MEMORANDUM

PLANNING DIVISION
DEPARTMENT *of* COMMUNITY *and* NEIGHBORHOODS

To: Salt Lake City Historic Landmark Commission

From: Kelsey Lindquist (385) 226-7227

Date: November 25, 2020

Re: 4th Avenue Pump House New Construction Modification

ACTION REQUIRED:

This memorandum provides updated information on the approved 4th Avenue Pump House new construction, petition number PLNHLC2018-00557. Since the approval in May of 2020, Salt Lake City Public Utilities has engaged with Rocky Mountain Power on the approved building and associated electrical equipment. In order to provide service to the site, Rocky Mountain Power is updating the electrical equipment previously reviewed by the Historic Landmark Commission which consists of a modification to the approved equipment. In addition to the approved transformer, the following equipment is being requested as part of this modification to the approval:

1. Sectionalizer (Ground Sleeve)
2. Additional Transformer
3. Enclosed Electrical Panel

Staff has determined that the requested changes are beyond Staff's authority to administratively approve. The Historic landmark Commission is tasked with making a decision on the modified electrical equipment for the 4th Avenue Pump House.

RECOMMENDATION:

Planning Staff recommends that the Historic Landmark Commission approve the requested modification to the electrical equipment associated with the approved 4th Avenue Pump House, located at approximately 300 N. Canyon Road.

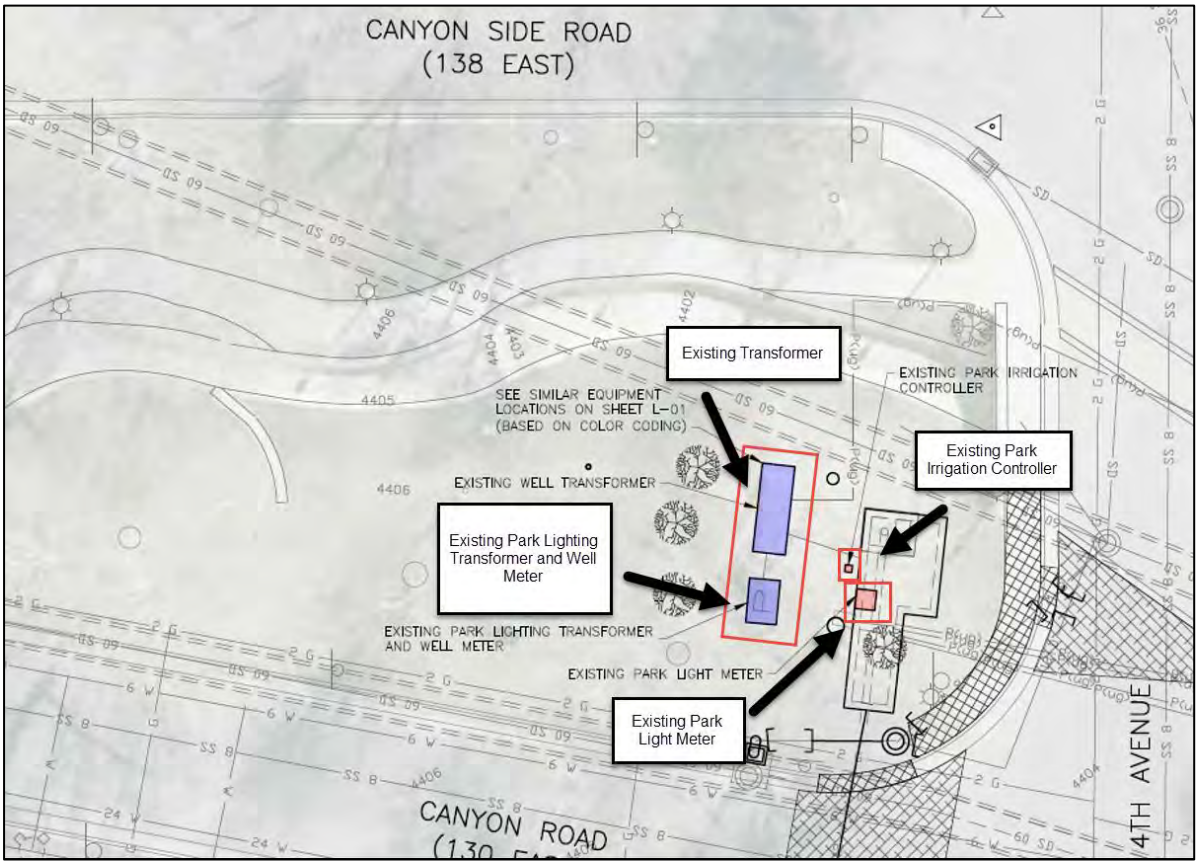
ATTACHMENTS:

- **A.** Vicinity Map
- **B.** Photos
- **C.** Previously Approved Plan Set
- **D.** Revised Plan Set
- **E.** Guidelines for New Construction
- **F.** Analysis of New Construction Standards
- **G.** Existing Conditions
- **H.** Public Comments

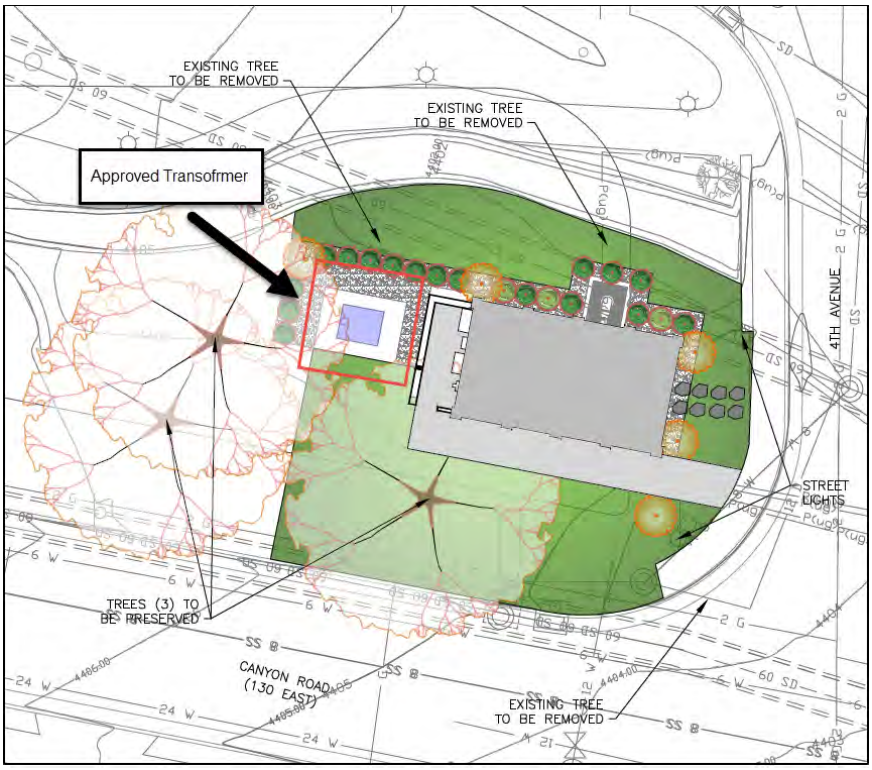
BACKGROUND/DISCUSSION:

The Historic Landmark Commission heard the new construction proposal in a public hearing held on May 7, 2020. The full staff report and attachments can be accessed here: https://www.slc.gov/boards/historic-landmark-commission-agendas-minutes/. The proposal included a new pump house and associated special exceptions, in order to construct an above grade pump house at 300 N Canyon Road; a linear park located between 4th Ave., Canyon Road, 220 North, and Canyon Side Road. The subject property is located in the Avenues Local Historic District and is directly adjacent to the boundary of the Capitol Hill Local Historic District. The property is also located in the OS (Open Space) zoning district. Utility structures and uses are allowed as permitted uses in the OS district (21A.33.070: Table of Permitted and Conditional Uses for Special Purpose District); however, Historic Landmark Commission approval is required for the design of new

structures and any associated special exceptions to dimensional zoning regulations within a local historic district. The approved building is approximately 511 square feet in size, with an additional 111 square feet of enclosed area.



Existing Electrical Equipment

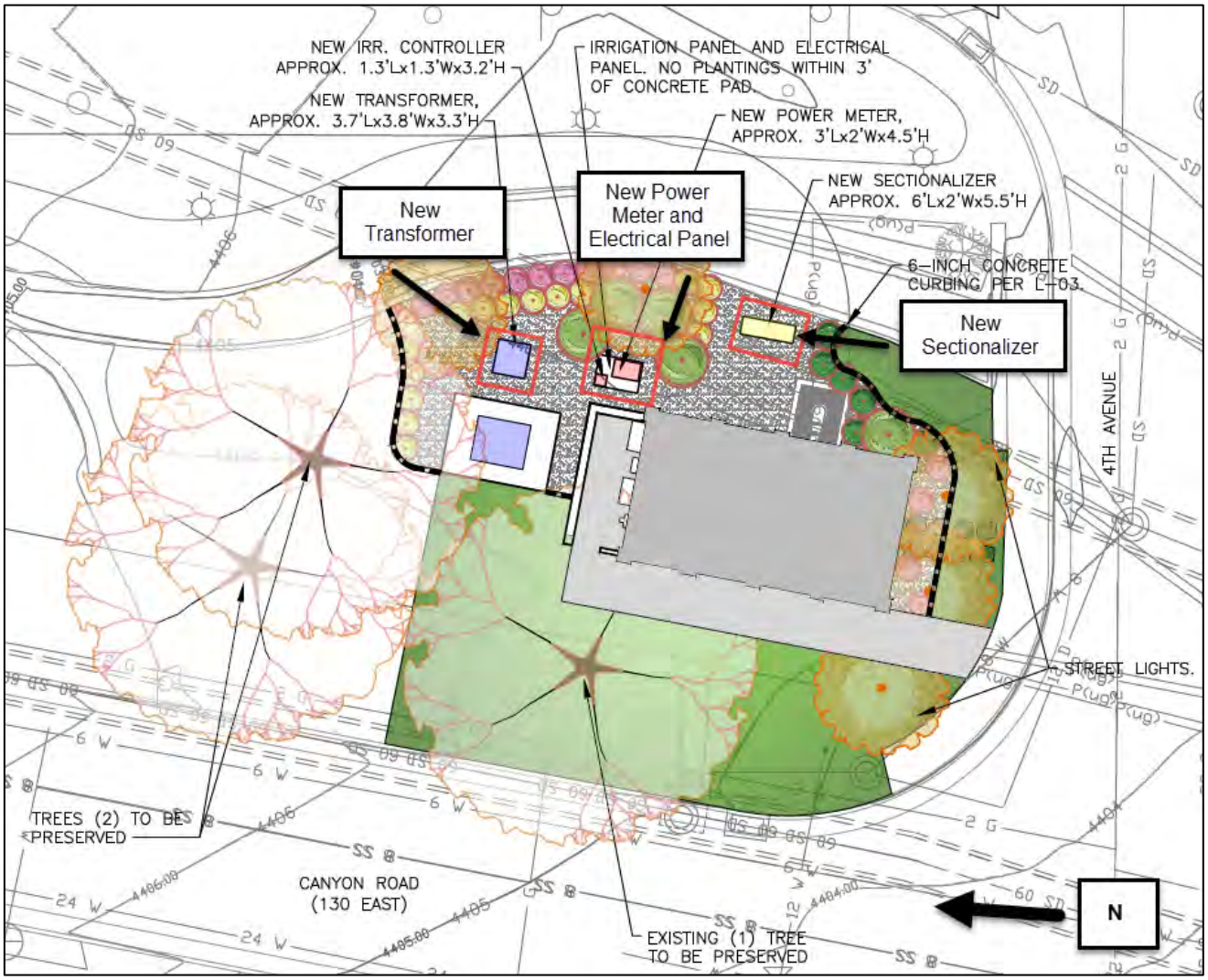


Approved Electrical Equipment

UPDATE TO ELECTRICAL EQUIPMENT

Since the approval in May of 2020, Salt Lake Public Utilities has engaged with Rocky Mountain Power (RMP) on the approved building and associated electrical equipment. Per the applicant's statement: during site visits and investigations with RMP, it was determined that there was another separate power meter on-site (supplying power to the existing park lights and irrigation timer). RMP also determined that the existing high voltage buried primary power conductor was not long enough to extend from the existing transformer to the proposed new well transformer to the north. Based on the second meter and conductor length, RMP will need a change in the approved electrical equipment to include a sectionalizer, also known as a ground sleeve, to be installed on the site. A sectionalizer is an above ground utility box approximately 6-feet long, 2-feet wide and 5.5-feet tall and green in color. Photos of existing sectionalizers in Salt Lake City are included in Attachment C.

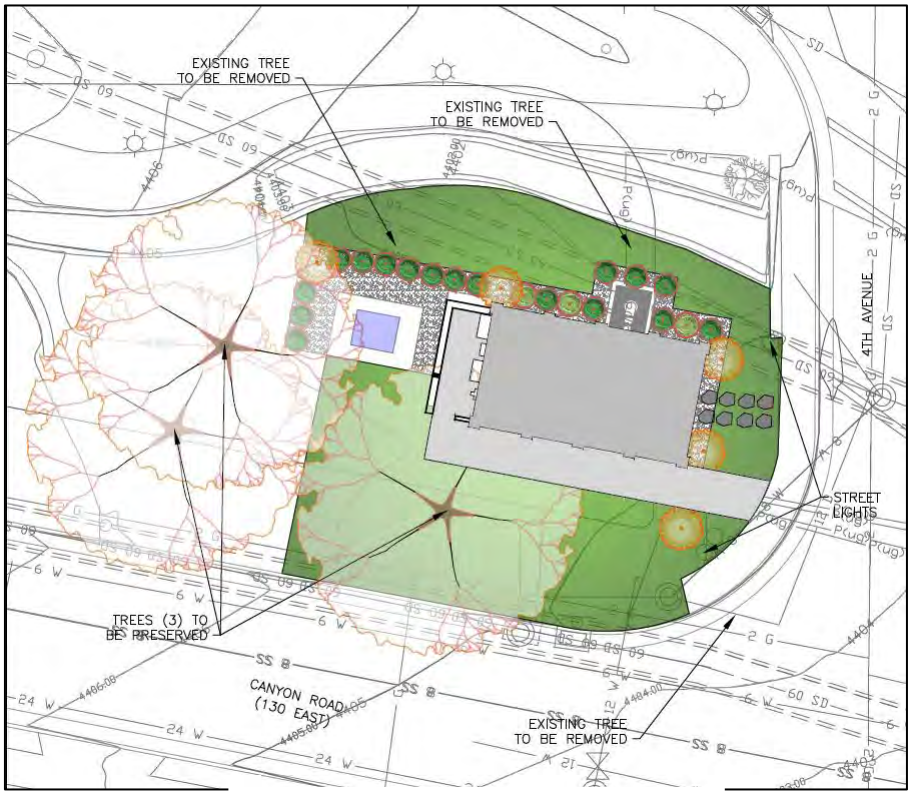
The location of the approved pump house is quite restrictive with the faux City Creek stream, which functions as a storm channel, to the east, and a 39" caliber London Plane tree to the west. According to the applicant, the least intrusive location of the proposed sectionalizer is west of the storm water channel and east of the east elevation of the approved pump house.



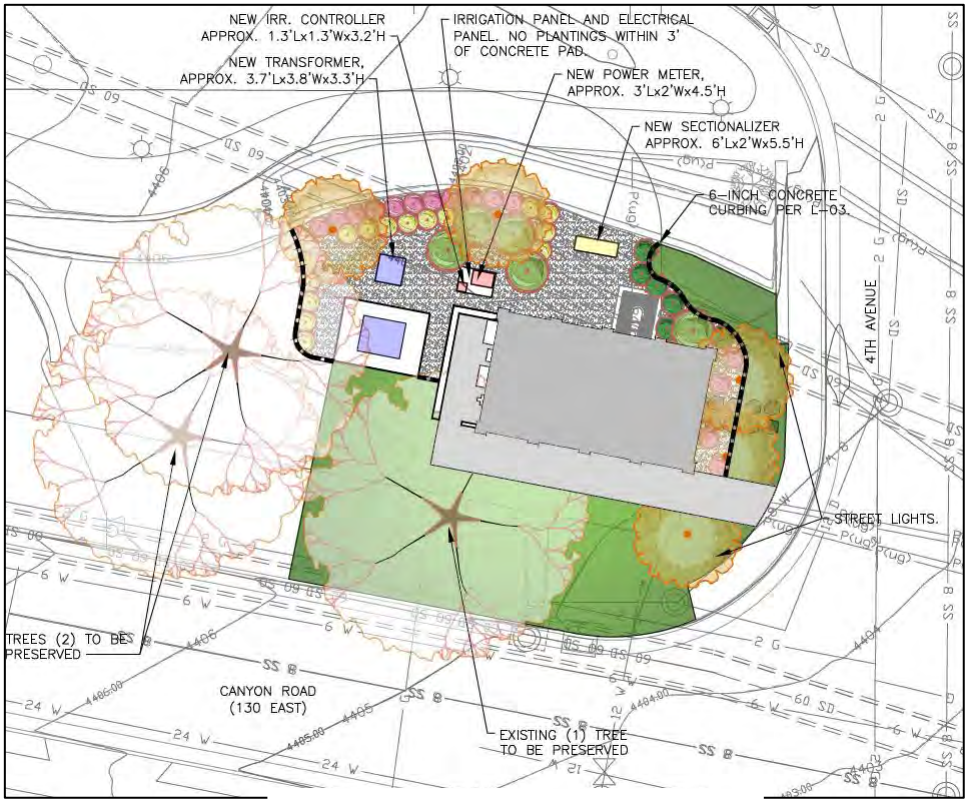
Requested Electrical Equipment Modifications

In addition to the sectionalizer, RMP will need an additional transformer and a new power meter enclosure for the park lights and irrigation. The new transformer is approximately 3.7-feet long, 3.8-feet wide, and 3.3-feet tall and is proposed to be located above ground to the north east side of the new pump house building, as shown on the revised site plan above. The new power meter enclosure is proposed to be located north east of the approved pump house and will be approximately 3-feet long, 2-feet wide and 4.5-feet tall. The proposed location of the additional electrical equipment will be visibly reduced by the scale of the recently approved pump house and are

located to minimize impacting the trees that are intended to be preserved. To further reduce the visual impact, additional landscaping is proposed to be located around the new electrical equipment. The new landscaping proposal includes 2 new trees, 4 new shrubs and 31 new low-profile hedges. The full revised landscaping proposal is illustrated below and in the attachments.



Approved Landscaping



Modified Landscaping

The total square footage added that the electrical equipment will add to the site is approximately 62 square feet. The applicant explains that the existing electrical equipment is approximately 91 square feet in size, so the revised electrical proposal is a reduction of approximately 29 square feet.

ATTACHMENT A: LOCATION

ATTACHMENT B: PHOTOGRAPHS

View of the Existing Well

View Looking West/South

View Looking North/West

View Looking West/South

View Looking West


View of Existing Well

North/Eastern View of Existing Well

South/East View of Existing Well

View of Existing Park

ATTACHMENT C: APPLICATION MATERIALS

BOWEN COLLINS & ASSOCIATES

154 East 14075 South
Draper, Utah 84020
Phone: (801) 495-2224
Fax: (801) 495-2225

Project: 4th Avenue Well Building

PROJECT DESCRIPTION

Overview:

The application includes the demolition of an existing underground culinary water well vault/appurtenances and construction of a replacement well building and associated miscellaneous equipment and improvements. The project is located within Canyon Side Park (situated at the intersection of 4th Avenue and Canyon Road). The park and the parcel, on which it is located, are both owned by Salt Lake City. The park's main features include the following: open lawn with trees interspersed throughout, an above ground grouted rock lined storm water channel, benches, and a walkway.

The parcel is 10,853 square feet and zoned as Open Space (OS). The proposed well project encompasses a public utility building that falls within a permitted use of the zone. The proposed project would include a well building (approximately 511 square feet) and a walled enclosure for electrical equipment. Therefore the approximately 622 square feet total proposed well building area would reduce the accessible public park area to approximately 10,231 square feet.

Existing Conditions/Need for Improvements:

Salt Lake City Department of Public Utilities operates the existing 4th Avenue Well. This well is a critical water source used to meet existing City culinary water demands. According to the Utah Division of Water Rights, the well is associated with a water right filed in 1935. Well logs shown that the well was first drilled in 1943. Based on available data, the well was apparently subsequently equipped by 1956 (then rebuilt in 1968) and has been in active service since that time. The existing well is located in an underground concrete vault. From the surface, a metal lid and access hatch with concrete curbing is visible (along with various electrical and miscellaneous equipment/items).

Due to aged electrical equipment at the well, electrical and State of Utah Division of Drinking Water code violations, and to maintain functionality, the well needs to be upgraded to current standards. Due to the well's outdated configuration, it is very susceptible to various issues that pose serious risks of knocking the well, and its associated relatively large production of culinary water, out of commission for many weeks.

To correct the existing deficiencies and bring the well into regulatory compliance, the following are the most significant of the improvements required:

1. The existing well is located in an underground vault that needs to be brought above ground. The existing well vault will be demolished. The existing well casing will be relined and will be extended above ground. A new building to house the well's

mechanical and electrical equipment (including a tablet calcium hypochlorite treatment process) will be constructed above ground.

2. A tablet calcium hypochlorite treatment process will be added to the water produced by the well to meet State requirements; this will result in a larger building than the existing vault size. It should be noted that Salt Lake City Public Utilities is working to obtain an exception from Salt Lake County's fluoridation requirements (and eliminate the accompanying fluoridation room) in an effort to reduce the site's impact to the park.
3. The electrical components need to be updated to modern safety standards and include a method of connecting to an alternate power source in the event of an emergency (a manual electrical transfer switch panel will be provided to interface with a portable on-site power generator).

Upgrading the well to current standards is particularly difficult because the site presents several significant physical layout challenges. These challenges and constraints include the following:

- Overall limited space for expansion because the site is located inside a small City owned median/park adjacent to a residential neighborhood
- A grouted rock lined storm water conveyance channel is located to the east.
- There are buried 5-feet diameter storm drain pipes to the immediate east and west of the well site. The proposed building design will not be able to negatively impact those pipelines.
- There are minimal existing setbacks from property boundaries and the road/sidewalk. For instance, there is less than an approximately 1-foot of setback from the existing vault to the south side of the property boundary.
- Multiple large diameter trees are located immediately north of the existing well. Because the actual well head location is fixed, the existing 5-foot diameter storm drain pipelines are located in very close proximity on both the east and west sides, and the 4th Avenue roadway is located just to the south of the well head, the only available direction to expand the proposed well building is to the north.

Due to all of those factors, efforts were made to minimize the building's footprint throughout the design process. Nevertheless, three existing trees are anticipated to be removed to accommodate this project (see plan sheet C-03 for locations). The City Forester was contacted to discuss the matter. Based on the meeting with the City Forester, the following have/are planned to be incorporated into the project:

a. A tree preservation plan will be included with the final design plan set.
b. Efforts will be made to preserve the existing London Plane tree with the 39-inch diameter trunk. However, to accommodate construction, some of its roots and/or limbs will need to be removed.
c. A certified arborist must be utilized by the Contractor to remove or trim any tree.
d. The Contractor will be required to clean cut tree roots as necessary.
e. No driveway/on-site parking will be added to the well site to minimize impacts to existing tree roots.

The intent of Salt Lake City Public Utilities for this project is to construct a safe and reliable culinary water well that is in compliance with state and local regulations and while also minimizing impacts to the existing park and neighborhood.

General Design Approach

The Fourth Avenue Well is located on a complex city-owned site that straddles the boundary between the Avenues and Capitol Hill historic districts, as well as the corresponding neighborhoods. This proposal is to build a pump station directly above the well to house the pump, associated piping, and treatment equipment that is currently located in an underground vault on the site. **The overall design strategy is to create a building that meets the Department of Public Utility's needs while harmonizing with the historical context of the site.**

The Avenues Historic District – including the area immediately surrounding the site – is composed of a wide variety of building types and styles. The predominance of brick along this Canyon Road block led us to design a masonry building with references to historical details, including arched openings, pilasters, and a predominantly running bond pattern. However, as stated in A Preservation Handbook for Historic Residential Properties & Districts in Salt Lake City, "New construction [in the Avenues Historic District] should be compatible with its historic context while also reflecting current design" (13:9). This "contemporary stamp" is provided in the pump station by mixing in contemporary brick patterns and colors, simple metal awnings over openings, and modern lighted doors.

We arrived at this proposed design after meeting with the public after participating in multiple community open houses, presenting at two HLC work sessions, and – in recent months – holding focus groups with immediate neighbors to the site. We have considered public input heavily in the design process, as evident by the significant changes to the form and style of the proposed pump station over the last two years. We believe the proposal currently before the HLC embodies direction we have received from the public, meets the operational and maintenance needs of Public Utilities, and complies with HLC standards and City ordinances.

New construction standards and design guidelines are addressed below. A checklist is also attached to more thoroughly address the Chapter 12 design guidelines.

