



# Staff Report

PLANNING DIVISION  
COMMUNITY & NEIGHBORHOODS

To: Salt Lake City Historic Landmark Commission

From: Katia Pace, Principal Planner  
801-535-6354 or [katia.pace@slcgov.com](mailto:katia.pace@slcgov.com)

Date: August 6, 2020

Re: **Petition PLNHLC2018-00926 – New Construction**

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## NEW CONSTRUCTION – TWO-FAMILY DWELLING

**PROPERTY ADDRESS:** 1122 East 300 South

**PARCEL IDs:** 16-05-258-019

**HISTORIC DISTRICT:** University

**ZONING DISTRICT:** R-2 Single- and Two-Family Residential District &  
H Historic Preservation Overlay District

**DESIGN GUIDELINES:** Residential Design Guidelines (New Construction)

**REQUEST:** Mark Brown, representing the property owner, is requesting design approval to construct a new two-family dwelling on a vacant lot located at approximately 1122 East 300 South. The property is in the University Historic District and in the R-2 (Single and Two Family Residential) zoning district. The site is 0.20 acres and is currently vacant. The project, as currently proposed, requires review and approval of the following petition:

- **PLNHLC2018-00926** – A Certificate of Appropriateness (COA) for New Construction is required to allow for the construction of the new home.

**RECOMMENDATION:** As outlined in the analysis and findings in this Staff Report, it is Planning Staff's opinion that the proposed new construction meets all applicable standards of approval, and Staff recommends that the Historic Landmark Commission approves the request with the following conditions:

1. Approval of all final design details, including specific direction expressed by the Commission, shall be delegated to Planning Staff.

### ATTACHMENTS:

- A. [Vicinity Map](#)
- B. [Current Site Photographs](#)
- C. [University Historic Survey Information](#)
- D. [Application Materials \(Site Plan, Floor Plans, Elevations\)](#)
- E. [Analysis of Standards for R-2 Zoning District](#)
- F. [Analysis of Standards for New Construction in a Historic District](#)
- G. [Applicable Design Guidelines](#)
- H. [Public Process and Comments](#)
- I. [Department Review Comments](#)

**BACKGROUND:**

This is a new proposal for this site. In 2012 the Historic Landmark Commission approved a different project, PLNHLC2012-00637, for this site. That project was for a two-family dwelling as well, but it was never built.

**SURROUNDING CONTEXT:**

Development in this block ranges from 1890s to the 1970s. Due to the development being spread over a long period of time, the streetscape on the south side of 300 South is an assortment of architectural styles including bungalow, prairie, Victorian eclectic, vernacular, colonial revival and post-World War II architecture. On the north side of 300 South the architectural style varies from colonial revival, modern, neo classical and a 1970s apartment building.

Most of the homes were built with mostly brick or stucco. Roof forms varied, most of the roofs are gable with a few being hip and flat roofs.

The streetscape of this section of 300 South is unique because of the steepness of the street and the steepness from the street level to the lots. The street the view of the homes on this stretch of 300 South is very limited.



*Aerial photograph from 1936 showing the topography of the south side of 300 South.*



*Current street view of the south side of 300 South, looking West.*



**SITE CONTEXT:**

The subject property is a vacant lot situated on the south side of 300 South between 1100 and 1200 East. The lot rises in elevation approximately 25 feet from the street to the front property line. The lot has approximately 8,476 square feet in lot area and is approximately 51.37 feet wide. The house surface coverage would be 2,975 square feet, or approximately 35.7% of the lot area.

**PROJECT DESCRIPTION:**



The proposed building is a two-family dwelling with two levels above the ground and a basement. The proposal is for a dwelling in the front and a dwelling in the rear. Vehicular access will be from a private alley, Voyles Place, which runs east/west along the rear of the property. The entrance to the front unit will be from 300 South and the entrance to the rear unit will be in the rear. Pedestrian access will be available to both units from 300 South and the alley. A pedestrian walkway and a driveway are proposed on the east side of the lot. A two-car garage is proposed between the dwellings and another two-car garage would face the alley, all one building. A back porch is proposed, one for each of the units on the east and west elevations.

*Rendering of the front façade (North elevation).*

The proposal meets all the required setbacks for the zoning district (see analysis in Attachment E). The proposed front yard setback is 13.02 feet, which is the average of the front yards of existing buildings of the block face.

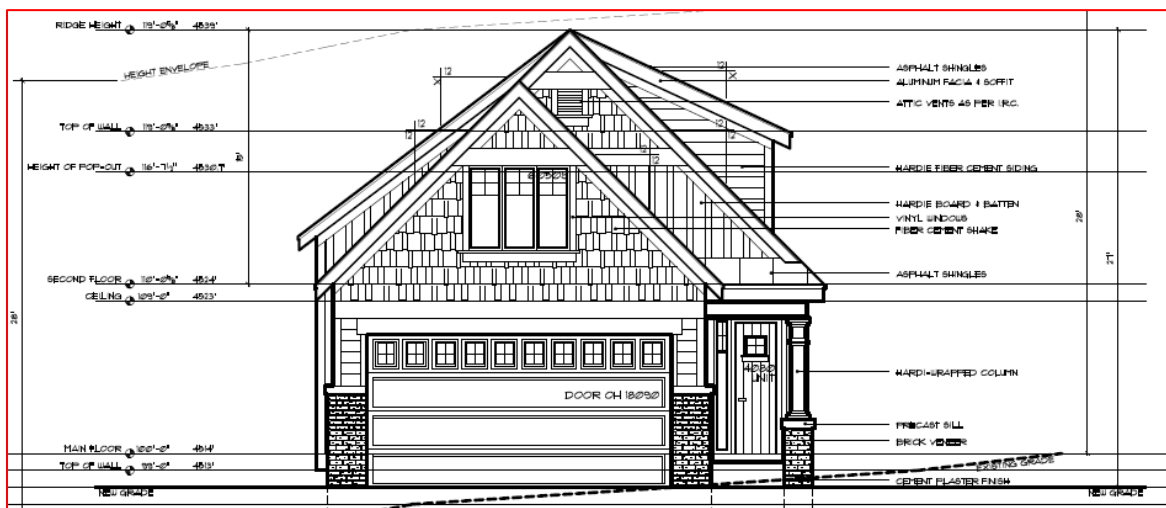
The proposed building is based on the Craftsman style. The proposed structure is a gabled roof with a maximum height of 28 feet and several shed roof dormers on the side. The front façade of the building includes a covered porch element and a projecting window with eaves over it. At the rear of the building, where the entrance to the rear dwelling is proposed to be, also features a covered porch and the entrance to a garage. The massing of the proposed development creates multiple volumes with differing roof heights, stepping down towards the front section of the building. The proposed structure is articulated using several changes in wall plane reflecting the volumes of the massing.

The following are the materials proposed for this project:

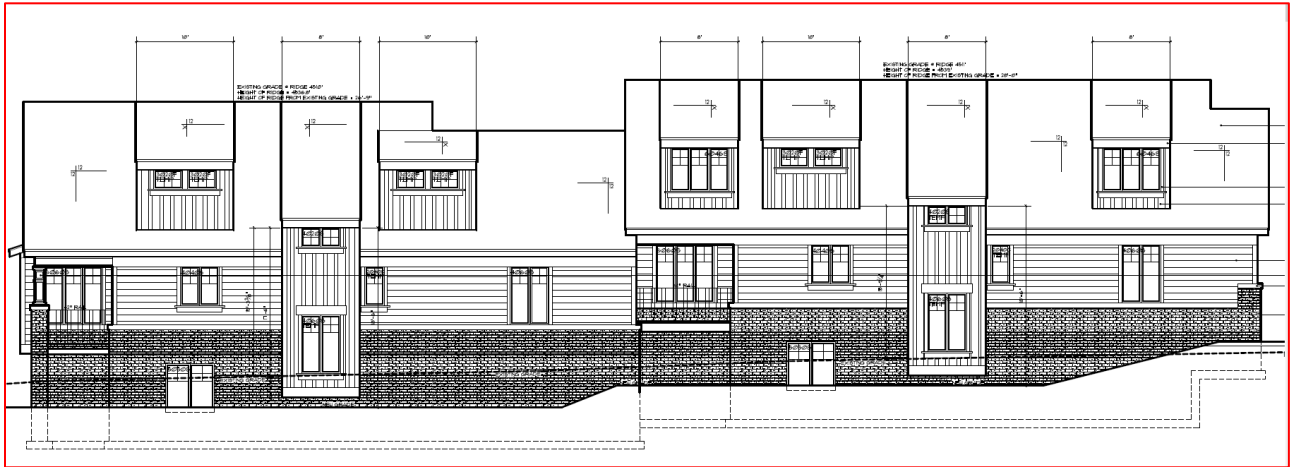
- Brick veneer on the base of the structure
- Precast sill
- Fiber cement lap siding
- Fiber cement board & batten and shingle siding on the gables
- Fiber cement board & batten siding on the dormers
- Aluminum fascia and soffit
- Asphalt shingles
- Vinyl windows with upper grilles that will be vertically proportioned or square
- Batten wood doors (both entrances and back porch on west side)
- Sliding glass doors (back porch on east side)
- Wood railings on the porch and balconies
- Cement fiber wrapped columns
- Cement driveway, steps and walkway
- Rock pavers walkway
- Paneled garage doors



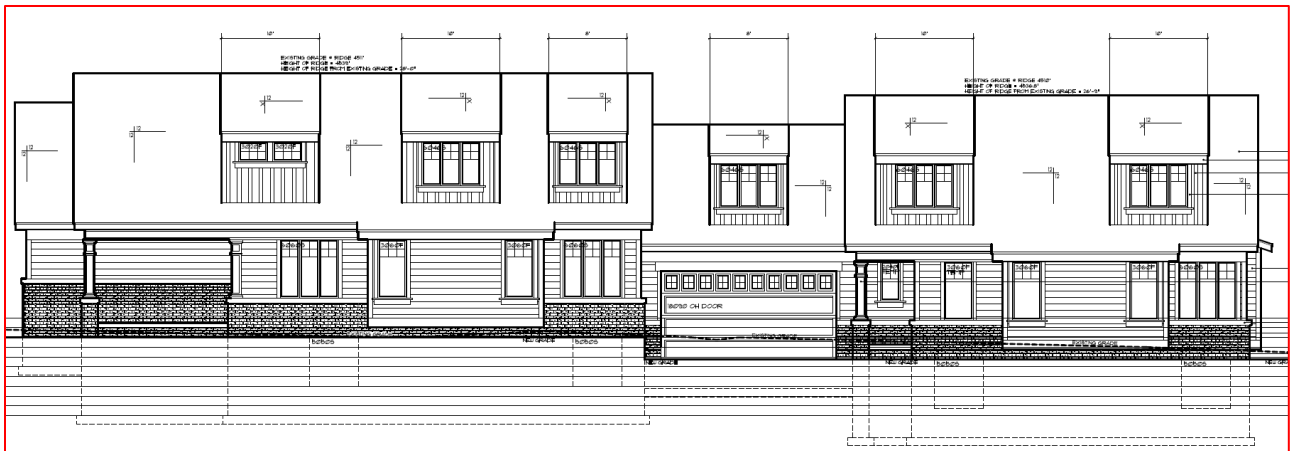
North elevation, front façade – entrance to front dwelling, facing 300 South.



South elevation, rear – entrance to rear dwelling, facing alley.



*East elevation*



*West elevation*

**KEY CONSIDERATIONS:**

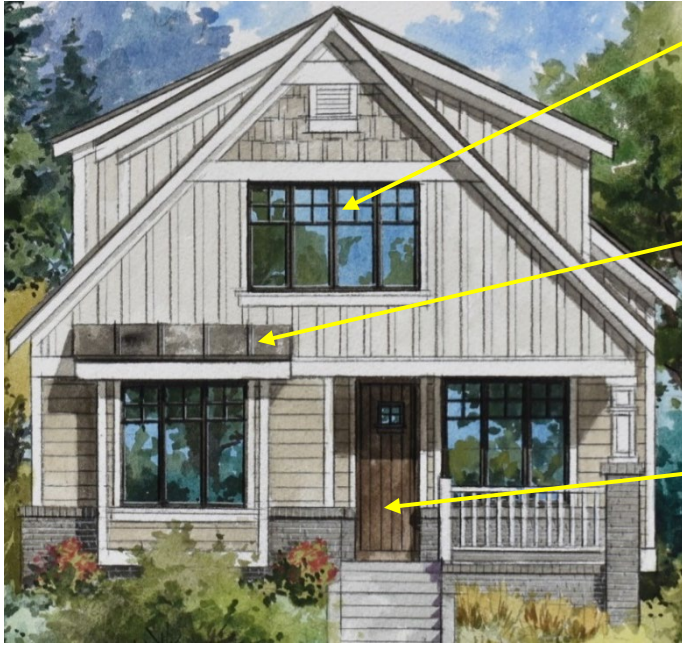
The key issues listed below have been identified through the analysis of the project.

**Issue 1: Revisions to Proposal (*resolved*)**

Staff worked with the applicant and recommended the following changes to the project:

- Previous plans did not meet front yard setback. The plan changed so that the front yard setback is the average of the front yard setbacks of the block face.
- Previous plans did not meet the wall height. The projecting modulation on the side of the building was lowered to meet the required wall height.
- Exposed foundation wall. The applicant changed the treatment of the foundation to fill out the exposed wall.
- Sliding door as the front entrance. The applicant changed the sliding glass door to a wood batten door.
- Windows in the dormers were not centered. The windows were changed to be in the center of the dormers.
- Applicant has agreed to include steps from the sidewalk to the property. Staff recommends that this be a condition of approval.

## Issue 2: Proposed Revisions to the Project



- Vinyl is not an appropriate material for windows in the front façade in the historic district. Staff recommends that the windows in the front façade be of a material that is appropriate for the historic district.
- The applicant is requesting a metal roof on the eaves over the projecting window on the front façade. Staff finds that metal roof is a material that is not appropriate for projects in historic districts.
- Staff finds that the proposed batten door is not appropriate for the architectural style of the proposed building. A panel door would be more appropriate.

### **NEXT STEPS:**

If the requests for a COA for New Construction is granted by the HLC, the applicant may proceed with the project as represented in this Staff Report and will be required to obtain all necessary approvals and permits for the proposed addition.

If the Commission disagrees with Staff's recommendation and the project is denied, the applicant would not be issued a COA for the request and any new proposal would require submittal of a new application.



