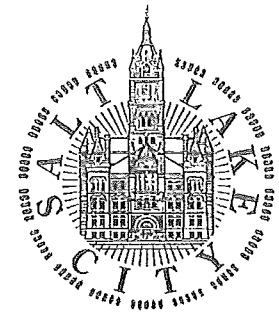


HISTORIC LANDMARK COMMISSION
STAFF REPORT



Planning Division
Department of Community and
Economic Development

1732 Michigan Avenue
Yalecrest National Historic District
Rear Two Story Addition
PLNHLC2010-00264
June 16, 2010

Applicant: G P Jorgensen
Construction, on behalf of Lance
Pearson and Kate Canas, Owners

Staff: Carl Leith, 535-7758
Carl.Leith@sclgov.com

Tax ID: 16-09-407-006

Current Zone: R-1-5000 Single
Family Residential District

Master Plan Designation:
East Bench Comm. Master Plan
Low Density 4-8 Units/Acre

Council District:
District 6 – JT Martin

**Yalecrest Neighborhood
Community Council Chair:**
George Kelner

Lot Size: 0.14 acres

Current Use:
Single Family Residence

Applicable Land Use

Regulations:

- Section 21A.34.020
- Section 21A.24.080
- Historic Design Guidelines

Notification:

- Notice mailed on 6/4/10
- Agenda posted on the
Planning Division and Utah
Public Meeting Notice
websites 6/4/10

Attachments:

- A. Application
- B. Photographs

Request

A request by the G P Jorgensen Construction, LLC, representing property owners Lance Pearson and Kate Canas, for major alterations to the single family home located at approximately 1732 Michigan Avenue. The property is located in the Yalecrest National Register Historic District, and the R-1-5000 (Single Family Residential) zoning district, and falls within the area subject to the temporary regulations approved for the neighborhood in March 2010.

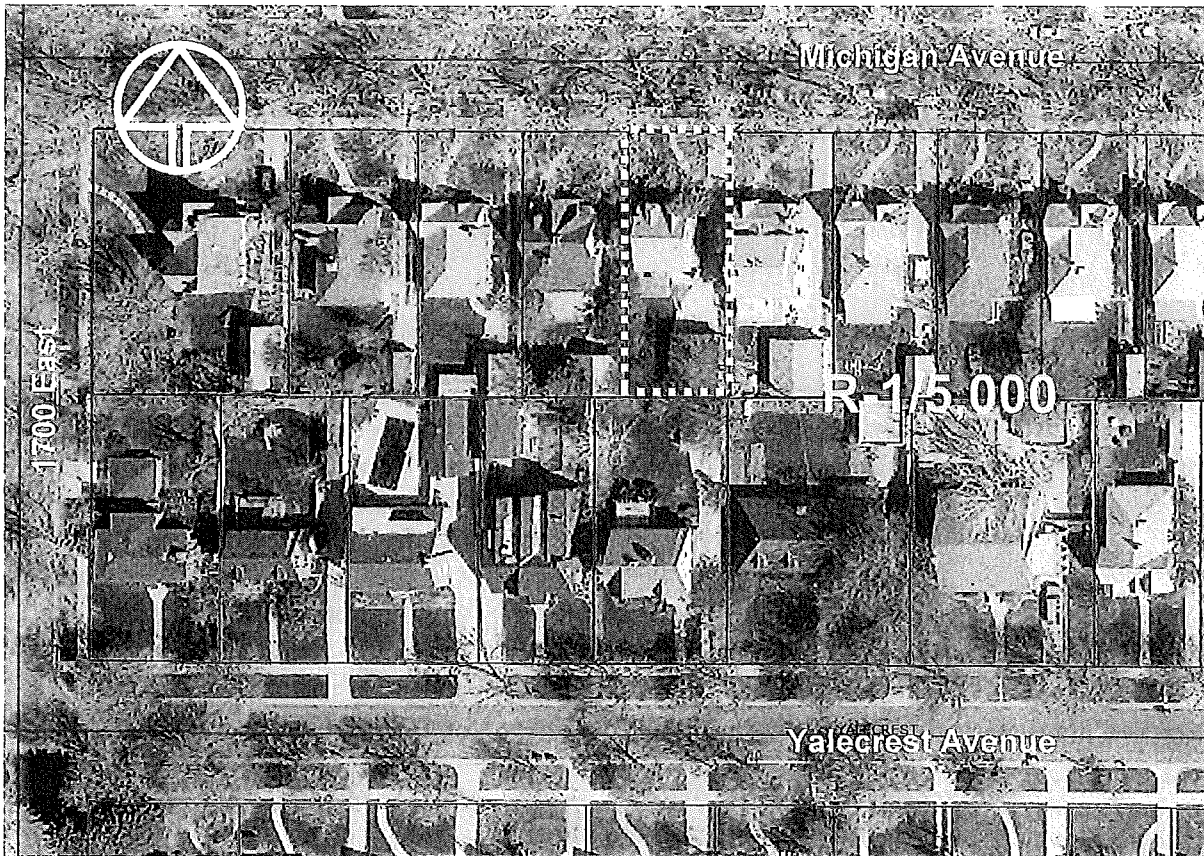
It is important to note that these plans were drawn up prior to the implementation of the temporary regulations affecting the district.

Staff Recommendation

Based on the analysis and findings of this staff report, it is the Planning Staff's opinion that the proposed addition and alterations to this building would meet the majority of the objectives of the Design Standards and Guidelines, but would conflict in part with the objectives of the Design Standards and Guidelines discussed in this report and identified below.

If the Commission concurs with Staff analysis and findings that the proposals will conflict, in part, with the objectives of Design Standards 2, 5 and 9 and Design Guidelines 7.1, 8.1 and 8.3, then Staff recommends that the application be approved, subject to minor revisions to the proposed design to address the alterations to the profiles of the side gables.

VICINITY MAP



Background

Project Description

The property is situated on the south side of Michigan Avenue and lies within the Yalecrest National Register Historic District designated in 2007. This property, 1732 Michigan Avenue, is part of the Yalecrest Park subdivision, platted in the 1920s. The National Register Historic District application contains the following Narrative Statement of Significance.

“The Yalecrest Historic District is located on the east bench of Salt Lake City, southeast of the business and downtown section. It is locally significant both architecturally and historically, under Criterion A for its association with the residential development of the east bench of Salt Lake City by real estate developers and builders in the first half of the twentieth century. Its tract period revival cottages and subdivisions of larger houses for the more well-to-do represent the boom and optimism of the 1920s and 1930s in Salt Lake City. The district is also significant under Criterion C for its intact architectural homogeneity. It was built out quickly with 22 subdivisions platted from 1910 to 1938 containing houses that reflect the popular styles of the era, largely period revival cottages in English Tudor and English Cottage styles. The architectural variety and concentration of period cottages found is unrivalled in the state. Examples from Yalecrest are used to illustrate

period revival styles in the only statewide architectural style manual.¹ The subdivisions were platted and built by the prominent architects and developers responsible for early twentieth century east side Salt Lake City development. It is associated with local real estate developers who shaped the patterns of growth of the east bench of Salt Lake City in the twentieth century. Yalecrest was initially and continues to be the residential area of choice for prominent men and women of the city. The district is locally renowned as the “Harvard-Yale area” and its streets lined with mature trees and historic houses are referenced in advertising for twenty-first century subdivisions elsewhere in the Salt Lake Valley.² It is a remarkably visually cohesive area with uniform setbacks, historic houses of the same era with comparable massing and landscaping, streets lined with mature shade trees, and a surprising level of contributing buildings that retain their historic integrity. It contains a concentration of architecturally significant period revival cottages and bungalows designed by renowned architects and builders of Utah. The historic resources of the Yalecrest Historic District contribute to the history of the residential east bench development of Salt Lake City.”

The immediate setting, and this part of Michigan Avenue, includes a combination of single, one and a half and two story houses in a range of cottage styles, described variously as English Cottage, Tudor or Jacobethan Revival. They exhibit a range of front and side gable forms, creating some gabled rhythm on the street. Many of the houses retain their original one to two story scale, although there are several examples across the street and adjacent to the subject property which have significantly scaled rear additions.

This property is a two story period cottage, described in the 2005 survey as Jacobethan Revival English Tudor in style, (contributing, B – eligible) and is faced in brickwork, with half-timbering applied to the upper first and second stories. The asymmetrical composition and massing is dominated by a vertically proportioned brick gabled entrance, adjacent to tall, leaded, window lights and dormer window. The west facing side gable includes a slightly projecting brick chimney stack.

The application is for a two story addition to the rear of the house, engaging with the existing side gables. The addition would not raise the ridge height of the front of the building, but would continue this height as a new roof ridge for the rear addition. This addition would have accommodation at basement, first and second floor levels, and would replace the existing first floor oriel bay window to the rear of the east façade with a new raised entrance and porch roof. The west façade would continue the plane of the existing wall, with a new light well for windows in the basement, and the proposed brickwork would match the existing. The east façade of the addition would step back from the plane of the existing gabled façade. Proposed materials are confirmed as matching brickwork, ‘stucco’ (eifs) and wood trim.

Comments

Public Comment

No public comment regarding this application has been received.

Project Review

Options

The Historic Landmark Commission has the following options:

1. Approve the request as proposed. This option requires that the Commission make a finding that the proposed addition and alterations are appropriate.

¹ Thomas Carter and Peter Goss. *Utah's Historic Architecture, 1847-1940*. Salt Lake City, UT: University of Utah. Graduate School of Architecture and Utah State Historical Society, 1991.

² E.g. <http://www.daybreakutah.com/homes.htm>

2. Approve the request with modifications in size, design, and/or materials. This option requires that the commission make a finding that the proposed addition and alterations are appropriate.
3. Deny the request based on a finding that the addition and alterations are not appropriate.

East Bench Community Master Plan

The central urban design goal in the East Bench Master Plan is to:

“Enhance the visual and aesthetic qualities and create a sense of visual unity within the community.”

Zoning Considerations

The Historic Landmark Commission’s jurisdiction does not relate to the development requirements of the Zoning Ordinance. All proposed work must comply with height, yard and bulk requirements of the R-1-5000 district and the Yalecrest Compatible Infill Overlay district.

