HISTORIC LANDMARK COMMISSION STAFF REPORT

Lindley Residence
Major Alterations
1790 East 900 South
PLNHLC2010-00204
June 2, 2010

Planning Division
Department of Community and Economic Development

Applicant: Dave & Erika Lindley, property owners

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

Tax ID: 16-09-257-010

Current Zone: R-1-7000 (Single Family Residential)

Master Plan Designation: Low Density Residential

Council District: District 6 – JT Martin

Community Council: Yalecrest - Lisette Gibson, Chair

Lot Size: 0.18 acres

Current Use: residential

Applicable Land Use Regulations:
- 21A.34.020(G)
- 21A.34.24.060
- 21A.34.120

Notification:
- Notice mailed on May 21, 2010
- Agenda posted on the Planning Division and Utah Public Meeting Notice websites May 21, 2010

Attachments:
A. Application
B. Public Comment
C. Documentation
D. Photographs

Request

This is a request by Dave & Erika Lindley, property owners, for major alterations to the single-family residence located at 1790 East 900 South. The proposal includes a two-story addition to the rear of the building. The request is before the Historic Landmark Commission because the proposed addition to a contributing structure within the Yalecrest National Register Historic District is substantial, and subject to the temporary land use regulations enacted by the Salt Lake City Council in March 2010. It is important to note that these plans were drawn 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 Planning Staff's opinion that, while the proposed project substantially meets the applicable ordinance standards and residential design guidelines, it can be found to conflict with those standards and guidelines addressing architectural details of a primary façade and compatibility of mass and scale in relationship to neighboring properties.

1. If the Commission agrees with the staff analysis and findings in this report, and finds that the addition as proposed would be inconsistent with the objectives of Standards 8 and 9 and design guidelines 8.2 and 8.3, staff recommends that the Commission approve the request, with modifications in size and design, to address the conflicts with the design guidelines, and subject to the following conditions:

   That approval of the final details of the design shall be delegated to the Planning Staff based upon direction given during the hearing from the Historic Landmark Commission.

   That the project must meet all other applicable City requirements, unless otherwise modified within the authority of the Historic Landmark Commission, Administrative Hearing Officer, or Board of Adjustment.

   Or

2. If the Commission finds that the alterations are inappropriate for this building within the setting of the Yalecrest Historic District, the Commission should deny the request.

VICINITY MAP

Background

Project Description

The property is situated on the south side of 900 South and lies within the Yalecrest National Register Historic District designated in 2007. This property, located a 1790 East 900 South, is part of the Douglass Park subdivision, platted in 1911. 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 development pattern of this section of the Douglas Park subdivision exhibits a rectilinear street pattern on relatively level ground that includes deeper lots with similar setbacks. The surrounding structures along 900 South are primarily one- to two-story buildings, built during the early half of the twentieth century. The buildings present a typical range of styles, types and materials for the period and demonstrate a high degree of architectural integrity ('A' evaluation-architecturally significant). To the east of the subject property is a single story brick WWII-era cottage. To the west is a one-and-a-half story English Tudor style cottage.

This simple two-story rectangular block home has a pyramidal hipped roof and was constructed in 1940. With Colonial Revival influences, the second story extends slightly outward to overhang the wall below. The brick-sided first story of the building originally had wooden wall cladding above. In 2001, the second story was covered with a synthetic stucco material (EIFS). A side-passage house design, the entry porch is recessed into the body of the house. A decorative crown and pilasters frame the entrance opening.

The applicant proposes to construct a large rear addition including several covered decks. The addition would have a stepped hipped roofline and accommodate two-stories, with approximately 752 additional square feet of space. The new roofline would have a maximum height that measures less than the existing roof form. The primary material for the new construction would be EIFS to match the existing material on the upper level of the original portion of the building. The proposed roofing material will match the existing asphalt shingles. The applicant proposes to install prefinished metal soffit and fascia to match the existing. Other proposed alterations to the building include a gable covering to create a new entry porch.

Comments

Public Comments

Planning Staff received on e-mail from an adjacent property owner opposed to the proposal that is attached to this staff report as Attachment B.

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[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

Project Review

Zoning Considerations

The property is located in the Yalecrest National Register Historic District and subject to the temporary land use regulations recently enacted for the area. The base zoning of the property is R-1-7000, Special Development Pattern Residential, the purpose of which is "to provide for conventional single-family residential neighborhoods with lots not less than seven thousand square feet in size." The property is also located within the YCI, Yalecrest Compatible Infill Overlay District, the goal of which is "to encourage compatibility between new construction, additions or alterations and the existing character and scale of the surrounding neighborhood."

21A.24.060 R-1-7000 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 - six feet (6') on one side and six feet (6') on the other.
Rear Yard: twenty five feet (25').
Maximum Building Coverage: surface coverage of all principal and accessory buildings shall not exceed 40% of the lot.

21A.34.120 TCI 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.

The project appears to meet the development standards of the zoning district and the Compatible Residential Infill Development Ordinance requirements of the Yalecrest Overlay District which will be verified prior to issuance of a building permit.

Analysis and Findings

Options

Approval: If the Commission finds that the proposed project meets the standards of the ordinance the application should be approved provided the structure conforms to the requirements of the Uniform Building Code and all other applicable City ordinances.

Denial: If the Commission finds that the proposed project does not meet the standards of the ordinance the application should be denied.

Continue: If the Commission finds that additional information is needed, they may postpone the decision with specific direction as to the additional information required.

Findings

21A.34.020 H Historic Preservation Overlay District:

G. Standards for Certificate of Appropriateness for 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 the 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:

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 for Standard 1: No changes are proposed in the use of the building for residential purposes.

Finding for Standard 1: The project is consistent with this 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 for Standards 2: This is a two-story hipped roof building that is simple in design. These details would remain intact; however, loss of historic fabric at the rear of the historic building is anticipated as a result of the new construction. Recognizing that some exterior alterations to historic buildings are generally

needed to assure their continued use, the Historic Landmark Commission has consistently allowed changes to occur in secondary areas.

Finding for Standard 2: Placing the addition to the rear of the historic building will minimize the visual impact on the primary façade. This location will not radically change the character-defining features of the historic building as discussed above. The new addition is compatible with the existing building primarily because of its location and generally meets the intent of this standard.

Standards 3, 8 and 9

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;

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;

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;

Applicable Design Guidelines for Standards 3, 8 and 9:

8.0 Additions

Basic Principles for New Additions

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. While some destruction of historic materials is almost always a part of constructing an addition, such loss should be minimized. Locating an addition such that existing side or rear doors may be used for access, for example, will help to minimize the amount of historic wall material that must be removed.

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.

Applicable Design Guidelines for Standards 3, 8 and 9

Design Standards for Additions

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 eavelines should be avoided.

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.

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.

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.

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.

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.

Design Standards for Porches

5.3 If the porch replacement is necessary, reconstruct it to match the original in form and detail when feasible. Use materials similar to the original whenever feasible. On contributing buildings, where no

evidence of the historic porch exists, a new porch may be considered that is similar in character to those found on comparable buildings. Speculative construction of a porch on a contributing building is discouraged. Avoid applying decorative elements that are not known to have been used on your house or others like it. While matching original materials is preferred, when detailed correctly and painted appropriately, fiberglass columns may be acceptable. The height of the railing and the spacing of balusters should appear similar to those used historically.

Analysis for Standards 3, 8 and 9: These alterations would create a two story addition at the rear of the building and change the scale and massing of the building on the site. The submitted site plan show the proposed addition extending thirty-four feet from the rear wall of the building. As such, the addition will expand the profile of the home and change its spatial relationship with adjacent buildings.

Although the proposed addition is large in relation to the existing building footprint, the proposed addition is located in a secondary area on an inconspicuous side as viewed from the street and is subordinate to the original portion of the house. The architect has lowered the height of the roofline to minimize the visual impact on the historic building. The addition is also set in from the side walls of the principal building. The proposed design provides a clear differentiation from the historic portions of the property. Although highly unlikely, the general form of the building would remain intact if the addition where to be removed.

The fenestration as shown on the elevations is compatible with the pattern of door and window openings as seen on the existing building, but the plans show a synthetic stucco wall surface and trim details on the addition. A contemporary material application that is typically not used within the historic districts, it may be acceptable in this case, as it is similar to the treatment used on the upper level of the existing building.

The proposed hipped roof shape of the addition is similar in form to the existing roof structure and to those found historically in the neighborhood. The proposed addition would not be taller than the existing building or substantially change the appearance of the original roofline.

Although simple in design, the decorative elements of the original entrance are important in defining the historic character of the building as well as the overall neighborhood. Since the proposed new porch covering would be located on the front of the building and highly visible from the street, this alteration fails to preserve the original appearance profile of the building, so that, as a result, the historic character of the building would be diminished. Furthermore, the Design Guidelines discourages the use of decorative elements that are not known to have been used on a house.

