



Staff Report

PLANNING DIVISION

DEPARTMENT of COMMUNITY and NEIGHBORHOODS

To: Salt Lake City Historic Landmark Commission

From: Brooke Olson, Senior Planner
brooke.olson@slc.gov, (801) 535-7118

Date: April 2, 2026

Re: PLNHLC2025-00555, 228 Townhomes

New Construction

PROPERTY ADDRESS: 228 W 600 N

PARCEL ID: 08-36-202-029-0000

MASTER PLAN: [Capitol Hill Community Master Plan](#)

ZONING DISTRICT: [RMF-35 Moderate Density Multi-Family Residential](#)

REQUEST:

Argyll Development, on behalf of the property owner, is requesting New Construction approval to develop a portion of the property located at approximately 228 W 600 N. The proposed infill development will consist of 4 new townhome units. The property contains an existing 8-unit multifamily residential building which will be preserved. The property is in the Capitol Hill Local Historic District and the RMF-35, Moderate Density Multi-Family Residential District.

RECOMMENDATION:

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

1. Final New Construction details are delegated to staff.

ATTACHMENTS:

- A. [ATTACHMENT A: Vicinity Map](#)
- B. [ATTACHMENT B: Plan Set](#)
- C. [ATTACHMENT C: Property & Vicinity Photos](#)
- D. [ATTACHMENT D: RMF-35 Zoning Standards](#)
- E. [ATTACHMENT E: New Construction Standards](#)
- F. [ATTACHMENT F: Public Process & Comments](#)
- G. [ATTACHMENT G: Department Review Comments](#)

PROJECT DESCRIPTION



Project Overview

Height: 30'-11"

Number of Units: 4 units

Exterior Materials: Glass, brick, hard coat stucco, fiber cement lap and board & batten siding (smooth finish), fiber glass windows and doors,

Parking: 18 on-site parking stalls

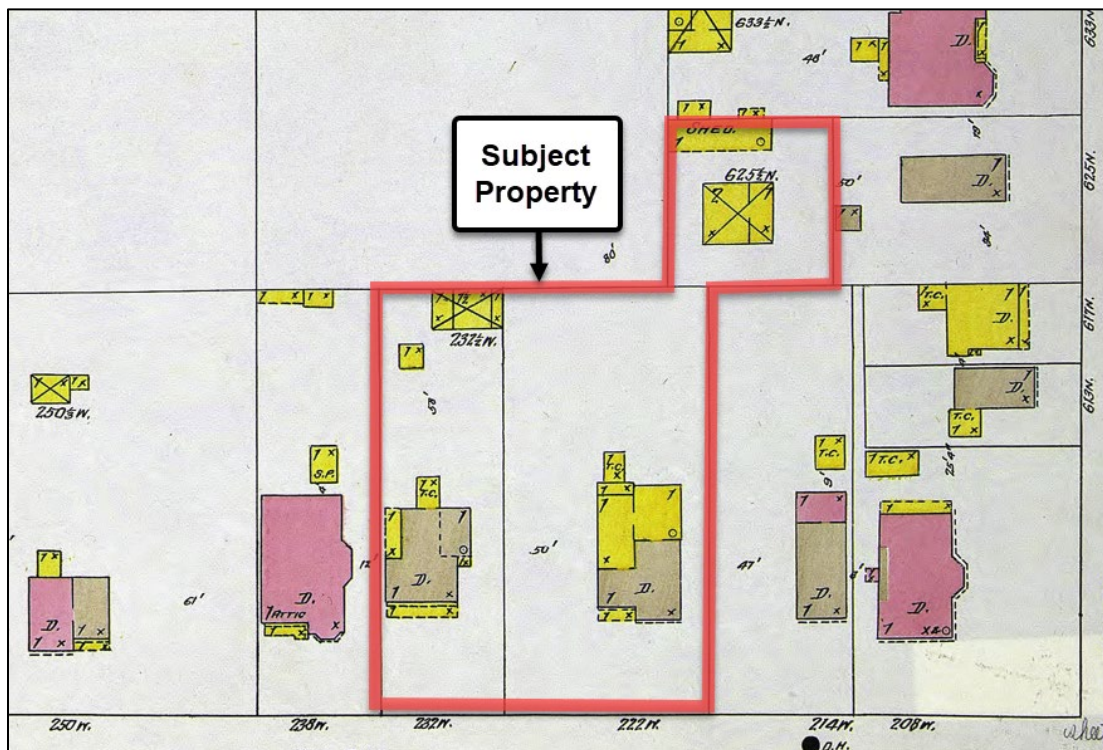
Review Process & Standards: New Construction standards, RMF-35 zoning standards, and general zoning standards.

The proposed new construction, 228 Townhomes, is an infill development consisting of a 4-unit townhome-style multi-family residential building on the western portion of the subject property located at 228 W 600 N. The proposed building measures approximately 30 FT 11 IN in height (3 stories) and will have a building footprint of approximately 2,777 SF. Each unit will consist of approximately 1,300 SF, 2-bedrooms, two-and-a-half bathrooms and a rooftop patio.

There is an existing two-story 8-unit apartment building and associated carport located on the eastern portion of the subject property that is proposed to remain. The existing building was constructed in 1995 and is noncontributing to the Capitol Hill Local Historic District.



View of Subject Property From 600 N



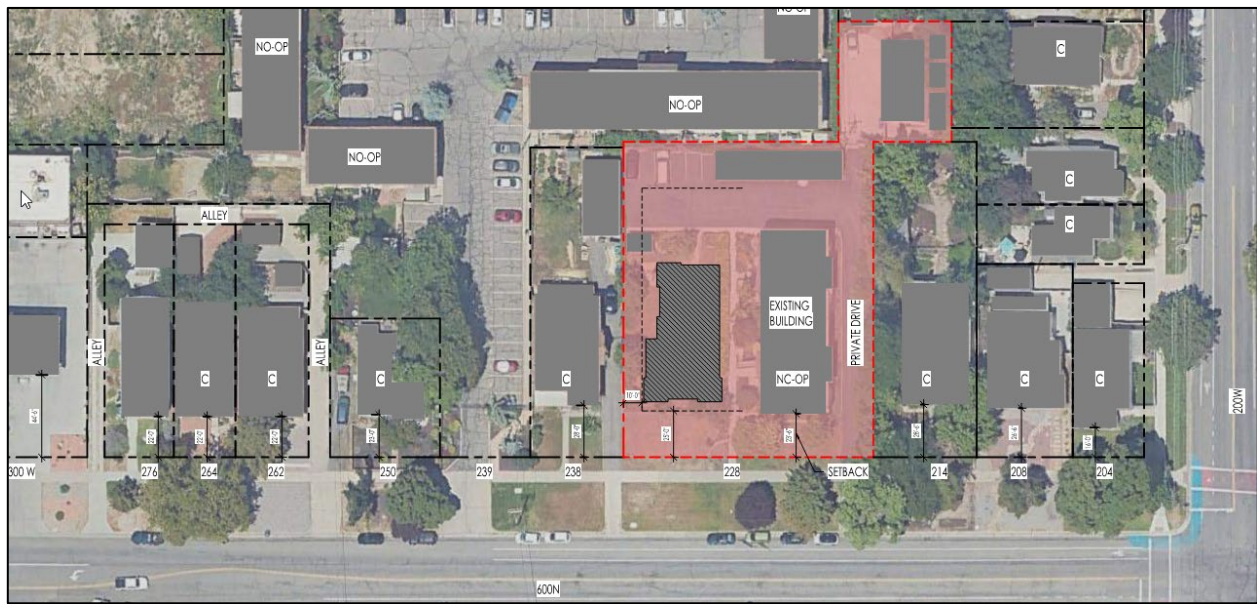
Salt Lake City 1889 Sanborn Map – Subject Property



Google Earth Image – Existing Subject Property

Background

Salt Lake City's 1889 Sanborn map indicates properties along the block face were initially developed with single family structures. As shown in the image above, a void in the progression of the buildings along the streetscape currently exists where a single family home previously existed. The proposed structure fills a void in the street block and reinforces the historic building massing pattern along the block.



Context Map & Proposed Building Footprint

Context

The subject site is located near the middle of the block on the north side of 600 N. The buildings along the block face generally consist of 1-2 story single family dwellings. The Capitol Hill Reconnaissance Level Survey (RLS) indicates these are contributing buildings constructed between 1883-1913 representing a mix of bungalow and Victorian architectural styles. To the north of the proposal, interior to the block, is Marmalade Square Condominiums, consisting of multiple 2-story residential buildings that are non-contributing out of period structures. The west end of the block face consists of a 2-story single family dwelling and at the corner of 600 N and 300 West is a gas station – both non-contributing out of period buildings.

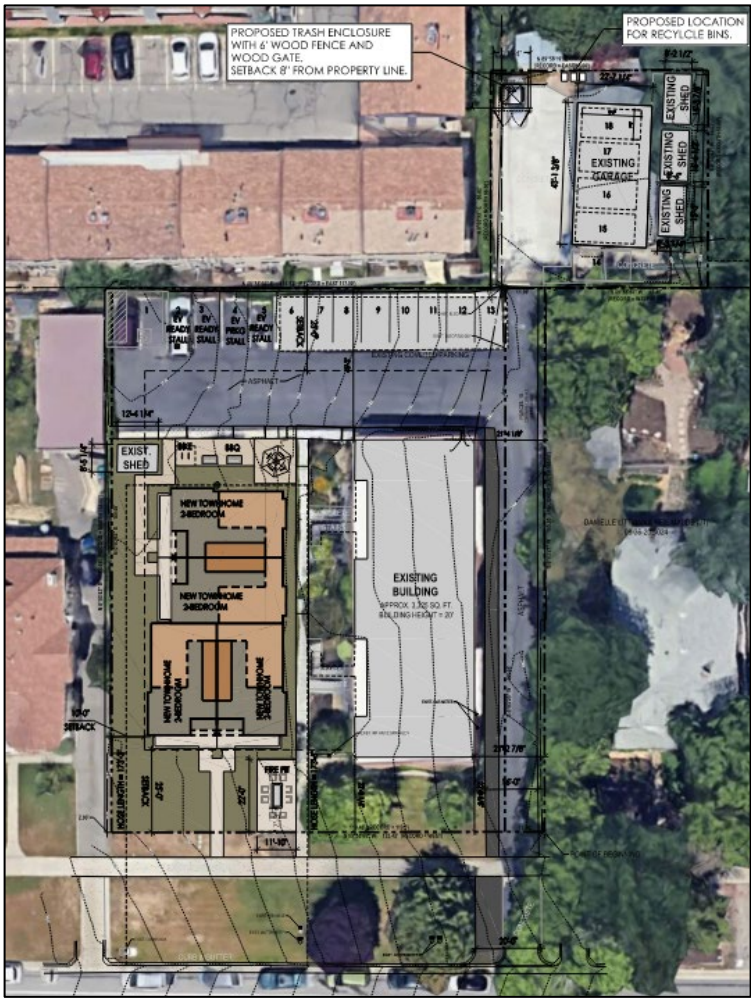
The properties along the south side of 600 N are also within the Capitol Hill LHD and consists of a mix of both residential, and mixed use zones which contain small scale historic contributing structures reflecting a variety of architectural styles, and larger scale noncontributing residential and mixed-use buildings. A large 5-story multifamily mixed-use development is located on the corner of 300 W and 600 N which was recently constructed.

Site Plan

The proposed building will be positioned 25 FT from the front property line, consistent with the existing buildings along the block face, and 20 FT from the existing multifamily building on the property. A new pedestrian path from the sidewalk along 600 N is proposed to provide access to the primary entrances of the two units on the south, front façade of the building. The existing pedestrian path from the sidewalk along 600 North will continue to provide access to both the existing apartment building, and the units at the rear of the proposed building.

A 10' wide landscape buffer and 6' tall privacy fence will be located along the western boundary of the site to provide privacy between the proposed building and adjacent single-family residence to the west. A common outdoor residential amenity space with bike parking, seating, and grills is proposed at the rear of the property while a second amenity space will be provided in the front yard of the property and include a seating area with a fire pit.

An existing surface parking area and 4-car garage at the rear of the property will be retained and provide a total of 18 parking stalls for the existing and proposed buildings. The existing onsite parking currently consists of 19 parking stalls. One parking stall at the northwest corner of the will be removed to accommodate an ADA parking stall and access aisle. The private alley along the east boundary of the property will continue to provide access to the parking area. The alley will be slightly widened by 4 feet and the drive approach from the street to the sidewalk will be widened by 8 feet to meet the City's Transportation Division requirements and accommodate driveway width for two lanes of vehicles for site safety and circulation purposes.



Proposed Site Plan

Building Elevations



South (600 N) Street Facing Elevation



North (Rear) Elevation



West (Interior Side) Elevation

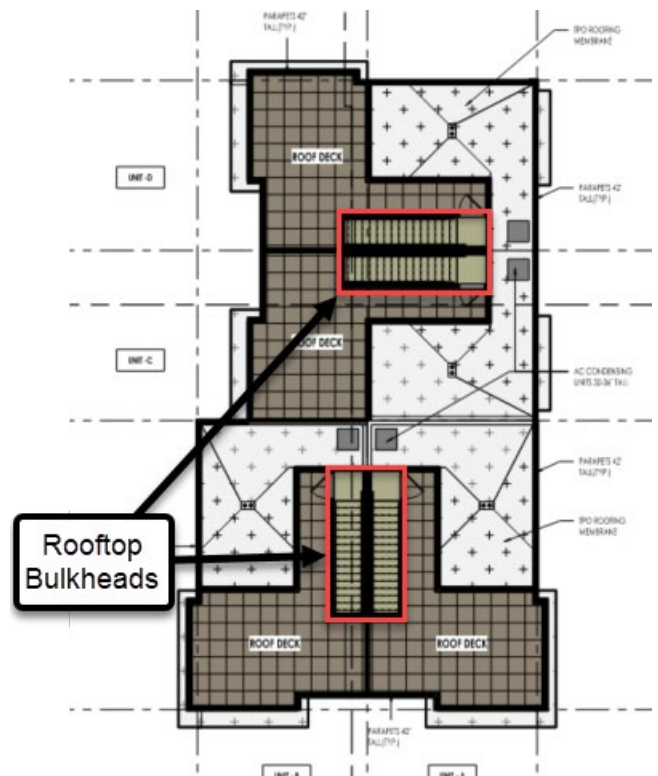


East (Interior Side) Elevation

Building Height & Roof Form

The proposal will utilize a flat roof featuring a parapet wall 3 FT 6 IN in height consistent with historic apartment buildings in the district and newer buildings in the area. The proposed height of the structure is 23 FT 6 IN to the top of the parapet wall and 30 FT 1 IN to the top of the roof top stairwell bulkheads which project 6 FT above the parapet wall and provide access to the rooftop amenity spaces.

While the bulkheads extend beyond the height of the adjacent structures, they are designed to have minimal impact on the overall massing of the building. The bulkheads are approximately 18 FT in length and 9 FT in width and 9 FT 5 IN in height (measured from the roof deck to the highest roofline). The bulkhead for the front two units is oriented with the longer portion running north/south positioned 10 feet from the front façade of the structure, in the center of the roof with substantial setbacks (15') from the west and east façade. The bulkhead for the rear units is oriented



Roof Plan

east/west and positioned approximately 50 feet from the front façade, in the center of the roof and will be marginally visible from the street.

The height of the structure is compatible in scale with contributing structures on the block face and multifamily dwellings in the immediate vicinity.

Primary Entries

The entrances to the front two units are oriented towards 600 N while the entrances for the remaining 2 units in the rear portion of the building are oriented towards the west, interior side property line.

Building Materials

The ground floor of the south, primary street facing façade and rear portion of the west (interior side) façade feature a brick base and low brick porch walls which frame the primary unit entries. The primary entries are separated by a stucco wall, steel columns, and a steel beam which support the centralized fiber cement overhead entry awnings. The exterior materials on the upper levels consist of hard coat stucco, and fiber cement lap siding with a smooth finish. Dark fiber cement trim accentuates the windows on the first level the structure while a thin steel awning shades windows on level 2. Projecting fiber cement awnings line the bottom corners of the roof deck and parapet wall and provide some overhead coverage for the entry porches.



Building Rendering – South Street Facing Facade

The remainder of the east and west (interior side) facades, and north (rear) façade predominately consist of light shades of hard coat stucco, with accent volumes of brick. Projected wall planes clad in board-and-batten fiber cement siding highlight several larger windows on the east and west facades. Aluminum will be used for the soffit, fascia, and parapet wall cap.

Windows, Doors, & Lighting

The proposed building will consist of single hung, double hung, and fixed fiberglass windows recessed 3 IN from the exterior facades. Fiberglass doors will be used for the primary unit entries and the rooftop stairwell access. The exterior building lighting consists of wall sconces to light the main entrances of the building.

APPROVAL PROCESS AND COMMISSION AUTHORITY

The applicant has submitted an application for New Construction in the Capitol Hill Local Historic District. The Historic Landmark Commission has decision making authority for this review as stated in section [21A.34.020.F.2](#).

KEY CONSIDERATIONS

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

1. Compliance with Zoning & Historic Preservation Standards
2. Public comments

Consideration 1: Compliance with Zoning & Historic Preservation Standards

Over the past several months, the applicant has worked with staff and made several modifications to the initial design of the building façade to comply with the historic standards as outlined below. The updated proposal substantially complies with all zoning requirements including standards outlined in the RMF-35 Zone ([21A.24.130](#)), and New Construction Standards in a Local Historic District [21A.34.020.H](#). See [Attachments D & E](#) for Staff's analysis and findings.

Building Height & Roof Forms



The initial design of the rooftop stairwell bulkheads extended several feet in height beyond the parapet wall and consisted of blank facades which created the appearance of a roof form and building height that was not consistent with the historic context and overall design of the building.

The applicant modified the roof pitch and height of the bulkheads and added small windows to break up the blank facades. The modifications effectively reduced the scale and visually integrated the structures into the overall design of the building which is more compatible with the historic context.



Rhythm of Openings and Solid to Void Ratio



Original East (Interior Side) Elevation

Modified East (Interior Side) Elevation



Original West (Interior Side) Facing Elevation

Modified West (Interior Side) Elevation

The initial design of the window patterns, scale, solid to void ratio, and orientations on portions of the east and west facades lacked a rhythm and were not consistent with the primary facades or the historic context. The applicant modified the patterns, solid to void ratio, scale, and orientations of the windows to create a rhythm of openings consistent with the primary facade of the structure which also relates with the historic context. The initial slider windows were also replaced with double hung windows which divide larger openings on the secondary facades and create appropriate proportions.

Materials

The applicant initially proposed to use aluminum as an exterior material on portions of the south (primary) and east and west facades. Aluminum siding is not a durable material or consistent with building materials commonly found within the district. The applicant removed the aluminum siding from the proposal and replaced it with fiber cement lap and board and batten siding with a smooth finish which is a durable and appropriate siding material in the district.

Consideration 2: Public Comments

Staff received 6 public comments in opposition to the proposal, several of which were submitted by existing tenants. Comments submitted by the existing tenants voice concerns regarding the lack of maintenance and mismanagement of the existing multifamily residence, loss of usable open space on the property, and potential noise impacts from construction. The modern design of the building, compatibility with the Capitol Hill Local Historic District, increased density, and potential parking issues were also raised as concerns.

Occupants of the single-family residence directly to the west also submitted a letter in opposition. The comments noted concerns regarding the orientation of the rear unit entries which face inwards towards the west interior property line, as well as the condition of the existing fencing and removal of existing trees causing damage along the shared property line. The comments also

cited potential issues with exterior lighting and overall historic compatibility. The following subsections include Staff's response to public comments.

Compliance with City Ordinances

The property is subject to compliance with the ordinances found within [Salt Lake City's Municipal Code](#). Violations related to noise, maintenance, and development of the property can be reported to [Salt Lake City Civil Enforcement](#).

The proposal complies with the development requirements of the RMF-35 zone including the density, lot coverage, parking and landscaping requirements as outlined in [Attachment D](#).

Compliance with City Master Plans

The subject property is located within the boundaries of the [Capitol Hill Community Master Plan \(2001\)](#). One of the primary goals of the plan is to *"Encourage appropriate housing opportunities in the community in appropriate locations through renovation of existing structures and compatible infill development and redevelopment."*

Additionally, the City's General Plan, [Plan Salt Lake \(2015\)](#) establishes guiding principles and initiatives related to growth to support an increase in the City's population. One of the initiatives related to growth is to *"promote infill and redevelopment of underutilized land"*.

The subject property is the second largest parcel along the block face with existing structures on the property occupying only 22% of the land. The proposed infill development will repurpose approximately 10% of the remaining lot area to provide 4 new housing units within the community and buildable area of the property. The proposed structure is compatible with the historic context, fills a void in the street block, and aligns with the applicable city plans.

Site and Building Design

The building entrances to the rear two units are oriented towards the west interior side property line, which is consistent with the existing multifamily building on the property. The applicant considered orienting the entrances to the east, inward towards the existing residential building, however, there is approximately 5 FT of grade change between the existing and proposed building which presents challenges to providing an access to the new units without substantially disturbing the existing grade of the property.

As previously mentioned, a 10 FT wide landscape buffer and 6 FT tall wooden privacy fence will be located along the western boundary of the site to provide privacy and buffering between the proposed building and adjacent single-family residence to the west. The landscape buffer will consist of densely planted shrubs along the fence line, and a mix of perennials, ornamental grasses, and trees.

While the proposed building will occupy the large vacant western portion of the property, all



Proposed Landscape Plan

of the proposed common outdoor residential amenity spaces, as specified in the [Project Description](#), will be accessible to all of the occupants of the property including the occupants of the existing multifamily dwelling. Although community members may have used the vacant portion of the property as open space, the proposed building will be within the buildable portion of the property, and consistent with the massing and placement of the surrounding buildings along the block face.

The proposed exterior lighting consists of two wall sconces at the primary entries on the west and south facades to light the main entrances of the building. All lighting will be directed downward to prevent glare on adjacent properties. While the proposed structure predominantly reflects a modern design, the building is composed of traditional architectural elements designed to be compatible with the adjacent contributing structures and surrounding context as detailed in [Attachment E](#).

STAFF RECOMMENDATION

As outlined in the analysis and findings in this Staff Report, it is Planning Staff's opinion that the proposed new construction meets the applicable standards of approval. Staff recommends that the Historic Landmark Commission approve the request with final design details delegated to staff.

NEXT STEPS

Approval of the Request

If the request for New Construction is granted by the Historic Landmark Commission, a Certificate of Appropriateness will be issued and the applicant may proceed with the project as presented in the Staff Report and will be required to obtain all necessary approvals and permits for the proposed multi-family building. Any modifications to the proposal may be reviewed administratively by staff or be deferred back to the Historic Landmark Commission, depending on the scope of modifications proposed.

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 construction proposal would require submittal of a new application.

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 protect the approval, if they so choose.

ATTACHMENT A: Vicinity Map



ATTACHMENT B: Plan Set

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228 W TOWNHOMES

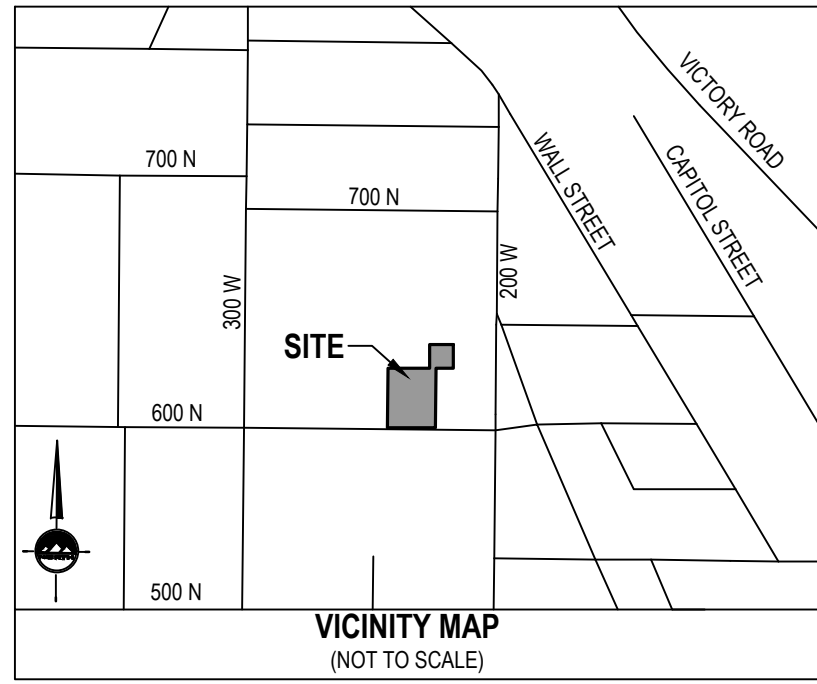
228 W. 600 N. SALT LAKE CITY, UT

3 MAR 2026

DD	
SHEET #	SHEET NAME
COVER	COVER SHEET
HP-0	ALTA-NSPS LAND TITLE SURVEY
HP-1A	ARCHITECTURAL SITE PLAN
HP-1B	FENCE EXHIBIT
HP-2	CONTEXT PLANS
HP-3	PHOTOGRAPHS OF EXISTING BUILDING
HP-4A	GUIDELINES AND STANDARDS
HP-4B	GUIDELINES AND STANDARDS
HP-4C	GUIDELINES AND STANDARDS
HP-5	STREET SCAPE STUDY
HP-6	OVERALL FLOOR PLANS
HP-7	EXTERIOR ELEVATIONS
HP-8	EXTERIOR ELEVATIONS
HP-9	MATERIAL COLOR BOARD
HP-10	EXTERIOR VIEWS
HP-11	EXTERIOR VIEWS
HP-12	SECTIONS
HP-13	WALL SECTIONS
HP-14	WINDOW DETAILS



LEGEND					
	SECTION CORNER		STORM DRAIN CATCH BASIN		MINOR CONTOURS 1' INCREMENT
	MONUMENT		STORM DRAIN COMBO BOX		MAJOR CONTOURS 5' INCREMENT
	EXIST REBAR AND CAP		STORM DRAIN CULVERT		CONCRETE
	SET ENSIGN REBAR AND CAP		SIGN		ELECTRIC METER
	SET RIVET		UTILITY MANHOLE		STORM DRAIN CLEAN OUT
	WATER METER		UTILITY POLE		SANITARY SEWER MANHOLE
	WATER MANHOLE		GAS METER		WATER LINE
	WATER VALVE		TREE		ADJACENT RIGHT OF WAY
	FIRE HYDRANT		OHP OVERHEAD POWER LINE		RIGHT OF WAY
					DEED LINE
					TANGENT LINE
					SECTION LINE
					FENCE
					EDGE OF ASPHALT
					SANITARY SEWER
					STORM DRAIN LINE
					GAS LINE
					BUILDING PRIMARY
					SECONDARY WATERLINE
					IRRIGATION LINE
					CENTERLINE
					PROPERTY LINE
					ADJACENT PROPERTY LINE
					ELECTRIC POWERLINE
					TELEPHONE LINE
					IRRIGATION VALVE
					SCHEDULE B-2 REFERENCE NUMBER



SURVEYOR'S NARRATIVE

I, Spencer J. Lewis do hereby state that I am a Professional Land Surveyor and that I hold certificate no. 13009636 as prescribed by the laws of the State of Utah and represent that I have made a survey of the following described property. The Purpose of this survey is to provide an ALTA/NSPS Land Title Survey for use by the client. The Basis of Bearing is the line between the found Street Monument at the intersection of 600 North and 200 West and the found Street monument at the intersection of 600 North and 300 West measuring North 89°59'46" West 791.56 feet.

COMMITMENT DESCRIPTIONS

PARCEL 1:
Commencing 160.50 feet West from the Southeast corner of Lot 1, Block 139, Plat 'A', Salt Lake Survey, thence West 121.50 feet; thence North 165 feet; thence East 117 feet, more or less to a point 10 rods West of the South East Corner of Lot 8, Block 139, Plat 'A', Salt Lake City Survey, thence North 66 feet; thence East 66 feet; thence South 66 feet; thence West 61.50 feet more or less to a point due North of the point of beginning, thence South 10 rods to a point of beginning.
LESS AND EXCEPTING: Beginning at a point 48 feet East of the Southwest corner of Lot 1, Block 139, Plat 'A', Salt Lake City Survey and running thence East 2.0 feet; thence North 165 feet; thence West 2.0 feet; thence South 165 feet to the point of beginning.

PARCEL 1A:
A non exclusive right of way that begins at a point which lies on the South line of Lot 1, Block 139, said point being South 89°57'12" West 222.55 feet and North 00°02'48" West 63.62 feet from a found Salt Lake City Street Monument brass cap at 600 North Street and 200 West Street, being further described as West 160.5 feet from the Southeast corner of said Lot 1, and running thence North 00°02'41" East 165.16 feet, (North 165 feet by deed) to the North line of Lot 1, thence along said North lot line North 89°52'07" East 11.99 feet, (East 12 feet by deed); thence South 00°02'41" West 165.16 feet to the South line of Lot 1, (South 165 feet by deed); thence South 89°52'06" West 11.99 feet, (West 12 feet by deed) to the point of beginning.

To: (i) Cruachan Capital, LLC, a Delaware limited liability company, (ii) H. Boyd and Associates, L.C., a Utah limited liability company, who acquired title as H. Boyd and Associates, LLC, (iii) 228W Apartments, LLC, a Delaware limited liability company, (iv) East West Bank, a California banking corporation, its successors and/or assigns as their interests may appear, (v) Cottonwood Title Insurance Agency, Inc., and (vi) Old Republic National Title Insurance Company.

This is to certify that this map and the survey on which it is based were made in accordance with 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1, 2, 3, 4, 5, 6(a), 7(b)(1), 7(c), 8, 9, 11, 13, 14, 16, and 17, 18 and 19 of Table A hereof.

The field work was completed on March 19, 2025.

Date of Plat or Map: March 19, 2025.

3/19/25
Date
Spencer J. Lewis
License No. 13009636

Note: For conditions of record not shown hereon as well as specific references to items in the title report, please refer to a title report supplied by Cottonwood Title Insurance Agency of Salt Lake City, UT, under Commitment No. 178432-CAB, dated effective August 30, 2024.

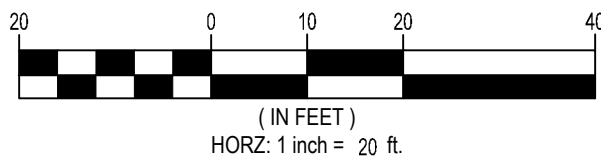
Schedule B-2 Exceptions:

- Intentionally deleted by Title Company.
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- Intentionally deleted by Title Company.
- Taxes for the year 2024 are accruing as a lien not yet due and payable under Parcel No. 08-36-202-029. Taxes for the year 2023 have been paid in the amount of \$12,041.44 under Parcel No. 08-36-202-029. (Not survey related)
- The herein described Land is located within the boundaries of Salt Lake City School District, Central Utah Water Conservancy District, Salt Lake City Mosquito Abatement District, Salt Lake Metropolitan Water District, West Capitol Hill Redevelopment Project Area, Salt Lake City, and is subject to any and all charges and assessments levied thereunder. Note: None due and payable at Date of Policy. (Blanket in nature)
- Notice of Location within a Historic District wherein said Land is located within the Salt Lake City Capitol Hill Historic District, dated August 8, 1995 and recorded August 8, 1995 as Entry No. 6137512 in Book 7202 at Page 1282. (Blanket in nature)
- Notice of Adoption of Redevelopment Plan Entitled "West Capitol Hill Redevelopment Plan" recorded July 22, 1996 as Entry No. 6410924 in Book 7448 at Page 960. (Blanket in nature)
- Salt Lake City Ordinance No. 92 of 1999 (Enacting the Capitol Hill Community Master Plan) recorded November 29, 1999 as Entry No. 7522327 in Book 8326 at Page 75. (Blanket in nature)
- Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records or listed herein. The Company makes no representation as to the present ownership of any such interests. There may be leases, grants, exceptions or reservations of interests that are not listed. (Blanket in nature)
- Claim, right, title or interest to water or water rights whether or not shown by the Public Records. (Blanket in nature)
- Intentionally deleted by Title Company.
- Terms and Conditions as contained in that certain Notice of Minor Subdivision Approval recorded April 24, 1995 as Entry No. 6066268 in Book 7138 at Page 791. (Blanket in nature)
- Intentionally deleted by Title Company.
- Intentionally deleted by Title Company.
- Rights of tenant(s) as tenants only, under unrecorded residential leases or rental agreements, without any rights of first refusal or options to purchase all or any portion of the Land. (Not survey related)
- Intentionally deleted by Surveyor
- Intentionally deleted by Title Company.

TABLE A

- All monuments used and set are shown on survey.
- Parcel address 228 West 600 North, Salt Lake City, Utah, 84103
- Parcel is located in Flood Zone X, per FEMA FIRM map 49035C0142G, effective September 25, 2009.
- Net area contains 26,046 square feet or 0.598 acres.
- 1 foot contours are shown on survey
- As per the PZR Report provided by The Planning & Zoning Resource Company dated August 19, 2024 Site Number 174162-1the subject property is zoned "RMF-35" Multi-Family Residential, Moderate Density with the following setback, height, area and parking requirements. Setbacks - Front = 20.0', Side = 10.0', Rear = 25.0'. Height = 35.0'. Building Site Area Requirements = 19,000 Sq. Ft. Parking = 10-24 Spaces Min/Max. Currently all zoning requirements are in conformance per the zoning report provided.
- Exterior dimensions of buildings are shown on survey.
- (b)(1) Square footage of buildings are shown on survey.
- Building height shown on survey.
- Substantial features are shown on survey.
- There are 14 parking stalls on subject property.
- All visible utilities are shown on survey.
- Adjacent owners are shown on survey.
- Distance to nearest intersecting street is shown on survey.
- No recent earth moving work, building construction, or building additions observed at time of survey.
- No change to current street right-of-way observed at time of survey.
- All plottable easements are shown on survey.
- All insurance liability minimums have been met.

HORIZONTAL GRAPHIC SCALE



LOCATED IN THE NORTHEAST QUARTER OF
SECTION 36 TOWNSHIP 1 NORTH, RANGE 1 WEST
SALT LAKE BASE AND MERIDIAN
SALT LAKE CITY, SALT LAKE COUNTY, UTAH



SALT LAKE CITY
45 W. 10000 S., Suite 500
Sandy, UT 84070
Phone: 801.255.0529

LAYTON
Phone: 801.547.1100

TOOELE
Phone: 435.843.3590

CEDAR CITY
Phone: 435.865.1453

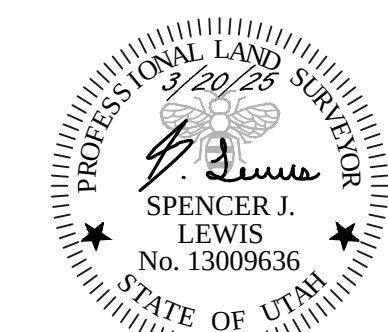
RICHFIELD
Phone: 435.896.2983

WWW.ENSIGNENG.COM

FOR:
CRUACHAN CAPITAL, LLC
1095 EAST 2100 SOUTH, SUITE 110
SALT LAKE CITY, UTAH 84106

CONTACT:
EVAN HYDE
PHONE: 435-213-1738

CRUACHAN CAPITAL
ALTA-NSPS LAND SURVEY
228 WEST 600 NORTH
SALT LAKE CITY, UTAH

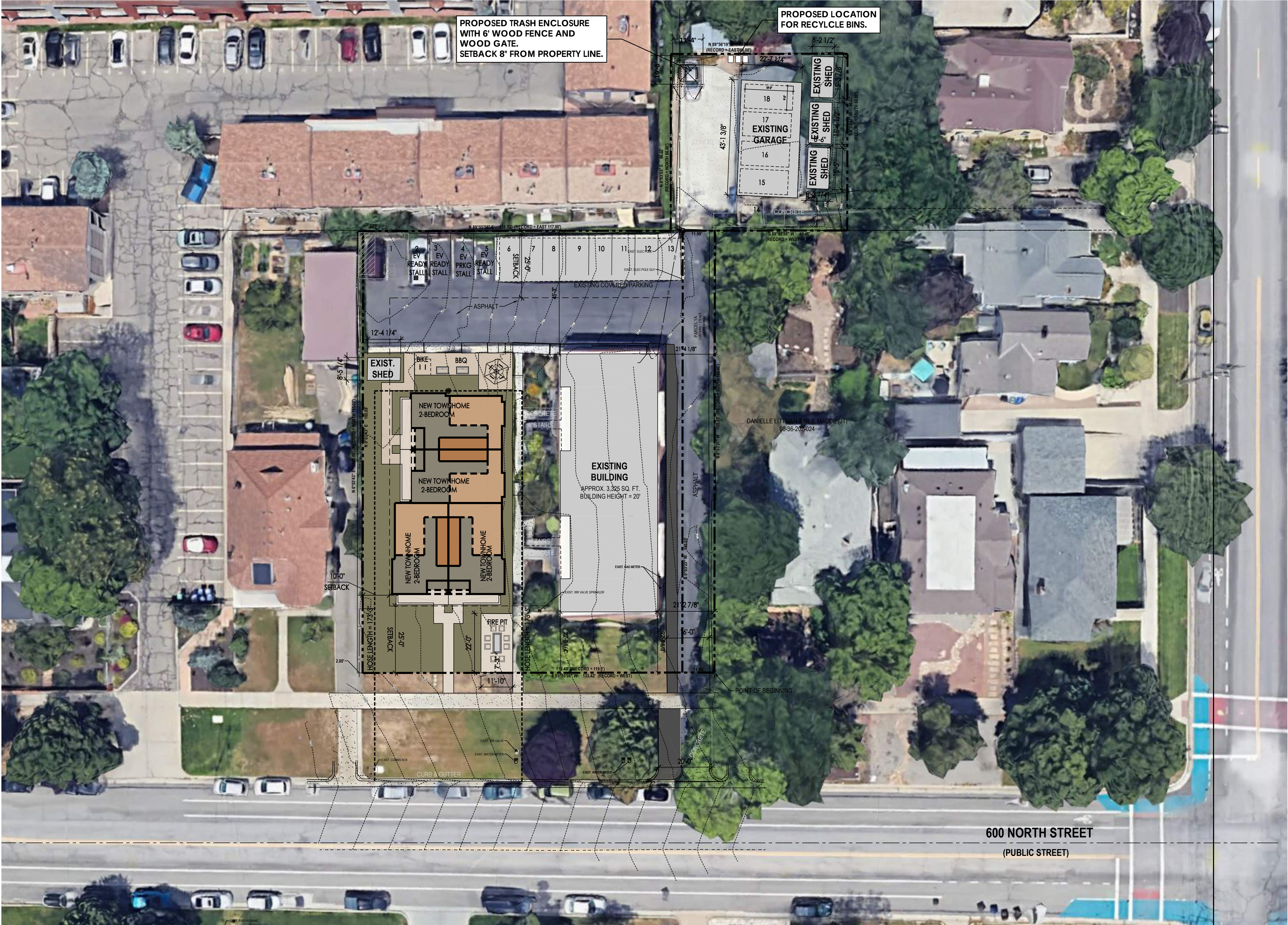


ALTA-NSPS
LAND TITLE
SURVEY

PROJECT NUMBER
13387
PRINT DATE
3/20/25
DRAWN BY
P. GALARZA
CHECKED BY
S. LEWIS
PROJECT MANAGER
S. LEWIS

1 OF 1

Scope of development includes: 4 Townhome 2-bedroom units added to site. Existing building contains 8 Apartments



Project Summary

Key Zoning Requirements:
Zoning: RMF-35, Within Capitol Hill Historic District

Minimum Lot Area: 26,000 S.F.
Provided: Acres: 0.597 (0.552 + 0.045)
Square Feet: 26,046 (24,067 + 1,979)

Minimum Lot width: 80'-0"
Provided: 119'-5"

Maximum Building Coverage: 65%
Provided: 8,572 sq. ft. = 32.9%
Existing Garage: 976 sf
Existing Shed: 128 sf
Existing Shed: 130 sf
Existing Shed: 128 sf
Existing Carport: 1,108 sf
Existing Apartments: 3,325 sf
New Townhomes: 2,777 sf

Density: 12 Units: 4 New and 8 Existing

Setbacks:
Front: 20' / Provided: 25'+
Side: 10' / Provided: 10'+
Rear: 25% of lot depth, 20' min, 25' max / Provided 25'+

Maximum Building Height: 35' / Provided: 32'-0-1/2"

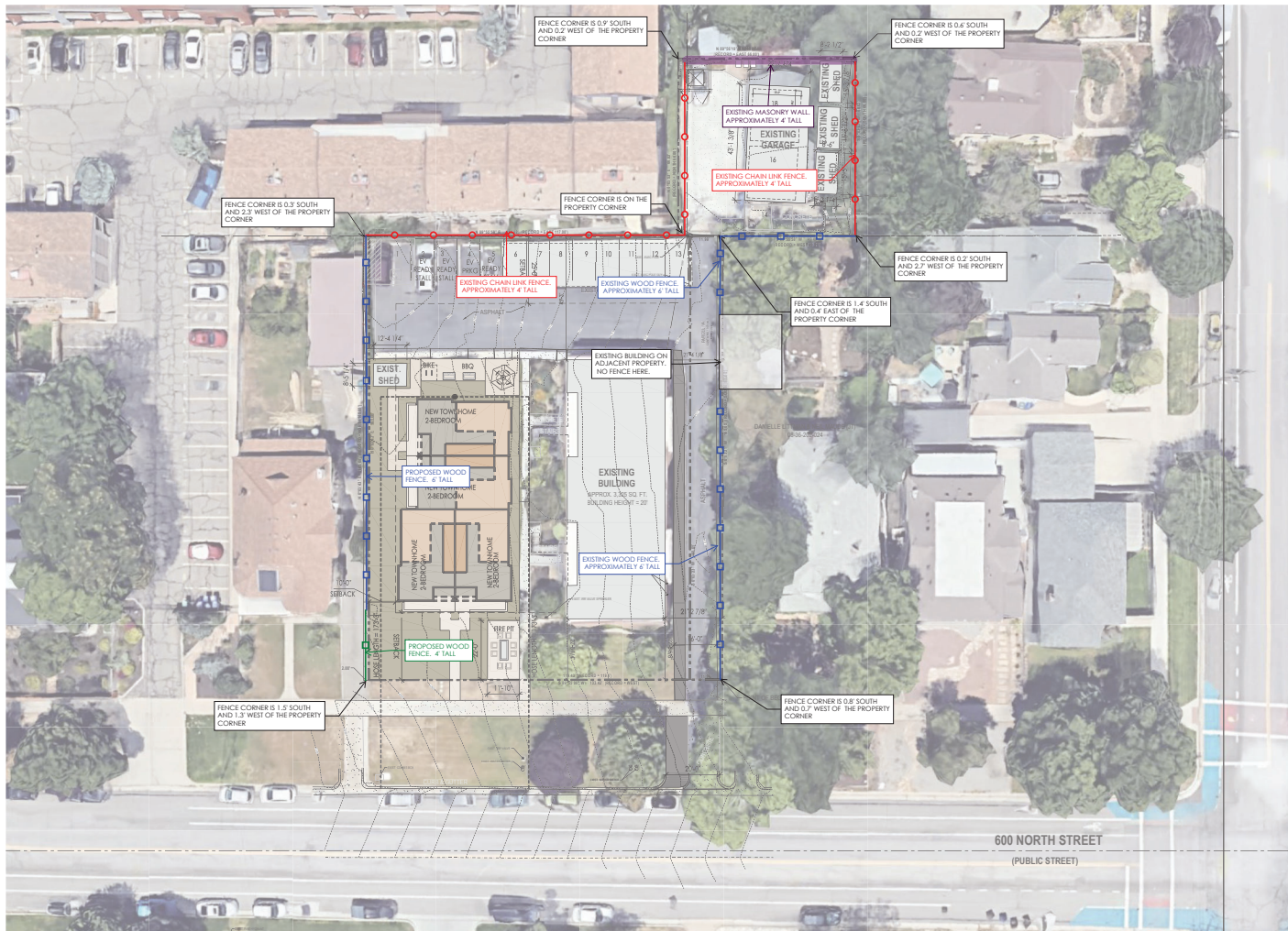
Parking Requirements:
1.25 Spaces per Dwelling unit for 2+ Bedroom units. All units are 2+ bedrooms

12 units x 1.25/unit = 15 Stalls

Provided Parking
1 Accessible Stall
1 EV Stall
4 Stalls uncovered
8 Carport Stalls
4 Garage Stalls
18 Total Parking Stalls

Bicycle Parking
3 Required / 4 provided

SITE PLAN: Scale 1:20
(Plotted on 24x36)



Scale 1:20
(Plotted on 24x36)

228 W. 600 N. TOWNHOMES

228 W. 600 N, SALT LAKE CITY, UT

FENCE EXHIBIT

HP-1B

3 MAR 2026



- LEGEND**
- SUBJECT PROPERTY
 - CAPITOL HILL HISTORIC DISTRICT*
 - ★ PRESERVATION EASEMENTS*
 - C CONTRIBUTING BUILDINGS**
 - NC-OP NON-CONTRIBUTING OUT-OF-PERIOD BUILDING**

* SALT LAKE CITY ZONING MAP
**UTAH HISTORICAL SOCIETY HISTORIC PRESERVATION
OFFICE INTERACTIVE ONLINE MAP

ADDRESS	SET BACK
276	22'
264	22'
262	22'
250	23'
238	28'
228	23'-6"
214	28'-6"
208	26'-6"
AVERAGE SETBACK = 24'-5.4"	



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228 W TOWNHOMES

228 W. 600 N. SALT LAKE CITY, UT

CONTEXT PLANS

HP-2

3 MAR 2026



1.EXISTING BUILDING



2.EXISTING BUILDING



3.PROPOSED SITE



4.EXISTING BUILDING



5.PROPOSED SITE



6.PROPOSED SITE , EXISTING BUILDING



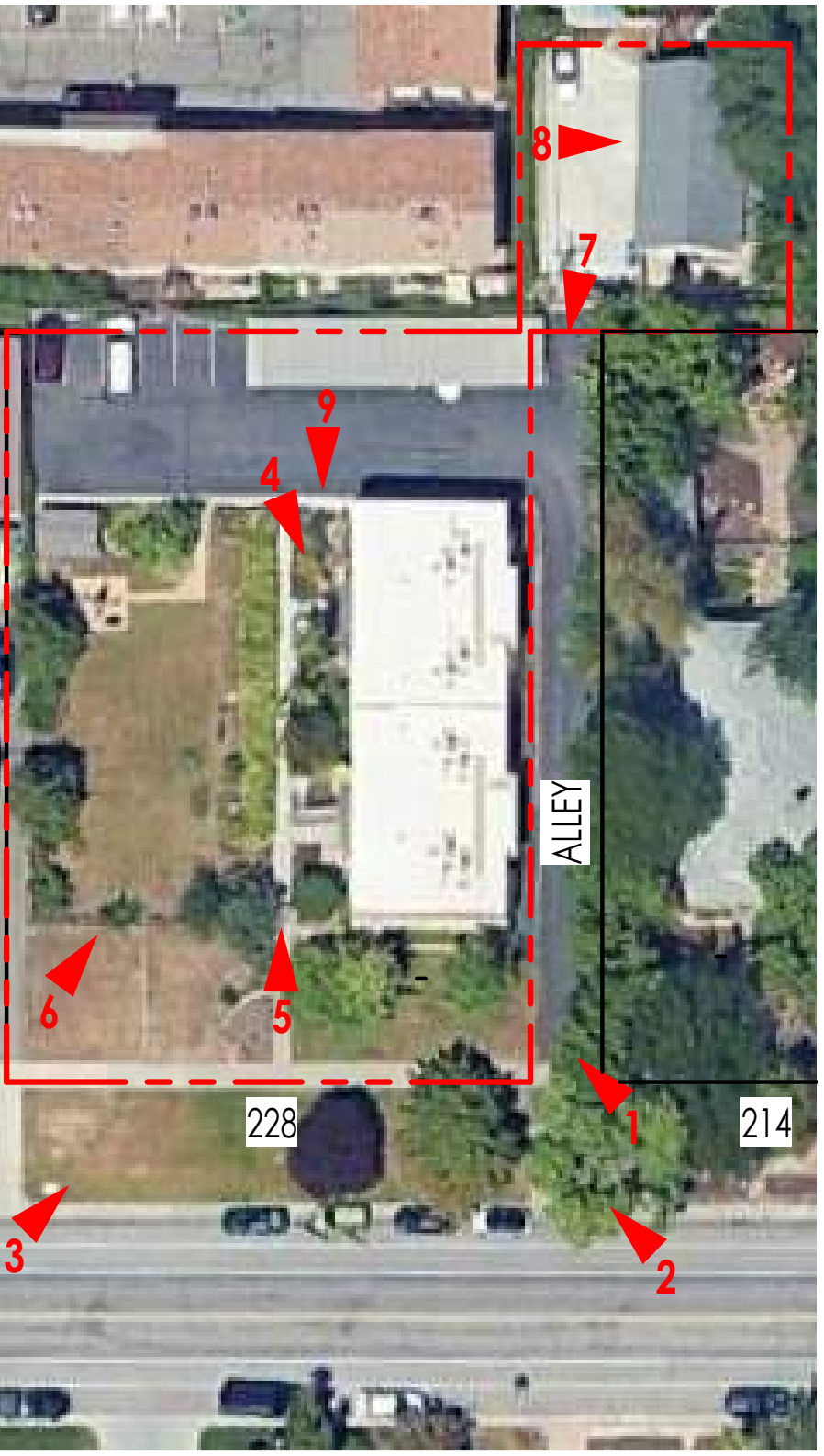
7.ALLEY



8.EXISTING FOUR SPACE GARAGE



9.PROPOSED SITE , VIEW FROM REAR PARKING



10.PICTURE LEGEND



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228 W TOWNHOMES

228 W. 600 N. SALT LAKE CITY, UT

PHOTOGRAPHS OF
EXISTING BUILDING

HP-3

3 MAR 2026

228 W TOWNHOMES

228 W. 600 N. SALT LAKE CITY, UT

GUIDELINES AND
STANDARDS

HP-4A

3 MAR 2026

BASE ZONING (RMF 35)	REQUIRED	PROVIDED	COMPLIES Y/N
MINIMUM LOT AREA (21A.24.130.C)	26,000 SF	26,046 SF	Y
MAXIMUM LOT AREA (21A.24.100)	52,000 SF	26,046 SF	Y
MINIMUM LOT WIDTH (21A.24.130.C)	80'-0"	119'-5"	Y
MAXIMUM BUILDING COVERAGE OF ALL PRINCIPAL AND ACCESSORY STRUCTURES (21A.24.130.G.4)	60%	32.9%	Y
FRONT YARD SETBACK (21A.24.130.E.1)	20'-0" MIN	25'-0"	Y
REAR YARD SETBACK (21A.24.130.E.4) 25%LOT DEPTH 20'-0" MIN/25' MAX	20'-0"	60'-0"	Y
INTERIOR SIDE YARD SETBACK (21A.24.130.E.3.d)	10'-0" MIN	10'-0"	Y
MAXIMUM BUILDING HEIGHT (21A.24.130.D)	35'-0"	32'-1/2"	Y
MAXIMUM WALL HEIGHT	N/A	N/A	N/A
REQUIRED LANDSCAPED YARDS (21A.24.130.F) FRONT YARD, CORNER SIDE AND ONE OF THE INTERIOR SIDE YARDS			Y
LANDSCAPED BUFFER (21A.24.130.H/21A.48.060.D)	10'-0"	10'-0"	Y

DESIGN STANDARDS	DESIGN GUIDELINES	APPLICANTS RESPONSE
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	Block, Street & Site Patterns - Design Objective The urban residential patterns created by the street and alley network, lot and building scale and orientation, are a unique characteristic of every historic setting in the city, and should provide the primary design framework for planning any new multifamily building. 12.1 The historic plan of streets and alleys, essential to the historic character of a district and setting, should be preserved and promoted. Consider the following: - Retain the historic pattern of smaller streets and alleys as a particular characteristic of the street block. - Reinstate sections of secondary street and/or alleys where these have been lost. - Design for the particular street patterns of e.g. Capitol Hill. - Respect and retain the distinctive tighter pattern of streets and alleys in The Avenues. - Refer to the specific design guidelines for the historic district for additional details and considerations. 12.2 The historic street pattern, as the unifying framework for a varied range of lot sizes and buildings, should be preserved and reinforced. - Retain historic alignments and widths wherever possible. - Plan the site to avoid adversely affecting the historic integrity of this pattern. 12.3 The historic street pattern, including the network of public and private ways within the street block, should be retained and reinforced. - Secondary streets and alleys maintain the historic permeability within the street block as a means of access and a historic setting for. - Direct and quieter street frontage for smaller buildings. - Rear access to the property and to accessory buildings. - An attractive focus for community social interaction. - An alternative and more intimate choice of routes, helping to reinforce a walkable and lively neighborhood	Applicants Response N/A - site is under 30,000 SF
1. Settlement Patterns & Neighborhood Character 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.	12.4 The pattern and scale of lots in a historic district should be maintained, as the basis of the historic integrity of the intricate 'fine grain' of the neighborhood. - Avoid assembling or subdividing lots where this would adversely affect the integrity of the historic settlement pattern. 12.5 A new apartment or multifamily building should be situated and designed to reinforce and enhance the established character, or master plan vision, of the context, recognizing its situation and role in the street block and building patterns. - Respect and reflect the scale of lots and buildings associated with both primary and secondary street frontages. - Site a taller building away from nearby small scale buildings. - A corner site traditionally might support a larger size and building. - A mid-block location may require careful design consideration to integrate a larger building with an established lower building scale. - Respect and reflect a lower scale where this is characteristic of the inner block.	Applicants Response 12.5 - The position in relation to the site and the scale of the proposed building respects the lower scale that is characteristic of the block face.

Multi-Family Standards and Guidelines // Review Table

Applicant responses may be submitted as a separate attachment in case additional space is needed.

DESIGN STANDARDS	DESIGN GUIDELINES	APPLICANTS RESPONSE
	- Shelter from traffic and traffic noise. - Plan for solar access and seasonal shade. - Landscape and light to enhance residential relaxation, enjoyment and neighboring environmental quality. 12.14 Consider additional common open space on higher terrace or roof levels to enhance residential amenity and city views. - Locate and design to preserve neighboring privacy. - Plan and design for landscape amenity and best practices in sustainable design. (PART IV) 12.15 Private open space for each unit, whether ground level, terrace or balcony space, should be designed to create attractive outdoor space, and to help articulate the design of the building to reduce its bulk and scale. - Private space should be contiguous with the unit. - Private space should be clearly distinguished from common open space. 12.16 Common internal and external social space should be planned and designed to take advantage of solar aspect and energy efficient design. - See Guidelines for Sustainable Design (PART IV)	12.14 - Each of the four new units have a private roof top deck. 12.15 - Covered porches for each unit serve as private outdoor space.
1. Settlement Patterns & Neighborhood Character 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.	12.10 The established historic patterns of setbacks and building depth should be respected in the siting of a new multifamily building. 12.11 The front and the entrance of the building should orient to and engage with the street. - A new building should be oriented parallel to lot lines, maintaining the traditional, established development pattern of the block. - An exception might be where early settlement has introduced irregular street patterns and building configurations, e.g. parts of Capitol Hill. 12.15 Private open space for each unit, whether ground level, terrace or balcony space, should be designed to create attractive outdoor space, and to help articulate the design of the building to reduce its bulk and scale. - Private space should be contiguous with the unit. - Private space should be clearly distinguished from common open space. 12.16 Common internal and external social space should be planned and designed to take advantage of solar aspect and energy efficient design. - See Guidelines for Sustainable Design (PART IV)	Applicants Response 12.11 - The front and entrance to the front two units face 600 North to engage with the street. Building footprint is oriented parallel to lot lines to maintain traditional, established development pattern of the block.

Multi-Family Standards and Guidelines // Review Table

Applicant responses may be submitted as a separate attachment in case additional space is needed.

DESIGN STANDARDS	DESIGN GUIDELINES	APPLICANTS RESPONSE
1. Settlement Patterns & Neighborhood Character 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.	The Public Realm - Design Objective A new multifamily building should respect the characteristic placement, setbacks, massing and landscape character of the public realm in the immediate context and the surrounding district. 12.6 A new building should contribute in a creative and compatible way to the public and the civic realm. 12.7 A building should engage with the street through a sequence of public to semi-private spaces. 12.8 A new multifamily building should be situated and designed to define and frame adjacent streets, and public and common spaces, in ways that are characteristic of the setting. - Reflect and/or strengthen adjacent building quality, setbacks, heights and massing. - Reinforce the historic streetscape patterns of the facing primary and secondary streets and/or alleys. 12.9 A building on a corner lot should be designed to define, frame and contribute to the historic character of the public realm of both adjacent streets. - The street character will also depend on the adjacent street blocks and frontage. - Building setbacks may be different. - The building scale may also vary between the streets.	Applicants Response 12.7 - Covered porches and entry for front two units provide semi private space to engage with the street.
1. Settlement Patterns & Neighborhood Character 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.	Building Placement, Orientation & Use - Design Objective A new multifamily building should reflect the established development patterns, directly address and engage with the street, and include well planned common and private spaces, and access arrangements. 12.10 The established historic patterns of setbacks and building depth should be respected in the siting of a new multifamily building. 12.11 The front and the entrance of the building should orient to and engage with the street. - A new building should be oriented parallel to lot lines, maintaining the traditional, established development pattern of the block. - An exception might be where early settlement has introduced irregular street patterns and building configurations, e.g. parts of Capitol Hill. 12.12 Access arrangements to the site and the building should be an integral part of the planning and design process at the earliest stage. 12.13 The situation, orientation, configuration and design of a new multifamily building should include provision for common exterior open spaces at ground level. Site and design such space/s to address the following: - Reducing the bulk and the scale of the building. - Configuration for residential amenity and casual social interaction.	Applicants Response 12.11 - Pedestrian entrance for two front units oriented to 600 North. 12.13 - The proposed site has several common exterior open spaces that are configured for social interaction. Towards the rear(North) side of the building there are grills and outdoor seating. The proposed site also has a fire pit at front to serve as a semi-private space to engage with street.

Multi-Family Standards and Guidelines // Review Table

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DESIGN STANDARDS	DESIGN GUIDELINES	APPLICANTS RESPONSE
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.	Site Access, Parking & Services - Design Objective The site planning and situation of a new multi-family building should prioritize access to the site and building for pedestrians and cyclists, motorized vehicular access and parking should be discreetly situated and designed, and building services and utilities should not detract from the character and appearance of the building, the site and the context. 12.12 Access arrangements to the site and the building should be an integral part of the planning and design process at the earliest stage. 12.17 The primary public entrance to the building should be afforded priority and prominence in access from the street, and appropriately scaled in the design of the street façade/s. - Avoid combining with any vehicular access or drive. - Provide direct access to the sidewalk and street. - Landscape design should reinforce the importance of the public entrance. 12.18 Where the secondary street or alley network is available, rear public access should be retained and used. - Residential access options to the site and building should be retained and/or maximized. - Alternative vehicular access from secondary streets and alleys should be retained and reused. 12.19 Bicycle parking should be situated so that it is convenient and readily accessible within or immediately adjacent to the building, including design for secure storage. 12.20 Convenient storage space for each residential unit should be included to obviate the use of personal outdoor balcony space for bicycle and other storage 12.21 A vehicular access and drive should not be combined with a pedestrian access and entrance. - Place vehicle access away from commercial uses such as cafe, restaurant or retail. 12.22 A vehicular access and driveway should be discreetly placed to the side or to the rear of the building. - A vehicular entrance which incorporates a ramp should be screened from street views. - Landscape should be designed to minimize visual impact of the access and driveway. 12.23 A single curb cut or driveway should not exceed the minimum width required. - Avoid curb cuts and driveways close to street corners. 12.24 Driveways serving groups of similar uses should be consolidated to minimize visual intrusion, and to provide less interruption to the sidewalk, pedestrian character and flow. - Curb cuts should be shared between groups of buildings and uses where possible. - Joint driveway access is encouraged. 12.25 Wherever possible, vehicular parking should be situated below the building, or alternatively behind the building in a manner that does not conflict with pedestrian access from the street.	Applicants Response 12.17 - Pedestrian entrance from 600 North is centered on new building and is consistent with scale of nearby buildings. 12.18 - Rear public access retained and used. 12.21 - Separate entrances for pedestrian and vehicular access provided. 12.22 - Existing alley on East side of existing building provides vehicular access to parking lot and four car garage behind buildings at rear of site.

