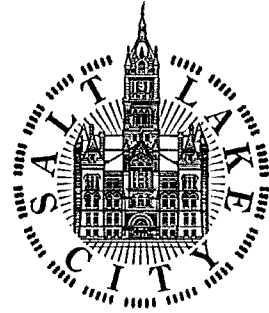


**HISTORIC LANDMARK COMMISSION
STAFF REPORT**

**Williams Residence
New Construction
PLNHLC2009-01421
February 3, 2010**



Planning Division
Department of Community and
Economic Development

Applicant: Jake Williams

Staff: Janice Lew, 535-7625
janice.lew@sclgov.com

Tax ID: 08-36-203-009

Current Zone: SR-1A, Special
Development Pattern Residential

Master Plan Designation:
Low Density Residential

Council District:
District 3
Stan Penfold

Community Council:
Capitol Hill
Katherine Gardner

Lot Size: .10 acres

Current Use: vacant

**Applicable Land Use
Regulations:**

- 21A.34.020
- 21A. 24.080
- 21A.

Notification:

- Notice mailed on January 22, 2009
- Agenda posted on the Planning Division and Utah Public Meeting Notice websites January 22, 2009

Attachments:

- A. Application
- B. Photographs
- C. Departmental Comment

Request

The applicant, Jake Williams, requests approval to construct a single-family dwelling with a detached garage at approximately 669 N. Wall Street. As part of the application, the applicant requests the Historic Landmark Commission modify the maximum height limit of 14 feet (14') for a pitched roof accessory structure to allow the garage to be approximately eighteen feet (18') from existing grade at its highest point and to be able to construct eaves on the structure.

Staff Recommendation

Based on the analysis and findings of this staff report, it is the Planning Staff's opinion that overall the project will substantially comply with all of the standards that pertain to the application (1-4) and therefore, recommends approval of a new single-family dwelling with a detached garage with the following conditions:

1. Approval of the final details of the design including materials, as well as any other direction expressed by the Commission shall be delegated to the Planning Staff.
2. All windows shall be set back from the wall plane of the building and framed in materials that appear similar to those used traditionally.
3. The project must meet all other applicable City requirements, unless otherwise modified within the authority of the Historic Landmark Commission or Board of Adjustment.
4. The Historic Landmark Commission allows a modification to the maximum building height standard on an accessory structure with a pitched roof not to exceed 18 feet (18') at the center mass of the building.
5. The first-story windows include a more substantial muntin profile in the design or another appropriate window treatment for the first story.
6. The double driveway is tapered.
7. The approval will expire if a permit has not been taken out or an extension granted within 12 months from the date of the approval.

Comments

Public Comments

No public comment regarding this application has been received.

City Department Comments

The Division of Transportation review comments and recommendations are as follows:

The 10x10 foot clear sight zone is fine as shown. See PDF redline drawing.

A public way permit will be required for the new drive approach type APWA 225.

Project Review

Zoning Considerations

The property is located in the Capitol Hill Historic District, which was locally designated as a historic district in May of 1984. The base zoning of the property is SR-1A, Special Development Pattern Residential, the purpose of which is “to maintain the unique character of older, predominantly single-family neighborhoods that display a variety of yards, lot sizes and bulk characteristics.” The development requirements and their compliance with the zoning ordinance are listed below. On January 25, 2010, the applicant is received approval from the Board of Adjustment for the following:

- reduce the rear yard setback from 15 feet to approximately 11 feet
- reduce the front yard setback requirement from the average block face of 13.5 feet
- detached garage location where the front wall of the garage is located forward of the rear building line

Principal Building

Requirement	Standard	Proposed	Existing	Meet?
Lot area	5,000 sf		3,251 sf	Legal complying lot
Maximum height of a pitched roof.	23'	23'		Yes
Maximum exterior wall height adjacent to interior side yards	16'	17'-18' with increased setback		Yes
Front yard setback	Average of the front yards of existing buildings within the block face – 13.5	7'		No, but approved by BOA
Interior side yard setback for corner lots	4' on one side and 10' on the other	5' on the south side and 30' on the north side		Yes
Rear yard setback	25% of the lot depth, or 20', whichever is less	7'		No, but approved by BOA
Building coverage	40% of the lot area	38%		Yes

Accessory structure

Requirement	Standard	Proposed	Existing	Meet?
In a required rear yard	Maximum of 5' from the rear property line	2.5'		Yes
Maximum height of a pitched roof	14'	18'		No

d. Scale of a Structure. The size and mass of the structures shall be visually compatible with the size and mass of surrounding structures and streetscape.

Standards for New Construction

Mass and Scale

11.4 Construct a new building to reinforce a sense of human scale. A new building may convey a sense of human scale by employing techniques such as these:

- Using building materials that are of traditional dimensions.
- Providing a one-story porch that is similar to that seen traditionally.
- Using a building mass that is similar in size to those seen traditionally.
- Using a solid-to-void that is similar to that seen traditionally, and using window openings that are similar in size to those seen traditionally.

11.5 Construct a new building to appear similar in scale to the scale that is established in the block. Subdivide larger masses into smaller “modules” that are similar in size to buildings seen traditionally.

11.6 Design a front elevation to be similar in scale to those seen traditionally in the block. The front shall include a one-story element, such as a porch. The primary plane of the front should not appear taller than those of typical historic structures in the block. A single wall plane should not exceed the typical maximum facade width in the district.

Height

11.7 Build to heights that appear similar to those found historically in the district. This is an important standard which should be met in all projects.

11.8 The back side of a building may be taller than the established norm if the change in scale will not be perceived from public ways.

Width

11.9 Design a new building to appear similar in width to that of nearby historic buildings. If a building would be wider overall than structures seen historically, the facade should be divided into subordinate planes that are similar in width to those of the context.

Building form standards

11.11 Use building forms that are similar to those seen traditionally on the block. Simple rectangular solids are typically appropriate.

11.12 Use roof forms that are similar to those seen traditionally in the block. Visually, the roof is the single most important element in an overall building form. Gable and hip roofs are appropriate for primary roof forms in most residential areas. Shed roofs are appropriate for some additions. Roof pitches should be 6:12 or greater. Flat roofs should be used only in areas where it is appropriate to the context. They are appropriate for multiple apartment buildings, duplexes, and fourplexes. In commercial areas, a wider variety of roof forms may occur.

Proportion of building facade elements

11.13 Design overall facade proportions to be similar to those of historic buildings in the neighborhood. The “overall proportion” is the ratio of the width to height of the building, especially

2. Composition of Principal Facades:

- a. Proportion of Openings. The relationship of the width to the height of windows and doors of the structure shall be visually compatible with surrounding structures and streetscape;
- b. Rhythm of Solids to Voids in Facades. The relationship of solids to voids in the facade of the structure shall be visually compatible with surrounding structures and streetscape;
- c. Rhythm of Entrance Porch and Other Projections. The relationship of entrances and other projections to sidewalks shall be visually compatible with surrounding structures and streetscape; and
- d. Relationship of Materials. The relationship of the color and texture of materials (other than paint color) of the facade shall be visually compatible with the predominant materials used in surrounding structures and streetscape.