Finding for Standards 3, 8 and 9: Placing the proposed addition to the rear of the historic structure, where it does not affect the building's streetscape appearance will minimize the visual impact to the primary structure and allow its character defining features to remain prominent. The proposed contemporary construction and use of modern materials clearly differentiate the addition from the historic portions of the building. Although designed to match a later incongruous alteration, the proposed exterior material (synthetic stucco) differentiates the addition from original portions of the building. The architectural details on the addition are consistent with the existing character of the building and do not seek to imitate an earlier period or inaccurate variation on the historic style. Therefore, the new work will be distinguishable from the original in style, massing and material and is generally consistent with the intent of this standard.

Staff finds that the proposed rear addition fails to comply with several design guidelines, specifically 8.2 and 8.3, as it relates to the spatial arrangement between abutting properties. Given the established setting, the proposed scale of the addition departs from the visual relationship between the existing building forms within the immediate vicinity.

Furthermore, the new porch covering would be located on the front of the building and highly visible from the street. As such, this alteration fails to preserve the original appearance, massing and profile of the building, so that, as a result, the historic character of the building would be diminished.

Standard 4

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

Analysis for Standard 4: This project does not involve any prior alterations or additions that have acquired historic significance in their own right.

Finding for Standard 4: This standard is not applicable.

Standard 5

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

Analysis for Standard 5: This project does not appear to affect any of these items.

Finding for Standard 5: This standard is not applicable.

Standard 6

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 for Standard 6: This proposal does not include the repair of deteriorated architectural features.

Finding for Standard 6: This standard is not applicable.

Standard 7

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 for Standard 7: No chemical or physical treatments are proposed as part of this request.

Finding for Standard 7: This standard is not applicable.

Standard 10

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;

Applicable Design Guidelines for Standard 10

Design Standards for Primary Materials

2.9 Do not use synthetic materials, such as aluminum or vinyl siding or panelized brick, as a replacement for primary building materials. In some instances, substitute materials may be used for replacing architectural details but doing so is not encouraged. If it is necessary to use a new material, such as fiberglass for a replacement column, the style and detail should match that of the historic model. Primary building materials such as masonry, wood siding and asphalt shingles shall not be re-placed with synthetic materials. Modular materials may not be used as replacement materials. Synthetic stucco, and panelized brick, for example, are inappropriate.

Analysis for Standard 10: The use of a substitute building material (synthetic stucco) is a major component of this project. Since EIFS has already been used on the primary structure it may be acceptable in this case.

Finding for Standard 10: The proposed project is consistent with this standard as the synthetic stucco material will be used on an addition and is consistent with later alterations to the building.

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 Part IV, Chapter 21A.46, Signs;

Analysis for Standard 11: Signage is not a component of this project.

Finding for Standard 11: This standard does not apply to the proposed project.

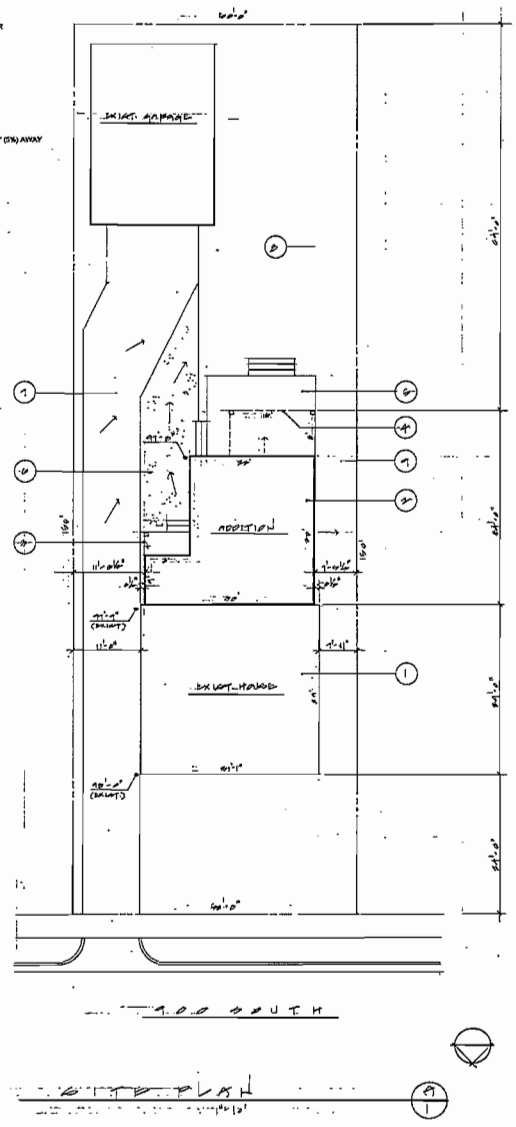
12. Additional design standards adopted by the historic landmark commission and city council.

Analysis and Finding for Standard 12: The Historic Landmark Commission's *Design Guidelines for Residential Historic Districts in Salt Lake City* is applicable in this case, with pertinent design guidelines identified above.

Attachment A
Application

KEYNOTES

1. EXISTING HOUSE
   FINISH FLOOR ELEVATIONS: LOWER LEVEL 92'-3"
   MAIN LEVEL 100'-0"
   UPPER LEVEL 107'-11"
2. ADDITION
   FINISH FLOOR ELEVATIONS: LOWER LEVEL 91'-9"
   MAIN LEVEL 100'-0"
   UPPER LEVEL 107'-11"
3. CONCRETE PORCH AT SIDE ENTRY. ELEV.=99'-6"
4. LINE OF COVERED PORCH ABOVE
5. NEW DECK. FINAL CONFIGURATION BY OWNER
6. NEW CONCRETE DRIVE EXTENSION
7. EXISTING CONCRETE DRIVE TO REMAIN
8. EXISTING LAWN
9. NEW GROUND COVER
10. EXISTING ELECTRICAL METER
11. EXISTING GAS METER
12. DRAINAGE SLOPE MINIMUM 5" WITHIN FIRST 10' (5%) AWAY FROM STRUCTURE (TYPICAL ALL SIDES).



STRUCTURAL LUMBER

UNLESS NOTED OTHERWISE, STRUCTURAL LUMBER SHALL BE DOUGLAS FIR LARCH NUMBER 2 OR BETTER AND SHALL HAVE ALLOWABLE UNIT STRESSES AS FOLLOWS:

EXTREME FIBER STRESS IN BENDING (SINGLE MEMBER USE	= 675 PSI
EXTREME FIBER STRESS IN BENDING (REPETITIVE MEMBER USE)	= 1,000 PSI
TENSION STRESS PARALLEL TO GRAIN	= 575 PSI
HORIZONTAL SHEAR STRESS	= 95 PSI
COMPRESSION STRESS PERP. TO GRAIN	= 625 PSI
COMPRESSION STRESS PARALLEL TO GRAIN	= 1,250 PSI
MODULAS OF ELASTICITY	= 1,600 KSI

STRUCTURAL LUMBER FOR ROOF JOISTS ONLY SHALL BE DOUGLAS FIR LARCH NUMBER 1 OR BETTER AND SHALL HAVE MINIMUM ALLOWABLE UNIT STRESSES AS FOLLOWS:

EXTREME FIBER STRESS IN BENDING (SINGLE MEMBER USE)	= 1,000 PSI
EXTREME FIBER STRESS IN BENDING (REPETITIVE MEMBER USE)	= 1,150 PSI
TENSION STRESS PARALLEL TO GRAIN	= 675 PSI
HORIZONTAL SHEAR STRESS	= 95 PSI
COMPRESSION STRESS (PERPENDICULAR TO GRAIN)	= 625 PSI
COMPRESSION STRESS (PARALLEL TO GRAIN)	= 1,500 PSI
MODULAS OF ELASTICITY	= 1,800 KSI

MICRO-LAMINATED LUMBER / MEMBERS SHALL HAVE MINIMUM ALLOWABLE UNIT STRESSES AS FOLLOWS:

EXTREME FIBER (BENDING)	= 2,900 PSI
HORIZONTAL SHEAR STRESS	= 285 PSI,
COMPRESSION STRESS (PERPENDICULAR TO GRAIN)	= 500 PSI
COMPRESSION STRESS PARALLEL TO GRAIN	= 2,700 PSI
TENSION STRESS PARALLEL TO GRAIN	= 1,850 PSI
MODULAS OF ELASTICITY	= 2,000 KSI

FABRICATED STRUCTURAL FLOOR JOISTS SHALL BE FABRICATED WITH THE FOLLOWING:

FLANGE MATERIAL:	1-3/4" x 1-3/4" MICRO-LAMINATED LUMBER, GRADE 2.0E
WEB MATERIAL:	3/8" STRUCTURAL 1 PLYWOOD

SILL PLATES ON CONCRETE SHALL BE PRESSURE TREATED DOUGLAS FIR LARCH OR REDWOOD. ANCHOR SILL PLATES INTO CONCRETE FOUNDATION WITH 5/8" x 10" ANCHOR BOLTS AT 32" O.C. (EMBED 7" MIN. INTO CONCRETE).

UNLESS NOTED OTHERWISE, PLACE (2) 2x JAMB COLUMN AT EACH SIDE OF ALL OPENINGS.

