



Staff Report

PLANNING DIVISION
COMMUNITY & NEIGHBORHOODS

To: Salt Lake City Historic Landmark Commission

From: Lex Traughber – Senior Planner
(801) 535-6184 or lex.traughber@slcgov.com

Date: May 7, 2020

Re: Petition PLNHLC2020-00103, 33rd Ward Minor Alterations

MINOR ALTERATIONS

Property Address: 453 S. 1100 East
Parcel IDs: 16-05-408-057
Historic District: University
Zoning District: I - Institutional
Master Plan: Central Community Master Plan - Institutional

REQUEST: Brad Gygi, Bradley Gygi Architect & Associates, PLLC, representing the property owner, the Church of Jesus Christ of Latter Day Saints, is requesting a Certificate of Appropriateness (COA) for various “Minor Alterations” on the property located at 453 S. 1100 East in the University Historic District. The subject property is located in Council District 4 represented by Ana Valdemoros and is zoned I - Institutional.

RECOMMENDATION: As outlined in the analysis and findings in this staff report, it is Planning Staff’s professional opinion that the proposed minor alterations request substantially meets the applicable standards of approval and therefore, recommends that the Historic Landmark Commission approve the request for a Certificate of Appropriateness (COA).

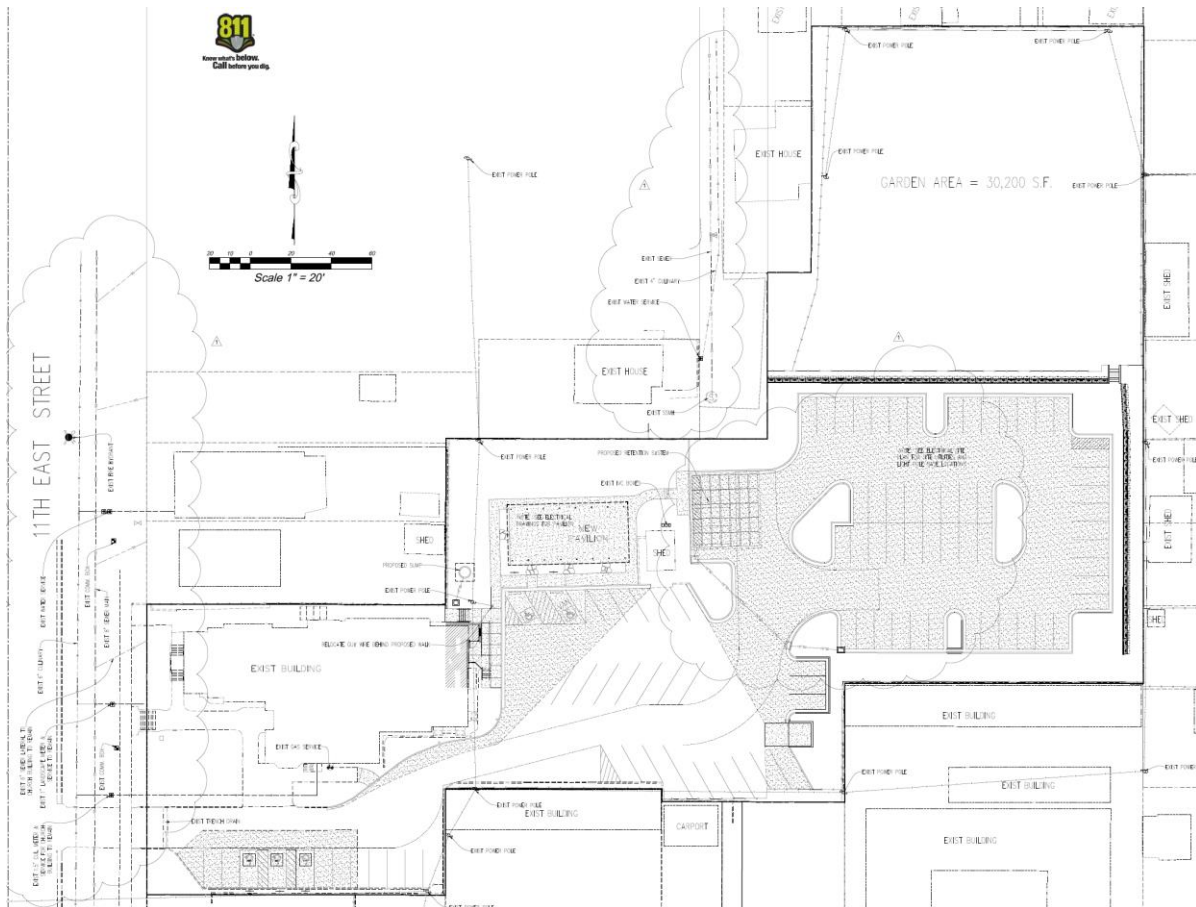
BACKGROUND AND PROJECT DESCRIPTION:

The church or meeting house on the subject property was built c.1920 in a gothic revival style. According to the latest University District survey conducted in 2015, the building is contributing and is rated as “ES” – Eligible Significant, the highest rating under the current rating system. An “Eligible Significant” building is defined as built within the historic period retaining its integrity, is an excellent example of a style or type, is generally unaltered and eligible for individual listing on the National Register for architectural or know historic significance.

The applicant has requested a Certificate of Appropriateness (COA) for various modifications to the building and property. All proposed site improvement are located at the rear of the property and are not readily visible from the street. In summary, the following is a list of the modifications being requested:

- Expansion of the existing parking lot into the area that is currently used as a community garden;
- Installation of required parking lot interior and perimeter landscaping;
- Installation of parking lot and pavilion lighting;
- Construction of a new retaining wall and stairway between the new parking lot and the new community garden area;
- Construction of a new retaining wall along the east border of the new parking area;
- The construction of a new pavilion;
- Reconstruction and amelioration of the ADA access on the rear of the building;
- Site grading to accommodate the new parking lot, pavilion and ADA access;
- Relocation and construction of a new dumpster enclosure, and;
- Fencing (6' cedar fencing) in the required landscape buffer.

Typically, requests of this nature are reviewed and approved at an administrative level; approved by members of Planning Staff. At the discretion of the Planning Director, this request is coming before the HLC for a decision in response to public concern for the proposed development, in particular the loss of a portion of the community garden on the subject property.



SITE PLAN

The applicant has submitted a detailed narrative, a site plan, and elevation drawings for review (Attachments C & D).

PHOTOS OF SUBJECT SITE:



The 33rd Ward as viewed from the sidewalk on 1100 East.



The 33rd Ward building as viewed from the parkway on 1100 East.



The view toward the rear of the building as seen from the existing parking lot.



The rear parking area.



The area in the rear of the property where the pavilion is proposed. Not visible from the street.



Second view of the area in the rear of the property where the pavilion is proposed. Not visible from the street.



The gated entrance to the garden area from the parking lot.



The garden area as viewed to the north from the gate in the previous photo.



A view from the garden area toward the meeting house to the west.



The rear of the meeting house and the ADA access to be rebuilt and improved.

Please note that the applicant also provided various site photographs which are included for review (Attachment C).

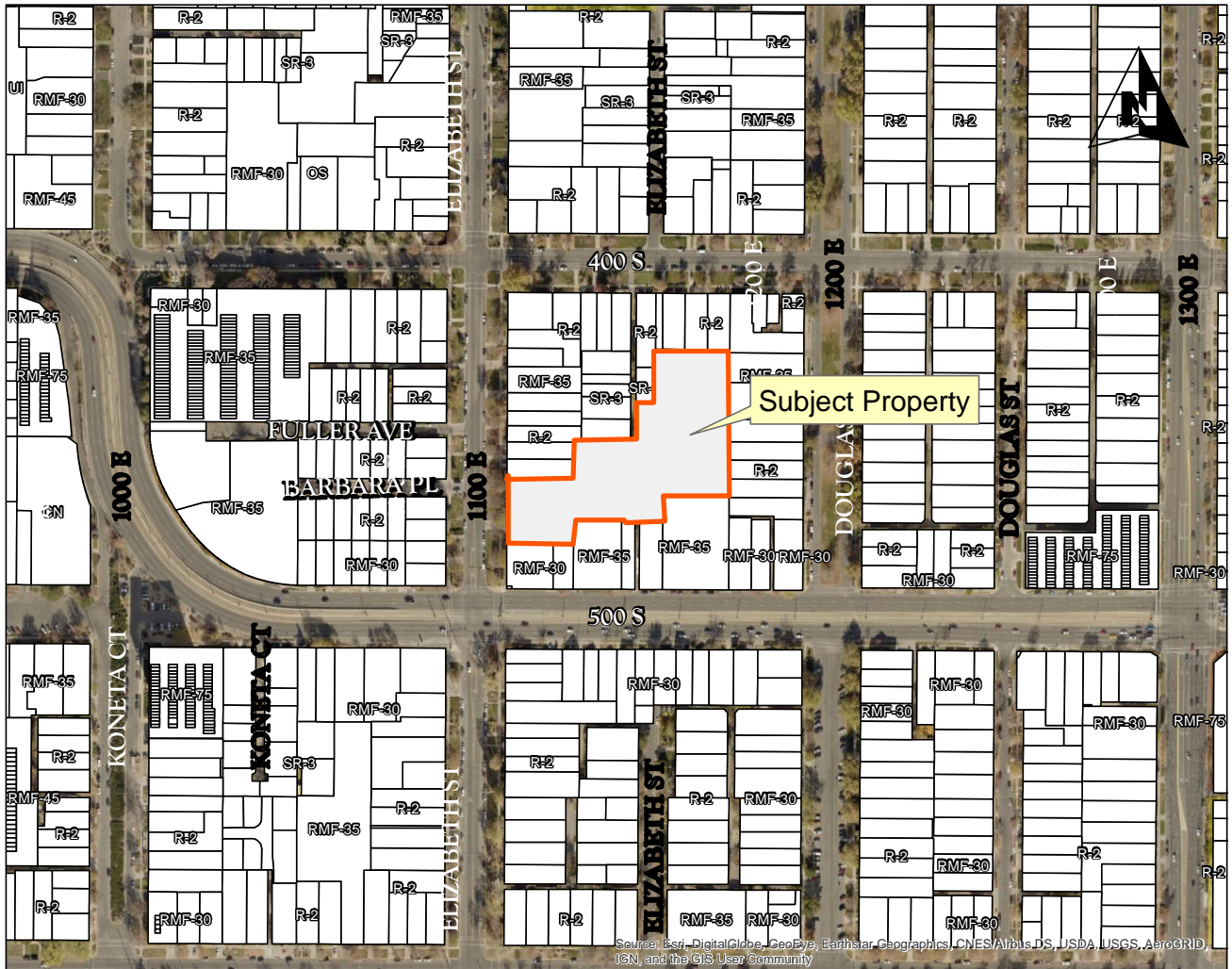
NEXT STEPS:

If the project is approved by the HLC, the applicant would be issued a Certificate of Appropriateness for the proposed alterations and then proceed to the building permit stage. If the Commission disagrees with Staff's recommendation and the project is denied, the applicant would not be issued a Certificate of Appropriateness for the proposed alterations and any new proposal would require a new application.

ATTACHMENTS:

- A – Vicinity Map
- B – Historic District Map
- C – Applicant Information – Project Narrative
- D – Development Plan Set (9/10/19 revised 3/16/20)
- E – Existing Conditions
- F – Analysis of Standards for Minor Alterations
- G – Public Process and Comments
- H – City Department/Division Comments
- I – Traffic Study

ATTACHMENT A: VICINITY MAP



ATTACHMENT B: HISTORIC DISTRICT MAP



★ *Approximate Project Location*

ATTACHMENT C: APPLICANT INFORMATION/NARRATIVE



**bradley gygi architect
& associates, pllc**

**2150 South 1300 East, Suite 500
Salt Lake City, Utah 84106
801 · 747 · 2451**

project

—
Thirty Third Ward
SL Central Stake
453 South 100 East
Salt Lake City, UT
Project Number: 5076994-19020101

correspondence

March 11, 2020

to

Lex Traughber
Planning Division
451 South State St.
Salt Lake City, UT

re:

Thirty Third Ward
Certificate of Appropriateness
HP: Minor Alterations

Mr Traughber,

Please find below a revised and updated project description based on correspondence and an on site meeting following the initial application.

Thank you for your consideration of this application for Certificate of Appropriateness for minor alterations to an existing building and site. Please note there is a related building permit review in progress BLD2019-09985.

project description

- *The intent of all alterations is to meet requirements of the current "I" Institutional zone for this use without special exceptions, including permitted parking stalls, 40% open space, new landscape buffers at altered areas, perimeter and interior landscape requirements at added parking areas, trash enclosure, etc. Owner is seeking to increase the functionality and accessibility of site elements as well as within the building to enhance use of the existing facility.*
- **Garden Areas:** *Provide new perimeter 6' tall chain link fencing (see detail A/C703) in existing locations and above new retaining wall north of new parking. Provide access gates from Elizabeth Street and from new east parking area to remaining garden areas. Provide foot access with concrete stairs from new parking up to garden area with gate in new chain link fence. Owner is coordinating with the Community Council regarding administration of the garden areas.*

- **Alterations to existing parking and addition of new parking areas:**
 - **East parking expansion:** Justification for increased stalls is indicated in parking calculations on Sheet C101, using Place of Worship and Accessory Auditorium uses. Grading and modular retaining walls to add area to existing parking lot, directly east of existing parking. Traffic and parking study will be provided as required. Grading will consist of excavation ranging from 2-4 feet below existing grades to minimize transition drives between new and additional grading to maintain as much current garden space as possible. Provide required interior and perimeter landscaping and required 15 foot landscape buffer (see landscape drawings) and wood fencing system (see detail G/C703) at areas of new parking. Provide underground stormwater design for additional parking area. Provide turnaround maneuvering for fire department vehicles as part of revised parking design. Provide new parking lot lighting to meet zoning ordinance requirements for minimum light levels and prevent light intrusion onto adjacent properties (see sheets ES101, ES102).
 - **Drive Alterations:** Modifications to omit portion of existing sidewalk near southwest corner of the existing building in order to widen the drive area for improved fire department access and two way vehicle traffic.
 - **Accessible stalls:** Modifications to parking striping at existing areas to provide accessible parking stalls and accessible signage closer to the main west entrance to the lower level, which will also be served by a new elevator inside the building.
- **New Pavilion Structure:** New pavilion structure with concrete slab and related work east of (behind) existing meetinghouse building.
 - **Grading:** Modifications to parking and landscape grading to provide accessibility to new building ramp entrance (see below) and pavilion. This will raise the grades several feet adjacent to the building and corner of the parking, tapering to no changes near the property lines around the pavilion area.
 - **Landscaping:** Provide required 15 foot landscape buffer (see landscape drawings) and wood fencing system (see detail G/C703) at areas around new pavilion.
 - **Pavilion Building Materials:** Asphalt shingle roofing to match existing meetinghouse roof, metal fascia, exposed wood beam and decking structure at underside with powder coated steel posts. See photo of similar structure.
- **Trash Enclosure:** New masonry trash enclosure with powder coated metal gate at southeast corner of existing parking. See details C,D,F on revised sheet C703.

- **Modifications to existing building to increase accessibility:**
 - **East Entry and exterior ramp:** Removal of existing concrete ramp and canopy at north end of west (back) side of the building. New concrete ramp and handrails with metal canopy roof to be installed with small addition to building to facilitate accessible interior ramp. New addition will be brick veneer to match existing with new white painted wood window to match existing and white metal storefront entry system. Also includes new concrete stairs with handrails north of this work on site due to changes in grading for new ramp and pavilion grading.
 - **Elevator Penthouse:** Minor exterior alterations to the existing building to include new elevator with small shaft projection through existing roof (shown on elevation drawings).

list of drawings submitted

** indicates this resubmittal includes revisions to this sheet from the original application*

- **G101** Code Information: provided to show occupancy of building relating to parking requirement calculations.
- **1 of 1** Site Survey: boundary and topographic survey of existing site.
- *** C101** Site Plan
- **C102** Demolition Site Plan
- **C103** Grading & Drainage Plan
- **C104** Site Utility Plan
- *** C703** Site Civil Details: provided to show chain link and wood fences and trash enclosure materials and details.
- **C705** Site Civil Details: provided to show new east concrete ramp and entry addition area
- **C811** Pavilion Plans and Details
- **L100** Hardscape Plan: includes landscape calculations
- *** L101** Landscape Plan
- **A102** New Second Floor Plan: shows new east entry addition
- *** A201** Exterior Elevations
- **A301** Sections and Details: shows east entry addition area
- **ES101** Electrical Site Plan
- **ES102** Electrical Site Illumination Plan

list of materials

- **East Entry and Ramp:** concrete ramp with stainless steel pipe handrails, powder coated steel canopy structure with metal roof canopy. Brick veneer to match existing at new addition with white painted wood window and prefinished white aluminum storefront entry system. Intent is to match look of existing area.
- **Pavilion:** Asphalt shingle roofing to match existing meetinghouse roof, metal fascia, exposed wood beam and decking structure at underside with powder coated steel posts. See photo of similar structure..
- **Wood Fence System:** See detail G/C703. Powder coated steel posts with clear finished or unfinished cedar or redwood wood cap, rails and slats.