Multi-Family Standards and Guidelines // Review Table

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DESIGN STANDARDS	DESIGN GUIDELINES	APPLICANTS RESPONSE
	Surface parking areas should be screened from views from the street and adjacent residential properties.	
2. Site Access, Parking & Services 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 & Building Services & Utilities - Design Objective The visual impact of common and individual building services and utilities, as perceived from the public realm and nearby buildings, should be avoided or completely integrated into the design of the building. 12.26 Utility areas and other ground level building services should be situated away from the frontage of the building. - Screen from street views and adjacent buildings. - Integrate these facilities with the architecture of the building through design, color and the choice of materials. 12.27 Rooftop and other higher level mechanical services and utilities should be situated away from, and also screened from, street views. - Locate the utility equipment within an architectural screen or dedicated housing. - Enclose the facility within a roof that is an integral part of the building. - Select and locate the utility equipment so that it is not seen from adjacent primary and secondary streets. - Finish to match the building where visibility might occur. 12.28 Mechanical services should be acoustically screened from nearby residential properties. - Screening should be compatible with and also integrated into the design of the building. 12.29 Small utilities, such as air conditioning units, should be located away from primary and secondary facades of the building, unless integrated and fully concealed as part of the building design. - Avoid placing AC or other equipment in balcony spaces. 12.30 Exhaust and intake vents and pipes on facades and roofscapes should be avoided through early and coordinated planning of facilities for common utility systems. - Coordinate, group and screen from view where any might penetrate the facade. - Finish to match the facade color unless specifically designed as a detailed architectural embellishment. 12.31 Cellular phone and other antennae, and associated equipment, should not be visible from the public way. - Plan for common satellite TV equipment, with positioning to avoid or minimize any visual impact.	Applicants Response 12.26 - Proposed building will have 3'-6" parapet to screen rooftop mechanical equipment. 12.27 - Rooftop mechanical equipment situated away from street views behind rooftop deck area. Proposed equipment to be 30-36 inches tall, see HP-6. Proposed trash enclosure will be located in north east corner of site, see updated site plan on sheet HP-1.

Multi-Family Standards and Guidelines // Review Table

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DESIGN STANDARDS	DESIGN GUIDELINES	APPLICANTS RESPONSE
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.	Front Yard Landscape - Design Objective The design of residential and commercial front yard landscapes should contribute to a coherent and creative public realm. 12.32 The front yard landscaping for a new multifamily 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, when 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 it is 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.	Applicants Response 12.34 - Proposed front yard graded to retain the relationship and continuity of open space from the public to private space. Wrought iron fence, pillars and entry gate to be removed. See civil demolition plan C0.10. Architectural site plan updated to not show fence. See new fence exhibit sheet HP-1B
3. Landscape and Lighting 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.	Front Yard Landscape - Design Objective The design of residential and commercial front yard landscapes should contribute to a coherent and creative public realm. 12.35 Where a new multifamily building includes another use/s, such as restaurant or cafe, seating should be considered as part of the landscape design for front yard area and/or sidewalk. - Design any seating as a creative element of the landscape design. - Low walls in the landscape design can provide the opportunity for integrated informal seating. - Use ergonomic and durable materials in the design and choice of seating, e.g. wood & metal.	Applicants Response N/A - No proposed landscape structures
3. Landscape and Lighting 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.	Lighting - Design Objective External lighting of the building and site should be carefully considered for architectural accent, for basic lighting of access and service areas, and to avoid light trespass. 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 lit. - Design for creative and discrete task lighting.	Applicants Response 12.36 - Proposed building will have sconces at unit entries.

Multi-Family Standards and Guidelines // Review Table

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DESIGN STANDARDS	DESIGN GUIDELINES	APPLICANTS RESPONSE
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.	- Design an entrance, porch or stoop that reflects the scale characteristic of similar traditional building types. - Use building materials of traditional dimensions, e.g. brick, stone, terra-cotta. - Choose materials that express a variation in color and/or texture, either individually or communally. 12.44 A new multifamily building should be designed to respect the access to light and the privacy of adjacent buildings. 12.45 The principal elements of the front facade should reflect the scale of the buildings comprising the block face and historic context. - The primary plane/s of the front facade should not appear to be more than a story higher than those of typical historic structures in the block and context. - Where the proposed building would be taller than those in the historic context, the upper floor/s should step back from the plane of the facade below. - A single wall plane or bay of the primary or secondary facades should reflect the typical maximum facade width in the district. 12.46 The secondary elements, patterns and modeling of the facade composition should reinforce the massing and scale established by the primary elements of the facade/s. - Design a fenestration pattern and a window scale that reflect those of the context and historic district. - Arrange and design balconies to articulate the architecture of both the primary and secondary facades. - In a taller structure, design the ground floor/s to differentiate in stature, plane, detailing and/or materials from the facade above. - Express the 'base' for the front facade/s of the building through primary architectural elements and patterns, e.g. entrance/porch/portico, fenestration. - Reinforce this definition through detailing and materials. - Design a distinct 'foundation' course for the primary and secondary facades, employing a combination of wall plane, materials, texture and/or color. - In a taller structure, consider defining a top floor by a distinct variation in design treatment as part of an architectural hierarchy in the design of the facade. 12.47 Respect the role that architectural symmetry can play in the form of the established historic street frontage and wider setting. - This can be effective in composing the modulation of a slender facade, helping to integrate this within a smaller scale setting. - Evaluation of historic apartment facade symmetry, or asymmetry, will provide valuable direction and inspiration. Height - Design Objective The maximum height of a new multifamily building should not exceed the general height and scale of its historic context, or be designed to reduce the perceived height where a taller building might be appropriate to the context. 12.48 The building height should be compatible with the historic setting and context. - The immediate and wider historic contexts are both of importance. - The impact upon adjacent historic buildings will be paramount in terms of scale and form.	12.45 - Building has two levels at primary plane of front facade which is typical of existing nearby buildings. 12.48 - Proposed height of new building is consistent with existing nearby buildings. The tallest portions of the building are the stairwell bulkheads that provide access to the roof deck. These elements are 31'-2" AFF, which is nearly two full feet shorter than the tallest building on the block which is ~33'-0" AFF. The stairwell bulkheads are also stepped back from the building facade to present a base that is in scale with the historic context and the block face.

Multi-Family Standards and Guidelines // Review Table

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DESIGN STANDARDS	DESIGN GUIDELINES	APPLICANTS RESPONSE
	12.49 Characteristic of traditional buildings types and context, the first two floors should be designed with greater stature. 12.50 Where there is a significant difference in scale with the immediate context, the building height should vary across the primary facade, and/or the maximum height should be limited to part of the plan footprint of the building. - Step back the upper floor/s of a taller building to achieve a height similar to that historically characteristic of the district. - Restrict maximum building height to particular sections of the depth and length of the building. 12.51 The upper floor/s should step back where a taller building will approach established neighborhoods, streets or adjacent buildings of typically lower height. 12.52 The primary and secondary facades should be articulated and modulated to reduce an impression of greater height and scale, and to enhance a sense of human scale. - Design a distinctive and a taller first floor for the primary and secondary facades. - Design a distinct top floor to help terminate the facade, and to complement the architectural hierarchy and visual interest. - Design a hierarchy of window height and/or width, when defining the fenestration pattern. - Consider designing for a distinctive projecting balcony arrangement and hierarchy. - Use materials and color creatively to reduce apparent height and scale, and maximize visual interest. Width - Design Objective The design of a new multifamily building should articulate the patterns established by the buildings in the historic context to reduce the perceived width of a wider building and maintain a sense of human scale. 12.53 A new multifamily building should appear similar to the width established by the combination of single and multifamily historic buildings in the context. - Reflect the modulation width of larger historic apartment buildings. - If a building would be wider overall than structures seen historically, the facade should be subdivided into significantly subordinate planes which are similar in width to the building facades of the context. - Step back sections of the wall plane to create the impression of similar facade widths to those of the historic setting. Massing 12.54 The overall massing of a new multifamily building should respect and reflect the established scale, form and footprint of buildings comprising the street block and historic context. - Modulate the building where height and scale are greater than the context. - Arrange the massing to step down adjacent to a smaller scale building. - Repeat, and/or equate with the more modest scale of center block buildings and residences where they provide the immediate context. Roof Forms 12.55 The proportions and roof forms of a new multifamily building should be designed to respect and reflect the range of building forms and massing which characterize the district.	12.53 - Proposed width of new building is consistent with existing nearby buildings. 12.54 - Proposed massing of new building is consistent with existing nearby buildings. 12.55 - The stairwell bulkheads are stepped back from the building facade to present a base that is in scale with the historic context and the block face.

Multi-Family Standards and Guidelines // Review Table

Applicant responses may be submitted as a separate attachment in case additional space is needed.

DESIGN STANDARDS	DESIGN GUIDELINES	APPLICANTS RESPONSE
	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 facade or under 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. 12.38 Building lighting should be discreetly designed to integrate, in design, location and choice of fittings, with the architecture of the building. 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 Conduit and electrical supply equipment for both architectural and utility light fittings should be concealed from view from all streets and adjacent properties. - Plan and design supply runs at an early stage to avoid external surface conduit and equipment. - Conceal within, or integrate with, the design of the building. 12.41 Utilitarian building lighting for service areas should be concealed from view from primary and secondary streets, and from adjacent properties. - Use effective 'cut-off' shields to confine light spread. - Position light fittings to reduce public visibility. - Choose fittings and finishes that complement the design of the building.	12.40 - Conduit and electrical supply for architectural light fittings at unit entry will be concealed from view from 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	Building Form & Scale - Design Objective The form, scale and design of a new multifamily building in a historic district should equate with and complement the established patterns of human scale characteristics of the immediate setting and/or broader context. 12.42 A new multifamily building should appear similar in scale to the scale established by the buildings comprising the current street block facade. - Subdivide a larger mass into smaller "modules" which are similar in size to buildings seen traditionally. - The scale of principal elements, such as entrances, porches, balconies and window bays, are critical to creating and maintaining a compatible building scale. 12.43 A new multifamily building should be designed to create and reinforce a sense of human scale. In doing so consider the following: - Design building massing and modulation to reflect traditional forms, e.g. projecting wings and balcony bays. - Design a solid-to-void (wall to window/door ratio) that is similar to that seen traditionally. - Design window openings that are similar in scale to those seen traditionally. - Articulate and design balconies that reflect traditional form and scale.	Applicants Response 12.43 - Principal elements such as entrances, porches and windows are similar in scale to existing nearby buildings. Brick is used through out facade to provide a building material of traditional dimensions Where possible, windows on all facades have been made larger to match height of windows at street facing facade. See updated elevations on sheets HP-7 and HP-8.

Multi-Family Standards and Guidelines // Review Table

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DESIGN STANDARDS	DESIGN GUIDELINES	APPLICANTS RESPONSE
	- Focus on maintaining a sense of human scale. - The variety often inherent in the context can provide a range of design options for compatible new roof forms. - Vary the massing across the street facade/s and along the length of the building on the side facades. - Respect adjacent lower buildings by stepping down additional height in the design of a new building.	
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.	Facade Articulation, Proportion & Visual Emphasis - Design Objective The design of a new multifamily building should relate sensitively to the established historic context through a thorough evaluation of the scale, modulation and emphasis, and attention to these characteristics in the composition of the facades. 12.56 Roof forms should reflect those seen traditionally in the block and within the historic district. - Flat roof forms, with or without parapet, are an architectural characteristic of particular building types and styles, including many historic apartment buildings. - Gable and hip roofs are characteristic of the roof forms of smaller scale buildings in most residential historic areas, and in specific styles of historic apartment buildings. - Where it is expressed, roof pitch and form should be designed to relate to the context. - In commercial areas, a wider variety of roof forms and building profiles may be evident, providing a more eclectic architectural context, and wider range of potential design solutions. - Consider roof profiles when planning the location and screening of rooftop utilities. 12.57 Overall facade proportions should be designed to reflect those of historic buildings in the context and neighborhood. - The "overall proportion" is the ratio of the width to the height of the building, especially the front facade. - The modulation and articulation of principal elements of a facade, e.g. projecting wings, balcony sequence and porches, can provide an alternative and a balancing visual emphasis. - With townhouse development, the individual houses should be articulated to identify the individual unit sequence and rhythm. - See the discussion of individual historic districts (PART III) and the review of typical historic building styles (PART I) for more information on district character and facade proportions. 12.58 To reduce the perceived width and scale of a larger primary or secondary facade, a vertical proportion and emphasis should be employed. Consider the following: - Vary the planes of the facade for all or part of the height of the building. - Subdivide the primary facade into projecting wings with recessed central entrance section in character with the architectural composition of many early apartment buildings. - Modulate the height down toward the street, and/or the interior of the block, if this is the pattern established by the immediate context and the neighborhood. - Modulate the facade through the articulation of balcony form, pattern and design, either as recessed and/or projecting elements. - Vary the planes of the primary and secondary facades to articulate further modeling of the composition. - Design for a distinctive form and stature of primary entrance.	Applicants Response 12.56 - Proposed building will have flat roof with parapet.

Multi-Family Standards and Guidelines // Review Table

Applicant responses may be submitted as a separate attachment in case additional space is needed.



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228 W TOWNHOMES

228 W. 600 N. SALT LAKE CITY, UT

GUIDELINES AND STANDARDS

HP-4B

3 MAR 2026

DESIGN STANDARDS	DESIGN GUIDELINES	APPLICANTS RESPONSE
	- Compose the fenestration in the form of vertically proportioned windows. - Subordinate horizontally proportioned windows using strong mullion elements to enhance a sense of vertical proportion and emphasis. 12.59 A horizontal proportion and emphasis should be designed to reduce the perceived height and scale of a larger primary or secondary façade. Consider the following: - The interplay of horizontal and vertical emphasis can create an effective visual balance, helping to reduce the sense of building scale. - Step back the top or upper floors where a building might be higher than the context along primary and/or secondary facades as appropriate. - Design for a distinctive stature and expression of the first floor of the primary, and if important in public views, the secondary facades. - Design a distinct foundation course. - Employ architectural detailing and/or a change in materials and plane to emphasize individual levels in the composition of the façade. - Design the fenestration to create and/or reflect the hierarchy of the façade composition. - Change the materials and/or color to distinguish the design of specific levels. Solid to Void Ratio, Window Scale & Proportion - Design Objective The design of a new multifamily building in a historic context should reflect the scale established by the solid to void ratio traditionally associated with the setting and with a sense of human scale. 12.60 The ratio of solid to void (wall to window) should reflect that found across the established character created by the historic structures in the district. Consider the following: - Achieve a balance, avoiding areas of too much wall or too much window. - Large surfaces of glass can be inappropriate in a context of smaller residential buildings. - Design a larger window area with framing profiles and subdivision which reflect the scale of the windows in the established context. - Window mullions can reduce the apparent scale of a larger window. - Window frame and mullion scale and profiles should be designed to equate with the composition. 12.61 Window scale and proportion should be designed to reflect those characteristic of this traditional building type and setting. Fenestration - Design Objective The window pattern, the window proportion and the proportion of the wall spaces between, should be a central consideration in the architectural composition of the facades, to achieve a coherence and an affinity with the established historic context. 12.62 Public and more important interior spaces should be planned and designed to face the street. - Their fenestration pattern consequently becomes a significant design element of the primary facade/s. - Avoid the need to fenestrate small private functional spaces on primary facades, e.g. bathrooms, kitchens, bedrooms. 12.63 The fenestration pattern, including the proportions of window and door openings,	12.60 - Window/Wall ratio is designed to avoid large surfaces of glass and achieve balance. 12.62 - Living spaces on the first floor of the front two units face the street. 12.63 - East and West facades show openings with sizes and rhythm consistent with the primary facade and the historic context and block face. Windows at stairwell bulkheads to match the rhythm of openings of the primary facade.

Multi-Family Standards and Guidelines // Review Table

Applicant responses may be submitted as a separate attachment in case additional space is needed.

DESIGN STANDARDS	DESIGN GUIDELINES	APPLICANTS RESPONSE
	12.73 Window reveals should be a characteristic of masonry and most public facades. - These help to express the character of the facade modeling and materials. - Window reveals will enhance the degree to which the building integrates with its historic setting. - A reveal should be recessed into the primary plane of the wall, and not achieved by applying window trim to the facade. - This helps to avoid the impression of superficiality which can be inherent in some more recent construction, e.g. with applied details like window trim and surrounds. - A hierarchy of window reveals can effectively complement the composition of the fenestration and facades. 12.74 Windows and doors should be framed in materials that appear similar in scale, proportion and character to those used traditionally in the neighborhood. - Frame profiles should project from the plane of the glass creating a distinct hierarchy of secondary modeling and detail for the window opening and the composition of the facade. - Durable frame construction and materials should be used. - Frame finish should be of durable architectural quality, chosen to complement the building design. - Vinyl should be avoided as a non-durable material in the regional climate. - Dark or reflective glass should be avoided. - See also the rehabilitation section on windows (PART II, Ch.3) as well as the discussions of specific historic districts (PART II) and relevant architectural styles (PART I).	
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 The design of a new multifamily building should reflect the rich architectural character and visual qualities of buildings of this type within the district. 12.75 Building elements and details should reflect the scale, size, depth and profiles of those found historically within the district. - These include windows, doors, porches, balconies, eaves, and their associated decorative composition, supports and/or details. 12.76 Where used, ornamental elements, ranging from brackets to porches, should be in scale with similar historic features. - The scale, proportion and profiles of elements, such as brackets or window trim, should be functional as well as decorative. 12.77 Creative interpretations of traditional details are encouraged. - New designs for window moldings and door surrounds, for example, can create visual interest and affinity with the context, while conveying the relative age of the building. - The traditional and characteristic use of awnings and canopies should be considered as an opportunity for creative design which can reinforce the fenestration pattern and architectural detail, while being a sustainable shading asset in reducing energy consumption. See also PART IV on Sustainable Design.	Applicants Response 12.77 - Proposed building will have awnings above second level windows placed to reinforce the fenestration pattern

Multi-Family Standards and Guidelines // Review Table

Applicant responses may be submitted as a separate attachment in case additional space is needed.

DESIGN STANDARDS	DESIGN GUIDELINES	APPLICANTS RESPONSE
	should reflect the range associated with the buildings creating the established character of the historic context and area. - Design for a similar scale of window and window spacing. - Reflect characteristic window proportions, opening and patterns. - Design for a hierarchy within the fenestration pattern to relieve the apparent scale of a larger facade, and especially if this is a characteristic of the context. - Arrange and/or group windows to complement the symmetry or proportions of the architectural composition. - Emphasize the fenestration pattern by distinct window reveals. - Consider providing emphasis through the detailing of window casing, trim, materials, and subdivision, using mullions and transoms, as well as the profiles provided by operable/ opening windows. See also guideline 12.71-74 on window detailing. Balconies & Entrance - Design Objective The design of a new multifamily building in a historic context should recognize the importance of balcony and primary entrance features in achieving a compatible scale and character. 12.64 Balconies, encouraged as individual semipublic outdoor spaces, should be designed as an integral part of the architectural composition and language of the building. - Use projecting and/or recessed balcony forms to complement and embellish the design composition of the facades, and to establish visual emphasis and architectural accent. - Use a balcony or a balcony arrangement to echo and accentuate the fenestration pattern of the building. - Design balcony forms to be transparent or semi-transparent, using railings and/or glass to avoid solid balcony enclosures. - Select and design balcony materials and details as a distinct enrichment of the building facade/s. 12.65 An entrance porch, stoop or portico should be designed as a principal design focus of the composition of the facade. - Design for greater stature to enhance visual focus, presence and emphasis. - Design for a distinct identity, using different wall planes, materials, details, texture and color. - Consider designing the name of the apartment building into the facade or the porch/stoop. 12.66 A secondary or escape stairway should be planned and designed as an integral part of the overall architecture of the building, and positioned at or towards the rear of the building.	12.65 - Entrance porches are designed to provide a distinct identity for the building. Applicants Response 12.67 - Materials such as brick were selected to contribute to the traditional sense of human scale and visual interest.
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 of scale and character.	Materials - Design Objective The design of a new multifamily building should recognize and reflect the palette of building materials which characterize the historic district, and should help to enrich the visual character of the setting, in creating a sense of human scale and historical sequence. 12.67 Building materials that contribute to the traditional sense of human scale and the visual interest of the historic setting and neighborhood should be used.	

Multi-Family Standards and Guidelines // Review Table

Applicant responses may be submitted as a separate attachment in case additional space is needed.

DESIGN STANDARDS	DESIGN GUIDELINES	APPLICANTS RESPONSE
8. 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.	Signs - Design Objective Signs for a new multifamily building, and for any non-residential use associated with it, should complement the building and setting in a subtle and creative way, as a further architectural detail. 12.78 Signs should be placed on the building or the site where they are traditionally located in the historic context. 12.79 Identify a non-residential use with a sign location, placement, form and design, which relates directly to the 'storefront' and window design. - See also the Design Guidelines for Signs in Historic Districts in Salt Lake City. - See the Design Guidelines for Historic Commercial Buildings and Districts in Salt Lake City. 12.80 Signs and lettering should be creatively designed to respect traditional sign scales and forms. 12.81 Signs for the primary and any secondary use should be designed as an integral part of the architecture of the facade. - Lettering or graphic motif dimensions should be limited to the maximum required to identify the building and any other use/s. - Creativity and subtlety are objectives of the design of any sign for a new multifamily building in a historic setting. 12.82 Signs should take the form of individual lettering or graphic motif with no, or minimal, illumination. 12.83 Any form of illumination should relate discretely to the sign lettering, and avoid any over-stated visual impact upon any residential use or historic setting. - The light source should not be visible. - Internally illuminated lettering and sign boxes should be avoided. - Internally illuminated lettering using a transparent or translucent letter face or returns should be avoided. - Where illumination might be appropriate, it should be external and concealed, or in 'halo' form. - Banner or canopy signs are not characteristic and will not be appropriate. 12.84 Sign materials should be durable and of architectural quality to integrate with the building design. 12.85 Power supply services and associated fittings should be concealed and not be readily visible on the exterior of the building. 12.86 Refer to the City's Design Guidelines for Signs in Historic Districts for more detailed and extensive advice.	Applicants Response N/A - residential building

Multi-Family Standards and Guidelines // Review Table

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DESIGN STANDARDS	DESIGN GUIDELINES	APPLICANTS RESPONSE
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.	- This helps to complement and reinforce the palette of materials of the neighborhood and the sense of visual continuity in the district. - The choice of materials, their texture and color, their pattern or bond, joint profile and color, will be important characteristics of the design. - Creative design, based on analysis of the context, will be invaluable in these respects. 12.68 Building materials that will help to reinforce the sense of visual affinity and continuity between old and new in the historic setting should be used. - Use external materials of the quality, durability and character found within the historic district. 12.69 Design with materials which provide a solid masonry character for lower floors and for the most public facades of the building. Consider the following: - Use brick and/or natural stone, in preference to less proven alternatives for these areas. - Limit panel materials to upper levels and less public facades. - Where joint materials are considered, use high quality architectural paneling with a proven record of durability in the regional climate. - Synthetic materials, including synthetic stucco, should be avoided on grounds of limited durability and longevity, and weathering characteristics. 12.70 Materials should have a proven durability for the regional climate, as well as the situation and aspect of the building. - Avoid materials which merely create the superficial appearance of authentic, durable materials. - The weathering characteristics of materials become important as the building ages, in that they should complement rather than detract from the building and historic setting as they weather and mature. - New materials, which have a proven track record of durability in the regional climatic conditions, may be considered.	12.69 - Brick is used at the lower levels of unit entries which face 600 North. 12.70 - Painted fiber cement siding is used at front and rear elevations. Fiber cement will have a smooth finish.
7. Windows 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 The design of a new multifamily building should include window design subdivision, profiles, materials, finishes and details which ensure that the windows play their characteristic positive role in defining the proportion and character of the building and its contribution to the historic context. 12.71 Windows should be designed to be in scale with those characteristic of the building and the historic setting. - Excessive window scale in a new building, whether vertical or horizontal, will adversely affect the sense of human scale and affinity with buildings in the district. - Subdivide a larger window area to form a group or pattern of windows creating more appropriate proportions, dimensions and scale. 12.72 Windows with vertical proportion and emphasis are encouraged. - A vertical proportion is likely to have greater design affinity with the historic context. - It helps to create a stronger vertical emphasis which can be valuable integrating the design of a larger scale building within its context. - See also the discussion of the character of the relevant historic district and architectural styles (PART I).	Applicants Response 12.72 - The majority of the windows on the street facing facade and unit entries emphasize vertical proportions to provide greater affinity with the historic context. Fixed and single hung windows are used in lieu of slider windows to reflect window pattern established in the district.

Multi-Family Standards and Guidelines // Review Table

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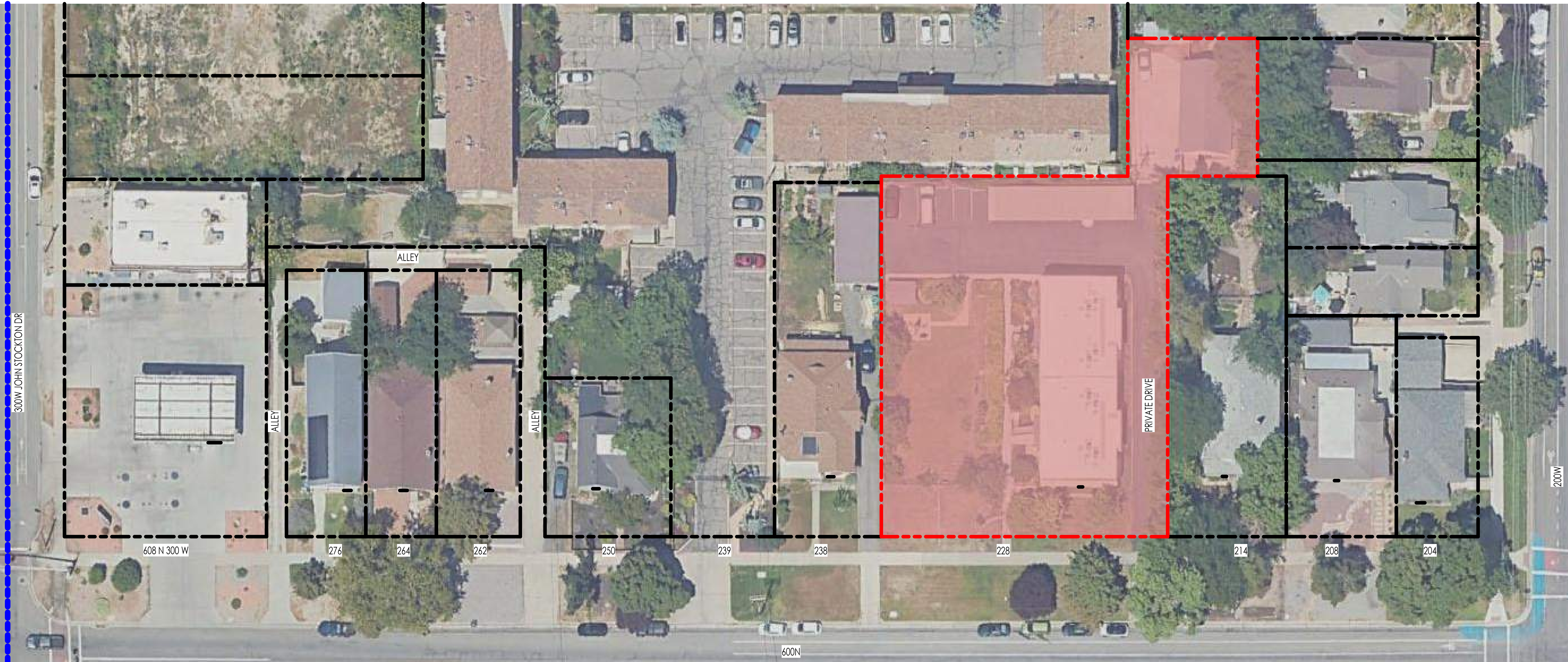
228 W TOWNHOMES

228 W. 600 N. SALT LAKE CITY, UT

GUIDELINES AND STANDARDS

HP-4C

3 MAR 2026

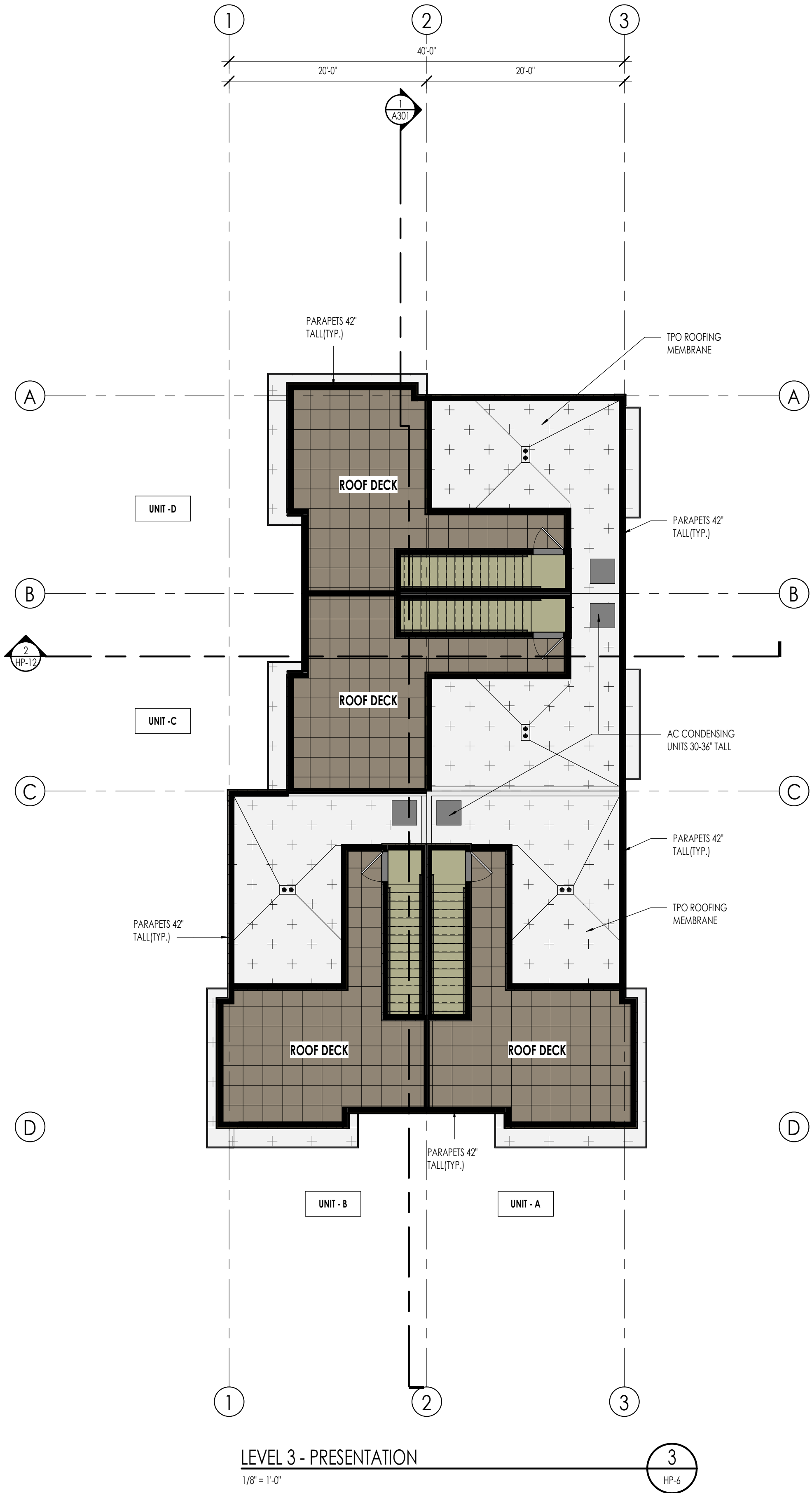
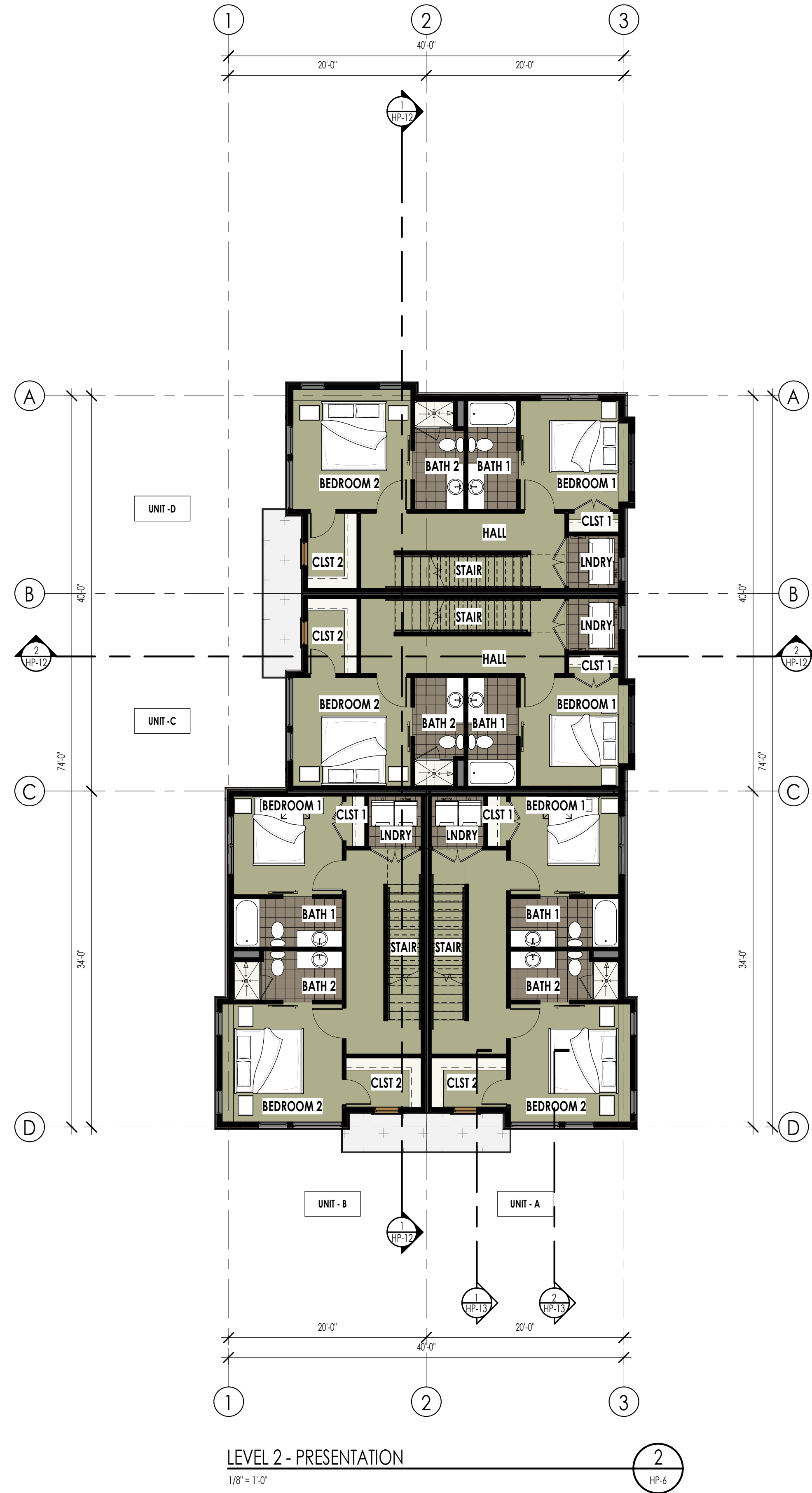
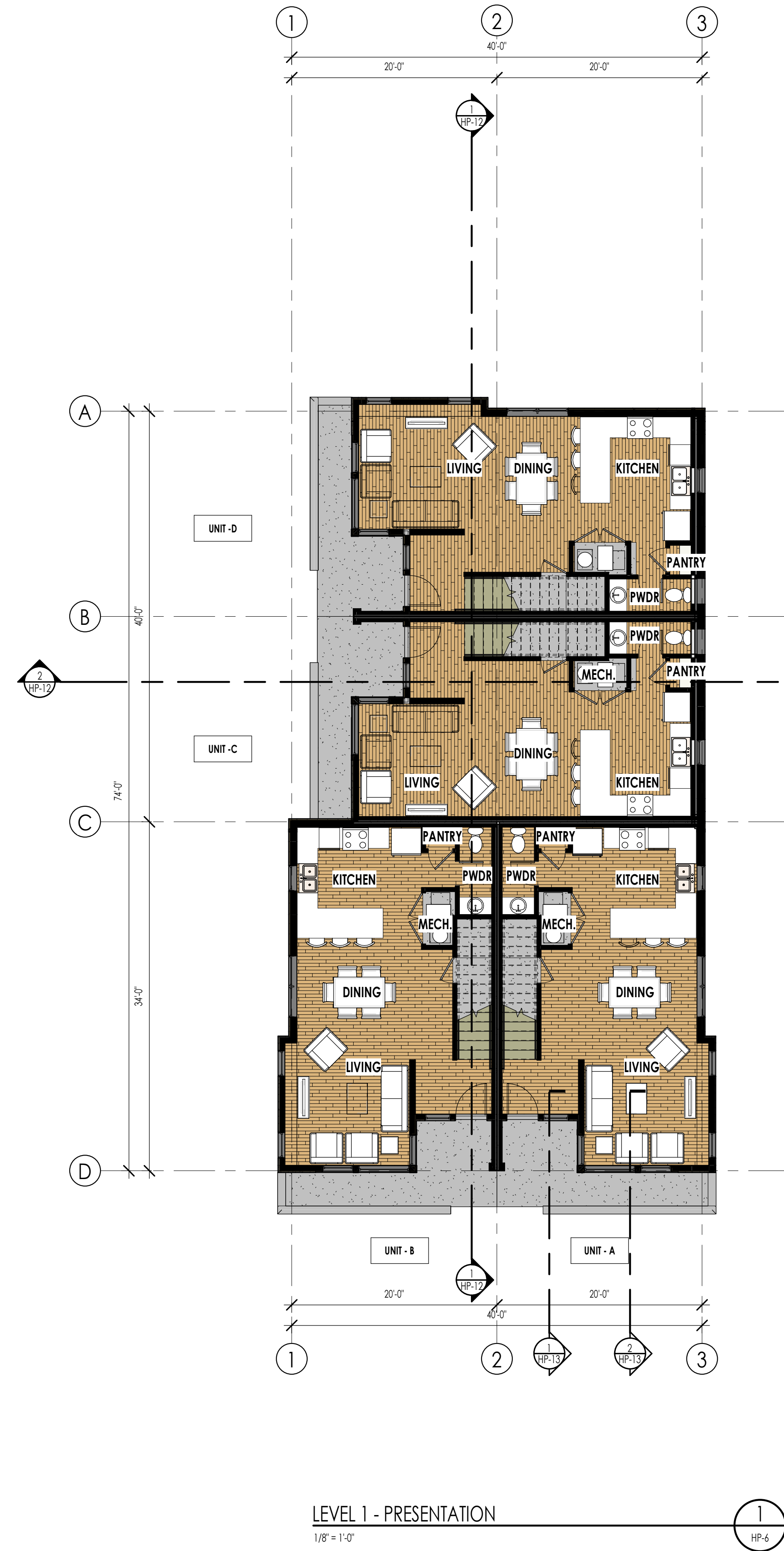


SCALE: 3/64" = 1' - 0"

NOTE: EXISTING BUILDING HEIGHTS ARE APPROXIMATE, BASED ON AVAILABLE DATA AND VISUAL ESTIMATION.

ADDRESS	HEIGHT
238	27'
228	20'
214	23'
208	15'
204	17'

ADDRESS	HEIGHT
608 N 300 W	17'
276	32'
264	23'
262	27'
250	19'



UNIT-A FINISHED AREAS	
LEVEL-1 UNIT-A	655 SF
LEVEL-2 UNIT-A	683 SF
LEVEL-3 UNIT-A	17 SF
UNIT-B FINISHED AREAS	
LEVEL-1 UNIT-B	655 SF
LEVEL-2 UNIT-B	683 SF
LEVEL-3 UNIT-B	17 SF
UNIT-C FINISHED AREAS	
LEVEL-1 UNIT-C	640 SF
LEVEL-2 UNIT-C	677 SF
LEVEL-3 UNIT-C	17 SF
UNIT-D FINISHED AREAS	
LEVEL-1 UNIT-D	655 SF
LEVEL-2 UNIT-D	692 SF
LEVEL-3 UNIT-D	17 SF
TOTAL BUILDING AREA	5409 SF

UNIT-A NON-LIVING	
LEVEL-3 UNIT-A	335 SF
UNIT-B NON-LIVING	
LEVEL-3 UNIT-B	335 SF
UNIT-C NON-LIVING	
LEVEL-3 UNIT-C	320 SF
UNIT-D NON-LIVING	
LEVEL-3 UNIT-D	335 SF
TOTAL NON-LIVING AREA	1325 SF



PROPOSED MATERIALS	
(SEE MATERIAL BOARD FOR MORE DETAILS)	
A	BRICK
B	STUCCO-1
C	STUCCO-2
D	PAINTED STEEL COLUMN
E	FIBER CEMENT LAP SIDING
F	ALUMINUM FASCIA
G	FIXED FIBER GLASS WINDOW
H	FIBER CEMENT BOARD AND BATTEN
I	FULL LITE FIBERGLASS DOOR
J	SINGLE HUNG FIBER GLASS WINDOW
K	FIBERGLASS DOOR
L	STEEL AWNING
M	PAINTED STEEL BEAM
N	PAINTED FIBER CEMENT TRIM
O	CONCRETE WALL CAP
P	WALL SCOFF
Q	PREFINISHED METAL WALL CAP
R	TPO ROOFING MEMBRANE

SOUTH ELEVATION SD
1/4" = 1'-0" 1 HP-7



EAST ELEVATION SD
1/4" = 1'-0" 2 HP-7



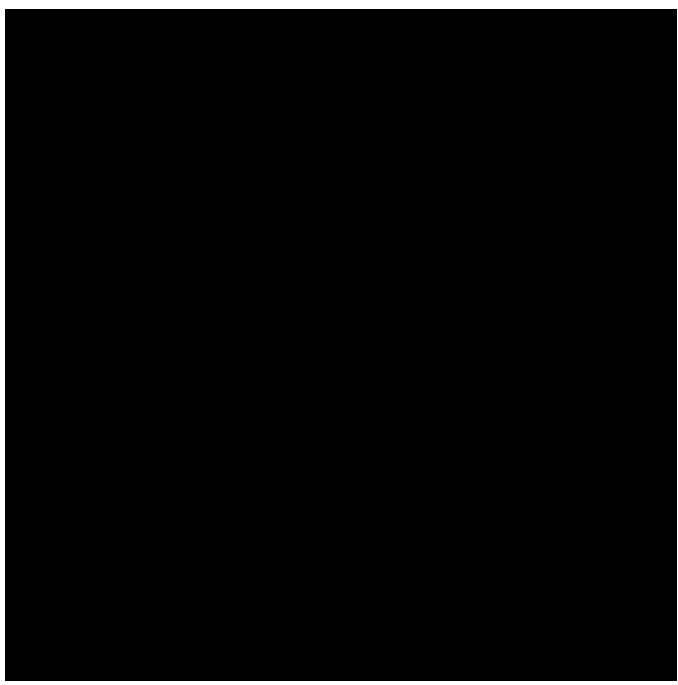
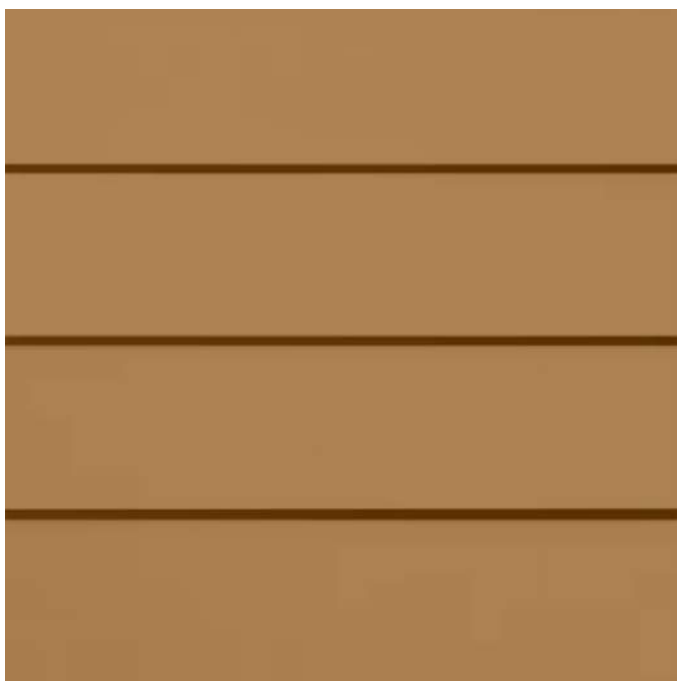
NORTH ELEVATION SD
1/4" = 1'-0"

PROPOSED MATERIALS (SEE MATERIAL BOARD FOR MORE DETAILS)	
A	BRICK
B	STUCCO-1
C	STUCCO-2
D	PAINTED STEEL COLUMN
E	FIBER CEMENT LAP SIDING
F	ALUMINUM FASCIA
G	FIXED FIBER GLASS WINDOW
H	FIBER CEMENT BOARD AND BATTEN
I	FULL LITE FIBERGLASS DOOR
J	SINGLE HUNG FIBER GLASS WINDOW
K	FIBERGLASS DOOR
L	STEEL AWNING
M	PAINTED STEEL BEAM
N	PAINTED FIBER CEMENT TRIM
O	CONCRETE WALL CAP
P	WALL SCOFF
Q	PREFINISHED METAL WALL CAP
R	TPO ROOFING MEMBRANE



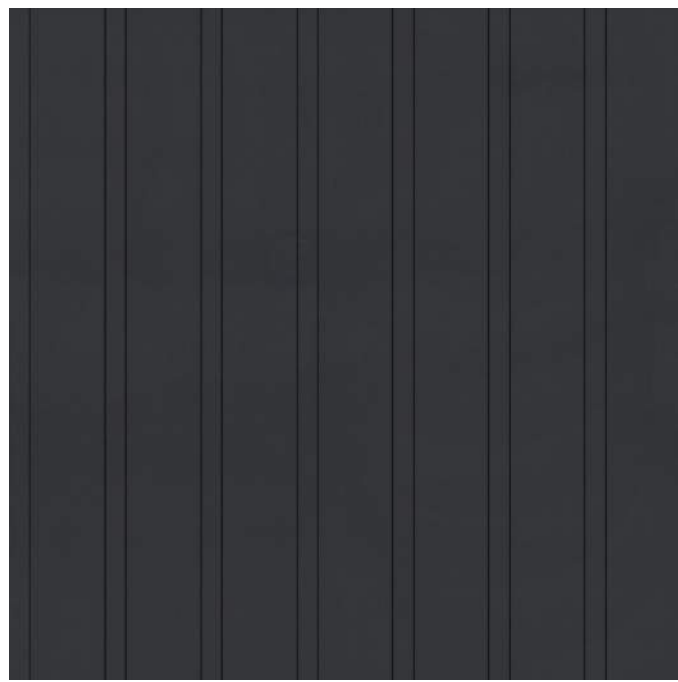
WEST ELEVATION SD
1/4" = 1'-0"

SWATCH:



DESCRIPTION:	(A) BRICK	(B) STUCCO-1	(C) STUCCO-2	(D) COLUMNS & BEAMS	(E) FIBER CEMENT LAP SIDING	(F) SOFFIT & FASCIA	(G) FIBERGLASS WINDOWS
MANUFACTURER:	BELDEN OR EQUAL	HARD COAT STUCCO	HARD COAT STUCCO	STEEL AND WOOD	JAMES HARDIE OR EQUAL	TBD - ALUMINUM	MARVIN OR EQUAL
COLOR:	"ENGLISH GRAY VELOUR" OR SIMILAR	"DAWN GRAY" OR SIMILAR	"SUPER WHITE" OR SIMILAR	"SW 6258 TRICORN BLACK" OR SIMILAR	"SW 6131 CHAMOIS" OR SIMILAR SMOOTH FINISH	"BLACK" OR SIMILAR	"EBONY" OR SIMILAR

SWATCH:



DESCRIPTION:	(H) FIBER CEMENT BOARD AND BATTEN	(I) FRONT DOOR	(R) WALL LANTERN 831380EN3-10	(S) RECESSED DOWNLIGHT (WF4)
MANUFACTURER:	JAMES HARDIE OR EQUAL	TBD - STEEL OR FIBERGLASS DOOR	SEA GULL LIGHTING	LITHONIA LIGHTING
COLOR:	"DARK BRONZE" OR SIMILAR SMOOTH FINISH	"SW 6627 EMBERGLOW" OR SIMILAR	BRONZE OR SIMILAR	MATTE WHITE OR SIMILAR



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MATERIAL/COLOR BOARD

HP-9

3 MAR 2026



228 W TOWNHOMES

228 W. 600 N. SALT LAKE CITY, UT

EXTERIOR VIEWS

HP-10

3 MAR 2026



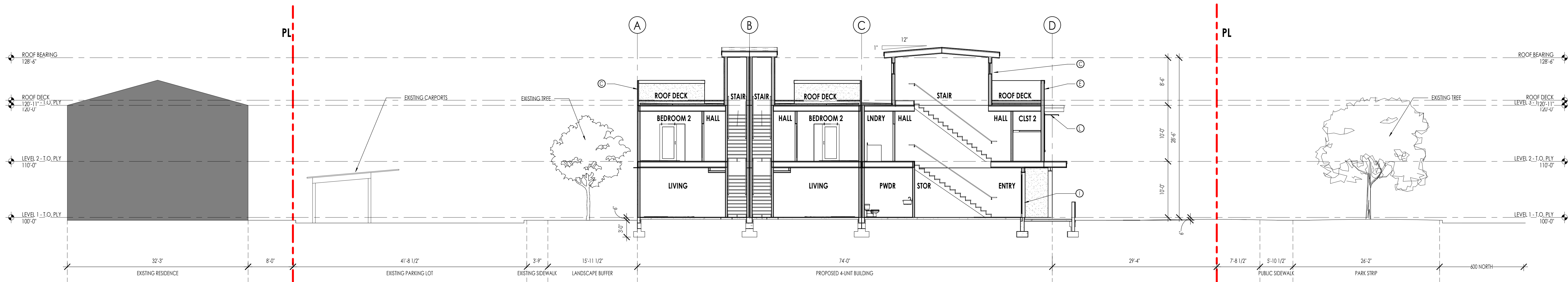
228 W TOWNHOMES

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EXTERIOR VIEWS

HP-11

3 MAR 2026

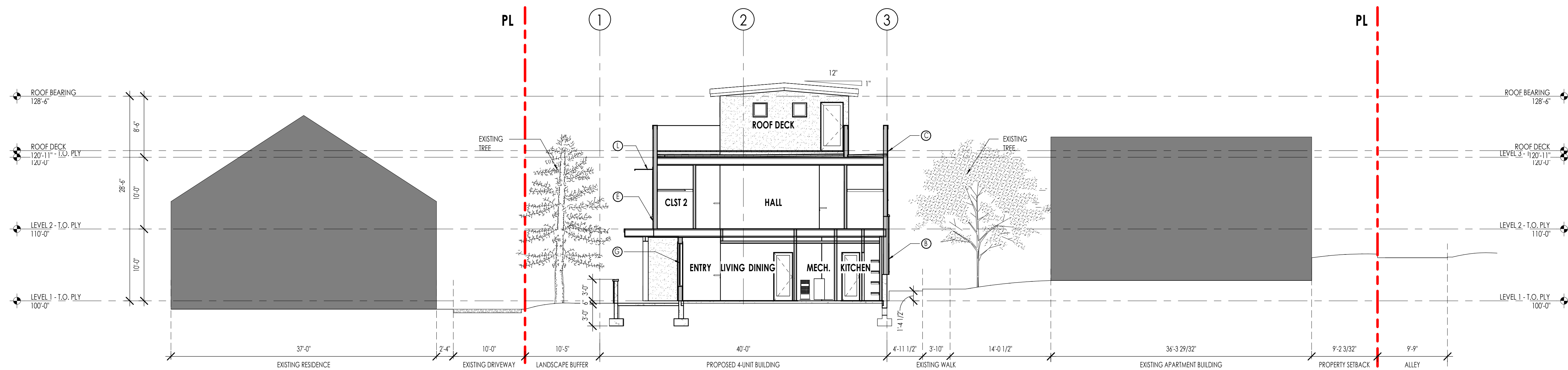


LONGITUDINAL SECTION

1/8" = 1'-0"

1

HP-12



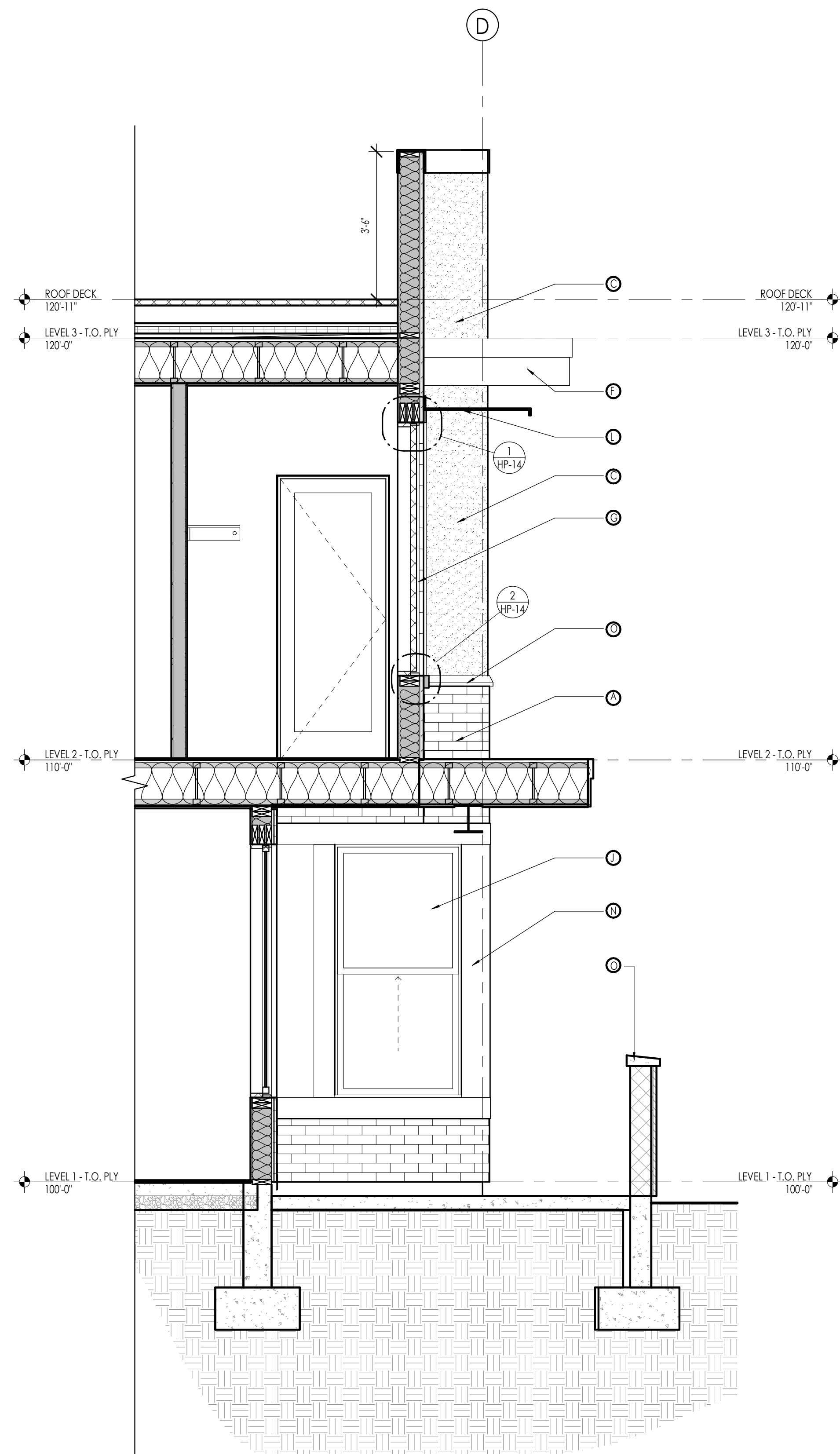
TRANSVERSE SECTION

1/8" = 1'-0"

2

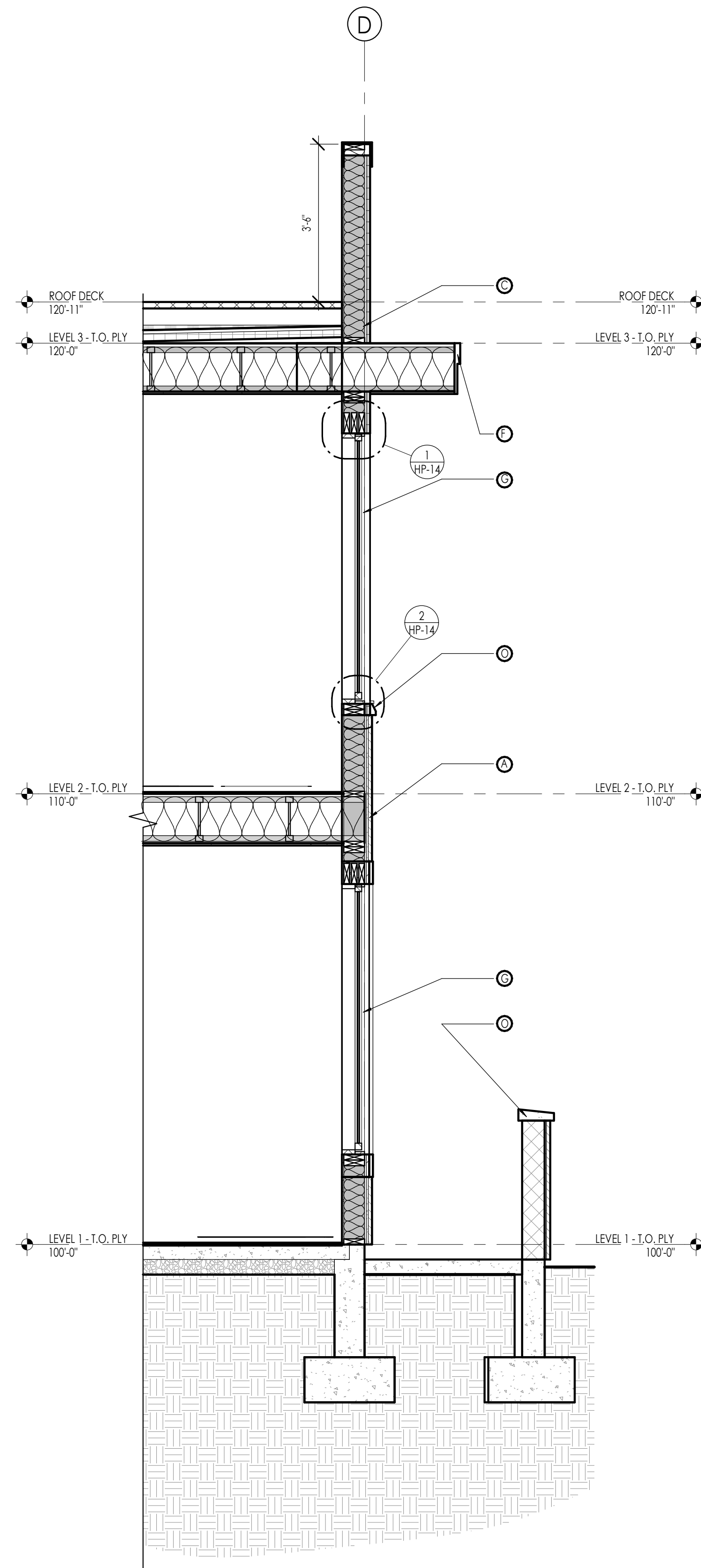
HP-12

PROPOSED MATERIALS (SEE MATERIAL BOARD FOR MORE DETAILS)	
A	BRICK
B	STUCCO-1
C	STUCCO-2
D	PAINTED STEEL COLUMN
E	FIBER CEMENT LAP SIDING
F	ALUMINUM FASCIA
G	FIXED FIBER GLASS WINDOW
H	FIBER CEMENT BOARD AND BATTEN
I	FULL LITE FIBERGLASS DOOR
J	SINGLE HUNG FIBER GLASS WINDOW
K	FIBERGLASS DOOR
L	STEEL AWNING
M	PAINTED STEEL BEAM
N	PAINTED FIBER CEMENT TRIM
O	CONCRETE WALL CAP
P	WALL SCONCE