CROSS BRIDGE OR BLOCK JOISTS AT 8' MAXIMUM INTERVALS. 2x SOLID BLOCK AT ALL JOISTS AT ENDS AND AT SUPPORTS.

PROVIDE SOLID WOOD BLOCKING AT ALL ROOF RIDGES AND VALLEYS AND TOP OF EXTERIOR WALLS. PROVIDE SOLID FIRE BLOCKING AT ALL PARTITIONS OVER 10'-0" IN HEIGHT AND AT SOFFITS, BEARING WALLS, FLOOR AND CEILING JOISTS LINES AND OTHER LOCATIONS WHICH COULD ALLOW PASSAGE OF FLAMES.

NAIL WOOD MEMBERS AS FOLLOWS EXCEPT WHERE MORE STRINGENT REQUIREMENTS ARE SHOWN. NAILS SHALL BE STANDARD COMMON WIRE.

JOIST TO SILL OR GIRDER	TOENAIL	(3) 8d
BRIDGING TO JOIST	TOENAIL	(2) 8d
SOLE PL. TO JOIST / BLOCKING	FACE NAIL	(1) 16d /16" oc
TOP PLATE TO STUD	END NAIL	(2) 16 d
STUD TO SOLE PLATE	END NAIL	(2) 16d or (4) 8d
	TOENAIL	
DOUBLE STUDS	FACE NAIL	(1) 16d / 24" oc
DOUBLE TOP PLATES	FACE NAIL	(1) 16d /16" oc
TOP PLATE LAPS/ INTERSECTIONS	FACE NAIL	(2) 16d
CONT. HEADER, TWO PIECES	EA. SIDE	(1) 16d / 16" oc
RAFTER TO PLATE	TOENAIL	(3) 8d
BUILT-UP CORNER STUDS	FACE NAIL	(1) 16d / 24" oc
BUILT-UP GIRDER AND BEAMS	T & B. (STAGGER)	(1) 20d / 32" oc
PLYWOOD SHEATHING	SEE SHEATHING NOTES	

TOP PLATES OF ALL STUD WALLS SHALL BE (2) 2x SAME SIZE AS STUDS. LAP PLATES 4' MIN. PROVIDE 3" CLEARANCE BETWEEN BOTTOM CHORD OF ROOF TRUSSES AND TOP OF NON-BEARING WALLS.

PROJECT CSI NUMBERS AND TITLES

DIVISION 2 — SITE CONSTRUCTION
- 02200 · SITE PREPARATION
- 02220 · SITE DEMOLITION
- 02300 · EARTHWORK
- 02500 · UTILITY SERVICES
- 02700 · PAVEMENT
- 02810 · IRRIGATION
- 02900 · PLANTING

DIVISION 3 — CONCRETE
- 03300 · CAST-IN-PLACE CONCRETE

DIVISION 4 — MASONRY
- 04720 · CAST STONE
- 04730 · MANUFACTURED STONE

DIVISION 5 — METALS
- 05700 · ORNAMENTAL METAL

DIVISION 6 — WOOD
- 06100 · ROUGH CARPENTRY
- 06200 · FINISH CARPENTRY
- 06400 · ARCHITECTURAL WOODWORK

DIVISION 7 — THERMAL AND MOISTURE PROTECTION
- 07100 · DAMPPROOFING AND WATERPROOFING
- 07200 · INSULATION
- 07240 · EXTERIOR INSULATION AND FINISH SYSTEM
- 07300 · SHINGLES AND ROOF COVERINGS
- 07900 · FLASHING AND SHEET METAL
- 07700 · ROOF ACCESSORIES
- 07915 · SEALANTS AND CAULKING

DIVISION 8 — DOORS AND WINDOWS
- 08200 · WOOD DOORS AND FRAMES
- 08550 · WOOD WINDOWS
- 08560 · VINYL WINDOWS

DIVISION 9 — FINISHES
- 09200 · GYPSUM BOARD
- 09300 · TILE
- 09640 · WOOD FLOORING.
- 09680 · CARPET
- 09910 · PAINT

DIVISION 10 — SPECIALTIES
- 10825 · BATH ACCESSORIES
- 10828 · BATHROOM MIRRORS
- 10916 · CLOSET SPECIALTIES

DIVISION 11 — EQUIPMENT
- 11452 · RESIDENTIAL APPLIANCES
- 11456 · COUNTERTOPS

DIVISION 15 — MECHANICAL
- 15400 · PLUMBING FIXTURES
- 15700 · HEATING, VENTILATING, AIR CONDITIONING

DIVISION 16 — ELECTRICAL
- 16200 · ELECTRICAL POWER
- 16500 · LIGHTING
- 16700 · COMMUNICATIONS
- 16800 · SOUND AND VIDEO

OWNER Erika Lindley
(801) 583-8009

CONTRACTOR / DESIGNER Markim Construction, LLC
(801) 557-1002

DESIGN CRITERIA

BUILDING CODE		2006 IBC, 2006 IRC
SEISMIC DESIGN:		CATEGORY E
WIND DESIGN:	WIND SPEED	90 mph
	EXPOSURE	B
FLOOR LOAD:	LIVE LOAD	40psf
	DEAD LOAD	15 psf
	TOTAL LOAD	55 psf
ROOF LOAD:	LIVE LOAD	30 psf
	DEAD LOAD	15 psf
	TOTAL LOAD	45 psf
SOIL BEARING PRESSURE:		1500 psf (assumed)
FROST PROTECTION:		2'-6" below adjacent grade
CONCRETE:		fc = 2,500 psi
REINFORCING:		fy = 60 ksi
STRUCTURAL LUMBER:		Douglas Fir #2
GLUE LAMINATED WOOD:		fb = 2,400 psi, Douglas Fir (24F-V4 DF/DF)
MICRO LAMINATED LUMBER:		fb = 2,900 psi, E = 2,000,000 psi

GENERAL

IN AS MUCH AS THE ADDITION TO, REMODELING OF AND/OR REHABILITATION OF AN EXISTING BUILDING REQUIRES THAT CERTAIN ASSUMPTIONS BE MADE REGARDING EXISTING CONDITIONS AND BECAUSE SOME OF THESE ASSUMPTIONS MAY NOT BE VERIFIABLE WITHOUT EXPENDING EXCESSIVE SUMS OF MONEY OR DESTROYING OTHERWISE ADEQUATE OR SERVICEABLE PORTIONS OF THE EXISTING BUILDING, FURTHER VERIFICATIONS OF EXISTING CONDITIONS MAY BE REQUIRED PRIOR TO AND/OR DURING THE CONSTRUCTION PHASE.

THE *CONTRACTOR* SHALL COMPARE ALL EXISTING DIMENSIONS AND CONDITIONS AT THE CONSTRUCTION SITE TO THOSE SHOWN ON THE *CONSTRUCTION DOCUMENTS*. ANY OMISSION OR CONFLICT SHALL BE BROUGHT TO THE ATTENTION OF THE *DESIGNER*.

THE *CONTRACTOR* SHALL COORDINATE WITH ALL TRADES ALL ITEMS THAT ARE TO BE INTEGRATED INTO THE STRUCTURAL SYSTEM.

UNTIL ALL PERMANENT STRUCTURAL MEMBERS, INCLUDING WALLS, SLABS FLOORS AND ROOF ARE IN PLACE AND ALL CONNECTIONS ARE COMPLETED STABILITY OF STRUCTURE AND ALL PARTS THEREOF SHALL BE THE *CONTRACTORS* RESPONSIBILITY. DURING CONSTRUCTION, *CONTRACTOR* SHALL KEEP CONSTRUCTION LOADS WITHIN THE DESIGN LOAD LIMITS SHOWN ON THE DRAWINGS. AFTER CONSTRUCTION IS COMPLETED AND ACCEPTED BY THE OWNER, THE OWNER SHALL BE RESPONSIBLE TO KEEP LOADS ON THE ROOF, FLOOR AND ALL OTHER PORTIONS OF THE PROJECT WITHIN DESIGN LIMITS SHOWN ON THE DRAWINGS.

ALL CONSTRUCTION MUST COMPLY WITH ALL APPLICABLE AND GOVERNING CODES.