Sincerely,



Bradley Gygi, AIA

additional attachments

- Historic Photographs
- Existing Photographs
- Materials Photographs
- Letter of Representation from Owner

historic photographs



West side (1100 East) of original building
Source: Utah State Historical Society



West side (1100 East) of original building
Source: Utah State Historical Society

existing current photographs



Aerial view of Existing Building, north and west sides



Aerial view of existing east garden area and portion of existing parking

existing current photographs



Aerial view of Existing Building, from south



Aerial view of existing building from northeast

existing current photographs



Aerial view of Existing Building, east entry and ramp area



Existing south side, east end

existing current photographs



1100 East (west) view of building at sidewalk level



Existing west side, north end



Existing west side, south end

existing current photographs



Existing south side, west end



Existing south side, east end

materials photographs

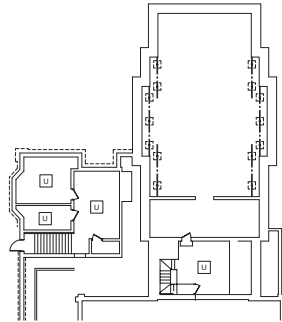


New brick veneer to match existing appearance



Photograph of similar pavilion structure: Shingle roof, exposed wood beams and steel posts

ATTACHMENT D: DEVELOPMENT PLAN SET (9/10/19 revised 3/16/20)



**BASEMENT AND CRAWL SPACE
OCCUPANCY AND EXITING PLAN**

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

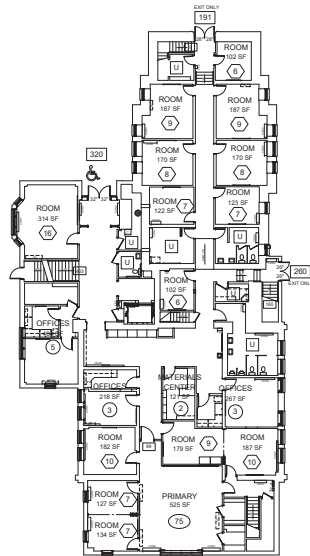
1

LEGEND	
SYMBOL	DESCRIPTION
120 S.F.	ROOM SQUARE FOOTAGES
101	OCCUPANT LOAD SERVED BY EXIT
U	ROOM OCCUPANT LOAD NOT COUNTED IN TOTAL
U	OCCUPANT LOAD SERVED BY EXIT BUT NOT COUNTED IN TOTAL OCCUPANT LOAD
101	ROOM OCCUPANT LOAD AT 7 SQ. FT. PER PERSON
△	ROOM OCCUPANT LOAD AT 15 SQ. FT. PER PERSON
△	ROOM OCCUPANT LOAD AT 20 SQ. FT. PER PERSON
○	ROOM OCCUPANT LOAD AT 100 SQ. FT. PER PERSON
◇	ROOM OCCUPANT LOAD AT 300 SQ. FT. PER PERSON

CONSTRUCTION NOTE:
REQUIRED MEANS OF EGRESS SHALL BE MAINTAINED DURING CONSTRUCTION AND DEMOLITION. REMODELING OR ALTERATIONS AND ADDITIONS TO THE BUILDING. FIRE PREVENTION BUREAU STAFF SHALL APPROVE REVIEW OF ANY EXITING ALTERATIONS, AS REQUIRED IN IFC SECTION 3311.2

2015 IBC CODE INFORMATION		
CODE ITEM REFERENCE	CODE REQUIREMENT (NEW CONSTRUCTION)	ACTUAL BUILDING DESIGN
OCCUPANCY CHAPTER 1	A-3 ASSEMBLY	A-3 ASSEMBLY
CONSTRUCTION TYPE CHAPTER 6, TABLE 601	TYPE V-B FIRE SPRINKLED (IF NEW)	TYPE V-A (EXISTING), NOT FIRE SPRINKLED
TOTAL OCCUPANTS SECTION 1004		TOTAL OCCUPANTS = 961
ALLOWABLE FLOOR AREA TABLE 506.2	TABULAR AREA = 11,500 SF	TABULAR AREA = 11,500 SF
AREA MODIFICATIONS SECTION 506	50% INCREASE FOR FRONTAGE (506.3) MULTIPLY BY STORES (2) (506.3.3) 31,970 SF TOTAL ALLOWABLE AREA	FIRST FLOOR = 7,822 SF SECOND FLOOR = 8,521 SF TOTAL AREA = 15,343 SF
ALLOWABLE HEIGHT TABLE 504.3, 504.4	TABULAR VALUES = 2 STOREYS, 50 FEET	2 STOREYS = 49'-0" (EXISTING)
EGRESS WIDTH SECTION 1005	STAIRS 6'-0" / OCCUPANT OTHERS 6'-0" / OCCUPANT	194" REQUIRED TOTAL WIDTH = 210" PROVIDED
PLUMBING FIXTURES SECTION 2902	SEE "PLUMBING FIXTURE COUNT"	SEE "PLUMBING FIXTURE COUNT"
RESTROOM ACCESSIBILITY 1109.2, 1109.2.1	ANSI A117.1 - 1 ACCESSIBLE FIXTURE TYPE FOR EACH RESTROOM - 1 MEN'S TOILET	NEW FAMILY PROVIDED ON FIRST FLOOR
ACCESSIBLE ENTRANCES SECTION 1106.1	AT LEAST 60% BUT NOT LESS THAN 1	TOTAL ENTRANCES = 3 ACCESSIBLE ENTRANCES = 2

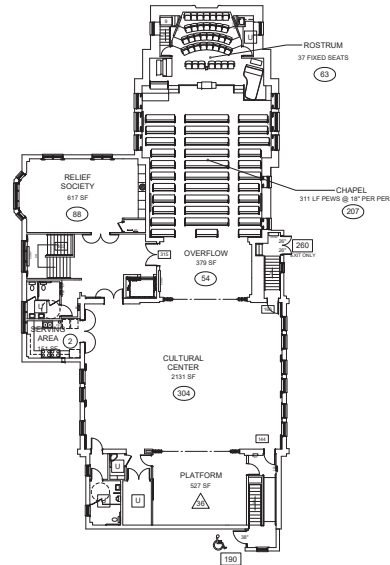
PLUMBING FIXTURE COUNT					
	WATER CLOSETS		LAVATORIS		DRINKING FOUNTAINS
	MALE	FEMALE	MALE	FEMALE	SERVICE SINK
FIXTURE TYPE	1 PER 100	1 PER 75	1 PER 200	1 PER 200	1 PER 1000
CODE REQUIREMENT	5	4	3	3	1
EXISTING BUILDING	5	4	3	3	1
NEW BUILDING DESIGN	6	5	3	4	3



**FIRST FLOOR
OCCUPANCY AND EXITING PLAN**

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

2



**SECOND FLOOR
OCCUPANCY AND EXITING PLAN**

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

3

GENERAL NOTES:

- EXISTING BUILDINGS SHALL COMPLY WITH NOT LESS THAN THE MINIMUM PROVISIONS SPECIFIED IN IFC TABLE 1103.1 AND AS FURTHER ENUMERATED IN IFC SECTIONS 1103.2 THROUGH 1103.10. THE PROVISIONS OF IFC CHAPTER 11 SHALL NOT BE CONSTRUED TO ALLOW THE ELIMINATION OF FIRE PROTECTION SYSTEMS OR A REDUCTION IN THE LEVEL OF FIRE SAFETY PROVIDED IN BUILDINGS CONSTRUCTED IN ACCORDANCE WITH PREVIOUSLY ADOPTED CODES. AS REQUIRED IN IFC SECTION 1103.1 AND THE STATE OF UTAH AMENDMENTS.
- PROVIDE A MINIMUM 2A-10 BC RATED FIRE EXTINGUISHERS WITHIN 75-FOOT TRAVEL DISTANCE TO ALL SPACES IN THE STRUCTURE. DURING CONSTRUCTION, ALTERATION OR DEMOLITION IN THE FOLLOWING AREAS AS REQUIRED IN IFC CHAPTER 33:
 - AT EACH STAIRWAY ON ALL FLOOR LEVELS WHERE COMBUSTIBLE MATERIALS HAVE ACCUMULATED.
 - IN EVERY STORAGE AND CONSTRUCTION SHED.
 - ADDITIONAL PORTABLE FIRE EXTINGUISHERS SHALL BE PROVIDED WHERE SPECIAL HAZARDS EXIST INCLUDING, BUT NOT LIMITED TO, THE STORAGE AND USE OF FLAMMABLE AND COMBUSTIBLE LIQUIDS.
- INTERIOR WALL AND CEILING FINISH MATERIALS SHALL BE TESTED AND COMPLY WITH CRITERIA IN NFPA 286 (SEE IFC SECTION 803.1.1) OR ASTM E84 OR UL 723 (SEE IFC 803.1.2) AND BE A CLASS A IN CORRIDORS, EXIT ENCLOSURES AND EXIT PASSAGEWAYS AND CLASS C IN ALL ROOMS AND ENCLOSED SPACES. (SEE IFC TABLE 803.3)
- INTERIOR TRIM MATERIALS SHALL BE TESTED AND COMPLY WITH CRITERIA IN NFPA 286 (SEE IFC SECTION 804.1.1) OR ASTM E84 OR UL 723 (SEE IFC 804.1.2) AND BE A CLASS C.
- FLOOR CARPET AND FLOOR-WALL BASE SHALL BE TESTED IN ACCORDANCE TO NFPA 253 AND BE A CLASS I (0.45 WATTS/CM) IN CORRIDORS, EXIT ENCLOSURES AND EXIT PASSAGEWAYS AND CLASS II (0.22 WATTS/CM) IN ALL ROOMS AND AREAS.
- CURTAINS, DRAPERIES AND OTHER SIMILAR COMBUSTIBLE DECORATIVE MATERIALS SUSPENDED FROM WALLS OR CEILINGS SHALL BE TESTED AND MEET FLAME PROPAGATION PERFORMANCE CRITERIA OF NFPA 701. TEST METHOD 1 OR 2 AS APPROPRIATE OR EXHIBIT A MAXIMUM RATE OF HEAT RELEASE OF 100 KW WHEN TESTED IN ACCORDANCE WITH NFPA 289 USING THE 20 KW IGNITION SOURCE.
- THERMAL AND SOUND INSULATION AND COVERING WHICH ARE INSTALLED IN CONCEALED AND EXPOSED SPACES AND AS COVERING OVER PIPE AND TUBING SHALL BE TESTED IN ACCORDANCE WITH AMERICAN SOCIETY OF TESTING MATERIALS (ASTM) E 84 AND HAVE A FLAME SPREAD OF 0-25 AND A SMOKE INDEX OF 0-50.
- THERMAL AND SOUND INSULATION AND COVERING WHICH ARE INSTALLED IN CONCEALED PLENUM SPACES SHALL BE TESTED IN ACCORDANCE WITH AMERICAN SOCIETY OF TESTING MATERIALS (ASTM) E 84 AND HAVE A FLAME SPREAD OF 0-25 AND A SMOKE INDEX OF 0-50.
- SEE SPECIFIC REQUIREMENTS NOTED IN SPECIFICATION SECTIONS OF MATERIALS IN PROJECT MANUAL, DIVISIONS 07, 08, 09, 10 AND 12.

**bradley gygi architect
& associates, pllc**
2108 South 1200 East, Suite 910
SALT LAKE CITY, UTAH 84119
801.272.2551



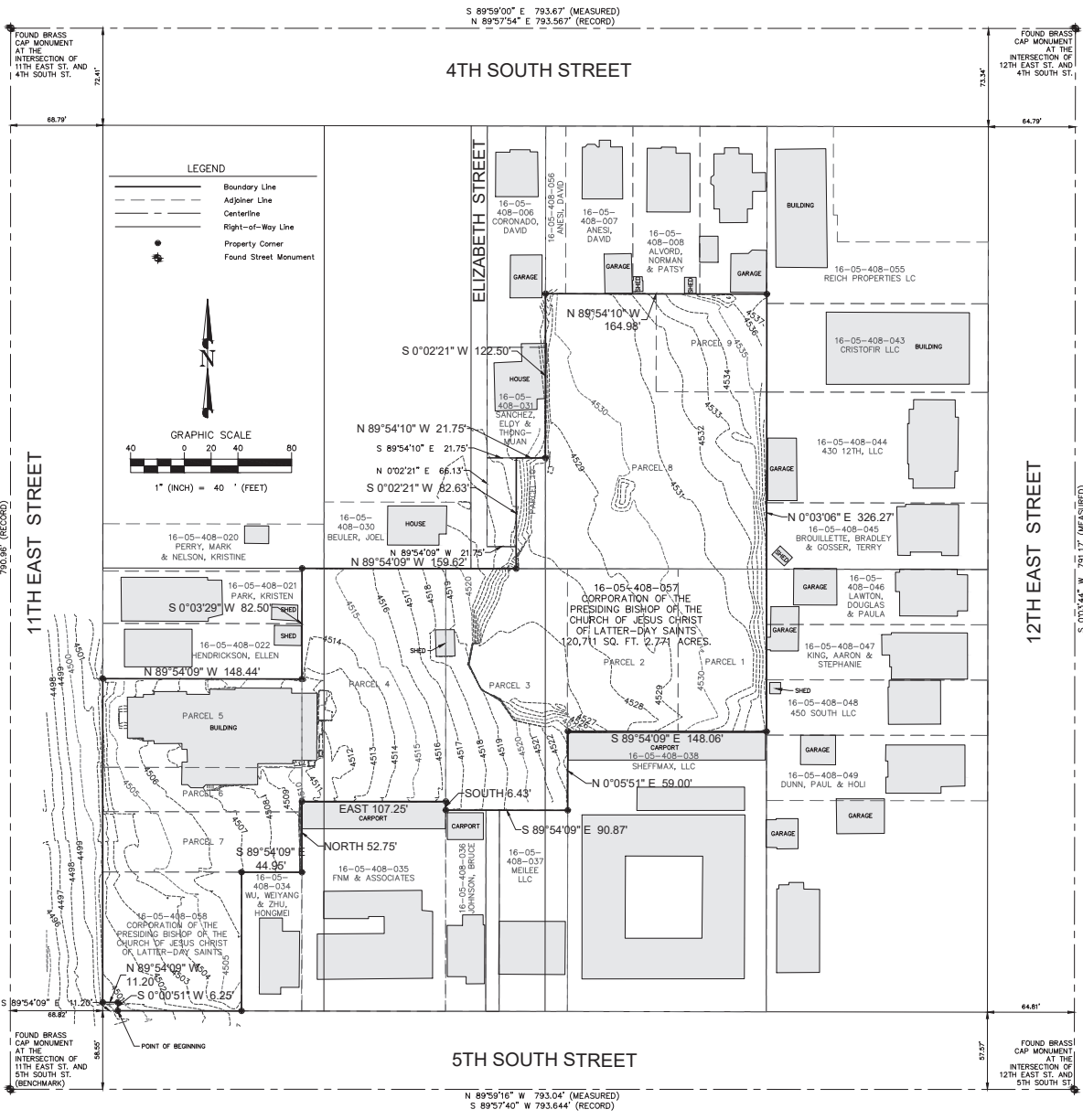
THIRTY THIRD WARD
S.L. CENTRAL STAKE
458 SOUTH 1100 EAST
SALT LAKE CITY, UT

PROJECT FOR:
**THE CHURCH OF
JESUS CHRIST
OF LATTER-DAY SAINTS**

PROJECT NUMBER:	5076994-19020101
DATE:	10 SEPT 2019
PROPERTY NUMBER:	5076994
DRAWN BY:	BGG
CHECKED BY:	BGG

SHEET TITLE:
**CODE INFORMATION,
SYMBOLS,
EXITING AND OCCUPANCY
PLANS**

SHEET:
G101



Surveyor's Certificate

I, Nathan B. Weber, certify that I am a Professional Land Surveyor as prescribed under the laws of the state of Utah and that I hold license no. 5152762. I further certify that a land survey was made of the property described below, and the findings of that survey are as shown herein.

Lot Consolidation Description

A parcel of land located in Block 19, Plat "F", Salt Lake City Survey, more particularly described as follows: Beginning at a point on the north right of way line of 500 South street, said point being South 89°54'09" East 11.20 feet from the southwest corner of Lot 4, Block 19, Plat "F", Salt Lake City Survey and running:

- thence South 89°54'09" East 92.30 feet along the north right of way line of 500 South street;
- thence North 0°01'36" East 103.50 feet;
- thence South 89°54'09" East 44.95 feet;
- thence North 52.75 feet;
- thence East 107.25 feet;
- thence South 6.43 feet;
- thence South 89°54'09" East 90.87 feet;
- thence North 0°05'51" East 59.00 feet;
- thence South 89°54'09" East 148.06 feet to the east line of Lots 2 and 7 of said Block 19;
- thence North 0°03'06" East 308.27 feet along the east line of Lot 2 and 7 of said Block 19;
- thence North 89°54'10" West 164.98 feet to the west line of Lot 7 of said Block 19;
- thence South 0°02'21" West 122.50 feet along the west line of Lot 7;
- thence North 89°54'10" West 21.75 feet;
- thence South 0°02'21" West 82.63 feet to the north line of Lots 3 and 4 of said Block 19;
- thence North 89°54'09" West 159.62 feet;
- thence South 0°03'29" West 82.50 feet;
- thence North 89°54'09" West 148.44 feet to the west right-of-way line of 11th East Street;
- thence North 0°03'51" West 241.38 feet along said west right-of-way line;
- thence South 89°54'09" East 11.20 feet;
- thence South 0°00'51" West 6.25 feet to the point of beginning.

Parcel contains 122,080 sq. ft. 2,802 acres.

Deed Description
 Book 7830 Page 553-556
 Entry#6814124

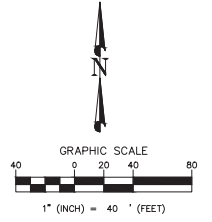
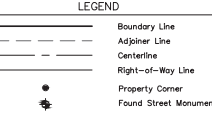
- PARCEL 1:** BEGINNING at a point 209 feet North of the Southeast corner of Lot 2, Block 19, Plat "F", Salt Lake City Survey, and running thence West 4 rods; thence North 121 feet; thence East 4 rods; thence South 121 feet to the place of beginning.
- PARCEL 2:** BEGINNING 1 rod East of the Northwest corner of Lot 2, Block 19, Plat "F", Salt Lake City Survey, and running thence East 82.5 feet, thence South 121 feet; thence West 82.5 feet; thence North 121 feet to the place of beginning.
- PARCEL 3:** BEGINNING one rod East of the Northeast corner of Lot 3, Block 19, Plat "F", Salt Lake City Survey, and running thence West 90.75 feet; thence South 180 feet; thence East 90.75 feet; thence North 180 feet to the place of beginning.
- PARCEL 4:** BEGINNING at a point 16.5 feet West and 156 feet North of the Southwest corner of Lot 3, Block 19, Plat "F", Salt Lake City Survey, and running thence East 107.25 feet; thence North 174 feet; thence West 107.25 feet; thence South 174 feet to the place of beginning.
- PARCEL 5:** BEGINNING at a point 11 rods North from the Southwest corner of Lot 4, Block 19, Plat "F", Salt Lake City Survey, and running thence North 4 rods, thence East 9 rods, thence South 4 rods, thence North 121 feet to the place of beginning.
- PARCEL 6:** BEGINNING at a Point 9 rods North of the southwest corner of Lot 4, Block 19, Plat "F", Salt Lake City Survey, and running thence North 2 rods; thence East 9 rods; thence South 2 rods; thence West 9 rods to the place of beginning.
- PARCEL 7:** BEGINNING at a Point 9 rods North of the southwest corner of Lot 4, Block 19, Plat "F", Salt Lake City Survey, and running thence North 2 rods; thence East 9 rods; thence South 2 rods; thence West 9 rods to the place of beginning.
- PARCEL 8:** BEGINNING at the Northwest corner of Lot 7, Block 19, Plat "F", Salt Lake City Survey, and running thence East 15 feet; thence South 125 feet; thence East 67.5 feet; thence South 73 feet; thence East 82.5 feet; thence South 132 feet; thence West 165 feet; thence North 330 feet to the place of beginning.
- PARCEL 9:** BEGINNING 125 feet South from the Northeast corner of Lot 7, Block 19, Plat "F", Salt Lake City Survey, and running thence South 73 feet; thence West 5 rods; thence North 73 feet; thence East 5 rods to the place of beginning.
- PARCEL 10:** BEGINNING at a point 43.50 feet West of the Northeast corner of Lot 6, Block 19, Plat "F", Salt Lake City Survey, and running thence South 313.50 feet; thence East 21.75 feet; thence South 16.50 feet; thence West 33.75 feet; thence North 330 feet; thence East 12 feet to the point of beginning.

Narrative:

The basis of bearing is North 0°01'00" East between the found brass cap monuments in 11th East Street at the intersections of 4th South Street and 5th South Street located in the Southeast Quarter of Section 5, Township 1 South, Range 1 East, Salt Lake Base and Meridian as shown.

