



Staff Report

PLANNING DIVISION

DEPARTMENT of COMMUNITY and NEIGHBORHOODS

To: Salt Lake City Historic Landmark Commission
From: Sara Javoronok, AICP, Senior Planner, sara.javoronok@slcgov.com, 801-535-7625
Date: September 1, 2022
Re: PLNHLC2022-00724 – New Two-family Dwelling

New Construction

PROPERTY ADDRESS: 136 S 700 E
PARCEL ID: 16-05-104-025-0000
HISTORIC DISTRICT: Central City
MASTER PLAN: Central Community
ZONING DISTRICT: RMF-35
DESIGN GUIDELINES: Residential Design Guidelines

REQUEST:

Matt Newbold of JZW Architects, on behalf of the property owner, Jay Rice of Tenth East Townhomes, LLC, is requesting approval for new construction of a two-family dwelling at approximately 136 South 700 East. The property is in the Central City Historic District and the RMF-35 zoning district. New construction in the historic district must be reviewed by the Historic Landmark Commission. The proposal includes a modification for a reduction of the front yard by 2'7" to accommodate an entry porch.

RECOMMENDATION:

Based on the information and findings listed in the staff report, it is the Planning Staff's opinion that the request generally meets the applicable standards of approval and therefore recommends the Historic Landmark Commission approve the request with the following conditions:

1. Approval of all final design details, including specific direction expressed by the Commission, shall be delegated to Planning Staff.
2. Approval is for the specific items discussed and identified in the staff report. All other applicable zoning regulations and requirements from other city departments still apply.
3. Any additional fencing shall be wood or metal and reviewed by staff.
4. The AC condensing units shall not be less than 4' from property line.
5. Fiber cement siding shall have a smooth finish.
6. Stone veneer shall be individual cut stone.
7. Any mullions shall be simulated or true divided lights.

ATTACHMENTS:

- A. [ATTACHMENT A: Vicinity Maps](#)
- B. [ATTACHMENT B: RLS Form](#)
- C. [ATTACHMENT C: Revised Plan Set](#)
- D. [ATTACHMENT D: Initial Plan Set](#)
- E. [ATTACHMENT E: Property and Vicinity Photos](#)
- F. [ATTACHMENT F: RMF-35 Zoning Standards](#)
- G. [ATTACHMENT G: New Construction Standards & Design Guidelines](#)
- H. [ATTACHMENT H: Public Process & Comments](#)
- I. [ATTACHMENT I: Department Review Comments](#)

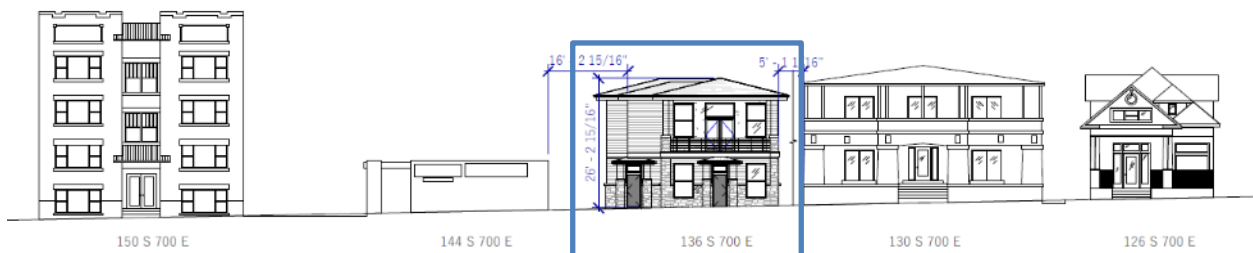
PROJECT DESCRIPTION

The proposal is for new construction of a two-family dwelling in the Central City Historic District. The subject property is on the west side of 700 East and is located approximately mid-block between 100 South and 200 South. A lot line adjustment was approved in 2017 (PLNSUB2017-00219) that added an extra 6" to the lot width to meet the 50' minimum requirement for the zoning district. The depth is approximately 165', which is consistent with the properties to the north and the south. The total area is approximately 8,250 sq. ft. There was a previous dwelling on the site where there was a fire in 2007. Demolition of the structure was approved in 2008. The proposed two-family dwelling is designed with a front unit and a unit to the rear.



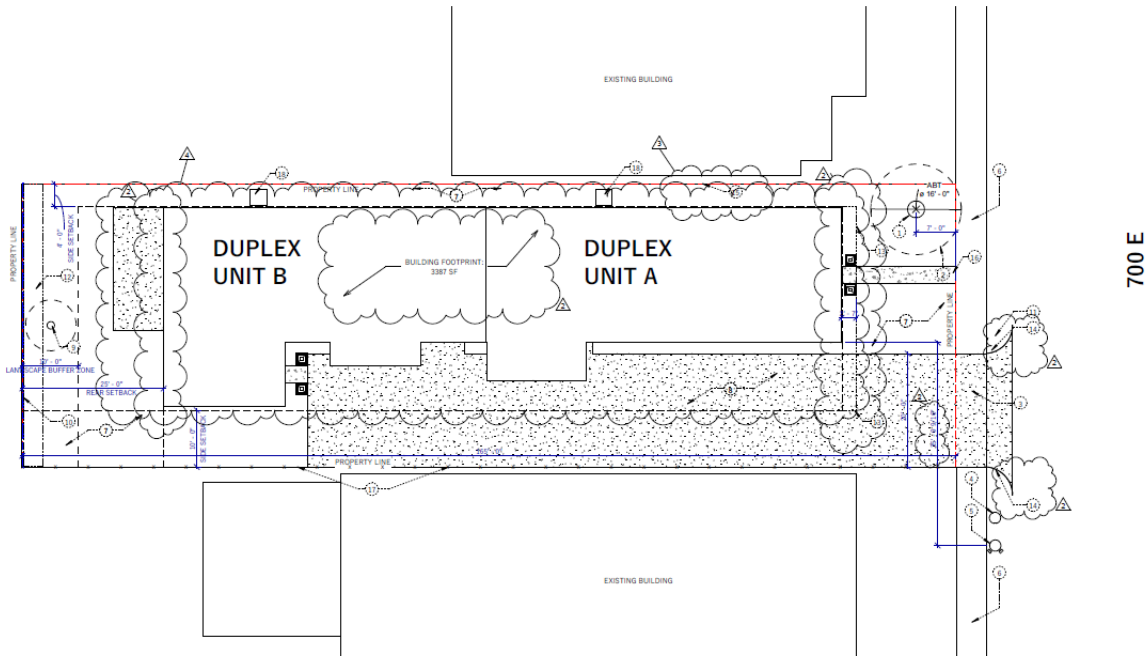
Quick Facts

- Height:** 26'3" top of roof
- Number of Residential Units:** 2 units
- Exterior Materials:** Stone veneer, fiber cement, stucco, and glass
- Parking:** 4 garage spaces
- Review Process & Standards:** HLC New Construction



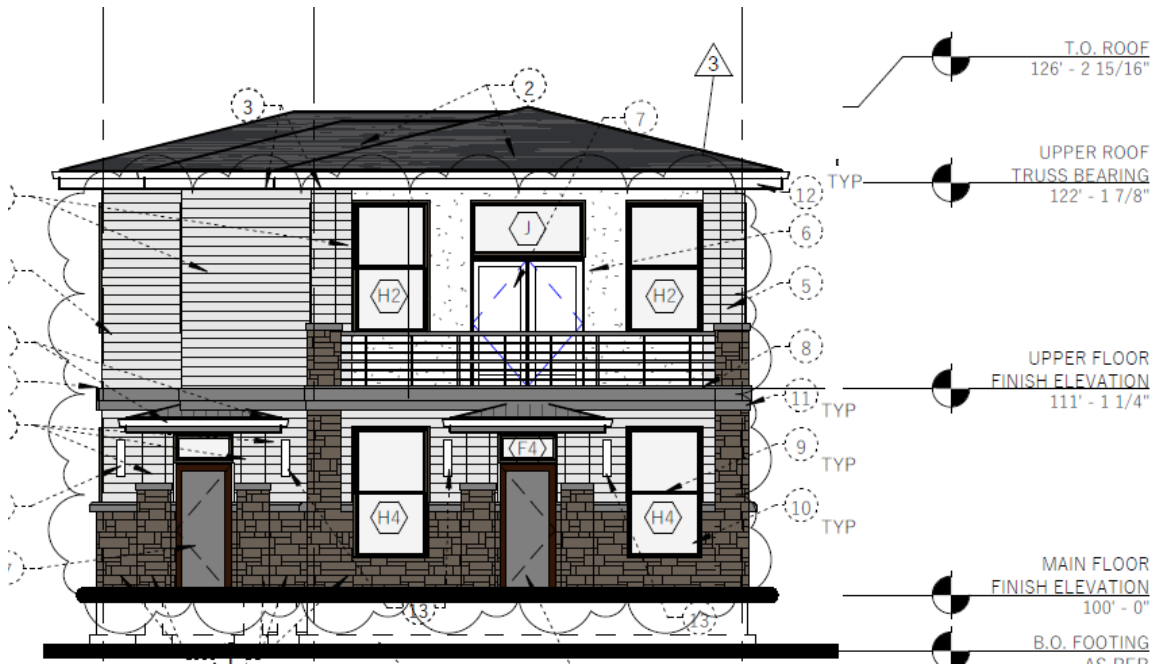
Partial Streetscape

The property is generally flat and there are a variety of building types on the block. To the north is a two-story, small multifamily building and to the south is a single-story commercial building. Both structures are considered contributing to the historic district. To the east, which is outside of the local Central City Historic District, is a three-story multifamily building and a set of three single-family attached dwellings. To the west is parking associated with the Parklane development at the intersection of 100 South and 700 East.



Site Plan

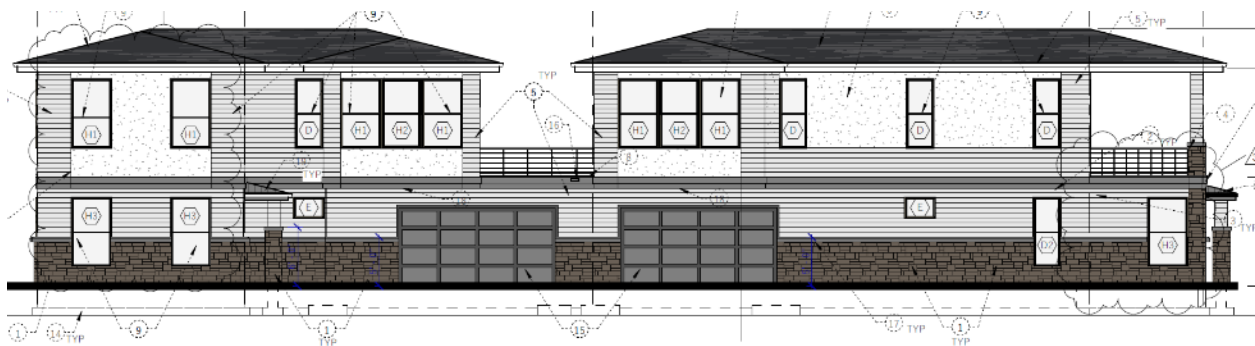
The proposed dwellings have a footprint of 3,387 sq. ft. and are two stories. The proposed front setback for the dwelling is 17'5", which is less than the 20' required. This setback is consistent with the structures to the north and south and allows for a small entry porch. The porch was recommended by staff and staff recommends approval of the front yard modification. The addition of the entry porch is one of several changes made by the applicant in response to staff comments in review of the proposal. The proposal meets the required side (4' on one and 10' on the other) and rear yard (25') requirements. Pedestrian access to the dwelling is via a pathway from the 700 East sidewalk and vehicular access is from an existing curb cut on 700 East. There is an existing vinyl fence on the rear property line. Staff has included Condition of Approval #3 that any additional fencing shall be wood or metal. Additionally, the AC units shall be located a minimum of 4' from the property line (Condition of Approval #4).



Front elevation

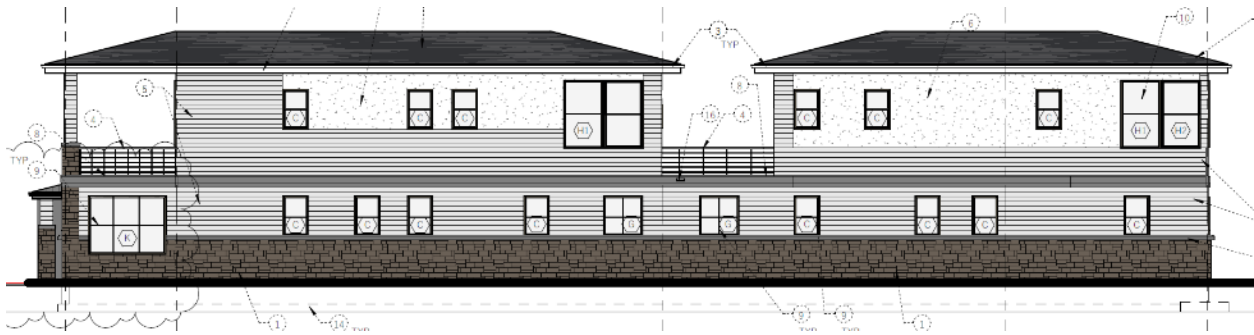
The proposed dwelling is two stories with a shallow hipped roof. It is approximately 26'3" tall. The roofing material is asphalt shingle, except for the entry porch, which is standing seam metal. The primary material on the front façade is fiber cement siding. The applicant has agreed to Condition of Approval #5 for a smooth finish. Secondary materials are stone and stucco. The windows are aluminum clad wood. As identified earlier, there is a front entry porch in the center of the front elevation. The front entry for the eastern unit has a transom window and is flanked by single-hung windows. The stone veneer extends approximately halfway up the front façade. On the second story, there is a covered balcony. There are centrally located French doors with a large transom window above. Single-hung windows are to both sides. There is a metal railing for the balcony with columns at the corners. There is stone veneer on the columns to the height of the railing. Condition of Approval #6 specifies that this shall be individual cut stone.

Approximately 45' to the west of the front elevation is a cantilevered projection extending over the garage of the front unit. Further to the west, there is a similar projection for the rear unit over its garage. The entry for the rear unit faces 700 East and is nearly 100' to the rear of the entry for the front unit.



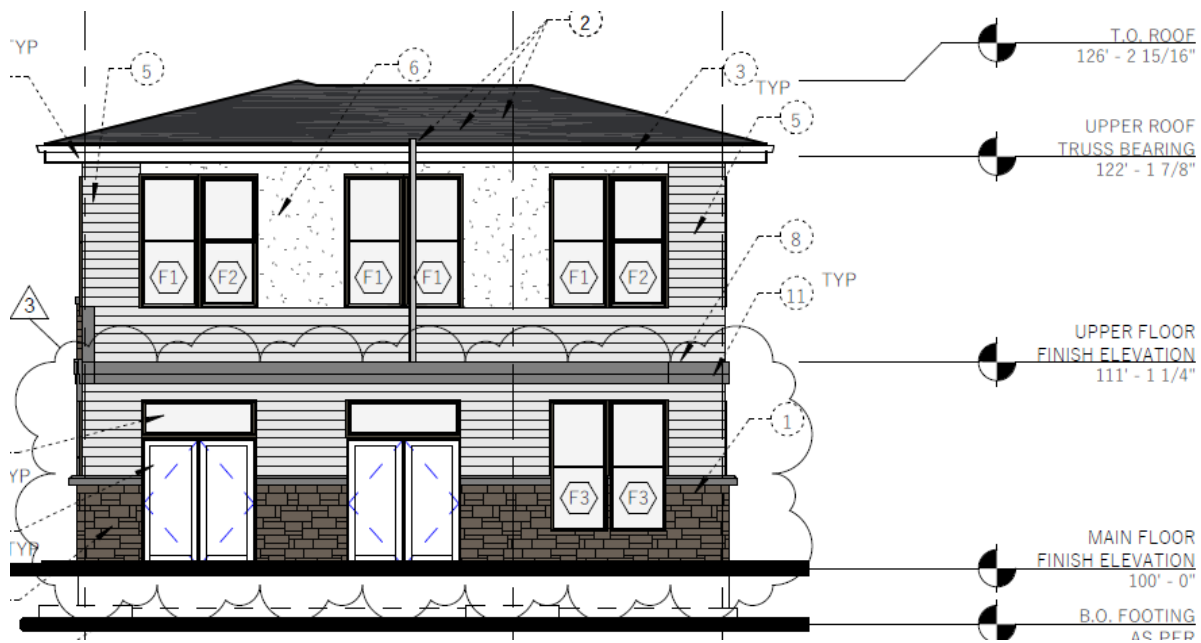
Side (south) elevation

The depth of the cantilevered projections and rear entry are visible on the south elevation. The materials on the side elevation are the same as the front with a stone veneer at the base, fiber cement siding, and stucco. The windows are a combination of single-hung and fixed. The plans identified the fixed windows as having a faux mullions and Condition of Approval #7 specifies that this mullion shall be a simulated or true divided lite rather than grid between the glass.



Side (north) elevation

The north elevation includes the same materials with the stone veneer at the base, fiber cement siding, and stucco. There is a second level patio between the two units.



Rear (west) elevation

The rear elevation has the same materials as the other facades. On the first floor, there are two French doors opening to a rear patio. A paired set of single-hung windows are to the south. There are three sets of paired windows on the second story. The windows are a mix of single-hung and fixed with a mullion. These windows will not be visible from the right-of-way.

APPROVAL PROCESS AND COMMISSION AUTHORITY

The applicant has submitted an application for New Construction in the Central City Historic District. The Historic Landmark Commission has decision making authority for this review. The Commission may make modifications to lot and bulk standards, including required yards, in historic districts.

KEY CONSIDERATIONS

The key considerations listed below were identified through the analysis of the project:

1. Compliance with Zoning Requirements: Requested Modification
2. Compliance with Residential Design Guidelines

Consideration 1: Compliance with Zoning Requirements: Requested Modification

The proposed two-family dwelling is seeking a modification of the required front yard from the 20' to 17'5". The proposed yard, which includes the front entry porch recommended by staff, is a reduction of 2'7". This proposed setback for the building is consistent with the setbacks of the adjacent buildings. Staff recommended this entry porch, and potentially an entry porch with even greater depth, as it is compatible with the adjacent property to the north and a front porch, or a smaller entry porch, is common in the district. The applicant chose not to extend this as it would interfere with the tree protection zone and decreasing the depth of the building would interfere with the interior flow.

Consideration 2: Compliance with Residential Design Guidelines

The proposed two-family dwelling complies with the adopted standards in 21A.34.020.H and Chapter 12: New Construction in the Residential Design Guidelines. The applicant worked with staff to make numerous modifications from the initial proposal. Renderings of the initial submittal and the current proposal are below for comparison.



Initial Proposal



Current Proposal

Changes made by the applicant on the front elevation include moving the entry to the front unit to the front elevation, the addition of the front entry porch, the addition of fiber cement siding on the front elevation, the covered second floor balcony, and French doors on the balcony. Additionally, the applicant changed the primary roofing material from standing seam metal to asphalt shingles and modified the projecting features to better meet building coverage requirements, modified openings, and added a pathway to the 700 East sidewalk. With the conditions, the applicant will meet the 80% durable materials requirement in 21A.34.020.H.6.a.

STAFF RECOMMENDATION

As outlined in the analysis and findings in this Staff Report, it is Planning staff’s opinion that the proposed new construction with the requested modification and conditions of approval meets the applicable standards of approval, and staff recommends that the Historic Landmark Commission approve the request with the conditions identified.

NEXT STEPS

Approval of the Request

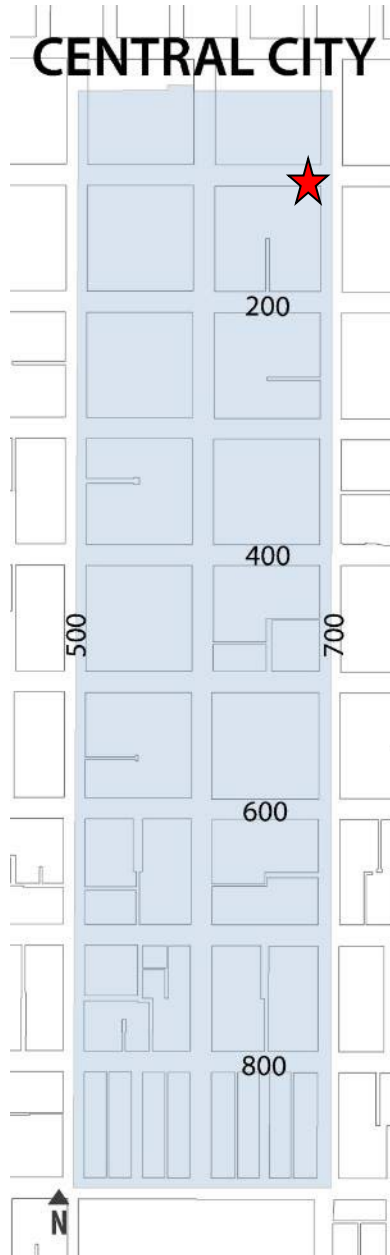
If the request for New Construction is granted by the Historic Landmark Commission, the applicant may proceed with the project as represented in the staff report and will be required to obtain all necessary approvals and permits for the proposed two-family dwelling. Depending on the scope, modifications to the proposal may be reviewed administratively by staff or by the Historic Landmark Commission.

There is a 30-day period in which the applicant may appeal the Historic Landmark Commission’s decision to the city’s Appeals Hearing Officer and there is a 10-day appeal period in which any party entitled to appeal can appeal the Historic Landmark Commission’s decisions to the city’s Appeals Hearing Officer. This appeal period is required in the City’s Zoning Ordinance and allows time for any affected party to protest the approval, if they so choose.

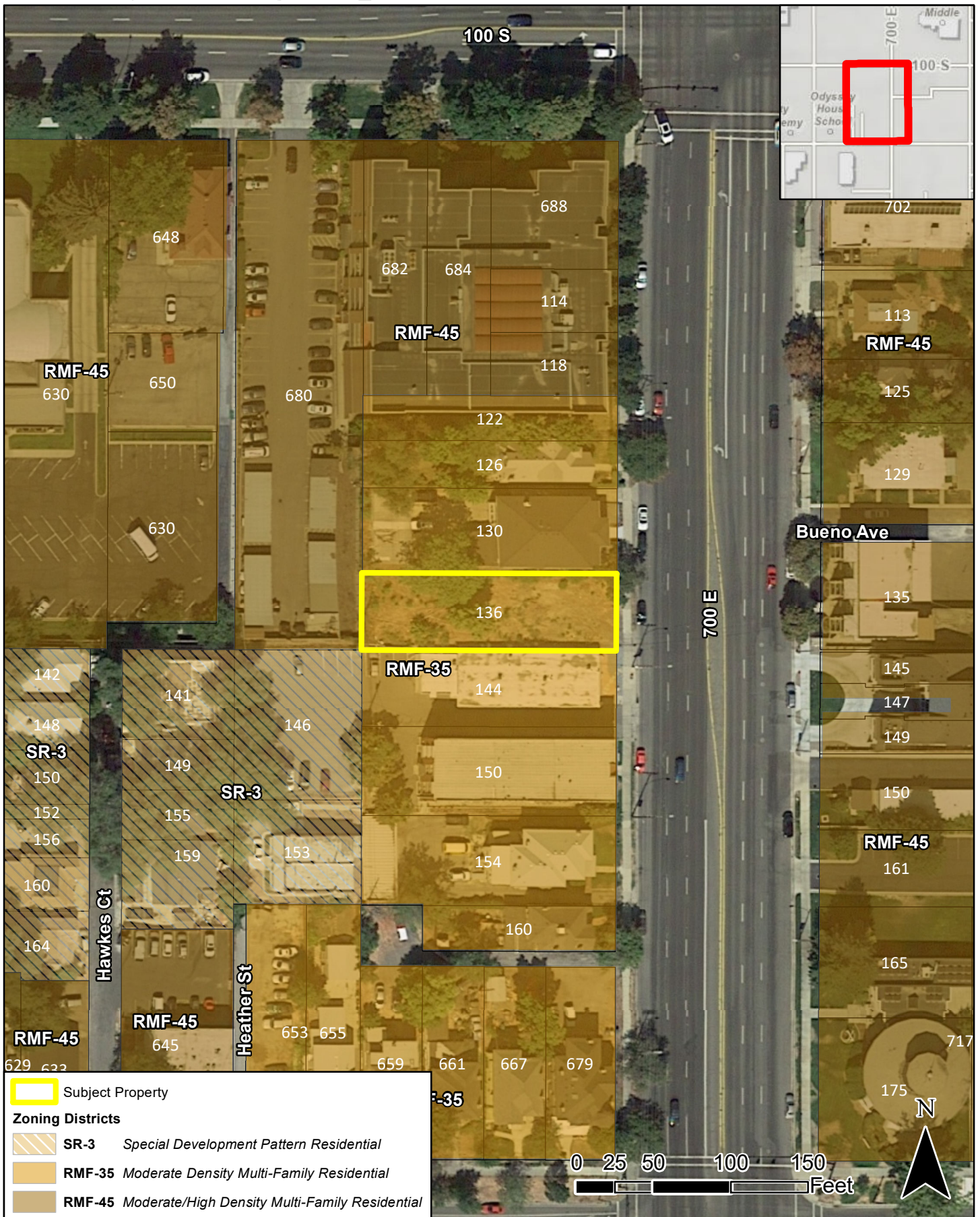
Denial of the New Construction Request

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

ATTACHMENT A: Vicinity Maps



Vicinity Zoning Map



ATTACHMENT B: RLS Form



46 S. 700 E.

EC



?48 S. 700 E.

EC



54 S. 700 E.

EC



126 S. 700 E.

EC



130 S. 700 E.

EC



130 S. 700 E.

EC



144 S. 700 E.

EC



150 S. 700 E.

ES



154 S. 700 E.

EC



160 S. 700 E.

EC



?204 S. 700 E.

NC



210 S. 700 E.

NC

ATTACHMENT C: Revised Plan Set

August 8th, 2022

Sara Javoronok
Salt Lake City
451 South State Street, Room 406
PO Box 145480, Salt Lake City, UT 84114
RE: Comments from the updated plans

Sara,

Below are responses to the suggestion for the Townhomes at 136 South 700 East.