SHEET INDEX

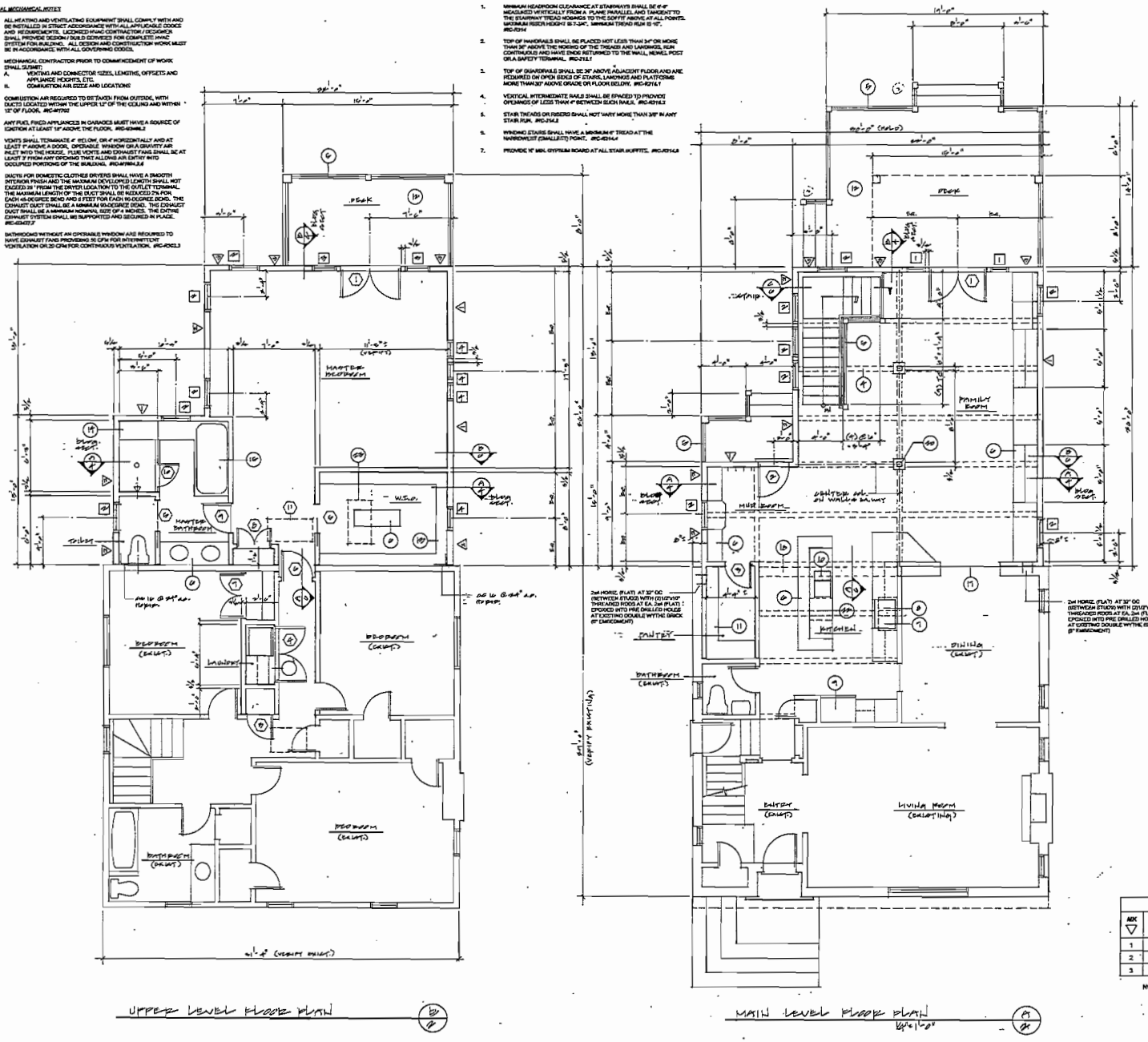
MARKIM CONSTRUCTION, LLC
Salt Lake City, Utah (801) 557-1002

A New Addition for the

LINDLEY RESIDENCE

1799 East 900 South Salt Lake City, Utah

SITE PLAN
DESIGN CRITERIA



UPPER LEVEL FLOOR PLAN

MAIN LEVEL FLOOR PLAN

GENERAL MECHANICAL NOTES

1. ALL HEATING AND VENTILATING EQUIPMENT SHALL COMPLY WITH AND BE INSTALLED IN STRICT ACCORDANCE WITH ALL APPLICABLE CODES AND REQUIREMENTS. LICENSED HVAC CONTRACTOR / DESIGNER SHALL PROVIDE DESIGN / BUILD SERVICES FOR COMPLETE HVAC SYSTEM FOR BUILDING. ALL DESIGN AND CONSTRUCTION WORK MUST BE IN ACCORDANCE WITH ALL GOVERNING CODES.
2. MECHANICAL CONTRACTOR PRIOR TO COMMENCEMENT OF WORK SHALL SUBMIT:
   A. VENTING AND CONNECTOR SIZES, LENGTHS, OFFSETS AND APPLIANCE HEIGHTS, ETC.
   B. COMBUSTION AIR SIZES AND LOCATIONS
3. COMBUSTION AIR REQUIRED TO BE TAKEN FROM OUTSIDE, WITH DUCTS LOCATED WITHIN THE UPPER 12" OF THE CEILING AND WITHIN 12" OF FLOOR. IRC-M1703
4. ANY FIXED, FIRED APPLIANCES IN GARAGES MUST HAVE A SOURCE OF IGNITION AT LEAST 18" ABOVE THE FLOOR. IRC-G2408.3
5. VENTS SHALL TERMINATE 4' BELOW, OR 4' HORIZONTALLY AND AT LEAST 1' ABOVE A DOOR, OPERABLE WINDOW OR A GRAVITY AIR INLET INTO THE HOUSE. FLUE VENTS AND EXHAUST FANS SHALL BE AT LEAST 3' FROM ANY OPENING THAT ALLOWS AIR ENTRY INTO OCCUPIED PORTIONS OF THE BUILDING. IRC-M1804.2.6
6. DUCTS FOR DOMESTIC CLOTHES DRYERS SHALL HAVE A SMOOTH INTERIOR FINISH AND THE MAXIMUM DEVELOPED LENGTH SHALL NOT EXCEED 35' FROM THE DRYER LOCATION TO THE OUTLET TERMINAL. THE MAXIMUM LENGTH OF THE DUCT SHALL BE REDUCED 2½ FOR EACH 45-DEGREE BEND AND 5 FEET FOR EACH 90-DEGREE BEND. THE EXHAUST DUCT SHALL BE A MINIMUM 90-DEGREE BEND. THE EXHAUST DUCT SHALL BE A MINIMUM NOMINAL SIZE OF 4 INCHES. THE ENTIRE EXHAUST SYSTEM SHALL BE SUPPORTED AND SECURED IN PLACE. IRC-M1502.2
7. BATHROOMS WITHOUT AN OPERABLE WINDOW ARE REQUIRED TO HAVE EXHAUST FANS PROVIDING 50 CFM FOR INTERMITTENT VENTILATION OR 20 CFM FOR CONTINUOUS VENTILATION. IRC-R303.3

STAIR / HANDRAIL / GUARDRAIL NOTES

1. MINIMUM HEADROOM CLEARANCE AT STAIRWAYS SHALL BE 6'-8" MEASURED VERTICALLY FROM A PLANE PARALLEL AND TANGENT TO THE STAIRWAY TREAD NOSINGS TO THE SOFFIT ABOVE AT ALL POINTS. MAXIMUM RISER HEIGHT IS 7-3/4", MINIMUM TREAD RUN IS 10". IRC-R311
2. TOP OF HANDRAILS SHALL BE PLACED NOT LESS THAN 34" OR MORE THAN 38" ABOVE THE NOSING OF THE TREADS AND LANDINGS. RUN CONTINUOUS AND HAVE ENDS RETURNED TO THE WALL, NEWEL POST OR A SAFETY TERMINAL. IRC-R312.1
3. TOP OF GUARDRAILS SHALL BE 36" ABOVE ADJACENT FLOOR AND ARE REQUIRED ON OPEN SIDES OF STAIRS, LANDINGS AND PLATFORMS MORE THAN 30" ABOVE GRADE OR FLOOR BELOW. IRC-R312.1
4. VERTICAL INTERMEDIATE RAILS SHALL BE SPACED TO PROVIDE OPENINGS OF LESS THAN 4" BETWEEN SUCH RAILS. IRC-R312.3
5. STAIR TREADS OR RISERS SHALL NOT VARY MORE THAN 3/8" IN ANY STAIR RUN. IRC-R311.5.3
6. WINDING STAIRS SHALL HAVE A MINIMUM 6" TREAD AT THE NARROWEST (SMALLEST) POINT. IRC-R311.7.4
7. PROVIDE ½" MIN. GYPSUM BOARD AT ALL STAIR SOFFITS. IRC-R311.5.6

KEYNOTES

1. EXISTING HARDWOOD FLOORS TO REMAIN. REFINISH EXISTING FLOORS AS REQUIRED TO MATCH NEW, ADJACENT HARDWOOD FLOORING.
2. NEW HARDWOOD FLOORING. MATCH BOARD SIZE AND MATERIAL OF EXISTING.
3. CARPET
4. LINE OF COFFERED CEILING ABOVE
5. SEE HANDRAIL / GUARDRAIL NOTES THIS SHEET
6. CABINETRY. FINAL DESIGN AND CONFIGURATION BY OWNER AND CABINET MFR.
7. MICROWAVE ABOVE
8. 30" COOK-TOP / OVEN
9. 36" REFRIGERATOR
10. 36" (2) COMPARTMENT SINK.
11. PANTRY CABINET. FINAL STORAGE DESIGN AND CONFIGURATION BY OWNER
12. NEW WOOD DECK. FINAL CONFIGURATION
13. CLOSET STORAGE SYSTEM BY OWNER.
14. FULL HEIGHT TILE AT SHOWER
15. TUB (30"x60") ON TILED DECK.
16. EQUIPMENT ACCESS DOOR
17. EXISTING DOOR OPENING.
18. EXISTING WALL TO BE REMOVED. (BRACE STRUCTURE AS REQUIRED)
19. TILE. SEE OWNER.
20. 4x4 POST. SEE FRAMING PLANS
21. REMOVE EXISTING KITCHEN CABINETRY. SEE OWNER FOR SALVAGE
22. DISHWASHER
23. HVAC EQUIPMENT AT ATTIC. PROVIDE WORKING CLEARANCES AS REQUIRED. SEE MECHANICAL NOTES