21A.24.070 R-1-5000 Single-Family Residential District: Summary of purpose & standards.

Purpose: the purpose of the R-1-5000 (Single-Family Residential) zoning district is to provide for conventional single-family residential neighborhoods on lots not less than 5000 square feet in size.

Maximum Building Height: The maximum height of buildings with pitched roofs shall be:

- a. twenty eight feet (28') measured to the ridge of the roof; or
- b. The average height of other principal buildings on the block face.

Maximum Exterior Wall Height: twenty feet (20') for exterior walls placed at the building setback established by the minimum required yard. Exterior wall height may increase one ft in height for each foot of setback beyond the minimum required interior side yard. An exception is made for dormer walls which are exempt from maximum exterior wall height if:

- a. The width of the dormer is 10 ft or less; and
- b. The total combined width of dormers is less than or equal to 50% of the length of the building façade facing the interior side yard; and
- c. Dormers are spaced at least 18 inches apart.

Front yard: minimum depth equal to the average of existing buildings within the block face.

Interior Side Yard: For interior lots - four feet (4') on one side and ten feet (10') on the other.

Rear Yard: The rear yard shall be twenty five percent (25%) of the lot depth, or twenty feet (20') whichever is less.

Maximum Building Coverage: surface coverage of all principal and accessory buildings shall not exceed 40% of the lot.

Subject to zoning review and verification, the proposals appear to accord with these requirements.

21A.34.120 YCI Yalecrest Compatible Infill Overlay District: Summary of purpose & standards.

Purpose: To establish standards for new construction, additions and alterations of principal and accessory residential structures within the Yalecrest community. The goal is to encourage compatibility between new construction, additions or alterations and the existing character and scale of the surrounding neighborhood. The YCI overlay district promotes a desirable residential neighborhood by maintaining aesthetically pleasing environments, safety, privacy, and neighborhood character. The standards allow for flexibility of design while providing compatibility with existing development patterns within the Yalecrest community.

Building Height

Pitched roofs: 27.5 ft to the midpoint of the roof.

Mansard or flat roofs: 20 ft

Cross slopes: may increase maximum height by 0.5 ft for each 1 ft difference between the average grades of the uphill and downhill faces of the building, measured from the downhill side, to maximum of 30 ft.

Maximum exterior wall height adjacent to interior side yards: 18.5 ft for exterior walls at the building setback for minimum required yard. May increase by 1 ft for each 1 ft of increased setback. Lots with **cross slopes:** may be increased by same ratio on same requirements.

Exceptions:

Gable walls: widest portion to conform to maximum wall height limitation.

Dormer walls: exempt from maximum exterior wall height if:

- The width of the dormer is 10 ft or less; and
- The total combined width of dormers is less than or equal to 50% of the length of the building façade facing the interior side yard; and
- Dormers are spaced at least 18 inches apart.

Subject to zoning review and verification, the proposals appear to accord with these requirements.

Analysis and Findings

Standards of Review

Temporary Regulations:

21A.34.020 G Historic Preservation Overlay District: **Standards For Certificate Of Appropriateness Involving Alteration of a Landmark Site Or Contributing Structure:** In considering an application for a certificate of appropriateness for alteration of a landmark site or contributing structure, the historic landmark commission, or planning director, for administrative decisions, shall find that the project substantially complies with all of the following general standards that pertain to the application and that the decision is in the best interest of the city:

Standard 1: A property shall be used for its historic purpose or be used for a purpose that requires minimal change to the defining characteristics of the building and its site and environment;

Analysis and Finding: The use of the property will remain as single family residential. No change is proposed.

Standard 2: The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided;

Analysis: The proposed construction of this two story addition would not raise the roof height at the front of the building. The addition would create a new roof ridge perpendicular to the existing and continue this to terminate as a rear gabled façade. The eaves to the rear addition to both sides of the building would engage with and truncate the rear profile and eaves of the side gables of the existing house. The existing rear oriel bay window on the east façade of the property would be replaced by a new doorway with gabled porch. The east façade of the new addition would step back approximately 2.5 ft, thus maintaining most of the plan of the original building. On the west façade the addition would continue the plane of existing wall, with the intention that the materials match the existing in terms of appearance.

Finding: The historic character of the property would be altered by these proposals, primarily by the change to the existing gabled profile to either side of the building, although there are also some minor alterations. In this former respect the proposed alterations for the addition would conflict with the objectives of this standard.

Standard 3: All sites, structures and objects shall be recognized as products of their own time. Alterations that have no historical basis and which seek to create a false sense of history or architecture are not allowed.

Analysis and Finding: The proposed addition is unlikely to be confused with the original property.

Standard 4: Alterations and additions that have acquired historic significance in their own right shall be retained and preserved.

Analysis and Finding: No previous alterations or additions are readily apparent in this case.

Standard 5: Distinctive features, finishes and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.

Analysis: As outlined in the discussion relating to Standard 2 above, the addition would alter and truncate the side gables of the property, which can be identified as a distinctive feature characterizing the property.

Finding: Staff would conclude that the alterations would adversely affect the side gables of this property, and would consequently be in conflict with the objectives of this standard.

Standard 6: Deteriorated architectural features shall be repaired rather than replaced wherever feasible. In the event replacement is necessary, the new material should match the material being replaced in composition, design, texture and other visual qualities. Repair or replacement of missing architectural features should be based on accurate duplications of features, substantiated by historic, physical or pictorial evidence rather than on conjectural designs or the availability of different architectural elements from other structures or objects.

Analysis and Finding: This standard is not pertinent in this instance.

Standard 7: Chemical or physical treatments, such as sandblasting, that cause damage to historic materials, shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.

Analysis and Finding: No cleaning or treatment of existing materials is currently specified.

Standard 8: Contemporary design for alterations and additions to existing properties shall not be discouraged when such alterations and additions do not destroy significant cultural, historical, architectural or archaeological material, and such design is compatible with the size, scale, color, material and character of the property, neighborhood or environment.

Analysis and Finding: This standard is not directly relevant in this instance.

Standard 9: Additions or alterations to structures and objects shall be done in such a manner that if such additions or alterations were to be removed in the future, the essential form and integrity of the structure would be unimpaired. The new work shall be differentiated from the old and shall be compatible in massing, size, scale and architectural features to protect the historic integrity of the property and its environment.

Analysis: The proposed alterations to this property are unlikely to provide the opportunity to restore the original form and integrity of the residence. In most respects the new work would be differentiated from the old. This is a significant addition to the existing property which can be described as generally

compatible with the massing, size and scale of the primary structure. The addition is situated to the rear of the property, adjacent to a two story building and a single story building, and will largely retain the historic integrity of this environment as perceived from the street. As discussed above (Stds. 2 and 5) the alterations would be less compatible with existing architectural features and in this respect the integrity of the existing building.

Finding: The proposals accord with the majority of the objectives of the design criteria defined in this standard, with the exception of the impact upon certain architectural features of the building as previously discussed.

Standard 10: Certain building materials are prohibited including the following:

- a. Vinyl or aluminum cladding when applied directly to an original or historic material, and
- b. Any other imitation siding material designed to look like wood siding but fabricated from an imitation material or materials;

Analysis and Finding: This standard is not pertinent in this case.

Standard 11: Any new sign and any change in the appearance of any existing sign located on a landmark site or within the H historic preservation overlay district, which is visible from any public way or open space shall be consistent with the historic character of the landmark site or H historic preservation overlay district and shall comply with the standards outlined in chapter 21A.46 of this title;

Analysis and Finding: This standard is not applicable in this case.

Standard 12: Additional design standards adopted by the historic landmark commission and city council.

Analysis and Finding: The Historic Landmark Commission's *Design Guidelines for Residential Historic Districts in Salt Lake City* are applicable in this case, with pertinent design guidelines identified below.

Design Guidelines for Residential Historic Districts in Salt Lake City

Chapter 7: Design Standards for Roofs - Policy: The character of a historical roof should be preserved, including its form and materials whenever feasible.

This chapter includes the following character discussion:

The character of the roof is a major feature for most historic structures. When repeated along the street, the repetition of similar roof forms also contributes to a sense of visual continuity for the neighborhood. In each case, the roof pitch, its materials, size and orientation are all distinct features that contribute to the character of a roof.

7.1 Preserve the original roof form.

Avoid altering the angle of a historic roof. Instead, maintain the perceived line and orientation of the roof as seen from the street. Also retain and repair roof detailing.

Analysis: The proposals would maintain the orientation, height and ridgeline of the roof of the current building as readily seen from the street. The addition would however alter the rear section of the gables on both sides of the building and consequently the perceived lines of this roof.

Findings: The alterations and addition proposed for this building meet the majority of the objectives of this design guideline, and conflict with one aspect relating to the roofline.

Chapter 8: Design Standards for Additions - Policy: If a new addition to a historic building is to be constructed, it should be designed such that the early character is maintained. Older additions that have taken on significance also should be considered for preservation.

This chapter includes the following discussion on design principles:

This tradition of adding onto historic buildings should be continued. It is important, however, that new additions be designed in such a manner that they preserve the historic character of the primary structure.

When planning an addition to a historic building or structure, one should minimize negative effects that may occur to the historic building fabric as well as to its character.

The addition also should not affect the perceived character of the building. In most cases, loss of character can be avoided by locating the addition to the rear. The overall design of the addition also must be in keeping with the design character of the historic structure as well. At the same time, it should be distinguishable from the historic portion, such that the evolution of the building can be understood.

Keeping the size of the addition small, in relation to the main structure, also will help minimize its visual impacts. If an addition must be larger, it should be set apart from the historic building, and connected with a smaller linking element. This will help maintain the perceived scale and proportion of the historic portion.

It is also important that the addition not obscure significant features of the historic building. If the addition is set to the rear, it is less likely to affect such features.

In historic districts, one also should consider the effect the addition may have on the character of the district, as seen from the public right of way. For example, a side addition may change the sense of rhythm established by side yards in the block. Locating the addition to the rear could be a better solution in such a case.

Two distinct types of additions should be considered: First, ground level additions, which involve expanding the footprint of the structure. Secondly, rooftop additions, which often are accomplished by installing new dormers to provide more headroom in an attic space. In either case, an addition should be sited such that it minimizes negative effects on the building and its setting. In addition, the roof pitch, materials, window design and general form should be compatible with its context.