- 1. Double or close to double the depth of the porch. This would make its appearance more similar to porches found historically and increase its function. You could request a greater modification to the front yard setback, decrease the depth of the building, or move the building back and request a modification from the rear yard setback.**
 - A. After some review we have determined that increasing the porch depth would negatively impact the project. The front yard setback cannot be increased any farther because it would interfere with the existing tree protection zone and decreasing the depth of the building by any significant amount would interfere with the already rather tight flow of the interior, particularly the front living room/kitchen/stairway area.
- 2. Extend the porch across the entire width of the façade.**
 - A. Extending porches won't work for this building layout.
- 3. Modify the porch columns so that the height of the stone matches the height of the stone on the second-floor balcony. This would be more compatible with the use of stone and the massing of columns on historic structures.**
 - A. After some review on the model we determined the current height matches best with other parts of the building. While it is a change we can make we feel it is more visually appealing as it is now.
- 4. Lower the height of the stone on the front section of the building to match the height of the stone on the side elevations, or the lowered height of the stone on the columns (above).**
 - A. We have lowered the stone height to match the side elevations.
- 5. Clarify the window types on the front façade. Historically, the larger windows (aside from the sidelights and transom) would have opened. Single- or double-hung windows would be consistent with the block face and guidelines. H1 is shown on the elevations such that it appears to be a single or double hung window, but on the window schedule it is fixed, and H3 is shown on the elevations, but is not on the window schedule.**
 - A. Changed front windows to double-hung.
- 6. A door schedule was not included, but the second-floor balcony door appears to be a sliding glass door. Modify this to be French doors. This type is more compatible with the district.**
 - A. Doors updated to French doors. In addition 2 French doors have been added to the rear unit to provide more direct access to the backyard.
- 7. Extend the front walkway from the front entry to the sidewalk instead of only to the driveway. This is consistent with the pattern of other buildings on the block face.**
 - A. Walkway location updated as requested.
- 8. Provide the window material and, if possible, a spec sheet. Vinyl windows are not considered a compatible material.**

August 8th, 2022

- A. Windows are planned to be aluminum framed. Basis of design spec sheets have been included.
- 9. Separate the glass out from the material calculations to simplify the calculation for the 80% durable materials.**
 - A. Glass separated out from calculations for clarity.
- 10. The updated streetscape drawing is helpful for the review. We noticed that the rear entry and the rear portion of the building that extends to the south isn't on this view. Is it not visible from the street?**
 - A. Street view has been updated to show that rear unit entry.
- 11. Provide the fence material and clearly identify the location of it if it's extending beyond the rear property line. See 21A.40.120 for fence regulations and Chapter 1: Site Features for guidelines – the material, location, and height should be compatible to those on contributing properties in the district.**
 - A. Existing fences noted on Architectural site plan and 1 new fence has been identified on the South of the lot to match existing fencing.
- 12. Identify the location of the condenser units or other HVAC equipment on the site plan.**
 - A. Proposed condenser units have been located on Architectural Site Plan.
- 13. Additionally, with Hardi lap siding, traditionally wood siding did not have a textured finish and I will add a condition that it have a smooth finish.**
 - A. Has been noted that HARDI lap siding is to have a smooth finish on elevations and sheet specs.

700 E TWIN HOMES

136 S 700 E, SALT LAKE CITY, UT

ISSUE DATE:
JANUARY 27, 2022

PROJECT NUMBER
21076

REVISIONS:

No.	Date	Description



700 E TWIN HOMES

DRAWING INDEX

PRESENTATION DRAWINGS	
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P0.1	3D VIEWS
P0.2	3D MATERIAL SCHEDULE
P2.1	STREETSCAPE
ARCHITECTURAL DRAWINGS	
A0.1	ARCHITECTURAL SITE PLAN
A1.1	PLANS
A1.5	ROOF PLAN
A2.1	ELEVATIONS
A3.1	BUILDING SECTIONS
A6.1	WINDOW SCHEDULE
A10.1	DETAILS

PROJECT DIRECTORY

OWNER JAR CONSTRUCTION JAY RICE 4968 S HOLLADAY PINES CT HOLLADAY, UT 84117 801-633-3994 JRRICE2014@GMAIL.COM	STRUCTURAL ENGINEER YORK ENGINEERING TANNER CLEMENTS 14203 MINUTE MAN DRIVE DRAPER, UT 801-876-3501 TANNER@YORKENGR.COM
ARCHITECT JZW ARCHITECTS MATT NEWBOLD 45 E. CENTER ST. SUITE 202 NORTH SALT LAKE, UT 84054 (801) 936-1343 MATTN@JZW-A.COM	

CODE SUMMARY

APPLICABLE CODE:
2015 INTERNATIONAL RESIDENTIAL CODE (I.R.C.)
(WITH APPENDIX Q OF 2018 IRC)
2018 INTERNATIONAL MECHANICAL CODE
2018 INTERNATIONAL PLUMBING CODE
2018 INTERNATIONAL FIRE CODE
2018 INTERNATIONAL ENERGY CONSERVATION CODE
2017 NATIONAL ELECTRIC CODE

PROJECT LOCATION:
ADDRESS: 136 S 700 E
CITY: SALT LAKE CITY, UT
LOT SIZE: 0.19 ACREAGE

BUILDING AREAS:

UNIT A:	
MAIN FLOOR:	885 SF
GARAGE:	609 SF
UPPER FLOOR:	1,304 SF
BALCONY:	282 SF
TOTAL:	3,080 SF

UNIT B:	
MAIN FLOOR:	1,007 SF
GARAGE:	590 SF
UPPER FLOOR:	1,406 SF
BALCONY:	527 SF
TOTAL:	3,530 SF

OCCUPANCY: RESIDENTIAL

PROJECT INFORMATION

THESE DRAWINGS ARE PART OF A SET OF CONSTRUCTION DOCUMENTS. THE CONSTRUCTION DOCUMENTS CONSIST OF ONE OR MORE OF THE FOLLOWING ELEMENTS:

- CONSTRUCTION DRAWINGS
- SPECIFICATIONS
- STRUCTURAL CALCULATIONS
- CONTRACT FORMS AND CONDITIONS
- ADDENDA
- MODIFICATIONS AND REVISIONS

CONTRACTORS, SUBCONTRACTORS, AND OTHERS WHO PROVIDE LABOR AND/OR MATERIALS REFERENCING THESE DRAWINGS ARE RESPONSIBLE FOR OBTAINING AND REVIEWING ALL CURRENT CONSTRUCTION DOCUMENTS.

CONTRACTORS, SUBCONTRACTORS, AND OTHERS ARE TO REPORT ANY DISCREPANCIES OR ERRORS TO JZW ARCHITECTS IMMEDIATELY. ANY CHANGES TO THE PROJECT WILL BE VERIFIED WITH THE OWNER BY THE ARCHITECT AND REVISIONS WILL BE ISSUED BY ARCHITECT. CONTRACTORS ARE NOT TO MAKE ALTERATIONS OF ANY KIND WITHOUT THE PRIOR WRITTEN CONSENT OF ARCHITECT. DISCREPANCIES NOT REPORTED IMMEDIATELY ARE RESPONSIBILITY OF CONTRACTOR.

CONTRACTORS SHALL NOT SCALE FROM DRAWINGS. DIMENSIONS ARE PROVIDED TO ALLOW FOR ACCURATE CONSTRUCTION OF BUILDING. QUESTIONS ARISING FROM DIMENSIONS SHOULD BE RESOLVED BY CONTACTING ARCHITECT.

No.	Date	Description



1
P0.1
SOUTHWEST CORNER



3
P0.1
STREET LEVEL VIEW

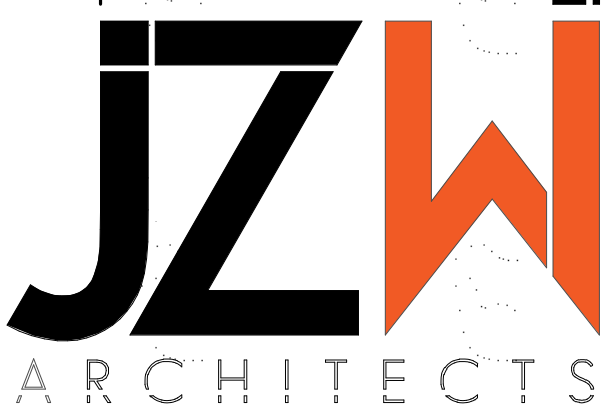


2
P0.1
SOUTHEAST CORNER

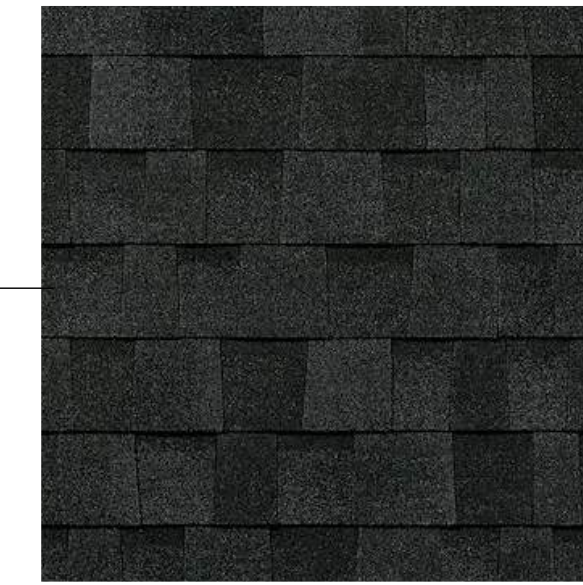
700 E TWIN HOMES
136 S 700 E, SALT LAKE CITY, UT

3D VIEWS

P0.1



No.	Date	Description
3	7/21/2022	Revision 3
4	7/26/2022	Revision 4

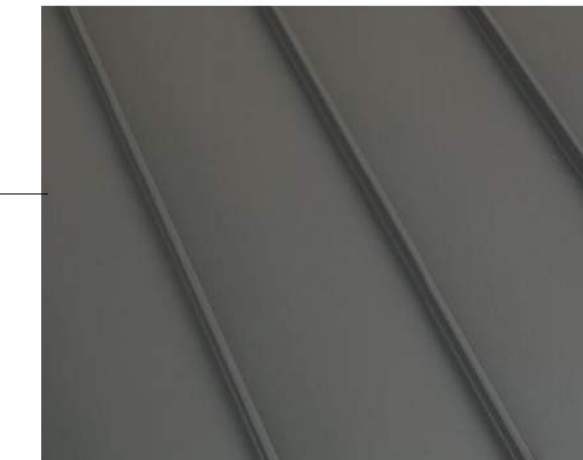


ASPHALT SHINGLE ROOF

NAME: DURATION SHINGLES

MANUFACTURER: OWENS CORNING

COLOR: ONYX BLACK

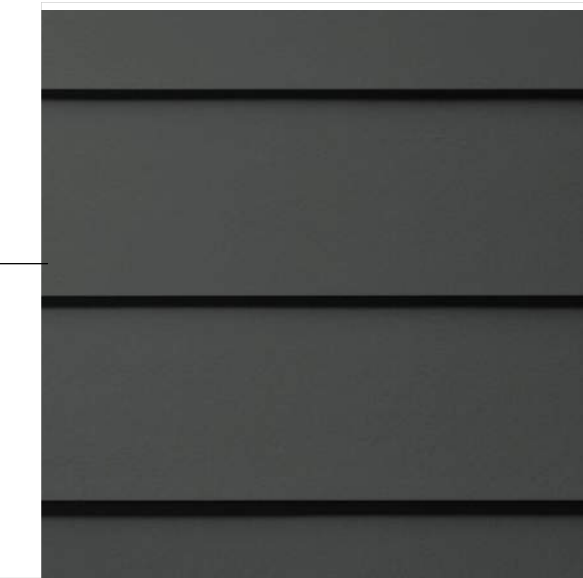


METAL ROOF

NAME: SUPERLOCK METAL ROOF PANEL

MANUFACTURER: MBCI

COLOR: MIDNIGHT BRONZE



SIDING

NAME: SMOOTH FINISH HARDIE PLANK LAP SIDING

MANUFACTURER: JAMES HARDIE

COLOR: IRON GRAY



STUCCO

NAME: COMMERCIAL CEMENT PLASTER (CCP) 4

MANUFACTURER: DRYVIT

COLOR: BUCKSKIN #449



STONE

NAME: F-NS-HWHITE

MANUFACTURER: SUNSET STONE

COLOR: NS SS HARD WHITE



STUCCO	312 SF	15%
HARDIE SIDING	1,108 SF	55%
STONE	612 SF	30%
TOTALS	2,033 SF	

5
P0.2
NORTH ELEVATION
1/16" = 1'-0"



STUCCO	85 SF	17%
HARDIE SIDING	286 SF	58%
STONE	121 SF	25%
TOTALS	493 SF	

3
P0.2
WEST ELEVATION
1/16" = 1'-0"



STUCCO	344 SF	20%
HARDIE SIDING	910 SF	54%
STONE	428 SF	26%
TOTALS	1,674 SF	

4
P0.2
SOUTH ELEVATION
1/16" = 1'-0"



STUCCO	80 SF	15%
HARDIE SIDING	271 SF	53%
STONE	164 SF	32%
TOTALS	516 SF	

6
P0.2
EAST ELEVATION
1/16" = 1'-0"

TOTAL FINISH %

STUCCO	821 SF	16%
HARDIE SIDING	2,575 SF	50%
STONE	1,715 SF	34%
TOTALS	5,111 SF	

700 E TWIN HOMES

136 S 700 E, SALT LAKE CITY, UT

3D MATERIAL SCHEDULE

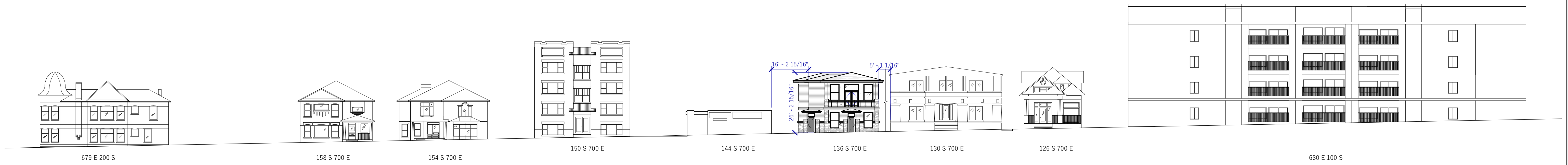
P0.2

PROJECT NUMBER
21076

ISSUE DATE:
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700 E TWIN HOMES
136 S 700 E, SALT LAKE CITY, UT

STREETSCAPE

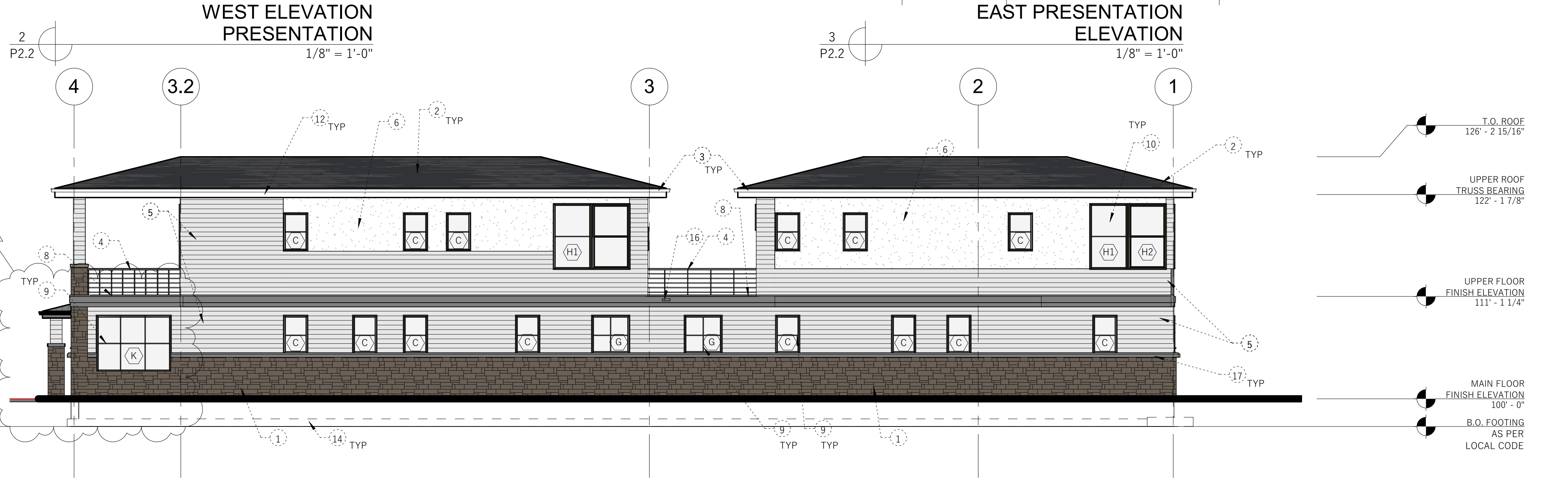
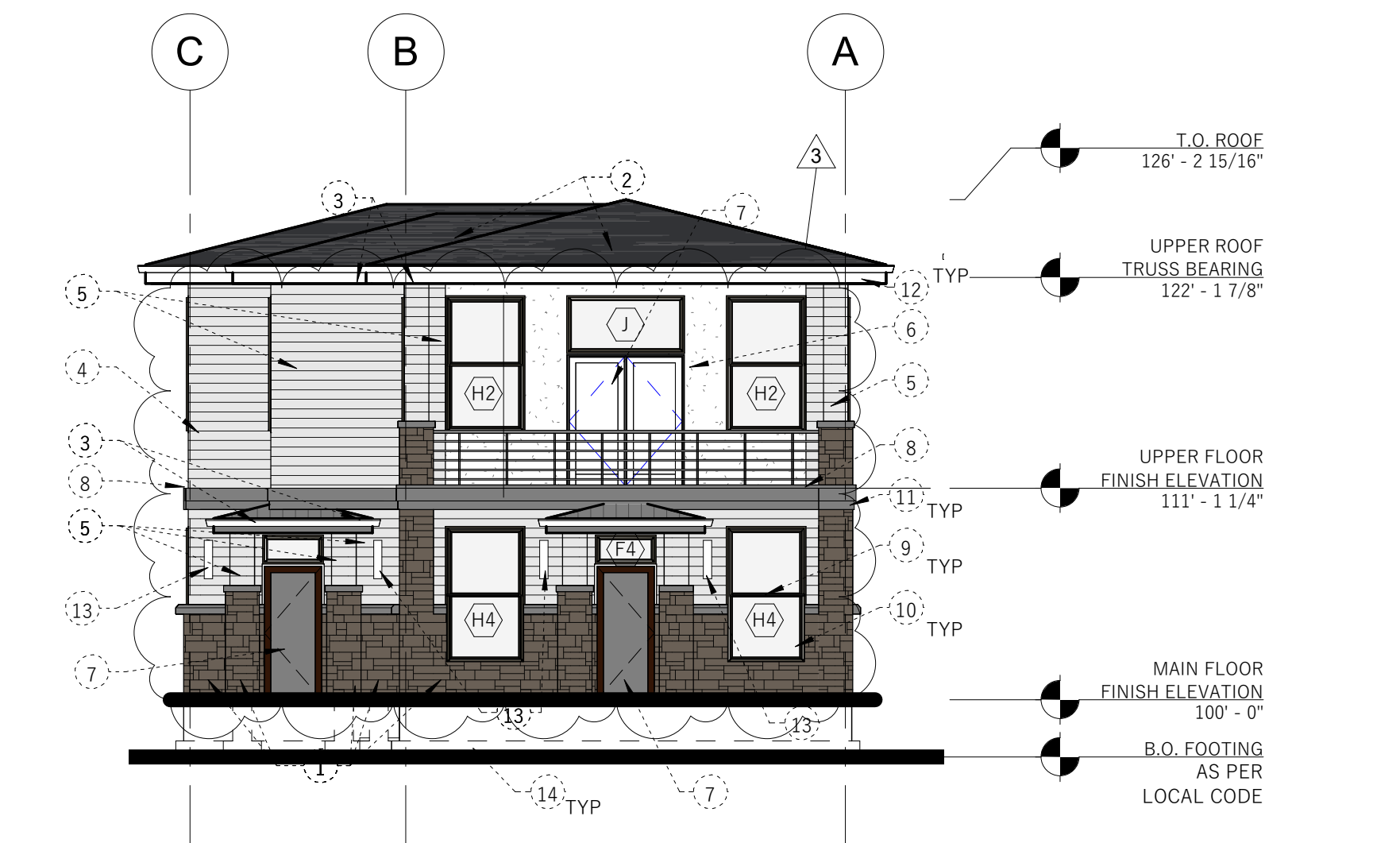
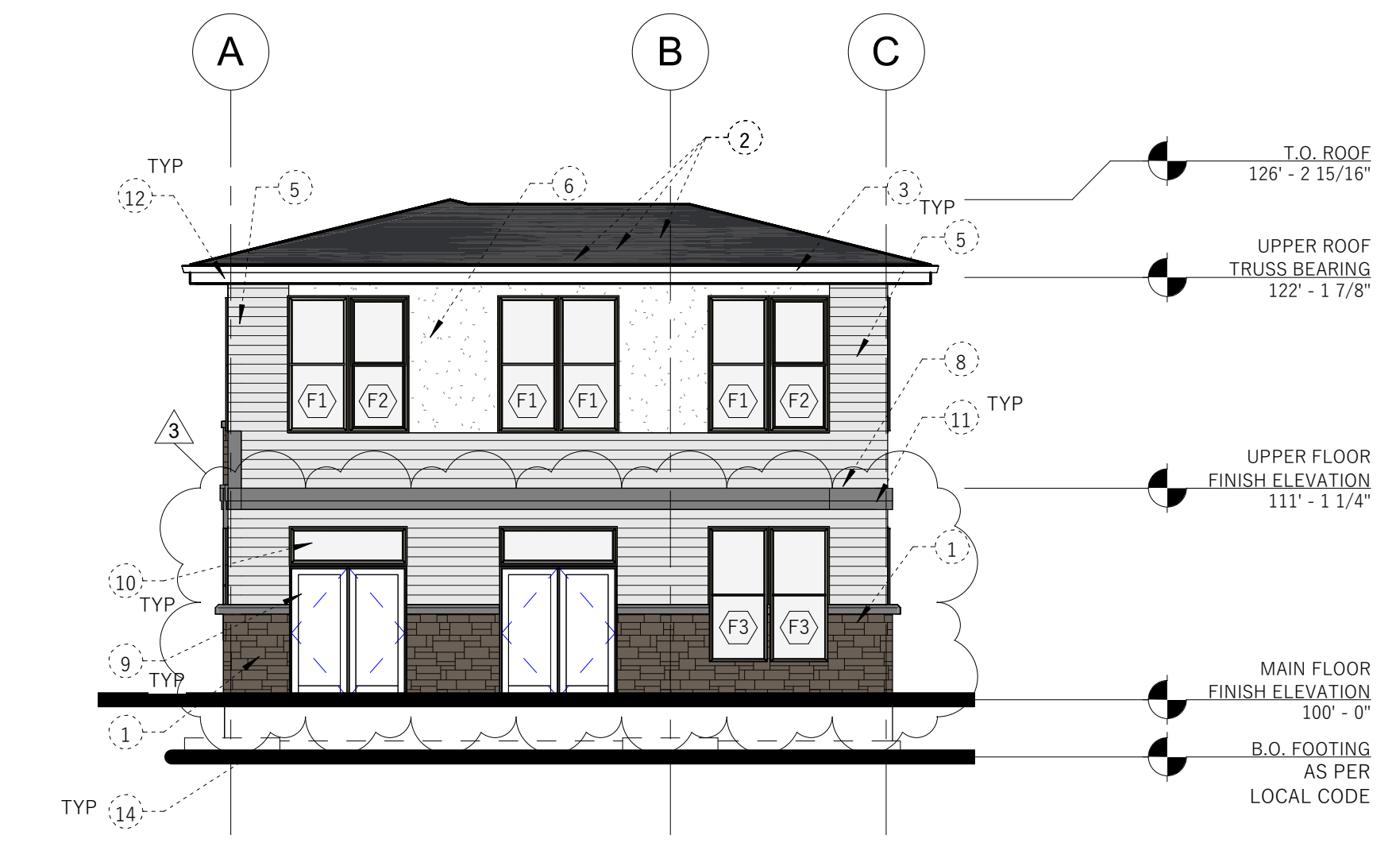
P2.1



GENERAL NOTES - ELEVATION	
A	SEE GENERAL NOTES ON SHEET G1.1A-G1.1C FOR ADDITIONAL REQUIREMENTS.
B	COORDINATE WINDOW HEIGHTS WITH WINDOW SCHEDULE.
C	OWNER TO SELECT SIDING COLOR AND TEXTURE. INSTALL AS PER ELEVATIONS.
D	PROVIDE RAIN GUTTERS AND DOWN SPOUTS AS REQUIRED.
E	COORDINATE ALL BEARING ELEVATIONS WITH ROOF PLAN. SEE STRUCTURAL DRAWINGS AND CALCULATIONS FOR ALL FRAMING REQUIREMENTS.
F	OWNER TO SELECT STONE FOR STONE VENEER. INSTALL AS PER ELEVATIONS, AND AS PER I.R.C. SEE GENERAL MASONRY NOTES.
G	OWNER TO SELECT STUCCO COLORS AND TEXTURE. INSTALL AS PER ELEVATIONS, AND AS PER I.R.C.
H	SEE ROOF PLAN FOR ALL ROOF SLOPES.
I	ALL METAL ROOFING TO BE INSTALLED AS PER MANUFACTURER.

KEYED NOTES	
1	MECHANICALLY FASTENED STONE VENEER, OWNER TO SELECT, TYP.
2	ASPHALT SHINGLES; SEE ROOF PLAN; ALUMINUM FASCIA TO MATCH SIDING; MBCI OR APPROVED EQUAL. OWNER TO SELECT ROOF MATERIALS; SEE ROOF PLAN.
3	GUTTER, TYP. VERIFY LOCATION OF DOWNSPOUTS WITH OWNER
4	STAINLESS STEEL ROD GUARDRAIL, 42" MIN. HEIGHT, RODS 4" O.C. MAX, TYP. COLOR AS PER OWNER, SEE DETAIL ON A10.1
5	HORIZONTAL LAP SIDING, OWNER TO SELECT, TYP.
6	STUCCO SYSTEM, OWNER TO SELECT COLOR, TYP.
7	DOOR, SEE DOOR SCHEDULE, TYP.
8	24 GAUGE PRE-FINISHED COPING (COLOR TO MATCH METAL SLOPED ROOFING); SECURED TO 24 GAUGE PRE-FINISHED CONTINUOUS CONCEALED CLEAT ON OUTSIDE OF PARAPET. FASTEN CLEAT ON OUTSIDE OF PARAPET WITH GALVANIZED ROOFING NAIL AT 6" O.C. FASTEN INSIDE LEG OF COPING TO PARAPET WITH NEOPRENE GASKET-ED. FASTENERS. ALL SEAM TO BE STANDING SEAM. NO LAPS ALLOWED, TYP
9	FAUX MULLIONS TO BE INSTALLED ON FACE OF PICTURE WINDOWS. MULLIONS TO BE EQUALLY SPACED.
10	WINDOW, SEE WINDOW SCHEDULE, TYP
11	FIBER CEMENT CORNICE, OWNER TO SELECT, TYP
12	ALUMINUM FASCIA TO MATCH SLOPED ROOFS, OWNER TO SELECT, TYP
13	DECORATIVE LIGHTING, OWNER TO SELECT
14	FOOTING AND FOUNDATIONS AS PER STRUCTURAL, TYP
15	GARAGE DOOR AS PER OWNER AND AS PER DOOR SCHEDULE, TYP.
16	SCUPPER AS PER OWNER
17	PRECAST STONE CAP. COLOR TO MATCH STONE VENEER, TYP
18	METAL SOFFIT UNDER OVERHANG TO MATCH METAL ROOF COLOR
19	METAL STANDING SEAM ROOF, TYP

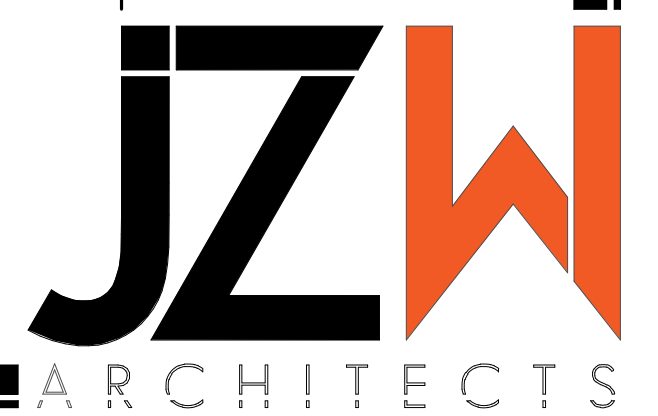
NOTE: BUILDINGS SHALL BE PROVIDED WITH APPROVED ADDRESS IDENTIFICATION. THE ADDRESS IDENTIFICATION SHALL BE LEGIBLE AND PLACED IN A POSITION THAT IS VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. ADDRESS IDENTIFICATION CHARACTERS SHALL CONTRAST WITH THEIR BACKGROUND. ADDRESS NUMBERS SHALL BE ARABIC NUMBERS OR ALPHABETICAL LETTER. NUMBERS SHALL NOT BE SPELLED OUT. EACH CHARACTER SHALL BE NOT LESS THAN 4 INCHES (102 MM) IN HEIGHT WITH A STROKE WIDTH OF NOT LESS THAN 0.5 INCHES (12.7 MM), WHERE REQUIRED BY THE FIRE CODE OFFICIAL. ADDRESS IDENTIFICATION SHALL BE PROVIDED IN ADDITIONAL APPROVED LOCATIONS TO FACILITATE EMERGENCY RESPONSE. WHERE ACCESS IS BY MEANS OF A PRIVATE ROAD AND THE BUILDING ADDRESS CANNOT BE VIEWED FROM THE PUBLIC WAY, A MONUMENT, POLE OR OTHER SIGN OR MEANS SHALL BE USED TO IDENTIFY THE STRUCTURE. ADDRESS IDENTIFICATION SHALL BE MAINTAINED.



