic streetscape patterns of the facing primary and secondary streets and/ or alleys. **12.9** A building on a corner lot should be designed to define, frame and contribute to the historic character of the public realm of both adjacent streets. • The street character will also depend on the adjacent street blocks and frontage. • Building setbacks may be different. • The building scale may also vary between the streets. **Building Placement, Orientation & Use - Design Objective** A new multifamily building should reflect the established development patterns, directly address and engage with the street, and include well planned common and private spaces, and access arrangements. **12.11** The front and the entrance of the building should orient to and engage with the street. • A new building should be oriented parallel to lot lines, maintaining the traditional, established development pattern of the block. • An exception might be where early settlement has introduced irregular street patterns and building configurations, e.g. parts of Capitol Hill. **12.12** Access arrangements to the site and the building should be an integral part of the planning and design process at the earliest stage. **Vehicular – Cars & Motorcycles** **12.22** A vehicular access and driveway should be discreetly placed to the side or to the rear of the building. • A vehicular entrance which incorporates a ramp should be screened from street views.

	• Landscape should be designed to minimize visual impact of the access and driveway. **12.23** A single curb cut or driveway should not exceed the minimum width required. • Avoid curb cuts and driveways close to street corners. **12.24** Driveways serving groups of similar uses should be consolidated to minimize visual intrusion, and to provide less interruption to the sidewalk, pedestrian character and flow. • Curb cuts should be shared between groups of buildings and uses where possible. • Joint driveway access is encouraged. **12.25** Wherever possible, vehicular parking should be situated below the building, or alternatively behind the building in a manner that does not conflict with pedestrian access from the street. • Surface parking areas should be screened from views from the street and adjacent residential properties.
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).	**Settlement Patterns & Neighborhood Character** **Block & Street Patterns - Design Objective** The urban residential patterns created by the street and alley network, lot and building scale and orientation, are a unique characteristic of every historic setting in the city, and should provide the primary design framework for planning any new multifamily building. **12.4** The pattern and scale of lots in a historic district should be maintained, as the basis of the historic integrity of the intricate 'fine grain' of the neighborhood. • Avoid assembling or subdividing lots where this would adversely affect the integrity of the historic settlement pattern. **12.5** A new apartment or multifamily building should be situated and designed to reinforce and enhance the established character, or master plan vision, of the context, recognizing its situation and role in the street block and building patterns. • Respect and reflect the scale of lots and buildings associated with both primary and secondary street frontages. • Site a taller building away from nearby small scale buildings. • A corner site traditionally might support a larger site and building. • A mid-block location may require careful design consideration to integrate a larger building with an established lower building scale. • Respect and reflect a lower scale where this is characteristic of the inner block.

ATTACHMENT H: DEPARTMENT COMMENTS

If the proposal is approved, the applicant will need to provide the required information showing compliance to the Building Services department before a building permit will be issued. Following some of these department review comments, revisions were made to the plans. In those instances, Planning Staff has provided a response to the department comment.

It should be noted that the applicant has submitted an "alternative means and method application" to address the aerial access issued raised by the fire reviewer. It is likely that this application will be approved and the proposed height can remain 33' by sprinkling the units.

Engineering (Scott Weiler): Please forward the attached plans to the applicant. Redlines are on all three attachments.

Fire (Kenney Christensen): The three proposed units without street frontage do not have the required fire department aerial and hand line access in accordance with IFC and the appendices. Wall openings and projections shall have the required fire separation distance and/or rating in accordance with IBC. Development as proposed will require the final written approval of the Fire Prevention Bureau prior to the approval of the Planned Development. Compliance with this information in this review does not guarantee compliance with the International Fire and Building codes, nor does it guarantee issuance of a permit.

Fire department access roads, shall be in accordance with IFC Section 503 and appendix-D fire apparatus access roads.

- 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 2015 IFC and shall extend to within 150 feet 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. If the structure is built on property line then an Alternate Means & Method may be applied for.
- The angles of approach and departure for fire apparatus access roads shall be within the limits established by the fire code official based on the fire department's apparatus (Fire apparatus access roads shall not exceed 10 percent in grade). Traffic calming devices shall be prohibited unless approved by the Fire Prevention Bureau (AM&M Agreement).
- Fire department access roads shall be a minimum of *26 ft. clear width (exclusive of shoulders) and a clear height of 13 ft. 6 inches. Fire department access roads shall be design HS20 with turning radius of 45 ft. outside and 20 ft. inside. The access road shall not have a dead end greater than 150 ft. Fire access roads shall be capable of supporting vehicle loading (88,000 LBS) under all weather conditions. *{If the structure is less than 30 feet tall the access road can be reduced to a minimum 20 ft. clear width (exclusive of shoulders) when approved by the Fire Prevention Bureau, NO fire truck aerial access would be allowed, AM&M agreement would be required with alternative design.}
- The aerial access road shall have no utility lines over the road or between the structure and the access road; where the vertical distance between the grade plane and the highest roof surface exceeds 30 feet, approved aerial fire apparatus access roads shall be provided (the highest roof surface shall be determined by measurement to the eave of a pitched roof, the intersection of the roof to the exterior wall, or the top of parapet walls, whichever is greater).
- When two access roads are required then one of the roads shall not be closer than 15 ft. to the structure and greater than 30 ft. from the structure.
- Exterior walls and openings shall be in accordance with IBC Section 705.
- Cornices, eave overhangs, exterior balconies and similar projections extending beyond the exterior wall shall conform to the requirements of IBC Section 705 and Section 1406. Exterior egress balconies and exterior exit stairways and ramps shall comply with Sections 1021 and 1027, respectively. Projections shall not extend any closer to the line used to determine the fire separation distance than shown in IBC Table 705.2.

