



# MEMORANDUM

PLANNING DIVISION  
COMMUNITY & NEIGHBORHOODS

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To: Salt Lake City Historic Landmark Commission

From: Ashley Scarff, Planner  
(801) 535-7660 or ashley.scarff@slcgov.com

Date: April 4<sup>th</sup>, 2019

Re: Requested design alterations for the proposed New Construction with Special Exceptions at 170 West 600 North / Petition #PLNHLC2018-00942 & PLNHLC2019-00111

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**ACTION REQUIRED:** Consider modifications made to the proposed New Construction project at 170 West 600 North in response to comments made at the March 7<sup>th</sup>, 2019, Historic Landmark Commission meeting, and make a final decision on the proposal and associated Special Exception requests.

**REQUEST:** AMD Architecture, representing Jack Rhinehart, property owner, is requesting design approval to construct a new single-family home at 170 West 600 North, which is located in the Capitol Hill Local Historic District. The proposal also includes a detached accessory structure at the rear of the lot, which would contain a two-car garage on the ground level and an Accessory Dwelling Unit (ADU) on the second level. The project, as currently proposed, requires review and approval of the following petitions:

- **PLNHLC2018-00942** – A Certificate of Appropriateness (COA) for New Construction is required to allow for the construction of the new home and detached accessory structure.
- **PLNHLC2019-00111** – The applicant has requested two (2) Special Exceptions:
  1. The first is for the placement of window wells in the side yard of the principal structure that exceed the maximum permitted width of six feet (6');
  2. The second is to permit the proposed accessory structure with ADU to have a footprint that exceeds fifty percent (50%) of the footprint of the principal structure.

**BACKGROUND:** The Historic Landmark Commission tabled the New Construction proposal and associated Special Exception requests at the March 7<sup>th</sup>, 2019 meeting. Commissioners made the following recommendations to the design team:

- Create a more defined front porch that is compatible with historic front porches seen on the block face;
- Amend the glazing on the front façade to be more compatible with window patterns typically seen on the block face and within the Historic Districts;
- Evaluate the need for an increased footprint for the accessory structure and return with a more compelling argument.

## SUMMARY OF DESIGN MODIFICATIONS:

### Front porch and glazing (south façade)



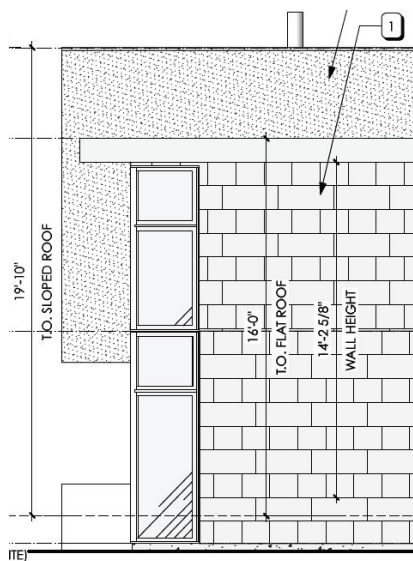
**Original Proposal**



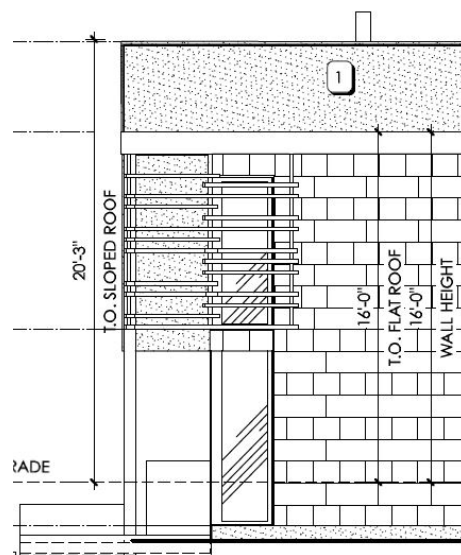
**Revised Proposal**

- Massing at front of home has generally remained the same, but the structure has been pushed back by approximately one foot (1') to create a more defined front porch:
  - Metal screen element with support column added above front entry way
  - Second-level roof canopy extended further out
  - Slab on grade made deeper to provide sitting area
  - Second metal planter added for a sense of enclosure for front porch
- Second-level balcony made deeper
- Mullion pattern on windows surrounding entry revised (upper transom-like delineation removed)