700 E TWIN HOMES
136 S 700 E, SALT LAKE CITY, UT

ELEVATIONS

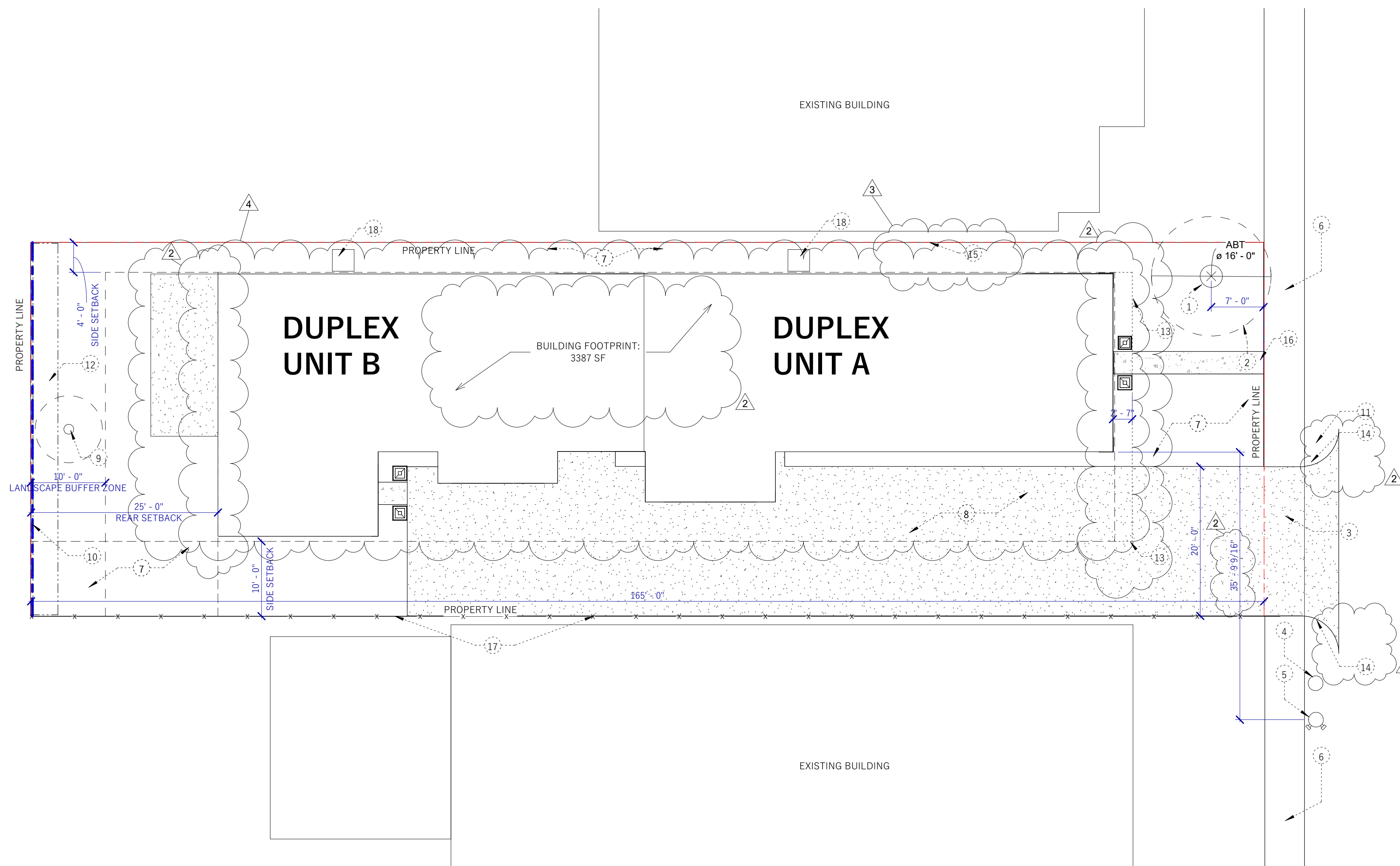
P2.2



REVISIONS:

No.	Date	Description
1	6/1/2022	Revision 1
2	6/30/2022	Revision 2
3	7/21/2022	Revision 3
4	7/26/2022	Revision 4

KEYED NOTES	
1	EXISTING TREE TO REMAIN. PROTECT AS PER CITY REQUIREMENTS.
2	PROVIDE TREE PROTECTION ZONE (TPZ) AS PER SLC FORESTRY DEPARTMENT REQUIREMENTS.
3	REMOVE AND REPLACE EXISTING SIDEWALK AS REQUIRED TO PROVIDE NEW DRIVE AISLE. THICKNESS, REINFORCEMENT, BASE, AND LAYOUT AS PER CITY REQUIREMENTS.
4	EXISTING STREET LIGHT AND POWER POLE, PROTECT DURING CONSTRUCTION.
5	EXISTING FIRE HYDRANT, PROTECT DURING CONSTRUCTION.
6	EXISTING SIDEWALK TO REMAIN, PROTECT DURING CONSTRUCTION.
7	LANDSCAPING; VEGETATION AS SELECTED BY OWNER. SEE MINIMUM YARD REQUIREMENTS. 5" MIN TOP SOIL UNDER AREAS OF LAWN.
8	NEW 5" CONCRETE DRIVEWAY WITH WIRE MESH REINFORCEMENT.
9	SHADE TREE, CENTERED ON BUFFER ZONE.
10	EXISTING VINYL FENCE TO REMAIN.
11	RELOCATE NO PARKING SIGN. COORDINATE NEW LOCATION WITH CITY. INSTALL AS PER CITY.
12	CONTINUOUS EVERGREEN OR DECIDUOUS SHRUB HEDGE MIN. MATURE HEIGHT OF 4'.
13	DOTTED LINE REPRESENTS REQUESTED FRONT SET BACK MODIFICATION REQUEST TO PROVIDE A FRONT ENTRANCE CONSISTENT WITH THE SURROUNDING BUILDINGS.
14	COORDINATE EDGE OF NEW CURB AND GUTTER WITH EXISTING CONDITIONS. REUSE EXISTING WHERE POSSIBLE.
15	EXISTING CHAIN-LINK FENCE TO REMAIN.
16	CONCRETE WALKWAY BETWEEN FRONT DOOR AND SIDEWALK. SEE CIVIL PLANS.
17	NEW VINYL FENCING TO MATCH VINYL FENCING AT REAR OF PROPERTY. EXTEND FROM BACK OF PROPERTY TO SIDEWALK ALONG STREET. SEE CIVIL.
18	PROPOSED CONDENSER UNIT LOCATION AS PER MECHANICAL.



700 E

MIN LOT AREA: 8,000 SF ACTUAL LOT AREA: 8,250 SF
 MIN LOT WIDTH: 50' ACTUAL LOT WIDTH: 50'
 MAX BUILDING HEIGHT: 35' ACTUAL BUILDING HEIGHT: 26' - 3"

MINIMUM YARD REQUIREMENTS

FRONT YARD: 20' - 0"
 INTERIOR SIDE YARD: TWO FAMILY DWELLINGS -
 INTERIOR LOTS: 4' ON ONE SIDE AND 10' ON THE OTHER
 REQUIRED LANDSCAPED YARDS: THE FRONT YARD,
 CORNER SIDE, AND FOR INTERIOR MULTIFAMILY LOTS,
 ONE OF THE INTERIOR SIDE YARDS SHALL BE MAINTAINED
 AS LANDSCAPED YARDS.
 REAR YARD: 25' - 0"

LANDSCAPE BUFFER: MIN 10' REQUIRED NEXT TO SINGLE
 FAMILY RESIDENTIAL ZONE INCLUDING TREES, SHRUBS, 6'
 FENCE.

BUILDING COVERAGE (BUILDING FOOTPRINT
 + CANTILEVERED OVERHANGS): 3236 SF

LINE TYPE LEGEND

	PROPERTY LINE
	SITE SETBACK/EASEMENT LINES
	SITE FEATURES
	ROOF FEATURES
	FENCE
	CONCRETE

700 E TWIN HOMES
 136 S 700 E, SALT LAKE CITY, UT

ARCHITECTURAL
 SITE PLAN

A0.1



1 SITE PLAN
 A0.1 1" = 10'-0"

GENERAL NOTES - PLAN

- A SEE GENERAL NOTES ON SHEET G1.1A-G1.1C FOR ADDITIONAL REQUIREMENTS.
- B DIMENSIONS TO DOORS AND WINDOWS ARE TO CENTER OF FRAMED OPENING UNLESS NOTED OTHERWISE.
- C SEE STRUCTURAL DRAWINGS AND CALCULATIONS FOR ALL STRUCTURAL REQUIREMENTS, INCLUDING FOUNDATION WALL SPECIFICATIONS, AND SHEARWALL AND HOLDDOWN REQUIREMENTS.
- D PROVIDE SOUND INSULATION IN ALL WALLS AROUND BATHROOMS.
- E COORDINATE ALL WINDOW HEAD HEIGHTS AND SIZES WITH ELEVATIONS AND WINDOW SCHEDULE.
- F INTERIOR WALL DIMENSIONS ARE TO FACE OF STUD. EXTERIOR WALL DIMENSIONS ARE TO FACE OF SHEATHING. DIMENSIONS BETWEEN DWELLING UNITS ARE TO GRID LINES.
- G PLUMBING FIXTURES AND APPLIANCES CONTRACTOR PROVIDED AND INSTALLED, AS SELECTED BY OWNER.

PROJECT NUMBER

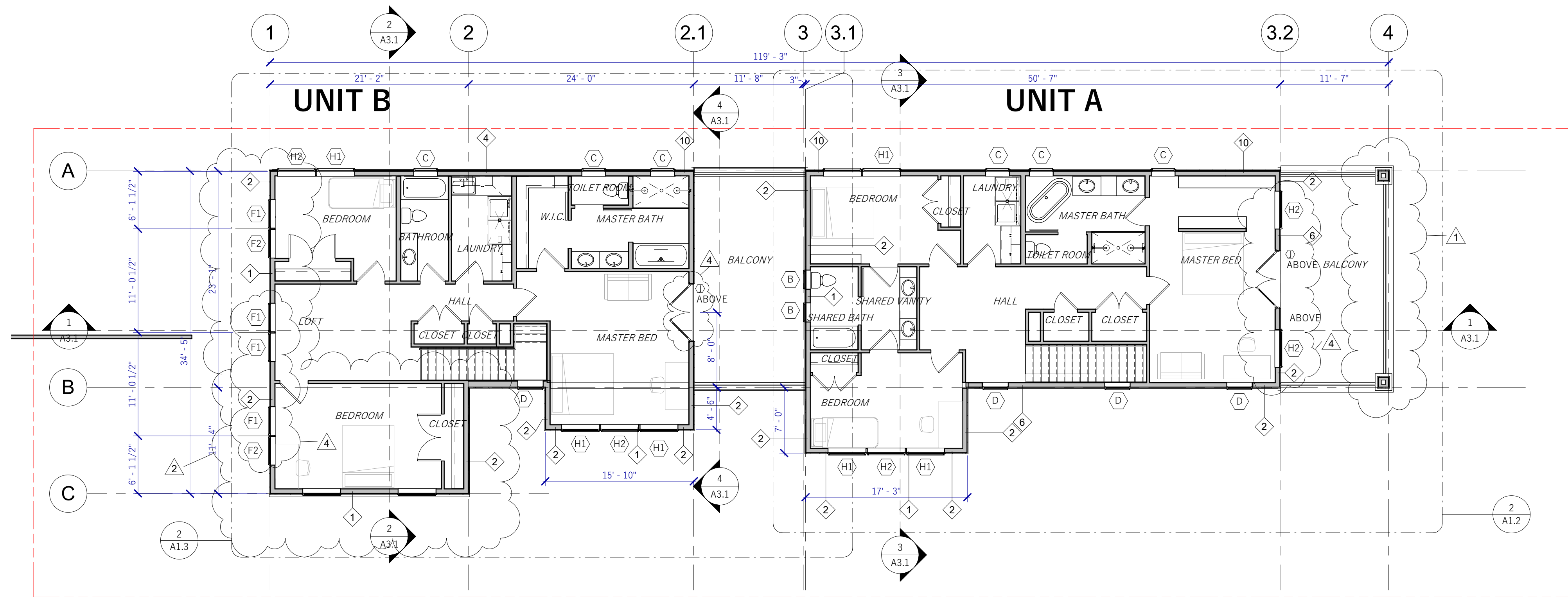
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ISSUE DATE:

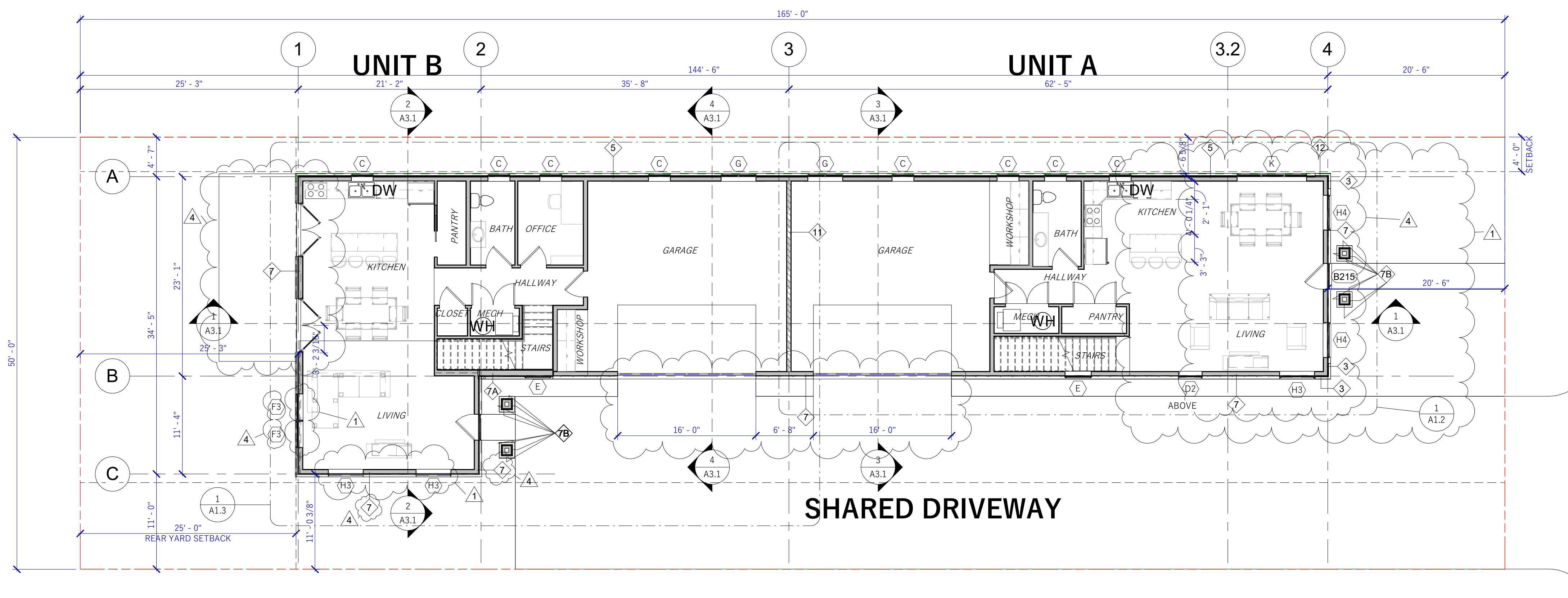
JANUARY 27, 2022

REVISIONS:

No.	Date	Description
1	6/1/2022	Revision 1
2	6/30/2022	Revision 2
4	7/26/2022	Revision 4



2
A1.1
UPPER FLOOR PLAN
1/8" = 1'-0"



1
A1.1
MAIN FLOOR PLAN
1/8" = 1'-0"

700 E TWIN HOMES
136 S 700 E, SALT LAKE CITY, UT

PLANS

A1.1



No.	Date	Description
1	6/1/2022	Revision 1
2	6/30/2022	Revision 2
4	7/26/2022	Revision 4

UNIT B ROOM FINISH SCHEDULE						
ROOM NUMBER	ROOM NAME	FLOOR	WALLS	CEILING		NOTES
				HEIGHT	FINISH	
B101	LIVING	LVT	P	9'-9"	P/GYP	
B102	KITCHEN	LVT	P/PT	10'-0"	P/GYP	TILE WAINSCOT ABOVE KITCHEN COUNTER
B103	PANTRY	LVT	P	10'-0"	P/GYP	
B104	HALLWAY	LVT	P	10'-0"	P/GYP	
B105	BATH	PT	P/PT	10'-0"	P/GYP	TILE WAINSCOT UP TO 5', PAINT ABOVE
B106	OFFICE	LVT	P	10'-0"	P/GYP	
B107	GARAGE	SC	P	10'-0"	P/GYP	RUBBER BASEBOARD
B108	WORKSHOP	SC	P	10'-0"	P/GYP	RUBBER BASEBOARD
B109	MECH	P	P	10'-0"	P/GYP	RUBBER BASEBOARD
B110	CLOSET	LVT	P	10'-0"	P/GYP	
B111	STAIRS	CPT	P	OPEN	P/GYP	
B201	HALL	CPT	P	11'-0"	P/GYP	
B202	CLOSET	CPT	P	11'-0"	P/GYP	
B203	CLOSET	CPT	P	11'-0"	P/GYP	
B204	MASTER BED	CPT	P	11'-0"	P/GYP	
B205	BALCONY	PP	-	-	-	SEE BALCONY DETAILS
B206	W.I.C.	CPT	P	11'-0"	P/GYP	
B207	MASTER BATH	PT	P/PT	11'-0"	P/GYP	TILE WAINSCOT UP TO 5', PAINT ABOVE. TILE AROUND BATHTUB & SHOWER
B208	TOILET ROOM	PT	P/PT	11'-0"	P/GYP	TILE WAINSCOT UP TO 5', PAINT ABOVE
B209	LAUNDRY	PT	P	11'-0"	P/GYP	
B210	BATHROOM	PT	P/PT	11'-0"	P/GYP	TILE WAINSCOT UP TO 5', PAINT ABOVE. TILE AROUND BATHTUB
B211	BEDROOM	CPT	P	11'-0"	P/GYP	
B212	CLOSET	CPT	P	11'-0"	P/GYP	
B213	BEDROOM	CPT	P	11'-0"	P/GYP	
B213	LOFT					
B214	BEDROOM	PP	-	-	-	SEE BALCONY DETAILS
B214	CLOSET	CPT	P	11'-0"	P/GYP	
B215	CLOSET					

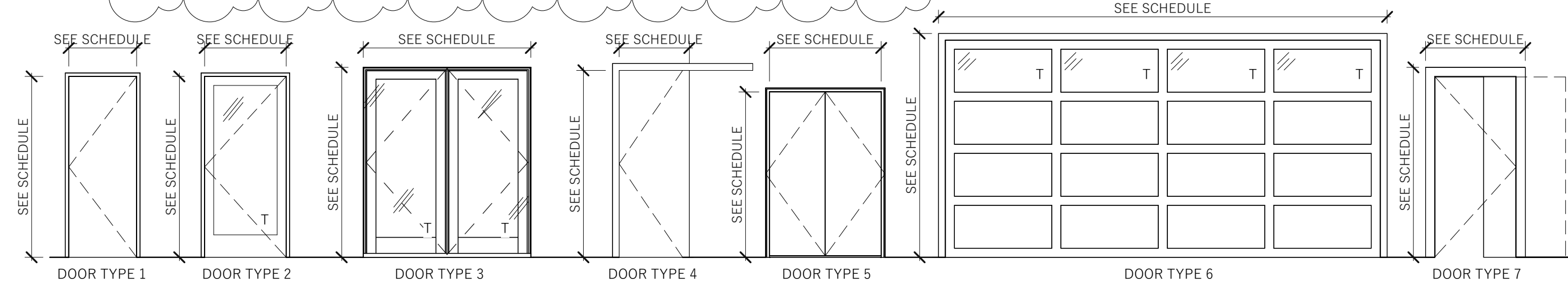
ALL WALLS TO HAVE OAK WOOD BASEBOARD UNLESS NOTED OTHERWISE

MATERIAL SCHEDULE		
CODE	DESCRIPTION	COMMENTS
P	LATEX BASE PAINT	
CPT	CARPET TILE	
LVT	LUXURY VINYL TILE	
PP	PORCELAIN PAVERS	
PT	PORCELAIN TILE	
SC	SEALED CONCRETE	
PT	PORCELAIN TILE	

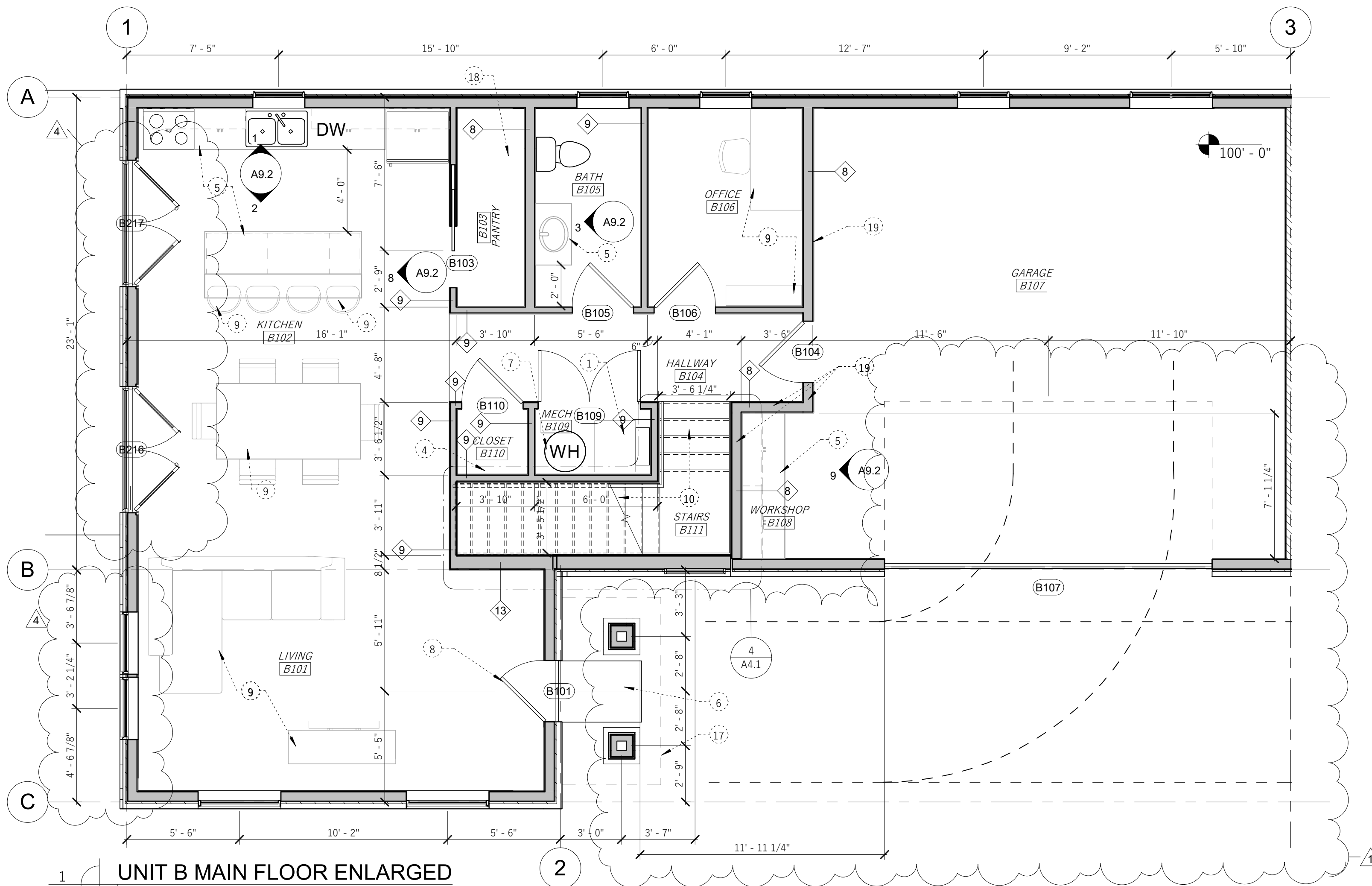
PAINT	
P	LATEX BASE PAINT
FLOORING	
CPT	CARPET TILE
LVT	LUXURY VINYL TILE
PP	PORCELAIN PAVERS
PT	PORCELAIN TILE
SC	SEALED CONCRETE
WALLCOVERING	
PT	PORCELAIN TILE