# ATTACHMENT A: VICINITY MAP

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**ATTACHMENT B: CURRENT SITE PHOTOGRAPHS**

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**VIEW OF THE REAR OF THE PROPERTY**

**ATTACHMENT C: UNIVERSITY SURVEY INFORMATION**





1318 E 200 SOUTH  
NC



1320 E 200 SOUTH  
OP



1330 E 200 SOUTH  
EC



1340 E 200 SOUTH  
EC



1104 E 300 SOUTH  
EC



1108 E 300 SOUTH  
ES



1116 E 300 SOUTH  
ES



1123 E 300 SOUTH  
EC



1130 E 300 SOUTH  
ES



1133 E 300 SOUTH  
ES



1138 E 300 SOUTH  
ES



1142 E 300 SOUTH  
EC



1144 E 300 SOUTH  
ES



1150 E 300 SOUTH  
NC



1154 E 300 SOUTH  
ES



1155 E 300 SOUTH  
OP



1162 E 300 SOUTH  
NC



1180 E 300 SOUTH  
NC



1205 E 300 SOUTH  
ES



1215 E 300 SOUTH  
ES



1223 E 300 SOUTH  
EC



1224 E 300 SOUTH  
EC



1227 E 300 SOUTH  
EC



1228 E 300 SOUTH  
ES

Address Order

Evaluation Date: /

Address/ Property Name	Const. Eval Date Ht.	Original Use	Material	Style	Plan/Type; ID#	Comments
1280 E 200 SOUTH CLUFF APTS.	A 1911 3	MULTIPLE DWELLING	CA	COLONIAL REVIVAL RN	WALK-UP APT. #256292	NOW KNOWN AS HILLVIEW APTS. UNIV. NEIGHB. HIST. DIST.*
1318 E 200 SOUTH	D c.1950 1	COMMERCIAL (GEN.)	STUCCO/PLASTER	POST-WWII: OTHER	OTHER COMMERCIAL/PUBLIC #257171	UNIV. NEIGHB. HIST. DIST.*
<del>1320 E 200 SOUTH</del>	<del>D c.1945 1</del>	<del>COMMERCIAL (GEN.)</del>	<del>REGULAR BRICK</del>	<del>OTHER/UNCLEAR STYLE</del>	<del>OTHER COMMERCIAL/PUBLIC #256294</del>	<del>U PHARMACY/THE PIE UNIV. NEIGHB. HIST. DIST.*</del>
1320 E 200 SOUTH U PHARM/THE PIE	D c.1945 1	COMMERCIAL (GEN.)	REGULAR BRICK	POST-WWII: OTHER	OTHER COMMERCIAL/PUBLIC #257170	UNIV. NEIGHB. HIST. DIST.*
1328 E 200 SOUTH CHOP SUEY LUEY	C c.1940 1	COMMERCIAL (GEN.)	WOOD SHEET	OTHER/UNCLEAR STYLE	OTHER COMMERCIAL/PUBLIC #257169	UNIV. NEIGHB. HIST. DIST.*
* 1334 E 200 SOUTH GUTHRIE	A c.1920 1	COMMERCIAL (GEN.)	CA	VERNACULAR MM	1-PART BLOCK #257168	UNIV. NEIGHB. HIST. DIST.*
<del>1340 E 200 SOUTH</del>	<del>A c.1920 1</del>	<del>COMMERCIAL (GEN.)</del>	<del>REGULAR BRICK</del>	<del>ART MODERNE</del>	<del>1-PART BLOCK #256293</del>	<del>HAIR SHOP UNIV. NEIGHB. HIST. DIST.*</del>
1340 E 200 SOUTH HAIR SHOP	A c.1920 1	COMMERCIAL (GEN.)	CA	VERNACULAR MM	1-PART BLOCK #257167	UNIV. NEIGHB. HIST. DIST.*
1104 E 300 SOUTH	A c.1916 2	RESIDENTIAL (GEN.)	REGULAR BRICK	PRAIRIE SCHOOL	OTHER RESIDENCE TYPE #256299	UNIV. NEIGHB. HIST. DIST.*
1108 E 300 SOUTH	A c.1895 1	RESIDENTIAL (GEN.)	STUCCO/PLASTER	VERNACULAR	OTHER RESIDENCE TYPE #256300	UNIV. NEIGHB. HIST. DIST.*
1116 E 300 SOUTH	A c.1895 1	RESIDENTIAL (GEN.)	STUCCO/PLASTER	VERNACULAR	OTHER RESIDENCE TYPE #256301	UNIV. NEIGHB. HIST. DIST.*
1125 E 300 SOUTH	D c.1965 1	RESIDENTIAL (GEN.)	REGULAR BRICK DZ	TM	OTHER RESIDENCE TYPE #256320	UNIV. NEIGHB. HIST. DIST.*
1130 E 300 SOUTH	A c.1923 1.5	RESIDENTIAL (GEN.)	REGULAR BRICK	BUNGALOW	BUNGALOW #256302	UNIV. NEIGHB. HIST. DIST.*

\* = approximate address

EVALUATION CODES: A = Eligible/Architecturally Significant B = Eligible C = Ineligible/Altered D = Out-of-Period



Address/ Property Name	Const. Eval Date	Ht.	Original Use	Material	Style	Plan/Type; ID#	Comments
1133 E 300 SOUTH	A c.1909	1.5	RESIDENTIAL (GEN.)	STUCCO/PLASTER CA	COLONIAL REVIVAL	BUNGALOW #256319	UNIV. NEIGHB. HIST. DIST.*
1138 E 300 SOUTH	A c.1914	1.5	RESIDENTIAL (GEN.)	REGULAR BRICK EA	BUNGALOW TA	BUNGALOW #256303	UNIV. NEIGHB. HIST. DIST.*
1142 E 300 SOUTH	A c.1907	1.5	RESIDENTIAL (GEN.)	CA	NEOCLASSICAL TB	BUNGALOW #256304	UNIV. NEIGHB. HIST. DIST.*
1144 E 300 SOUTH	A c.1905	2	RESIDENTIAL (GEN.)	REGULAR BRICK EA	BUNGALOW	BUNGALOW #256305	UNIV. NEIGHB. HIST. DIST.*
* 1149 E 300 SOUTH	D c.1970	2	RESIDENTIAL (GEN.)	REGULAR BRICK	POST-WWII: OTHER	OTHER APT./HOTEL PLAN #256318	UNIV. NEIGHB. HIST. DIST.*
1150 E 300 SOUTH	C c.1905	1.5	RESIDENTIAL (GEN.)	REGULAR BRICK	VICTORIAN ECLECTIC	#256306	ALTERED UNIV. NEIGHB. HIST. DIST.*
1154 E 300 SOUTH	D c.1960	2	RESIDENTIAL (GEN.)	REGULAR BRICK	POST-WWII: OTHER	OTHER APT./HOTEL PLAN #256307	UNIV. NEIGHB. HIST. DIST.*
1162 E 300 SOUTH	C c.1908	2	RESIDENTIAL (GEN.)	REGULAR BRICK	PRAIRIE SCHOOL	FOURSQUARE (BOX) #256308	ALTERED UNIV. NEIGHB. HIST. DIST.*
1180 E 300 SOUTH	D c.1965	2.5	RESIDENTIAL (GEN.)	WOOD SHEET	POST-WWII: OTHER	OTHER APT./HOTEL PLAN #256309	UNIV. NEIGHB. HIST. DIST.*
1205 E 300 SOUTH	A c.1913	2.5	RESIDENTIAL (GEN.)	CA	PRAIRIE SCHOOL RN	FOURSQUARE (BOX) #256322	UNIV. NEIGHB. HIST. DIST.*
1215 E 300 SOUTH	A c.1914	2.5	RESIDENTIAL (GEN.)	CA	PRAIRIE SCHOOL RN	FOURSQUARE (BOX) #256321	UNIV. NEIGHB. HIST. DIST.*
1223 E 300 SOUTH	A c.1910	2.5	RESIDENTIAL (GEN.)	CA	PRAIRIE SCHOOL RN	FOURSQUARE (BOX) #256326	UNIV. NEIGHB. HIST. DIST.*

\* = approximate address

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## **ATTACHMENT D: APPLICATION MATERIALS**

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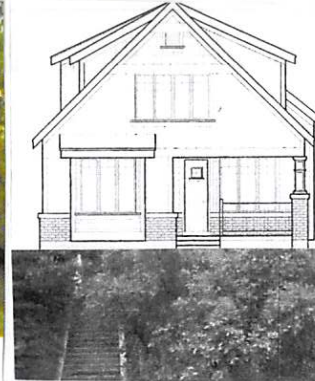
**1104 East 300 South**  
Masonry, bungalow-prairie, 1916 - multifamily  
Low hip roof with wide eaves, brick exterior, concrete  
belt and sill courses, with band of windows (glassed-  
in porch) concrete foundation.



**1108, 1112, and 1114 East 300 South**  
Frame, builder's vernacular, 1895  
Gable roof parallel to street, gabled porch with  
paired square column, stucco exterior, scalloped trim  
under eaves.



**1116 East 300 South**  
Masonry, pattern book, 1895  
Hip roof with gabled projecting porch roof, fishscale  
shingles in gable ends, also large Palladian win-  
dows, brick exterior; transomed door and window.



*1122 EAST 300 SOUTH  
MASONRY AND SIDING, broad  
gable with porch.*



**1130 East 300 South**  
Masonry, bungalow-prairie, 1923  
Low hip roof with projecting hipped porch, brick exte-  
rior; concrete foundation; wide eaves; aggregate  
concrete coping and sill.



**1138 East 300 South**  
Masonry, bungalow, 1914  
Hip roof with front gable over porch, with half-  
timbering and returns in gable end; full-width porch;  
brick exterior, Prairie-style leaded glass windows.



**1142 East 300 South**  
Masonry, bungalow, 1914  
Hip roof with front gable over porch, with half-  
timbering and returns in gable end; full-width porch;  
brick exterior, Prairie-style leaded glass windows.



**1144 East 300 South**  
Masonry, bungalow-craftsman, 1905  
Broad gable roof parallel to street with large gabled  
dormer with porch; exposed rafters; recessed full-  
width porch with paneled brick columns; brick exterior,  
leaded glass transomed windows; sidelights in door;  
half timbered gable ends; rough stone foundation.



**1150 East 300 South**  
Masonry, pattern book, 1905  
Hip roof with front gable; brick exterior; segment  
arched side windows; bowed brick bay; fishscale  
shingled gable end.



**1154-56 East 300 South**  
Masonry, apartment (1970 ?)  
Concrete foundation, parking under building; win-  
dow, aluminum slides; low pitched gable roof.



**1162 East 300 South**  
Masonry, builder's vernacular, 1908  
Hip roof with hipped front bay; wide eaves, brick ex-  
terior; rectangular bay window or side; decorative  
muntin design in window.



**1180 East 300 South**  
Masonry, (1960 ?)  
Sandstone foundation; side windows, double hung  
windows.

*1122 EAST 300 SOUTH - KNIGHT Duplex - STREET SCAPE*





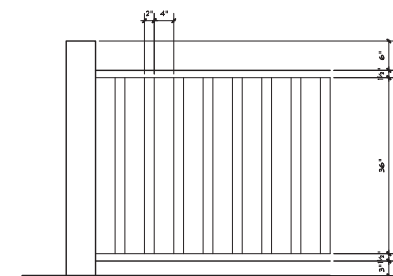
1436 S LEGEND HILLS DR  
STE 320  
CLEARFIELD, UTAH 84041  
801.217.3727

**ATTENTION**

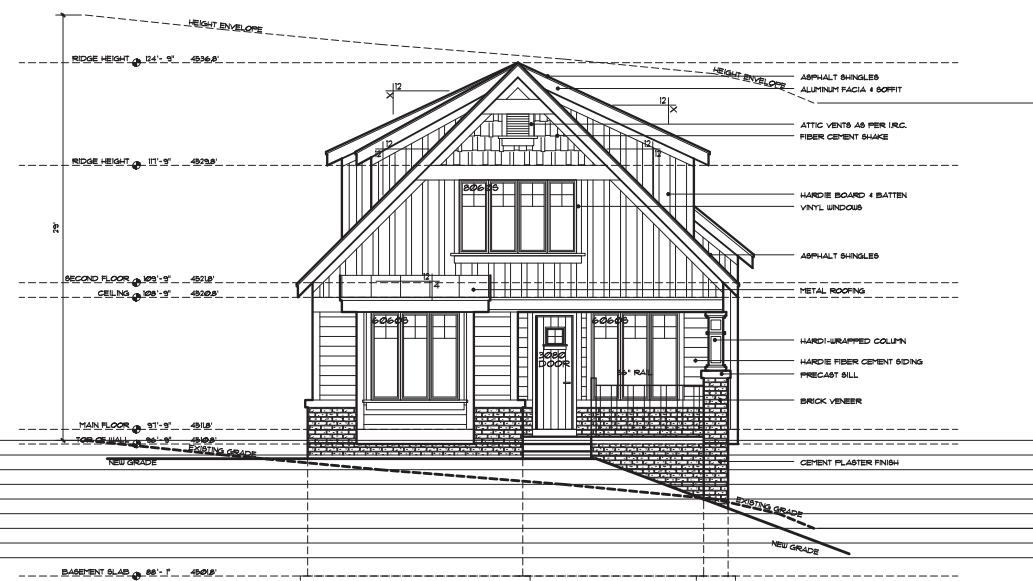
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**A** RAILING DETAIL  
SCALE: 1/2" = 1'-0"



**PROJECT NAME:**  
KNIGHT DUPLEX

**LOCATION INFO:**  
LOT #  
5  
SUBDIVISION  
BLOCK 22  
PLAT "F"  
CITY  
SALT LAKE CITY  
STATE  
UTAH

**CLIENT NAME:**  
KNIGHT BUILDERS

**PLAN NAME:**  
CUSTOM

**ORIGINAL RELEASE:**  
JUNE 6, 2018

**REVISION DATES**  
04/30/2020  
XX/XX/XXXX  
XX/XX/XXXX  
XX/XX/XXXX

KNIGHTDUP-11-1001-B-19-B

**NORTH ELEVATION**

**A2 | 2**

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4514  
4513  
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**A** NORTH ELEVATION  
SCALE: 1/8" = 1'-0"