The purpose of this survey is to consolidate the above described property.

LOCATED IN THE BLOCK 19, PLAT "F", SALT LAKE CITY SURVEY LOCATED IN THE SOUTHEAST QUARTER OF SECTION 5, TOWNSHIP 1 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN



REASONS	DATE

NO. DATE



DIAMOND LAND SURVEYING, LLC

2024 South Governors Drive
 Provo, UT 84601
 Phone: (801) 206-0079 Fax: (801) 206-0032
 www.diamondsurveying.com

Role: Surveyor
 Title: Surveyor
 License: A.L.T. & A.C.S.M. Surveyor

LOT CONSOLIDATION PLAT
 453 SOUTH 1100 EAST
 SALT LAKE CITY, UTAH

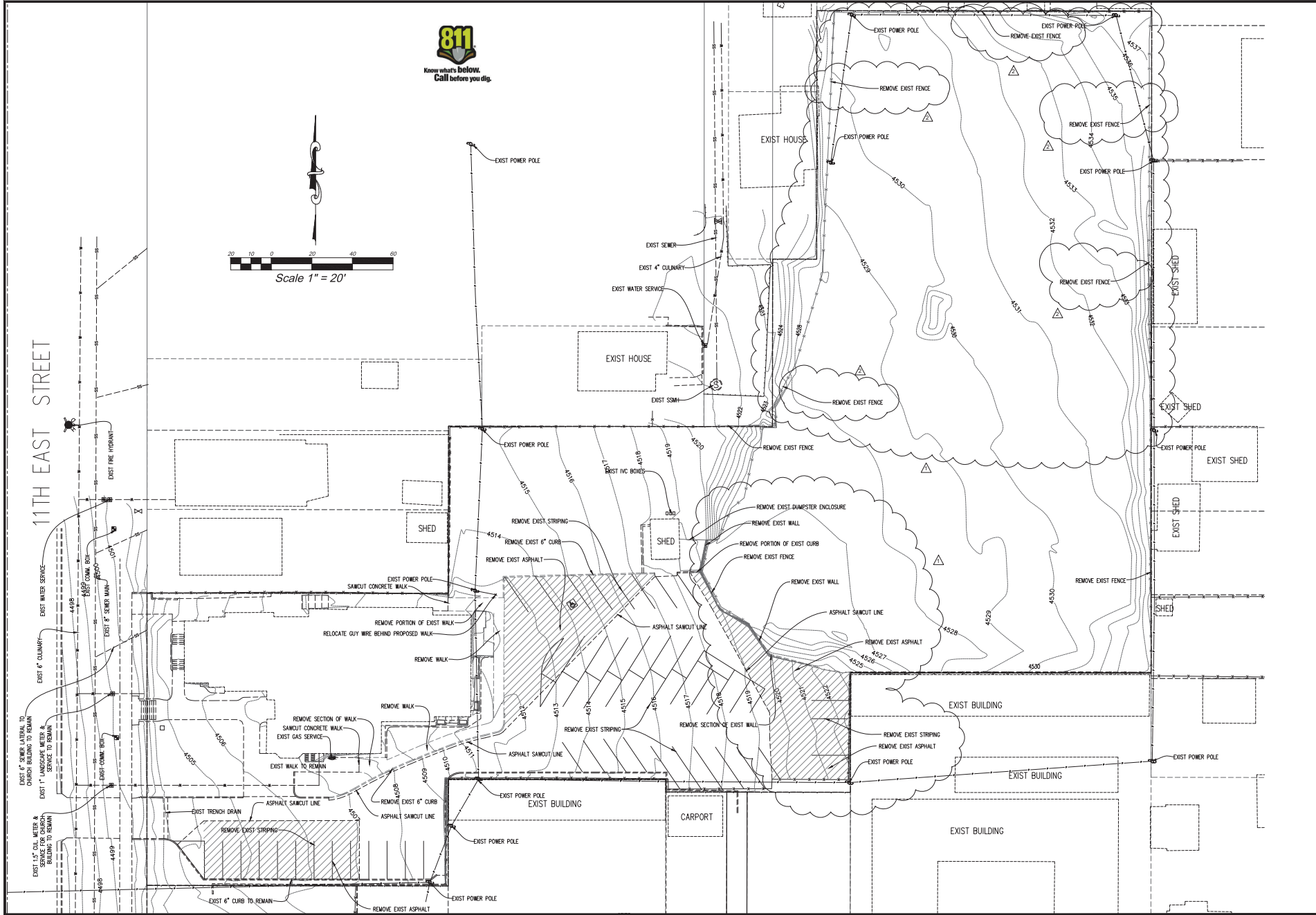
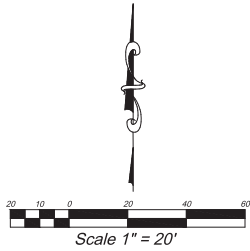
GYGI ARCHITECTS

COPYRIGHT

All RIGHTS RESERVED. DESIGN, FIELD DATA, FIELD NOTES, DRAWINGS, REVISIONS, PROJECTIONS, INFORMATION CONTAINED HEREIN ARE THE SOLE PROPERTY OF GYGI ARCHITECTS. NO PART OF THIS PUBLICATION MAY BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT PERMISSION IN WRITING FROM GYGI ARCHITECTS.

DATE PLOTTED	10/24/19
JOB No.	19-046
SHEET	1 of 1

DRAWN BY: MOO
 SURVEY DATE: 2/22/2019



11TH EAST STREET

**bradley gygi architect
& associates, pllc**
2100 South 1080 East, Suite 500
Salt Lake City, Utah 84116
801.242.2451



DAVID W. PETERSON
No. 275193
STATE OF UTAH
PROFESSIONAL ENGINEER

THIRTY THIRD WARD
SL CENTRAL STAKE
453 SOUTH 1100 EAST
SALT LAKE CITY, UT

PROJECT FOR:
**THE CHURCH OF
JESUS CHRIST
OF MORMONS**

1	1/15/20	SECTION REVIEW
2	3/10/20	SEC PLAN REVIEW
Name: _____ Date: _____		

PROJECT NUMBER:
5076994-19020101
DATE:
10 SEPT 2019
PROPERTY NUMBER:
62076994

DESIGNED BY: BGG
CHECKED BY: BGG

DATE: 10/15/19
**DEMOLITION
PLAN**

NO. **C102**

11TH EAST STREET

STORM DRAIN RETENTION
STORM DRAIN RUNOFF FOR THE PARKING LOT ADDITION WILL BE RETAINED ON-SITE.
SEE SEPARATE STORM DRAINAGE REPORT FOR CALCULATIONS.

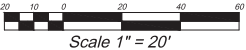
GRADING LEGEND

FFE	FINISHED FLOOR ELEV.
BOW	BACK OF WALK
GB	GRADE BREAK
TC	TOP OF CONCRETE
TBC	TOP BACK OF CURB
TA	TOP OF ASPHALT
EA	EDGE OF ASPHALT
RM	RM ELEVATION
FL	FLOWLINE
EG	EXIST GROUND
FG	FINISHED GRADE
TW	TOP OF WALL
BW	BOTTOM OF WALL
IE	INVERT ELEVATION
DIR	DIRECTION OF DRAINAGE
EX	EXISTING ELEVATION
PR	PROPOSED ELEVATION
CC	CARRY CURB
CS	(OTHER CURB IS SPILL)
EXC	EXISTING CONTOUR
PRC	PROPOSED CONTOUR
SDN	STORM DRAIN KEYED NOTE



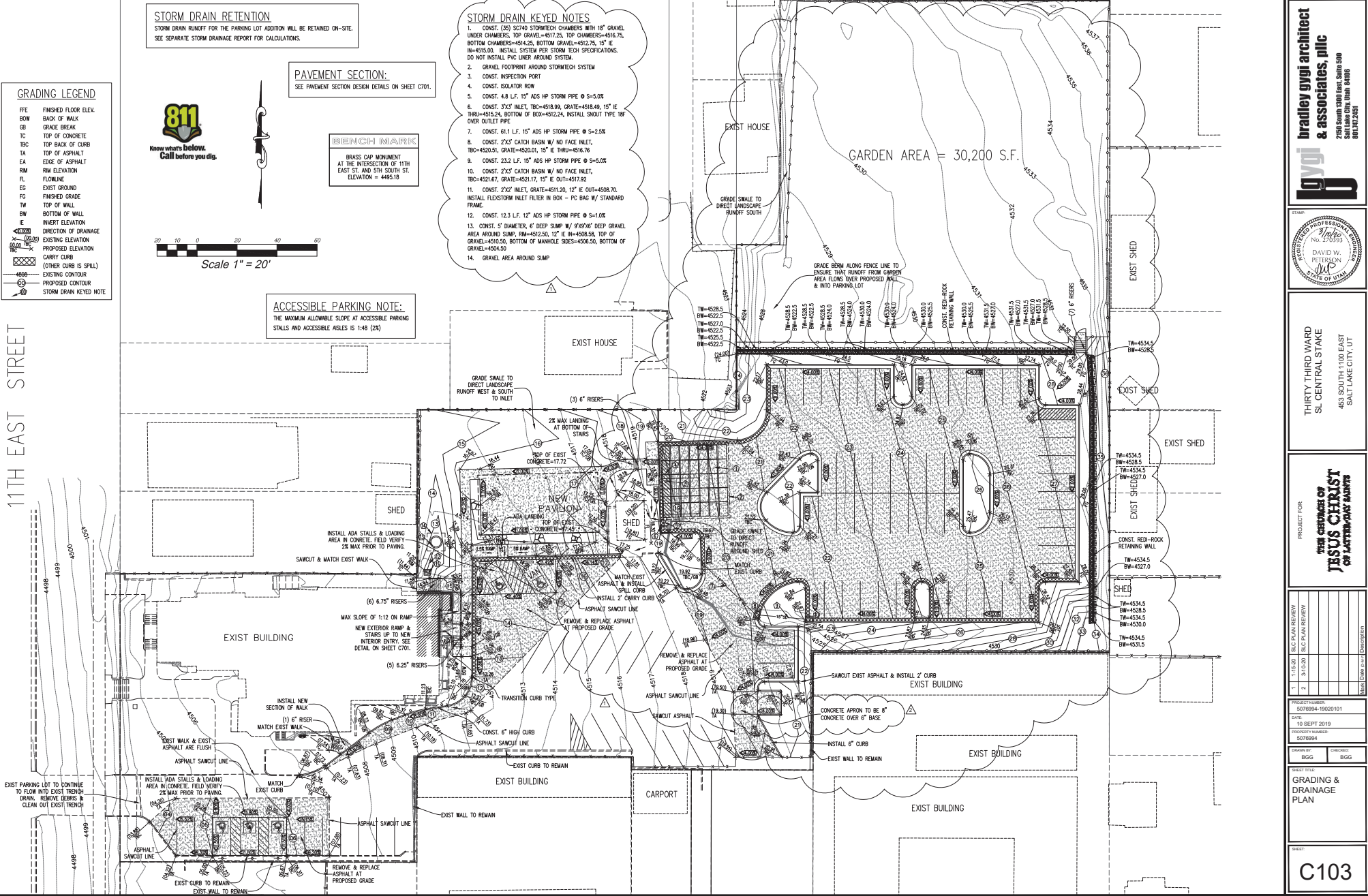
PAVEMENT SECTION:
SEE PAVEMENT SECTION DESIGN DETAILS ON SHEET C701.

BENCH MARK
BRASS CAP MONUMENT
AT THE INTERSECTION OF 11TH
EAST ST. AND 3TH SOUTH ST.
ELEVATION = 4495.18



ACCESSIBLE PARKING NOTE:
THE MAXIMUM ALLOWABLE SLOPE AT ACCESSIBLE PARKING
STALLS AND ACCESSIBLE AISLES IS 1:48 (2%)

- STORM DRAIN KEYED NOTES**
1. CONST. (35) 52740 STORMTECH CHAMBERS WITH 15" GRAVEL UNDER CHAMBERS, TOP CHAMBERS=4516.75, BOTTOM CHAMBERS=4514.25, BOTTOM GRAVEL=4512.75, 15" IE IN=4515.00. INSTALL SYSTEM PER STORM TECH SPECIFICATIONS. DO NOT INSTALL PVC LINER AROUND SYSTEM.
 2. GRAVEL FOOTPRINT AROUND STORMTECH SYSTEM
 3. CONST. INSPECTION POINT
 4. CONST. 150'x150' RIM
 5. CONST. 4.8 LF. 15" ADS HP STORM PIPE @ S=5.0%
 6. CONST. 3'x3' INLET, TBC=4518.99, GRADE=4518.49, 15" IE THRU=4515.24, BOTTOM OF BOX=4512.24, INSTALL SNOOT TYPE 18" OVER OUTLET PIPE
 7. CONST. 61.1 LF. 15" ADS HP STORM PIPE @ S=2.5%
 8. CONST. 2'x3' CATCH BASIN W/ NO FACE INLET, TBC=4520.51, GRADE=4520.01, 15" IE THRU=4516.76
 9. CONST. 23.2 LF. 15" ADS HP STORM PIPE @ S=5.0%
 10. CONST. 2'x3' CATCH BASIN W/ NO FACE INLET, TBC=4521.67, GRADE=4521.17, 15" IE OUT=4517.92
 11. CONST. 2'x2' INLET, GRADE=4511.20, 12" IE OUT=4508.70. INSTALL FLEXSTORM INLET FILTER IN BOX - PC BAG W/ STANDARD FRAME.
 12. CONST. 12.3 LF. 12" ADS HP STORM PIPE @ S=1.0%
 13. CONST. 5' DIAMETER, 4' DEEP SLUMP W/ 9'x9'x4" DEEP GRAVEL AREA AROUND SLUMP, RM=4512.50, 12" IE IN=4508.58, TOP OF GRAVEL=4510.50, BOTTOM OF MANHOLE SIDES=4508.50, BOTTOM OF GRAVEL=4504.50
 14. GRAVEL AREA AROUND SLUMP



bradley gygi architect & associates, pllc
2100 South 1300 East, Suite 500
Salt Lake City, UT 84119



**THIRTY THIRD WARD
SL CENTRAL STAKE**
483 SOUTH 1100 EAST
SALT LAKE CITY, UT

**THE CHURCH OF
JESUS CHRIST
OF LATTER-DAY SAINTS**

PROJECT FOR:

1	1/3/20	ESC PLAN REVIEW
2	3/1/20	ESC PLAN REVIEW

PROJECT NUMBER:
5078994-19020701
DATE:
10 SEPT 2019
PROPERTY NUMBER:
6078994

DRAWN BY:
BGG
CHECKED BY:
BGG

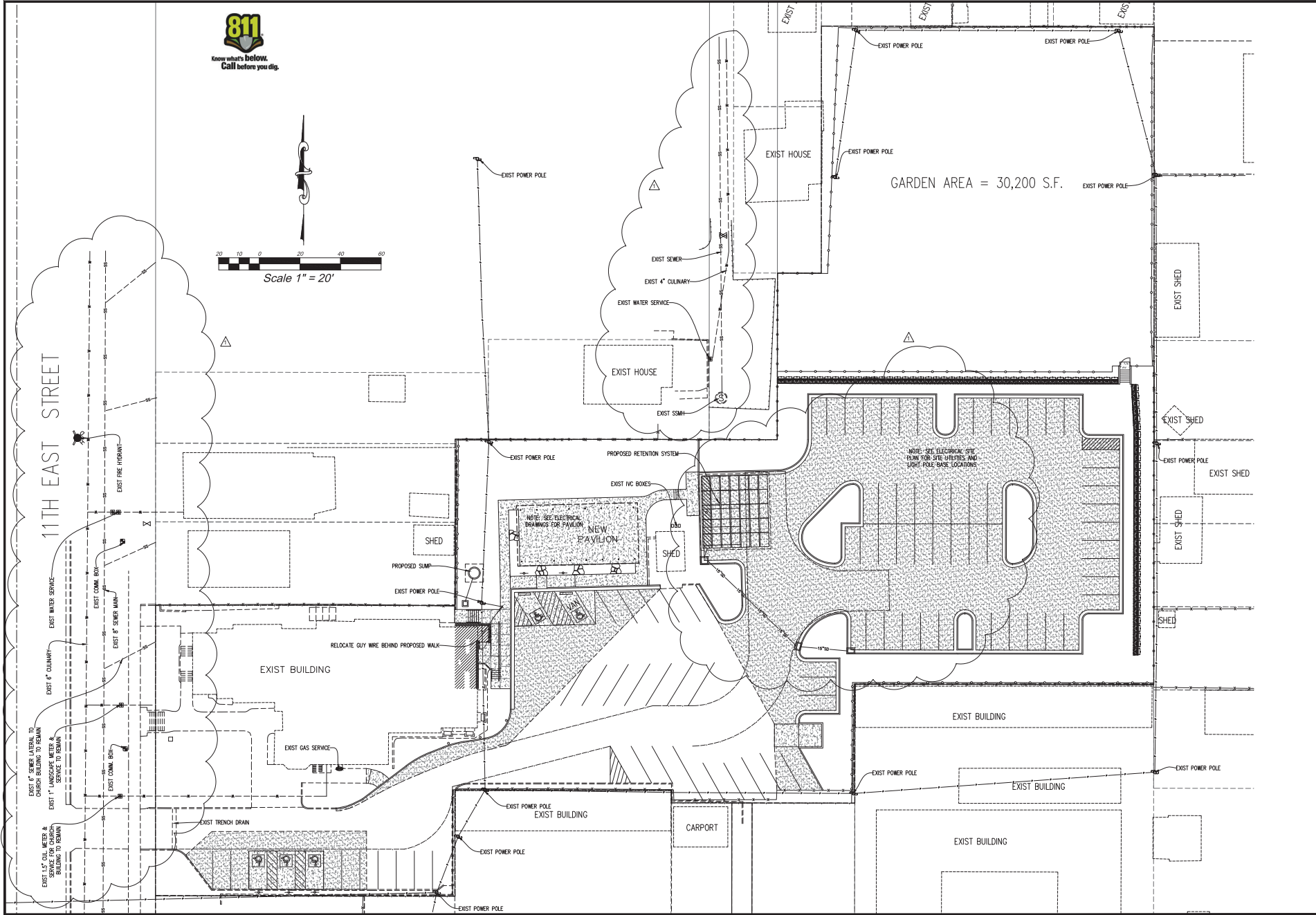
SHEET TITLE:
GRADING & DRAINAGE PLAN

SHEET NUMBER:
C103



Scale 1" = 20'

11TH EAST STREET



bradley gygi architect & associates, pllc
 2180 South 1380 East, Suite 500
 Salt Lake City, Utah 84115
 801.202.2451

gygi
 DAVID W. PETERSON
 No. 270193
 REGISTERED PROFESSIONAL ENGINEER
 STATE OF UTAH

THIRTY THIRD WARD
 S.L. CENTRAL STAKE
 453 SOUTH 1100 EAST
 SALT LAKE CITY, UT

PROJECT FOR:
THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS

1	1/15/20	SEC PLAN REVIEW	
2	3/1/20	SEC PLAN REVIEW	

PROJECT NUMBER:
 5078994-19020701
 DATE:
 10 SEPT 2019
 PROPERTY NUMBER:
 6078994

DRAWN BY:
 BGG
 CHECKED BY:
 BGG

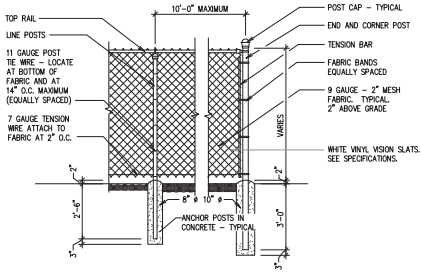
SHEET TITLE:
UTILITY PLAN

SHEET NO.:

C104

CHAIN LINK FENCE NOTES:

1. PROVIDE CORNER BRACE AT ALL CORNERS - TYPICAL
2. SEE SPECIFICATION FOR MATERIALS.



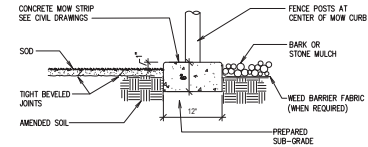
6' HIGH CHAIN LINK FENCE DETAIL

SCALE: 3/8" = 1'-0"

A

NOTES:

1. MOW STRIP TO BE CAST-IN-PLACE AND POURED USING TYPICAL WEIGHT STRUCTURAL CONCRETE.
2. CONTRACTOR TO ENSURE POSITIVE DRAINAGE AROUND MOW STRIPS-DO NOT CREATE A DAM EFFECT WITH PLACEMENT OF MOW STRIP.
3. MAXIMUM 1/2" WIDTH VARIATION.
4. PRECISELY FOLLOW LAYOUT AS SHOWN ON MOW STRIP/EDGING DIMENSION PLAN.
5. RANGE THE LAWN GRADE 1" WHEN SETTING.
6. COORDINATE WITH LANDSCAPE DRAWINGS FOR PLANTING / SOO / MULCH AT EACH SITE OF MOW STRIP.