Settlement Patterns and Neighborhood Character (SLC § 21A.34.020.H.1)

The project site is in Canyon Side Park, located on an island in N. Canyon Road as it winds into Memory Grove along City Creek. The building is oriented similarly to surrounding houses along Canyon Road, especially those to the north and west of the site, which are rotated off the standard Avenues grid in response to the direction of the topography, roadway, and creek. In this way, the orientation of the building preserves the unique patterns that give character to the historic district, including preserving and honoring the existing block and street pattern in the immediate area. (SLC § 21A.34.020.H.1.a) (HLC § 12.1)

The lot and site patterns are in character with the surrounding houses, many of which are one-story, single family dwellings on lots of comparable scale to the building site. (SLC § 21A.34.020.H.1.b) (HLC § 12.2)

Topographic constraints have created a high density of closely spaced houses on small lots. As a result, many of the surrounding buildings have small front and side yards. Many of the contributing structures in the vicinity of the site demonstrate small setbacks in both front and side yards. The pump station also has small setbacks due to site constraints, reflecting the context of the surrounding yards and density. (SLC § 21A.34.020.H.1.c) (HLC § 12.3)

Due to the extremely small available area within the park boundaries, the buildable area within setbacks fronting the surrounding three streets is unavoidably less than the standard front setback in the neighborhood. Even so, setbacks are maximized to the degree technically feasible, and impact of the proposed building on adjacent pedestrian walks is mitigated with building scale, trees, and other plantings. (SLC § 21A.34.020.H.1.d) (HLC § 12.3)

The principal entrance to the facility faces south onto Fourth Avenue, as we are considering this the front of the building. The historically contributing house immediately to the north of the site, 236 N. Canyon Road, is located on a median lot of a similar configuration, and its front door also opens south onto the perpendicular street, in its case E. 200 North. The orientation of the pump station reflects this model, as the constraints, frontages, and site layout are similar. (Guideline 12.4) (SLC § 21A.34.020.H.1.e)

Site Access, Parking, and Services (SLC § 21A.34.020.H.2)

It should be noted that this facility is not intended to be accessed by the public, only by technicians monitoring and servicing the well. The concrete walkway to the pump station will be located on the west side of the building and constructed of cast-in-place concrete, similar to driveways and walking paths of surrounding houses. The walkway to the south entrance will be composed of sandstone steppingstones, approximately 24” in width/depth, to reflect the heavy use of sandstone as a site material throughout Memory Grove. (SLC § 21A.34.020.H.2.a.1) (HLC § 12.4)

There is no vehicular access to the site, as a previously presented driveway has been eliminated. Service vehicles will park on the street. (SLC § 21A.34.020.H.2.a.2)

Site and building services (electrical equipment) are located to the rear (north) of the building and will mostly be screened from public view behind a cobblestone fence enclosure. The power requirements of the 450-horsepower pump necessitate a combination vault-pad transformer, which has been located to avoid further interference with the root systems of trees on the site. The transformer type was determined by Rocky Mountain Power, and the design team has little control over its size. The HVAC system concept has been designed to minimize the visual impact of equipment and louvered openings from the exterior of the building and to minimize equipment noise emitting from the building. A ductless system will be used for cooling pump equipment during months of operations, including an innovative non-consumptive coil at the fan coil unit that will use the frigid well water for heat exchange before inputting the water back into

the system. Air intake and relief air grilles are located on the north facade. Small electric unit heaters will be used to protect from freeze in winter months when the well is not in operation. (SLC § 21A.34.020.H.2.b)

Landscape and Lighting (SLC § 21A.34.020.H.3)

The landscape design includes very little regrading and no retaining walls, therefore reflecting the historic topography of the block face. Three trees sit within the footprint of the new building and must be removed, including a 30" caliper mature London Plane (good condition), a 20" caliper Acer (in poor condition, recommended by an arborist to be removed), and an 8" caliper cherry tree (in fair condition). Rotating the pump station on the site and reducing its overall footprint have allowed for the potential survival of a mature 39" caliper London Plane that was slated to be removed in a previous conceptual design. This tree will be trimmed prior to construction and monitored by a certified arborist during excavation to increase the likelihood of its survival. (SLC § 21A.34.020.H.3.a)

The only new landscape structure, a small amount of new fencing, will be clad in river rock, similar to surrounding creek embankments and bridges (and the Brigham Young-era stone wall that once existed at the southeast corner of Fourth Avenue and Creek Road). A stone bridge over City Creek immediately to the south of the pump station will remain; although it is not historic, it represents a cohesive aesthetic with the river stone embankments that were installed along City Creek in the 1990s. (SLC § 21A.34.020.H.3.b)

Existing site lighting will remain in place to provide stylistic cohesion with the other light poles along the boulevard. These approximately 12-foot-tall light poles are used along the boulevard walking path for its entire length from Third Avenue to 220 North and throughout City Creek Park. The only change to pole fixtures will be the installation of a cap piece to help curb light pollution. Building-mounted up-down sconces will light the two entrances and will be programmed to turn off when the boulevard light poles turn off. Interior lights will be installed on a timer to provide a soft glow from the interior of the building while the light poles are illuminated. (SLC § 21A.34.020.H.3.c)

Building Form and Scale (SLC § 21A.34.020.H.4)

The pump station was designed to reflect the scale and simple rectangular form of the surrounding residential structures, and is consistent with the purpose of this utilitarian facility. The basic design strategy is to create an unassuming volume that employs a similar material palette to the neighborhood context. Clearance requirements for pumping and treatment equipment on the interior dictate the outside dimensions of the structure, which are minimized. Selected components such as a fluoridation room and the on-site power generator included in previous proposals have been eliminated in the interest of minimizing the building's footprint and imposition on the neighborhood. (SLC § 21A.34.020.H.4.a) (HLC § 12.5, 12.13)

The top of the parapet is 13'-0" above grade, making it one of the shortest buildings along this block face. Most of the surrounding houses are 1 ½ or 2 story single family dwellings. A three-story brick apartment building at 225 Canyon Road and Ottinger Hall, a historic two-story brick

fraternal lodge with a tall central cupola, are both approximately 200 feet from the pump station. (SLC § 21A.34.020.H.4.a.1) (HLC § 12.9)

The pump station is 17'-5" wide (outside face of brick), which is narrower than almost all other buildings along the block face. Even the narrowest houses along this section of Canyon Road are around 25 feet wide. The pump station is 30'-9" deep, a dimension that was determined largely by an engineering requirement for horizontal pipe running north from the well head housed in the pump room. For comparison: the above-referenced house at 236 N. Canyon Road, on a comparable site, is 31'-0" wide and 46'-0" deep, according to the Salt Lake County Recorder. (SLC § 21A.34.020.H.4.a.2) (HLC § 12.8, 12.11)

The overall massing of the pump station is in character with the surrounding context along the block face. It is a simple rectangular shape, reflecting the linear nature of the water pipes within. The shape is also appropriate to the endemic masonry materials found in the neighborhood and proposed for this construction. Proportionately, the structure is similar to the other buildings on the block, most of which sit on narrow, deep lots. (SLC § 21A.34.020.H.4.a.3) (HLC § 12.6, 12.15)

The pump house will have a flat roof to reduce the overall height of the building and to minimize interference with adjacent trees. Most of the surrounding houses have pitched shingle roofs, with exceptions: apartments at 225 N. Canyon Road, discussed above, and apartments at 174 N. Canyon Road both have flat roofs. Flat roofs then become common further south of the site along Canyon Road near its intersection with Third Avenue. (SLC § 21A.34.020.H.4.a.4) (HLC § 12.7, 12.14)

Building Character (SLC § 21A.34.020.H.5)

As a pump station, the utility building inherently has a different character than the surrounding single-family dwellings, but the scale and rhythm of façade articulations are designed to reflect the residential and pedestrian scale of the surroundings. The small module of brick reinforces the sense of scale, and we have mixed the brick patterns to create more interest in the façades. The cobblestone fence has a natural color palette and harmonizes with the creek embankments. This material is also an allusion to the pioneer-era 8-foot stone retaining wall that once stood on the east side of Canyon Road between Third and Fourth avenues but was gradually demolished in the 1960s and 70s. (SLC § 21A.34.020.H.5.a)

Openings are designed at a pedestrian scale. Due to security concerns (This facility is critical to the public health, safety, and welfare, so must be protected against unauthorized tampering), doors will be glazed with obscured glass, which will be softly lit from inside during the evening to convey a sense of human inhabitation within the building. The front (south) entrance must be double doors for maintenance purposes. The side (west) door into the treatment room is a single door and will serve as the primary entrance for Public Utility employees. The doors will have vision lights (obscured glass) to convey a sense of scale in line with the surrounding residential neighborhood; for security reasons these lights will be small enough to make human access difficult in the case of vandalism. (SLC § 21A.34.020.H.5.a.1) (HLC § 12.22)

Openings represent a similar rhythm as in the surrounding buildings. The front door is centered on the façade. The side door is positioned where access will be convenient. Dark brick panels in between with arched openings are meant to evoke windows while providing security. (SLC § 21A.34.020.H.5.a.2) (HLC § 12.16)

The ratio of openings to solid wall is different than on surrounding historic buildings, due to the utilitarian nature of the facility. We have attempted to mitigate the large amount of solid wall by varying the brick patterns and colors and adding pilasters. The front doors take up 20% of the south façade, the other 80% is solid brick. (SLC § 21A.34.020.H.5.a.3) (HLC § 12.12)

The small metal projections over entrances and dark brick panels are meant to evoke covered entries into surrounding historical buildings. Most of the single-family dwellings along the block face have covered front porches. (SLC § 21A.34.020.H.5.a.4) (HLC § 12.23, 12.25)

Building Materials, Elements and Detailing (SLC § 21A.34.020.H.6)

The primary façade material is brick of a color and pattern found throughout the Avenues. The cavity wall section will be a brick veneer over single-wythe CMU backup (approx. 16" thick construction). The brick colors and patterns are varied to convey a human scale and break up the massing. See above for explanation of the cobblestone selection in the north fence. (SLC § 21A.34.020.H.6.a) (HLC § 12.17)

The street-facing facades are all brick, with no vinyl or aluminum siding used in the project. (SLC § 21A.34.020.H.6.b) (HLC § 12.18)

There are no windows on the project (see above for explanation). The doors will be an acoustic product to reduce sound transmission through the envelope. They will be glazed with insulated glazing to keep pump noise in the building and to reduce ultraviolet light with a low-e coating. (SLC § 21A.34.020.H.6.c) (HLC § 12.20. 12.21)

Architectural elements are employed to further relate the pump station to the surrounding buildings. The cornice is articulated to evoke brick corbelling at the top of Ottinger Hall's masonry walls. The foundation is exposed, as with many of the surrounding houses. These elements are rendered in modern materials in order to differentiate the new building from the old and to not create a false sense of history. The footpath leading to the south doors will be made of flat sandstone, a material that is found throughout City Creek parks and Memory Grove (SLC § 21A.34.020.H.6.d) (HLC § 12.19, 12.25, 12.26)

Signage Location (SLC § 21A.34.020.H.7)

The building will be identified as the "Fourth Avenue Well" by dimensional lettering mounted to the upper south façade. A sandstone date sign will delineate the historically significant date of the initial well drilling, which has benefitted large swaths of the northwest part of Salt Lake City for over fifty years, as well as the date of the new building to distinguish its modern construction. There will also be brushed aluminum etched educational building-mounted signage. This will explain the role of the pump station within the larger context of our safe drinking water supply

and the historic importance of the City Creek watershed in the development of Salt Lake City, both for pre-settlement tribal life and from 1847-present. (SLC § 21A.34.020.H.7)

SPECIAL EXCEPTIONS

The following are a list of special exceptions that were identified during the building's design process:

1. **Building Yard Setbacks:** The well building and associated improvements appear to comply with the specific requirements applicable to the Open Space (OS) zone except for the minimum front yard requirements. The OS zone requirements state that 10-feet is required around all parcel boundaries as shown in Salt Lake City Ordinance (21A.32.100.E). The proposed well will not be able to achieve those front setbacks. The existing well head itself is located outside the 10-feet setback allowed by code. The front east corner setback (near the south central part of the parcel) is proposed to be approximately 2'-3". The front west corner setback (near south-west corner of the parcel) is proposed to be approximately 5'-5". It should be noted that the existing underground vault has an approximately 0'-9" front setback. Although the proposed well will have a larger above ground presence, the setbacks will be improved compared to the existing well structure, particularly on the west side. Obtaining a special exception for the front setback is required to allow the project to move forward.

2. **Landscape Yard Requirements:** The landscaped yard associated with the new well building appears to comply with the specific requirements applicable to the OS zone except for the minimum front landscape yard requirements. The OS zone requirements state that all building yards are to be maintained as landscape yards per Salt Lake City Ordinance (21A.32.100.F). Therefore, the front east corner setback (south-east corner of the parcel) is proposed to be approximately 2'-3". The front west corner setback (south-west corner of the parcel) is proposed to be approximately 5'-5" as described in special exception #1 above. Obtaining a special exception for the front landscape yard is required to allow the project to move forward.

PARCEL ZONING = OPEN SPACE (OS)
TOTAL PARCEL AREA = 10,853 FT² (0.249 ACRES)

N

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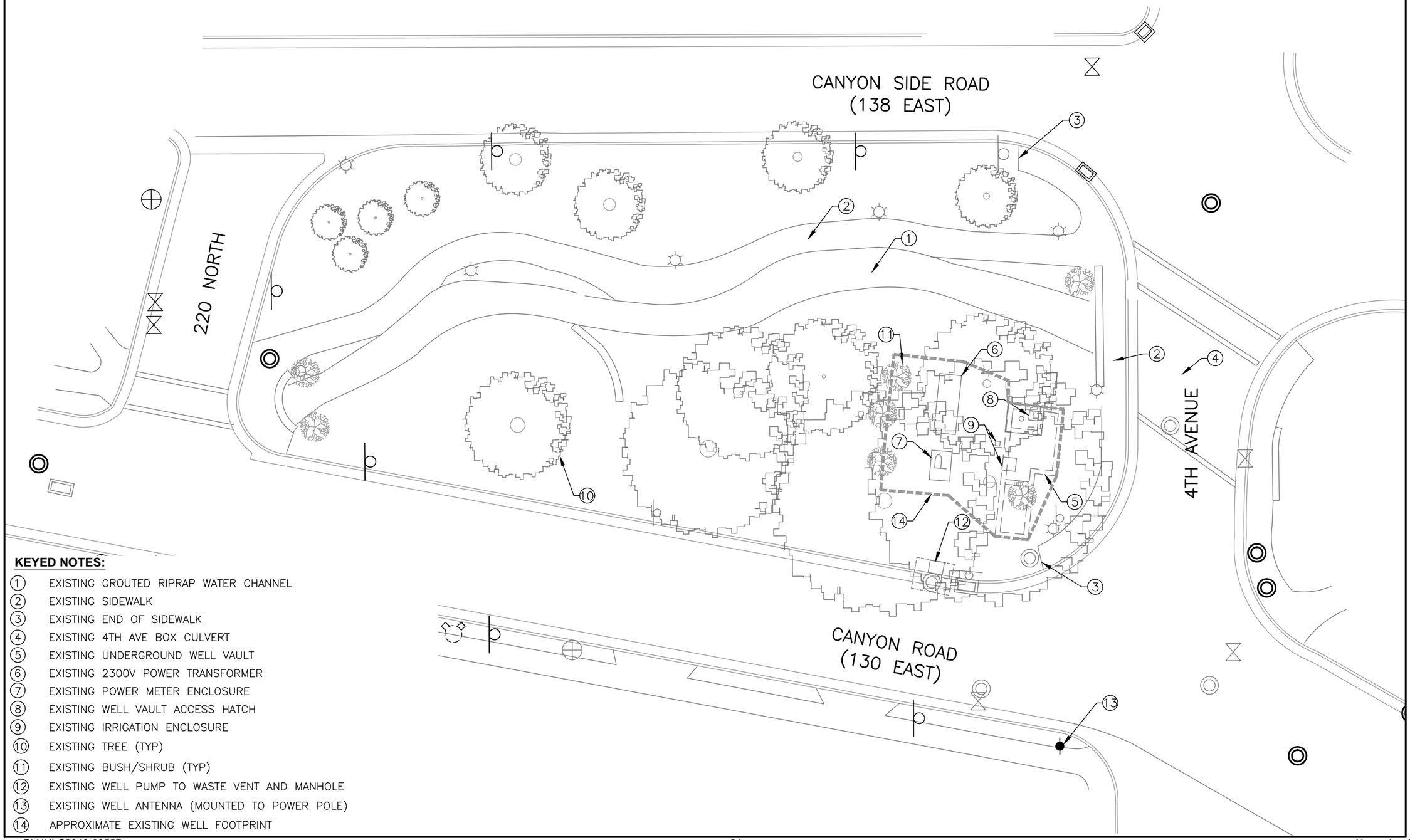
SCALE IN FEET



KEYED NOTES:

1. EXISTING GROUTED RIPRAP WATER CHANNEL
2. EXISTING SIDEWALK
3. EXISTING END OF SIDEWALK
4. EXISTING 4TH AVE BOX CULVERT
5. EXISTING UNDERGROUND WELL VAULT
6. EXISTING 2300V POWER TRANSFORMER
7. EXISTING POWER METER ENCLOSURE
8. EXISTING WELL VAULT ACCESS HATCH
9. EXISTING IRRIGATION ENCLOSURE
10. EXISTING TREE (TYP)
11. EXISTING BUSH/SHRUB (TYP)
12. EXISTING WELL PUMP TO WASTE VENT AND MANHOLE
13. EXISTING WELL ANTENNA (MOUNTED TO POWER POLE)
14. APPROXIMATE EXISTING WELL FOOTPRINT

BOWEN COLLINS & ASSOCIATES

PRELIMINARY

NO.	DATE	REV. BY	DESCRIPTION
			REVISIONS

SALT LAKE CITY PUBLIC UTILITIES
SALT LAKE CITY, UTAH

4TH AVE WELL AND BRICK TANK

DESIGN J. BEAN
DRAWN J. BEAN
CHECKED K. BAGLEY
APPROVED K. BAGLEY
REVIEW

VERIFY SCALE
BAR IS ONE INCH ON ORIGINAL DRAWING

CIVIL

EXISTING SITE

PROJECT NUMBER 032-16-04
DATE: MARCH 2020

DRAWING NO.
C-01
SHEET 1 OF 9

P:\Salt Lake City\032-16-04 4th Avenue Well & Brick Tank\2.0 - Design Phase\2.10 Drawings\Sht\C-1 - Buried Meter with Tablet & No Driveway.dwg Plotted: 4/2/2020 9:25 AM By: Josh Bean

PARCEL ZONING = OPEN SPACE (OS)
TOTAL PARCEL AREA = 10,853 FT² (0.249 ACRES)
NEW WELL BUILDING FOOTPRINT = 511 FT²
NEW WELL BUILDING W/ ENCLOSED ELECTRICAL AREA = 622 FT²
OPEN SPACE TO REMAIN = 10,231 FT²

N

5 0 10 20
SCALE IN FEET

CANYON SIDE ROAD
(138 EAST)

PARCEL BOUNDARIES (TYP)

220 NORTH

CANYON ROAD
(130 EAST)

4TH AVENUE

10'

6'-4"

30'-9"

17'-5"

2'-3" PROPOSED SETBACK

0'-9" EXISTING SETBACK

5'-5" PROPOSED SETBACK

PROPOSED SETBACK 19'-6"

EXISTING SETBACK 4'-7"

KEYED NOTES:

1. EXISTING GROUTED RIPRAP WATER CHANNEL
2. EXISTING SIDEWALK TO REMAIN
3. EXISTING END OF SIDEWALK
4. EXISTING 4TH AVE BOX CULVERT
5. CONCRETE WALKWAY
6. ABOVE GROUND WELL BUILDING
7. ROOF HATCH OVER EXISTING/NEW WELL HEAD
8. 3' WIDE GATE FOR ELECTRICAL ENCLOSURE
9. NOT USED
10. SETBACK LINE
11. 7' DIAM. METER MANHOLE
12. CONNECTION MANHOLE TO CULINARY WATER SYSTEM
13. EXISTING UNDERGROUND WELL VAULT
14. RMP 480V POWER TRANSFORMER AND PAD
15. WELL MONUMENT SIGN (LOCATION PER ARCHITECT)
16. ROCK WALL SCREEN (TYP)
17. NOT USED
18. APPROXIMATE EXISTING WELL FOOTPRINT

BOWEN COLLINS & ASSOCIATES

PRELIMINARY

NO.	DATE	REV. BY	DESCRIPTION

REVISIONS

SALT LAKE CITY PUBLIC UTILITIES
4TH AVE WELL AND BRICK TANK
SALT LAKE CITY, UTAH

VERIFY SCALE
BAR IS ONE INCH ON ORIGINAL DRAWING

DESIGN J. BEAN
DRAWN J. BEAN
REVIEW
CHECKED K. BAGLEY
APPROVED K. BAGLEY

CIVIL
OVERALL SITE 1
BURIED METER W/ TABLET

DATE: MARCH 2020
PROJECT NUMBER 032-16-04

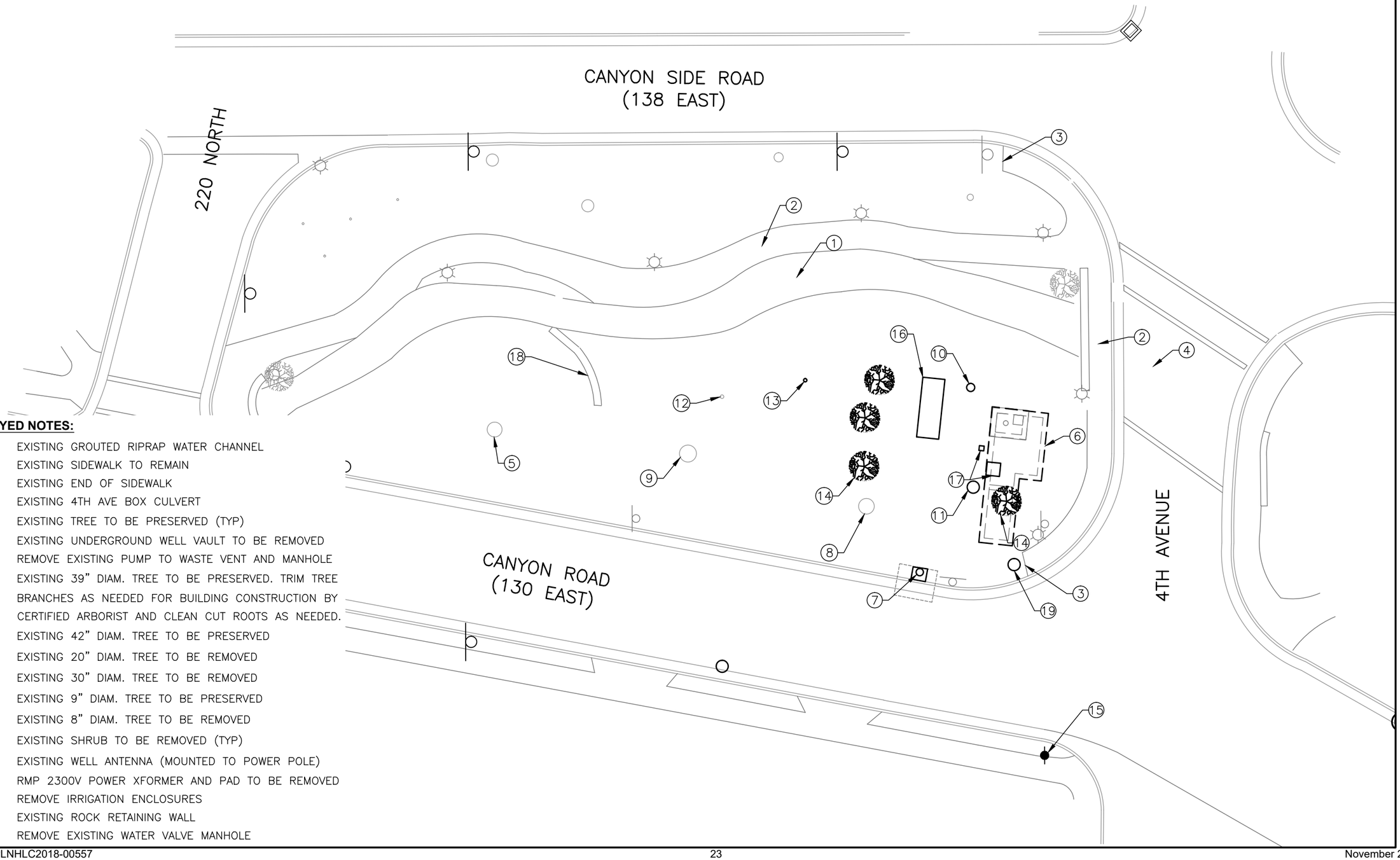
DRAWING NO.
C-02

SHEET 2 OF 9

PARCEL ZONING = OPEN SPACE (OS)
TOTAL PARCEL AREA = 10,853 FT² (0.249 ACRES)

N

5 0 10 20
SCALE IN FEET



KEYED NOTES:

1. EXISTING GROUTED RIPRAP WATER CHANNEL
2. EXISTING SIDEWALK TO REMAIN
3. EXISTING END OF SIDEWALK
4. EXISTING 4TH AVE BOX CULVERT
5. EXISTING TREE TO BE PRESERVED (TYP)
6. EXISTING UNDERGROUND WELL VAULT TO BE REMOVED
7. REMOVE EXISTING PUMP TO WASTE VENT AND MANHOLE
8. EXISTING 39" DIAM. TREE TO BE PRESERVED. TRIM TREE BRANCHES AS NEEDED FOR BUILDING CONSTRUCTION BY CERTIFIED ARBORIST AND CLEAN CUT ROOTS AS NEEDED.
9. EXISTING 42" DIAM. TREE TO BE PRESERVED
10. EXISTING 20" DIAM. TREE TO BE REMOVED
11. EXISTING 30" DIAM. TREE TO BE REMOVED
12. EXISTING 9" DIAM. TREE TO BE PRESERVED
13. EXISTING 8" DIAM. TREE TO BE REMOVED
14. EXISTING SHRUB TO BE REMOVED (TYP)
15. EXISTING WELL ANTENNA (MOUNTED TO POWER POLE)
16. RMP 2300V POWER XFORMER AND PAD TO BE REMOVED
17. REMOVE IRRIGATION ENCLOSURES
18. EXISTING ROCK RETAINING WALL
19. REMOVE EXISTING WATER VALVE MANHOLE

BOWEN COLLINS & ASSOCIATES

PRELIMINARY

NO.	DATE	REV. BY	REVISIONS DESCRIPTION

SALT LAKE CITY PUBLIC UTILITIES
SALT LAKE CITY, UTAH
4TH AVE WELL AND BRICK TANK

VERIFY SCALE
BAR IS ONE INCH ON ORIGINAL DRAWING

DESIGN J. BEAN
DRAWN J. BEAN
REVIEW
CHECKED K. BAGLEY
APPROVED K. BAGLEY

CIVIL
DEMOLITION PLAN

PROJECT NUMBER 032-16-04
DATE: MARCH 2020

DRAWING NO.
C-03

N

5 0 10 20
SCALE IN FEET

KEYED NOTES:

1. EXISTING GROUTED RIPRAP WATER CHANNEL
2. EXISTING SIDEWALK TO REMAIN
3. EXISTING END OF SIDEWALK
4. EXISTING 4TH AVE BOX CULVERT
5. CONCRETE WALKWAY
6. ABOVE GROUND WELL BUILDING
7. ROOF HATCH OVER EXISTING/NEW WELL HEAD
8. 3' GATE FOR ELECTRICAL ENCLOSURE
9. NOT USED
10. NOT USED
11. PUMP TO WASTE PIPING
12. MAIN CIRCUIT BREAKER
13. EXISTING ROCK RETAINING WALL
14. MANUAL TRANSFER SWITCH
15. POWER METER BASE
16. CT ENCLOSURE
17. RMP TRANSFORMER CONCRETE PAD AND VAULT 12'LX9'W
18. RMP 480V POWER TRANSFORMER 6'Lx5'Wx4'H
19. LARGE DIAM. STORM DRAIN PIPE OFFSETS
20. CONNECT TO VICTORY–TANNER CULINARY WATER SYSTEM
21. 7' DIAM. MANHOLE (ONLY LID SHOWN)
22. NOT USED
23. WELL MONUMENT SIGN (LOCATION PER ARCHITECT)
24. ROCK WALL SCREEN (TYP)
25. 7' DIAM. METER MANHOLE
26. APPROXIMATE EXISTING WELL FOOTPRINT

CANYON ROAD
(130 EAST)

4TH AVENUE

60 SD

BOWEN COLLINS & ASSOCIATES

PRELIMINARY

REVISIONS

NO.	DATE	REV. BY	DESCRIPTION

CIVIL

SITE PLAN
BURIED METER W/ TABLET

SALT LAKE CITY PUBLIC UTILITIES
4TH AVE WELL AND BRICK TANK
SALT LAKE CITY, UTAH

DESIGN J. BEAN
DRAWN J. BEAN
CHECKED K. BAGLEY
APPROVED K. BAGLEY

VERIFY SCALE
BAR IS ONE INCH ON ORIGINAL DRAWING

PROJECT NUMBER 032-16-04
DATE: MARCH 2020

DRAWING NO. C-04
SHEET 4 OF 9

P:\Salt Lake City\032-16-04 4th Avenue Well & Brick Tank\2.0 - Design Phase\2.10 Drawings\Sht\C-4 - Buried Meter with Tablet & Close Driveway.dwg Plotted: 3/30/2020 1:19 PM By: Josh Bean

PARCEL ZONING = OPEN SPACE (OS)
TOTAL PARCEL AREA = 10,853 FT² (0.249 ACRES)

PARCEL LOCATIONS BASED ON SALT LAKE CITY GIS DATA

ALL SETBACKS DISTANCES OF OTHER PROPERTIES IN THE VICINITY ARE APPROXIMATE AND BASED ON AERIAL IMAGERY

N

7.5 0 15 30
SCALE IN FEET

5'-8"

15'-10"

15'-1"

15'-8"

6'-7"

22'-4"

CANYON SIDE ROAD
(138 EAST)

PARCEL BOUNDARIES
(TYP)

NO SETBACK

NO SETBACK

10'-3"

12'-1"

3'-11"

26'-3"

220 NORTH

10'

MINIMUM SETBACK LINE

10'

4TH AVENUE

2'-3" PROPOSED SETBACK

0'-9" EXISTING SETBACK

10'

5'-5" PROPOSED SETBACK

CANYON ROAD
(130 EAST)

NEW WELL BUILDING

EXISTING WELL VAULT

PROPOSED SETBACK 19'-6"

EXISTING SETBACK 4'-7"

12'-6"

15'-8"

14'-11"

35'-1"

16'-3"

30'-6"

1'-5"

BOWEN COLLINS & ASSOCIATES

PRELIMINARY

NO.	DATE	REV. BY	DESCRIPTION
			REVISIONS

VERIFY SCALE
BAR IS ONE INCH ON ORIGINAL DRAWING

SALT LAKE CITY PUBLIC UTILITIES
SALT LAKE CITY, UTAH

4TH AVE WELL AND BRICK TANK

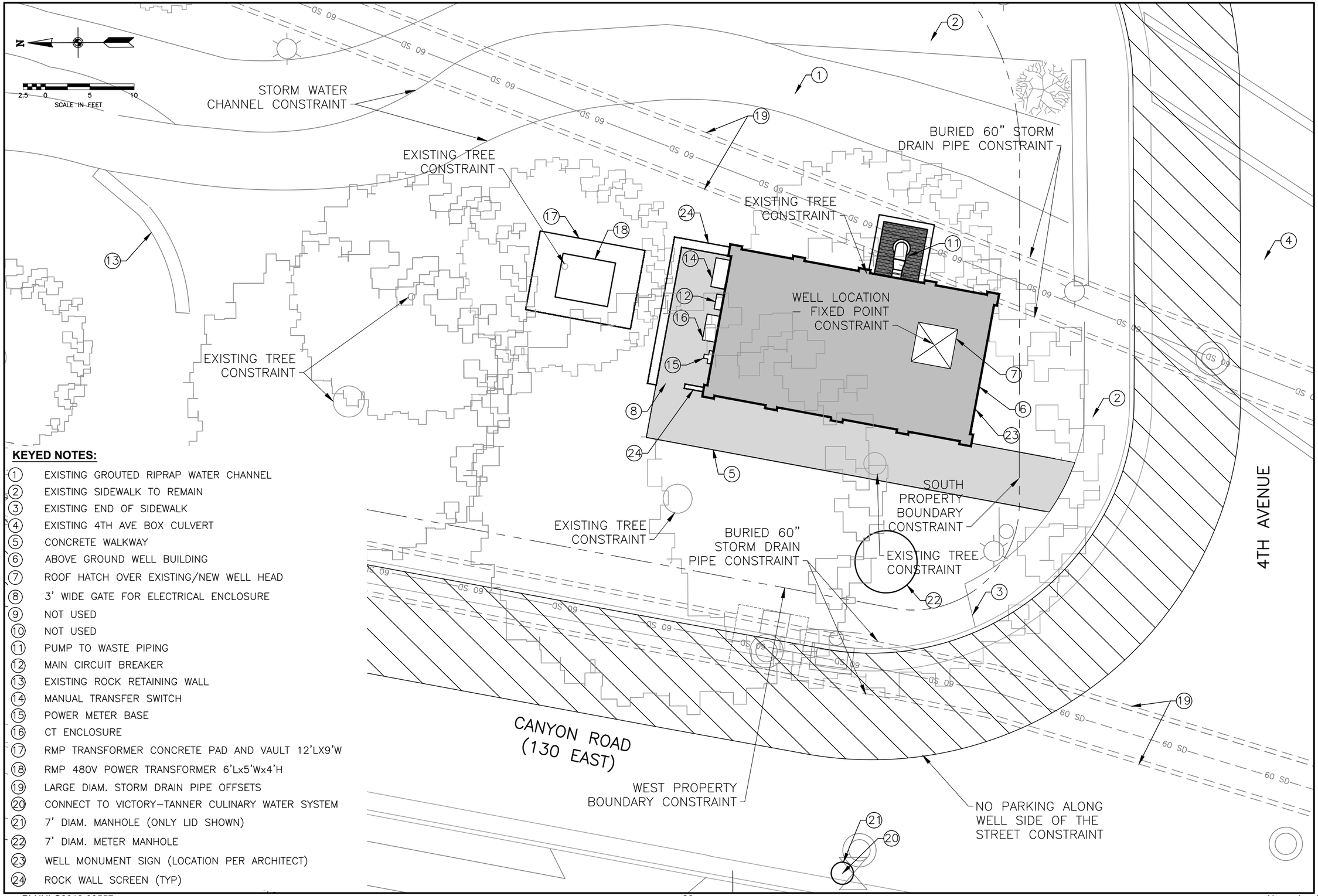
DESIGN J. BEAN
DRAWN J. BEAN
CHECKED K. BAGLEY
APPROVED K. BAGLEY
REVIEW

CIVIL

VICINITY SETBACK MAP

DATE: MARCH 2020
PROJECT NUMBER 032-16-04

DRAWING NO.
C-05
SHEET 5 OF 9



KEYED NOTES:

1. EXISTING GROUTED RIPRAP WATER CHANNEL
2. EXISTING SIDEWALK TO REMAIN
3. EXISTING END OF SIDEWALK
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5. CONCRETE WALKWAY
6. ABOVE GROUND WELL BUILDING
7. ROOF HATCH OVER EXISTING/NEW WELL HEAD
8. 3' WIDE GATE FOR ELECTRICAL ENCLOSURE
9. NOT USED
10. NOT USED
11. PUMP TO WASTE PIPING
12. MAIN CIRCUIT BREAKER
13. EXISTING ROCK RETAINING WALL
14. MANUAL TRANSFER SWITCH
15. POWER METER BASE
16. CT ENCLOSURE
17. RMP TRANSFORMER CONCRETE PAD AND VAULT 12'LX9'W
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22. 7' DIAM. METER MANHOLE
23. WELL MONUMENT SIGN (LOCATION PER ARCHITECT)
24. ROCK WALL SCREEN (TYP)

BOWEN COLLINS & ASSOCIATES

PRELIMINARY

REVISIONS

NO.	DATE	REV. BY	DESCRIPTION

VERIFY SCALE
BAR IS ONE INCH ON ORIGINAL DRAWING

SALT LAKE CITY PUBLIC UTILITIES
4TH AVE WELL AND BRICK TANK
SALT LAKE CITY, UTAH

DESIGN J. BEAN
DRAWN J. BEAN
CHECKED K. BAGLEY
APPROVED K. BAGLEY
REVIEW

CIVIL
SITE CONSTRAINTS

DATE: MARCH 2020
PROJECT NUMBER 032-16-04

DRAWING NO. C-06
SHEET 6 OF 9

PLANT SCHEDULE

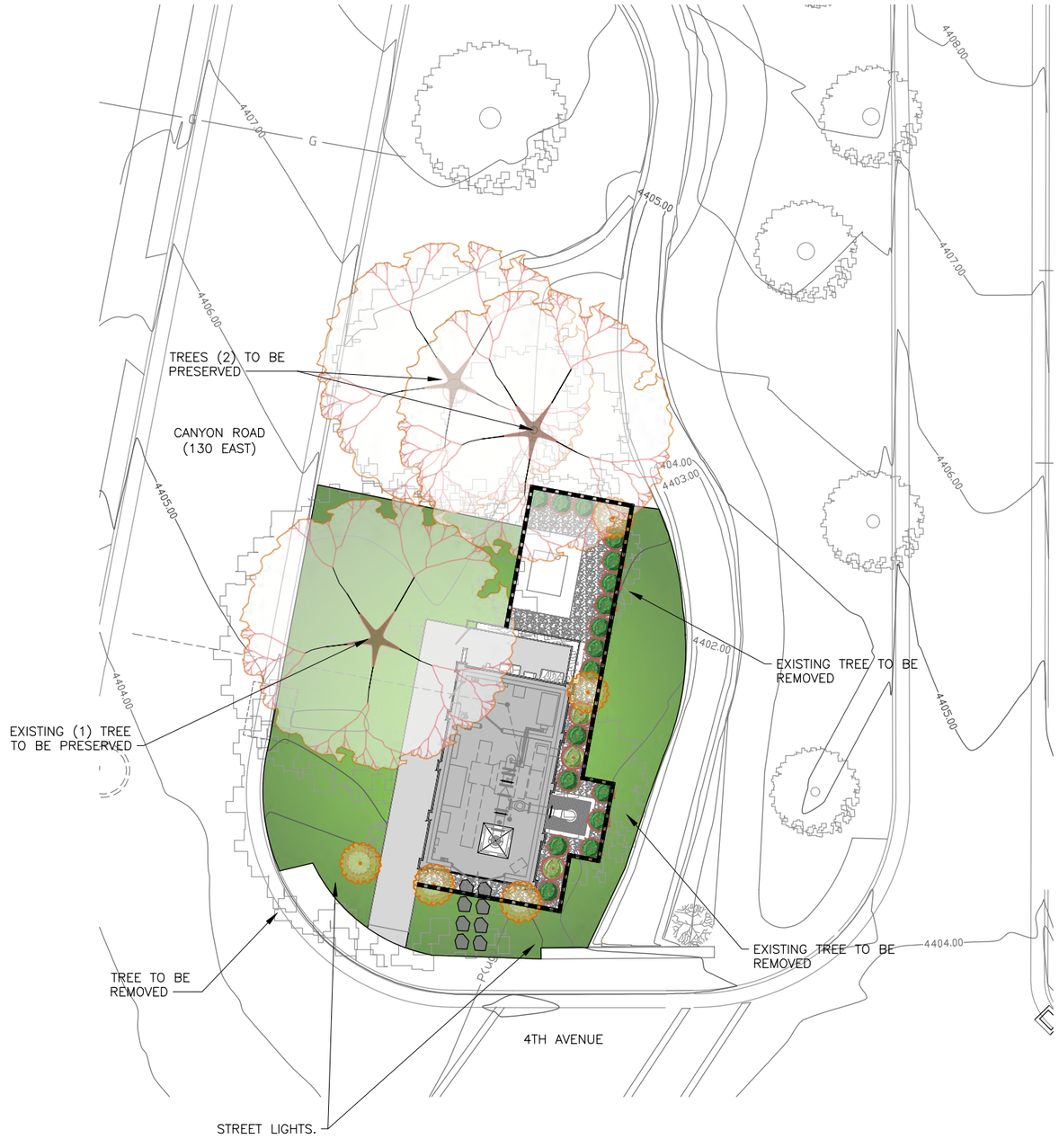
TREES	BOTANICAL / COMMON NAME	CONT	QTY
	EXSITING TREES TO REMAIN	EXISTING	3
	QUERCUS ROBUR X BICOLOR 'NADLER' KINDRED SPIRIT COLUMNAR ENGLISH OAK	2" CAL	5
SHRUBS	BOTANICAL / COMMON NAME	SIZE	QTY
	BUXUS MICROPHYLLA BOXWOOD	5 GAL	18
	RHAMUS FRANGULA 'COLUMNARIS' TALLHEDGE BUCKTHORN	5 GAL	16
GROUND COVERS	BOTANICAL / COMMON NAME	CONT	QTY
	SOD – GRASS	SOD	1,976 SF
	ROCK MULCH 3" DECORATIVE GRAVEL MULCH APPLY AT A DEPTH OF 3 INCHES WITH A DOUBLE LAYER OF WEED BARRIER FABRIC	NONE	500 SF

EXISTING TREES		QTY
CURBING	6" CONCRETE LANDSCAPE CURB	135 LF
ROCK	STEPPING STONE (2' x 2')	8

NOTES:
1. ALL LANDSCAPE AREA DISTURBED DURING CONSTRUCTION NOT SHOWN ON PLAN SHALL BE RESTORED TO EQUAL OR BETTER CONDITION.
2. THREE TREES REMOVED.

N

5 0 10 20
SCALE IN FEET



BOWEN COLLINS & ASSOCIATES

PRELIMINARY

REVISIONS

NO.	DATE	REV. BY	DESCRIPTION
1	1/10/19	BMO	
2	2/12/19	BMO	
3	4/30/19	JKT	
4	3/26/20	JKT	

VERIFY SCALE
BAR IS ONE INCH ON ORIGINAL DRAWING

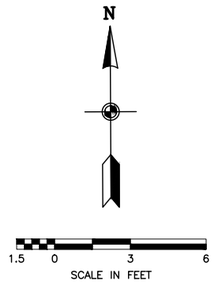
SALT LAKE CITY PUBLIC UTILITIES
4TH AVE WELL AND BRICK TANK
SALT LAKE CITY, UTAH

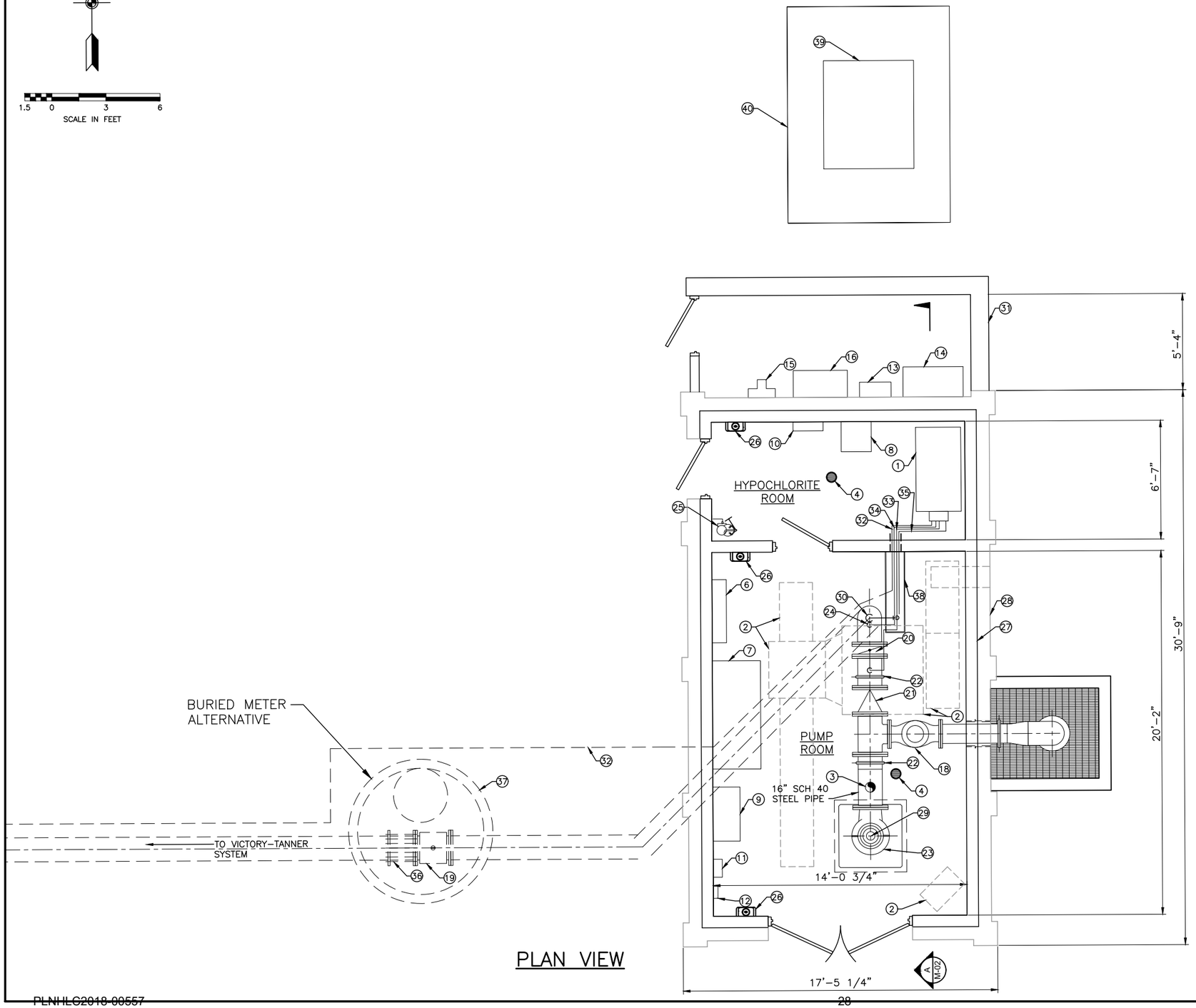
DESIGN B.OLSON
DRAWN B.OLSON
CHECKED J.TSANDES
APPROVED J.TSANDES
REVIEW

LANDSCAPE
LANDSCAPE PLAN

DATE: MARCH 2020
PROJECT NUMBER 032-16-04

DRAWING NO.
L-1





PLAN VIEW

KEYED NOTES:

1. TABLET FED CALCIUM HYPOCHLORITE SYSTEM
2. HVAC SYSTEM (TYP)
3. WELL SERVICE AIR VALVE
4. FLOOR DRAIN
5. NOT USED
6. ELECTRICAL DISCONNECT/INCOMING POWER
7. VFD
8. LIGHTING TRANSFORMER
9. RTU PANEL
10. LIGHTING PANEL
11. PRESSURE RECORDER
12. WATER METER TRANSMITTER/READOUT
13. MAIN CIRCUIT BREAKER
14. MANUAL TRANSFER SWITCH
15. POWER METER BASE
16. CT ENCLOSURE
17. NOT USED
18. PUMP TO WASTE CONTROL VALVE
19. FLOW METER
20. BUTTERFLY VALVE
21. CHECK VALVE
22. VICTAULIC COUPLING
23. 450 HP 3800 GPM VERTICAL TURBINE PUMP
24. INJECTION QUILL W/ INTEGRATED CHECK VALVE
25. EYE WASH STATION
26. FIRE EXTINGUISHER
27. CMU WALL
28. BRICK WALL
29. WELL HEAD
30. AIR/VAC VALVE
31. ROCK WALL SCREEN (TYP)
32. 0.5" COPPER PIPE FOR CHLORINE RESIDUAL SAMPLING
33. 1.5" CPVC SUPPLY LINE TO TABLET CHLORINATOR
34. 1.5" CPVC INJECTION LINE TO WATER MAIN
35. 1" TABLET CHLORINATOR DRAIN LINE
36. DISMANTLING JOINT
37. 7' DIAMETER MANHOLE
38. 12" GRATED TRENCH DRAIN TO HOUSE CHLORINATOR PIPING
39. ELECTRICAL TRANSFORMER
40. ELECTRICAL TRANSFORMER PAD AND VAULT

BOWEN COLLINS & ASSOCIATES

PRELIMINARY

REVISIONS

NO.	DATE	REV. BY	DESCRIPTION

VERIFY SCALE
BAR IS ONE INCH ON ORIGINAL DRAWING

SALT LAKE CITY PUBLIC UTILITIES

4TH AVE WELL AND BRICK TANK

SALT LAKE CITY, UTAH

DESIGN J. BEAN
DRAWN J. BEAN
REVIEW CHECKED K. BAGLEY
APPROVED K. BAGLEY

CIVIL

BURIED METER W/ TABLET
PUMP HOUSE
MECHANICAL PLAN

DATE: MARCH 2020
PROJECT NUMBER 032-16-04

DRAWING NO.
M-01
SHEET 28 OF 9

P:\Salt Lake City\032-16-04 4th Avenue Well & Brick Tank\2.0 - Design Phase\2.10 Drawings\Sht\M-1 - Buried Meter with Tablet and Close Driveway.dwg Plotted: 3/30/2020 3:45 PM By: Josh Bean

1.5 0 3 6
SCALE IN FEET

KEYED NOTES:

1. TABLET FED CALCIUM HYPOCHLORITE SYSTEM
2. HVAC SYSTEM (TYP)
3. WELL SERVICE AIR VALVE
4. FLOOR DRAIN
5. NOT USED
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21. CHECK VALVE
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28. BRICK WALL
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30. AIR/VAC VALVE
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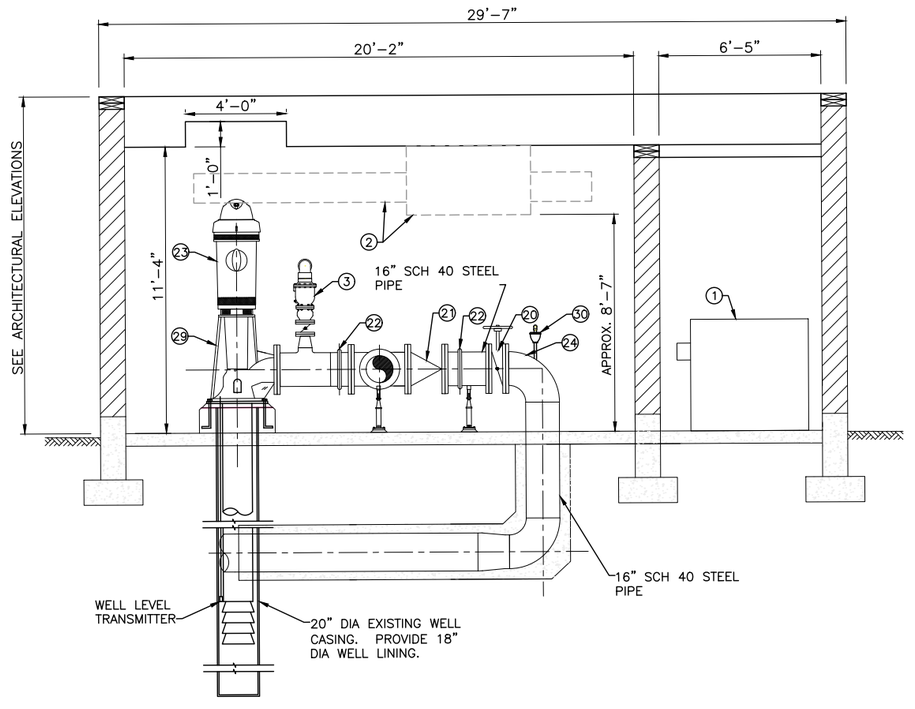
32. 0.5" COPPER PIPE FOR CHLORINE RESIDUAL SAMPLING
33. 1.5" CPVC SUPPLY LINE TO TABLET CHLORINATOR
34. 1.5" CPVC INJECTION LINE TO WATER MAIN
35. 1" TABLET CHLORINATOR DRAIN LINE
36. DISMANTLING JOINT
37. 7' DIAMETER MANHOLE
38. 12" GRATED TRENCH DRAIN TO HOUSE CHLORINATOR PIPING
39. ELECTRICAL TRANSFORMER
40. ELECTRICAL TRANSFORMER PAD AND VAULT



SECTION VIEW

BOWEN COLLINS & ASSOCIATES

PRELIMINARY

REVISIONS

NO.	DATE	REV. BY	DESCRIPTION

VERIFY SCALE
BAR IS ONE INCH ON ORIGINAL DRAWING

SALT LAKE CITY PUBLIC UTILITIES
4TH AVE WELL AND BRICK TANK
SALT LAKE CITY, UTAH

DESIGN J. BEAN
DRAWN J. BEAN
REVIEW CHECKED K. BAGLEY
APPROVED K. BAGLEY

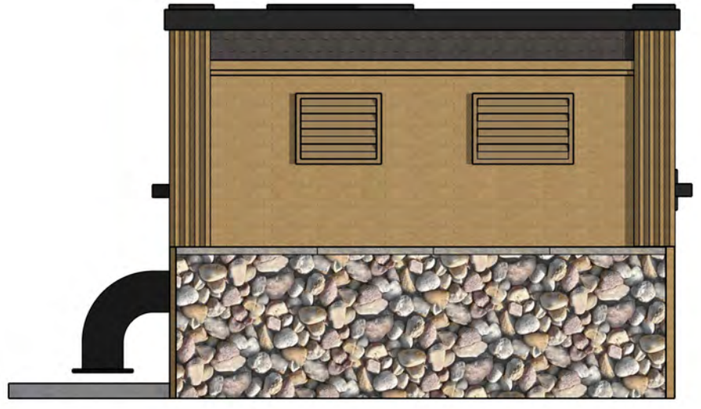
CIVIL
BURIED METER W/ TABLET
PUMP HOUSE
SECTION

DATE: MARCH 2020
PROJECT NUMBER 032-16-04

DRAWING NO.
M-02
SHEET 9 OF 9

P:\Salt Lake City\032-16-04 4th Avenue Well & Brick Tank\2.0 – Design Phase\2.10 Drawings\Sht\M-2 – with Tablet and Buried Meter.dwg Plotted: 3/30/2020 3:50 PM By: Josh Bean

1 EAST ELEVATION
NTS



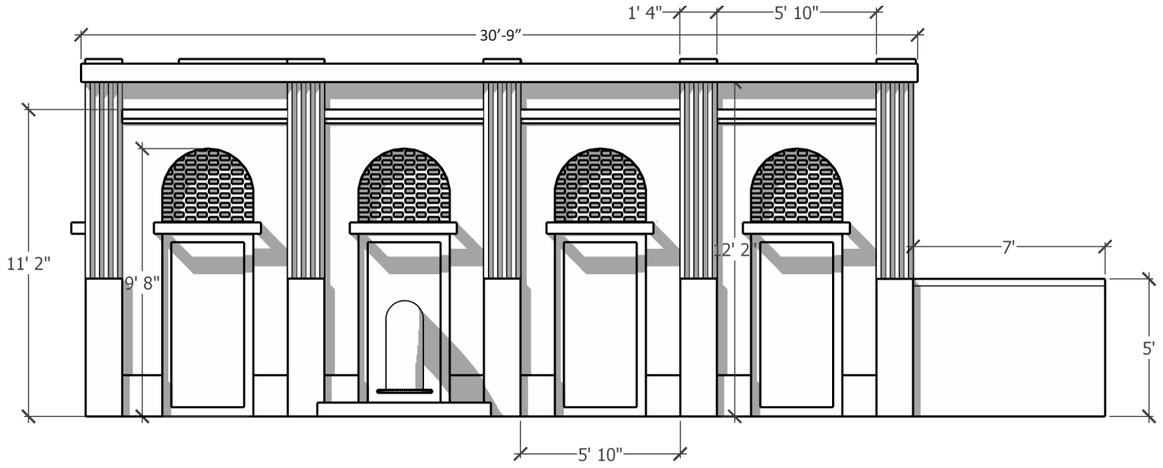
2 NORTH ELEVATION
NTS

3 WEST ELEVATION
NTS

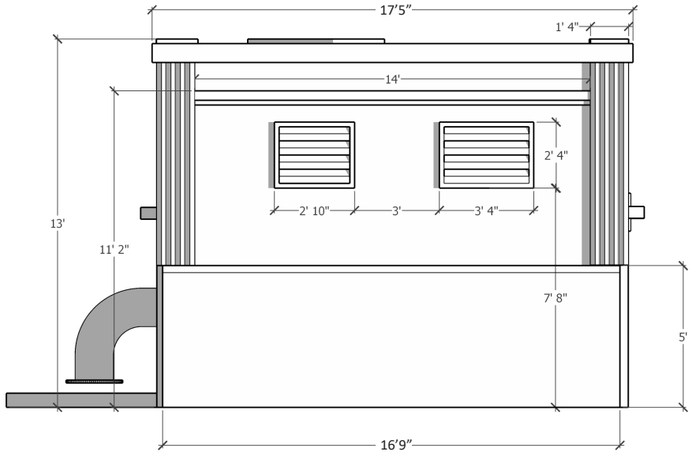
4 SOUTH ELEVATION
NTS

CRSA

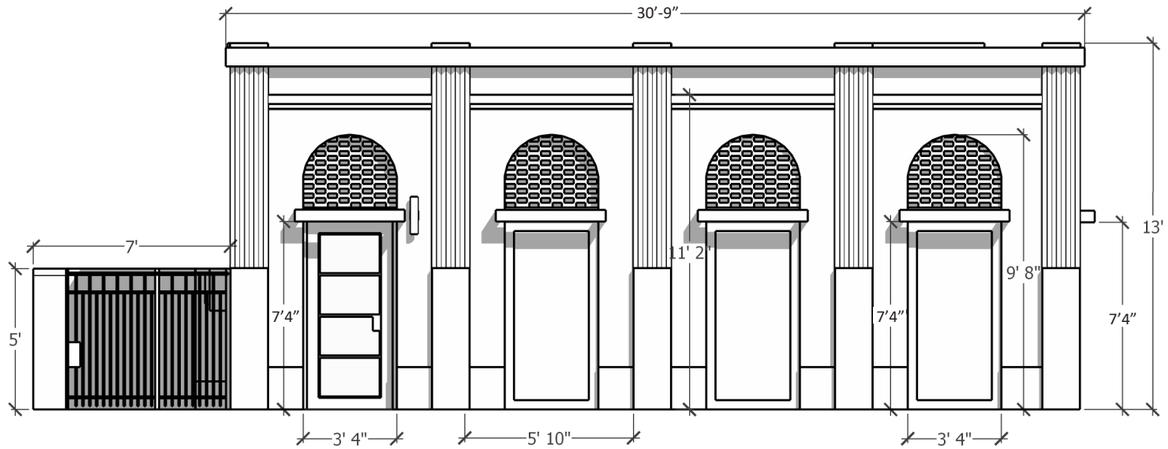
4TH AVENUE PUMP HOUSE
RENDERED ELEVATIONS



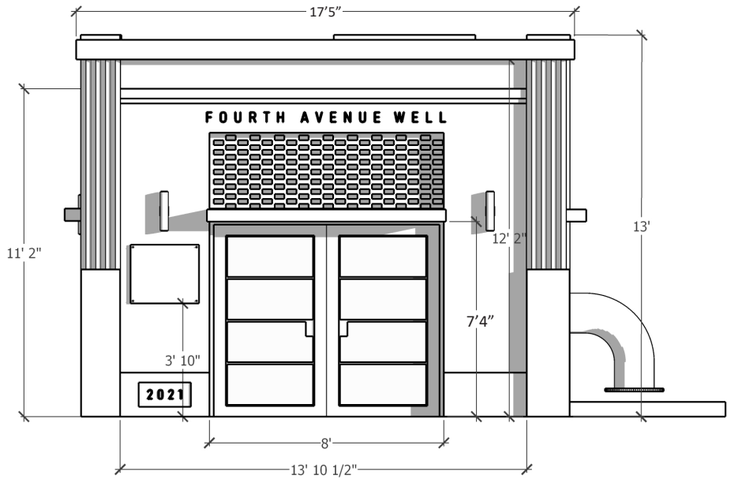
1 EAST ELEVATION
NTS



2 NORTH ELEVATION
NTS

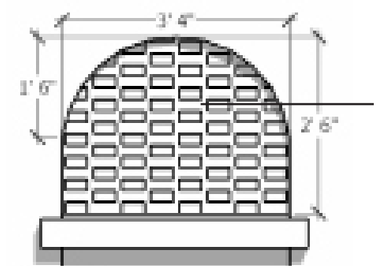


3 WEST ELEVATION
NTS

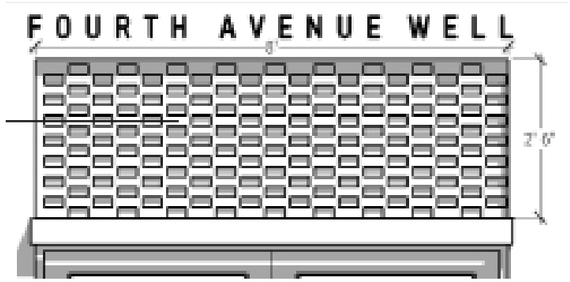


4 SOUTH ELEVATION
NTS

4TH AVENUE PUMP HOUSE
ELEVATIONS

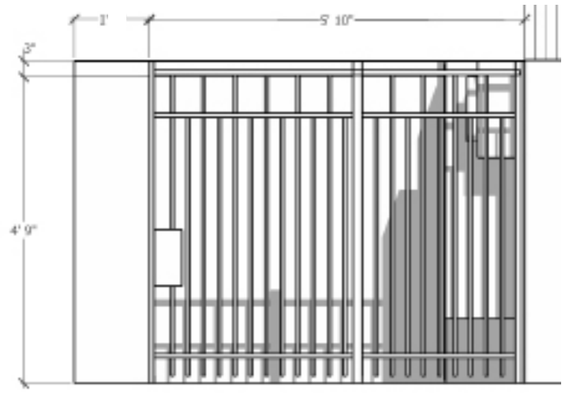


BUFF BRICK "SCREEN" RECESSED 2.75" FROM MAIN SURFACE W/ BLACK .5"INDENTATIONS

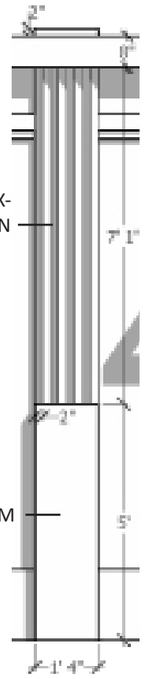


1 ROUND ARCH DETAIL
NTS

2 RECTANGLE ARCH DETAIL
NTS



3 STONE WALL DETAIL
NTS

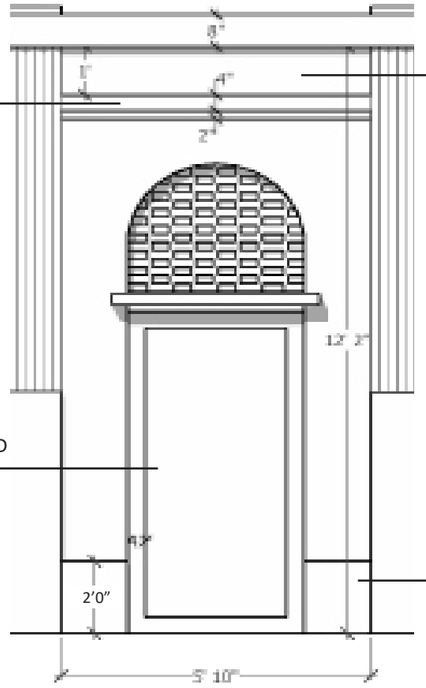


BUFF BRICK PILASTER EXTRUDES ~4" FROM MAIN SURFACE

BUFF BRICK PILASTER BASE EXTRUDES 4" FROM MAIN SURFACE

4 COLUMN DETAIL
NTS

BUFF BRICK CORBELING EXTRUDES 2" FROM MAIN SURFACE

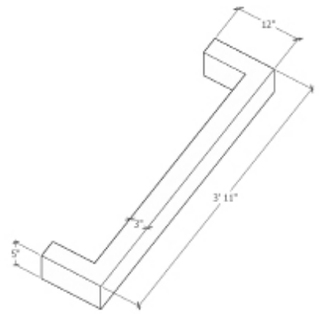


BLACK BRICK RUNNING BOND FLUSH WITH MAIN SURFACE

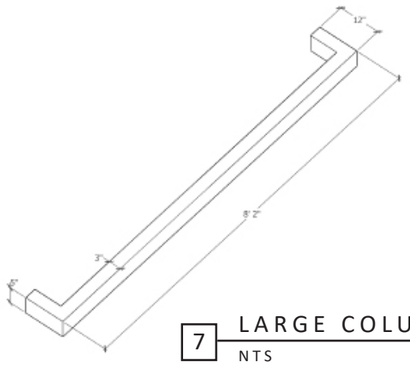
BLACK BRICK RECESSED 2.75" FROM MAIN SURFACE W/ TRIM RECESSED 2"