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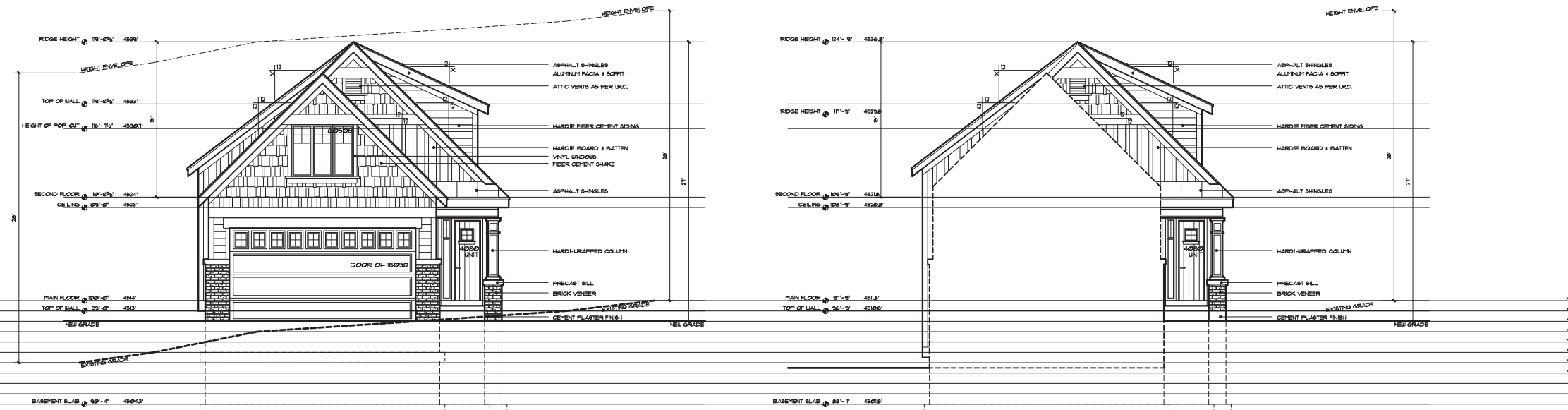
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KNIGHTDUP-11-1001-B-19-B

**SOUTH  
ELEVATION**

**A2 | 1**

PAGE 4 OF 24



**A** SOUTH ELEVATION

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



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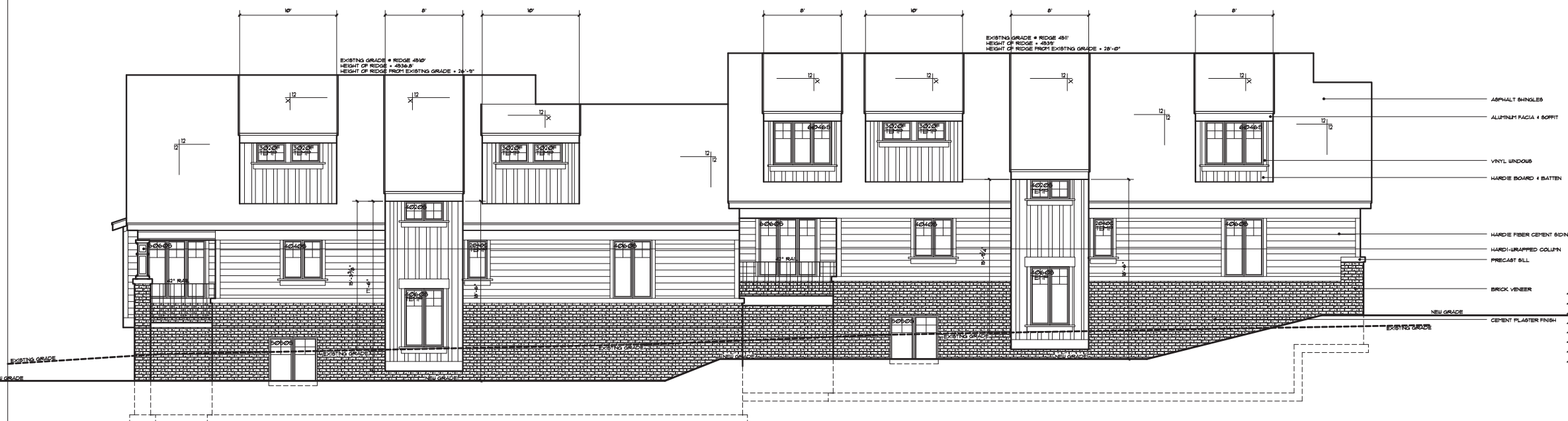
**REVISION DATES**  
04/30/2020  
XX/XX/XXXX  
XX/XX/XXXX  
XX/XX/XXXX

KNIGHTDUP-11-1001-B-19-B

**WEST  
ELEVATION**

**A2 | 3**

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**A** WEST SIDE ELEVATION  
SCALE: 1/8" = 1'-0"





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 CITY  
 SALT LAKE CITY  
 STATE  
 UTAH

**CLIENT NAME:**  
 KNIGHT BUILDERS

**PLAN NAME:**  
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**ORIGINAL RELEASE:**  
 JUNE 6, 2018

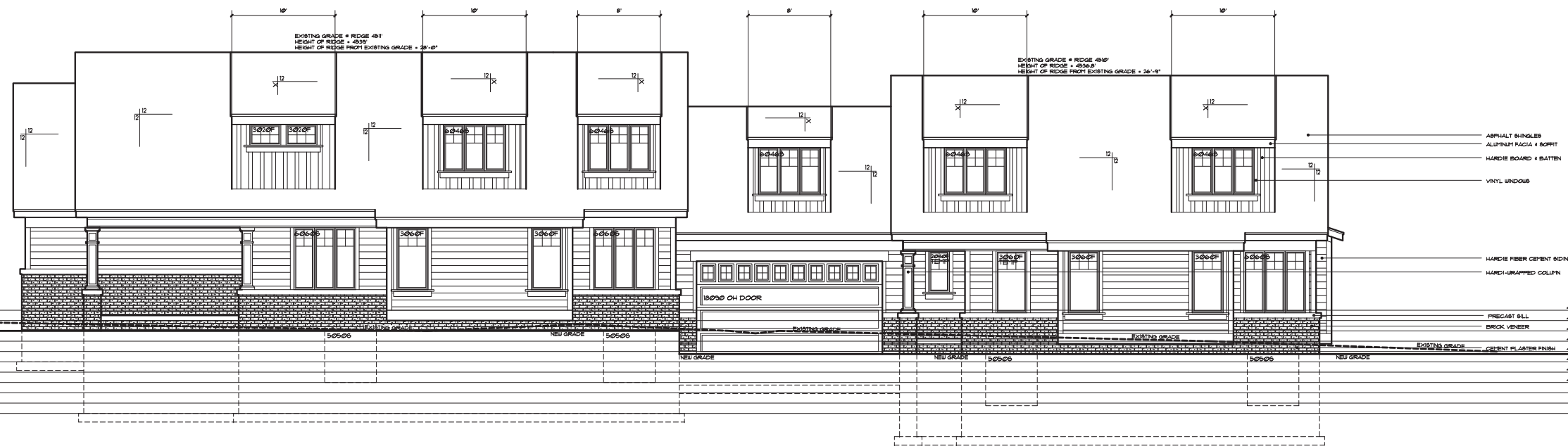
**REVISION DATES**  
 04/30/2020  
 XX/XX/XXXX  
 XX/XX/XXXX  
 XX/XX/XXXX

KNIGHTDUP-11-1001-B-19-B

**EAST ELEVATION**

**A2 | 4**

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**A EAST SIDE ELEVATION**  
 SCALE: 1/8" = 1'-0"

ELECTRICAL SCHEDULE

⊕	CEILING MOUNTED INCANDESCENT
⊕	WALL MOUNTED INCANDESCENT
⊕	INCANDESCENT FULL COND LIGHT
⊕	SMALL APERTURE RECESSED LIGHT
⊕	LARGE APERTURE RECESSED LIGHT
⊕	EXTERIOR RATED FLOOD LIGHT
⊕	SCENE AS PER OWNER
⊕	FLUORESCENT LIGHT
⊕	FLOOR HALL OR STAIR LIGHT
⊕	TRACK LIGHTS
⊕	CEILING FAN W/ LIGHT
⊕	CEILING FAN
⊕	EXHAUST FAN
⊕	EXHAUST FAN W/ LIGHT
⊕	EXHAUST FAN W/ HEATER
⊕	SMOKE DETECTOR W/BATT BACKUP
⊕	CARBON MONOXIDE DETECTOR
⊕	120 VOLT DUPLEX OUTLET
⊕	220 VOLT OUTLET
⊕	120 VOLT GROUND FAULT INTERRUPTER
⊕	120 VOLT WATERPROOF GF OUTLET
⊕	PHONE JACK
⊕	TELEVISION CABLE JACK
⊕	MULTI-MEDIA OUTLET (CANT BE SHOWN W/ 4 PORT OUTLET)
⊕	NORMAL SWITCH

WINDOW TYPE NOTE

ALL SLIDERS AND SINGLE HUNG WINDOWS ARE ASSUMED TO OPEN SWH UNLESS OTHERWISE INDICATED

KEY TO TYPE  
 SH - SINGLE HUNG S - SLIDER  
 C - CASSEMENT F - FIXED  
 AW - AWNING

SHEETROCK NOTE

BECAUSE OF THE STYLE AND SPECIFIC ARCHITECTURE DO NOT USE ANY ROUNDED CORNERS IN THE FINISH OF ANY OF THE SHEETROCK IN THIS PROJECT UNLESS SPECIFICALLY INSTRUCTED BY THE HOMEOWNER UNLESS OTHERWISE INSTRUCTED, USE ONLY SHARP CORNERS IN THE COMPLETION OF THE SHEETROCK OF THIS PROJECT.

VERTICAL REFERENCE NOTE

IN THESE PLANS THE POSITION OF THE FINISHED MAIN FLOOR IS DETERMINED TO BE 100'-0" AS A BASE REFERENCE.

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AWP IS AN INDICATION OF A FEATURE THAT EXISTS IN RELATION TO ITS DISTANCE ABOVE THE FINISHED FLOOR.



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 KNIGHT DUPLEX

LOCATION INFO:  
 LOT #  
 5  
 SUBDIVISION  
 BLOCK 22  
 PLAT "F"  
 CITY  
 SALT LAKE CITY  
 STATE  
 UTAH

CLIENT NAME:  
 KNIGHT BUILDERS

PLAN NAME:  
 CUSTOM

ORIGINAL RELEASE:  
 JUNE 6, 2018

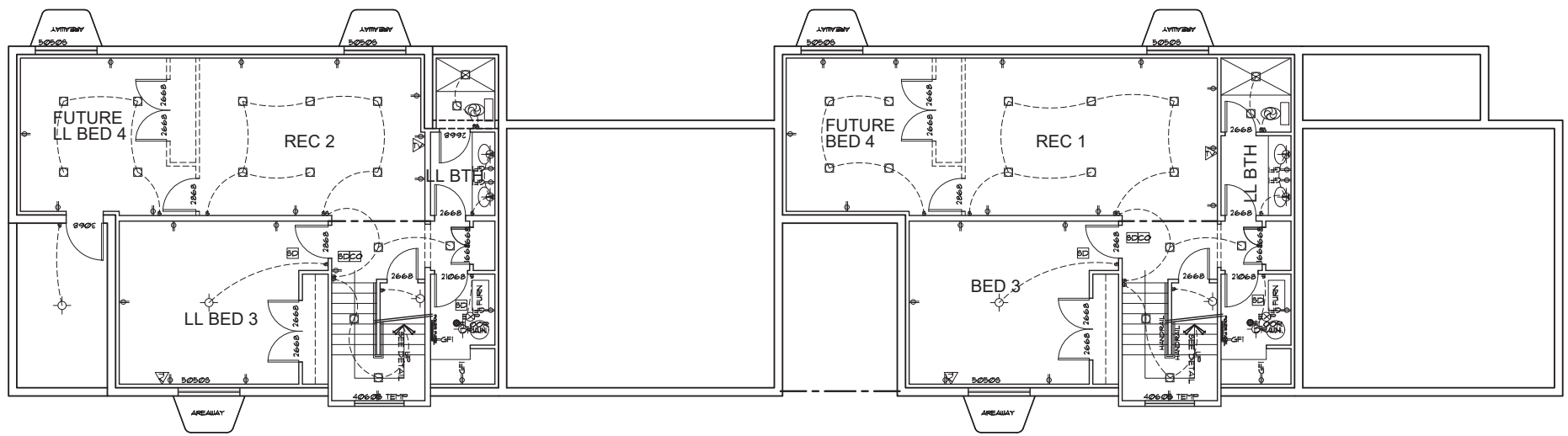
REVISION DATES  
 04/30/2020  
 XX/XX/XXXX  
 XX/XX/XXXX  
 XX/XX/XXXX

KNIGHTDUP-F-1001-B-19-A

BASEMENT FLOOR PLAN

A3 | 1

PAGE 8 OF 24



**BASEMENT FLOOR PLAN**  
 SCALE: 1/8" = 1'-0"

ELECTRICAL SCHEDULE	
⊕	CEILING MOUNTED INCANDESCENT
⊕	WALL MOUNTED INCANDESCENT
⊕	INCANDESCENT FULL COND LIGHT
⊕	SMALL APERTURE RECESSED LIGHT
⊕	LARGE APERTURE RECESSED LIGHT
⊕	EXTERIOR RATED FLOOD LIGHT
⊕	SCENE AS PER OWNER
⊕	FLUORESCENT LIGHT
⊕	FLOOR HALL OR STAIR LIGHT
⊕	TRACK LIGHTS
⊕	CEILING FAN W/ LIGHT
⊕	CEILING FAN
⊕	EXHAUST FAN
⊕	EXHAUST FAN W/ LIGHT
⊕	EXHAUST FAN W/ HEATER
⊕	SMOKE DETECTOR W/BATT BACKUP
⊕	CARBON MONOXIDE DETECTOR
⊕	150 VOLT DUPLEX OUTLET
⊕	220 VOLT OUTLET
⊕	150 VOLT GROUND FAULT INTERRUPTER
⊕	150 VOLT WATERPROOF GF OUTLET
⊕	PHONE JACK
⊕	TELEVISION CABLE JACK
⊕	MULTI-MEDIA OUTLET (CANT BE SPUNG W/ 4 PORT OUTLET)
⊕	NORMAL SWITCH
WINDOW TYPE NOTE	
ALL SLIDERS AND SINGLE HUNG WINDOWS ARE ASSUMED TO OPEN DOWN UNLESS OTHERWISE INDICATED	
KEY TO TYPE SH - SINGLE HUNG    S - SLIDER C - CASSEMENT    F - FIXED AH - AWING	
SHEETROCK NOTE	
BECAUSE OF THE STYLE AND SPECIFIC ARCHITECTURE DO NOT USE ANY ROUNDED CORNERS IN THE FINISH OF ANY OF THE SHEETROCK IN THIS PROJECT UNLESS SPECIFICALLY INSTRUCTED BY THE HOMEOWNER UNLESS OTHERWISE INSTRUCTED, USE ONLY SHARP CORNER TRIM IN THE COMPLETION OF THE SHEETROCK OF THIS PROJECT.	

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APP IS AN INDICATION OF A FEATURE THAT EXISTS IN RELATION TO ITS DISTANCE ABOVE THE FINISHED FLOOR.