CONCRETE MOW STRIP AT FENCE

SCALE: NONE

B

MASONRY WALL DUMPSTER ENCLOSURE

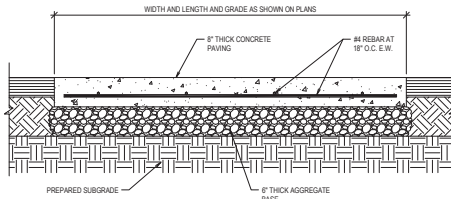
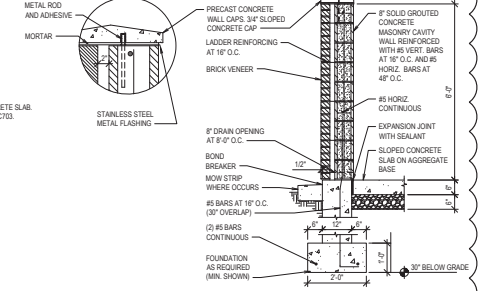
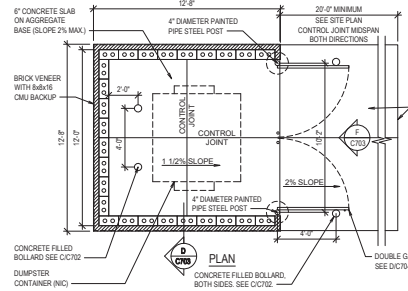
SCALE: NONE

C

MASONRY WALL DUMPSTER ENCLOSURE

SCALE: NONE

D



DUMPSTER PAD SECTION

SCALE: NONE

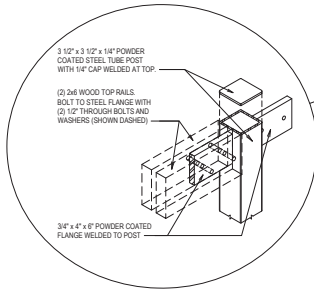
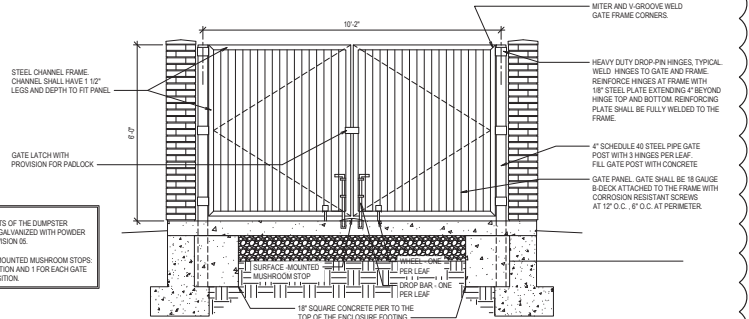
E

- NOTES:**
1. ALL STEEL COMPONENTS OF THE DUMPSTER ENCLOSURE SHALL BE GALVANIZED WITH POWDER COATED FINISH PER DIVISION 05.
 2. PROVIDE 3 SURFACE MOUNTED MUSHROOM STOPS: 1 AT THE CLOSED POSITION AND 1 FOR EACH GATE LEAF AT THE OPEN POSITION.

MASONRY WALL DUMPSTER GATE

SCALE: NONE

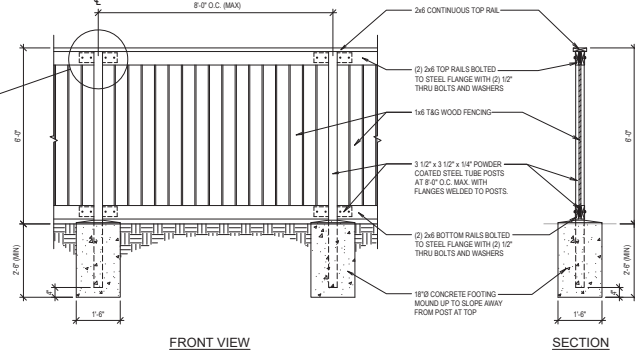
F



POST DETAIL

WOOD FENCE DETAIL

SCALE: NONE



FRONT VIEW

SECTION

G

bradley gygi architect & associates, llc
 2108 South 1300 East, Suite 910
 Salt Lake City, UT 84119
 801.272.2551



**THIRTY THIRD WARD
 SLC CENTRAL STAKE**
 488 SOUTH 1100 EAST
 SALT LAKE CITY, UT

**PROJECTOR:
 THE CHURCH OF
 JESUS CHRIST
 OF LATTER-DAY SAINTS**

PROJECT NUMBER:
 5076994-19020101

DATE:
 10 SEPT 2019

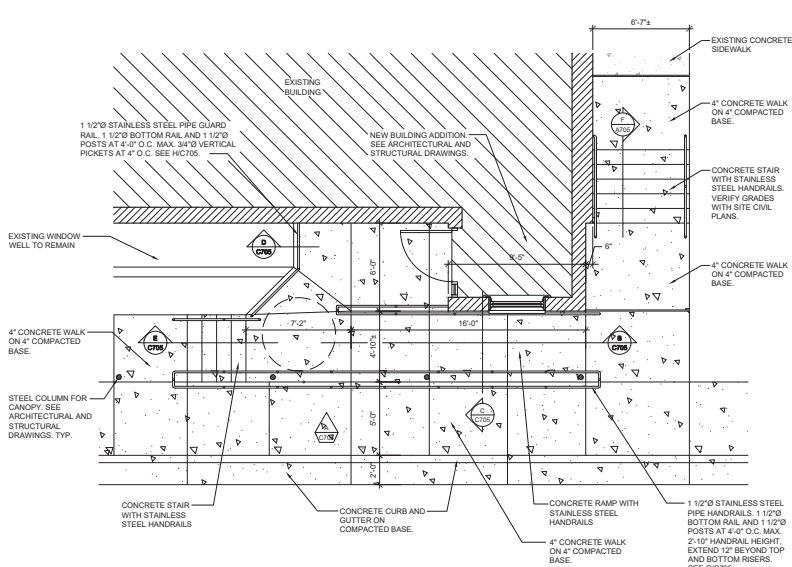
PROPERTY NUMBER:
 6076994

DRAWN BY:
 BGG

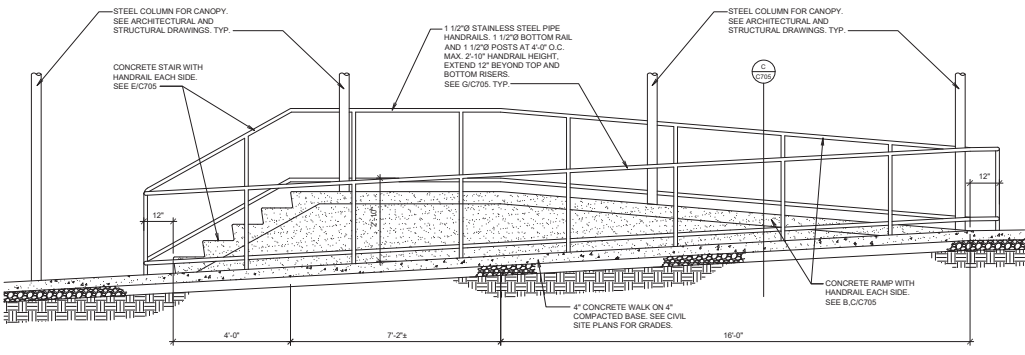
CHECKED BY:
 BGG

SHEET TITLE:
**SITE CIVIL
 DETAILS -
 FENCING**

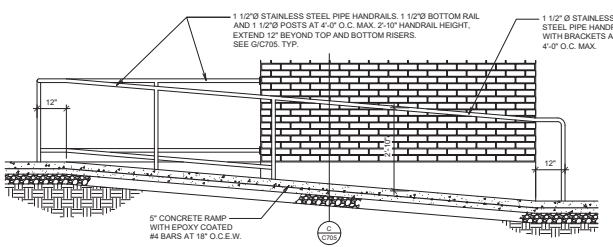
SHEET:
C703



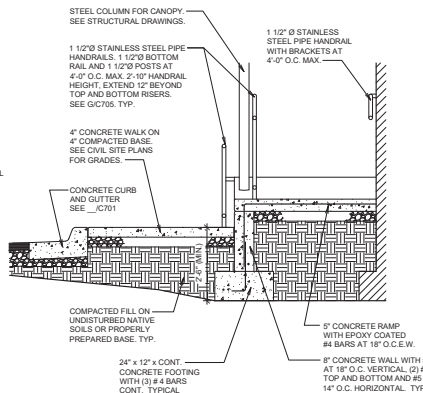
NEW EXTERIOR AREA AT EAST ENTRY PLAN
SCALE: 1/4" = 1'-0"



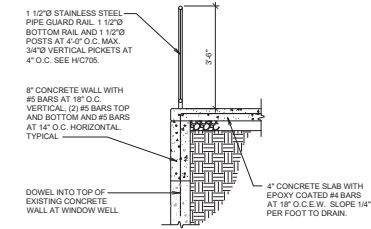
SIDEWALK SECTION WITH RAMP, STAIR AND RAILINGS ELEVATION
SCALE: 1/2" = 1'-0"



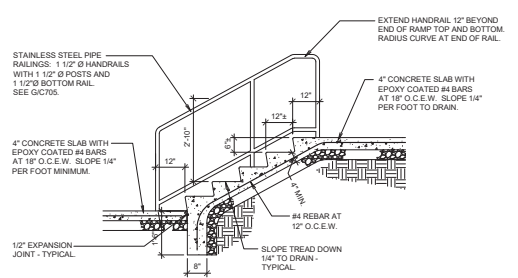
RAMP SECTION
SCALE: 1/2" = 1'-0"



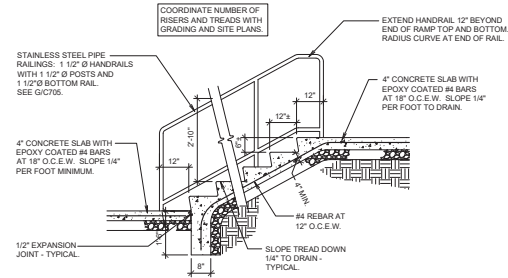
RAMP AND SIDEWALK SECTION
SCALE: 1/2" = 1'-0"



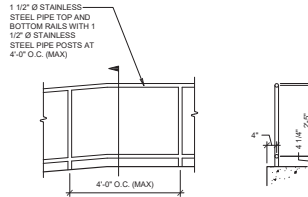
WALL AND GUARD RAIL SECTION
SCALE: 1/2" = 1'-0"



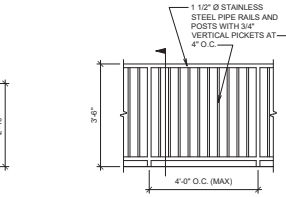
STAIR AND HANDRAIL SECTION
SCALE: 1/2" = 1'-0"



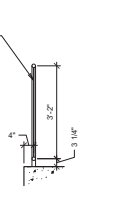
STAIR AND HANDRAIL SECTION
SCALE: 1/2" = 1'-0"



ELEVATION

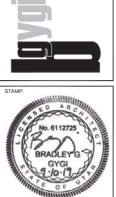


SECTION



ELEVATION

**bradley gygi architect
& associates, pllc**
2108 South 1200 East, Suite 910
Salt Lake City, Utah 84119
801.272.2551



THIRTY THIRD WALK
S/CENTRAL STAKE
485 SOUTH 1100 EAST
SALT LAKE CITY, UT

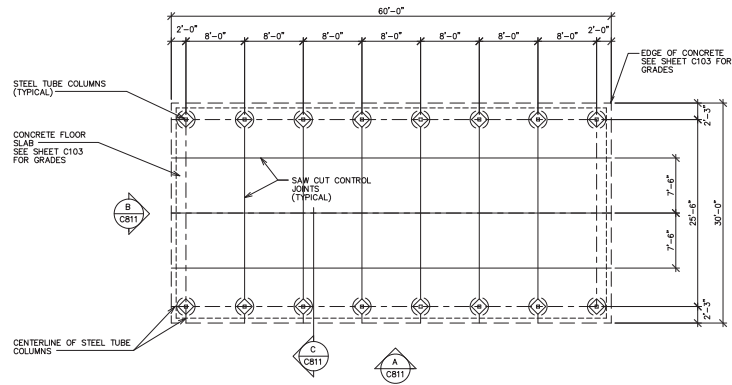
PROJECTOR:
**THE CHURCH OF
JESUS CHRIST
OF LATTER-DAY SAINTS**

PROJECT NUMBER:
5076994-19020101
DATE:
10 SEPT 2019
PROPERTY NUMBER:
5076994

DRAWN BY:
BGG
CHECKED BY:
BGG

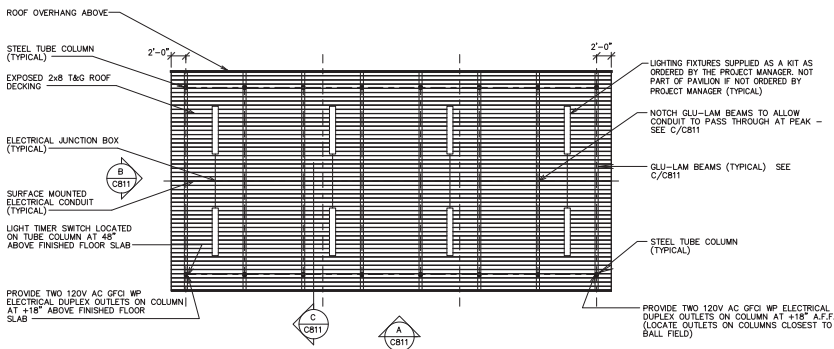
SHEET TITLE:
**EXTERIOR
EAST ENTRY
AREA PLAN
AND DETAILS**

SHEET:
C705



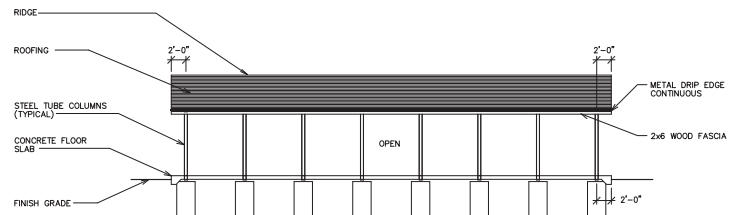
PAVILION FLOOR PLAN

SCALE: 1/8" = 1'-0"



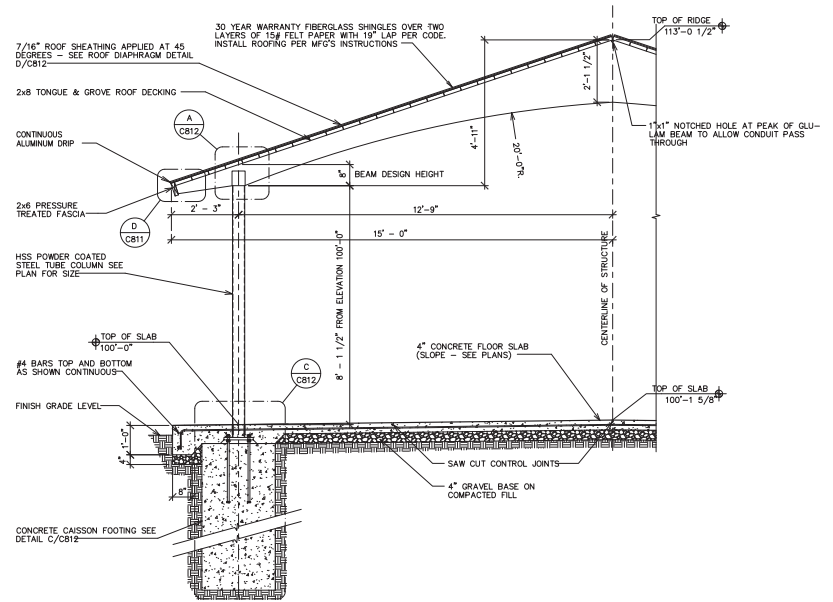
PAVILION REFLECTED CEILING PLAN

SCALE: 1/8" = 1'-0"



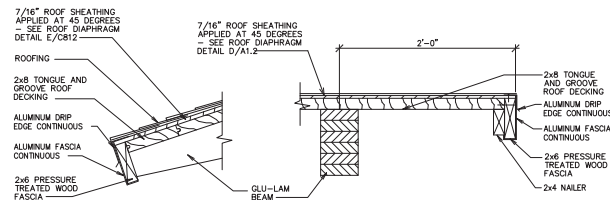
PAVILION SIDE ELEVATION

SCALE: 1/8" = 1'-0"



PAVILION SECTION

SCALE: 1/2" = 1'-0"

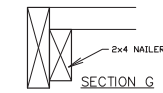


FASCIA DETAIL

SCALE: 1 1/2" = 1'-0"

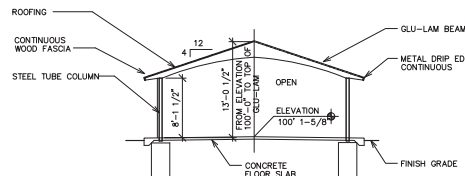
RAKE DETAIL

SCALE: 1 1/2" = 1'-0"