Standards for New Construction

Solid-to-void-ratio

11.10 Use a ratio of wall-to-window (solid to void) that is similar to that found on historic structures in the district. Large surfaces of glass are inappropriate in residential structures. Divide large glass surfaces into smaller windows.

Rhythm and spacing

11.14 Keep the proportions of window and door openings similar to those of historic buildings in the area. This is an important design standard because these details strongly influence the compatibility of a building within its context. Large expanses of glass, either vertical or horizontal, are generally inappropriate on new buildings in the historic districts.

Materials

11.15 Use building materials that contribute to the traditional sense of scale of the block. This will reinforce the sense of visual continuity in the district.

11.16 New materials that are similar in character to traditional materials may be acceptable with appropriate detailing. Alternative materials should appear similar in scale, proportion, texture and finish to those used historically. They also must have a proven durability in similar locations in this climate. Metal products are allowed for soffits and eaves only.

13.9 Use primary materials on a building that are similar to those used historically. Appropriate building materials include: brick, stucco, and wood. Building in brick, in sizes and colors similar to those used historically, is preferred. Jumbo, or oversized brick is inappropriate. Using stone, or veneers applied with the bedding plane in a vertical position, is inappropriate. Stucco should appear similar to that used historically. Using panelized products in a manner that reveals large panel modules is inappropriate. In general, panelized and synthetic materials are inappropriate for primary structures. They may be considered on secondary buildings.

Architectural Character

11.17 Use building components that are similar in size and shape to those found historically along the street. These include windows, doors, and porches.

11.18 If they are to be used, design ornamental elements, such as brackets and porches to be in scale with similar historic features. Thin, fake brackets and strap work applied to the surface of a building are inappropriate uses of these traditional details.

Standards for Accessory Structures

9.2 Construct accessory buildings that are compatible with the primary structure. In general, garages should be unobtrusive and not compete visually with the house. While the roofline does not have to match the house, it is best if it does not vary significantly. Allowable materials include horizontal siding, brick, and in some cases stucco. Vinyl and aluminum siding are not allowed for the wall but are acceptable for the soffits. In the case of a two-car garage single doors are preferable and present a less blank look to the street; however, double doors are allowed.

Analysis: Historically, windows and doors in residential neighborhoods were similar in scale and proportion. Most residential building styles have a similar proportion of solid-to-void. These characteristics contribute to the visual continuity of the area when repeated down the street. The fenestration pattern shown on the drawings of the principal facades is more conventional, with a regular placement of windows and uniformity of window sizes and openings. The amount of glass in relation to wall material on the primary façades is similar to that seen on historic buildings in the Capitol Hill Historic District.

The majority of the windows on the second story are vertical one over one vinyl sash units which should be set into the wall in order to provide a greater sense of wall depth and shadow lines. The vinyl windows on the first-story of the street facing façade are large vertically-oriented rectangles with a simulated divided light pattern with muntins that have a shallow profile. **Staff recommends that the first-story windows include a more substantial muntin profile in the design or another appropriate window treatment for the first story.**

Traditionally, the primary entrance for a house faced the street and a porch protected the entrance to the house. Although not characterized by a traditional entry element, the proposed porch is essentially an outdoor space, protected from the elements by the second floor above with the entrance door oriented toward the front the building and facing east. Such treatment may be considered a modern interpretation of a traditional detail and conveys the fact that the house is a contemporary design.

The use of materials that are similar in finish, texture and scale to those seen historically in a neighborhood is preferred. These materials are important in establishing the scale of a building. Historically, brick, stucco and wood building materials were used in the district. The proposed siding material is smooth finished stucco applied traditionally. The proposed roof material will be asphalt shingles, a material that is ordinarily acceptable for use in the historic districts on similar roof forms.

Finding: The proposed house is visually compatible with the surrounding buildings and streetscape in terms of proportion of openings, rhythm of solids to voids in facades, and rhythm of entrance porch and other projections. The project is less compatible visually with the window treatment. With the recommended alterations to windows the project meets this standard.

The relationship of materials on the garage is visually compatible with the materials found in the neighborhood and the single doors will not present a blank look to the street. The accessory structure is consistent with this standard.

3. Relationship to Street:

- a. Walls of Continuity. Facades and site structures, such as walls, fences and landscape masses shall, when it is characteristic of the area, form continuity along a street to ensure visual compatibility with the structures, public ways and places to which such elements are visually related;
- b. Rhythm of Spacing and Structures on Streets. The relationship of a structure or object to the open space between it and adjoining structures or objects shall be visually compatible with the structures, objects, public ways and places to which it is visually related;

Standards for Accessory Structures

9.3 Do not attach garages and carports to the primary structure. Traditionally, garages were sited as a separate structure at the rear of the lot; this pattern should be maintained. The allowance of attached accessory structure is reviewed on a case-by-case basis.

Analysis: In this area of the Capitol Hill Historic District, the orientation of buildings to the street and front yard setbacks vary. An irregular development pattern exists because of the angle of the streets distinguishing this part of the district. Despite the variety of setbacks and the mixture of lot shapes in the district, buildings traditionally had their primary entrance oriented toward the street. Although the house will be located on a substandard lot with respect to lot area (3,003 sf), the established wall of continuity and orientation of the building will be consistent. The interior side yard adjacent to the property to the south will be four feet (4') and the northern side yard setback exceeds ten feet (10'), consistent with the requirements.

Accessory structures were generally detached, located behind the house, and simple wood structures. But as new construction, the property owner is required to provide two parking spaces. Therefore, the size and mass of the building is similar to those previously approved for new construction of similar type structures in the historic districts to accommodate contemporary uses. However, the overall impact of the proposed garage may be considerable given the diminutive size of the lot and that the structure cannot be screened by a portion of the house.

Garages were typically approached by single-car width driveways from the street, while others accessed through a rear alley. Although the adjacent home to the north does not have a driveway, a driveway to the north of this property provides access to property along 200 West. Additionally, the garage associated with the building located at 674 N 200 West is also accessible from Wall Street. **A tapered driveway in this case may be appropriate to minimize additional impacts of the proposed garage on the streetscape.** All areas not covered by buildings, parking areas or driveways will be landscaped.

Finding: The directional expression, front setback of the principal façade and rhythm of spacing are consistent with other buildings with frontage on Wall Street and in the Marmalade Neighborhood. With the recommended alterations to the driveway width, the proposal would be more consistent with this standard.