ALL FINISHES SELECTED BY OWNER

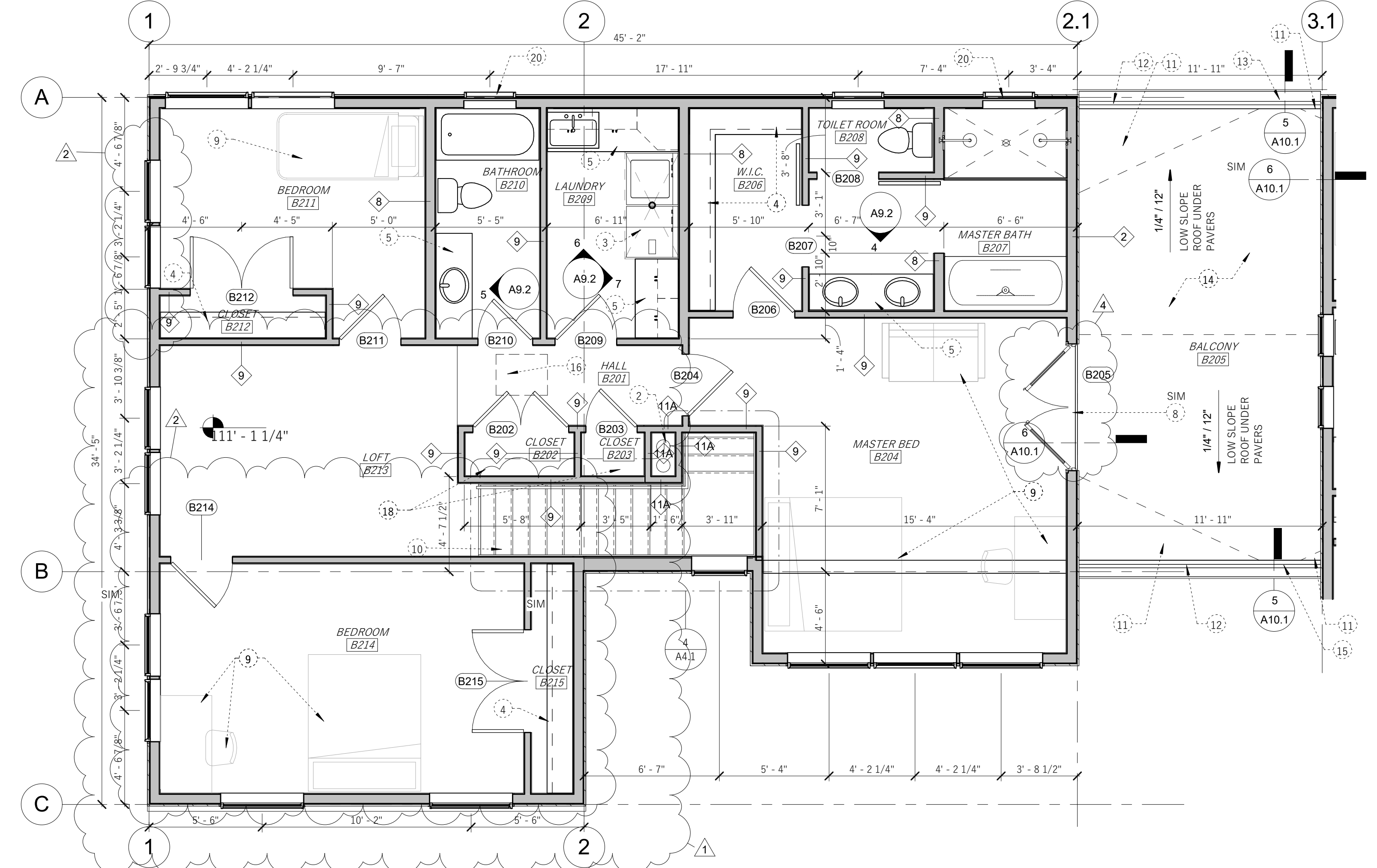
UNIT B DOOR SCHEDULE					
DOOR #	WIDTH	HEIGHT	THICKNESS	DOOR TYPE	REMARKS
B101	3'-0"	7'-0"	1 3/4"	2	EXTERIOR DOOR
B103	3'-0"	6'-8"	1 3/4"	7	POCKET DOOR
B104	3'-0"	6'-8"	1 3/4"	1	20 MIN FIRE RATED DOOR WITH SELF CLOSING DEVICE
B105	3'-0"	6'-8"	1 3/4"	1	
B106	3'-0"	6'-8"	1 3/4"	1	
B107	16'-0"	8'-0"	PER MFR	6	COORDINATE GARAGE DOOR WITH MANUFACTURER. PROVIDE OPENER
B109	(2) 2'-6"	6'-8"	1 3/4"	5	PAIR
B110	3'-0"	6'-8"	1 3/4"	1	
B202	(2) 2'-4"	6'-8"	1 3/4"	5	PAIR
B203	2'-6"	6'-8"	1 3/4"	1	
B204	3'-0"	6'-8"	1 3/4"	1	
B205	(2) 3'-0"	7'-0"	1 3/4"	3	PAIR FRENCH DOORS. EXTERIOR DOOR
B206	3'-0"	6'-8"	1 3/4"	1	
B207	3'-0"	6'-8"	1 3/4"	4	SLIDING DOOR
B208	3'-0"	6'-8"	1 3/4"	4	SLIDING DOOR
B209	3'-0"	6'-8"	1 3/4"	1	
B210	2'-8"	6'-8"	1 3/4"	1	
B211	3'-0"	6'-8"	1 3/4"	1	
B212	(2) 2'-6"	6'-8"	1 3/4"	5	PAIR
B214	3'-0"	6'-8"	1 3/4"	1	
B215	(2) 2'-6"	7'-0"	1 3/4"	2	EXTERIOR DOOR
B215	(2) 2'-6"	6'-8"	1 3/4"	5	PAIR
B216	(2) 3'-0"	7'-0"	1 3/4"	3	PAIR
B217	(2) 3'-0"	7'-0"	1 3/4"	3	PAIR



DOOR DIAGRAMS B
COORDINATE DOOR TYPE AND DESIGN WITH OWNER PRIOR TO CONSTRUCTION
T: TEMPERED
1/4" = 1'-0"



UNIT B MAIN FLOOR ENLARGED
1/4" = 1'-0"

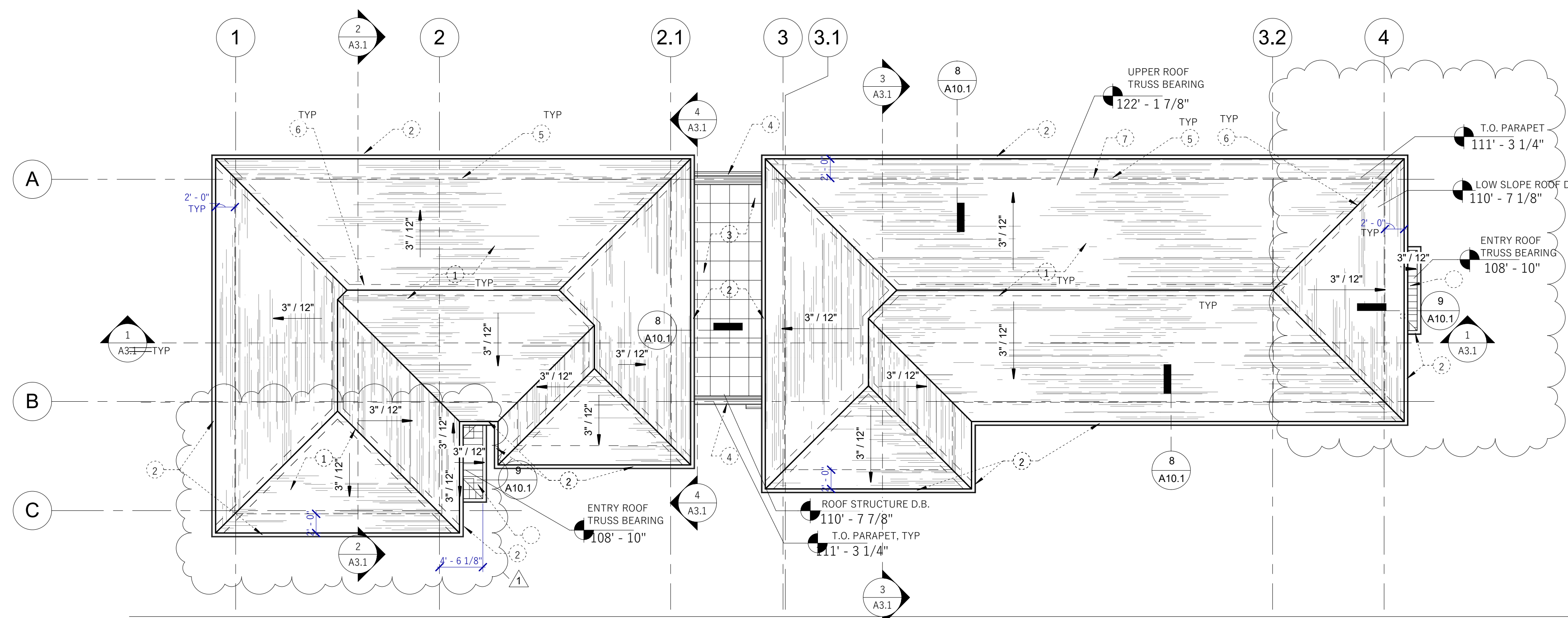


UNIT B UPPER FLOOR ENLARGED
1/4" = 1'-0"

No.	Date	Description
1	6/1/2022	Revision 1

GENERAL NOTES - ROOF	
A	SEE GENERAL NOTES ON SHEET G1.1A-G1.1C FOR ADDITIONAL REQUIREMENTS. COORDINATE ALL STRUCTURAL ELEMENTS WITH STRUCTURAL CALCULATIONS.
B	ROOF DRAINAGE TO BE TIED TO STORM DRAIN SYSTEM AS PER CIVIL.
C	COORDINATE WITH STRUCTURAL FOR ALL STRUCTURAL REQUIREMENTS.
D	COORDINATE WITH SECTIONS FOR ROOF OVERHANG DIMENSIONS.
E	PROVIDE SNOW GAURDS ON ALL SLOPED ROOFS AT DISTANCES PER MANUFACTURER.
F	FOR SLOPE OF ROOF SLAB UNDER PEDESTAL DECK SYSTEM SEE UNIT ENLARGED PLANS.
G	PROVIDE VENTILATION OF ROOFS AT 1/300 OF AREA OF VENTED SPACE AT HIP AND RIDGE & AT 1/300 OF AREA OF VENTED SPACE AT SOFFITS AS PER IRC 2015 R806

KEYED NOTES	
1	ASPHALT SHINGLE ROOF; TYP.
2	GUTTER, TYP. VERIFY LOCATION OF DOWNSPOUTS WITH OWNER
3	BALCONY PEDESTAL SYSTEM; SEE ENLARGED UNIT PLANS & DETAILS ON A10.1 FOR BALCONY CONSTRUCTION DETAILS
4	24 GAUGE PRE-FINISHED COPING (COLOR TO MATCH METAL SLOPED ROOFING) SECURED TO 24 GAUGE PRE-FINISHED CONTINUOUS CONCEALED CLEAT ON OUTSIDE OF PARAPET. FASTEN CLEAT ON OUTSIDE OF PARAPET WITH GALVANIZED ROOFING NAIL AT 6" O.C. FASTEN INSIDE LEG OF COPING TO PARAPET WITH NEOPRENE GASKET-ED. FASTENERS. ALL SEAM TO BE STANDING SEAM. NO LAPS ALLOWED, TYP.
5	SOFFIT VENT AS PER ROOF GENERAL NOTES, TYP.
6	RIDGE VENT AS PER ROOF GENERAL NOTES, TYP.
7	EDGE OF EXTERIOR WALL BELOW.



1
A1.5
ROOF PLAN
1/8" = 1'-0"

700 E TWIN HOMES
136 S 700 E, SALT LAKE CITY, UT

ROOF PLAN

A1.5



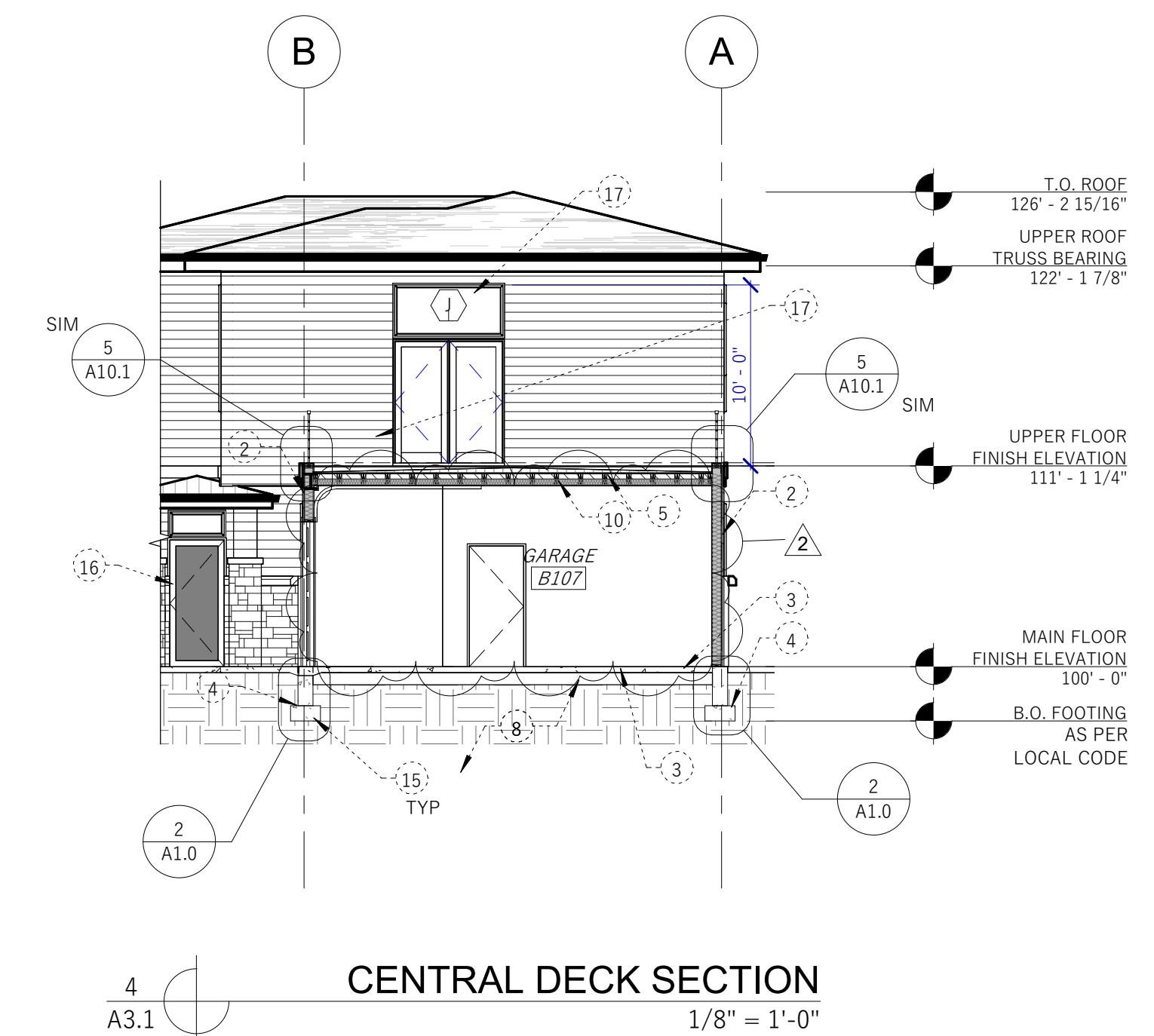
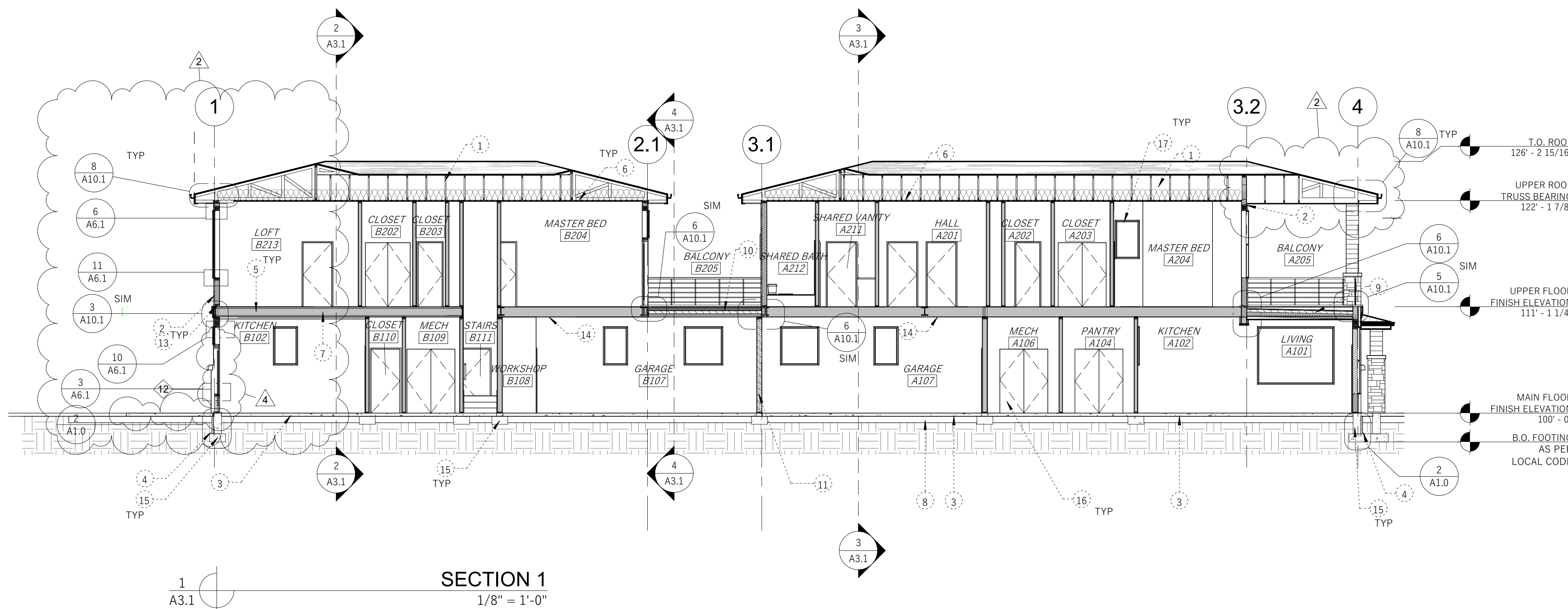
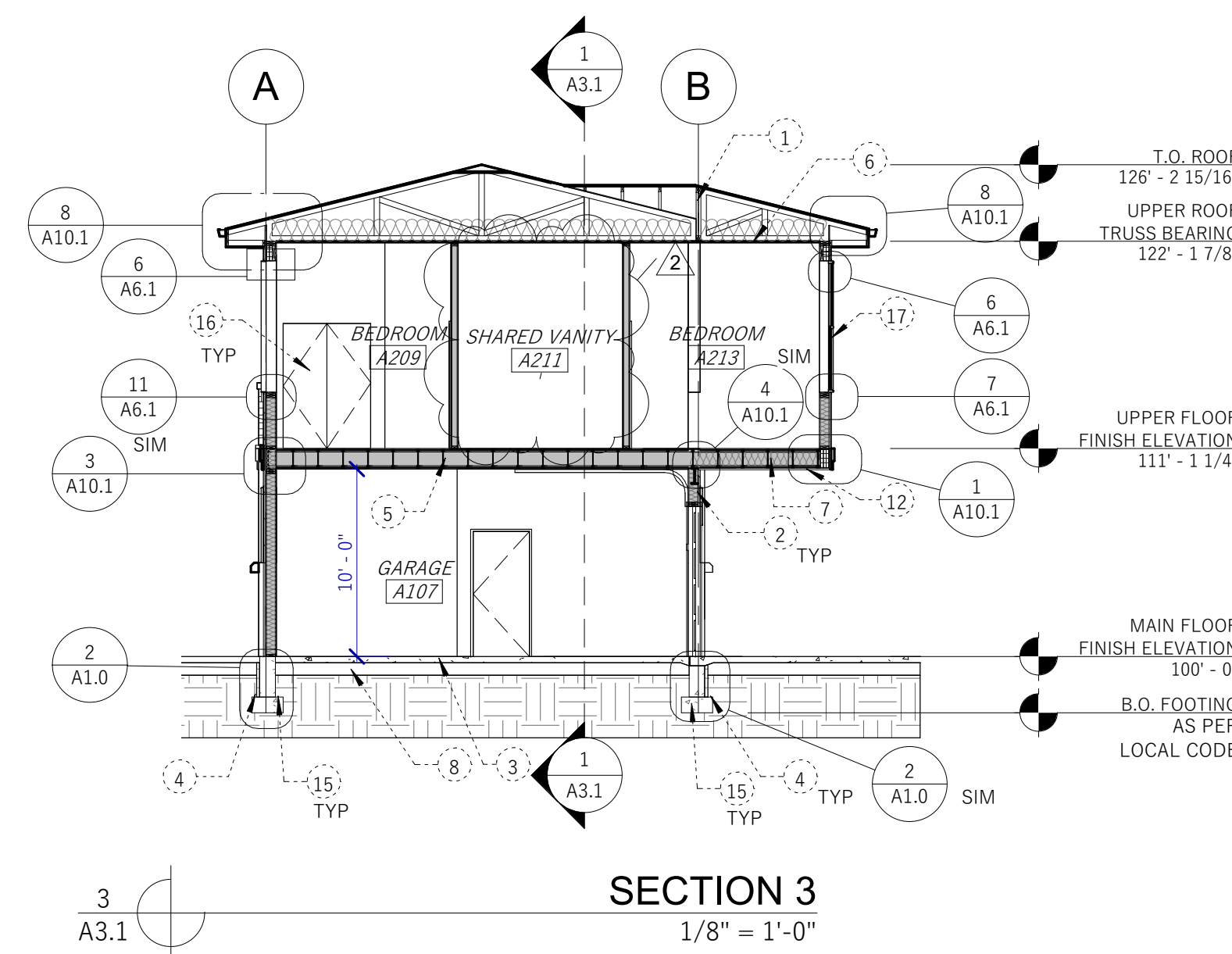
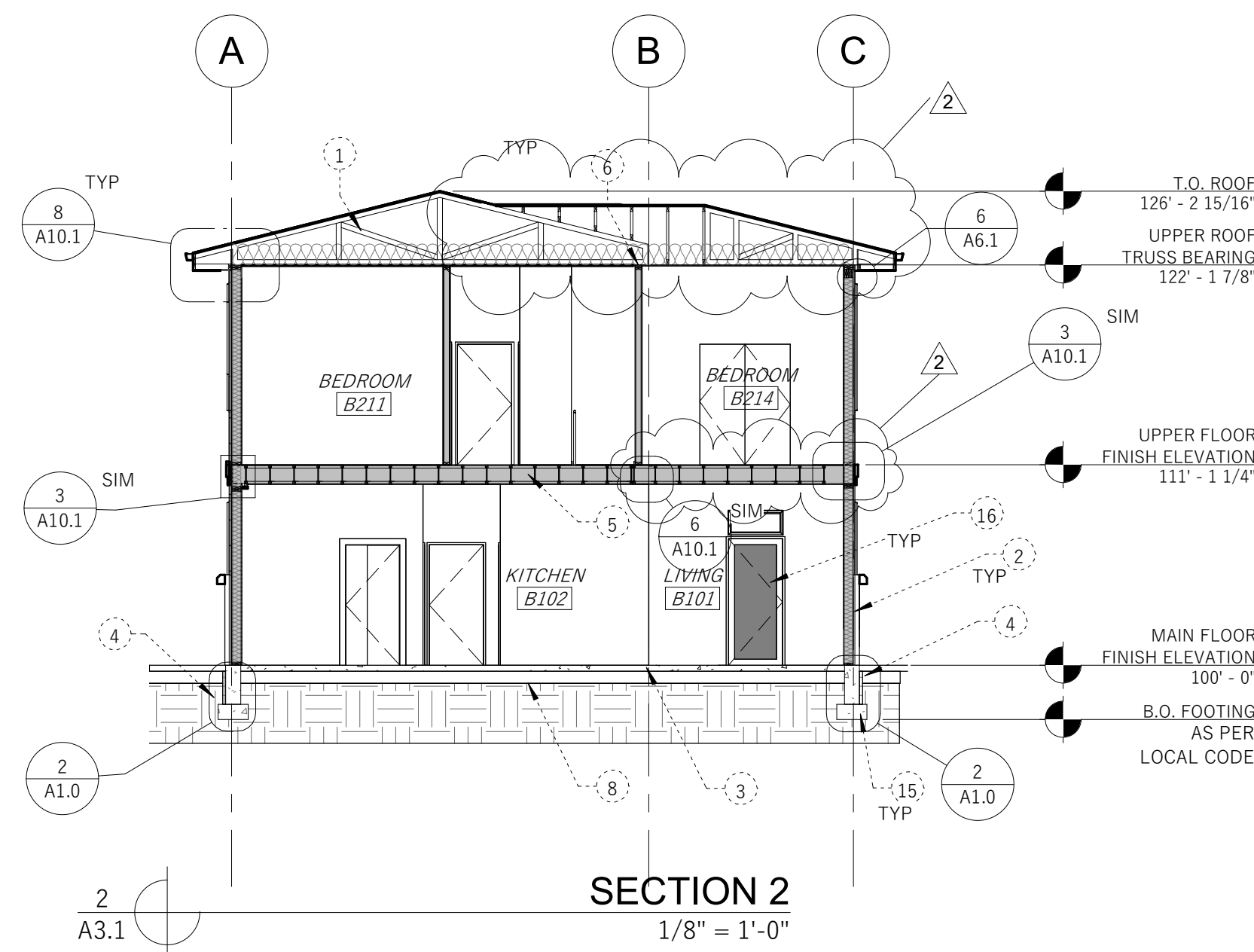
No.	Date	Description
2	6/30/2022	Revision 2
4	7/26/2022	Revision 4

GENERAL NOTES - SECTIONS

- A SEE GENERAL NOTES ON SHEET G1.1A-G1.1C FOR ADDITIONAL REQUIREMENTS.
- B REVIEW ALL STRUCTURAL PLANS AND SPECIFICATIONS AS WELL AS STRUCTURAL CALCULATIONS FOR ALL STRUCTURAL REQUIREMENTS.
- C REFER TO ELEVATION DRAWINGS FOR ALL EXTERIOR FINISHES.
- D ALL WINDOWS AND DOORS TO BE AS INDICATED IN FLOOR PLANS ELEVATIONS AND WINDOW/DOOR SCHEDULES.
- E ALL INSULATION, VAPOR BARRIERS, BUILDING PAPER, ETC... AS INDICATED IN GENERAL NOTES.

