



Memorandum

**Planning Division
Community & Neighborhood Department**

To: Historic Landmark Commission

From: Lex Traugber, Senior Planner

Date: August 6, 2020

Re: Second Work Session for the Quince – New Construction & Special Exceptions
Petition PLNHLC2019-01157 & 01158

THE QUINCE – NEW CONSTRUCTION & SPECIAL EXCEPTIONS

Property Address: 432 N. 300 West (Bishop Place)

Parcel IDs: 087-36-254-009, 017, 018, 022, 023, 024, 025, 026, 027, 061, 062

Historic District: Capitol Hill

Zoning District: SR-3 – Special Development Pattern Residential District

Master Plan: Low Density Residential (5-15 Dwelling Units Per Acre)

Design Guidelines: Design Guidelines for Historic Apartments & Multifamily Buildings in Salt Lake City

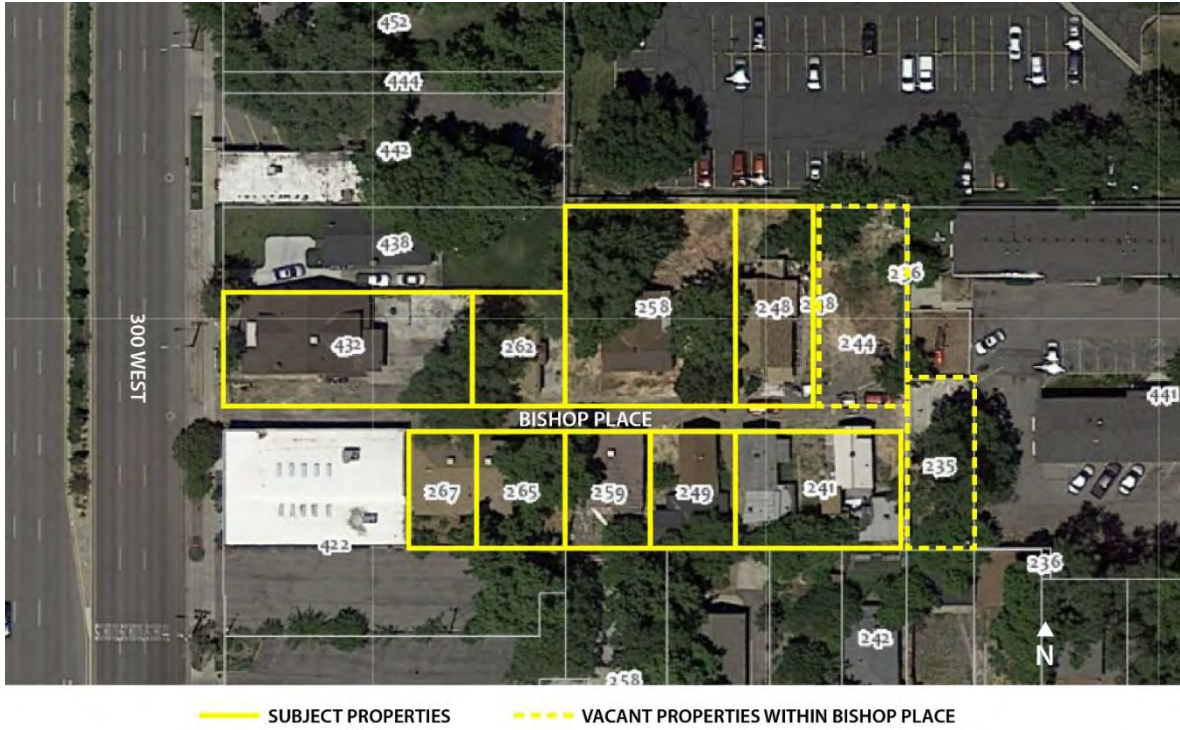
Action Requested

Paul Garbett, representing Garbett Homes, has submitted applications for new construction in an historic district for a single-family attached residential development of twenty-four (24) dwelling units, in a configuration of five separate buildings, and three (3) associated special exception requests located at approximately 432 N. 300 West (Bishop Place – a private street). Currently, the properties associated with the proposed development are occupied by abandoned structures that have been approved for demolition. Please see the attached site photographs (Attachment B).

Planning Staff requests that the HLC hold a work session to discuss the application materials, and provide additional input, feedback, and direction to the applicant so they can finalize their proposal and bring it back to the HLC for a decision. The purpose of the work session is to obtain further feedback from Commission members on plan revisions following the work session that was held with the HLC on 2/6/20, and whether the proposal generally complies with standards and associated multifamily design guidelines for new construction in an historic district. Planning Staff would ask that the members of the HLC focus, at a minimum, on the massing, scale, historical appropriateness, building materials, building articulation, and compatibility with adjacent structures as part of the work session discussion. Additionally, it has become **clear that the meaning of “historic context”, which is referenced in standards for new construction, is unclear**

given the intricacies and unique setting for the proposed project. Planning Staff requests that the HLC provide clarification regarding the historic context in which this project is proposed.

Vicinity Map



Proposed Site Plan



Project Rendering Examples









Background Information

The applicant has submitted a narrative for consideration that outlines how the proposed development meets standards and the associated design guidelines (Attachment C). Revised site plan, elevation drawings, and renderings have been submitted for review (Attachment F). In addition, streetscape and massing drawings have been submitted to provide a sense of scale between the proposed new construction and surrounding development.

The following are the applications that have been submitted for HLC decision:

a. New Construction – Case number PLNHLC2019-01157

The proposed project requires approval for new construction in an historic district.

b. Special Exceptions - Case number PLNHLC2019-01158

i. The applicant requests a modification to the minimum lot width requirement. The applicant is **requesting a minimum lot width of nineteen feet (19')**. The minimum lot width in the SR-3 Zone for single-family attached dwellings is **twenty-two feet (22')**.

ii. The applicant requests a modification of the rear yard setback. The applicant is **requesting a ten foot (10')** rear yard setback. The rear yard setback in the SR-3 Zone is 20% of the lot depth but **not less than fifteen feet (15')** and **not to exceed thirty feet (30')**.



iii. The applicant is requesting modification to maximum building height for certain units. The maximum building height in the SR-3 zone is twenty-eight feet (28'). The applicant is requesting a building height of thirty-five feet three inches (35'3") for the units in the interior of the development and block as shown in red:



In addition, the project also requires approval from the Planning Commission. The proposal will be reviewed by the Planning Commission following any positive decision by the HLC. The following are the applications that have been submitted for Planning Commission action:

- a. Planned Development – The proposed project requires Planned Development approval for the creation of lots without public street frontage (Bishop Place is a private street) and the averaging of lots sizes. The applicant proposes individual lot sizes that are less than the 1,500 square feet required in the SR-3 zone, however the overall average of the lots created, along with common area, will exceed the required 1,500 square foot minimum. Case Number PLNSUB2019-01159

b. Subdivision – The applicant has submitted a preliminary plat request to subdivide the property so that each individual single-family attached dwelling unit is located on its own lot. Case Number PLNSUB2019-01160

Issues for Discussion

In addition to the massing, scale, historical appropriateness, building materials, building articulation, and compatibility with adjacent structures, Planning Staff would ask that the HLC also consider, and discuss as warranted, the following specific issues:

Clarify “Historic Context” for the Project

During the work session held with the HLC on 2/6/2020, it was evident to Planning Staff that the meaning of **“historic context” was not clear. Typically, historic context would mean the immediate** surrounding/adjacent setting of a given development proposal, a wider street face or block setting, and finally a district wide setting. The proposed development is unusual because all of the structures on Bishop Place have been approved for demolition. It was Planning Staff’s initial thought that the **“historic context”** at the street level would be essentially eliminated once the existing structure were demolished. In other words, the existing, yet vacant, single and two-family residential unit context on Bishop Place really is essentially no longer due to previous demolition approval. The street face and block setting thus became the predominant historic context for the proposal, and the district wide setting secondary. This raises the question for clarification, are the existing, yet vacant, structures slated for demolition still relevant in this case in terms of **“historic context”**? Is the existing site still relevant to the historic context in terms of the scale of development or is the context now more of the immediate vicinity and/or general area? If so, it is of great importance for the applicant to understand this distinction as project design work progresses.

Overall Density

The applicant is proposing 24 units on approximately .95 acres. The prior proposal reviewed by the HLC was for 25 units. The minimum lot size for single-family attached dwelling in the SR-3 zone is 1,500 square feet. Given the developable acreage and the required minimum lot size, the applicant could realize 27 units on the property. The HLC has the authority to determine if a proposed development density is appropriate from an historic perspective given existing development in the immediate vicinity. This poses the question to the HLC; Is the proposed density appropriate given the location (historic context) and configuration of the property, and the density of surrounding development?

Planning Staff identifies several factors for consideration, there may be others. First, Bishop Place is essentially a cul-de-sac and therefore has little relation to or impact on surrounding development. The project proposal is focused inward toward the street (Bishop Place) as opposed to an orientation toward 300 West. In short, the property configuration is unique. Second, the property along Bishop Place is served by 300 West, a major transportation corridor in the City. The impact of additional traffic as a result of this residential development is minimal given the traffic capacity of 300 West. Third, surrounding development (land uses) vary widely from commercial development immediately adjacent to the subject property, multifamily residential to the east, a church to the north, single family residential immediately adjacent and to the south. No one land use predominates. Finally, the City is in a housing crisis. Various adopted City documents and policies, for example *Growing SLC: A Five Year Housing Plan 2018-2022*, identify the immediate need for more housing in the City.

Special Exception for Reduction in Lot Width

The applicant has requested a reduced lot width for the proposed individual lots in building 3, 4, 5 and 6. The minimum lot width in the SR-3 Zone for single-family attached development is twenty-two feet (22’).

The applicant is requesting a lot width of nineteen feet (19'). Planning Staff notes that the reduced lot width does not result in an increase in density. The density issue is outlined above.

Special Exception for Rear Yard Setback

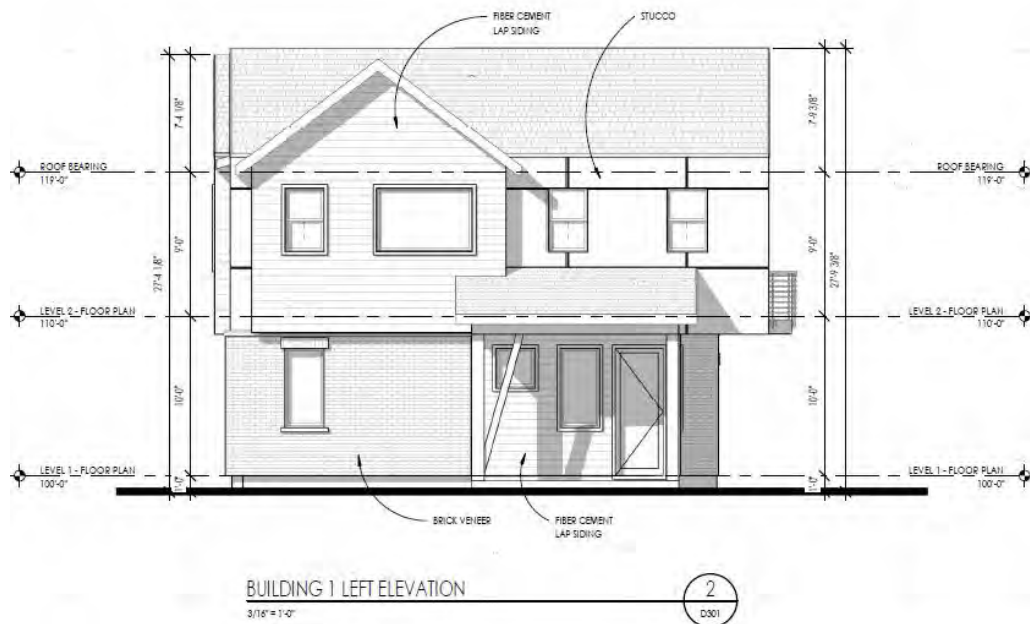
The applicant has submitted a Special Exception request for a reduction in the rear yard setback. To be clear, the rear yard in this case is that area to the east of Building 4 as shown above. The area east of Building 6 is considered an interior side yard and they meet the development standard for this portion of the property. The rear yard setback requirement in the SR-3 Zone reads, "Twenty percent (20%) of the lot depth but not less than fifteen feet (15') and need not exceed thirty feet (30)". The applicant is requesting that the required minimum fifteen foot (15') rear yard setback be reduced ten feet (10'). Planning Staff notes for HLC consideration that the rear yard area of concern abuts an adjacent surface parking lot for a multifamily residential development. Planning Staff would assert that granting the reduced rear yard setback would have little to no impact on the adjacent property given the proximity of the nearest structure on said parcel.

Special Exception for Additional Building Height

Following the 2/6/2020 work session, in light of the comments from the Commission concerning "monolithic building design", front yard area for the individual units and buildings, lack of neighborhood variety and feel, it was suggested by Planning Staff that perhaps the applicant could attempt to address these concerns by requesting additional building height for units located on the interior of the block. By doing so, the front yard setbacks are more varied giving the individual buildings greater façade articulation, additional parking is realized in driveways to the units that are setback, and additional public/neighborhood amenity space is created, all the while maintaining the square footage measurements of the units. Square footage lost at grade is thus realized in additional building height.

Building 1 – 300 West Elevation

In the prior design iteration reviewed by the HLC, the elevation of the unit that fronts on 300 West was problematic in terms of fenestration, the ratio of solids to voids, and materials. Here is the elevation previously proposed:



The applicant has significantly revised this unit, taking into consideration comments from the HLC and Planning Staff. Here is the current iteration:



The unit is now proposed as more of a nod to the existing structure. The porch element stretches the entire length of the front façade and is of a depth that is actually functional and useable. The window and door openings are now symmetrical. The windows are more typical of historic windows with a single or double hung configuration. Planning Staff notes that these windows, as all windows on the proposed development, should be installed so that they are recessed. A small window has been proposed on the south elevation of the unit where originally no window was proposed. This area on the interior of the unit is stairway. Planning Staff suggested a free standing transparent stairway on the interior so that a more appropriate sized window could be located in this wall. Planning Staff asserts that the proposed window is too small in terms of void to solid and should be larger and centered.

Windows

The plans originally submitted for review, in general, showed large fixed windows in the upper, second story gable of each unit. Additionally, windows on secondary facades of each unit were shown as slider windows. At the suggestion of Planning Staff, the applicant submitted revisions showing single/double hung windows in the upper gables and also on secondary facades of each unit with the exception of the windows on the rear facades of each building. Given the proximity and visibility of the rear facades to structures on adjacent properties, Planning Staff would still suggest that the use of slider windows on rear facades is not appropriate. Casement windows would be preferable. Finally, while the applicant is showing single/double hung windows in a side-by-side configuration in the front second floor gables of the units, Planning Staff would assert that the use of a vertical mullion structure to divide the side-by-side windows would be a preferable configuration. The proposed side-by-side windows give the gable a box like appearance. Staff recommends elongating these windows. The front façade gable element could still be improved. Finally, windows need to be installed so that they are recessed 3"-4" to avoid a continuous plane flat building façade appearance.

Second Story Porches

The elevations submitted do not show the depth of the porches on the second floor of each unit on the front façade. The porches should be deep enough so that they are actually usable for the residents; ideally four (4) to **six feet (6') in depth and thirty (30) square feet**. Porch depths should be sufficiently deep enough so as to not simply encourage bicycle storage nor a place for air conditioning units. The applicant has agreed to use French doors on the balconies as opposed to sliding glass doors.

Parking

The applicant's proposal meets the minimum parking requirements for single-family homes in the SR-3 Zone of one (1) parking space per dwelling unit. In response to public comment that no visitor parking was originally proposed in the development, the applicant is now proposing four (4) visitor parking spaces as shown on the site plan. In addition, the eight (8) reconfigured units with additional building height would be able to accommodate an additional car in the driveway. Again, there is no provision in City Code to require visitor parking for a development of this nature. That said, the City cannot require the developer to provide visitor parking and parking on public streets in areas where on-street parking is allowed will have to accommodate visitors of the owners of the new dwelling units.

Utilities

The applicant has not indicated the location of new utilities particularly electric meter/boxes, gas meters and air conditioner units. Planning Staff notes that these installations cannot be located in the public right-of-way, in any front yard, or on any balcony. It is essential (required) that the developer work with utility providers now so as to avoid any location difficulties in the future.