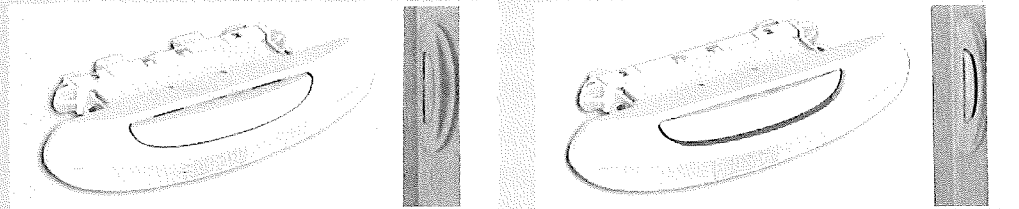
4. Subdivision of Lots. The planning director shall review subdivision plats proposed for property within an H historic preservation overlay district or of a landmark site and may require changes to ensure the proposed subdivision will be compatible with the historic character of the district and/or site(s).

Finding: This application has no subdivision issues as the lot was recognized as a legal complying lot by the Board of Adjustment on August 15, 2005.

Attachment A
Application

Be Certain with New SentryLock

Now you can have the utmost confidence knowing your windows are securely locked. With AMSCO's new SentryLock™ automatic magnetic-action lock, you'll enjoy secure locking with easy one-touch motion operation and clear, visual unlocked indication.



The SentryLock is one of the industry's first automatic magnetic-action locks. This state-of-the-art lock offers an audible click when the magnets engage the locking bolts so you can feel confident that your windows are securely locked. And a red stripe indicator is clearly visible only from within the home when the window is unlocked.

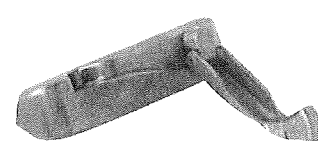
Featuring an integrated finger pull, the SentryLock is easy to operate. Simply press the button and slide the window sash open – all in the same one-touch motion. The unique design prevents scratches caused by other positive action locks and eliminates potential damage to divided lites.

- Easy one-touch, push button operation
- Clear visual unlocked indicator
- Magnetic operation provides automatic locking
- Exceeds all forced-entry tests with dual locking bolts and metal hooks
- Lock placement hidden from the exterior provides increased security

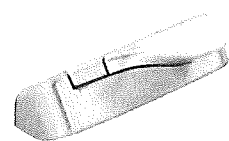
Distinctive Hardware

Innovative technology for a streamlined appearance.

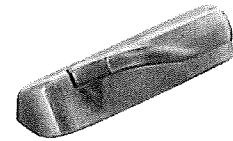
Casement and Awning styles feature the Encore® locking hardware with multi-point locking capability. The standard nesting handle folds neatly into itself for a clean appearance that won't obstruct blinds and shutters. Choose from hardware that is color-matched to the window or select from a variety of popular metal finishes inspired by a bygone era, including Oil Rubbed Bronze, Brushed Nickel, Antique Brass and Polished Brass.



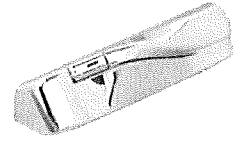
Oil Rubbed Bronze



Brushed Nickel



Antique Brass



Polished Brass

Where form meets function, beautifully

Frame Size

Large 3-1/4" frame width is ideal for new construction and retrofit applications.

Glass Options

The best in performance glass options: C•zE, C•zE Tint and C•zE HV energy-efficient glass.

Secure Locking

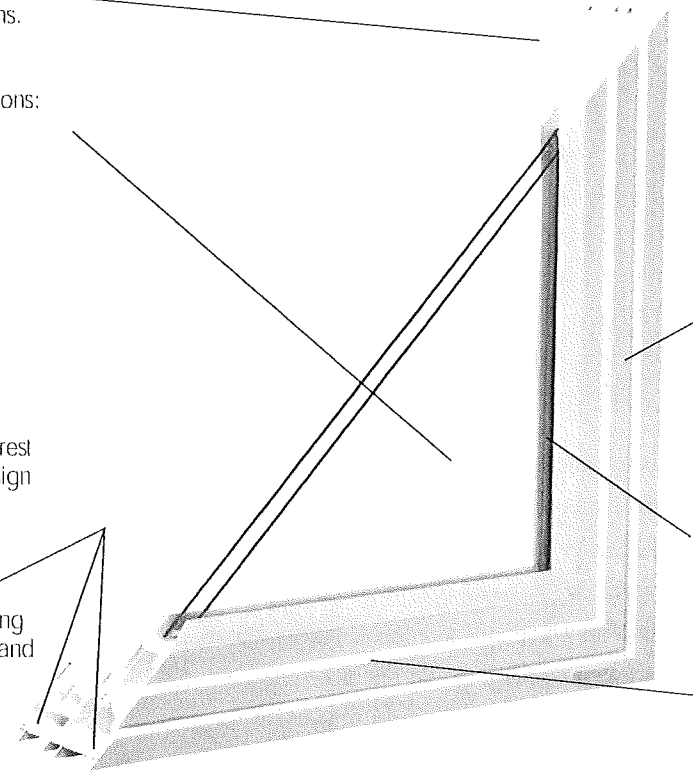
With AMSCO's new SentryLock magnetic-action, automatic lock you'll enjoy secure locking with an easy one-touch motion and clear visual unlocked indicator.

Custom Sizing

Can be custom-ordered to the nearest 1/8 inch to fit any architectural design or custom window.

Hidden Accessory Groove

The unique hidden accessory groove zips out for ease of attaching accessories and joining windows and creates a clean profile when not needed.



Hardware

Color matching hardware comes standard. Or, customize your look with plated options available on Casements and Awning.

Grids

Add a distinctive touch with 5/8" flat and 1" sculptured grids sealed between the glass for easy cleaning or 1" beveled simulated divided lite for a more traditional look.

Lasting Color

New SuperCapSR color technology resists scratching and chalking and won't chip, peel or fade like paint. Choose from six colors: White, Almond, Taupe, Autumn Red, Evergreen and Bronze.

Warm-Edge Technology

3/4 inch warm-edge spacer technology reduces thermal transfer and condensation.

Unique Design

The unique beveled design creates depth and interest not found in typical vinyl windows. Equal sight lines add an additional architecturally pleasing element.

Energy-efficient, high-performance glass

With C•zE performance glass standard on every Artisan Series window, we're raising the bar for beauty and efficiency. But no single glass solution can work for every location. That's why wherever your home, whatever the climate, AMSCO offers a range of energy-efficient glass options to keep you comfortable.

CoZE™

Our standard low-e performance glass for year-round solar control

CoZE™ TINT

The best choice for glare control combined with energy performance

CoZE™ HV

The ultimate combination in energy performance, high visibility and significant UV protection

Brite

Naturally Clean Glass

Keeping ordinary glass windows clean is a constant challenge. AMSCO's new Brite™ glass uses an exterior coating that disperses water evenly over the surface for faster drying which reduces water spots by up to 99 percent. The Brite glass coating then harnesses the power of the sun to break down dirt and grime allowing them to be rinsed away with the next rain. Your windows stay clean and Brite longer.