8.1 Design an addition to a historic structure such that it will not destroy or obscure historically important architectural features.

For example, loss or alteration of architectural details, cornices and eave lines should be avoided.

Analysis: As currently proposed the alterations to the building would remove the eave lines in the lower section of the rear of the gables to each side of the building.

Finding: In this respect this aspect of the design of the proposed addition would conflict with the objectives of this design guideline.

8.2 Design an addition to be compatible in size and scale with the main building.

Set back an addition from historically important primary facades in order to allow the original proportions and character to remain prominent. Keep the addition visually subordinate to the historic building. If it is necessary to design an addition that is taller than the historic building, set it back substantially from significant facades and use a “connector” to link it.

Analysis: The proposed addition is two stories high and positioned to the rear of the existing two story residence, and can be regarded as compatible in size and scale with main building.

Finding: The proposals generally meet the objectives of this design guideline.

8.3 Place an addition at the rear of a building or set it back from the front to minimize the visual impact on the historic structure and to allow the original proportions and character to remain prominent.

Locating an addition at the front of a structure is inappropriate.

Analysis: The addition is placed to the rear of the main building, minimizing the visual impact on the existing property. The original proportions and character of the building would, however, be adversely affected by the alteration of the profiles of the side gables.

Finding: On the basis of the above Staff would conclude that the proposals meet some of the objectives but conflict with other objectives of this design guideline.

8.4 Design a new addition to be recognized as a product of its own time.

An addition shall be made distinguishable from the historic building, while also remaining visually compatible with these earlier features. A change in setbacks of the addition from the historic building, a subtle change in material, or a differentiation between historic and more current styles are all techniques that may be considered to help define a change from old to new construction. Creating a jog in the foundation between the original building and the addition also may establish a more sound structural design to resist earthquake damage, while helping to define it as a later addition.

Analysis and Finding: The proposals in most respects appear to accord with the objectives of this design guideline.

8.5 Design a new addition to preserve the established massing and orientation of the historic building.

For example, if the building historically had a horizontal emphasis, this orientation shall be continued in the addition.

Analysis: The proposals would generally preserve the orientation and the established massing of the primary building, subject to the impact of previously discussed alterations.

Finding: Staff would conclude that the proposals largely accord with the objectives of this design guideline.

8.6 Do not construct a new addition or alteration that will hinder one's ability to interpret the historic character of the building or structure.

A new addition that creates an appearance inconsistent with the historic character of the building is inappropriate. An alteration that seeks to imply an earlier period than that of the building is inappropriate. In addition, an alteration that seeks to imply an inaccurate variation on the historic style is inappropriate. An alteration that covers historically significant features is inappropriate as well.

Analysis and Finding: It is unlikely that the proposed addition will be confused with the existing building.

8.7 When planning an addition to a building, preserve historic alignments that may exist on the street. Some roof lines and porch eaves on historic buildings in the area may align at approximately the same height. An addition shall not be placed in a location where these relationships would be altered or obscured.

Analysis and Finding: Proposals do not directly impact street alignments.

8.8 Use exterior materials that are similar to the historic materials of the primary building on a new addition.

Painted wood clapboard and brick are typical of many traditional additions. See also the discussion of specific building types and styles.

Analysis and Finding: The proposed addition appears generally to accord with these objectives.

8.9 Minimize negative technical effects to original features when designing an addition.

Avoid construction methods, for example that would cause vibration that may damage historic foundations. New alterations also should be designed in such a way that they can be removed without destroying original materials or features.

Analysis and Finding: Beyond the issues previously discussed Staff is unaware of other negative effects of these proposals.

8.10 Use windows in the addition that are similar in character to those of the historic building or structure.

If the historic windows are wood, double-hung, for example, new windows should appear to be similar to them. Depending on the detailing, clad wood or synthetic materials may be considered.

Analysis and Finding: The proposed addition appears generally to accord with these objectives.

8.11 When constructing a rooftop addition, keep the mass and scale subordinate to the scale of the historic building.

An addition shall not overhang the lower floors of the historic building in the front or on the side.

Analysis and Finding: This design criterion is not directly relevant in this instance

8.12 Set a rooftop addition back from the front of the building.

This will help preserve the original profile of the historically significant building as seen from the street. A minimum setback of 10 feet is recommended. Greater flexibility may be considered in the setback of a dormer addition on a hipped or pyramidal roof.

Analysis and Finding: This design criterion is not directly relevant in this instance

8.13 The roof form and slope of the addition must be in character with the historic building.

If the roof of the historic building is symmetrically proportioned, the roof of the addition shall be similar. Eave lines on the addition shall be similar to those of the historic building or structure. Dormers shall be subordinate to the overall roof mass and shall be in scale with historic ones on similar historic structures.

Analysis and Finding: The proposal overall accord with the objectives of this guideline.

8.14 Keep a new addition physically and visually subordinate to the historic building .

The addition shall be set back significantly from primary facades. A minimum setback of 10 feet is recommended. The addition should be consistent with the scale and character of the historic building or structure. Large additions should be separated from the historic building by using a smaller connecting element to link the two.

Analysis: The addition is proposed to the rear of the existing building and in most respects can be regarded as physically and visually subordinate to the scale and character.

Finding: The proposals generally meet the objectives of this design guideline.

8.15 Roof forms shall be similar to those of the historic building.

Typically, gable, hip and shed roofs are appropriate. Flat roofs are generally inappropriate.

Analysis and Finding: No conflict is identified with the objectives of this design guideline.

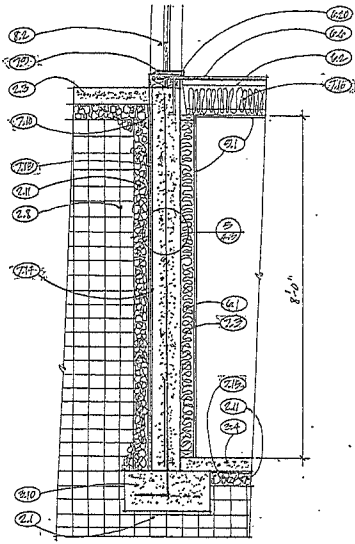
8.16 On primary facades of an addition, use a solid-to-void ratio that is similar to that of the historic building.

The solid-to-void ratio is the relative percentage of wall to windows and doors seen on a facade.

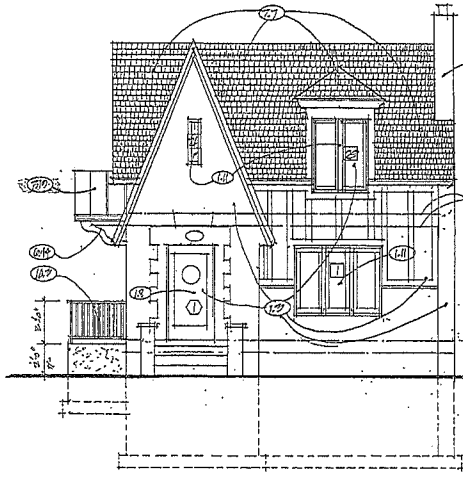
Analysis and Finding: No conflict is identified with the objectives of this design guideline.

Attachment A

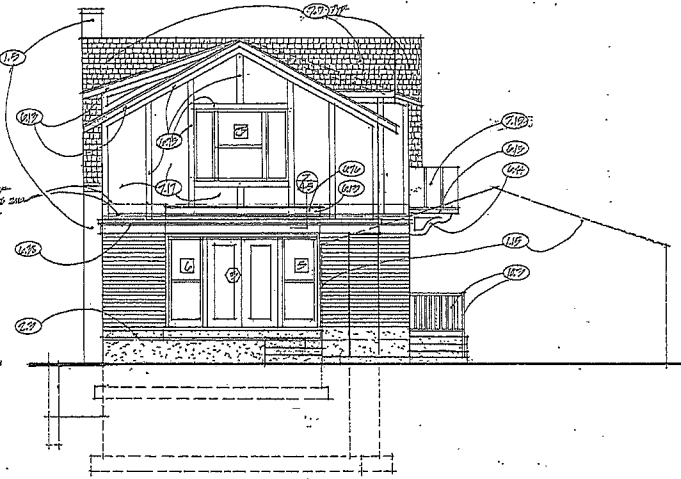
Application



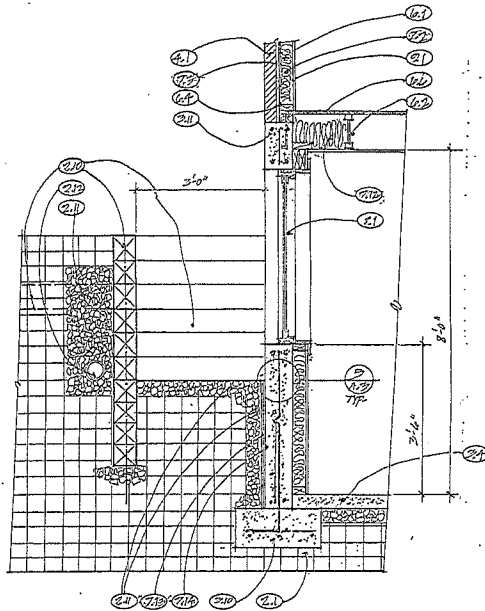
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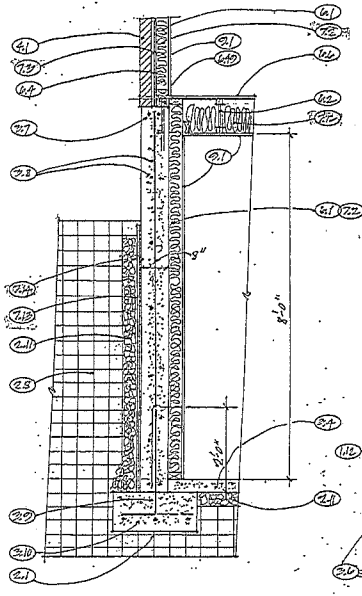
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SCALE: 1/4" = 1'-0"