WINDOW SCHEDULE

MK	QTY	SIZE	TYPE	NOTES
1	2	18x48	SH	1,2
2	12	30x48	SH	1
3	2	24x48	SH	1,2
4	4	18x24	FIXED	1
5	4	30x48	CSMT	1,3

Notes: 1. Vinyl, insulated windows with grids as shown
2. * Tempered
3. Egress

DOOR SCHEDULE

MK	QTY	SIZE	TYPE	NOTES
1	2	5-0x7-0	FRENCH	C
2	1	2-8x7-0	FRENCH	C
3	1	2-4x6-8		A
4	1	5-0x6-8	DBL	A, D
5	2	2-6x6-8	POCKET	A
6	2	2-6x6-8		A
7	1	4-0x6-8	DBL	A, D
8	1	3-0x6-8	DBL	A, D
9	1	2-6x6-8		A
10	1	2-0x6-0	SHOWER	C
11	1	24x48	ATTIC	

Notes: A. Match existing door profile and material
B. Verify existing opening height and width
C. Tempered glass
D. Top bail latch

SHEAR WALL SCHEDULE

MK	NAILING AT EDGES	# OF SIDES	SILL ATTACHMENT AT FOUNDATION	SILL ATTACHMENT AT FLOOR
1	6d AT 6" OC	1	5/8"x10" AB AT 32" OC	16d AT 8" OC
2	8d AT 4" OC	1	5/8"x10" AB AT 32"OC	16d AT 6" OC
3	8d AT 3" OC	1	5/8"x10" AB AT 24" OC	16d AT 4" OC

NOTES:
1. USE 7/16" APA RATED SHEATHING
2. SOLID BLOCK ALL SHEAR WALLS
3. PROVIDE 6d NAILS AT 10" OC FIELD
4. ALL NAILS TO BE COMMON NAILS
5. SHEARWALL TYPE 3 SHALL HAVE 3" OR WIDER FRAMING MEMBERS AT PANEL EDGES.

MARKIM CONSTRUCTION, LLC
Salt Lake City, Utah (801) 557-1002

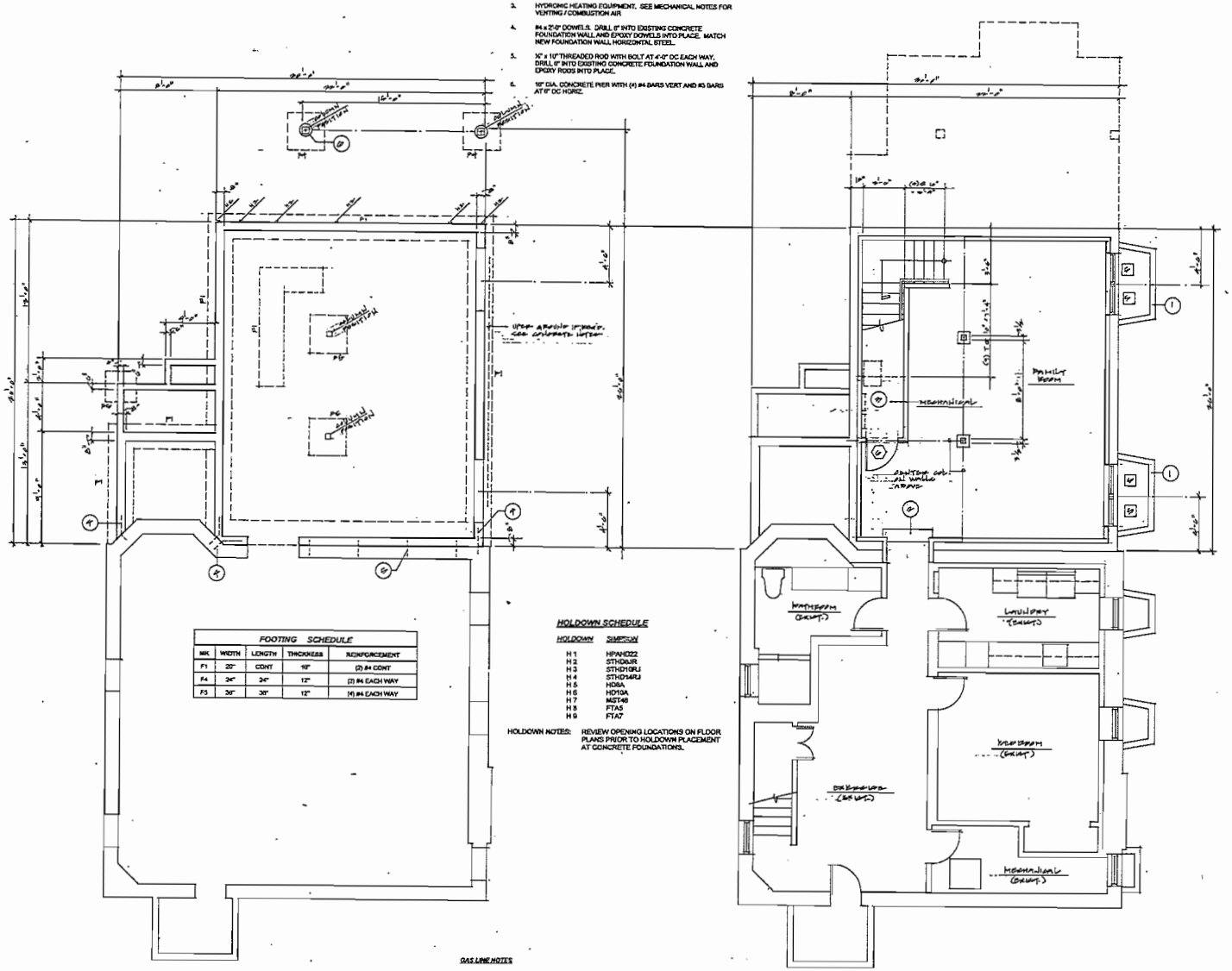
A New Addition for the
LINDLEY RESIDENCE
1790 East 900 South Salt Lake City, Utah

MAIN LEVEL FLOOR PLAN
UPPER LEVEL FLOOR PLAN

2

KEYNOTES

1. PREFABRICATED CONCRETE WINDOW WELLS. MEET EGRESS REQUIREMENTS
2. STAIR IS (2) RISERS AT 7" EACH + T-2" AND (1) TREAD AT 1'-0"
3. HYDRONIC HEATING EQUIPMENT. SEE MECHANICAL NOTES FOR VENTING / COMBUSTION AIR
4. #4 x 2'-0" DOWELS. DRILL 6" INTO EXISTING CONCRETE FOUNDATION WALL AND EPOXY DOWELS INTO PLACE. MATCH NEW FOUNDATION WALL HORIZONTAL SPACING.
5. ½" x 10" THREADED ROD WITH BOLT AT 4'-0" OC EACH WAY. DRILL 6" INTO EXISTING CONCRETE FOUNDATION WALL AND EPOXY RODS INTO PLACE.
6. 18" DIA. CONCRETE PIER WITH (4) #4 BARS VERT AND #3 BARS AT 8" OC HORIZ.



FOOTING SCHEDULE

MK	WIDTH	LENGTH	THICKNESS	REINFORCEMENT
F3	22"	CONT	10"	(2) #4 CONT
F4	24"	24"	12"	(3) #4 EACH WAY
F5	36"	36"	12"	(4) #4 EACH WAY

HOLDOWN SCHEDULE

HOLDOWN	SIMPSON
H1	HPAH22
H2	STHD8AR
H3	STHD10RJ
H4	STHD14RJ
H5	HDQA
H6	HD10A
H7	MGT48
H8	FTA5
H9	FTA7

HOLDOWN NOTES: REVIEW OPENING LOCATIONS ON FLOOR PLANS PRIOR TO HOLDOWN PLACEMENT AT CONCRETE FOUNDATIONS.

GAS LINE NOTES

- LICENSED MECHANICAL CONTRACTOR SHALL PROVIDE A GAS LINE DIAGRAM AND CALCULATIONS INCLUDING ALL APPLIANCES AND STUB OUTS. THESE SHOP DRAWINGS TO BE SUBMITTED FOR APPROVAL TO SLC BUILDING AUTHORITY PRIOR TO ANY GAS LINE WORK.