### **View of front porch from east side**



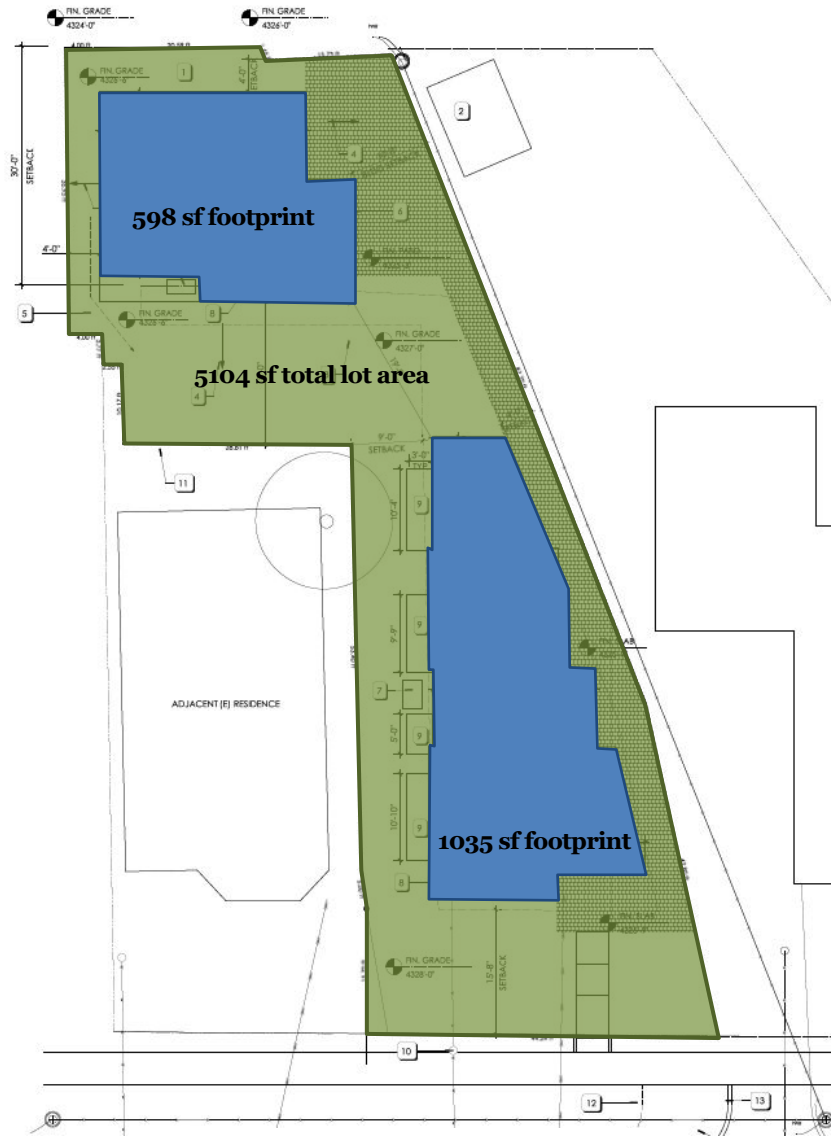
**Original Proposal**



**Revised Proposal**

### **Building Footprints and Lot Coverage**

- Principal structure's footprint increased from 989 sf to 1035 sf with floor area added to rear of home
- ADU footprint decreased from 644 sf to 598 sf, which still exceeds the maximum permitted footprint of 50% of the footprint of the principal structure (517.5 sf).
- Overall building coverage of both principal and accessory structures remains at 32% of lot area (maximum permitted coverage is 40%)



**Revised Proposal**

The applicant's submitted narrative states, "In response [to the Commission's request], the principal dwelling footprint has been increased to 1035 SF, and the ADU footprint has been decreased to 598 sf, reducing the area ratio to 58%. Though this remains above 50%, we maintain that the unusual lot configuration, including a lot width of 40'-10" at the front setback and 24'-3" at the most narrow portion (11'-3" buildable width less setbacks), limits the primary residence footprint, and thus the primary/ADU ratio. Additionally, the owner wishes to preserve the open space in the rear yard rather than building the maximum house size allowed in order to increase the ADU footprint."