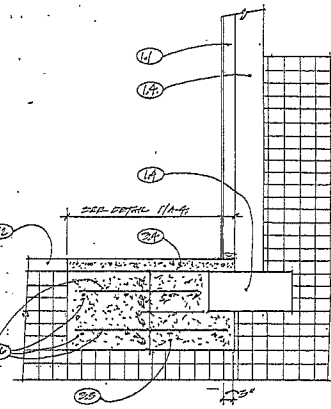
1 SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



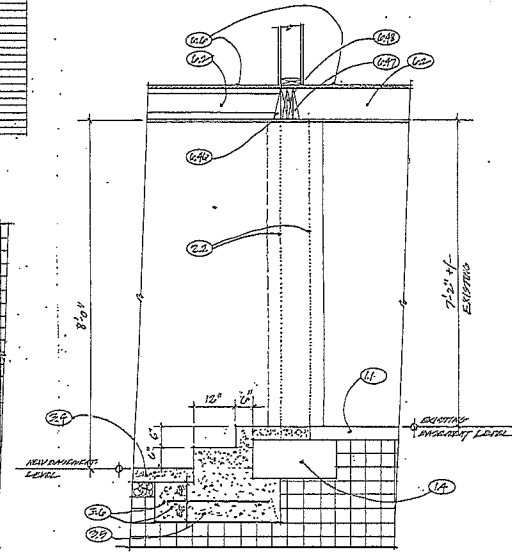
4 FOUNDATION DETAIL
SCALE: 3/4" = 1'-0"



5 FOUNDATION DETAIL
SCALE: 3/4" = 1'-0"



6 FOUNDATION DETAIL
SCALE: 3/4" = 1'-0"



7 FOUNDATION DETAIL
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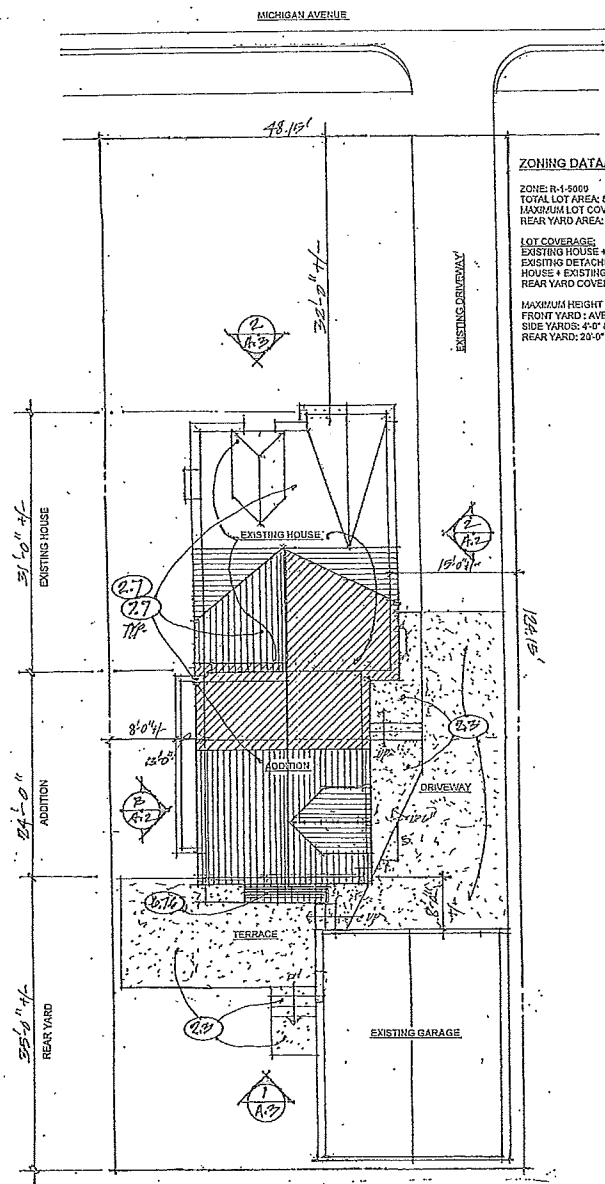
FINISH SCHEDULE	FLOOR	WALL	CEILING	ROOF	EXTERIOR	INTERIOR
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103	CONCRETE	CMU	PLASTER	SHINGLE	ASPH/FLT	ASPH/FLT
104	CONCRETE	CMU	PLASTER	SHINGLE	ASPH/FLT	ASPH/FLT
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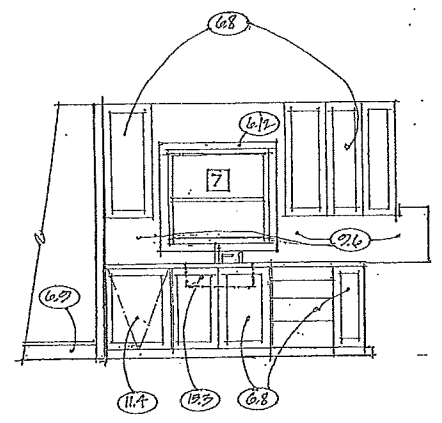
CANAS/PEARSON RESIDENCE
ADDITION/REMODEL
1732 EAST MICHIGAN AVENUE/SLC/ 54105

ELEVATIONS/DETAILS

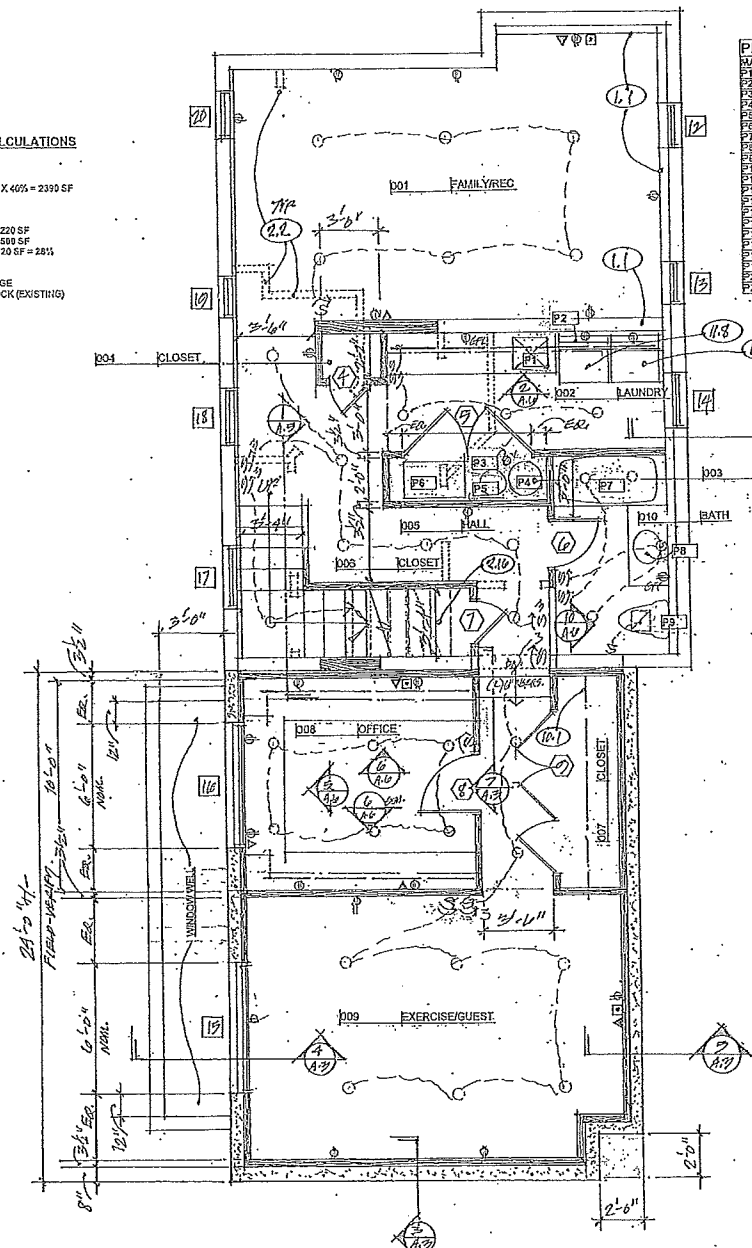
OCTOBER 16, 2008
KAWAN
A3



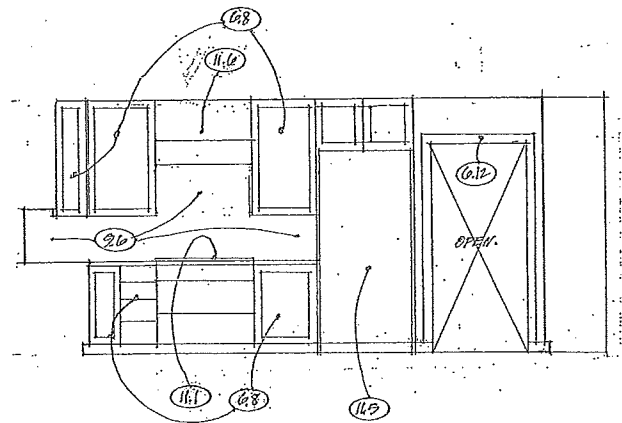
1 SITE PLAN
 A.1
 SCALE: 1" = 10'-0"



5 KITCHEN
 A.1
 SCALE: 3/8" = 1'-0"



2 BASEMENT LEVEL FLOOR PLAN
 A.1
 SCALE: 1/4" = 1'-0"



4 KITCHEN
 A.1
 SCALE: 3/8" = 1'-0"

PLUMBING SCHEDULE

MARK	ROOM	DESCRIPTION
P1	101	R5.3
P2	102	R5.7
P3	103	R5.9
P4	104	R5.9
P5	105	R5.9
P6	106	R5.9
P7	107	R5.12
P8	108	R5.14
P9	109	R5.3
P10	110	R5.3
P11	111	R5.3
P12	112	R5.3
P13	113	R5.3
P14	114	R5.3
P15	115	R5.3
P16	116	R5.3
P17	117	R5.3
P18	118	R5.3
P19	119	R5.3
P20	120	R5.3
P21	121	R5.1