FOOTING AND FOUNDATION PLAN — B / S-1

LOWER LEVEL FLOOR PLAN — A / S-1

EARTHWORK

ALL FOOTINGS AND SLABS SHALL BE ON FIRM, UNDISTURBED NATIVE SOILS OR COMPACTED STRUCTURAL FILL. NATIVE UNDISTURBED SOIL BELOW ALL FOOTINGS SHALL BE PROOF ROLLED PRIOR TO PLACING OF CONCRETE. REMOVE ALL SOFT SPOTS FOUND AND REPLACE WITH COMPACTED STRUCTURAL FILL. EXTEND FILL BEYOND EDGES OF FOOTING A DISTANCE EQUAL TO DEPTH OF FILL.

ALL EXTERIOR BACKFILL THAT WILL PROVIDE SUPPORT FOR ANY STRUCTURE INCLUDING FLOOR SLABS OR GRADE BEAMS SHALL BE COMPACTED STRUCTURAL FILL.

STRUCTURAL FILL MATERIAL SHALL BE A WELL GRADED GRANULAR MATERIAL WITH MAXIMUM SIZE LESS THAN 4" AND WITH NOT MORE THAN 12% PASSING A NUMBER 200 SIEVE. IT SHALL BE COMPACTED IN 8" LOOSE LAYERS TO 95% OF THE MAXIMUM DRY DENSITY BASED ON ASTM D-698 STANDARD PROCTOR. ALL STRUCTURAL FILL SHALL BE TESTED TO CONFIRM COMPLIANCE WITH THE ABOVE REQUIREMENTS.

UNLESS NOTED OTHERWISE, BOTTOM OF ALL FOOTINGS SHALL BE A MINIMUM OF 30" BELOW ADJACENT FINISH GRADE. ALL FOOTINGS ARE DESIGNED BASED ON AN ASSUMED BEARING CAPACITY OF 1500 PSF. CONTRACTOR SHALL BE RESPONSIBLE FOR EVALUATION OF SOIL CONDITIONS AND DETERMINATION OF SUITABILITY OF SUCH AFTER EXCAVATION.

CONCRETE

ALL CONCRETE, UNLESS NOTED OTHERWISE, SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3000 PSI WITHIN 28DAYS AFTER PLACING. 3000 PSI MIX DESIGN SHALL PROVIDE A MINIMUM OF 517 POUNDS OF CEMENT PER CUBIC YARD. ALL EXTERIOR CONCRETE FLATWORK SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 4000 PSI WITHIN 28 DAYS AFTER PLACING. 4000 PSI MIX DESIGN SHALL PROVIDE A MINIMUM OF 564 POUNDS OF CEMENT PER CUBIC YARD.

NORMAL WEIGHT AGGREGATES SHALL COMPLY WITH ASTM C-33 AND SHALL PRODUCE CONCRETE WEIGHING BETWEEN 145 TO 150 POUNDS PER CUBIC FOOT. WATER USED IN CONCRETE SHALL BE POTABLE. CALCIUM CHLORIDE, ALUMINUM CONDUIT, PRODUCTS CONTAINING ALUMINUM OR ANY OTHER MATERIAL INJURIOUS TO CONCRETE SHALL NOT BE USED OR PLACED IN CONCRETE.

STEEL REINFORCEMENT SHALL BE DEFORMED TYPE BARS AND SHALL CONFORM TO ASTM A-615 GRADE 60 WITH MINIMUM YIELD STRENGTH OF 60 KSI. ALL REINFORCEMENT BARS SHALL BE DETAILED, BOLSTERED AND SUPPORTED IN ACCORDANCE WITH ASC STANDARD 318. PROVIDE CONCRETE COVER FOR REBAR AS FOLLOWS:

CAST AGAINST AND PERMANENTLY EXPOSED TO EARTH:	3"
EXPOSED TO EARTH OR WEATHER:	
#6 AND SMALLER	2"
#5 AND SMALLER	
NOT EXPOSED TO EARTH OR WEATHER	
SLABS AND WALLS, #11 AND SMALLER	3/4"
BEAMS AND GIRDERS, MAIN REINFORCEMENT OR TIES	1-1/2"
SLABS ON GRADE, FROM TOP OF SLAB	1-1/2"

ALL FORMWORK SHALL COMPLY WITH REQUIREMENTS OF ACI 347. CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN, CARE, DETAILING, PLACEMENT AND REMOVAL OF ALL FORMWORK AND SHORING.

TEMPERATURE REINFORCEMENT SPICES IN WALLS, CONTINUOUS FOOTINGS AND SLABS SHALL LAP 40 BAR DIAMETERS MINIMUM OR 24", WHICHEVER IS GREATER. ALL OTHER SPLICES SHALL BE AS SHOWN OR NOTED ON THE DRAWINGS.

UNLESS NOTED OTHERWISE, ALL CONCRETE SLABS ON GRADE SHALL BE 4" THICK AND BE REINFORCED WITH 6x6 W1.4xW1.4 WWF. ALL WELDED FABRIC SHALL COMPLY WITH ASTM A-185. PROVIDE CHAIRS AT 36" O.C. EACH DIRECTION MINIMUM TO HOLD WWF 1-1/2" FROM TOP OF SLAB.

UNLESS NOTED OTHERWISE, PROVIDE (2) #5 BARS AT EACH SIDE OF ALL OPENINGS IN WALLS AND SLABS. CONTINUE SUCH BARS 24" MINIMUM BEYOND SUCH OPENINGS. ALSO PROVIDE (2) #5 DIAGONAL BARS, 4' LONG, AT EACH CORNER OF SUCH OPENINGS.

ON ADDITIONS REQUIRING NEW ELECTRICAL SERVICES PROVIDE A CONCRETE ENCASED UFER GROUND 20' LONG #4 BAR OR 20' LONG #4 BARE COPPER CONDUCTOR AT BOTTOM OF FOOTING OR BOTTOM OF FOUNDATION PER NEC 250.50 C. COORDINATE WITH ELECTRICAL CONTRACTOR.