### **Additional Modifications**

- For principal structure, height of sloped roof forms increased from 19 feet, 10 inches (19', 10") to 20 feet, 3 inches (20', 3")
  - Flat roof form maintains 16 foot (16') height
- Added floor area at back of home resulted in expansion of the rear, second-level deck, and amendment to number and style of windows in that area
- For accessory structure, location of metal planter and ADU access stairs modified

**DISCUSSION:** Staff finds that modifications made to the front porch/entry area have resulted in a design that is even more compliant with the Standards for New Construction and corresponding Residential Design Guidelines. The addition of the metal screen with support post, extended roof canopy, and second planter box creates a sense of enclosure, and the extended slab on grade provides sitting area. The result is a ground-level front porch similar to others seen on the block face.

As for the Special Exception request to exceed the maximum permitted accessory structure footprint (50% of the footprint of the principal structure), Staff continues to recommend approval based on the unique lot configuration. The applicant is correct that the lot width is below the 50 foot minimum that is required in the SR-1A zone, but the Zoning Ordinance accommodates this by permitting reduced side yard setbacks for narrower lots. Staff finds that the biggest constraint is how the lot becomes approximately 24 feet wide at its midpoint (11 feet of buildable width) before widening out again at the back of the lot.

In these revisions, the design team has added floor area to the rear of the principal structure in an attempt to increase its footprint, as well as reduced the footprint of the accessory structure to be as small as possible while still accommodating two interior parking spaces; however, the footprint of the accessory structure still exceeds the maximum permitted at 58% of the footprint of the primary home. Despite the oversized footprint of the accessory structure, the building coverage for the entire lot is well below the maximum permitted at 32% of the lot area out of a possible 40%.

Staff finds that the design of the current proposal is preferred over possible alternatives, which could include further floor area added to the rear of the home, or an attached garage/ADU that would result in an awkward building form/massing. It is also worth noting that the design team pushed the home an additional foot (1') away from the street to accommodate more of a front porch, which reduced its potential footprint in that area.

**RECOMMENDATION:** Based on the information contained in this memo and the original staff report dated March 7, 2019, Planning Staff continues to recommend that the Historic Landmark Commission approves the New Construction and Special Exception requests as most recently proposed, subject to the following conditions of approval:

1. Approval of all final design details, including specific direction expressed by the Commission, shall be delegated to Planning Staff.

### **ATTACHMENTS:**

- A. Revised Narrative & Plan Set
- B. Submitted Photos



## **ATTACHMENT A: REVISED NARRATIVE & PLAN SET**

March 20, 2019

To: Ashley Scarff  
Permit #: PLNHLC2018-00942  
Address: 170 West 600 North

The following items have been addressed in response to comments made at the March 7, 2019 Historic Landmarks Commission meeting:

**PLANNING (design-related comments):**

1. Per 21A.34.020.H.2.a(1), *Pedestrian: Safe pedestrian access is provided through architecturally highlighted entrances and walkways, consistent with patterns common in the historic context and the block face.* The majority of residences along the block face have entrances via a covered front porch—Staff recommends drawing inspiration from other entrances along the block face and introducing a modern version of the front entrance that has a covering at a human scale (i.e., just above human height).

**Modifications have been made in response to the request for a sense of entry with a porch element as follows:**

- 1) **A metal screen element been introduced at the upper level to create a one story pedestrian scale appearance from the street, yet still allow natural light into the entry.**
- 2) **The home has shifted to the north by 12" to allow for a 4' covered extension over the porch as well as a deeper upper balcony from the living room.**
- 3) **Regarding HLC comment about a commercial versus residential appearance, the entry window mullion pattern has been revised, and a vertical mullion added at the corner.**
- 4) **The front porch extends beyond the covered area, to provide an extended sitting area, accommodating the intent and function of traditional porches. This is allowable in the front yard, per TABLE 21A.36.020B.)**