FINISH SCHEDULE

ROOM NAME	FLOOR	WALL	CEILING	DOOR	TRIM
101	101	101	101	101	101
102	102	102	102	102	102
103	103	103	103	103	103
104	104	104	104	104	104
105	105	105	105	105	105
106	106	106	106	106	106
107	107	107	107	107	107
108	108	108	108	108	108
109	109	109	109	109	109
110	110	110	110	110	110
111	111	111	111	111	111
112	112	112	112	112	112
113	113	113	113	113	113
114	114	114	114	114	114
115	115	115	115	115	115
116	116	116	116	116	116
117	117	117	117	117	117
118	118	118	118	118	118
119	119	119	119	119	119
120	120	120	120	120	120
121	121	121	121	121	121

3 MAIN LEVEL FLOOR PLAN
 A.1
 SCALE: 1/4" = 1'-0"

NOTE: CONTRACTOR SHALL COORDINATE WITH OWNER FOR EXACT LOCATIONS OF LIGHTS, BOXES, & OTHER DEVICES SHOWN BEFORE BEGINNING INSTALLATION

SYMBOLS LEGEND

ROOM DESIGNATION
 ROOM NUMBER: 101 ENTRY
 ROOM NAME: ENTRY

REVISION FLAG
 INDICATES A REVISION FROM A PREVIOUSLY ISSUED DOCUMENT

OPENINGS
 WINDOW: SEE WINDOW SCHEDULE FOR MORE INFORMATION
 DOOR: SEE DOOR SCHEDULE FOR MORE INFORMATION

SPOT ELEVATION
 INDICATES HEIGHT

DETAIL FLAG
 DETAIL NUMBER: INDICATES SHEET ON WHICH DETAIL IS SHOWN

ELEVATION/SECTION FLAG
 DETAIL NUMBER: INDICATES SHEET ON WHICH DETAIL IS SHOWN

KEYNOTE
 SEE KEYNOTE SHEET(S) FOR SPECIFICATIONS

CSI DIVISION NUMBER: NOTE NUMBER

ELECTRICAL LEGEND

- RECESSED DOWNLIGHT: HALO HHT; USE HALO HHT IN INSULATED CEILING; PROVIDE WHITE COLEX BAFFLE (HALO 410) & DOW PAR 38 HALOGEN LAMP.
- RECESSED DOWNLIGHT W/ ADJUSTABLE SOCKET: HALO HHT W/ HPS LAMP ARMED ACCESSORY; PROVIDE WHITE COLEX BAFFLE AND HALOGEN LAMP.
- RECESSED DOWNLIGHT FOR SLOPED CEILING: HALO HHT; PROVIDE WHITE COLEX BAFFLE (HALO 450) W/ 90W PAR 38 HALOGEN LAMP.
- RECESSED DOWNLIGHT W/ SHOWER TRIM: HALO HHT W/ T2PS SHOWER TRIM; PROVIDE HALOGEN LAMP.
- JUNCTION BOX - LIGHT FIXTURE SHALL BE OWNER FURNISHED, CONTRACTOR INSTALLED.
- UNDER CABINET TASK LIGHTING AS SELECTED BY OWNER.
- DECORA-STYLE DUPLEX OUTLET, WHITE.
- DECORA-STYLE DUPLEX OUTLET W/ GROUND FAULT INTERRUPTER (GFI), WHITE.
- TELEPHONE JACK, WHITE.
- Ø 1/2" TUBE 48" FLUORESCENT LIGHT FIXTURE WITH LEISE.
- DECORA-STYLE SWITCH, WHITE.
- DECORA-STYLE SLIDING DIMMER SWITCH, WHITE.
- CATV JACK, WHITE.
- SMOKE DETECTOR, WHITE - ELECTRICALLY OPERATED W/ BATTERY BACK-UP.
- WEATHERPROOF GFI OUTLET.
- CARBON MONOXIDE DETECTOR - ELECTRICALLY OPERATED W/ BATTERY BACK-UP & LINKED TO SMOKE DETECTORS

KIMBLE SHAW ARCHITECTURE INTERIORS

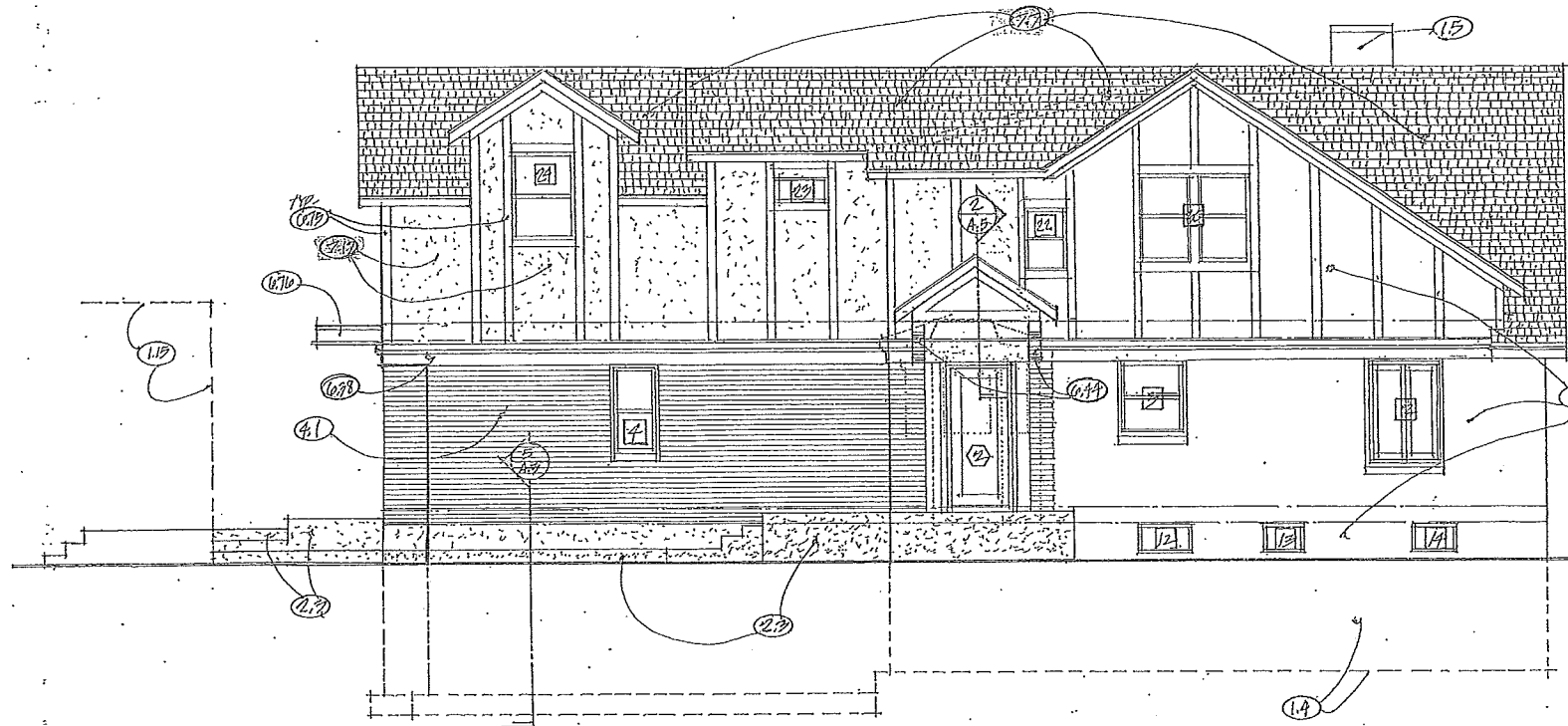
KIMBLE SHAW ARCHITECTURE INTERIORS
 1107 1/2 AVENUE SUITE 200
 SOUTH LINDEN, IN 46228
 TEL: 317-251-0100 FAX: 317-251-0101
 WWW.KIMBLESHAW.COM

SCALE OF DRAWING
 KIMBLE SHAW
 1129
 REGISTERED ARCHITECT

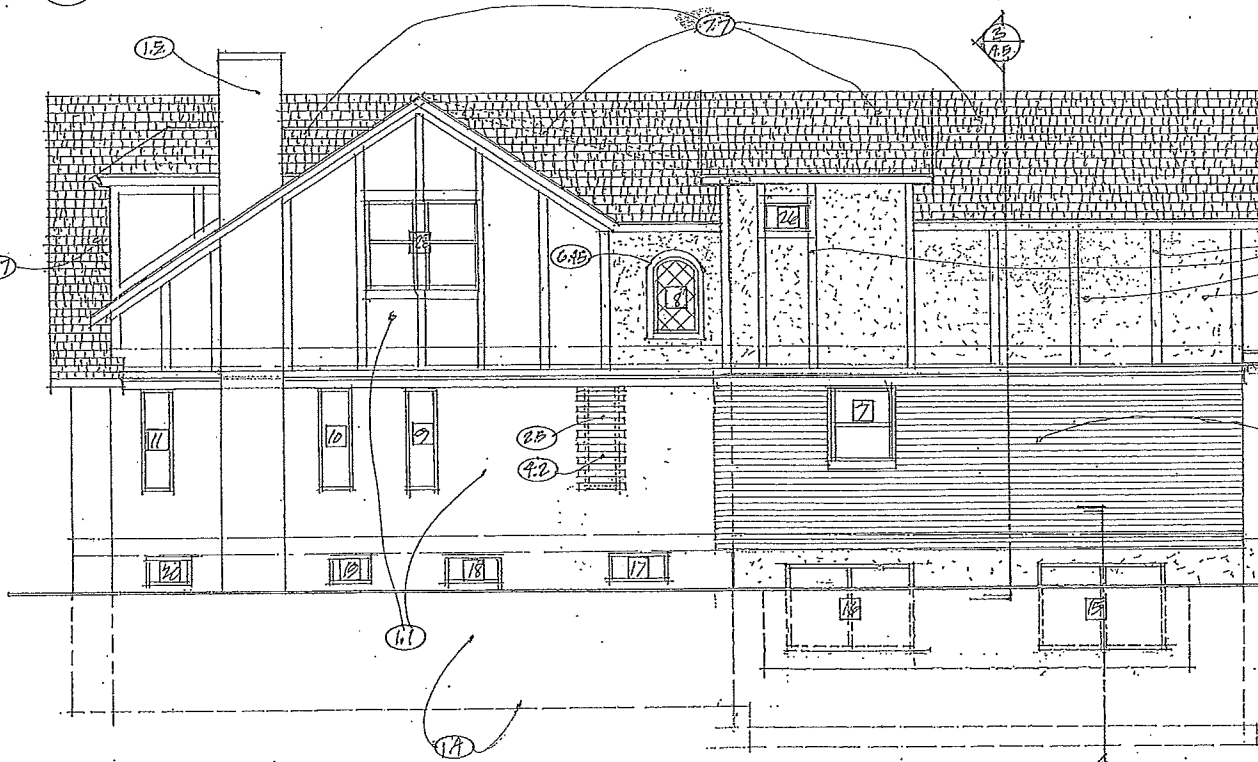
CANAS/PEARSON RESIDENCE
 ADDITION/REMODEL
 1732 EAST MICHIGAN AVENUE/ SL/ 84108

SITE PLAN FLOOR PLANS

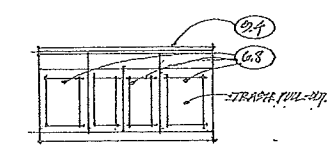
OCTOBER 16, 2008
 A1



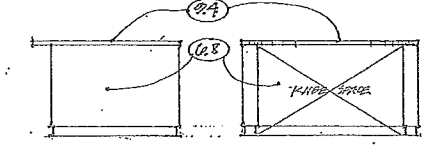
2 EAST ELEVATION
SCALE: 1/4" = 1'-0"