ARTISAN™ Series



Make Your Home a Masterpiece.®

Requested Set Back List

Setbacks And Lot Coverage Of The Proposed Structure:

667 North Wall Street

- South Side Yard Setback – 5.00'
- West Rear Yard Setback – 6.96'
- East Front Yard Setback – 7.00'
- North Side Yard Setback – 6.21'
- Home Footprint = 740, Garage Footprint = 400 sq. ft., Lot Size = apx. 3000 sq. ft.
- Lot Coverage = 38%
- Highest Height From Existing Grade – 22.57 ft.

Setbacks Of Existing Homes On Block Face:

673 North Wall Street (the following setbacks are apx.)

- South Side Yard Setback – 13.00'
- West Rear Yard Setback- 16.00'
- East Front Yard Setback – 17.00'
- West Side Yard Setback – 3.00'
- Highest Height From Existing Grade – apx. 27 ft.

block face also faces directly east. Our home design also faces directly east. We follow the tradition of having a front porch as well as a walkway that follows the topography from the front door to the sidewalk as requested and as seen traditionally.

Section 13.14 asks that new build, “Arrange a new driveway, as well as any street improvements, so that they continue the respective street pattern.” Our driveway follows the pattern of moving directly east though the street does not move directly north and south.

Section 13.15 asks that a new build, “Maintain the traditional setback and alignment of buildings to the street, as established by traditional street patterns.”

Section 13.15 goes on to state, “Historically the Marmalade district developed irregular setbacks and lot shapes. Many homes were built toward compass points, with the street running at diagonals. This positioning, mixed with variations in slope, caused rows of staggered houses, each with limited views of the streetscape. Staggered setbacks are appropriate in this part of the district closer to the street, while larger ones tended to be set back further.” Our design follows this exact pattern and according to this section should be the closest home to the road on wall street which it is not.

Section 13.16 asks that a new build maintain the side yard setbacks, we comply...

Section 13.17 asks that a new build orient the front of the home to the street and define the front with a porch or portico, which we described earlier and we do.

Section 13.18 asks that a new build be similar in scale to those around it, and more specifically that the homes in the marmalade district be modest and very from one to two stories. As shown our home fits into this mold. As aforementioned our main floor living space is basically half the average for the main floor living space on the block. We also took a foot off of the height of our second story in order to help it comply with the height requirement. We only have eight-foot ceilings as compared to the ten-foot ceilings found traditionally. We have also shown that our height is under the height found on the block face and under the 23-foot requirement.

Section 13.19 asks that new build have, “a primary form that is similar to those seen historically.” It goes on to specify, “In most cases, the primary form for the house was a single rectangular volume. In some styles, smaller, subordinate masses were then attached to this primary form.” We comply with this requirement by basically having a 20 by 28 foot rectangle with smaller, subordinate masses attached.

	Glass Type	U-Value*	SHGC**	VT***	Structural Rating
Single Hung	C•zE	0.34	0.29	0.54	LC-35
	C•zE Tint	0.35	0.20	0.31	
	C•zE HV	0.34	0.22	0.50	
Double Hung	C•zE	0.35	0.27	0.49	LC-25
	C•zE Tint	0.36	0.19	0.28	
	C•zE HV	0.34	0.20	0.46	
Horizontal Slider	C•zE	0.34	0.29	0.54	LC-25/R-15
	C•zE Tint	0.35	0.20	0.31	
	C•zE HV	0.34	0.22	0.50	
Casement	C•zE	0.32	0.25	0.46	LC-25
	C•zE Tint	0.32	0.17	0.26	
	C•zE HV	0.30	0.18	0.42	
Awning	C•zE	0.32	0.25	0.46	LC-25
	C•zE Tint	0.32	0.17	0.26	
	C•zE HV	0.30	0.18	0.42	
Picture Window (Direct Set)	C•zE	0.31	0.33	0.61	HC-50
	C•zE Tint	0.32	0.23	0.35	
	C•zE HV	0.32	0.24	0.57	

NOTE: Data published is for comparison purposes only and is accurate as of June 1, 2008. Performance data is for overall window units and not glass only. Data presented is based on DS annealed glass without grids. Other options may affect performance values. Please contact your authorized AMSCO dealer for actual values of units.

*U-value represents the amount of heat transfer as measured in accordance with NFRC 100.

**Solar heat gain coefficient (SHGC) measures the amount of solar radiation entering the building as measured per NFRC 200.

***Visible Transmittance (VT) measures the amount of visible light through the window.

Certified Quality

In addition to our own stringent quality control standards, AMSCO is a proud member of the National Fenestration Rating Council, the American Architectural Manufacturers Association and has earned the right to carry the ENERGY STAR label, a program sponsored by the Department of Energy. These organizations set the standards for the entire window and door industry. And every AMSCO product meets or exceeds their standards for a host of critical quality standards, assuring you life-long, satisfying performance.