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**PLAN NAME:**  
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**ORIGINAL RELEASE:**  
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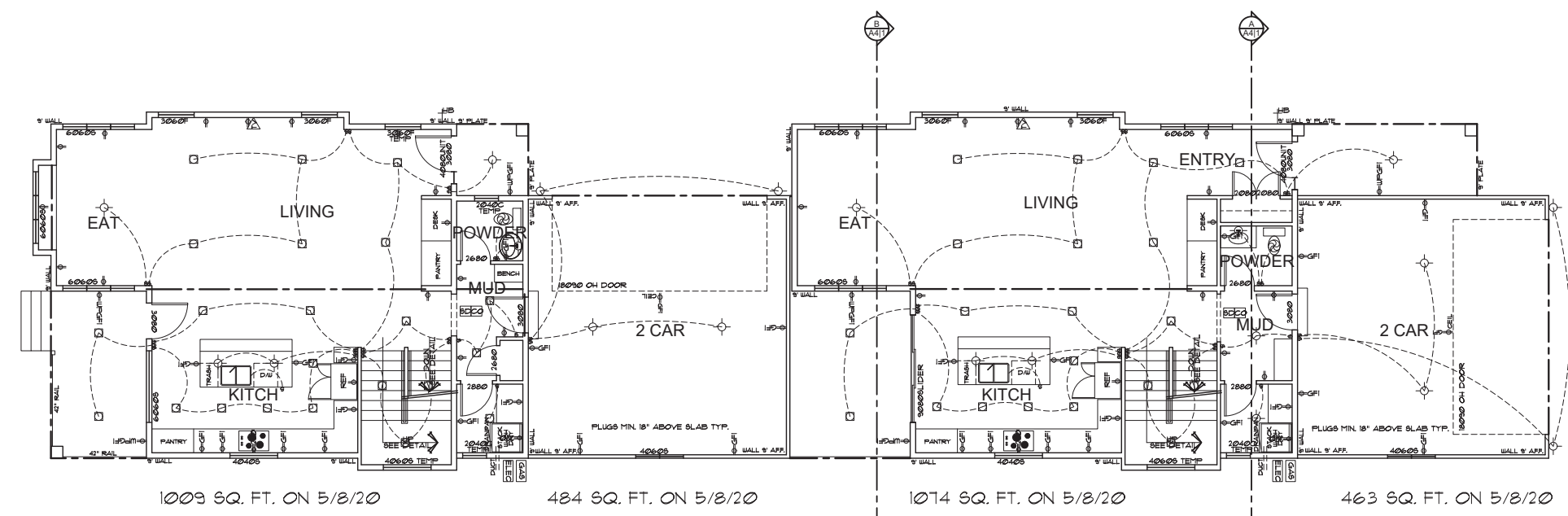
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 XX/XX/XXXX  
 XX/XX/XXXX

KNIGHTDUP-M-JOXX-B-19-A

**MAIN FLOOR PLAN**

**A3 | 3**

PAGE 10 OF 24



**MAIN FLOOR PLAN**  
 SCALE: 1/8" = 1'-0"



ELECTRICAL SCHEDULE	
⊕	CEILING MOUNTED INCANDESCENT
⊕	WALL MOUNTED INCANDESCENT
⊕	INCANDESCENT FULL COND LIGHT
□	SMALL APERTURE RECESSED LIGHT
□	LARGE APERTURE RECESSED LIGHT
⊕	EXTERIOR RATED FLOOD LIGHT
⊕	BOUNCE AS PER OWNER
⊕	FLUORESCENT LIGHT
⊕	FLOOR HALL OR STAIR LIGHT
⊕	TRACK LIGHTS
⊕	CEILING FAN W/ LIGHT
⊕	CEILING FAN
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⊕	SMOKE DETECTOR W/BATT BACKUP
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⊕	NORMAL SWITCH
WINDOW TYPE NOTE	
ALL SLIDERS AND SINGLE HUNG WINDOWS ARE ASSUMED TO OPEN SWH UNLESS OTHERWISE INDICATED	
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SHEETROCK NOTE	
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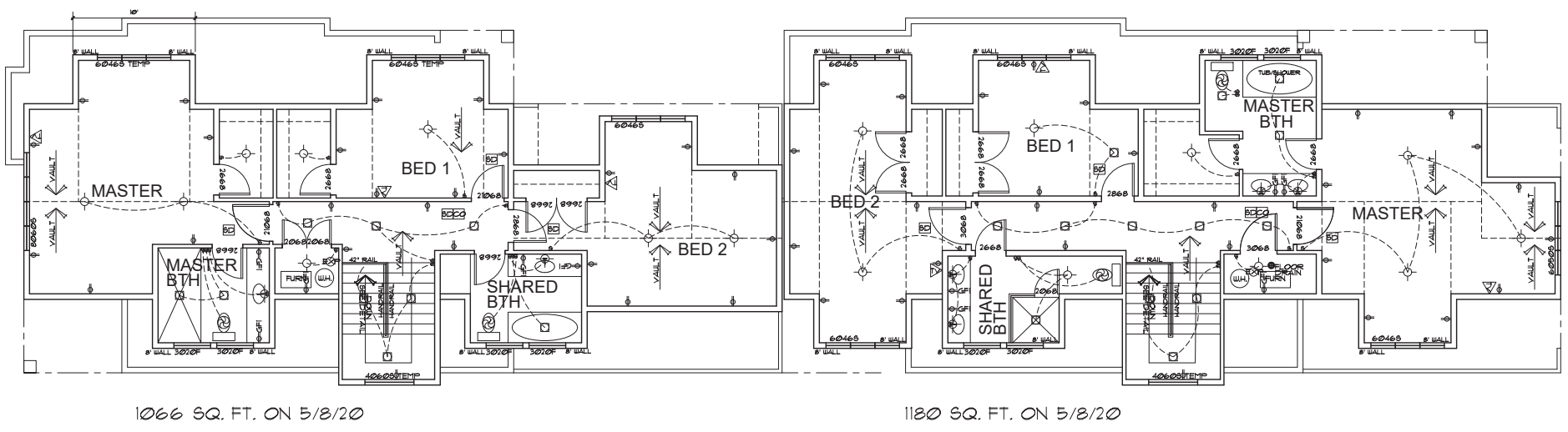
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KNIGHTDUP-11-XXXX-B-19-A

UPPER FLOOR PLAN

A3 | 5

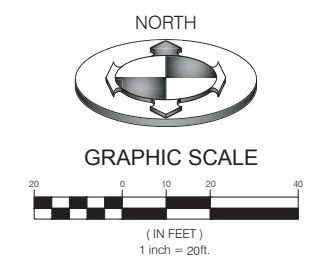
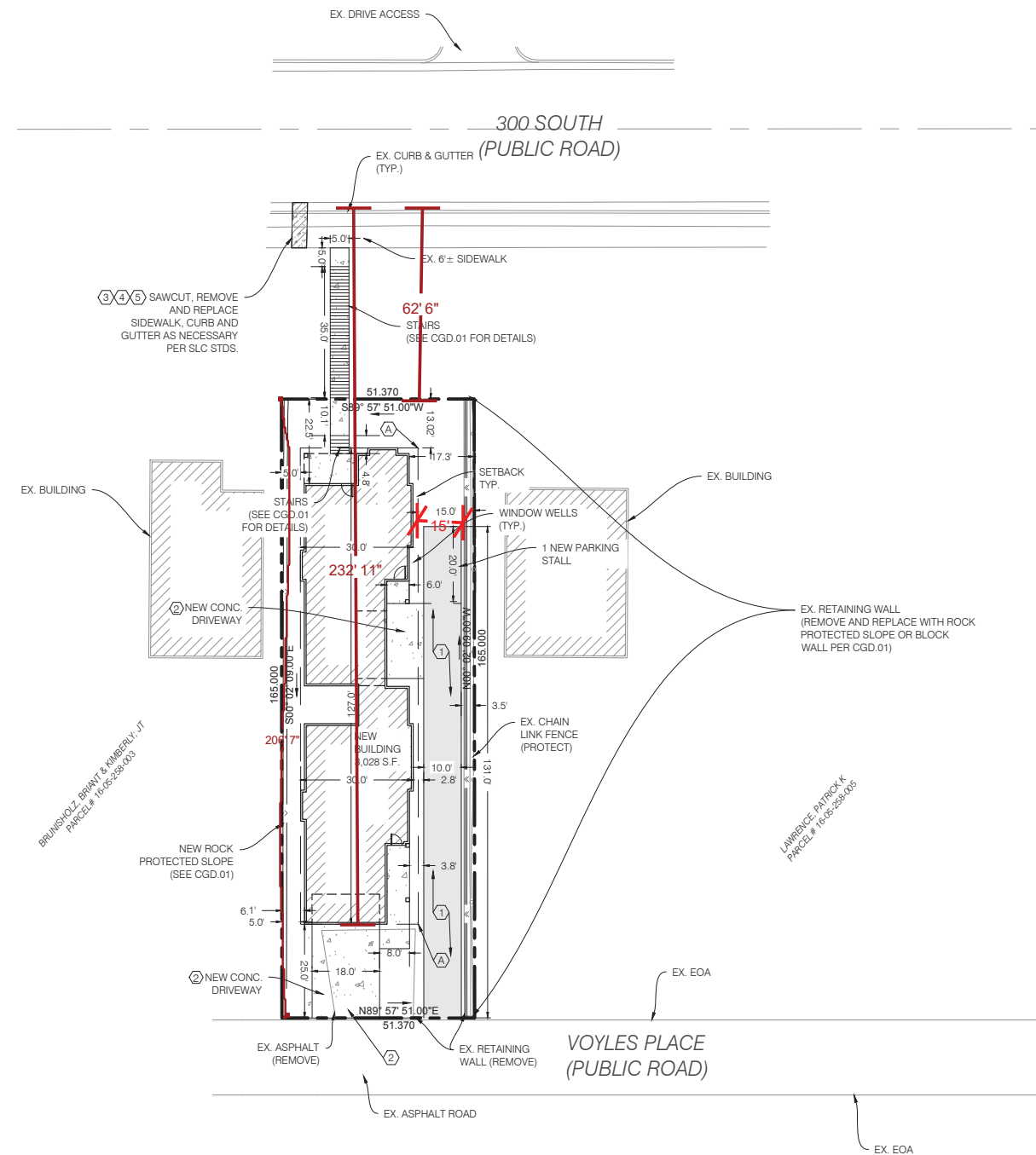
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1066 SQ. FT. ON 5/8/20

1180 SQ. FT. ON 5/8/20

**UPPER FLOOR PLAN**  
SCALE: 1/8" = 1'-0"



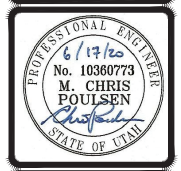
CONSTRUCTION KEY NOTES REFERENCE		
NO.	DESCRIPTION	DETAIL
①	ASPHALT PAVEMENT WITH GRANULAR BASE	1/CDT.01
②	CONCRETE PAVEMENT WITH GRANULAR BASE	1/CDT.01
③	SIDEWALK PER APWA #231	
④	SAWCUT AND REPLACE PER APWA #255	
⑤	CONCRETE CURB AND GUTTER PER APWA #205 TYPE 'A'	

AREA TABLE		
PARTICULARS	S.F.	%
BUILDING	2,975	35.7
HARDSCAPE	2,051	24.2
LANDSCAPE	3,450	40.1
TOTAL	8,476	100

NOTE:  
PRIOR TO WORKING IN THE PUBLIC WAY, A LICENSED, INSURED, AND BONDED CONTRACTOR, WHO HAS SAID INFORMATION ON FILE WITH SLC ENGINEERING, MUST OBTAIN A PUBLIC WAY PERMIT FROM SLC ENGINEERING AND PERHAPS A TRANSPORTATION PERMIT. ALL WORK IN THE PUBLIC WAY SHALL FOLLOW APWA STANDARD.

SETBACK REQUIREMENTS NOTE(A)  
THE AVERAGE FRONT YARD SETBACK FOR THE BLOCK IS 13.02'.  
THE MINIMUM REQUIRED REAR YARD SET BACK IS 25.0'

NO.	DATE	DESCRIPTION
1	02/21/18	CHANGES PER CITY REDLINES
2	04/02/19	CHANGES IN LAYOUT PER ARCHITECT REQUESTS
3	05/07/19	CHANGES PER CITY REDLINES
4	06/17/20	CHANGES PER CITY REDLINES
5	09/27/2018	1700162 site



**BENCHMARK ENGINEERING & LAND SURVEYING**  
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 SANDY, UTAH 84070 (801) 542-7192  
 www.benchmarkcivil.com

**1122 DUPLEX**  
 1122 EAST 300 SOUTH  
 SALT LAKE CITY, UTAH

PROJECT NO. 1708162  
 SITE PLAN  
 CSP.01  
 4 OF 9



# LANDSCAPE PLAN SPECIFICATIONS

## PART I - GENERAL

### 1.1 SUMMARY

A. This section includes landscape procedures for the Project including all labor, materials, and installation necessary, but not limited to, the following:

- Soil Amendments
- Fine Grading
- Cultivation
- Landscape Edging
- Turf Planting
- Furnish and Installing Plant
- Maintenance
- Mowing
- Weeding

### 1.2 SITE CONDITIONS

A. Examination: Before submitting a Bid, each Contractor shall carefully examine the Contract Documents; shall visit the site of the Work; shall fully inform themselves as to all existing conditions and limitations; and shall include in the Bid the cost of all items required by the Contract Documents are at a variance with the applicable laws, building codes, rules, regulations, or contain obvious erroneous or uncoordinated information, the Contractor shall promptly notify the Project Representative and the necessary changes shall be accomplished by Addendum.

B. Protection: Contractor to conduct the Work in such a manner to protect all existing underground utilities or structures. Contractor to repair or replace any damaged utility or structure using identical materials to match existing at no expense to the Owner.

C. Irrigation System: Do not begin planting until the irrigation system is completely installed, is adjusted for full coverage and is completely operational.

### 1.3 PERMITS

A. Blue Stake/ Dig Line: When digging is required, "Blue Stake" or "Dig Line" the work site and identify the approximate location of all known underground utilities or structures.

### 1.4 PLANT DELIVERY, QUALITY, AND AVAILABILITY

A. Unauthorized substitutions will not be accepted. If proof is submitted that specific plants or plant sizes are unavailable, written substitution requests will be considered for the nearest equivalent plant or size. All substitution requests must be made in writing and preferably before the bid due date.

### 1.5 FINAL INSPECTION

A. All plants will be inspected at the time of Final Inspection prior to receiving a Landscape Substantial Completion for conformance to specified planting procedures, and for general appearance and vitality. Any plant not approved by the Project Representative will be rejected and replaced immediately.