CONCRETE FOUNDATION FLUSH WITH MAIN SURFACE

5 COLUMN DETAIL
NTS



6 SMALL AWNING DETAIL
NTS

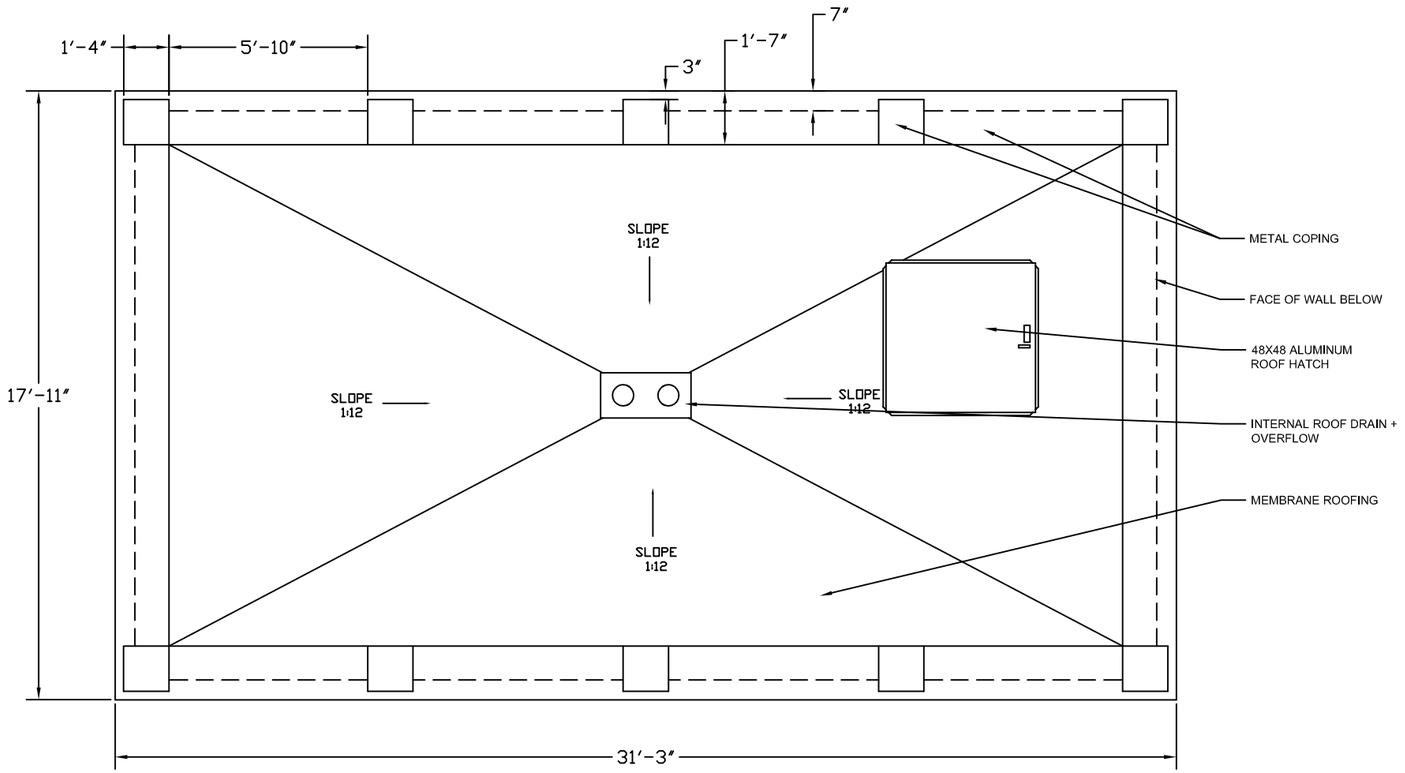


7 LARGE COLUMN DETAIL
NTS

CRSA

4TH AVENUE PUMP HOUSE

ELEVATION DETAILS



N

A2 ROOF PLAN

1/2" = 1'-0"

CRSA

ARCHITECTURE • PLANNING • INTERIORS

175 S MAIN STREET, STE 300 • SLC, UTAH 84111

801-355-5915 www.crsa-us.com

4TH AVENUE
PUMP HOUSE

ROOF PLAN

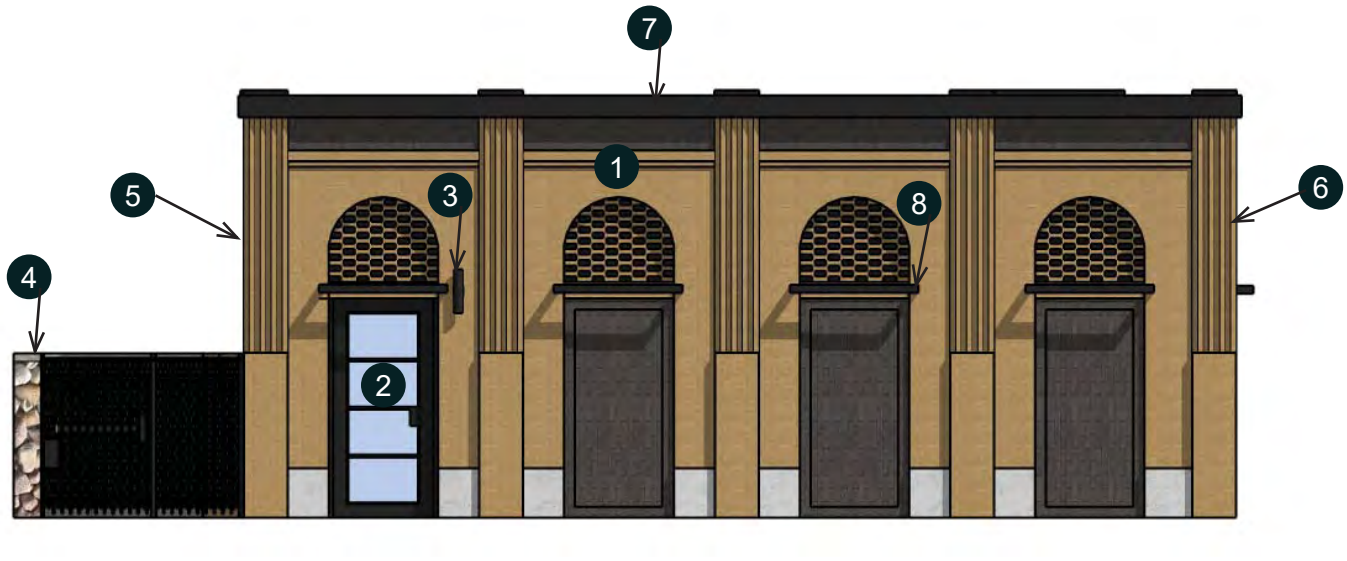
04-02-2020


FOURTH AVENUE WELL
STOP
ALL WAY
CRSA


FOURTH AVENUE WELL
2021


STOP
A34 5BC

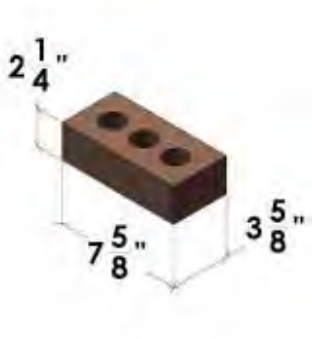
4TH AVENUE WELL, EXTERIOR FINISHES



1. Interstate Brick 2-1/4” Modular Commercial, p. 2
2. Arcadia 3000 STC Series Door, p. 5
3. Tech Lighting Aspenti 14 Wall Sconce, p. 11
4. Cobblestone Wall and Stone Cap, p. 13
5. Ruskin Stationary Acoustical Louver, p. 15
6. Gemini Cast Aluminum Lettering, p. 19
7. Firestone Coping, p. 21
8. Fabricated Aluminum Awnings, p. 24

INTERSTATE® BRICK
NOTHING ELSE STACKS UP.

2-1/4" Modular Commercial



2.25 Modular – This brick size is the industry standard. It was designed to fit to a mason’s hand grip. The unit is designed to turn corners and start a wall in running bond (this is where the mortar joints in the brick below are centered on the brick above). 3 brick courses equals one brick laid in a soldier course (stacked vertically). This brick is the easiest to use when creating patterns in the wall There are 6.85 brick per square foot.

Click here for **full brick (/sites/default/files/library/face-brick-dimension-and-details.pdf)** or **thin brick (/sites/default/files/library/thin-brick-dimension-and-details.pdf)**specifications.

Available Colors

Click on any of the colors below to see details and project photos:

*We cannot guarantee that your monitor's display of any color will be accurate. Please contact us to request a sample.

Midnight Black

Black Opal

Black Ice

Desert Sand

Tumble

Park Rose

Golden Buff

Ochre Buff

Terra Cotta

Montere

Golden Buff Image Gallery

Shapes

Click on any of the sizes below to see more details

Brick type 1: Golden Bluff color

Brick type 2: Midnight Black color

2 Arcadia 3000 STC Series Door

SECTION 08348 SOUND CONTROL DOORS

Part 1 – General

1.01 Summary
- A. Section includes:
  1. Acoustical Aluminum Glass Doors and Frames
- B. Related Sections:

1.02 References
- A. ASTM E90–Airborne sound transmission loss, 1/3 octave band data.
- B. ASTM B221–Aluminum-alloy extruded bar, rod, wire, shape, and tube.
- C. ASTM E283–Rate of air leakage through exterior sliding doors, curtain walls, and doors.
- D. ASTM E331–Test method for water penetration by uniform static air pressure difference.
- E. ASTM E413–Classification for rating sound insulation.
- F. ASTM E1425–Determining the acoustical performance of exterior sliding doors and doors.

1.03 System Description
- A. System 3000 Acoustical Glass Door with 1 ¾ inches in thickness and frame depth of 5 1/2 inches (114 mm).
- B. Performance Requirements: All performance criteria and ratings in this section shall be for a primary glass door alone without the use of a secondary door.
  1. Air Infiltration: Accordance with ASTM E283.
  2. Water Resistance: Accordance with ASTM E331.
  3. All aluminum glass doors must meet or exceed the minimum requirements of performance class HC-40 for the design load specified in accordance with ANSI/AAMA 101-88 and the requirements for STC 40 when tested per ASTM E90 and evaluated by E413.
  4. The entire sliding door assembly (framing members, glass, and integral components) shall meet or exceed the value listed (STC 40) when measured in accordance to ASTM E90 and E413. The sound transmission loss shall meet the following allowable deviations:
     a. Three non-continuous 1/3 octave band values may deviate below the specified values as much as three decibels, subject to the provision in 2:
     b. The summation of deviation of decibels from the specified values must not exceed six decibels.

1.04 Quality Assurance
- A. Single Source Responsibility:
  1. Obtain entrances, storefronts, ribbon walls, window walls, curtain walls, window systems, and finish through one source from a single manufacturer.
- B. Provide test reports from AAMA accredited laboratories certifying the performances as specified in 1.03.

1.05 Warranty
- A. Warranted against failure and/or deterioration of metals due to manufacturing process for a period of two (2) years.

Part 2 – Products

2.01 Manufacturers
- A. Acceptable Manufacturers:
  1. Arcadia, Inc., 4620 Andrews Street, North Las Vegas, NV 89081. (702) 644-4668 www.arcadiainc.com
- B. Acceptable Products:
  1. System 3000 Aluminum Acoustical Glass Doors, 5-1/2" depth as designed by Window Technologies, Inc.

2.02 Materials
- A. Extruded Aluminum: 6063-T5 alloy and temper with a minimum wall thickness of 0.125 inch for all frame and sash
- B. extrusions except door rails and stiles, which shall have a nominal metal thickness of 0.110 inch.
- C. Glass shall meet or exceed the requirements of ASTM C-1048 (CAN/CGSB 12.3). In glazing follow the recommendations of FGMA, AAMA, SIGMA, and IGMAC. Cushion the glass with setting blocks and support the glass with gaskets in such a way as to prevent point loads and uneven or excessive pressures.
- D. The acoustical performance and rating of the glass and glazing shall be as a complete glazing system installed in the aluminum frame with the weather-stripping and seals of that system. Acoustic test report data for the glass alone shall not be acceptable.

2.03 Finish
- A. Finish all exposed areas of aluminum and components as indicated.
  1. An Architectural Class II or I color anodic coating conforming with AA-M12C22A34/AA-M12C22A44.
     a. Anodized finish color shall be Colornodic _____. (AB1 Light Champagne, AB2 Champagne, AB3 Light Bronze, AB4 Medium Bronze, AB5 Standard Medium Bronze, AB6 Dark Bronze, AB7 Standard Dark Bronze, AB8 Black.)

(or)
  1. An Architectural Class anodic II or coating conforming with AA-M12C22A31/AA-M12C22A41.
     a. Anodize finish color shall be Colornodic _____ (#11 Clear)

(or)
  1. Fluorocarbon Coating: AAMA 2605.2.
     a. Resin: 70% PVDF Kynar 500/Hylar 5000.
     b. Substrate: cleaned and pretreated with chromium phosphate.
     c. Primer: Manufacturer's standard resin base compatible coating. Dry film thickness.
        (a) Extrusion: Minimum 0.20 mil.
     d. Color Coat: 70% PVDF, dry film thickness.
        (a) Extrusion: 1.0 mil.
     e. Color: As selected by Architect.

2.04 Fabrication
- A. Door, frame, and hardware shall be designed and assembled to provide a continuous exterior water deterrent.
- B. Door corners shall be mechanically fastened and welded to prevent movement of the door joinery.
- C. The door frame and all door rails and stiles shall be filled with MinLead composite, which shall be secured and sealed with expanding foam.
- D. Door lite glass shall be glazed with extruded snap-on glazing stops with a keyed slot for extruded glazing gasket. The design of the door shall facilitate removal of sash panels for re-glazing. In the storefront framing, no exposed fasteners are allowed.
- E. Fabricate frames allowing for minimum clearances and spacing around perimeter to allow for adjustment to plumb, level, true to line installation.

Part 3 – Execution

3.01 Examinations
- A. Examine conditions and verify substrate conditions are acceptable for product installation.

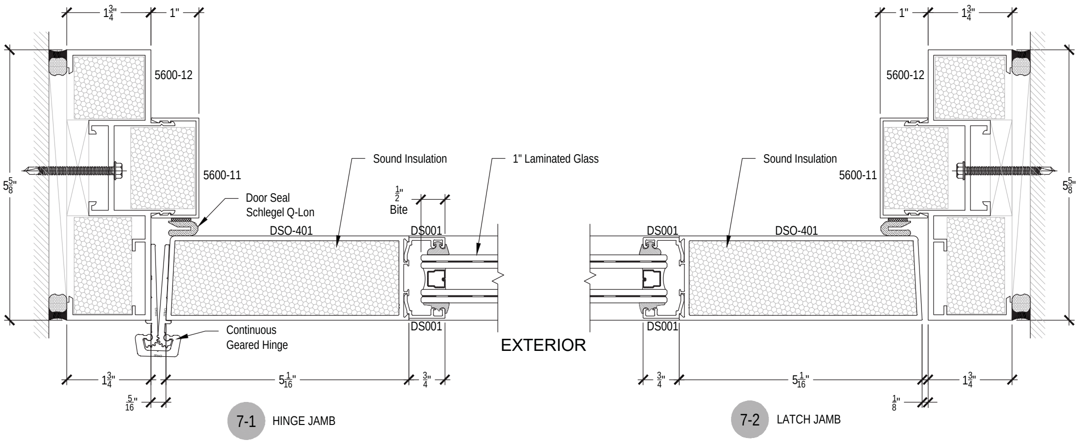
3.02 Installation
- A. Install in accordance with approved shop drawings and manufacturers installation instructions.

3.03 Field Quality Control
- A. Contractor's responsibility to make all necessary final adjustments to attain normal operation of each door and its mechanical hardware.

END OF SECTION

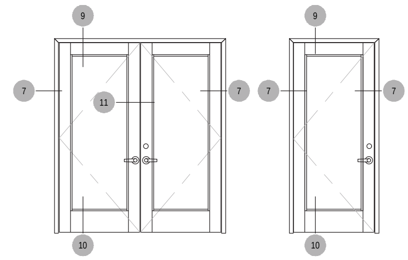
3000 STC Series

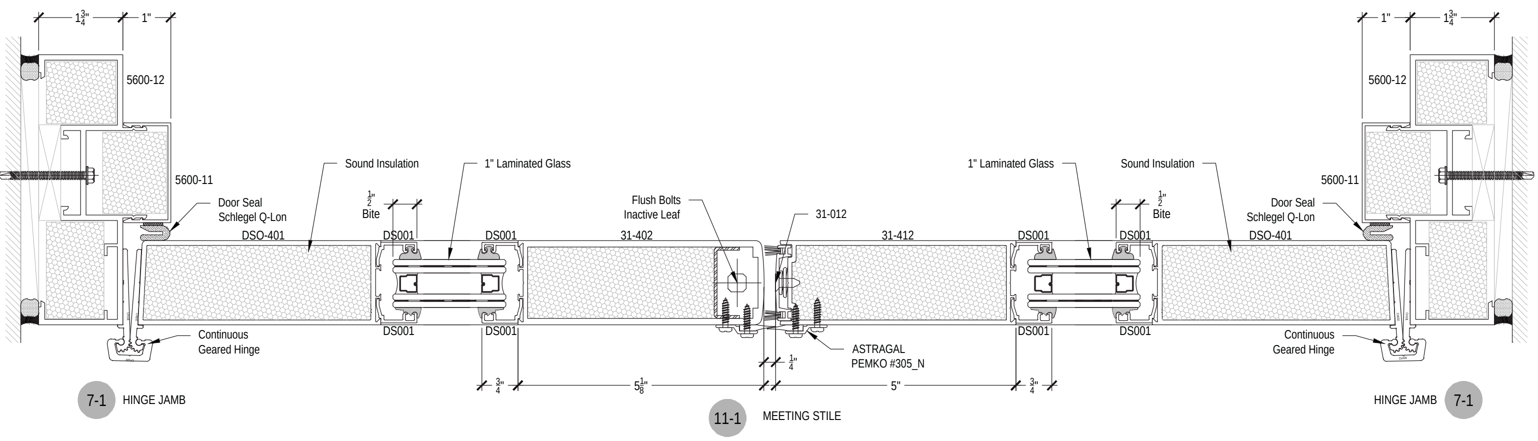
Description:French Doors
Function:Entrance - Acoustic (STC-40)
Detail:ALL
Scale:3" = 1'-0"
SHEET 1 OF 1



7-1 HINGE JAMB

7-2 LATCH JAMB



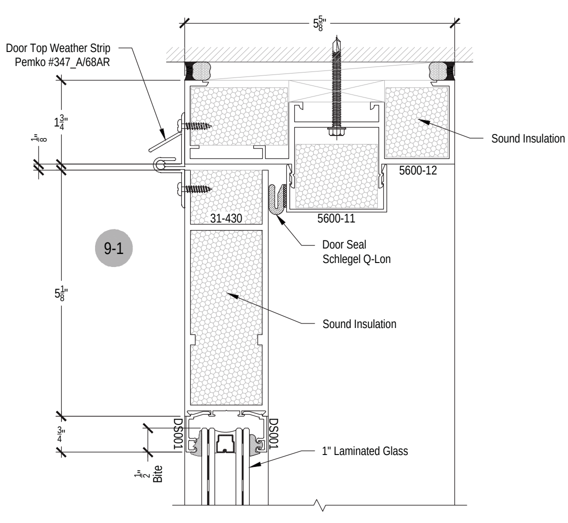


7-1 HINGE JAMB

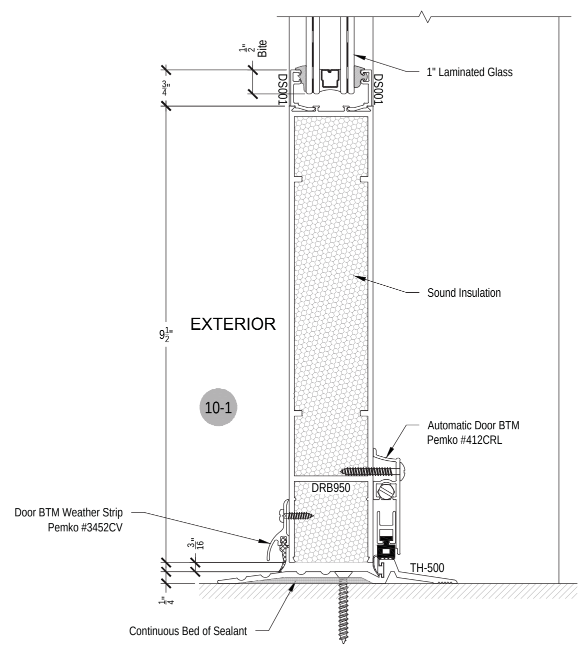
11-1 MEETING STILE

7-1 HINGE JAMB

EXTERIOR



9-1



10-1

TESTING • CALIBRATION • RESEARCH • CONSULTING
1711 Sixteenth Street, Santa Monica, California 90404 (310) 450-1733 Fax: (310) 396-3424

 18 September 1998

REPORT

SOUND TRANSMISSION LOSS TEST NO. TL98-285

CLIENT: WINDOW TECHNOLOGIES
TEST DATE: 17 September 1998

INTRODUCTION

The methods and procedures used for this test conform to the provisions and requirements of ASTM Procedure E90-90, *Standard Test Method for Laboratory Measurement of Airborne Sound Transmission Loss of Building Partitions*. Details of the procedure will be furnished upon request. The test chamber source and receiving room volume are 79.9 and 78 cubic meters respectively Western Electro-Acoustic Laboratory is accredited by the United States Department of Commerce, National Institute of Standards and Technology under the National Voluntary Accreditation Program (NVLAP) for this test procedure. This test report relates only to the item(s) tested. Any advertising that utilizes this test report or test data must not imply product certification or endorsement by WEAL, NVLAP, NIST or the U.S. Government.

DESCRIPTION OF TEST SPECIMEN

The test specimen was a Window Technologies Series 3000 stile and rail door assembly with vision light in a 2 x 8 wood buck. The frame was .125 inch (6.4 mm) aluminum and was filled. The specimen was sealed into the test chamber opening with a heavy duct seal putty around the entire perimeter on both sides. The construction of the door is proprietary and is on file at this office. The overall thickness of the door panel was 1-3/4 inches (44.5 mm) and it was hung on a continuous hinge. A Schlage passage latch was used with a 2-3/4 inch (69.9 mm) backset and lever handles. The vision light was nominally 25 inches (0.64 m) wide by 68 inches (1.73 m) high. The glazing was a 1 inch (25.4 mm) thick dual glazed unit and the make up is on file at this office. The unit was sealed into the door panel with aluminum snap in glazing bead with vinyl seal on both sides. The seals consisted of surface mounted stops with a foam-tite and a vinyl bulb seal on the top and sides and an integral threshold stop with a foam-tite and two vinyl bulb seals at the bottom. At the bottom was a surface mount vinyl door sweep and at the top was a surface mount interlocking weather strip seal. On the latch edge were two strips of foam-tite seals facing out parallel to the door panel. The overall dimensions of the door assembly were 42.75 inches (1.09 m) wide by 85 inches (2.16 m) high including the wood buck. The dimensions of the door panel were 35.5 inches (0.90 m) wide by 79-1/8 inches (2.01 m) high. The overall weight of the specimen including the wood buck was 373 lbs. (169 kg). The door was opened and closed five times immediately prior to the test in accordance with Appendix A1.8.3.

SOUND TRANSMISSION LOSS TEST NO. TL98-285

18 September 1998

RESULTS OF THE MEASUREMENTS

One-third octave band sound transmission loss values are tabulated on the attached sheet. ASTM minimum volume requirements are met at 125 Hz and above. The Sound Transmission Class rating determined in accordance with ASTM E-413 was STC-40.

Approved:

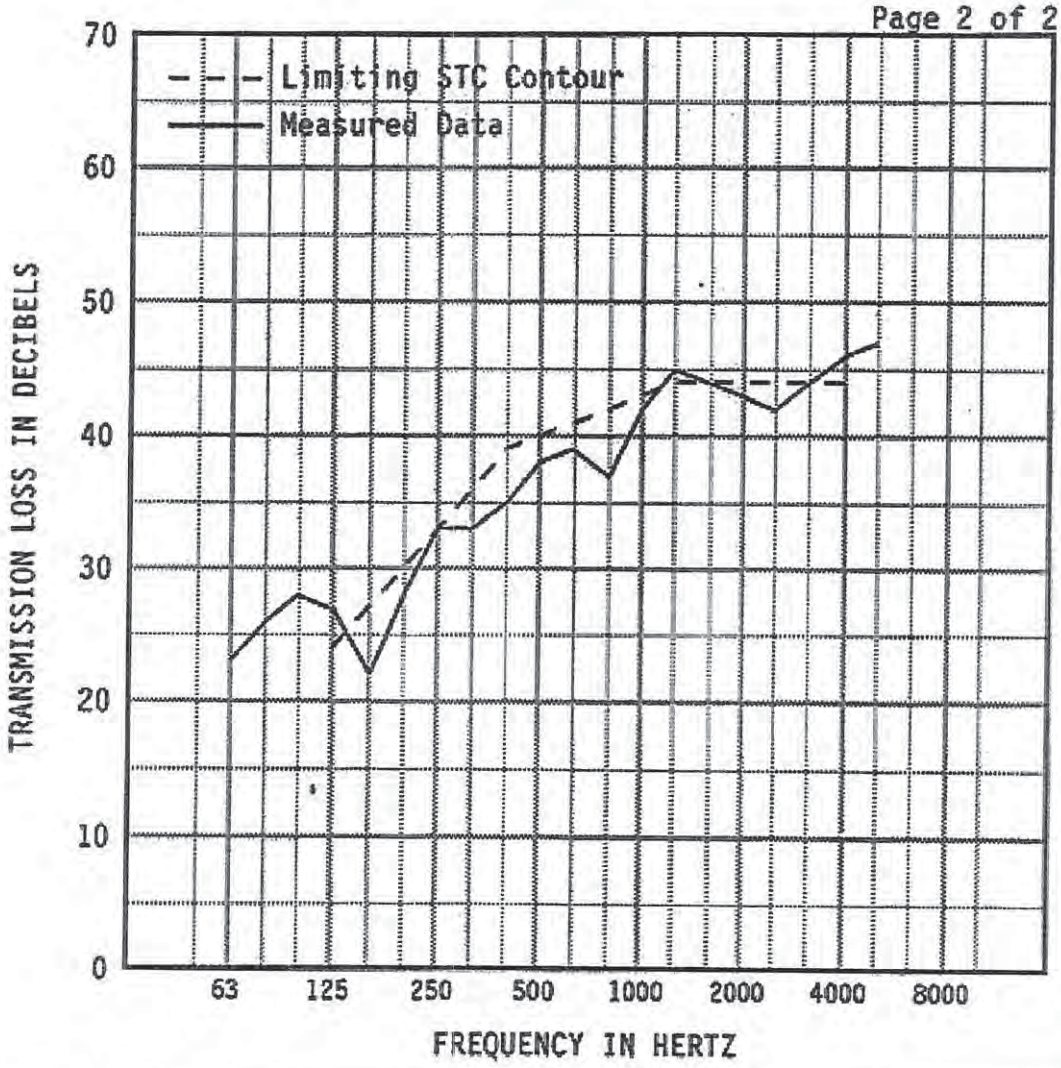
José C Ortega

Respectfully submitted,
Western Electro-Acoustic Laboratory, Inc.