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

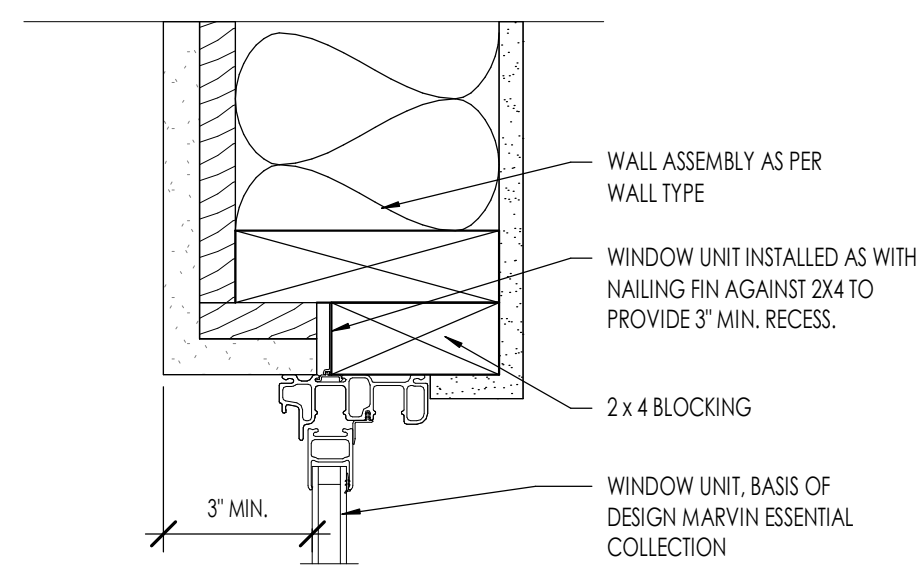
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HP-13



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

2
HP-13

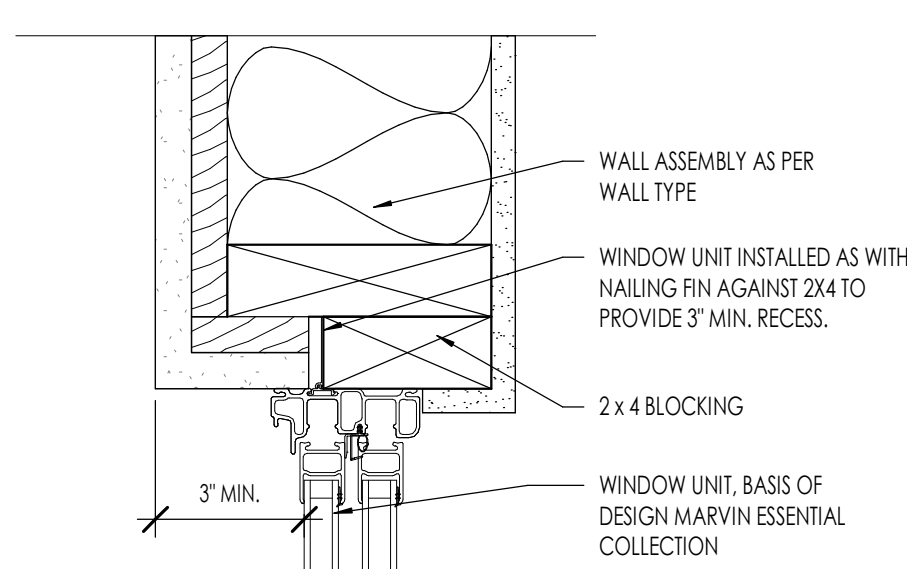
PROPOSED MATERIALS (SEE MATERIAL BOARD FOR MORE DETAILS)	
A	BRICK
B	STUCCO-1
C	STUCCO-2
D	PAINTED STEEL COLUMN
E	FIBER CEMENT LAP SIDING
F	ALUMINUM FASCIA
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K	FIBERGLASS DOOR
L	STEEL AWNING
M	PAINTED STEEL BEAM
N	PAINTED FIBER CEMENT TRIM
O	CONCRETE WALL CAP
P	WALL SCONCE



WINDOW - HEAD DETAIL

3" = 1'-0"

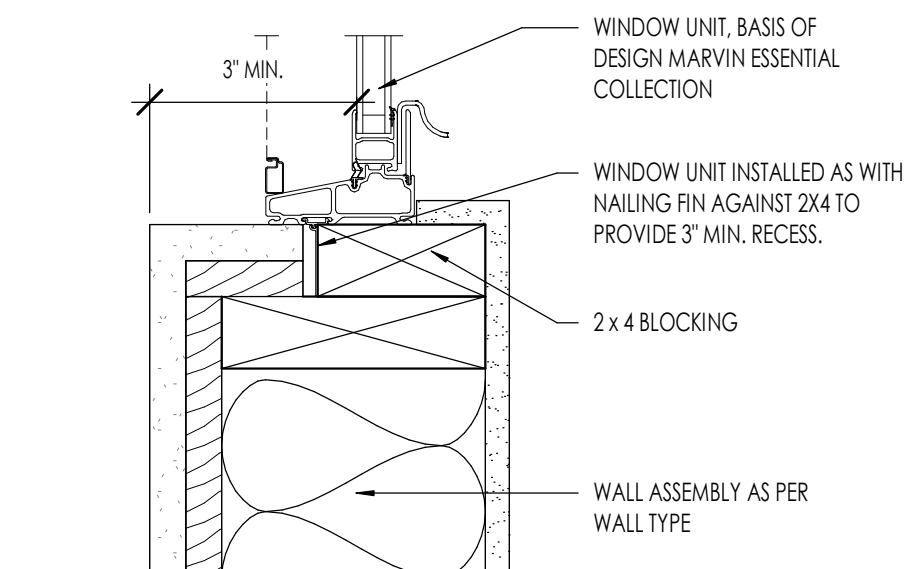
1
HP-14



WINDOW - JAMB DETAIL

3" = 1'-0"

2
HP-14



WINDOW - SILL DETAIL

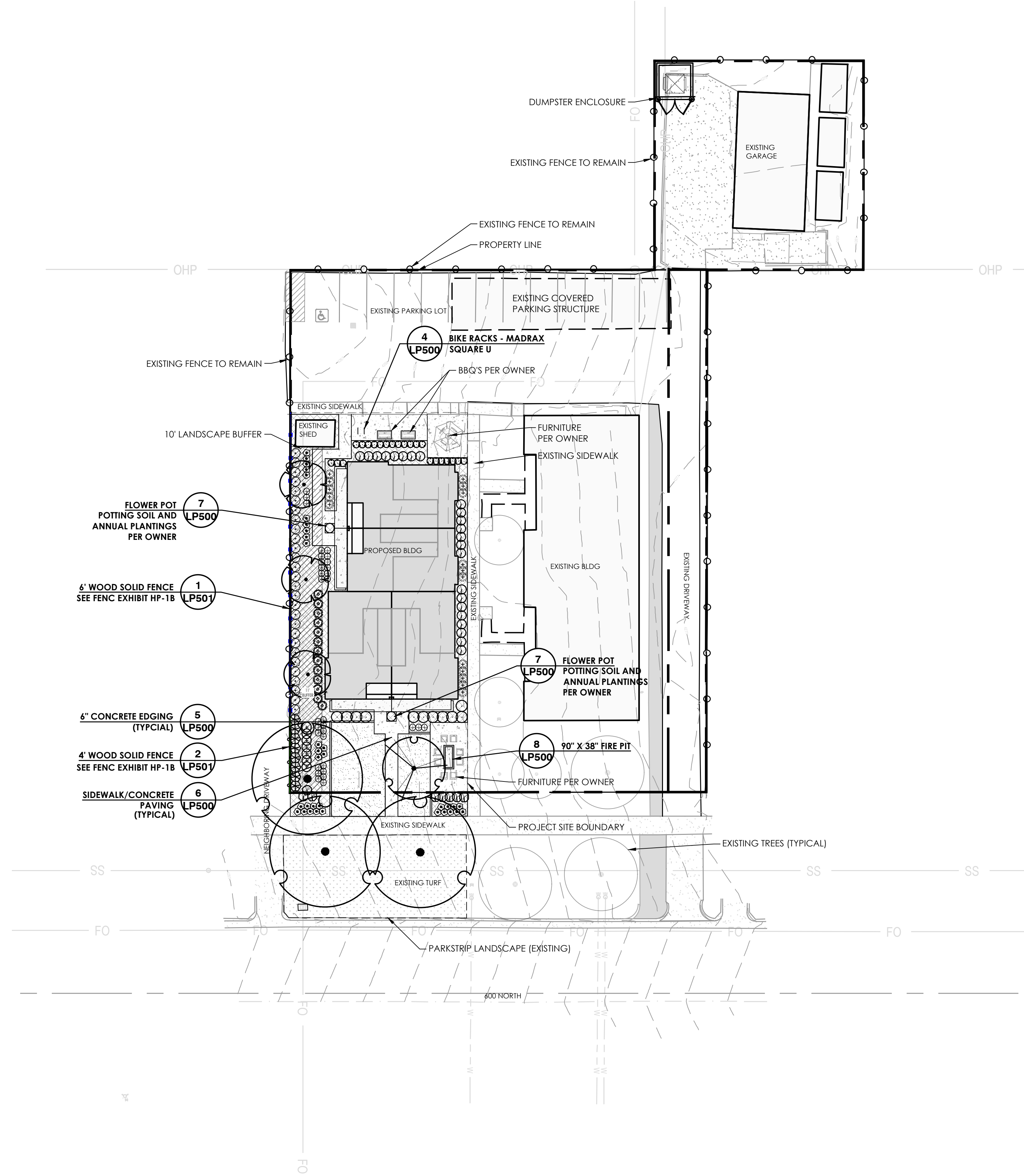
3" = 1'-0"

3
HP-14

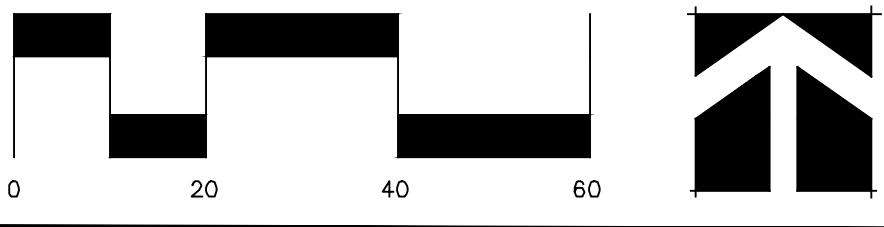


228 W APARTMENTS LANDSCAPE PLAN

228 W 600 N SALT LAKE CITY UTAH



PLANTING PLAN



PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	CONTAINER	HYDROZONE
TREES						
	AMS	3	ACER MIYABEI 'MORTON' STATE STREET MIYABE MAPLE	2 YEAR	B&B	Td4
	AU	1	ACER TRUNCATUM X PLATANOIDES 'JFS-KW187' TM URBAN SUNSET MAPLE	2" CAL.	B&B	Td4
	ZM	3	ZELKOVA SERRATA 'MUSASHINO' MUSASHINO JAPANESE ZELKOVA	2" CAL.	B&B	Td4
SHRUBS						
	AB	8	ARONIA MELANOCARPA 'UCONNAM166' LOW SCAPE HEDGER® BLACK CHOKEBERRY	5 GAL.	Sd3	
	BTH	7	BERBERIS THUNBERGII ATRO NANA 'CRIMSON PYGMY'	5 GAL.	Sd3	
	CCB	11	CARYOPTERIS CLANDONENSIS BLUE MIST SPIRAEA	5 GAL.	Sd2	
	PA3	8	POTENTILLA FRUTICOSA 'ABBOTSWOOD' ABBOTSWOOD BUSH CINQUEFOIL	5 GAL.	Sd2	
	RFC	28	RHAMNUS FRANGULA 'COLUMNARIS' ALDER BUCKTHORN	5 GAL.	Sd3	
	RAG	23	RIBES ALPINUM 'GREEN MOUND' GREEN MOUND ALPINE CURRANT	5 GAL.	Sd4	
	RM	13	ROSA MEIDILAND SHRUB ROSE	5 GAL.	Sd2	
GRASSES						
	CAK	16	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER' KARL FOERSTER FEATHER REED GRASS	1 GAL.	Tw2	
PERENNIALS						
	HEM.S	32	HEMEROCALLIS X 'STELLA DE ORO' DAYLILY	1 GAL.	P3	
	HEU	22	HEUCHERA SANGUINEA CORAL BELLS	1 GAL.	P3	
	SN	33	SALVIA NEMOROSA 'MAY NIGHT' MAY NIGHT SAGE	1 GAL.	P2	

REFERENCE NOTES SCHEDULE PLANTING PLAN

SYMBOL	DESCRIPTION	QTY
	PLANTER BED TO MATCH EXISTING ON SITE, 4" MIN. DEPTH WITH 5 OZ. WEED BARRIER	2,111 SF
	KENTUCKY BLUEGRASS SOD	758 SF

SITE SUMMARY

	PROVIDED	REQUIRED
TOTAL PROJECT AREA	6,908 SF (.16 ACRES)	
TOTAL SITE LANDSCAPE AREA	2,875 SF (42%)	
LANDSCAPE AREA IN TURF GRASS	26.4%	33% MAX ALLOWED
LANDSCAPE AREA IN PLANTER BED	73.6%	
PROPOSED PLANTS TO BE DROUGHT TOLERANT SPECIES	100%	100%
PLANTER BED VEGETATION COVERAGE (SHRUBS, PERENNIALS, & GRASSES)	40.7%	33% REQUIRED
PARK STRIP TREES (1 PER 30 LF OF STREET FRONTAGE)	2	2
BUFFER TREES (1 PER 30 LF OF BUFFER)	3	3

PLANTING NOTES

- CONTRACTOR SHALL BE RESPONSIBLE FOR BECOMING AWARE OF ALL RELATED EXISTING CONDITIONS, UTILITIES, PIPES, AND STRUCTURES, ETC. PRIOR TO BIDDING AND CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING ALL UTILITY COMPANIES FOR FIELD LOCATION OF ALL UNDERGROUND UTILITY LINES, INCLUDING DEPTHS, PRIOR TO ANY EXCAVATION. CONTRACTOR SHALL TAKE SOLE RESPONSIBILITY FOR ANY AND ALL COST OR OTHER LIABILITIES INCURRED DUE TO DAMAGE OF SAID UTILITIES/ STRUCTURES/ETC.
- IF CONFLICTS ARISE BETWEEN SIZE OF AREAS ENCOUNTERED ON SITE AND PLANS, CONTRACTOR IS REQUIRED TO CONTACT OWNER'S REPRESENTATIVE FOR RESOLUTION. FAILURE TO MAKE SUCH CONFLICTS KNOWN TO THE OWNERS REPRESENTATIVE WILL RESULT IN CONTRACTORS LIABILITY TO RELOCATE THE MATERIALS.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO FURNISH ALL PLANT MATERIALS FREE OF PESTS OR PLANT DISEASES AND HAVE NATURAL FULL SHAPES. PRE-SELECTED OR "TAGGED" MATERIAL MUST BE INSPECTED BY THE CONTRACTOR AND CERTIFIED PEST AND DISEASE FREE. IT IS THE CONTRACTOR'S OBLIGATION TO MAINTAIN AND WARRANTY ALL PLANT MATERIALS PER THE SPECIFICATIONS. ALL PLANTS SHALL BE SUBJECT TO OWNER'S APPROVAL PRIOR TO INSTALLATION.
- PROVIDE MATCHING SIZES AND FORMS FOR EACH SPECIES OF TREES.
- CONTRACTOR TO REMOVE TREE STAKES AT END OF GUARANTEE PERIOD.
- CONTRACTOR TO PRUNE TREES AS DIRECTED BY LANDSCAPE ARCHITECT FOR PROPER SHAPING OF TREES.
- REMOVE ALL TAGS, TIES AND FLAGGING FROM ALL PLANT MATERIAL.
- MULCH: AFTER COMPLETION OF ALL PLANTING, ALL IRRIGATED NON-GRASS AREAS SHALL BE COVERED WITH A MINIMUM LAYER OF FOUR (4) INCHES OF MULCH. NON-POROUS MATERIAL SHALL NOT BE PLACED UNDER THE MULCH.
- LAWN/TURF: ALL LAWN/TURF SHALL BE TWICE QUALIFIED.
- SOIL: ALL AREAS TO RECEIVE TOPSOIL SHALL BE SCARIFIED PRIOR TO PLACEMENT OF TOPSOIL. ALL LAWN/TURF AREAS TO RECEIVE 4" OF TOPSOIL PRIOR TO LAYING SOD OR SEED. ALL SHRUB/PERENNIAL PLANTING AREAS TO RECEIVE 12" OF TOPSOIL PRIOR TO PLANTING UNLESS OTHERWISE INDICATED.



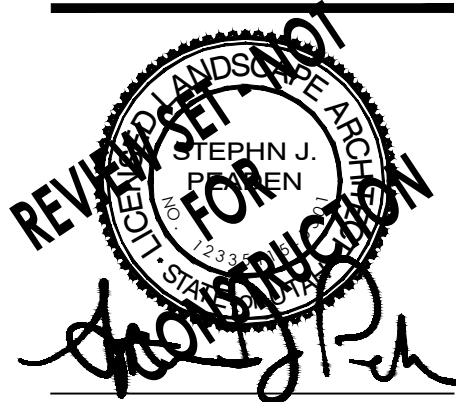
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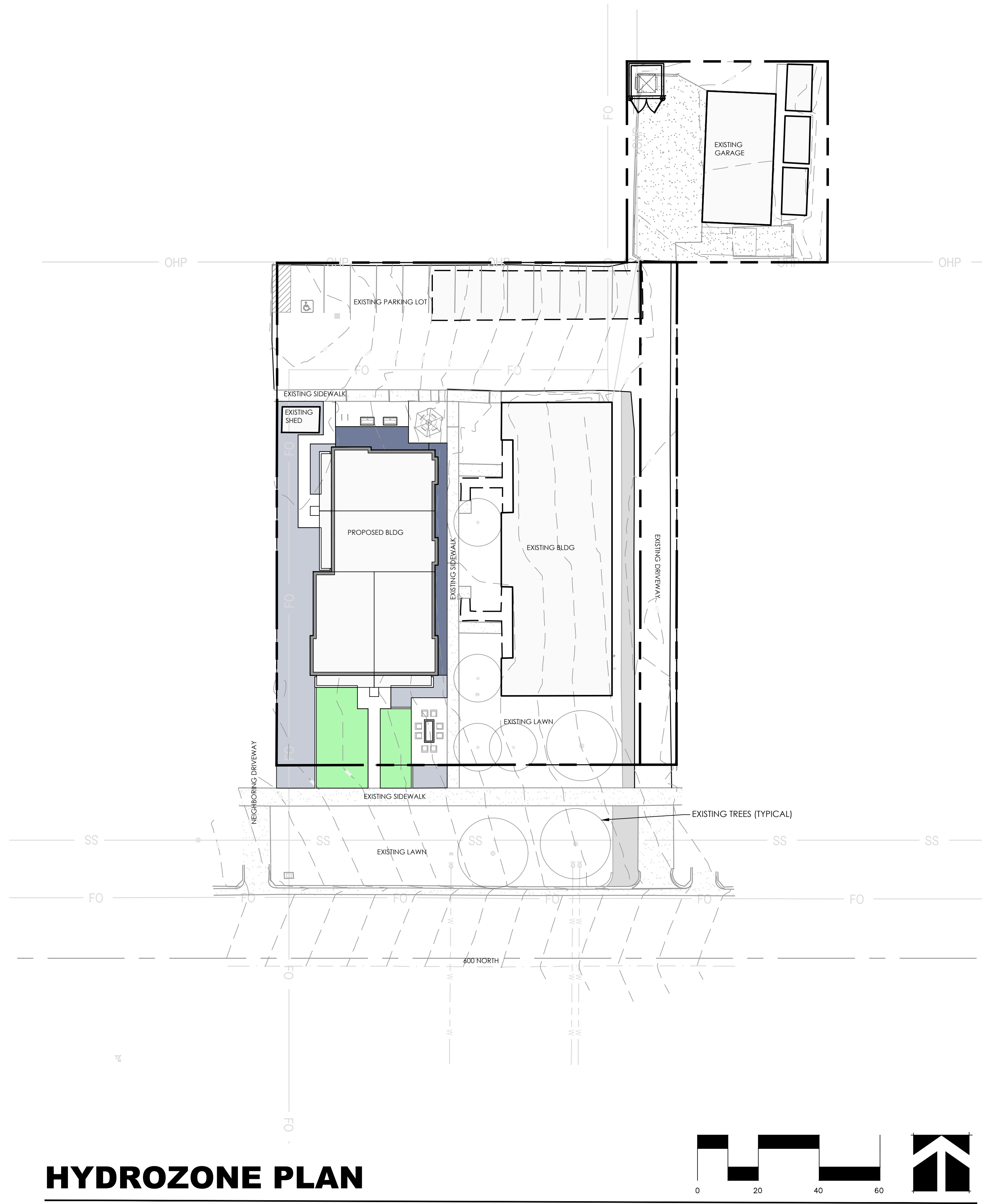
PROJECT NO. 25059
DATE: MARCH 6, 2026

REVISIONS:

SHEET TITLE:
LANDSCAPE PLAN

SHEET NUMBER:

LP100
LANDSCAPE



HYDROZONES

SYMBOL	DESCRIPTION
	HYDROZONE 3
	HYDROZONE 4
	HYDROZONE - TURF

NOTE: TREES TO BE IRRIGATED ON SEPARATE IRRIGATION ZONE, HYDROZONE 4

2026-03-06 15:32

HYDROZONE PLAN



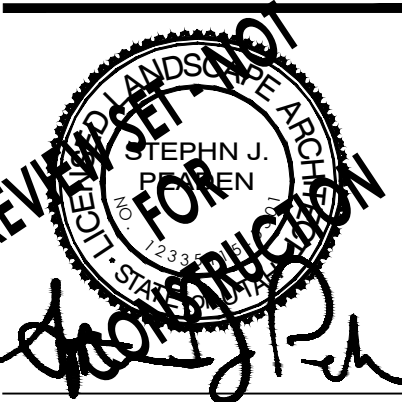
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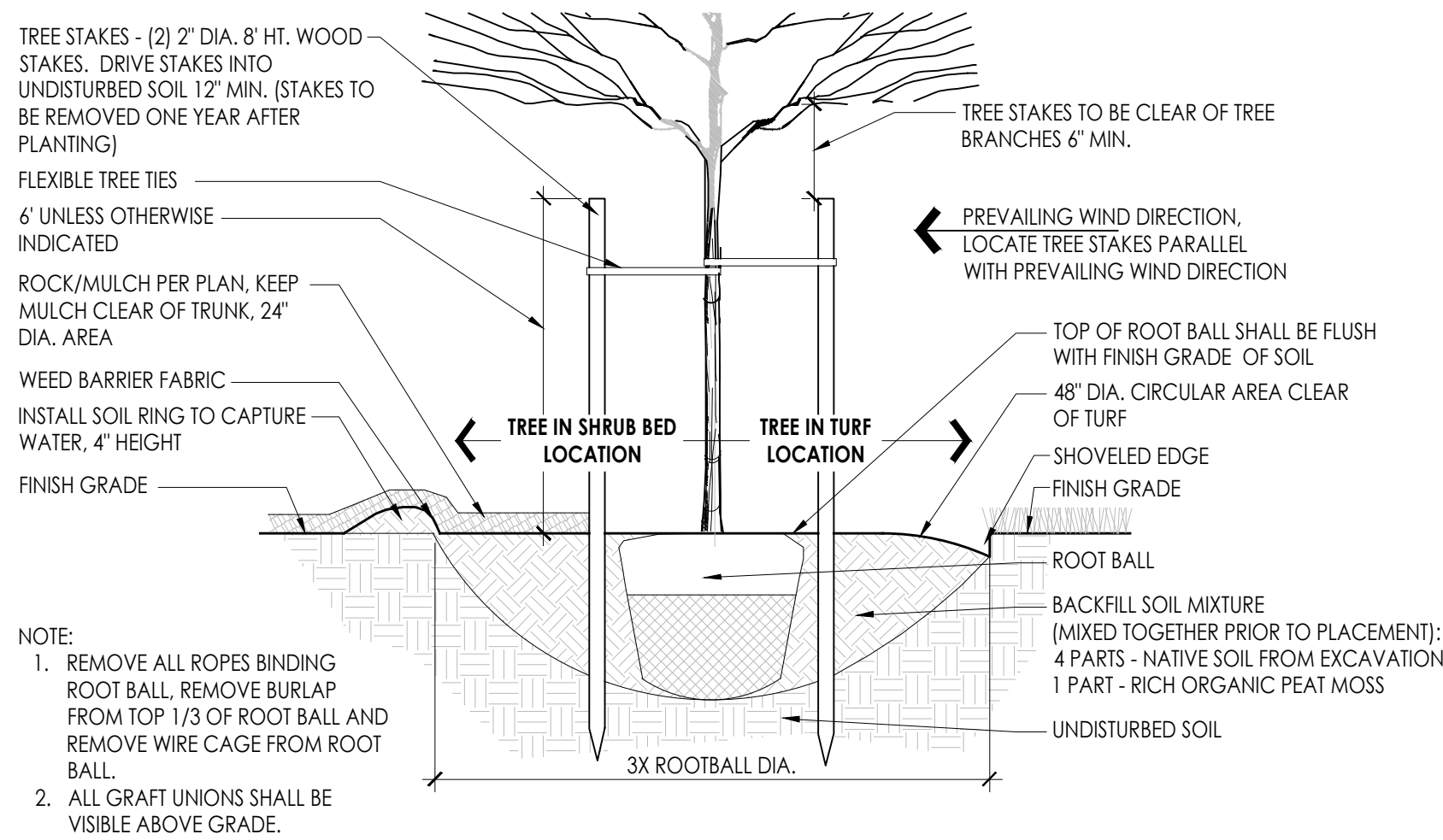


SALT LAKE CITY TOWNHOMES
228 W 600 N
SALT LAKE CITY, UTAH

PROJECT NO. 25059
DATE: MARCH 6, 2026
REVISIONS:

SHEET TITLE:
HYDROZONE PLAN

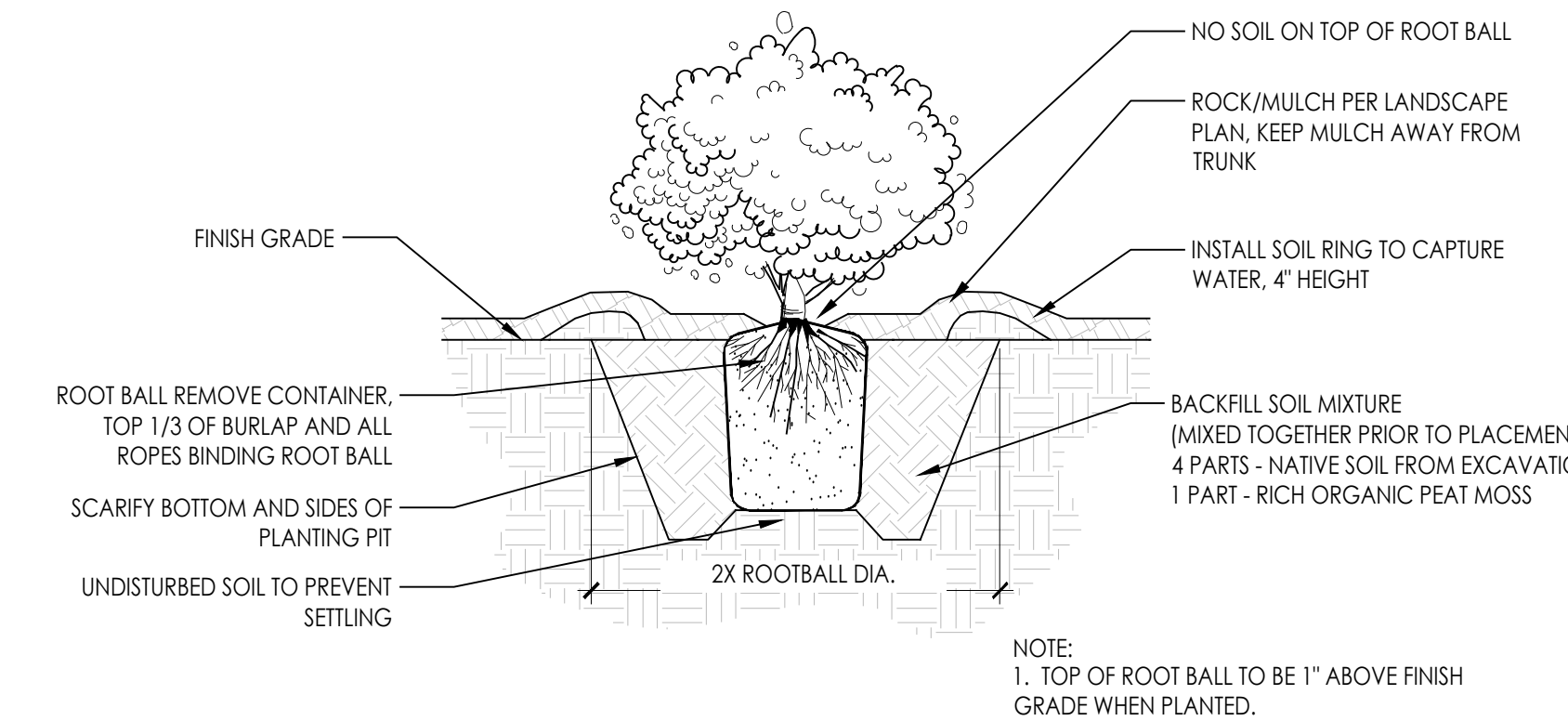
SHEET NUMBER:
LP101
LANDSCAPE



1 DECIDUOUS TREE PLANTING

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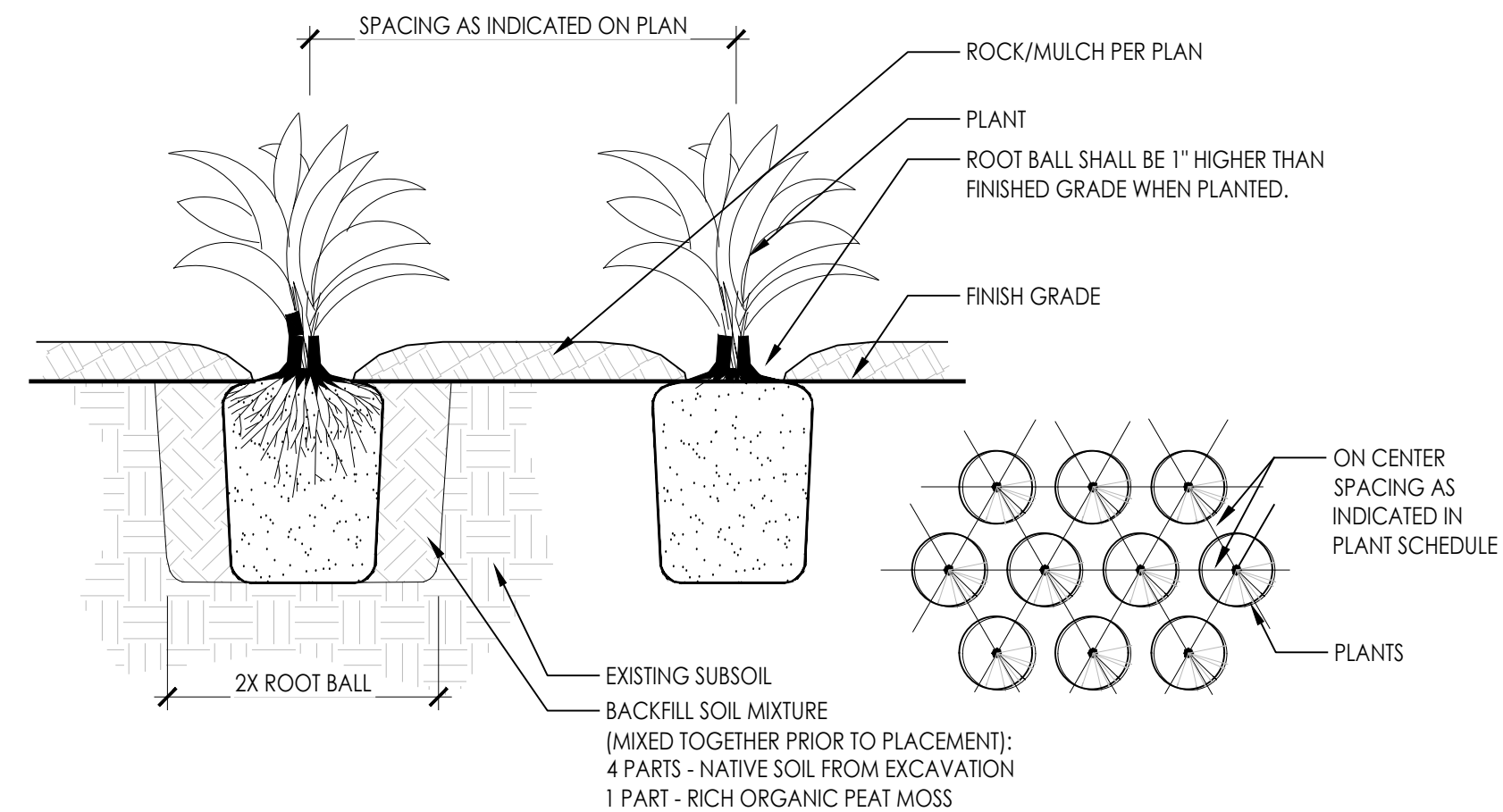
T-PL-02



2 SHRUB PLANTING

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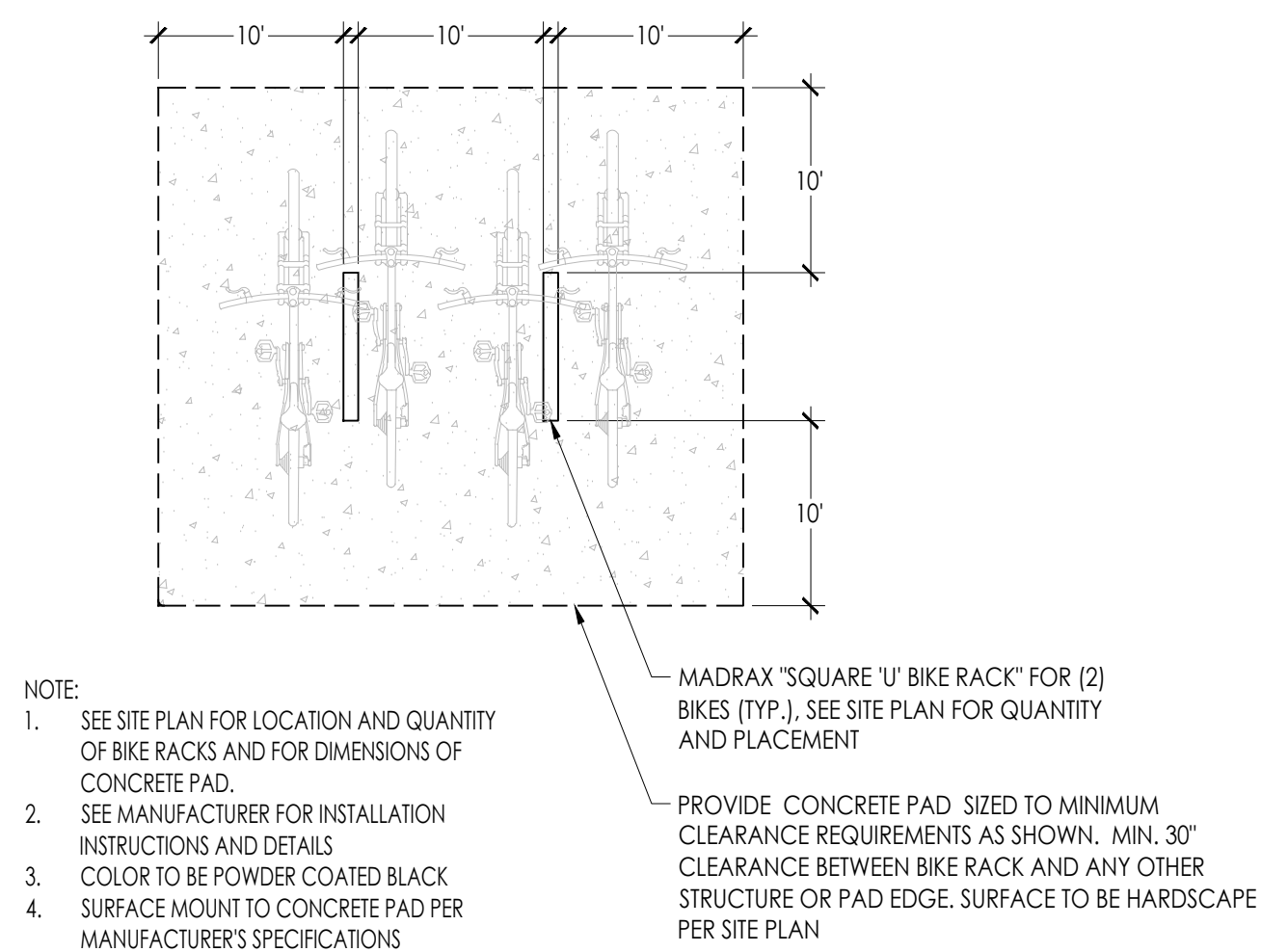
T-PL-04



3 PERENNIAL PLANTING

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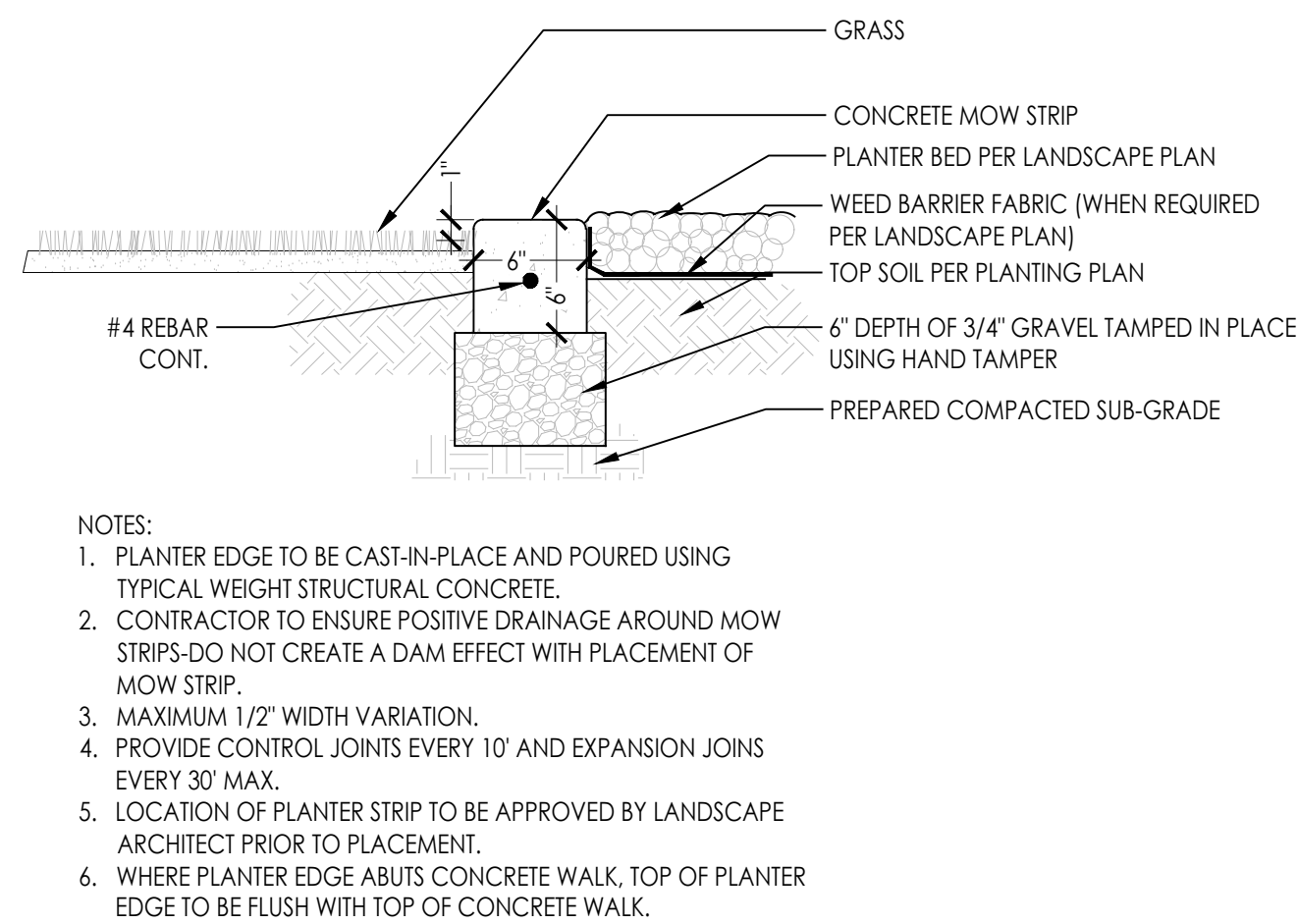
T-PL-05



4 BIKE RACKS - MADRAX SQUARE U

NOT TO SCALE

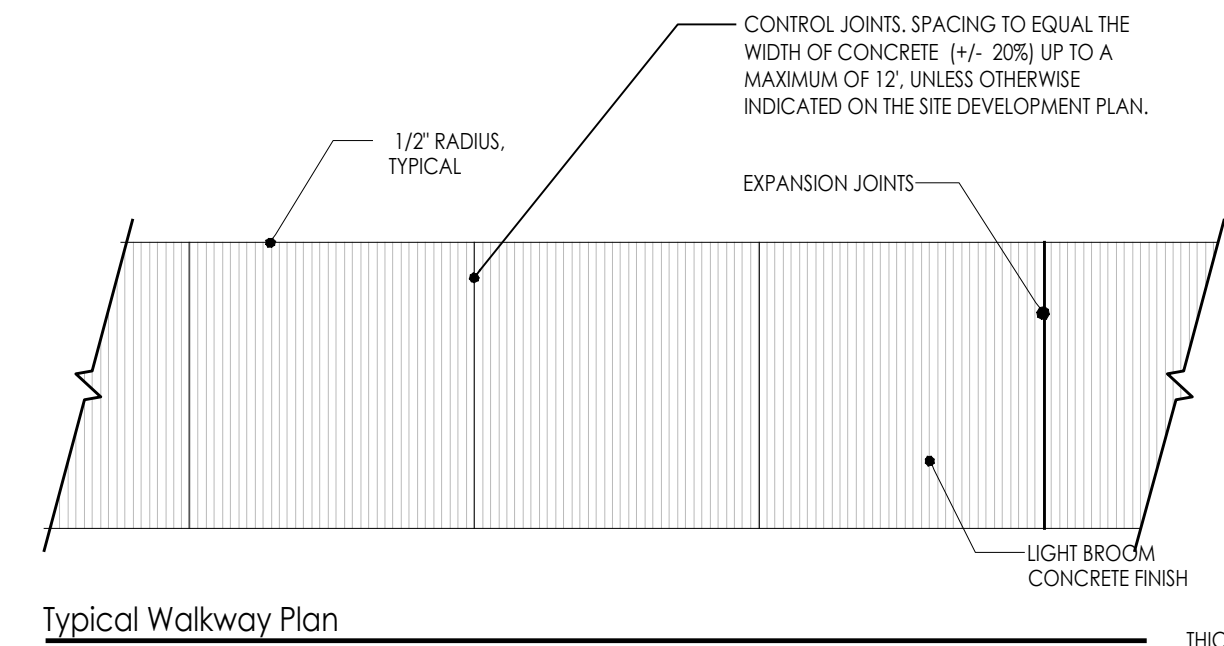
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5 6\"/>

NOT TO SCALE

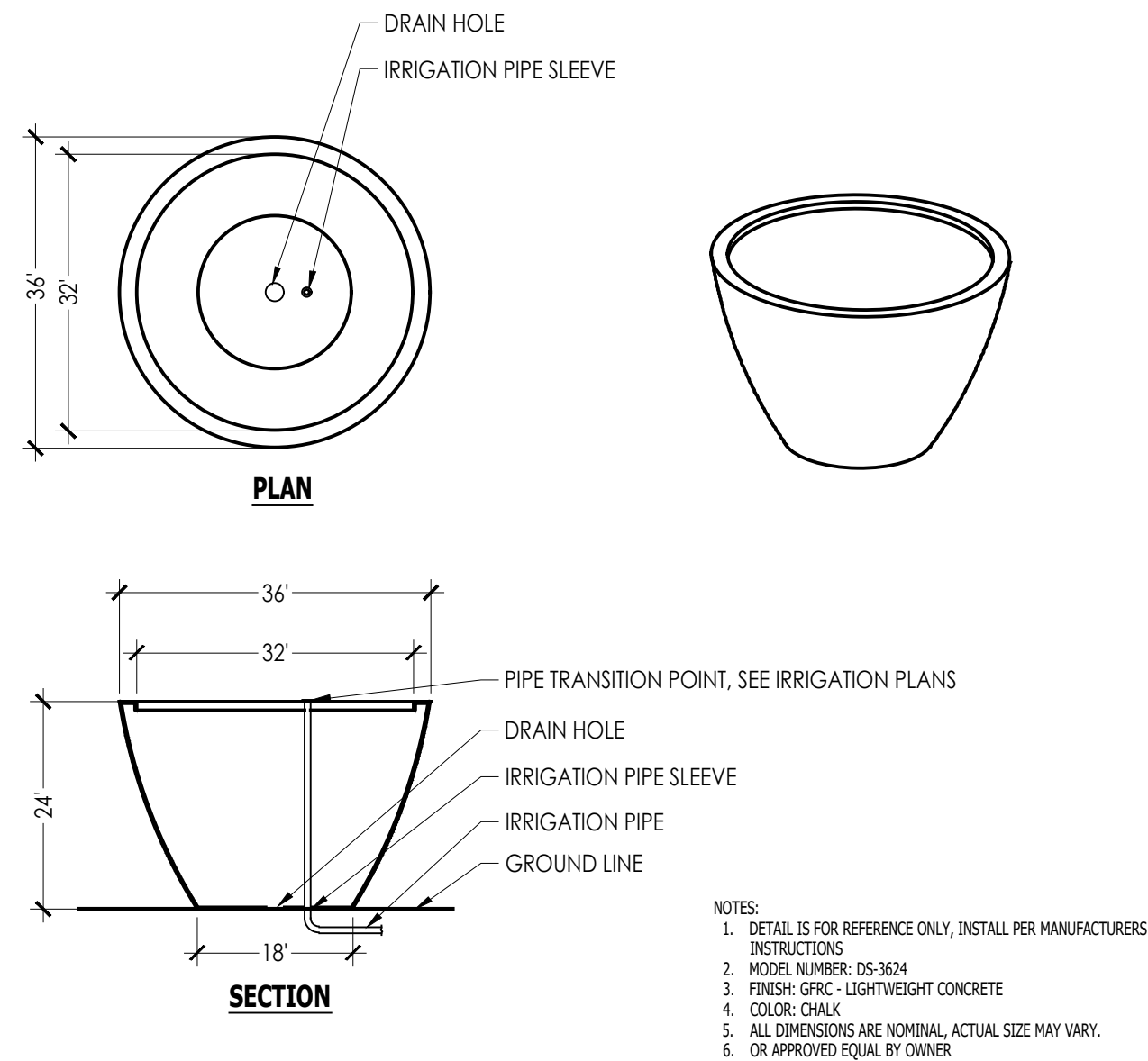
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6 SIDEWALK/CONCRETE PAVING

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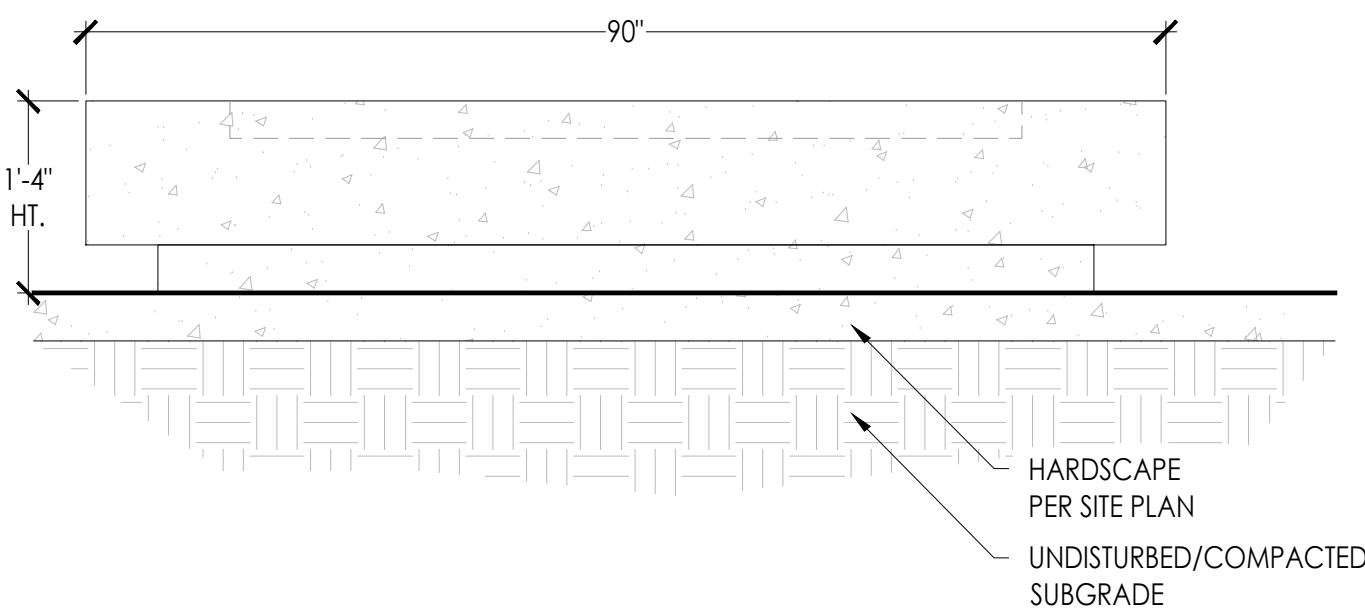
T-SI-H&C-26



7 FLOWER POT

NOT TO SCALE

P-25-059-01



8 90\"/>

NOT TO SCALE

P-25-059-02

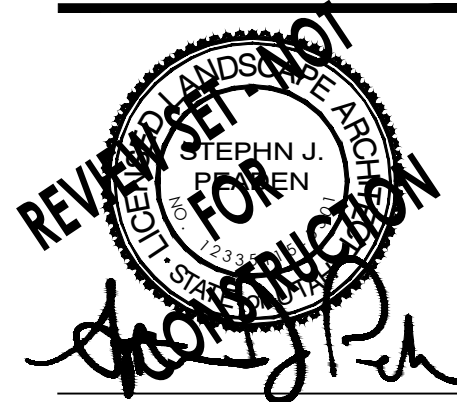


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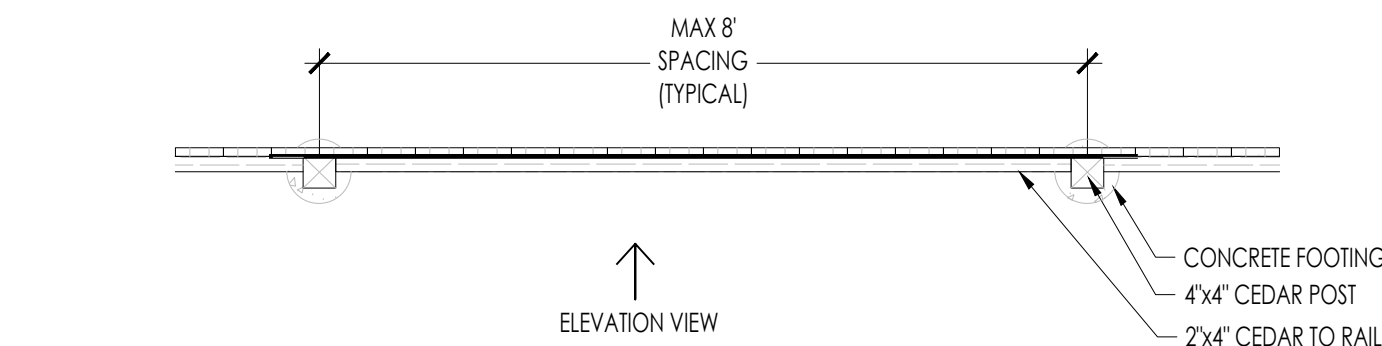
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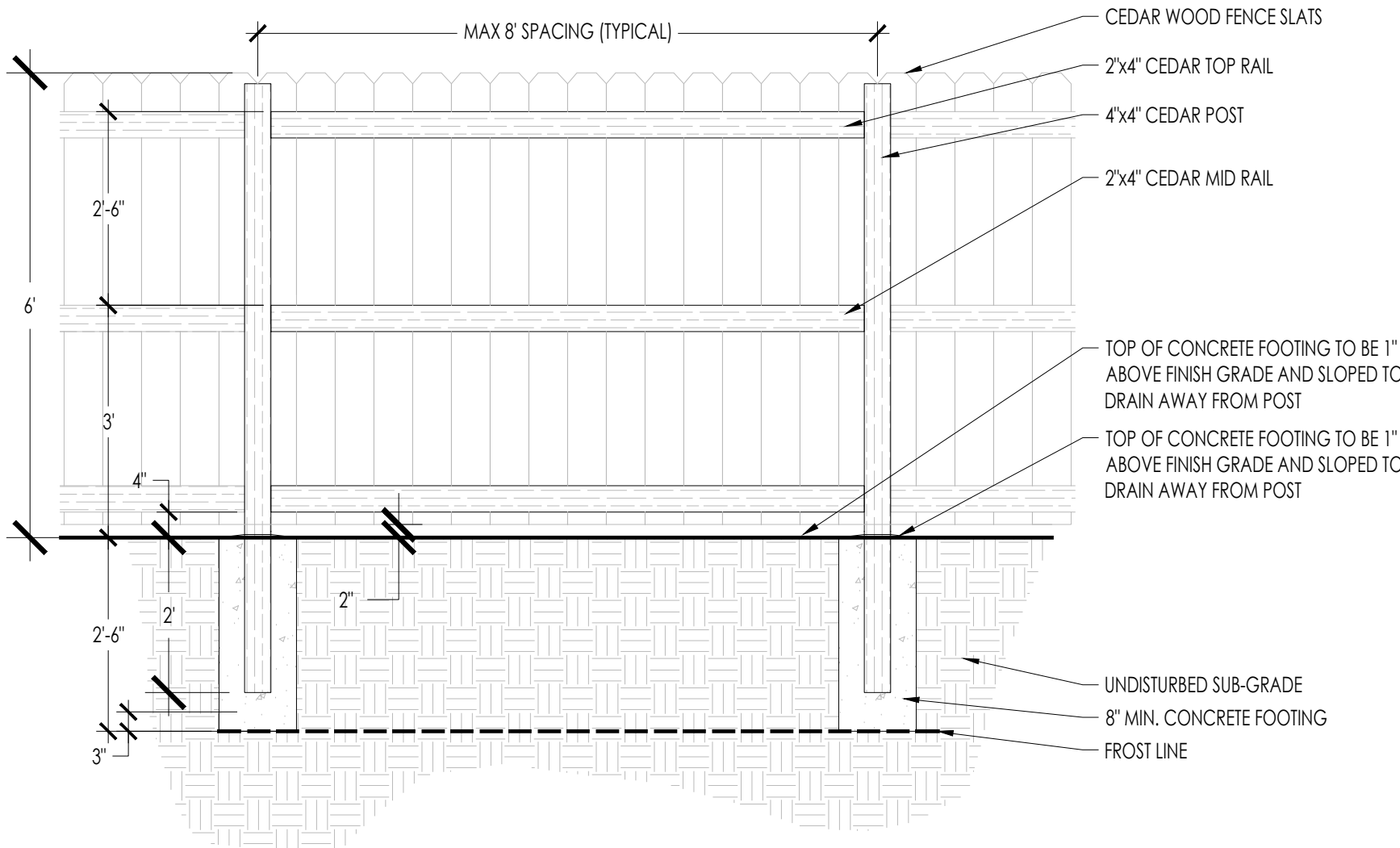
SHEET TITLE:
LANDSCAPE DETAILS

SHEET NUMBER:

LP500
LANDSCAPE



PLAN VIEW

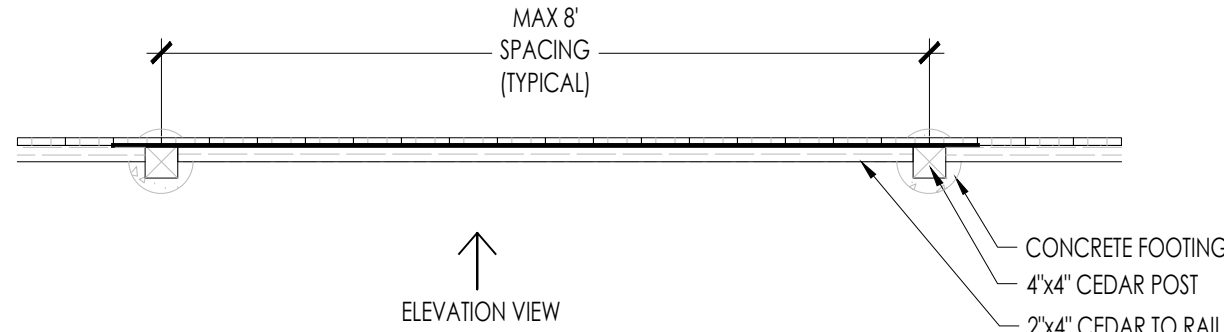


FENCE ELEVATION

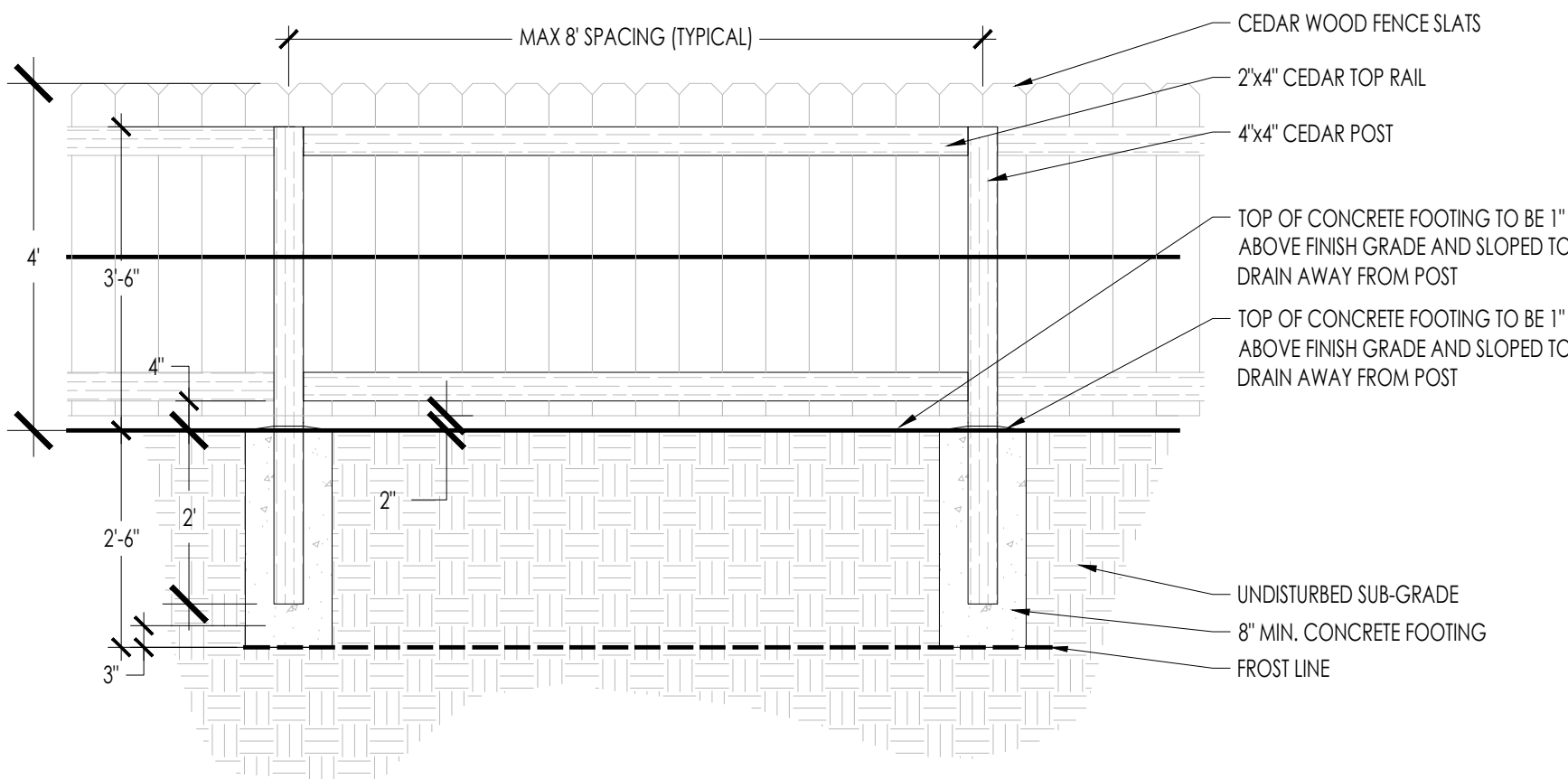
1 6' WOOD SOLID FENCE

NOT TO SCALE

T-SI-FEN-WOF-01



PLAN VIEW

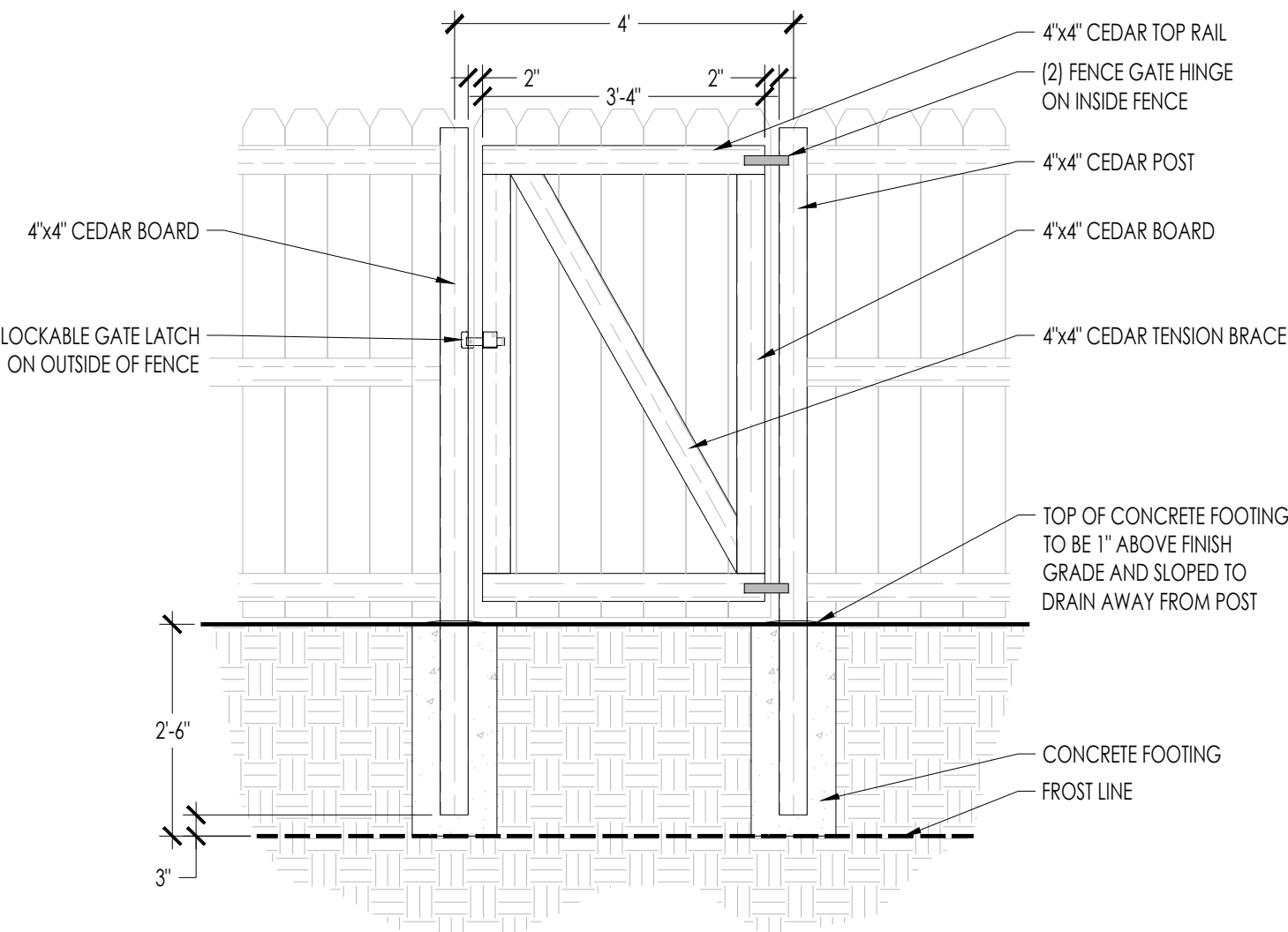


FENCE ELEVATION

2 4' WOOD SOLID FENCE

NOT TO SCALE

T-SI-FEN-WOF-02



FENCE GATE ELEVATION



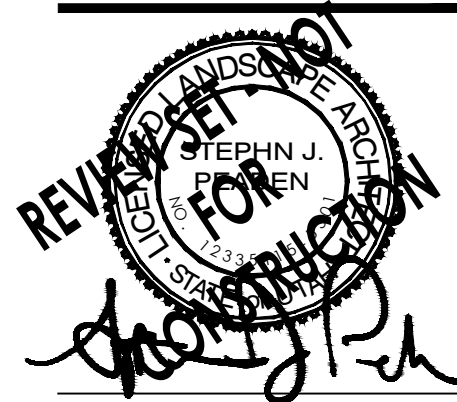
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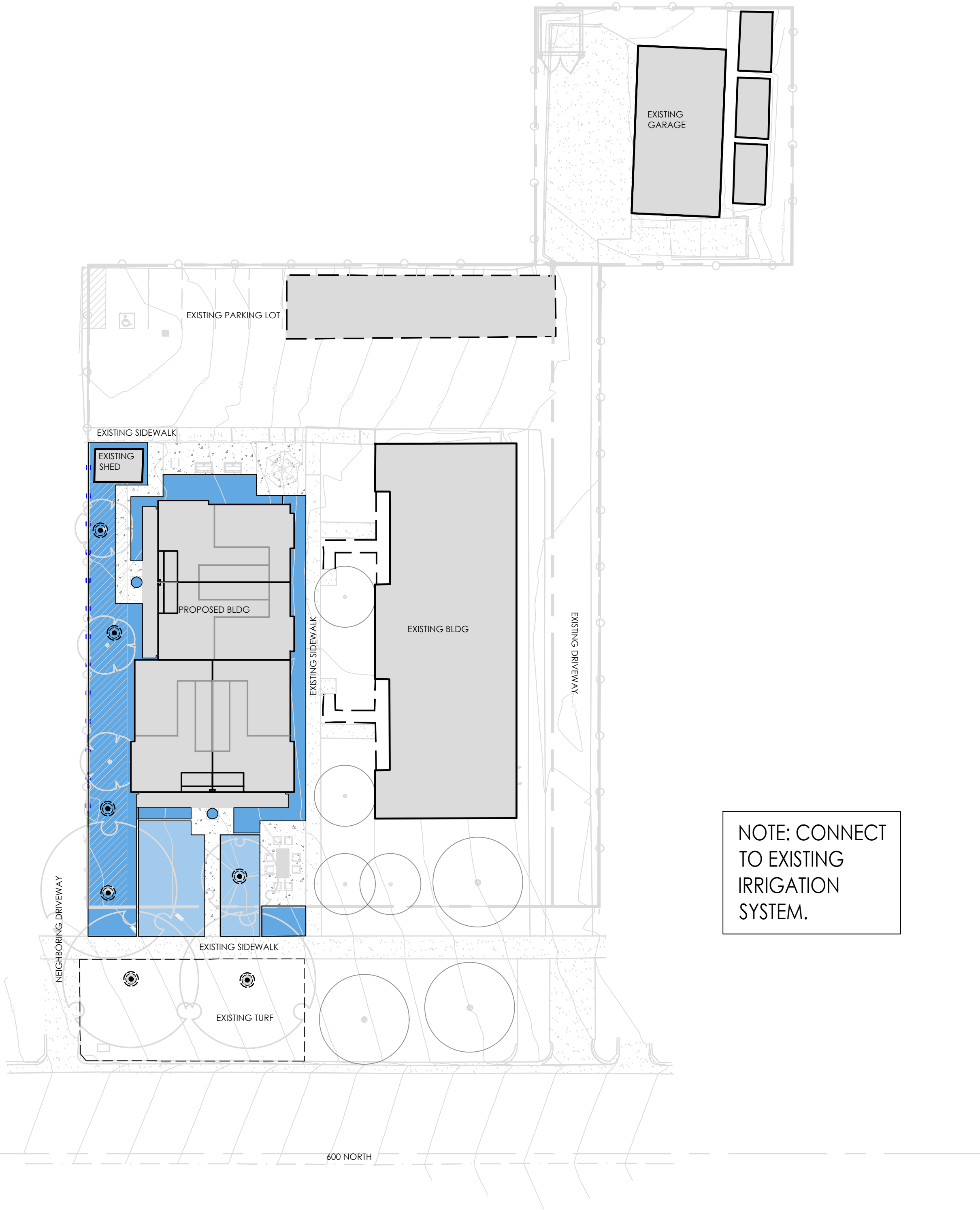
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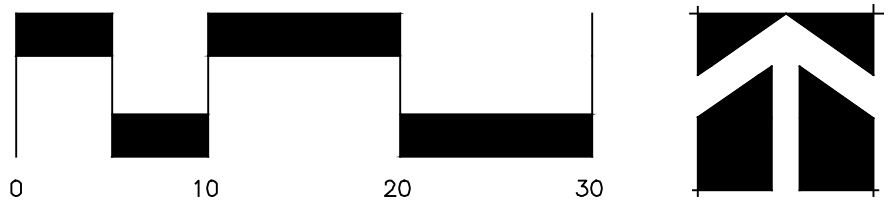
SHEET TITLE:
LANDSCAPE DETAILS

SHEET NUMBER:
LP501
LANDSCAPE

IRRIGATION PLAN



NOTE: CONNECT TO EXISTING IRRIGATION SYSTEM.