### 1.6 LANDSCAPE SUBSTANTIAL COMPLETION

A. A Substantial Completion Certificate will only be issued by the Project Representative for "Landscape and Irrigation" in their entirety. Substantial Completion will not be proportioned to be designated areas of a project.

### 1.7 MAINTENANCE

A. Plant Material: The Contractor is responsible to maintain all planted materials in a healthy and growing condition for 30 days after receiving a Landscape Substantial Completion at which time the Guarantee period commences. This maintenance is to include mowing, weeding, cultivating, fertilizing, monitoring water schedules, controlling insects and diseases, re-guying and staking, and all other operations of care necessary for the promotion of root growth and plant life so that all plants are in a condition satisfactory at the end of the guarantee period. The Contractor shall be held responsible for failure to monitor watering operations and shall replace any and all plant material that is lost due to improper application of water.

### 1.8 GUARANTEE

A. Guarantee: A guarantee period of one year shall begin from end of maintenance period and final acceptance for trees, shrubs, and ground covers. All plants shall grow and be healthy for the guarantee period and trees shall live and grow in acceptable upright position. Any plant not alive, in poor health, or in poor condition at the end of the guarantee period will be replaced immediately. Any plant will only need to be replaced once during the guarantee period. Contractor to provide documentation showing where each plant to be replaced is located. Any outside factors, such as vandalism or lack of maintenance on the part of the Owner, shall not be part of the guarantee.

### PART II - PRODUCTS

#### 2.1 LANDSCAPE MATERIALS

A. Tree Staking: All trees shall be staked for one year warranty period. All trees not plumb shall be replaced. Staked trees shall use vinyl tree ties and tree stakes two (2) inch by two (2) by eight (8) foot common pine stakes used as shown on the details.

B. Tree Wrap: Tree wrap is not to be used.

C. Mulch/Rock: See Plans. All planter beds to receive a minimum 3" layer for trees, shrubs, and perennials and 1" for groundcovers.

D. Weed Barrier: DeWitt 5 oz. weed barrier fabric. Manufactured by DeWitt Company, dewittcompany.com or approved equal.

E. Tree, Shrub, and Grass Backfill Mixture: Backfill mixture to be 50% native soil and 50% topsoil, thoroughly mixed together prior to placement.

F. Topsoil: Required for turf areas, planter beds and Backfill Mixture. Acceptable topsoil shall meet the following standards:

- PH: 5.5-7.5
- EC (electrical conductivity): < 2.0 mmhos per centimeter
- SAR (sodium absorption ration): < 3.0
- % OM (percent organic matter): >1%
- Texture (particle size per USDA soil classification): Sand <70%; Clay < 30%; Silt < 70%; Stone fragments (gravel or any soil particle greater than two (2) mm in size) < 5% by volume.

G. Turf Sod: All sod shall be 18 month old as specified on plans (or approved equal) that has been cut fresh the morning of installation. Only sod that has been grown on a commercial sod farm shall be used. Only use sod from a single source.

H. Landscape Edging: Headers and Edging six (6) inches by four (4) inches extruded concrete curb made up of the following materials:

- Washed mortar sand free of organic material.
- Portland Cement (see concrete spec. below for type)
- Reinforced Fiber - Specifically produced for compatibility with aggressive alkaline

environment of Portland cement-based composites.

d. Only potable water for mixing.

### PART III - EXECUTION

#### 3.1 GRADING

A. Topsoil Preparation: Grade planting areas according to the grading plan. Eliminate uneven areas and low spots. Provide for proper grading and drainage.

B. Topsoil Placement: Slope surfaced away from building at two (2) percent slope with no pockets of standing water. Establish finish grades of one (1) inches for planters below grade of adjacent paved surfaces. Provide neat, smooth, and uniform finish grades. Remove surplus sub-soil and topsoil from the site.

C. Compaction: compaction under hard surface areas (asphalt paths and concrete surfaces) shall be ninety-five (95) percent. Compaction under planting areas shall be between eighty-five (85) and ninety (90) percent.

#### 3.2 TURF GRADING

A. The surface on which the sod is to be laid shall be firm and free from footprints, depressions, or undulations of any kind. The surface shall be free of all materials larger than 1/2" in diameter.

B. The finish grade of the topsoil adjacent to all sidewalks, mow-strips, etc. prior to the laying of sod, shall be set such that the crown of the grass shall be at the same level as the adjacent concrete or hard surface. No exceptions.

#### 3.3 PLANTING OPERATIONS

A. Review the exact locations of all trees and shrubs with the Project Representative for approval prior to the digging of any holes. Prepare all holes according to the details on the drawings.

B. Water plants immediately upon arrival at the site. Maintain in moist condition until planted.

C. Before planting, locate all underground utilities prior to digging. Do not place plants on or near utility lines.

D. The tree planting hole should be the same depth as the root ball, and three times the diameter of the root ball.

E. Trees must be placed on undisturbed soil at the bottom of the planting hole.

F. The tree hole depth shall be determined so that the tree may be set slightly high of finish grade, 1" to 2" above the base of the trunk flare, using the top of the root ball as a guide.

G. Plant immediately after removal of container for container plants.

H. Set tree on soil and remove all burlap, wire baskets, twine, wrappings, etc. before beginning and backfilling operations. Do not use planting stock if the ball is cracked or broken before or during planting operation.

I. Apply vitamin B-1 root stimulator at the rate of one (1) tablespoon per gallon.

J. Upon completion of backfilling operation, thoroughly water tree to completely settle the soil and fill any voids that may have occurred. Use a watering hose, not the area irrigation system. If additional prepared topsoil mixture needs to be added. It should be a course mix as required to establish finish grade as indicated on the drawings.

K. The amount of pruning shall be limited to the minimum necessary to remove dead or injured twigs and branches. All cuts, scars, and bruises shall be properly treated according to the direction of the Project Representative. Proper pruning techniques shall be used. Do not leave stubs and do not cut the leader branch. Improper pruning shall be cause for rejection of the plant material.

L. Prepare a watering circle of 2' diameter around the trunk. For conifers, extend the watering well to the drip line of the tree canopy. Place mulch around the planted trees.

#### 3.4 TURF - SOD LAYING

A. Top Soil Amendments: Prior to laying sod, commercial fertilizer shall be applied and incorporated into the upper four (4) inches of the topsoil at a rate of four pounds of nitrogen per one thousand (1,000) square feet. Adjust fertilization mixture and rate of application as needed to meet recommendations given by topsoil analysis. Include other amendments as required.

B. Fertilization: Three weeks after sod placement fertilize the turf at a rate of 1/2 pound of nitrogen per 1000 square feet. Use fertilizer specified above. Adjust fertilization mixture and rates to meet recommendations given by topsoil analysis.

C. Sod Availability and Condition: The Contractor shall satisfy himself as to the existing conditions prior to any construction. The Contractor shall be fully responsible for furnishing and lay all sod required on the plans. He shall furnish new sod as specified above and lay it so as to completely satisfy the intent and meaning of the plans and specification at no extra cost to the owner. In the case of plans and specification at no extra cost to the owner. In the case of any discrepancy in the amount of sod to be removed or amount to be used, it shall be the Contractor's responsibility to report such to the Project Representative prior to commencing the work.

D. Sod Laying: The surface upon which the new sod to be laid will be prepared as specified above. Areas where sod is to be laid shall be cut trimmed, or shaped to receive full width sod (minimum twelve (12) inches). No partial strip or pieces will be accepted.

E. Sod shall be tamped lightly as each piece is set to insure that good contact is made between edges and also the ground. Sod laid on any sloped areas shall be anchored with wooden dowels or other materials which are accepted by the grass sod industry.

F. Apply water directly after laying sod. Rainfall is not acceptable.

G. Watering of the sod shall be the complete responsibility of the Contractor by whatever means necessary to establish the sod in an acceptable manner to the end of the Maintenance period. If an irrigation system is in place on the site, but for whatever reason, water is not available in the system. It is the responsibility of the Contractor to water the sod by whatever means, until the sod is accepted by the Project Representative.

H. Protection of the newly laid sod shall be the complete responsibility of the Contractor. The Contractor shall provide acceptable visual barriers, to include barricades set appropriate distances with strings or tapes between barriers, as an indication of new work. The Contractor is to restore any damaged areas caused by others (including vehicular traffic), erosion, etc., until such time as the lawn is accepted by the Owner.

I. All sod that has not been laid within 24 hours shall be deemed unacceptable and will be removed from the site.

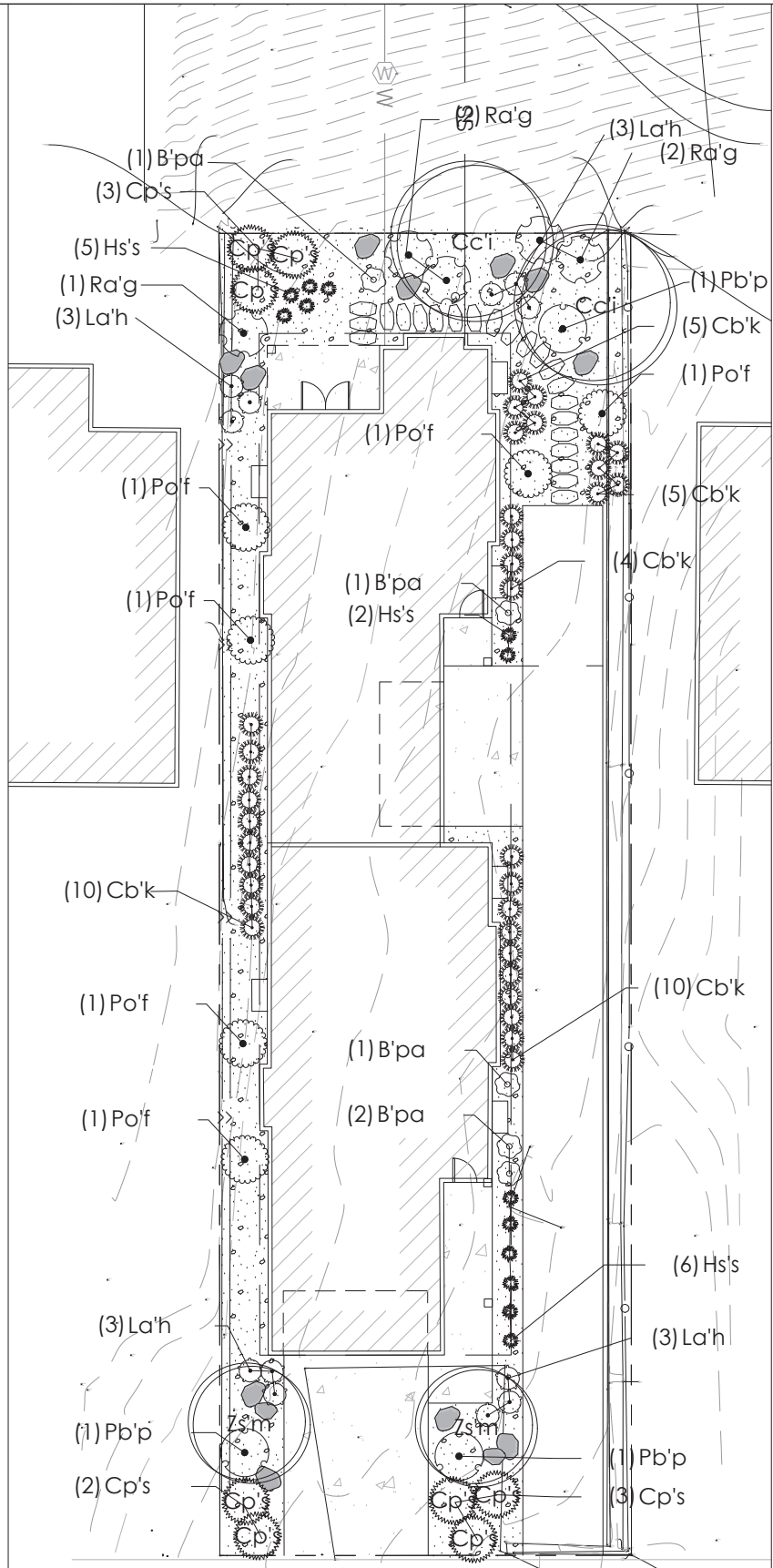
#### 3.5 WEED BARRIER

A. Cut a slit or x at each plant location no larger than necessary to install plant.

B. Overlap rows of fabric min. 6"

C. Stable fabric edges and overlaps to ground.

END OF SECTION



## PLANT SCHEDULE

DECIDUOUS TREES	QTY	BOTANICAL / COMMON NAME	CONT	CAL
Cci	2	Crataegus crus-galli inermis Thornless Cockspur Hawthorn Area value 314' Water Zone 1d4	B & B	2' Cal
Zsm	2	Zelkova serrata 'Musashino' Musashino Zelkova Area value 490' Water zone Td4	B & B	2' Cal
DECIDUOUS SHRUBS	QTY	BOTANICAL / COMMON NAME	CONT	
B'pa	5	Buddleja 'SUNBEL' Fugtler Amethyst Dwarf Butterfly Bush Area value 12.5 Water zone Sd3	5 gal	
Po'f	6	Physocarpus opulifolius 'UMNHarpell' Freside TM Area value 78' Water zone Sd4	5 gal	
Pb'p	3	Prunus besseyi 'P011S' TM Pawnee Buttes Sand Cherry Area value 19.5 Water zone Sd1	5 gal	
Ra'g	6	Ribes aureum Golden Currant Area value 19.5 Water zone Sd2	5 gal	
EVERGREEN SHRUBS	QTY	BOTANICAL / COMMON NAME	CONT	
Cp's	8	Cytisus purgans 'Spanish Gold' Spanish Gold Broom Area value 28' Water zone Sd2	5 gal	
La'h	12	Lavandula angustifolia 'Hidcole Blue' Hidcole Blue Lavender Area value 3' Water zone F2	1 gal	
GRASSES	QTY	BOTANICAL / COMMON NAME	CONT	
Cb'k	34	Colanagrostis brachytricha Korean Feather Reed Grass Area value 7' Water zone Tw2	1 gal	
Hs's	13	Helictotrichon sempervirens Blue Oat Grass Area value 3' Water zone Tw1	1 gal	

## REFERENCE NOTES SCHEDULE

SYMBOL	LANDSCAPE DESCRIPTION	QTY	COLOR
1-03	2' SAHARA GRAVEL STONE MULCH PLANTING AREAS TO RECEIVE MIN. 12" DEPTH OF QUALITY TOPSOIL. IF TOPSOIL IS PRESENT ON SITE, PROVIDE SOIL TEST TO DETERMINE SOIL QUALITY FOR PROPOSED PLANTINGS. PROVIDE 3" DEPTH OF STONE MULCH TOP DRESSING.	2,483 sf	
SYMBOL	LANDSCAPE DESCRIPTION	QTY	COLOR
1-06	STEPPING STONES	22	