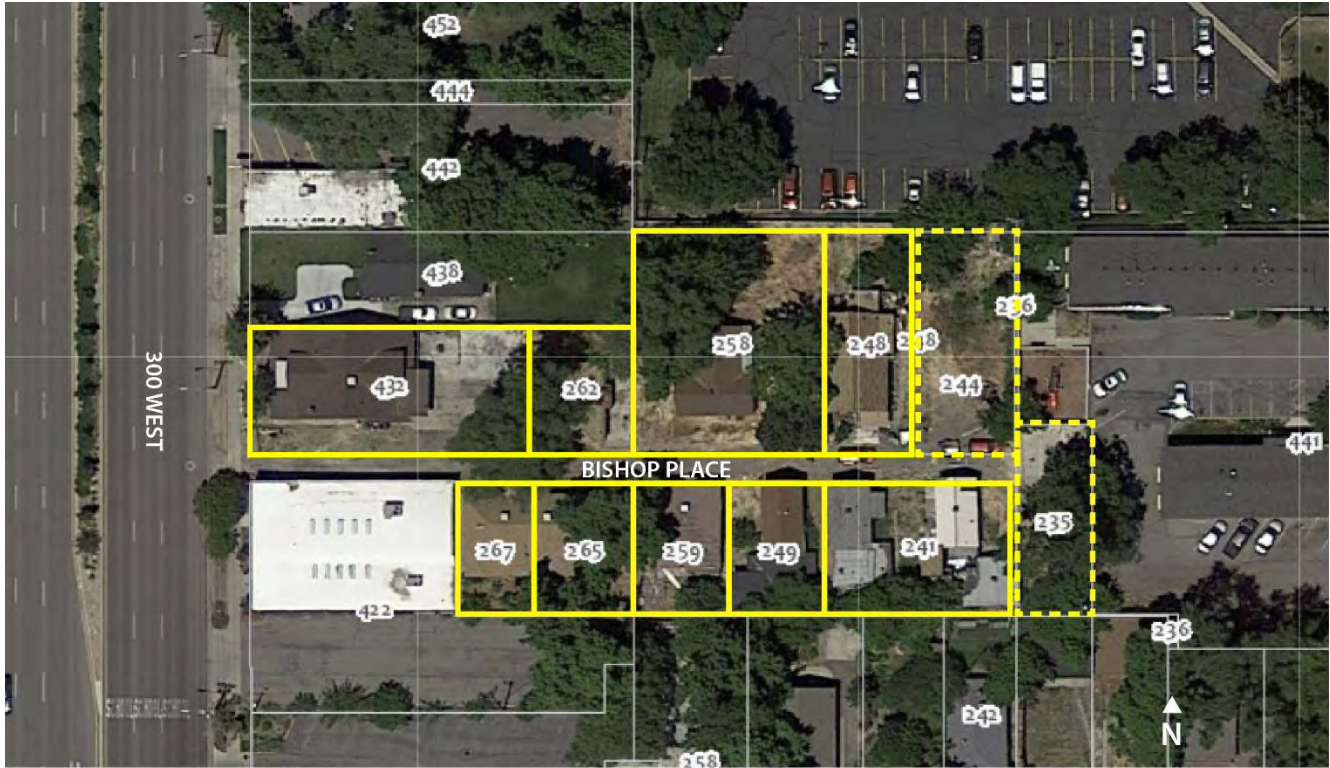
Attachments:

A – Vicinity Map

B – Photographs of Site

- C – **Applicant’s Narrative** – July 10, 2020
- D – Feb 6, 2020 Work Session Minutes
- E – Feb 6, 2020 Work Session Plans – Jan 14, 2020
- F – **Applicant’s Current Plans** – June 29, 2020

Attachment A
Vicinity Map



— SUBJECT PROPERTIES

- - - VACANT PROPERTIES WITHIN BISHOP PLACE

Attachment B
Site Photographs



View of Bishop Place from 300 West.



View of Bishop Place from 300 West.



View of Bishop Place looking toward 300 West.



Existing home fronting on 300 West.

Attachment C
Applicant's Narrative – July 10, 2020

Bishop Place

In Historic Capitol Hill, from 1891, 12 residential courts were developed. Of those 12 only 6 remain. Bishop Place is one of those unique remaining courtyards. In our development we have sought to preserve the original courtyard feel. The 300 West corridor's proximity to the railroad created an opportunity for the original developers to build homes that could house the local working population. The structures within Bishop Place were meant for that exact purpose. They were homes for working residents of Salt Lake City. They lived and worked in their communities. It is within this context that we present to you our town home development; Bishop Place. Our goal is to provide the most energy efficient Townhomes to our buyers for the lowest cost. We want Bishop Place to return to its former purpose of providing housing for people who live, work and play in Salt Lake City.

1. Settlement Patterns and Neighborhood Character:

- a. **Block and Street Patterns:** The layout of Bishop Place follows the original unique courtyard concept. Our current layout preserves Bishop Place as one of the last remaining courtyards from the early 1900s. With direct access from 300 West our residents will drive down the historic Bishop Place to enter their homes. The current site plan retains the original size of the street of Bishop Place, in its original location within the block face for a tighter more neighborhood-oriented feeling. The homes are largely oriented towards Bishop Place. Within the greater context of this portion of the block, Bishop Place will be located in the commercial section of the block face. To the immediate north is a single-family home, however that home neighbors a commercial dry cleaner. To the south are two commercial buildings. Bishop Place would continue this historic mixing of residential alongside commercial. The new building that will be on the block face will follow closely the original height, setback and width of the existing structure.
- b. **Lot and Site patterns:** The proposed project on the block face of 300 West closely follows the current setback, height and scale of the original building. The front door along with the windows will be oriented to 300 West thus continuing the pedestrian oriented pattern that is found within this block. Within the courtyard the new buildings will continue their orientation to Bishop Place, maintaining the unique courtyard feel that has been established along Bishop Place. The courtyard feel will be furthered through the use of stamped concrete and other methods and material besides standard street blacktop to signify the pedestrian and vehicular entrance into a courtyard. This will help to create more of an intimate feel within Bishop Place as well as a calming effect on vehicular traffic and will open up the space to other uses.
- c. **The public realm:** In conformity with the public realm goals of the ordinance, Bishop Place will be replacing the existing structure with a twin home building that follows the same orientation and maintains the same scale as the previous building. We have accomplished this by maintaining the same set back as the current structure. For the building along the block face we have also kept the height and roof shape similar to the existing apartment home. Our new town homes at the critical entrance to bishop place will sit on the same general footprint as the existing apartment home. The setback, width and height of the new

structure will largely remain the same. With the front door and windows facing to the street along 300 West we feel that the historic block face will remain true to its origins. Within the courtyard we are maintaining the forward, street facing orientation of the buildings while also preserving the courtyard feeling. These homes will be oriented towards the courtyard with their front doors and windows facing bishop place. Variations in the elevations such as balconies and pop outs will help to create an appropriate scale for the interior courtyard of the project.

- d. **Building Placement:** The principle building at the entrance of Bishops place will maintain and reflect the setbacks, height and footprint patterns of the original building. It will continue the historical mixed uses that are unique to this portion of the 300 West block face. The original multi-unit apartment building will be converted to a multifamily townhome building. At the entrance of Bishop place the end unit will be oriented towards 300 West in order to preserve the pedestrian focused orientation of this block. The front door, with a porch and windows all oriented towards the pedestrian will help to accomplish this. As you continue into Bishop place the new homes will be oriented towards the Bishop Place street. The front doors, windows and garages will be oriented towards the courtyard. The different use of materials, front porches and balconies all oriented toward the pedestrian help to reduce the bulk and scale of the homes and create a more intimate community feel. These homes will follow the general placement pattern of the existing structures that are currently found within the courtyard. All homes will be landscaped using Localscape principles. This includes native drought resistant plants that are indigenous to the area.
- e. **Building Orientation:** As previously stated the principle building at the entrance to Bishop place will maintain its orientation to 300 West, we want to ensure that the block face as well as the historic use remains consistent within this part of the Historic District. Within the courtyard the homes will maintain the traditional orientation to Bishop Place. Another goal was to preserve and highlight the unique courtyard that is found is Bishop place. Through the orientation of the buildings, their setbacks and height we have sought to create an intimate, calming, community feeling within the courtyard of Bishop Place.

2. Site access parking and services:

- a. **Site Access:** access to Bishop Place will remain unchanged. The original curb cut and street will remain in its current location requiring no change to the block face. The access for pedestrians as well as vehicles will remain the same as it has been historically. Garages and front door entrances will be oriented towards the Bishop Place street.
- b. **Site and Building Services:** Building services and utilities will be located to the rear of the buildings, or out of sight from the main street. Air conditioning units will be placed at the rear of the homes. Where façade placement is unavoidable effective screening will be integrated.

3. Landscape and Lighting

- a. Grading of Land: no grading and retaining walls are anticipated in this development.
- b. Landscape structures: All Landscaping will be professionally done with an adherence to local landscape principles of design and use. This includes a mixture of indigenous local plants that help conserve water, as well as more traditional elements (such as grass) to tie the project in effectively with the neighboring properties and create landscape consistency within the block face.
- c. Lighting: Each home will be individually lighted, with discrete modern fixtures that highlight and compliment the modern design of each home. They will be set to a light sensing photocell that automatically turns them on each night.

4. Building Form and Scale:

- a. Character of the street Block: Currently at the main entrance to Bishop Place and the main focus along the block face is a large two-story home that was converted into an apartment building. Our new Town Home building will follow the current setback, it will be placed back in order to best maintain the historic block face. The height will be the similar as well to preserve the current scale along this block. It will sit on the same footprint as the existing building but will extend deeper into the block. The front door of this first building at the entrance to Bishop Place will be oriented towards 300 West. The front door, porch and windows (that are consistently featured along this historic block face) has been implemented into the design in order to maintain greater continuity within the block face along 300 West. In our design of the roof line we wanted to reflect common designs found within this neighborhood. The goal of the Gable roofline pattern found within Bishop Place is to better tie it into the rest of the neighborhood. The home at the entrance will feature a covered front door entrance, common within the block face. The brick façade and wood siding is consistent with other homes in this district combining brick and wood materials. The brick on the lower levels of the homes help to distinguish between ground and second levels while providing variation and relief to the pedestrian viewers. The different use of materials, doors, windows and even balconies will help to clearly delineate the different homes within each building. The placement of windows helps to further break down the scale of the home facing 300 West and long Bishop Place. An opaque garage door provides another layer of interest and relief for the pedestrian. Within the courtyard we wanted to continue the historic feel of worker housing by taking design cues from the existing structures and incorporating them in a modern way for our buyers. The new homes will reflect existing structures features such as brick and wood siding on a gabled style roofline. This feel will be continued with the new townhomes. By mixing traditional brick and siding

we will provide continuity between the new homes and the buildings that they are replacing will also continuing common design themes found throughout the historic district.

4. Building Character

- a. Façade Articulation and Proportion: Bishop Place was designed with gabled architectural elements in order to more appropriately reflect the existing patterns found within the block face along 300 West. At the main entrance to Bishop place the building will be of similar height, width and placement to the existing structure. The pedestrian entrance to the initial building will be directly facing 300 West. The materials incorporated in the new building are meant to reflect not only the existing structure which it is replacing, but the other homes found within the block face. This is consistent with both the commercial and residential buildings that compose this block of 300 West. Within the project the articulation of the second floor pop out with the balcony helps to soften and reduce the scale of the townhomes. The additional height adds variation to the building while not overwhelming as it is contained between two smaller units. It creates variation and interest between the street level and second level. The smaller garages featured in the majority of the townhomes helps to soften and create relief within the Bishop Place portion of the project. Additionally, the materials chosen for the front façade help to create the feeling of a solid base through the use of brick on the base level and wood and siding on the second levels. This design incorporates materials commonly found within the historic neighborhoods. The variation of materials used helped to create a significant distinction between each home within each building. Helping to visually distinguish each home from its neighbor while providing relief and reduced scale to the pedestrian. Placement of the windows, doors and garages has been carefully considered in order to create a visually appealing ratio of solid to void. The opaque garage serves as an effective relief to the garages being placed in the front of the home.

5. Building materials, Elements and Detailing

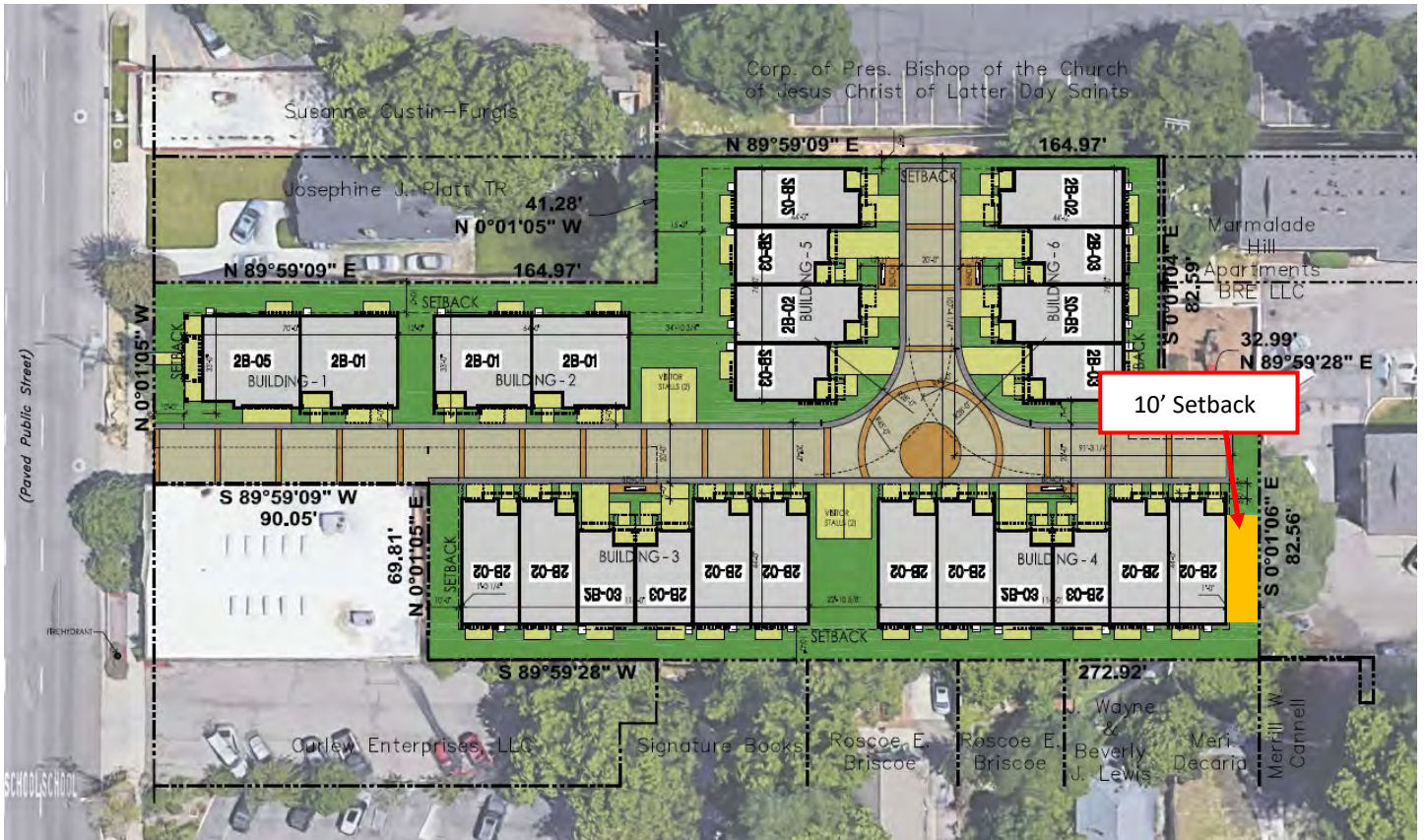
- a. Materials: Bishop Place homes will feature more than 80% durable materials including cedar siding, fiber cement lap siding, and brick veneer. These materials will be used in a contemporary design but will be complimentary to surrounding historic facades within the block face. Care has been made in the placement of these materials to introduce a distinct visual separation between ground floor and second level. The use of brick creates the impression of a masonry foundation upon which the rest of the home is built. The masonry foundation is common within this historical district. The use of different materials and architectural features also helps to distinguish between each individual home, despite being

physically connected. Colors found within the existing structures as well as those within the neighborhood have been incorporated to provide continuity within the block. Through these means we hope to incorporate common themes of architectural distinction that are commonly found in the historic district.

- b. **Windows:** The new homes will feature energy efficient windows orientated towards the street in an arrangement that is cohesive with the traditional placement of windows within the Historic district. Effort has been made to ensure that there is a visually pleasing and historically balanced solid to void ratio throughout the project. This has been accomplished through not only the main windows, but also the main entrance doors as well as utilizing opaque garage door windows.
- c. **Architectural elements and Details:** A modern gabled roofline is one of the prominent features found within our project. This feature is commonly found within the current structures on Bishop Place and within the neighborhood. Architectural support beams at the recessed entrance of the home provides additional details of interest. The varied use of masonry, wood, windows, doors and balconies all create a visually interesting and varied façade.
- d. **Signage Location:** All signage for Bishop Place will be temporary and only last the duration of the construction and sales periods.

Bishop Place Special exceptions

1. Due to restraints in the site plan we are requesting a 10' setback for the rear yard. We feel that there is sufficient buffer between Building 5 and the north Marmalade Hill Apartment building (approximately 35') that the reduction in setback by 5' will not have a significant negative impact on either development. This exception will allow for the current turnaround to accommodate fire and safety vehicles as well as maintain a more open feeling through out the site by maintaining greater separation between the buildings. This exception will help to further the goal of providing more breathing space between buildings and more open space for residents within the community.