- Exterior walls shall be fire-resistance rated in accordance with Tables 601 and 602 and this section. The required fire-resistance rating of exterior walls with a fire separation distance of greater than 10 feet shall be rated for exposure to fire from the inside. The required fire-resistance rating of exterior walls with a fire separation distance of less than or equal to 10 feet shall be rated for exposure to fire from both sides.
- Openings in exterior walls shall comply with IBC Sections 705.8.1 through 705.8.6.

Development will be subject to all the fire access and fire flow requirements in 2015 IFC and the appendices. Fire department access and fire flow apply to all R occupancy types regardless if they are constructed under the provisions of IBC or IRC.

Police: N/A

Public Utilities: (Jason Draper):
- Preliminary Review of Planned Development - Comments do not provide building permit approval or utility approval.
- Utilities cannot cross property lines without appropriate easements and agreements.
- Public Utility permit, connection, survey and inspection fees will apply.
- Please submit site utility and grading plans for review. Other plans such as erosion control plans and plumbing plans may also be required depending on the scope of work. Submit supporting documents and calculations along with the plans.
- All utility design and construction must comply with APWA Standards and SLCPU Standard Practices.
- All utilities must be separated by a minimum of 3ft horizontally and 18" vertically. Water and sewer lines require 10ft minimum horizontal separation.
- One culinary water meter and one fire line are permitted per parcel. If the parcel is larger than 0.5 acres, a separate irrigation meter is also permitted. Each service must have a separate tap to the main.

Transportation (Michael Barry): No objections from Transportation.

Sustainability: N/A

Zoning (Alan Hardman): This project went to a DRT meeting on 2/16/2017. The zoning comments in DRT2017-00035 still apply. Any relief or modification from the standards in 21A.24.140 and 21A.24.010.H - Side Entry Buildings, must be approved through the planned development process. Additionally, balconies were not addressed in the DRT meeting, but must meet the regulations in Table 21A.36.020B, or be approved through the planned development process.

ATTACHMENT I: 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.

Notice of the public hearing for the proposal include:
- Open house was held on October 19, 2017
- Notice mailed on November 22, 2017
- Agenda posted on the Planning Division and Utah Public Meeting Notice websites on November 22, 2017
- Public hearing notice posted on property November 28, 2017.

Comments:
One formal comment was received regarding the initial proposed, but it should be noted the design has changed since.

10/29/2017
Lauren-Thank you for hosting an open house regarding PLNHLC2017-000722 and PLNSUB2017-00723, at 613 E 100 S, and for providing a fact sheet about the proposal.

This parcel has been vacant for a long time; the gap disrupts the street wall on the north side of 100 S between 600 E and 700 E. The streetscape contains numerous contributory buildings, including structures associated with the Armstrong-Jones-Madsen family. While this block face has been compromised by the demolition of 3 contributory structures after the adoption of the Central City Historic District and by the vacant multiple unit Madsonia Court, it retains the majority of the historic structures. There are also important historic resources on the opposite side of the street.

The applicant has submitted a project to the Landmarks Commission recently on 500 E and has a planned development under construction on 800 E between South Temple and 100 S. The applicant is well aware of the review processes for the Landmarks Commission and the Planning Commission. Yet the proposal at the open house demonstrates no attention to the adjacent and nearby structures. The orientation to the street which was so critical in the applicant's project on 800 E is not reflected. In short, the proposal at the open house was inadequate for what the applicant already knows and insufficient for the character of this streetscape.

I would like to see this property develop. As indicated earlier, the gap disrupts the street wall. I am not opposed to all of the requests made by the applicant, but I object to the applicant's proposal of a box almost entirely devoid of any orientation to the street. One of the defining characteristics of this historic district and many of Salt Lake's older neighborhoods is orientation to the street. If the applicant persists with this proposal, I urge the Landmarks Commissioners to deny it without opportunity to revise the proposal.

Requested:
-3 lots without street frontage-probably workable
-Reducing the interior yard setback to 4 feet and then compounding that with placement of the AC units within the 4 feet-The applicant would need to show drawings which include the apartment building and driveway to the west. The findings would need to specify the decibel level generated by the AC units. The sound will bounce off the wall of the proposed townhomes.
-Reducing the rear yard setback to 23 feet-Again, the applicant would need to provide drawings which show the property to the north. The Commission would need to consider the likelihood of redevelopment occurring on the property to the north.
-Reducing the size of the side entry landscape buffer to 0 feet-I don't see a basis for arguing that this results in a better design via a planned development or a design more compatible with the significant historic resource to the east.
Balconies that project into the front yard setback-One more time: We need drawings which show the proposed setback relative to the structures on either side. The new building should "fill in the gap," not stick out like a sore thumb.

Sincerely,

Cindy Cromer