## LANDSCAPE GENERAL NOTES

- INSTALLER RESPONSIBILITIES AND LIABILITIES**
- THESE PLANS ARE FOR BASIC DESIGN LAYOUT AND INFORMATION. THE INSTALLER IS REQUIRED TO REFER TO THEIR INDIVIDUAL TRADE - SCOPE OF WORK. OWNER ASSUMES NO LIABILITIES FOR INADEQUATE ENGINEERING CALCULATIONS, MANUFACTURER PRODUCT DEFECTS, INSTALLATION OF ANY LANDSCAPING AND COMPONENTS, OR TIME EXECUTION.
  - THE INSTALLER OF ALL LANDSCAPING AND IRRIGATION SYSTEMS ARE LIABLE AND RESPONSIBLE FOR ALL JURISDICTIONAL AND CODE REQUIREMENTS, TIME EXECUTIONS, AND INSTALLED PRODUCTS AND MATERIALS.
- GRADING AND DRAINAGE REQUIREMENTS**
- ALL GRADING IS TO SLOPE AWAY FROM THE STRUCTURE PER CODE.
  - FINISHED GRADE IS NOT PERMITTED BY CODE TO DRAIN ON NEIGHBORING PROPERTIES
  - 6" MIN. FOUNDATION LEFT EXPOSED AT ALL CONDITIONS
  - LANDSCAPER TO MAINTAIN OR IMPROVE EXISTING FINAL GRADE AND PROPER DRAINAGE ESTABLISHED BY THE EXCAVATOR'S FINAL GRADE ACTIVITIES INCLUDING ANY MAINTENANCE, PRESERVATION, OR EXAGGERATION OF SLOPES, BERMS, AND SWALES.
  - IF ANY SWALE, BERM, OR GRADE HAS BEEN DAMAGED OR IS INCORRECT TO ENSURE CORRECT WATER FLOW THE TRADE CONTRACTOR IS RESPONSIBLE TO FIX STATED ISSUE.
  - ROOF RUN-OFF DEVICES SHOULD BE INSTALLED TO COLLECT AND DISCHARGE ALL ROOF RUNOFF A MINIMUM OF 10 FEET FROM FOUNDATION ELEMENTS OR BEYOND THE LIMITS OF BACKFILL AROUND THE FOUNDATION WALLS, WHICHEVER DISTANCE IS GREATER.
  - THE GROUND SURFACE WITHIN 10 FEET OF THE FOUNDATIONS SHOULD BE SLOPED TO DRAIN AWAY FROM THE STRUCTURE WITH A MINIMUM FALL OF 6 INCHES.
- LANDSCAPING REQUIREMENTS**
- ALL LANDSCAPING IS TO BE INSTALLED PER ALL GOVERNING JURISDICTIONS I.E. INTERNATIONAL BUILDING CODE, CITY CODES.
  - NON-COMPLIANCE TO ALL GOVERNING JURISDICTION REQUIREMENTS AND REGULATION ARE THE RESPONSIBILITY OF THE LANDSCAPING INSTALLER
  - ALL PLANTED LANDSCAPING IS TO BE INSTALLED ACCORDING TO THE NURSERY CARE AND INSTALLATION INSTRUCTIONS WHERE PURCHASED AND BASED ON INDIVIDUAL SOIL CONDITIONS AND SITE CONDITIONS.

## LANDSCAPE NOTES

- LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR VERIFYING QUANTITIES OF ALL MATERIALS FOR BIDDING AND INSTALLATION PURPOSES. IF DISCREPANCIES EXIST, THE PLAN SHALL DICTATE QUANTITIES TO BE USED.
- PLANT MATERIAL TO BE INSTALLED PER PLANT LEGEND. IF SUBSTITUTIONS ARE WANTED, PROPOSED LANDSCAPE CHANGES MUST BE SUBMITTED TO THE LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO PLANTING.
- NEW LAWN AREAS TO BE SODDED WITH DROUGHT TOLERANT VARIETY. FINE LEVEL ALL AREAS PRIOR TO LAYING SOD.
- SANDY LOAM TOPSOIL TO BE IMPLEMENTED AT THE FOLLOWING DEPTHS: 6" TOPSOIL (WITH 2" HUMUS MIXED INTO TOPSOIL PRIOR TO SPREADING) IN ALL NEW PLANTER AREAS AND 4" IN ALL NEW LAWN AREAS. PLANTER BEDS TO BE EXCAVATED AS NECESSARY IN ORDER TO ACCOMMODATE NEW TOPSOIL AND/OR PLANTER BED MULCH TO REACH FINISHED GRADE.
- 4"x6" EXTRUDED CONCRETE MOW CURB TO BE INSTALLED BETWEEN ALL LAWN AND PLANTER AREAS PER PLAN. ANY TREES LOCATED IN LAWN MUST HAVE A 4" CONCRETE TREE RING.
- DW811 5 OZ. WEED BARRIER FABRIC TO BE INSTALLED IN ALL PLANTER AREAS EXCEPT UNDER ANNUAL PLANTING AREAS AS SHOWN ON PLAN.
- ROCK MULCH TO BE IMPLEMENTED AT THE FOLLOWING DEPTHS: 3" IN ALL TREE, SHRUB, AND PERENNIAL PLANTER AREAS; ANNUAL PLANTING AREAS AS SHOWN ON PLAN TO RECEIVE 4" OF SOIL AID MATERIAL. PULL BARK MULCH MIN. 3" AWAY FROM BASE OF ALL PERENNIALS AND SHRUBS AND MIN. 6" AWAY FROM ALL TREES.
- CONTRACTOR TO PROVIDE NEW AUTOMATIC UNDERGROUND IRRIGATION SYSTEM TO BE INSTALLED IN ALL LANDSCAPE AREAS. ALL LAWN AREA TO RECEIVE 100% HEAD TO HEAD COVERAGE WITH SPRAY AND ROTARY SPRINKLER HEADS. ALL PLANTER AREAS NEED TO RECEIVE A FULL DRIP SYSTEM TO EACH TREE AND SHRUB ON PROJECT. SEE IRRIGATION PLAN.

ISSUE DATE	PROJECT NUMBER	PLAN INFORMATION	PROJECT INFORMATION																							
06-04-2020	UT20058	 BLUE STAKES OF UTAH UTILITY NOTIFICATION CENTER, INC. 1-800-662-4111 www.bluestakes.org	 <b>KNIGHT DUPLEX</b> SALT LAKE CITY, UTAH																							
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**BENCHMARK CIVIL**  
 BENCHMARK ENGINEERING & LAND SURVEYING  
 9130 SOUTH STATE STREET SUITE #100  
 SANDY, UTAH 84070 (801) 542-7192  
 WWW.BENCHMARKCIVIL.COM

**DEVELOPER / PROPERTY OWNER / CLIENT**  
 Developer / Property Owner:  
 DOUGLAS KNIGHT CONSTRUCTION  
 C/O NICK KNIGHT  
 1434 E 4500 S #103  
 SALT LAKE CITY, UT 84117

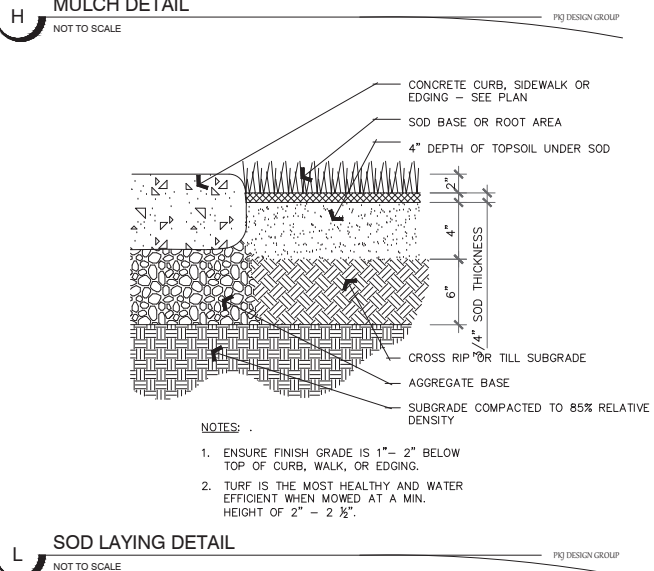
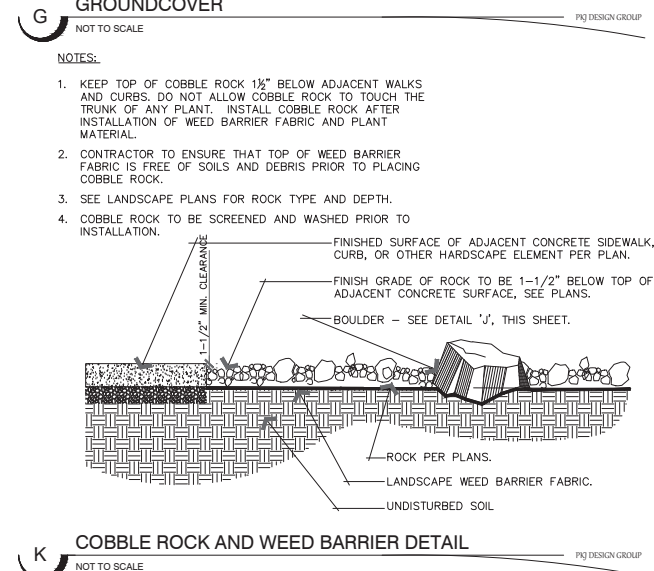
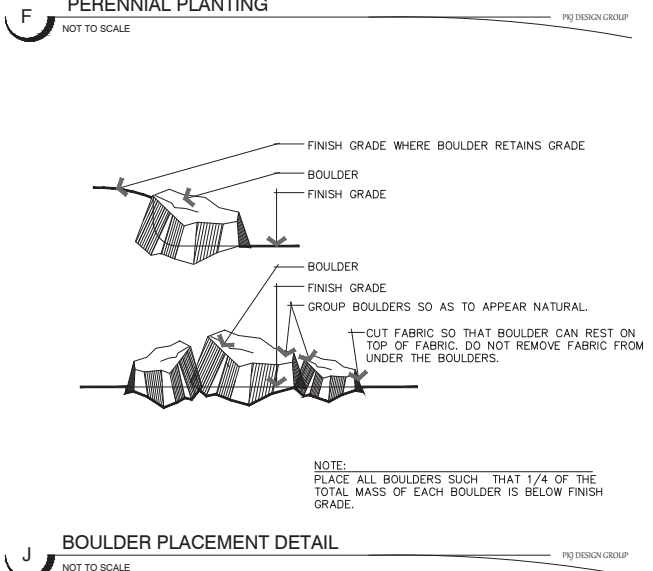
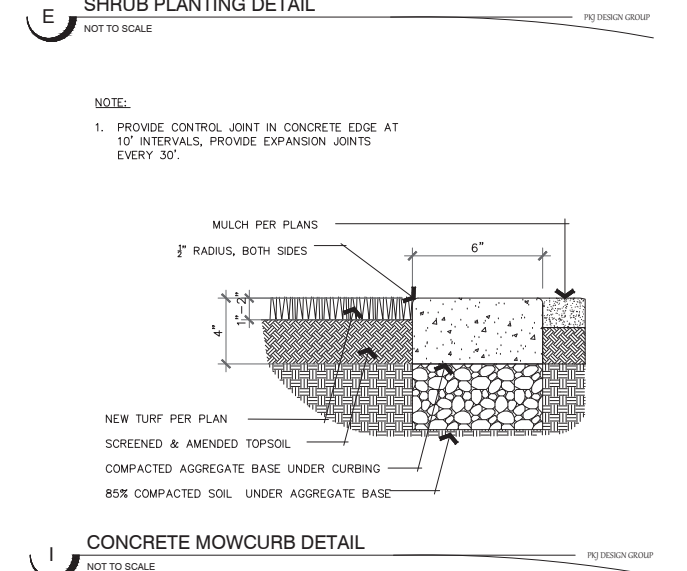
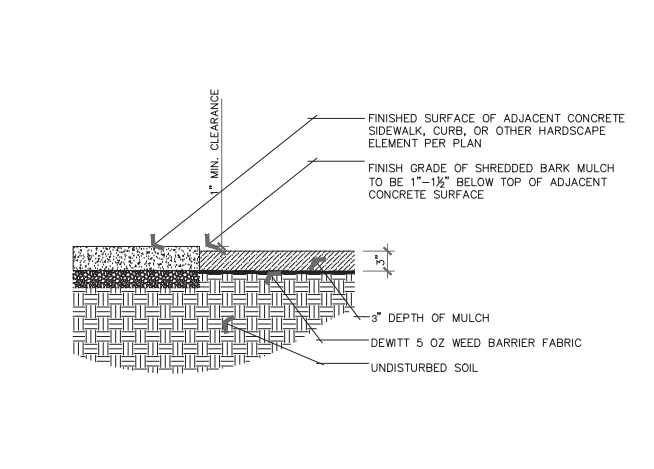
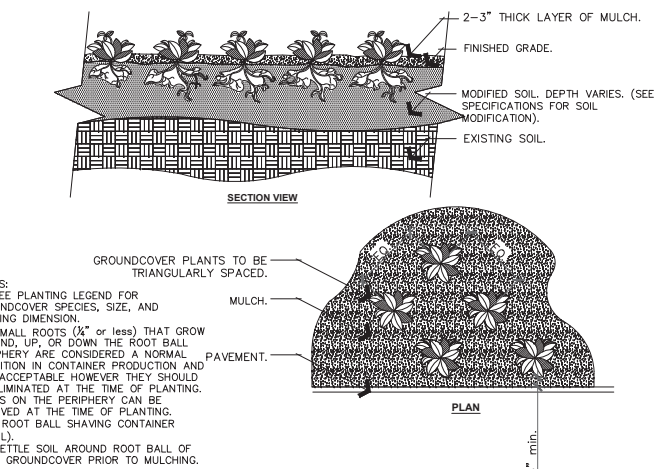
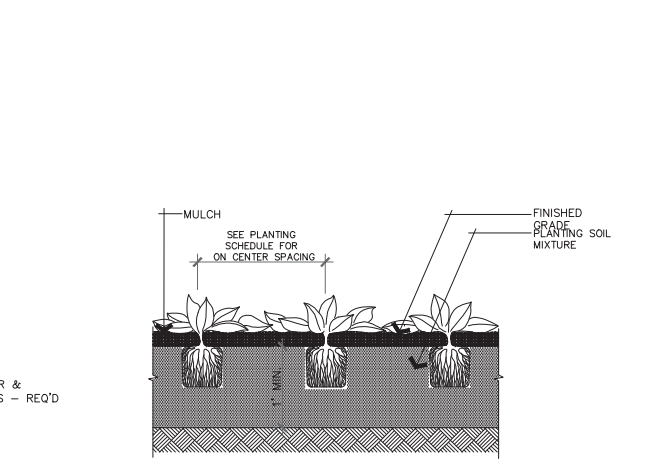
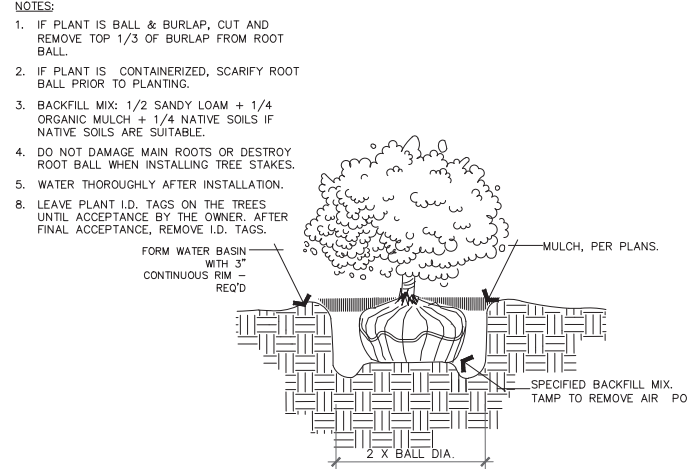
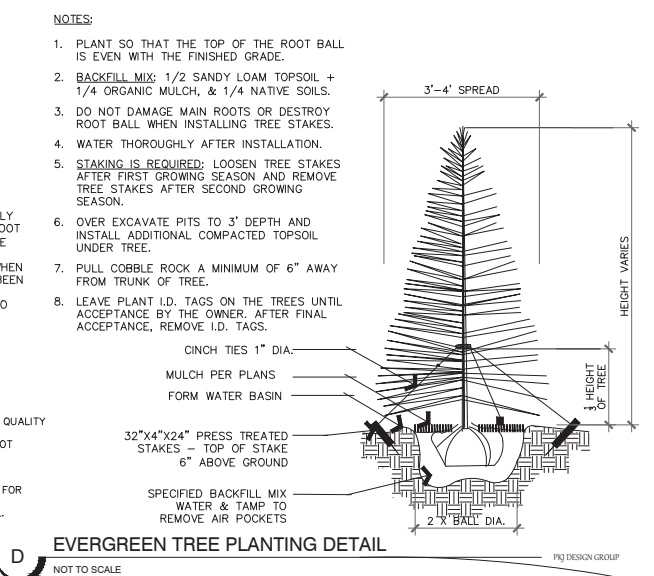
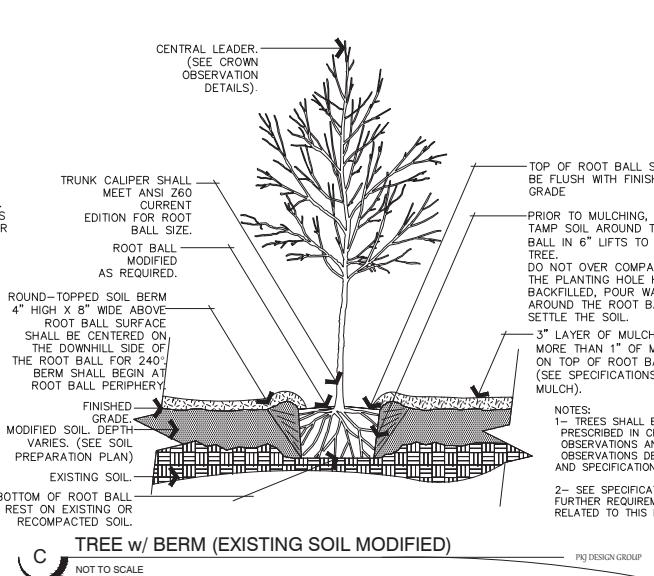
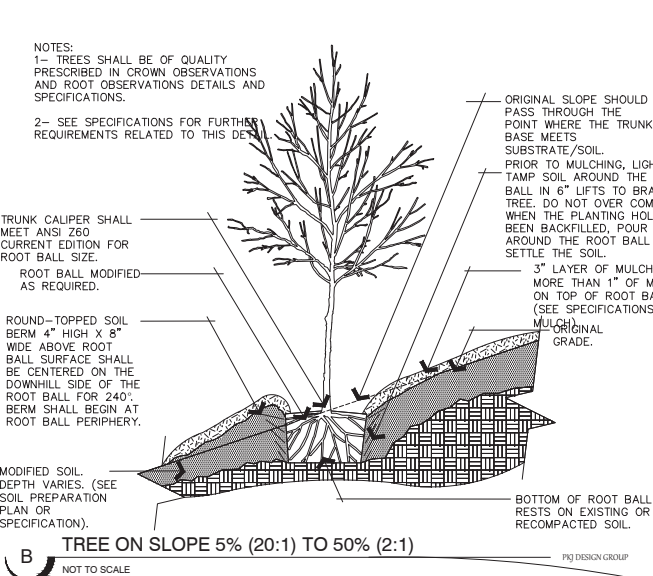
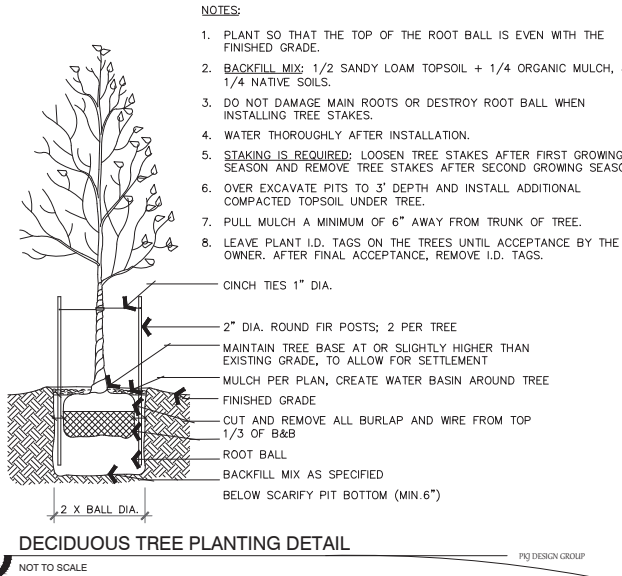
**LANDSCAPE ARCHITECT / PLANNER**  
 Client / Engineer:  
**PKJ DESIGN GROUP**  
 3450 N. TRIUMPH BLVD. SUITE 102  
 LEHI, UTAH 84043 (801) 960-2698  
 www.pkjdesigngroup.com