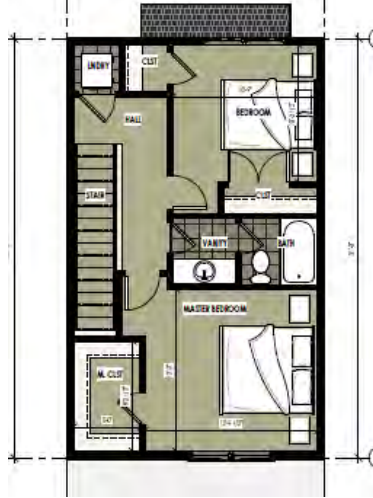
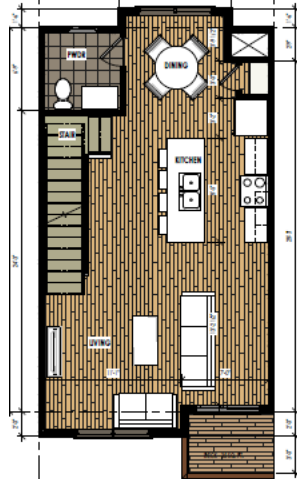
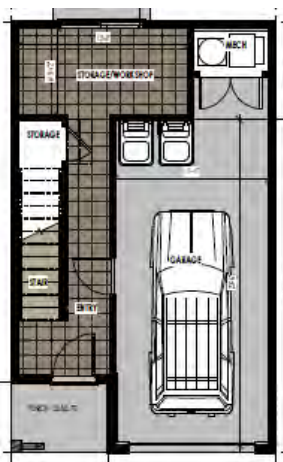
2. We are seeking a Height exception of 36' from the current maximum set at 28'. The units that would require this exception are highlighted in red. This exception allows us to create a more open site plan with greater building form variety. It allows more variation in form and scale and will allow more units to be set further back from the street, which in turn will allow for more guest parking. The taller units will be contained to the interior of the community so as to not introduce the extra height near to 300 West. This will lessen the interruption of the increased scale to the pedestrian.



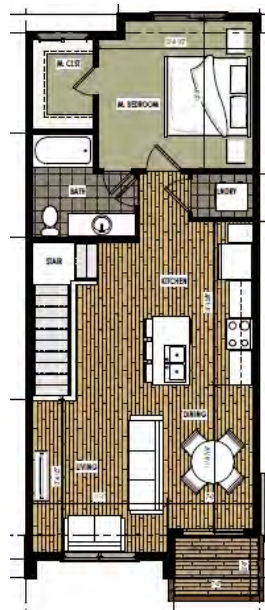
3. We are seeking an exception from the required 22' lot width to allow for a width of 19' for each lot in building 3, 4, 5 and 6. This exception will allow for more open space between the units as well as more open space within the project. Each unit will still comply with the requirement that the garage cannot comprise greater than 50% of the width of the home.



3
Bedroom Unit



2 Bedroom Unit



Attachment D
Work Session Minutes – February 6, 2020

The Commission, Staff and Applicant discussed the following:

- Clarification as to what a composition shingle was were made of in 1880
- Underlayment
- Clarification on why synthetic slate was removed for a possible replacement
- Clarification on materials being proposed
- When the house had a wood shake as a roof

PUBLIC HEARING [6:18:27 PM](#)

Chairperson Peters opened the Public Hearing; seeing no one wished to speak; Chairperson Peters closed the Public Hearing.

The following comments and discussions were made:

- I think the proposal is reasonable and I'd be happy to delegate to final product to staff
- I don't have an issue with composition roofing
- Clarification on why the applicant prefers not to use slate
- Maintenance issues were discussed
- I am deeply opposed to the shingles that are there now

MOTION [6:29:39 PM](#)

Commissioner Stowell stated, based on the information in the staff report, the information presented, and the input received during the public hearing, I move that the Commission deny the request for a Certificate of Appropriateness for a re-roof with asphalt shingles, as presented in petition PLNHLC2019-00916.

Commission Vela seconded the motion. Commissioner Svendsen voted "Nay". Commissioners, Petro-Eschler, Vela, Torres Mora, and Maw voted "Aye". Commissioner Stowell abstained from voting. The motion passed 4-2.

WORK SESSION

[6:31:44 PM](#)

The Quince New Construction and Special Exceptions at approx. 432 N 300 W: Paul Garbett, of Garbett Homes, has submitted applications for new construction of a single-family attached residential development in an historic district and two associated special exception requests located at approximately 432 N. 300 West (Bishop Place – a private street). Currently, the properties associated with the proposed development are occupied by abandoned structures that have been approved for demolition. The subject property is zoned SR-3 (Special Development Pattern Residential District) and is located in Council District 3 which is represented by Chris Wharton. Staff contact is Lex Traughber at 801-535-6184 or at lex.traughber@slcgov.com.

a. New Construction (Case number PLNHLC2019-01157): This project request requires approval for new construction in a historic district.

b. Two Special Exceptions (Case Numbers PLNHLC2019-01157 & 01158):

- i. The applicant requests a modification of the rear yard setback. The applicant is requesting a ten-foot (10') rear yard setback. The rear yard setback in the SR-3 Zone is 20% of the lot depth but not less than fifteen feet (15') and not to exceed thirty feet (30').

- ii. The applicant is requesting a modification to the minimum lot width requirement. The applicant is requesting a minimum lot width of nineteen feet (19'). The minimum lot width in the SR-3 Zone for single-family attached dwellings is twenty-two feet (22').

Lex Traugher, Senior Planner, provided the Historic Landmark Commission with information regarding the proposed development and special exception request.

The Commission and Staff discussed the following:

- Clarification as to why the entire East side was not rear yard
- Clarification on whether it's a single-family home and how many bedrooms
- Rear setback requirements clarification

Bryson Garbett, with Garbett Homes, and Tyler Kirk, with Think Architecture, provided a presentation with further design details.

The following comments and discussions were made:

- Whether the proposal has been reviewed by the Fire Marshal
- Clarification on what was the inspiration for the 3rd West facing property
- Windows
- Colors of proposal
- The neighborhood is quirky, and the project can use changes to help fit into the neighborhood
- I think the frontage on 3rd West should be considered a little more
- Clarification on what the applicant has done in terms in visiting the surrounding neighborhood and Community Council
- The single garage entrance
- Density, setbacks, and lot widths

The meeting adjourned at [7:32:46 PM](#)

Attachment E
Work Session Plans – February 6, 2020



PROJECT DEVELOPMENT PLAN

D000	COVER PAGE	D108	CONTEXT VIEW NE
D001	SITE PLAN	D109	CONTEXT VIEW NW
D002	CAPITOL HILL HISTORIC DISTRICT AREA	D301	BUILDING 1 EXTERIOR ELEVATIONS
D003	CONTRIBUTING STRUCTURES EXHIBIT	D302	BUILDING 1 EXTERIOR ELEVATIONS
D004	CONTRIBUTING STRUCTURES PHOTOS	D303	BUILDING 2 EXTERIOR ELEVATIONS (BLDG 3 SIMILAR)
D005	NEIGHBORHOOD PHOTOS	D304	BUILDING 2 EXTERIOR ELEVATIONS (BLDG 3 SIMILAR)
D101	VIEW OF BUILDING 1	D305	BUILDING 4 EXTERIOR ELEVATIONS (BUILDING 5 SIMILAR)
D102	VIEW OF BUILDING 2	D306	BUILDING 4 EXTERIOR ELEVATIONS (BUILDING 5 SIMILAR)
D103	VIEW OF BUILDING 5	D401	2 BEDROOM - 01 FLOOR PLANS
D104	VIEW FROM 300 WEST & STREET ELEVATION	D402	2 BEDROOM - 02 FLOOR PLANS
D105	STREET COMPOSITE	D501	MATERIAL/COLOR BOARD
D106	CONTEXT VIEW SW	D502	TYPICAL WALL SECTIONS
D107	CONTEXT VIEW SE	D503	WINDOW DETAILS



SITE PLAN
SCALE: 1" = 20'



PROJECT UNDERSTANDING

300 West Street, Salt Lake City

Site Area = 1.01 ac. (44,112 sq. ft.)
 Maximum lot width = 31' 0" (9.14 m)
 Maximum lot depth = 112' 0" (34.14 m)
 Maximum # of units attached together = 25

1. Maximum Building Height: 20' for edge of slope roof, 30' for flat roof.

2. Maximum Unit Requirements:
 Front Yard: Equal to average of existing building on block or 10' min.
 When no existing adjacent building, 10' min. for rear yard.
 Corner Side Yard: 10' min.
 Interior Side Yard: 5' min. (minimum setbacks apply to all buildings, observation no minimum required)
 Rear Yard: When attached, must be 5' min. (minimum setbacks apply to all buildings, observation no minimum required)
 20% of lot depth but not less than 10' and must not exceed 30'

3. Maximum Building Coverage: 75% of lot area for attached dwellings.

4. Width of Attached Garage: Existing must shall not exceed 60% of width of house.
 Garage may not be forward of the front line of the building.

RESIDENTIAL ZONING 12.1.1.1.1.1 1 space per dwelling unit.

LAND USE SUMMARY

SITE AREA	ACRES (SQ. FT.)	SITE COVER %			
1.01 (44,112)		100%			
UNITS PER ACRE		22			
OPEN SPACE & LANDSCAPE	0.36 (15,644)	35.5			
PARKING/ROADS	0.19 (8,086)	18.8%			
BUILDING FOOTPRINTS	0.47 (20,362)	46.2%			
UNIT TYPE	SF gross	SF net	TOTAL	%	REQ. PKG
2 BEDROOM-01	1418	TBD	5	20%	5
2 BEDROOM-02	1234	TBD	20	80%	20
TOTAL RESIDENTIAL			25	100%	25
PARKING PROVIDED					
PRIVATE GARAGES					
TOTAL					30

5151 South 900 East, Suite 200
 Salt Lake City, UT 84117
 Ph: 801-269-1855
 Fax: 801-269-1425
 www.thinkarch.com

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These drawings are prepared for limited review and evaluation by clients, consultants, contractors, government agencies, vendors, and other personnel only in accordance with the notice.

THE QUINCE
 GARBETT HOMES
 LOTS 3 & 8, BLOCK 121, PLAT "A"
 SALT LAKE CITY, UTAH

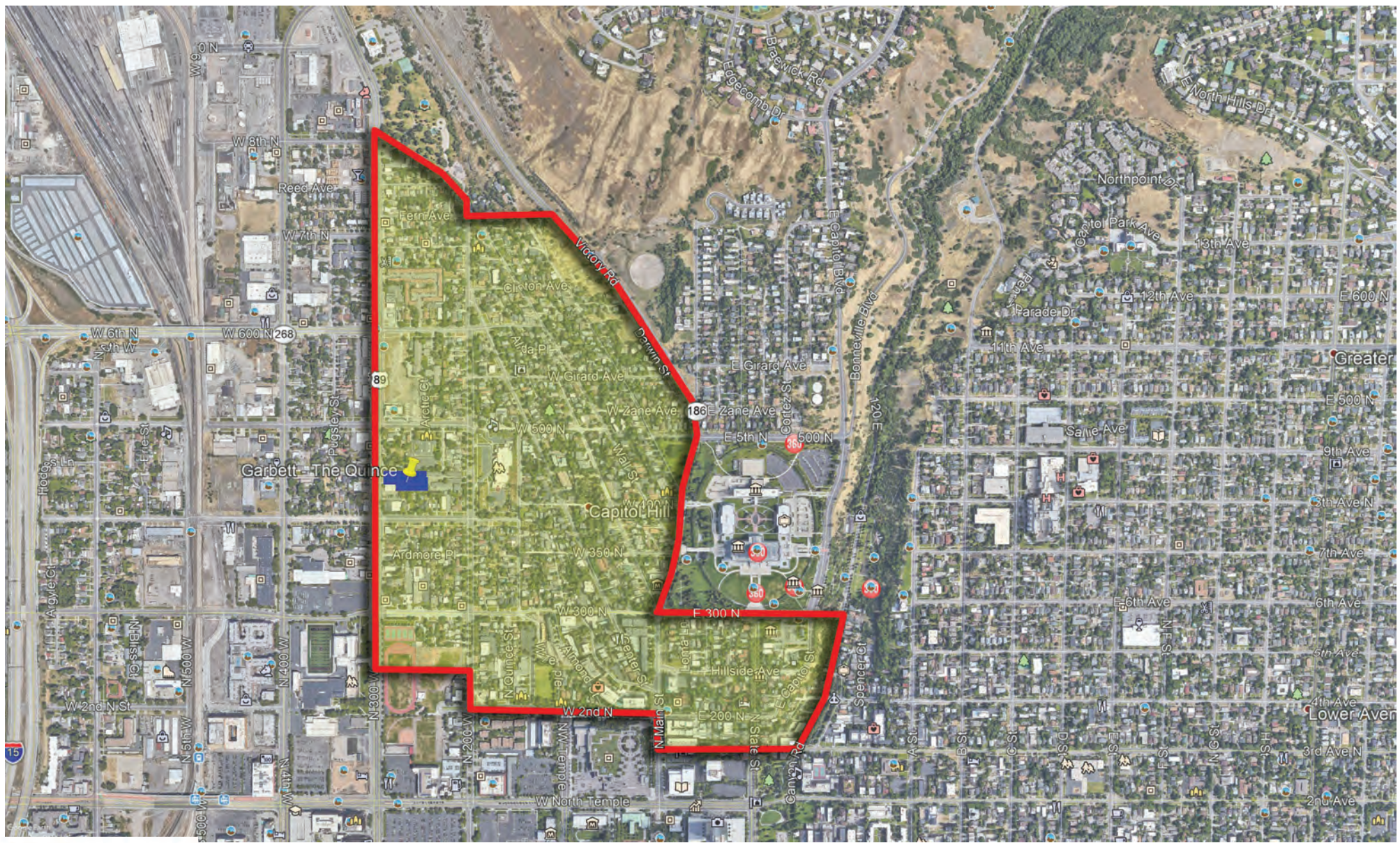
PROJECT NO. 19058
 DATE: 19 NOV. 2019

REVISIONS:

SHEET TITLE:
 THE-QUINCE
 SITE-PLAN

SHEET NUMBER:
D001

FOR REVIEW - NOT FOR CONSTRUCTION



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THE QUINCE

LOTS 3 & 8, BLOCK 121, PLAT "A" - 432 N. 300 W.
SALT LAKE CITY, UTAH

CAPITOL HILL HISTORIC DISTRICT AREA

D002

19 NOV, 2019



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THE QUINCE

LOTS 3 & 8, BLOCK 121, PLAT "A" - 432 N. 300 W.
SALT LAKE CITY, UTAH

CONTRIBUTING
STRUCTURES EXHIBIT

D003

19 NOV, 2019



370 N 300 West
A



376 N 300 West
A



404 N 300 West
C



404 N 300 West
(aka 284 W 400 North)



231 W 400 North
A



235 W 400 North
B



236 W 400 North
B



2377 W 400 North
B



422 N 300 West
B



422 N 300 West
(south elevation)



432 N 300 West
B



438 N 300 West
B



238 W 400 North
B



241 W 400 North
A



242 W 400 North
B



244 W 400 North
A



442 N 300 West
B



452 N 300 West
A



458 N 300 West
A



458? N 300 West
A
(Hawk Cabin in rear)



250 W 400 North
B



253 W 400 North
D



258 W 400 North
A



259 W 400 North
C



260 W 400 North
A



265-267 W 400 North
B



275 W 400 North
B



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THE QUINCE

LOTS 3 & 8, BLOCK 121, PLAT "A" - 432 N. 300 W.
SALT LAKE CITY, UTAH

CONTRIBUTING
STRUCTURES PHOTOS

D004

19 NOV, 2019



404 N. 300 W. BUILDING ON SOUTH END OF BLOCK



422 N. 300 W. BUILDING SOUTH OF AND IN FRONT OF PROPOSED PROJECT



432 N. 300 W. EXISTING HOME ON PROPOSED PROJECT SITE



438 N. 300 W. HOME NORTH OF PROJECT SITE



442 N. 300 W. BUILDING 2 NORTH OF PROJECT SITE



458 AND 452 N 300 W. HOMES 4 AND 3 NORTH OF PROJECT SITE



EXISTING STREET SCAPE



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THE QUINCE

LOTS 3 & 8, BLOCK 121, PLAT "A" - 432 N. 300 W.
SALT LAKE CITY, UTAH

NEIGHBORHOOD
PHOTOS

D005

19 NOV, 2019



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THE QUINCE

LOTS 3 & 8, BLOCK 121, PLAT "A" - 432 N. 300 W.
SALT LAKE CITY, UTAH

VIEW OF BUILDING 1

D101

14 JAN 2020



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THE QUINCE

LOTS 3 & 8, BLOCK 121, PLAT "A" - 432 N. 300 W.
SALT LAKE CITY, UTAH

VIEW OF BUILDING 2

D102

14 JAN 2020



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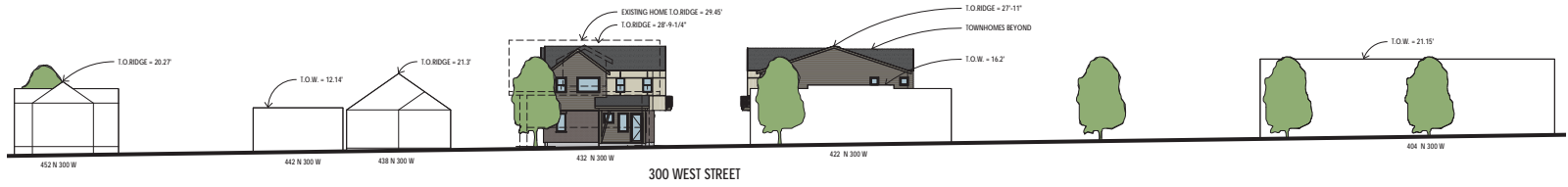
THE QUINCE