IRRIGATION NOTES

1. THIS PLAN PROVIDES REQUIREMENTS FOR THE DESIGN AND LAYOUT OF THE IRRIGATION SYSTEM. THE CONTRACTOR SHALL PROVIDE HEAD LAYOUT THAT CONFORMS TO THE REQUIREMENTS IN THESE DRAWINGS.

2. IRRIGATION AREAS, PIPE ROUTES, AND EQUIPMENT SHOWN ARE SCHEMATIC ONLY. CONTRACTOR TO DETERMINE THE BEST LOCATION AND LAYOUT FOR ALL PIPES, EQUIPMENT, AND HEADS BASED ON EXISTING CONDITIONS, PROPOSED IMPROVEMENTS, AND THE REQUIREMENTS SET FORTH IN THESE DOCUMENTS.

3. CONTRACTOR TO USE THE IRRIGATION EQUIPMENT FROM THE IRRIGATION LEGEND AS INDICATED.

4. IRRIGATION CONTRACTOR TO INSTALL A COMPLETE NEW AND OPERATIONAL IRRIGATION SYSTEM WITHIN THE LIMIT OF WORK. INSTALL ALL IRRIGATION HEADS WITH NOZZLES OF THE APPROPRIATE SPRAY PATTERN AND RADIUS FOR THE AREA TO BE IRRIGATED.

5. THE NEW IRRIGATION SYSTEM MAY INCLUDE BUT IS NOT LIMITED TO IRRIGATION MAIN LINE (PRESSURE PIPE), LATERAL LINES (CIRCUIT PIPE), IRRIGATION VALVES, CONTROL WIRING, CONTROLLER, CONTROLLER ELECTRICAL SUPPLY, BACKFLOW PREVENTER, FILTER, GATE VALVE(S), SLEEVING, ISOLATION VALVES, QUICK COUPLER VALVES, VALVE BOXES, DRIP TUBING AND DRIP COMPONENTS AND IRRIGATION HEADS (FIXED SPRAY, ROTATORS, ROTORS, BUBBLERS).

6. WORK SHALL CONFORM WITH ALL APPLICABLE STANDARDS AND CODES.

7. IRRIGATION CONTRACTOR TO INSTALL CIRCUITS SO AS TO MAINTAIN APPROPRIATE OPERATING PRESSURE FOR EACH HEAD ON THE ENTIRE ZONE AND SHALL BE RESPONSIBLE FOR ENSURING ADEQUATE COVERAGE OF ALL IRRIGATED AREAS. IT IS THE RESPONSIBILITY OF THE IRRIGATION CONTRACTOR TO BECOME FAMILIAR WITH CONDITIONS OF THE SITE INCLUDING GRADES, LOCATIONS OF WALKS, STRUCTURES AND UTILITIES.

9. THE IRRIGATION CONTRACTOR SHALL SUBMIT SHOP DRAWINGS TO LANDSCAPE ARCHITECT FOR APPROVAL OF PROPOSED IRRIGATION SYSTEM PRIOR INSTALLATION OF IRRIGATION SYSTEM.

10. THE IRRIGATION CONTRACTOR SHALL REPAIR OR REPLACE ALL ITEMS DAMAGED DURING CONSTRUCTION AND INSTALLATION. CONTRACTOR SHALL COORDINATE WORK WITH OTHER CONTRACTORS FOR THE LOCATION AND INSTALLATION OF PIPE SLEEVES AND LATERAL LINES THROUGH WALLS, AND UNDER HARD SURFACES. SLEEVES INSTALLED AT IMPROPER DEPTHS WILL BE RE-INSTALLED BY BORING METHODS.

11. CONTROLLER LOCATION TO BE COORDINATED AND APPROVED BY LANDSCAPE ARCHITECT. INSTALL CONTROLLER AS PER MANUFACTURER'S WRITTEN INSTRUCTIONS.

12. IRRIGATION CONTRACTOR TO COORDINATE WITH GENERAL CONTRACTOR 120V AC ELECTRICAL POWER SOURCE AT THE CONTROLLER LOCATION. POWER SOURCE SHALL BE INSTALLED PER CODE. THE IRRIGATION CONTRACTOR SHALL MAKE THE FINAL CONNECTION FROM THE ELECTRICAL SOURCE TO THE CONTROLLER. REFER TO THE CONTROLLER MANUFACTURER'S PRODUCT SPECIFICATIONS FOR ELECTRICAL REQUIREMENTS.

13. IRRIGATION CONTRACTOR IS RESPONSIBLE FOR INSTALLING CONDUITS AND WIRING FROM VALVES TO CONTROLLERS.

14. INSTALL CHECK VALVES AS NEEDED TO PREVENT EXCESSIVE DRAINAGE AT LOW POINT OF EACH CIRCUIT.

15. IRRIGATION CONTRACTOR SHALL ADJUST VALVES, FLUSH AND ADJUST IRRIGATION HEADS FOR OPTIMUM COVERAGE WITH MINIMAL OVERSPRAY ONTO HARD SURFACES AND ELIMINATE SPRAY ON BUILDINGS AND OTHER VERTICAL SURFACES.
16. ALL IRRIGATION SYSTEM COMPONENTS TO BE INSTALLED PER MANUFACTURER'S WRITTEN INSTRUCTIONS.

17. IT IS THE INTENT TO HAVE ALL PIPING, VALVES, AND WIRING TO BE LOCATED IN PLANTING AREAS, WITH THE EXCEPTION OF LOCATIONS REQUIRED FOR HARD SURFACE CROSSINGS. SLEEVES WILL BE REQUIRED WHERE PIPE CROSSES BENEATH HARDSCAPE SURFACES. NOT ALL SLEEVES ARE SHOWN.

18. REFER TO PLANTING PLAN FOR COORDINATING HEAD LOCATIONS WITH TREE LOCATIONS. IRRIGATION HEADS TO BE LOCATED TO MINIMIZE TREE CREATED SPRAY SHADOW.

19. ESTIMATED STATIC WATER PRESSURE AT POINT OF CONNECTION: 75 PSI. IRRIGATION CONTRACTOR IS TO NOTIFY LANDSCAPE ARCHITECT IN WRITING IF STATIC PRESSURE IS LESS.

20. ALL VALVE BOXES TO BE SUPPORTED WITH BRICK AS INDICATED.

21. LOCATE IRRIGATION CONTROL VALVES IN LANDSCAPE AREAS, ADJACENT TO WALKS AND CURBS TO GREATEST EXTENT POSSIBLE. BOXES LOCATED IN LAWN AREAS SHALL HAVE GREEN LIDS. BOXES LOCATED IN PLANTER BED AREAS SHALL HAVE TAN LIDS.

22. THE LANDSCAPE ARCHITECT HAS THE RIGHT TO REFUSE MATERIAL OR WORK WHICH DOES NOT CONFORM TO THE CONSTRUCTION DOCUMENTS. REJECTED WORK SHALL BE REMOVED OR CORRECTED AS SOON AS POSSIBLE AT THE EXPENSE OF THE IRRIGATION CONTRACTOR.

23. IRRIGATION CONTRACTOR TO PROVIDE AS-BUILT DRAWINGS.

24. PRIOR TO ACCEPTANCE OF WORK AND AS PART OF THE IRRIGATION PUNCH LIST THE IRRIGATION CONTRACTOR SHALL CONDUCT A MEETING WITH THE OWNER TO DEMONSTRATE THE OPERATION OF THE ENTIRE IRRIGATION SYSTEM INCLUDING WINTERIZATION AND START-UP PROCEDURES AND PROVIDE A RECOMMENDED IRRIGATION SCHEDULE. REMOTE OPERATING EQUIPMENT, IF ANY, SHALL BE GIVEN TO OWNER AT THIS TIME.

25. GUARANTEE: ALL WORK SHALL BE GUARANTEED FOR ONE YEAR FROM DATE OF ACCEPTANCE AGAINST ALL DEFECTS IN MATERIAL, EQUIPMENT, AND WORKMANSHIP. GUARANTEE SHALL ALSO COVER REPAIR FOR DAMAGE TO ANY PART OF THE PROJECT PROPERTY RESULTING FROM LEAKS OR OTHER DEFECTS IN MATERIAL, EQUIPMENT OR WORKMANSHIP, TO THE SATISFACTION OF THE OWNER. REPAIRS, IF REQUIRED, SHALL BE COMPLETED PROMPTLY AND AT NO COST TO THE OWNER.

26. EACH TREE TO BE IRRIGATED WITH DRIP RINGS ON AN IRRIGATION SEPARATE FROM OTHER DRIP EMITTER TYPES.

27. ALL WIRING LAID APART FROM THE IRRIGATION MAIN LINE TO BE IN SLEEVE(S) OF ADEQUATE SIZE BURIED 18" DEEP.

28. CONTRACTOR TO CONDUCT A SYSTEM PRESSURE TEST IN THE PRESENCE OF THE LANDSCAPE ARCHITECT PRIOR TO BACKFILLING MAIN LINE TRENCHES. CONTRACTOR TO NOTIFY THE LANDSCAPE ARCHITECT TWO WORKING DAYS MINIMUM PRIOR TO CONDUCTING THE SYSTEM PRESSURE TEST. PRESSURE TEST MAIN LINE AND ALL VALVES INSTALLED AT 75 PSI FOR 2 HOURS MINIMUM.
- CONTRACTOR TO ENSURE EXISTING CONTROLLER IS ADEQUATE FOR ADDITIONAL IRRIGATION

- ADJUST EXISTING IRRIGATION ZONES IN AFFECTED AREA

- INFORMATION IF THERE IS A BACKFLOW

2026-03-06 16:03

IRRIGATION SCHEDULE

SYMBOL	DESCRIPTION	QTY	PRECIP	PSI	GPM
	PLANTER BEDS - AREA FOR DRIP EMITTERS EACH SHRUB, PERENNIAL, AND ORNAMENTAL GRASS TO RECEIVE MIN. 2 EMITTERS. AREAS WITH DENSE PLANTINGS TO RECEIVE DRIPLINE IRRIGATION INSTALLED ABOVE WEED FABRIC AND BENEATH MULCH/ROCK. TREES TO BE ON SEPARATE ZONE(S). EMITTERS TO PROVIDE 1 GALLON PER HOUR PER GALLON CONTAINER SIZE. SELECT FROM THE FOLLOWING EQUIPMENT: - RAINBIRD XB SELF PIERCING BARBED - HUNTER HE SELF PIERCING BARBED - RAINBIRD XDF DRIPLINE - HUNTER HDL DRIPLINE - NETAFIM TECHLINE DRIPLINE	2,107 SF	0.2 in/h	40	4
	ROTARY HEADS TURF AREA TO BE IRRIGATED BY ROTARY HEADS AS REQUIRED WITH HEAD TO HEAD COVERAGE. HEAD TYPE TO BE DETERMINED BY SPACE REQUIREMENTS. SELECT FROM THE FOLLOWING EQUIPMENT: - RAINBIRD R-VAN ROTARY NOZZLES - HUNTER MP ROTATOR NOZZLES	757.8 SF	0.6 in/h	40	5
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	DETAIL			
	TREE LOCATIONS EACH TREE TO RECIEVE A DRIP RING AND TO BE CONNECTED TO A ZONE DEDICATED TO TREE IRRIGATION ONLY. DRIP LINE FOR TREE RINGS MUST BE 0.55" INSIDE DIAMETER TUBING WITH ONE 0.6 GPH EMITTER EVERY 12". ACCEPTABLE MANUFACTURERES INCLUDE HUNTER HDL, RAINBIRD XDF, AND NETAFIM TECHLINE	12/L/500			



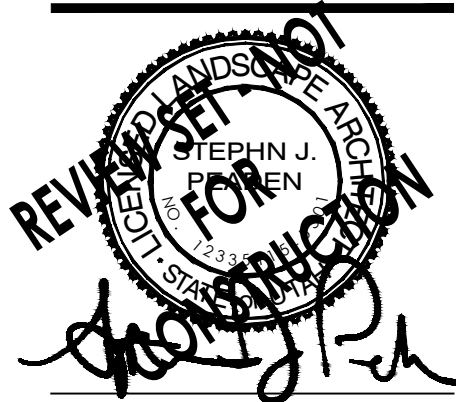
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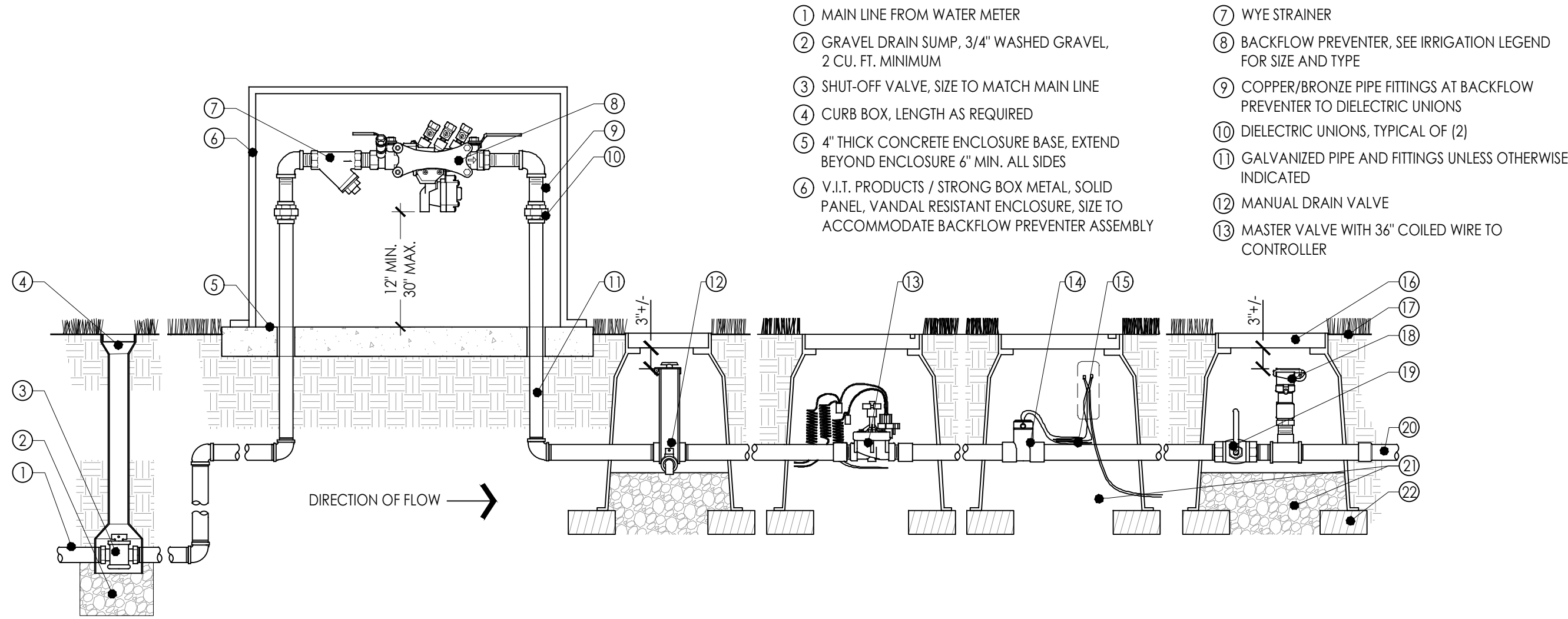
PROJECT NO. 25059
DATE: MARCH 6, 2026

REVISIONS:

SHEET TITLE:
IRRIGATION PLAN

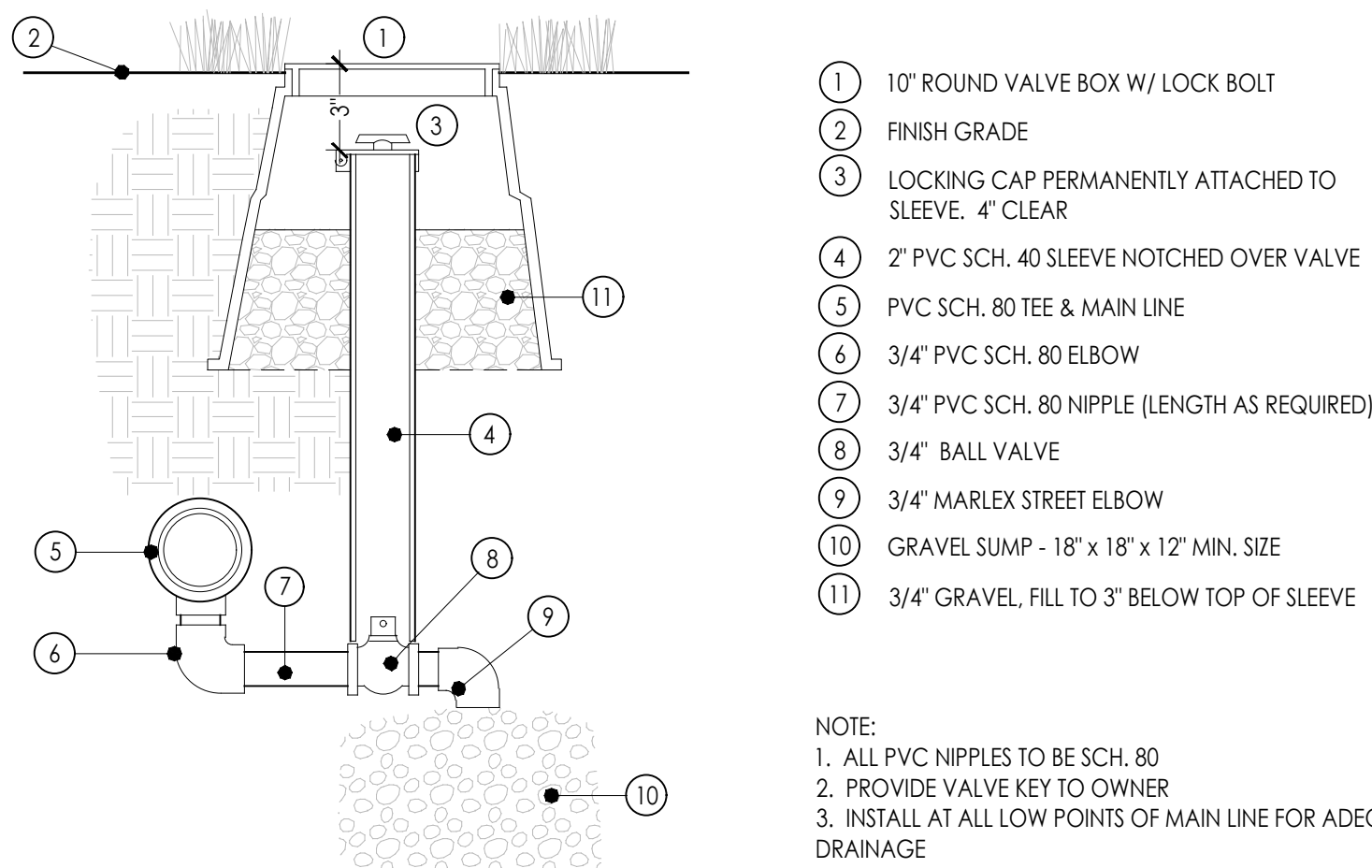
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LANDSCAPE



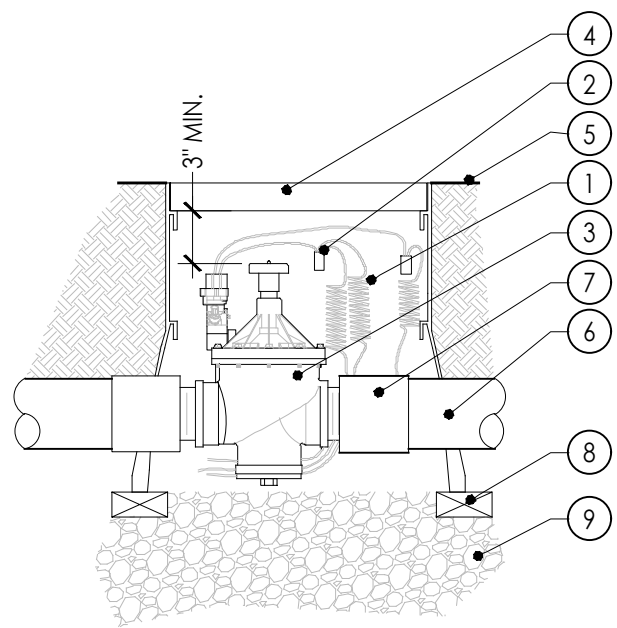
1 MAIN LINE CONNECTION ASSEMBLY
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T-IR-EQU-03



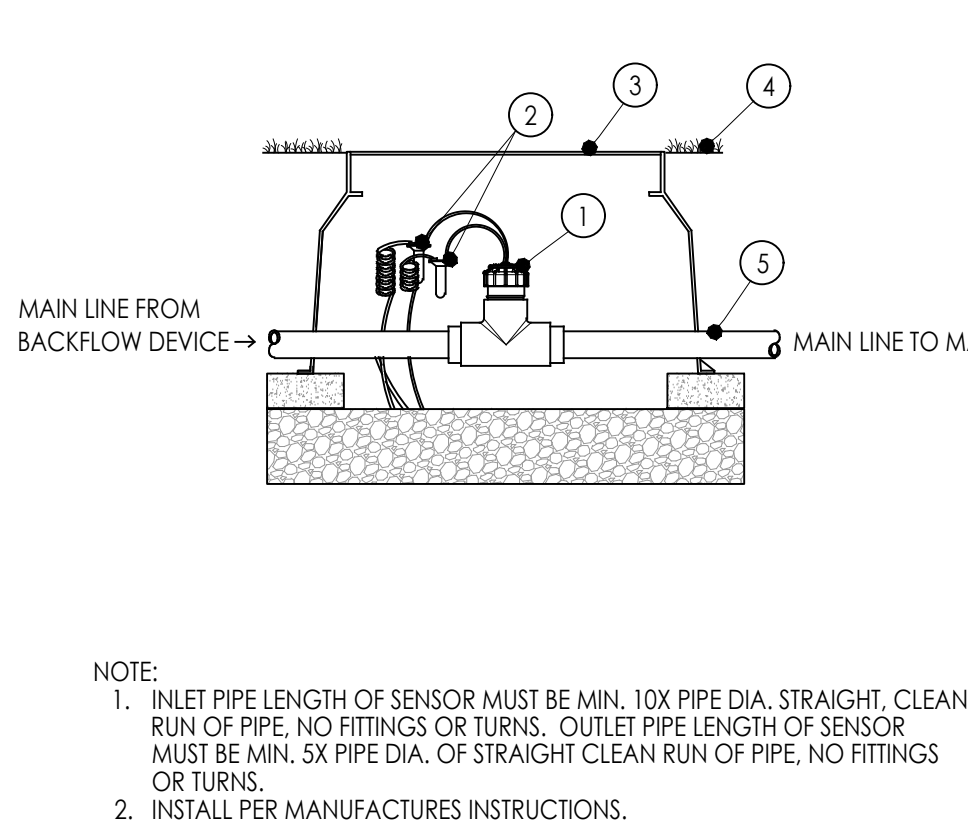
2 MANUAL DRAIN VALVE ASSEMBLY
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T-IR-EQU-05



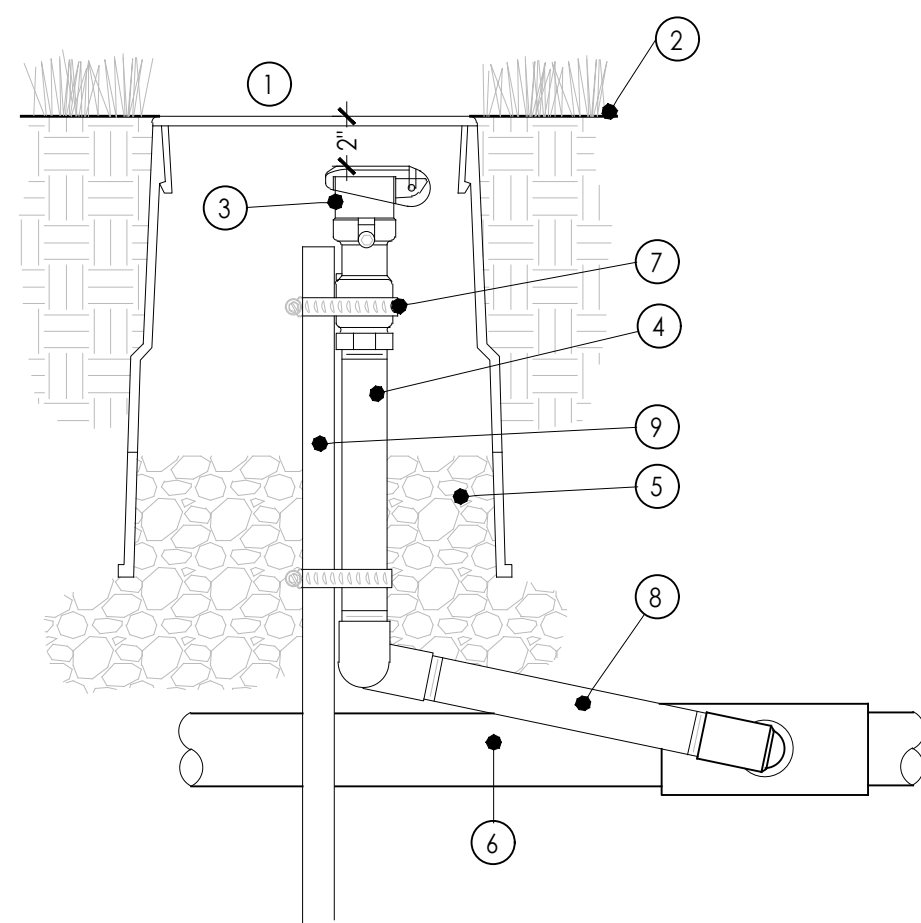
3 MASTER VALVE
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T-IR-VAL-01



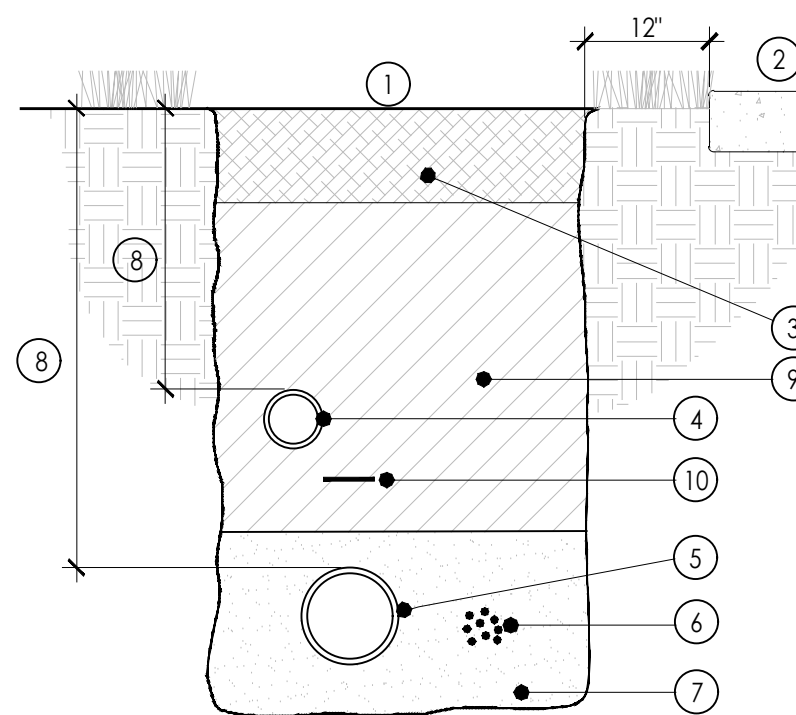
4 FLOW SENSOR
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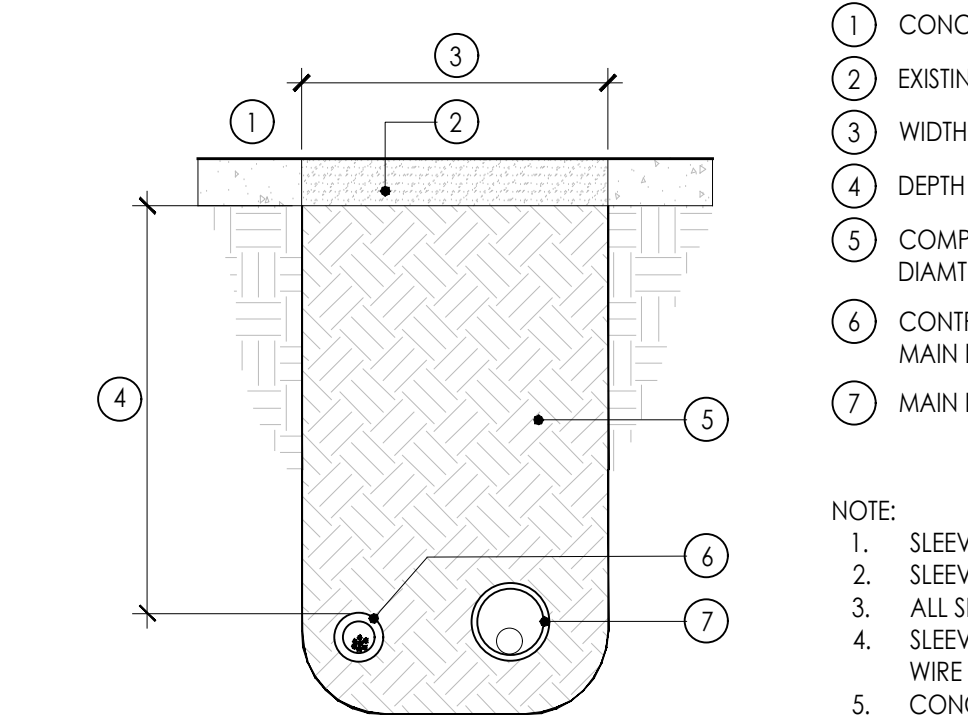
5 QUICK COUPLER VALVE
NOT TO SCALE

T-IR-EQU-04



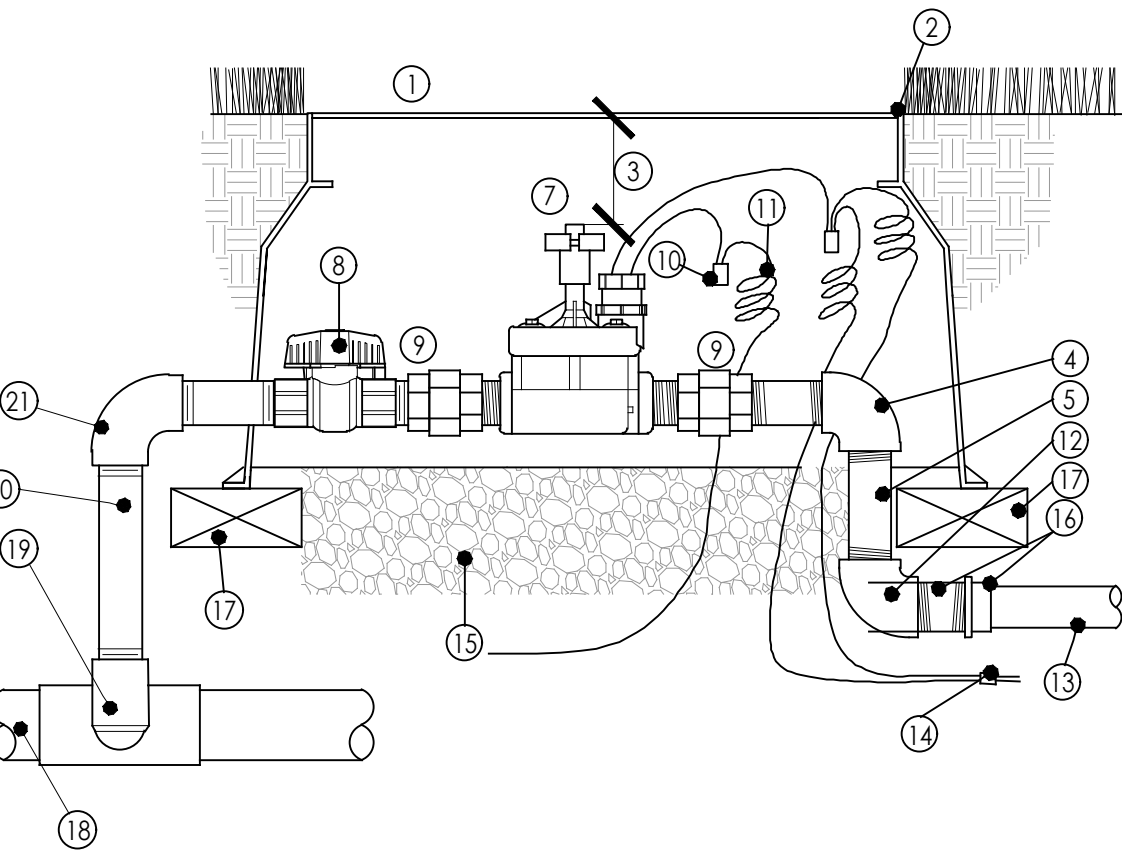
6 TRENCH DETAIL
NOT TO SCALE

T-IR-EQU-01



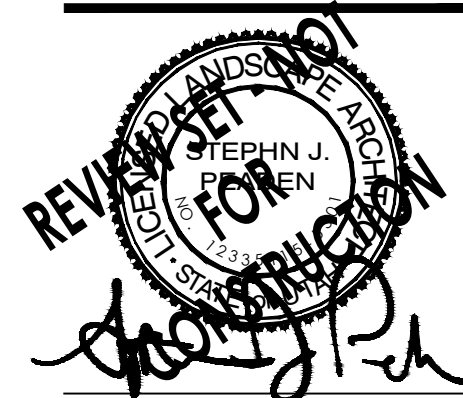
7 SLEEVE DETAIL
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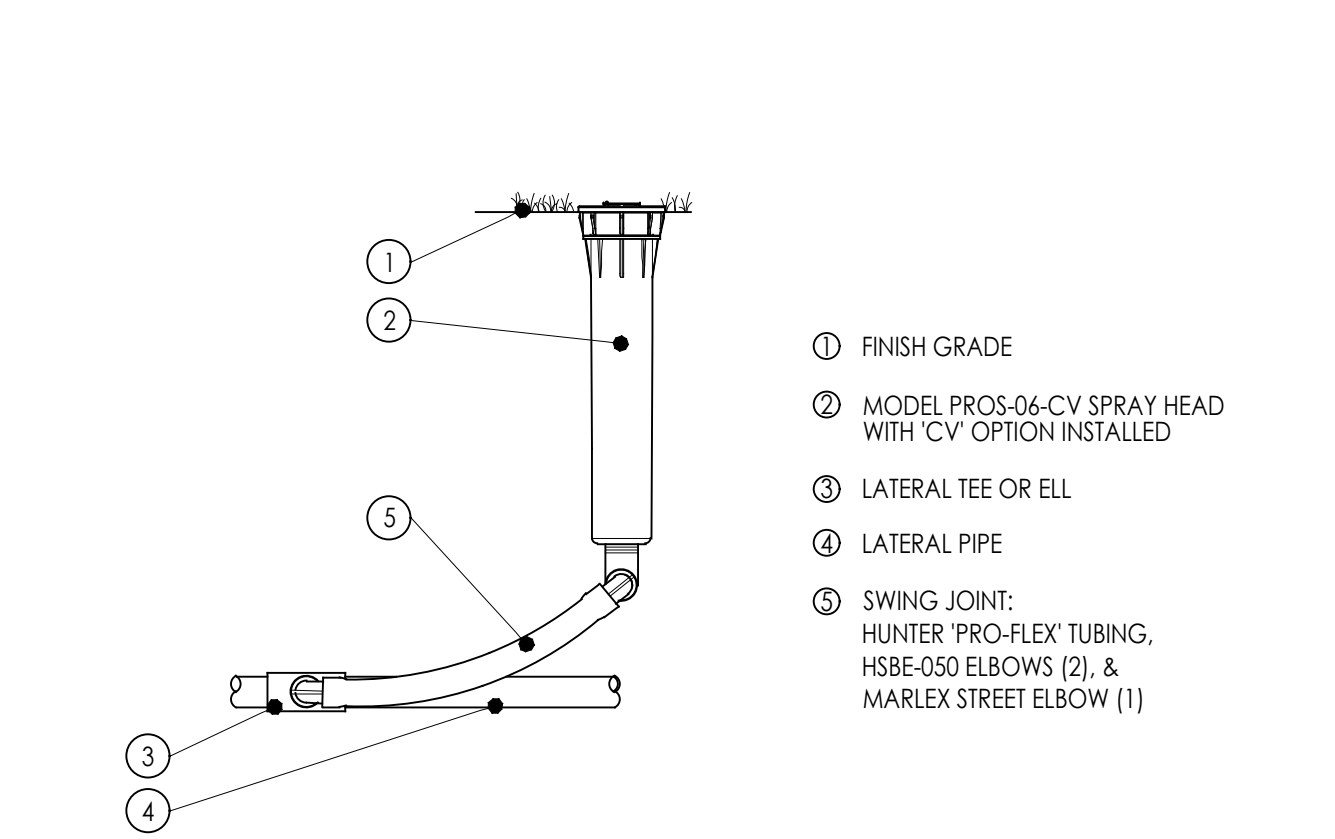
T-IR-EQU-02



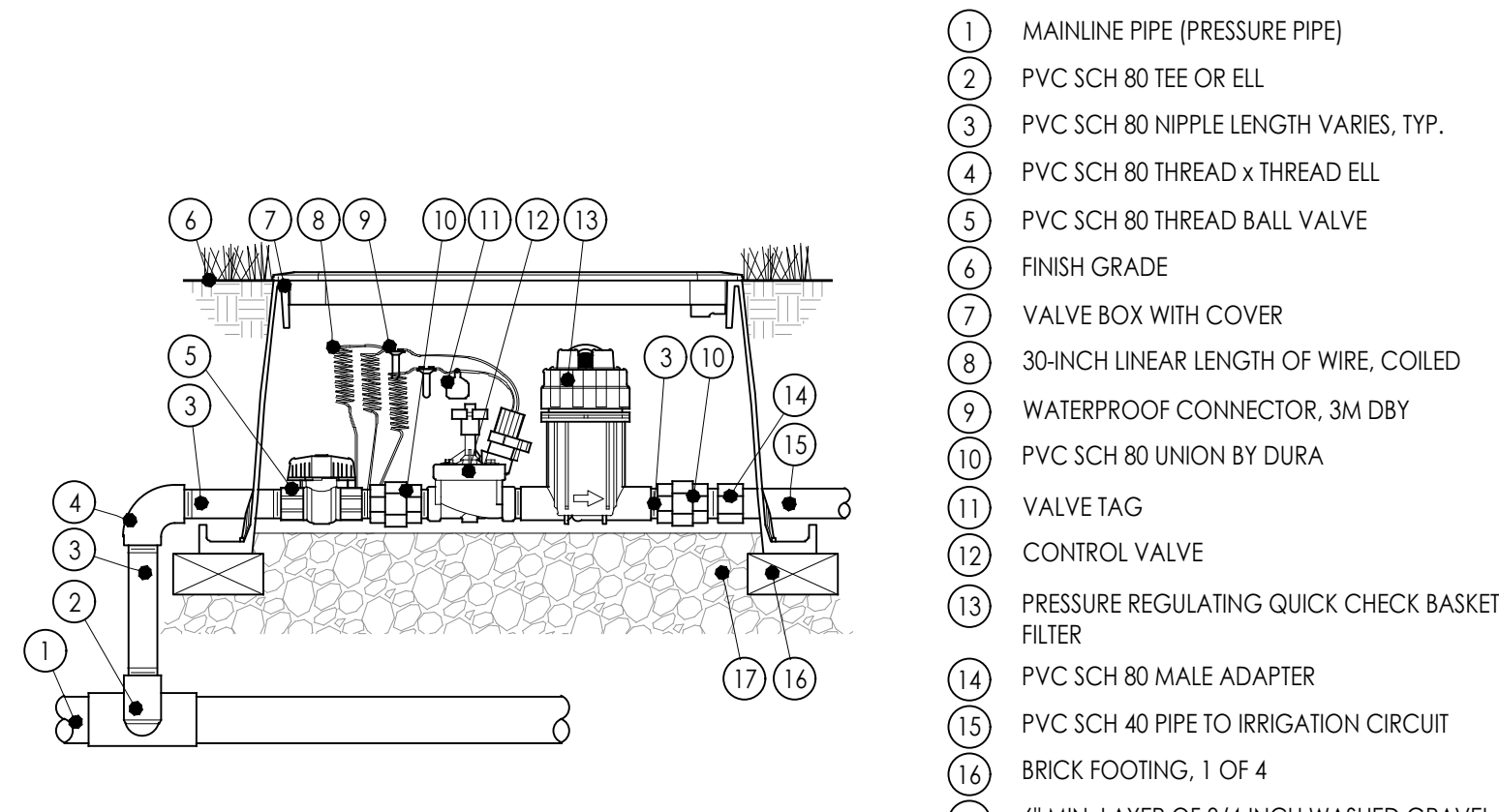
8 CONTROL VALVE ASSEMBLY
NOT TO SCALE

T-IR-VAL-02



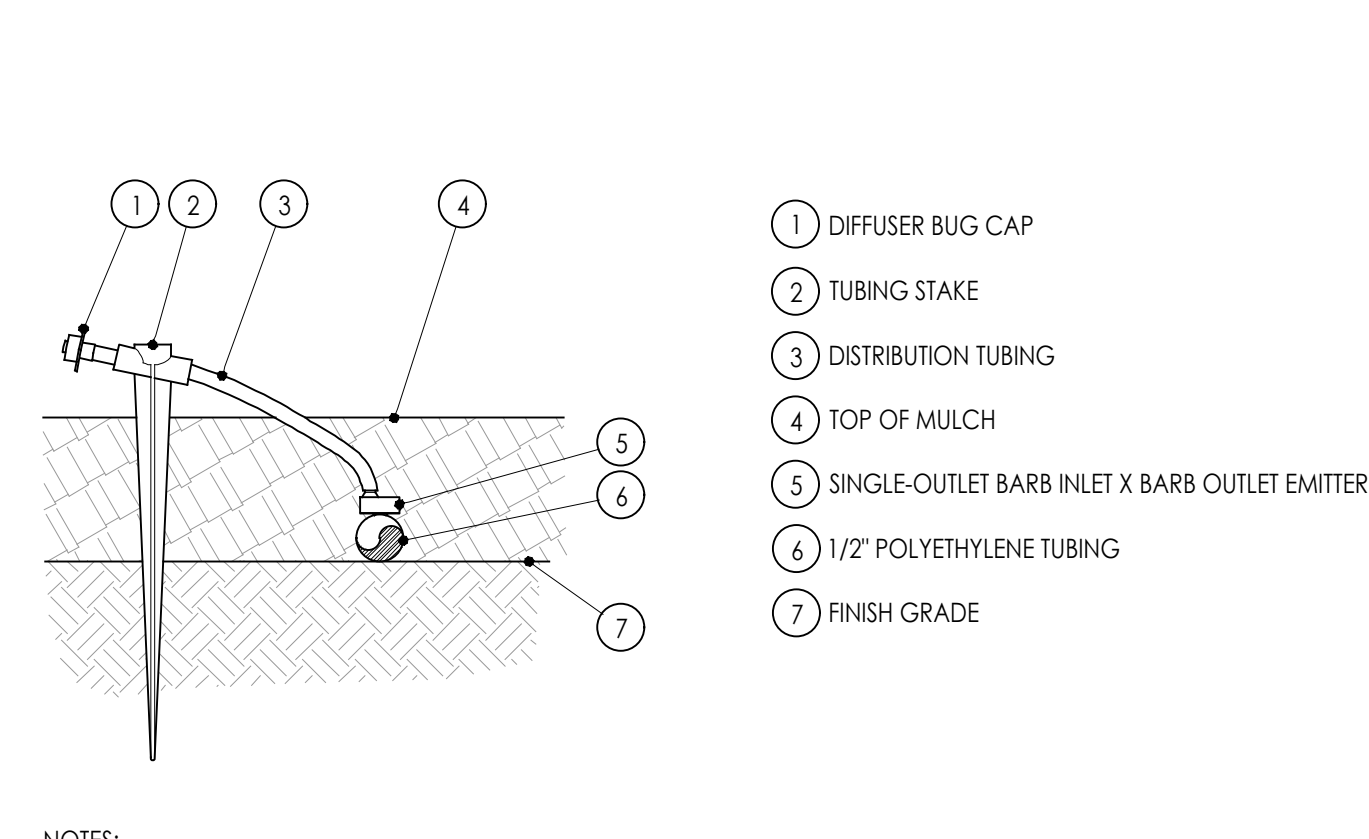


1 ROTARY NOZZLE ON POP-UP
NOT TO SCALE
T-IR-VAL-03



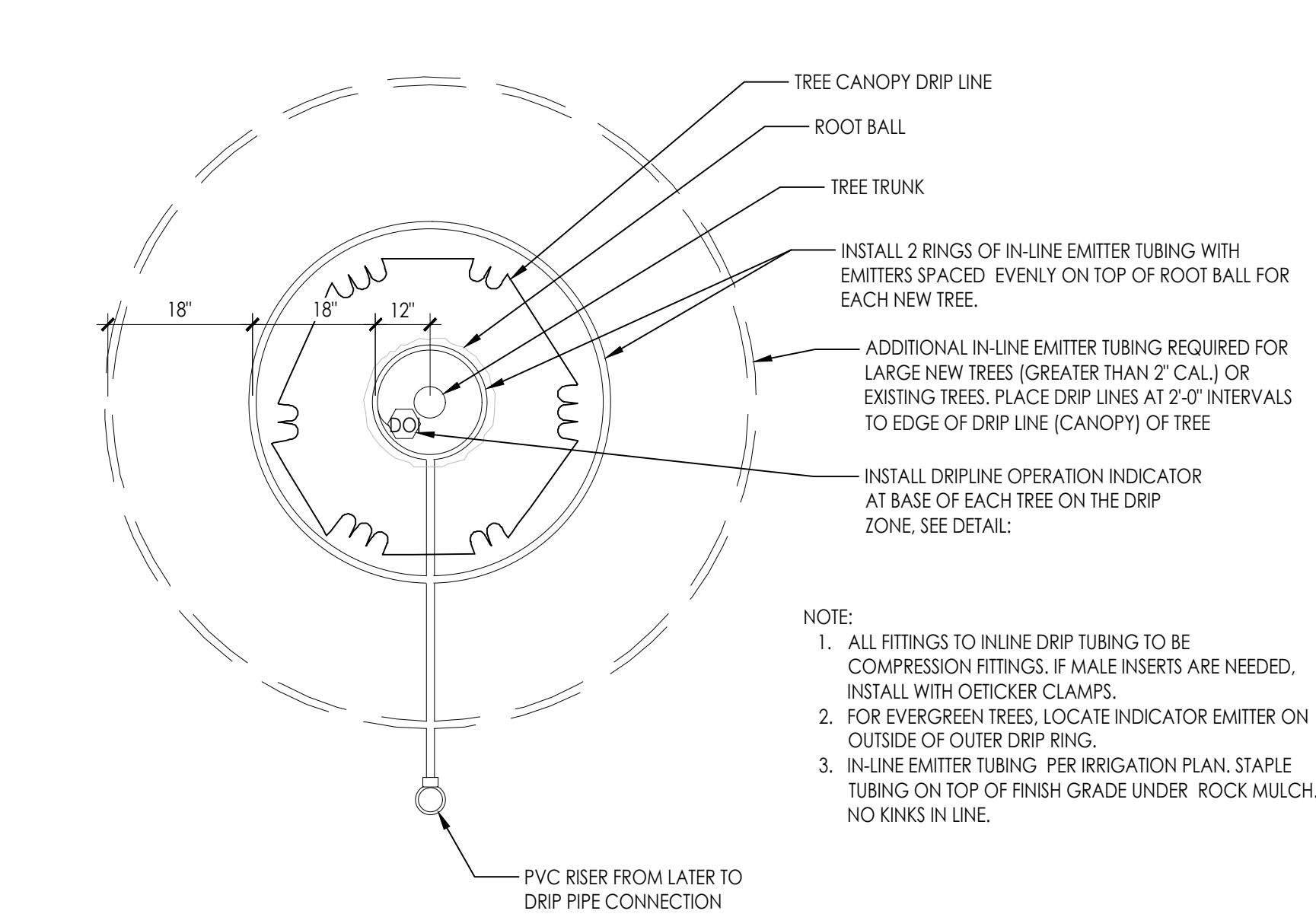
NOTES:
1. BACKFILL AT VALVE BOX TO SET AND PREVENT SETTLING OF VALVE BOX.
2. SCRUBBER VALVE REQUIRED FOR ALL SECONDARY WATER APPLICATIONS.
3. FOR TWO WIRE SYSTEMS SEE "CONTROL VALVE DECODER" DETAIL:

2 DRIP CONTROL ZONE KIT
NOT TO SCALE
T-IR-DRI-01

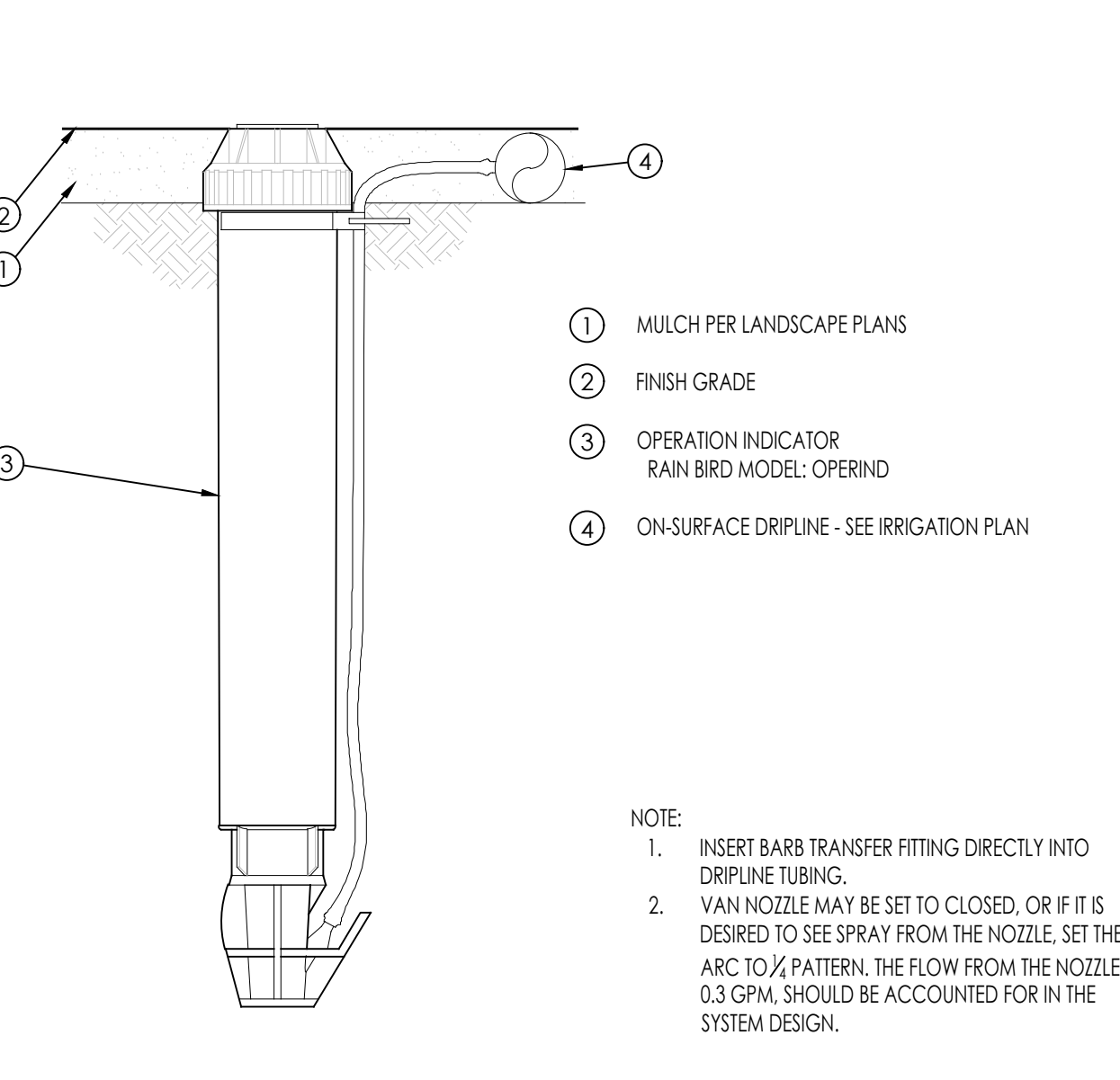


NOTES:
1. INSTALL EMITTER PER MANUFACTURER'S WRITTEN INSTRUCTIONS

3 DRIP EMITTER WITH DISTRIBUTION TUBING
NOT TO SCALE
T-IR-DRI-02



4 TREE IN-LINE EMITTER TUBING LAYOUT (PLANTER AREAS)
NOT TO SCALE
T-IR-DRI-03



5 DRIPLINE OPERATION INDICATOR
NOT TO SCALE
T-IR-DRI-10



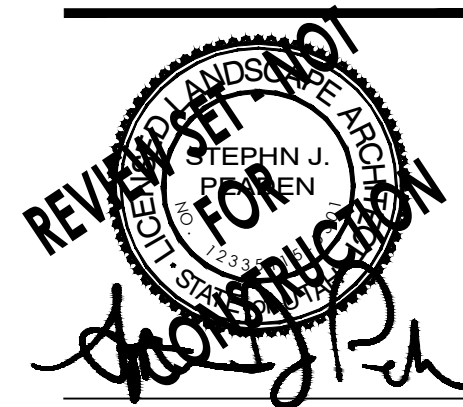
Architecture

Interior Design
Landscape Architecture
Land Planning
Construction Management

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Sandy, UT 84094
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www.thinkasec.com

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SALT LAKE CITY TOWNHOMES

228 W 600 N
SALT LAKE CITY, UTAH

PROJECT NO. 25059
DATE: MARCH 6, 2026

REVISIONS:

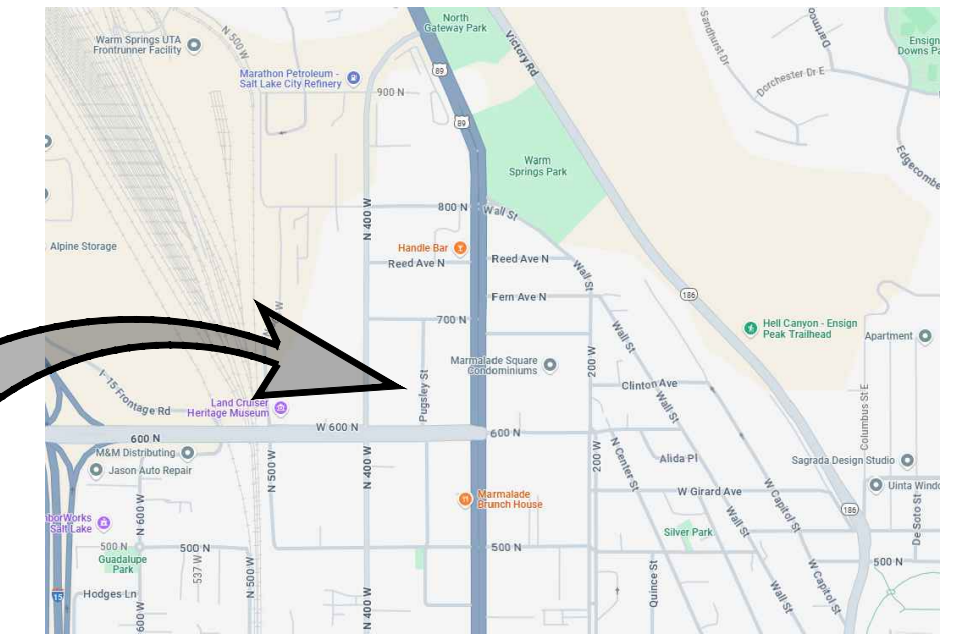
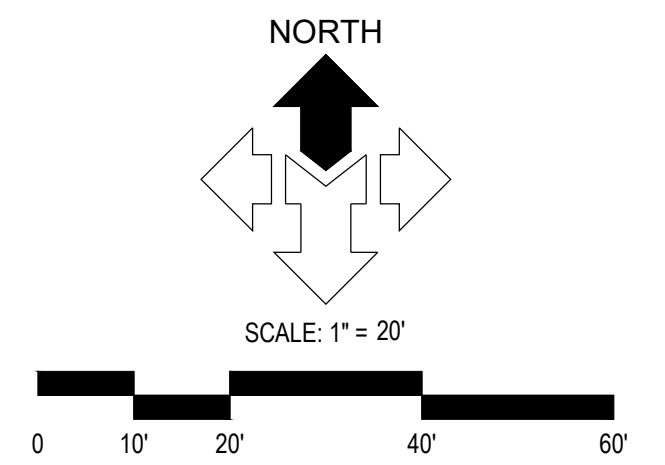
SHEET TITLE:
LANDSCAPE DETAILS

SHEET NUMBER:

LP501
LANDSCAPE

CONSTRUCTION PLANS

228 W 600 N
SALT LAKE CITY, UT 84103



VICINITY MAP
N.T.S.