Gary E. Mange

WESTERN ELECTRO-ACOUSTIC LABORATORY, INC.

Report No. TL98-285



1/3 OCT BND CNTR FREQ	63	80	100	125	160	200	250	315	400	500
TL in dB	23	26	28	27	22	28	33	33	35	38
95% Confidence in dB	3.63	4.17	2.97	1.87	2.76	1.53	0.89	0.63	0.72	0.50
deficiencies					(5)	(2)	(0)	(3)	(4)	(2)
1/3 OCT BND CNTR FREQ	630	800	1000	1250	1600	2000	2500	3150	4000	5000
TL in dB	39	37	42	45	44	43	42	44	46	47
95% Confidence in dB	0.56	0.82	0.53	0.43	0.66	0.39	0.41	0.28	0.39	0.59
deficiencies	(2)	(5)	(1)		(0)	(1)	(2)	(0)		

EWR	OITC
40	33

Specimen Area: 25.234 sq.ft.
Temperature: 75.8 deg. F
Relative Humidity: 58 %
Test Date: 17 September 1998

STC
40
(27)

ASPENTI 14 WALL SCONCE

TECH LIGHTING

The Aspenti wall sconce adds the perfect finish to any exterior space. With its cylindrical profile and modern industrial appearance, the Aspenti features up and down light for optimal illumination making it ideal for a number of commercial or residential outdoor lighting applications.

Outstanding protection against the elements:

- Powder coat finishes
- Stainless Steel mounting hardware
- Impact-resistant, UV stabilized frosted acrylic lensing

SPECIFICATIONS

DELIVERED LUMENS	1028.4
WATTS	14
VOLTAGE	120V, 277V
DIMMING	ELV
LIGHT DISTRIBUTION	Symmetric
OPTICS	36°
MOUNTING OPTIONS	Wall
CCT	3000K
CRI	90
COLOR BINNING	3-Step
BUG RATING	B1-U3-G0
DARK SKY	Non-compliant
WET LISTED	IP65
GENERAL LISTING	ETL
CALIFORNIA TITLE 24	Can be used to comply with CEC 2016 Title 24 Part 6 for outdoor use. Registration with CEC Appliance Database not required.
START TEMP	-30°C
FIELD SERVICEABLE LED	Yes
CONSTRUCTION	Aluminum
HARDWARE	Stainless Steel
FINISH	Powder Coat
LED LIFETIME	L70; 70,000 hours
WARRANTY*	5 years
WEIGHT	6.5 lbs.

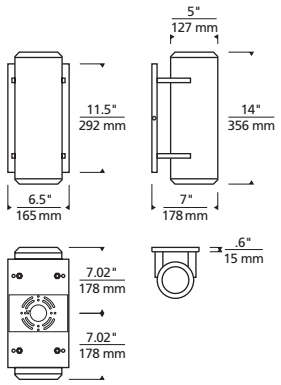
* Visit techlighting.com for specific warranty limitations and details.

ASPENTI 14
shown in bronze

ASPENTI 14
shown in charcoal

ORDERING INFORMATION

700OWAST	SIZE	FINISH	LAMP	
	14 14"	**Z** BRONZE	**LED930**	LED 90CRI, 3000K, 120V
		H CHARCOAL	**LED930-277**	LED 90CRI, 3000K, 277V



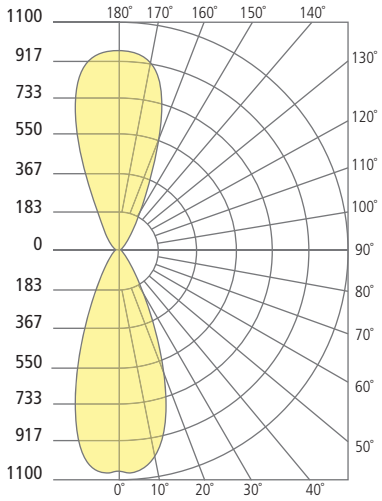
Aspenti 14

PHOTOMETRICS*

*For latest photometrics, please visit www. techlighting.com/OUTDOOR

ASPENTI 14

Total Lumen Output:	1028.4
Total Power:	13.7
Luminaire Efficacy:	75
Color Temp:	3000K
CRI:	90
BUG Rating:	B1-U3-G0



PROJECT INFO

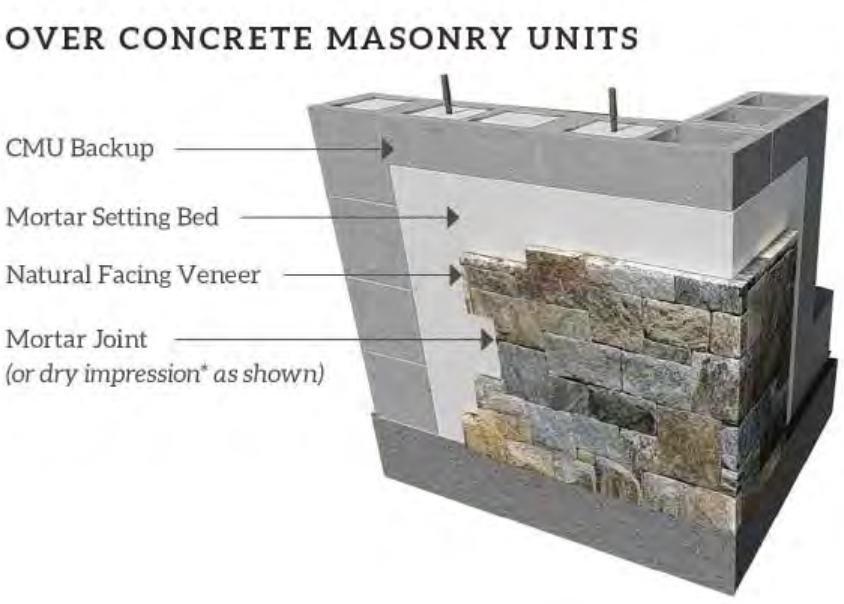
FIXTURE TYPE & QUANTITY

JOB NAME & INFO

NOTES

TECH LIGHTING
VISUAL COMFORT & CO.
7400 Linder Avenue, Skokie, Illinois 60077
T 847.410.4400 F 847.410.4500

4 Cobblestone Wall and Stone Cap



Wall construction will follow Rocky Mountain Masonry Institute recommendations for a natural facing veneer over CMU backup.

Stone will be selected that matches (as closely as feasible) the cobblestone retaining wall on the northeast corner of A Street and Fourth Avenue. These stones are remnants of the historic wall that surrounded Brigham Young's estate, which was removed incrementally throughout the twentieth century.

Wall Caps

Wall Caps - 2-1/4" and 3" (57.15mm and 76.20mm)

IMPERIAL		METRIC	
Depth	**Length**	**Depth**	**Length**
12"	47-5/8"	304.80mm	1209.67mm
14"	47-5/8"	355.60mm	1209.67mm

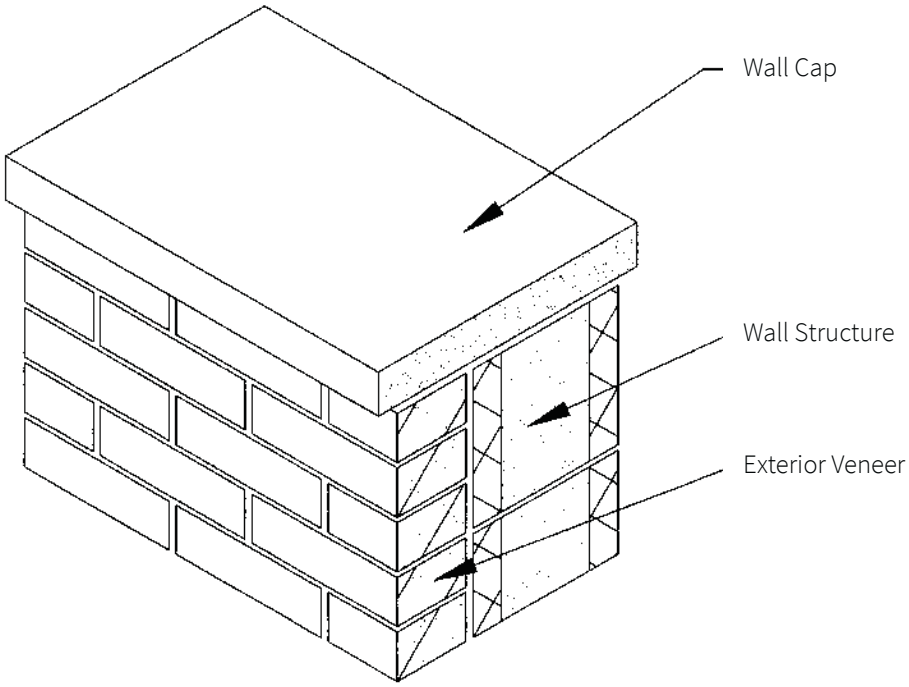
Please note that square edge wall caps shown in photography are actually Indiana Limestone Company sill stock material. Refer to that section of the product guide and pricing guide for size and color availability.

Standard wall cap, Rock face 2-sides

Diagram of Wall Caps Installation

Notes

Refer to your price guide or contact Indiana Limestone for color, grade, and texture availability.



Indiana Limestone Company wall cap, selected for top of cobblestone wall. Limestone is found throughout the Canyon, including in Memory Grove. The cap will be detailed as recommended by the Rocky Mountain Masonry Institute.

RUSKIN®

3900 Dr. Greaves Rd. • Kansas City, MO 64030 • (816) 761-7476 • FAX (816) 765-8955

ACL445 STATIONARY ACOUSTICAL LOUVER

FORMED STEEL

STANDARD CONSTRUCTION

FRAME
4" (102) deep, 16 gage (1.6) galvanized steel channel.

BLADES
18 gage (1.3) galvanized steel exterior surface, with 22 gage (.9) perforated steel interior surface that covers insulation. Blades positioned at 45° angle and spaced approximately 6" (152) center to center.

INSULATION
Ruskatherm blanket.

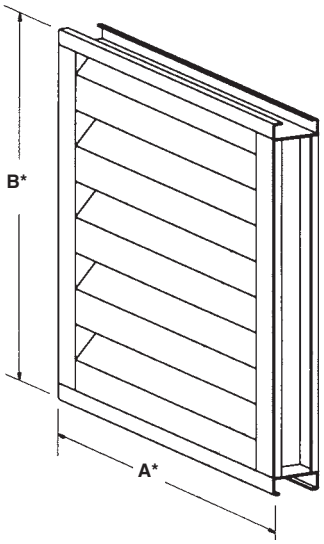
SCREEN
1/2" mesh x 19 gage (13 x 1.1) galvanized bird screen in removable frame. Screen adds approximately 1/2" (13) to louver depth.

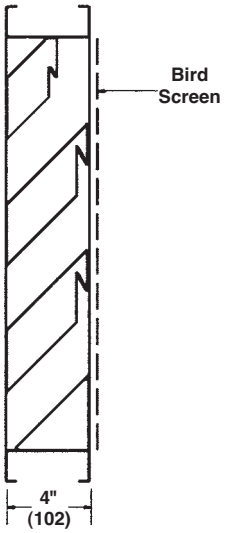
FINISH
Mill.

MINIMUM SIZE
12"w x 18"h (305 x 457).

APPROXIMATE SHIPPING WEIGHT
5 lbs. per sq. ft.

MAXIMUM FACTORY ASSEMBLY SIZE
Shall be 64 sq. ft. (6m²). Maximum single section size shall be 48" x 96" (1219 x 2438). Louvers larger than the maximum single section size will require field assembly of smaller sections.





FEATURES

The ACL445 offers insulated blades which provide effective sound attenuation and weather protection with an architecturally pleasing appearance.

VARIATIONS

Variations to the basic design of this louver are available at additional cost. They include:

- Extended sill.
- Front or rear security bars.
- Filter racks.
- A variety of bird and insect screens.
- Selection of finishes: baked enamel (modified fluoropolymer), epoxy, Kynar, Acrodize, prime coat, integral color and clear anodize. (Some variation in anodize color consistency is possible.) (Anodize finish available only on aluminum construction.)
- Formed aluminum frame with .100" (2.5) nominal wall thickness and .080" (1.6) blade with .040" (1) perforated aluminum interior surface.

Octave Band Frequency (Hz)	Free Field Noise Reduction (db) Ruskatherm Blanket
1/63	9
2/125	11
3/250	9
4/500	11
5/1000	15
6/2000	17
7/4000	16
8/8000	16

To calculate Transmission Loss (db), subtract 6 db from Free Field Noise Reduction (db).

Dimensions in parenthesis ( ) indicate millimeters. Units furnished 1/4" (6) smaller than given opening dimensions.

TAG	QTY.	SIZE		FRAME	VARIATIONS
		A"-WIDE	B"-HIGH		

SUGGESTED SPECIFICATION

Furnish and install louvers as hereinafter specified where shown on plans or as described in schedules. Louvers shall be stationary accoustical type contained within a 4" (102) frame. Louver components (heads, jambs, sills, blades, and mullions) shall be factory assembled by the louver manufacturer. Louver sizes too large for shipping shall be built up by the contractor from factory assembled louver sections to provide overall sizes required. Louver design shall incorporate structural supports required to withstand a windload of 20 lbs. per sq. ft. (.96kPa) (equivalent of a 90 mph wind [145 KPH] - specifier may substitute any loading required).

Louvers shall be Ruskin Model ACL445 construction as follows:

Frame: 16 gage (1.6) galvanized steel channel.

Blades: 20 gage (1.0) galvanized steel exterior surface, 22 gage (.9) perforated steel interior surface that covers insulation. Blade angle 45° on 6" (152) centers.

Screen: 1/2" mesh x 19 gage (13 x 1.1) galvanized steel in removable frame.

Finish: Select finish specification from Ruskin/Valspar Finishes Brochure.

Published louver performance data bearing the AMCA Certified Ratings Seal for Air Performance must be submitted for approval prior to fabrication and must demonstrate pressure drop equal to or less than the Ruskin model specified.

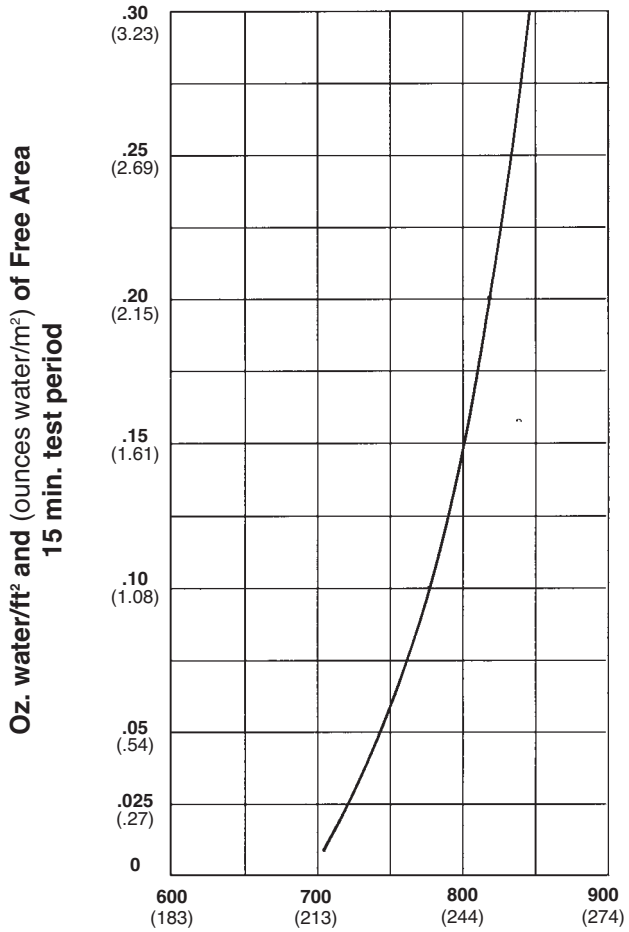
PERFORMANCE DATA

AMCA Standard 500 provides a reasonable basis for testing and rating louvers. Testing to AMCA 500 is performed under a certain set of laboratory conditions. This does not guarantee that other conditions will not occur in the actual environment where louvers must operate.

The louver system should be designed with a reasonable safety factor for louver performance. To ensure protection from water carryover, design with a performance level somewhat below maximum desired pressure drop and .01 oz./sq. ft. of water penetration.

WATER PENETRATION

Test size 48" wide x 48" high (1219 x 1219)
Beginning point of water penetration at .01 oz./sq. ft. is 703 fpm (214 m/min).



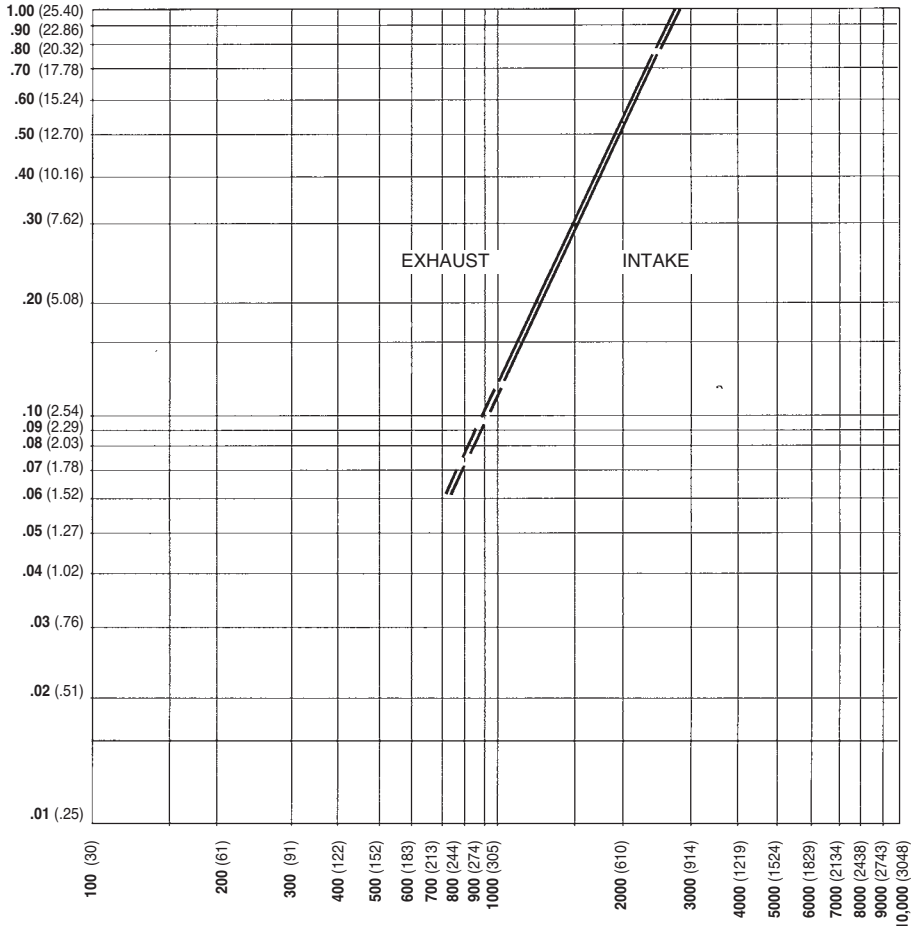
FREE AREA GUIDE

Free Area Guide shows free area in ft² and m² **for various sizes of ACL445**

Height – Inches and Millimeters

	12 305	**18** 457	**24** 610	**30** 762	**36** 915	**42** 1067	**48** 1219	**54** 1372	**60** 1524	**66** 1676	**72** 1829	**78** 1981	**84** 2134	**90** 2286	**96** 2438
18 457	**.26** .02	**.44** .04	**.62** .06	**.79** .07	**.97** .09	**1.15** .11	**1.32** .12	**1.41** .14	**1.59** .14	**1.77** .16	**1.94** .17	**2.12** .20	**2.30** .21	**2.47** .24	**2.65** .25
24 610	**.40** .04	**.66** .06	**.93** .09	**1.19** .11	**1.46** .14	**1.72** .15	**1.99** .18	**2.12** .20	**2.39** .22	**2.65** .25	**2.92** .27	**3.18** .30	**3.45** .32	**3.71** .34	**3.98** .36
30 762	**.53** .05	**.88** .08	**1.24** .11	**1.59** .15	**1.94** .17	**2.30** .21	**2.65** .25	**2.83** .27	**3.18** .30	**3.54** .23	**3.89** .36	**4.24** .39	**4.60** .43	**4.95** .46	**5.30** .49
36 915	**.66** .06	**1.10** .10	**1.55** .14	**1.99** .18	**2.43** .23	**2.87** .27	**3.31** .31	**3.54** .33	**3.98** .36	**4.42** .42	**4.86** .45	**5.30** .50	**5.74** .53	**6.19** .58	**6.63** .61
42 1067	**.80** .07	**1.33** .12	**1.86** .17	**2.39** .22	**2.92** .27	**3.46** .32	**3.98** .37	**4.24** .39	**4.77** .44	**5.30** .49	**5.83** .54	**6.36** .58	**6.89** .64	**7.42** .69	**7.95** .74
48 1219	**.93** .09	**1.55** .14	**2.17** .20	**2.78** .26	**3.40** .32	**4.02** .37	**4.75** .43	**4.95** .46	**5.57** .52	**6.19** .58	**6.80** .63	**7.42** .69	**8.08** .76	**8.66** .80	**9.28** .86
54 1372	**1.06** .10	**1.77** .16	**2.47** .23	**3.18** .30	**3.89** .36	**4.60** .43	**5.30** .49	**5.66** .53	**6.36** .59	**7.07** .66	**7.78** .72	**8.48** .79	**9.19** .85	**9.90** .91	**10.61** .99
60 1524	**1.19** .11	**1.99** .18	**2.78** .26	**3.58** .33	**4.37** .41	**5.17** .48	**5.97** .55	**6.36** .58	**7.16** .67	**7.95** .74	**8.75** .81	**9.54** .89	**10.34** .96	**11.14** 1.03	**11.93** 1.11
66 1676	**.133** .12	**2.21** .21	**3.09** .29	**3.98** .36	**4.86** .45	**5.74** .53	**6.63** .61	**7.07** .66	**7.95** .74	**8.84** .82	**9.72** .90	**10.61** .99	**11.49** 1.07	**12.37** 1.15	**13.26** 1.23
72 1829	**1.46** .14	**2.43** .23	**3.40** .32	**4.37** .41	**5.35** .50	**6.32** .58	**7.29** .68	**7.78** .72	**8.75** .81	**9.72** .90	**10.69** .99	**11.67** 1.08	**12.64** 1.17	**13.61** 1.26	**14.58** 1.35
78 1981	**1.59** .15	**2.65** .25	**3.71** .34	**4.77** .44	**5.83** .54	**6.89** .64	**7.95** .74	**8.48** .79	**9.54** .89	**10.61** .99	**11.67** 1.08	**12.73** 1.18	**13.79** 1.28	**14.85** 1.38	**15.91** 1.48
84 2134	**1.72** .16	**2.87** .27	**4.02** .37	**5.17** .48	**6.32** .58	**7.47** .69	**8.62** .80	**9.19** .85	**10.34** .96	**11.49** 1.07	**12.64** 1.17	**13.79** 1.28	**14.94** 1.39	**16.08** 1.49	**17.23** 1.60
90 2286	**1.86** .17	**3.09** .29	**4.33** .40	**5.57** .52	**6.80** .63	**8.04** .75	**9.28** .86	**9.90** .92	**11.14** 1.03	**12.37** 1.15	**13.61** 1.26	**14.85** 1.38	**16.08** 1.49	**17.32** 1.62	**18.56** 1.72
96 2438	**1.99** .18	**3.31** .31	**4.64** .43	**5.97** .55	**7.29** .68	**8.69** .81	**9.94** .92	**10.61** .99	**11.93** 1.11	**13.26** 1.23	**14.58** 1.35	**15.91** 1.48	**17.23** 1.60	**18.56** 1.72	**19.88** 1.85

Width – Inches and Millimeters

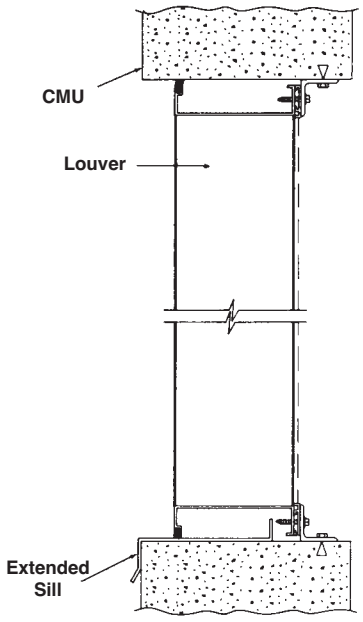
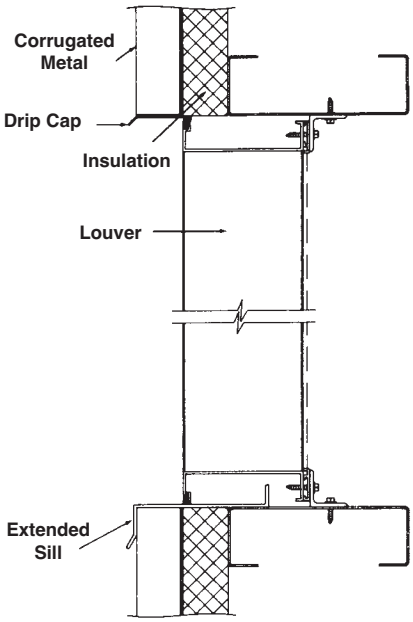
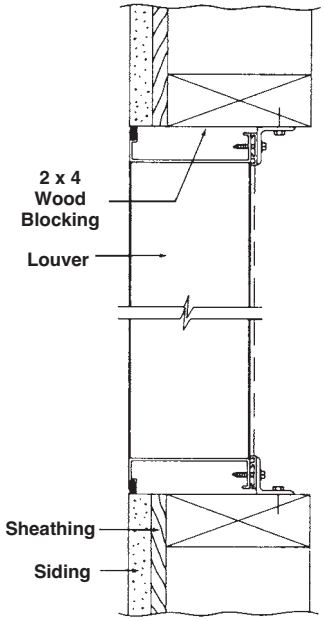


Ruskin Manufacturing Company certifies that the louver shown herein is licensed to bear the AMCA Seal. The ratings shown are based on tests and procedures performed in accordance with AMCA Standard 511 and comply with the requirements of the AMCA Certified Ratings Program. AMCA Certified Ratings Seal applies to air performance ratings and water penetration ratings only.

PRESSURE DROP

Ratings do not include the effect of a bird screen.

TYPICAL INSTALLATION DETAILS

Masonry Wall	Metal Panel Wall	Wood Installation
		

Accessories at additional cost.