GENERAL PLUMBING NOTES

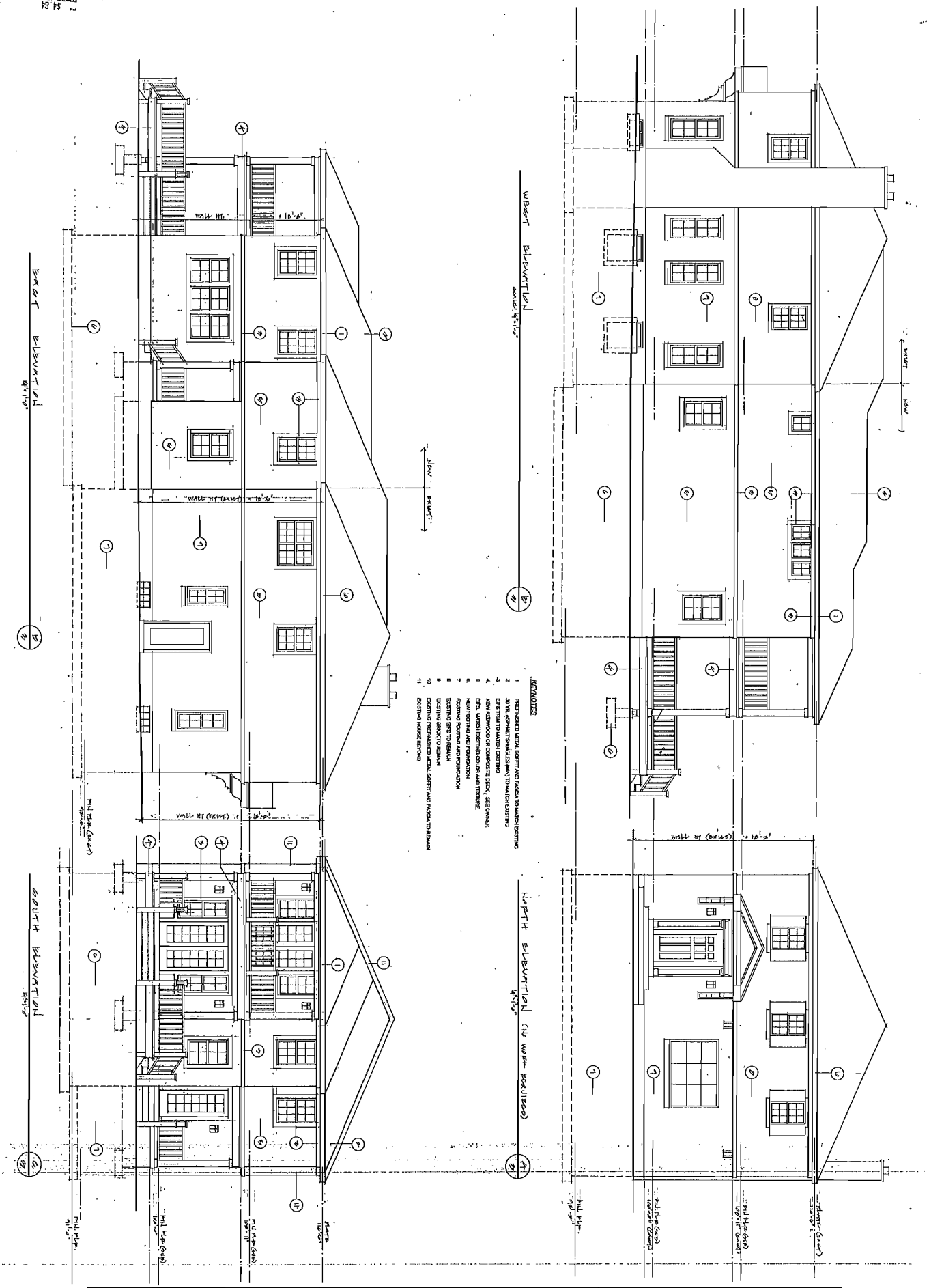
1. ALL PLUMBING EQUIPMENT, FIXTURES, ETC. SHALL COMPLY WITH AND BE INSTALLED IN STRICT ACCORDANCE WITH ALL APPLICABLE BUILDING CODES AND REQUIREMENTS.
2. PROVIDE SEISMIC STRAPS ON WATER HEATERS PER *IPC 508.2*
3. SHOWER SIZE: MINIMUM 900 SQUARE INCHES WITH A 30" DIAMETER CIRCLE WITHIN. FINISH TO A HEIGHT OF 70" ABOVE THE DRAIN INLET. *IPC-P2708.1*
4. PROVIDE WATER CLOSET CLEARANCES OF 30" WIDTH AND 21" IN FRONT. *IPC-P2705.1 1.*
5. FUEL BURNING GAS WATER HEATERS NOT ALLOWED IN A BEDROOM, BATHROOM, OR STORAGE CLOSET TO THESE AREAS. *IFC-M2004.2*
6. PROVIDE FREEZE-LESS, BACKFLOW PREVENTION HOSE BIBB AT LOCATIONS SHOWN. *IRC-P2902.3 AND P2902.10*
7. PROVIDE LOW-FLUSH TOILETS, MAXIMUM 1.6 GPF. MAXIMUM FLOW RATE OF SHOWERHEADS IS 2.5 GPM @ 80 PSI. *IPC-TABLE P2903.2*
8. SHOWER AND TUB / SHOWER COMBINATIONS SHALL CONFORM TO *IRC-P2708.3*. LIMIT THE MAXIMUM SETTING OF THE VALVE TO 120 DEGREES F.
9. WATER HEATERS LOCATED ON WOOD FLOORS SHALL HAVE A SAFE PAN AND MINIMUM 1-1/2" DIA. DRAIN TO AN APPROVED LOCATION. *IRC-P2801.6 AND P2801.6.2*
10. ANY CORRUGATED STAINLESS-STEEL TUBING (CSST) SHALL COMPLY WITH STATE AMENDMENTS ALLOWING SUCH USE. SHOW COMPLIANCE PRIOR TO USE. *UBA 1PC APPENDIX G103.2*
11. PLUMBING VENTS SHALL BE AT LEAST 2 FEET ABOVE OR 10 FEET AWAY FROM ALL OUTSIDE AIR INTAKE OPENINGS. *IRC-P3103.3*
12. FLAG POLING OF PLUMBING VENTS IS PROHIBITED. *IRC-P2103.4*
13. PROVIDE MAINTENANCE ACCESS FOR JETTED TUBS PER *IRC-P2721.1*
14. PROVIDE THERMAL EXPANSION CONTROL DEVICE ON WATER SYSTEM PER *IRC-P2903.4*

MARKIM CONSTRUCTION, LLC
Salt Lake City, Utah (801) 557-1002

A New Addition for the
LINDLEY RESIDENCE
1730 East 900 South Salt Lake City, Utah

LOWER LEVEL FLOOR PLAN
FOR 1ST AND 2ND PLAN

S-1



A1	EXTERIOR ELEVATIONS	A New Addition for the **LINDLEY RESIDENCE** 1790 East 900 South Salt Lake City, Utah	MARKIM CONSTRUCTION, LLC Salt Lake City, Utah (801) 557-1002

Attachment B
Public Comment

Lew, Janice

From: Leith, Carl
Sent: Tuesday, May 25, 2010 2:38 PM
To: 'Susan Speer'
Cc: Lew, Janice
Subject: RE: PL NHLC2010-00204, Lindley also PLNHLC2010-00270

Thank you Susan. It seems my colleague Janice Lew is handling this petition and I will forward your comments and concerns to her.

Thank you for contacting us.

Carl O. Leith
Senior Historic Preservation Planner
Salt Lake City Planning Division
Ph: 801 535 7758
Fx: 801 535 6174
carl.leith@slcgov.com

From: Susan Speer [mailto:Susan.Speer@zionsbank.com]
Sent: Tuesday, May 25, 2010 11:33 AM
To: Leith, Carl
Subject: FW: PL NHLC2010-00204, Lindley also PLNHLC2010-00270

Anne Bonham also gave us your e-mail address.

From: Susan Speer
Sent: Tuesday, May 25, 2010 11:28 AM
To: jt.martin@slcgov.com
Subject: PL NHLC2010-00204, Lindley

We, Jack and Susan Speer have lived at 1800 East 900 South for 25 years. We object to the major alteration for a two story addition at the rear of their property. The lot is narrow and the drive way abuts our property to the east. We are worried about heavy equipment damaging our fence which happened previously when the Lindleys built their very large garage. There are three children and dogs that live in that house and there won't be much of a backyard left. Additionally we are afraid the addition will overlook our backyard which right now is a private yard. Mr. Lindley runs his business out of his house and we often have to listen to him cutting tile in his drive way on weekends. We worry that the additional noise and chaos of building in such a confined space will contribute to a very stressful 6-8 months. We respectfully ask that this request be declined.

Jack and Susan Speer
1800 East 900 South
Salt Lake City, Utah 84108
801-582-6470

Attachment C
Documentation

16-09-257-010

C. 1941

1687 E 900 SOUTH
A

1702 E 900 SOUTH
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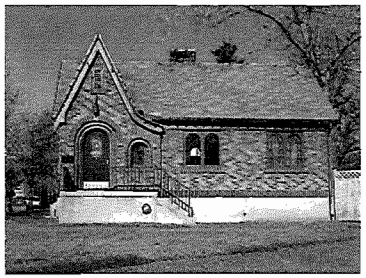

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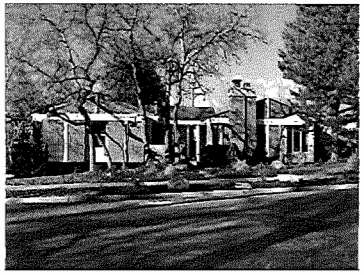

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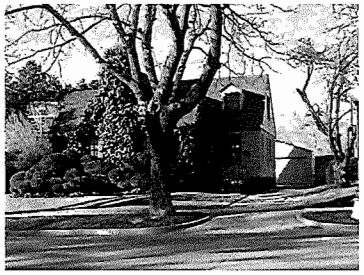

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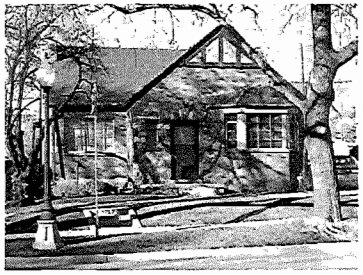

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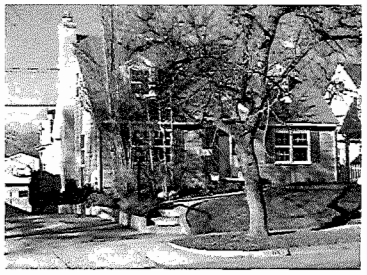

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1768 E 900 SOUTH
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1771 E 900 SOUTH
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1776 E 900 SOUTH
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1777 E 900 SOUTH
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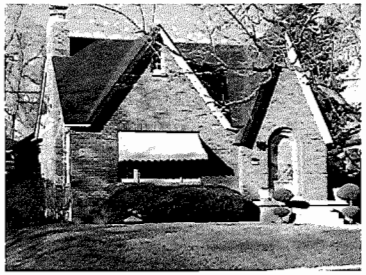

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1786 E 900 SOUTH
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1790 E 900 SOUTH
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1791 E 900 SOUTH
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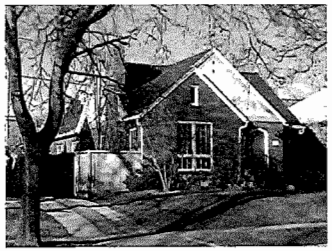

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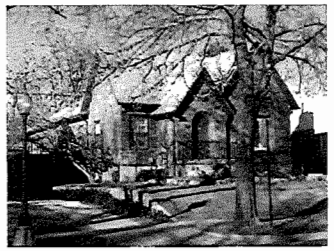

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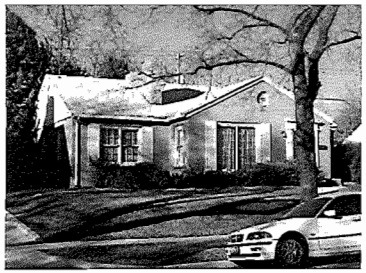