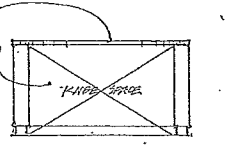
3 WEST ELEVATION
SCALE: 1/4" = 1'-0"



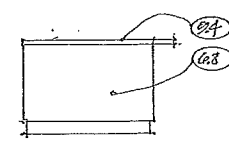
4 KITCHEN
SCALE: 3/8" = 1'-0"



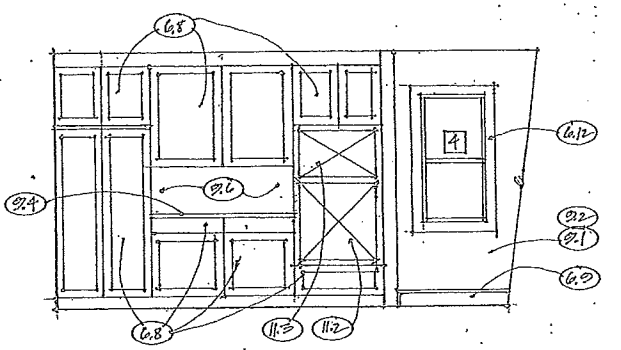
5 KITCHEN
SCALE: 3/8" = 1'-0"



6 KITCHEN
SCALE: 3/8" = 1'-0"

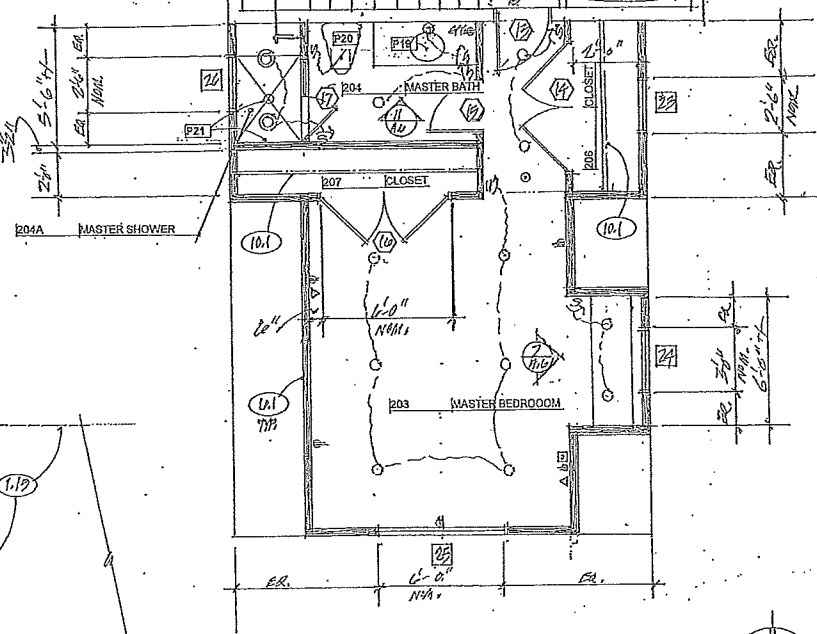


7 KITCHEN
SCALE: 3/8" = 1'-0"



8 KITCHEN
SCALE: 3/8" = 1'-0"

ROOMS	FINISH NAME	FINISH NO.	FINISH DESCRIPTION	FINISH NO.	FINISH DESCRIPTION
001	WALLS	01	PAINT	01	PAINT
002	FLOORS	02	WOOD	02	WOOD
003	CEILING	03	PLASTER	03	PLASTER
004	ROOF	04	SHINGLES	04	SHINGLES
005	BASEMENTS	05	CONCRETE	05	CONCRETE
006	EXTERIOR	06	BRICK	06	BRICK
007	INTERIOR	07	WOOD	07	WOOD
008	ROOF	08	SHINGLES	08	SHINGLES
009	WALLS	09	PLASTER	09	PLASTER
010	FLOORS	10	WOOD	10	WOOD
011	CEILING	11	PLASTER	11	PLASTER
012	ROOF	12	SHINGLES	12	SHINGLES
013	BASEMENTS	13	CONCRETE	13	CONCRETE
014	EXTERIOR	14	BRICK	14	BRICK
015	INTERIOR	15	WOOD	15	WOOD
016	ROOF	16	SHINGLES	16	SHINGLES
017	WALLS	17	PLASTER	17	PLASTER
018	FLOORS	18	WOOD	18	WOOD
019	CEILING	19	PLASTER	19	PLASTER
020	ROOF	20	SHINGLES	20	SHINGLES
021	BASEMENTS	21	CONCRETE	21	CONCRETE
022	EXTERIOR	22	BRICK	22	BRICK
023	INTERIOR	23	WOOD	23	WOOD
024	ROOF	24	SHINGLES	24	SHINGLES
025	WALLS	25	PLASTER	25	PLASTER
026	FLOORS	26	WOOD	26	WOOD
027	CEILING	27	PLASTER	27	PLASTER
028	ROOF	28	SHINGLES	28	SHINGLES
029	BASEMENTS	29	CONCRETE	29	CONCRETE
030	EXTERIOR	30	BRICK	30	BRICK
031	INTERIOR	31	WOOD	31	WOOD
032	ROOF	32	SHINGLES	32	SHINGLES
033	WALLS	33	PLASTER	33	PLASTER
034	FLOORS	34	WOOD	34	WOOD
035	CEILING	35	PLASTER	35	PLASTER
036	ROOF	36	SHINGLES	36	SHINGLES
037	BASEMENTS	37	CONCRETE	37	CONCRETE
038	EXTERIOR	38	BRICK	38	BRICK
039	INTERIOR	39	WOOD	39	WOOD
040	ROOF	40	SHINGLES	40	SHINGLES
041	WALLS	41	PLASTER	41	PLASTER
042	FLOORS	42	WOOD	42	WOOD
043	CEILING	43	PLASTER	43	PLASTER
044	ROOF	44	SHINGLES	44	SHINGLES
045	BASEMENTS	45	CONCRETE	45	CONCRETE
046	EXTERIOR	46	BRICK	46	BRICK
047	INTERIOR	47	WOOD	47	WOOD
048	ROOF	48	SHINGLES	48	SHINGLES
049	WALLS	49	PLASTER	49	PLASTER
050	FLOORS	50	WOOD	50	WOOD
051	CEILING	51	PLASTER	51	PLASTER
052	ROOF	52	SHINGLES	52	SHINGLES
053	BASEMENTS	53	CONCRETE	53	CONCRETE
054	EXTERIOR	54	BRICK	54	BRICK
055	INTERIOR	55	WOOD	55	WOOD
056	ROOF	56	SHINGLES	56	SHINGLES
057	WALLS	57	PLASTER	57	PLASTER
058	FLOORS	58	WOOD	58	WOOD
059	CEILING	59	PLASTER	59	PLASTER
060	ROOF	60	SHINGLES	60	SHINGLES
061	BASEMENTS	61	CONCRETE	61	CONCRETE
062	EXTERIOR	62	BRICK	62	BRICK
063	INTERIOR	63	WOOD	63	WOOD
064	ROOF	64	SHINGLES	64	SHINGLES
065	WALLS	65	PLASTER	65	PLASTER
066	FLOORS	66	WOOD	66	WOOD
067	CEILING	67	PLASTER	67	PLASTER
068	ROOF	68	SHINGLES	68	SHINGLES
069	BASEMENTS	69	CONCRETE	69	CONCRETE
070	EXTERIOR	70	BRICK	70	BRICK
071	INTERIOR	71	WOOD	71	WOOD
072	ROOF	72	SHINGLES	72	SHINGLES
073	WALLS	73	PLASTER	73	PLASTER
074	FLOORS	74	WOOD	74	WOOD
075	CEILING	75	PLASTER	75	PLASTER
076	ROOF	76	SHINGLES	76	SHINGLES
077	BASEMENTS	77	CONCRETE	77	CONCRETE
078	EXTERIOR	78	BRICK	78	BRICK
079	INTERIOR	79	WOOD	79	WOOD
080	ROOF	80	SHINGLES	80	SHINGLES
081	WALLS	81	PLASTER	81	PLASTER
082	FLOORS	82	WOOD	82	WOOD
083	CEILING	83	PLASTER	83	PLASTER
084	ROOF	84	SHINGLES	84	SHINGLES
085	BASEMENTS	85	CONCRETE	85	CONCRETE
086	EXTERIOR	86	BRICK	86	BRICK
087	INTERIOR	87	WOOD	87	WOOD
088	ROOF	88	SHINGLES	88	SHINGLES
089	WALLS	89	PLASTER	89	PLASTER
090	FLOORS	90	WOOD	90	WOOD
091	CEILING	91	PLASTER	91	PLASTER
092	ROOF	92	SHINGLES	92	SHINGLES
093	BASEMENTS	93	CONCRETE	93	CONCRETE
094	EXTERIOR	94	BRICK	94	BRICK
095	INTERIOR	95	WOOD	95	WOOD
096	ROOF	96	SHINGLES	96	SHINGLES
097	WALLS	97	PLASTER	97	PLASTER
098	FLOORS	98	WOOD	98	WOOD
099	CEILING	99	PLASTER	99	PLASTER
100	ROOF	100	SHINGLES	100	SHINGLES