Make Your Home a Masterpiece.®



1880 South 1045 West
Salt Lake City, Utah 84104

Lifetime Warranty

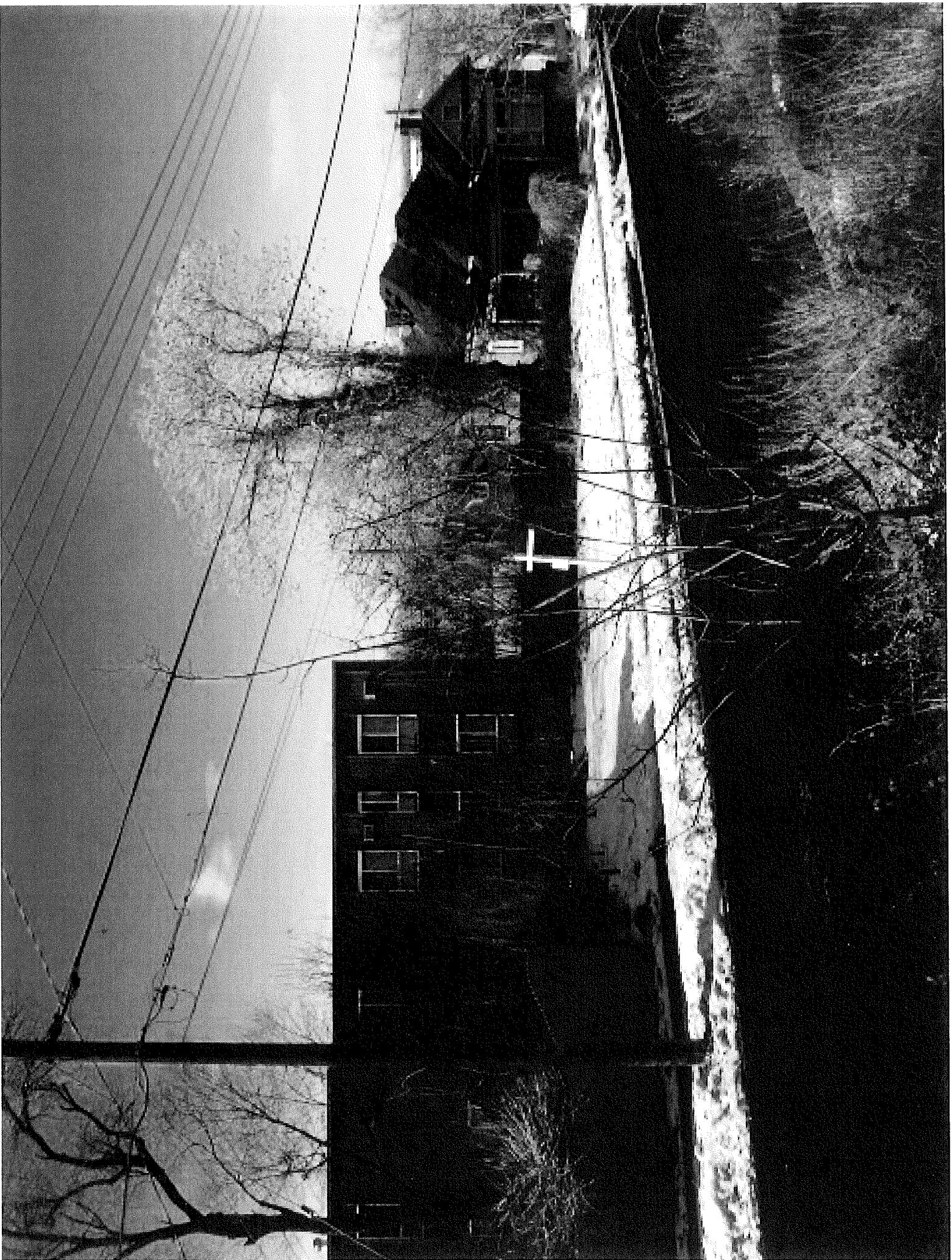
Simply put, we back our windows with a warranty that gives you peace of mind. Our Lifetime Warranty covers any defects in materials or workmanship in our vinyl windows and doors for as long as you own your home. See your authorized AMSCO dealer or visit us online at www.amscowindows.com for complete warranty details.

Your Authorized AMSCO Windows Dealer:

Call 1(888) 82-AMSCO
or visit www.amscowindows.com

Attachment B
Photographs







Attachment C
Departmental Comment

Published Date: January 29, 2010

From: Walsh, Barry
Sent: Wednesday, December 16, 2009 2:03 PM
To: 'Jacob Williams'
Cc: Young, Kevin; Lew, Janice; Ott, George
Subject: RE: Site Plan For Driveway Review
Attachments: Wall St 669 N Site Plan Final 12-16-09 .pdf; Wall St. 669 No. Site Plan Final.pdf

December 16, 2009

Jake Williams

Re; Driveway location for 669 North Wall St. site plan proposal.

The division of transportation review comments and recommendations are as follows:

The 10x10 foot clear sight zone is fine as shown. See PDF redline drawing.
A public way permit will be required for the new drive approach type APWA 225.

Sincerely,

Barry Walsh

Cc Kevin Young, P.E.
Janice Lew, Planning
George Ott, Eng Permits
File

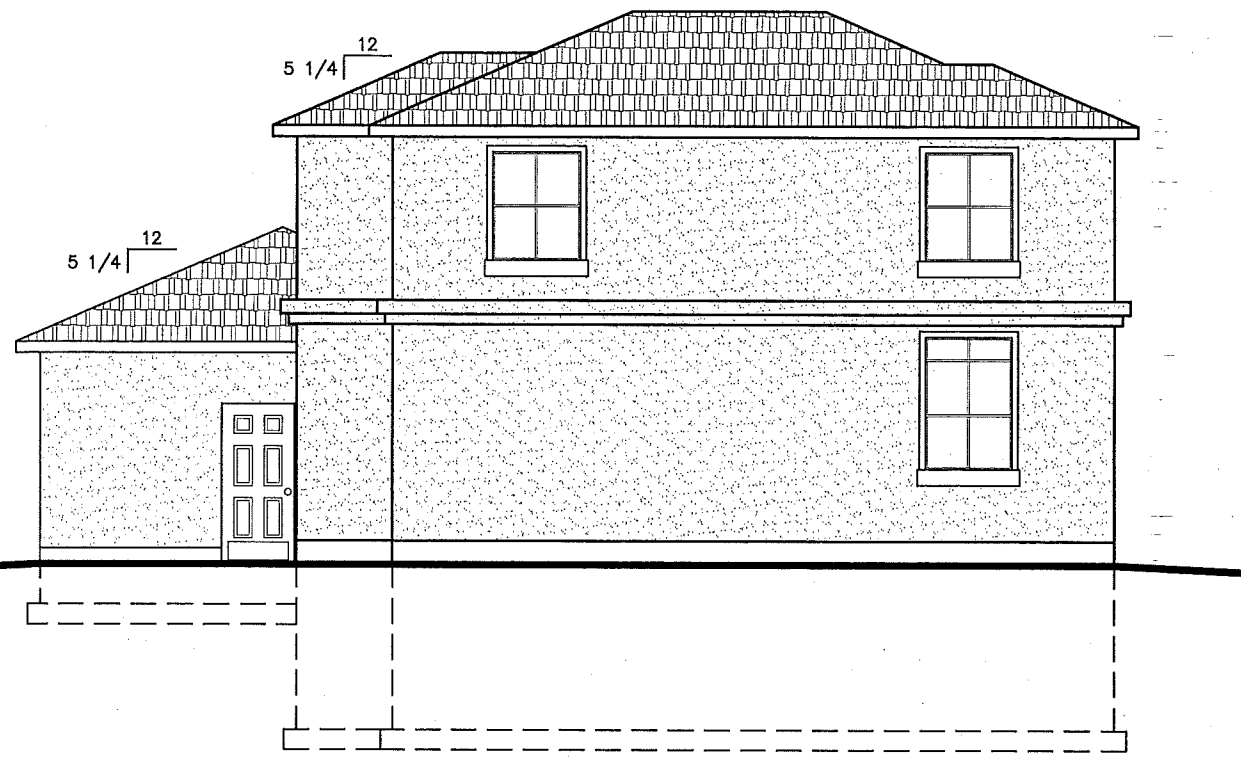
From: Jacob Williams [mailto:jdubs_7@hotmail.com]
Sent: Monday, December 14, 2009 2:25 PM
To: Walsh, Barry
Subject: Site Plan For Driveway Review
Importance: High