LOTS 3 & 8, BLOCK 121, PLAT "A" - 432 N. 300 W.
SALT LAKE CITY, UTAH

VIEW OF BUILDING 5

D103

14 JAN 2020



STREET ELEVATION
1/16" = 1'-0"

1
E104



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THE QUINCE

LOTS 3 & 8, BLOCK 121, PLAT "A" - 432 N. 300 W.
SALT LAKE CITY, UTAH

VIEW FROM 300 WEST &
STREET ELEVATION

D104

14 JAN 2020



CURRENT STREET VIEW



PROPOSED STREET VIEW



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THE QUINCE

LOTS 3 & 8, BLOCK 121, PLAT "A" - 432 N. 300 W.
SALT LAKE CITY, UTAH

STREET COMPOSITE

D105

14 JAN 2020



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THE QUINCE

LOTS 3 & 8, BLOCK 121, PLAT "A" - 432 N. 300 W.
SALT LAKE CITY, UTAH

CONTEXT VIEW SW

D106

19 NOV, 2019



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THE QUINCE

LOTS 3 & 8, BLOCK 121, PLAT "A" - 432 N. 300 W.
SALT LAKE CITY, UTAH

CONTEXT VIEW SE

D107

19 NOV, 2019



Garbett - The Quince



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THE QUINCE

LOTS 3 & 8, BLOCK 121, PLAT "A" - 432 N. 300 W.
SALT LAKE CITY, UTAH

CONTEXT VIEW NE

D108

19 NOV, 2019



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THE QUINCE

LOTS 3 & 8, BLOCK 121, PLAT "A" - 432 N. 300 W.
SALT LAKE CITY, UTAH

CONTEXT VIEW NW

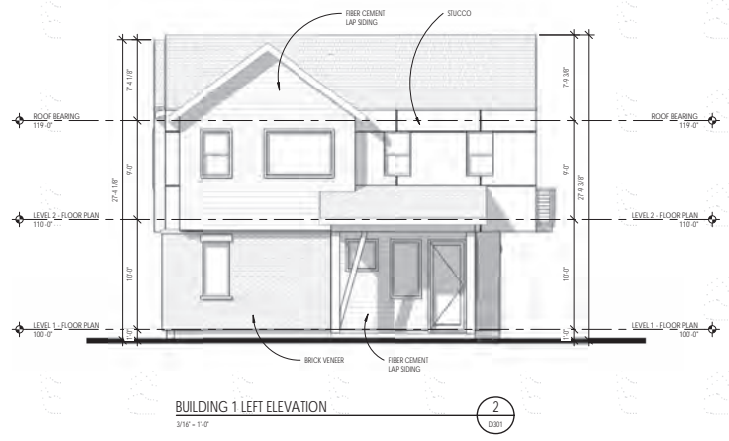
D109

19 NOV, 2019



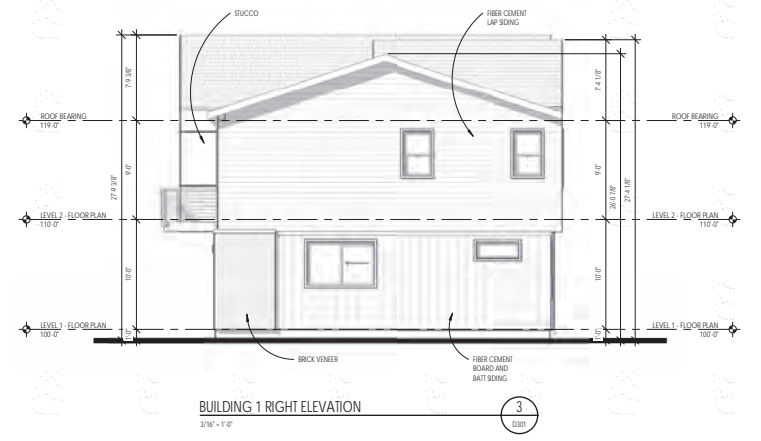
BUILDING 1 FRONT ELEVATION
3/16" = 1'-0"

1
0301



BUILDING 1 LEFT ELEVATION
3/16" = 1'-0"

2
0301



BUILDING 1 RIGHT ELEVATION
3/16" = 1'-0"

3
0301



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THE QUINCE
LOTS 3 & 8, BLOCK 121, PLAT "A" - 432 N. 300 W.
SALT LAKE CITY, UTAH

BUILDING 1 EXTERIOR ELEVATIONS

D301

14 JAN 2020



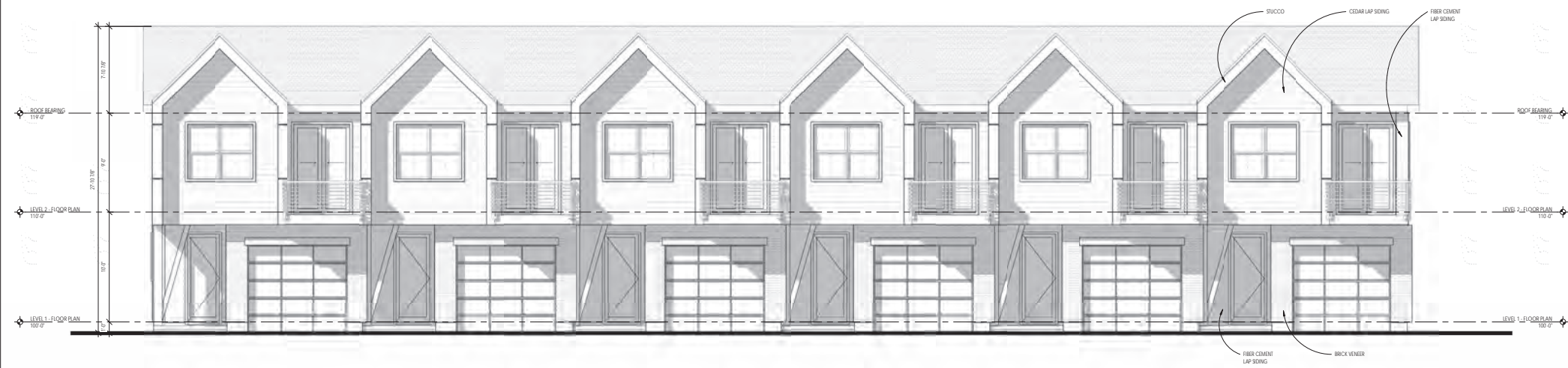
BUILDING 1 REAR ELEVATION
 3/16 - 1/4" 1



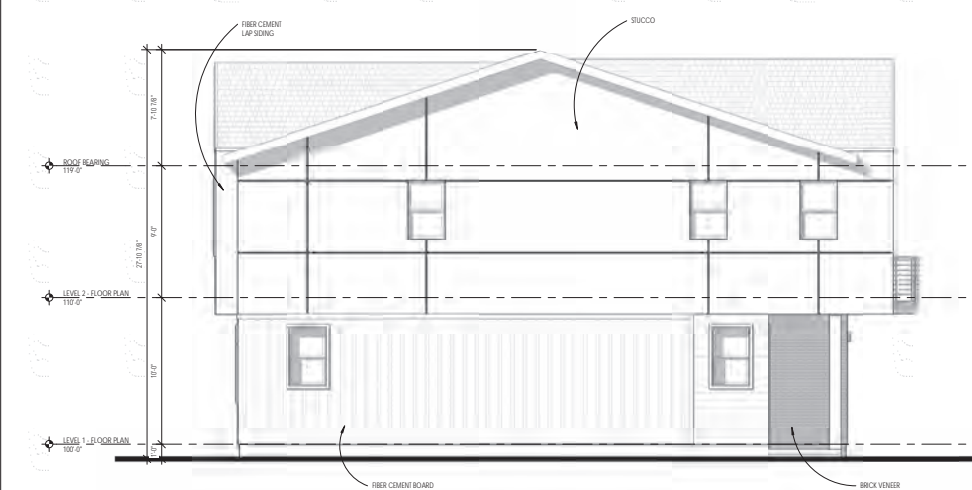
THE QUINCE
 LOTS 3 & 8, BLOCK 121, PLAT "A" - 432 N. 300 W.
 SALT LAKE CITY, UTAH

BUILDING 1 EXTERIOR
 ELEVATIONS

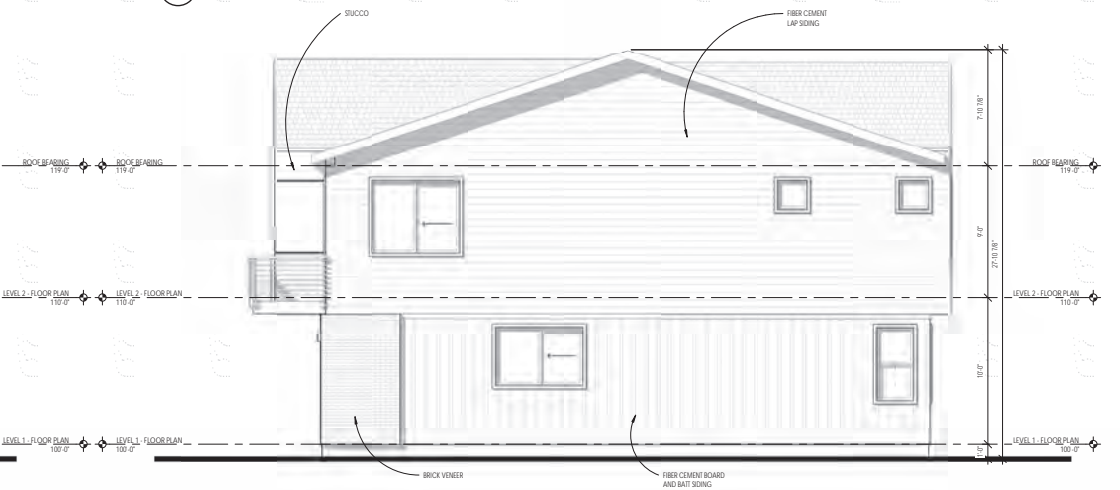
D302
 14 JAN 2020



BUILDING 2 - FRONT ELEVATION
1/4" = 1'-0" (1) (03)



BUILDING 2 - LEFT ELEVATION
1/4" = 1'-0" (2) (03)



BUILDING 2 - RIGHT ELEVATION
1/4" = 1'-0" (3) (03)



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THE QUINCE

LOTS 3 & 8, BLOCK 121, PLAT "A" - 432 N. 300 W.
SALT LAKE CITY, UTAH

BUILDING 2 EXTERIOR ELEVATIONS (BLDG 3 SIMILAR)

D303

14 JAN 2020



BUILDING 2 - REAR ELEVATION
 1/4" = 1'-0" 1
 E004



THE QUINCE
 LOTS 3 & 8, BLOCK 121, PLAT "A" - 432 N. 300 W.
 SALT LAKE CITY, UTAH

BUILDING 2 EXTERIOR
 ELEVATIONS (BLDG 3
 SIMILAR)

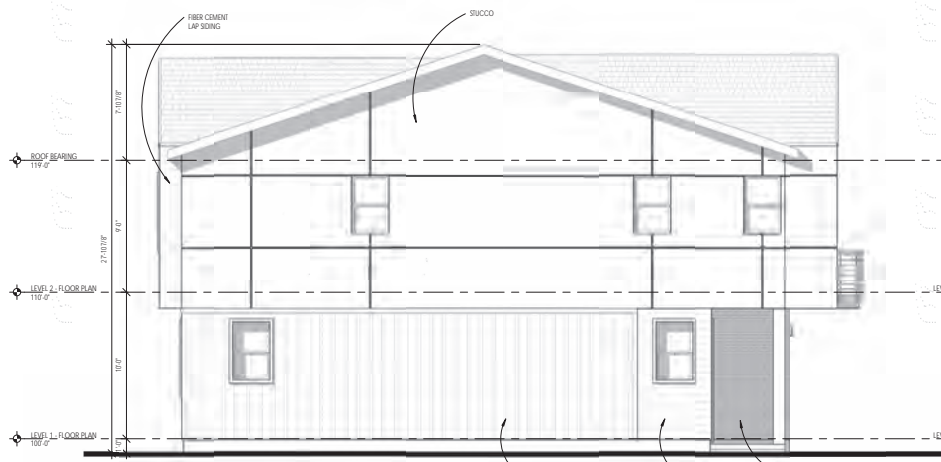
D304
 14 JAN 2020



BUILDING 4 - FRONT ELEVATION

1/4" = 1'-0"

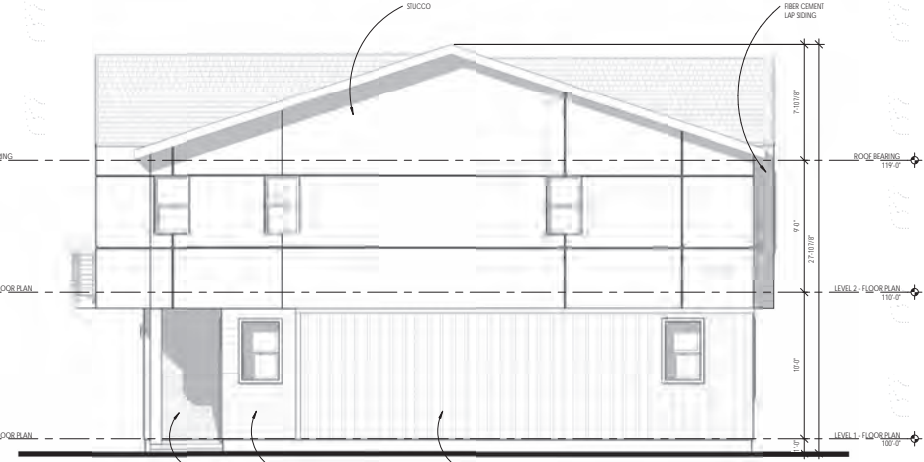
1
D305



BUILDING 4 - LEFT ELEVATION

1/4" = 1'-0"

2
D305



BUILDING 4 - RIGHT ELEVATION

1/4" = 1'-0"

3
D305



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THE QUINCE

LOTS 3 & 8, BLOCK 121, PLAT "A" - 432 N. 300 W.
SALT LAKE CITY, UTAH

BUILDING 4 EXTERIOR
ELEVATIONS (BUILDING
5 SIMILAR)

D305

14 JAN 2020



BUILDING 4 - REAR ELEVATION
1/4" = 1'-0"

1
3006



THE QUINCE 2BD-01	
NAME	AREA
LEVEL 1	468 SF
LEVEL 2	950 SF
1418 SF	
GARAGE	442 SF
Grand total	1860 SF



THE QUINCE - 2 BEDROOM - 01

SALT LAKE CITY, UT

2 BEDROOM-01 FLOOR PLANS

D401

14 JAN 2020



THE QUINCE 2BD-02	
NAME	AREA
LEVEL 1	466 SF
LEVEL 2	768 SF
1234 SF	
GARAGE	278 SF
278 SF	
Grand total	1512 SF



THE QUINCE - 2 BEDROOM - 02

SALT LAKE CITY, UT

2 BEDROOM-02 FLOOR PLANS

D402

14 JAN 2020

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MATERIAL CHART

COLOR SCHEME - 01



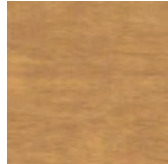
ENTRY DOORS
Material: Fiberglass
Manufacturer: TBD
Color: To Match Charcoal Gray



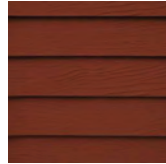
GARAGE DOORS
Material: Aluminum/Glass
Manufacturer: TBD
Color: TBD - Annodized Gray



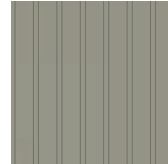
WINDOWS
Material: Vinyl
Manufacturer: TBD
Color: White



CEDAR SIDING
Material: Natural Cedar or Pre-stained Fiber Cement
Manufacturer: TBD
Color: SW3521 Crossroads



FIBER CEMENT LAP SIDING
Material: Fiber Cement Lap Siding 6" Exposure
Manufacturer: TBD
Color: SW6335 Fired Brick



FIBER CEMENT BD & BATT SIDING
Material: Fiber Cement Board and Batt Siding
Manufacturer: TBD
Color: SW2821 Downing Stone



BRICK VENEER
Material: Thin Brick
Manufacturer: Interstate
Color: Midnight



STUCCO-1
Material: Stucco
Manufacturer: Western One-Coat
Color: Bright White
DRYVIT, SENECA



ROOFING
Material: Asphalt Shingle
Manufacturer: GAF Timberline or Equal
Color: Charcoal



STEEL COLUMNS/BEAMS
Material: Painted Steel
Manufacturer: TBD
Color: Match to Charcoal Fascia/Parapet Cap



FASCIA/TRIM/PARAPET CAP/DRIP EDGE
Material: Fiber Cement/MTL
Manufacturer: TBD
Color: Charcoal 379 (Gentek)

COLOR SCHEME - 02



ENTRY DOORS
Material: Fiberglass
Manufacturer: TBD
Color: To Match Charcoal Gray



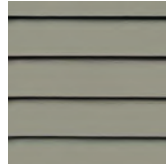
GARAGE DOORS
Material: Aluminum/Glass
Manufacturer: TBD
Color: TBD - Annodized Gray



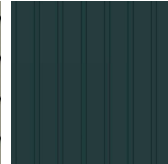
WINDOWS
Material: Vinyl
Manufacturer: TBD
Color: White