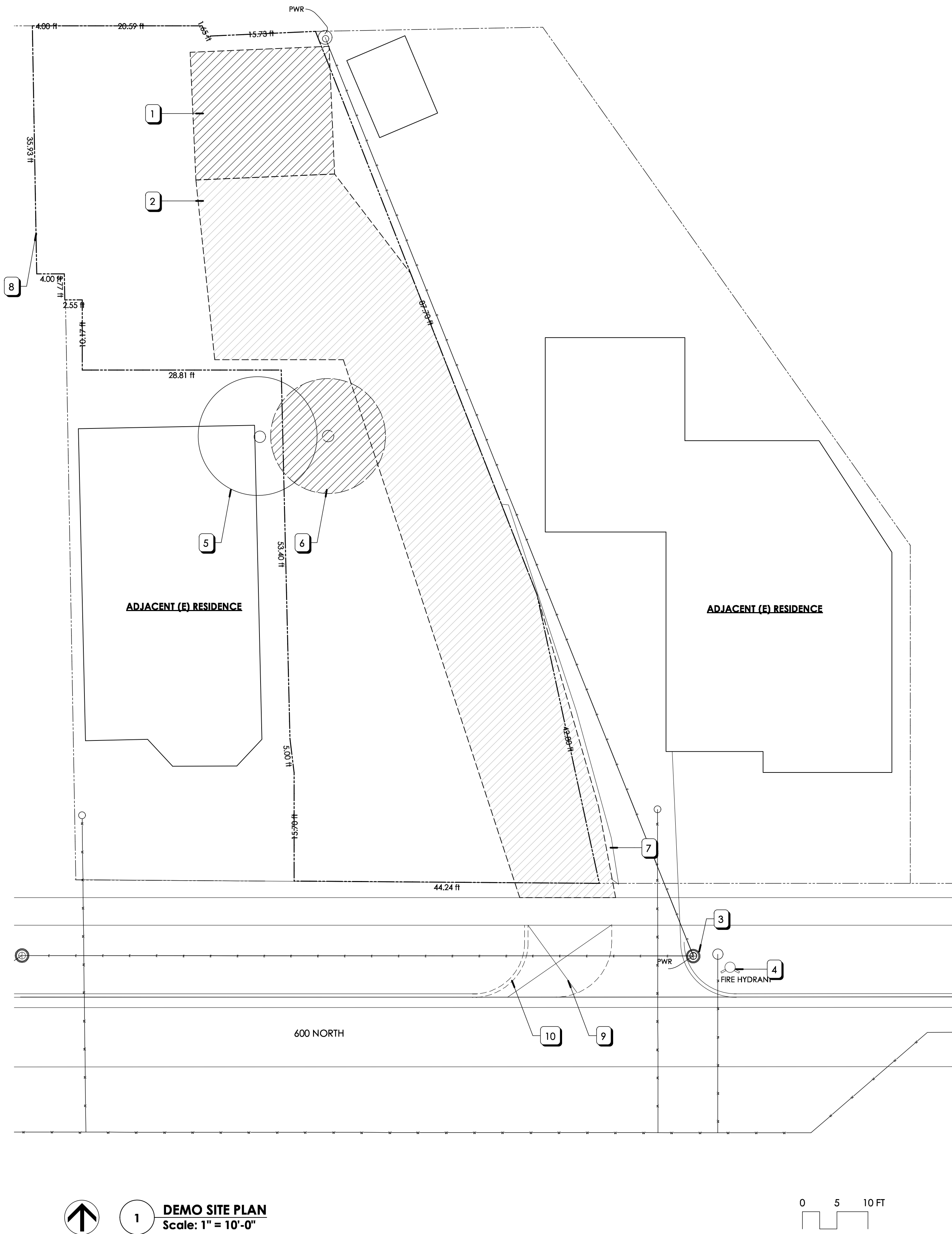
**ZONING:**

*Primary Single Family Structure:*

1. On the site plan, please dimension the window wells. If window wells are to encroach into side yard setback areas, they shall not exceed 6 feet in width and shall not project more than 3 feet from the structure. **Due in part to site constraints limiting the building layout and size, the lower level window openings are all located at the west side of the structure. Sizing the windows for sufficient lighting and ventilation have resulted in window wells longer than 6'. In the course of making design changes to address other items, the window and window well sizes were reviewed, but the sizes remain as-is, and the Special Exception request stands. There were no concerns made by HLC at the March meeting regarding this item.**