RUSKIN®

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Kansas City, MO 64030
(816) 761-7476
FAX (816) 765-8955
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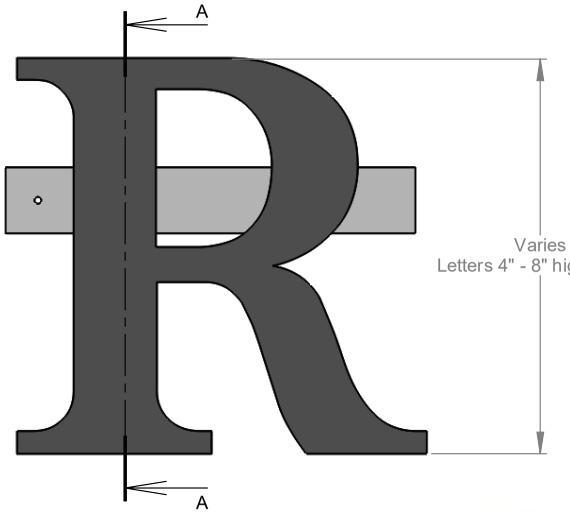
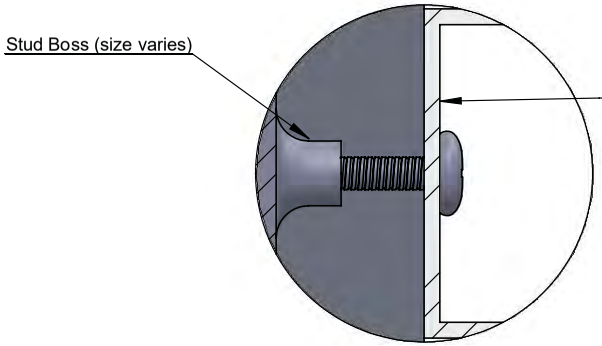
30%

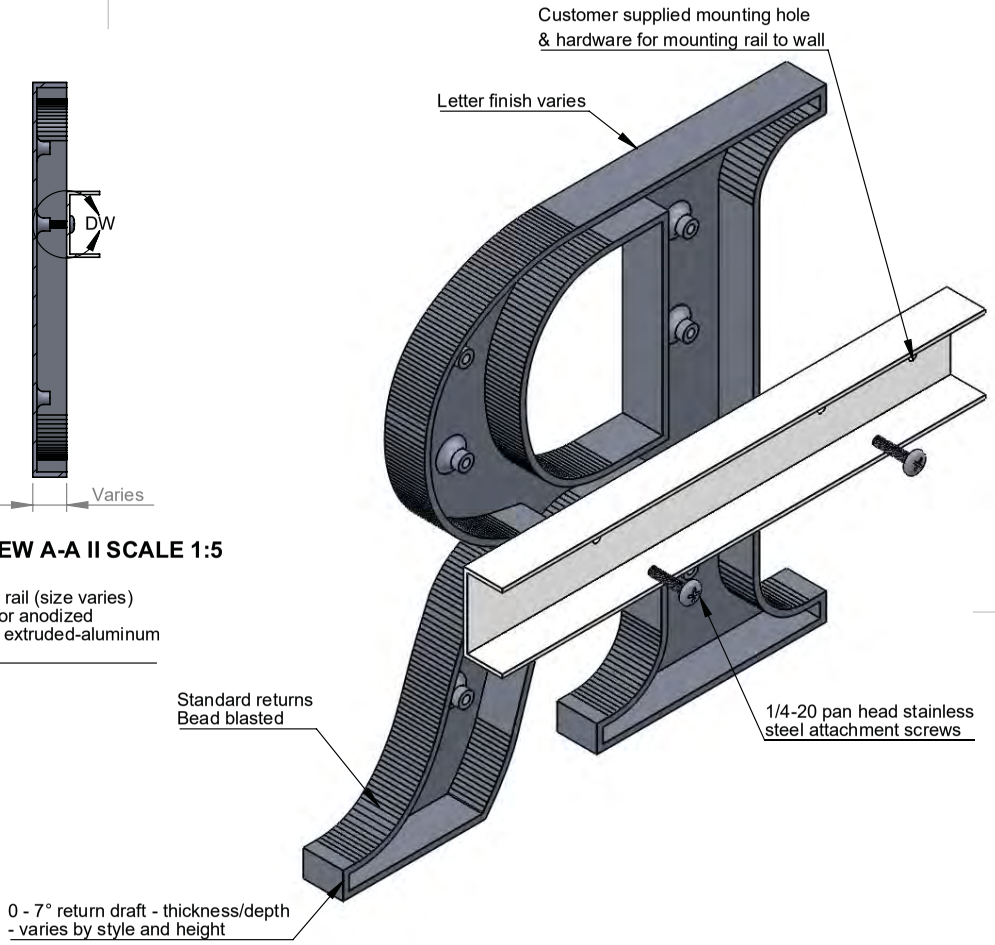


FRONT VIEW II SCALE 1:5

SECTION VIEW A-A II SCALE 1:5



DETAIL DW II SCALE 1:1



ISOMETRIC BACK VIEW II SCALE 1:3

NOTES:
- Letters 4"-8" mounted by word, max. 96" rails
- Standard catalog styles or customer per vector art. Flat faced/round/prismatic profile options. Typical 3/16" - 1/4" wall thickness on hollow back letters/logos.
- Letters or logos, standard or custom
- C-Channel (rail)
- 1/2" deep x 1" or 1 1/2" wide x 96" long, painted or anodized
- 1" deep x 2" or 3" wide x 96" long, painted or anodized
- Rails pre-assembled for fit, larger letters may ship loose
- Rail Mounting
- C-channel rails are designed to be mounted to load bearing structures, holes and location to be determined by installer (rail mounting hardware not included)

GEMINI

TITLE: **CAST METAL SINGLE RAIL MOUNT**

MATERIAL:	PRODUCT TYPE:
ALUMINUM OR BRONZE	CAST METAL

DWG NO. CAST50	REV 10/27/16	SCALE: AS INDICATED	SHEET 1 OF 1

Standard Fonts

Adrianna Demibold - Pg. 60
Adrianna Bold - Pg. 60
Adrianna Extrabold - Pg. 60
AMERICANA BOLD - Pg. 60
Architectural - Pg. 61
ARIAL - Pg. 61
Arial Bold - Pg. 61
AVANT GARDE - Pg. 61
AVANT EXTRA BOLD - Pg. 62
BODONI CONDENSED - Pg. 62
BROADWAY - Pg. 62
CLARENDON MEDIUM - Pg. 62
CLARENDON FORTUNE BOLD - Pg. 63
CLASSIC ROMAN - Pg. 63
COPPERPLATE - Pg. 63
CRAW CLARENDON CONDENSED - Pg. 63
EUROSTYLE BOLD EXT. - Pg. 64
Fairbanks - Pg. 64
Forward Thinking - Pg. 64
FRIZ QUADRATA - Pg. 64
FUTURA - Pg. 65
FUTURA BOLD - Pg. 65
FUTURA CONDENSED - Pg. 65
GARAMOND BOLD - Pg. 65
Garamond Bold Italic - Pg. 66
GARAMOND REGULAR - Pg. 66
GIL SANS BOLD - Pg. 66
Goudy Extra Bold - Pg. 66
Helvetica - Pg. 58
Helvetica Bold - Pg. 67
HELVETICA BOLD EXT. - Pg. 67
Helvetica Medium Condensed - Pg. 67
Helvetica Medium Italic - Pg. 67
HELVETICA LIGHT - Pg. 68
Hydropower Extracondensed - Pg. 68
KABEL - Pg. 68
Kegger - Pg. 68
Lotus Bold - Pg. 69
MICROGRAMMA EXT. - Pg. 69
Optima - Pg. 69
OPTIMA SEMIBOLD - Pg. 69
PALATINO - Pg. 70
PALATINO SEMIBOLD - Pg. 70
PROFILE - Pg. 70
RIBBON - Pg. 70
RIBBON CONDENSED - Pg. 71
RIBBON DEEP - Pg. 71
ROFFE - Pg. 71
Roman - Pg. 71
ROMAN ROUND - Pg. 72
Shopaganda Regular - Pg. 72
Shopaganda Condensed - Pg. 72
STANDARD BLOCK - Pg. 72
Timeless Geometric - Pg. 73
Times Bold - Pg. 73
Times Bold Italic - Pg. 73
Times New Roman - Pg. 59
TRAJAN BOLD - Pg. 73
TRAJAN BOLD PRISMATIC - Pg. 74
TWENTIETH CENTURY - Pg. 74
Univers 67 - Pg. 74
UNIVERSITY ROMAN BOLD - Pg. 74

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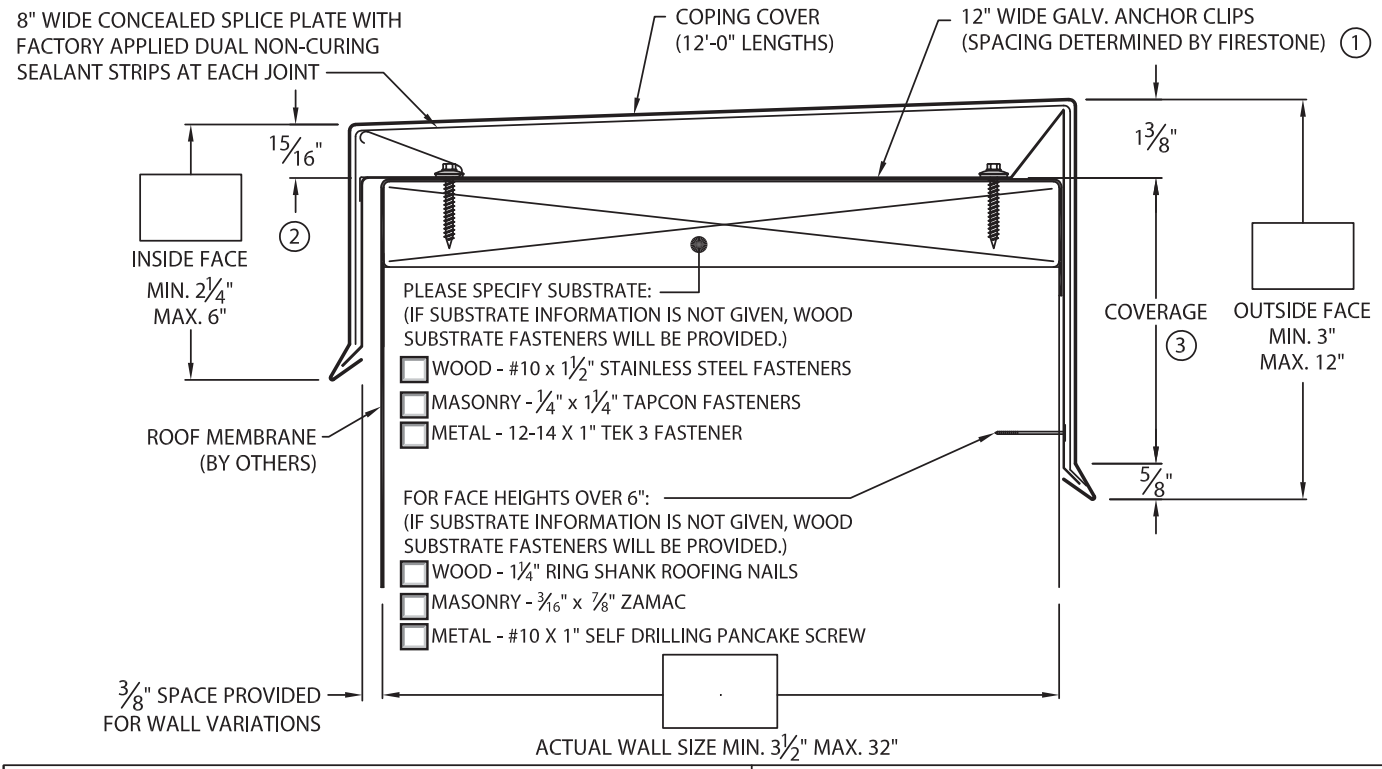
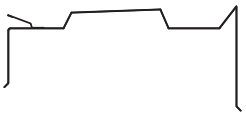
FIRESTONE COPING
TAPERED VERSION



NOTES:



1. ANCHOR CLIP PROFILE ON WALLS 14" AND GREATER.
2. IF WALL SIZE IS OVER 16", THE RISE IS 5/8".
3. FACE = COVERAGE (SHOULD EXTEND A MIN. OF 1" BELOW WATER RESISTANT WALL SURFACE) + 2".
4. 24 GA. GALV. AND .040" ALUM. COPING COVERS AVAILABLE FOR WALL SIZES 3 1/2" TO 24" ONLY.
5. WELDED ACCESSORIES REQUIRE A MINIMUM MATERIAL THICKNESS OF .050".
6. FOR NON 90° MITERS PLEASE USE PRINT APPROVAL #13011-1270.

AUTHORIZED SIGNATURE:

APPROVED BY: _____

DATE: _____

FM APPROVED

MIAMI-DADE COUNTY APPROVED

ANSI/SPRI ES-1 TESTED

MATERIAL:

- ☐ 24 GA. GALVANIZED STEEL 4
- ☐ 22 GA. GALVANIZED STEEL
- ☐ OTHER _____
- ☐ .040" ALUMINUM 4
- ☐ .050" ALUMINUM
- ☐ .063" ALUMINUM

COLOR:_____ FINISH:_____

QUANTITIES:

_____ LINEAL FEET 12'-0" LENGTHS

ACCESSORIES:

SPECIFY ACCESSORY TYPE:
☐ WELDED 5
☐ QUICKLOCK

_____ OUTSIDE MITERS @ 90° 6
_____ INSIDE MITERS @ 90° 6
_____ RIGHT ENDCAPS
_____ LEFT ENDCAPS
_____ RIGHT ENDWALL (COPING VERSION)
_____ LEFT ENDWALL (COPING VERSION)
_____ RIGHT ENDWALL (SPLICE PLATE VERSION)
_____ LEFT ENDWALL (SPLICE PLATE VERSION)

PROJECT:
ARCHITECT:
ROOFING CONTRACTOR:
REPRESENTATIVE/DISTRIBUTOR:

EDGEGARD SYSTEMS
PHONE: 800-872-0203
FAX: 800-770-3934

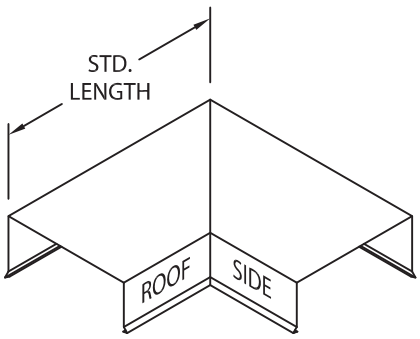
DATE: 03/05/19
DRN BY: ZS
CKD BY: SAK

SHT.#___ OF ___
DWG# 13011-19320 F

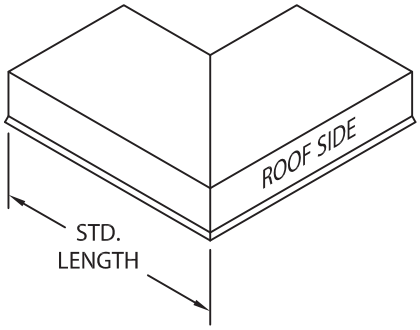
Firestone
Firestone Building Products

FIRESTONE COPING

FIRESTONE COPING STANDARD ACCESSORIES

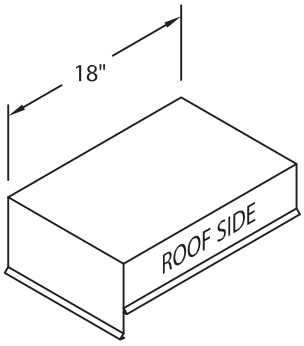


OUTSIDE MITER

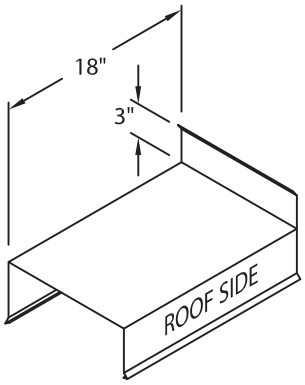


INSIDE MITER

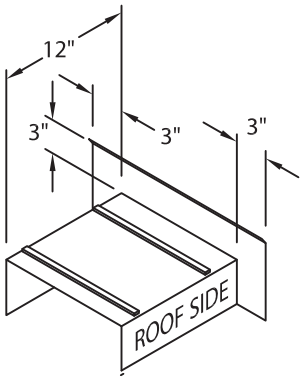
MITER STANDARD LEG LENGTH:
WALL SIZE + $9\frac{5}{8}$" = LENGTH



ENDCAP
(LEFT HAND SHOWN)



ENDWALL FLASHING
COPING VERSION
(RIGHT HAND SHOWN)



ENDWALL FLASHING
SPLICE PLATE VERSION
(RIGHT HAND SHOWN)
(AVAILABLE ONLY IN
.040" WELDED, PAINTED
TO MATCH COPING)

ADDITIONAL ACCESSORIES ARE AVAILABLE:

TRANSITION MITERS
STRAIGHT TRANSITION MITERS
"T" MITERS
"Z" MITERS
STEP-UP MITERS
PEAK / VALLEY MITERS
PILASTER CAPS
RADIUS COPING
ARCHED COPING
(FOR ADDITIONAL ACCESSORY REQUIREMENTS, ATTACH SKETCHES OR CALL MANUFACTURER FOR ASSISTANCE).

ANCHOR CLIP SPACING:

24 GA. / .040", 16" WALL SIZE OR LESS, ANCHOR CLIPS ARE 48" O.C.
24 GA. / .040", OVER 16" WALL SIZE, ANCHOR CLIPS ARE 36" O.C.
22 GA. / .050" / .063", $26\frac{1}{2}$" WALL SIZE OR LESS, ANCHOR CLIPS ARE 48" O.C.
22 GA. / .050" / .063", OVER $26\frac{1}{2}$" WALL SIZE, ANCHOR CLIPS ARE 36" O.C.
FLORIDA JOBS HAVE ANCHOR CLIPS 36" O.C. FOR ALL WALL SIZES.

ANCHOR CLIP MATERIAL IS 20 GA. GALV. FOR ALL WALL SIZES UP TO $26\frac{1}{2}$".
16 GA. GALV. FOR ALL WALL SIZES GREATER THAN $26\frac{1}{2}$"

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PHONE: 800-872-0203
FAX: 800-770-3934

DATE: 03/05/19	SHT.#___ OF ___	
DRN BY: ZS	DWG# 13011-19320	F
CKD BY: SAK		

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BUILDING PRODUCTS

Color Chart

Our colors are deep, rich and true. Made of Valspar's Fluropon® High Performance Hylar 5000®/Kynar 500® finish, they offer the ultimate in resistance against fading and weathering. In addition to our many standard colors, custom colors are also available.

Express Colors *

Stone White ●

Bone White ●

Almond ●


Sandstone ●


Cityscape ●


Slate Gray ●


Sierra Tan ●


Medium Bronze ●


Dark Bronze ●

Clear Anodized

Standard Colors


Charcoal Gray ●


Extra Dark Bronze


Matte Black


Brandywine


Terra Cotta ●


Regal Red ●


Sky Blue ●


Regal Blue


Teal ●


Patina Green ●


Hartford Green


Hemlock Green ●


Colonial Red ●


Sherwood Green


Mansard Brown ●


Dark Ivy


Tropical Patina

Premium


Classic Copper ●


Silver Metallic ●


Champagne Metallic ●


Award Blue


Electric Blue

* = Also in Mill Finish
● = Energy Star Rated

8 Fabricated Aluminum Awnings

Awnings will be fabricated of 3” x 2” aluminum tube sections, welded together and powder coated to match the color of metal coping at top of roof (dark bronze). They will be attached to the masonry by bolting through a welded flange into the veneer.

Product Categories / Raw Materials / Aluminum / Aluminum Rectangular Tube Stock /
Aluminum Corrosion Resistant Rectangular Tubing...

Print Email

GRAINGER APPROVED

GRAINGERCHOICE

Aluminum Corrosion Resistant Rectangular Tubing, Alloy Type 6063

Item # **6ALU3** Mfr. Model # **6ALU3** Catalog Page # **N/A** UNSPSC # **31231101**

Web Price

$18.95 / each

1

Add to Cart

+ Add to List |

Shipping Pickup

Ships from supplier. Expected to on or before **Thu. Apr 16**.

Ship To **14201** (Change)

Shipping Weight **15.5 lbs.**

Country of Origin Varies | *Country of Origin is subject to change.*

Note: Product availability is real-time updated and adjusted continuously. The product will be reserved for you when you complete your order. More

How can we improve our Product Images?

Compare

Technical Specs

Item	**Corrosion Resistant Rectangular Tubing**
Material	**Aluminum**
Alloy Type	**6063**
Outside Rectangle Size	**2" x 3"**
Inside Rectangle Size	**1-1/2" x 2-1/2"**
Wall Thickness	**0.25"**
Wall Thickness Tolerance	**+/-0.025"**
Length	**1 ft.**
Length Tolerance	**+/-1"**

Outside Tolerance	**Standard**
Finish	**Mill**
Temper	**T52**
Tensile Strength	**27,000 psi**
Typical Yield Strength	**21,000 psi**
Typical Hardness	**60**
Hardness Scale	**BHN**
Standards	**ASTMB221**

ATTACHMENT D: REVISED PLAN SET

BOWEN COLLINS & ASSOCIATES

154 East 14075 South
Draper, Utah 84020
Phone: (801) 495-2224
Fax: (801) 495-2225

Project: 4th Avenue Well Building

Electrical Equipment Updates

The Salt Lake City Department of Public Utilities (SLCDPU) submitted a final application for the 4th Avenue Well Project to the Historic Landmark Commission (HLC) in April 2020 based on an approximate 30% level of design. After obtaining an approval from HLC, SLCDPU progressed with the final design of the project. During the final design process, SLCDPU coordinated with Rocky Mountain Power (RMP) on the electrical design portion of the project. During site visits and investigations with RMP, it was discovered that there was another separate power meter on-site (supplying power to the existing park lights and irrigation timer). RMP also discovered that the existing high voltage buried primary power conductor was not long enough to extend from the existing transformer to the proposed new well transformer to the north.

Due to those items, RMP will require a sectionalizer (also known as a ground sleeve) and an additional transformer (single-phase) that were not included in the site plans previously submitted to HLC. In addition, a new power meter enclosure for the park lights and irrigation controller will be relocated from above the existing underground vault to the east side of the building as shown in the updated site plans.

Though the existing site does not currently have a separate sectionalizer or second transformer, there is existing equipment that serves the same purpose that will be removed and revised as part of the larger project. That older equipment does not meet current RMP standards and will have to be corrected in conjunction with any electrical construction needed for the 4th Avenue Well project.

The site plan previously submitted to HLC included a new 3-phase power transformer on the north side of the well building. Plans for that transformer have not changed; it will supply the power to the new well building. The new single-phase transformer is needed to re-supply/provide power to the park (lighting and irrigation). The new single-phase transformer will be approximately 3.7-feet long, 3.8-feet wide, and 3.3-feet tall. It will be mounted above ground and located on the north side of the building, situated east of the 3-phase transformer, as shown in the updated site plans with the required RMP clearances. Its view will be obstructed from the south by the well building and the existing rock wall over the creek channel, from the west by the larger well transformer, and from the north and east by the landscaping. The landscaping plans were updated to account for the new electrical equipment and are attached.

Both of the transformers will be RMP's standard forest green color.

The sectionalizer will be an above ground rectangular enclosure approximately 6-feet long, 2-feet wide, and 5.5-feet tall. The sectionalizer enclosure will also be a forest green color. Two example photos of sectionalizers were provided by RMP and are included in the submittal package to HLC. In this case, the sectionalizer serves two purposes as described below:

1. It serves as a way to extend an existing high voltage buried power conductor.
2. It is needed to split power from the single high voltage buried line into two separate power meters.

RMP gave three options regarding adding a sectionalizer. The first option was to place the sectionalizer on the west side of the stream channel (where it is shown on the updated plans). This option would allow the existing buried high voltage conductor (that currently serves the existing transformer) to be excavated and exposed from the sectionalizer's proposed location to the existing transformer. Then that exposed wire would be rolled back into the sectionalizer to be re-used (since extending the conductor without a sectionalizer is not per code). In order to locate the sectionalizer on the west side of the stream channel, its location must be exactly as shown on the site plans on the east side of the well building. The proposed location is dictated by the needed length of existing buried power wire to reuse and to obtain the necessary safety clearances that RMP requires for the sectionalizer enclosure. The limited space between the open stream channel and the buried 60-inch storm drain line is also a constraint.

The second option was to locate the sectionalizer anywhere along the existing buried high voltage conductor's alignment. That alignment runs east from the well approximately 30-feet before turning south across 4th Avenue and then running through the southern park for approximately 500-feet before connecting to an existing power pole. Should the sectionalizer be located along that alignment, two new buried power conduits would have to be installed (via a combination of open trenching and boring) from the sectionalizer to the well site.

The third option provided by RMP would be to avoid a ground mounted sectionalizer if two new buried power conduits could be installed (via a combination of open trenching and boring) from an existing power pole and an additional power pole (approximately 500-feet to the south) to the well site. Installation of the additional power pole would be required since both power feeds (single phase and 3-phase) can't drop down from the same pole.

Option two and three will spread the construction area across both island parks and would cause additional impacts to residents and the public utilization of the parks. SLCDPU prefers to concentrate all the impacts and disturbances to the existing well construction site. In addition, the proposed landscaping and well building serve to effectively obscure and minimize the potential impacts of the sectionalizer.

The sectionalizer, as proposed in the attached site plans and described above under option 1, will be obstructed from the west by the well building, nearly completely obstructed from a southern view by the existing rock wall over the stream channel, landscaping, and the well building, and a nearly completely obstructed view from the north by landscaping. The view from the east will be the most exposed due to the necessary clearances that RMP requires around the enclosure. Fortunately, the 5.5-feet tall sectionalizer will be backdropped by the larger 13-feet tall well building. The rendering of the site view, previously submitted to the HLC, that was impacted by the new required electrical equipment has been updated; in addition, a new view looking at the well building from the east was created.

The above ground portion of the two existing large electrical enclosures are approximately 84 sq-ft. The area increases to a total of 91 sq-ft adding the existing combined park light controller/park light meter enclosure. The area of the above ground portion of the 3-phase transformer enclosure, single phase transformer enclosure, park light meter enclosure, and sectionalizer enclosure will be approximately 62 sq-ft. There will be an overall reduction of above ground electrical structures within the 4th Ave Well area by 29 sq-ft (not including concrete pads).