CEDAR SIDING
Material: Natural Cedar or Pre-stained Fiber Cement
Manufacturer: TBD
Color: SW3541 Harbor Mist



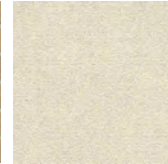
FIBER CEMENT LAP SIDING
Material: Fiber Cement Lap Siding 6" Exposure
Manufacturer: TBD
Color: SW2821 Downing Stone



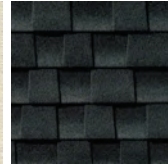
FIBER CEMENT BD & BATT SIDING
Material: Fiber Cement Board and Batt Siding
Manufacturer: TBD
Color: SW7623 Cascades



BRICK VENEER
Material: Thin Brick
Manufacturer: Interstate
Color: Cedar



STUCCO
Material: Stucco
Manufacturer: Western One-Coat
Color: Buckskin
DRYVIT, SENECA



ROOFING
Material: Asphalt Shingle
Manufacturer: GAF Timberline or Equal
Color: Charcoal



STEEL COLUMNS/BEAMS
Material: Painted Steel
Manufacturer: TBD
Color: Match to Charcoal Fascia/Parapet Cap



FASCIA/TRIM/PARAPET CAP/DRIP EDGE
Material: Fiber Cement/MTL
Manufacturer: TBD
Color: Charcoal 379 (Gentek)

COLOR SCHEME - 03



ENTRY DOORS
Material: Fiberglass
Manufacturer: TBD
Color: To Match Charcoal Gray



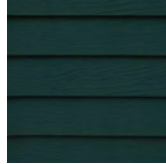
GARAGE DOORS
Material: Aluminum/Glass
Manufacturer: TBD
Color: TBD - Annodized Gray



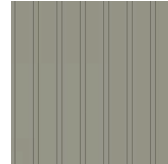
WINDOWS
Material: Vinyl
Manufacturer: TBD
Color: White



CEDAR SIDING
Material: Natural Cedar or Pre-stained Fiber Cement
Manufacturer: TBD
Color: SW3504 Woodridge



FIBER CEMENT LAP SIDING
Material: Fiber Cement Lap Siding 6" Exposure
Manufacturer: TBD
Color: SW7623 Cascades



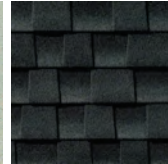
FIBER CEMENT BD & BATT SIDING
Material: Fiber Cement Board and Batt Siding
Manufacturer: TBD
Color: SW2821 Downing Stone



BRICK VENEER
Material: Thin Brick
Manufacturer: Interstate
Color: Ironstone



STUCCO
Material: Stucco
Manufacturer: Western One-Coat
Color: Gray Barn
DRYVIT, SENECA



ROOFING
Material: Asphalt Shingle
Manufacturer: GAF Timberline or Equal
Color: Charcoal



STEEL COLUMNS/BEAMS
Material: Painted Steel
Manufacturer: TBD
Color: Match to Charcoal Fascia/Parapet Cap



FASCIA/TRIM/PARAPET CAP/DRIP EDGE
Material: Fiber Cement/MTL
Manufacturer: TBD
Color: Charcoal 379 (Gentek)



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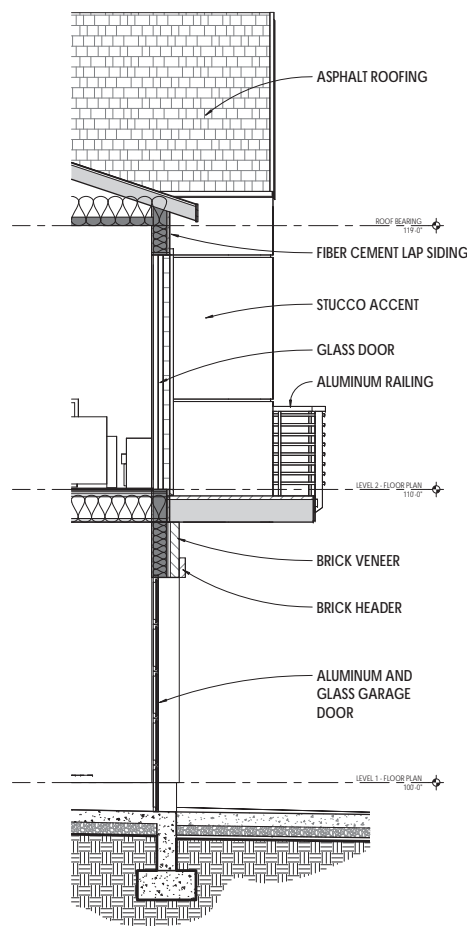
THE QUINCE

LOTS 3 & 8, BLOCK 121, PLAT "A" - 432 N. 300 W.
SALT LAKE CITY, UTAH

MATERIAL/COLOR BOARD

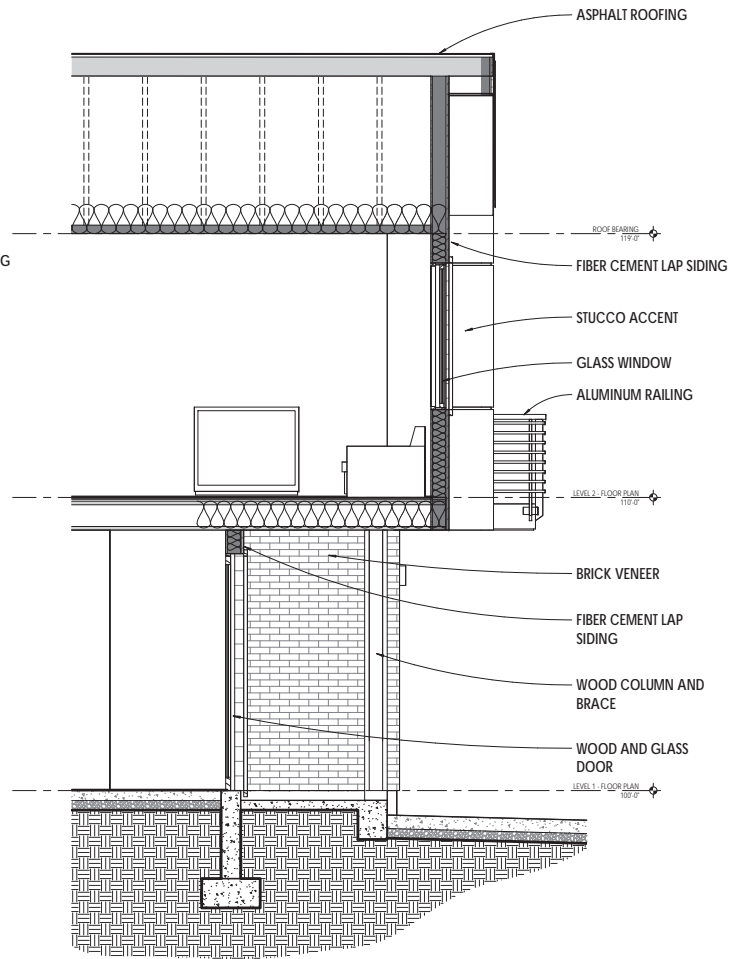
D501

19 NOV, 2019



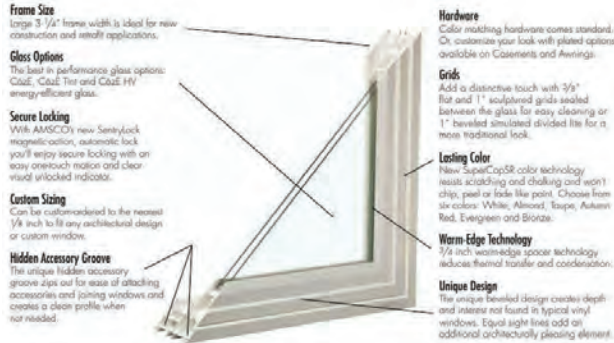
WALL SECTION - GARAGE
1/2" = 1'-0"

1
0502



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

2
0502



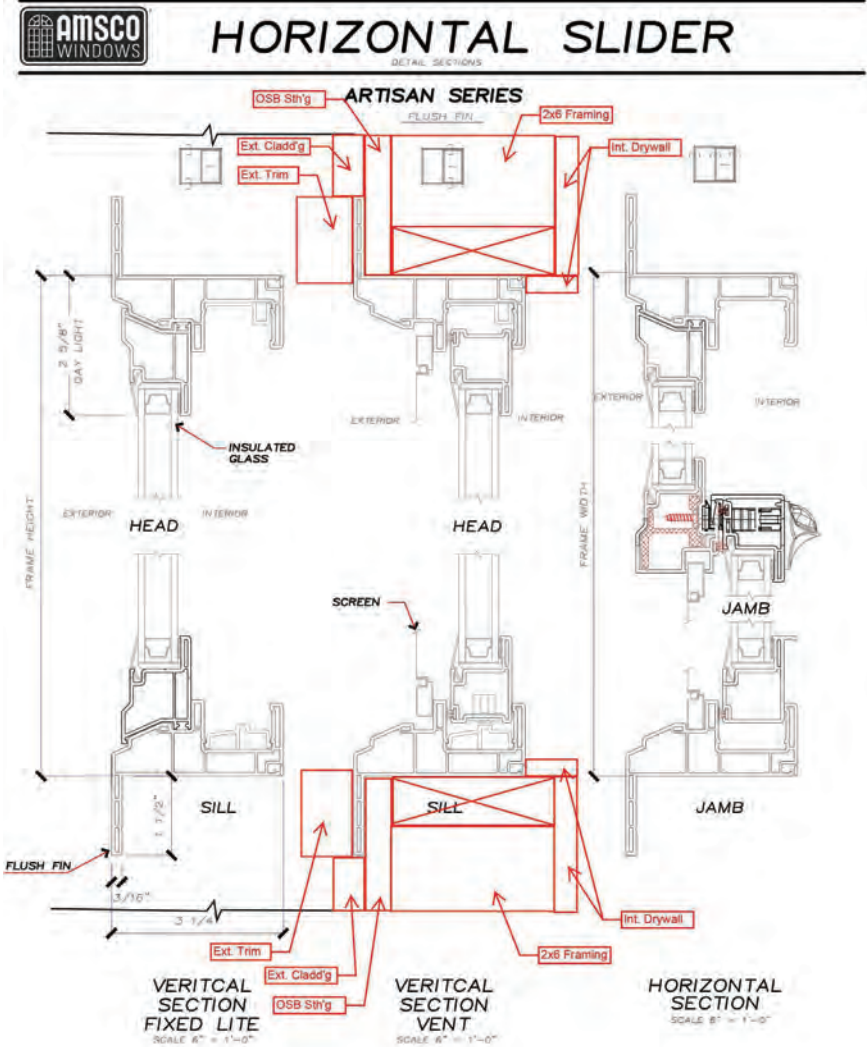
PROPOSED AMSCO ARTESIAN WINDOW

WITH THIS WINDOW THE NAILING FLANGE IS BROUGHT TO THE FRONT FACE OF THE WINDOW FRAME, THIS HAS THE EFFECT OF PUSHING THE WINDOW FURTHER BACK FROM THE FINISHED FACE OF THE BUILDING, CREATING MORE OF A RECESSED LOOK. THIS IS FURTHER ACCENTUATED BY ADDING TRIM AROUND THE WINDOWS TO PROVIDE ADDITIONAL DEPTH.



TYPICAL STANDARD VINYL WINDOW

WITH THIS WINDOW THE NAILING FLANGE IS SET BACK 1" FROM THE FACE OF THE WINDOW FRAME, THIS HAS THE EFFECT OF BRINGING THE WINDOW FRAME AND GLASS MORE IN LINE WITH THE FINISH FACE OF THE BUILDING MATERIALS, MAKING THE WALL LOOK FLAT.



Attachment F
Current Plans – June 29, 2020



PROJECT DEVELOPMENT PLAN

D000	COVER PAGE
D001	SITE PLAN
D002	CAPITOL HILL HISTORIC DISTRICT AREA
D003	CONTRIBUTING STRUCTURES EXHIBIT
D004	CONTRIBUTING STRUCTURES PHOTOS
D005	NEIGHBORHOOD PHOTOS
D101	STREET COMPOSITE
D102	VIEW FROM 300 WEST & STREET ELEVATION
D103	VIEW OF 300 WEST ELEVATION
D104	VIEW OF BUILDING 1
D105	VIEW OF BUILDING 3 (1)
D106	VIEW OF BUILDING 3 (2)
D107	VIEW OF BUILDING 6
D108	WOONERF (WALK STREET) VIEW
D109	AERIAL VIEW
D110	CONTEXT VIEW SW
D111	CONTEXT VIEW SE
D112	CONTEXT VIEW NE

D113	CONTEXT VIEW NW
D301	BUILDING 1 EXTERIOR ELEVATIONS
D302	BUILDING 1 EXTERIOR ELEVATIONS
D303	BUILDING 2 EXTERIOR ELEVATIONS
D304	BUILDING 2 EXTERIOR ELEVATIONS
D305	BUILDING 3 EXTERIOR ELEVATIONS (BLDG 4 SIMILAR)
D306	BUILDING 3 EXTERIOR ELEVATIONS (BLDG 4 SIMILAR)
D307	BUILDING 5 EXTERIOR ELEVATIONS (BUILDING 6 SIMILAR)
D308	BUILDING 5 EXTERIOR ELEVATIONS (BUILDING 6 SIMILAR)
D401	2 BEDROOM - 01 FLOOR PLANS
D402	2 BEDROOM - 02 FLOOR PLANS
D403	2 BEDROOM - 03 FLOOR PLANS
D405	2 BEDROOM - 05 FLOOR PLANS
D501	MATERIAL/COLOR BOARD
D502	COLOR SCHEME LOCATIONS
D503	TYPICAL WALL SECTIONS
D504	WINDOW DETAILS



Think
Architecture

Architecture
Interior Design
Landscape Architecture
Land Planning
Construction Management

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THE QUINCE
GARBETT HOMES
LOTS 3 & 8, BLOCK 121, PLAT "A"
SALT LAKE CITY, UTAH

SITE PLAN
SCALE: 1" = 20'



PROJECT UNDERSTANDING

30' SETBACKS TO ALL SETBACKS

Site Area = 1,300 sq. ft. per unit max.
Maximum lot width = 37' (single and 1/2 corner).
Maximum lot area attached together.

D. Maximum Building Height: 30' to edge of slope north, 20' for rest north.

E. Maximum Unit Requirements:
Front Yard: Equal to average of existing building on block or 10' min.
When no existing adjacent building, 10' minimum to rear property.
Corner Side Yard: 10' minimum.
Rear Side Yard: 10' minimum.
Rear Yard: 10' minimum.
When no existing adjacent building, 10' minimum to rear property.
When no existing adjacent building, 10' minimum to rear property.
When no existing adjacent building, 10' minimum to rear property.
When no existing adjacent building, 10' minimum to rear property.

F. Maximum Building Coverage: 75% of lot area for attached dwellings.
When no existing adjacent building, 10' minimum to rear property.
When no existing adjacent building, 10' minimum to rear property.
When no existing adjacent building, 10' minimum to rear property.

REQUIREMENTS TO ALL SETBACKS: 1 space per dwelling unit.