Hey Barry,

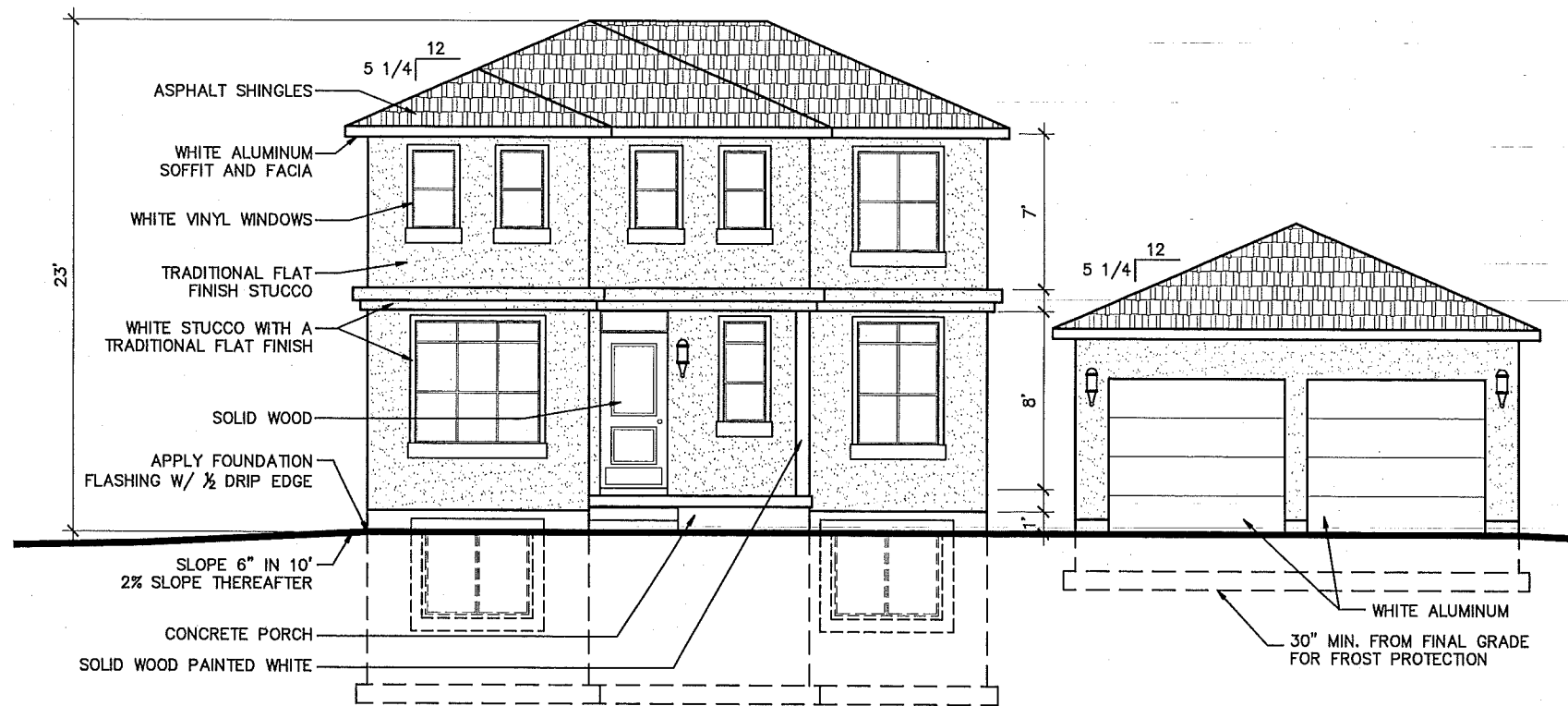
Thanks for getting back to me. Your prompt response is greatly appreciated.

Thanks,

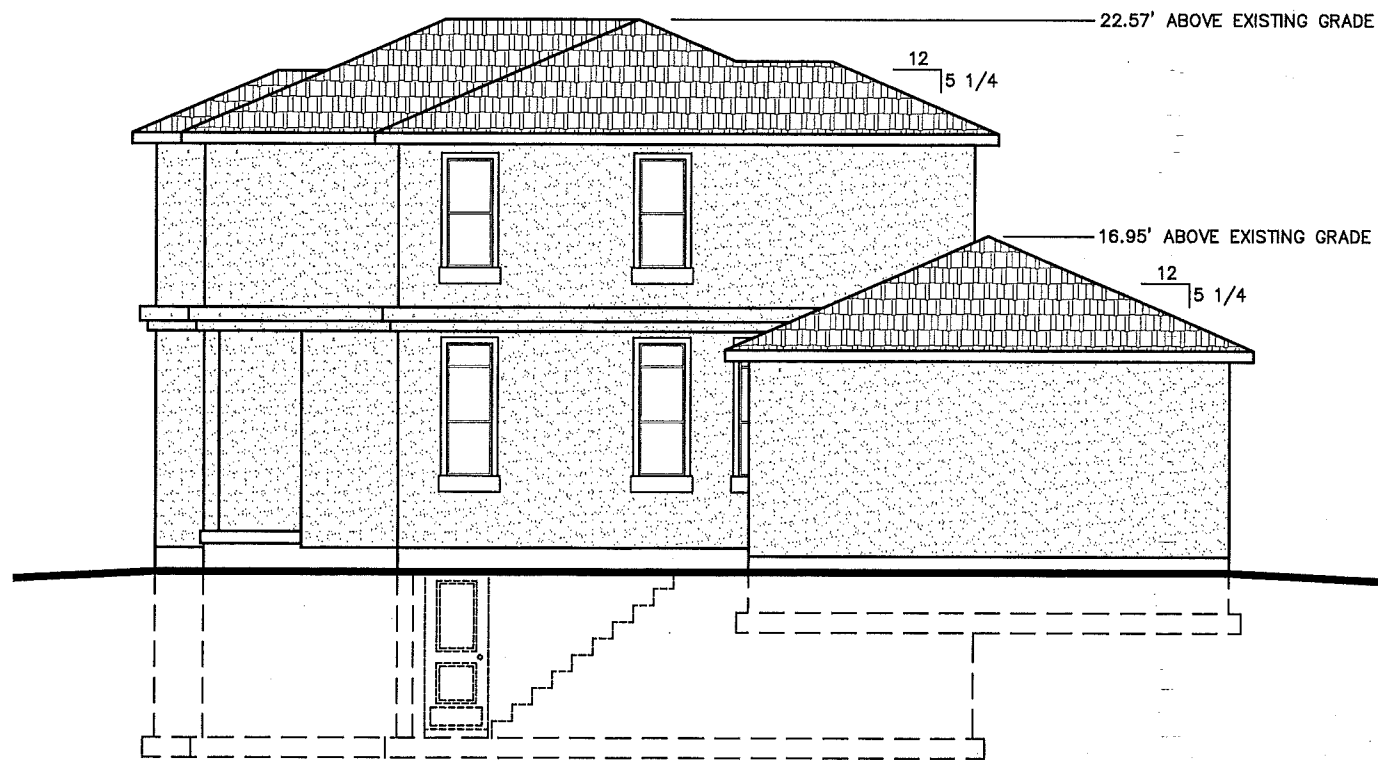
Jake Williams
Online Marketing Specialist
jdubs_7@hotmail.com
(801)719-2305