SHEET	DESCRIPTION
C0.00	CIVIL COVER SHEET
C0.01	GENERAL NOTES, LEGEND AND ABBREVIATIONS
C0.10	DEMOLITION PLAN
C1.01	CIVIL SITE PLAN
C2.01	GRADING AND DRAINAGE PLAN
C2.10	EROSION CONTROL PLAN
C4.01	SITE UTILITY PLAN
C5.01	CIVIL SITE DETAILS
C5.02	CIVIL SITE DETAILS
C5.03	EROSION DETAILS

ALL WORK AND MATERIALS FOR WATER
MUST CONFORM TO SALT LAKE CITY
PUBLIC UTILITIES STANDARDS AND
SPECIFICATIONS

ALL WORK AND MATERIALS FOR SEWER
MUST CONFORM TO SALT LAKE CITY
PUBLIC UTILITIES STANDARDS AND
SPECIFICATIONS

ALL WORK AND MATERIALS MUST
CONFORM TO APWA STANDARDS AND
SPECIFICATIONS

DEVELOPER & OWNER

CLAYTON DAMRON
228 W APARTMENTS LLC
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Structural Engineering • Land Surveying & HDS

GENERAL NOTES

- 1.1 COMPLIANCE
1. ALL WORK TO CONFORM TO GOVERNING MUNICIPALITY'S STANDARDS, SPECIFICATIONS AND REQUIREMENTS.
 2. ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH THESE CONTRACT DOCUMENTS AND THE MOST RECENT, ADOPTED EDITIONS OF THE FOLLOWING: INTERNATIONAL BUILDING CODE (IBC), THE INTERNATIONAL PLUMBING CODE, STATE DRINKING WATER REGULATIONS, APWA MANUAL OF STANDARD PLANS AND SPECIFICATIONS, ADA ACCESSIBILITY GUIDELINES.
 3. ALL CONSTRUCTION SHALL BE AS SHOWN ON THESE PLANS. ANY REVISIONS MUST HAVE PRIOR WRITTEN APPROVAL.
- 1.2 PERMITTING AND INSPECTIONS
1. PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING SURE THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED THOROUGHLY REVIEWED PLANS AND OTHER DOCUMENTS APPROVED BY ALL OF THE PERMITTING AUTHORITIES.
 2. CONTRACTOR IS RESPONSIBLE FOR SCHEDULING AND NOTIFYING ARCHITECT/ENGINEER OR INSPECTING AUTHORITY 48 HOURS IN ADVANCE OF COVERING UP ANY PHASE OF CONSTRUCTION REQUIRING OBSERVATION.
 3. ANY WORK IN THE PUBLIC RIGHT-OF-WAY WILL REQUIRE PERMITS FROM THE APPROPRIATE, CITY, COUNTY OR STATE AGENCY CONTROLLING THE ROAD AND WITH APPROPRIATE INSPECTIONS.

1.3 COORDINATION & VERIFICATION

1. ALL DIMENSIONS, GRADES & UTILITY DESIGNS SHOWN ON THE PLANS SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY ARCHITECT/ENGINEER OF ANY DISCREPANCIES PRIOR TO PROCEEDING WITH CONSTRUCTION FOR NECESSARY PLAN OR GRADE CHANGES. NO EXTRA COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR WORK HAVING TO BE REDONE DUE TO DIMENSIONS OR GRADES SHOWN INCORRECTLY ON THESE PLANS, IF NOT VERIFIED AND NOTIFICATION OF CONFLICTS HAVE NOT BEEN BROUGHT TO THE ATTENTION OF THE ARCHITECT/ENGINEER.
2. CONTRACTOR MUST VERIFY ALL EXISTING CONDITIONS BEFORE BIDDING AND BRING UP ANY QUESTIONS BEFOREHAND. NO ALLOWANCE WILL BE MADE FOR DISCREPANCIES OR OMISSIONS THAT CAN BE EASILY OBSERVED.
3. CONTRACTOR TO COORDINATE WITH ALL OTHER DISCIPLINES, INCLUDING BUT NOT LIMITED TO: LANDSCAPE PLANS, SITE ELECTRICAL, SITE LIGHTING PLANS AND ELECTRICAL, SERVICE TO THE BUILDINGS), MECHANICAL PLANS FOR LOCATION OF SERVICES TO THE BUILDINGS), INCLUDING FIRE PROTECTION, ARCHITECTURAL SITE PLAN FOR DIMENSIONS, ACCESSIBLE ROUTES, ETC., NOT SHOWN ON CIVIL PLANS.
4. CONTRACTOR IS TO COORDINATE LOCATION OF NEW TELEPHONE SERVICE, GAS SERVICE, CABLE, ETC. TO BUILDING WITH THE APPROPRIATE AGENCY. TELEPHONE: CONTRACTOR TO FURNISH CONDUIT, PLYWOOD BACKBOARD, AND GROUND WIRE, AS REQUIRED.

1.4 SAFETY AND PROTECTION

1. CONTRACTOR IS SOLELY RESPONSIBLE FOR THE MEANS AND METHODS OF CONSTRUCTION.
2. CONTRACTOR IS RESPONSIBLE FOR THE SAFETY OF THE PROJECT AND SHALL MEET ALL OSHA REQUIREMENTS.
3. CONTRACTOR IS RESPONSIBLE FOR CONFORMING TO LOCAL AND FEDERAL CODES GOVERNING SHORING AND BRACING OF EXCAVATIONS AND TRENCHES, AND FOR THE PROTECTION OR WORKERS AND PUBLIC.
4. CONTRACTOR SHALL TAKE ALL NECESSARY MEASURES TO PROTECT EXISTING PUBLIC AND PRIVATE PROPERTY, ROADWAYS, AND UTILITY IMPROVEMENTS. DAMAGE TO EXISTING IMPROVEMENTS CAUSED BY THE CONTRACTOR MUST BE REPAIRED BY THE CONTRACTOR AT HIS/HER EXPENSE TO THE SATISFACTION OF THE OWNER OF SAID IMPROVEMENTS.
5. CONTRACTOR IS REQUIRED TO KEEP ALL CONSTRUCTION ACTIVITIES WITHIN THE APPROVED PROJECT LIMITS. THIS INCLUDES, BUT IS NOT LIMITED TO, WATER AND EQUIPMENT STAGING, MATERIAL STORAGE AND LIMITS OF TRENCH EXCAVATION.
6. IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN PERMISSION AND/OR EASEMENTS FROM THE APPROPRIATE GOVERNMENT AGENCY AND/OR INDIVIDUAL PROPERTY OWNER(S) FOR WORK OR STAGING OUTSIDE OF THE PROJECT LIMITS.
7. CONTRACTOR SHALL PROVIDE BARRICADES, SIGNS, FLAGMERS, OTHER EQUIPMENT AND FLAG PERSONS NECESSARY TO INSURE THE SAFETY OF WORKERS AND VISITORS. ALL CONSTRUCTION SIGNING, BARRICADING, AND TRAFFIC DELINEATION SHALL CONFORM TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, LATEST EDITION.
8. CONTRACTOR SHALL COMPLY WITH LOCAL NOISE ORDINANCE STANDARDS.
9. CONTRACTOR IS RESPONSIBLE FOR DUST CONTROL, ACCORDING TO GOVERNING AGENCY STANDARDS.
10. CONTRACTOR SHALL TAKE ALL NECESSARY AND PROPER PRECAUTIONS TO PROTECT ADJACENT PROPERTIES FROM ANY AND ALL DAMAGE THAT MAY OCCUR FROM STORM WATER RUNOFF AND/OR DEPOSITION OF DEBRIS RESULTING FROM ANY AND ALL WORK IN CONNECTION WITH CONSTRUCTION. SUBMIT A STORM WATER POLLUTION PREVENTION PLAN, IF REQUIRED.
11. WORK IN PUBLIC STREETS, CONCEN BEGUN, SHALL BE PROSECUTED TO COMPLETION WITHOUT DELAY AS TO PROVIDE MINIMUM INCONVENIENCE TO ADJACENT PROPERTY OWNERS AND TO THE TRAVELING PUBLIC.
12. CONTRACTOR SHALL TAKE ALL NECESSARY HORIZONTAL AND VERTICAL TRANSITIONS BETWEEN NEW CONSTRUCTION AND EXISTING SURFACES TO PROVIDE FOR PROPER DRAINAGE AND FOR INGRESS AND EGRESS TO NEW CONSTRUCTION.
13. NATURAL VEGETATION AND SOIL COVER SHALL NOT BE DISTURBED PRIOR TO ACTUAL CONSTRUCTION OF A REQUIRED FACILITY OR IMPROVEMENT. MASS CLEARING OF THE SITE IN ANTICIPATION OF CONSTRUCTION SHALL BE AVOIDED. CONSTRUCTION TRAFFIC SHALL BE LIMITED TO ONE APPROACH TO THE SITE. THE APPROACH SHALL BE DESIGNATED BY THE OWNER OR GOVERNING AGENCY.
14. THE CONTRACTOR SHALL TAKE ALL NECESSARY MEASURES TO PROTECT EXISTING IMPROVEMENTS FROM DAMAGE AND ALL SUCH IMPROVEMENTS DAMAGED BY THE CONTRACTOR'S OPERATION SHALL BE REPAIRED OR RECONSTRUCTED TO THE ENGINEER/OWNER'S SATISFACTION AT THE EXPENSE OF THE CONTRACTOR.

1.5 MATERIALS

1. SITE CONCRETE SHALL BE A MINIMUM 6.5 BAG MIX, 4000 P.S.I. @ 28 DAYS, 4" MAXIMUM SLUMP WITH 5+ OR -1% AIR ENTRAINMENT, UNLESS SPECIFIED OTHERWISE. SEE SPECIFICATION.
- A. SLABS-ON-GRADE WILL BE TYPICALLY SCHEDULED (14" DEPTH) AT INTERVALS NOT TO EXCEED THEIR WIDTH OR 12 TIMES THEIR DEPTH, WHICHEVER IS LESS. SCORING WILL BE PLACED TO PREVENT RANDOM CRACKING. FULL DEPTH EXPANSION JOINTS WILL BE PLACED AGAINST ANY OBJECT DEEMED TO BE FIXED, CHANGING IN DIRECTION AND AT EQUAL INTERVALS NOT TO EXCEED 50 FEET.
- B. CONCRETE WATERWAYS, CURB/WALLS, MOWSTRIPS, CURB AND GUTTER, ETC. WILL TYPICALLY BE SCHEDULED (14" DEPTH) AT INTERVALS NOT TO EXCEED 10 FEET AND HAVE FULL DEPTH EXPANSION JOINTS AT EQUAL SPACING NOT TO EXCEED 50 FEET.
- C. UNLESS OTHERWISE NOTED, ALL SLABS-ON-GRADE WILL HAVE A MINIMUM 8" TURNED-DOWN EDGE TO HELP CONTROL FROST HEAVE.
- D. UNLESS OTHERWISE NOTED, ALL ON-GRADE CONCRETE WILL BE PLACED ON A MINIMUM 4" GRAVEL BASE OVER A WELL COMPACTED (90%) SUBGRADE.
- E. ALL EXPOSED SURFACES WILL HAVE A TEXTURED FINISH, RUBBED OR BROOMED, ANY "PLASTERING" OF NEW CONCRETE WILL BE DONE WHILE IT IS STILL "GREEN".
- F. ALL JOINTS (CONTROL, CONSTRUCTION OR EXPANSION JOINTS, ETC.) WILL BE SEALED WITH A ONE PART POLYURETHANE SEALANT (SEE SPECIFICATION).
2. ASPHALTIC CONCRETE PAVEMENT SHALL BE A MINIMUM 3" OVER 8" OF COMPACTED (95%) ROAD BASE OVER PROPERLY PREPARED AND COMPACTED (90%) SUBGRADE, UNLESS NOTED OTHERWISE. SEE SPECIFICATIONS, AND DETAIL "D" SHEET C5.01.
- A. ASPHALT COMPACTION SHALL BE A MINIMUM 95% (MARSHALL DESIGN).
- B. SURFACE COURSE SHALL BE 1" MINUS MIX DESIGN TO BE SUBMITTED FOR APPROVAL AT LEAST TWO WEEKS PRIOR TO ANTICIPATED PAVING SCHEDULE.
- C. AC PAVEMENT TO BE A 1" ABOVE LIP OF ALL GUTTER AFTER COMPACTION.
- D. THICKNESSES OVER 3" WILL BE LAID IN TWO LIFTS WITH THE FIRST LIFT BEING AN APPROVED 3/4" MINUS DESIGN.

1.6 GRADING / SOILS

1. SITE GRADING SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE RECOMMENDATIONS SET FORTH IN THE SOILS REPORT, WHICH BY REFERENCE ARE A PART OF THE REQUIRED CONSTRUCTION DOCUMENTS AND IN CASE OF CONFLICT SHALL TAKE PRECEDENCE, UNLESS SPECIFICALLY NOTED OTHERWISE ON THE PLANS, OR IN THE SPECIFICATIONS. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCY BETWEEN THE SOILS REPORT AND THESE PLANS AND SPECIFICATIONS.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING AND REPLACING ALL SOFT, YIELDING OR UNSUITABLE MATERIALS AND REPLACING WITH SUITABLE MATERIALS AS SPECIFIED IN THE SOILS REPORT.
3. ALL EXCAVATED OR FILLED AREAS SHALL BE COMPACTED TO 95% OF MODIFIED PROCTOR MAXIMUM DENSITY PER ASTM TEST D-1557, EXCEPT UNDER BUILDING FOUNDATIONS WHERE IT SHALL BE 98% MIN. OF MAXIMUM DENSITY. MOISTURE CONTENT AT TIME OF PLACEMENT SHALL NOT EXCEED 2% ABOVE NOR 3% BELOW OPTIMUM.
4. CONTRACTOR SHALL SUBMIT A COMPACTION REPORT PREPARED BY A QUALIFIED REGISTERED SOILS ENGINEER, VERIFYING THAT ALL FILLED AREAS AND SUBGRADE AREAS WITH THE BUILDING PAD AREA AND AREAS TO BE PAVED, HAVE BEEN COMPACTED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE RECOMMENDATIONS SET FORTH IN THE SOILS REPORT.
5. SITE CLEARING SHALL INCLUDE THE LOCATING AND REMOVAL OF ALL UNDERGROUND TANKS, PIPES, VALVES, ETC.
6. ALL EXISTING VALVES, MANHOLES, ETC. SHALL BE RAISED OR LOWERED TO GRADE AS REQUIRED.

GENERAL NOTES: CONTINUED

1.7 UTILITIES

1. THE LOCATIONS OF UNDERGROUND FACILITIES SHOWN ON THESE PLANS ARE BASED ON FIELD SURVEYS AND LOCAL UTILITY COMPANY RECORDS. IT SHALL BE THE CONTRACTOR'S FULL RESPONSIBILITY TO CONTACT THE VARIOUS UTILITIES AND THE MOST RECENT EDITIONS OF THE FOLLOWING: THE INTERNATIONAL PLUMBING CODE, UTAH DRINKING WATER REGULATIONS, APWA MANUAL OF STANDARD PLANS AND SPECIFICATIONS, AND SLC PUBLIC UTILITIES MODIFICATIONS TO APWA STANDARD PLANS AND APPROVED MATERIALS AND SLC PUBLIC UTILITIES APWA SPECIFICATIONS MODIFICATIONS. THE CONTRACTOR IS REQUIRED TO ADHERE TO ALL OF THE ABOVE-MENTIONED DOCUMENTS UNLESS OTHERWISE NOTED AND APPROVED IN WRITING BY THE SALT LAKE CITY DIRECTOR OF PUBLIC UTILITIES.
2. CONTRACTOR TO VERIFY BY POT-HOLING BOTH THE VERTICAL AND HORIZONTAL LOCATION OF ALL EXISTING UTILITIES PRIOR TO INSTALLING ANY NEW LINES. NO ADDITIONAL COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR DAMAGE AND REPAIR TO THESE FACILITIES CAUSED BY HIS WORK FORCE.
3. CONTRACTOR MUST START AT LOW END OF ALL NEW GRAY/WHITE UTILITY LINES. MECHANICAL SUB-CONTRACTOR MUST BE PROVIDED CIVIL SITE DRAWINGS FOR COORDINATION AND TO CHECK THE FLOW FROM THE LOWEST POINT IN BUILDING TO THE FIELD VERIFIED CONNECTION AT THE EXISTING MAIN. NO EXTRA COMPENSATION IS TO BE PAID TO THE CONTRACTOR FOR WORK HAVING TO BE REDONE DUE TO FAILURE TO COMPLY WITH THESE REQUIREMENTS.
4. CONTRACTOR IS TO VERIFY LOCATION, DEPTH, SIZE, TYPE, AND OUTSIDE DIAMETERS OF UTILITIES IN THE FIELD BY POT-HOLING A MINIMUM OF 300 FEET AHEAD. PIPELINE CONSTRUCTION TO AVOID CONFLICTS WITH DESIGNED PIPELINE EXISTING UTILITIES. EXISTING UTILITY INFORMATION SHOWN ON PLANS OR OBTAINED FROM UTILITY COMPANIES OR BLUE STAKED MUST BE ASSUMED AS APPROXIMATE, REQUIRING FIELD VERIFICATION.
5. CULINARY WATER AND FIRE SERVICE LINES TO BE CONSTRUCTED IN ACCORDANCE WITH LOCAL GOVERNING MUNICIPALITY STANDARDS AND SPECIFICATIONS.
6. SANITARY SEWER MAINS AND LATERALS TO BE CONSTRUCTED IN ACCORDANCE WITH LOCAL GOVERNING MUNICIPALITY SEWER DISTRICT STANDARDS AND SPECIFICATIONS.
7. STORM SEWER TO BE CONSTRUCTED IN ACCORDANCE WITH THE GOVERNING MUNICIPALITY STANDARDS AND SPECIFICATIONS.
8. ALL STORM DRAIN AND IRRIGATION CONDUITS SHALL BE INSTALLED WITH WATER TIGHT JOINTS AND CONNECTIONS.
9. ALL STORM DRAIN PIPE PENETRATIONS INTO BOXES SHALL BE CONSTRUCTED WITH WATER TIGHT SEALS ON THE OUTSIDE AND GROUTED SMOOTH WITH A NON-SHRINK GROUT ON THE INSIDE. CONDUITS SHALL BE CUT OFF FLUSH WITH THE INSIDE OF THE BOX.
10. NO CHANGE IN THE DESIGN OF UTILITIES AS SHOWN WILL BE MADE BY THE CONTRACTOR WITHOUT THE WRITTEN APPROVAL OF THE GOVERNING MUNICIPALITY, OR OTHER AUTHORITY HAVING JURISDICTION OVER THAT UTILITY.
11. ALL STORM DRAIN CONDUITS AND BOXES SHALL BE CLEAN AND FREE OF ROCKS, DIRT, AND CONSTRUCTION DEBRIS PRIOR TO FINAL INSPECTION.

1.8 SURVEY CONTROL

1. CONTRACTOR MUST PROVIDE A REGISTERED LAND SURVEYOR OR PERSONS UNDER THE SUPERVISION OF A REGISTERED LAND SURVEYOR TO SET STAKES FOR THE ALIGNMENT AND GRADE OF EACH MAIN AND/OR FACILITY AS SHOWN ON THE PLANS. THE STAKES SHALL BE MARKED WITH THE HORIZONTAL LOCATION (STATION) AND VERTICAL LOCATION (GRADE) WITH CUTS AND/OR FILLS TO THE APPROVED GRADE OF THE MAIN AND/OR FACILITY AS SHOWN ON THE PLANS.
2. THE CONTRACTOR SHALL PROTECT ALL STAKES AND MARKERS FOR VERIFICATION PURPOSES.
3. CONTRACTOR WILL BE RESPONSIBLE FOR FURNISHING, MAINTAINING, OR RESTORING ALL MONUMENTS AND REFERENCE MARKS WITHIN THE PROJECT SITE.

1.9 AMERICAN DISABILITIES ACT

1. PEDESTRIAN / ADA ROUTES SHALL MEET THE FOLLOWING SPECIFICATIONS:
"ROUTES SHALL HAVE A 2.0% (1/48) MAXIMUM CROSS SLOPE."
"ROUTES SHALL HAVE A 5.0% (1/20) MAXIMUM RUNNING SLOPE."
"RAMPS SHALL HAVE A 8.33% (1/12) MAXIMUM RUNNING SLOPE."
2. ADA PARKING STALLS AND ADJACENT ROUTES SHALL HAVE A 2.0% (1/48) MAXIMUM SURFACE SLOPE IN ANY DIRECTION.
3. THE CONTRACTOR SHALL ADHERE TO THE ABOVE SPECIFICATIONS. IN THE EVENT OF A DISCREPANCY IN THE CONSTRUCTION DOCUMENTS, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT/ENGINEER PRIOR TO ANY CONSTRUCTION.

ENBRIDGE GAS NOTES

BEFORE THE CONTRACTOR STARTS WORK WITHIN 10 FEET OF THE EXISTING 24-INCH HIGH PRESSURE GAS LINE ON PROPERTY, PLEASE CALL THE DOMINION ENERGY HIGH PRESSURE DISPATCH NUMBER (800) 524-5370. AT LEAST 48 HOURS IN ADVANCE, SO THAT A DOMINION ENERGY HIGH PRESSURE INSPECTOR CAN BE PRESENT FOR THE STORM DRAIN INSTALLATION ABOVE THE HIGH PRESSURE LINE.

LEGEND

NEW	EXISTING	NEW	EXISTING
		SECTION CORNER (FOUND)	
		SECTION CORNER (NOT FOUND)	
		STREET MONUMENT	
		BRASS CAP MONUMENT	
		POWER POLE	
		UTILITY POLE	
		GUY ANCHOR	
		POWER TRANSFORMER	
		TRAFFIC SIGNAL CABINET	
		LIGHT POLE	
		TELEPHONE RISER	
		TELEPHONE MANHOLE	
		TRAFFIC SIGNAL BOX	
		WATER MANHOLE	
		WATER VALVE	
		WATER METER	
		FIRE HYDRANT	
		SANITARY SEWER MANHOLE	
		SANITARY SEWER CLEANOUT	
		STORM DRAIN MANHOLE	
		STORM DRAIN CURB INLET	
		STORM DRAIN CATCH BASIN	
		STORM DRAIN CLEANOUT	
		STORM DRAIN COMBO BOX	
		MAILBOX	
		SIGN	
		FLOW DIRECTION	
		SPOT ELEVATION	
		CONIFEROUS TREE	
		DECIDUOUS TREE	

1. COMPLIANCE
- ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH THESE CONTRACT DOCUMENTS AND THE MOST RECENT EDITIONS OF THE FOLLOWING: THE INTERNATIONAL PLUMBING CODE, UTAH DRINKING WATER REGULATIONS, APWA MANUAL OF STANDARD PLANS AND SPECIFICATIONS, AND SLC PUBLIC UTILITIES MODIFICATIONS TO APWA STANDARD PLANS AND APPROVED MATERIALS AND SLC PUBLIC UTILITIES APWA SPECIFICATIONS MODIFICATIONS. THE CONTRACTOR IS REQUIRED TO ADHERE TO ALL OF THE ABOVE-MENTIONED DOCUMENTS UNLESS OTHERWISE NOTED AND APPROVED IN WRITING BY THE SALT LAKE CITY DIRECTOR OF PUBLIC UTILITIES.

2. COORDINATION
- THE CONTRACTOR IS RESPONSIBLE TO NOTIFY ALL APPROPRIATE GOVERNMENT AND PRIVATE ENTITIES ASSOCIATED WITH THE PROJECT. THE FOLLOWING MUST BE CONTACTED 48-HOURS PRIOR TO CONSTRUCTION AS APPLICABLE TO THE PROJECT:

- PUBLIC UTILITIES
- BACKFLOW PREVENTION - 483-6796
 - DEVELOPMENT REVIEW ENGINEERING - 483-6781
 - INSPECTIONS, PERMITS, CONTRACTS & AGREEMENTS - 483-6727
 - PRETREATMENT - 799-4002
 - STORM WATER - 483-6751

- SLC DEPARTMENTS
- ENGINEERING - PUBLIC WAY PERMITS AND ISSUES - 535-6248
 - ENGINEERING - SUBDIVISIONS - 535-6159
 - FIRE DEPARTMENT - 535-6536
 - PERMITS AND LICENSING (BLDG SERVICES) - 535-7752
 - PLANNING AND ZONING - 535-7700
 - TRANSPORTATION - 535-6630

- ALL OTHER POTENTIALLY IMPLICATED GOVERNING AGENCIES OR ENTITIES
- ALL WATER USERS INVOLVED IN WATER MAIN SHUTDOWNS
- APPLICABLE SEWER, WATER AND DRAINAGE DISTRICTS
- BLUESTAKES LOCATING SERVICES - 532-5000
- COUNTY FIRE DEPARTMENT - 743-7231
- COUNTY FLOOD CONTROL - 468-2773
- COUNTY HEALTH DEPARTMENT - 385-468-3913
- COUNTY PUBLIC WAY PERMITS - 468-2241
- HOLLADAY CITY - 272-9450
- SALT LAKE COUNTY HIGHWAY DEPARTMENT - 468-3705 OR 468-2156
- THE UTAH TRANSIT AUTHORITY FOR RE-ROUTING SERVICE - 262-5626
- UNION PACIFIC RAILROAD CO., SUPERINTENDENTS OFFICE - 595-3405
- UTAH DEPARTMENT OF TRANSPORTATION, REGION #2 - 975-4800
- UTAH STATE ENGINEER - 538-1720

3. SCHEDULE
- PRIOR TO CONSTRUCTION THE CONTRACTOR WILL PROVIDE, AND WILL UPDATE AS CHANGES OCCUR, A CONSTRUCTION SCHEDULE IN ACCORDANCE WITH THE SPECIFICATIONS AND SALT LAKE CITY ENGINEERING OR SALT LAKE COUNTY REGULATIONS AS APPLICABLE FOR WORKING WITHIN THE PUBLIC WAY.

4. PERMITS, FEES AND AGREEMENTS

CONTRACTOR MUST OBTAIN ALL THE NECESSARY PERMITS AND AGREEMENTS AND PAY ALL APPLICABLE FEES PRIOR TO ANY CONSTRUCTION ACTIVITIES. CONTACT SALT LAKE CITY ENGINEERING (535-6248) FOR PERMITS AND INSPECTIONS REQUIRED FOR ANY WORK CONDUCTED WITHIN SALT LAKE CITY'S PUBLIC RIGHT-OF-WAY. APPLICABLE UTILITY PERMITS MAY INCLUDE MAINLINE EXTENSION AGREEMENTS AND SERVICE CONNECTION PERMITS. ALL UTILITY WORK MUST BE BONDED. ALL CONTRACTORS MUST BE LICENSED TO WORK ON CITY UTILITY MAINS. CONSTRUCTION SITES MUST BE IN COMPLIANCE WITH THE CLEAN POLLUTION DISCHARGE ELIMINATION SYSTEM (CPDES) STORM WATER PERMIT FOR CONSTRUCTION ACTIVITIES (538-6823). A COPY OF THE PERMITS STORM WATER POLLUTION PREVENTION PLAN MUST BE SUBMITTED TO PUBLIC UTILITIES FOR REVIEW AND APPROVAL. ADDITIONAL WATER QUALITY AND EROSION CONTROL MEASURES WILL BE REQUIRED. THE CONTRACTOR MUST ALSO COMPLY WITH SALT LAKE CITY'S CLEAN WHEEL ORDINANCE.

5. ASPHALT AND SOIL TESTING

THE CONTRACTOR IS TO PROVIDE MARSHALL AND PROCTOR TEST DATA 24-HOURS PRIOR TO USE. THE CONTRACTOR IS TO PROVIDE COMPACTION AND DENSITY TESTING AS REQUIRED BY SALT LAKE CITY ENGINEERING, UDOT, SALT LAKE COUNTY OR OTHER GOVERNING ENTITY. TRENCH BACKFILL MATERIAL AND COMPACTION TESTS ARE TO BE TAKEN PER APWA STANDARD SPECIFICATIONS, SECTION 3305.02 - BACKFILLING TRENCHES, OR AS REQUIRED BY THE SLC PROJECT ENGINEER IF NATIVE MATERIALS ARE USED. NO NATIVE MATERIALS ARE ALLOWED WITHIN THE PIPE ZONE. THE MAXIMUM LIFTS FOR BACKFILLING EXCAVATIONS IS 8-INCHES. ALL MATERIALS AND COMPACTION TESTING IS TO BE PERFORMED BY A LAB RECOGNIZED AND ACCEPTED BY SALT LAKE COUNTY PUBLIC WORKS AND/OR SALT LAKE CITY ENGINEERING.

6. TRAFFIC CONTROL AND HAUL ROUTES

TRAFFIC CONTROL MUST CONFORM TO THE LATEST EDITION OF SALT LAKE CITY TRAFFIC CONTROL MANUAL - PART 6 OF "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" FOR SALT LAKE COUNTY AND STATE. SLC TRANSPORTATION MUST APPROVE ALL PROJECT HAUL ROUTES (535-1728). THE CONTRACTOR MUST ALSO CONFORM TO UDOT, SALT LAKE COUNTY OR OTHER APPLICABLE GOVERNING ENTITIES REQUIREMENTS FOR TRAFFIC CONTROL.

7. SURVEY CONTROL

CONTRACTOR MUST PROVIDE A REGISTERED LAND SURVEYOR OR PERSONS UNDER SUPERVISION OF A REGISTERED LAND SURVEYOR TO SET STAKES FOR THE ALIGNMENT AND GRADE OF EACH MAIN AND/OR FACILITY AS APPROVED. THE STAKES SHALL BE MARKED WITH THE HORIZONTAL LOCATION (STATION) AND VERTICAL LOCATION (GRADE) WITH CUTS AND/OR FILLS TO THE GRADE OF THE MAIN AND/OR FACILITY AS APPROVED. IN ADDITION, THE CONTRACTOR AND/OR SURVEYOR SHALL PROVIDE SALT LAKE CITY PUBLIC UTILITIES CUT SHEETS FILLED OUT COMPLETELY AND CLEARLY SHOWING THE PERTINENT GRADES, ELEVATIONS AND CUTFILLS ASSOCIATED WITH THE FIELD STAKING OF THE MAIN AND/OR FACILITY. THE CUT SHEET FORM IS AVAILABLE AT THE CONTRACTS AND AGREEMENTS OFFICE AT PUBLIC UTILITIES. ALL MAINS AND LATERALS NOT MEETING MINIMUM GRADE REQUIREMENTS AS SPECIFIED BY ORDINANCE OR AS REQUIRED TO MEET THE MINIMUM REQUIRED FLOWS OR AS APPROVED MUST BE REMOVED AND RECONSTRUCTED TO MEET DESIGN GRADE. THE CONTRACTOR SHALL PROTECT ALL STAKES AND MARKERS UNTIL PUBLIC UTILITY SURVEYORS COMPLETE FINAL MEASUREMENTS. THE CONTRACTOR WILL BE RESPONSIBLE FOR FURNISHING, MAINTAINING, OR RESTORING ALL MONUMENTS AND REFERENCE MARKS WITHIN THE PROJECT SITE. CONTACT THE COUNTY SURVEYOR (468-2028) FOR MONUMENT LOCATIONS AND CONSTRUCTION REQUIREMENTS. ALL ELEVATIONS SHALL BE REFERENCED TO SALT LAKE CITY DATUM UNLESS NOTED OTHERWISE ON THE PLANS.

8. ASPHALT GUARANTEE

THE CONTRACTOR SHALL REMOVE, DISPOSE OF, FURNISH AND PLACE PERMANENT ASPHALT PER SALT LAKE CITY ENGINEERING, UDOT, COUNTY, OR OTHER GOVERNING STANDARDS AS APPLICABLE TO THE PROJECT. THE CONTRACTOR SHALL GUARANTEE THE ASPHALT RESTORATION FOR A PERIOD AS REQUIRED BY THE GOVERNING ENTITY.

9. TEMPORARY ASPHALT

IF THE CONTRACTOR CHOOSES TO WORK WITHIN THE PUBLIC WAY WHEN HOT MIX ASPHALT IS NOT AVAILABLE, THE CONTRACTOR MUST OBTAIN APPROVAL FROM THE APPROPRIATE GOVERNING ENTITY PRIOR TO INSTALLING TEMPORARY ASPHALT SURFACING MATERIAL WITHIN SALT LAKE CITY. WHEN PERMANENT ASPHALT BECOMES AVAILABLE, THE CONTRACTOR SHALL REMOVE THE TEMPORARY ASPHALT, FURNISH AND INSTALL THE PERMANENT ASPHALT. THE CONTRACTOR SHALL GUARANTEE THE ASPHALT RESTORATION FOR A PERIOD AS REQUIRED BY THE GOVERNING ENTITY FROM THE DATE OF COMPLETION.

10. SAFETY

THE CONTRACTOR IS RESPONSIBLE FOR ALL ASPECTS OF SAFETY OF THE PROJECT AND SHALL MEET ALL OSHA, STATE, COUNTY AND OTHER GOVERNING ENTITY REQUIREMENTS. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR CONFORMING TO LOCAL AND FEDERAL CODES GOVERNING SHORING AND BRACING OF EXCAVATIONS AND TRENCHES, AND FOR THE PROTECTION OF WORKERS.

SALT LAKE CITY PUBLIC UTILITIES GENERAL NOTES

11. DUST CONTROL
- THE CONTRACTOR IS RESPONSIBLE FOR DUST CONTROL ACCORDING TO THE GOVERNING ENTITY STANDARDS. USES OF HYDRANT PUMPING FROM CITY-OWNED CANALS OR SALT LAKE CITY DRAINAGE FACILITIES IS NOT ALLOWED FOR DUST CONTROL ACTIVITIES WITHOUT WRITTEN APPROVAL OF THE SALT LAKE CITY UTILITIES DIRECTOR.

12. DEWATERING
- ALL ON-SITE DEWATERING ACTIVITIES MUST BE APPROVED IN WRITING BY PUBLIC UTILITIES. PROPOSED OUTFALL LOCATIONS AND ESTIMATED FLOW VOLUME CALCULATIONS MUST BE SUBMITTED TO PUBLIC UTILITIES FOR REVIEW AND APPROVAL. ADEQUATE MEASURES MUST BE TAKEN TO REMOVE ALL SEDIMENT PRIOR TO DISCHARGE. PUBLIC UTILITIES MAY REQUIRE ADDITIONAL MEASURES FOR SEDIMENT CONTROL AND REMOVAL.

13. PROJECT LIMITS
- THE CONTRACTOR IS REQUIRED TO KEEP ALL CONSTRUCTION ACTIVITIES WITHIN THE APPROVED PROJECT LIMITS. THIS INCLUDES, BUT IS NOT LIMITED TO, VEHICLE AND EQUIPMENT STAGING, MATERIAL STORAGE AND LIMITS OF TRENCH EXCAVATION. IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN PERMISSION AND/OR EASEMENTS FROM THE APPROPRIATE GOVERNING ENTITY AND/OR INDIVIDUAL PROPERTY OWNER(S) FOR WORK OR STAGING OUTSIDE OF THE PROJECT LIMITS.

14. WATER, FIRE, SANITARY SEWER AND STORM DRAINAGE UTILITIES

- A. DAMAGE TO EXISTING UTILITIES
- THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY DAMAGE CAUSED BY ANY CONDITION INCLUDING SETTLEMENT, TO EXISTING UTILITIES PRIOR TO WORK PERFORMED AT OR NEAR EXISTING UTILITIES. THE CONTRACTOR SHALL TAKE ALL MEASURES NECESSARY TO PROTECT ALL EXISTING PUBLIC AND PRIVATE ROADWAY AND UTILITY FACILITIES. DAMAGE TO EXISTING FACILITIES CAUSED BY THE CONTRACTOR MUST BE REPAIRED BY THE CONTRACTOR AT HIS/HER EXPENSE, TO THE SATISFACTION OF THE OWNER OF SAID FACILITIES.

- B. DAMAGE TO EXISTING UTILITIES
- THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY DAMAGE CAUSED BY ANY CONDITION INCLUDING SETTLEMENT, TO EXISTING UTILITIES PRIOR TO WORK PERFORMED AT OR NEAR EXISTING UTILITIES. THE CONTRACTOR SHALL TAKE ALL MEASURES NECESSARY TO PROTECT ALL EXISTING PUBLIC AND PRIVATE ROADWAY AND UTILITY FACILITIES. DAMAGE TO EXISTING FACILITIES CAUSED BY THE CONTRACTOR MUST BE REPAIRED BY THE CONTRACTOR AT HIS/HER EXPENSE, TO THE SATISFACTION OF THE OWNER OF SAID FACILITIES.

- C. UTILITY LOCATIONS
- CONTRACTOR WILL BE RESPONSIBLE FOR LOCATING AND AVOIDING ALL UTILITIES AND SERVICE LATERALS, AND FOR REPAIRING ALL DAMAGE THAT OCCURS TO THE UTILITIES DUE TO THE CONTRACTOR'S ACTIVITIES. CONTRACTOR IS TO VERIFY LOCATION, DEPTH, SIZE, MATERIAL AND OUTSIDE DIAMETERS OF UTILITIES IN THE FIELD BY POT-HOLING A MINIMUM OF 30-FEET AHEAD OF SCHEDULED CONSTRUCTION IN ORDER TO IDENTIFY POTENTIAL CONFLICTS AND PROBLEMS WITH FUTURE CONSTRUCTION ACTIVITIES. EXISTING UTILITY INFORMATION OBTAINED FROM SLC PUBLIC UTILITIES MAPS MUST BE ASSUMED AS APPROXIMATE AND REQUIRING FIELD VERIFICATION. CONTACT BLUE STAKES OR APPROPRIATE OWNER FOR COMMUNICATION LINE LOCATIONS.

- D. UTILITY RELOCATIONS
- FOR UTILITY CONFLICTS REQUIRING MAINLINE RELOCATIONS, THE CONTRACTOR MUST NOTIFY THE APPLICABLE UTILITY COMPANY OR USER 48 HOURS IN ADVANCE. IF TWO OR MORE WORKS MINIMUM NOTIFICATION IS REQUIRED FOR SCHEDULES REQUIRING THE RELOCATION OF SERVICE LATERALS. ALL RELOCATIONS ARE SUBJECT TO APPROVAL FROM THE APPLICABLE UTILITY COMPANY AND/OR USER.

- E. FIELD CHANGES
- NO ROADWAY, UTILITY ALIGNMENT OR GRADE CHANGES ARE ALLOWED FROM THE APPROVED CONSTRUCTION SCHEDULE. ANY CHANGES TO THE PROJECT MUST BE APPROVED BY THE SLC PUBLIC UTILITIES DIRECTOR. CHANGES TO HYDRANT LOCATIONS AND/OR FIRE LINES MUST BE REVIEWED AND APPROVED BY THE SALT LAKE CITY OR SALT LAKE COUNTY FIRE DEPARTMENT (AS APPLICABLE) TO THE PROJECT AND PUBLIC UTILITIES.

- F. PUBLIC NOTICE TO PROJECTS IN THE PUBLIC WAY
- FOR APPROVED PROJECTS THE CONTRACTOR IS RESPONSIBLE TO PROVIDE AND DISTRIBUTE WRITTEN NOTICE TO ALL RESIDENTS LOCATED WITHIN THE PROJECT AREA AT LEAST 72 HOURS PRIOR TO CONSTRUCTION. WORK TO BE CONDUCTED WITHIN COMMERCIAL OR INDUSTRIAL AREAS MAY REQUIRE A LONGER NOTIFICATION PERIOD AND ADDITIONAL CONTRACTOR COORDINATION WITH PROPERTY OWNERS. THE WRITTEN NOTICE IS TO BE APPROVED BY THE SLC PUBLIC UTILITIES PROJECT ENGINEER.

- G. PUBLIC NOTICE FOR WATER MAIN SHUT DOWNS
- THROUGH THE SLC PUBLIC UTILITIES INSPECTOR AND WITH THE PUBLIC UTILITIES PROJECT ENGINEER APPROVAL, SLC PUBLIC UTILITIES MUST BE CONTACTED AND APPROVE ALL WATER MAIN SHUTDOWNS. ONCE APPROVED THE CONTRACTOR MUST NOTIFY ALL EFFECTED USERS BY WRITTEN NOTICE A MINIMUM OF 48-HOURS (RESIDENTIAL) AND 72 HOURS (COMMERCIAL/INDUSTRIAL) PRIOR TO THE WATER MAIN SHUT DOWN. PUBLIC UTILITIES MAY REQUIRE LONGER NOTICE PERIODS.

- H. WATER AND SEWER SEPARATION
- IN ACCORDANCE WITH UTAH'S DEPARTMENT OF HEALTH REGULATIONS, A MINIMUM TEN-FOOT HORIZONTAL AND 1.5-FOOT VERTICAL (WITH WATER ON TOP) SEPARATION IS REQUIRED. IF THESE CONDITIONS CANNOT BE MET, STATE AND SLC PUBLIC UTILITIES APPROVAL IS REQUIRED. ADDITIONAL CONSTRUCTION MEASURES WILL BE REQUIRED FOR THESE CONDITIONS.

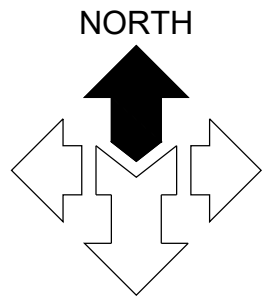
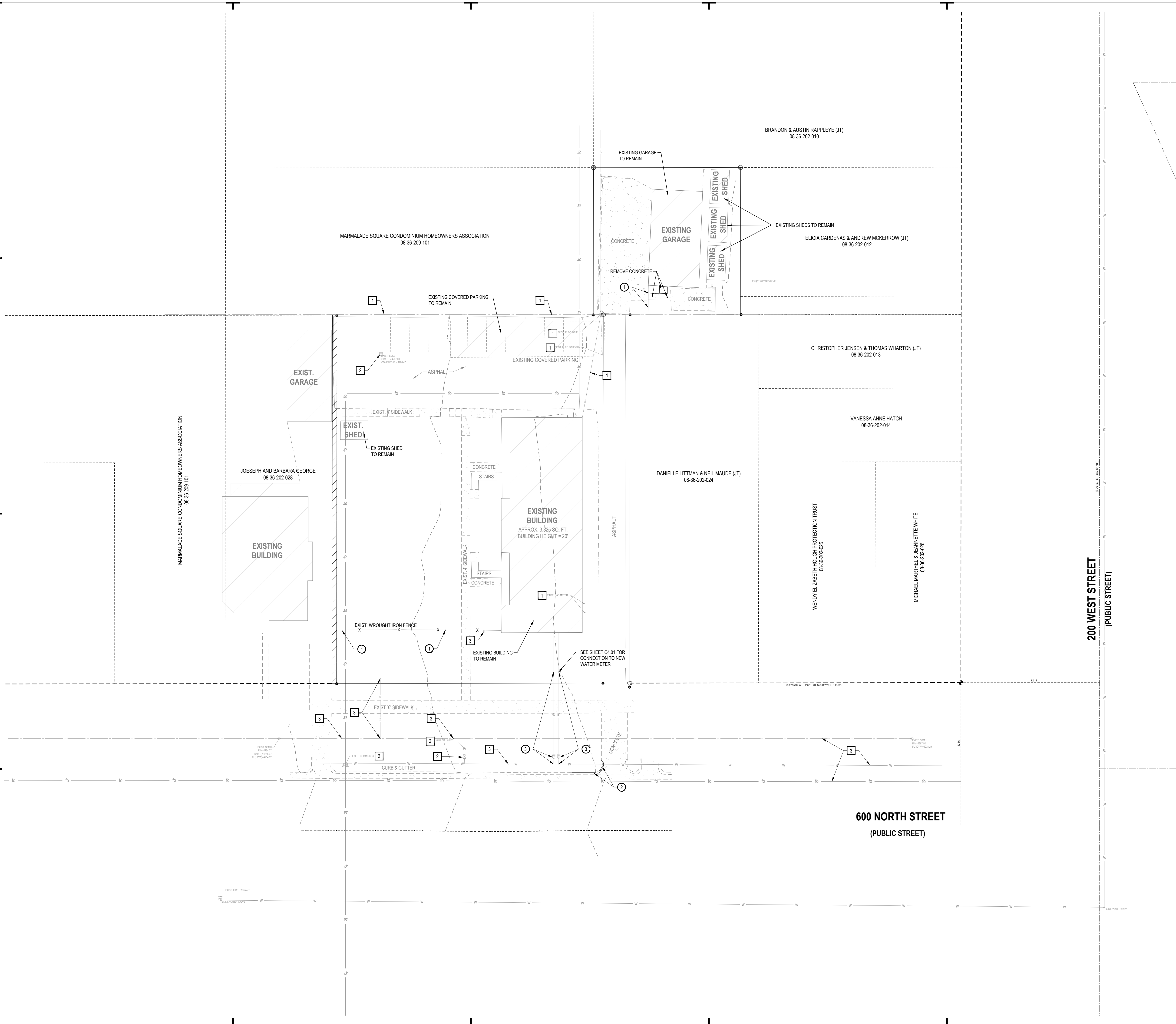
- I. SALVAGE
- ALL METERS MUST BE RETURNED TO PUBLIC UTILITIES, AND AT PUBLIC UTILITIES REQUEST ALL SALVAGED PIPE AND/OR FITTINGS MUST BE RETURNED TO SLC PUBLIC UTILITIES (483-6727) LOCATED AT 1530 SOUTH WEST TEMPLE.

- J. SEWER MAIN AND LATERAL CONSTRUCTION REQUIREMENTS
- SLC PUBLIC UTILITIES MUST APPROVE ALL SEWER CONNECTIONS. ALL SEWER LATERALS 6-INCHES AND SMALLER MUST WYE INTO THE MAINS PER SLC PUBLIC UTILITIES REQUIREMENTS. ALL 8-INCH AND LARGER SEWER CONNECTIONS MUST BE PETITIONED FOR AT PUBLIC UTILITIES. ALL SEWER CONNECTIONS TO A MANHOLE. INSIDE DROPS IN MANHOLES ARE NOT ALLOWED. A MINIMUM 4-FOOT BURY DEPTH IS REQUIRED ON ALL SEWER MAINS AND LATERALS. CONTRACTOR SHALL INSTALL INVERT COVERS IN ALL SEWER MANHOLES WITHIN THE PROJECT AREA.

CONTRACTOR TO PROVIDE AIR PRESSURE TESTING OF SEWER MAINS IN ACCORDANCE WITH PIPE MANUFACTURERS RECOMMENDATIONS AND SALT LAKE CITY PUBLIC UTILITIES REQUIREMENTS. ALL PVC SEWER MAIN AND LATERAL TESTING SHALL BE IN ACCORDANCE WITH IN-HELL UN-B-6-98 RECOMMENDED PRACTICE FOR LOW PRESSURE AIR TESTING OF INSTALLED SEWER PIPE. CONTRACTOR SHALL PROVIDE SEWER LATERAL WATER TESTING AS REQUIRED BY THE SALT LAKE CITY PUBLIC UTILITIES PROJECT ENGINEER OR INSPECTOR. A MINIMUM OF 5 FEET OF HEAD PRESSURE IS REQUIRED AS MEASURED VERTICALLY FROM THE HIGH POINT OF THE PIPE TO THE HEAD AND AT OTHER LOCATIONS ALONG THE PIPELINE AS DETERMINED BY THE SLC PUBLIC UTILITIES PROJECT ENGINEER OR INSPECTOR. TESTING TIME WILL BE NO LESS THAN AS SPECIFIED FOR THE AIR TEST DURATION IN TABLE ON PAGE 12 OF UN-B-6-98. ALL PIPES SUBJECT TO WATER TESTING SHALL BE FULLY VISIBLE TO THE INSPECTOR DURING TESTING. TESTING MUST BE PERFORMED IN THE PRESENCE OF A SLC PUBLIC UTILITIES REPRESENTATIVE. ALL VISIBLE LEAKAGE MUST BE REPAIRED TO THE SATISFACTION OF THE SLC PUBLIC UTILITIES ENGINEER OR INSPECTOR.

- K. WATER AND FIRE MAIN AND SERVICE CONSTRUCTION REQUIREMENTS
- SLC PUBLIC UTILITIES MUST APPROVE ALL FIRE AND WATER SERVICE CONNECTIONS. A MINIMUM 3-FOOT SEPARATION IS REQUIRED BETWEEN ALL WATER AND FIRE SERVICE TAPS INTO THE MAIN. ALL CONNECTIONS MUST BE MADE AT THE TIME OF THE MEETING. SLC PUBLIC UTILITIES REQUIREMENTS FOR MINIMUM BURY DEPTH (FINAL GRADE TO TOP OF PIPE) IS REQUIRED ON ALL WATER/FIRE LINES UNLESS OTHERWISE APPROVED BY PUBLIC UTILITIES. WATER LINE THRUST BLOCK AND RESTRAINTS ARE AS PER SLC APPROVED DETAIL DRAWINGS AND SPECIFICATIONS. ALL EXPOSED NUTS AND BOLTS WILL BE COATED WITH CHEVRON FM1 GREASE PLUS MINIMUM 8 MIL THICKNESS PLASTIC. PROVIDE STAINLESS STEEL NUTS, BOLTS AND WASHERS FOR HIGH GROUNDWATER/ SATURATED CONDITIONS AT FLANGE FITTINGS, ETC.

ALL WATERLINES INSTALLATIONS AND TESTING TO BE IN ACCORDANCE WITH APWA SECTIONS C501, C501.1, C501.2, C501.3, C501.4, C501.5, C501.6, C501.7, C501.8, C501.9, C501.10, C501.11, C501.12, C501.13, C501.14, C501.15, C501.16, C501.17, C501.18, C501.19, C501.20, C501.21, C501.22, C501.23, C501.24, C501.25, C501.26, C501.27, C501.28, C501.29, C501.30, C501.31, C501.32, C501.33, C501.34, C501.35, C501.36, C501.37, C501.38, C501.39, C501.40, C501.41, C501.42, C501.43, C501.44, C501.45, C501.46, C501.47, C501.48, C501.49, C501.50, C501.51, C501.52, C501.53, C501.54, C501.55, C501.56, C501.57, C501.58, C501.59, C501.60, C501.61, C501.62, C501.63, C501.64, C501.65, C501.66, C501.67, C501.68, C501.69, C501.70, C501.71, C501.72, C501.73, C501.74, C501.75, C50



SCALE: 1" = 20'



GENERAL NOTES:

ALL WORK TO COMPLY WITH GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.

COORDINATE WITH GOVERNING AGENCY PRIOR TO DEMOLITION OF ANY PUBLIC UTILITY

UTILITY TYPE	PROVIDER
WATER	SALT LAKE PUBLIC UTILITIES
STORM	SALT LAKE PUBLIC UTILITIES
COMMUNICATIONS	COMCAST
COMMUNICATIONS	CENTURY LINK
COMMUNICATIONS	INTEGRA
SANITARY SEWER	SALT LAKE PUBLIC UTILITIES
NATURAL GAS	ENBRIDGE UTAH GAS
POWER	ROCKY MOUNTAIN POWER

KEYED NOTES:

DEMOLISH AND/OR REMOVE THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED AND THE

- 1 REMOVE EXISTING FENCE.
 - 2 REMOVE WESTERN EDGE OF CONCRETE DRIVE APPROACH TO WIDEN. SEE C1.01 FOR WIDENED DRIVE APPROACH.
 - 3 EXISTING WATER METERS TO BE REMOVED AND SERVICE TO BE KILLED AT MAIN, PER SALT LAKE CITY PUBLIC UTILITIES' STANDARDS AND SPECIFICATIONS.
-
- 1 PRESERVE AND PROTECT EXISTING ABOVE-GROUND UTILITY STRUCTURE. CONTRACTOR TO TAKE NECESSARY PRECAUTIONS TO PROTECT EXISTING UTILITY FROM DAMAGE DURING CONSTRUCTION.
 - 2 PRESERVE AND PROTECT EXISTING UNDERGROUND UTILITY STRUCTURE. CONTRACTOR TO TAKE NECESSARY PRECAUTIONS TO PROTECT EXISTING UTILITY FROM DAMAGE DURING CONSTRUCTION.
 - 3 PRESERVE AND PROTECT EXISTING UNDERGROUND UTILITY LINE. CONTRACTOR TO TAKE NECESSARY PRECAUTIONS TO PROTECT EXISTING UTILITY FROM DAMAGE DURING CONSTRUCTION.



MARMALADE TOWNHOMES

228 W 600 N
SALT LAKE CITY, UTAH 84103

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PROJECT NO: 25261

DRAWN BY: CBN

CHECKED BY: CCW

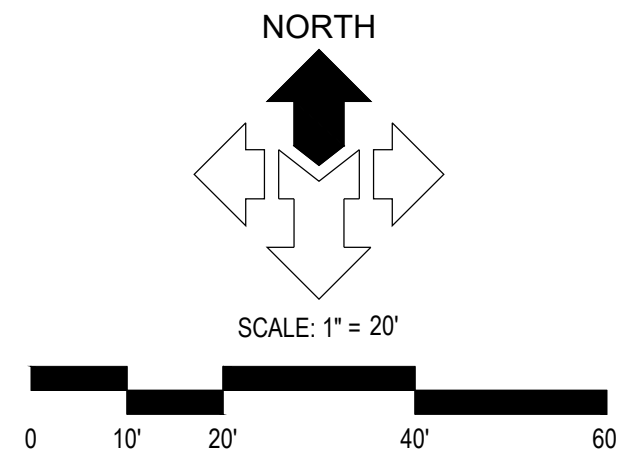
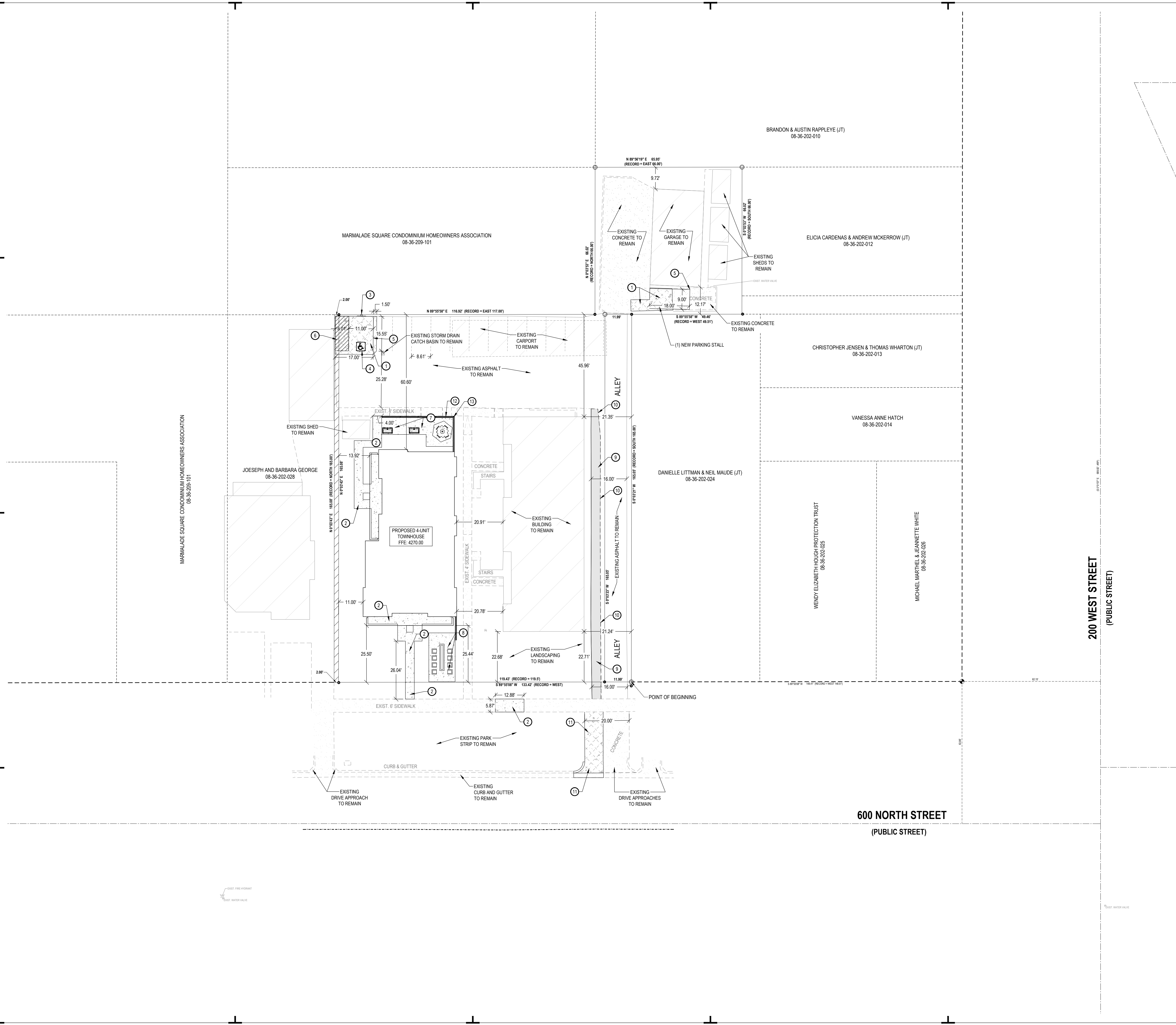
DEMOLITION PLAN

CO.10



NOTICE!

THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION, PROTECTION, AND RESTORATION OF ALL BURIED OR ABOVE GROUND UTILITIES, SHOWN OR NOT SHOWN ON THE PLANS.



DESCRIPTION	AREA	%
HARDSCAPE	8,205 SQFT	34%
LANDSCAPE	9,704 SQFT	40%
BUILDINGS	6,158 SQFT	26%
TOTAL	24,067 SQFT	100%

GENERAL NOTES:
ALL DIMENSIONS ARE TO THE FACE OF CURB, UNLESS OTHERWISE NOTED.

SEE ARCHITECTURAL SITE PLAN FOR ADDITIONAL INFORMATION.

SEE LANDSCAPE PLANS FOR IRRIGATION AND PLANTING.

ALL WORK TO COMPLY WITH GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.

ALL IMPROVEMENTS MUST COMPLY WITH ADA STANDARDS AND RECOMMENDATIONS.

KEY NOTES:

PROVIDE, INSTALL AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED AND THE DETAILS NOTED AND AS SHOWN ON THE CONSTRUCTION DRAWINGS:

(1)		CONCRETE PAVEMENT WITH GRANULAR BASE PER DETAIL 'C-01'. SHEET CS.01.
(2)		CONCRETE SIDEWALK, PER APWA PLAN NO. 231.
(3)		VAN ACCESSIBLE ADA PARKING SIGN. SEE DETAIL 'D4'. SHEET CS.01.
(4)		PAINTED ADA SYMBOL. SEE DETAIL 'D3'. SHEET CS.01.
(5)		4" WIDE SOLID WHITE PARKING STALL STRIPE LINES.
(6)		4" WIDE SOLID WHITE PEDESTRIAN STRIPE LINES.
(7)		BBO AREA. SEE LANDSCAPE AND ARCHITECTS PLANS FOR DETAILS.
(8)		FIRE PIT AREA. SEE LANDSCAPE AND ARCHITECTS PLANS FOR DETAILS.
(9)		STANDARD DUTY ASPHALT PAVEMENT WITH GRANULAR BASE PER DETAIL 'D-1'. SHEET CS.01.
(10)		SAW CUT EXISTING EDGE OF ASPHALT TO CREATE CLEAN EDGE TO PAVE TO.
(11)		CONCRETE OPEN DRIVE APPROACH, PER APWA PLAN NO. 225.
(12)		8-INCH RETAINING WALL. SEE STRUCTURAL PLANS FOR DETAILS.
(13)		HAND RAIL TO BE INSTALLED ON TOP OF RETAINING WALL.

PARKING CALCULATIONS:

REQUIRED STALLS: 18

PROVIDED STALLS: 18



NOTICE!

THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION, PROTECTION, AND RESTORATION OF ALL BURIED OR ABOVE GROUND UTILITIES, SHOWN OR NOT SHOWN ON THE PLANS.

REVISIONS		DESCRIPTION
REV	DATE	
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PROJECT NO: 25261

DRAWN BY: CBN

CHECKED BY: CCW

DATE: 10/27/25

CIVIL SITE PLAN

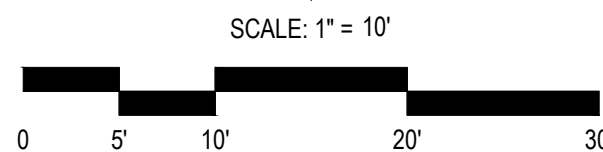
C1.01



MARMALADE TOWNHOMES

**228 W 600 N
SALT LAKE CITY, UTAH 84103**

MCNEIL ENGINEERING
Economic and Sustainable Designs, Professionals You Know and Trust
8610 South Sandy Parkway, Suite 200 Sandy, Utah 84070 801.253.7700 mcneilengineering.com
Civil Engineering • Consulting & Landscape Architecture
Structural Engineering • Land Surveying & HDS



SITE GRADING SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE RECOMMENDATIONS SET FORTH IN THE SOLS REPORT (IF AVAILABLE). THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING AND REPLACING ALL SOFT, YIELDING OR UNSUITABLE MATERIALS AND REPLACING WITH SUITABLE MATERIALS AS SPECIFIED IN THE SOLS REPORT. ALL EXCAVATED OR FILLED AREAS SHALL BE COMPACTED TO 95% OF MODIFIED PROCTOR MAXIMUM DENSITY PER ASTM TEST D-1557 EXCEPT UNDER BUILDING FOUNDATION WHERE IT SHALL BE 96% MIN. OF MAXIMUM DENSITY. MOISTURE CONTENT AT TIME OF PLACEMENT SHALL NOT EXCEED 2% ABOVE NOR 3% BELOW OPTIMUM. CONTRACTOR SHALL SUBMIT A PROPOSED GRADING PLAN, QUALIFIED RESIDENTIAL SOILS ENGINEER. VERIFYING THAT ALL FILLED AREAS AND SUBGRADE AREAS WITHIN THE BUILDING PAD AREA AND AREAS TO BE PAVED, HAVE BEEN COMPACTED IN ACCORDANCE WITH THESE PLANS & SPECS AND THE RECOMMENDATIONS SET FORTH IN THE SOLS REPORT.

THE CONTRACTOR IS TO USE BEST MANAGEMENT PRACTICES FOR PROVIDING EROSION CONTROL FOR CONSTRUCTION OF THIS PROJECT. SPECIFIC DETAILS SHOWN ON SHEET C2.10 SHALL BE USED IN COMBINATION WITH OTHER ACCEPTED LOCAL PRACTICES.

EXISTING UNDERGROUND UTILITIES AND IMPROVEMENTS ARE SHOWN IN THEIR APPROXIMATE LOCATIONS BASED UPON RECORD INFORMATION AVAILABLE AT THE TIME OF PREPARATION OF PLANS. LOCATIONS MAY NOT HAVE BEEN RECORDED OR MAY BE DIFFERENT FROM THE SHOWN LOCATIONS DUE TO INACCURACY OR COMPLETENESS OF THE INFORMATION SHOWN. IT SHALL BE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE EXISTENCE AND LOCATION OF THOSE UTILITIES SHOWN ON THESE PLANS OR INDICATED IN THE FIELD BY LOCATING SERVICES. ANY ADDITIONAL COSTS INCURRED AS A RESULT OF CONTRACTOR'S FAILURE TO VERIFY LOCATIONS OF EXISTING UTILITIES PRIOR TO BEGINNING OF CONSTRUCTION IN THEIR VICINITY SHALL BE BORNE BY THE CONTRACTOR AND ASSUMED INCLUDED IN THE CONTRACT.

CONTRACTOR PRIOR TO FIELD VERIFY BOTH THE VERTICAL AND HORIZONTAL LOCATION OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTING ANY NEW UTILITY LINE OR STRUCTURE. CONTRACTOR TO REPORT ANY DESIGN DISCREPANCIES IN HORIZONTAL OR VERTICAL LOCATIONS TO ENGINEER. NO ADDITIONAL COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR DAMAGE AND/OR REPAIR TO THESE FACILITIES CAUSED BY HIS WORK FORCE, OR FOR ANY WORK HAVING TO BE DONE DUE TO FAILURE TO COMPLY WITH THESE REQUIREMENTS.

CONTRACTOR MUST START AT LOW END OF ALL NEW GRAVITY UTILITY LINES AND WORK UPSTREAM. ALL PROPOSED CONNECTIONS TO EXISTING UTILITY LINES OR STRUCTURES ARE TO BE FIELD VERIFIED FOR BOTH VERTICAL AND HORIZONTAL LOCATION, PRIOR TO CONSTRUCTING ANY NEW UTILITY LINE OR STRUCTURE. NO ADDITIONAL COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR ANY WORK HAVING TO BE DONE DUE TO FAILURE TO COMPLY WITH THESE REQUIREMENTS.

ALL ELEVATIONS SHOWN AT TOP AND BOTTOM OF WALL(S), IF ANY, ARE ELEVATIONS AT FINISH GRADE, UNLESS OTHERWISE NOTED.

PROVIDE, INSTALL AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED AND THE DETAILS NOTED AND AS SHOWN ON THE CONSTRUCTION DRAWINGS:

- ① GRADE SITE TO ELEVATIONS AND CONTOURS SHOWN ON PLAN.
- ② FRENCH DRAIN WITH 12" DIAMETER PERFORATED HDPE STORM DRAIN LINE. SEE DETAIL 'C4', SHEET C5.02.

SEE SHEET C0.01 FOR ADDITIONAL ABBREVIATIONS

- BFE BASEMENT FLOOR AT BOTTOM OF WALL
- BV FINISH GRADE AT BOTTOM OF WALL
- EX OR EXIST EXISTING
- EOA EDGE OF ASPHALT
- EOC EDGE OF CONCRETE
- FFC FINISH FLOOR ELEVATION
- FG FINISH GRADE
- FL FLOW LINE
- GB GRADE BREAK
- HP HIGH POINT
- LP LOW POINT
- NGB NATURAL GROUND
- SDCB STORM DRAIN CATCH BASIN
- SDCO STORM DRAIN OR LEAKOUT BOX
- SDOB STORM DRAIN BASIN
- SDMH STORM DRAIN MANHOLE
- TCB TOP BACK OF CURB
- TOK TOP OF ASPHALT
- TOC TOP OF CONCRETE
- TOG TOP OF GRADE
- TOW TOP OF WALL
- TW FINISH GRADE AT TOP OF WALL
- WW WATERWAY

THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION, PROTECTION, AND RESTORATION OF ALL BURIED OR ABOVE GROUND UTILITIES, SHOWN OR NOT SHOWN ON THE PLANS.

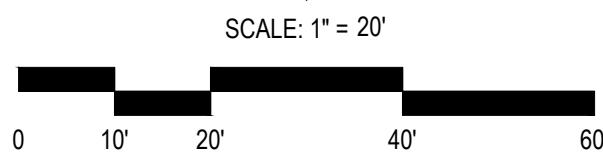


228 W 600 N
SALT LAKE CITY, UTAH 84103

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DATE: 10/27/25

C2.01



CONTRACTOR IS TO COORDINATE ALL SITE UTILITIES WITH PLUMBING DRAWINGS

ALL NEW WATER CONSTRUCTION TO BE DONE IN ACCORDANCE WITH SALT LAKE CITY PUBLIC UTILITIES STANDARDS & SPECIFICATIONS.

ALL NEW SANITARY SEWER CONSTRUCTION TO BE DONE IN ACCORDANCE WITH SALT LAKE CITY PUBLIC UTILITIES STANDARDS & SPECIFICATIONS.

CONTRACTOR SHALL FIELD VERIFY LOCATIONS AND INVERT ELEVATIONS OF EXISTING MANHOLES AND OTHER UTILITIES BEFORE STAKING OR CONSTRUCTING ANY SEWER LINES.

FOUR FEET OF COVER IS REQUIRED OVER ALL SEWER LINES

MAINTAIN A MINIMUM OF 48 INCHES OF COVER ON ALL WATER LINES

CONTRACTOR IS TO COORDINATE LOCATION AND DESIGN OF NEW COMMUNICATION / DATA FACILITIES TO BUILDING WITH UTILITY PROVIDER.

CONTRACTOR IS TO COORDINATE LOCATION AND DESIGN OF NEW NATURAL GAS FACILITIES TO BUILDING WITH DOMINION ENERGY AND MECHANICAL PLANS

LOCATION OF ALL UNDERGROUND UTILITIES SHOWN ARE APPROXIMATE LOCATIONS. CONTRACTOR IS TO VERIFY CONNECTION POINTS WITH EXISTING UTILITIES. CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE CAUSED TO EXISTING UTILITIES AND UTILITY STRUCTURE THAT ARE TO REMAIN.

POWER COMPANY, GAS COMPANY AND COMMUNICATION COMPANIES ARE RESPONSIBLE FOR SUBMITTING DESIGN PLANS AS REQUIRED BY TITLE 14 CHAPTER 32 OF THE REVISED ORDINANCES OF SALT LAKE CITY FOR ALL PROPOSED WORK FOR THEIR RESPECTIVE UTILITY LINES FOR THIS PROJECT IN OR ADJACENT TO THE CITY ROW OR A PUBLIC UTILITIES ROW. PLAN REVIEWS ARE REQUIRED BY THE PUBLIC UTILITIES DEPARTMENT, UTILITY COORDINATOR AND THE CITY ENGINEERING PUBLIC WAY PERMIT PLAN REVIEWER.

UTILITY PROVIDERS

WATER: SALT LAKE CITY PUBLIC UTILITIES
SEWER: SALT LAKE CITY PUBLIC UTILITIES

SEWER: SALT LAKE CITY PUBLIC UTILITIES
NATURAL GAS: DOMINION ENERGY

ELECTRICAL POWER: POWER PRO

TELEPHONE: CENTURY LINK

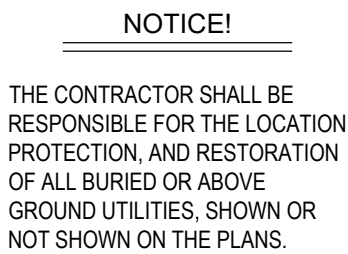
PROVIDE, INSTALL AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED AND THE DETAILS NOTED AND AS SHOWN ON THE CONSTRUCTION DRAWINGS

- ① CONNECT NEW 1-1/2" TYPE 'K' COPPER WATER SERVICE LINE TO EXISTING 12" WATER MAIN INCLUDING CORPORATION VALVE AND VALVE BOX, PER AFWA PLAN NO. 552 ON C5.02.
- ② 1-1/2" WATER SERVICE METER SET, PER AFWA PLANS NO. 522 & 505 ON SHEET C5.02.
- ③ UPSIZE CULINARY WATER LINE TO 2" CTS POLY PIPE 3" PAST METER WATER.
- ④ 4" PVC SDR 35 SANITARY SERVICE LATERAL, INCLUDING ALL FITTINGS, CLEANOUTS AT 50-FOOT MAXIMUM SPACING. SEE SALT LAKE CITY PUBLIC UTILITIES STANDARD PRACTICE #1 FOR TRENCHING. SEE AFWA PLAN NO. 431 FOR CLEANOUTS, DETAILS ON SHEET C5.02.
- ⑤ SANITARY SERVICE CLEANOUT, PER AFWA PLAN NO. 431.

*ALL UTILITY TRENCHES PER SALT LAKE CITY PUBLIC UTILITIES STANDARD PRACTICE #1. SEE
DETAIL ON SHEET C5.01.

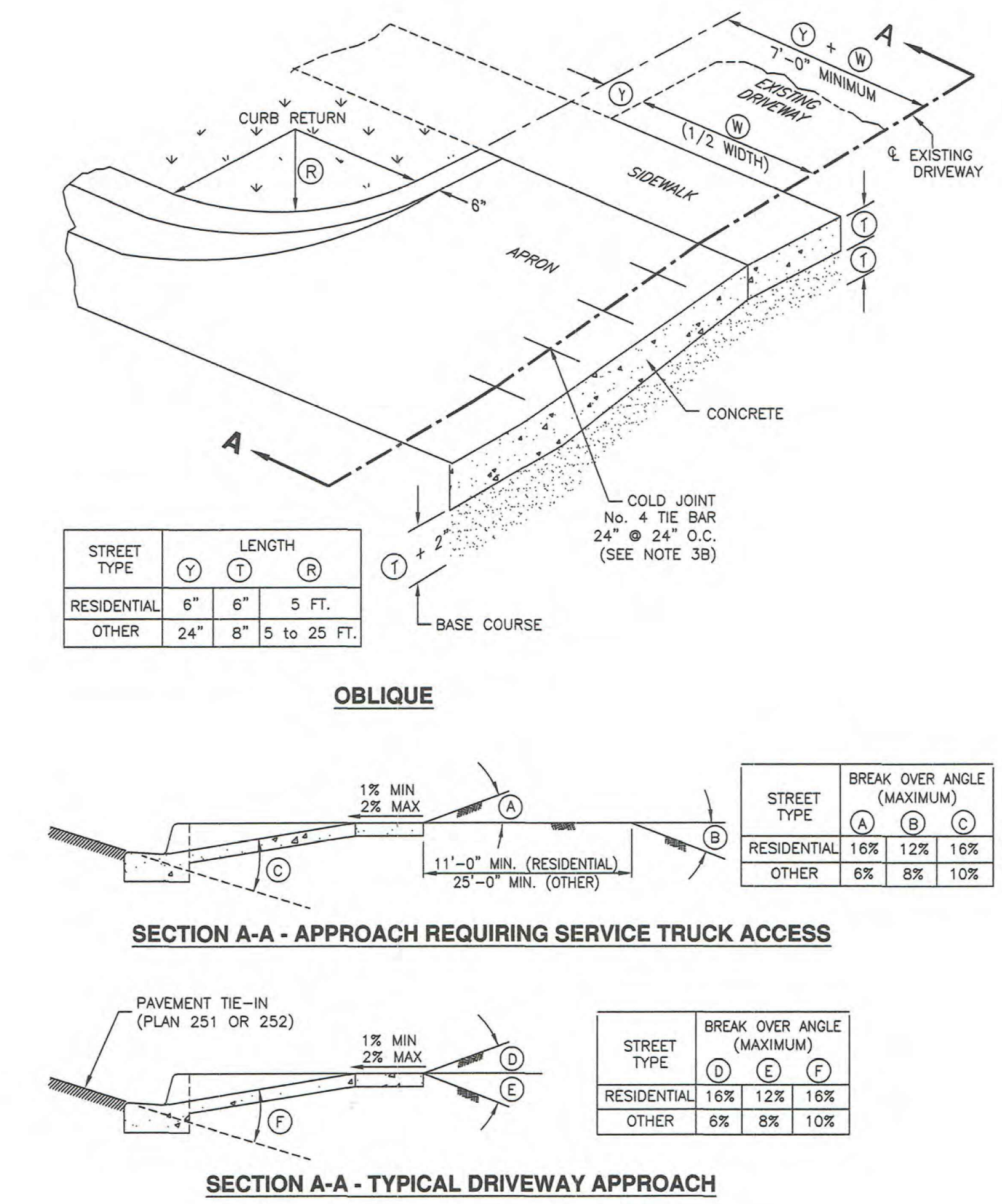
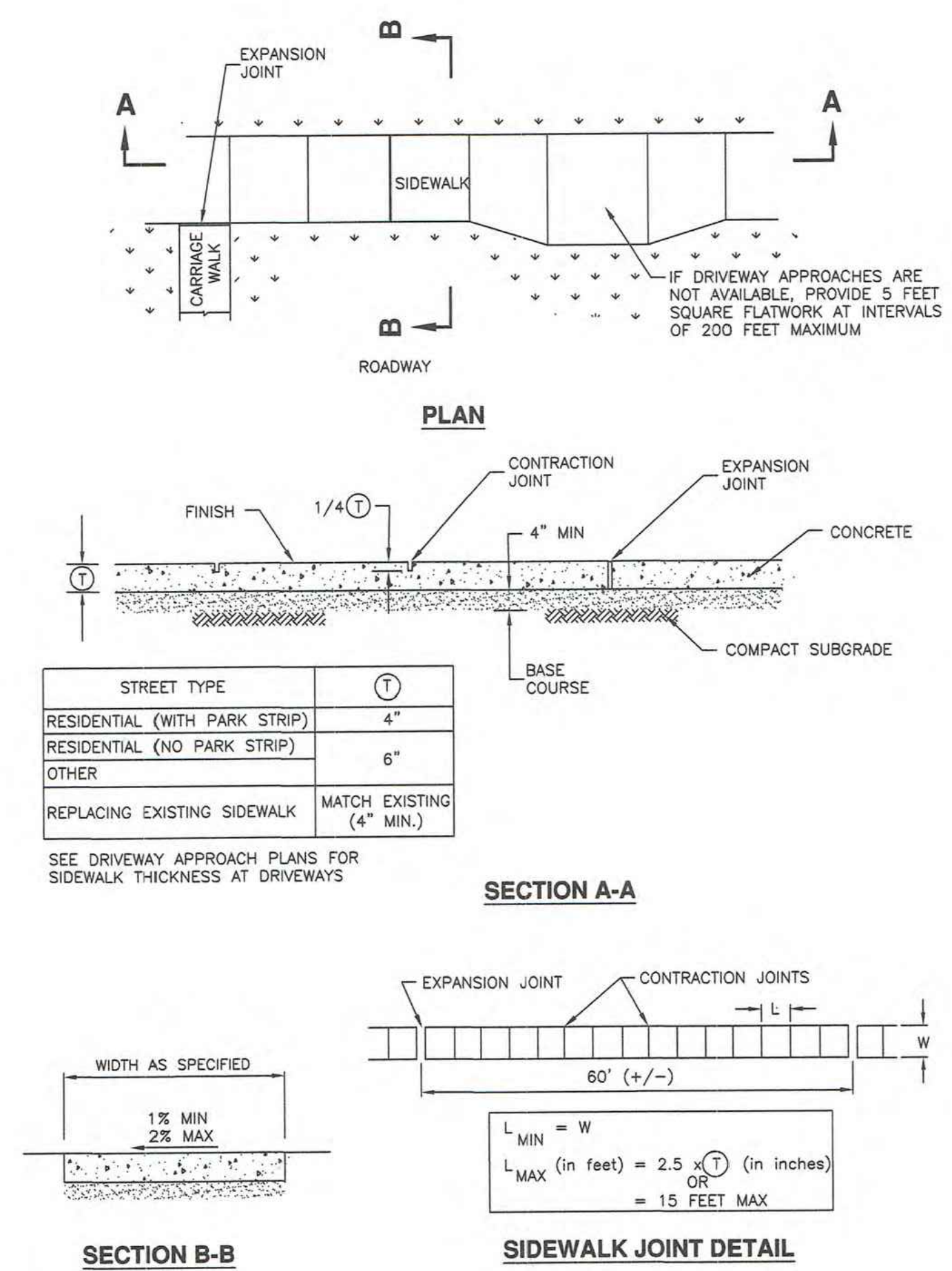
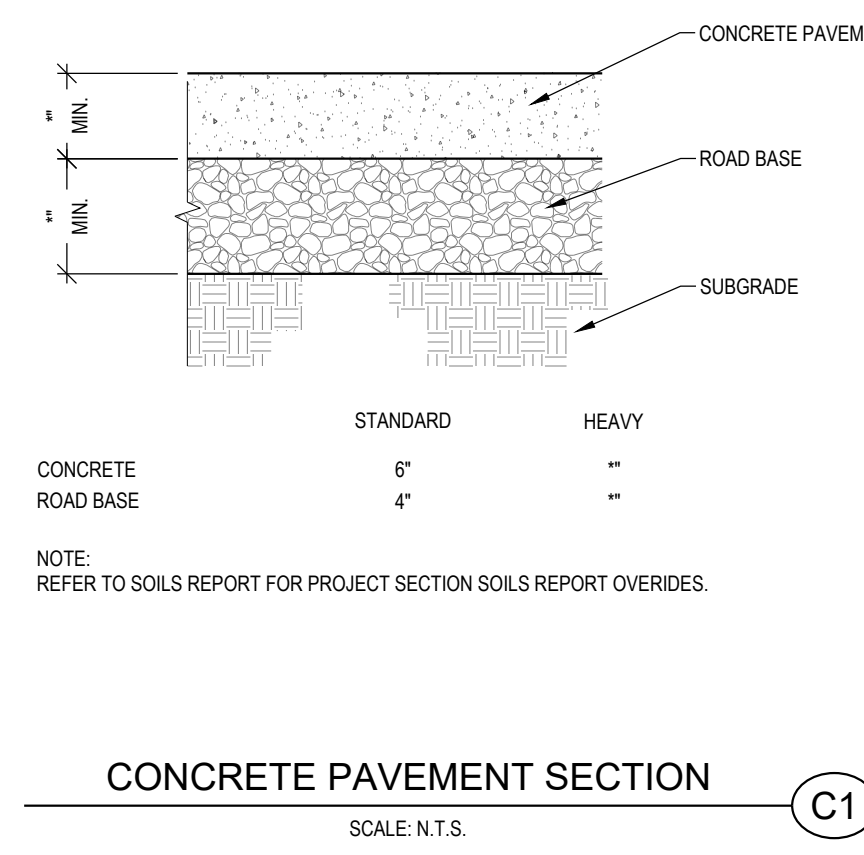
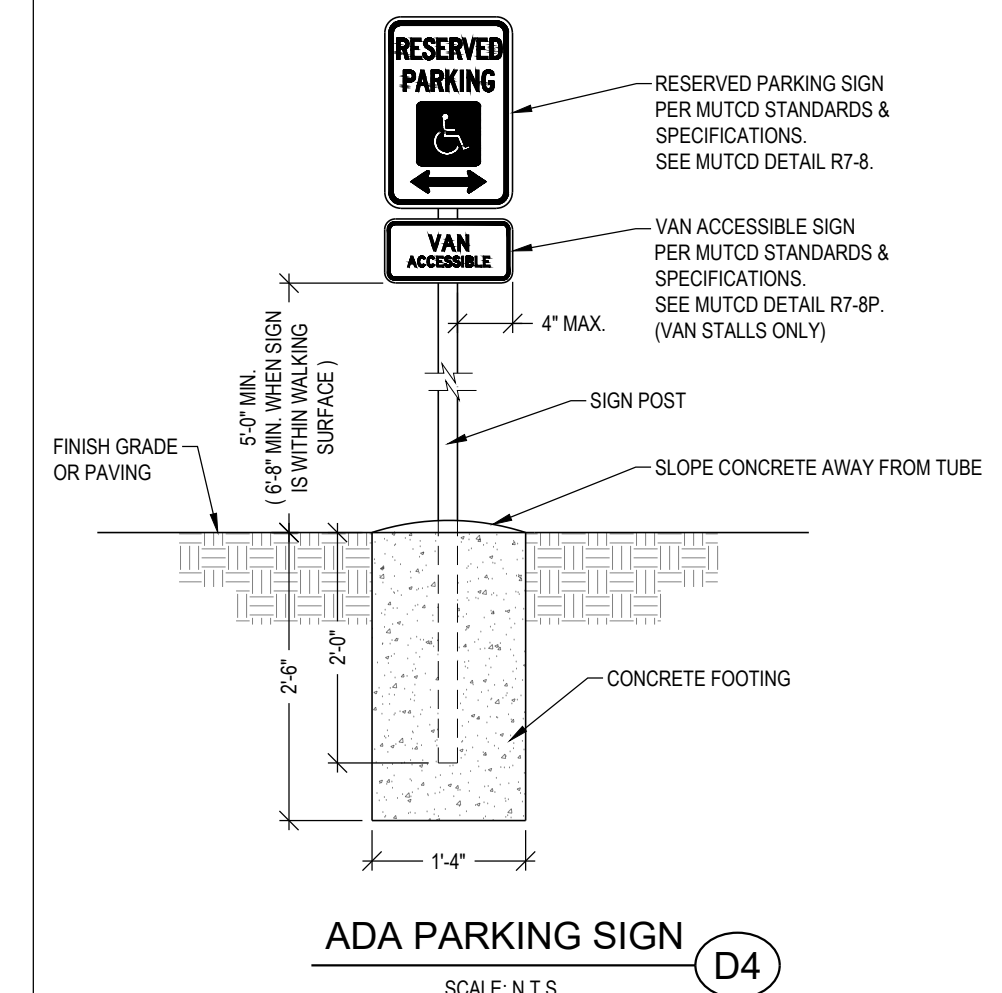
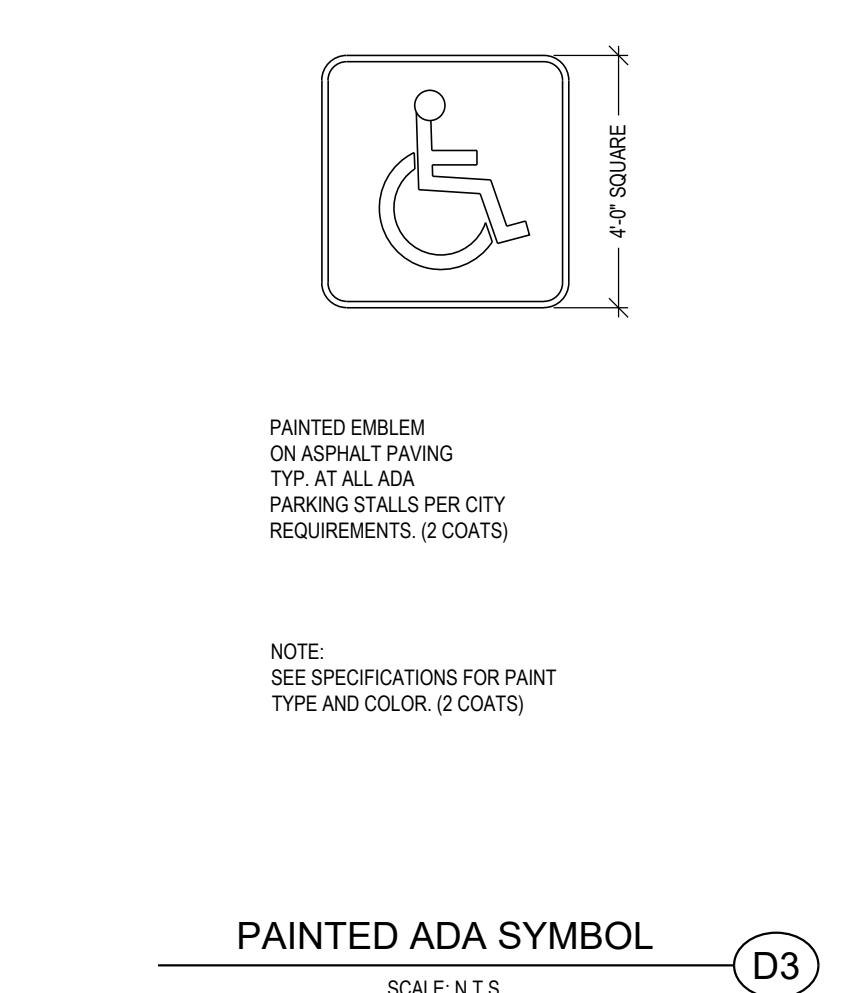
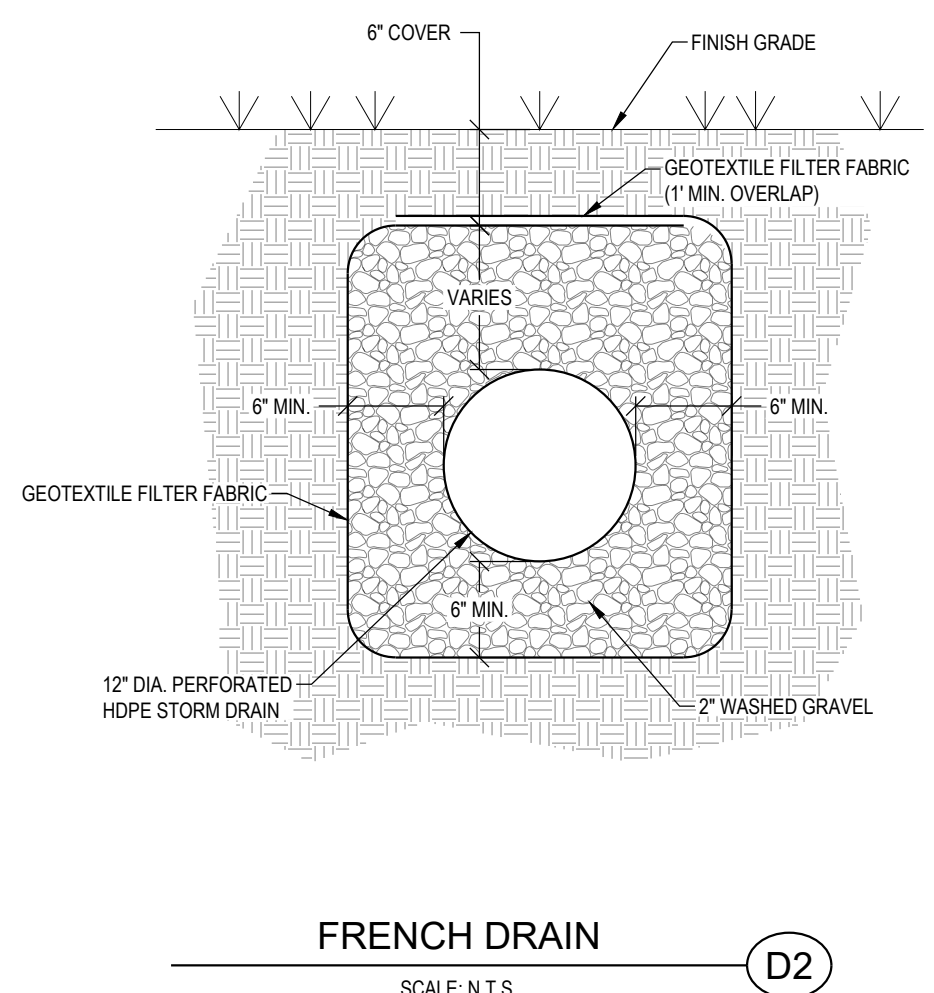
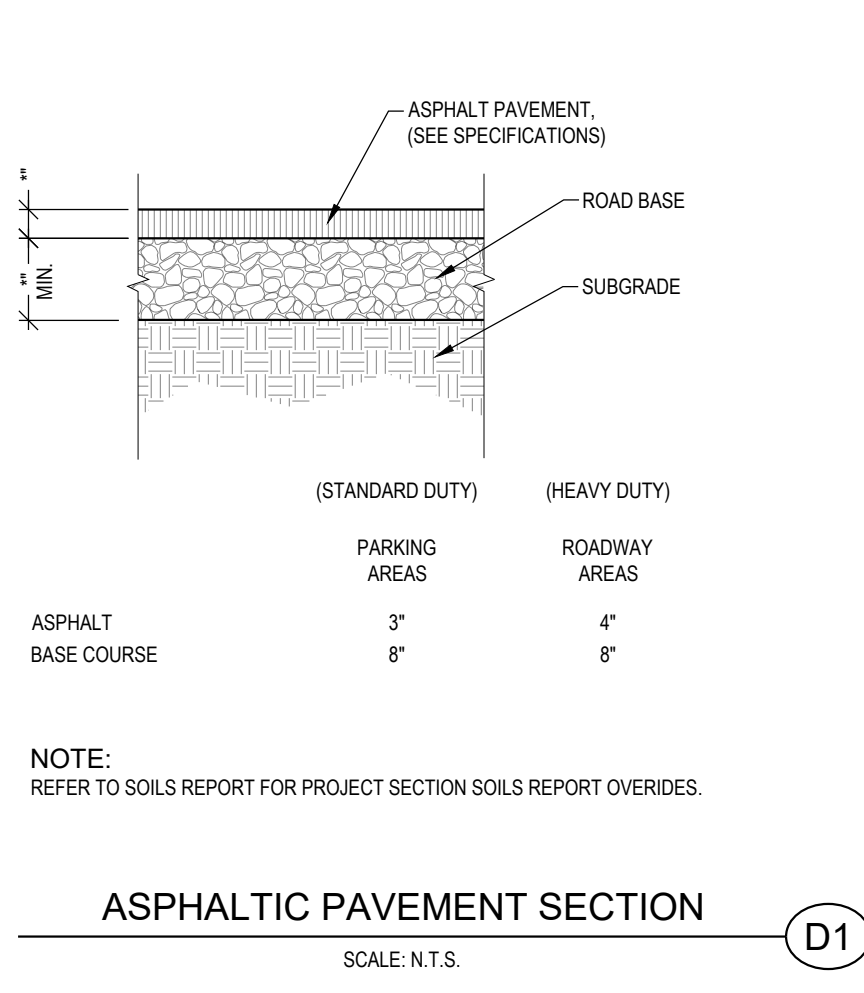
- 1) TPZ: PRIOR TO ANY WORK BEING DONE INSIDE THE TPZ, CONTRACTOR SHALL CONTACT URBAN FORESTRY TO SCHEDULE A SITE VISIT TO REVIEW TREE PRESERVATION PLANS.
- 2) TREE PROTECTION SIGN: FILL IN APPROVED BUILDING PERMIT NUMBER ON THE FRONT SIDE. PRODUCE THIS SIGN ENOUGH TIMES THAT IT CAN BE PLACED ON THE STREET SIDE AND THE PRIVATE PROPERTY SIDE OF EACH TREE IN THE TREE PROTECTION ZONE. PLASTIC LAMINATE THE SIGN WEATHER RESISTANT. PLACE THE SIGN IN THE FILL IN AND LABELLED SIGNS TO THE TREE. PROTECTION FENCING USING ZIP OR TWIST TIES. PLACE SIGNS ON FENCING SO IT IS VISIBLE TO CONSTRUCTION PERSONNEL AND FROM THE STREET. KEEP THE SIGN IN READABLE CONDITION FOR THE ENTIRE DURATION OF THE PROJECT.

TOTAL UNITS = 4
EACH UNIT = 300 GPD
TOTAL SEWER DEMAND = 1,200 GPD



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STANDARD PRACTICE #1
SALT LAKE CITY PUBLIC UTILITY

TO: All contractors doing work for SLCPU
FROM: Charles H. Call, Jr., P.E., Chief Engineer
DATE: January 14, 2010
SUBJECT: Trench Backfill Requirements (APWA Section 33 05 20)

Trench Zone Material
2-inch minus - Granular Backfill Borrow (APWA 31 05 13)
Notes: Material must be free of slag or recycled asphalt.
Material can be 2-inch minus pit run material.

Pipe Zone Material (12" above to 6" below the pipe)
Dry conditions - Grade ¾ UTBC (APWA 32 11 23) ²
Wet conditions - 2" minus sewer rock (APWA 31 05 13) ³
Note: Material must be free of slag or recycled asphalt.

Stabilization Material (starts 6" below pipe)
2" minus sewer rock (APWA 31 05 13)
Note: Material must be free of slag or recycled asphalt.

Table 1 - Pipe zone material and minimum pipe zone width.

Pipe Material	Pipe Zone Material	Min. Pipe Zone Top Width (T _w)
PVC	3/4" minus well graded ²	T _w = OD + 24" ≥ 36"
HDPE-N12	3/4" minus well graded ⁵	T _w = OD + 24" ≥ 36"
DI	3/4" minus well graded ²	T _w = OD + 24" ≥ 36"
Concrete	3/4" minus well graded ²	T _w = OD + 24" ≥ 36"

1. Center pipe in trench.
2. Variations must be approved in advance by Chief Engineer.
3. 2" minus sewer rock can be used in areas below water table when approved in advance by Chief Engineer.
4. Outside diameter of the pipe.
5. 2" minus material not permitted with PVC or HDPE pipe.

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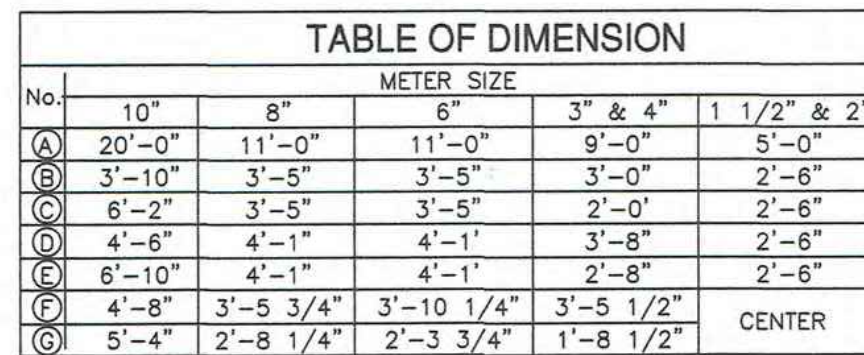
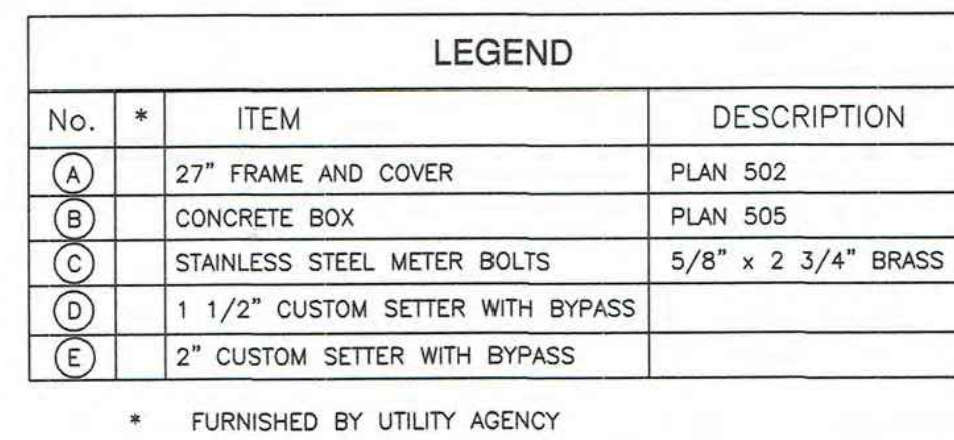
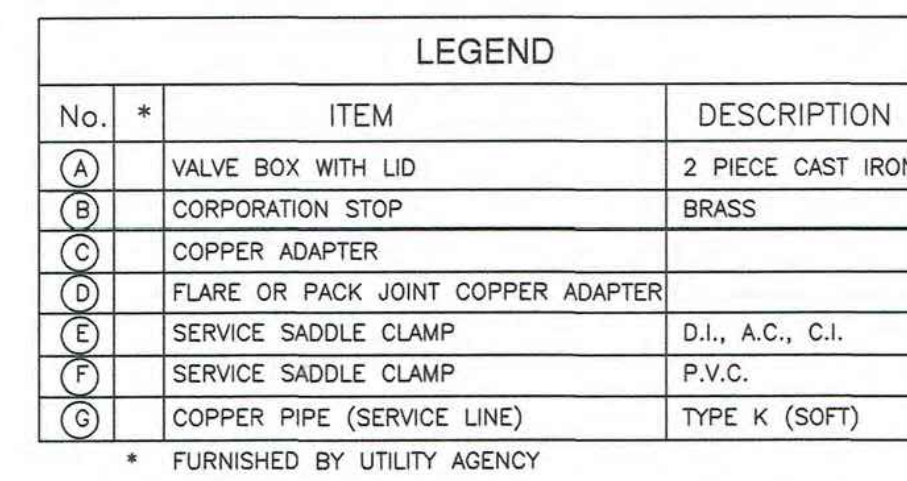
MARMALADE TOWNHOMES
228 W 600 N
SALT LAKE CITY, UTAH 84103

CIVIL DETAILS
C5.01

REVISIONS

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PROJECT NO: 25261
DRAWN BY: CBN
CHECKED BY: CCW
DATE: 10/27/25

Plan
505
August 2001Plan
522
August 2001Plan
552
August 2001

Sewer lateral connection

Plan
431
January 2011

REVISIONS		DESCRIPTION
REV	DATE	
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PROJECT NO:	25261
DRAWN BY:	CBN
CHECKED BY:	CCW
DATE:	10/27/25

MARMALADE TOWNHOMES

228 W 600 N
SALT LAKE CITY, UTAH 84103

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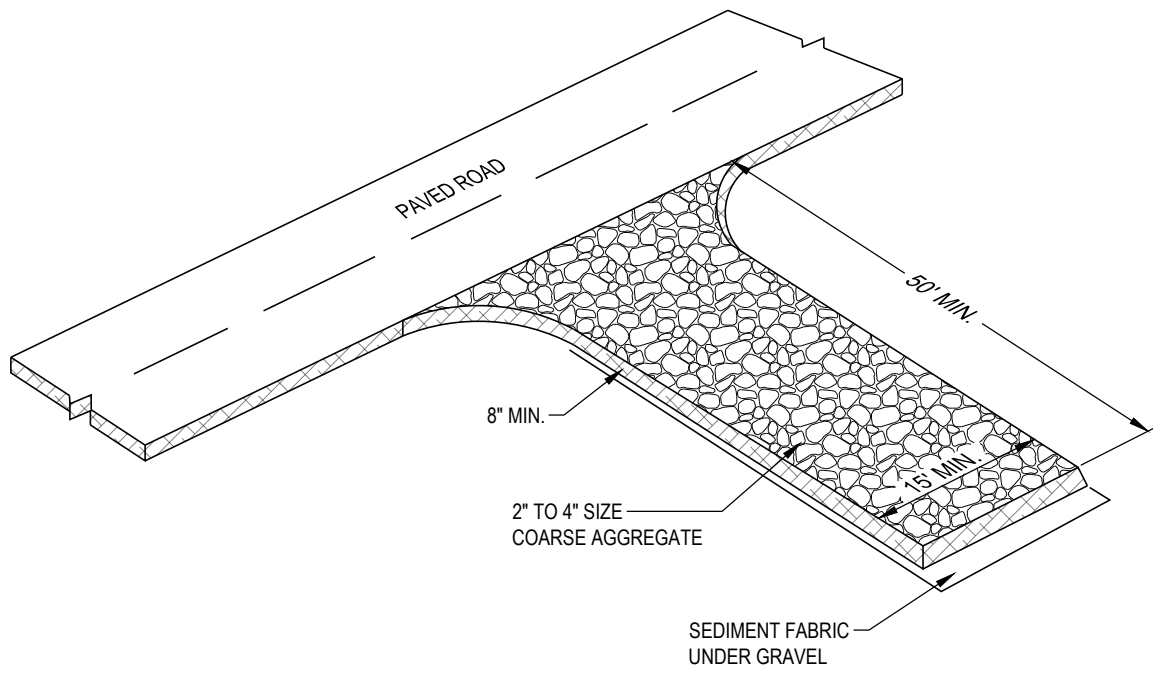
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CIVIL DETAILS

C5.02

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DESCRIPTION:
A STABILIZED PAD OF CRUSHED STONE LOCATED WHERE CONSTRUCTION TRAFFIC ENTERS OR LEAVES THE SITE FROM OR TO PAVED SURFACE.

APPLICATIONS:
AT ANY POINT OF INGRESS OR EGRESS AT A CONSTRUCTION SITE WHERE ADJACENT TRAVELED WAY IS PAVED. GENERALLY APPLIES TO SITES OVER 2 ACRES UNLESS SPECIAL CONDITIONS EXIST.

INSTALLATION/APPLICATION CRITERIA:

- CLEAR GRUB AREA AND GRADE TO PROVIDE MAXIMUM SLOPE OF 2%.
- COMPACT SUB-GRADE AND PLACE FILTER FABRIC IF DESIRED (RECOMMENDED FOR ENTRANCES TO REMAIN FOR MORE THAN 3 MONTHS).
- PLACE COARSE AGGREGATE, 1 TO 2-1/2 INCHES IN SIZE, TO A MINIMUM DEPTH OF 8 INCHES.

LIMITATIONS:

- REQUIRES PERIODIC TOP DRESSING WITH ADDITIONAL STONES.
- SHOULD BE USED IN CONJUNCTION WITH STREET SWEEPINGS ON ADJACENT PUBLIC RIGHT-OF-WAY.

MAINTENANCE:

- INSPECT DAILY FOR LOSS OF GRAVEL OR SEDIMENT BUILDUP.
- INSPECT ADJACENT ROADWAY FOR SEDIMENT DEPOSIT AND CLEAN BY SWEEPING OR SHOVELING.
- REPAIR ENTRANCE AND REPLACE GRAVEL AS REQUIRED TO MAINTAIN CONTROL IN GOOD WORKING CONDITION.
- EXPAND STABILIZED AREA AS REQUIRED TO ACCOMMODATE TRAFFIC AND PREVENT EROSION AT DRIVEWAYS.

- OBJECTIVES**
- HOUSEKEEPING PRACTICES
 - CONTAIN WASTE
 - MINIMIZE DISTURBED AREA
 - STABILIZE DISTURBED AREA
 - PROTECT SLOPES/CHANNELS
 - CONTROL SITE PERIMETER
 - CONTROL INTERNAL EROSION

TARGETED POLLUTANTS

- SEDIMENT
- NUTRIENTS
- TOXIC MATERIALS
- OIL & GREASE
- FLOATABLE MATERIALS
- OTHER WASTE

- IMPLEMENTATION REQUIREMENTS**
- HIGH IMPACT
 - MEDIUM IMPACT
 - LOW OR UNKNOWN IMPACT

IMPLEMENTATION REQUIREMENTS

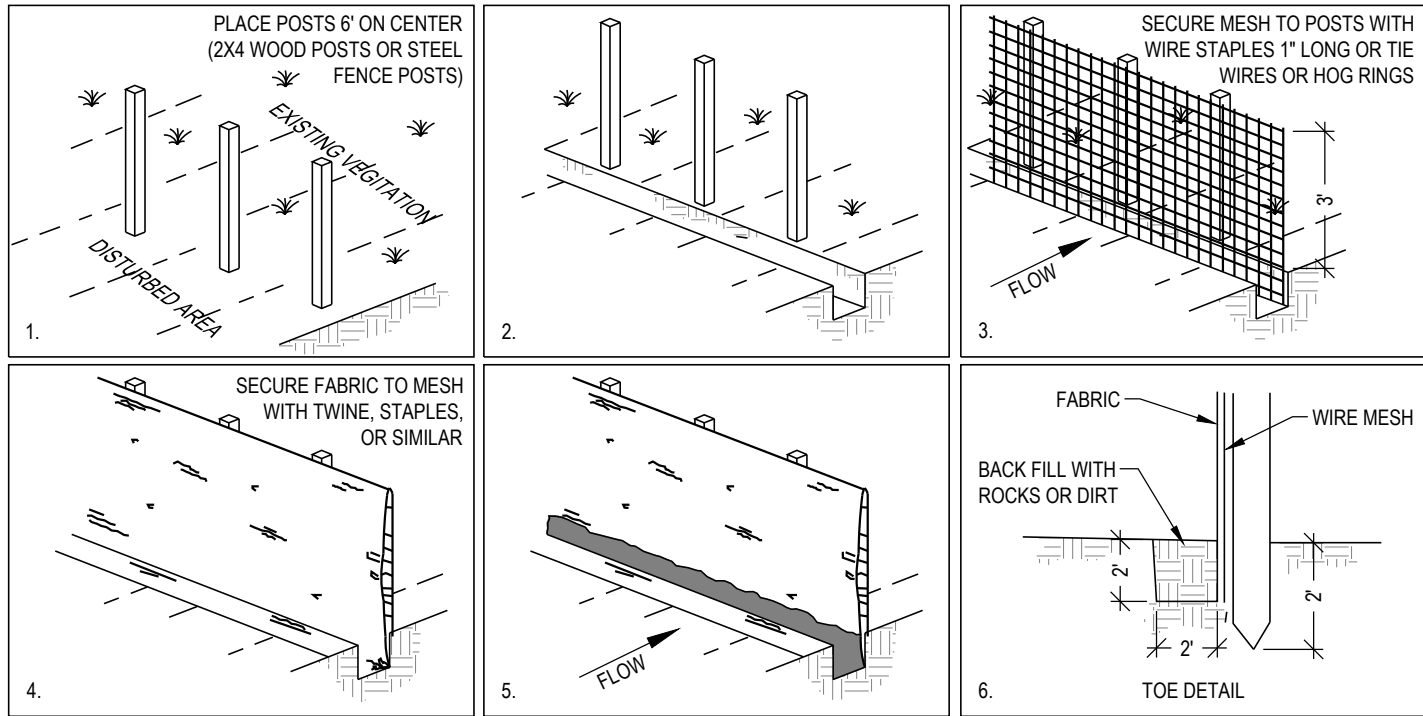
- CAPITAL COSTS
- O & M COSTS
- MAINTENANCE
- TRAINING

- HIGH ■ MEDIUM □ LOW

STABILIZED CONSTRUCTION ENTRANCE

SCALE: N.T.S.

C1



DESCRIPTION:
A TEMPORARY SEDIMENT BARRIER CONSISTING OF ENTRENCHED FILTER FABRIC STRETCHED ACROSS AND SECURED TO SUPPORTING POSTS.

- APPLICATIONS:**
- PERIMETER CONTROL: PLACE BARRIER AT DOWNGRADE LIMITS OF DISTURBANCE.
 - SEDIMENT BARRIER: PLACE BARRIER AT TOE OF SLOPE OR SOIL STOCKPILE.
 - PROTECTION OF EXISTING WATERWAYS: PLACE BARRIER AT TOP OF STREAM BANK
 - INLET PROTECTION: PLACE FENCE SURROUNDING CATCH BASINS

- INSTALLATION/APPLICATION CRITERIA:**
- PLACE POSTS 6 FEET APART ON CENTER ALONG CONTOUR (OR USE PRE-ASSEMBLED UNIT) AND DRIVE 2 FEET MINIMUM INTO GROUND. EXCAVATE AN ANCHOR TRENCH IMMEDIATELY UPGRADIENT OF POSTS
 - SECURE WIRE MESH (1/4 GAGE MIN. WITH 6 INCH OPENINGS) TO UPSLOPE SIDE OF POSTS. ATTACH WITH HEAVY DUTY 1 INCH LONG WIRE STAPLES, TIE WIRES OR HOG RINGS.
 - CUT FABRIC TO REQUIRED WIDTH, UNROLL ALONG LENGTH OF BARRIER AND DRAPE OVER BARRIER. SECURE FABRIC TO MESH WITH TWINE, STAPLES, OR SIMILAR, WITH TRAILING EDGE EXTENDING INTO ANCHOR TRENCH.
 - BACKFILL OVER FILTER FABRIC TO ANCHOR.

- LIMITATIONS:**
- RECOMMENDED MAXIMUM DRAINAGE AREA OF 0.5 ACRE PER 100 FEET OF FENCE.
 - RECOMMENDED MAXIMUM UPGRADIENT SLOPE LENGTH OF 150 FEET.
 - RECOMMENDED MAXIMUM UPHILL GRADE OF 2:1 (50%).
 - RECOMMENDED MAXIMUM FLOW RATE OF 0.5 CFS.
 - PONDING SHOULD NOT BE ALLOWED BEHIND FENCE.

- MAINTENANCE:**
- INSPECT IMMEDIATELY AFTER ANY RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL.
 - LOOK FOR RUNOFF BYPASSING ENDS OF BARRIERS OR UNDERCUTTING BARRIERS. REPAIR OR REPLACE DAMAGED AREAS OF THE BARRIER AND REMOVE ACCUMULATED SEDIMENT.
 - REANCHOR FENCE AS NECESSARY TO PREVENT SHORTCUTTING.
 - REMOVE ACCUMULATED SEDIMENT WHEN IT REACHES 1/2 THE HEIGHT OF THE FENCE.

- OBJECTIVES**
- HOUSEKEEPING PRACTICES
 - CONTAIN WASTE
 - MINIMIZE DISTURBED AREA
 - STABILIZE DISTURBED AREA
 - PROTECT SLOPES/CHANNELS
 - CONTROL SITE PERIMETER
 - CONTROL INTERNAL EROSION

TARGETED POLLUTANTS

- SEDIMENT
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- OIL & GREASE
- FLOATABLE MATERIALS
- OTHER WASTE

- IMPLEMENTATION REQUIREMENTS**
- HIGH IMPACT
 - MEDIUM IMPACT
 - LOW OR UNKNOWN IMPACT

IMPLEMENTATION REQUIREMENTS

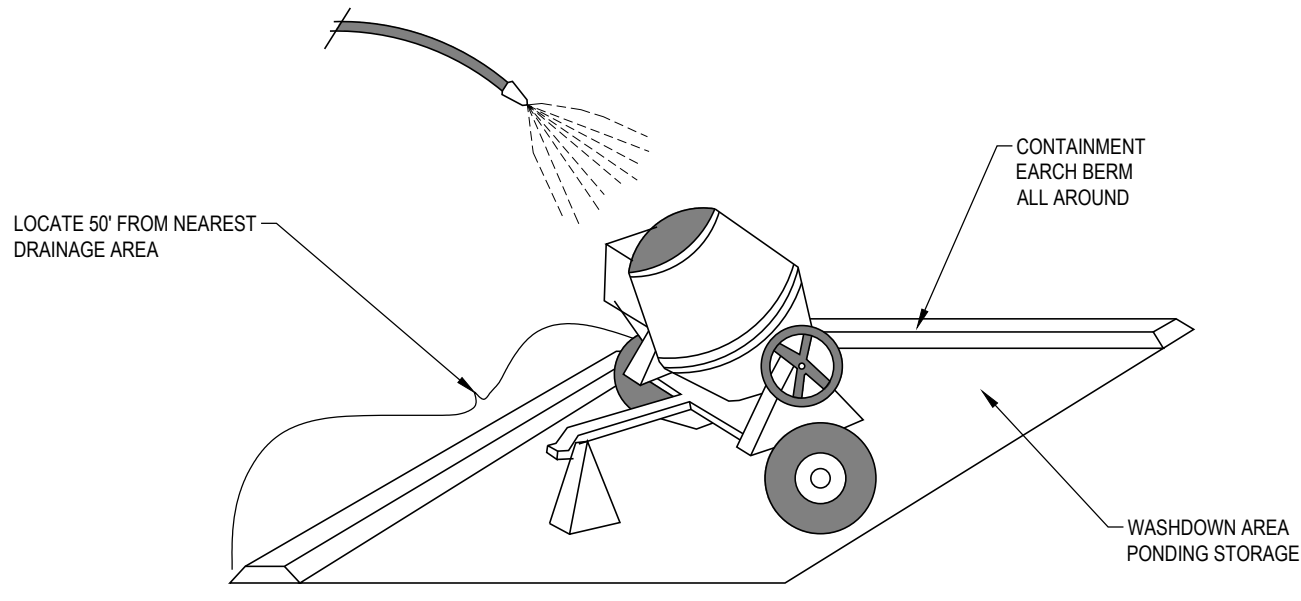
- CAPITAL COSTS
- O & M COSTS
- MAINTENANCE
- TRAINING

- HIGH ■ MEDIUM □ LOW

SILT FENCE

SCALE: N.T.S.

C3



- OBJECTIVES**
- HOUSEKEEPING PRACTICES
 - CONTAIN WASTE
 - MINIMIZE DISTURBED AREA
 - STABILIZE DISTURBED AREA
 - PROTECT SLOPES/CHANNELS
 - CONTROL SITE PERIMETER
 - CONTROL INTERNAL EROSION

TARGETED POLLUTANTS

- SEDIMENT
- NUTRIENTS
- TOXIC MATERIALS
- OIL & GREASE
- FLOATABLE MATERIALS
- OTHER WASTE

- IMPLEMENTATION REQUIREMENTS**
- HIGH IMPACT
 - MEDIUM IMPACT
 - LOW OR UNKNOWN IMPACT

IMPLEMENTATION REQUIREMENTS

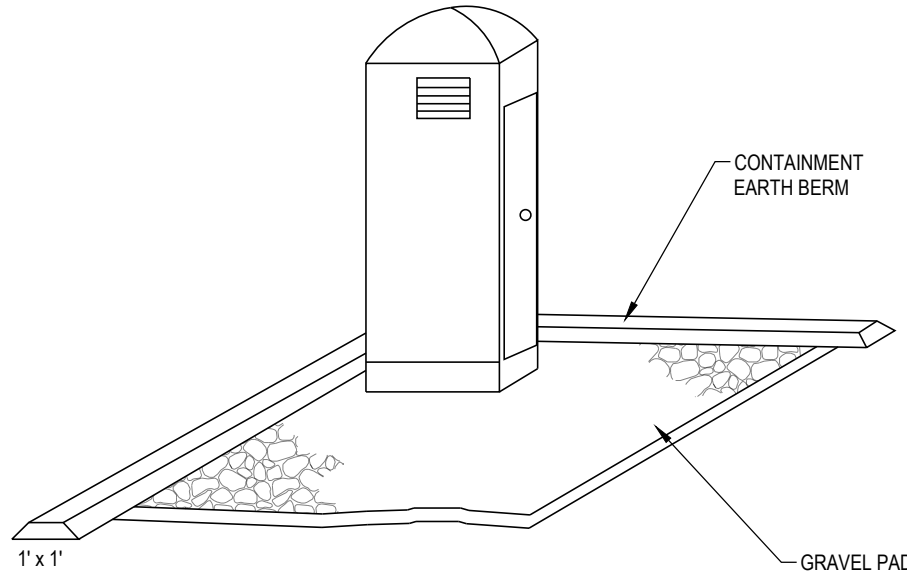
- CAPITAL COSTS
- O & M COSTS
- MAINTENANCE
- TRAINING

- HIGH ■ MEDIUM □ LOW

CONCRETE WASTE MANAGEMENT

SCALE: N.T.S.