LAND USE SUMMARY

SITE AREA	ACRES (SQ. FT.)	SITE COVER %
1.04 (45,197)		100%
UNITS PER ACRE		24
OPEN SPACE & LANDSCAPE	0.37 (16,400)	36.3
PARKING/ROADS	0.22 (9,392)	20.8%
BUILDING FOOTPRINTS	0.45 (19,405)	42.9%

UNIT TYPE	SF gross	SF net	TOTAL	%	REQ. PKGS
2 BEDROOM-01	1418	TBD	3	12%	3
2 BEDROOM-02	1459	TBD	12	48%	12
2 BEDROOM-03	1420	TBD	8	32%	8
2 BEDROOM-05	1381	TBD	1	8%	1
TOTAL RESIDENTIAL			24	100%	24

PARKING PROVIDED	# STALLS
PRIVATE GARAGES	26
VISITOR STALLS	4
TOTAL	30

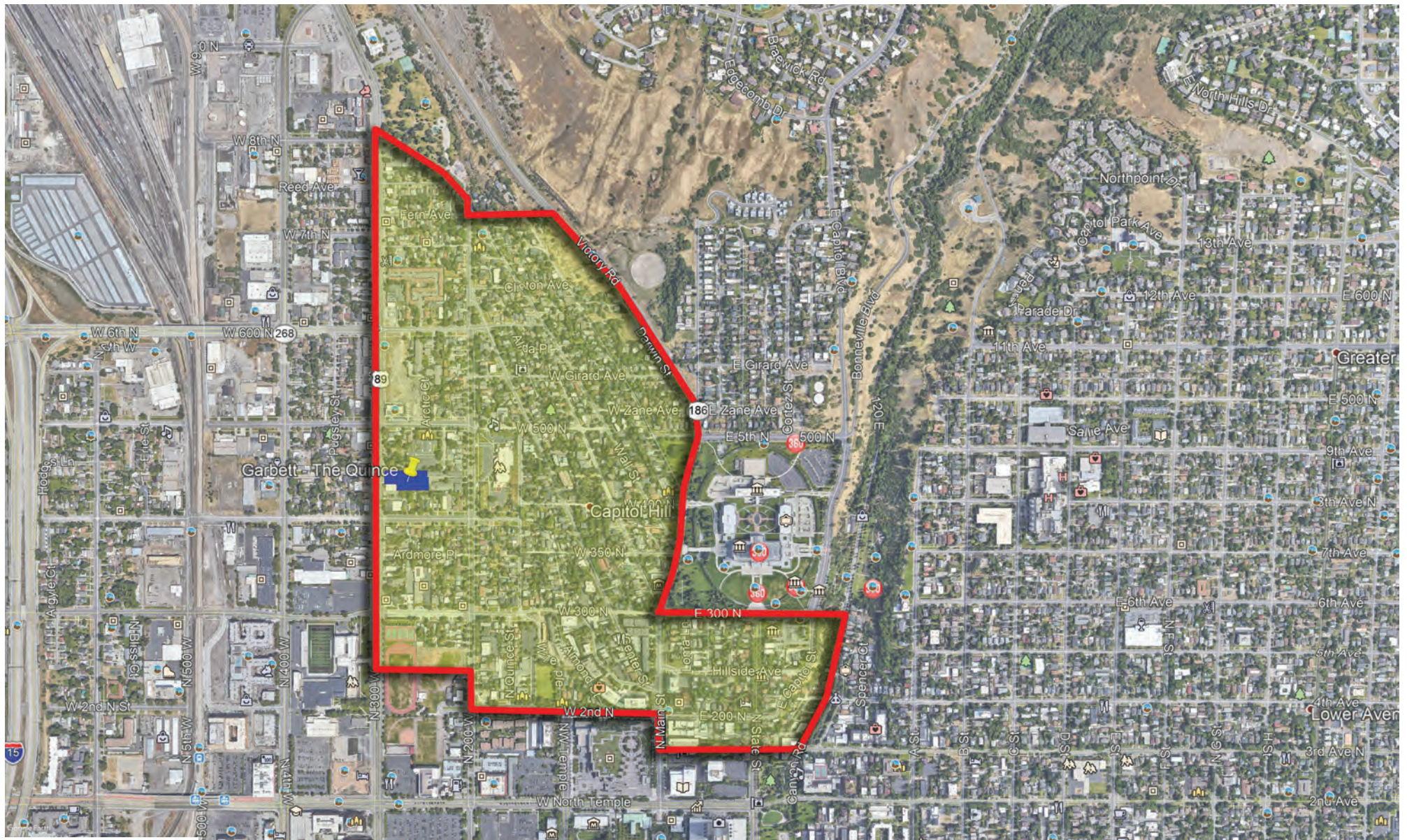
PROJECT NO. 19058
DATE: 30 JUNE 2020

REVISIONS:

SHEET TITLE:
THE-QUINCE
SITE-PLAN

SHEET NUMBER:
D001

FOR REVIEW - NOT FOR CONSTRUCTION



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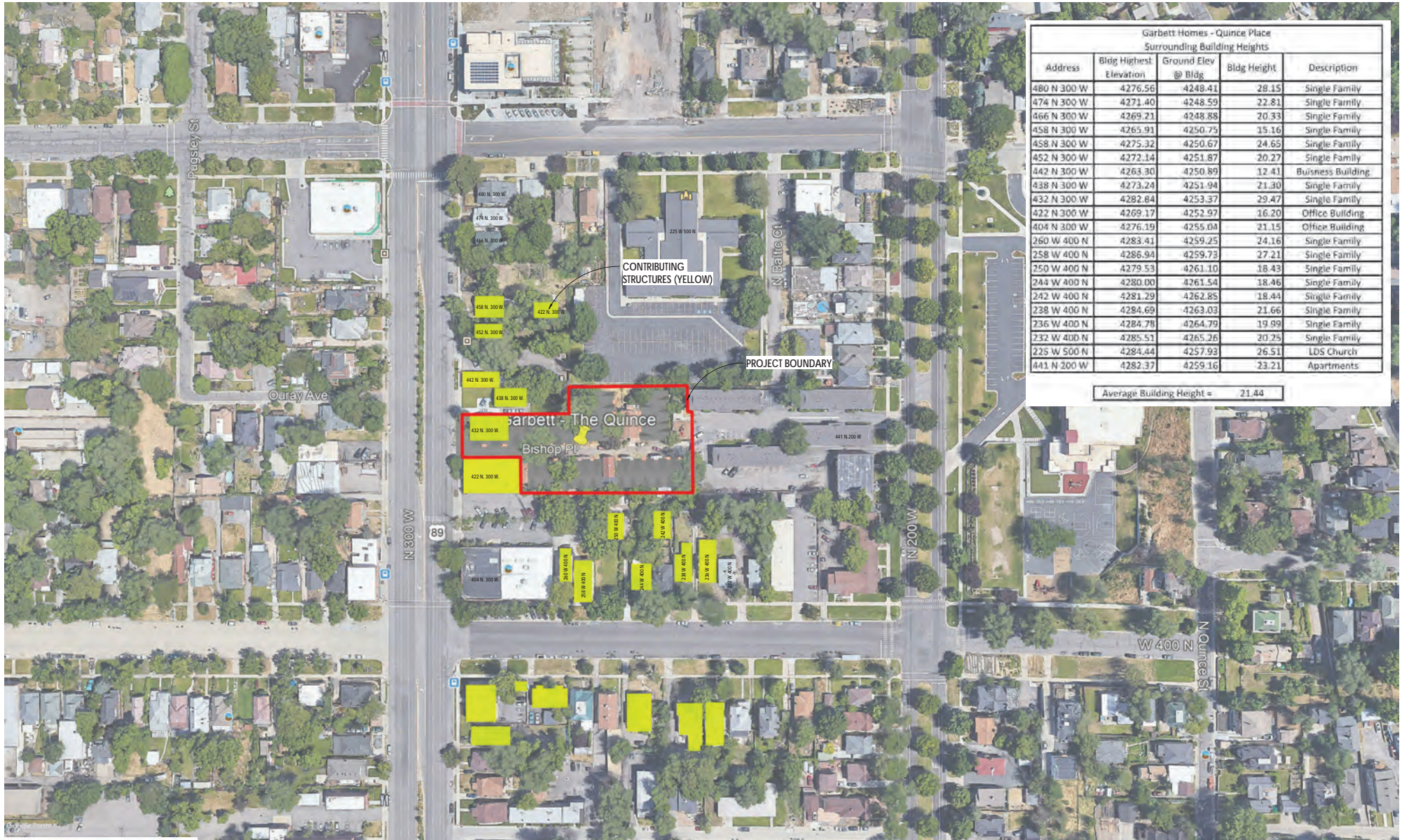
THE QUINCE

LOTS 3 & 8, BLOCK 121, PLAT "A" - 432 N. 300 W.
SALT LAKE CITY, UTAH

CAPITOL HILL HISTORIC
DISTRICT AREA

D002

29 JUNE 2020



Garbett Homes - Quince Place Surrounding Building Heights				
Address	Bldg Highest Elevation	Ground Elev @ Bldg	Bldg Height	Description
480 N 300 W	4276.56	4248.41	28.15	Single Family
474 N 300 W	4271.40	4248.59	22.81	Single Family
466 N 300 W	4269.21	4248.88	20.33	Single Family
458 N 300 W	4265.91	4250.75	15.16	Single Family
458 N 300 W	4275.32	4250.67	24.65	Single Family
452 N 300 W	4272.14	4251.87	20.27	Single Family
442 N 300 W	4263.30	4250.89	12.41	Business Building
438 N 300 W	4273.24	4251.94	21.30	Single Family
432 N 300 W	4282.84	4253.37	29.47	Single Family
422 N 300 W	4269.17	4252.97	16.20	Office Building
404 N 300 W	4276.19	4255.04	21.15	Office Building
260 W 400 N	4283.41	4259.25	24.16	Single Family
258 W 400 N	4286.94	4259.73	27.21	Single Family
250 W 400 N	4279.53	4261.10	18.43	Single Family
244 W 400 N	4280.00	4261.54	18.46	Single Family
242 W 400 N	4281.29	4262.85	18.44	Single Family
238 W 400 N	4284.69	4263.03	21.66	Single Family
236 W 400 N	4284.78	4264.79	19.99	Single Family
232 W 400 N	4285.51	4265.26	20.25	Single Family
225 W 500 N	4284.44	4257.93	26.51	LDS Church
441 N 200 W	4282.37	4259.16	23.21	Apartments

Average Building Height = 21.44



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THE QUINCE

LOTS 3 & 8, BLOCK 121, PLAT "A" - 432 N. 300 W.
SALT LAKE CITY, UTAH

CONTRIBUTING
STRUCTURES EXHIBIT

D003

29 JUNE 2020



370 N 300 West
A



376 N 300 West
A



404 N 300 West
C



404 N 300 West
(aka 284 W 400 North)



231 W 400 North
A



235 W 400 North
B



236 W 400 North
B



2377 W 400 North
B



422 N 300 West
B



422 N 300 West
(south elevation)



432 N 300 West
B



438 N 300 West
B



238 W 400 North
B



241 W 400 North
A



242 W 400 North
B



244 W 400 North
A



442 N 300 West
B



452 N 300 West
A



458 N 300 West
A



458? N 300 West
A (Hawk Cabin in rear)



250 W 400 North
B



253 W 400 North
D



258 W 400 North
A



259 W 400 North
C



260 W 400 North
A



265-267 W 400 North
B



275 W 400 North
B



404 N. 300 W. BUILDING ON SOUTH END OF BLOCK



422 N. 300 W. BUILDING SOUTH OF AND IN FRONT OF PROPOSED PROJECT



432 N. 300 W. EXISTING HOME ON PROPOSED PROJECT SITE



438 N. 300 W. HOME NORTH OF PROJECT SITE



442 N. 300 W. BUILDING 2 NORTH OF PROJECT SITE



458 AND 452 N 300 W. HOMES 4 AND 3 NORTH OF PROJECT SITE



EXISTING STREET SCAPE



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THE QUINCE

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SALT LAKE CITY, UTAH

NEIGHBORHOOD
PHOTOS

D005

29 JUNE 2020



CURRENT STREET VIEW



PROPOSED STREET VIEW



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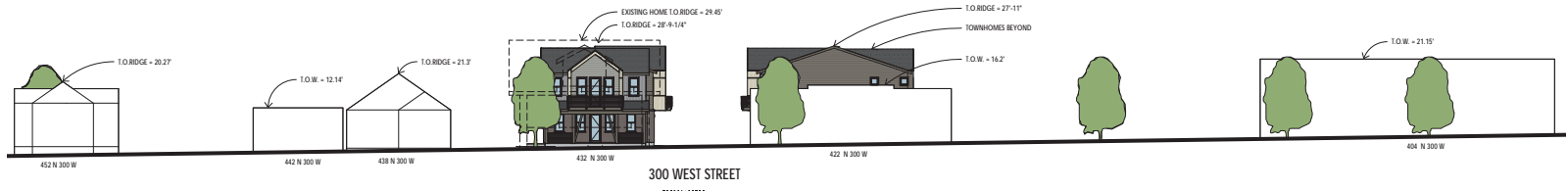
THE QUINCE

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SALT LAKE CITY, UTAH

STREET COMPOSITE

D101

29 JUNE 2020



STREET ELEVATION
1/16" = 1'-0"



THE QUINCE

LOTS 3 & 8, BLOCK 121, PLAT "A" - 432 N. 300 W.
SALT LAKE CITY, UTAH

VIEW FROM 300 WEST &
STREET ELEVATION

D102
29 JUNE 2020



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SALT LAKE CITY, UTAH

VIEW OF 300 WEST
ELEVATION

D103

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THE QUINCE

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VIEW OF BUILDING 1

D104

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VIEW OF BUILDING 3 (1)

D105

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SALT LAKE CITY, UTAH

VIEW OF BUILDING 3 (2)

D106

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SALT LAKE CITY, UTAH

VIEW OF BUILDING 6

D107

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THE QUINCE

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SALT LAKE CITY, UTAH

WOONERF (WALK
STREET) VIEW

D108

29 JUNE 2020



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AERIAL VIEW

D109

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THE QUINCE

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SALT LAKE CITY, UTAH

CONTEXT VIEW SW

D110

29 JUNE 2020



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THE QUINCE

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SALT LAKE CITY, UTAH

CONTEXT VIEW SE

D111

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THE QUINCE

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SALT LAKE CITY, UTAH

CONTEXT VIEW NE

D112

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Google Earth



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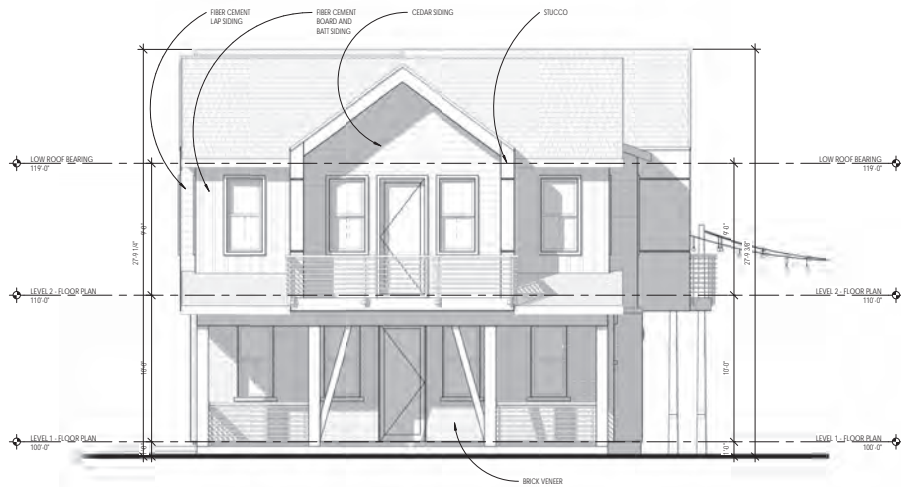
THE QUINCE

LOTS 3 & 8, BLOCK 121, PLAT "A" - 432 N. 300 W.
SALT LAKE CITY, UTAH

CONTEXT VIEW NW

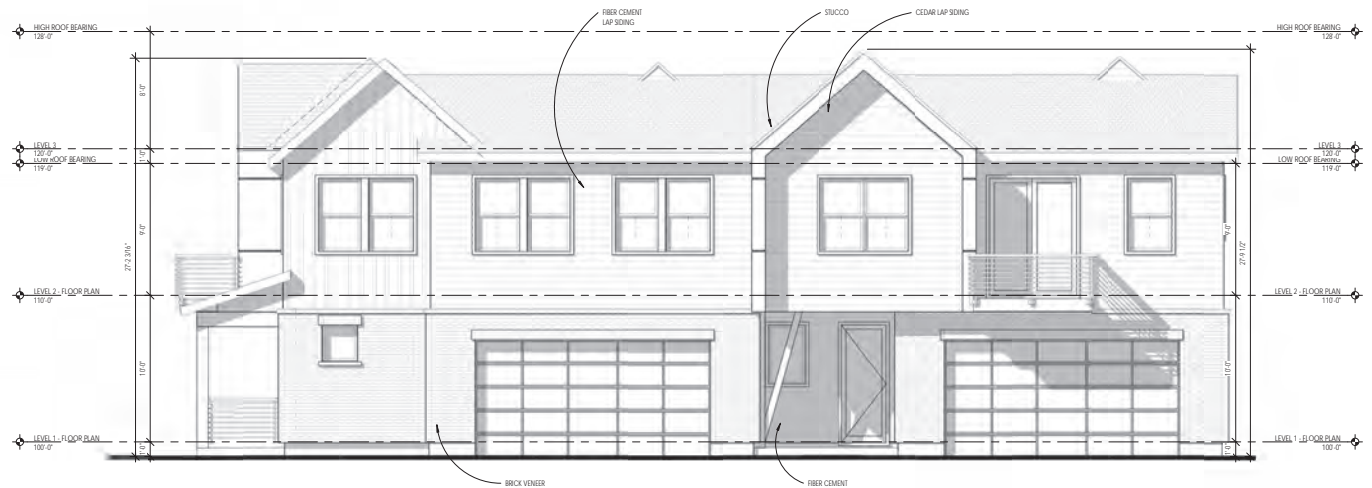
D113

29 JUNE 2020



BUILDING 1 WEST ELEVATION
1/4" = 1'-0"

1
0301



BUILDING 1 SOUTH ELEVATION
1/4" = 1'-0"