**LICENSE STAMP**

**DRAWING INFO**  
 PLOT: JTA  
 DRAWN: KBA  
 CHECKED: TM  
 PLOT DATE: 6/8/2020

**LANDSCAPE PLAN**  
**PRELIMINARY PLANS NOT FOR CONSTRUCTION**  
**LP-100**





ISSUE DATE		PROJECT NUMBER		PLAN INFORMATION		PROJECT INFORMATION		DEVELOPER / PROPERTY OWNER / CLIENT		LANDSCAPE ARCHITECT / PLANNER		LICENSE STAMP		DRAWING INFO	
06-04-2020		UT20058		811 BLUE STAKES OF UTAH UTILITY NOTIFICATION CENTER, INC. 1-800-662-4111 www.bluestakes.org		KNIGHT DUPLEX SALT LAKE CITY, UTAH		DOUGLAS KNIGHT CONSTRUCTION C/O NICK KNIGHT 1434 E 4500 S #103 SALT LAKE CITY, UT 84117		BENCHMARK ENGINEERING & LAND SURVEYING 9130 SOUTH STATE STREET SUITE #100 SANDY, UTAH 84070 (801) 542-7192 WWW.BENCHMARKCIVIL.COM		 3450 N. TRIUMPH BLVD. SUITE 102 LEHI, UTAH 84043 (801) 960-2698 www.pkjdesigngroup.com		 <b>LANDSCAPE DETAILS</b> <b>PRELIMINARY PLANS NOT FOR CONSTRUCTION</b> <b>LP-501</b>	
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## ATTACHMENT E: ANALYSIS OF STANDARDS FOR R-2 ZONING DISTRICT

### 21A.24.110: R-2 Single- and Two-Family Residential District

The purpose of the R-2 Single- and Two- Family Residential District is to preserve and protect for single-family dwellings the character of existing neighborhoods which exhibit a mix of single- and two-family dwellings by controlling the concentration of two-family dwelling units. Uses are intended 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 and to promote sustainable and compatible development patterns.

Standard	Proposed	Finding
<b>Minimum Lot Area:</b> 8,000 sf	8,476 sf	<b>Complies</b>
<b>Minimum Lot Width:</b> 50 ft.	51.37 feet	<b>Complies</b>
<b>Maximum Building Height:</b> Pitched Roofs: 28 ft. measured to the ridge of the roof, or average height of other principal buildings on the block face	28 feet measured to the ridge of the roof.	<b>Complies</b>
<b>Maximum Building Height:</b> <u>Exterior Walls:</u> 20 ft. for exterior walls placed at the building setback established by the minimum required yard	18.5 feet from established grade	<b>Complies</b>
<b>Front Yard Setback:</b> Average of the front yards of existing buildings within the block face (the average front yard setback for the block is 13.02')	13.02 feet	<b>Complies</b>
<b>Interior Side Yard Setback:</b> 4 feet on one side, 10 feet on the other	5 feet on one side, 15 feet on the other	<b>Complies</b>
<b>Rear Yard Setback:</b> 25% of the lot depth, but not less than 15 ft. and need not exceed 25 ft.	25 feet	<b>Complies</b>
<b>Maximum Building Coverage:</b> 45% of the lot area	2,975 sf coverage or 35.7%	<b>Complies</b>

# ATTACHMENT F: ANALYSIS OF STANDARDS FOR NEW CONSTRUCTION

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

In considering an application for a certificate of appropriateness involving new construction, or alterations of noncontributing structures, the Historic Landmark Commission, or Planning Director when the application involves the alteration of a noncontributing structure shall, using the adopted design guidelines as a key basis for evaluation, determine whether the project substantially complies with each of the following standards that pertain to the application to ensure that the proposed project fits into the established context in ways that respect and contribute to the evolution of Salt Lake City’s architectural and cultural traditions:

Standard	Analysis	Finding
<p><b>1. Settlement Patterns and Neighborhood Character:</b></p> <p><b>a. Block and Street Patterns:</b> The design of the project preserves and reflects the historic block, street, and alley patterns that give the district its unique character. Changes to the block and street pattern may be considered when advocated by an adopted City plan.</p>	<p>This proposal does not include the amendment of the existing block, street, or alley patterns.</p>	<p><b>Complies</b></p>
<p><b>b. Lot and Site Patterns:</b> The design of the project preserves the pattern of lot and building site sizes that create the urban character of the historic context and the block face. Changes to the lot and site pattern may be considered when advocated by an adopted City plan.</p>	<p>The proposed duplex would result in the development of an existing vacant legal lot. The configuration of the lot, the setting of the proposed building and the use of the alley, are consistent with the development pattern in the immediate area and of the University District.</p>	<p><b>Complies</b></p>
<p><b>c. The Public Realm:</b> The project relates to adjacent streets and engages with sidewalks in a manner that reflects the character of the historic context and the block face. Projects should maintain the depth of yard and height of principal elevation of those existing on the block face in order to support consistency in the definition of public and semi-public spaces.</p>	<p>The streetscape of this section of 300 South is unique because of the steepness of the street and the steepness from the street level to the lot. It rises in elevation approximately 25 feet from the street to the front property line. From the street the view of the homes on 300 South is very limited.</p> <p>Per zoning requirements, the proposed front yard setback for the new single-family home is the average of existing front yard setbacks along the block face. The proposed home meets the average front yard setback; therefore, it is consistent with the front setback development pattern.</p> <p>The proposed height falls within the range of building heights on the block face.</p>	<p><b>Complies</b></p>



<p><b>d. Building Placement:</b> Buildings are placed such that the project maintains and reflects the historic pattern of setbacks and building depth established within the historic context and the block face. Buildings should maintain the setback demonstrated by existing buildings of that type constructed in the district or site's period of significance.</p>	<p>The proposed building maintains the traditional grid orientation and pattern of this block and of the University District.</p> <p>The new duplex would result in a development that fills vacant frontage on the south side of 300 South, with similar front, side, and rear yard setback dimensions, as well as building depth, as nearby structures.</p>	<p><b>Complies</b></p>
<p><b>e. Building Orientation:</b> The building is designed such that principal entrances and pathways are oriented such that they address the street in the pattern established in the historic context and the block face.</p>	<p>The front of the proposed structure would be oriented toward 300 South in a similar manner as existing structures on the block. As explained above, the streetscape of this section of 300 South is unique because of the steepness from the street level to the lots. Lots on the south side of 300 South have access steps from the sidewalk leading to the front yards of the buildings. Steps that will access the front yard is part of the proposal for this development, thus maintaining the unique historic pattern of that block.</p>	<p><b>Complies</b></p>
<p><b><u>2. Site Access, Parking, and Services:</u></b></p> <p><b>a. Site Access:</b> The design of the project allows for site access that is similar, in form and function, with patterns common in the historic context and the block face.</p> <p><b>(1) Pedestrian:</b> Safe pedestrian access is provided through architecturally highlighted entrances and walkways, consistent with patterns common in the historic context and the block face.</p> <p><b>(2) Vehicular:</b> Vehicular access is located in the least obtrusive manner possible. Where possible, garage doors and parking should be located to the rear or to the side of the building.</p>	<p>As described above, the applicant is proposing to provide pedestrian access to the front yard of the duplex via concrete stairs that stem from the sidewalk along 300 South. The steps will connect with a walkway in the front yard.</p> <p>The entrance to the front dwelling will be from the front façade facing 300 South, the entrance to the rear building will be from the alley. Both dwellings will have pedestrian access from 300 South and the alley.</p> <p>The proposal does not include any vehicular access from 300 South, but rather from a historic private alley, Voyles Place, which runs east/west along the rear of the property. Due to the steepness of 300 South, property owners use the alley for access to parking.</p> <p>Submitted plans show a 2-car attached garage facing the alley on the rear of the property for the rear unit and another 2-car attached garage, for the unit in the front, located on the east side of the unit and accessed from the side yard.</p>	<p><b>Complies</b></p>