A3



DESCRIPTION:
TEMPORARY ON-SITE SANITARY FACILITIES FOR CONSTRUCTION PERSONNEL.

- APPLICATIONS:**
- ALL SITES WITH NO PERMANENT SANITARY FACILITIES OR WHERE PERMANENT FACILITY IS TO FAR FROM ACTIVITIES.

- INSTALLATION/APPLICATION CRITERIA:**
- LOCATE PORTABLE TOILETS IN CONVENIENT LOCATIONS THROUGHOUT THE SITE.
 - PREPARE LEVEL, GRAVEL SURFACE AND PROVIDE CLEAR ACCESS TO THE TOILETS FOR SERVICING AND FOR ON-SITE PERSONNEL.
 - CONSTRUCT EARTH BERM PERIMETER (SEE EARTH BERM BARRIER INFORMATION SHEET), CONTROL FOR SPILL/PROTECTION LEAK.

- LIMITATIONS:**
- NO LIMITATIONS

- MAINTENANCE:**
- PORTABLE TOILETS SHOULD BE MAINTAINED IN GOOD WORKING ORDER BY LICENSED SERVICE WITH DAILY OBSERVATION FOR LEAK DETECTION.
 - REGULAR WASTE COLLECTION SHOULD BE ARRANGED WITH LICENSED SERVICE.
 - ALL WASTE SHOULD BE DEPOSITED IN SANITARY SEWER SYSTEM FOR TREATMENT WITH APPROPRIATE AGENCY APPROVAL.

- OBJECTIVES**
- HOUSEKEEPING PRACTICES
 - CONTAIN WASTE
 - MINIMIZE DISTURBED AREA
 - STABILIZE DISTURBED AREA
 - PROTECT SLOPES/CHANNELS
 - CONTROL SITE PERIMETER
 - CONTROL INTERNAL EROSION

TARGETED POLLUTANTS

- SEDIMENT
- NUTRIENTS
- TOXIC MATERIALS
- OIL & GREASE
- FLOATABLE MATERIALS
- OTHER WASTE

- IMPLEMENTATION REQUIREMENTS**
- HIGH IMPACT
 - MEDIUM IMPACT
 - LOW OR UNKNOWN IMPACT

IMPLEMENTATION REQUIREMENTS

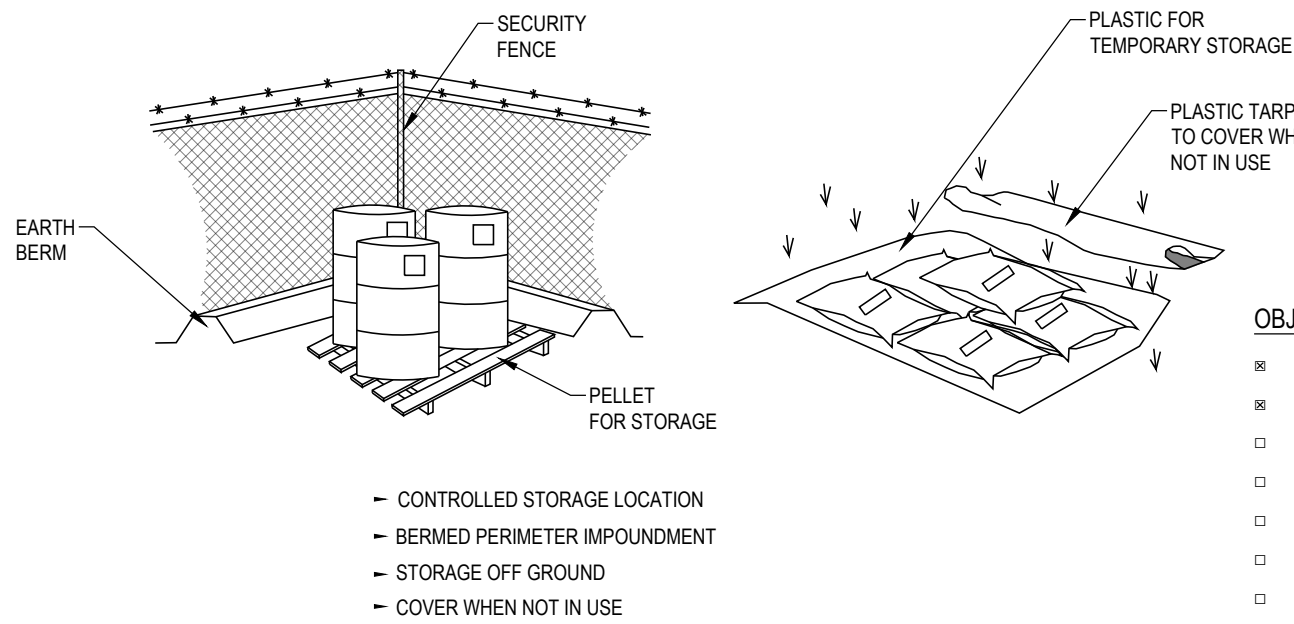
- CAPITAL COSTS
- O & M COSTS
- MAINTENANCE
- TRAINING

- HIGH ■ MEDIUM □ LOW

PORTABLE TOILETS

SCALE: N.T.S.

C5



- OBJECTIVES**
- HOUSEKEEPING PRACTICES
 - CONTAIN WASTE
 - MINIMIZE DISTURBED AREA
 - STABILIZE DISTURBED AREA
 - PROTECT SLOPES/CHANNELS
 - CONTROL SITE PERIMETER
 - CONTROL INTERNAL EROSION

TARGETED POLLUTANTS

- SEDIMENT
- NUTRIENTS
- TOXIC MATERIALS
- OIL & GREASE
- FLOATABLE MATERIALS
- OTHER WASTE

- IMPLEMENTATION REQUIREMENTS**
- HIGH IMPACT
 - MEDIUM IMPACT
 - LOW OR UNKNOWN IMPACT

IMPLEMENTATION REQUIREMENTS

- CAPITAL COSTS
- O & M COSTS
- MAINTENANCE
- TRAINING

- HIGH ■ MEDIUM □ LOW

MATERIALS STORAGE

SCALE: N.T.S.

A5

REVISIONS

REV	DATE	DESCRIPTION

PROJECT NO: 25261

DRAWN BY: CBN

CHECKED BY: CCW

DATE: 10/27/25

EROSION DETAILS



ARCHITECTURAL WALL COATINGS

*HDP™ Water-Repellent Coating / Weatherlastic™ Smooth / Demandit® Advantage
Demandit® Sanded / Demandit® Smooth / Tuscan Glaze™ / Weatherlastic™ HB*





Architectural Wall Coatings Designed to Beautify and Protect Your Structures

Dryvit® and Tremco offer a complete family of architectural wall coatings designed to meet any performance, application, aesthetic or budget requirement.

Address efflorescence, chalking, peeling, cracking or flaking.

Minimize the effects of water intrusion, mildew, mold, and dirt pickup.

Transform your aesthetic with eye-catching finish options — from modern to classic.

The Tremco Construction Products Group Advantage

Dryvit and Tremco are now part of Tremco Construction Products Group (CPG). A structure built with products from Tremco CPG companies means more for everyone – more satisfied contractors, more comfortable occupants or tenants, and more efficient structures and cost-effective operation for owners:



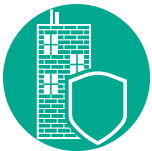
Faster Construction Time

Dryvit and Tremco products can reduce production time and speed up in-field application to reduce construction schedules.



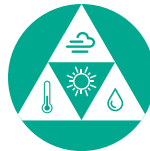
Any Look You Want

A wide range of colors and finishes like brick, granite, metals, stucco and more provide maximum flexibility in your façade aesthetic.



Stronger and More Resilient

Our systems are designed for maximum durability, many with service lives far surpassing that of competing systems.



Proven, Tested Compatibility

Products provide maximum protection from air, moisture and thermal infiltration — and are performance tested in our one-of-a-kind Sustainable Building Solutions Test Facility.



Cost Effective for the Long Term

A broad range of products can fit most project budgets — but our energy-efficiency and maintenance solutions can also help you ensure cost-effective ownership and operation for the long term.

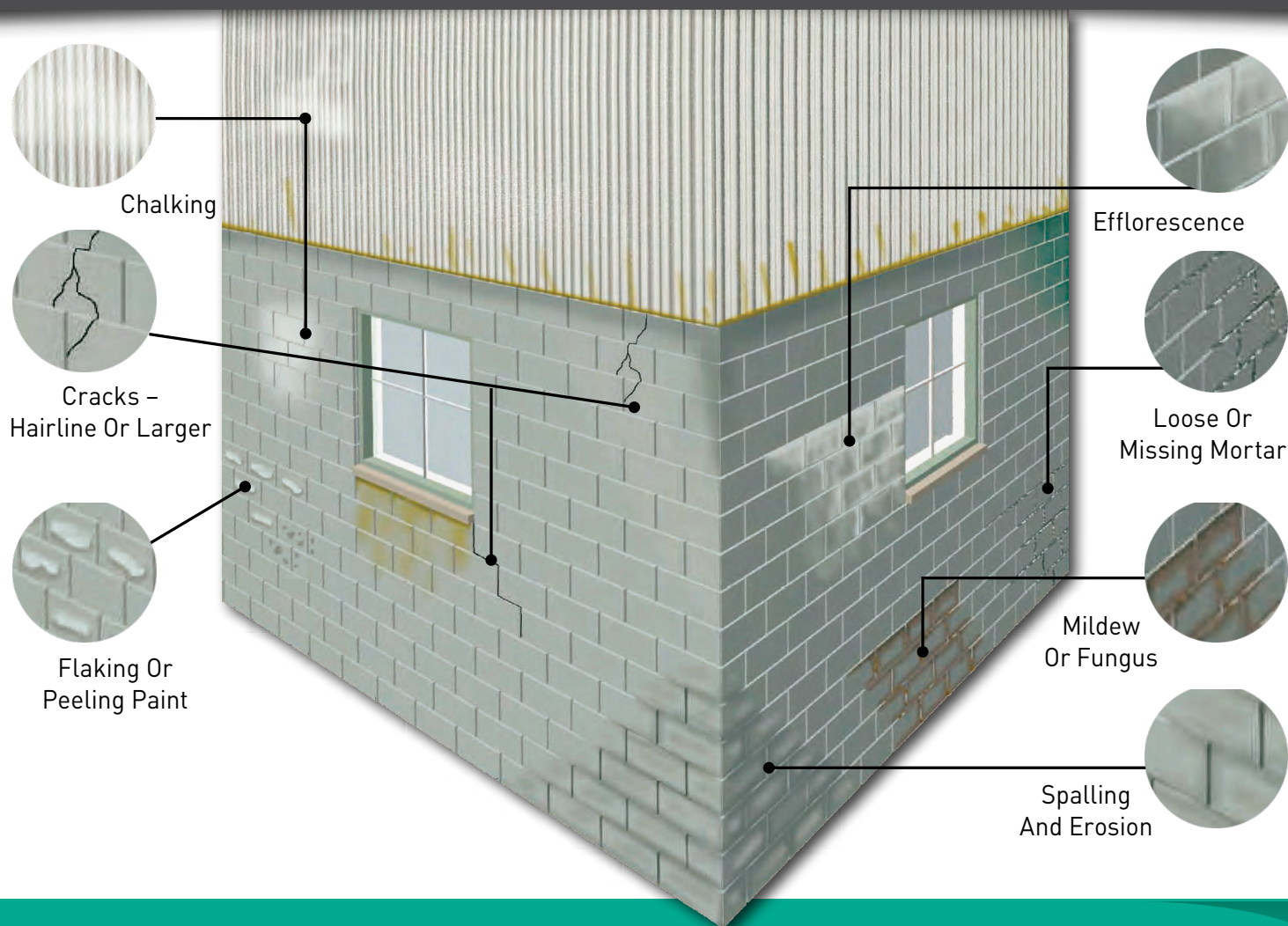


One Point of Contact

Our products and systems are backed by industry-leading warranties — all from a single point of contact. We can also help with everything from asset management to diagnostics to installer training.

The Symptoms (and Consequences) of Failing Exteriors

Rain, wind, snow, ultraviolet rays, and ineffective detailing will all take their toll on structures over time. Exterior deterioration eventually leads to even greater problems if not addressed. Unprotected exteriors and failing joints allow moisture intrusion and a multitude of other concerns, including — but not limited to — facade degradation, mold and mildew.



Dryvit and Tremco Solutions

Because of our industry-unique relationship, Dryvit and Tremco have the solutions to ensure compatible, tested systems from the foundation to the roof:

- Exterior Insulation Finishing Systems (EIFS)
- Flashing, Air and Vapor Barrier Systems
- Pre-Compressed Foam Expansion Joint Products
- Sealants, Adhesives and Pre-Formed Transition Assemblies
- Insulated Concrete Form (ICF) Systems
- Commercial Glazing Sealants, Tapes and Extrusions



HDP™ WATER-REPELLENT COATING

HDP™ Water-Repellent Coating is 100% acrylic, has excellent water-repellent properties and is available in standard colors as well as custom colors. HDP Water-Repellent Coating is formulated to resist mold and mildew growth (PMR) and is hydrophobic, resulting in less dirt pick-up and a cleaner wall.

Without HDP technology, water droplets hit an exterior wall, flatten and cling to the surface until evaporation occurs. Frequently these same water droplets contain atmospheric dirt and contaminants, which can create an environment conducive to the growth of microbes such as mold and mildew — which are unsightly and, if not removed, can potentially harm almost any exterior surface.

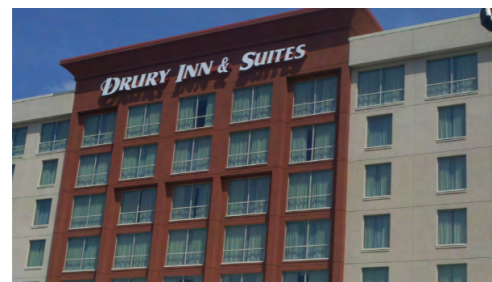
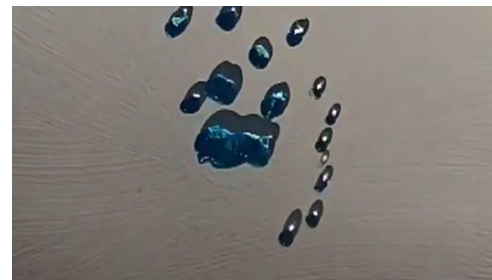
Dryvit HDP Coatings utilize both state-of-the-art silicone technology and fractal geometry to enable wall surfaces to repel water — allowing them to dry faster and slow the accumulation of dirt and other contaminants.

Features & Benefits

- Hydrophobic chemistry repels water and takes dirt with it
- Ideal for both new construction and renovation
- Resists mold and mildew growth

Common Applications

HDP Water-Repellent Coating is used to coat acrylic based textured finishes, masonry, stucco, wood, or primed metal.



After pressure washing the entire building below, HDP Coating was applied to only the left portion of the building. Five years later, it is still clean while the right side — without HDP Coating — shows the wear from normal environmental conditions.



WEATHERLASTIC® SMOOTH

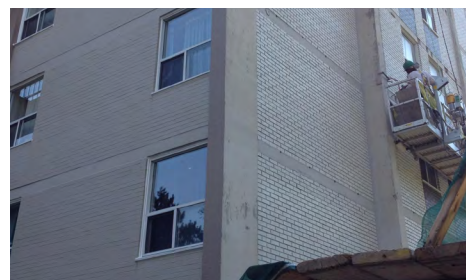
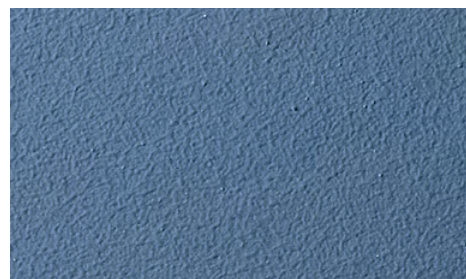
Weatherlastic® Smooth is a water-based elastomeric wall coating. It is easily applied with an airless spray or roller. Weatherlastic Smooth is based upon a 100% acrylic, copolymer elastomeric resin, which provides excellent elongation and flexibility at low temperatures. The coating resists mildew growth and dirt pickup and is highly chalk-resistant.

Features & Benefits

- Elastomeric formulation bridges hairline cracks
- Dirt Pickup Resistance (DPR) means walls stay cleaner longer
- Mildew-resistant
- Plasticizer-free, and with low temperature flexibility for maximum crack-resistance

Common Applications

Weatherlastic Smooth is recommended as a waterproof coating on properly prepared concrete, masonry, EIFS and stucco substrates.



DEMANDIT® ADVANTAGE

Demandit® Advantage is a 100% acrylic high-performance coating with a satin sheen finish, and employs StratoTone™ colorant technology. Demandit Advantage is offered in all standard, as well as custom colors, offers excellent stain resistance and contains the most effective ingredients available to resist mold and mildew growth (PMR) on the surface of the coating.

Features & Benefits

- High level of acrylic resin for maximum stain resistance
- StratoTone pigments provide increased fade resistance
- DPR/PMR chemistry resists dirt-pickup, mold and mildew
- Vapor-permeable: will not trap moisture vapor
- Cleans quickly and easily with only water

Common Applications

Demandit Advantage is equally suited for new construction or renovations to recoat, protect and redecorate EIFS, primed concrete, masonry, stucco, wood and metal.



DEMANDIT® SMOOTH

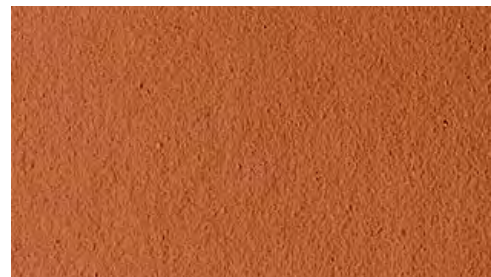
Demandit® Smooth is a 100% acrylic coating, which is offered in a variety of standard and custom colors. Demandit Smooth contains the most effective ingredients available to help resist mold and mildew growth (PMR).

Features & Benefits

- 100% acrylic formulation extends the life of re-coated surfaces
- DPR/PMR chemistry is resistant to dirt-pickup, mold and mildew
- Vapor-permeable: will not trap moisture vapor
- Can be applied by brush, trowel, or sprayer
- Cleans quickly and easily with only water

Common Applications

Demandit Smooth is a durable coating, which may be used to change the color of an existing Dryvit or other acrylic-textured finish. It can also be used to protect and decorate concrete, masonry, stucco, wood, primed metal and more.



DEMANDIT® SANDED

Demandit® Sanded is a 100% acrylic coating, which is offered in a variety of standard and custom colors. Demandit Sanded contains the most effective ingredients available to help resist mold and mildew growth (PMR).

Features & Benefits

- 100% acrylic formulation extends the life of re-coated surfaces
- DPR/PMR chemistry is resistant to dirt-pickup, mold and mildew
- Vapor-permeable: will not trap moisture vapor
- Can be applied by brush, trowel, or sprayer
- Cleans quickly and easily with only water

Common Applications

Demandit Sanded is a durable coating, which may be used to change the color of an existing Dryvit or other acrylic-textured finish. It can also be used to protect and decorate concrete, masonry, stucco, wood, primed metal and more.



TUSCAN GLAZE®

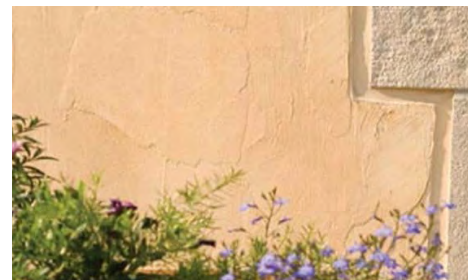
Tuscan Glaze® is used as an antique stain to simulate century-old plaster, and was designed to obtain a faux or “mottled” appearance on Dryvit finishes. Tuscan Glaze works best when applied over fine aggregate finishes, such as Freestyle®, Limestone™ and Weatherlastic® Adobe. It is available in 12 standard colors.

Features & Benefits

- Can be applied over many textures for a fully-customizable look
- 12 standard colors ensure consistency
- 100% acrylic formula is easy to use and apply

Common Applications

While Tuscan Glaze is often used in residential applications, it has also been successfully used on commercial projects, especially in the retail, hospitality and entertainment industries in which uniqueness and specific architectural appearance are highly-valued.



WEATHERLASTIC® HB

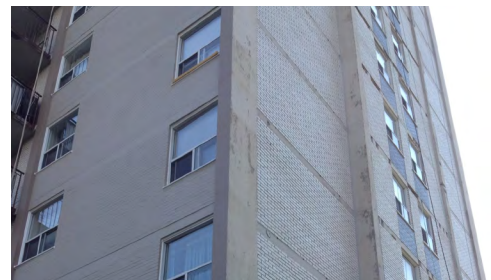
Weatherlastic HB is a high-build, fiber-reinforced, water-based, acrylic wall coating formulated to provide a tough, durable, flexible, and breathable film protection for concrete and masonry surfaces. Weatherlastic HB can be applied in a single coat up to 32 wet mils and can be used to bridge cracks.

Features & Benefits

- Resists the effects of water and weather, making it an ideal coating for long-lasting waterproofing protection
- Fiber reinforced for added strength and durability
- Bridges hairline cracks
- Resists the growth of mold and fungus
- VOC compliant @ <100 g/L

Common Applications

- Concrete, cast-in-place or pre-cast CMU
- Previously painted masonry
- Brick and stone
- EIFS
- Stucco
- Metal and PVC *(with primer)*



DYMONIC® 100

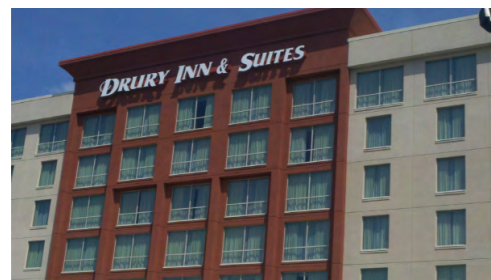
Dymonic® 100 is a high-performance, high-movement, single-component, medium-modulus, low-VOC, UV-stable, non-sag polyurethane sealant. It is a durable, flexible sealant that offers excellent performance in moving joints and exhibits tenacious adhesion once fully cured.

Features & Benefits

- Can adhere to damp or green concrete and has a skin time of 2 hr with a tack-free time of 6 to 8 hr to significantly reduce dirt attraction.
- Movement capability of +100/-50% in typical field conditions, is low VOC, paintable, jet fuel-resistant, and will not crack, craze or yellow under extreme UV exposure
- Suitable for water immersion and will not out gas

Common Applications

- Expansion and control joints,
- Precast concrete panel joints
- Window, door & panel perimeter caulking
- Aluminum, masonry and vinyl siding



POWER of ONE

One Building Envelope. One Warranty.
One Powerful System Delivering
Unmatched Protection.

Why a Single Source Matters

Why risk cobbling together the envelope with materials from dozens of different suppliers, when you can choose a Tremco Construction Products Group (CPG) building envelope — designed and tested to work as one continuous system and warranted together in a single document? That's one warranty document handed over to building owners at the completion of any project, and one call if a problem ever arises.

That means fewer call-backs. And access to a range of technologies that will speed construction, simplify installation and lengthen the construction season. In the unlikely event of product defect, we will also cover associated labor costs to make the necessary repair.

Systems & Services Covered Under a Single Warranty

- Air & Vapor Barriers
- Cladding
- Glazing Systems
- Insulated Concrete Forms
- Sealants & Adhesives
- Traffic Coatings
- Waterproofing



BUILDING ENVELOPE WARRANTY

Comprehensive Protection for Your Building Envelope

WARRANTY NUMBER: [Issuer Identifier/Project Number]-[Warranty Number]

PROJECT NAME & ADDRESS:		CONSTRUCTION MANAGER:	
OWNER:		GENERAL CONTRACTOR:	
ARCHITECT/ ENGINEER:		AGGREGATE MATERIAL PURCHASE VALUE:	
ISSUER (THE "COMPANY"):	[List all manufacturers/ sellers of Products listed in the Exhibit. For example, Tremco Incorporated, Dryvit Systems, Inc., The Euclid Chemical Company, etc.]	DATE OF PROJECT SUBSTANTIAL COMPLETION:	

WHAT IS WARRANTED AND WHAT WILL THE COMPANY DO?

Subject to the terms, conditions, and limitations stated in this warranty, the products (the "Products") will be free from manufacturing defect at the time of purchase, will remain in a watertight condition and will perform as warranted in the manner specified for the stated term(s) measured from the Date of Project Substantial Completion, all as outlined on the attached Exhibit. The Exhibit is an integral part of this warranty.

THE COMPANY WILL SUPPLY LABOR AND MATERIALS TO REPAIR OR REPLACE ANY PRODUCTS THAT DO NOT PERFORM AS WARRANTED HEREUNDER. The Company will determine in its sole discretion the appropriate scope and method of repair or replacement to remedy any condition covered by this warranty.

The total liability of the Company over the life of this warranty shall not in any event exceed the aggregate dollar value of the original cost of the Products specified in the attached Exhibit.

The term of this warranty may be extended for an additional 2 years with involvement on the project of a Company-approved, third-party consultant ("Consultant") engaged by the Owner or its authorized representative, at the Owner's sole expense. Inspection reports generated by the Consultant shall be made available to the Company and the Owner. All deficiencies identified by the Consultant in the inspection reports must be addressed and corrected in accordance with the project specifications, good waterproofing practices generally accepted in the industry, and the Company's published application instructions. Written confirmation that all deficiencies have been addressed and corrected must be



Page 1 of 4



"One family of companies, by one contractor. It just really makes our life easier — and it makes our projects better."

**500 Pacific Ave.
Bremerton, Washington**

Dryvit Air Barriers and Prefabricated Panels
Tremco Traffic Coatings and Sealants



Scan or click to see
the full case study



Part of Tremco Construction Products Group

Dryvit | 3735 Green Road | Beachwood, OH 44122 | US: 401.822.4100 | dryvit.com

Tremco | 3735 Green Road | Beachwood, OH 44122 | US: 800.852.9068 | CAN: 800.363.3213 | tremcosealants.com

Tremco Construction Products Group (CPG) brings together Tremco CPG Inc. and its Dryvit and Nudura brands; Willseal; Prebuck LLC; Tremco Barrier Solutions, Inc.; Weatherproofing Technologies, Inc. and its Pure Air Control Services and Canam Building Envelope Specialists offerings; and Weatherproofing Technologies Canada, Inc.

Tremco®, Dymonic®, Dryvit®, Weatherlastic®, Damandit®, and Tuscan Glaze® are registered trademarks of Tremco CPG Inc.
Use of the ® symbol indicates registration with the US Patent & Trademark Office and the Canadian Intellectual Property Office.



Construction Products Group

tremcocpg.com

RESTORE & PROTECT YOUR PROJECTS WITH DRYVIT'S ARCHITECTURAL FINISHES



Where full exterior insulation and finish systems (EIFS) are not needed or desired, Dryvit® also offers a full line of durable, 100% acrylic finishes ideal for a wide range of interior and exterior surfaces, with options to meet any performance, aesthetic or budget requirement.

Available in a wide variety of bold, fade-resistant colors and textures, Demandit® and Weatherlastic® architectural finish solutions also contain advanced technologies to inhibit mold and mildew growth, resist dirt pickup, and waterproof surfaces for long-lasting beauty and performance.

Dryvit architectural coatings are also equally-suited for new construction or renovations — recoating, protecting and redecorating EIFS, primed concrete, masonry, stucco, wood, metal and more.

ALL DRYVIT ARCHITECTURAL FINISHES FEATURE:



Dirt Pickup
Resistance



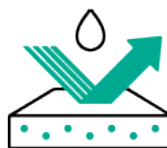
Easy
Application



Mold
Resistance



UV / Fade
Resistance



Waterproof
Performance



Wide Color
Selection



Crack-
Bridging



FINISH SOLUTIONS FOR ANY APPLICATION:



Demandit® Advantage

- Satin Sheen Finish
- 100% Acrylic Extends Life
- Vapor-Permeable: Won't Trap Moisture
- Easy to Clean



Demandit® Smooth

- Smooth, Texture-Free Finish
- 100% Acrylic Extends Life
- Vapor-Permeable: Won't Trap Moisture
- Easy to Clean



Demandit® Sanded

- Textured Finish
- 100% Acrylic Extends Life
- Vapor-Permeable: Won't Trap Moisture
- Easy to Clean



Weatherlastic® HB

- High-Build, Fiber-Reinforced Finish
- Maximum-Strength Elastomeric
- 100% Acrylic
- Low-Temp Flexibility to Resist Cracks



Weatherlastic® Smooth

- Smooth, Texture-Free Finish
- Water-Based, Elastomeric
- 100% Acrylic
- Low-Temp Flexibility to Resist Cracks



Weatherlastic® Textured

- Multiple Textured Finish Options
- Water-Based, Elastomeric
- 100% Acrylic
- Low-Temp Flexibility to Resist Cracks

STRATOTONE™ PIGMENT TECHNOLOGY ENSURES BOLD, FADE-RESISTANT COLOR — BACKED BY A LEADING WARRANTY

Bright, bold, fade-resistant textured finishes and coatings are easily achieved with StratoTone colorants from Dryvit. As is commonly known across many industries, designing with expressive color has been limited by the low UV-resistance of many commercial pigment systems. StratoTone raises the bar of color science to a whole new level of stability and color brightness, and does so with virtually no VOC or APEO content.

Features & Benefits of StratoTone:

- High-Performance Colorants Resist Fading Longer
- Environmentally Friendly: No VOCs or APEO
- Ideal for Bright, Bold Colors
- Lasting Colors can be Applied with Confidence
- Available in a Wide Variety of Colors
- 250+ Standard Dryvit Colors Backed by 10-Year Warranty
- Custom Colors Backed by a 5-Year Warranty



dryvit.com | 800.556.7752



ESSENTIAL

MARVIN ESSENTIAL™ COLLECTION



THE MARVIN PORTFOLIO

The Marvin portfolio consists of five product lines organized into three distinct collections defined by the degree of design detail and customization opportunities.

Marvin windows and doors offer exceptional performance, energy efficiency, low maintenance, and quality you can see, feel, and touch to help bring your vision to life.



ULTIMATE

Most extensive selection of features, options, and product types



MODERN

Design flexibility in a purely modern aesthetic available exclusively at Marvin Modern dealers



COASTLINE

Custom windows and doors for high velocity hurricane zones in the coastal Southeast



ELEVATE

Wide range of options and product types



ESSENTIAL

Curated options and product types

MARVIN SIGNATURE® COLLECTION			MARVIN ELEVATE® COLLECTION		MARVIN ESSENTIAL™ COLLECTION
INTERIORS	WOOD 6 species options + custom 2 painted or primed options 6 stains + clear coat	EXTRUDED ALUMINUM 5 color options	EXTRUDED ALUMINUM 6 solid colors, 4 woodgrain finishes	WOOD Bare pine, painted Designer Black, painted White, or clear coat	FIBERGLASS 4 color options
EXTERIORS	EXTRUDED ALUMINUM 19 colors + custom OR WOOD 3 species + custom	FIBERGLASS 5 color options	EXTRUDED ALUMINUM 6 solid colors, 4 woodgrain finishes	FIBERGLASS 6 color options	FIBERGLASS 6 color options
SIZING	Standard + custom sizing for replacement, remodeling, or new construction	Custom sizing for remodeling or new construction	Custom sizing for replacement, remodeling, or new construction	Standard + custom sizing for replacement, remodeling, or new construction	Standard + custom sizing for replacement, remodeling, or new construction
HARDWARE	Extensive selection including Marvin Gallery Hardware	Minimalist hardware for modern design aesthetic	Available in multiple styles, sizes, and finishes to complement the window + door aesthetics	Available in 6 finish options with 2 door handle styles	Available in 6 finish options with 1 door handle style
COASTAL + WATERFRONT	Hurricane Impact Zones 3 and 4, + PG 50 Products		All products rated for High Velocity Hurricane Zone (IZ4)	Hurricane Impact Zone 3, + PG 50 Products	

Marvin Essential collection

DESIGN AND PERFORMANCE
MADE EASIER

Characterized by clean lines, powerful performance, and streamlined options, the Marvin Essential collection makes it easier to achieve design and quality. The Essential collection features durable Ultrex® fiberglass interiors and exteriors, making it virtually maintenance free.

About Us

At Marvin, we're driven to imagine and create better ways of living, helping people feel happier and healthier inside their homes. We believe that our work isn't just about designing better windows and doors—it's about opening new possibilities for the people who use them.



Casement, Picture, and Awning windows in Ebony



Direct Glaze windows in Ebony

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WHY MATERIALS MATTER

THE MARVIN MATERIALS DIFFERENCE: ULTREX® FIBERGLASS

Choosing the right materials for windows and doors is important when it comes to long-term appearance and performance. Ultrex, an innovative fiberglass material pioneered by Marvin over 25 years ago, was one of the first premium composites on the market. However, not all composites are created equal.

Some companies use materials with fundamentally different properties and performance values to produce a composite material. Ultrex is different. High-density woven fibers bound by a thermally set resin makes Ultrex more resistant to pressure and temperature than vinyl-based composites. With such different materials grouped in the composites category, it is essential to know what sets them apart.



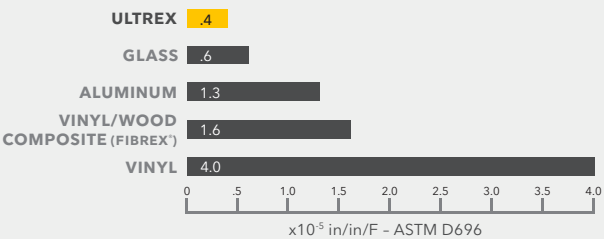
TEMPERATURES MAY FLUCTUATE, BUT ULTREX® FIBERGLASS WON'T

Ultrex expands and contracts at virtually the same rate as glass, so it works with glass rather than against it. This means seals aren't as prone to leaking, and windows aren't subjected to sagging issues like other composites.

This is especially true when compared to vinyl, which can distort in extreme heat and crack in fluctuating temperatures. Ultrex resists distortion even at temperatures up to 285°F. Rapid temperature change doesn't phase Ultrex. From -30°F to 70°F, a 6-foot stile changes less than 1/32 inch in length.

EXPANSION MEASUREMENT

Ultrex expands and contracts at virtually the same rate as glass.

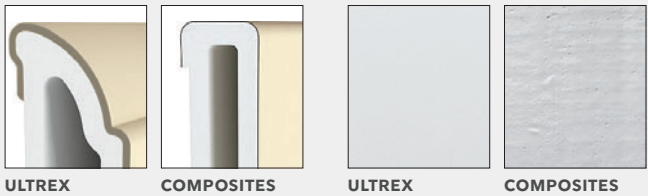


INDUSTRY'S BEST FIBERGLASS FINISH FOR LASTING BEAUTY

Ultrex is the first and only fiberglass finish to be verified to AAMA's 624 voluntary finish specifications for fiber-reinforced thermoset profiles (fiberglass).

Windows and doors made with Ultrex resist scratches, dings, and marring more than vinyl. Our proprietary, mechanically bonded acrylic finish is up to three times thicker than painted competitive finishes, and it resists UV degradation up to five times longer than vinyl—even on dark colors.

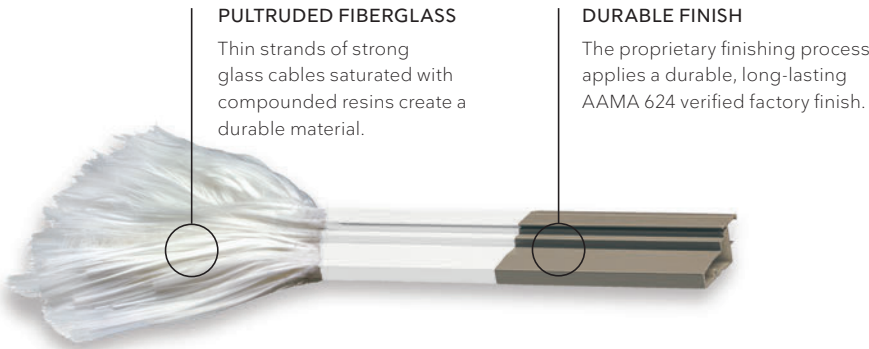
ACRYLIC CAP



STRENGTH AND STABILITY OF ULTREX

Ultrex pultruded fiberglass has a tensile strength 8x stronger than vinyl and 3x stronger than non-fiberglass vinyl/wood composites. Windows and doors made with Ultrex bend and flex less, resist cracking and separating, and stand up better to everyday wear and tear.

The exceptional strength and stability of Ultrex eases installation and establishes a secure, long-lasting fit that stays square and true year after year.



Double Hung windows in Stone White

COOLER IN SUMMER, WARMER IN WINTER

TOP RATED ENERGY EFFICIENCY

The National Fenestration Rating Council (NFRC) defines energy performance ratings for the entire window and door industry. It rates:

- **U-factor:** How well a window keeps heat inside a building.
- **Solar heat gain:** A window's ability to block warming caused by sunlight.
- **Visible light transmittance:** How much light gets through a product.
- **Air leakage:** Heat loss and gain by air infiltration through cracks in the window assembly.

Ultrrex® fiberglass is 500 times less conductive than roll-form aluminum, similar to wood and PVC. It provides an insulated barrier against extreme weather temperatures, keeping homes comfortable and reducing heating and cooling costs.

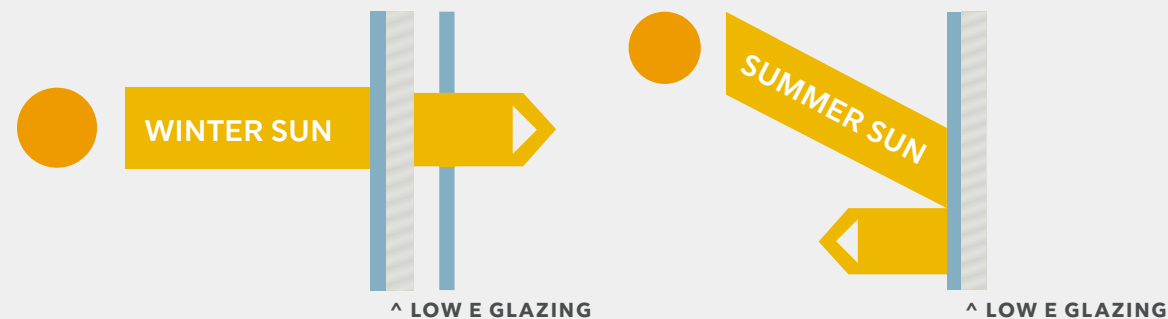
ENERGY COST SAVINGS

Marvin was the first major window and door manufacturer to offer energy-efficient Low E2 glass and ENERGY STAR® certified performance on all of our standard windows and doors. Compared to non-certified products, ENERGY STAR certified windows and doors cut heating and cooling costs by 12%.*

The Essential collection offers Low E1, Low E2, Low E3, and Low E3/ERS insulated glass with argon gas, which has thermal conductivity 30% lower than that of air. It adds improved solar and thermal protection by distinguishing between visible light, damaging UV, and near-infrared rays to offer the ultimate glass performance. In addition, it provides a selection of energy-efficient solutions depending on your climate and needs.

LOW E GLASS COATING

The Low E coating is specially designed to take advantage of the angle of the winter and summer sun. Winter sun is absorbed and conducted indoors. Summer sun is filtered and reflected back outdoors.



Double Hung windows in Stone White

A MORE COMFORTABLE INTERIOR, REGARDLESS OF THE SEASON

Keep heat inside during cooler weather and block the sun's rays during warmer weather with dual-pane windows and Low E coating.

DESIGNED WITH PROS IN MIND

PEACE OF MIND

Every project has its own unique requirements, and Marvin is equipped to meet those challenges. Our unique Ultrex® fiberglass construction, available factory services, unmatched delivery, and network of dedicated service and support personnel make the Essential collection the perfect choice—no matter the project.

EASY TO ORDER, SIMPLE TO INSTALL

The Essential collection offers simplified options to make the order process straightforward. Installation options and accessories make installing Marvin easier than ever. See page 18 for more information.

MARVIN HAS YOU COVERED

The Essential collection is backed by a fully transferable 20/10 warranty—20-year coverage on glass, and 10-year coverage on manufacturing materials and workmanship.

CREATING VALUE AND EFFICIENCY EVERY STEP OF THE WAY

Weather-tight, solid, and durable Ultrex® fiberglass means there are virtually no call-backs. Essential window and door profiles are optimized for the maximum in performance and fit.



Double Hung window in Stone White

Marvin Essential collection

WINDOWS + DOORS



Essential Casement and Direct Glaze windows in Ebony and Elevate Sliding French door in Designer Black

CASEMENT + AWNING



Casement windows in Ebony with Matte Black hardware



Awning and Picture windows in Ebony

CASEMENT + AWNING

- Multi-point sequential locking system provides superior PG40 performance rating with single lever operation.
- Stationary, operating, direct glaze rectangle and picture units available.
- Folding handle provides easy operation and neatly stows out of the way of window treatments and blinds.
- Casement available in standard and special sizes up to 3 feet wide by 7 feet high.
- Awning available in standard and special sizes up to 5 feet wide by 4 feet high.
- Coordinating Casement Picture window available up to 7 feet high and Casement Transom window available up to 6 feet wide by 2 feet high.
- Features an easy to remove screen with concealed fasteners.
- Crank out operation.



CASEMENT INTERIOR



AWNING INTERIOR



FOLDING HANDLE SHOWN IN OIL RUBBED BRONZE

SINGLE HUNG



Single Hung windows in Bronze



Essential Single Hung windows in Stone White

SINGLE HUNG

- Features a fixed top sash and a movable bottom sash for a traditional double hung look.
- Comes with a standard aluminum half screen; optional full screen is available.
- Lower sash lock provides a positive detent, reassuring user that the window is either locked or unlocked.
- Equal, Cottage, and Reverse Cottage sashes provide a variety of looks and checkrail heights.
- Up to PG50 performance rating.
- Factory, reinforced, and field-mulling kits available.
- Standard and special sizes up to 4 feet wide by 6 feet 6 inches high.
- Coordinating Picture and Transom windows available in sizes up to 5 feet wide by 6 feet high.
- The lower sash removes easily with no strings or cords to detach.



INTERIOR



EXTERIOR



COTTAGE AND REVERSE COTTAGE SASH RATIO

DOUBLE HUNG



Double Hung windows in Stone White



Double Hung windows in Stone White

DOUBLE HUNG

- Two movable sashes with versatility to create ventilation at the top, bottom, or both.
- Equipped with a standard full screen; optional half screen is available.
- Tilt latches are ergonomically designed and easy to operate, making tilting and cleaning effortless.
- Up to PG50 performance rating on a majority of sizes.
- Equal, Cottage, and Reverse Cottage sashes provide a variety of looks and checkrail heights.
- Factory, reinforced, and field-mulling kits available.
- Available in standard and special sizes up to 4 feet wide by 6 feet 6 inches high.
- Coordinating Picture and Direct Glaze Rectangle windows available in sizes up to 5 feet wide by 6 feet high.



INTERIOR



EXTERIOR



TILT MODE FOR EASY CLEANING

GLIDER



Glider and Picture windows in Ebony

GLIDER

- Perfect alternative to a swinging sash.
- Operating sash easily tilts and removes with no cords or strings to detach.
- Tilt latches are ergonomically designed and easy to operate, making tilting and cleaning effortless.
- Innovative screen design for easy installation and removal.
- Triple-sash option provides the appearance of a Picture window assembly.
- Available in dual-sash with left or right operating panel as well as triple-sash with fixed center panel and two operating end panels.
- PG25 performance rating on triple-sash and up to PG40 performance rating on dual-sash.
- Available in standard and special sizes up to 6 feet wide by 5 feet high for dual-sash and 8 feet wide by 5 feet high for triple-sash.



INTERIOR



EXTERIOR



GLIDER PULL SHOWN IN WHITE

Glider window in Ebony

PICTURE



Picture windows in Ebony



Picture windows in Ebony

PICTURE

- Fixed window available in either in-sash or direct glaze to meet various design needs.
- Direct glaze:
 - › Glass meets the frame directly without a sash for a simple, clean profile with more glass area.
 - › Available in sizes up to 9 ½ feet wide by 9 ½ feet high, not to exceed 49 square feet.
- In-sash:
 - › Designed to match profiles of operable windows in the Essential collection.
 - › Casement Picture window available in sizes up to 7 feet high
 - › Double Hung Picture windows available in sizes up to 5 feet wide by 6 feet high.



INTERIOR



EXTERIOR



INTERIOR WINDOW PROFILE SHOWN IN STONE WHITE

ROUND TOP + SPECIALTY SHAPES



Round Top and Direct Glaze windows

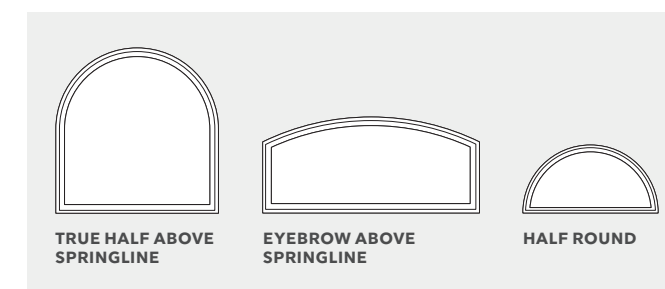
ROUND TOP

- Constructed of a glass reinforced composite capped with proprietary acrylic finish.
- Complements Ultrex® fiberglass performance and radius profile.
- Available nailing fin, installation bracket, and through jamb installation.



EXTERIOR + INTERIOR

- Perforated folding radius nailing fin provides for simple installation and proper water management.
- Available factory and field-mulling options.
- Standard and special sizes up to 8 feet wide and up to 7 feet high depending on the shape.
- Up to PG50 performance rating.



SPECIALTY SHAPES

- Jambs are available factory applied or in an extension kit in 4 1/16 inch and 6 1/16 inch sizes.
- Consistent, fast delivery applies to even the most unique products.

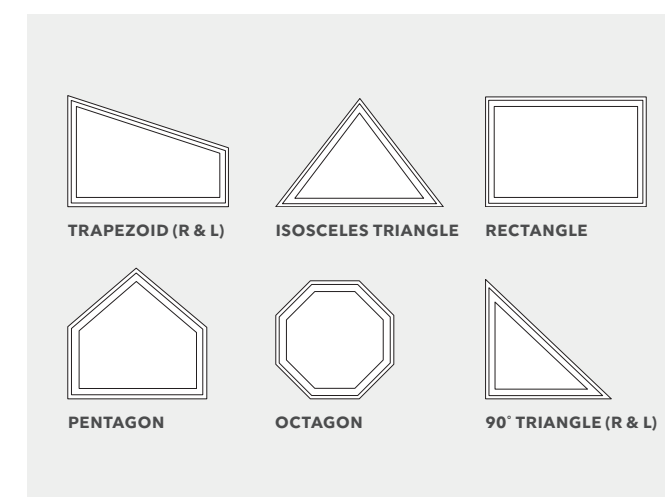
- PG50 performance rating.
- Factory, reinforced, and field-mulling kits available.
- Available in sizes up to 49 square feet. Longest leg may not exceed 9 1/2 feet.



INTERIOR PENTAGON



INTERIOR ISOSCELES TRIANGLE



SLIDING PATIO DOOR



Essential Sliding Patio Door in Stone White with White Cambridge handle



Sliding Patio door in Ebony with Matte Black hardware

SLIDING PATIO DOOR

- A top hung sliding screen operates smoothly without jamming.
- Matching handle set design provides style and security.
- Optional slim handle provides 32-inch net clear opening on certain 2- and 3-panel configurations (see page 36).
- Up to PG30 performance rating.
- Doors come with standard tempered Low E2 insulated glass with argon gas. Optional Low E1, Low E3, and Low E3/ERS meet diverse energy-efficiency needs.
- Available in standard and special sizes up to 8 feet wide by 8 feet high for 2-panel configurations, and 9 feet wide by 8 feet high for 3-panel configurations.
- Coordinating Direct Glaze Rectangle windows available.



INTERIOR



EXTERIOR



SILL DETAIL SHOWN IN BRONZE

Marvin Essential collection

PRODUCT OPTIONS



Casement and Direct Glaze windows in Ebony

INSTALLATION MADE SIMPLE AND EFFICIENT

Marvin Essential windows and doors bring together design, quality, and performance in one streamlined collection. Essential products offer a number of installation options and accessories that make it easy to meet project demands.



NAILING FIN
Snaps out for easy installation.



CASEMENT/AWNING 3" SASH LIMITER
Permanently limits sash movement for safety and security.



JAMB EXTENSION
Allows for easy finishing with traditional molding and trim.



DOUBLE/SINGLE HUNG SASH LIMITER
Permanently limits sash movement for safety and security.



J-CHANNEL
Quickly and easily finishes the exterior.



NON-OPERABLE LOCK
Renders sash inoperable.



SHEETROCK RETURN
Accommodates 1/2"-5/8" drywall installations.



GLIDER WOC D
Limits opening to 4" while providing for full egress. ASTM F2090-10 compliant.



3/4" RECEIVER
Works with thicker installation methods, including box jambs.



CASEMENT WOC D
Limits opening to 4" while providing for full egress. ASTM F2090-10 compliant.



FRAME EXPANDER
Provides installation flexibility.



DOUBLE/SINGLE HUNG WOC D
Limits opening to 4" while providing for full egress. ASTM F2090-10 compliant.

EXTERIOR TRIM

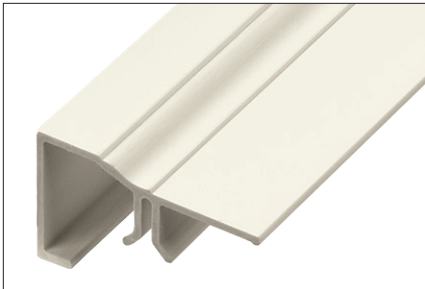
Ultrex® Exterior Trim is offered with all rectangular Marvin Essential products in six exterior finishes. The durability, performance, and look of Essential collection windows and doors can be extended to the trim.

BRICK MOULD
2" Brick Mould is available with or without 2 1/8" sill nosing.

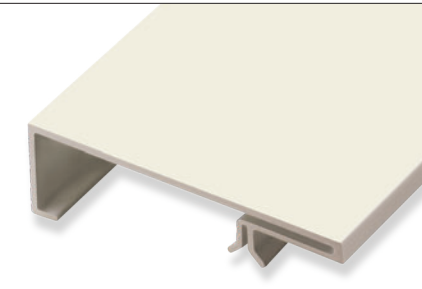
FLAT
3 1/2" Flat Trim is available in Flat and Flat Ranch configurations with or without 2 1/8" sill nosing.

SILL NOSE
2 1/8" Sill Nose provides authentic sill appearance.

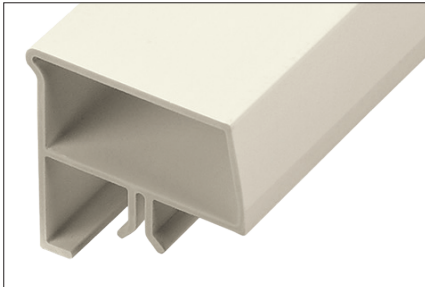
CONNECTION BARB
Barb and receiver attachment method provides for quick, secure installation.



BRICK MOULD



FLAT



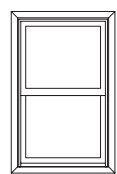
SILL NOSE



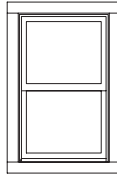
CONNECTION BARB

TRIM CONFIGURATIONS

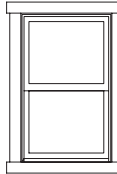
Multiple configurations are available in lineal lengths and factory pre-cut kits in all six Essential collection exterior colors.



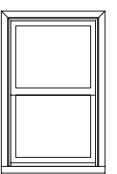
BRICK MOULD



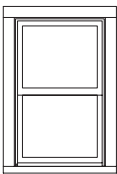
FLAT



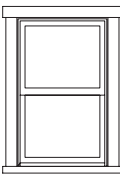
FLAT RANCH



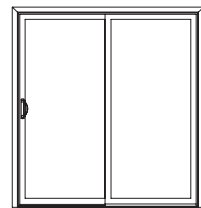
BRICK MOULD WITH SILL NOSE



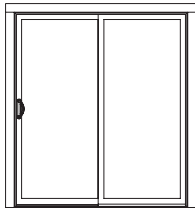
FLAT WITH SILL NOSE



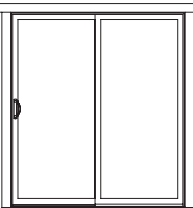
FLAT RANCH WITH SILL NOSE



BRICK MOULD*



FLAT*



FLAT RANCH*

* Brick Mould, Flat, and Flat Ranch profiles are available on doors. Sill profiles are not included for door trim sets.

DESIGN OPTIONS

INTERIOR AND EXTERIOR FINISHES

Essential windows and doors have a durable, strong, and fully paintable Ultrex® fiberglass interior and exterior, featuring our AAMA-verified acrylic finish for low-maintenance and superior aesthetics.

FIBERGLASS INTERIOR COLORS

STONE WHITE
Available with your choice of exterior finish colors

BRONZE
Available when paired with Bronze exterior finish

GUNMETAL
Available when paired with Gunmetal exterior finish

EBONY
Available when paired with Ebony exterior finish

FIBERGLASS EXTERIOR COLORS

STONE WHITE

CASHMERE

PEBBLE GRAY

BRONZE

GUNMETAL

EBONY

DIVIDED LITES

GRILLES-BETWEEN-THE-GLASS (GBG)
Available in several popular lite cut options for a classic divided lite look and easy glass cleaning. Available in Stone White, Bronze, Gunmetal, or Ebony interior finish and Stone White, Cashmere, Pebble Gray, Bronze, Gunmetal, or Ebony exterior finish.*



GRILLES-BETWEEN-THE-GLASS SHOWN IN STONE WHITE

* Not available in polygons except direct glaze rectangles.

GLASS OPTIONS

Available in dual-pane in Low E1, Low E2, Low E3, and Low E3/ERS insulated glass with argon gas.* Options include glazing for sound abatement (STC/OITC), high altitudes, and California fire zones.

DECORATIVE GLASS

OBSCURE

GLUE CHIP

RAIN

REED

NARROW REED

FROST

BRONZE TINT

GRAY TINT

GREEN TINT



Casement window with Low E2 glass

* Argon gas not available in high elevations where capillary tubes are required.

HARDWARE STYLES

WINDOW HARDWARE

Windows feature classic low-profile, durable hardware for clean aesthetics, safety, and security.



SASH LOCK + KEEPER
Double Hung, Single Hung, and Glider



FOLDING HANDLE
Casement and Awning

DOOR HANDLE

Sliding Patio Doors feature classic profile durable hardware, a perfect blend of safety and security.



CAMBRIDGE

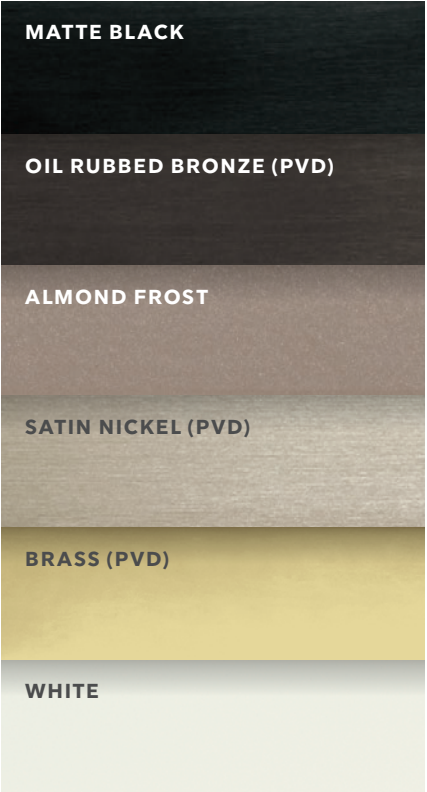


SLIM LINE EXTERIOR HANDLE

DOOR HANDLE OPTIONS

- Available keyed-alike option (use one key on multiple locks with up to 3 different keys on each project).
- Choose a distinct interior and exterior handle finish that matches or complements the interior and exterior color of your door.

FINISHES



Double Hung window with Sash Lock and Sash Lift in Oil Rubbed Bronze



Essential Direct Glaze windows in Ebony and Ultimate Sliding Patio door in Designer Black

Choose from a variety of hardware finishes to complement your Essential collection windows and doors.

The Physical Vapor Deposition (PVD) process adds a layer of toughness to hardware exposed to environmental factors like direct sun and humidity. PVD finishes resist fading and discoloration, even in coastal areas. PVD has the highest grade corrosion resistant finish.

PVD finish is available on exterior door hardware in Oil Rubbed Bronze, Satin Nickel, and Brass.



Sliding Patio door with Cambridge hardware in Satin Nickel

THE MARVIN ESSENTIAL COLLECTION BRINGS TOGETHER DESIGN, QUALITY, AND PERFORMANCE IN ONE STREAMLINED OFFERING.

Strong, durable Ultrex® fiberglass exteriors and interiors are both striking and virtually maintenance free. Simplified options make the order process straightforward, while clean lines and versatile styles make it easy to meet project demands.



Direct Glaze windows in Ebony



Since 1912, Marvin has been a family-owned and -led company, with a legacy of innovation and commitment to the highest quality. We understand the unique opportunity windows and doors have to improve our spaces and how we feel in them. That's why we never stop pushing what's possible and inventing new solutions to channel fresh air, enhance light quality, and connect with the world around us.

MARVIN.COM

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ENERGY STAR® and the ENERGY STAR certification mark are registered US marks.

Cover Image: Essential Casement, Specialty Shapes, and Direct Glaze windows

Part #19981901. June 2024. [MUT]

Colors shown in printed materials are simulations and may not precisely duplicate product or finish colors. Contact your local Marvin dealer to view actual product and finish color samples.

GENERATION LIGHTING

8313801EN3-12: Small One Light Outdoor Wall Lantern Dimensions:



Width: 5 1/8"

Height: 7 1/4"

Weight: 1.5 lbs.

Extends: 7 7/8"

Wire: 6" (color/Black/White)

Mounting Proc.: Cap Nuts

Connection: Mounted To Box

Bulbs:

1 - LED Medium A19 9.3w Max. 120v - included

Features:

- ENERGY STAR® Qualified
- Dark sky friendly. Designed to emit no light above the 90° horizontal plane. Photometry unavailable.
- LED Bulbs are an efficient, versatile and durable light source that deliver exceptional performance.
- Powder coat added to the finish to protect against aging.
- Meets Title 24 energy efficiency standards
- Title 24 compliant when used with included Joint Appendix (JA8) approved lamp.