2
0301



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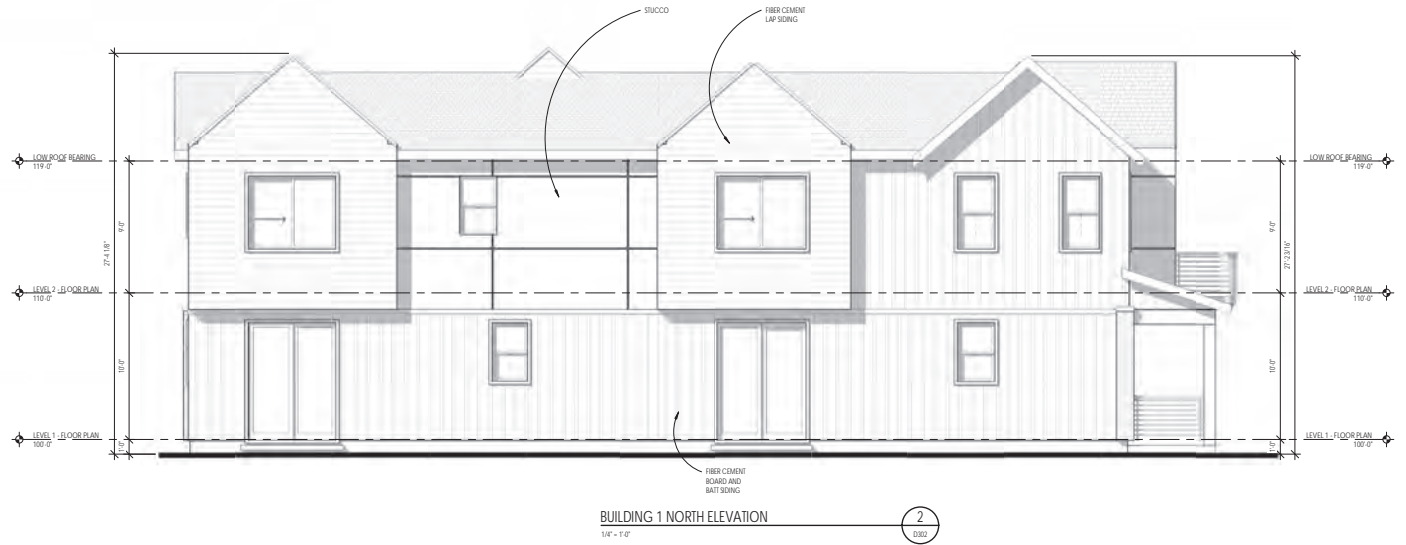
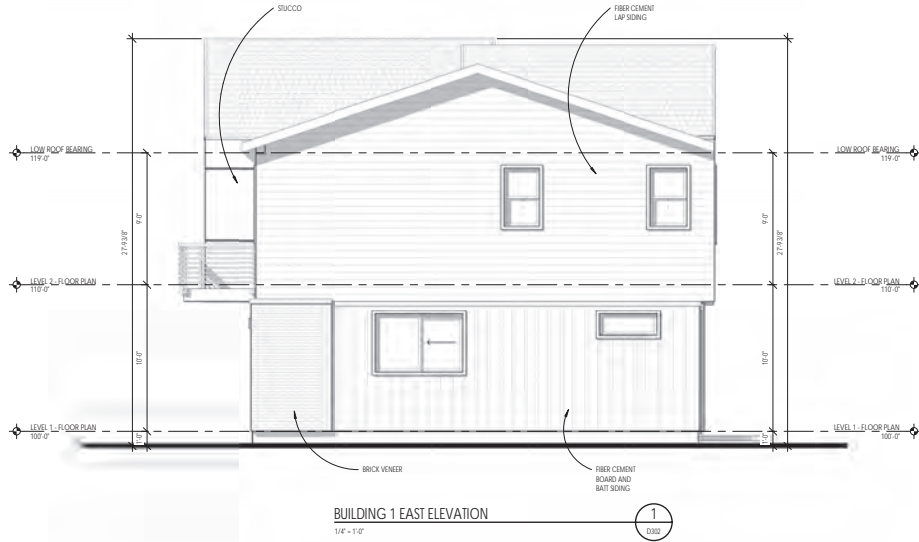
THE QUINCE

LOTS 3 & 8, BLOCK 121, PLAT "A" - 432 N. 300 W.
SALT LAKE CITY, UTAH

BUILDING 1 EXTERIOR
ELEVATIONS

D301

29 JUNE 2020



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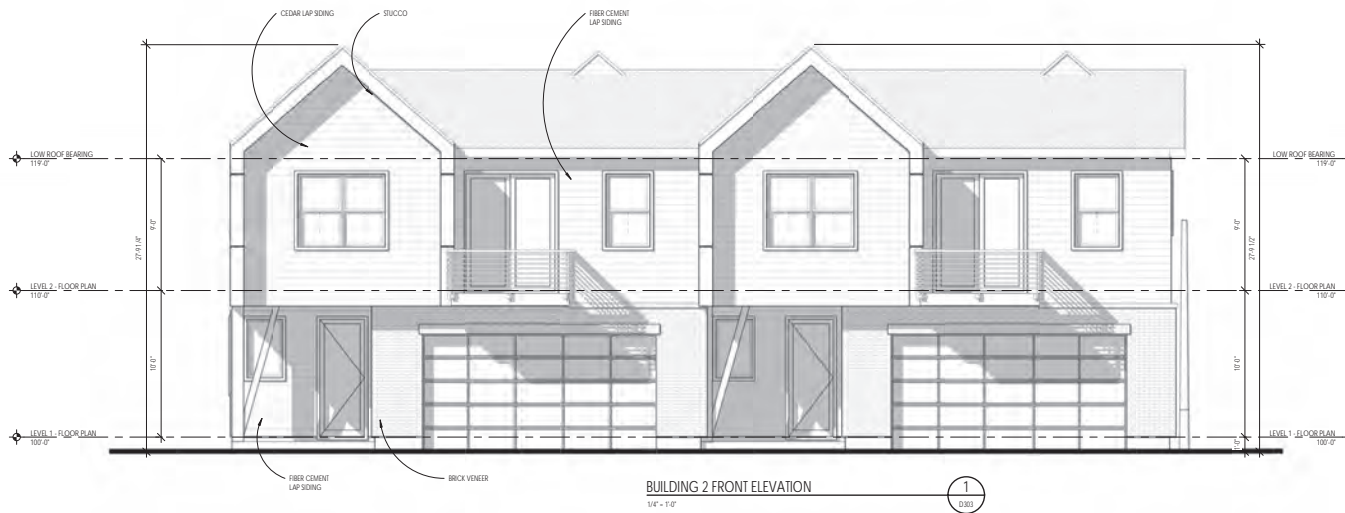
THE QUINCE

LOTS 3 & 8, BLOCK 121, PLAT "A" - 432 N. 300 W.
SALT LAKE CITY, UTAH

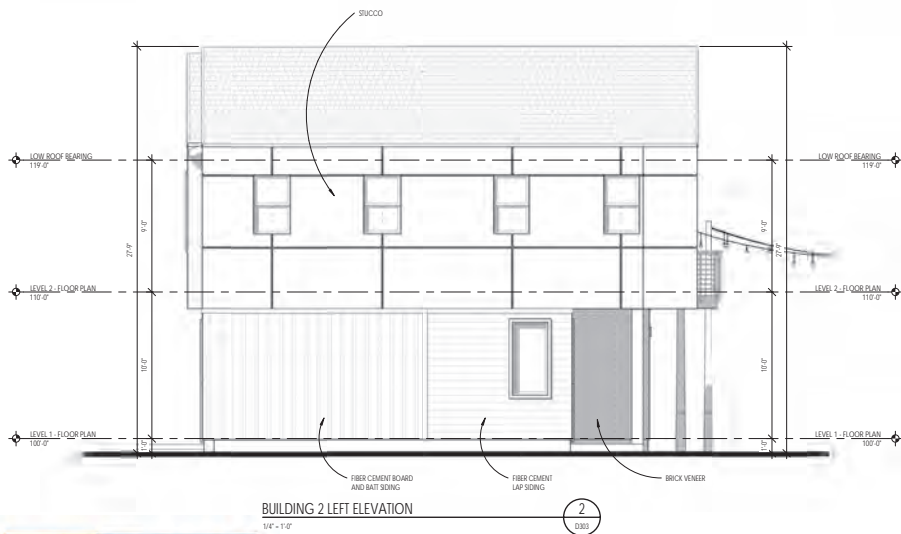
BUILDING 1 EXTERIOR
ELEVATIONS

D302

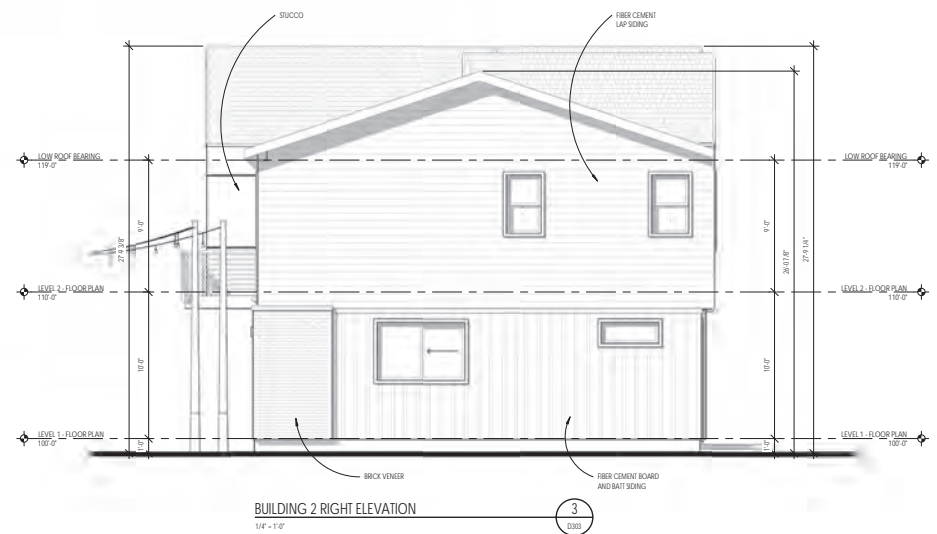
29 JUNE 2020



BUILDING 2 FRONT ELEVATION
1/4" = 1'-0"



BUILDING 2 LEFT ELEVATION
1/4" = 1'-0"



BUILDING 2 RIGHT ELEVATION
1/4" = 1'-0"



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THE QUINCE

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BUILDING 2 EXTERIOR
ELEVATIONS

D303

29 JUNE 2020



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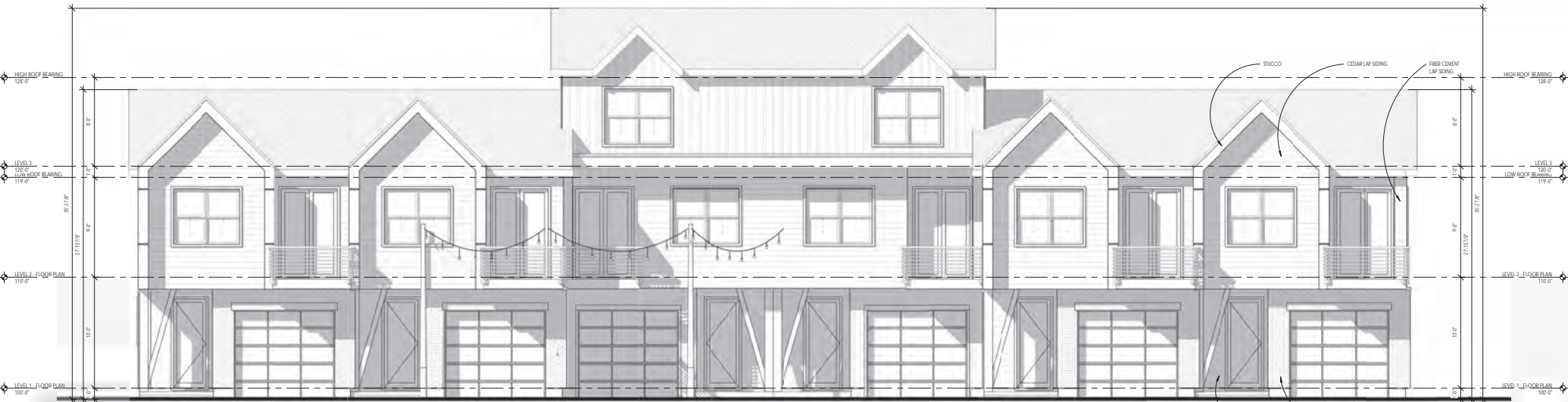
THE QUINCE

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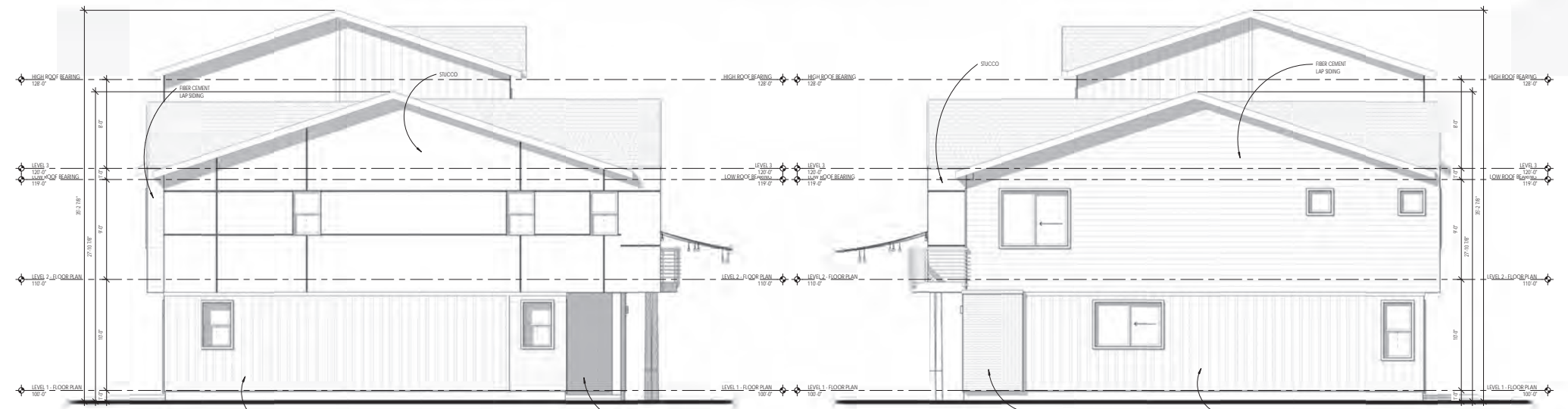
BUILDING 2 EXTERIOR ELEVATIONS

D304

29 JUNE 2020



BUILDING 3 - FRONT ELEVATION
1/4" = 1'-0" (1) 0306



BUILDING 3 - LEFT ELEVATION
1/4" = 1'-0" (2) 0306

BUILDING 3 - RIGHT ELEVATION
1/4" = 1'-0" (3) 0306



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THE QUINCE

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SALT LAKE CITY, UTAH

BUILDING 3 EXTERIOR ELEVATIONS (BLDG 4 SIMILAR)

D305

29 JUNE 2020



BUILDING 3 - REAR ELEVATION
1/4" = 1'-0"

1
236



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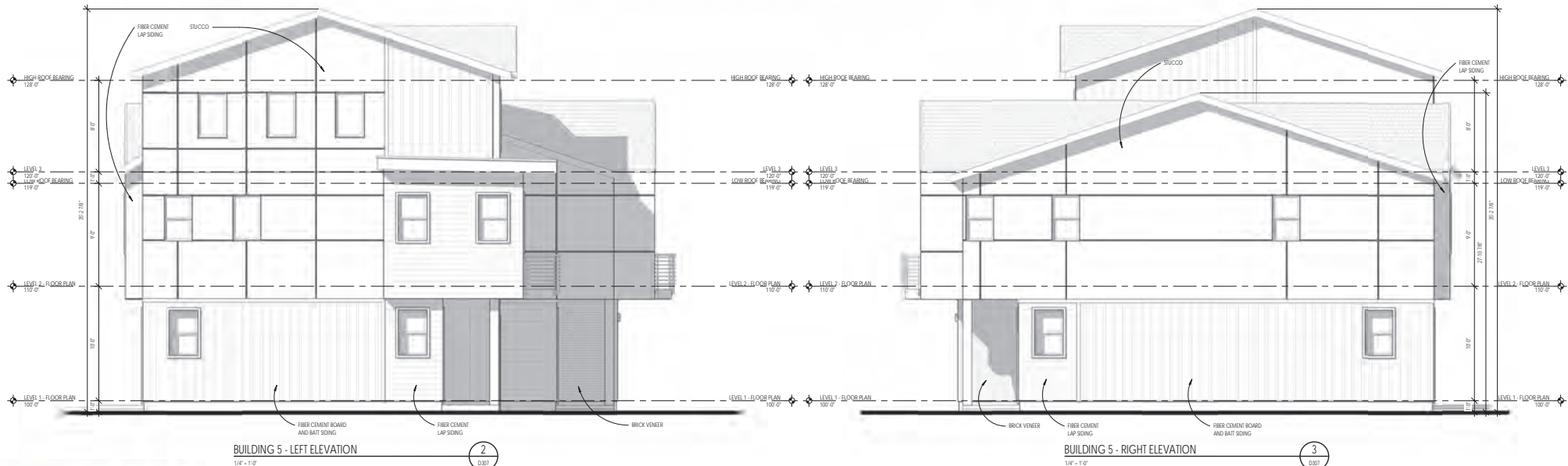
THE QUINCE

LOTS 3 & 8, BLOCK 121, PLAT "A" - 432 N. 300 W.
SALT LAKE CITY, UTAH

BUILDING 3 EXTERIOR
ELEVATIONS (BLDG 4
SIMILAR)

D306

29 JUNE 2020



THE QUINCE
LOTS 3 & 8, BLOCK 121, PLAT "A" - 432 N. 300 W.
SALT LAKE CITY, UTAH

BUILDING 5 EXTERIOR
ELEVATIONS (BUILDING
6 SIMILAR)
D307
29 JUNE 2020



BUILDING 5 - REAR ELEVATION
1/4" = 1'-0"