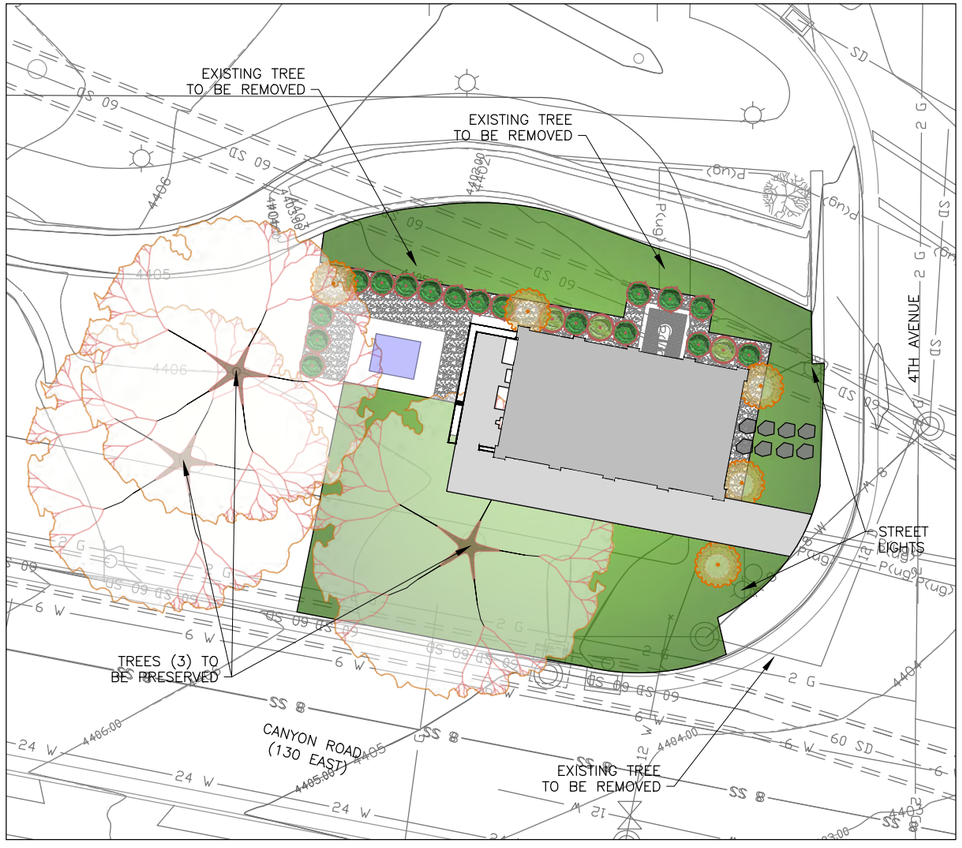
PLANT SCHEDULE

TREES	BOTANICAL / COMMON NAME	CONT		QTY
	AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE' SERVICEBERRY	MULIT-STEM		5
	EXSITING TREES TO REMAIN	EXISTING		3
SHRUBS	BOTANICAL / COMMON NAME	SIZE		QTY
	ARONIA MELANOCARPA LOW SCAPE HEDGER BLACK CHOKEBERRY	5 GAL		16
	RHAMUS FRANGULA 'COLUMNARIS' TALLHEDGE BUCKTHORN	5 GAL		6
	RHUS AROMATICA 'GRO-LOW' FRAGRANT SUMAC	5 GAL		5
ROSES	BOTANICAL / COMMON NAME	SIZE		QTY
	ROSA 'GROUNDCOVER PINK' GROUNDCOVER ROSE	5 GAL		15
GROUND COVERS	BOTANICAL / COMMON NAME	CONT	SPACING	QTY
	BARK MULCH BARK MULCH DARK BROWN SHREDDED MULCH APPLY AT A DEPTH OF 6 INCHES WITH A DOUBLE LAYER OF WEED BARRIER FABRIC	NONE		860 SF
	POA PRATENSIS KENTUCKY BLUEGRASS	SOD		3,478 SF

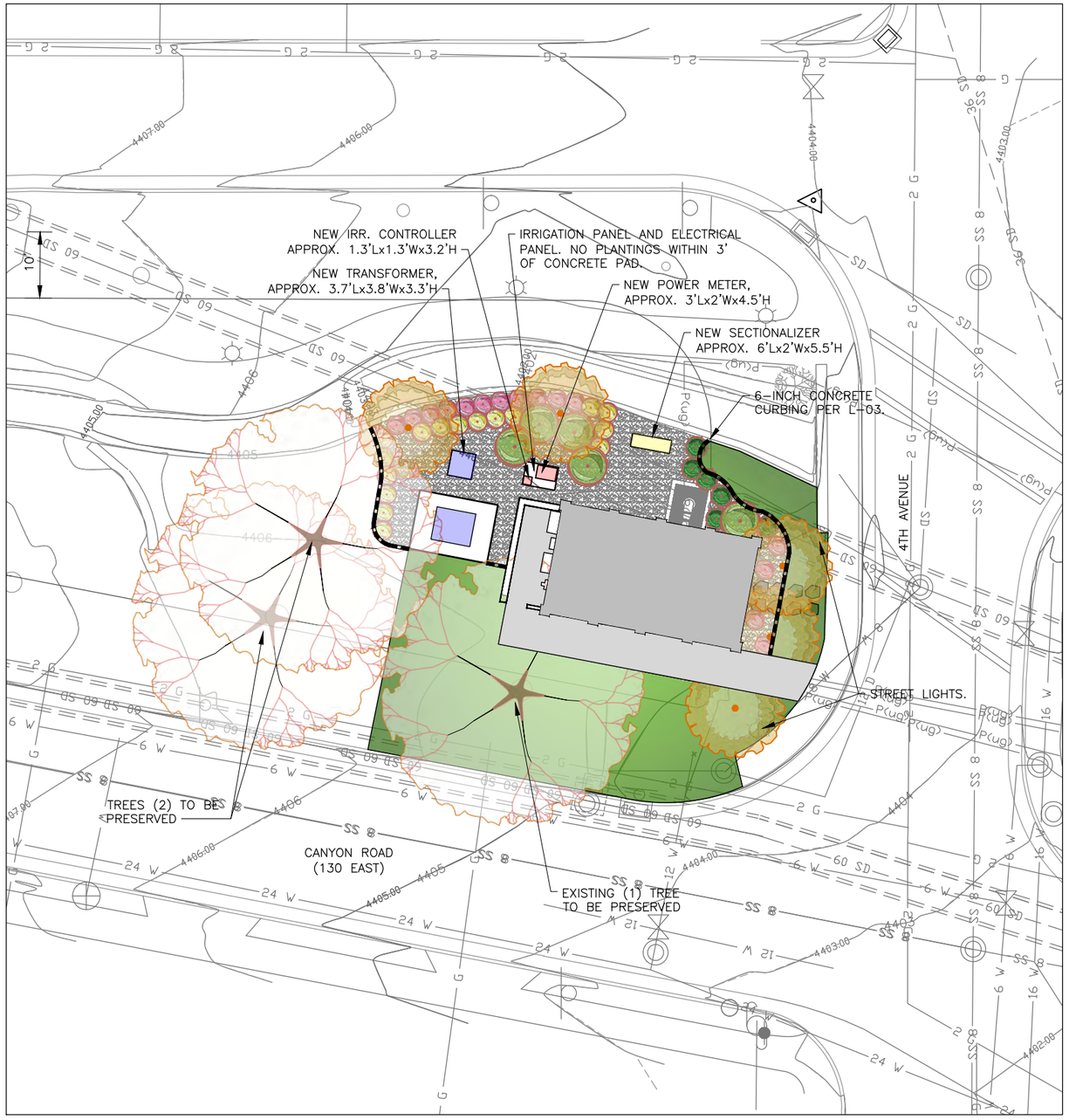
N

5 0 10 20

SCALE IN FEET



MAY 2020 HLC APPROVED DESIGN



UPDATED DESIGN FOR ELECTRICAL EQUIPMENT CHANGES

EXISTING TREES		QTY
CURBING	6" CONCRETE LANDSCAPE CURB	70 LF
ROCK	STEPPING STONE (2' x 2')	8

PLNHLC2018-00557

November 24, 2020

SCALE: AS SHOWN

VERIFY SCALE
BAR IS ONE INCH ON ORIGINAL DRAWING

DESIGNED BY: J.TSANDES
DRAWN BY: J.TSANDES
CHECKED BY: K.BAGLEY
APPROVED BY: J.TSANDES
DATE: AUGUST 18 20 20
EWO NO:
ACCOUNT NO: 5132268

REVISIONS

NO.	DATE	MADE BY	AUTH. BY

SALT LAKE CITY DEPARTMENT OF PUBLIC UTILITIES
4TH AVENUE WELL PROJECT

LANDSCAPE PLAN

DRAWING NO. L-01
SHEET 24 OF 65

P:\Salt Lake City\032-16-04 4th Avenue Well & Brick Tank\2.0 - Design Phase\2.10 Drawings\Sht\Sheets for Nov 2020 HLC\0321604_L-01-NOV 2020 HLC.dwg Plotted: 11/11/2020 5:37 PM By: Jamie Tsandes

CANYON SIDE ROAD
(138 EAST)

CANYON ROAD
(130 EAST)

4TH AVENUE

N

5 0 10 20
SCALE IN FEET

SEE SIMILAR EQUIPMENT LOCATIONS ON SHEET L-01 (BASED ON COLOR CODING)

EXISTING WELL TRANSFORMER

EXISTING PARK IRRIGATION CONTROLLER

EXISTING PARK LIGHTING TRANSFORMER AND WELL METER

EXISTING PARK LIGHT METER

PLAN

CALL BEFORE YOU DIG.
IT'S FREE AND IT'S THE LAW.
BLUE STAKES OF UTAH
Utility Notification Center, Inc.
1-800-662-4111
www.bluestakes.org
Dig Safely.

SCALE: AS SHOWN

VERIFY SCALE
BAR IS ONE INCH ON ORIGINAL DRAWING

DESIGNED BY: K. BAGLEY
DRAWN BY: T. ANDERSON
CHECKED BY: K. BAGLEY
APPROVED BY: K. BAGLEY
DATE: AUGUST 18, 2020
EWO NO:
ACCOUNT NO: 5132268

REVISIONS

NO.	DATE	MADE BY	AUTH. BY

SALT LAKE CITY DEPARTMENT OF PUBLIC UTILITIES
4TH AVENUE WELL PROJECT

DEMOLITION PLAN

DRAWING NO. C-01

SHEET 16 OF 65

P:\Salt Lake City\032-16-04 4th Avenue Well & Brick Tank\2.0 - Design Phase\2.10 Drawings\Sht\Sheets for Nov 2020 HLC\032160 4_C-01-NOV 2020 HLC.dwg Plotted: 11/11/2020 3:47 PM By: Josh Bean


CRSA

1. The box pad sits on properly compacted soil.
2. The conduits enter under the box pad.
3. Do not attempt to enter the box pad through the side by making a hole in the fiberglass box pad.

The box pad hole is excavated and conduit is installed as shown in "Figure 46" on the previous page.Note that the number of conduits may vary depending on the infrastructure design.

6.2. Three-Phase Sectionalizing Cabinet Box Pads

Equipment Base

The drawings and pictures in this section represent typical installations. "Figure 48" below shows a properly installed three-phase sectionalizing cabinet.

Figure 48—Three-Phase Sectionalizing Cabinet

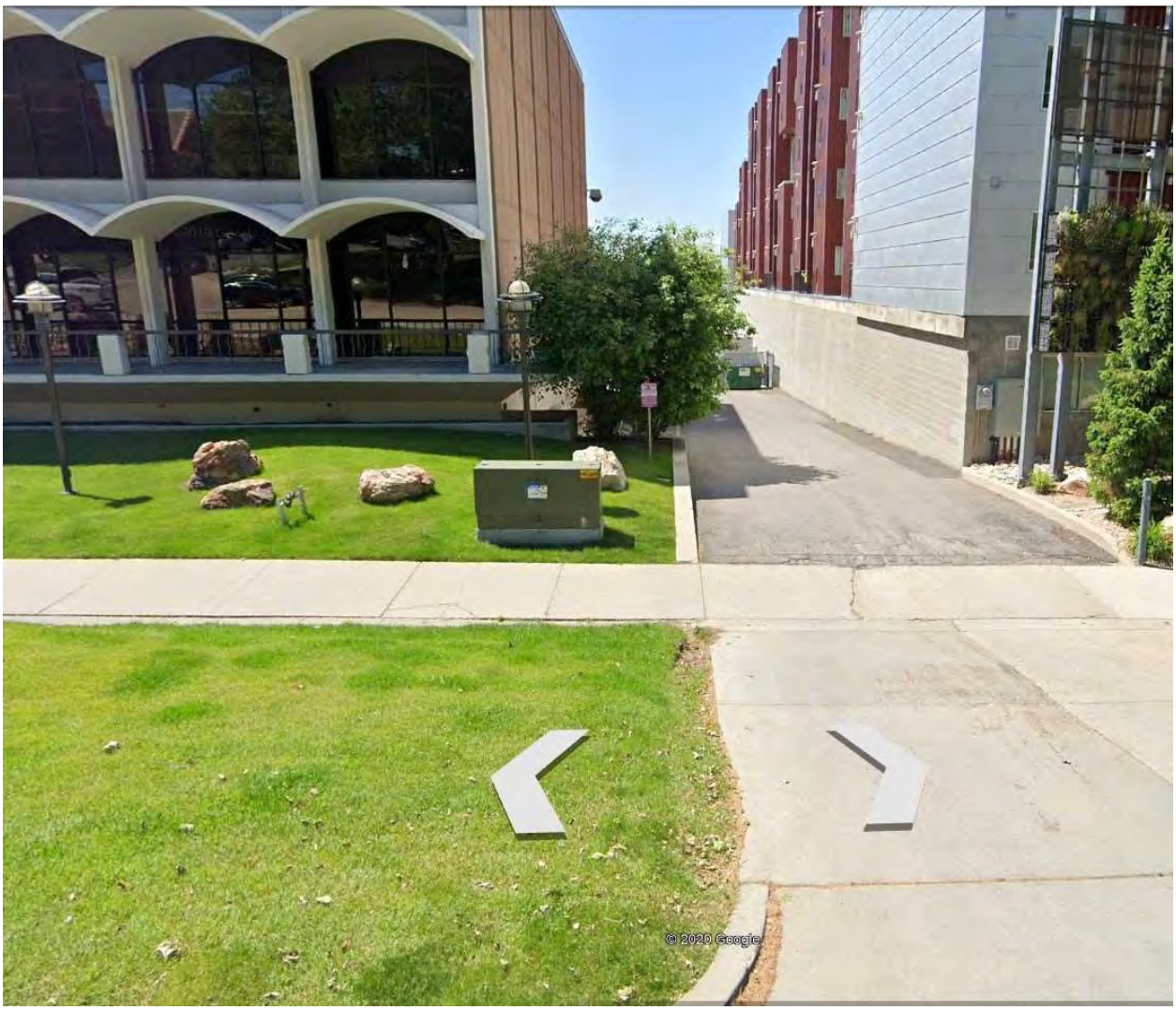
6.2.1. Dimensions

Figure 49—Three-Phase Sectionalizing Cabinet Box Pad Dimensions
(actual dimensions may vary)

6.2.2. Excavation

Excavate a 7′ × 10′ hole to the appropriate depth. An appropriate depth for the box pad hole is at least 29″ below final grade plus the size of the largest conduit (3″–6″).

ROCKY MOUNTAIN POWER
A DIVISION OF PACIFICORP



Existing Sectionalizer at 340 E. South Temple

ATTACHMENT E: STANDARDS FOR NEW CONSTRUCTION

H Historic Preservation Overlay District – Standards for Certificate of Appropriateness for New Construction (21A.34.020.H)
In considering an application for a Certificate of Appropriateness for new construction in a historic district, the Historic Landmark Commission shall find that the project substantially complies with all of the general standards that pertain to the application and that the decision is in the best interest of the City.

In addition to the standards of approval for new construction, the City has objectives and guidelines for specific development types in historic districts. The purpose of the objectives and guidelines is to provide a resource for property owners and designers, and to provide additional guidance in the review of projects. There are specific objectives and guidelines for residential, multi-family and commercial properties, as well as signage in historic districts. In an effort to provide guidance in the review of the project, the objectives and guidelines for single-family and multi-family that are applicable to the review standards are in the following table.

Design Standards for New Construction	Design Guidelines for New Construction
1. Settlement Patterns & Neighborhood Character a. Block and Street Patterns 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. b. Lot and Site Patterns 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. c. The Public Realm 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. d. Building Placement 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.	The Public Realm – Design Objective 12.3 When designing a new building, the historic settlement patterns of the district and context should be respected. • A new building should be situated on its site in a manner similar to the historic buildings in the area. This includes consideration of building setbacks, orientation and open space. Building Placement, Orientation & Use – Design Objective 12.4 The front and the entrance of a primary structure should orient to the street. • A new building should be oriented parallel to the lot lines, maintaining the traditional grid pattern of the block. An exception might be where early developments have introduced irregular or curvilinear streets, such as in Capitol Hill. 12.4 The front and the entrance of a primary structure should orient to the street. • A new building should be oriented parallel to the lot lines, maintaining the traditional grid pattern of the block. An exception might be where early developments have introduced irregular or curvilinear streets, such as in Capitol Hill.

Buildings should maintain the setback demonstrated by existing buildings of that type constructed in the district or **site's period of significance.** e. Building Orientation 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.	
2. Site Access, Parking & Services a. Site Access 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. (1) Pedestrian Safe pedestrian access is provided through architecturally highlighted entrances and walkways, consistent with patterns common in the historic context and the block face. (2) Vehicular 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. b. Site and Building Services and Utilities. 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.	Site Access, Parking & Services – Design Objective 12.4 The front and the entrance of a primary structure should orient to the street. • A new building should be oriented parallel to the lot lines, maintaining the traditional grid pattern of the block. An exception might be where early developments have introduced irregular or curvilinear streets, such as in Capitol Hill. (Multi-Family DG) 12.17 Design a prominent and appropriately scaled public entrance as a focus of the street façade. 12.18 Retain and use alternative rear public access to the site where this exists or can be reinstated. 12.19 Design for accessible bicycle parking 12.20 Provide convenient storage space for each residential unit. 12.21 Avoid combining a vehicular access with a pedestrian access. 12.22 Place a vehicular entrance discreetly to the side or rear of the building. 12.23 Restrict a curb cut to the minimum width required. 12.24 Consolidate or combine adjacent multifamily driveways wherever possible. 12.25 Situate parking below or behind the building. Site & Building Services & Utilities – Design Objective (Multi-Family DG) 12.26 Site and design service and utility areas away from the frontage and screen from views. 12.27 Site and screen rooftop and higher level mechanical services from street views. 12.28 Provide acoustic screening for mechanical services adjacent to residential uses. 12.29 Locate small utilities such as air conditioning away from primary and secondary facades or fully conceal within the design of the façade. 12.30 Integrate vents into the design of the building and conceal from view on building facades and roof scape.

	12.31 Site cellular equipment away from street views.
3. Landscape and Lighting 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. Landscape Structures 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. c. Lighting Where appropriate lighting is used to enhance significant elements of the design and reflects the character of the historic context and the block face.	Front Yard Landscape – Design Objective (Multi-Family DG) 12.32 The front yard landscaping for a new multi-family building should coordinate with historic and/or established patterns. • Evaluate existing historic patterns and character. • Design a creative complement to the established historic character. 12.33 Landscape walls and fences perpendicular to the street, which could separate front yards, should be minimized or avoided where this separation is not an inherent part of the established topographic or historic character. • Retaining walls provide significant opportunity for creative design and natural materials, where they are a characteristic of the setting. • Where retaining walls are a part of established historic character, avoid excessive retaining wall height by terracing a change in grade. • Design any fencing to be low and transparent in form. 12.34 Where is it a characteristic of the street, a front yard should be designed and graded to reflect this pattern, retaining the relationship and continuity of open space, and the sense of progression from public to private space. • Reflect the historic grading and landscaping of the area between the street pavement and the building. • The building should readily engage with the street and public realm. 12.36 Exterior lighting should be discreetly designed to illuminate entrances and exterior spaces such as balconies, terraces or common spaces. • Design to avoid light trespass beyond the area to be lit. • Design for creative and discrete task lighting. 12.37 Where architectural lighting is appropriate, it should be designed to strengthen the historic context, providing selective visual accent to specific elements of the primary facades, using discreet and creatively designed light fittings. • Avoid general illumination of a façade or undue prominence of an individual building, since this will detract from the nighttime character of the historic setting. • Design building light fixtures for architectural quality and durability. • Shield architectural illumination at higher levels to avoid a view of any exposed light source from the street or adjacent occupied space. 12.39 Landscape lighting should be designed discreetly and creatively to enhance pathways and entrances, while accentuating planting design. • Light specific design features. • Avoid light trespass and glare. 12.40 Conceal supply and switch equipment for exterior lighting. 12.41 Conduit and electrical supply equipment for both architectural and utility light fittings should be concealed from view form all streets and adjacent properties.

4. Building Form and Scale a. Character of the Street Block The design of the building reflects the historic character of the street facade in terms of scale, composition, and modeling. (1) Height 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. (2) Width 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. (3) Massing The shape, form, and proportion of buildings, reflects the character of the historic context and the block face. (4) Roof Forms The building incorporates roof shapes that reflect forms found in the historic context and the block face.	Building Form & Scale – Design Objective 12.5 A new building should be designed to reinforce a sense of human scale. • A new building may convey a sense of human scale by employing techniques such as these: • Using building materials that are of traditional dimensions. • Providing a porch, in form and in depth, that is similar to that seen traditionally. • Using a building mass that is similar in size to those seen traditionally. • Using a solid-to-void (wall to window/door) ratio that is similar to that seen traditionally. • Using window openings that are similar in size to those seen traditionally. 12.6 A new building should appear similar in scale to the established scale of the current street block. • Larger masses should be subdivided to smaller "modules" similar in size to buildings seen traditionally, wherever possible. • The scale of principal elements such as porches and window bays is important in establishing and continuing a compatibility in building scale. 12.7 The roof form of a new building should be designed to respect the range of forms and massing found within the district. • This can help to maintain the sense of human scale characteristic of the area. • The variety often inherent in the context can provide a range of design options for compatible new roof forms. 12.8 A front façade should be similar in scale to those seen traditionally in the block. • The front façade should include a one-story element, such as a porch or other single-story feature characteristic of the context or the neighborhood. • The primary plane of the front façade should not appear taller than those of typical historic structures in the block. • A single wall plane should not exceed the typical maximum façade width in the district. 12.9 Building heights should appear similar to those found historically in the district. 12.10 The back side of a building may be taller than the established norm if the change in scale would not be perceived from the public way. 12.11 A new building should appear similar in width to that established by nearby historic buildings. • If a building would be wider overall than structures seen historically, the façade should be divided into subordinate planes that are similar in width to those of the context. • Stepping back sections of wall plane helps create an impression of similar width in such a case. 12.14 Roof forms should be similar to those seen traditionally in the block and in the wider district. • Visually, the roof is the single most important element in the overall form of the building. • Gable and hip roofs are characteristic and appropriate for primary roof forms in most residential areas. • Roof pitch and form should be designed to relate to the context. • Flat roof forms, with or without a parapet, are an architectural characteristic of particular building types and styles. In commercial areas, a wider variety of roof forms might be appropriate for residential uses.

5. Building Character a. Facade Articulation and Proportion 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 12 inches. (1) Rhythm of Openings The facades are designed to reflect the rhythm of openings (doors, windows, recessed balconies, etc.) established in the historic context and the block face. (2) Proportion and Scale of Openings 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. (3) Ratio of Wall to Openings 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. (4) Balconies, Porches, and External Stairs The project, as appropriate, incorporates entrances, balconies, porches, stairways, and other projections that reflect patterns established in the historic context and the block face.	Façade Articulation, Proportion & Visual Emphasis – Design Objective 12.12 The ratio of wall-to-window (solid to void) should be similar to that found in historic structures in the district. • Large surfaces of glass are usually inappropriate in residential structures. • Divide large glass surfaces into smaller windows. 12.13 Building forms should be similar to those seen traditionally on the block. • Simple rectangular solids are typically appropriate. • These might characteristically be embellished by front porch elements, a variation in wall planes, and complex roof forms and profiles. 12.15 Overall façade proportions should be designed to be similar to those of historic buildings in the neighborhood. • The "overall proportion" is the ratio of the width to height of the building, especially the front façade. • The design of principal elements of a façade, for example projecting bays and porches, can provide an alternative and balancing visual emphasis. 12.16 The pattern and proportions of window and door openings should fall within the range associated with historic buildings in the area. • This is an important design criterion, because these details directly influence the compatibility of a building within its context. Where there is a strong fenestration relationship between the current historic buildings, large expanses of glass, either vertical or horizontal, may be less appropriate in a new building.
6. Building Materials, Elements and Detailing a. Materials Building facades, other than windows and doors, incorporate no less than 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	Materials – Design Objective 12.17 Use building materials that contribute to the traditional sense of human scale of the setting. • This approach helps to complement and reinforce the traditional palette of the neighborhood and the sense of visual continuity in the district. 12.18 Materials should have a proven durability for the regional climate and the situation and aspect of the building. • Materials which merely create the superficial appearance of authentic, durable materials should be avoided, e.g. fiber cement siding stamped with wood grain.

of scale and character. b. Materials on Street facing Facades 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.	• The weathering characteristics of materials become important as the building ages; they can either add to or detract from the building and setting, depending on the type and quality of material and construction, e.g. cedar shingles. 12.19 New materials that are similar in character to traditional materials may be acceptable with appropriate detailing. Alternative materials should appear similar in scale, proportion, texture and finish to those used historically.
6. Building Materials, Elements and Detailing c. Windows Windows and other openings are incorporated in a manner that reflects patterns, materials, and detailing established in the district and/or setting.	Windows – Design Objective 12.20 Windows with vertical emphasis are encouraged. • A general rule is that the height of a vertically proportioned window should be twice the dimension of the width in most residential contexts. • Certain styles and contexts, e.g. the bungalow form, will often be characterized by horizontally proportioned windows. 12.21 Window reveals should be characteristic of most masonry facades. • This helps to emphasize the character of the façade modeling and materials. • It should enhance the degree to which the building integrates with its historic setting. • It also helps to avoid the impression of superficiality which can be inherent in some more recent construction, e.g. with applied details like window surrounds. 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. Double-hung windows with traditional reveal depth and trim will be characteristic of most districts.
6. Building Materials, Elements and Detailing d. Architectural Elements and Details The design of the building features architectural elements and details that reflect those characteristic of the district and/or setting.	Details – Design Objective 12.23 Building components should reflect the size, depth and shape of those found historically along the street. • These include eaves, windows, doors, and porches, and their associated decorative composition and details. 12.24 Where they are to be used, ornamental elements, ranging from brackets to porches, should be in scale with similar historic features. • The proportion of elements such as brackets for example should appear to be functional as well as decorative. 12.25 Contemporary interpretations of traditional details are encouraged. • New designs for window moldings and door surrounds, for example, can provide visual interest and affinity, while helping to convey the fact that the building is new. • Contemporary details for porch railings and columns are other examples. New soffit interest and visual compatibility, while expressing a new, complementary form or style.
7. Signage Location Locations for signage are provided such that they are an integral part of the site and architectural design and are complimentary to the principal structure.	Signs – Design Objective (Multi-Family DG) 12.78 Place signs where they traditionally would be found in the context. 12.79 Design signs to express the identity of a non-residential use. 12..80 Design signs and lettering to respect traditional scale and forms. 12.81 Design signs for primary and secondary facades as an integral part of the architecture.

	12.82 Design for individual lettering or graphic motif with no or minimal illumination. 12.83 Design any illumination to be discrete to the lettering or symbol. 12.84 Integrate signs with the architecture through the use of durable, architectural quality, materials. 12.85 Conceal fixings, power supply and switch gear.

ATTACHMENT F: STANDARDS FOR NEW CONSTRUCTION EVALUATION

H Historic Preservation Overlay District – Standards for Certificate of Appropriateness for New Construction (21A.34.020.H)
In considering an application for a Certificate of Appropriateness 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:

The proposed project is a utility structure in a park in the Open Space zoning district. There are no specific objectives/guidelines for this type of structure; however, the site is located within an area that consists mainly of single-family and multi-family land uses.

Standard	Analysis	Finding
1. SETTLEMENT PATTERNS AND NEIGHBORHOOD CHARACTER 1.a Block and Street Patterns: 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.	*RDG: The Public Realm – Design Objective* *12.3 When designing a new building, the historic settlement patterns of the district and context should be respected.* The proposed pump house does not alter the existing block, street and alley patterns. Additionally, the orientation of the structure is compatible with the existing block and street pattern. No alterations to any of the existing block or street patterns is included in this proposal.	The proposal complies with Standard 1.a.
1.b Lot and Site Patterns: 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.	*RDG: The Public Realm – Design Objective* *12.3 When designing a new building, the historic settlement patterns of the district and context should be respected.* The design of the structure preserves the pattern of lot and building site sizes. The subject property is approximately 10,853 square feet which is larger than the surrounding historic context. The building footprint, which is approximately 511 square feet with an additional 111 square feet of fenced area, preserves 95% of the existing parcel. The footprint of the structure does not incorporate the entirety of the buildable area.	The proposal complies with Standard 1.b.

1.c The Public Realm: 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.	*RDG: The Public Realm – Design Objective* *12.3 When designing a new building, the historic settlement patterns of the district and context should be respected.* The proposed project relates to the surrounding streets, which includes: Canyon Road, Canyon Side Road, 4th Avenue and 220 North by the orientation towards 4th Avenue. The proposed structure provides entrances that are located on the south and west elevations, which reflects the character of the existing context. The design of the structure integrates similar materials and features that relate both to the residential and the park context. In regard to the block face relationship, this parcel is its own block face. However, the placement of the structure relates to the location of the well head and not necessarily the setbacks of the surrounding residential structures. However, the surrounding context includes a variety of setbacks from 0'-35'1", the proposed location is not out of character for the context. Utilizing the existing well head will place the structure within a similar area of disturbance, due to the existing well equipment. The height of the structure is lower than the residential structures that surround the site. The surrounding structures vary from 1.5 – 2 stories in height. Additionally, this is a public space and there is no incorporation of semi or full private spaces. The exterior of the structure and park will be accessible by the general public.	The proposal complies with Standard 1.c.
1.d Building Placement: 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.	*RDG: Building Placement, Orientation & Use – Design Objective* *12.4 The front and the entrance of a primary structure should orient to the street.* The proposed setbacks for this structure are 2'3" to 5'5" for the southern yard. The front yard setbacks within the neighborhood vary between 0'-35'1". All existing setbacks follow an urban development pattern – relatively close to the street and oriented to the public way. The proposed structure is similar to the existing setbacks.	The proposal complies with standard 1.d.

1.e Building Orientation: 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.	*RDG: Building Placement, Orientation & Use – Design Objective 12.4 The front and the entrance of a primary structure should orient to the street.* The structure was designed with distinct visual entrances along the street frontages. The design is consistent with the surrounding development pattern. The southern orientation places the primary entrance on the south elevation facing 4th Avenue. A pedestrian path will be placed at the southern entrance. An additional entrance is placed on the west elevation. The pedestrian walkway is not altered with this proposal.	The proposal complies with Standard 1.e.
2. Site Access, Parking, And Services: a. Site Access: 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. (1) Pedestrian: Safe pedestrian access is provided through architecturally highlighted entrances and walkways, consistent with patterns common in the historic context and the block face. (2) Vehicular: 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.	*RDG & MFDG: Site Access, Parking & Services – Design Objective 12.4, 12.17, 12.18, 12.19, 12.20, 12.21, 12.22, 12.23, 12.24, 12.25, 12.27, 12.28, 12.29, 12.30, 12.31* a.(1) The pedestrian access to and within the park will remain unaltered with this proposal. The proposal does not alter the existing pedestrian access within the park and will introduce additional sandstone pavers at the southern entrance of the proposed structure. The pedestrian access will remain unaltered with this proposal, with the small addition of sandstone pavers at the southern entrance of the proposed structure. a.(2) The proposal does not include any vehicle access on the site. The elimination of the driveway and access was to reduce the additional impact on the existing vegetation. The vehicle access will be located on the public street. It is also important to note that the street parking would only be utilized by maintenance vehicles approximately 15-30 minutes per day and 2 hours once every 3-4 weeks.	The proposal complies with Standard 2a (1-2).