KEYED NOTES

- 1 ROOF STRUCTURE AS PER STRUCTURAL PLANS
- 2 PROVIDE VAPOR BARRIER OVER R-20 INSULATION. TYPICAL ALL EXTERIOR WALLS, TYP
- 3 CONCRETE SLAB ON GRADE, AS PER STRUCTURAL
- 4 PERIMETER DRAIN AS INDICATED IN GENERAL THERMAL AND MOISTURE PROTECTION NOTES.
- 5 SEE FRAMING PLAN FOR FLOOR SHEATHING AND NAILING REQUIREMENTS, TYP
- 6 PROVIDE VAPOR BARRIER ON HEATED SIDE OF R-49 INSULATION AT ROOF STRUCTURE, TYP
- 7 R-30 MIN BATT INSULATION
- 8 SOIL PREPARATION AS PER STRUCTURAL, TYP
- 9 PROVIDE R-20 SPRAY FOAM INSULATION AND R-29 BATT INSULATION UNDER EAST DECKS
- 10 PROVIDE R-20 SPRAY FOAM INSULATION AND R-10 BATT INSULATION UNDER MIDDLE DECK
- 11 TENANT DIMISING WALL TO BE CONSTRUCTED BETWEEN UNITS, TYP, SEE DETAILS ON SHEET G3.1
- 12 METAL SOFFIT OVER STRUCTURE. VENT AS PER CODE, TYP FOR OVERHANGS
- 13 METAL SOFFIT OVER 2X4 FRAMING. VENT AS PER CODE
- 14 CEILING ABOVE GARAGE TO BE FINISHED WITH 5/8" TYPE "X" GYPSUM BOARD
- 15 FOOTING AND FOUNDATIONS AS PER STRUCTURAL, TYP
- 16 DOORS AS PER PLAN AND DOOR SCHEDULE, TYP
- 17 WINDOWS AS PER ELEVATIONS AND WINDOW SCHEDULE, TYP

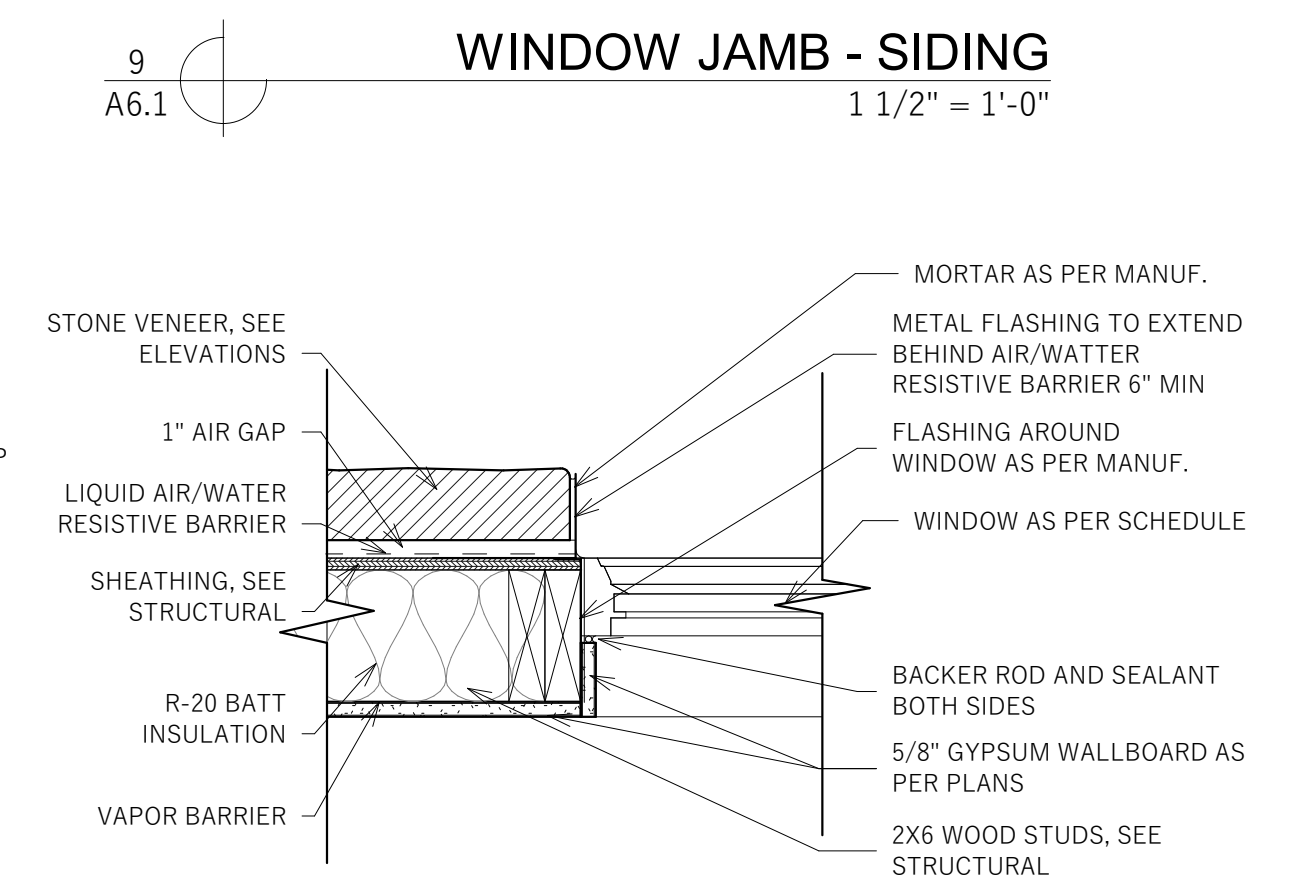
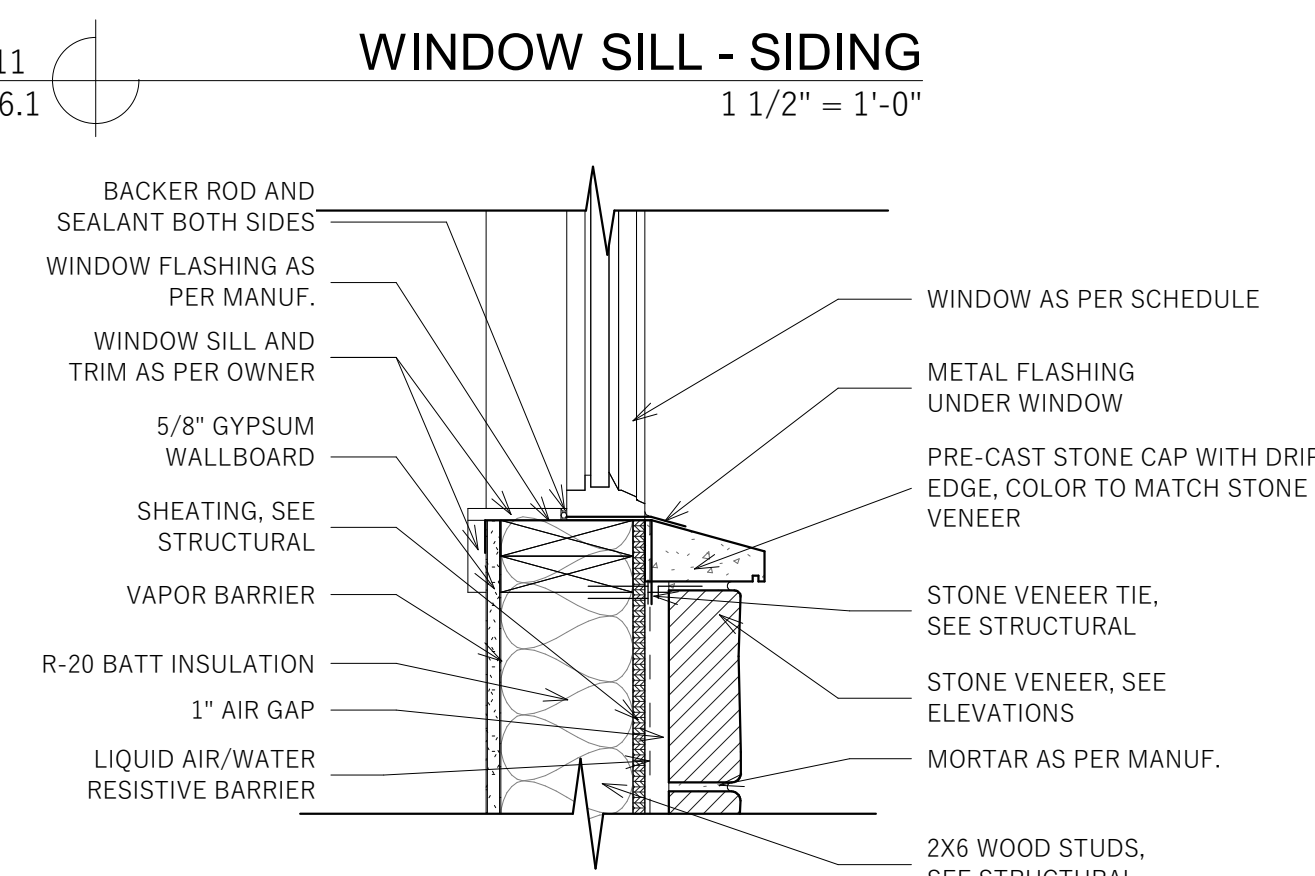
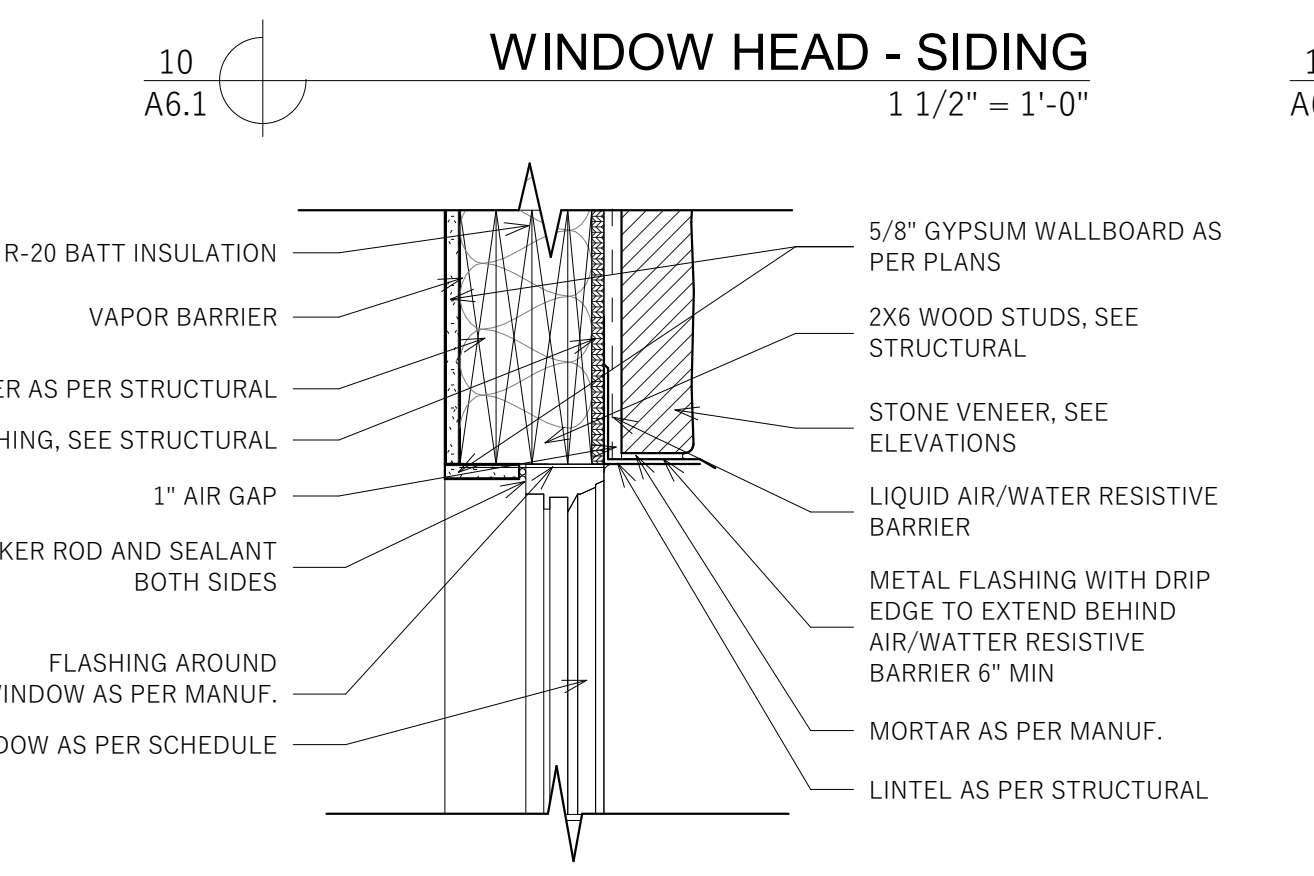
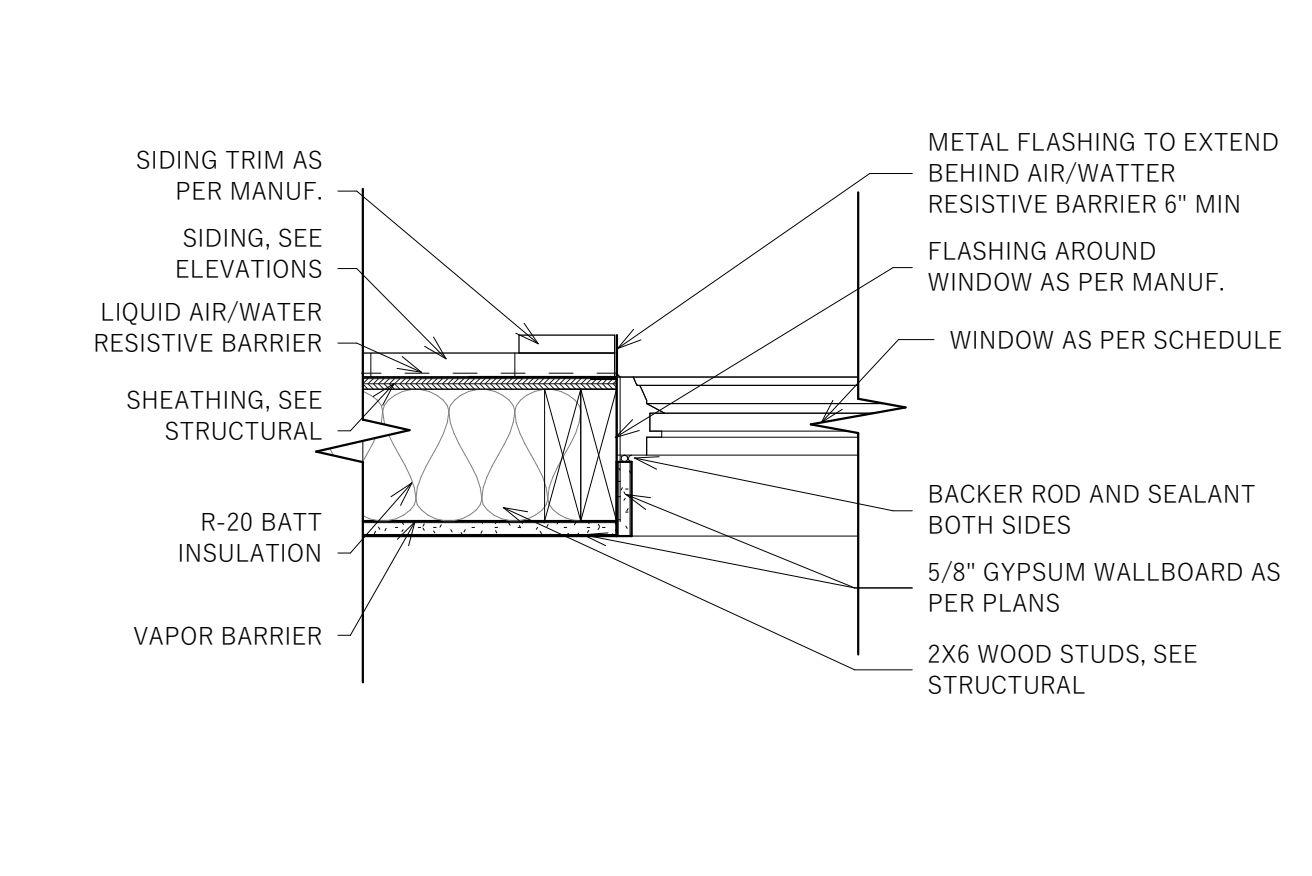
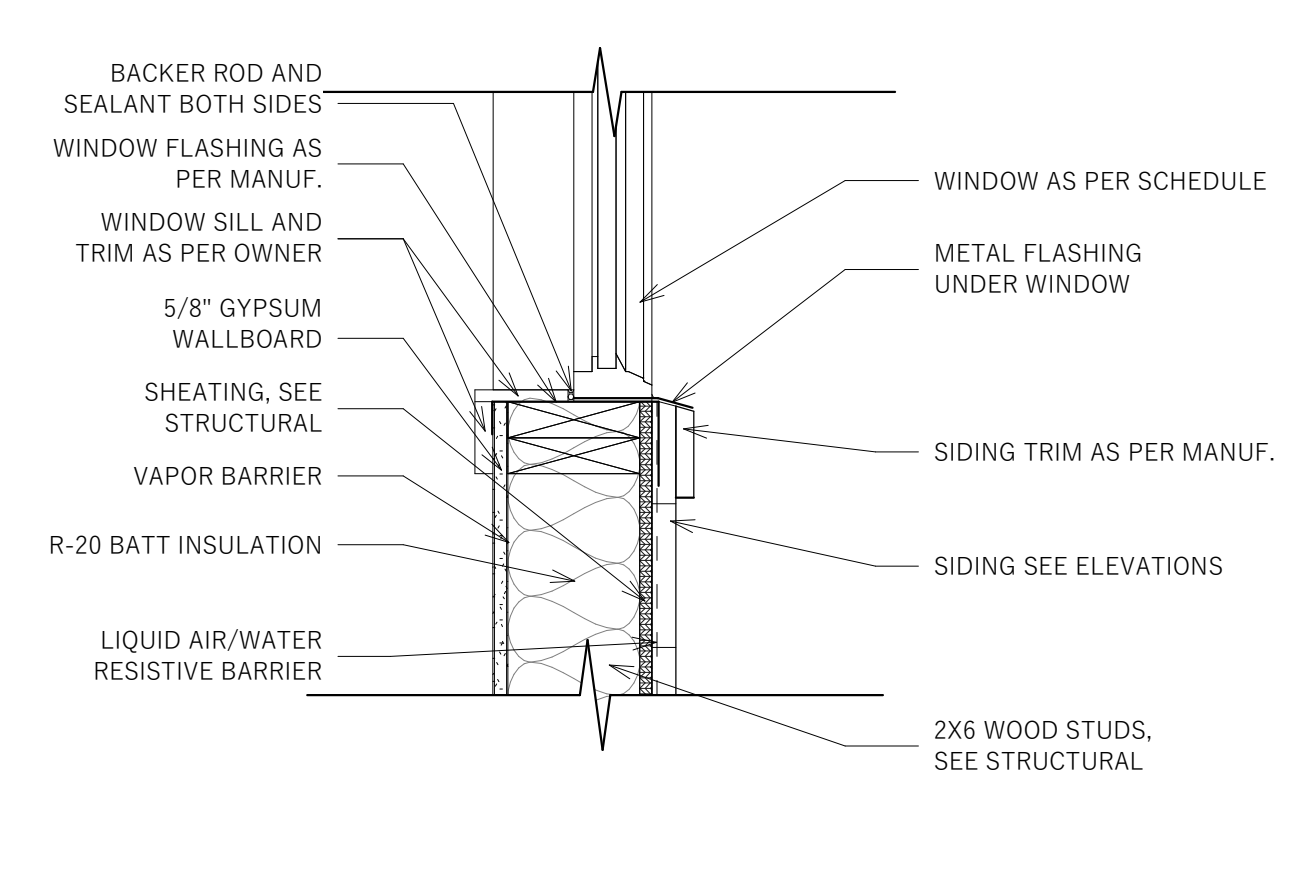
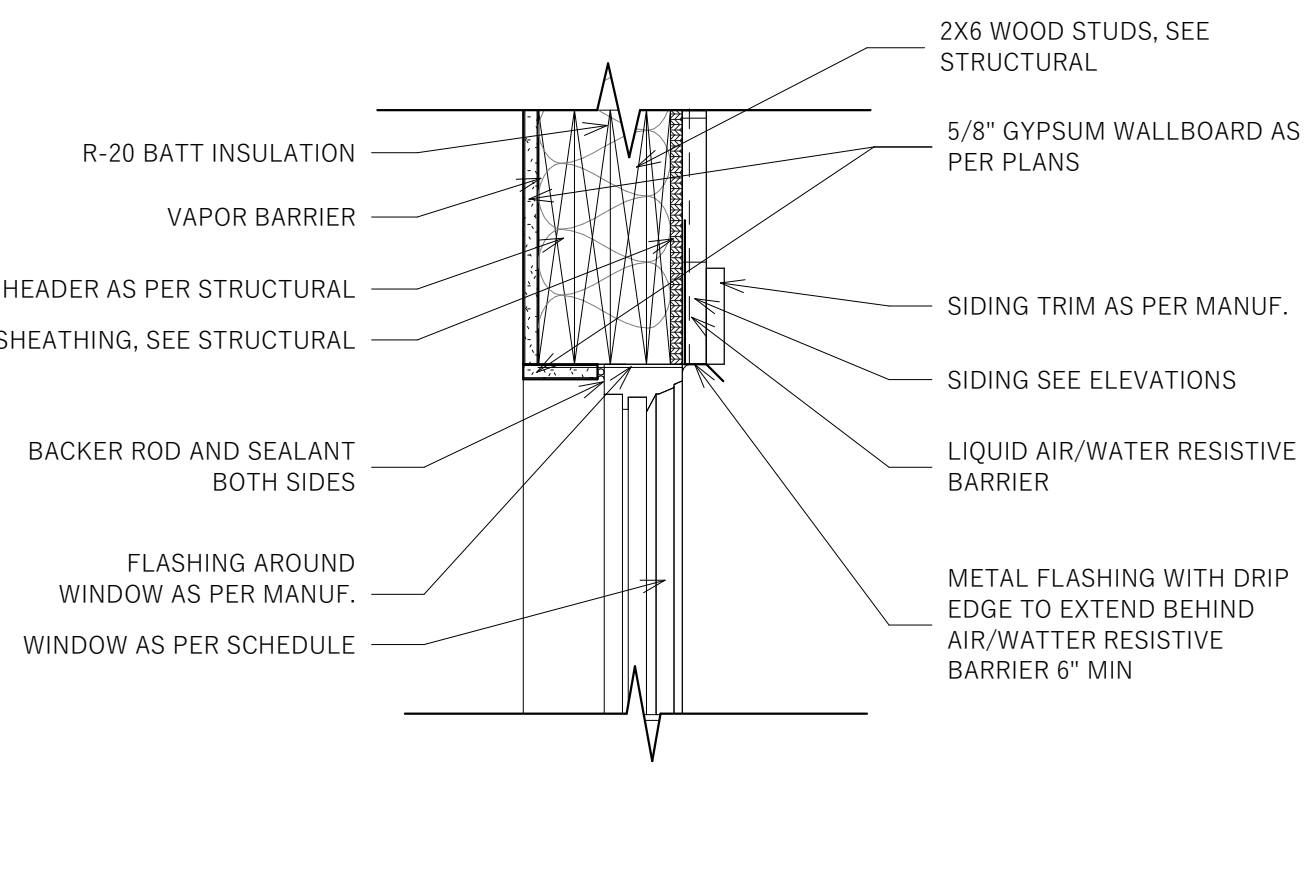
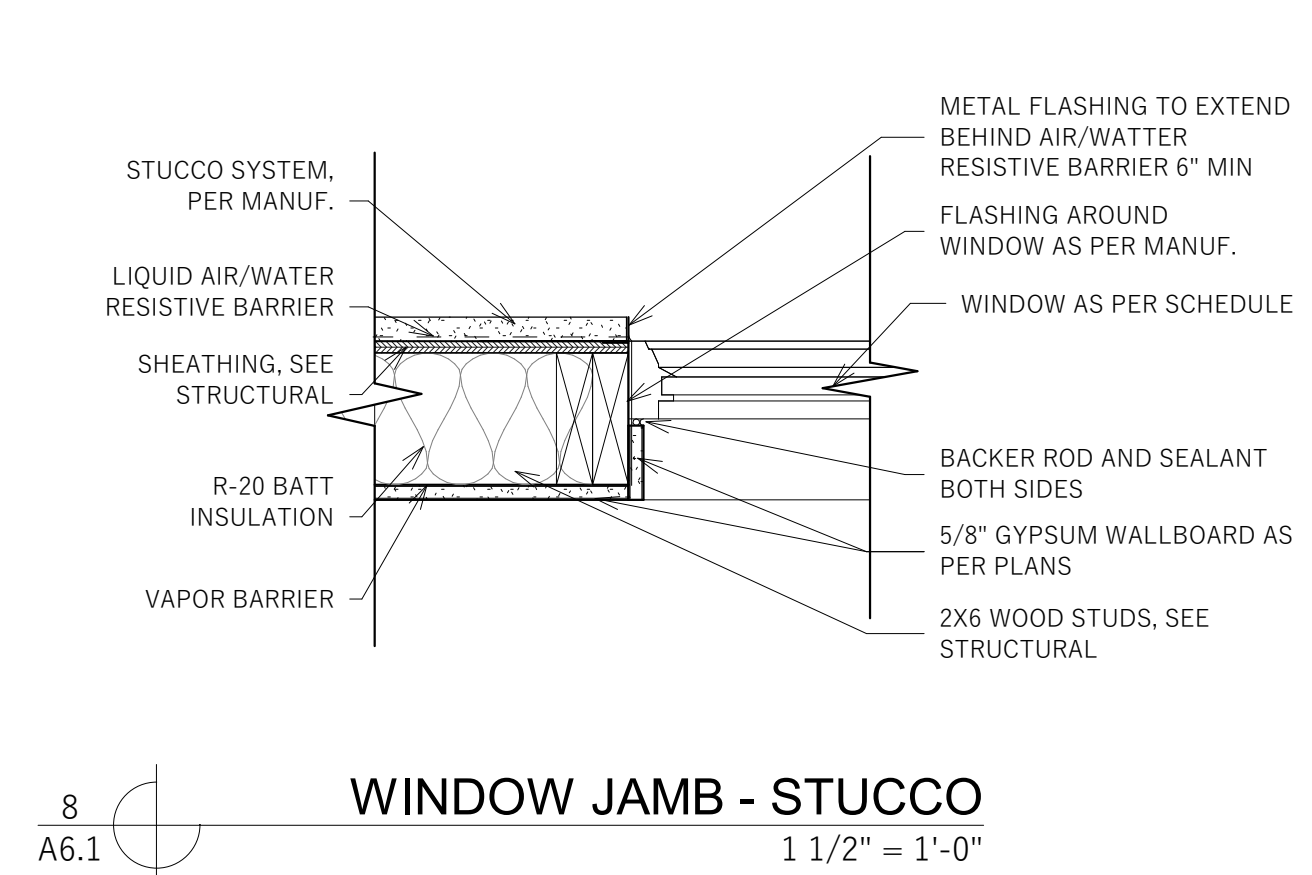
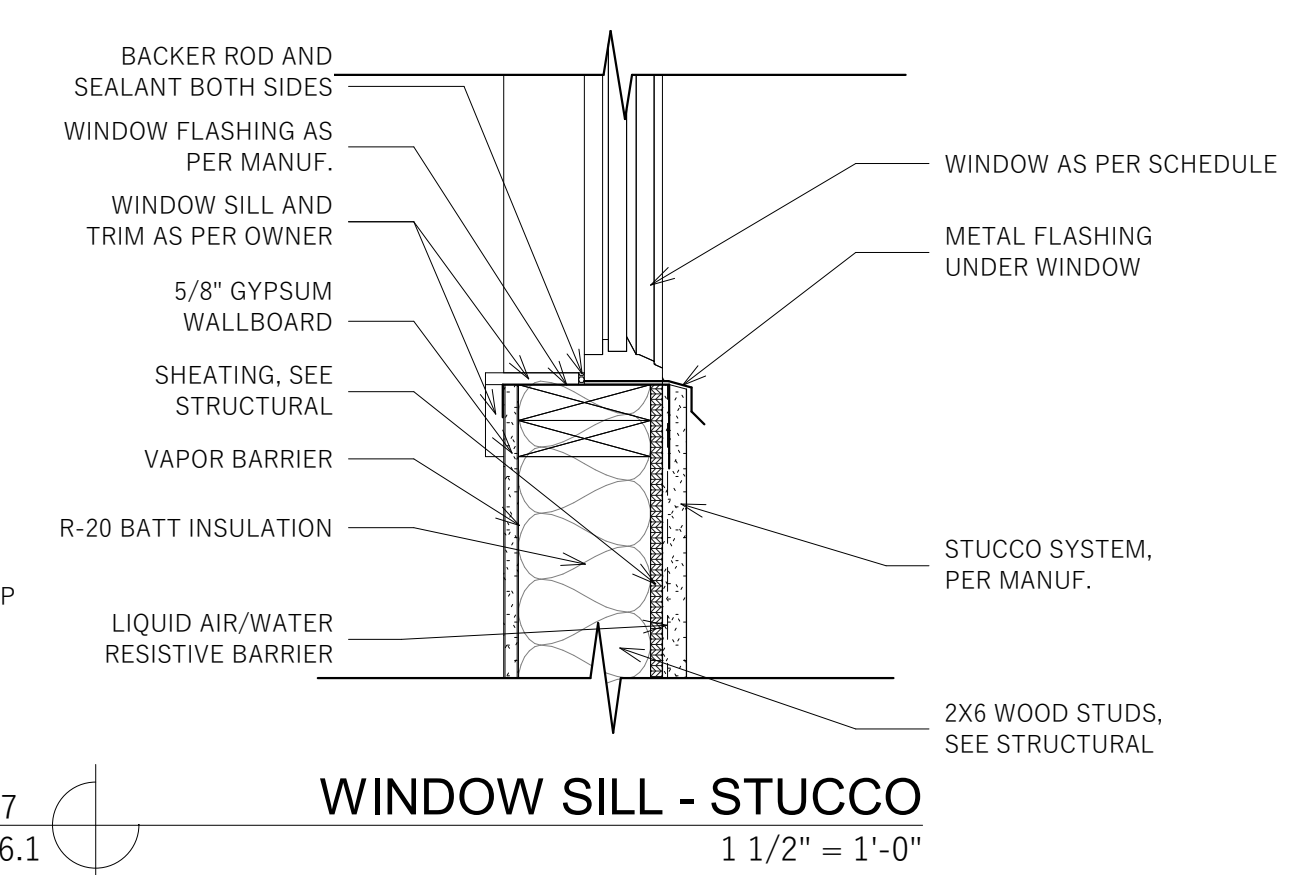
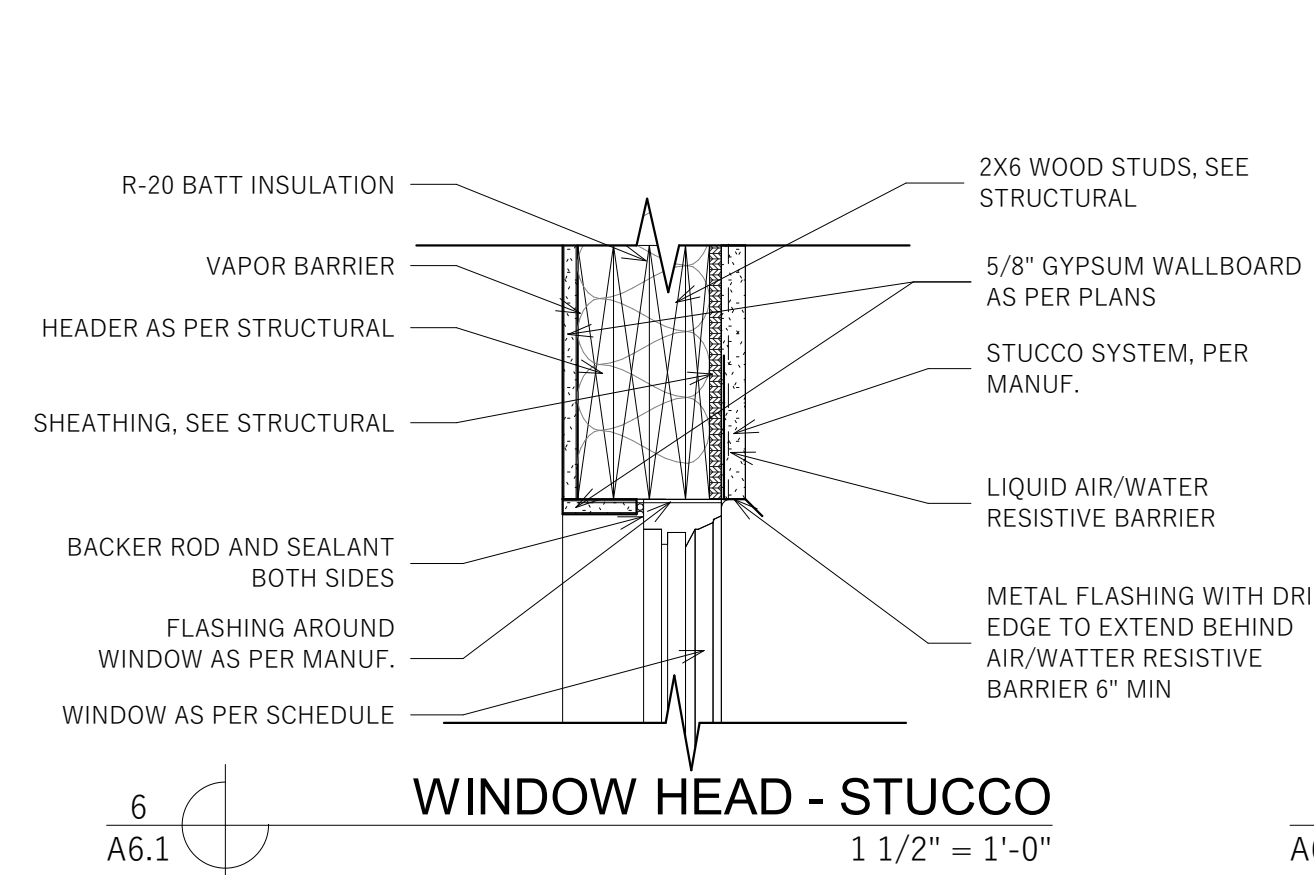
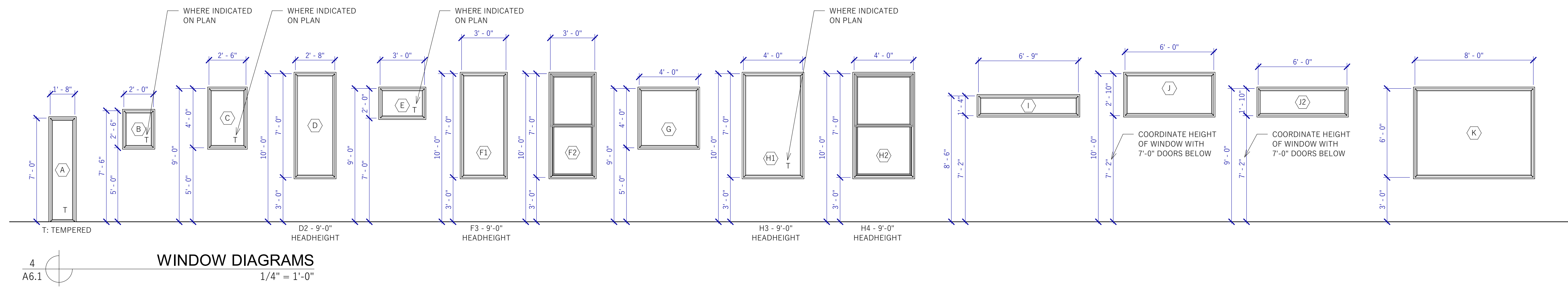