*Detached Garage/ADU Structure:*

1. The accessory building containing an accessory dwelling unit shall not have a footprint that is greater than 50% of the footprint of the principal dwelling, and shall not exceed 650 sf. According to the submitted floor plans, the principal structure has a footprint of 989 sf the accessory structure shall have a maximum footprint of 495 sf. **A Special Exception is being sought to exceed the 50% limit, while remaining within the 650 SF maximum. HLC indicated that due to conditions specific to this lot, they would consider exceeding 50% of primary structure, however asked that the design team examine how the square footage may be reduced some. In response, the principal dwelling footprint has been increased to 1035 SF, and the ADU footprint has been decreased to 598 SF, reducing the area ratio to 58%. Though this remains above 50%, we maintain that the unusual lot configuration, including a lot width of 40'-10" at the front setback and 24'-3" at the most narrow portion (11'-3" buildable width less setbacks), limits the primary residence footprint, and thus the primary/ADU ratio. Additionally, the owner wishes to preserve open space in the rear yard rather than building the maximum house size allowed in order to increase the ADU footprint.**
2. During the Administrative Determination process that found the lot to be legal noncomplying, the assigned planner informed you that surveying errors over time may have resulted in the needed access easement becoming attached to this property's title. The provided title report does note the access easement, but due to past research, we need further proof that the referenced easement was meant to benefit this parcel. Please provide the full easement document, or any other proof that you may have. A new access easement may need to be negotiated. **The Owner has obtained permission verbally from neighboring property owners to share an existing easement providing access to the property from the north, via Clinton Avenue. Written shared access agreements are in progress, and will be finalized and recorded subsequent to issuance of a Certificate of Appropriateness, and prior to building permit issuance. Photos showing the context of structures in the alley have been provided as requested.**



- DEMO SITE PLAN KEYED NOTES**
1. (E) ACCESSORY STRUCTURE TO BE DEMOLISHED
  2. (E) ASPHALT DRIVEWAY TO BE DEMOLISHED
  3. (E) LIGHT POLE
  4. (E) FIRE HYDRANT
  5. (E) TREE TO REMAIN
  6. (E) TREE TO BE REMOVED
  7. (E) RAILROAD TIE RETAINING WALL
  8. PROPERTY LINE
  9. REMOVE PORTION OF EXISTING CONCRETE DRIVEWAY
  10. REMOVE PORTION OF EXISTING CURB AND GUTTER TO BE RELOCATED WITH NARROWED DRIVE APPROACH

- DEMO SITE NOTES**
- A. TREE STUMPS AND ALL DEAD FOLIAGE SHOULD BE FULLY REMOVED FROM AROUND AND UNDER THE BUILDING SITE AND DISPOSED OF OFF-SITE SO THAT THEY DO NOT ATTRACT TERMITES AND OTHER PESTS.
  - B. ALL TREES DESIGNATED FOR REMOVAL FROM THE BUILDING SITE ARE TO BE MARKED FOR REVIEW BY THE OWNER OR ARCHITECT.

**AMD**  
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SALT LAKE CITY  
UTAH 84102  
TEL 801-322-3053  
FAX 801-322-0093  
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DESIGN REVIEW SET - NOT FOR CONSTRUCTION

**SHAMA 170**  
170 W 600 N  
SALT LAKE CITY, UTAH

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THIS DRAWING, THE DESIGN INDICATED THEREIN, THE FORMAT AND THE ARRANGEMENTS ARE THE PROPERTY OF AMD ARCHITECTURE. ANY USE OR REUSE OF ORIGINAL OR ALTERED DESIGN MATERIALS BY THE CLIENT, AGENTS OF THE CLIENT OR OTHER PARTIES WITHOUT THE REVIEW AND WRITTEN APPROVAL OF THE DESIGN PROFESSIONAL SHALL BE AT THE CLIENT'S RISK. THE CLIENT AGREES TO INDEMNIFY, DEFEND AND HOLD THE DESIGN PROFESSIONAL HARMLESS FROM ALL CLAIMS, DAMAGES, LOSSES, EXPENSES AND ATTORNEY'S FEES ARISING OUT OF MODIFICATION OR REUSE OF THESE MATERIALS.