1 UPPER LEVEL FLOOR PLAN
SCALE: 1/4" = 1'-0"

- ELECTRICAL LEGEND**
- RECESSED DOWNLIGHT, HALO HT; USE HALO HT/OT IN INSULATED CEILING; PROVIDE WHITE COLEX BAFFLE (HALO 410V) & 90W PAR 38 HALOGEN LAMP.
 - RECESSED DOWNLIGHT W/ ADJUSTABLE SOCKET; HALO HT/OT W/ PAR 38 LAMP; PROVIDE ACCESSORY; PROVIDE WHITE COLEX BAFFLE AND HALOGEN LAMP.
 - RECESSED DOWNLIGHT FOR SLOPED CEILING; HALO HT/OT; PROVIDE WHITE COLEX BAFFLE (HALO 450V) W/ PAR 38 HALOGEN LAMP.
 - RECESSED DOWNLIGHT W/ SHOWER TRIM; HALO HT/OT W/ TIPS SHOWER TRIM; PROVIDE HALOGEN LAMP.
 - JUNCTION BOX—LIGHT FIXTURE SHALL BE OWNER-FURNISHED, CONTRACTOR-INSTALLED.
 - UNDER-CABINET TASK LIGHTING AS SELECTED BY OWNER.
 - DECORA-STYLE DUPLEX OUTLET, WHITE.
 - DECORA-STYLE DUPLEX OUTLET W/ GROUND FAULT INTERRUPTER (GFI), WHITE.
 - TELEPHONE JACK, WHITE.
 - (3) TUBE 4' FLUORESCENT LIGHT FIXTURE W/ RELEISE.
 - S DECORA-STYLE ROCKER SWITCH, WHITE.
 - S DECORA-STYLE SLIDING DIMMER SWITCH, WHITE.
 - CMTV JACK, WHITE.
 - SMOKE DETECTOR, WHITE—ELECTRICALLY OPERATED W/ BATTERY BACKUP.
 - WEATHERPROOF GFI OUTLET.
 - CARBON MONOXIDE DETECTOR—ELECTRICALLY OPERATED W/ BATTERY BACK-UP & LINKED TO SMOKE DETECTORS.

NOTE
CONTRACTOR SHALL COORDINATE WITH OWNER FOR EXACT LOCATIONS OF LIGHTS, BOXES, & OTHER DEVICES SHOWN BEFORE BEGINNING INSTALLATION.

ATTIC ACCESS
CONTRACTOR SHALL PROVIDE MINIMUM 20" X 30" OPENING TO ANY ATTIC AREA HAVING A CLEAR HEIGHT OVER 30"; 30" MINIMUM CLEAR HEADROOM SHALL BE PROVIDED AT OR ABOVE THE ACCESS OPENING.

PLUMBING SCHEDULE

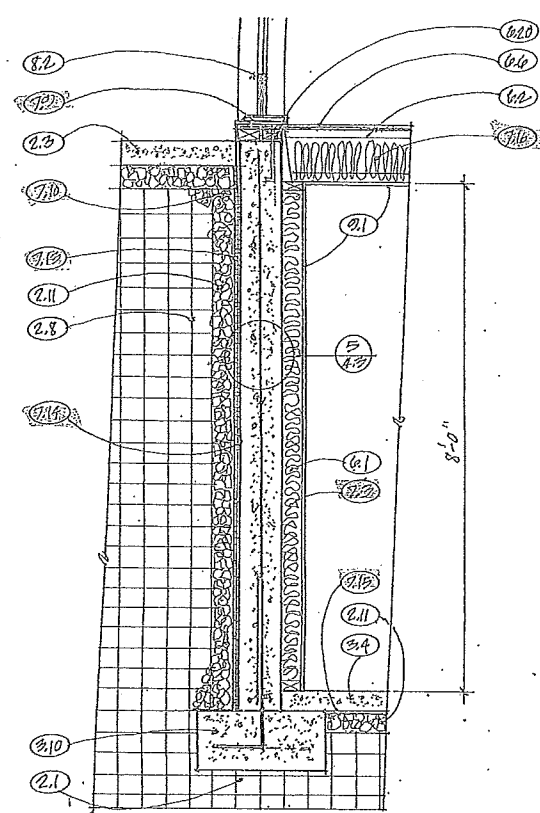
MARK	ROOM #	DESCRIPTION
P1	203	15.3
P2	203	15.7
P3	203	15.8
P4	203	15.2
P5	203	15.2
P6	203	15.1
P7	210	15.12
P8	214	15.4
P9	210	15.14
P10	108	15.3
P11	205	11.5
P12	105	11.1
P13	105	11.1
P14	105	11.4
P15	105	11.2/11.2
P16	205	11.4
P17	205	11.3
P18	205	11.3/11.4
P19	204	11.3/11.4
P20	204	11.3
P21	204	11.1

KIMBLE SHAW
KIMBLE SHAW ARCHITECTURE INTERIORS
11732 EAST MICHIGAN AVENUE SUITE 100
ANN ARBOR, MI 48106-1000
TEL: 734.769.1100
FAX: 734.769.1101
WWW.KIMBLESHAW.COM