Collection: Outdoor Cylinders

UPC #:785652083044

Finish: Black (12)

Material List:

1 Body - Aluminum - Black

Safety Listing:

Safety Listed for Wet Locations

Instruction Sheets:

Trilingual (English, Spanish, and French) (990W8313_01BLE-BUL)

Backplate / Canopy Details:

Type	Height / Length	Width	Depth	Diameter	Outlet Box Up	Outlet Box Down
Back Plate	4 1/2	4 1/2	2 7/8		2 5/8	4 5/8

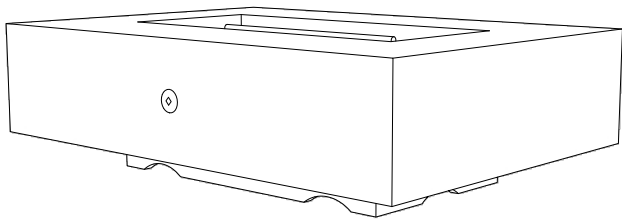
Replacement Bulb Data:

Product #			Type	Base	Watts	Watts Consumed	Volts	Hours	Lumens	Temp (°K)	CRI
97502S	Frosted		A19	Medium	9.3	9.3	120v	15000	800 230°	3000	90

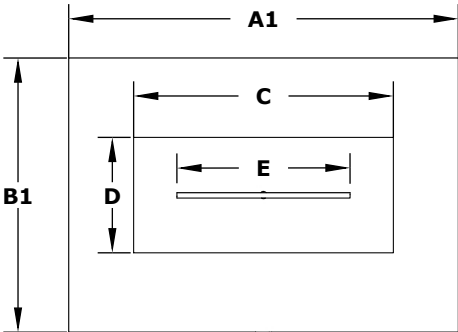
Shipping Information:

Package Type	Product #	Quantity	UPC	Length	Width	Height	Cube	Weight	Fr. Class	UPS Ship
Individual	8313801EN3-12	1	785652083044	10	9.75	7	0.395	2.5	125	Yes
Master Pack	8313801EN3-12	6	10785652083041							

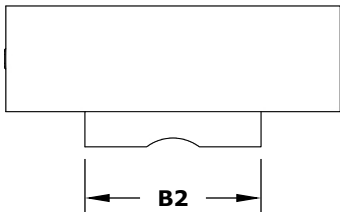
CABO LINEAR FIRE PIT - GFRC



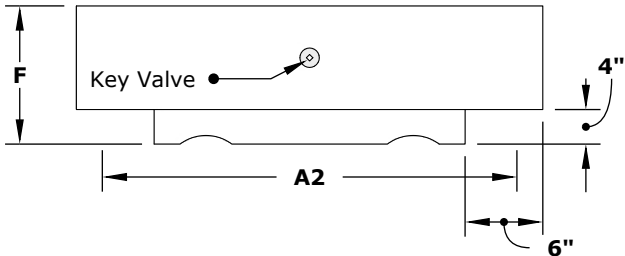
ISOMETRIC VIEW



TOP VIEW



RIGHT SIDE VIEW



FRONT SIDE VIEW

SKU	A1	A2	B1	B2	C	D	E	F	BTU
OPT-CBLN56	56"	44"	38"	26"	36"	14"	24"	16"	65,000
OPT-CBLN66	66"	54"	38"	26"	36"	16"	24"	16"	65,000
OPT-CBLN90	90"	78"	38"	26"	66"	14"	54"	16"	65,000

Fire Pit Material: GFRC Concrete
Finish: Wood Grain Concrete
Pan Material: 304 Stainless Steel
Burner Material: 304 Stainless Steel
Ignition Type: Match Lit or Electronic Ignition

Standard 1" Flange on all pans
Standard 2" Depth on all pans

110V ELECTRONIC IGNITION
ANSI Z21.97-(2017) / CSA 2.41-(2017)

Includes: Fire Pit, Pan, Burner, Key Valve, Whistle Free Hoses, Black Lava Rock, 110V Plug and Play Electronic Ignition System (For Products ending with EKIT)



ATTACHMENT C: Property & Vicinity Photos

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View of subject lot, looking north.



View of subject lot, looking east.



View of private driveway looking south.



View of existing garage at the rear of the property, looking north



View of existing multifamily dwelling looking north/east.



View of subject lot, looking north.



View of neighboring single-family dwelling to the west.



View of neighboring single-family dwelling to the east.

ATTACHMENT D: RMF-35 Zoning Standards

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 for Multi-Family	Proposed	Finding
Minimum Lot Area and Density Limitation	Minimum Lot Area for 12 Units: 26,00 SF	8 units existing, 4 units proposed Subject lot is approximately 26,046 SF.	Complies
Lot Width	80'	119' 5"	Complies
Maximum Building Height	35'	30'-11"	Complies
Minimum Yard Requirements	Front: 20' Interior Side: 10' multifamily Rear: The rear yard shall be twenty five percent (25%) of the lot depth, but need not less than (20') exceed thirty feet (25').	Front: 25' Interior Side: 11' Rear: 60'	Complies
Required Landscape Yards	The front yard, corner side and, for interior lots, one of the interior side yards shall be maintained as a landscape yard except that single-family attached dwellings, no interior side yard shall be required.	The front and interior side yards will be planted with trees, sod, mulch and a combination of shrubs, ornamental grasses and perennials. All landscaping shall comply with the applicable provisions in 21A.48.	Complies
Maximum Building Coverage	The surface coverage of all principal and accessory buildings shall not exceed sixty percent (60%) of the lot area.	32.9%	Complies
Landscape Buffers	Where a lot abuts a lot in a single-family or two-	West property line abuts SR-1A Zone. A landscape buffer, 10 FT	Complies

	family residential district, a landscape buffer shall be provided in accordance with chapter 21A.48, "Landscaping And Buffers", of this title. 10 FT Landscape Buffer required along west property line. See 21A.48.060.D for standards: ○ 1 tree for every 30 linear feet of landscape buffer. ○ 1 shrub every 3 feet, with a mature height of no less than 4', along the entire length of the buffer. ○ A 6-foot solid fence along the length of the required landscape buffer unless modified by the zoning administrator to better meet the fence height provisions in Section 21A.40.120. ○ Turf is limited to active recreation areas.	in width required and provided per 21A.48.060.D. A 4-6' tall wood fence will be installed along west interior property line. All landscaping shall comply with the applicable provisions in 21A.48.	
Off-Street Parking & Loading (21A.44.040.A & 21A.44.040.C)	Vehicle: 1.25 space per DU (15) EV: 1 EV Ready: 4 ADA: 1 Bicycle: 1 per 5 units	Vehicle: 18 stalls EV: 1 EV Ready: 4 ADA: 1 Bicycle: 4 stalls (2 rack)	Complies
Landscape Requirements – Street Trees (21A.48.060.B)	Min. of 1 street tree planted on center between back of street curb and the sidewalk. Additional street trees shall be provided at the following rate per each frontage length: 1 small tree per 20 feet, or 1 medium tree per 30 feet, or 1 large tree per 40 feet. The largest tree that is appropriate to the park strip size shall be used.	4 trees required. Existing: 2 existing trees will be preserved. Proposed: 2 large trees will be planted.	Complies

ATTACHMENT E: New Construction Standards

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:

Design Guidelines for Historic Apartment & Multifamily Buildings in Salt Lake City, Chapter 12 New Construction, are the relevant historic design guidelines for this design review. The Design Objectives and related design guidelines are referenced in the following review where they relate to the corresponding Historic Design Standards for New Construction (see [21A.34.020.H](#)), and can be accessed directly via the links below.

[Historic Apartment & Multifamily Buildings in Salt Lake City](#)

[Historic Apartment & Multifamily Buildings in Salt Lake City, Chapter 12 New Construction](#)

[Historic Districts Apartments & Multifamily Development Chapter 14 - Capitol Hill](#)

Design Standards for New Construction	Design Guidelines for New Construction	Findings
<u>1. Settlement Patterns & Neighborhood Character</u> 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.	Settlement Patterns & Neighborhood Character Block, Street & Site Patterns - Design Objective The urban residential patterns created by the street and alley network, lot and building scale and orientation, are a unique characteristic of every historic setting in the city, and should provide the primary design framework for planning any new multifamily building. 12.1 The historic plan of streets and alleys, essential to the historic character of a district and setting, should be preserved and promoted. Consider the following: Retain the historic pattern of smaller streets and alleys as a particular characteristic of the street block.	Staff Analysis – Complies The proposal does not alter the historic block, street, or alley pattern. The existing private alley along the east boundary of the property will be preserved and continue to provide access to the parking area at the rear of the property. The alley will be slightly widened by 4 feet and the drive approach from the street to the sidewalk will be widened by 8 feet to meet the City’s Transportation Division requirements and accommodate driveway width for two lanes of vehicles for site safety and circulation purposes. The slightly widened alley and drive approach will not substantially alter pattern

	• Reinstall sections of secondary street and/or alleys where these have been lost. • Design for the particular street patterns of e.g. Capitol Hill. • Respect and retain the distinctive tighter pattern of streets and alleys in The Avenues. • Refer to the specific design guidelines for the historic district for additional details and considerations. 12.2 The historic street pattern, as the unifying framework for a varied range of lot sizes and buildings, should be preserved and reinforced. • Retain historic alignments and widths wherever possible. • Plan the site to avoid adversely affecting the historic integrity of this pattern. 12.3 The historic street pattern, including the network of public and private ways within the street block, should be retained and reinforced. • Secondary streets and alleys maintain the historic permeability within the street block as a means of access and a historic setting for: • Direct and quieter street frontage for smaller buildings. • Rear access to the property and to accessory buildings. • An attractive focus for community social interaction. • An alternative and more intimate choice of routes, helping to reinforce a walkable and livable neighborhood.	of the alley or block and is necessary for safety purposes. The block face predominantly reflects a low density residential development pattern consisting of 1-2 story single family dwellings with large front and rear yards, and minimal interior side yards. A void in the progression of the buildings along the streetscape currently exists on the subject property where a single family home previously existed. The placement, scale, and setbacks of the proposed structure is consistent with the development pattern along the street, fills a void in the street block, and reinforces the historic building massing pattern along the block. The existing parking area at the rear of the property will be retained and provide a total of 18 parking stalls on-site for the existing multifamily dwelling and proposed building. The parking area will be positioned behind the buildings, where it will be screened from public view. The private driveway access along the east property line will serve both buildings preventing the need for the construction of an additional curb cut and driveway.
<u>1. Settlement Patterns & Neighborhood Character</u> 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.	12.4 The pattern and scale of lots in a historic district should be maintained, as the basis of the historic integrity of the intricate 'fine grain' of the neighborhood. • Avoid assembling or subdividing lots where this would adversely affect the integrity of the historic settlement pattern. 12.5 A new apartment or multifamily building should be situated and designed to reinforce and enhance the established character, or master plan vision, of the context, recognizing its situation and role in the street block and building patterns. • Respect and reflect the scale of lots and buildings associated with both primary and secondary street frontages. • Site a taller building away from nearby small scale buildings. • A corner site traditionally might support a larger site and building. • A mid-block location may require careful design consideration to integrate a larger	Staff Analysis – Complies The subject site is within one existing parcel. The property lines will not be adjusted. The historic pattern and scale of the neighborhood will be preserved if the new construction is permitted. The existing 8-unit multifamily dwelling on the property is a noncontributing structure and proposed to remain on the property. The 4-unit multifamily building is proposed to be constructed on the western portion of the site which has been vacant for many years. The proposed structure fills a void in the street block and reinforces the historic building massing pattern along the block. The subject lot's dimensions allow for the infill development of the

	building with an established lower building scale. • Respect and reflect a lower scale where this is characteristic of the inner block.	site without modifying the historic streetscape along 600 N.
<u>1. Settlement Patterns & Neighborhood Character</u> 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.	The Public Realm - Design Objective A new multifamily building should respect the characteristic placement, setbacks, massing and landscape character of the public realm in the immediate context and the surrounding district. 12.6 A new building should contribute in a creative and compatible way to the public and the civic realm. 12.7 A building should engage with the street through a sequence of public to semi-private spaces. 12.8 A new multifamily building should be situated and designed to define and frame adjacent streets, and public and common spaces, in ways that are characteristic of the setting. • Reflect and/or strengthen adjacent building quality, setbacks, heights and massing. • Reinforce the historic streetscape patterns of the facing primary and secondary streets and/ or alleys. 12.9 A building on a corner lot should be designed to define, frame and contribute to the historic character of the public realm of both adjacent streets. • The street character will also depend on the adjacent street blocks and frontage. • Building setbacks may be different. • The building scale may also vary between the streets.	Staff Analysis – Complies The proposed multifamily building complies with the requirements of the zoning district. The scale and massing of the proposed structure is consistent with the scale and massing, and height of historic structures along the block face and would be appropriate in the Capitol Hill District. The front yard setbacks of the existing structures along the north side of 600 N from the sidewalk range from 44’ to 16’. The proposed multifamily building will be setback approximately 25’ from the sidewalk and will be appropriate along the block face. The proposal will feature a patio with seating and a fire pit in the common space of the front yard where occupants can engage with their neighbors. Additionally, covered porches lined by a low wall and entries provide semi-private spaces to engage with the street.
<u>1. Settlement Patterns & Neighborhood Character</u> 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.	Building Placement, Orientation & Use - Design Objective A new multifamily building should reflect the established development patterns, directly address and engage with the street, and include well planned common and private spaces, and access arrangements. 12.10 The established historic patterns of setbacks and building depth should be respected in the siting of a new multifamily building. 12.11 The front and the entrance of the building should orient to and engage with the street. • A new building should be oriented parallel to lot lines, maintaining the traditional, established development pattern of the block. • An exception might be where early settlement has introduced irregular street patterns and building configurations, e.g. parts of Capitol Hill.	Staff Analysis – Complies The proposed building setback is in line of 25’ with the adjacent building on the property and consistent with the setback of the contributing dwellings on the block face. The narrow width (42’) of the new building orients itself to the street while its longer length extends deeper into the site. This reduces its visual impact on 600 North and scales nicely with the adjacent buildings along the street. Historic vehicular access to the site will remain unchanged. A private alley along the east property line of the site will be used for vehicular access. The existing pedestrian path from the sidewalk along 600 N which provides pedestrian access to the existing apartment building on the

	12.12 Access arrangements to the site and the building should be an integral part of the planning and design process at the earliest stage. 12.13 The situation, orientation, configuration and design of a new multifamily building should include provision for common exterior open spaces at ground level. Site and design such space/s to address the following: • Reducing the bulk and the scale of the building. • Configuration for residential amenity and casual social interaction. • Shelter from traffic and traffic noise. • Plan for solar access and seasonal shade. • Landscape and light to enhance residential relaxation, enjoyment and neighboring environmental quality. 12.14 Consider additional common open space on higher terrace or roof levels to enhance residential amenity and city views. • Locate and design to preserve neighboring privacy. • Plan and design for landscape amenity and best practices in sustainable design. (PART IV) 12.15 Private open space for each unit, whether ground level, terrace or balcony space, should be designed to create attractive outdoor space, and to help articulate the design of the building to reduce its bulk and scale. • Private space should be contiguous with the unit. • Private space should be clearly distinguished from common open space. 12.16 Common internal and external social space should be planned and designed to take advantage of solar aspect and energy efficient design. • See Guidelines for Sustainable Design (PART IV)	property will be preserved and provide access to two units at the back of the building while a new pedestrian path is proposed to provide access to the two units at the front of the building. Building entrances to the front units are visible from the street and highlighted with architectural elements so as to engage with the street. Building entrances to the rear two units are oriented to the west interior side property line, which is consistent with the existing multifamily building on the property. Pedestrian access to these entryways is clearly delineated. A landscape buffer will be located along the western boundary of the site which will provide additional privacy for the neighboring single family property to the west. Several common exterior open spaces and landscaped yards are provided at the ground level which reduce the bulk and scale of the building. A front yard patio with seating and a fire pit, provide usable outdoor space at the front of the building for residents to enjoy and interact with one another year round. A common outdoor residential amenity space with bike parking, seating, and grills is also proposed at the rear of the building. Each unit will have access to private outdoor spaces including covered front porches which are delineated from the common open space by low brick walls in addition to roof top patios and which visually and structurally reduce the perceived height of the building.
<u>1. Settlement Patterns & Neighborhood Character</u> 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	12.10 The established historic patterns of setbacks and building depth should be respected in the siting of a new multifamily building. 12.11 The front and the entrance of the building should orient to and engage with the street. • A new building should be oriented parallel to lot lines, maintaining the traditional, established development pattern of the block. • An exception might be where early settlement has introduced irregular street patterns and building configurations, e.g. parts of Capitol Hill. 12.15 Private open space for each unit, whether ground level, terrace or balcony space, should be designed to create attractive outdoor space, and	Staff Analysis – Complies As noted in the previous standard, the proposed setbacks and building scale is consistent with the urban nature of the context. The building is oriented to the street. Overhead awnings provide entry features which emphasize primary building entries. The entrances of the front two units are oriented towards 600 N while the entrances for the rear units are oriented towards the interior property line consistent with the development pattern of the adjacent multifamily residential

	to help articulate the design of the building to reduce its bulk and scale. - Private space should be contiguous with the unit. - Private space should be clearly distinguished from common open space. 12.16 Common internal and external social space should be planned and designed to take advantage of solar aspect and energy efficient design. - See Guidelines for Sustainable Design (PART IV)	buildings in the block and the Capitol Hill historic district. As previously mentioned, the private outdoor spaces are clearly delineated and integrated into the design of the building to reduce the bulk and scale of the structure. Landscaping is proposed along the interior property lines as well as a way to separate uses and enhance the visual appearance of the infill development. Sufficient open space is proposed that would allow residents access to greenspace.
<u>2. Site Access, Parking & Services</u> 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.	Site Access, Parking & Services - Design Objective The site planning and situation of a new multi-family building should prioritize access to the site and building for pedestrians and cyclists, motorized vehicular access and parking should be discreetly situated and designed, and building services and utilities should not detract from the character and appearance of the building, the site and the context. 12.12 Access arrangements to the site and the building should be an integral part of the planning and design process at the earliest stage. 12.17 The primary public entrance to the building should be afforded priority and prominence in access from the street, and appropriately scaled in the design of the street façade/s. - Avoid combining with any vehicular access or drive. - Provide direct access to the sidewalk and street. - Landscape design should reinforce the importance of the public entrance. 12.18 Where the secondary street or alley network is available, rear public access should be retained and used. - Residential access options to the site and building should be retained and/or maximized. - Alternative vehicular access from secondary streets and alleys should be retained and reused. 12.19 Bicycle parking should be situated so that it is convenient and readily accessible within or immediately adjacent to the building, including design for secure storage. 12.20 Convenient storage space for each residential unit should be included to obviate the use of personal outdoor balcony space for bicycle and other storage 12.21 A vehicular access and drive should not be combined with a pedestrian access and entrance.	Staff Analysis – Complies Historic access to the site will remain unchanged as previously discussed. The existing private alley along the east boundary of the property will be preserved and continue to provide access to the existing parking area at the rear of the property. The existing surface parking area, carport and 4 car garage at the rear of the property will be preserved and providing a total of 18 parking stalls on site. The proposed building will sited toward the front of the lot in front of the existing surface parking area which will be marginally visible front the street if the proposed site configuration is approved. Landscaping is proposed at the primary entrance of each residential unit. Bicycle parking has been provided at the rear of the building within the common outdoor amenity space for all occupants to conveniently access.

	- Place vehicle access away from commercial uses such as cafe, restaurant or retail. 12.22 A vehicular access and driveway should be discreetly placed to the side or to the rear of the building. - A vehicular entrance which incorporates a ramp should be screened from street views. - Landscape should be designed to minimize visual impact of the access and driveway. 12.23 A single curb cut or driveway should not exceed the minimum width required. - Avoid curb cuts and driveways close to street corners. 12.24 Driveways serving groups of similar uses should be consolidated to minimize visual intrusion, and to provide less interruption to the sidewalk, pedestrian character and flow. - Curb cuts should be shared between groups of buildings and uses where possible. - Joint driveway access is encouraged. 12.25 Wherever possible, vehicular parking should be situated below the building, or alternatively behind the building in a manner that does not conflict with pedestrian access from the street. - Surface parking areas should be screened from views from the street and adjacent residential properties.	
<u>2. Site Access, Parking & Services</u> 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 & Building Services & Utilities - Design Objective The visual impact of common and individual building services and utilities, as perceived from the public realm and nearby buildings, should be avoided or completely integrated into the design of the building. 12.26 Utility areas and other ground level building services should be situated away from the frontage of the building. - Screen from street views and adjacent buildings. - Integrate these facilities with the architecture of the building through design, color and the choice of materials. 12.27 Rooftop and other higher level mechanical services and utilities should be situated away from, and also screened from, street views. - Locate the utility equipment within an architectural screen or dedicated housing. - Enclose the facility within a roof that is an integral part of the building. - Select and locate the utility equipment so that it is not seen from adjacent primary and secondary streets. - Finish to match the building where visibility might occur.	Staff Analysis – Complies Required utilities will not be visible from the street and will be screened from adjacent buildings. AC condensing units and mechanical equipment will be placed on the roof of the structure and screened by a parapet wall measuring 3’ 6” in height. The trash facilities are sited at the rear of the property and concealed from view by 6’ tall wooden fence and gate enclosure.

	12.28 Mechanical services should be acoustically screened from nearby residential properties. - Screening should be compatible with and also integrated into the design of the building. 12.29 Small utilities, such as air conditioning units, should be located away from primary and secondary facades of the building, unless integrated and fully concealed as part of the building design. - Avoid placing AC or other equipment in balcony spaces. 12.30 Exhaust and intake vents and pipes on facades and roofscapes should be avoided through early and coordinated planning of facilities for common utility systems. - Coordinate, group and screen from view where any might penetrate the facade. - Finish to match the facade color unless specifically designed as a detailed architectural embellishment. 12.31 Cellular phone and other antennae, and associated equipment, should not be visible from the public way. - Plan for common satellite TV equipment, with positioning to avoid or minimize any visual impact.	
<u>3. Landscape and Lighting</u> 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.	Front Yard Landscape - Design Objective The design of residential and commercial front yard landscapes should contribute to a coherent and creative public realm. 12.32 The front yard landscaping for a new multifamily 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, when 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 it is a characteristic of the street, a front yard should be designed and graded to	Staff Analysis – Complies Significant grading is not proposed. The site slopes gently downward from east to west. An existing 6' tall wrought iron fence, and trellis in the front yard of the property are not original to the property and proposed to be removed to allow open access to the proposed building. A new wood fence 4-6' in height will be installed along a portion of the west property boundary to meet the landscape buffering requirements. The remainder of the existing fencing on the property is proposed to remain.

	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.	
3. Landscape and Lighting 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.	Front Yard Landscape - Design Objective The design of residential and commercial front yard landscapes should contribute to a coherent and creative public realm. 12.35 Where a new multifamily building includes another use/s, such as restaurant or café, seating should be considered as part of the landscape design for front yard area and/or sidewalk. • Design any seating as a creative element of the landscape design. • Low walls in the landscape design can provide the opportunity for integrated informal seating. • Use ergonomic and durable materials in the design and choice of seating, e.g. wood & metal.	Staff Analysis – Complies The proposal is for a residential building and does not include a commercial use.
3. Landscape and Lighting 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.	Lighting - Design Objective External lighting of the building and site should be carefully considered for architectural accent, for basic lighting of access and service areas, and to avoid light trespass. 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. 12.38 Building lighting should be discreetly designed to integrate, in design, location and choice of fittings, with the architecture of the building.	Staff Analysis – Complies Exterior lighting will be minimal on the building and the environment. The exterior building lighting consists of wall sconces to light up the main entrances of the building. Additional site and building lighting is not proposed at this time.

	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 Conduit and electrical supply equipment for both architectural and utility light fittings should be concealed from view from all streets and adjacent properties. • Plan and design supply runs at an early stage to avoid external surface conduit and equipment. • Conceal within, or integrate with, the design of the building. 12.41 Utilitarian building lighting for service areas should be concealed from view from primary and secondary streets, and from adjacent properties. • Use effective ‘cut-off’ shields to confine light spread. • Position light fittings to reduce public visibility. • Choose fittings and finishes that complement the design of the building.	
<u>4. Building Form and Scale</u> 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	Building Form & Scale - Design Objective The form, scale and design of a new multifamily building in a historic district should equate with and complement the established patterns of human scale characteristics of the immediate setting and/or broader context. 12.42 A new multifamily building should appear similar in scale to the scale established by the buildings comprising the current street block facade. • Subdivide a larger mass into smaller “modules” which are similar in size to buildings seen traditionally. • The scale of principal elements, such as entrances, porches, balconies and window bays, are critical to creating and maintaining a compatible building scale. 12.43 A new multifamily building should be designed to create and reinforce a sense of human scale. In doing so consider the following: • Design building massing and modulation to reflect traditional forms, e.g. projecting wings and balcony bays. • Design a solid-to-void (wall to window/door ratio that is similar to that seen traditionally. • Design window openings that are similar in scale to those seen traditionally. • Articulate and design balconies that reflect traditional form and scale.	Staff Analysis – Complies Character of the Street and Block The proposed building is similar in scale to the surrounding context. Height The maximum height of the RMF-35 District is 35’. The proposed height of the structure is 23’ 6” to the top of the parapet wall and 30’ 10” to the top of the roof top stairwell bulkheads. The height of the structure is compatible in scale with contributing structures on the block face and multifamily dwellings in the immediate vicinity. Width The building width (42’) is comparable to the width of the existing building on the property and scales nicely with the contributing single family dwellings along the street. The building has been positioned to be as respectful as possible to the adjacent properties and fill a void along the block face where residential structures have historically existed.

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.	• Design an entrance, porch or stoop that reflects the scale characteristic of similar traditional building types. • Use building materials of traditional dimensions, e.g. brick, stone, terracotta. • Choose materials that express a variation in color and/or texture, either individually or communally. 12.44 A new multifamily building should be designed to respect the access to light and the privacy of adjacent buildings. 12.45 The principal elements of the front facade should reflect the scale of the buildings comprising the block face and historic context. • The primary plane/s of the front facade should not appear to be more than a story higher than those of typical historic structures in the block and context. • Where the proposed building would be taller than those in the historic context, the upper floor/s should step back from the plane of the facade below. • A single wall plane or bay of the primary or secondary facades should reflect the typical maximum facade width in the district. 12.46 The secondary elements, patterns and modeling of the facade composition should reinforce the massing and scale established by the primary elements of the facade/s. • Design a fenestration pattern and a window scale that reflect those of the context and historic district. • Arrange and design balconies to articulate the architecture of both the primary and secondary facades. • In a taller structure, design the ground floor/s to differentiate in stature, plane, detailing and/ or materials from the facade above. • Express the 'base' for the front facade/s of the building through primary architectural elements and patterns, e.g. entrance/porch/portico, fenestration. • Reinforce this definition through detailing and materials. • Design a distinct 'foundation' course for the primary and secondary facades, employing a combination of wall plane, materials, texture and/or color. • In a taller structure, consider defining a top floor by a distinct variation in design treatment as part of an architectural hierarchy in the design of the facade. 12.47 Respect the role that architectural symmetry can play in the form of the established historic street frontage and wider setting. • This can be effective in composing the modulation of a wider facade, helping to integrate this within a smaller scale setting.	Create & Reinforce Human Scale The proposed building effectively provides human scale through use of varying building materials, and colors which denote each floor level of the building. The ground floor of the primary street facing facade and northern portion of the west facade (rear unit entries) feature a brick base and low brick porch walls which frame the unit entries. The upper levels are clad in stucco and fiber cement lap siding which provide design hierarchy and variation, which breaks the building's verticality down into one-story blocks relating to the typical historic scale of the neighborhood. The windows further reinforce human scale as they remain under one story in height, do not span multiple floors mimicking patterns seen in the surrounding historic structures. The primary facades of the building also feature human scale entry elements including low front porch walls, and overhead entry awnings on the first and second levels of the building which reflect characteristics of traditional multifamily building types and visually reduce the building scale. All of these elements combine to reflect that familiar sense of scale and establish a pattern of repetition. Massing The overall massing of the building is respectful to and compatible with the adjacent structures within the vicinity. The adjacent structure to the east is part of the development. The proposed multifamily building will be a minimum of approximately 20' from the neighboring multifamily dwelling on the subject property. The footprint of the proposed building is 2,777 SF which is similar to the footprint of the neighboring single family structures in the vicinity and slightly smaller than the footprint of the existing multifamily building on the property (3,325 SF). Fenestration The window opening and solid-to-void ratio is compatible with historic structures within the
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	- Evaluation of historic apartment façade symmetry, or asymmetry, will provide valuable direction and inspiration. Height - Design Objective The maximum height of a new multifamily building should not exceed the general height and scale of its historic context, or be designed to reduce the perceived height where a taller building might be appropriate to the context. 12.48 The building height should be compatible with the historic setting and context. - The immediate and wider historic contexts are both of importance. - The impact upon adjacent historic buildings will be paramount in terms of scale and form. 12.49 Characteristic of traditional buildings types and context, the first two floors should be designed with greater stature. 12.50 Where there is a significant difference in scale with the immediate context, the building height should vary across the primary façade, and/or the maximum height should be limited to part of the plan footprint of the building. - Step back the upper floor/s of a taller building to achieve a height similar to that historically characteristic of the district. - Restrict maximum building height to particular sections of the depth and length of the building. 12.51 The upper floor/s should step back where a taller building will approach established neighborhoods, streets or adjacent buildings of typically lower height. 12.52 The primary and secondary facades should be articulated and modulated to reduce an impression of greater height and scale, and to enhance a sense of human scale. - Design a distinctive and a taller first floor for the primary and secondary facades. - Design a distinct top floor to help terminate the façade, and to complement the architectural hierarchy and visual interest. - Design a hierarchy of window height and/or width, when defining the fenestration pattern. - Consider designing for a distinctive projecting balcony arrangement and hierarchy. - Use materials and color creatively to reduce apparent height and scale, and maximize visual interest. Width - Design Objective The design of a new multifamily building should articulate the patterns established by the buildings in the historic context to reduce the perceived width of a wider building and maintain a sense of human scale.	vicinity while also reflecting the contemporary design of the building. The proposed windows are vertically proportioned and of a scale seen traditionally along the block face. The secondary elements, pattern, and façade composition reflect the context of similar buildings within the district. Overall, the fenestration pattern on the facades visible from the street is generally repeated, symmetrical and relates to historic buildings in the district. Roof Forms The proposal will utilize a flat roof featuring a parapet wall 3' 6" in height consistent with historic apartment buildings in the district and newer buildings in the area. The bottom of the parapet wall features architectural banding which projects 1 FT from the façade, breaking up the massing apparent scale of the structure. The roof banding provides articulation along the south (front) and west (interior side) façades and identifies each unit. The overall vertical massing of the structure is 2 stories (23' 6") in height with the exception of the rooftop stair bulkheads which project approximately 6' above the parapet wall and provide access to the rooftop amenity spaces. While the bulkheads extend beyond the height of the adjacent structures, they are designed to have minimal impact on the overall massing of the building. The bulkheads are approximately 18' in length and 9' in width and 9' 5" in height (measure from the roof deck to the highest roofline). The bulkhead for the front two units is oriented with the longer portion running north/south positioned 10 feet from the front façade of the structure, in the center of the roof with substantial setbacks (15') from the west and east façade. The bulkhead for the rear units is oriented east/west and positioned approximately 50 feet from the front façade, in the center of the roof and will be marginally visible from the street.
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	12.53 A new multifamily building should appear similar to the width established by the combination of single and multifamily historic buildings in the context. • Reflect the modulation width of larger historic apartment buildings. • If a building would be wider overall than structures seen historically, the facade should be subdivided into significantly subordinate planes which are similar in width to the building facades of the context. • Step back sections of the wall plane to create the impression of similar facade widths to those of the historic setting. Massing 12.54 The overall massing of a new multifamily building should respect and reflect the established scale, form and footprint of buildings comprising the street block and historic context. • Modulate the building where height and scale are greater than the context. • Arrange the massing to step down adjacent to a smaller scale building. • Respect, and/or equate with the more modest scale of center block buildings and residences where they provide the immediate context. Roof Forms 12.55 The proportions and roof forms of a new multifamily building should be designed to respect and reflect the range of building forms and massing which characterize the district. • Focus on maintaining a sense of human scale. • The variety often inherent in the context can provide a range of design options for compatible new roof forms. • Vary the massing across the street facade/s and along the length of the building on the side facades. • Respect adjacent lower buildings by stepping down additional height in the design of a new building.	
<u>5. Building Character</u> 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	Facade Articulation, Proportion & Visual Emphasis - Design Objective The design of a new multifamily building should relate sensitively to the established historic context through a thorough evaluation of the scale, modulation and emphasis, and attention to these characteristics in the composition of the facades. 12.56 Roof forms should reflect those seen traditionally in the block and within the historic district. • Flat roof forms, with or without parapet, are an architectural characteristic of particular building types and styles, including many historic apartment buildings.	Staff Analysis – Complies See discussion above. The proposed building has a rhythm of openings – the entries to the building, windows, and porches – that are consistent with others on the block face and in similar buildings throughout the district. The scale and proportion of these openings is compatible with the context, including the adjacent historic Victorian and Bungalow dwellings along 600 N and is also consistent with other older and newer multifamily buildings in the district such Lorna Apartments, 300 W Capitol Estates at 268 N

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.	- Gable and hip roofs are characteristic of the roof forms of smaller scale buildings in most residential historic areas, and in specific styles of historic apartment buildings. - Where it is expressed, roof pitch and form should be designed to relate to the context. - In commercial areas, a wider variety of roof forms and building profiles may be evident, providing a more eclectic architectural context, and wider range of potential design solutions. - Consider roof profiles when planning the location and screening of rooftop utilities. 12.57 Overall facade proportions should be designed to reflect those of historic buildings in the context and neighborhood. - The “overall proportion” is the ratio of the width to the height of the building, especially the front facade. - The modulation and articulation of principal elements of a facade, e.g. projecting wings, balcony sequence and porches, can provide an alternative and a balancing visual emphasis. - With townhouse development, the individual houses should be articulated to identify the individual unit sequence and rhythm. - See the discussion of individual historic districts (PART III) and the review of typical historic building styles (PART I) for more information on district character and facade proportions. 12.58 To reduce the perceived width and scale of a larger primary or secondary facade, a vertical proportion and emphasis should be employed. Consider the following: - Vary the planes of the facade for all or part of the height of the building. - Subdivide the primary facade into projecting wings with recessed central entrance section in character with the architectural composition of many early apartment buildings. - Modulate the height down toward the street, and/or the interior of the block, if this is the pattern established by the immediate context and the neighborhood. - Modulate the facade through the articulation of balcony form, pattern and design, either as recessed and/or projecting elements. - Vary the planes of the primary and secondary facades to articulate further modeling of the composition. - Design for a distinctive form and stature of primary entrance. - Compose the fenestration in the form of vertically proportioned windows. - Subdivide horizontally proportioned windows using strong mullion elements to	State Street, as Harvest Apartments at 305 W 600 N and Arctic Court Rowhouse development at 260 W 5th North. The openings, including their proportion, scale and ratio, also identify the buildings as modern construction and differentiate it from historic construction. The porches and overhead awnings also reflect patterns that are established within the historic context and the block face.
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	enhance a sense of vertical proportion and emphasis. 12.59 A horizontal proportion and emphasis should be designed to reduce the perceived height and scale of a larger primary or secondary façade. Consider the following: • The interplay of horizontal and vertical emphasis can create an effective visual balance, helping to reduce the sense of building scale. • Step back the top or upper floors where a building might be higher than the context along primary and/or secondary facades as appropriate. • Design for a distinctive stature and expression of the first floor of the primary, and if important in public views, the secondary facades. • Design a distinct foundation course. • Employ architectural detailing and/or a change in materials and plane to emphasize individual levels in the composition of the facade. • Design the fenestration to create and/or reflect the hierarchy of the façade composition. • Change the materials and/or color to distinguish the design of specific levels. Solid to Void Ratio, Window Scale & Proportion - Design Objective The design of a new multifamily building in a historic context should reflect the scale established by the solid to void ratio traditionally associated with the setting and with a sense of human scale. 12.60 The ratio of solid to void (wall to window) should reflect that found across the established character created by the historic structures in the district. Consider the following: • Achieve a balance, avoiding areas of too much wall or too much window. • Large surfaces of glass can be inappropriate in a context of smaller residential buildings. • Design a larger window area with framing profiles and subdivision which reflect the scale of the windows in the established context. • Window mullions can reduce the apparent scale of a larger window. • Window frame and mullion scale and profiles should be designed to equate with the composition. 12.61 Window scale and proportion should be designed to reflect those characteristic of this traditional building type and setting. Fenestration - Design Objective The window pattern, the window proportion and the proportion of the wall spaces between, should be a central consideration in the architectural composition of the facades, to achieve a	
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	coherence and an affinity with the established historic context. 12.62 Public and more important interior spaces should be planned and designed to face the street. • Their fenestration pattern consequently becomes a significant design element of the primary facade/s. • Avoid the need to fenestrate small private functional spaces on primary facades, e.g. bathrooms, kitchens, bedrooms. 12.63 The fenestration pattern, including the proportions of window and door openings, should reflect the range associated with the buildings creating the established character of the historic context and area. • Design for a similar scale of window and window spacing. • Reflect characteristic window proportions, spacing and patterns. • Design for a hierarchy within the fenestration pattern to relieve the apparent scale of a larger facade, and especially if this is a characteristic of the context. • Arrange and/or group windows to complement the symmetry or proportions of the architectural composition. • Emphasize the fenestration pattern by distinct windows reveals. • Consider providing emphasis through the detailing of window casing, trim, materials, and subdivision, using mullions and transoms, as well as the profiles provided by operable/ opening windows. See also guideline 12.71-74 on window detailing. Balconies & Entrance - Design Objective The design of a new multifamily building in a historic context should recognize the importance of balcony and primary entrance features in achieving a compatible scale and character. 12.64 Balconies, encouraged as individual semipublic outdoor spaces, should be designed as an integral part of the architectural composition and language of the building. • Use projecting and/or recessed balcony forms to complement and embellish the design composition of the facades, and to establish visual emphasis and architectural accent. • Use a balcony or a balcony arrangement to echo and accentuate the fenestration pattern of the building. • Design balcony forms to be transparent or semi-transparent, using railings and/or glass to avoid solid balcony enclosures. • Select and design balcony materials and details as a distinct enrichment of the building facade/s.	
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	12.65 An entrance porch, stoop or portico should be designed as a principal design focus of the composition of the facade. • Design for greater stature to enhance visual focus, presence and emphasis. • Design for a distinct identity, using different wall planes, materials, details, texture and color. • Consider designing the name of the apartment building into the facade or the porch/stoop. 12.66 A secondary or escape stairway should be planned and designed as an integral part of the overall architecture of the building, and positioned at or towards the rear of the building.	
6. Building Materials, Elements and Detailing a & b. 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 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.	Materials - Design Objective The design of a new multifamily building should recognize and reflect the palette of building materials which characterize the historic district, and should help to enrich the visual character of the setting, in creating a sense of human scale and historical sequence. 12.67 Building materials that contribute to the traditional sense of human scale and the visual interest of the historic setting and neighborhood should be used. • This helps to complement and reinforce the palette of materials of the neighborhood and the sense of visual continuity in the district. • The choice of materials, their texture and color, their pattern or bond, joint profile and color, will be important characteristics of the design. • Creative design, based on analysis of the context, will be invaluable in these respects. 12.68 Building materials that will help to reinforce the sense of visual affinity and continuity between old and new in the historic setting should be used. • Use external materials of the quality, durability and character found within the historic district. 12.69 Design with materials which provide a solid masonry character for lower floors and for the most public facades of the building. Consider the following: • Use brick and/or natural stone, in preference to less proven alternatives for these areas. • Limit panel materials to upper levels and less public facades. • Where panel materials are considered, use high quality architectural paneling with a proven record of durability in the regional climate. • Synthetic materials, including synthetic stucco, should be avoided on grounds of	Staff Analysis – Complies The proposed building exceeds 80% durable materials through use of brick, hard coat stucco, fiber cement lap & board and batten siding with a smooth finish, steel overhead awnings, painted fiber cement trim, prefinished metal cap wall, and fiber glass doors and windows. Aluminum will be limited to soffit and fascia.

	limited durability and longevity, and weathering characteristics. 12.70 Materials should have a proven durability for the regional climate, as well as the situation and aspect of the building. • Avoid materials which merely create the superficial appearance of authentic, durable materials. • The weathering characteristics of materials become important as the building ages, in that they should compliment rather than detract from the building and historic setting as they weather and mature. • New materials, which have a proven track record of durability in the regional climatic conditions, may be considered.	
<u>6. Building Materials, Elements and Detailing</u> c. 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 The design of a new multifamily building should reflect the rich architectural character and visual qualities of buildings of this type within the district. 12.75 Building elements and details should reflect the scale, size, depth and profiles of those found historically within the district. • These include windows, doors, porches, balconies, eaves, and their associated decorative composition, supports and/or details. 12.76 Where used, ornamental elements, ranging from brackets to porches, should be in scale with similar historic features. • The scale, proportion and profiles of elements, such as brackets or window trim, should be functional as well as decorative. 12.77 Creative interpretations of traditional details are encouraged. • New designs for window moldings and door surrounds, for example, can create visual interest and affinity with the context, while conveying the relative age of the building. The traditional and characteristic use of awnings and canopies should be considered as an opportunity for creative design which can reinforce the fenestration pattern and architectural detail, while being a sustainable shading asset in reducing energy consumption. See also PART IV on Sustainable Design.	Staff Analysis – Complies See discussion in the Project Description. The proposal utilizes architectural elements similar to those found on contributing historic buildings in the district. These architectural elements include recessed building entrances with a centralized overhead awnings at level 1. The base of the structure is defined with use of brick and low brick porch walls which frame the building entries. The upper levels are delineated with stucco and smooth fiber cement siding. Dark fiber cement trim emphasizes the windows on the first level the structure. Projecting fiber cement architectural banding define the bottom corners of the roof deck and parapet wall reflecting characteristics of historic and modern multifamily dwellings in the area.
<u>7. Windows</u> a. Window installation depth 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 The design of a new multifamily building should include window design subdivision, profiles, materials, finishes and details which ensure that the windows play their characteristic positive role in defining the proportion and character of the building and its contribution to the historic context.	Staff Analysis – Complies See discussion in the Project Description. The proposed windows are fiberglass windows. Windows on the facades visible from the street are predominately vertically oriented and of a scale that is proportionate to and

Window reveals shall be a minimum of three inches.	12.71 Windows should be designed to be in scale with those characteristic of the building and the historic setting. - Excessive window scale in a new building, whether vertical or horizontal, will adversely affect the sense of human scale and affinity with buildings in the district. - Subdivide a larger window area to form a group or pattern of windows creating more appropriate proportions, dimensions and scale.. 12.72 Windows with vertical proportion and emphasis are encouraged. - A vertical proportion is likely to have greater design affinity with the historic context. - It helps to create a stronger vertical emphasis which can be valuable integrating the design of a larger scale building within its context. - See also the discussion of the character of the relevant historic district and architectural styles (PART I). 12.73 Window reveals should be a characteristic of most facades. - These help to express the character of the facade modeling and materials. - Window reveals will enhance the degree to which the building integrates with its historic setting. - A reveal should be recessed into the primary plane of the wall, and not achieved by applying window trim to the façade. - This helps to avoid the impression of superficiality which can be inherent in some more recent construction, e.g. with applied details like window trim and surrounds. - A hierarchy of window reveals can effectively complement the composition of the fenestration and facades. - Typical historic window reveals are 3-4" in depth.	consistent with the context and modern construction. The rooftop stairwell bulkheads consist of smaller windows which are proportionate to the small scale of the structures, provide light and create a cohesive appearance with the lower levels of the building. The secondary facades consist of a mix of fixed, single hung, and double hung windows which provide slight variation in the window patterns and a rhythm of openings. Double hung windows divide larger openings on the secondary facades and create appropriate proportions. All window reveals will be recessed 3" from the exterior facades consistent with the requirements of this standard .
7. Windows b. Prohibited window material Vinyl windows are not considered to be historically appropriate nor durable, and are prohibited except when incorporated as part of a development utilizing the affordable housing incentives under Section 21A.52.050..	12.74 Windows and doors should be materials that appear similar in scale, proportion and character to those used traditionally in the neighborhood. - Window profiles should project from the plane of the glass creating a distinct hierarchy of detail for the window opening and the composition of the facade. - Durable window frame construction and materials should be used. - Window frame finish should be of durable architectural quality, chosen to complement the building design. - Wood, clad wood, and fiberglass are generally appropriate window materials. - Vinyl windows are prohibited unless utilized as an affordable housing incentive pursuant to 21A.52.	Staff Analysis – Complies All of the windows will be fiber glass windows with a 3" window reveal. Full lite fiberglass doors will be used for the primary unit entries while the rooftop stairwell access doors are proposed to be solid fiberglass.

	- Aluminum storefront windows may be appropriate at the ground floor where there is a commercial use or amenity space associated with a multi-family building, and will be considered on a case by case basis. - Dark or reflective glass should be avoided. - See also the rehabilitation section on windows (PART II, Ch.3) as well as the discussions of specific historic districts (PART III) and relevant architectural styles (PART I).	
<u>8. Signage Location</u> 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 Signs for a new multifamily building, and for any non-residential use associated with it, should compliment the building and setting in a subtle and creative way, as a further architectural detail. 12.78 Signs should be placed on the building or the site where they are traditionally located in the historic context. 12.79 Identify a non-residential use with a sign location, placement, form and design, which relates directly to the 'storefront' and window design. - See also the Design Guidelines for Signs in Historic Districts in Salt Lake City. - See the Design Guidelines for Historic Commercial Buildings and Districts in Salt Lake City. 12.80 Signs and lettering should be creatively designed to respect traditional sign scales and forms. 12.81 Signs for the primary and any secondary use should be designed as an integral part of the architecture of the façade. - Lettering or graphic motif dimensions should be limited to the maximum required to identify the building and any other use/s. - Creativity and subtlety are objectives of the design of any sign for a new multifamily building in a historic setting. 12.82 Signs should take the form of individual lettering or graphic motif with no, or minimal, illumination. 12.83 Any form of illumination should relate discretely to the sign lettering, and avoid any over-stated visual impact upon any residential use or historic setting. - The light source should not be visible. - Internally illuminated lettering and sign boxes should be avoided.	Staff Analysis – Complies No signage is proposed as part of this residential development.

	• Internally illuminated lettering using a transparent or translucent letter face or returns should be avoided. • Where illumination might be appropriate, it should be external and concealed, or in 'halo' form. • Banner or canopy signs are not characteristic and will not be appropriate. 12.84 Sign materials should be durable and of architectural quality to integrate with the building design. 12.85 Power supply services and associated fittings should be concealed and not be readily visible on the exterior of the building. 12.86 Refer to the City's Design Guidelines for Signs in Historic Districts for more detailed and extensive advice.	
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ATTACHMENT F: Public Process & Comments

Public Notice, Meetings, Comments

The following is a list of public meetings that have been held, and other public input opportunities, related to the proposed project since the applications were submitted:

- August 7, 2025 – Capitol Hill Neighborhood Council sent the 45-day required notice for recognized community organizations.
- August 7, 2025 - Property owners and residents within 300 feet of the development were provided early notification of the proposal.
- August 19, 2025 – Notice of application property sign posted on the property.
- August – March 2026 – The project was posted to the Online Open House webpage.

Notice of the public hearing for the proposal included:

- March 19, 2026
 - Public hearing notice sign posted on the property
- March 19, 2026
 - Public hearing notice mailed
 - Public notice posted on City and State websites and Planning Division listserv

Public Comments:

Staff received 6 public comments regarding the petition which are provided on the following pages. Public comments are also discussed in the Key Considerations section of this staff report.

Olson, Brooke

From: Trevor Moses <[REDACTED]>
Sent: Tuesday, September 16, 2025 8:17 PM
To: Olson, Brooke
Subject: (EXTERNAL) New Construction Petition

Follow Up Flag: Follow up
Flag Status: Flagged

Caution: This is an external email. Please be cautious when clicking links or opening attachments.

Hello Brooke!

I'm a resident in the building where petition number PLNHLC2025-00555 is supposed to take place.

Please do not allow this to be built.

These people do not care about the neighborhood, or their residents. From broken water heaters, to broken appliances, to leaks, to busted AC they only fixed once I threatened legal action, they do not care about their residents or the area their recently purchased building stands. They kicked out all the longtime residents who had been there before it was purchased in order to do a crap job of a "remodel" to make more money.

Their contractors do bad work, and the property owners are impossible to work with. This new construction will also destroy the yard that I and the rest of the residents were excited to utilize with our pets and turn it into a parking lot.

I have lived in the Marmalade for many many years in different homes. The marmalade is known by everyone in the city for its charming old homes, its old trees and abundant squirrels, and so many things that a forgettable cookie cutter modern design townhome complex will erode.

The noise will be obscene and I've already dealt with unacceptable levels of noise for 4 of the 5 months I've lived here while they did half-assed remodels in every single unit touching mine all hours of the day every day of the week. I do not want to go through that again. Again, it will completely destroy the yard we all love and expected to be able to use the duration of our leases, and that was advertised as a perk of living here. It will damage the open and uncontested feel of the marmalade right at the main entrance from the freeway being 600 North.

Please block this. This is a historical district for a reason. Every other building on the block works together and creates a unique and lovely part of town, and this uninspired eyesore will ruin the cohesion of the area.

Anyways, thanks for reading my rant. This is important to me and my neighbors. And thanks for taking time to hear from the people who call this area home.

Kindest regards,
-Trevor Moses

Olson, Brooke

From: Gavrielle Anderson <[REDACTED]>
Sent: Wednesday, September 17, 2025 7:02 PM
To: Olson, Brooke
Subject: (EXTERNAL) Petition PLNHLC2025-00555

Follow Up Flag: Follow up
Flag Status: Flagged

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I think this is an awful spot for those townhomes, we love having it peaceful and quiet over here. The construction is going to take away yard space from us, I dislike this a lot. We don't need more townhomes.

Olson, Brooke

From: Camas <[REDACTED]>
Sent: Tuesday, September 9, 2025 11:51 AM
To: Olson, Brooke
Subject: (EXTERNAL) re: proposed unhistoric townhomes on 600 N

Caution: This is an external email. Please be cautious when clicking links or opening attachments.

i work in the marmalade district and strongly oppose the building of unhistoric townhomes proposed on 600 N between 300 and 200 W. i believe they would be a blight on the community's character.

sincerely,
camas

Olson, Brooke

From: Hollyann Smith <[REDACTED]>
Sent: Wednesday, September 3, 2025 7:44 PM
To: Olson, Brooke
Subject: (EXTERNAL) Petition Number PLNHLC2025-00555

Caution: This is an external email. Please be cautious when clicking links or opening attachments.

Dear Ms. Olson,

I am writing to submit comments regarding the petition for new construction at 228 W 600 N (Petition Number PLNHL C2025-00555).

While I understand the need for development and housing, I am very concerned about how this proposal may affect the Capitol Hill Local Historic District. This area has a unique historic character that should be carefully preserved, and the addition of four townhomes on this property does not appear to fit well within the existing neighborhood.

Specifically:

- The lot does not seem large enough to accommodate the proposed townhomes without infringing on existing residences and shared green spaces.
- The design and density of the project do not appear consistent with the surrounding historic character of the area.
- Parking is already a challenge on nearby streets, and the additional units will likely worsen this ongoing issue.

I respectfully ask that these concerns be taken into account during the review process. I hope that any future development will prioritize compatibility with the historic district and the needs of current residents.

Thank you for considering my input, and I would appreciate being kept informed of any updates or meetings related to this petition.

Sincerely,

Holly Smith

[Redacted signature]

Olson, Brooke

From: Mason Smith <[REDACTED]>
Sent: Tuesday, September 2, 2025 6:34 PM
To: Olson, Brooke
Subject: (EXTERNAL) Strong Objection to Proposed Townhouse Construction at 228 West 600 North

Caution: This is an external email. Please be cautious when clicking links or opening attachments.

Dear Brooke Olson,

I'm writing to strongly oppose the proposed construction of four townhouses on the small strip of land directly in front of my residence at 228 West 600 North in apartment number one. Frankly, this project is inappropriate for the space and incompatible with the character and needs of our historic neighborhood, which has already suffered from excessive gentrification and careless development.

The parcel in question is far too small to responsibly support four family units. Building there would not only destroy what little green space we have left, but also create severe strain on already limited infrastructure. Street parking is already nearly impossible to find, and adding more residents without adequate planning will only worsen the problem.

Beyond logistics, this development would be a serious blow to the quality of life for existing residents. The project is directly in front of my home, where I've invested significant time and effort into cultivating a garden—something I have long dreamed of and worked for; that would be destroyed by this construction. One of the primary reasons we moved here was the access to sunlight and soil, both of which would be compromised or eliminated if this build proceeds.

It's also important to note that the **property is already severely mismanaged**. Sidewalks are overgrown and nearly impassable, and landscaping is done without care—often just mowing dead grass without any real maintenance or intention. The biggest shame was that it was actually pretty when we toured it, but by the time we moved in most of the outdoor charm had been ripped up and destroyed by the landscapers. The property management is unresponsive and negligent. When we moved into what was advertised as a “newly remodeled unit,” we submitted a list of standard repairs—only one item has been addressed in the past three months. If they can't maintain the current property, how can they be trusted to oversee a new development?

This neighborhood deserves **intentional, community-centered planning**, not more tasteless, ill-fitting construction that prioritizes profit over people. Instead of cramming in more units, this space could be used for something that would actually serve and strengthen the community—such as a dog park, a native plant pollinator garden, or a small community garden.

This proposal reflects a failure to listen to residents and a short-sighted approach to development. I am urging you and the city to **halt this project immediately** and involve the community in determining a better use for this land.

Please let me know how I can formally participate in the decision-making process or any upcoming meetings where this issue will be addressed. I would welcome the opportunity to voice these concerns publicly.

Sincerely,
Mason Smith
228 West 600 North Apartment no.1

Olson, Brooke

From: Barbara George <[REDACTED]>
Sent: Friday, September 19, 2025 4:15 PM
To: Olson, Brooke
Subject: (EXTERNAL) Proposed building 228 W 600 N, SLC
Attachments: Building Next door-concerns.docx

Follow Up Flag: Follow up
Flag Status: Flagged

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Good afternoon Brooke, Here is our letter with recommendations and concerns. Thanks.

Subject: Concerns and Recommendations for the Proposed Building at 228 W 600 N, Salt Lake City

Dear Planning Commission,

We have several concerns and recommendations regarding the proposed building at 228 W 600 N, Salt Lake City. As next door residents, we aim to ensure the development respects our privacy and aligns with the historic character of the area. Below are our points for consideration:

1. Reorientation of the Back Building:

We request rotating the back building 90 or 180 degrees so its entrance does not face our property. Aligning the back building with the front building on the west side would create more open space in front of both structures, improving accessibility for guests from the street. The current orientation, with the entrance facing our home, significantly reduces our privacy, already compromised by the building's proximity (11 feet from our property line and 24 feet from our house). Given the long, narrow lot, reorienting the building and reconfiguring windows (similar to the front building) seems feasible and would mitigate privacy concerns.

2. Fencing Details:

The existing fence between our properties is a mix of wooden picket, cinder block, and chain link. Will this be replaced, or will it remain as is? If replacement is planned, please provide details on the materials, height, and design. As our neighborhood is in a historic district, we assume any new fence would need to be wood, not vinyl, to maintain aesthetic consistency visible from the street.

3. Tree Removal and Property Damage:

Existing trees along the property line are damaging our fence, cinder block wall, and driveway with their roots, causing cracks and lifting. The proposed plan shows two trees positioned more centrally on the lot (unless the locations of the trees change and move closer to our lot). Will the current trees, which overhang our driveway and contribute to this damage, be removed? Regardless of the new trees' placement, the existing damage to our wall and driveway must be repaired or replaced.

4. Exterior Lighting:

We are concerned about exterior lighting, particularly whether it will shine or be directed onto our property. Bright lights, especially from entryway sconces (as noted in section 12.36), could illuminate our side windows, including bedroom windows, disrupting our privacy and comfort. Please clarify the lighting plan and ensure it minimizes impact on our property.

5. Historic Compatibility

The proposed building should harmonize with the historic character of the neighborhood. The existing 8-plex nearby has a cohesive, historic aesthetic that could serve as a model for the new building's exterior design. The current proposal, as noted in section 12.72, claims the street-facing facade and unit entries emphasize vertical proportions to align with the historic context, but we believe the overall design lacks this affinity. A more historically inspired exterior would enhance neighborhood cohesion.

6. Additional Design Concerns

Mechanical Equipment (Sections 12.6 & 12.27): While mechanical equipment is positioned away from the street, its visibility and impact from our side view are unclear. Please provide details on how this will be screened or mitigated to avoid negatively affecting our property.

Back Unit Orientation (Section 12.62): The front two units' living spaces face the street, which is appropriate, but the back units' living spaces face our home. Rotating the back building 90 or 180 degrees would address this issue, reducing privacy intrusion.

We appreciate your consideration of these concerns and recommendations. We believe most of these adjustments can be made reasonably to benefit both parties. We are open to meeting with the contractor in person to discuss these issues and find workable solutions. Please let us know how we can proceed.

Sincerely,

Barbara and Joe George

238 W 600 N

████████████████████

ATTACHMENT G: Department Review Comments

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

Engineering (Cory.Legge@slc.gov or 801-535-6159)

Review 1:

No comments at this time

Building Services (Heather.Gilcrease@slc.gov or (801-535-7163)

Review 1:

Building Services does not have any comments during this phase of the development process, except that a building permit will be required prior to construction.

Fire (Douglas.Bateman@slc.gov or 801-535-6619)

Review 1:

*A clear and unobstructed pathway for firefighting operations shall be provided around the entire perimeter of the building. The clearance is calculated by taking the height of the building X .3 + 4 feet. This is the clear space required from lot lines of permanent obstructions. Undetermined if this condition is met.
*Fire access road shall be provided so that all ground level exterior walls are located within 150-feet. Minimum widths for access roads are 20-feet exclusive of shoulders. Undetermined if this condition is met
*Fire hydrants, which provide the minimum required fire flow, shall be provided within 600-feet of all ground level exterior walls. Measurements are made following the path the hose would be deployed down fire access road, to the buildings frontage and around the building using straight lines and right angles.

Review 2:

There has been an AMM approved for the fire department access issue. Still unsure of the hydrant location – and if it provided the required fire flow. This information would be verified by PU

Public Utilities (Kristeen.Beitel@slc.gov or 801-483-6733)

Review 1:

Public Utilities comments have been provided to assist in the future development of the property. The following comments are provided for information only and do not provide official project review or approval.

Future development applicants should be aware that without any setbacks and landscape areas, the development may have limited space/options for green infrastructure, which is required by Public Utilities. Future applicants should also consider providing enough space for all required utilities to meet clearance and location requirements without setbacks.

With increased densification, the applicant must consider the potential increase in construction costs resulting from required offsite utility improvements, potentially downstream of the subject property. Densification may place greater demands on water, sewer, and storm drain systems, which could exceed the capacity of the existing infrastructure. Property owners and developers will be required to upgrade the offsite public utilities to ensure sufficient capacity for the new development.

*The water main in 600 North is only 4" in size and **will be required to be upsized** to support any new construction on the site. Upsize will likely be from 200 West to the far west property line of the subject property. Upsize extents will be determined during building permit review.*

- Public Utility permit, connection, survey, and inspection fees will apply.
- 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.
- Public street light requirements are determined during building permit review.
- If units will be sold and property subdivided, then CC&R's must address utility service ownership and maintenance responsibility from the public main to each individual unit.
- 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. Site utility plans should include all existing and proposed utilities, including water, irrigation, fire, sewer, stormwater, street lighting, power, gas, and communications. Please refer to APWA, SLCDPU Standard Practices, and the SLC Design Process Guide for utility design requirements.
- Applicant must provide fire flow, culinary water, and sewer demand calculations to SLCDPU for review. The public sewer and water system will be modeled with these demands. If the demand is not adequately delivered or if one or more reaches of the sewer system reach capacity as a result of the development, a water/sewer main upsizing will be required at the property owner's expense. Required improvements on the public water and sewer system will be determined by the Development Review Engineer and may be downstream of the project.
- One culinary water meter is permitted per parcel and fire services, as required, will be permitted for this property. If the parcel is larger than 0.5 acres, a separate irrigation meter is also permitted. Each service must have a separate tap to the main.
- A minimum of one sewer lateral is required per building. The laterals must be 4" or 6" and meet minimum slope requirements (2% for 4" laterals, 1% for 6" laterals). Any unused sewer laterals must be capped and plugged at the main.
- A minimum of one exterior cleanout is required on the sewer lateral within 5 feet of the building. Additional cleanouts are required at each bend and at least one every 50 feet for 4" laterals and every 100 feet for 6" laterals.
- Covered parking area drains in below grade parking are required to be treated to remove solids and oils prior to discharge to the sanitary sewer. These drains cannot be discharged to the storm drain. Use a sand/oil separator or similar device. A 4ft diameter sampling manhole must be located downstream of the device and upstream of any other connections.
- Site stormwater must be collected on site and routed to the public storm drain system. Stormwater cannot discharge across property lines or public sidewalks.
- Stormwater treatment is required prior to discharge to the public storm drain. Utilize stormwater Best Management Practices (BMP's) to remove solids and oils. Green Infrastructure should be used whenever possible. Green Infrastructure and LID treatment of stormwater is a design requirement and required by the Salt Lake City UPDES permit for Municipal Separate Storm Sewer System (MS4). If green infrastructure is not used, then applicant must

provide documentation of what green infrastructure measures were considered and why these were not deemed feasible. Please verify that plans include appropriate treatment measures. Please visit the following websites for guidance with Low Impact Development: <https://deq.utah.gov/water-quality/low-impact-development?form=MY01SV&OCID=MY01SV> and <https://documents.deq.utah.gov/water-quality/stormwater/updes/DWQ-2019-000161.pdf?form=MY01SV&OCID=MY01SV>

Review 2:

It appears that the applicant acknowledged my comments or indicated they would address them during building permit review. This makes sense and is what I expect. I do not have any additional comments.

Transportation (Jena.Carver@slc.gov or 801-535-6694)

Review 1:

The existing access to parking is too narrow for two way access. The driveway must be widened to a minimum width of 16' to accommodate vehicles entering and exiting the parking area. The drive approach, from the street to the sidewalk, must be widened to 20' to provide an area for larger vehicles to wait for exiting vehicles.

Review 2:

Their revisions have addressed my concerns. I have no further comment.

Urban Forestry (Rick.Nelson@slcgov.com or 801-972-7839)

Review 1:

If this proposal does not affect the code requiring one tree per 30' of street frontage, Urban Forestry has no objections.