2.b Site and Building Services and Utilities: 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.	*RDG & MFDG: Site Access, Parking & Services – Design Objective 12.4, 12.17, 12.18, 12.19, 12.20, 12.21, 12.22, 12.23, 12.24, 12.25, 12.27, 12.28, 12.29, 12.30, 12.31* The pump house design incorporates two HVAC units located on the interior of the structure. The air intake and relief air grilles are located on the north elevation. Additionally, small electric unit heaters will be used to protect from freeze in winter months. These systems will not be readily visible. The systems located on the north elevation are proposed to be screened with a stone wall. One utility box is proposed further north of the building. This location was selected to minimize damage to existing vegetation. No screening is proposed for this utility box. **Proposed Modification:** Due to the configuration of the parcel, there is no rear yard for utilities to be located. Additionally, the subject property is highly visible with four public frontages. The modified electrical equipment will incorporate one additional transformer, one enclosed power meter box and a sectionalizer. All of these modifications are above ground utility boxes in the forest green color. Due to the site constraints and the visibility of the subject property, all of the electrical equipment will be readily visible from the east, north and west. Salt Lake Public Utilities is proposing to screen the new enclosed power meter and additional transformer with additional landscaping. The sectionalizer is not proposed to be screened by additional vegetation, due to the proposed location which is just west of the storm water channel. However, the proposed location of the sectionalizer does help to diminish the scale, due to the backdrop of the approved pump house.	The proposal complies with Standard 2b.
3. Landscape And Lighting: 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.	*RDG & MFDG: Site Access, Parking & Services – Design Objective 12..32, 12.33, 12.34, 12.36, 12.37, 12.39, 12.40, 12.41* The grading will remain as is. No grading or retaining walls are proposed.	The proposal complies with Standard 3.

3.b Landscape Structures: 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.	*RDG & MFDG: Site Access, Parking & Services – Design Objective 12..32, 12.33, 12.34, 12.36, 12.37, 12.39, 12.40, 12.41* The pump house integrates several design elements that will ideally transition this building to read as a utility structure. The combination of the materials, articulation of the pilasters and the varying brick coursing and colors will aid in the transition of this structure within the landscaped park. Additionally, elements that reflect the historic Brigham Young wall are integrated into the stone wall. The wall will hide less desirable features of the structure. No additional landscape structures are proposed with this project.	The proposal complies with Standard 3b.
3.c Lighting: Where appropriate lighting is used to enhance significant elements of the design and reflects the character of the historic context and the block face.	*RDG & MFDG: Site Access, Parking & Services – Design Objective 12..32, 12.33, 12.34, 12.36, 12.37, 12.39, 12.40, 12.41* The structure includes exterior sconces on the south and west elevations. All exterior lighting will turn off with the existing street lights. Staff recommends a condition that the lighting plan is reviewed by Planning Staff, prior to the issuance of a Certificate of Appropriateness. This is to ensure lighting compatibly with the surrounding uses.	The proposal complies with Standard 3c with the proposed condition.

4. Building Form and Scale: a. Character Of The Street Block: The design of the building reflects the historic character of the street façade in terms of scale, composition, and modeling. (1) Height: 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. (2) Width: 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 façade to express a series of volumes in scale with the historic context and the block face. (3) Massing: The shape, form, and proportion of buildings, reflects the character of the historic context and the block face. (4) Roof Forms: The building incorporates roof shapes that reflect forms found in the historic context and the block face.	*RDG & MFDG: Building Form & Scale – Design Objective 12.5, 12.6, 12.7, 12.8, 12.9, 12.10, 12.11, 12.14* Height: The height of the structure is 13 feet. The height is in character with the surrounding residential context. The surrounding structures vary from 1.5 to 2 stories in height. This structure is lower in height than the surrounding residential structures and is in scale with the historic context. Width: The pump house is approximately 17'5" wide along 4th Ave. This width is slimmer than the surrounding residential structures. The applicant provided the following measurement: the narrowest house along this section of Canyon Road is approximately 25 feet. The width of the proposed pump house is in character with the surrounding context. Massing: The proposed pump house is a rectangle shape, which is similar to the surrounding residential structures. The lowered roof plane and façade articulation along the elevations reduces the overall massing of the proposed structure. The massing is further distributed through the four distinct vertical sections of the structure. The vertical sections are defined by the vertical brick pilasters. Additionally, vertical emphasis is distinguished by the darker brick coursing below each detailed arch. The vertical emphasis, change in planes and variety of brick color reduces the scale of the utility structure. The massing of the pump house is in character with the surrounding residential context. Roof forms: The flat roof of the pump house does reflect a roof form found within the residential context. The structure reflects the minimum height needed to accommodate the proposed equipment. Additionally, to achieve a lower height and to reduce the massing the architect integrated a flat roof. One additional flat roofed structure is located within the residential context. The flat roofed structure is a multi-family structure and is approximately 4 stories in height.	The proposal generally complies with Standard 4.

5.Building Character: a. Façade Articulation And Proportion: The design of the project reflects patterns of articulation and proportion established in the historic context and the block face. As appropriate, façade 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"). (1) Rhythm Of Openings: The facades are designed to reflect the rhythm of openings (doors, windows, recessed balconies, etc.) established in the historic context and the block face. (2) Proportion And Scale Of Openings: 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. (3) Ratio Of Wall To Openings: 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. (4) Balconies, Porches, And External Stairs: The project, as appropriate, incorporates entrances, balconies, porches, stairways, and other projections that reflect patterns established in the historic context and the block face.	*RDG & MFDG: Façade Articulation, Proportion & Visual Emphasis – Design Objective 12.12, 12.13, 12.15, 12.16* Façade Articulation and Proportion: The design of the pump house includes patterns and articulation that reflect the utility use of the structure. The structure contains traditional building articulation with an exposed foundation, and masonry veneers as the central material and then finished with a cornice extension. The façade is broken down by a shift in material color and substantial shifts in planes. Additionally, the pump house includes articulated architectural elements, which include the detailed arch and rectangular vertical features, masonry pilasters, canopy extensions and a stone wall. All of these features heavily articulate the architectural elements across each elevation. Rhythm of Openings: The pump house incorporates maintenance crew entrances on the south and west elevation. The doors are glazed with obscured glass for security purposes. There are no window openings on the structure. The windows were eliminated for sound attenuation and security purposes. The architects designed the dark brick vertical panels to evoke window openings. Proportion and Scale of Openings: As stated above, the doors and the brick vertical features are scaled for pedestrian engagement and façade articulation. Due to the utility function and the provided acoustic concerns from the public, the current iteration does not provide window openings. This is to aid in the sound attenuation for the site. Ratio of Wall to Openings: The two primary elevations, which are the south and west elevations incorporate the entrances. Due to the utilitarian design and nature, the ratio is not consistent with the established residential context. Balconies, Porches and External Stairs: The pump house does not incorporate these features. However, canopy extensions are included over the entrances and the dark brick vertical features. The extensions reflect the residential porch features in the surrounding residential context.	The proposal generally complies with Standard 5a (1-4).

6.Building Materials, Elements And Detailing: a. Materials: 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. 6.b. Materials On Street-Facing Facades: 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.	*RDG & MFDG: Materials – Design Objective 12.17, 12.18, 12.19* The proposal only integrates durable materials for each elevation. The materials include: two types of masonry veneer, metal coping, metal canopy extensions, concrete and cobble stone. The main materials reflect those found within the residential context and the linear park context. The proposal does not include any vinyl or aluminum siding on any of the elevations.	The proposal complies with Standard 6a & b.
6.c. Windows: Windows or other openings are incorporated in a manner that reflects patterns, materials, and detailing established in the district and/or setting.	*RDG & MFDG: Materials – Design Objective 12.17, 12.18, 12.19* The architects have integrated dark masonry vertical panels, in order to articulate the facades similar to window openings. The masonry panels are scaled to the pedestrian level. This design does not reflect an existing design within the established context. However, the design does reflect the utilitarian design and nature of the proposed structure.	The proposal complies with Standard 6c.
6.d. Architectural Elements And Details: The design of the building features architectural elements and details that reflect those characteristic of the district and/or setting.	*RDG & MFDG: Materials – Design Objective 12.23, 12.24, 12.25* The architect included design details and elements that reflect characteristics found in the linear park and the residential context. The architects integrated commonly found masonry and river rock within the linear park, as well as within the neighboring areas. The utilization of these materials integrates the park spaces and the common materials. Additionally, the masonry veneer reflects the surrounding residential masonry structures. The canopy structures reflect commonly found porch elements within the residential context.	The proposal complies with Standard 6d.
7.Signage Location: 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.	*RDG& MFDG: Signs – Design Objective 12.78, 12.79, 12.80, 12.81* Public Utilities wishes to incorporate some signage on the south elevation. The signage will include: a date stone, the building name, and a plaque to reflect and provide information on the history of water use on the subject site.	The proposal complies with Standard 7.

ATTACHMENT G: EXISTING CONDITIONS

Existing Condition
The lot is currently occupied by existing utility boxes and a vault, which houses the well head. The subject property is located in the OS (Open Space) zoning district.

Zoning Ordinance Standards for OS (Open Space) 21A.32.100.
Purpose Statement: The purpose of the OS open space district is to preserve and enhance public and private open space, natural areas, and improved park and recreational areas. These areas serve to provide opportunities for active and passive outdoor recreation; provide contrasts to the built environment; preserve scenic qualities; protect sensitive or fragile environmental areas such as wetlands, steep slopes, ridge lines, meadows, and stream corridors, preserve the capacity and water quality of the storm water drainage system; encourage sustainability, conservation and renewable energy and provide pedestrian and bicycle transportation connections. This district is appropriate in areas of the city where the applicable master plans support this type of land use.

Standard	Proposed	Finding
Minimum lot size: none required Minimum lot width: non required	None required None required	Complies
Maximum building and recreation equipment height: 1. Lots four (4) acres or less. Building height shall be limited to thirty five feet (35'); provided that for each foot of height in excess of twenty feet (20'), each required yard and landscaped yard shall be increased one foot (1'). 2. Lots greater than four (4) acres. Building heights in excess of thirty five feet (35') but not more than forty five feet (45') may be permitted provided, that for each foot of height over thirty five feet (35'), each required yard and landscaped yard shall be increased one foot (1'). Building heights in excess of forty five feet (45') up to sixty feet (60') may be approved through the conditional building and site design review process and that for each foot of height over thirty five feet (35'), each required yard and landscaped yard shall be increased one foot (1').	The subject property is approximately .74 acres in size. Therefore, the height limitation is approximately 35'. The proposed structure is approximately 13'.	Complies

3. Recreation equipment heights or heights for buildings or structures for the Salt Lake City Public Utilities Department that are not specifically exempt in Section 21A.02.050, in excess of sixty feet (60') may be approved through the special exception process.		
Minimum yard requirements: Lots four (4) acres or less: a) Front Yard: ten feet (10') b) Corner Side Yard: Ten Feet (10') c) Interior Side Yard: Ten feet (10') d) Rear Yard: Ten feet (10')	a) The front yard is determined to be the southern yard for this proposal. The proposed structure is setback approximately 2'3" at the closest and 4'7" at the furthest point. b) The western yard is determined to be the corner side yard for this proposal. The proposed structure is setback approximately 19'6". c) No interior side yard exists for this property. d) No rear yard exists for this property.	a) Complies with special exception approval. b) Complies c) Not applicable d) Not applicable
Landscape yard requirements: All required yards shall be maintained as landscaped yards excluding authorized accessory buildings and structures in conformance with the requirements of Chapter 21A.48, "Landscaping and Buffers", of this title.	The modified front yard setback from 10' to 2'3"' also requires a modification of the landscape yard requirement. All other yards comply with this requirement.	Complies with special exception approval.
Lighting: All uses and developments that provide lighting shall ensure that lighting installations do not have an adverse impact on traffic safety or on surrounding properties and uses. Light sources shall be shielded to eliminate excessive glare or light into adjacent properties and have cutoffs to protect the view of the night sky.	The existing site lighting will remain in place. The existing pole fixtures will have a cap piece installed to help curb light pollution. Building-mounted sconces will light the two entrances and will be programmed on the same timer as the site lighting. The lighting plan will be required to ensure that installations do not have an adverse impact on traffic safety or the surrounding properties.	Complies
21A.40.160.E Allowed Ground Mounted Utility Boxes: 1. Private Property: On private property with permission of the property	The proposed utility boxes are all proposed to be located within the buildable area of the subject property.	Complies

owner or representative at the following locations: a. Below grade utility boxes that do not extend greater than six inches (6”) above ground level. b. Within the buildable area of a lot, rear yard or side yard. c. Behind required front and corner side yards or within five feet (5’) of a building when front and corner side yards are not required. d. Within a utility easement subject to easement restrictions. e. Within a right of way when the location does not interfere with circulation functions of the right of way and subject to subsection E1c of this section.		

ATTACHMENT H: PUBLIC PROCESS AND COMMENTS FOR MODIFIED ELECTRICAL EQUIPMENT

PUBLIC COMMENTS AND CONCERNS

Public Utilities provided an email notice regarding the return to the Historic Landmark Commission to the neighbors and residents of the 4th Avenue Pump House on November 17, 2020.

Planning mailed notices to property owners and residents within 300 feet of the subject property on November 19, 2020.

The subject property was posted on November 23, 2020.

The following attached comments were received after the notices were provided.

From: Kurt A. Fisher
To: Cindy Gubler
Cc: Kimmel, Austin; cindy cromer; Winston Seiler [redacted] Wharton, Chris; Weaver, Lehua; Lopez, Estrada, Patricia; Michael Curry; Mimi Charles; Mullen, Holly; Stewart, Jesse; Briefer, Laura; Lindquist, Kelsey; Kirk Bagley; Wagner, Dawn; Stewart, Brad; Kirsten Dodge; Doug Riley; Robert Webb
Subject: (EXTERNAL) Re: 4th Avenue Well Update
Date: Thursday, November 19, 2020 1:21:12 PM

From Wikipedia - definition of a sectionalizer. " Each sectionalizer detects and counts fault current interruptions by the recloser (or circuit breaker). After a pre-determined number of interruptions, the sectionalizer will open, thereby isolating the faulty section of the circuit, allowing the recloser to restore supply to the other non-fault sections.[11] Some modern recloser controllers can be configured to have reclosers operate in sectionalizer mode."
https://en.wikipedia.org/wiki/Recloser#Sectionalizers . A sectionalizer is part of a safety fuse system that isolates the pump house facility and neighborhood in the event of an electrical fault.

Ms. Gubler - Is this correct with respect to the 4th Ave Well? - Kurt Fisher

> All,
> The project team and I want to let you know that the 4th Avenue well
> project will return to the Historic Landmark Commission (HLC) on December
> 3, 2020. As the design progressed after initial HLC approval, Rocky
> Mountain Power (RMP) identified that a sectionalizer, which is also known
> as a ground sleeve, is required to provide the well with the power it
> needs along with a new transformer to provide power to the park for
> lighting and irrigation. This will not change the design of the pump
> house but it does change what RMP infrastructure will be at the site.
>
> What RMP Infrastructure Will Look Like
> There are no proposed changes to the well transformer as previously
> presented. A new single-phase transformer for irrigation and lighting
> will be included and will be mounted above ground and located on the north
> side of the well building. This transformer will be approximately 3 ¾ feet
> long by 3 ¾ feet wide by 3 ½ feet tall. Its view will be obstructed from
> the south by the well building and the existing rock wall over the creek
> channel, from the west by the larger well transformer, and from the north
> and east by landscaping. The landscaping plans are updated to account for
> the new electrical equipment. The transformer will be RMP's standard
> forest green color to blend into the surroundings.
>
>
> The sectionalizer will be an above ground rectangular enclosure
> approximately 6 feet long by 2 feet wide by 5 ½ feet tall. The
> sectionalizer enclosure will also be a forest green color. The proposed
> location is just east of the well house, between the well house and the
> stream channel. This concentrates all the impacts and disturbances to the
> existing well construction site. The landscaping and well building will
> help obscure and minimize the potential visual impacts of the

> sectionalizer.
>
>
>
> Why the Infrastructure is Needed
>
> During the final design process, the project team coordinated with RMP on
> the electrical supply for the project. During site visits and
> investigations with RMP, it was discovered that there was another separate
> power meter on-site that supplies power to the existing park lights and
> irrigation timer. RMP also determined that the existing high-voltage
> buried primary power conductor was not long enough to extend from the
> existing transformer to the proposed new well transformer to the north.
> Based on the second meter and conductor length, RMP determined that a
> sectionalizer and an additional transformer were required. The
> sectionalizer serves two purposes – it serves as a way to extend an
> existing high-voltage buried power conductor and it is needed to split
> power from the single high-voltage buried line into two separate power
> meters. Though the existing site does not currently have a separate
> sectionalizer or second transformer, there is existing equipment that
> serves the same purpose that will be removed. That older equipment does
> not meet current RMP standards or code.
>
>
>
> When the Project Will Go Before The HLC
>
> The project is scheduled to go back to the HLC on Thursday, December 3.
> We will provide you with a link to the packet provided to the HLC and post
> it on the 4th Avenue well project website.
>
>
>
> Our Timeline
>
> We are still working to have the project completed by June 1st as this
> well is critical to meet water demands.
>
>
>
> Keeping You Updated
>
> Please visit the 4th Ave Well project website
> (https://www.slc.gov/utilities/fourth-avenue-well-project/) for additional
> information on construction activities or project background. We will
> continue to provide updates to keep you informed.
>
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>
>
> Sincerely,
>
>
>
> Cindy Gubler and the project team
>

From: Dave Jonsson
To: Cindy Gubler; Kimmel, Austin; cindy cromer; [redacted] Genevieve Atwood; Wharton, Chris [redacted] Michael Curry
Cc: Mimi Charles; Mullen, Holly; Stewart, Jesse; Briefer, Laura; Lindquist, Kelsey; Kirk Bagley; Wagner, Dawn; Stewart, Brad; Kirsten Dodge; Doug Riley; Robert Webb
Subject: (EXTERNAL) Re: 4th Avenue Well Update
Date: Tuesday, November 17, 2020 2:17:58 PM

The sectionalizer seems about the size of a Volkswagen Beetle. A not inconsequential addition. What's next? A six-foot electrified fence?.

On November 17, 2020, at 10:14 AM, Cindy Gubler <cindy@wfandco.com> wrote:

All,

The project team and I want to let you know that the 4th Avenue well project will return to the Historic Landmark Commission (HLC) on December 3, 2020. As the design progressed after initial HLC approval, Rocky Mountain Power (RMP) identified that a sectionalizer, which is also known as a ground sleeve, is required to provide the well with the power it needs along with a new transformer to provide power to the park for lighting and irrigation. This will not change the design of the pump house but it does change what RMP infrastructure will be at the site.

What RMP Infrastructure Will Look Like

There are no proposed changes to the well transformer as previously presented. A new single-phase transformer for irrigation and lighting will be included and will be mounted above ground and located on the north side of the well building. This transformer will be approximately 3 ¾ feet long by 3 ¾ feet wide by 3 ½ feet tall. Its view will be obstructed from the south by the well building and the existing rock wall over the creek channel, from the west by the larger well transformer, and from the north and east by landscaping. The landscaping plans are updated to account for the new electrical equipment. The transformer will be RMP's standard forest green color to blend into the surroundings.

The sectionalizer will be an above ground rectangular enclosure approximately 6 feet long by 2 feet wide by 5 ½ feet tall. The sectionalizer enclosure will also be a forest green color. The proposed location is just east of the well house, between the well house and the stream channel. This concentrates all the impacts and disturbances to the existing well construction site. The landscaping and well building will help obscure and minimize the potential visual impacts of the sectionalizer.

Why the Infrastructure is Needed

During the final design process, the project team coordinated with RMP on the electrical supply for the project. During site visits and investigations with RMP, it was discovered that there was another separate power meter on-site that supplies power to the existing park lights and irrigation timer. RMP also determined that the existing high-voltage buried primary power conductor was not long

enough to extend from the existing transformer to the proposed new well transformer to the north. Based on the second meter and conductor length, RMP determined that a sectionalizer and an additional transformer were required. The sectionalizer serves two purposes – it serves as a way to extend an existing high-voltage buried power conductor and it is needed to split power from the single high-voltage buried line into two separate power meters. Though the existing site does not currently have a separate sectionalizer or second transformer, there is existing equipment that serves the same purpose that will be removed. That older equipment does not meet current RMP standards or code.

When the Project Will Go Before The HLC

The project is scheduled to go back to the HLC on Thursday, December 3. We will provide you with a link to the packet provided to the HLC and post it on the 4th Avenue well project website.

Our Timeline

We are still working to have the project completed by June 1st as this well is critical to meet water demands.

Keeping You Updated

Please visit the 4th Ave Well project website (https://www.slc.gov/utilities/fourth-avenue-well-project/) for additional information on construction activities or project background. We will continue to provide updates to keep you informed.

Sincerely,

Cindy Gubler and the project team

F om h
To [redacted] be t Webb
Subject (EXTERNA) Re 4th Avenue We l Update
Date Wednesday Novembe 18 2020 10 05 46 AM

Perhaps the community can also re isit the unresol ed noise quest ons as
part of he Dec. 3 proceedings. The City is dragging its feet on urning
o er the background noise expert memoranda measuring background noise
requested pursuant to my GRAMA reques . They ha e the memo in their
possession but are not releasing it. They want to re-wr te a sanitized
ersion and release t at some unspecified future date. T me is oo short
for that and the response is inconsistent with GRAMA response
requiremen s. - Kurt Fisher

> Hi Cindy
>
> Thank you for the update. I am concerned that this proposal s to add a
> tremendous amount of equipment to pro ide for separate power metering of
> m niscule power needs. This is the sort of equipment you might see in a
> subdi ision powering mul iple homes. The park is tiny and the power
> needs are m nimal. Requirement is o pro ide power to a half dozen s reet
> lamps (with low wattage led bulbs) and a sprinkler timer. It is so low t
> almost doesn't e en merit meter ng. You wi l add $100k of equipment to
> a low for me ering of nightl ght power. It is quite l terally using a
> sledgehammer o kill a fly and is unjust fiable.
>
> Recommend your team exam ne pro iding one meter for the en ire facili y
> and include the park to be paid for by the SLDUP. The lights are
> necessary for park and pumphouse security and the irrigat on timer is
> used o main ain the park and pumphouse landscape.
>
> The only additional power load I can think of s the addition of LED
> Christmas lights o the streetlight poles during he holiday season.
> Again this is akin to running n ght lights w th modern LEDs. It is so
> inexpensi e it is n he noise.
>
> I think this would be a win-w n situation n that it w ll eliminate the
> proposed additional ugly power infrastructure and streamline the
> eng neer ng to completion. No addi ional HLC meetings would be needed as
> th s would be with n current plan.
>
> Please let me know what you think.
>
> Thank you
>
> Shane Franz
> ________________________________
> From Cindy Gubler <c ndy@wfandco.com>
> Sent Tuesday No ember 17 2020 10 1 AM
> To Kimmel Austin <austin.kimmel@slcgo com> cindy cromer
> <3cinslc@li e.com> Winston Seiler <w nston@kcs aerialpatrol.com> Winston
> Seiler <winstonseiler@yahoo.com> alanjwalker@197 gmail com
> <alanjwalker@197 gmail com> Shane_franz@ho mail.com
> <Shane_franz@hotmail.com> fisherka@csolutions.net
> <fisherka@csolut ons net> Mcgoughk2 03@gmail.com
> <Mcgoughk2 03@gmail com> Dee Brewer (dee@down ownslc.org)
> <dee@down ownslc.org> lmhli @gmail.com <lmhli @gma l.com>
> gaccchair@slc-a enues org <gaccchair@slc-a enues.org>
> jill. an@hotmail com <jill. an@hotmail.com> craig ogan
> <cra gogan@gmail.com> E an Sm th <smi hredd@comcast.net>
> nancyboskoff@xmission.com <nancyboskoff@xm ssion com>
> cecile.paskett@utah.edu <cecile.paske t@u ah.edu> Vwalker
> < walker693@gmail.com> jl132639@gma l.com < l132639@gmail.com>
> da d@preser ationutah org <da id@preser a ionutah.org>
> Cactus_da e@hotmail com <Cac us_da e@hotma l.com> linneanoyes@mac com
> <linneanoyes@mac.com> Da e Jonsson <djonsson @gmail.com> Robin Carbaugh
> <robin@carbaughassoc ates.com> jdrussell 3@gmail.com
> <jdrussell 3@gmail.com> allapae@aol.com <a lapae@aol.com> Gene ie e
> Atwood <gene e eatwood@icloud com> Chris <Chris.Wharton@slcgo .com>
> Lehua <Lehua.Wea er@slcgo .com> E a.lopez@slcgo .com
> <E a lopez@slcgo com> fonyfacade@me.com <fonyfacade@me com>
> l.russell 5@hotmail com <l.russell 5@hotmail.com> Damian.Choi@slcgo .com
> <Damian.Choi@slcgo com> Patricia.Estrada@slcgo .com
> <Patricia.Estrada@slcgo com> Michael Curry <2018cme@gmail.com>
> Cc Mimi Charles <m mi@wfandco com> Mullen Holly
> <holly.mullen@slcgo .com> Jesse <Jesse.Stewart@slcgo .com> Laura briefer
> <laura.briefer@slcgo .com> Kelsey <Kelsey Lindquist@slcgo com> Kirk
> Bagley <KBagley@bowenco lins com> Dawn <Dawn.Wagner@slcgo com> Brad
> <Brad.Stewart@slcgo .com> Kirsten Dodge <kirsten@wfandco.com> Doug R ley
> <dougr@wedigu ah.com> Robert Webb <rwebb@wedigutah.com>
> Subject th A enue Well Upda e
>
>
> All
>
> The project team and I want to let you know that he h A enue well
> project w ll return to the Historic Landmark Commission (HLC) on December
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> Mounta n Power (RMP) identified that a sectionalizer which is also known
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> lighting and irrigation. This will not change the design of he pump
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> There are no proposed changes to the well transformer as pre iously
> presented. A new single-phase transformer for irrigation and lighting
> will be included and w ll be mounted abo e ground and located on the nor h
> side of the well build ng. This transformer will be approximately 3 ¾ feet
> long by 3 ¾ feet wide by 3 ½ feet ta l. Its iew will be obstructed from
> the south by the we l building and the existing rock wall o er the creek
> channel from the west by the larger well transformer and from the north
> and east by landscaping. The landscaping plans are updated to account for
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> forest green color to blend into the surroundings.
>
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> stream channel. This concentra es all the impacts and d s urbances to the
> existing well construc ion site. The landscaping and we l building will
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>
>
>
> Why the Infrastructure is Needed
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> irrigat on timer. RMP also de ermined that the ex s ing high- oltage
> buried primary power conductor was not long enough to ex end from the
> existing ransformer to the proposed new well transformer to the nor h.
> Based on the second meter and conductor length RMP determ ned that a
> sectionalizer and an additional ransformer were required. The
> sectionalizer ser es two purposes – it ser es as a way to extend an
> existing high- oltage buried power conductor and it is needed to split
> power from the single high- ol age buried line into wo separate power
> meters. Though he existing site does not currently ha e a separate
> sectionalizer or second ransformer there is existing equipment that
> ser es he same purpose that w ll be remo ed. That older equipment does
> not meet current RMP standards or code.
>
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>
> When the Project Wi l Go Before The HLC
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> The project is scheduled to go back o he HLC on Thursday December 3.
> We will pro ide you with a link to the packet pro ided to the HLC and post
> it on the th A enue well project websi e.
>
>
>
> Our T meline
>
> We are st ll working o ha e the pro ect comple ed by June 1st as this
> well is critical to meet water demands.
>
>
>
> Keep ng You Upda ed
>
> Please isit he h A e We l project website
> (ht ps //www.slc.go /ut lities/fourth-a enue-we l-project <h tps / nam05 safelinks.protection.outlook.com/?url=https%3A%2F%2Fwww.slc.go %2Futilit es%2Ffour h-a enue-well-
project%2F&data=0 %7C01%7C%7Ccc156 703c3f e7d67aa08d88b1c 56a%7C8 df9e7fe9f6 0afb 35aaaaaaaaaaa%7C1%7C0%7C637 12300819919371%7CUnknown%7CTWFpbGZsb3d8eyJWIjoiMC wLjAwMDAiLCJQIjoiV2luMzI LCJBTiI6Ik1haWwiLCJXVCI6Mn0%3D%7C1000&sdata=H1AW6xsp LXV2FPLhSu1k%2FNNkbzmo69MrdUTpl85Dec%3D&reser ed=0>)
> for addit onal informat on on construction acti ities or project
> background. We will con inue to pro ide updates to keep you informed.
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> Sincerely
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> Cindy Gubler and he project team
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