Left Elevation

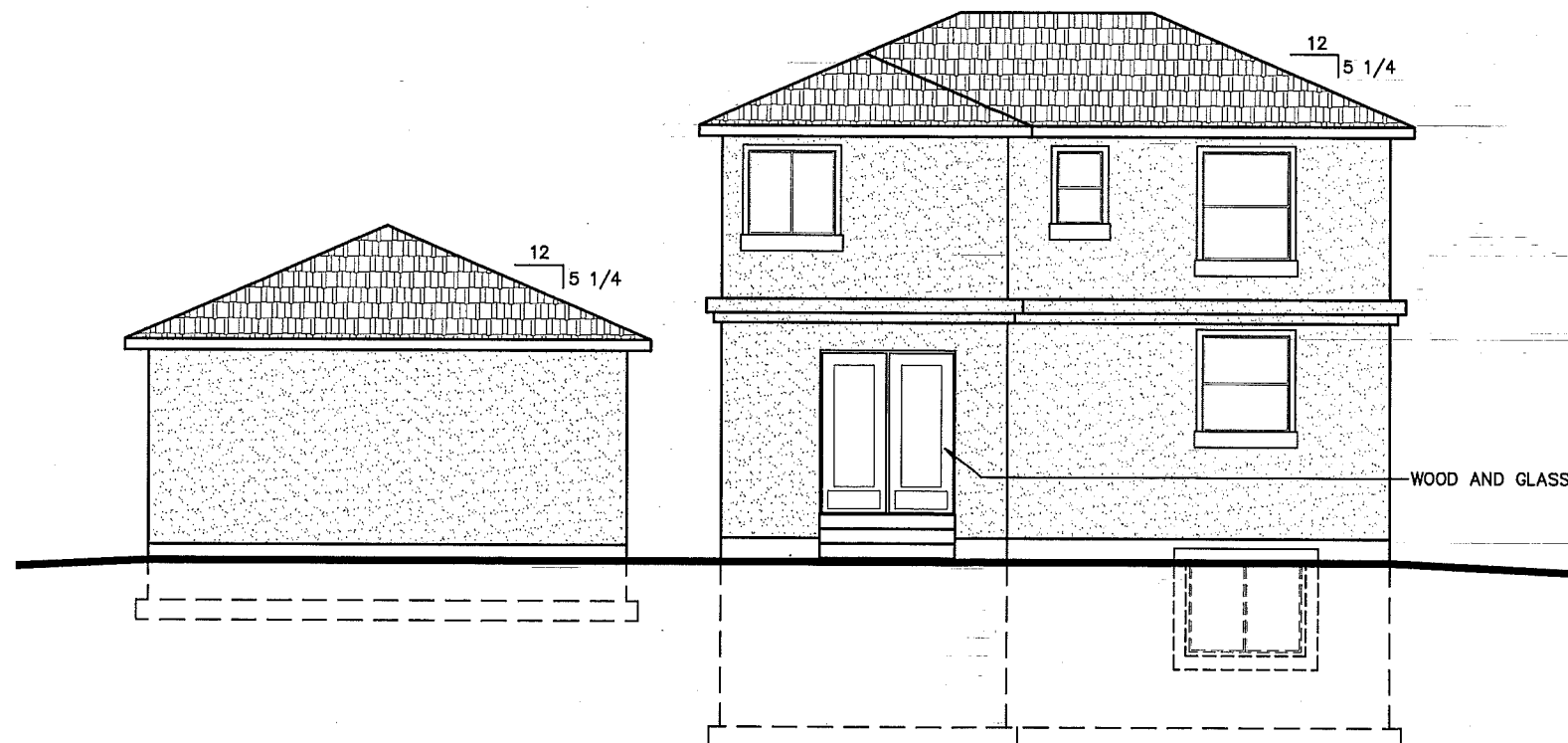


Front Elevation



Right Elevation

Elevations
Scale: 1/8" = 1'-0"



Rear Elevation

FLOOR PLAN KEYED NOTES:

1. WATER HEATER TO HAVE AN EXPANSION TANK.
STRAP WATER HEATER TO WALL AT TOP & BOTTOM 1/3.
OUTSIDE COMBUSTION AIR TO BE PROVIDED TO FURNACE AND WATER HEATER PER IRC 2006.
30" OF REP AIR SPACE IN FRONT OF WATER HEATER.
WATER HEATER IN GARAGE TO BE ELEVATED SO THE IGNITION SOURCE IS A MINIMUM 18" ABOVE GARAGE FLOOR.
IF FURNACE IS IN ATTIC OR CRAWL SPACE: PROVIDE ACCESS, WORKING SPACE, SEE MECHANICAL NOTES SHEET 0.1.
2. PROVIDE A CONCRETE ENCASED ELECTRODE (UFER), FOR USE AS A GROUNDING REQUIRED PER LOCAL CODE.
3. 6'-8" MINIMUM FINISHED HEADROOM ON STAIRS.
SEE STAIR & HANDRAIL NOTES SHEET 0.2.
4. FREEZE-LESS, BACKFLOW PREVENTION HOSE BIBS REQUIRED. FIXTURES THAT HAVE FLOOD LEVEL RIMS LOCATED BELOW THE ELEVATION OF THE NEXT UPSTREAM MANHOLE COVER OF THE PUBLIC SEWER SERVING SUCH FIXTURES SHALL BE PROTECTED FROM BACK FLOW OF SEWAGE BY INSTALLING AN APPROVED BACKWATER VALVE. FIXTURES HAVING FLOOD LEVEL RIMS ABOVE THE ELEVATION OF THE NEXT UPSTREAM MANHOLE SHALL NOT DISCHARGE THROUGH THE BACKWATER VALVE. BACKWATER VALVES SHALL BE PROVIDED WITH ACCESS. I.R.C. P3008.1
5. TOILETS: 1.6 GALLONS PER FLUSH MAXIMUM.
SHOWER HEADS: 2.5 GALLONS PER MINUTE MAXIMUM. SHOWER DOOR ACCESS MIN. 22"
SEE PLUMBING NOTES SHEET 6.1 FOR GENERAL PLUMBING REQUIREMENTS.
6. DOOR FROM HOUSE TO GARAGE TO BE 20 MIN. FIRE RATED.
7. PROVIDE A COMPLETE FIRE SEPARATION BETWEEN HOUSE AND GARAGE AS PER CODE ON ALL WALLS, CEILINGS, BEAMS, POSTS AND SUPPORTS.
SEE FIRE PROTECTION NOTES SHEET 0.2.
GARAGE FLOOR TO BE 4" CONCRETE SLAB SLOPED TOWARD GARAGE DOOR.
8. ACCESS TO ALL ATTIC SPACES TO BE PROVIDED (MINIMUM 22" x 30"). ATTIC TO BE VENTED MINIMUM 1/150 OF ATTIC AREA UNLESS PROVISIONS ARE MET FOR 1/300 RATIO (IRC 1505.3).
9. DRYER TO BE VENTED TO EXTERIOR.
10. PROVIDE METAL FLASHING OR 15 LB. FELT BETWEEN WOOD SHEATHING AND CONCRETE PORCHES, LANDINGS, OR STAIRS.
11. ATTACH BRICK VENEER TO WALL WITH #22 GAUGE TIES @ 16" O.C. (BOTH WAYS). PROVIDE WEATHER BARRIER (1 LAYER OF #30 FELT) BEHIND SIDING AND BRICK VENEER. PROVIDE 2 LAYERS OF #30 FELT BEHIND STUCCO OR APPROVED BARRIER. PROVIDE FLASHING AND CAULKING AROUND ALL EXTERIOR OPENINGS (DOORS, WINDOWS, DRYER VENTS, ETC.).
12. SOME TUBS REQUIRE A ROUGH OPENING OF PRECISELY 59%. CONTACT SUPERINTENDENT FOR SPECS.