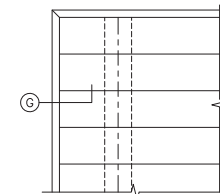
TYPICAL DECK LAY-UP

1. START LAYING AT EAVE W/ TONGUES UP.
2. DRIVE COURSES TIGHT W/ BLOCKING.
3. TIE NAIL & FACE NAIL AT EACH SUPPORT (w/ BEAMS) USING 16d NAILS PROVIDED.
4. SNAP CHALK LINE AT BUILDING ENDS & CUT DECKING STRAIGHTAND SQUARE.
5. DECKING IS FURNISHED IN SPECIFIED LENGTHS. ALTERNATE COURSES 18'/16'/16'/10' AND 10'/16'/16'/18'



PAVILION END ELEVATION

SCALE: 1/8" = 1'-0"



DECK PLAN AT CORNERS

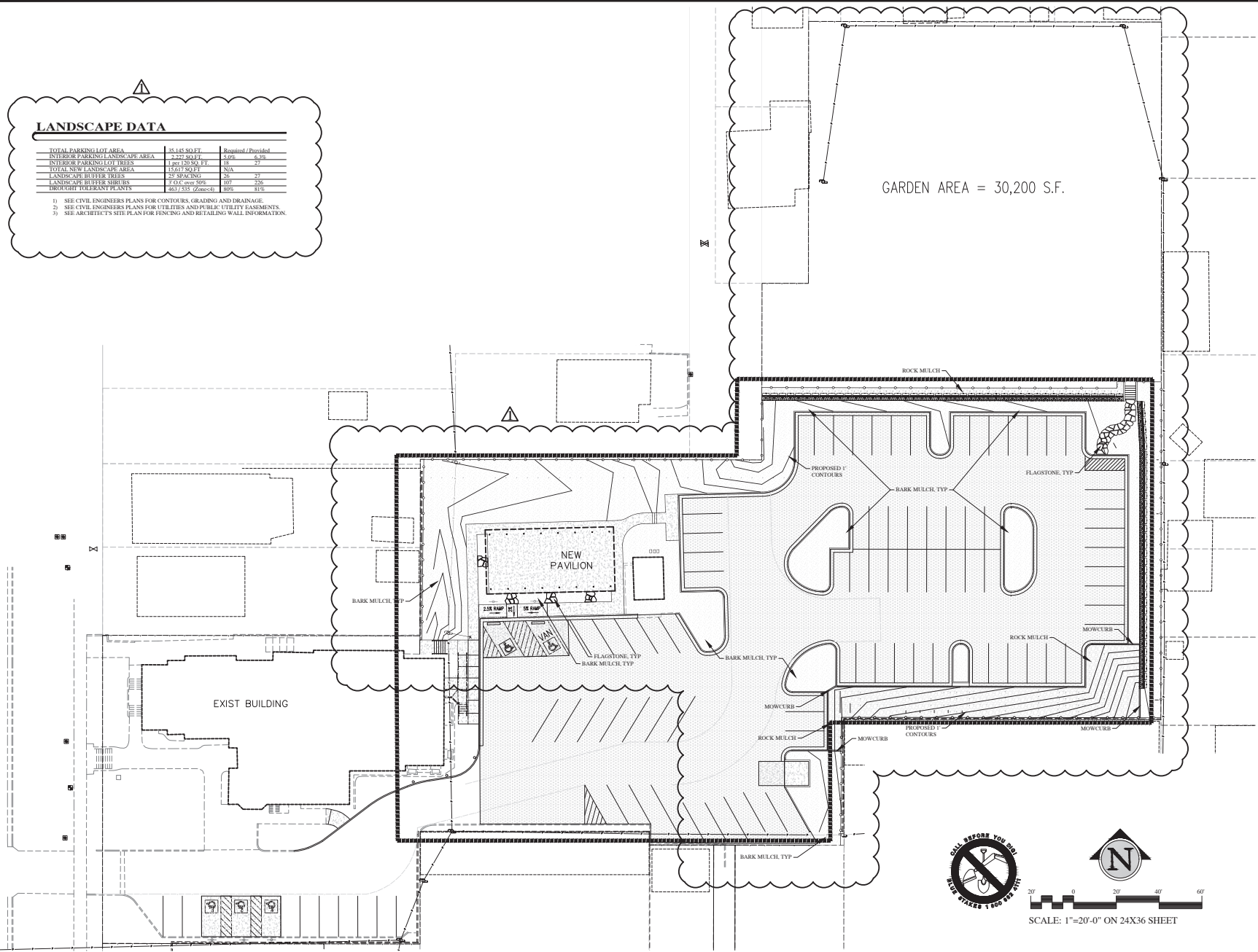
SCALE: 1 1/2" = 1'-0"

LANDSCAPE DATA

	Required / Provided	
TOTAL PARKING LOT AREA	35,145 SQ.FT.	
INTERIOR PARKING LANDSCAPE AREA	2,247 SQ.FT.	4.0%
EXTERIOR PARKING LOT TREES	1,493 TO 500 FT.	4
TOTAL NEW LANDSCAPE AREA	15,637 SQ.FT.	N/A
LANDSCAPE BUFFER TREES	28 SPACING	26
LANDSCAPE BUFFER SHRUBS	3' O.C. over 50%	107
BRIGHT LIGHT PLANTS	1:603 155' Green-4	109

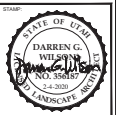
- 1) SEE CIVIL ENGINEERS PLANS FOR CONTOURS, GRADING AND DRAINAGE.
- 2) SEE CIVIL ENGINEERS PLANS FOR UTILITIES AND PUBLIC UTILITY EASEMENTS.
- 3) SEE ARCHITECT'S SITE PLAN FOR FENCING AND RETAINING WALL INFORMATION.

11TH EAST STREET



SCALE: 1"=20'-0" ON 24X36 SHEET

bradley gygi architect & associates, pllc
 2700 South 1200 East, Suite 500
 Salt Lake City, Utah 84119
 801.372.2551



THIRTY THIRD WARD
 SL CENTRAL STAKE
 458 SOUTH 1100 EAST
 SALT LAKE CITY, UT

PROJECT FOR:
THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS

DATE	DESCRIPTION

PROJECT NUMBER: 6070994-19020101
 DATE: 10 SEPT 2019
 PROPERTY NUMBER: 8070994

DRAWN BY: DGW CHECKED BY: DGW

HARDSCAPE PLAN

SHEET TITLE:
L100

BROADLEAF DECIDUOUS LEGEND			
SYMBOL	PLANT NAME	QTY	SIZE
	ACER FRAXINIFOLIUM (SERRULIFORM) WATERFRONT PLANT	6	7" CAL.
	CORNUS FLORIDA (FRANCISANA) WATERFRONT PLANT	6	7" CAL.
	SORBUS SARGENTII (PUNCTATA) JAPANESE PARADISE TREE	3	7" CAL.
	SORBUS DOMESTICA (FRAXINIFOLIA) JAPANESE TREE LILAC	4	7" CAL.
	ZELKOVA SERRATA (MELANOCARP) MELANOCARP ZELKOVA	11	XX

CONIFER EVERGREEN LEGEND			
SYMBOL	PLANT NAME	QTY	SIZE
	TAXUS CANADENSIS (NORWICH) NORWICH REDWOOD	1	8" TALL
	PINUS STROBUS (NORWICH) NORWICH PINE	4	8" TALL
	PINUS STROBUS (NORWICH) NORWICH PINE	2	8" TALL

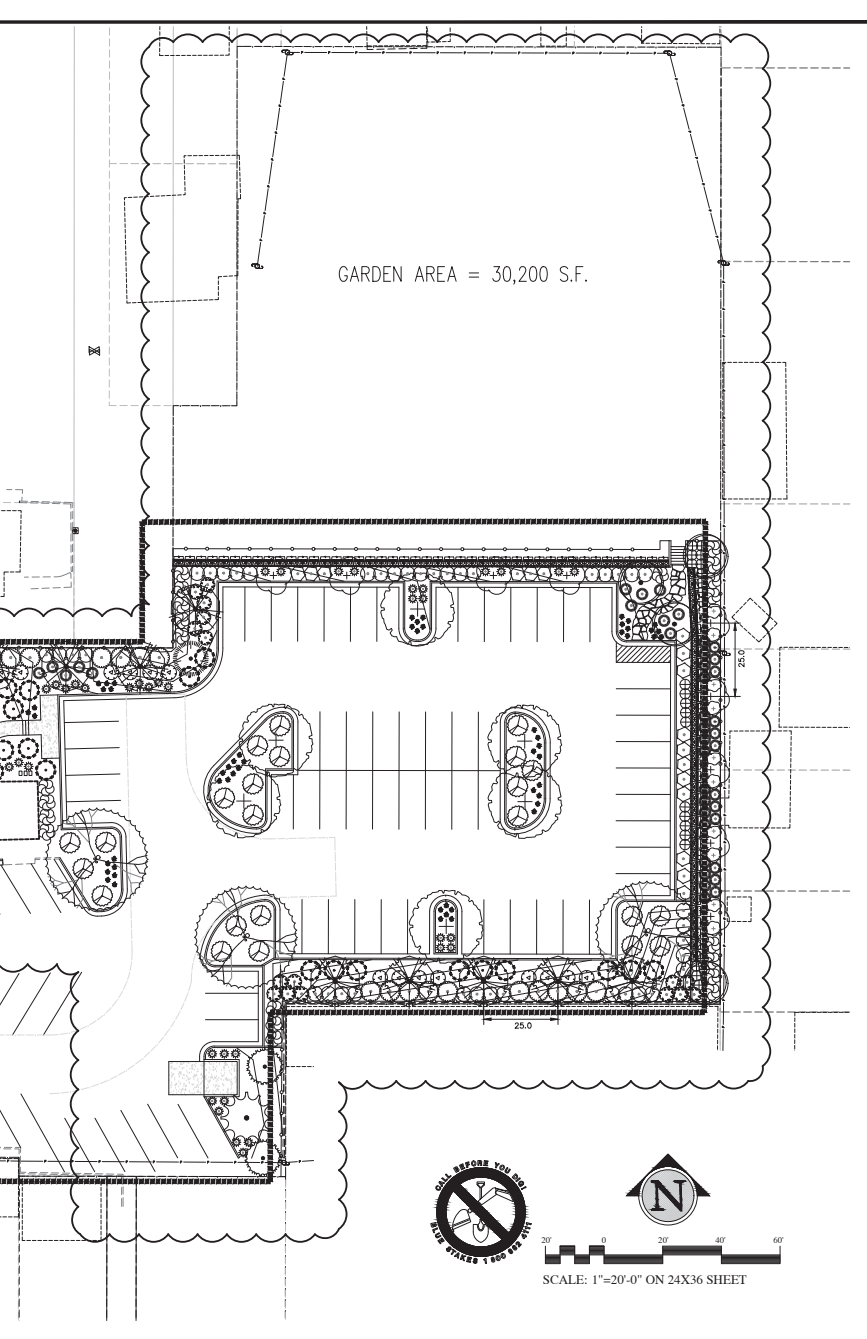
SHRUB LEGEND			
SYMBOL	PLANT NAME	QTY	SIZE
	EUONYMUS ALATUS (COMPACTA) DIAPHRAGM SHRUB	10	5 GAL.
	FORSYTHIA INTERMEDIA (MADRAS) MADRAS FORSYTHIA	24	5 GAL.
	HIBISCUS SYRIACUS (MELANOCARP) MELANOCARP HIBISCUS	21	5 GAL.
	PHYSOCARPUS OPULIFOLIUS (MADRAS) MADRAS PHYSOCARPUS	45	5 GAL.
	PRUNELLA VULGARIS (MADRAS) MADRAS PRUNELLA	40	5 GAL.
	PRUNELLA VULGARIS (MADRAS) MADRAS PRUNELLA	20	5 GAL.
	RHUS GLABRA (MADRAS) MADRAS RHUS	11	5 GAL.
	RHUS GLABRA (MADRAS) MADRAS RHUS	22	5 GAL.
	SPIRAEA (MADRAS) MADRAS SPIRAEA	27	5 GAL.
	SYMPLOCOS TINCTORIA (MADRAS) MADRAS SYMPLOCOS	24	5 GAL.
	THUJA OCCIDENTALIS (MADRAS) MADRAS THUJA	20	5 GAL.

PERENNIAL LEGEND			
SYMBOL	PLANT NAME	QTY	SIZE
	RUDBECKIA HIRTA (MADRAS) MADRAS RUDBECKIA	71	1 GAL.

GRASS LEGEND			
SYMBOL	PLANT NAME	QTY	SIZE
	PENNISETUM SETACEUM (MADRAS) MADRAS PENNISETUM	89	1 GAL.

NOTES:

- WHEN AN ITEM IS NOT PLANTED FOR A YEAR, IT WILL BE REPLACED BY THE SAME ITEM IN THE FOLLOWING YEAR.
- IF AN ITEM IS NOT PLANTED FOR A YEAR, IT WILL BE REPLACED BY THE SAME ITEM IN THE FOLLOWING YEAR.
- IF AN ITEM IS NOT PLANTED FOR A YEAR, IT WILL BE REPLACED BY THE SAME ITEM IN THE FOLLOWING YEAR.
- IF AN ITEM IS NOT PLANTED FOR A YEAR, IT WILL BE REPLACED BY THE SAME ITEM IN THE FOLLOWING YEAR.
- IF AN ITEM IS NOT PLANTED FOR A YEAR, IT WILL BE REPLACED BY THE SAME ITEM IN THE FOLLOWING YEAR.
- IF AN ITEM IS NOT PLANTED FOR A YEAR, IT WILL BE REPLACED BY THE SAME ITEM IN THE FOLLOWING YEAR.
- IF AN ITEM IS NOT PLANTED FOR A YEAR, IT WILL BE REPLACED BY THE SAME ITEM IN THE FOLLOWING YEAR.
- IF AN ITEM IS NOT PLANTED FOR A YEAR, IT WILL BE REPLACED BY THE SAME ITEM IN THE FOLLOWING YEAR.
- IF AN ITEM IS NOT PLANTED FOR A YEAR, IT WILL BE REPLACED BY THE SAME ITEM IN THE FOLLOWING YEAR.
- IF AN ITEM IS NOT PLANTED FOR A YEAR, IT WILL BE REPLACED BY THE SAME ITEM IN THE FOLLOWING YEAR.



11TH EAST STREET

EXIST BUILDING

NEW PAVILION



SCALE: 1"=20'-0" ON 24X36 SHEET

bradley gygi architect & associates, pllc
 2150 South 1000 East, Suite 500
 Salt Lake City, Utah 84108
 801.477.2671

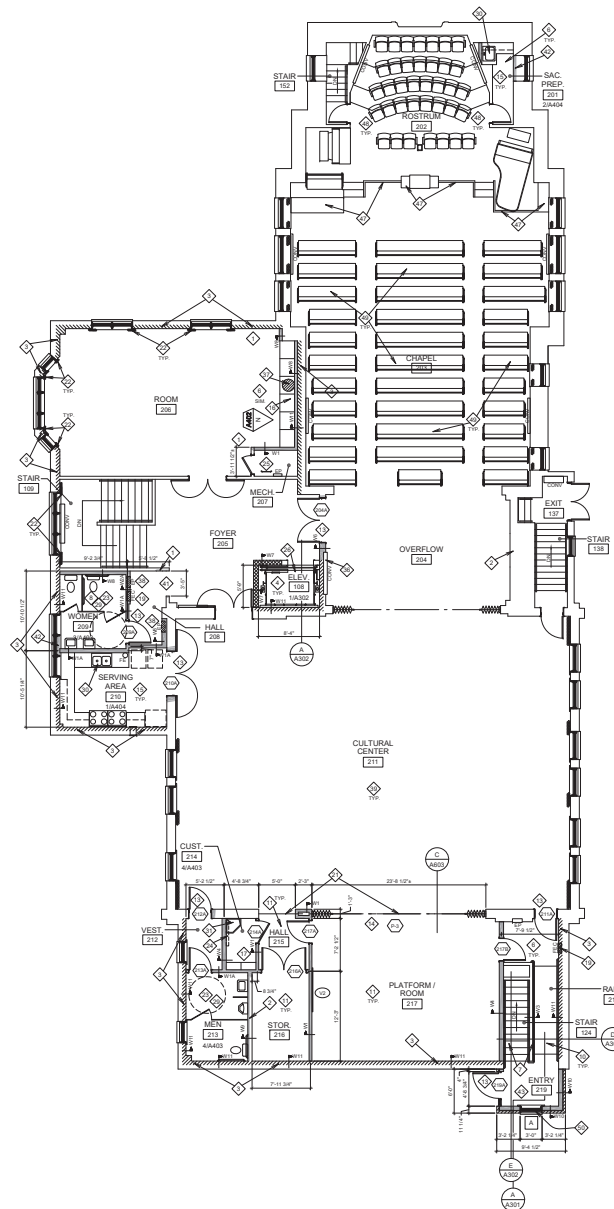
STATE OF UTAH
 DARRIN G. WILSON
 No. 58817
 LANDSCAPE ARCHITECT

PROJECT FOR:
THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS

PROJECT NUMBER: 5076994-1920101
 DATE: 10 SEPT 2019
 PROPERTY NUMBER: 5076994
 DRAWING: DGW
 CHECKED: DGW

SHEET TITLE:
LANDSCAPE PLAN

SHEET:
L101



NEW SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"