700 E TWIN HOMES
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BUILDING SECTIONS

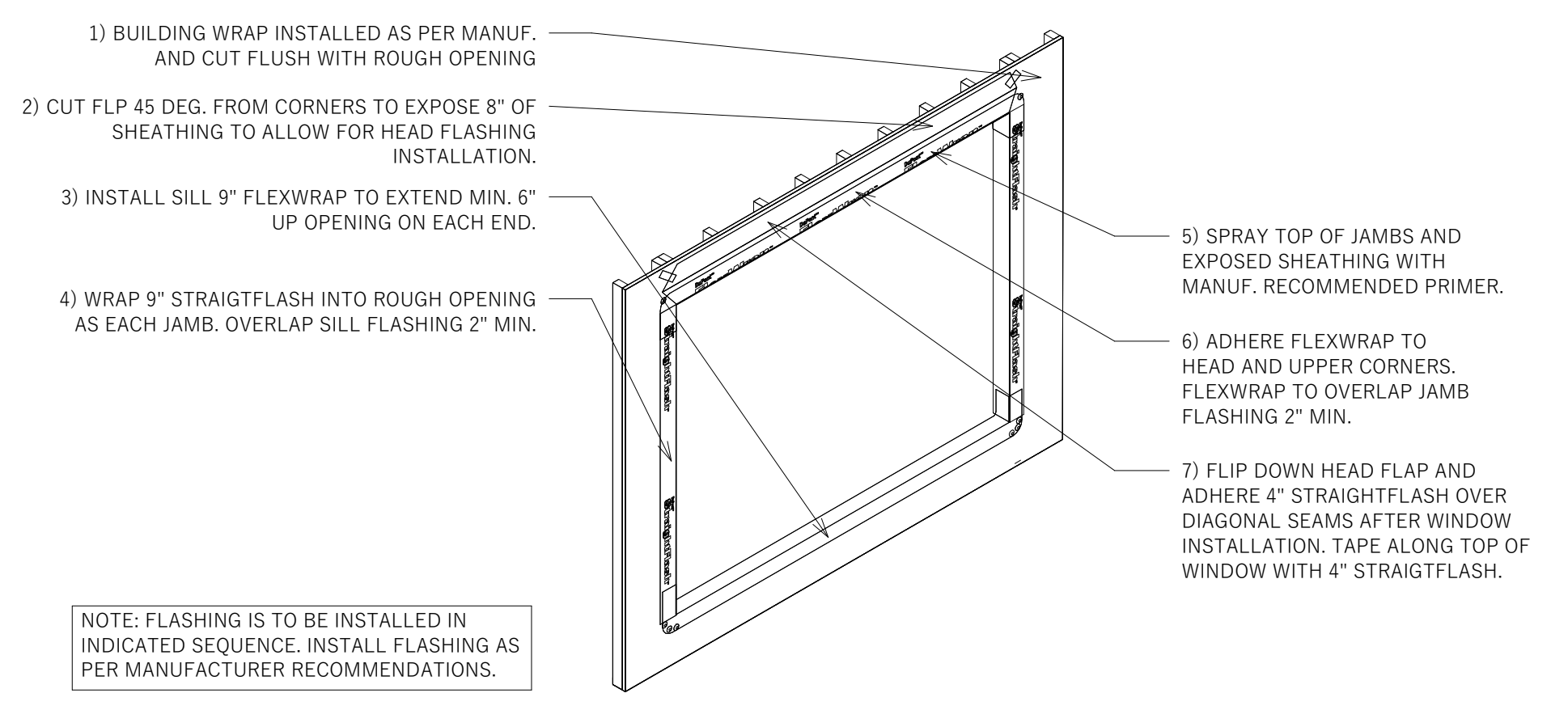
A3.1





WINDOW SCHEDULE					
WINDOW	WIDTH	HEIGHT	HEAD HEIGHT	WINDOW TYPE	REMARKS
A	1'-8"	7'-0"	7'-0"	FIXED	
B	2'-0"	2'-6"	7'-6"	FIXED	
C	2'-6"	4'-0"	9'-0"	FIXED	
D	2'-8"	7'-0"	10'-0"	FIXED	
D2	2'-8"	7'-0"	9'-0"	FIXED	
F4	3'-0"	1'-4"	8'-6 5/8"	FIXED	
E	3'-0"	2'-0"	9'-0"	FIXED	
F1	3'-0"	7'-0"	10'-0"	FIXED	
F2	3'-0"	7'-0"	10'-0"	SINGLE HUNG	
F3	3'-0"	7'-0"	9'-0"	FIXED	
G	4'-0"	4'-0"	9'-0"	FIXED	
H1	4'-0"	7'-0"	10'-0"	FIXED	
H2	4'-0"	7'-0"	10'-0"	SINGLE HUNG	
H3	4'-0"	7'-0"	9'-0"	FIXED	
H4	4'-0"	7'-0"	9'-0"	SINGLE HUNG	
J2	6'-0"	1'-10"	9'-0"	FIXED	
J	6'-0"	2'-10"	10'-0"	FIXED	
I	6'-9"	1'-4"	8'-6"	FIXED	
K	8'-0"	6'-0"	9'-0"	FIXED	

ADD FAUX MULLIONS AS PER ELEVATIONS AND MANUF. DISTANCES BETWEEN MULLIONS TO BE EQUAL WINDOW DETAILS TO BE UPDATED PER WALL TYPE REQUIREMENTS FOR RATED WALLS, ETC.

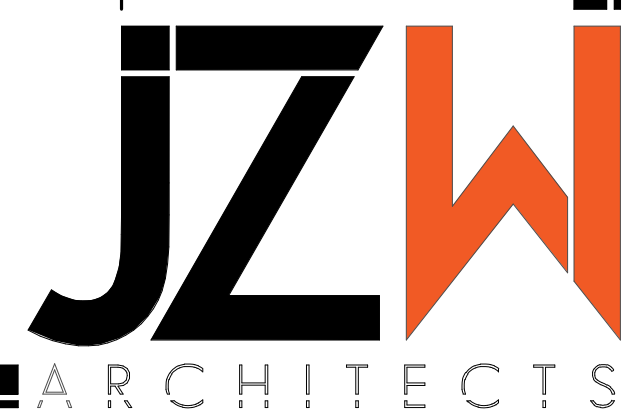


NOTE: FLASHING IS TO BE INSTALLED IN INDICATED SEQUENCE. INSTALL FLASHING AS PER MANUFACTURER RECOMMENDATIONS.

700 E TWIN HOMES
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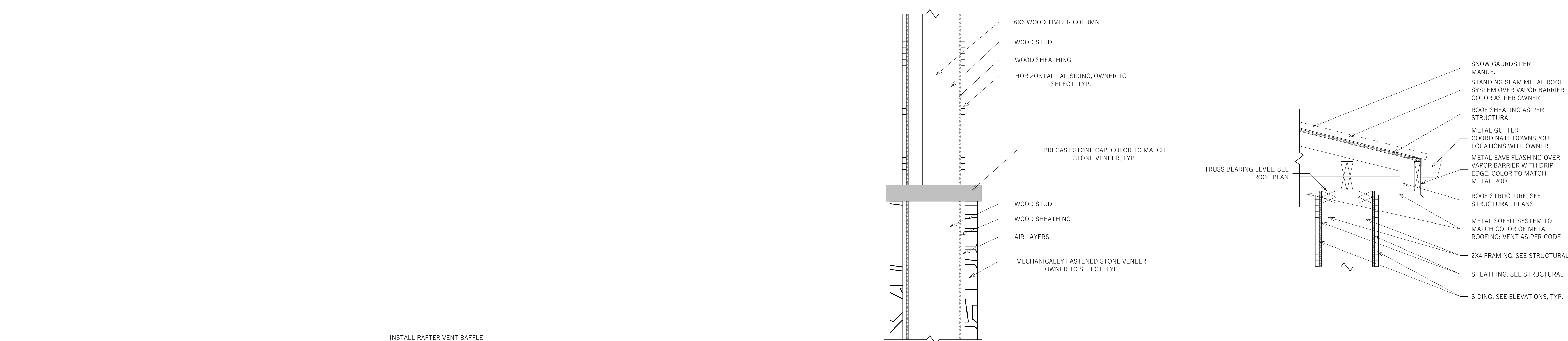
WINDOW SCHEDULE

A6.1



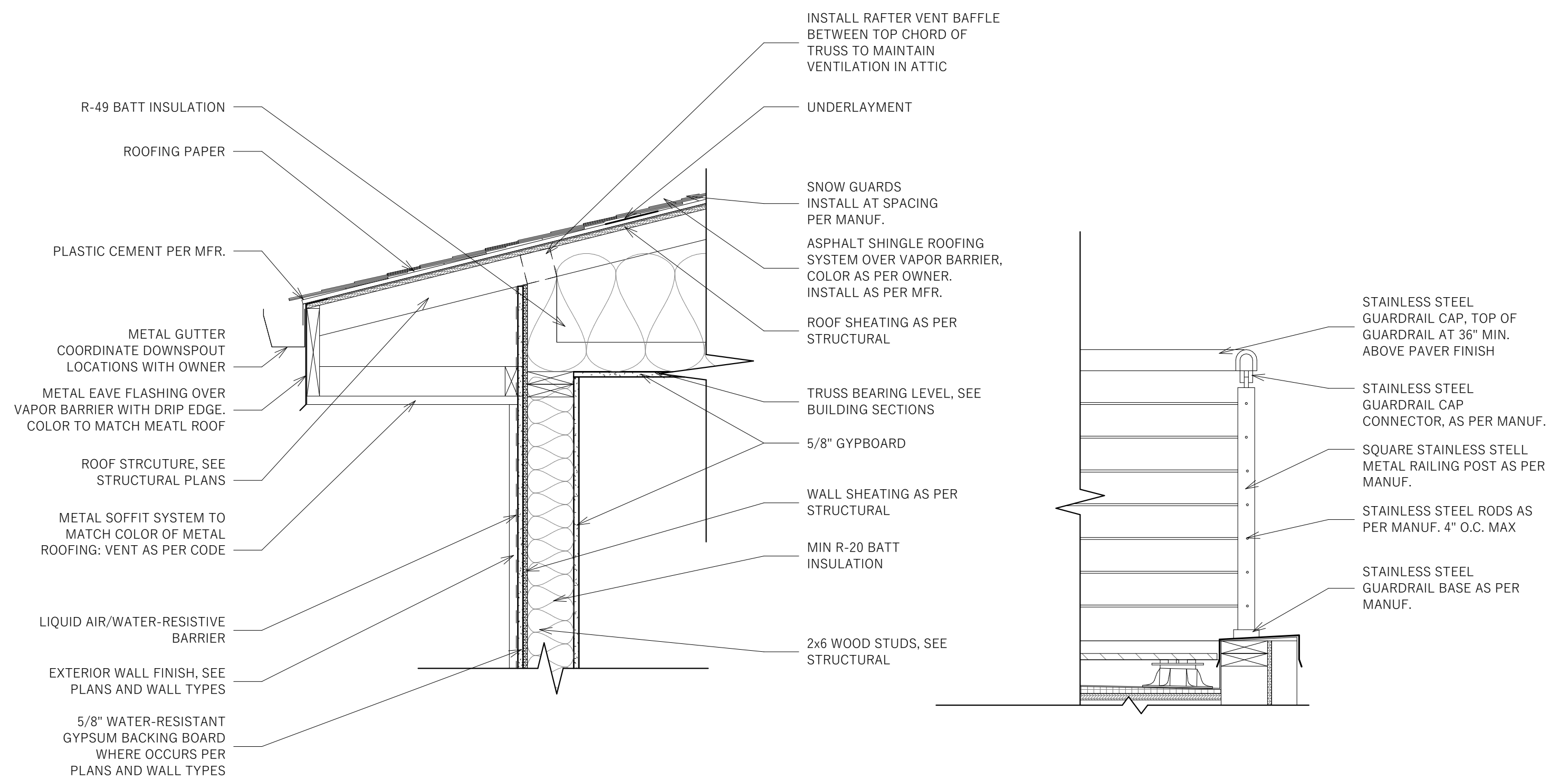
No.	Date	Description

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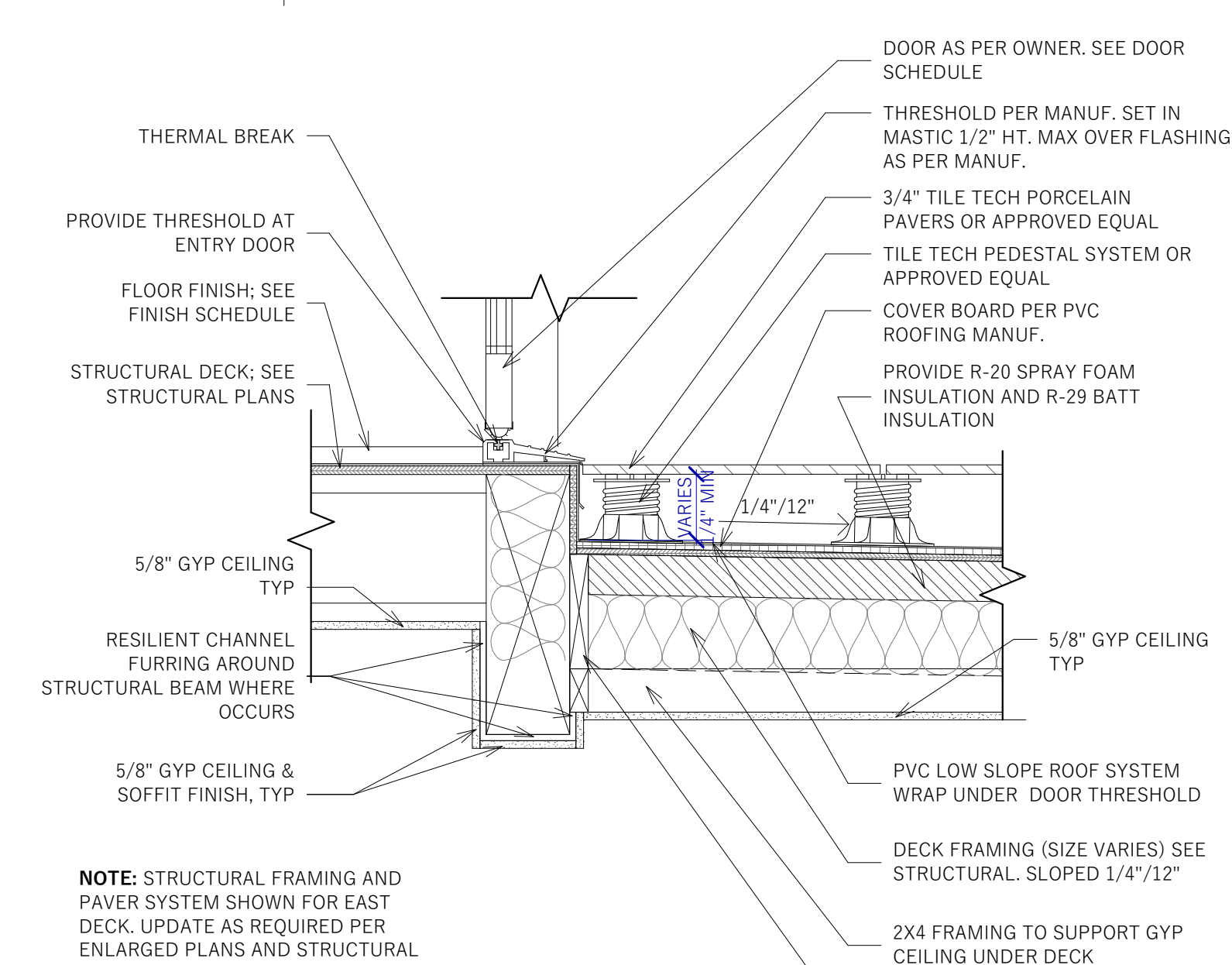
10 COLUMN WRAP DETAIL
A10.1 1" = 1'-0"

9 ENTRY CANOPY DETAIL
A10.1 1" = 1'-0"

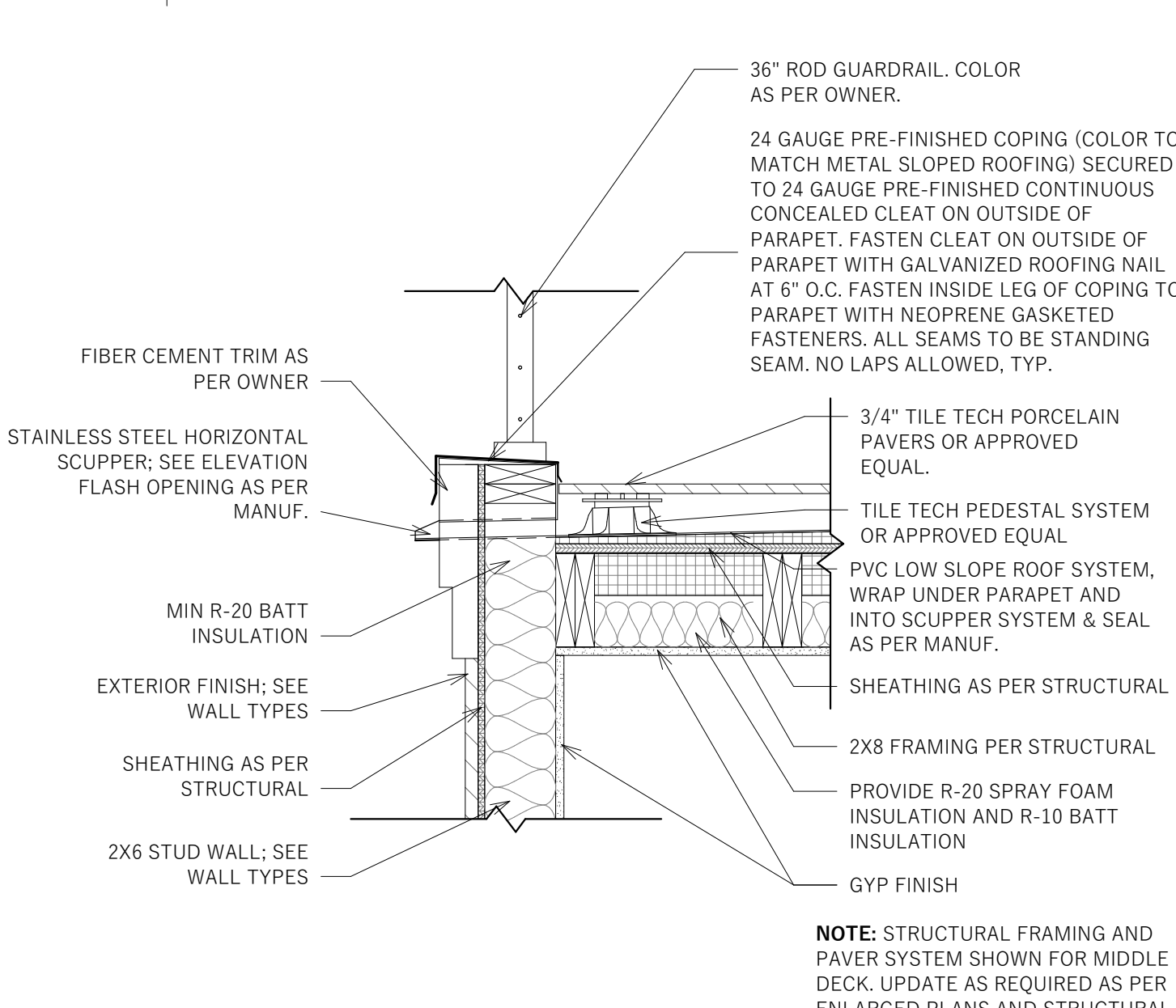


8 ROOF EAVES
A10.1 1" = 1'-0"

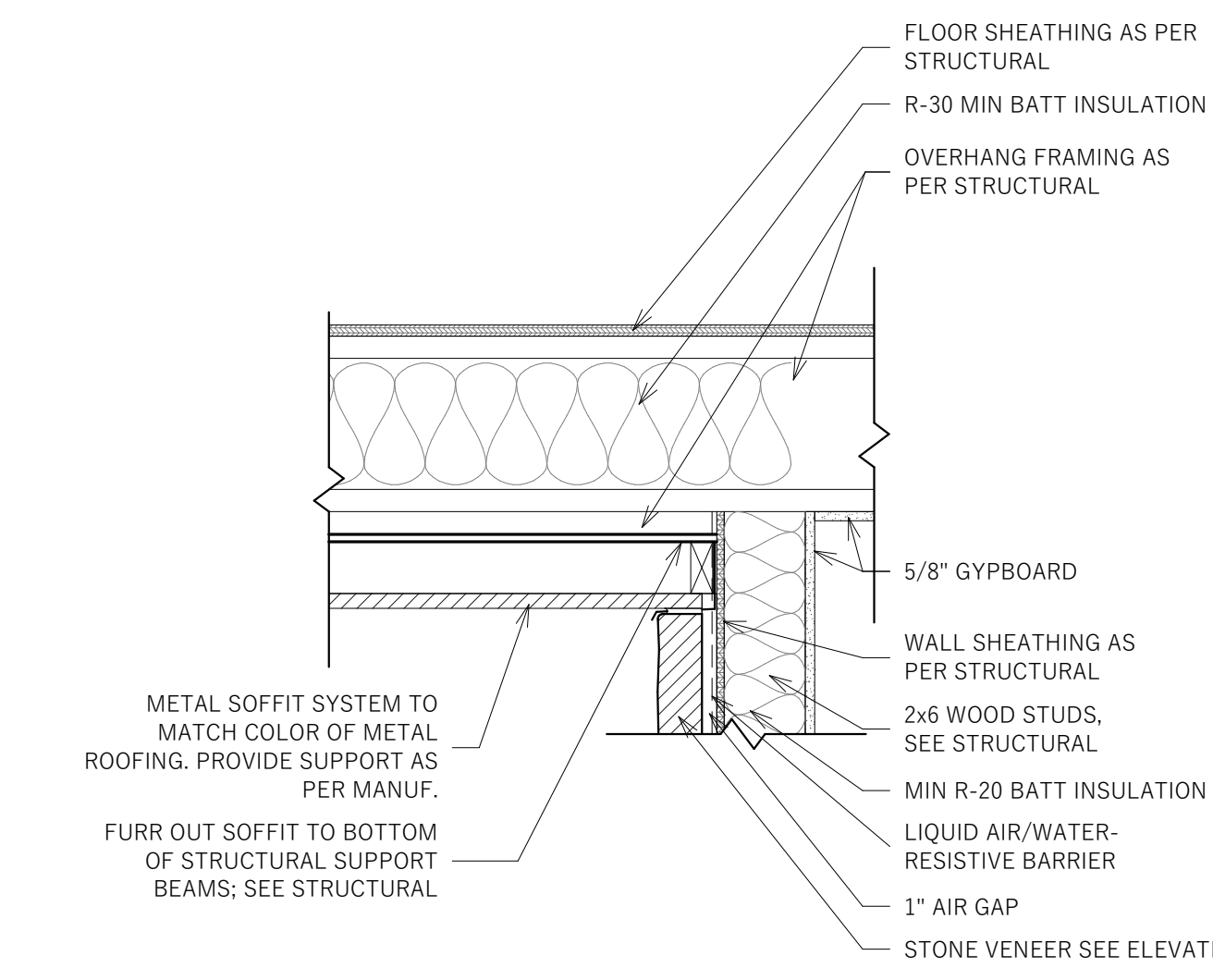
7 PATIO CONNECTION DETAIL
A10.1 1" = 1'-0"