<p><b>b. Site And Building Services and Utilities:</b> Utilities and site/building services (such as HVAC systems, venting fans, and dumpsters) are located such that they are to the rear of the building or on the roof and screened from public spaces and public properties.</p>	<p>Venting fans are being proposed on the roof of the building. A/C system is not being addressed at this time.</p>	<p><b>Complies</b></p>
<p><b>3. Landscape and Lighting:</b></p> <p><b>a. Grading of Land: The site's landscape, such as grading and retaining walls, addresses the public way in a manner that reflects the character of the historic context and the block face.</b></p>	<p>There are no proposed changes to the existing vegetation and trees in the public right of way between the sidewalk and the property.</p> <p>There are proposed grade changes, mostly to accommodate the driveway for the garage on the side of the house. Existing retaining walls on both sides of the lot are proposed to be reinforced with rocks. Rocks will be angular and fitted together to interact with adjacent rocks. Retaining walls will not be higher than 4 feet.</p>	<p><b>Complies</b></p>
<p><b>b. Landscape Structures:</b> Landscape structures, such as arbors, walls, fences, address the public way in a manner that reflects the character of the historic context and the block face.</p>	<p>This project does not include any arbors, walls, or new fences.</p>	<p><b>Complies</b></p>
<p><b>c. Lighting:</b> Where appropriate lighting is used to enhance significant elements of the design and reflects the character of the historic context and the block face.</p>	<p>The submitted plans do not show any proposed lighting.</p>	<p><b>Complies</b></p>

<p><b>4. Building Form and Scale:</b></p> <p><b>a. Character of The Street Block:</b> The design of the building reflects the historic character of the street facade in terms of scale, composition, and modeling.</p> <p><b>(1) Height:</b> The height of the project reflects the character of the historic context and the block face. Projects taller than those existing on the block face step back their upper floors to present a base that is in scale with the historic context and the block face.</p> <p><b>(2) Width:</b> The width of the project reflects the character of the historic context and the block face. Projects wider than those existing on the block face modulate the facade to express a series of volumes in scale with the historic context and the block face.</p> <p><b>(3) Massing:</b> The shape, form, and proportion of buildings, reflects the character of the historic context and the block face.</p> <p><b>(4) Roof Forms:</b> The building incorporates roof shapes that reflect forms found in the historic context and the block face.</p>	<p><b>(1)</b> The proposed height of the subject building will be 28 feet and falls within the range of building heights on the block face. Heights in the block face range from 29 and 22 feet.</p> <p><b>(2)</b> The width of the proposed building is similar to the existing buildings on the south side of 300 South.</p> <p><b>(3)</b> The proposed front façade of the building includes a covered porch element and a projecting window with eaves over it. This composition of the front façade provides visual similarities with other homes on the block.</p> <p>The proposed building extends to the rear beyond the adjacent buildings. However, this section of the building will not be visible from the street.</p> <p><b>(4)</b> The proposed roof form reflects the strong gable elements used in the buildings along the street. Many of the buildings have gable dormers, gabled roof porches, or gabled ends. In this context the proposal reflects the character of the existing sequence of roof shapes.</p>	<p><b>Complies</b></p>
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<p><b>5. Building Character:</b></p> <p><b>a. Facade Articulation and Proportion:</b> The design of the project reflects patterns of articulation and proportion established in the historic context and the block face. As appropriate, facade articulations reflect those typical of other buildings on the block face. These articulations are of similar dimension to those found elsewhere in the context but have a depth of not less than twelve inches (12").</p> <p><b>(1) Rhythm of Openings:</b> The facades are designed to reflect the rhythm of openings (doors, windows, recessed balconies, etc.) established in the historic context and the block face.</p> <p><b>(2) Proportion and Scale of Openings:</b> The facades are designed using openings (doors, windows, recessed balconies, etc.) of similar proportion and scale to that established in the historic context and the block face.</p> <p><b>(3) Ratio of Wall to Openings:</b> Facades are designed to reflect the ratio of wall to openings (doors, windows, recessed balconies, etc.) established in the historic context and the block face.</p> <p><b>(4) Balconies, Porches, and External Stairs:</b> The project, as appropriate, incorporates entrances, balconies, porches, stairways, and other projections that reflect patterns established in the historic context and the block face.</p>	<p>The proposed structure is articulated using several changes in wall plane reflecting the volumes of the massing.</p> <p>The glazing area on the front façade is subdivided into smaller windows helping to convey a sense of human scale and to integrate the design with the setting. The solid to void ratio closely reflects that characteristic of the setting of the historic neighborhood. The proposed height and width of doors and windows is visually compatible with surrounding structures &amp; streetscape.</p> <p>The proposed house is designed with the front entrance oriented toward 300 South. A porch, stairway and projecting window are proposed for the front façade, they echo the front porch elements of many buildings in this setting and the district.</p>	<p><b>Complies</b></p>
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<p><b>6. Building Materials, Elements and Detailing:</b></p> <p><b>a. Materials:</b> Building facades, other than windows and doors, incorporate no less than eighty percent (80%) durable material such as, but not limited to, wood, brick, masonry, textured or patterned concrete and/or cut stone. These materials reflect those found elsewhere in the district and/or setting in terms of scale and character.</p>	<p>The proposed design for the front façade combines brick veneer on the base, fiber cement horizontal lap siding on the middle, vertical board &amp; batten and shingles on the.</p> <p>The windows and doors will be installed with at least 3-inch recess into the face of the walls providing shadow lines on the face of each facade. The window will have upper grilles that will be vertically proportioned or square. They will be true divided lite windows with frames that will have 1 ½ inch sash and will be trimmed with 3-inch trim boards. Proposed window detailing is like historic features of surrounding structures. Proposed materials are characteristic of and would be visually compatible with this context.</p> <p>Fiber cement is a proven material that is durable and that has been approved by the commission on additions and in new construction.</p> <p>The proposed metal roof on the eaves over the projecting window on the front façade is not appropriate for projects in historic districts.</p> <p>The proposed material for the window is vinyl. Vinyl is not an appropriate material for windows in the front façade in the historic district.</p>	<p><b>The vinyl windows in the front façade and metal roof do not comply. The materials, elements and detailing comply.</b></p>
<p><b>b. Materials on Street-Facing Facades:</b> The following materials are not considered to be appropriate and are prohibited for use on facades which face a public street: vinyl siding and aluminum siding.</p>	<p>This project does not utilize vinyl or aluminum siding on any facades.</p>	<p><b>Complies</b></p>
<p><b>c. Windows:</b> Windows and other openings are incorporated in a manner that reflects patterns, materials, and detailing established in the district and/or setting.</p>	<p>The pattern and proportions of window and door openings proposed for the front façade have a vertical composition and are traditional in style (see more detail above). However, vinyl is not an appropriate material for windows in the front façade of a structure in the historic district.</p>	<p><b>The design complies, however the material doesn't.</b></p>
<p><b>d. Architectural Elements and Details:</b> The design of the building features architectural elements and details that reflect those characteristic of the district and/or setting.</p>	<p>The proposed building is a craftsman-based design. The front façade of the building includes a covered porch and multi-pane windows that are characteristics of the craftsman style. However, the proposed batten door is not appropriate for the architectural style of the proposed building. A panel door would be more appropriate. There are a variety of architectural styles in this block and the proposed architectural elements are typical of the district and setting.</p>	<p><b>Complies, however, a panel door would be more appropriate than the proposed batten door.</b></p>

<p><b>7. Signage Location:</b> Locations for signage are provided such that they are an integral part of the site and architectural design and are complementary to the principal structure.</p>	<p>This project does not involve signage.</p>	<p><b>Complies</b></p>
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## **ATTACHMENT G: APPLICABLE DESIGN GUIDELINES**

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A Preservation Handbook for Historic Residential Properties & Districts in Salt Lake City ([Chapter 12 - New Construction](#)) provides the appropriate historic design guidelines for this review. The guidelines that are most relevant to the proposed project have been listed below for the Commissioners' reference:

### **SITE DESIGN GUIDELINES**

#### **Street and Block Patterns**

*12.1 The plan of alleys and streets in a historic district is essential to its historic character and should be preserved.*

*12.2 The role of the street pattern, including the layout of the individual block, as a unifying framework and setting for a variety of lot sizes and architecture, should be retained.*

#### **Building Placement and Orientation**

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

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

### **BUILDING SCALE GUIDELINES**

#### **Mass & Scale**

*12.5 A new building should be designed to reinforce a sense of human scale.*

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

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

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

#### **Height**

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

#### **Width**

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

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

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



## **BUILDING FORM GUIDELINES**

### **Form and Visual Emphasis**

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

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

### **Proportion and Emphasis of Building Façade Elements**

*12.15 Overall facade proportions should be designed to be similar to those of historic buildings in the neighborhood.*

### **Rhythm & Spacing of Windows & Doors**

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

## **BUILDING MATERIALS AND DETAILS**

### **Materials**

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

*12.18 Materials should have a proven durability for the regional climate and the situation and aspect of the building.*

*12.19 New materials that are similar in character to traditional materials may be acceptable with appropriate detailing.*

### **Windows**

*12.20 Windows with vertical emphasis are encouraged.*

*12.21 Window reveals should be a characteristic of most masonry facades.*

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

### **Architectural Elements & Details**

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

*12.24 Where they are to be used, ornamental elements, ranging from brackets to porches, should be in scale with similar historic features.*

*12.25 Contemporary interpretations of traditional details are encouraged.*

*12.26 The replication of historic styles is generally discouraged.*

## **ATTACHMENT H: PUBLIC PROCESS AND COMMENTS**

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### **Notice of the public hearing for the proposal include:**

- Notices mailed Thursday, July 22, 2020;
- Agenda posted on the Planning Division and Utah Public Meeting Notice websites on Thursday, July 22, 2020;
- Public hearing notice posted at subject property Monday, July 27, 2020.

### **Public comments:**

At the time of completion of this report, one public comment had been received saying (see attached):

“Voyles Place is the only vehicular access to my property, as well as my neighbors. My only concern is that the alley is not closed during construction, as that cuts off my access to my own property.”

**From:** [Ken Sanders](#)  
**To:** [Pace, Katia](#)  
**Subject:** (EXTERNAL) Fwd: SLC Planning Division: Historic Landmark Commission Meeting, July 16, 2020  
**Date:** Thursday, July 23, 2020 8:09:50 PM

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Dear Ms Pace

I live at [REDACTED], a few doors down from the proposed Knight duplex at. 1122.

A city abandoned alley, Voyles Place, is the only vehicular access to my property, as well as my neighbors.

My only concern is that the alley is not closed during construction, as that cuts off my access to my own property.

Thank you for your time,

Ken Sanders



**SALT LAKE CITY PLANNING DIVISION  
HISTORIC LANDMARK COMMISSION MEETING AGENDA  
August 06, 2020 at 5:30 p.m.**

**IMPORTANT MEETING INFORMATION**

This Meeting will not have an anchor location at the City and County Building. Commission Members will connect remotely. We want to make sure everyone interested in the Historic Landmark Commission meetings can still access the meetings how they feel most comfortable. If you are interested in watching the Historic Landmark Commission meetings, they are available on the following platforms:

- YouTube: [www.youtube.com/slclivemeetings](http://www.youtube.com/slclivemeetings)
- SLCTv Channel 17 Live: [www.slctv.com/livestream/SLCtv-Live/2](http://www.slctv.com/livestream/SLCtv-Live/2)

If you are interested in participating during the Public Hearing portion of the meeting or provide general comments, email; [historiclandmarks.comments@slcgov.com](mailto:historiclandmarks.comments@slcgov.com) or connect with us on WebEx at:

- <http://tiny.cc/slc-hlc08062020>

Instructions for using WebEx are provided on our website at [SLC.GOV/Planning](http://SLC.GOV/Planning). It is recommended to login 10 minutes prior to the start of the meeting.

**HISTORIC LANDMARK COMMISSION MEETING WILL BEGIN AT 5:30 PM**

Approval of Minutes for July 16, 2020  
Report of the Chair and Vice Chair  
Director's Report

**PUBLIC COMMENTS**

The Commission will hear public comments not pertaining to items listed on the agenda.

**PUBLIC HEARING**

**1. Knight Duplex - New Construction at approximately 1122 East 300 South**

Knight Duplex - New Construction at 1122 East 300 South — a request by Mark Brown, on behalf of the property owner, to construct a new two- family dwelling on a vacant lot located at approximately 1122

# **ATTACHMENT I: DEPARTMENT REVIEW COMMENTS**

Except for the Transportation comment, the following comments were derived from the review of the building permit for this project, BLD2018-07258:

## **Building Services, Zoning:**

1. To the site plan note the lot depth and width per the legal description, add the width of the alley to the rear, accurate exterior extent of structure, roof plan with roof ridge elevation information, both existing and proposed grade conditions, window wells and the required yards of the zoning district.
2. Front yard requirement of the R-2 zoning district for a principal structure is to meet the average of principal structures the block face. Provide the resulting required front yard setback on the site plan as the minimum required front yard, per the average.
3. To the elevation drawings, provide both existing and proposed grades information
4. Property is within mapped Surface-Fault-Rupture Special-Study- Area. Provide a site-specific geotechnical engineering report for the development proposal.
5. Provide landscaping information to site plan to relate the plan to satisfy requirements of 21A.48.090.
6. Propose street trees to satisfy requirement for such of 21A.48.060 by showing on site plan the species and proposed location(s). The proposal will be reviewed by Urban Forestry.
7. Please provide information about any proposed fencing by relating locations, lengths, heights, materials, etc. on the site plan.
8. Please provide calculations of the coverage of the lot by buildings not to exceed 45%.

## **Transportation:**

If the access issue can be verified or worked out so there is unimpeded, unrestricted, perpetual access to the garage we have no issue with the single-family home.

## **Engineering:**

Prior to performing work in the public way, a Permit to Work in the Public Way must be obtained from SLC Engineering by a licensed contractor who has a bond and insurance on file with SLC Engineering.

## **Public Utilities:**

### **Fire:**

IFC Section 102.5 Application of residential code. If a structure is designed and constructed in accordance with the International Residential Code, the provisions of this code apply only as follows [15A-5-202.(1)(a)]:

1. The construction and design provisions of this code apply only to premises identification, fire apparatus access, fire hydrants and water supplies, and construction permits required by Section 105.7.
2. This code does not supersede the land use, subdivision, or development standards established by a local jurisdiction.
3. The administrative, operational, and maintenance provisions of this code apply. 2015 IFC 503.1.1 Buildings and facilities. Approved fire apparatus access roads shall be provided for every facility, building or portion of a building hereafter constructed or moved into or within the jurisdiction. The fire apparatus access road shall comply with



the requirements of this section and shall extend to within 150 feet of all portions of the facility and all portions of the exterior walls of the first story of the building as measured by an approved route around the exterior of the building or facility.

Exception: There are not more than two Group R-3 or Group U occupancies. 310.5 Residential Group R-3. Residential Group R-3 occupancies and single family dwellings complying with the IRC where the occupants are primarily permanent in nature and not classified as Group R-1, R-2, R-4 or I, including [15A-3-102.(24)]: • Buildings that do not contain more than two dwelling units