GENERAL FLOOR PLAN NOTES

- GENERAL NOTES:**
- DIMENSIONS SHOWN ON PLANS ARE FROM FACE OF GYPSUM BOARD OR EXISTING WALLS UNLESS NOTED OTHERWISE.
 - PROVIDE SOLID BLOKING IN THE WALLS AT ALL DOOR STOPS, VISUAL DISPLAY BOARD, TOILET COMPARTMENTS, LAUNDRY SUPPORTS AND AT ALL OTHER EQUIPMENT AND ACCESSORY LOCATIONS. (SEE A301).
 - FOR FINISH SCHEDULES, SEE SHEET A401.
 - FOR DOOR SCHEDULES, SEE SHEET A802.
- WALLS:**
- WORK EXISTING WORK IS TO REMAIN. HVAC, PLUMBING, ELECTRICAL, SOUND OR OTHER WORK WHICH IS ENCOUNTERED WITH REMOVAL OF FLOORS, WALLS OR CEILINGS SHALL BE REROUTED TO MAINTAIN CONTINUITY.
 - NEW WALLS ARE SHOWN "TOUCHED" AND "MATCHED" TYPICAL.
- WOOD FRAMED W/ROCK WOOL CMU CONCRETE
- FOR WALL TYPES, SEE SCHEDULE THIS SHEET.
- HISTORIC FINISHES:**
- PROTECT EXISTING FINISHES WHICH ARE TO REMAIN, WITH PARTICULAR ATTENTION TO HISTORIC FINISHES IN CHAPEL AND ROSTRUM, CULTURAL CENTER AND EXTERIOR AREAS.
- INTERIOR - PATCHING/FINISHES:**
- PATCH AND REPAIR ALL EXISTING WORK DISTURBED BY THIS NEW WORK. WALLS, CEILINGS, FLOORS, TRIM AND OTHER WORK SHALL BE FINISHED TO MATCH EXISTING OR NEW FINISHES FOR GRILLS.
 - WHERE EXISTING WORK IS TO BE REPLACED, REMOVE AND REINSTALL EXISTING FIXTURES, DEVICES, CONNECTORS, BRACKETS, LULLERS, EQUIPMENT AND OTHER EXISTING WORK TO EXISTING LOCATION TO ACCOMMODATE NEW WORK.
 - WALLS TO HAVE PAINT ARE TO BE FINISHED TO SMOOTH SURFACE LEVEL, PRIOR TO APPLICATION OF TEXTURING AND WALL COVERING INSTALLATIONS.
- CASEWORK, PANELING, TRIM, DOORS:**
- WOOD CASEWORK, FINISHES, DOORS, TRIM, HEADERS, BALUSTS AT ALL AREAS EXCEPT MECHANICAL, STORAGE AND OTHER UNFINISHED NON-PUBLIC SPACES. ALL EXISTING PATCHES TO BE SMOOTH PATCHED AND REPAIRED, AND PAINTED TO MATCH EXISTING COLOR. ALL EXISTING STAINED WOOD WORK TO BE LIGHTLY SANDING, PATCHED AND REPAIRED. STAIR TOUCHED UP TO MATCH EXISTING COLOR AND TWO COATS FINISH APPLIED.
- CAULKING:**
- CAULK ALL NEW AND EXISTING DOOR, WINDOW AND STOREFRONT FRAMES ENTIRE PERIMETER AT INTERIOR AT ALL AREAS. REMOVE EXISTING CAULK AND REINSTALL NEW CAULK PRIOR TO PAINTING AND FINISH WORK.
- INSULATION:**
- AT EXISTING AREAS, REPLACE ALL DISTURBED OR REMOVED INSULATION WHICH IS OTHERWISE TO REMAIN AT WALLS AND CEILINGS TO MATCH EXISTING - FULL THICK. AT WALLS, FLOOR AND ATTIC SPACES, REINSTALL OR REPLACE WITH NEW ACoustIC OR THERMAL INSULATION ENCOUNTERED OR DISTURBED BY THIS WORK.
- FIRE PROTECTION:**
- SEE ELECTRICAL DRAWINGS FOR NEW FIRE ALARM SYSTEM.
 - FIRESTOP ALL NEW WALL, FLOOR AND CEILING PENETRATIONS TO COMPLY WITH CURRENT CODES. SEE SHEET A701.
- STRUCTURAL:**
- MAINTAIN STRUCTURAL INTEGRITY OF EXISTING STRUCTURE. PROVIDE SHORING AND TEMPORARY SUPPORT AS REQUIRED.
 - SEE STRUCTURAL DRAWINGS FOR NEW SEISMIC UPGRADES AND OTHER WORK.
- PLUMBING, MECHANICAL AND ELECTRICAL:**
- REMOVE EXISTING FIXTURES AND DEVICES TO ACCOMMODATE OTHER TRADES DURING THIS CONSTRUCTION AND REINSTALL OR REPLACE WITH NEW AT COMPLETION OF WORK.

WALL TYPES SCHEDULE

MARK	DESCRIPTION
W1	2x4 STUDS AT 16" O.C. WITH 5/8" GYPSUM BOARD EACH SIDE. TYPICAL ALL NEW WALLS UNLESS OTHERWISE NOTED.
W1A	2x4 STUDS AT 16" O.C. WITH 5/8" GYPSUM BOARD EACH SIDE. FULL THICK ACoustIC INSULATION AT ALL VOIDS. ACoustIC SEALANT AT EDGES.
W2	2x6 STUDS AT 16" O.C. WITH 5/8" GYPSUM BOARD EACH SIDE.
W2A	2x4 STUDS AT 16" O.C. WITH 5/8" GYPSUM BOARD EACH SIDE. FULL THICK ACoustIC INSULATION AT ALL VOIDS. ACoustIC SEALANT AT EDGES.
W3	2x4 STUDS AT 16" O.C. WITH 5/8" GYPSUM BOARD EACH SIDE. SHIM AS REQUIRED TO MATCH EXISTING ADJACENT WALL THICKNESS.
W4	2x6 STUDS AT 16" O.C. WITH 5/8" GYPSUM BOARD EACH SIDE. SHIM AS REQUIRED TO MATCH EXISTING ADJACENT WALL THICKNESS.
W5	2x6 STUDS AT 16" O.C. WITH 5/8" GYPSUM BOARD CORRIDOR SIDE AND (2) LAYERS 5/8" GYPSUM BOARD OFFICE SIDE. FULL THICK ACoustIC INSULATION AT ALL VOIDS. ACoustIC SEALANT AT EDGES.
W6	2x4 STUDS AT 16" O.C. WITH 5/8" GYPSUM BOARD EACH SIDE. SHIM AS REQUIRED TO MATCH EXISTING ADJACENT WALL THICKNESS (APPROXIMATELY 1/2" THICKNESS). FULL THICK ACoustIC INSULATION AT ALL VOIDS.
W7	NEW 8" CMU WALL. SEE STRUCTURAL DRAWINGS FOR FOOTING AND REINFORCING. CREATE VERTICAL COLD JOINT AT ADJACENT BRICK WALLS.
W8	2x4 STUDS OR FLOORING AT 16" O.C. WITH 5/8" GYPSUM BOARD AT EXPOSED SIDE(S). MATCH EXISTING TEXTURE.
W9	EXISTING FRAMING TO REMAIN. REMOVE EXISTING FINISHES AND GYPSUM BOARD / PLASTER. NEW GYPSUM TILE BACKER BOARD AT EXTERIOR WALL. FULL THICK ACoustIC INSULATION AT ALL VOIDS.
W10	2x6 STUDS AT 16" O.C. WITH 5/8" GYPSUM BOARD AT INTERIOR. FULL THICK INSULATION AT ALL VOIDS. EXTERIOR WALL SHEATHING WITH AIR INFILTRATION BARRIER COVER, BRICK VENEER. SEE BUILDING SECTIONS AND STRUCTURAL DRAWINGS.
W11	STRUCTURAL UPGRADE WORK AT EXISTING MASONRY WALL. SEE STRUCTURAL DRAWINGS. REMOVE PORTIONS OF EXISTING WALL PATCH OR GROUT EXISTING WALL. SKIM COAT OR LAMINATE WITH GYPSUM BOARD TO BE FLUSH WITH EXISTING ADJACENT FINISHED WALL SURFACE. MATCH EXISTING TEXTURE.
NOTE	ALL WALL TYPES, WHERE WALLS ARE TO RECEIVE CERAMIC WALL TILE, INSTALL 5/8" GLASS MAT GYPSUM TILE BACKER INSTEAD OF 5/8" GYPSUM BOARD.

KEYED FLOOR PLAN NOTES

- NOTES APPLY TO SHEETS A100, A101 AND A102
- PATCH EXISTING WALLS AND FINISHES TO MATCH WHERE EXISTING WORK IS REMOVED OR WHERE DAMAGED OR DISTURBED BY THIS NEW WORK.
 - PATCH EXISTING GYPSUM BOARD AND FRAMING AS REQUIRED TO ACCOMMODATE NEW PLUMBING WORK.
 - PATCH EXISTING PLASTER, MASONRY WALLS AND FLOOR / CEILING STRUCTURE AS REQUIRED TO ACCOMMODATE NEW STRUCTURAL WORK.
 - PATCH EXISTING PLASTER, MASONRY WALLS AND FLOOR / CEILING STRUCTURE AS REQUIRED TO ACCOMMODATE NEW ELEVATOR, PIT AND RELATED WORK. SEE ENLARGED DETAILS AND STRUCTURAL DRAWINGS.
 - NEW FLOOR STRUCTURE AND SHEATHING AS REQUIRED TO BE LEVEL WITH EXISTING CLASSROOM FLOOR WHERE EXISTING RAISED FLOOR IS REMOVED.
 - NEW FLOOR / CEILING STRUCTURE AND SHEATHING AS REQUIRED TO BE LEVEL WITH EXISTING FLOOR WHERE EXISTING STAIRS ARE REMOVED.
 - EXTEND EXISTING STAIRS TO NEW HIGHER LANDING LEVEL. SEE ENLARGED DETAILS FOR FRAMING AND NEW HANDRAILS.
 - REMOVE EXISTING SHEATHING AND INSTALL NEW RECESSED FLOOR SHEATHING AT RESTROOM AREA. SEE DETAIL SIA03.
 - NEW STAIR FRAMING AND HANDRAILS. SEE ENLARGED DETAILS.
 - NEW RAMP FLOOR FRAMING. SEE ENLARGED DETAILS SHEETS A301, A302 AND STRUCTURAL DRAWINGS. SEE ENLARGED EACH SIDE.
 - PATCH EXISTING PLASTER, MASONRY WALLS AND FLOOR / CEILING STRUCTURE AS REQUIRED DUE TO REMOVAL OF PLATFORM FLOOR FRAMING. NEW FLOOR SHEATHING AT EXISTING AREA.
 - NEW DOOR AND HARDWARE IN EXISTING FRAME. MODIFY FRAME TO ACCOMMODATE SWING CHANGE.
 - NEW DOOR, HARDWARE, FRAME AND CASINGS IN NEW OR MODIFIED EXISTING WALL. SEE SHEET A802.
 - NEW FOLDING PARTITION DOOR, HEADER, FRAMING AND TRIM. SEE SHEET A802.
 - NEW CASEWORK AND COUNTER TOPS. SEE ENLARGED DRAWINGS.
 - NEW 24" DEEP FULL HEIGHT STORAGE CABINETS WITH DOORS. SEE ENLARGED ELEVATIONS, SHEET A402.
 - NEW 12" DEEP OPEN STORAGE CABINET. SEE SIA01.
 - REINSTALL EXISTING SALVAGED HYMN BOOK SHELF.
 - NEW FIRE EXTINGUISHER AND CABINET. SEE N.PIA01.
 - REINSTALL EXISTING SALVAGED FIRE EXTINGUISHER AND CABINET IN NEW LOCATION.
 - NEW BEAM. CONNECT TO EXISTING COLUMNS AT SIDES OF EXISTING PLATFORM OPENING. SEE C4002 AND STRUCTURAL DRAWINGS.
 - REINSTALL EXISTING SALVAGED DRAPERY AND RODS.
 - NEW TOILET PARTITIONS, RESTROOM ACCESSORIES AND RELATED WORK. SEE ENLARGED PLANS AND DETAILS.
 - NEW CUSTODIAL SHELF. SEE ENLARGED PLAN.
 - EXISTING METAL LADDER TO ROOF HATCH TO REMAIN.
 - NEW ELEVATOR AND RELATED WORK. SEE SHEET A302.
 - NEW VISUAL DISPLAY BOARD. SEE SHEET A601.
 - SERVING AREA APPLIANCES AND SERVING CARTS BY OWNER. SEE ENLARGED PLANS.
 - NEW PLUMBING FIXTURES. SEE PLUMBING DRAWINGS.
 - NEW SINK IN NEW CASEWORK AND COUNTERTOP. SEE PLUMBING DRAWINGS.
 - NEW SERVICE SINK. SEE PLUMBING DRAWINGS.
 - REINSTALL EXISTING SALVAGED HVAC EQUIPMENT IN EXISTING LOCATION. COORDINATE WITH MECHANICAL DRAWINGS.
 - REINSTALL EXISTING SALVAGED HVAC EQUIPMENT IN NEW LOCATION. COORDINATE WITH MECHANICAL DRAWINGS.
 - REINSTALL EXISTING SALVAGED CONVECTOR OR CABINET UNIT HEATER. SEE MECHANICAL DRAWINGS.
 - REINSTALL EXISTING SALVAGED CONVECTOR OR CABINET UNIT HEATER IN NEW LOCATION. SEE MECHANICAL DRAWINGS.
 - NEW CONVECTOR OR CABINET UNIT HEATER. COORDINATE WITH MECHANICAL DRAWINGS.
 - NEW BOILER STACK FLUE TO ROOF. SEE MECHANICAL DRAWINGS.
 - INSTALL SALVAGED EXISTING ELECTRICAL PANEL AND RELATED WORK IN NEW LOCATION. SEE MIA01.
 - PROTECT EXISTING WOOD ATHLETIC FLOORING WITH CONSTRUCTION PAPER AND PLYWOOD SHEATHING.
 - NEW DRAPERY AND RODS. SEE SHEETS F101 AND F102.
 - NEW OPENING IN EXISTING MODIFIED WALL. 7'-0" TO BOTTOM OF HEADER.
 - 2x FRAMING WITH GYPSUM BOARD AT ROOM SIDE TO FILL IN EXISTING WINDOW. PAINT EXISTING GLASS DARK GRAY AT INSIDE PANE AND FILL VOID FULL THICK WITH INSULATION.
 - NEW EXTERIOR ADDITION. SEE ENLARGED DRAWINGS AND DETAILS.
 - NEW DUCT CHASE UP TO LOWERED CEILING. COORDINATE ACTUAL SIZE WITH MECHANICAL DRAWINGS.
 - NEW FLOOR GRILLE. SEE MECHANICAL DRAWINGS.
 - BACKFILL ALL EXCAVATION FOR NEW UNDERGROUND DUCT WORK AND PATCH CONCRETE SLABS TO MATCH EXISTING. TYPICAL. COORDINATE WITH MECHANICAL DRAWINGS.
 - TOUCH UP STAIN AND ONE COAT FINISH AT ALL EXISTING ROSTRUM CASEWORK, SACRAMENT TABLE, PULPIT, ETC.
 - LIGHT TOUCH UP STAIN AND ONE COAT FINISH AT ALL HARDWOOD ON ROSTRUM SEATING ARM RESTS AND AV CONTROL PEDESTAL.
 - REINSTALL EXISTING PEWS IN NEW LOCATIONS AND SPACING (SEE SHEET F101 FOR DIMENSIONS). LIGHT TOUCH UP STAIN AND ONE COAT FINISH AT ALL HARDWOOD ON PEWS.
 - NEW WOODWORK FROM SHEET A300.

bradley gygi architect & associates, pllc
2108 South 1200 East, Suite 900
Salt Lake City, Utah 84119
801.272.2501



THIRTY THIRD WARD
S.L. CENTRAL STAKE
485 SOUTH 1100 EAST
SALT LAKE CITY, UT

PROJECT FOR:
THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS

PROJECT NUMBER:	5076994-19020101
DATE:	10 SEPT 2019
PROPERTY NUMBER:	5076994
DRAWN BY:	BGG
CHECKED BY:	BGG

SHEET TITLE:
NEW SECOND FLOOR PLAN

SHEET:
A102



EXISTING CANOPY AND RAMP AREA



EXISTING ROOF AT NEW ELEVATOR AREA

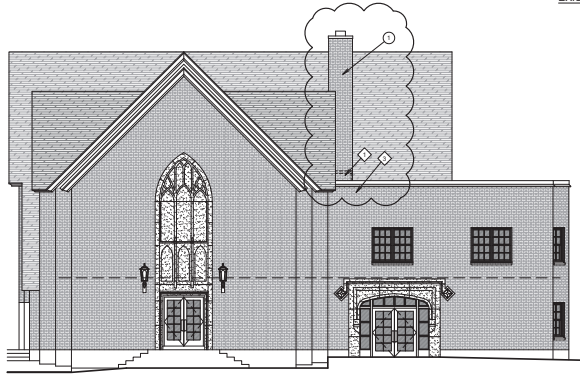
KEYED ELEVATION NOTES

DEMOLITION WORK NOTES:

- ① EXISTING MASONRY BOILER STACK TO REMAIN. COORDINATE DEMOLITION WORK BELOW WITH SHEET D102 AND STRUCTURAL DRAWINGS.
- ② REMOVE EXISTING METAL CANOPY, WALL FLASHINGS, SUPPORT COLLUMS AND RELATED WORK COMPLETE. COORDINATE WITH CIVIL PLANS AND DETAILS.

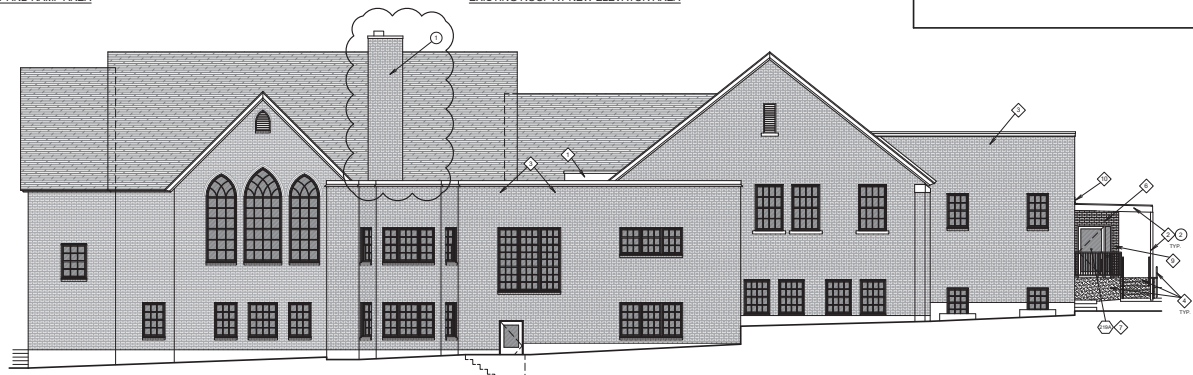
NEW WORK NOTES:

- ◆ NEW ELEVATOR SHAFT THROUGH EXISTING ROOFING. SEE SHEET S A121, A302 AND ROOFING DETAILS. COORDINATE WITH STRUCTURAL DRAWINGS.
- ◆ NEW METAL ROOF CANOPY WITH STEEL SUPPORT POSTS AND WALL FLASHINGS. SEE SHEETS AA121, A123, A301 AND STRUCTURAL DRAWINGS.
- ◆ COORDINATE ADDITIONAL WORK FOR MECHANICAL EQUIPMENT ON ROOF WITH SHEET A121 AND MECHANICAL DRAWINGS.
- ◆ NEW CONCRETE RAMP, STAIRS, LANDING, HANDRAIL AND GUARD RAILS. SEE CIVIL PLANS AND SHEET C705.
- ◆ NEW CONCRETE STAIR AND HANDRAILS. SEE CIVIL PLANS AND DETAIL FIC705.
- ◆ NEW EXTERIOR ADDITION. SEE ENLARGED DRAWINGS AND DETAILS.
- ◆ NEW STOREFRONT DOOR, SIDE LITES, FRAMES AND HARDWARE IN NEW WALL. SEE SHEET A602.
- ◆ NEW WOOD WINDOW. SEE SHEET A603.
- ◆ NEW BRICK VENEER
- ◆ NEW WALL FLASHINGS. SEE DIA123.