1811 E 900 SOUTH
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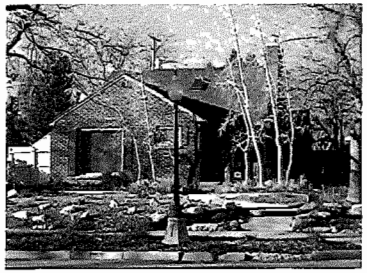
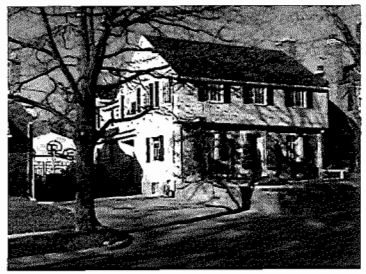


1815 E 900 SOUTH
A

1829 E 900 SOUTH
A



1835 E 900 SOUTH
B

Architectural Survey Data for SALT LAKE CITY

Utah State Historic Preservation Office

Address/ Property Name	Eval./ Ht	OutB N/C	Yr.(s) Built	Materials	Styles	Plan (Type)/ Orig. Use	Survey Year RLS/ILS/Gen	Comments/ NR Status
1687 E 900 SOUTH	A	0/1 1	c. 1925	SHINGLE SIDING	BUNGALOW	BUNGALOW SINGLE DWELLING	05	
1702 E 900 SOUTH	A	0/1 1	1923	REGULAR BRICK	ENGLISH COTTAGE	PERIOD COTTAGE SINGLE DWELLING	05	LUND BROS. BLDG.
1707 E 900 SOUTH	A	0/1	1929	STRIATED BRICK MULTI-COLOR BRICK	ENGLISH COTTAGE	PERIOD COTTAGE	05	
SNYDER		1				SINGLE DWELLING		
1710 E 900 SOUTH	A	0/1 1	1928	BRICK:OTHER/UNDEF.	ENGLISH COTTAGE	PERIOD COTTAGE SINGLE DWELLING	05	LUND BROS. BLDG.
1731 E 900 SOUTH	D	0/0 1	1966	REGULAR BRICK WOOD:OTHER/UNDEFINED	CONTEMPORARY	CONTEMPORARY SINGLE DWELLING	05	RESEARCH HOMES
1741 E 900 SOUTH	A	1/0 1.5	1929	STRIATED BRICK SHINGLE SIDING	ENGLISH COTTAGE	PERIOD COTTAGE SINGLE DWELLING	05	A.E. JORGENSEN
1757 E 900 SOUTH	A	0/1 1	1937	STRIATED BRICK STONE:OTHER/UNDEF. HALF-TIMBERING	ENGLISH TUDOR	PERIOD COTTAGE SINGLE DWELLING	05	RELIANCE BLDG. CO.
1762 E 900 SOUTH	A	0/1	1938	REGULAR BRICK STUCCO/PLASTER	MINIMAL TRADITIONAL	WWII-ERA COTTAGE	05	
COTTAM, BERTHA M.		1				SINGLE DWELLING		
1763 E 900 SOUTH	A	0/0	1936	SHINGLE SIDING	COLONIAL REVIVAL	CAPE COD	05	
SUMMERHAYS, J.B.		1.5				SINGLE DWELLING		
1768 E 900 SOUTH	B	0/1 1.5	c. 1940	REGULAR BRICK STUCCO/PLASTER	COLONIAL REVIVAL	DOUBLE HOUSE / DUPLEX MULTIPLE DWELLING	05	+1772
1771 E 900 SOUTH	C	1/0 1.5	1936	NON-WD HORIZ. SDNG	COLONIAL REVIVAL	CAPE COD SINGLE DWELLING	05	
1776 E 900 SOUTH	B	1/0	1949	STUCCO/PLASTER ALUM./VINYL SIDING	MINIMAL TRADITIONAL	WWII-ERA COTTAGE	05	
EVANS		1				SINGLE DWELLING		

?=approximate addressEvaluation Codes: A=eligible/architecturally significant B=eligible C=ineligible/altered D=ineligible/out of period U=undetermined/lack of info X=demolished

Architectural Survey Data for SALT LAKE CITY

Utah State Historic Preservation Office

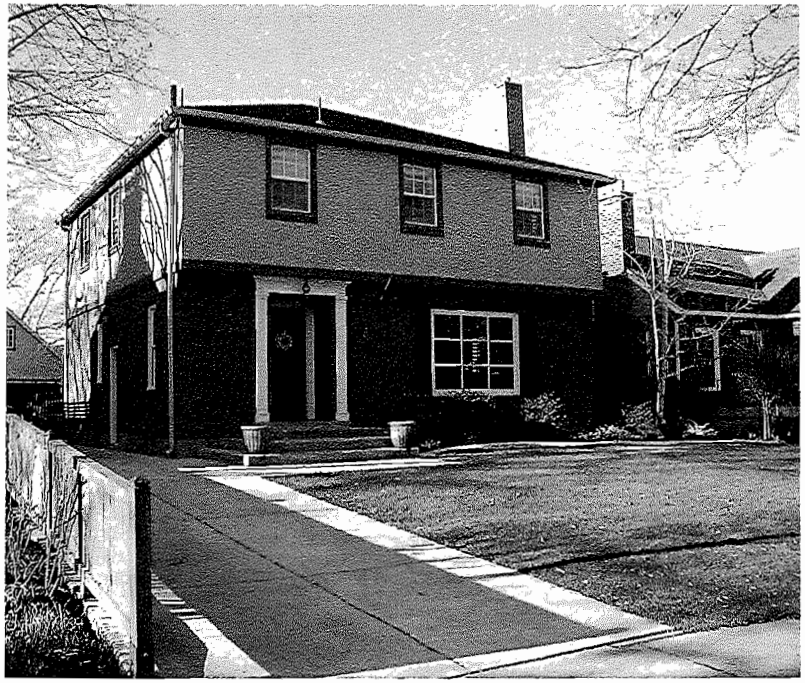
Address/ Property Name	Eval./ Ht	OutB N/C	Yr.(s) Built	Materials	Styles	Plan (Type)/ Orig. Use	Survey Year RLS/ILS/Gen	Comments/ NR Status
1777 E 900 SOUTH JENSEN, EDITH G.	A	0/1 1	1940	STRIATED BRICK	MINIMAL TRADITIONAL	WWII-ERA COTTAGE SINGLE DWELLING	05	
1781 E 900 SOUTH WORDEN, SYLVIA	A	0/1 1	1937	STRIATED BRICK	ENGLISH COTTAGE	PERIOD COTTAGE SINGLE DWELLING	05	
1786 E 900 SOUTH BROWN, ALEX	A	1/0 1	1938	STRIATED BRICK SHINGLE SIDING	MINIMAL TRADITIONAL	WWII-ERA COTTAGE SINGLE DWELLING	05	
1790 E 900 SOUTH DOEBLER, O.K.	B	1/0 2	1940	STUCCO/PLASTER BRICK:OTHER/UNDEF.	NEOCLASSICAL	OTHER LATE 20TH C. TYPE SINGLE DWELLING	05	
1791 E 900 SOUTH NIELSEN, P.W.	A	1/0 1	1937	STRIATED BRICK HALF-TIMBERING	ENGLISH TUDOR MINIMAL TRADITIONAL	PERIOD COTTAGE SINGLE DWELLING	05	
1797 E 900 SOUTH OGDEN, DON	A	1/0 1	1938	LIMESTONE HALF-TIMBERING	ENGLISH TUDOR	PERIOD COTTAGE SINGLE DWELLING	05	
1800 E 900 SOUTH	A	0/I 1.5	1937	STRIATED BRICK HALF-TIMBERING	ENGLISH TUDOR	PERIOD COTTAGE SINGLE DWELLING	05	
1801 E 900 SOUTH GRIGGS, L.O.	A	1/0 1	1937	REGULAR BRICK	ENGLISH COTTAGE	PERIOD COTTAGE SINGLE DWELLING	05	
1811 E 900 SOUTH BERNARD, BOYD	A	1/0 1	1938	STRIATED BRICK	MINIMAL TRADITIONAL	WWII-ERA COTTAGE SINGLE DWELLING	05	
1815 E 900 SOUTH PEARL, FRED J.	A	0/1 1	1946	STRIATED BRICK SHINGLE SIDING	MINIMAL TRADITIONAL	WWII-ERA COTTAGE SINGLE DWELLING	05	
1829 E 900 SOUTH THORPE, WARD	A	1/0 I	1937	REGULAR BRICK	MINIMAL TRADITIONAL	WWII-ERA COTTAGE SINGLE DWELLING	05	
1835 E 900 SOUTH CLOSSON, RON	B	1/0 2	1937	STONE:OTHER/UNDEF. CLAPBOARD SIDING	COLONIAL REVIVAL	PERIOD COTTAGE SINGLE DWELLING	05	

Attachment D

Photographs

Attachment D
Photographs

South Elevation



North Elevation