1
D308



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THE QUINCE

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SALT LAKE CITY, UTAH

BUILDING 5 EXTERIOR
ELEVATIONS (BUILDING
6 SIMILAR)

D308

29 JUNE 2020



THE QUINCE 2BD-01	
NAME	AREA
LEVEL 1	468 SF
LEVEL 2	950 SF
1418 SF	
GARAGE	442 SF
1860 SF	
Grand total	



THE QUINCE - 2 BEDROOM - 01

SALT LAKE CITY, UT

2 BEDROOM-01 FLOOR PLANS

D401

3 JUNE 2020



LEVEL 1 - PRESENTATION LEFT END
1/4" = 1'-0"

3
D402

LEVEL 1 - PRESENTATION RIGHT END
1/4" = 1'-0"

4
D402

LEVEL 2 - PRESENTATION LEFT END
1/4" = 1'-0"

6
D402

LEVEL 2 - PRESENTATION RIGHT END
1/4" = 1'-0"

5
D402

THE QUINCE 2BD-02	
NAME	AREA
LEVEL 1	466 SF
LEVEL 2	768 SF
	1234 SF
GARAGE	278 SF
	278 SF
Grand total	1512 SF



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THE QUINCE - 2 BEDROOM - 02

SALT LAKE CITY, UT

2 BEDROOM-02 FLOOR PLANS

D402

3 JUNE 2020



THE QUINCE 2BD-03	
NAME	AREA
LEVEL 1	257 SF
LEVEL 2	627 SF
LEVEL 3	536 SF
GARAGE	
	1420 SF
	297 SF
	297 SF
Grand total	1717 SF

LEVEL 1 - PRESENTATION LEFT END
1/4" = 1'-0" (1A) D403

LEVEL 1 - PRESENTATION RIGHT END
1/4" = 1'-0" (1B) D403

LEVEL 2 - PRESENTATION LEFT END
1/4" = 1'-0" (2A) D403

LEVEL 2 - PRESENTATION RIGHT END
1/4" = 1'-0" (2B) D403

LEVEL 3 - PRESENTATION
1/4" = 1'-0" (3) D403



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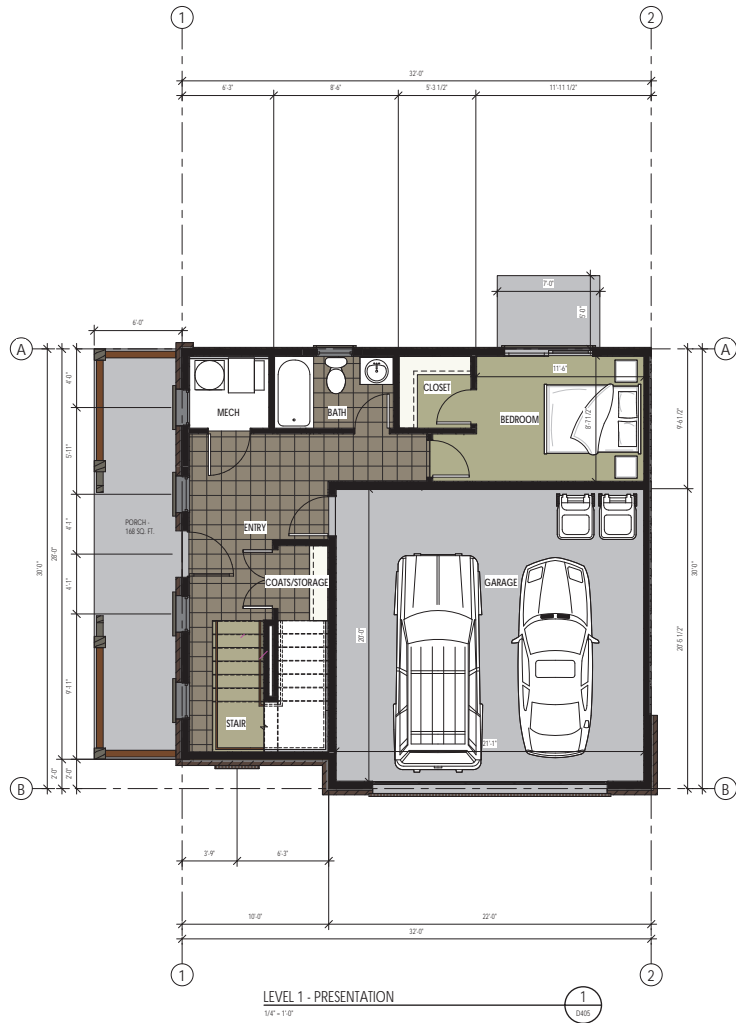
THE QUINCE - 2 BEDROOM - 03

SALT LAKE CITY, UT

2 BEDROOM-03 FLOOR PLANS

D403

3 JUNE 2020



THE QUINCE 2BD-05	
NAME	AREA
LEVEL 1	499 SF
LEVEL 2	882 SF
	1381 SF
GARAGE	441 SF
	1822 SF
Grand total	1822 SF



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THE QUINCE - 2 BEDROOM - 05

SALT LAKE CITY, UT

2 BEDROOM-05 FLOOR PLANS

D405

30 JUNE 2020

COLOR SCHEME - 01



ENTRY DOORS
Material: Fiberglass
Manufacturer: TBD
Color: To Match Charcoal Gray

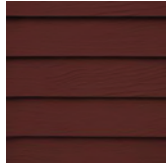
GARAGE DOORS
Material: Aluminum/Glass
Manufacturer: TBD
Color: TBD - Annodized Gray



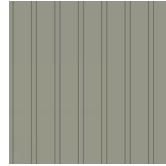
WINDOWS
Material: Vinyl
Manufacturer: TBD
Color: White



CEDAR SIDING
Material: Natural Cedar or Pre-stained Fiber Cement
Manufacturer: TBD
Color: SW3521 Crossroads



FIBER CEMENT LAP SIDING
Material: Fiber Cement Lap Siding 6" Exposure
Manufacturer: TBD
Color: SW2802 Rookwood Red



FIBER CEMENT BD & BATT SIDING
Material: Fiber Cement Board and Batt Siding
Manufacturer: TBD
Color: SW2821 Downing Stone



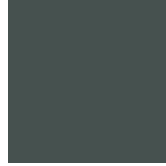
BRICK VENEER
Material: Thin Brick
Manufacturer: Interstate
Color: Midnight



STUCCO-1
Material: Stucco
Manufacturer: Western One-Coat
Color: Bright White
DRYVIT, SENECA



ROOFING
Material: Asphalt Shingle
Manufacturer: GAF Timberline or Equal
Color: Charcoal



STEEL COLUMNS/BEAMS
Material: Painted Steel
Manufacturer: TBD
Color: Match to Charcoal Fascia/Parapet Cap



FASCIA/TRIM/PARAPET CAP/DRIP EDGE
Material: Fiber Cement/MTL
Manufacturer: TBD
Color: Charcoal 379 (GenTek)

COLOR SCHEME - 02



ENTRY DOORS
Material: Fiberglass
Manufacturer: TBD
Color: To Match Charcoal Gray

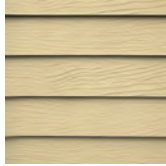
GARAGE DOORS
Material: Aluminum/Glass
Manufacturer: TBD
Color: TBD - Annodized Gray



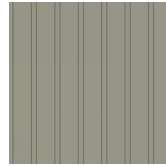
WINDOWS
Material: Vinyl
Manufacturer: TBD
Color: White



CEDAR SIDING
Material: Natural Cedar or Pre-stained Fiber Cement
Manufacturer: TBD
Color: SW3541 Harbor Mist



FIBER CEMENT LAP SIDING
Material: Fiber Cement Lap Siding 6" Exposure
Manufacturer: TBD
Color: SW6680 Friendly Yellow



FIBER CEMENT BD & BATT SIDING
Material: Fiber Cement Board and Batt Siding
Manufacturer: TBD
Color: SW2821 Downing Stone



BRICK VENEER
Material: Thin Brick
Manufacturer: Interstate
Color: Cedar



STUCCO-1
Material: Stucco
Manufacturer: Western One-Coat
Color: Buckskin
DRYVIT, SENECA



ROOFING
Material: Asphalt Shingle
Manufacturer: GAF Timberline or Equal
Color: Charcoal



STEEL COLUMNS/BEAMS
Material: Painted Steel
Manufacturer: TBD
Color: Match to Charcoal Fascia/Parapet Cap



FASCIA/TRIM/PARAPET CAP/DRIP EDGE
Material: Fiber Cement/MTL
Manufacturer: TBD
Color: Charcoal 379 (GenTek)

COLOR SCHEME - 03



ENTRY DOORS
Material: Fiberglass
Manufacturer: TBD
Color: To Match Charcoal Gray

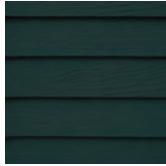
GARAGE DOORS
Material: Aluminum/Glass
Manufacturer: TBD
Color: TBD - Annodized Gray



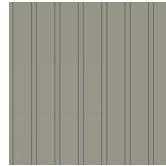
WINDOWS
Material: Vinyl
Manufacturer: TBD
Color: White



CEDAR SIDING
Material: Natural Cedar or Pre-stained Fiber Cement
Manufacturer: TBD
Color: SW3541 Woodridge



FIBER CEMENT LAP SIDING
Material: Fiber Cement Lap Siding 6" Exposure
Manufacturer: TBD
Color: SW7623 Cascades



FIBER CEMENT BD & BATT SIDING
Material: Fiber Cement Board and Batt Siding
Manufacturer: TBD
Color: SW2821 Downing Stone



BRICK VENEER
Material: Thin Brick
Manufacturer: Interstate
Color: Ironstone



STUCCO-1
Material: Stucco
Manufacturer: Western One-Coat
Color: Gray Barn
DRYVIT, SENECA



ROOFING
Material: Asphalt Shingle
Manufacturer: GAF Timberline or Equal
Color: Charcoal



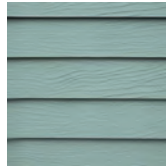
STEEL COLUMNS/BEAMS
Material: Painted Steel
Manufacturer: TBD
Color: Match to Charcoal Fascia/Parapet Cap



FASCIA/TRIM/PARAPET CAP/DRIP EDGE
Material: Fiber Cement/MTL
Manufacturer: TBD
Color: Charcoal 379 (GenTek)

COLOR SCHEME - 02b

For Use on 3 Story Units



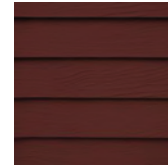
FIBER CEMENT LAP SIDING
Material: Fiber Cement Lap Siding 6" Exposure
Manufacturer: TBD
Color: SW9051 Aquaverde



FIBER CEMENT BD & BATT SIDING
Material: Fiber Cement Board and Batt Siding
Manufacturer: TBD
Color: SW7076 Cyberspace

COLOR SCHEME - 03b

For Use on 3 Story Units



FIBER CEMENT LAP SIDING
Material: Fiber Cement Lap Siding 6" Exposure
Manufacturer: TBD
Color: SW2802 Rookwood Red



FIBER CEMENT BD & BATT SIDING
Material: Fiber Cement Board and Batt Siding
Manufacturer: TBD
Color: SW7006 Extra White



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THE QUINCE

LOTS 3 & 8, BLOCK 121, PLAT "A" - 432 N. 300 W.
SALT LAKE CITY, UTAH

MATERIAL/COLOR BOARD

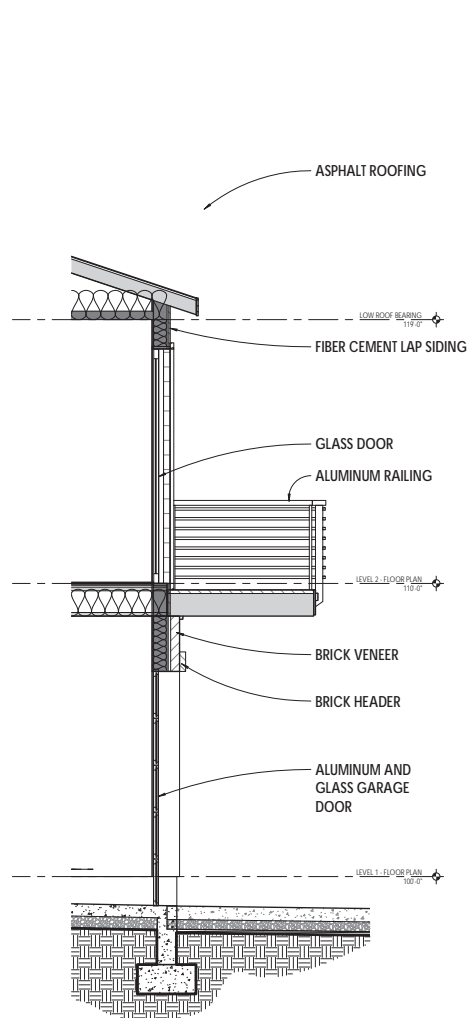
D501

29 JUNE 2020



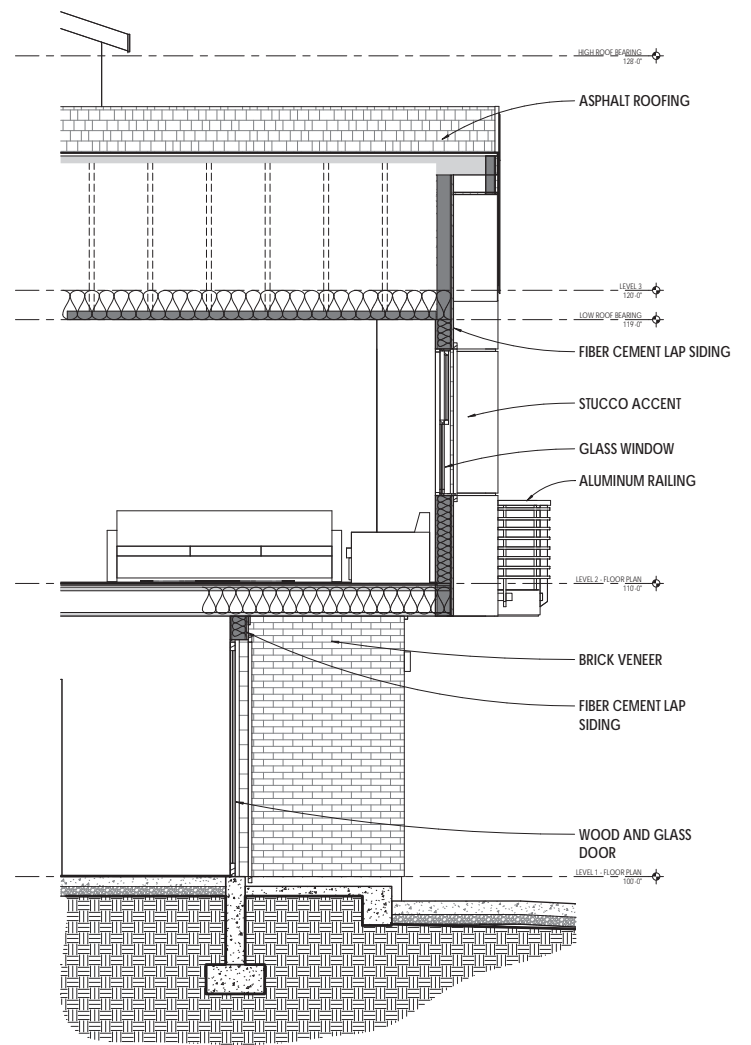
THE QUINCE

LOTS 3 & 8, BLOCK 121, PLAT "A" - 432 N. 300 W.
SALT LAKE CITY, UTAH



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

1
0503



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

2
0503



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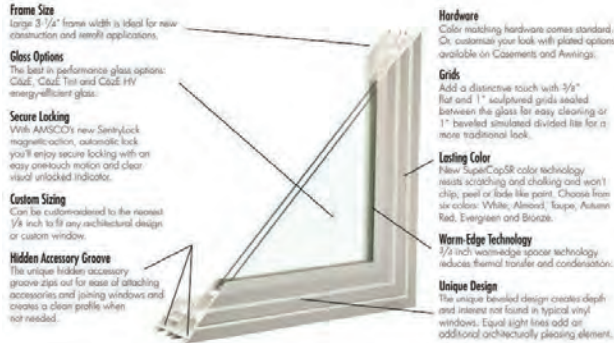
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SALT LAKE CITY, UTAH

TYPICAL WALL
SECTIONS

D503

29 JUNE 2020



PROPOSED AMSCO ARTESIAN WINDOW

WITH THIS WINDOW THE NAILING FLANGE IS BROUGHT TO THE FRONT FACE OF THE WINDOW FRAME, THIS HAS THE EFFECT OF PUSHING THE WINDOW FURTHER BACK FROM THE FINISHED FACE OF THE BUILDING, CREATING MORE OF A RECESSED LOOK. THIS IS FURTHER ACCENTUATED BY ADDING TRIM AROUND THE WINDOWS TO PROVIDE ADDITIONAL DEPTH.



TYPICAL STANDARD VINYL WINDOW

WITH THIS WINDOW THE NAILING FLANGE IS SET BACK 1" FROM THE FACE OF THE WINDOW FRAME, THIS HAS THE EFFECT OF BRINGING THE WINDOW FRAME AND GLASS MORE IN LINE WITH THE FINISH FACE OF THE BUILDING MATERIALS, MAKING THE WALL LOOK FLAT.