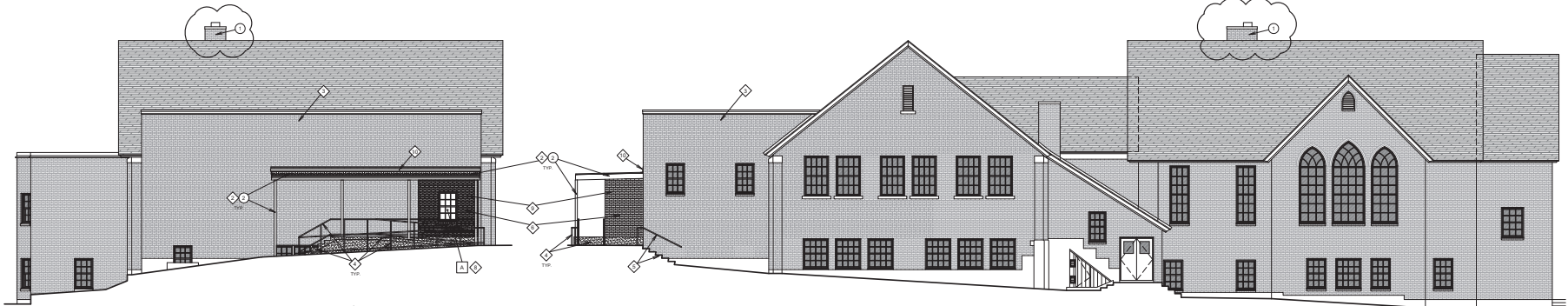
WEST ELEVATION

SCALE: 1/8" = 1'-0"



SOUTH ELEVATION

SCALE: 1/8" = 1'-0"



EAST ELEVATION

SCALE: 1/8" = 1'-0"



NORTH ELEVATION

SCALE: 1/8" = 1'-0"



**bradley gygi architect
& associates, llc**
2108 South 1200 East, Suite 500
Salt Lake City, Utah 84116
801.727.2451



THIRTY THIRD WARD
SL CENTRAL STAKE
488 SOUTH 1100 EAST
SALT LAKE CITY, UT

PROJECT FOR
**THE CHURCH OF
JESUS CHRIST
OF LATTER-DAY SAINTS**

PROJECT NUMBER:

5076994-19020101

DATE:

10 SEPT 2019

PROPERTY NUMBER:

62076994

DRAWN BY:

BGG

CHECKED:

BGG

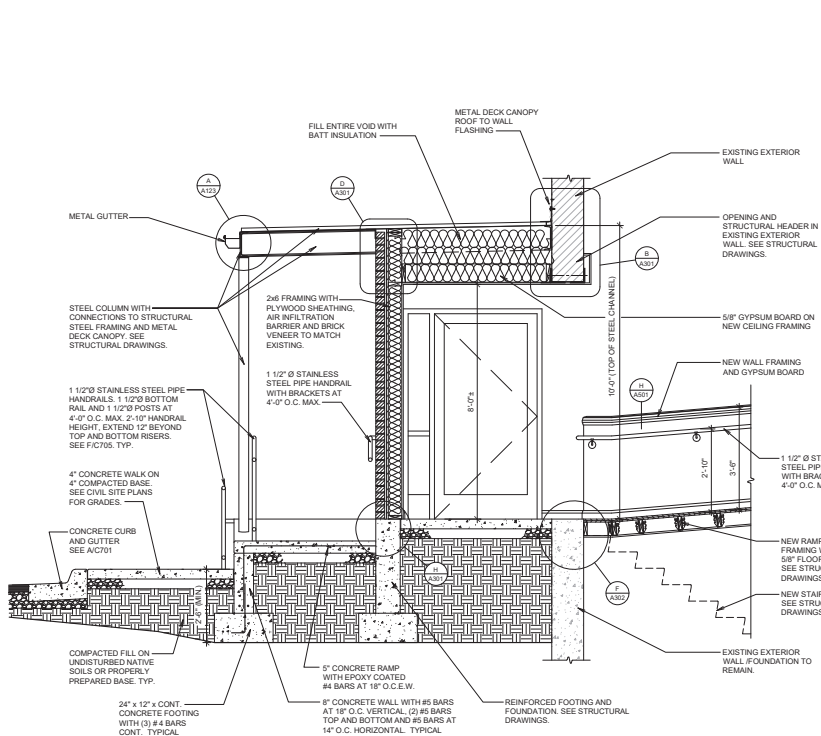
SHEET TITLE:

EXTERIOR

ELEVATIONS

SHEET:

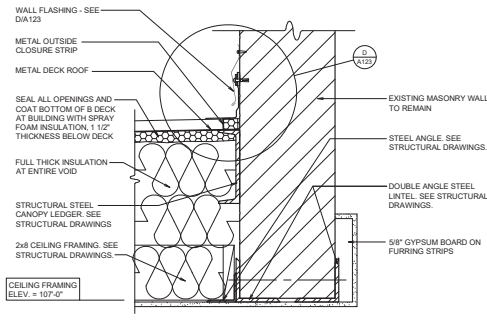
A201



BUILDING ADDITION SECTION WITH EXTERIOR RAMP AND CANOPY

SCALE: 1/2" = 1'-0"

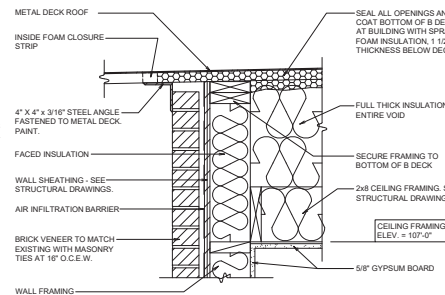
A



CANOPY CONNECTION AND WALL OPENING HEADER DETAIL

SCALE: 1 1/2" = 1'-0"

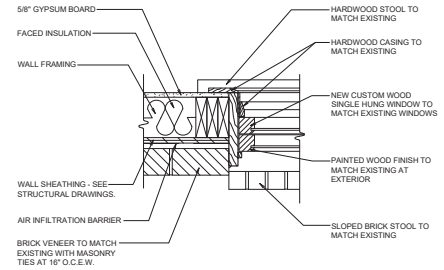
B



ROOF TO WALL DETAIL

SCALE: 1 1/2" = 1'-0"

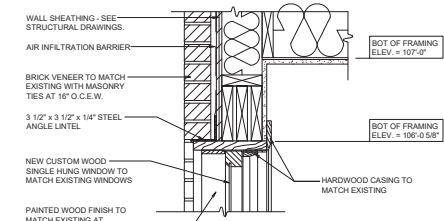
D



WINDOW JAMB DETAIL

SCALE: 1 1/2" = 1'-0"

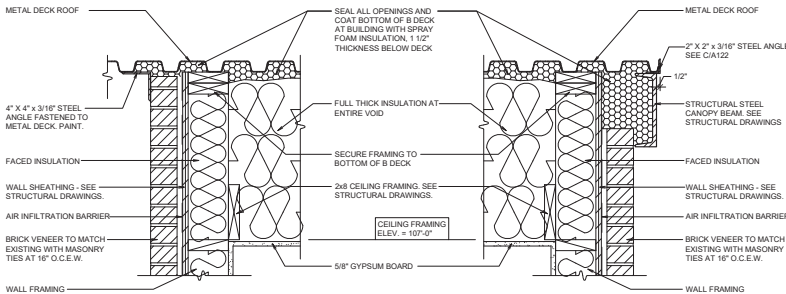
C



WINDOW HEAD DETAIL

SCALE: 1 1/2" = 1'-0"

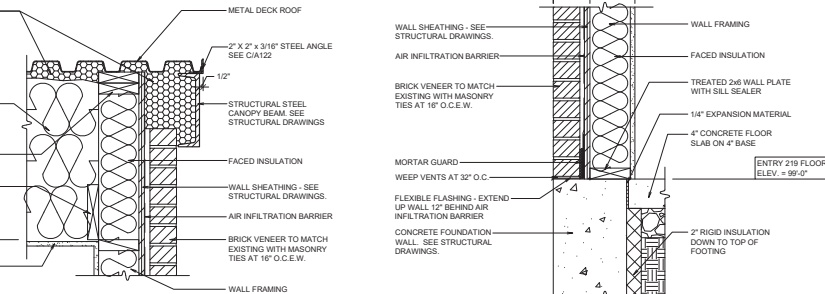
E



ROOF TO WALL DETAIL

SCALE: 1 1/2" = 1'-0"

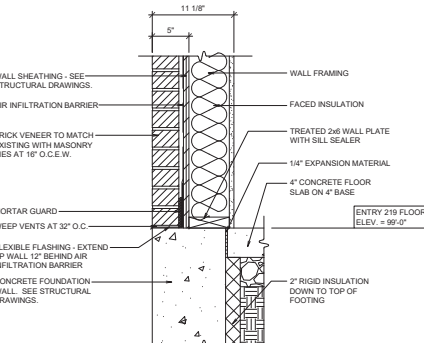
F



ROOF TO WALL DETAIL

SCALE: 1 1/2" = 1'-0"

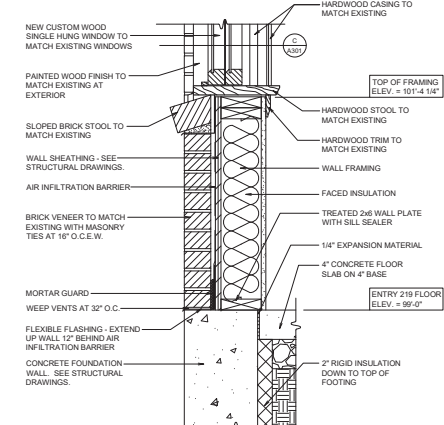
G



EXTERIOR WALL BASE DETAIL

SCALE: 1 1/2" = 1'-0"

H



WINDOW SILL DETAIL

SCALE: 1 1/2" = 1'-0"

J

bradley gygi architect & associates, llc
 2108 South 1300 East, Suite 900
 Salt Lake City, Utah 84115
 801.472.2551



THIRTY THIRD WARD
 SL CENTRAL STAKE
 458 SOUTH 1100 EAST
 SALT LAKE CITY, UT

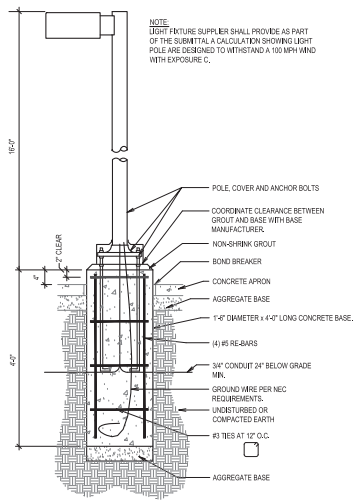
PROJECT FOR
THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS

PROJECT NUMBER:	5076994-19020101
DATE:	10 SEPT 2019
PROPERTY NUMBER:	5076994

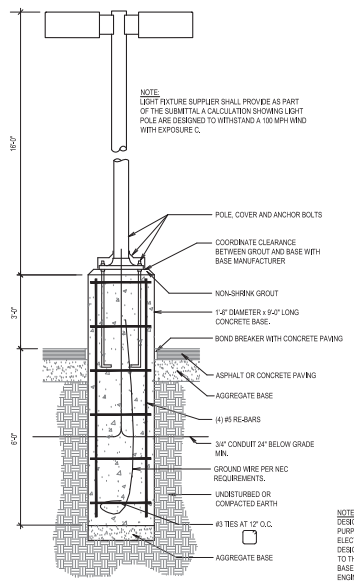
DRAWN BY:	BGG	CHECKED BY:	BGG
-----------	-----	-------------	-----

SHEET TITLE
SECTIONS AND DETAILS

SHEET:	A301
--------	-------------

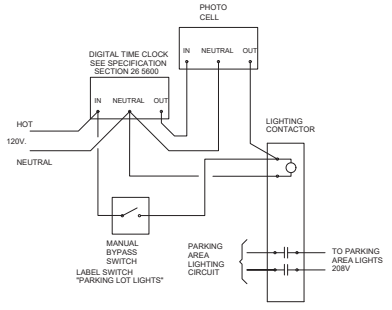
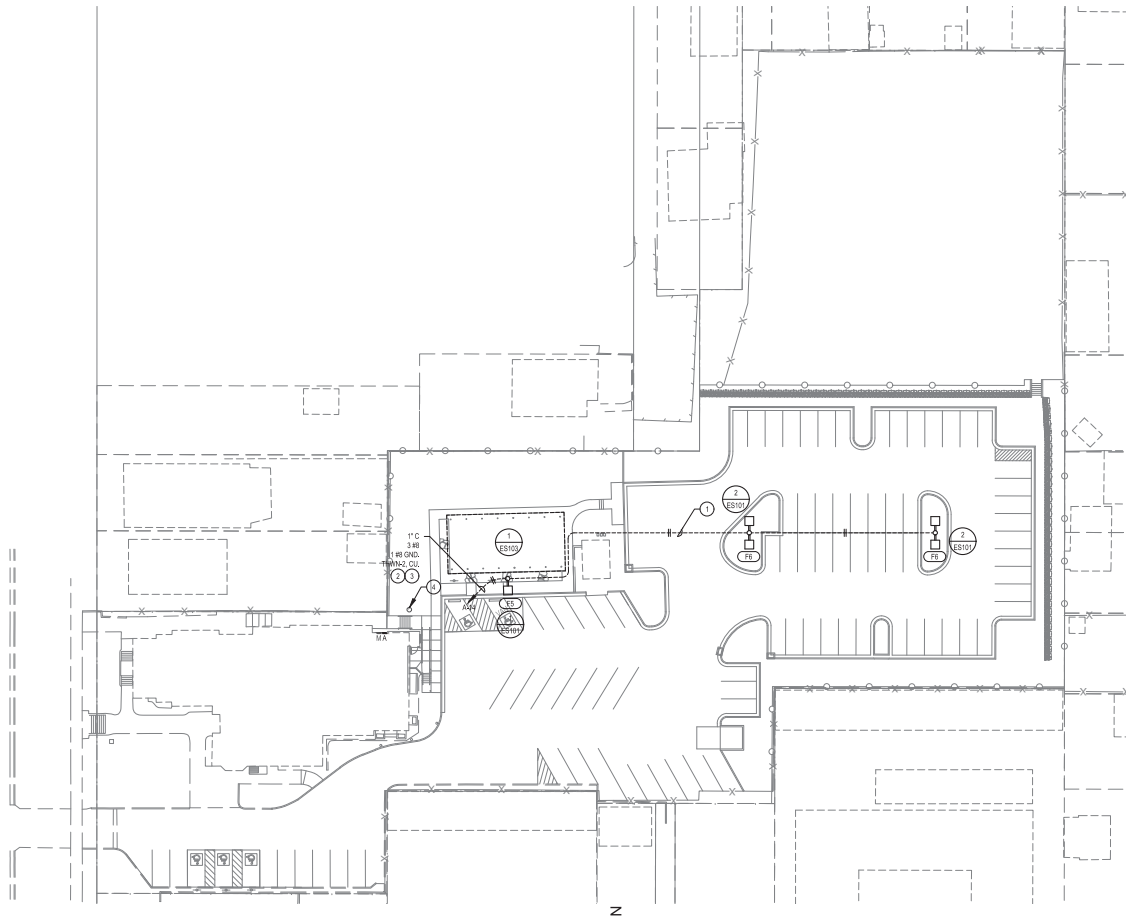


1 TYPICAL POLE BASE DETAIL
SCALE: NONE



2 TYPICAL POLE BASE DETAIL
SCALE: NONE

NOTE: DESIGN SHOWN FOR CONCRETE POLE BASES IS FOR INFORMATIONAL PURPOSES ONLY TO COVER THE NECESSARY REQUIREMENTS. ELECTRICAL CONTRACTOR SHALL BE REQUIRED TO PROVIDE A POLE BASE DESIGN AND ASSOCIATED STRUCTURAL CALCULATIONS AND SUBMIT THEM TO THE ENGINEER AS A DEFERRED SUBMITTAL FOR REVIEW. THE POLE BASE DESIGN SHALL BE STAMPED AND SIGNED BY A STRUCTURAL ENGINEER LICENSED IN THE STATE OF UTAH. THE POLE BASE DESIGN SHALL BE BASED UPON THE ACTUAL POLE FIXTURE, SOIL CONDITIONS, WIND SPEED FOR THE AREA INSTALLED, ETC.



3 PARKING LOT LIGHTING CONTROLS
SCALE: NONE

- KEYED NOTES: ①
- COORDINATE ROUTING OF CONDUIT WITH THE ARCHITECT PRIOR TO ANY ROUGH-IN.
 - ROUTE THRU TIME CLOCK. SEE DETAIL SES101 AND POWER PLAN.
 - CONTRACTOR TO UPSIZE CONDUCTORS AND CONDUIT AS NECESSARY FOR VOLTAGE DROP, SHOWN OR NOT.
 - EXISTING ROCKY MOUNTAIN POWER POLE TO REMAIN IN PLACE. PROTECT FROM DAMAGE DURING ALL PHASES OF CONSTRUCTION.

bradley gygi architect & associates, pllc
2100 South 1200 East, Suite 500
Salt Lake City, UT 84143
801.733.2551



THIRTY THIRD WARD
S.L. CENTRAL STAKE
453 SOUTH 1100 EAST
SALT LAKE CITY, UT

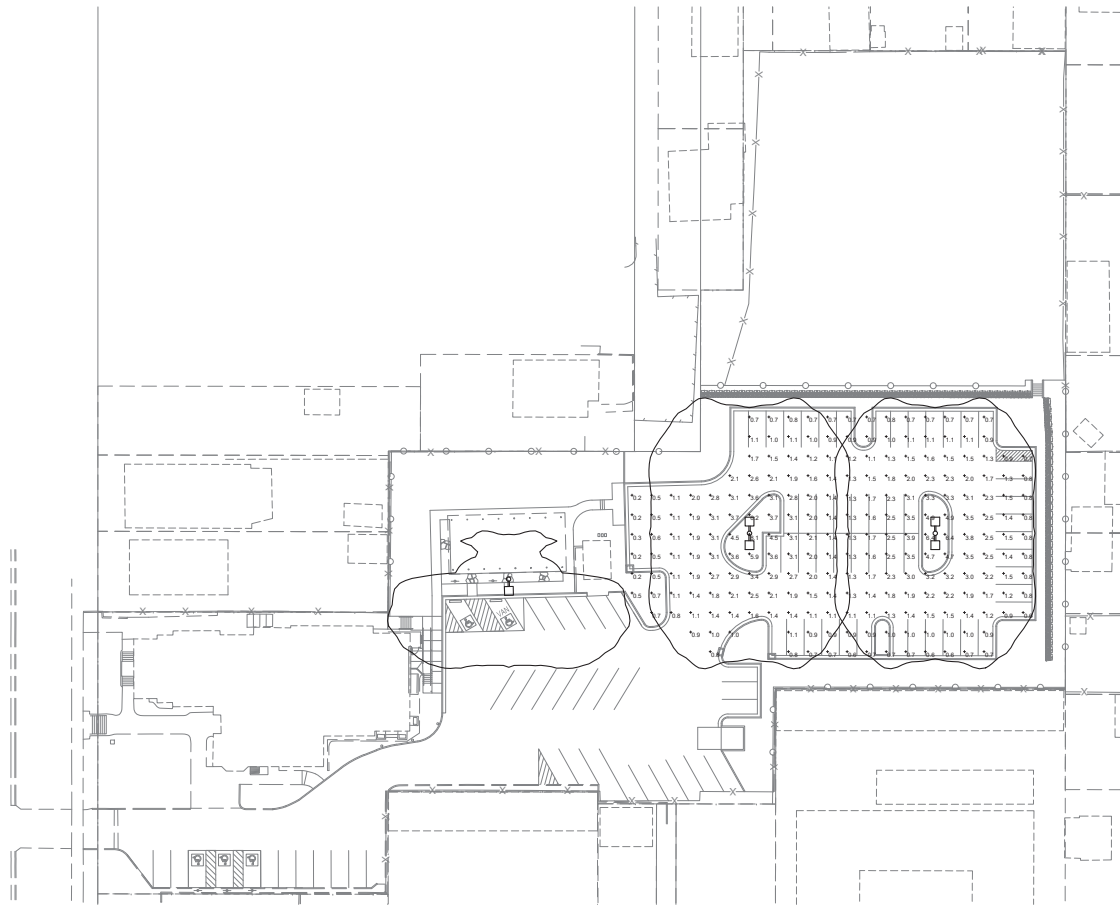
PROJECT FOR:
THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS

PROJECT NUMBER:	5076994-19020101
DATE:	10 SEPT 2019
PROPERTY NUMBER:	6076994
DRAWN BY:	CHC/CD

SHEET TITLE:
ELECTRICAL SITE PLAN



SHEET:
ES101



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

1



Statistics	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Description						
No. Parking	+	1.8	8.1	0.2	40.5:1	9.0:1

**bradley gygi architect
& associates, pllc**
2100 South 1200 East, Suite 500
Salt Lake City, Utah 84106
801.372.2551



THIRTY THIRD WARD
SL CENTRAL STAKE
483 SOUTH 1100 EAST
SALT LAKE CITY, UT

PROJECT FOR:
**THE CHURCH OF
JESUS CHRIST
OF LATTER-DAY SAINTS**

PROJECT NUMBER:	5076994-19020101
DATE:	10 SEPT 2019
PROPERTY NUMBER:	6076994
DRAWN BY:	CHKD BY:

SHEET TITLE:
ELECTRICAL
SITE
ILLUMINATION
PLAN

SHEET:
ES102



ATTACHMENT E: EXISTING CONDITIONS

The site is currently occupied by a meeting house for the Church of Jesus Christ of Latter Day Saints and associated parking areas, yard areas, and a community garden.