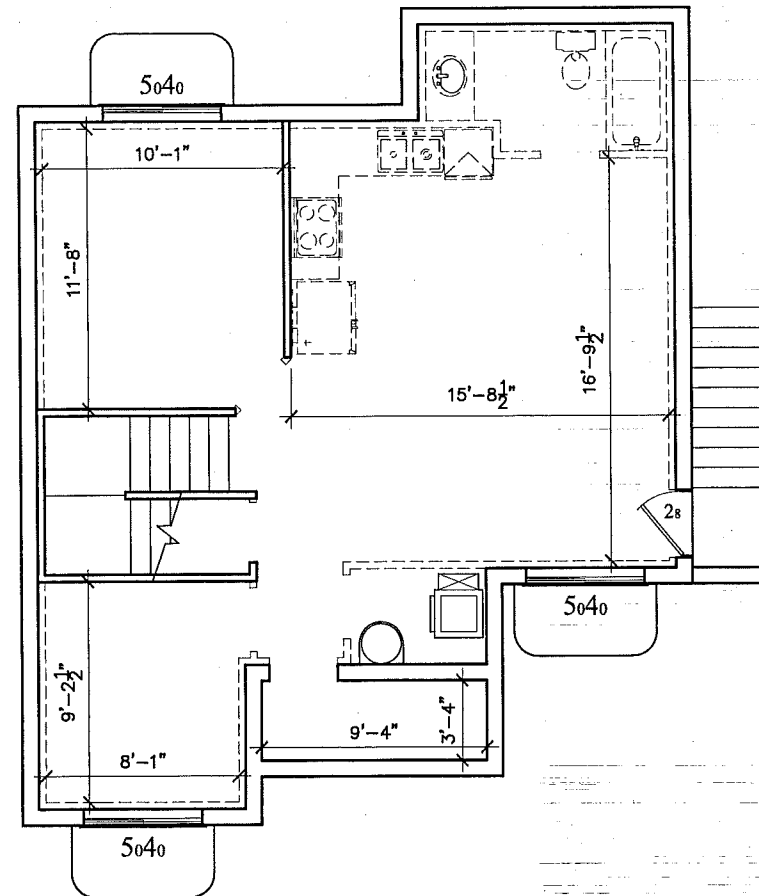
GENERAL REQUIREMENTS:

- PROVIDE A LADDER FOR WINDOW WELLS DEEPER THAN 44". 1 PER UNFINISHED BASEMENT OR FINISHED HABITABLE ROOM.
SEE WINDOW NOTES SHEET 0.2.
- ELECTRICAL SUB-PANELS PREFERRED LOCATION IN STORAGE OR MECHANICAL. ELECTRICAL PANEL SHALL NOT BE IN LOCATED UNDER STAIRS UNLESS ADEQUATE WORKING CLEARANCE & HEIGHT ARE ACHIEVED, 6" HIGH.
PROVIDE 14.5" OPENING FOR PANEL. SEE ELECTRICAL NOTES SHEET 0.2.
- PRV REQUIRED ON MAIN WATERLINE SET AT OR BELOW 50 PSI.
- ALL SURFACE WATER MUST BE CONTROLLED ON SITE PRIOR TO FINAL.
- EACH SHINGLE SHALL BE PROPERLY ATTACHED WITH A MINIMUM OF SIX NAILS.
- REVERSED SLOPED DRIVEWAYS ARE NOT ALLOWED.
- A 14% MAXIMUM GRADE ALLOWED ON DRIVEWAYS.
- EXTERIOR LANDINGS TO BE SLOPED, BUT THE SLOPE SHALL NOT EXCEED 1/4" PER FT.
- CITY IMPROVEMENTS SHALL BE PROPERLY MAINTAINED DURING THE CONSTRUCTION PROCESS. VEHICLES USED ON THE CONSTRUCTION SITE SHALL NOT TRACK MUD, DIRT OR DEBRIS ON ANY STREET OR SIDEWALK.
- EXPANSION JOINTS REQUIRED WHERE DRIVEWAY MEETS TOWN SIDEWALK.

IMPORTANT NOTICE:

IT IS IMPORTANT FOR THE GENERAL CONTRACTOR TO UNDERSTAND THAT IT IS HIS RESPONSIBILITY TO BE SURE THIS PROJECT IS CONSTRUCTED IN FULL COMPLIANCE WITH ALL STATE AND LOCAL CODES AND ORDINANCES. THE PLANS ARE NOT ALL INCLUSIVE OF ALL THE MINIMUM CODES AND ORDINANCES. THIS FACT DOES NOT RELIEVE THE CONTRACTOR FROM FULL COMPLIANCE WITH ALL MINIMUM STANDARDS. NO OMISSION FROM THESE PLANS GIVES PERMISSION FOR VIOLATION OF ANY CODE OR ORDINANCE. NO APPROVAL EVER GRANTS PERMISSION TO VIOLATE ANY CODE OR TOWN ORDINANCE!

STATE ADOPTED BUILDING CODES ARE: 2006 IBC/IRC, 2006 IPC, 2006 IMC, 2005 NEC, & MEC.
ALL REQUIRED INSPECTIONS SHALL BE PROPERLY SCHEDULED BY CALLING THE LOCAL MUNICIPALITY.



Basement Floor Plan

Scale: 1/8" = 1'-0"
788 S.F.