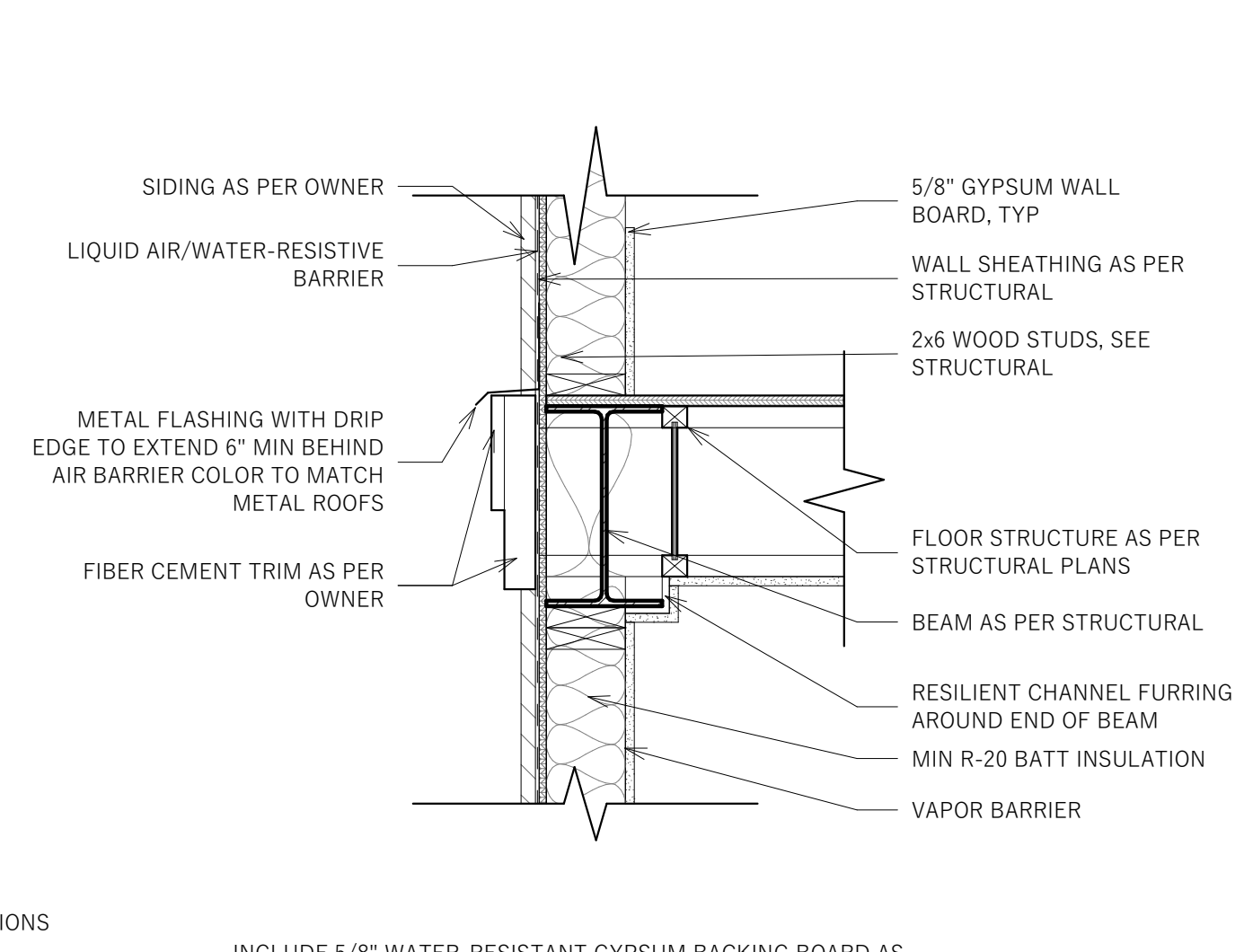
6 PATIO TRANSITION DETAIL
A10.1 1" = 1'-0"



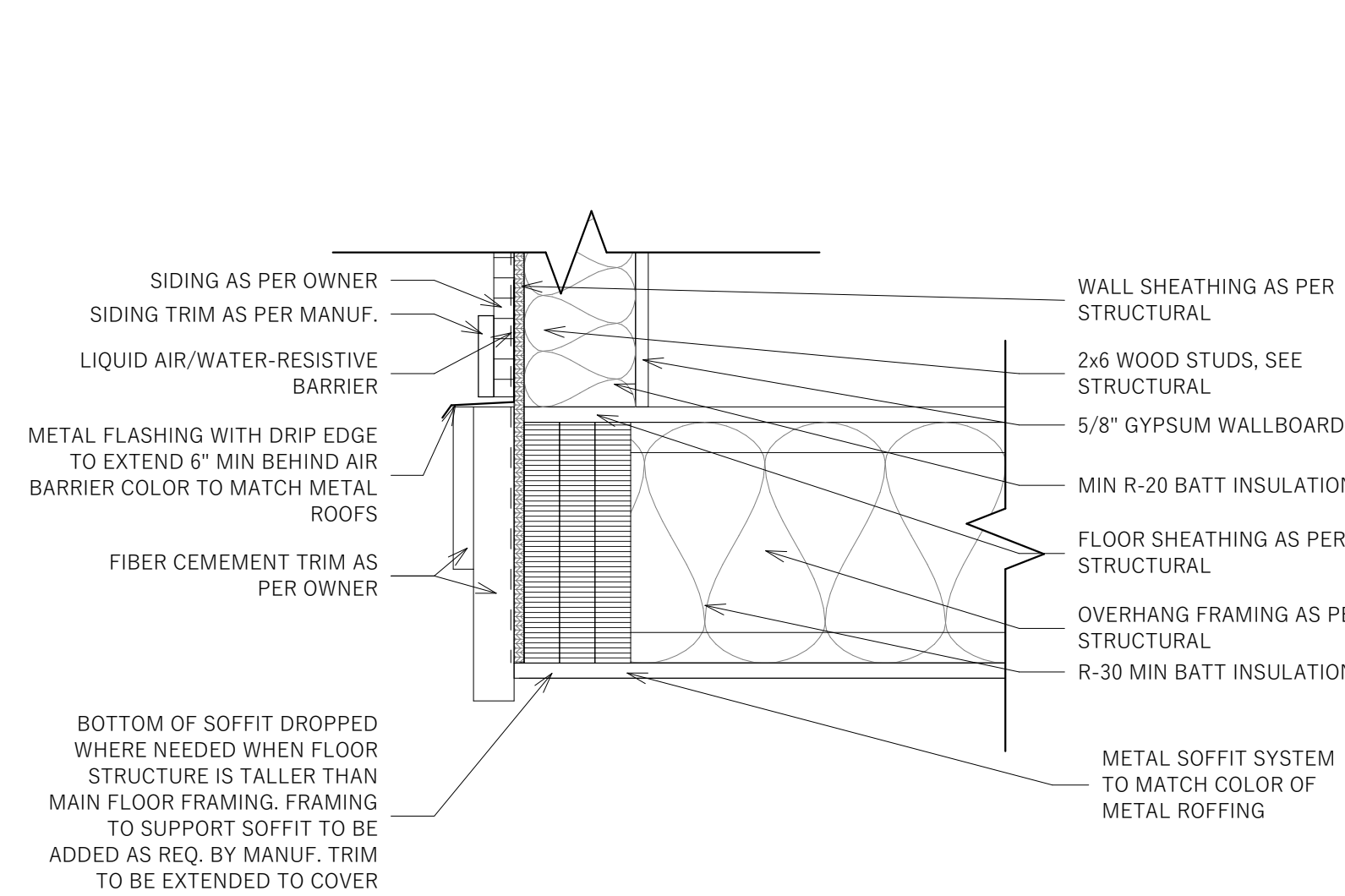
5 PATIO EDGE DETAIL
A10.1 1" = 1'-0"



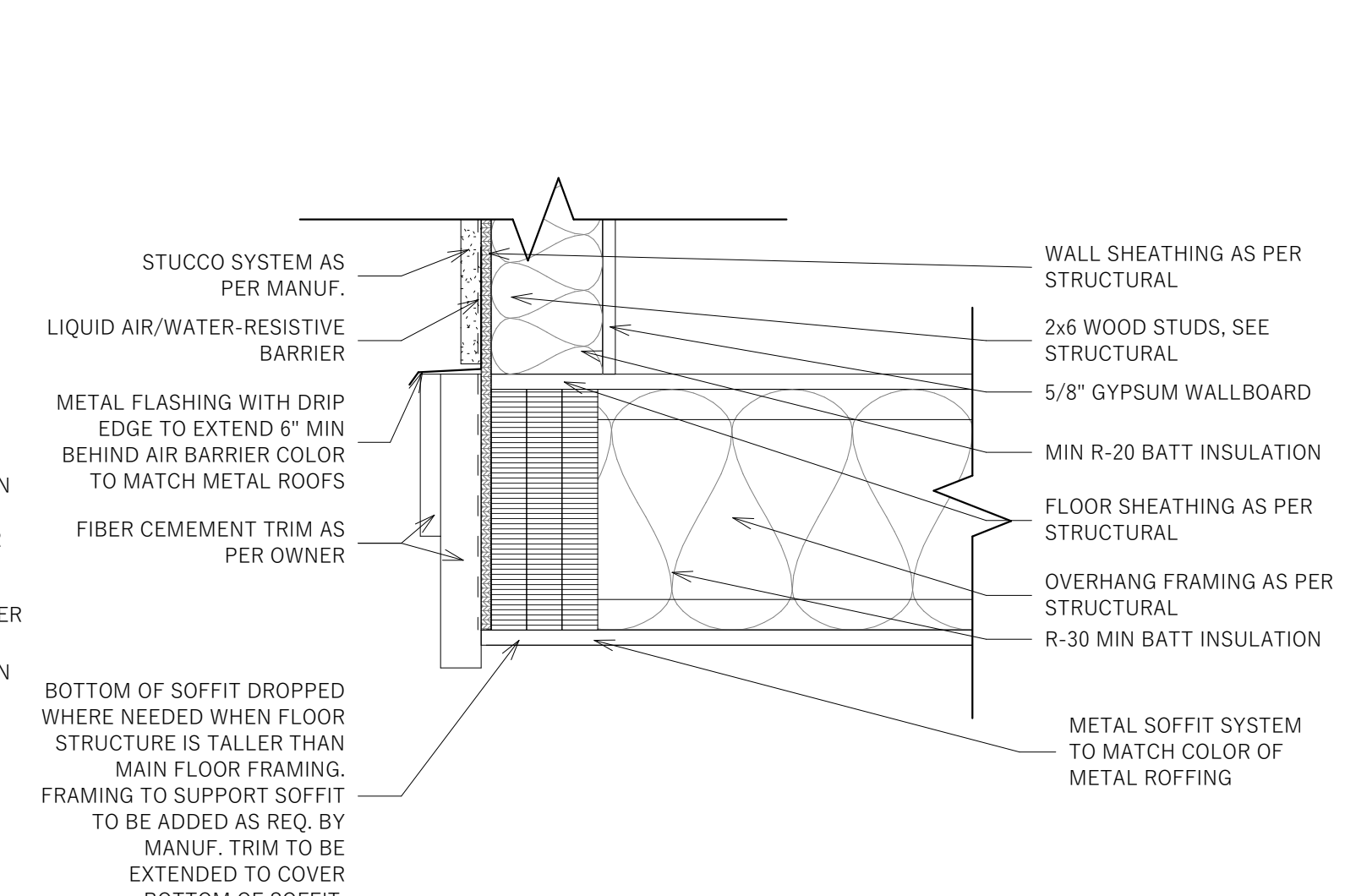
4 SOFFIT CONNECTION DETAIL
A10.1 1" = 1'-0"



3 TYP WALL FLOOR CONNECTION
A10.1 1" = 1'-0"



2 FLOOR OVERHANG - SIDING
A10.1 1 1/2" = 1'-0"



1 FLOOR OVERHANG - STUCCO
A10.1 1 1/2" = 1'-0"

DETAILS

A10.1



ATTACHMENT D: Initial Plan Set



HP: Major Alteration & New Construction

SALT LAKE CITY PLANNING

OFFICE USE ONLY

Project #:	Received By:	Date Received:	Zoning:
Project Name:			

PLEASE PROVIDE THE FOLLOWING INFORMATION

Request:
Request to build a new residential twin home on the open lot at 700 E 136 S.

Address of Subject Property:
700 E 136 S

Name of Applicant: Matt Newbold	Phone: 801-696-8674
Address of Applicant: 45 E Center Street, North Salt Lake, UT	
E-mail of Applicant: Mattn@jzw-a.com	Cell/Fax:

Applicant's Interest in Subject Property:

Owner Contractor Architect Other:

Name of Property Owner (if different from applicant):
Jay Rice

E-mail of Property Owner: jrrice2014@gmail.com	Phone: 801-633-6994
---	------------------------

Please note that additional information may be required by the project planner to ensure adequate information is provided for staff analysis. All information required for staff analysis will be copied and made public, including professional architectural or engineering drawings, for the purposes of public review by any interested party.

AVAILABLE CONSULTATION

Planners are available for consultation prior to submitting this application. Please email historicpreservation@slcgov.com if you have any questions regarding the requirements of this application.

A pre-submittal meeting for all New Constructions should be scheduled prior to submitting this application. To request a pre-submittal meeting, please contact the planning counter by sending an email to zoning@slcgov.com

WHERE TO FILE THE COMPLETE APPLICATION

Apply online through the [Citizen Access Portal](#). There is a [step-by-step guide](#) to learn how to submit online.

REQUIRED FEE

New Construction: Filing fee of \$269 per new building, plus additional cost of postage for mailing notice.
Major Alteration: Filing fee of \$34, plus postage *postage fees will be assessed after application is submitted.

SIGNATURE

If applicable, a notarized statement of consent authorizing applicant to act as an agent will be required.

Signature of Owner or Agent: 	Date: 05/05/2022
---	---------------------

SUBMITTAL REQUIREMENTS

Staff Review

1. Project Description (please attach additional sheet electronically)

Written description of your proposal

2. Drawings to Scale

A Digital copy of each of the following:

a. Site Plan

Site plan with dimensions, property lines, north arrow, existing and proposed building locations on the property. (see *Site Plan Requirements* flyer for further details)

b. Elevation Drawing

Detailed elevation, sections and profile drawings with dimensions drawn to scale

Show type of construction, materials

Design and dimension for details such as railings, posts, roofing, siding, porch, windows, etc

Show section drawings of windows and doors if new windows and doors are proposed

c. Streetscape Drawings (for new construction)

Streetscape drawn to scale at a minimum 1: 80
Drawing should include 100 feet on both sides of the subject property and show height, width, and building separation of the existing surrounding buildings and how it relates to the proposed work (if access to properties is limited, a photographic streetscape is allowed)

If the new construction does not meet the front yard setback, graphically show the average front yard setbacks of the block face (all buildings on one side of block between two intersecting streets)

3. Photographs

For Major Alterations: Historic photographs of existing building(s) if available (contact the Salt Lake County Archives at (385) 468-0820 for historic photographs)

Current photographs of each side of the building

Close up images of details that are proposed to be altered

4. Materials

List of proposed building materials

Provide samples and/or manufactures brochures were applicable

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

_____ I acknowledge that Salt Lake City requires the items above to be submitted before my application can be processed. I understand that Planning will not accept my application unless all of the following items are included in the submittal package.

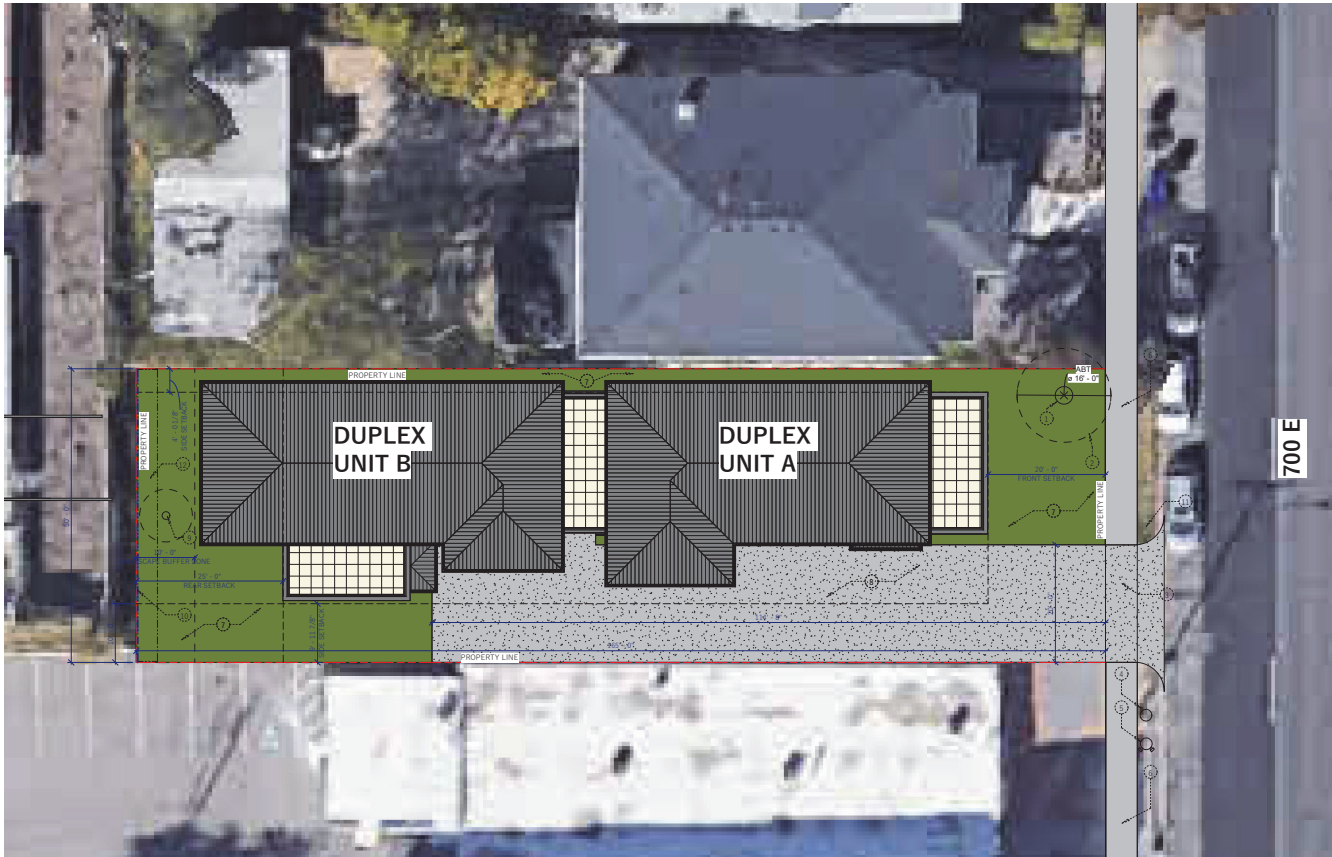
PROJECT NUMBER
21076

ISSUE DATE:
JANUARY 27, 2022

REVISIONS:

No.	Date	Description

KEYED NOTES	
1	EXISTING TREE TO REMAIN, PROTECT AS PER CITY REQUIREMENTS.
2	PROVIDE TREE PROTECTION ZONE (TPZ) AS PER SLC FORESTRY DEPARTMENT REQUIREMENTS.
3	REMOVE AND REPLACE EXISTING SIDEWALK AS REQUIRED TO PROVIDE NEW DRIVE ASLE, THICKNESS, REINFORCEMENT, BASE, AND LAYOUT AS PER CITY REQUIREMENTS.
4	EXISTING STREET LIGHT AND POWER POLE, PROTECT DURING CONSTRUCTION.
5	EXISTING FIRE HYDRANT, PROTECT DURING CONSTRUCTION.
6	EXISTING SIDEWALK TO REMAIN, PROTECT DURING CONSTRUCTION.
7	LANDSCAPING, VEGETATION AS SELECTED BY OWNER. SEE MINIMUM YARD REQUIREMENTS, 5' MIN TOP SOIL UNDER AREAS OF LAWN.
8	NEW 5' CONCRETE DRIVEWAY WITH WIRE MESH REINFORCEMENT.
9	SHADE TREE, CENTERED ON BUFFER ZONE.
10	FENCE, MATERIAL AS PER CITY REQUIREMENTS AND OWNER.
11	RELOCATE NO PARKING SIGN, COORDINATE NEW LOCATION WITH CITY. INSTALL AS PER CITY.
12	CONTINUOUS EVERGREEN OR DECIDUOUS SHRUB HEDGE MIN. MATURE HEIGHT OF 4'.



MIN LOT AREA: 8,000 SF
MIN LOT WIDTH: 50'
MAX BUILDING HEIGHT: 35'

MINIMUM YARD REQUIREMENTS

FRONT YARD: 20' - 0"
INTERIOR SIDE YARD: TWO FAMILY DWELLINGS - INTERIOR LOTS: 4' ON ONE SIDE AND 10' ON THE OTHER REQUIRED LANDSCAPED YARDS: THE FRONT YARD, CORNER SIDE, AND FOR INTERIOR MULTIFAMILY LOTS, ONE OF THE INTERIOR SIDE YARDS SHALL BE MAINTAINED AS LANDSCAPED YARDS.
REAR YARD: 25' - 0"

LANDSCAPE BUFFER: MIN 10' REQUIRED NEXT TO SINGLE FAMILY RESIDENTIAL ZONE INCLUDING TREES, SHRUBS, 6' FENCE.

LINE TYPE LEGEND

- PROPERTY LINE
- - - SITE SETBACK/EASEMENT LINES
- SITE FEATURES
- ROOF FEATURES

700 E TWIN HOMES
136 S 700 E, SALT LAKE CITY, UT

SITE PLAN

A0.1



1 SITE PLAN
A0.1 1" = 10'-0"

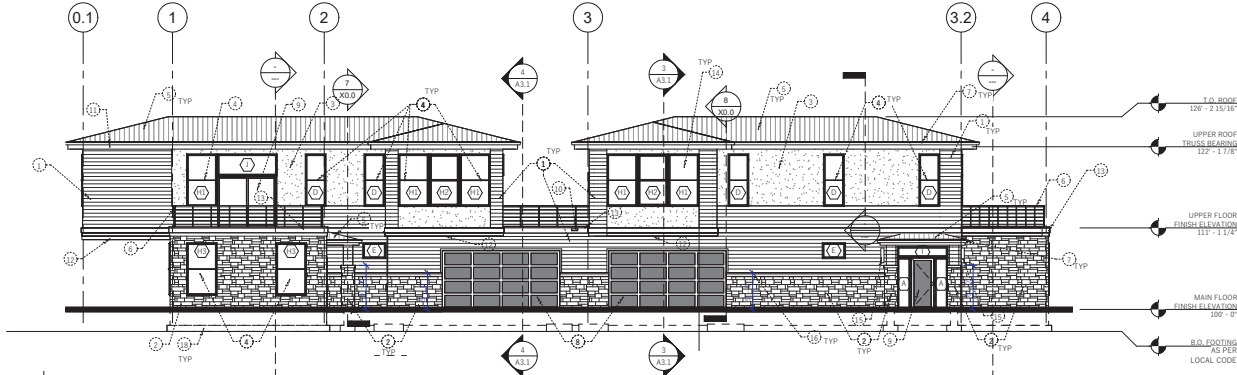
No.	Date	Description

GENERAL NOTES - ELEVATION

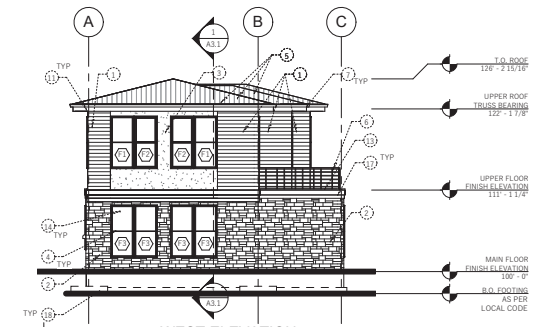
- A SEE GENERAL NOTES ON SHEET G1.1A-G1.1C FOR ADDITIONAL REQUIREMENTS.
- B COORDINATE WINDOW HEIGHTS WITH WINDOW SCHEDULE.
- C OWNER TO SELECT SIDING COLOR AND TEXTURE. INSTALL AS PER ELEVATIONS.
- D PROVIDE RAIN GUTTERS AND DOWN SPOUTS AS REQUIRED.
- E COORDINATE ALL BEARING ELEVATIONS WITH ROOF PLAN. SEE STRUCTURAL DRAWINGS AND CALCULATIONS FOR ALL FRAMING REQUIREMENTS.
- F OWNER TO SELECT STONE FOR STONE VENEER. INSTALL AS PER ELEVATIONS, AND AS PER I.R.C. SEE GENERAL MASONRY NOTES.
- G OWNER TO SELECT STUCCO COLORS AND TEXTURE. INSTALL AS PER ELEVATIONS, AND AS PER I.R.C.
- H SEE ROOF PLAN FOR ALL ROOF SLOPES.
- I ALL METAL ROOFING TO BE INSTALLED AS PER MANUFACTURER.