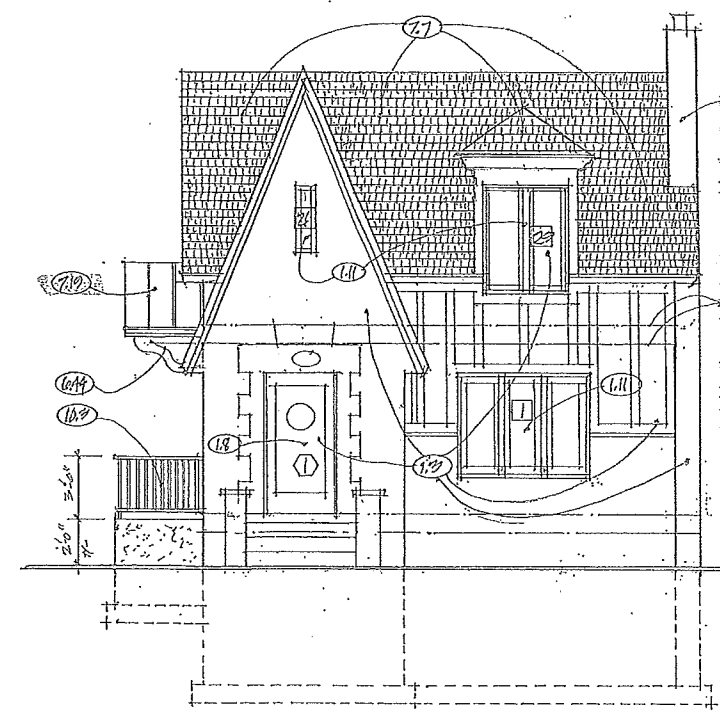
CANAS/PEARSON RESIDENCE
ADDITION/REMODEL
1732 EAST MICHIGAN AVENUE/SLC/ 84108

FLOOR PLAN ELEVATIONS

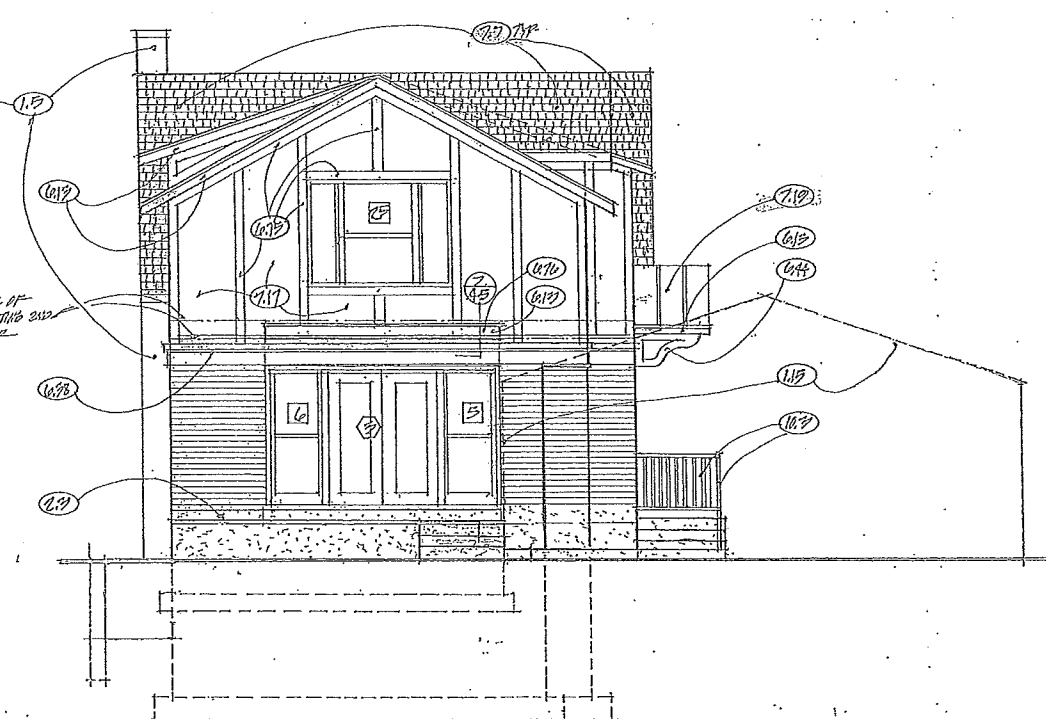
OCTOBER 16, 2008
KIMBLE SHAW
A2



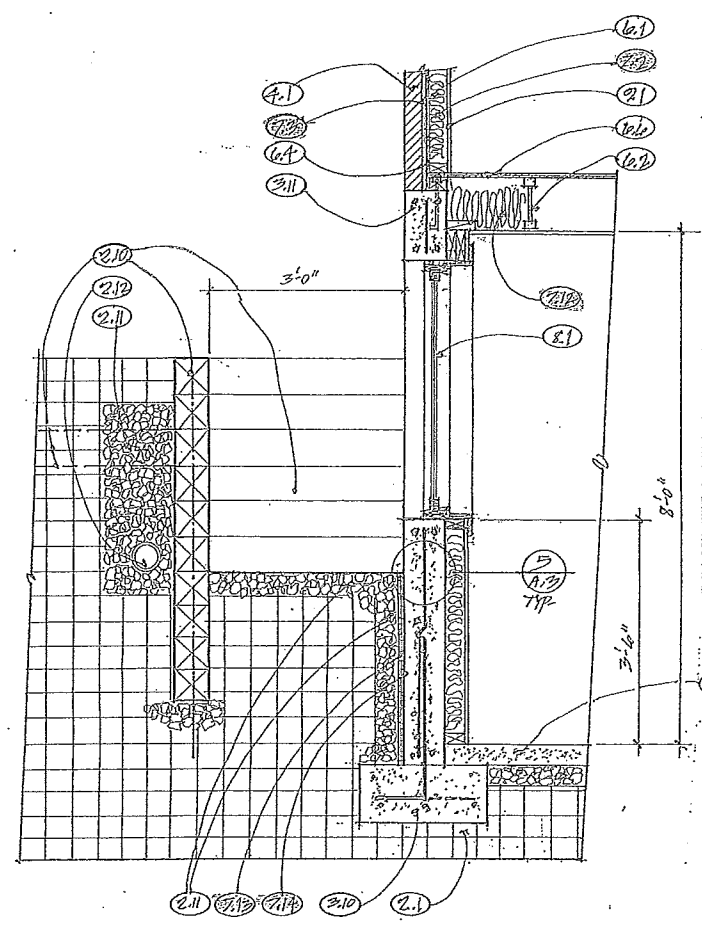
3 FOUNDATION DETAIL
SCALE: 3/4" = 1'-0"



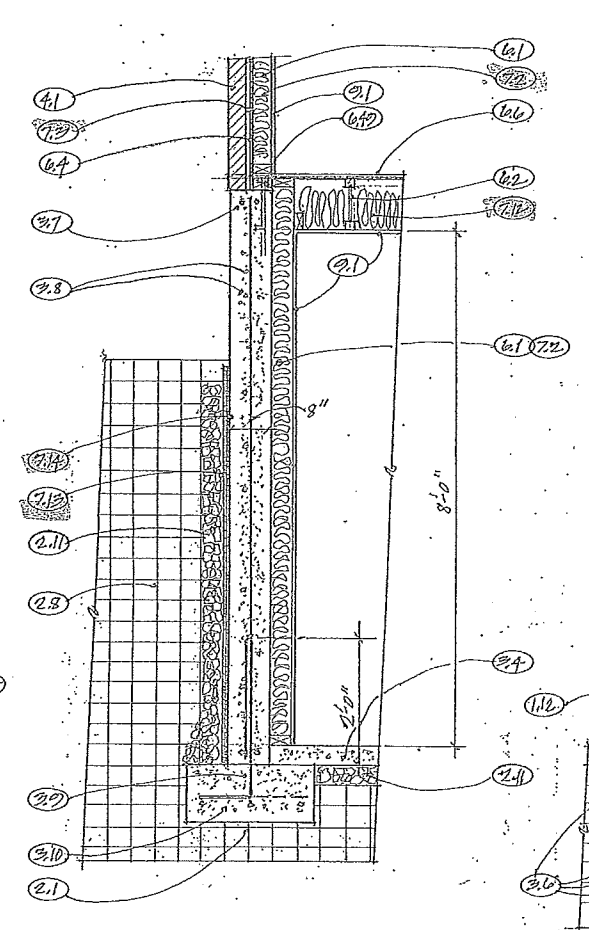
2 NORTH ELEVATION
SCALE: 1/4" = 1'-0"



1 SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

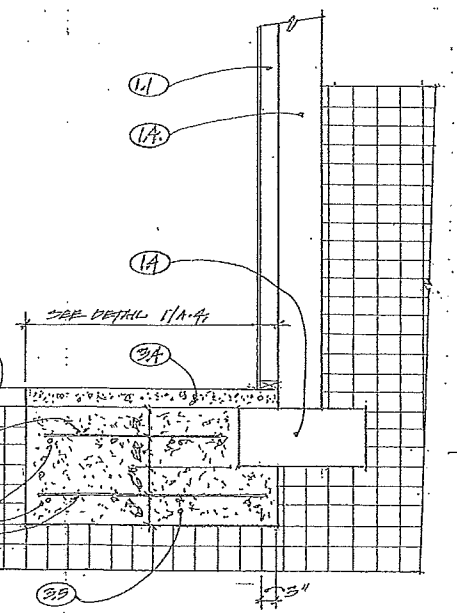


4 FOUNDATION DETAIL
SCALE: 3/4" = 1'-0"

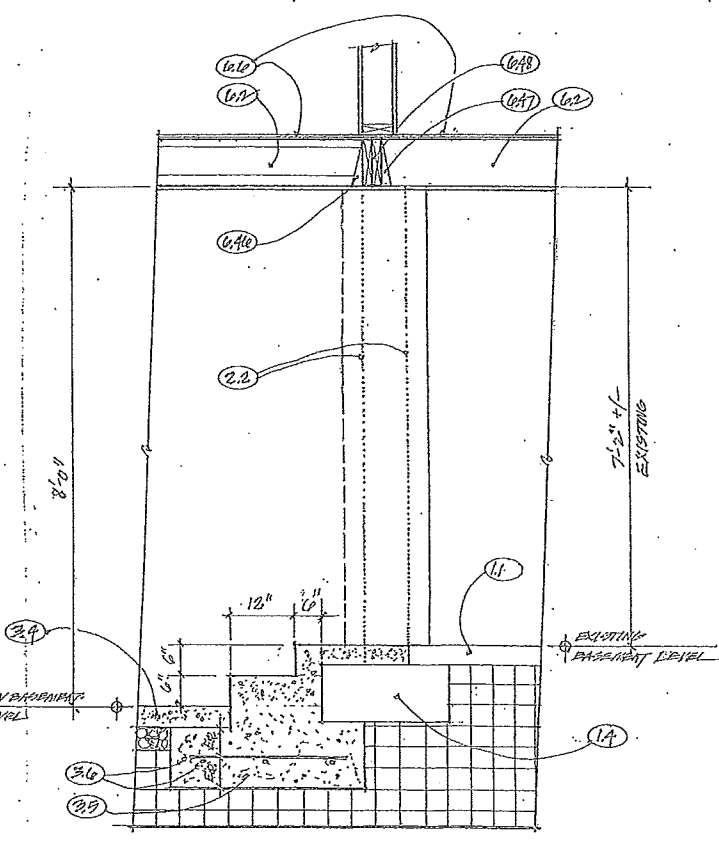


5 FOUNDATION DETAIL
SCALE: 3/4" = 1'-0"

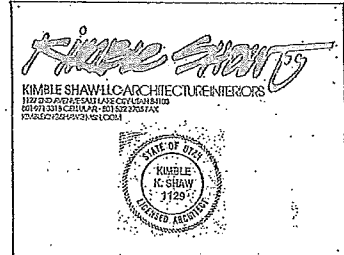
ROOM NO.	ROOM NAME	FLOOR	BASE	WALLS	CEILING	HEIGHT	REMARKS
01	HALL	B-2	B-2	B-102	B-102	7'-0"	
02	LAUNDRY	B-2	B-2	B-102	B-102	7'-0"	
03	MEDIA/STORAGE	B-2	B-2	B-102	B-102	7'-0"	
04	CLOSET	B-2	B-2	B-102	B-102	7'-0"	
05	HALL	B-2	B-2	B-102	B-102	7'-0"	
06	CLOSET	B-2	B-2	B-102	B-102	7'-0"	
07	CLOSET	B-2	B-2	B-102	B-102	7'-0"	
08	OFFICE	B-2	B-2	B-102	B-102	8'-0"	
09	EXERCISE/STORAGE	B-2	B-2	B-102	B-102	8'-0"	
10	BATH	B-2	B-2	B-102	B-102	7'-0"	2-14
100	STAIR	B-1	B-2	B-102	B-102	VARIABLES	
101	FOYER	B-1	B-2	B-102	B-102	8'-0"	
102	DINING	B-1	B-2	B-102	B-102	8'-0"	
103	LIVING	B-1	B-2	B-102	B-102	8'-0"	
104	PANTRY	B-1	B-2	B-102	B-102	8'-0"	
105	KITCHEN	B-1	B-2	B-102	B-102	8'-0"	
106	MEET BAR	B-1	B-2	B-102	B-102	8'-0"	
107	DESK	B-1	B-2	B-102	B-102	8'-0"	
108	HUB	B-1	B-2	B-102	B-102	8'-0"	
200	FOYER	B-2	B-2	B-102	B-102	8'-0"	
201	DESK	B-2	B-2	B-102	B-102	8'-0"	
202	BEDROOM	B-2	B-2	B-102	B-102	7'-0"	
203	BEDROOM	B-2	B-2	B-102	B-102	7'-0"	
204	BEDROOM	B-2	B-2	B-102	B-102	7'-0"	
205	MASTER BEDROOM	B-2	B-2	B-102	B-102	VARIABLES	
206	MASTER BATH	B-2	B-2	B-102	B-102	VARIABLES	
207	MASTER SHOWER	B-2	B-2	B-102	B-102	VARIABLES	
208	BATH	B-2	B-2	B-102	B-102	VARIABLES	
209	CLOSET	B-2	B-2	B-102	B-102	VARIABLES	
210	CLOSET	B-2	B-2	B-102	B-102	VARIABLES	



6 FOUNDATION DETAIL
SCALE: 3/4" = 1'-0"



7 FOUNDATION DETAIL
SCALE: 3/4" = 1'-0"



**CANAS/PEARSON
RESIDENCE
ADDITION/REMODEL**
1732 EAST MICHIGAN AVENUE/SLC/ 84108

ELEVATIONS/DETAILS

OCTOBER 16, 2006
A3
KAWAN

Attachment B

Photographs