I – Institutional District

The purpose of the I Institutional District is to regulate the development of larger public, semipublic and private institutional uses in a manner harmonious with surrounding uses. The uses regulated by this district are generally those having multiple buildings on a campus like setting. Such uses are intended to be compatible with the existing scale and intensity of the neighborhood and to enhance the character of the neighborhood. This district is appropriate in areas of the City where the applicable master plans support this type of land use.

Zoning Ordinance Standards for I – Institutional District

Standard	Finding	Rationale
Minimum Lot Size: Places of Worship 2 acres and a minimum lot width of 100 feet.	Complies	The subject property is 2.61 acres in size.
Maximum Building Height: Building height shall be limited to thirty five feet (35'). Building heights in excess of thirty five feet (35') but not more than seventy five feet (75') may be approved through the design review process; provided, that for each foot of height over thirty five feet (35'), each required yard shall be increased one foot (1').	Complies	The maximum building height requirement is irrelevant in this instance as the building existed prior to the implementation of the current zoning standards.
Minimum Open Space Area: The minimum open space area for any use shall not be less than forty percent (40%) of the lot area.	Complies	The applicant has shown in their plans that the impervious areas of the property, including the building and parking areas, do not exceed 60% of the lot area. In other words, the open space on the property exceeds the required 40%.
<p>Minimum Yard Requirements:</p> <ul style="list-style-type: none"> - Front Yard: Twenty feet (20'). - Corner Side Yard: Twenty feet (20'). - Interior Side Yard: Twenty feet (20'). - Rear Yard: Twenty five feet (25'). <p>- Accessory Buildings And Structures In Yards: Accessory buildings and structures may be located in required yard areas subject to section 21A.36.020, table 21A.36.020B of this title.</p>	Complies	The minimum yard requirement for the building and accessory structures is irrelevant in this instance as the building existed prior to the implementation of the current zoning standards. In terms of the proposed parking lot, the required landscape yard of fifteen feet (15') is proposed because the property is zoned Institutional and abuts residentially zoned properties on all sides.

<p>Landscape Yard Requirements: Landscape yards, as specified below, shall be required for each use in the I Institutional District and shall be improved in conformance with the requirements of chapter 21A.48 of this title.</p> <ul style="list-style-type: none"> - Front Yard: Twenty feet (20'). - Corner Side Yard: Twenty feet (20'). - Interior Side Yard: Eight feet (8'). - Rear Yard: Eight feet (8'). 	Complies	The minimum landscape yard requirements for the building and accessory structures is irrelevant in this instance as the building existed prior to the implementation of the current zoning standards. In terms of the proposed parking lot, the required landscape yard of fifteen feet (15') is proposed because the property is zoned Institutional and abuts residentially zoned properties on all sides.
<p>Landscape Buffers: Landscape buffers shall be provided where a use in the I Institutional District abuts a lot in a Residential District, as specified in chapter 21A.48 of this title.</p>	Complies	As mentioned previously, the required landscape buffer yard of fifteen feet (15') is proposed to meet this standard.
<p>Traffic And Parking Impact: The traffic and parking characteristics of institutional uses can have a significant impact on the nearby residential neighborhoods. To ensure that these characteristics do not impair the safety or enjoyment of property in nearby areas, a traffic and parking study shall be submitted to the City in conjunction with the site plan review provisions of this title whenever an expansion of an existing use or an expansion of the mapped district is proposed. New institutional uses or expansions/intensifications of existing institutional uses shall not be permitted unless the traffic and parking study provides clear and convincing evidence that no significant impacts will occur. The Zoning Administrator may, upon recommendation of the development review team waive the requirement for a traffic and parking study if site conditions clearly indicate that no impact would result from the proposed development.</p>	Complies	A traffic study was completed on 4/16/20 by A-Trans Transportation Engineering, and reviewed by the City Transportation Division. The traffic study indicated that the surrounding infrastructure has more than sufficient capacity to accommodate all Ward related traffic. The traffic study is attached for review (Attachment I).
<p>Lighting: All uses and developments shall provide adequate lighting so as to assure safety and security. Lighting installations shall not have an adverse impact on traffic safety or on surrounding properties and uses. Light sources shall be shielded to minimize light spillover onto adjacent properties.</p>	Will comply	The applicant is proposing lighting for the pavilion and the new portion of the parking lot. The plans show that there will be two light poles located in each of the landscape islands in the lot. These poles are approximately 16'-18' in height with the light shielded and pointing in a downward direction to minimize light spillover to adjacent

		properties. The lighting for the pavilion will be used on an as needed basis.
--	--	---

ATTACHMENT F: ANALYSIS OF STANDARDS

H Historic Preservation Overlay District – Standards for Certificate of Appropriateness for Altering of a Landmark Site or Contributing Structure (21A.34.020.G)

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

Standard	Finding	Rationale
Standard 1: A property shall be used for its historic purpose or be used for a purpose that requires minimal change to the defining characteristics of the building and its site and environment;	Complies	The property will be used for its historic purpose; a church or meeting house. The changes proposed to the building and site are to better accommodate the congregations that will use the building. No changes to the defining characteristics of the building or site are proposed. All proposed changes to the building and site are at the rear of the building and/or property and are not readily visible from the public right-of-way.
Standard 2: The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided;	Complies	The historic character of the property will be retained and preserved. The property is characterized by its use as a church/meeting house. The garden area is an ancillary use on the property associated with the primary institutional/religious use. The property is not characterized by its use as a community garden, nor is it reasonable to consider the diminution of the community garden area a removal of historic material. The property is characterized by its institutional/religious use and purpose.
Standard 3: All sites, structure and objects shall be recognized as products of their own time. Alterations that have no historical basis and which seek to create a false sense of history or architecture are not allowed.	Not Applicable	No changes are proposed which seek to create a false sense of history or architecture. This standard does not apply to this proposal.
Standard 4: Alterations or additions that have acquired historic significance in their own right shall be retained and preserved.	Not Applicable	There are no additions or alterations that have acquired historic significance on the site. This standard does not relate to this proposal.
Standard 5: Distinctive features, finishes and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.	Complies	No distinctive features, finishes, construction techniques or example of craftsmanship that characterize the building or property will be disturbed.
Standard 6: Deteriorated architectural features shall be repaired rather than replaced wherever feasible. In the event replacement is necessary, the new material should match the material being replaced in composition, design, texture and other visual qualities. Repair or replacement of missing architectural features should be based on accurate duplications of features, substantiated by historic, physical or pictorial evidence rather than on conjectural designs or the availability of different architectural elements from other structures or objects.	Not Applicable	The proposal does not include replacement or repair of any deteriorated architectural features. This standard does not relate to this proposal.
Standard 7: Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.	Not Applicable	The proposal does not include cleaning treatments of existing historic materials. This standard does not relate to this proposal.

<p>Standard 8: Contemporary designs for alterations and additions to existing properties shall not be discouraged when such alterations and additions do not destroy significant cultural, historical, architectural or archaeological material, and such design is compatible with the size, scale, color, material and character of the property, neighborhood or environment.</p>	<p>Not Applicable</p>	<p>This standard does not relate to this proposal.</p>
<p>Standard 9: Additions or alterations to structures and objects shall be done in such a manner that if such additions or alteration were to be removed in the future, the essential form and integrity of the structure would be unimpaired. The new work shall be differentiate from the old and shall be compatible in massing, size, scale and architectural features to protect the historic integrity of the property and its environment.</p>	<p>Complies</p>	<p>The only addition or alteration to the building itself is the reconstruction and reconfiguration of the ADA access in the rear of the building. This feature does not alter the integrity of the structure nor is it visible from the public right-of-way.</p>
<p>Standard 10: Certain building materials are prohibited including the following: vinyl, asbestos, or aluminum cladding when applied directly to an original or historic material.</p>	<p>Not Applicable</p>	<p>The proposal does not include the use of vinyl, asbestos, or aluminum cladding applied to the original material. This standard is not applicable.</p>
<p>Standard 11: Any new sign and any change in the appearance of any existing sign located on a landmark site or within the H historic preservation overlay district, which is visible from any public way or open space shall be consistent with the historic character of the landmark site or H historic preservation overlay district and shall comply with the standards outlined in part IV, Chapter 21A.46 of this title.</p>	<p>Not Applicable</p>	<p>This proposal does not pertain to an existing sign or a new sign. This standard is not applicable to the project.</p>

ATTACHMENT G: PUBLIC PROCESS AND COMMENTS

It is Planning Staff's understanding that the applicant met with the East Central Community Council on at least two occasions to discuss plans and to field neighbor concerns and comments. Planning Staff was not involved with these meetings as an application for a Certificate of Appropriateness had yet to be applied for or received by the City, and further, the Zoning Ordinance does not require that an applicant and Planning Staff meet with a given Community Council for Minor Alterations applications.

Notice of the Historic Landmark Commission public hearing for the proposal include:

- Notices mailed on April 24, 2020.
- Property posted on April 24, 2020.
- Agenda posted on the Planning Division and Utah Public Meeting Notice websites on April 27, 2020.

Written public comments received as of the preparation and distribution of this staff report are on the pages following.

From: [Christy Porucznik](#)
To: [Traughber, Lex](#)
Subject: (EXTERNAL) comment for PLNHLC2020-00103
Date: Monday, April 27, 2020 10:36:07 AM

Public comment on: PLNHLC2020-00103

Submitted by: Christy Porucznik, [REDACTED]

April 27, 2020

As a neighbor to the property, I have several concerns about the proposed project. While the alterations to the 33rd Ward building itself may be minor, the proposed changes to the site are extensive. I am glad that there is opportunity for public comment. The impact on the character of the neighborhood will be significant.

The proposal will eliminate land that has been productively gardened for years, with permission, for a large parking lot. The proposed large pavilion will also eliminate green space in the neighborhood. These changes are unfortunate and will negatively affect the neighborhood community, but the scope is not within that of the Historic Landmark Commission.

I write to you for two items that are within scope: 1) the lighting for the parking lot, and 2) the form and materials of the pavilion.

Regarding the lighting, I am concerned about light pollution encroaching from the proposed tall poles onto neighboring properties. The current parking lot is not frequently used during times of darkness, so on/off switches in addition to downward-shielded lights will support dark skies and limit the impact of new lighting in the neighborhood.

The pavilion is a completely new structure. The proposed footprint is larger than some neighboring homes, and it will almost completely fill the current green yard-area of the site. In addition to required setbacks etc, please consider how the materials, utilities, size, and proposed use will impact the community.

I understand that development is allowed within the Institutional zoning designation for this site. I ask that this project be held to the same standards as any other property owner in this historic district. All planning and zoning standards should be followed, and any exceptions or variances should go through the usual process.

Thank you for your service,

Christy Porucznik

ATTACHMENT H: CITY COMMENTS

PLNHLC2020-00103 – 33rd Ward Minor Alterations – City Comments

2/28/20 – Engineering Comments

I see nothing affecting the public way of 1100 East for this. Engineering has no objection to the proposed minor alterations application.

3/12/20 – Fire Comments

A brief summary of Fire Code related items to this submission are the following:

- The fire department access roads meet the required minimum width of 20-feet
- The proposed turn-a-round does not meet the minimum dimensions required for SLCFD apparatus, which are 80-foot turn areas (160-foot total), not 60 or 70-feet as specified in the IFC for the hammerhead. However, the turn-a-round may not be necessary if all portions of the building and pavilion can be reached without driving down the access road more than 150-feet. If it is necessary to drive more than 150-feet down the access road to reach within 150-feet of all first story exterior portions of the building, then turn-a-round would be required.

Planning Staff note: These requirements will be met at the time that the applicant obtains a building permit.

2/28/20 – Police Comments

The police department has no concerns or issues with the proposal.

3/2/20 – Public Utility Comments

Plans will need to be submitted for review and approval. The grading and drainage plan will need to include a technical drainage memo to address current standards. The stormwater from the new parking area will need to be treated prior to discharge. The plan can be submitted as part of the building permit process. I don't see anything on the plans that should hold up the HLC approval.

3/2/20 – Transportation Comments

The parking calculations on the site plan indicate that they are not over the maximum parking allowance. The parking lot layout is acceptable. When the parking study comes back, we would like to look at it.

4/20/20 – Transportation Comments

The parking study looks good

ATTACHMENT I: TRAFFIC STUDY

April 16, 2020



RE: Thirty-Third Ward Trip Generation and Parking Demand – Salt Lake City, UT

The following discusses the proposed parking expansion for the Thirty-Third Ward located at 453 South 1100 East in Salt Lake City, UT. The facility currently houses two Wards separated by a one hour allowing the parking to be fully utilized by each Ward with little overlap. In the near future, a third Ward may begin utilizing the facility and additional parking will be needed as the temporal separation between Wards will require an overlap of the facility. Normally, a count of operations of the facility would occur on a Sunday however with the current Covid-19 situation, all church activities at the Ward have been suspended and therefore a calculated instead of an empirical approach must be taken.

Currently, the site includes 51 parking spaces with a proposed expansion to 95 spaces. The largest Ward at the Thirty-Third Ward is 125 members. According to Church officials, an estimated 30 members walk to church. This indicates 95 members driving to the facility. Church empirical data indicates that an average 2.3 members per vehicle is a typical vehicle occupancy rate for LDS facilities. This would indicate that the 95 members would produce 41 vehicles.



Figure 1: Proposed Site



Figure 2: Street View of Thirty-Third Ward

As a comparison for parking demand, the Institute of Transportation Engineer’s Parking Generation Manual was reviewed and for a Church, Land Use 560, the average is 0.45 spaces per attendee and the 85th percentile parking demand is 0.6 spaces per attendee. This would indicate that for the 125 attendees, the parking demand would average 56 spaces with the 85th percentile being 75 spaces.

Therefore, the need for the expanded parking is due to the temporal proximity of Wards. When Wards are timed with back-to-back sessions, then the parking demand needs to be designed for two Ward sessions. It should be noted that street parking is also available along 1100 East for Sunday services.

Trip Generation

Trip generation for the site is typically calculated using the Institute of Transportation Engineers (ITE) *Trip Generation* handbook. Based on the land use assumptions and size of the building, the projected traffic generated by the site can be determined for a “typical” church. The projected traffic by time period is shown in Table 1 for the proposed 15,943 sf Thirty-Third Ward.

Table 1: Site Trip Generation

ITE 10th Ed	Size	Land Use	Trip Rate				Trips			
			AM	PM	Sunday Peak	Sunday Daily	AM	PM	Sun Peak	Sunday
33rd Ward	15.943	560	0.33	0.49	9.99	27.63	5	8	159	441

The results indicate that the church would be projected to generate 159 Sunday peak hour trips and 441 Sunday daily trips. Since this is an existing facility, another option is to empirically estimate the traffic.

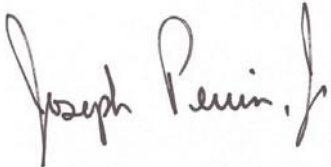
As identified in the parking analysis, the largest Ward at the Thirty-Third Ward is 125 members. According to Church officials, an estimated 30 members walk to church. This indicates 95 members driving to the facility. Church empirical data indicates that an average 2.3 members per vehicle is a typical vehicle occupancy rate for LDS facilities. This would indicate that the 95 members would produce 41 vehicles. If a third Ward does begin to utilize the facility and assuming they are of similar membership and travel mode, then during the overlap time between Wards, 41 arriving and departing vehicles would be expected in an hour period. This would be 82 vehicles in the peak hour instead of the 159 projected through ITE average rates shown in Table 1. With a projected 41 vehicles per Ward, this represents 82 vehicle trips per Ward (1 in and 1 out) and if three Wards operate per day, then the projected traffic is 246 daily trips instead of the ITE projected rate of 441 Sunday daily trips.

Sunday's are always lower traffic days. In order to review the difference between a typical weekday and a Sunday, the UDOT Signal Performance Measures (SPM) database for review to compare a Wednesday when the University was in and a Sunday in February, 2020. The results come from intersection Signal #7253 located at 1100 East and SR 186 (500 S) immediately adjacent to the Thirty-Third Ward. The UDOT SPM only recorded east-west traffic on SR 186 but the results indicated that the peak weekday hour volume is 1,598. The Sunday peak hour volume is 1,018 indicating that traffic is approximately 63.7% of the typical weekday traffic.

1100 East is a two-lane Collector with a projected capacity of 13,500 average daily trips. Therefore, 1100 East and the surrounding infrastructure have more than sufficient capacity to accommodate all three potential Ward related traffic.

Please let me know if you have any questions.

Sincerely,
A-Trans Engineering

A handwritten signature in black ink that reads "Joseph Perrin, Jr." The signature is written in a cursive, flowing style.

Joseph Perrin, PhD, PE, PTOE
Principal