KEYED NOTES

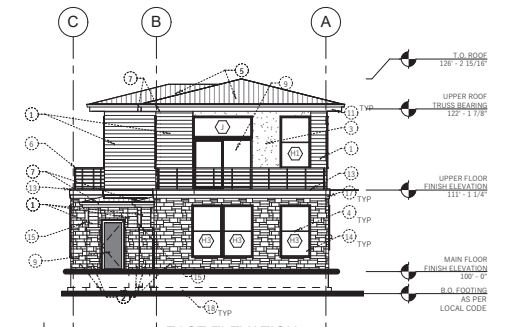
- 1 HORIZONTAL LAP SIDING, OWNER TO SELECT, TYP.
- 2 MECHANICALLY FASTENED STONE VENEER, OWNER TO SELECT, TYP.
- 3 STUCCO SYSTEM, OWNER TO SELECT COLOR, TYP.
- 4 FAUX MULLIONS TO BE INSTALLED ON FACE OF PICTURE WINDOWS. MULLIONS TO BE EQUALLY SPACED.
- 5 STANDING SEAM METAL ROOF & FASCIA, MISC. OR APPROVED EQUAL, OWNER TO SELECT. SEE ROOF PLAN.
- 6 STAINLESS STEEL ROOF GUARDRAIL, 42" MIN. HEIGHT, ROOF 4" O.C. MAX. TYP. COLOR AS PER OWNER, SEE DETAIL ON A10.1.
- 7 GUTTER, TYP. VERIFY LOCATION OF DOWNSPOUTS WITH OWNER.
- 8 GARAGE DOOR AS PER OWNER AND AS PER DOOR SCHEDULE, TYP.
- 9 SDOOR, SEE DOOR SCHEDULE, TYP.
- 10 SCUPPER AS PER OWNER.
- 11 ALUMINUM FASCIA TO MATCH SLOPED ROOFS, OWNER TO SELECT, TYP.
- 12 METAL SOFFIT UNDER OVERHANG TO MATCH METAL ROOF COLOR.
- 13 24 GAUGE PRE-FINISHED COPING (COLOR TO MATCH METAL SLOPED ROOFING) SECURED TO 24 GAUGE PRE-FINISHED CONTINUOUS CONCEALED CLEAT ON OUTSIDE OF PARAPET. FASTEN CLEAT ON OUTSIDE OF PARAPET WITH GALVANIZED ROOFING NAIL AT 8" O.C. FASTEN INSIDE LEG OF COPING TO PARAPET WITH NEOPRENE GASKET ED. FASTENERS. ALL SEAM TO BE STANDING SEAM. NO LAPS ALLOWED, TYP.
- 14 WINDOW, SEE WINDOW SCHEDULE, TYP.
- 15 DECORATIVE LIGHTING, OWNER TO SELECT.
- 16 PRECAST STONE CAP, COLOR TO MATCH STONE VENEER, TYP.
- 17 FIBER CEMENT CORNICE, OWNER TO SELECT, TYP.
- 18 FOOTING AND FOUNDATIONS AS PER STRUCTURAL, TYP.



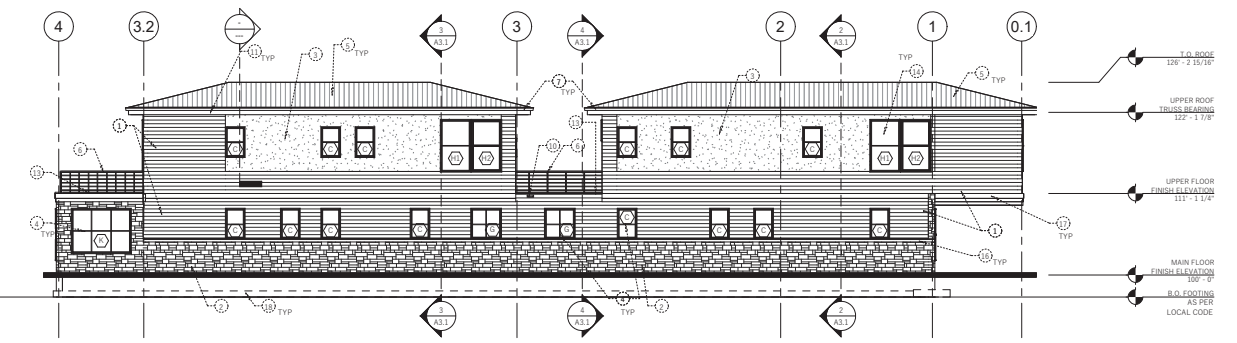
SOUTH ELEVATION
1/8" = 1'-0"



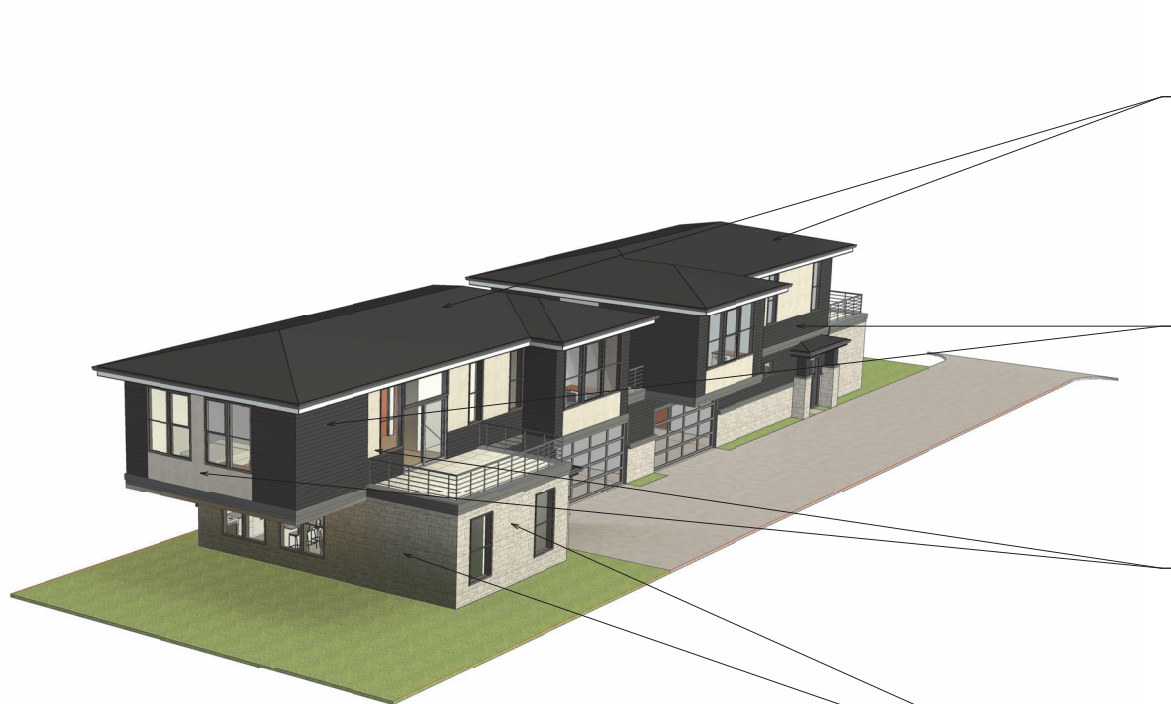
WEST ELEVATION
1/8" = 1'-0"



EAST ELEVATION
1/8" = 1'-0"



NORTH ELEVATION
1/8" = 1'-0"

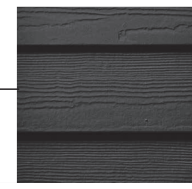


SOUTHWEST CORNER
MATERIALS



METAL ROOF

NAME: SUPERLOCK METAL ROOF PANEL
 MANUFACTURER: MBCI
 COLOR: MIDNIGHT BRONZE



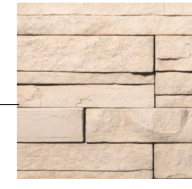
SIDING

NAME: HARDIE PLANK LAP SIDING
 MANUFACTURER: JAMES HARDIE
 COLOR: IRON GRAY



PLASTER

NAME: COMMERCIAL CEMENT PLASTER (CCP) 4
 MANUFACTURER: DRYVIT
 COLOR: BUCKSKIN #449



STONE

NAME: F-NS-HWHITE
 MANUFACTURER: SUNSET STONE
 COLOR: NS SS HARD WHITE

PROJECT NUMBER
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700 E TWIN HOMES
 136 S 700 E, SALT LAKE CITY, UT

MATERIAL
SCHEDULE

X2.1





$\frac{1}{X1.2}$ ————— **SOUTHWEST CORNER**



$\frac{3}{X1.2}$ ————— **STREET LEVEL VIEW**



$\frac{2}{X1.2}$ ————— **SOUTHEAST CORNER**

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700 E TWIN HOMES
136 S 700 E, SALT LAKE CITY, UT

3D VIEWS

X1.2



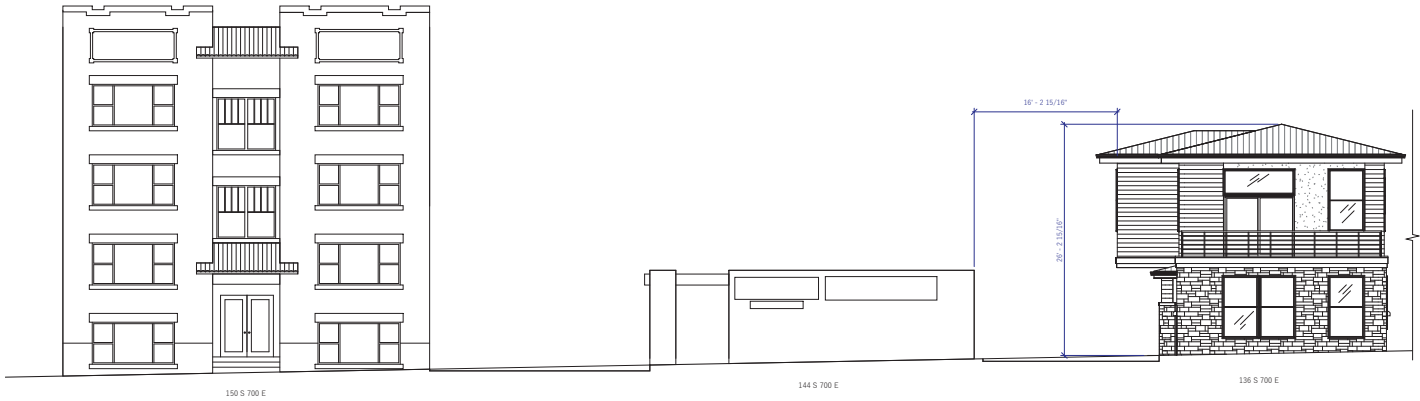
PROJECT NUMBER
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REVISIONS:

No.	Date	Description

700 E TWIN HOMES
136 S 700 E, SALT LAKE CITY, UT



1
X1.6
STREETScape LEFT
1 : 80



2
X1.6
STREETScape RIGHT
1 : 80

STREETScape

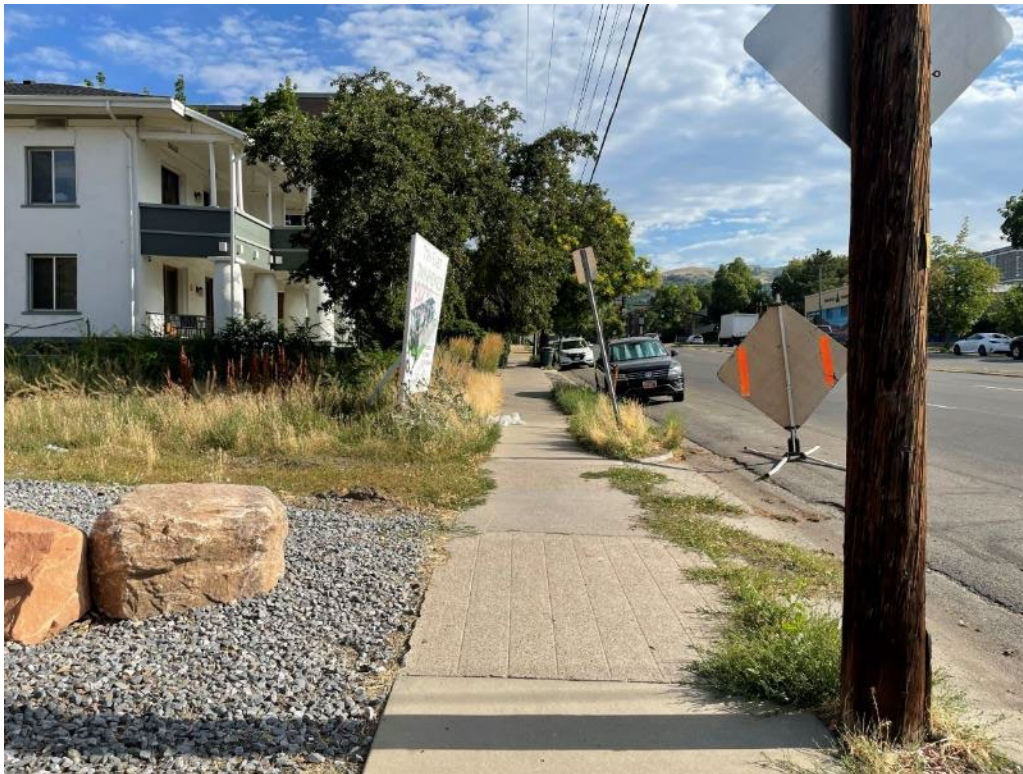
X1.6



ATTACHMENT E: Property and Vicinity Photos



Subject property



Existing conditions along frontage of property



Property to the south (left)



Property to the north (right)



Properties to the east and across 700 East

ATTACHMENT F: RMF-35 Zoning Standards

RMF-35 MODERATE DENSITY MULTI-FAMILY RESIDENTIAL DISTRICT

The purpose of the RMF-35 Moderate Density Multi-Family Residential District is to provide an environment suitable for a variety of moderate density housing types, including single-family, two-family, and multi-family dwellings with a maximum height of thirty-five feet (35'). This district is appropriate in areas where the applicable Master Plan policies recommend a density of less than thirty (30) dwelling units per acre. This district includes other uses that are typically found in a multi-family residential neighborhood of this density for the purpose of serving the neighborhood. Uses are intended to be compatible with the existing scale and intensity of the neighborhood. The standards for the district are intended to provide for safe and comfortable places to live and play, promote sustainable and compatible development patterns and to preserve the existing character of the neighborhood.

Standard	Requirement	Proposed	Finding
Maximum Building Height	35'	26' 2 15/16" top of roof	Complies
Front/ Interior Side/ Rear Yard Setbacks	20' 4' on one, 10' on the other 25% of lot depth, but not less than 20 ft., and need not exceed 25 ft.	17'5" 4' and 10' 25'	Complies with requested modifications. The front yard is not compliant. This was recommended by staff and is included with request. The proposed setback is consistent with surrounding buildings.
Buffer Yard	NA	Property adjacent to RMF-35 and RMF-45.	Complies
Lot Size	8,000 sq. ft.	8,250 sq. ft.	Complies
Lot Width	50'	50'	Complies
Maximum Building Coverage	50%	39.2%	Complies
Off Street Parking & Loading (21A.44.030.G)	Two spaces per unit	Two spaces per unit	Complies

ATTACHMENT G: New Construction Standards & Design Guidelines

NEW CONSTRUCTION

H Historic Preservation Overlay District – Standards For Certificate Of Appropriateness Involving New Construction Or Alteration Of A Noncontributing Structure (21A.34.020.H)

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

Standard	Analysis	Finding
<p>1. Settlement Patterns and Neighborhood Character:</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>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.</p>	<p>The proposed two-family dwelling preserves, reflects, and relates to the existing settlement pattern and neighborhood character.</p> <p>a. The proposed dwelling will not alter the existing block and street patterns.</p> <p>b. The proposed dwelling will be constructed on an existing lot. A lot line adjustment was approved in 2017 that added an extra 6” to the lot width to meet the 50’ minimum requirement for the zoning district. There was a previous dwelling on the site where there was a fire in 2007 and demolition was approved in 2008.</p> <p>c. As referenced above, the proposed dwelling will be constructed on an existing lot. The proposed yard depth and height are consistent with other buildings on the block face.</p> <p>d. The proposed dwelling will be placed with a setback and building depth that is compatible with the existing and proposed dwellings to the north and south. This includes a 2’7” reduction to the front yard setback for an entry porch as recommended by staff.</p> <p>e. The main entrance of the proposed dwelling is oriented such that it faces the street. Similar to other buildings on the</p>	<p>Complies with requested modification</p>

<p>Buildings should maintain the setback demonstrated by existing buildings of that type constructed in the district or site's period of significance.</p> <p>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.</p>	<p>street, a pathway will extend from the main entrance to the sidewalk.</p>	
<p>2. Site Access, Parking, And Services:</p> <p>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.</p> <p>(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.</p> <p>(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.</p> <p>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.</p>	<p>The site access, parking, and related services are located such that they are compatible with the neighborhood. The existing sidewalk, curb, and gutter will be replaced to match the city standard.</p> <p>a. Access to the site is similar to other properties in the neighborhood.</p> <p>(1) Pedestrian access to the main entrance will be provided from a paver pathway from 700 East</p> <p>(2) Vehicular access will be provided from 700 E with a new drive aisle that will meet city requirements.</p> <p>b. The HVAC systems will be located a minimum of 4' from the property line (Condition of Approval #4). The trash and recycling bins will be stored in the garages.</p>	<p>Complies with conditions</p>
<p>3. Landscape And Lighting:</p> <p>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.</p> <p>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.</p> <p>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.</p>	<p>a. The site is generally flat and minimal grading is required.</p> <p>b. Landscaping structures are not proposed.</p> <p>c. Exterior lighting can be administratively reviewed.</p>	<p>Complies</p>

<p>4. Building Form And Scale:</p> <p>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.</p> <p>(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.</p> <p>(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.</p> <p>(3) Massing: The shape, form, and proportion of buildings, reflects the character of the historic context and the block face.</p> <p>(4) Roof Forms: The building incorporates roof shapes that reflect forms found in the historic context and the block face.</p>	<p>The form and scale of the proposed dwelling is compatible with others on the block face in terms of its scale, composition, and modeling.</p> <p>(1) The two-story height of the proposed dwelling is consistent with the block face. The dwellings on the block face range from a single-story flat roof commercial building immediately to the south to the four-story Parklane retirement community to the north at the intersection of 100 South and 700 East.</p> <p>(2) The block has a mixed character with a variety of building types and widths. The proposed two-family dwelling has a width comparable to the single-family and small multifamily dwellings on the block face.</p> <p>(3) The massing of the proposed dwelling as visible from the street is compatible with the others on the block face. The block face has a mixed character with a variety of shapes, forms, and proportions. The proposed two-family dwelling has a form compatible with the similar single-family and small multifamily dwellings on the block face.</p> <p>(4) The low-pitched roof is compatible with the dwelling to the north. The pitch of the roof and elements of the building are reminiscent of a Foursquare type dwelling, which may have been constructed around the same time as many of the existing buildings on the block face.</p>	<p>Complies</p>
<p>5. Building Character:</p> <p>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 twelve inches (12").</p> <p>(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.</p>	<p>The character of the proposed facade has architectural elements that reflect and respect the pattern and context. The features and articulation include elements of the buildings to the north and south. These include a second-floor covered balcony and a first-floor entry porch.</p> <p>(1) The openings of the front façade relate to other dwellings on the block face, particularly the Classical Revival dwelling to the north. On the first floor, there is a central entry porch that is flanked by single-hung windows. Set back from the front façade and extending further to the south is the primary entry for the rear unit. On the second floor, there is a covered balcony. Its French doors are flanked by single-hung windows.</p>	<p>Complies</p>

<p>(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.</p> <p>(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.</p> <p>(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.</p>	<p>(2) The covered balcony and the general proportions of the window openings relate to those on other residences on the block face, particularly the dwelling to the north.</p> <p>(3) The solid to void ratio on the front façade of the building is compatible with the surrounding context. The proposed dwelling is most similar to the dwelling to the north. This dwelling has a similar pattern to its openings. The first floor has a central entry flanked by openings. On the second floor is a covered balcony with a door that is similarly flanked by openings.</p> <p>(4) As previously detailed, the front entry includes a small entry porch that is consistent with the context. On the second floor there is a covered balcony, which reflects the balcony on the property to the north.</p>	
<p>6. Building Materials, Elements And Detailing:</p> <p>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.</p> <p>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.</p> <p>c. Windows: Windows and other openings are incorporated in a manner that reflects patterns, materials, and detailing established in the district and/or setting.</p> <p>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.</p>	<p>The proposed building materials, elements, and details are appropriate for the proposed dwelling and reflect the setting and context.</p> <p>a. Per Condition of Approval #6 the stone veneer shall be a cut stone. The stone and fiber cement siding comprise 84% of the façades. The stucco, a commercial cement plaster, comprises the remaining 16% of the facades.</p> <p>b. No vinyl or aluminum siding is proposed.</p> <p>c. Andersen E-Series aluminum clad wood windows are proposed. See Window Schedule A6.1 for window details. The doors are to be composite.</p> <p>d. The primary elevation of the proposed dwelling has architectural elements and detailing reflective of the dwelling to the north and the massing and scale as visible from the right-of-way is consistent with surrounding development.</p>	<p>Complies with conditions</p>
<p>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.</p>	<p>No signage is being proposed.</p>	<p>Not applicable</p>

DESIGN GUIDELINES

A Preservation Handbook for Historic Residential Properties and District in Salt Lake City provides guidance and advice on ways to meet the design standards in the zoning ordinance, and Part II, Chapter 12: New Construction includes the relevant historic guidelines for this application and are identified below for the Commissions' reference:

A Preservation Handbook for Historic Residential Properties & Districts in Salt Lake City ([Chapter 12 - New Construction](#) and [Chapter 15: Central City](#)) provide the appropriate historic design guidelines for this review. The guidelines that are most relevant to the proposed project have been listed below for the Commissioners' reference:

SITE DESIGN GUIDELINES

Street and Block Patterns

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

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

Building Placement and Orientation

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

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

BUILDING SCALE GUIDELINES

Mass & Scale

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

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

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

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

Height

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

Width

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

Solid to Void Ratio

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

BUILDING FORM GUIDELINES

Form and Visual Emphasis

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

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

Proportion and Emphasis of Building Façade Elements

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

Rhythm & Spacing of Windows & Doors

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

BUILDING MATERIALS AND DETAILS

Materials

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

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

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

Windows

12.20 Windows with vertical emphasis are encouraged.

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

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

Architectural Elements & Details

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

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

12.25 Contemporary interpretations of traditional details are encouraged.

12.26 The replication of historic styles is generally discouraged.

CENTRAL CITY HISTORIC DISTRICT

Street Pattern

15.1 The character and scale of the side streets in the district should be maintained.

- *Many side streets, particularly the lanes, have a distinct character and scale that should be preserved.*

15.2 Alleys should be maintained where they exist.

- *Their modest character should be preserved.*

Landscape Features – Fences

15.3 *The use of wood, iron and wire fences is preferred, since they are more in character with the neighborhood pattern*

Front Setback of Primary Structure

15.4 *The established alignment of building fronts in the block should be maintained.*

- *In general, larger, taller masses should be set back farther from the front than smaller structures.*
- *In some cases, therefore, a setback that is greater than the median setback may be appropriate.*

15.5 *The rhythm established by uniform setbacks in the block should be maintained.*

- *It is particularly important that the traditional spacing pattern be maintained as seen from the street.*
- *The traditional building pattern should be followed in order to maintain the historic character of the street.*
- *The visual impact of new construction and additions on neighbors adjoining yards should be considered.*
- *Varying the height and setback of the structure along the side yard should be considered.*

Porches

15.6 *Where historic porches exist, they should be preserved.*

- *They also are strongly encouraged as a feature in new construction.*

15.7 *The primary entrance to the house should be clearly defined.*

- *Use a porch, stoop, portico or similar one-story feature to indicate the entry.*
- *Orienting the entry to the street is preferred.*
- *Establishing a “progression” of entry elements, including walkway, landscape elements and porch also is encouraged.*

Additions/Alterations

15.8 *An addition should be in character with the main building, in terms of its size, scale and appearance.*

- *This is especially important in portions of the district where buildings are modest in size and scale and have limited architectural detailing.*
- *Greater flexibility is appropriate, in terms of size of additions, on the northern edge of the district near South Temple Street, where many of the historic buildings are quite large.*

Building Mass

15.9 New buildings should appear similar in mass to those that were typical historically in the district.

- If a building would be larger than others on the block, the larger masses of the building should be subdivided into smaller “modules” that are similar in size to the historic buildings.*
- Orienting the entry to the street is preferred.*
- Establishing a “progression” of entry elements, including walkway, landscape elements and porch also is encouraged.*

Building Scale

15.10 New buildings should be designed to appear similar in scale to those seen traditionally on the block.

- Historically, most houses appeared to have a height of one, one-and-one half or two stories.*
- A new front facade should appear similar in height to those seen historically in the block.*
- Taller portions should be set back farther on the lot.*
- Story heights should appear similar to those seen historically.*
- Also, consider using architectural details to give a sense of the traditional scale of the block.*

Building Form

15.11 A new building should be designed to have a form similar to those seen historically.

- In most cases, the primary form of the house was a simple rectangle.*
- In some styles, smaller, subordinate masses were then attached to this primary form.*

Building Materials

15.12 Primary building materials that will appear similar to those used historically should be used.

- Appropriate building materials include: brick, stucco, and painted wood.*
- Substitute materials may be considered under some circumstances.*

ATTACHMENT H: Public Process & Comments

Public Notice and Comments

Notice of the public hearing for the proposal included:

- August 18, 2022
 - Public hearing notice sign posted on the property
- August 18, 2022
 - Public hearing notice mailed
 - Public notice posted on City and State websites and Planning Division list serve

ATTACHMENT I: Department Review Comments

This proposal was reviewed by the following departments. Any requirement identified by a City Department is required to be complied with.

Building Services:

Project is subject to all adopted building codes.

Transportation:

The parking is sufficient. The dimension for the parking spaces and drive aisle are acceptable.

Fire:

Fire hydrant shall be located within 600-feet of all ground level exterior walls of the building with measurements following the drive route and in straight lines and right angles.

Urban Forestry:

They are going to protect the private tree near the 700 E property line which is great since it is a beautiful tree. We also require that a street tree be proposed in the parkstrip along 700 E. It needs to be a small species tree because it is a very small parkstrip and because of the overhead powerlines. We have a list on our web page of recommended small species street trees that they can look at for ideas of what to propose that works for their development.

<https://www.slc.gov/parks/urban-forestry/urban-forestry-suggested-trees/>

Public Utilities:

The following comments do not provide official project review or approval. Planning approval does not provide building or utility permit approval. Comments are provided to assist in design and development by providing guidance for project requirements.

- Public Utility permit, connection, survey, and inspection fees will apply.
- Site stormwater must be collected on site and routed to the public storm drain system. Stormwater cannot discharge across property lines or public sidewalks.
- Water, Sewer, Street Light and Storm Drain infrastructure will be required for this proposed development. All improvements will be the responsibility of the developers. Offsite improvements may be required.
- All utility design and construction must comply with APWA Standards and SLCPU Standard Practices.
- All utilities must meet horizontal and vertical clearance requirements. Water and sewer lines require 10 ft minimum horizontal separation and 18" minimum vertical separation. Sewer must maintain 5 ft minimum horizontal separation and 12" vertical separation from any non-water utilities. Water must maintain 3 ft minimum horizontal separation and 12" vertical separation from any non-sewer utilities.
- Unused utility connections must be capped at the main.
- Contact SLCPU Street Light Program Manager, Dave Pearson (801-483-6738), for information regarding street lights.
- Utilities cannot cross property lines without appropriate easements and agreements between property owners.

- Site utility and grading plans will be required for building permit review. Other plans such as erosion control plans and plumbing plans may also be required, depending on the scope of work. Submit supporting documents and calculations along with the plans.
- One culinary water meter is permitted per parcel. If the parcel is larger than 0.5 acres, a separate irrigation meter is also permitted. Fire lines will be permitted, as necessary. Each service must have a separate tap to the main.
- Additional requirements will be provided in building permit review if the planning review is accepted.