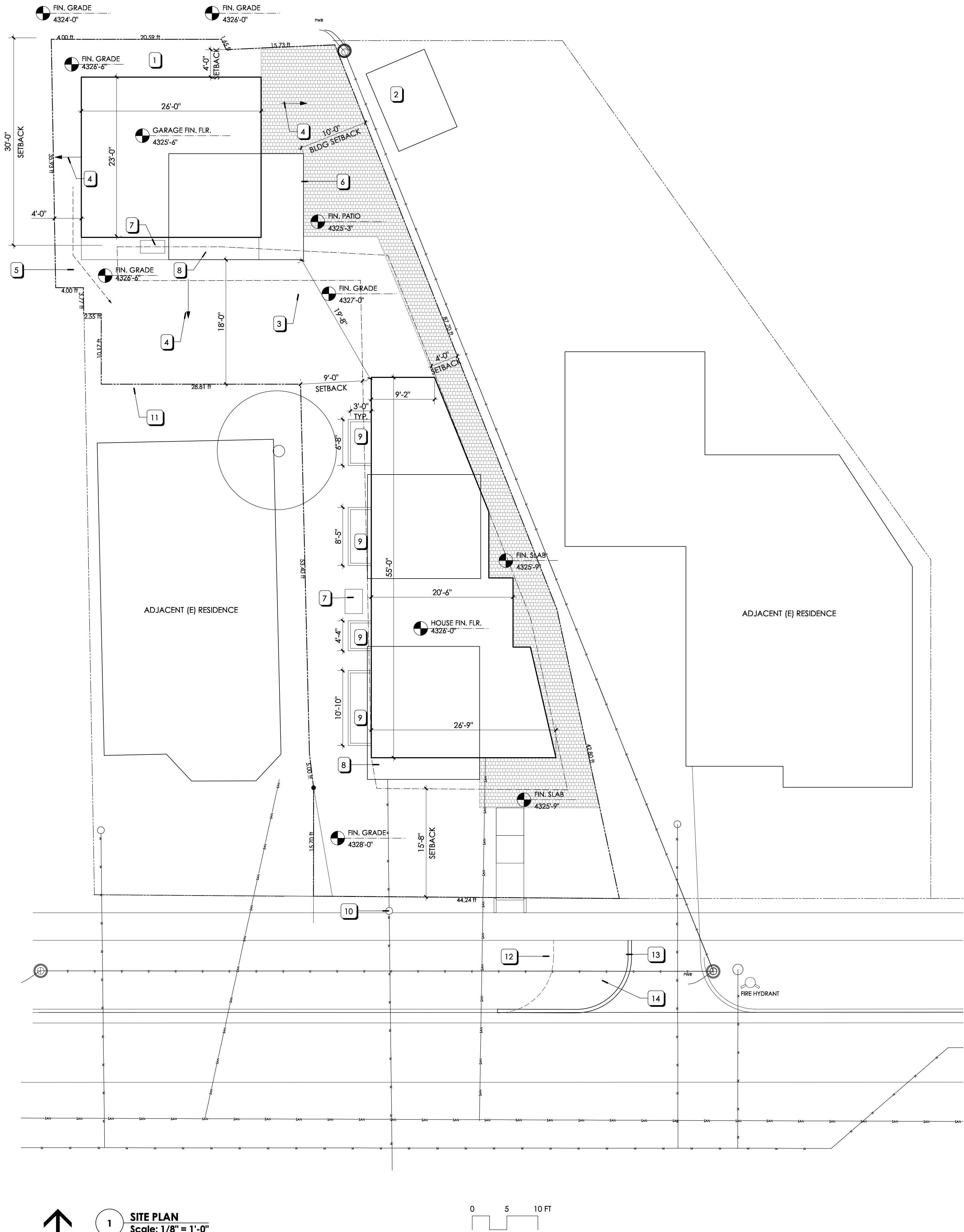
THE GENERAL CONTRACTOR AND/OR ALL SUB CONTRACTORS WORKING FROM THESE PLANS AND SPECIFICATIONS ARE NOT TO SCALE. ANY INFORMATION NOT TO SCALE SHOULD BE OBTAINED BY THE CONTRACTOR OR HIS AGENT. MEASUREMENTS OF SUCH MEASUREMENTS DO NOT APPEAR CORRECT. A DISCREPANCY OR SCALE CORRECTED TO THE INDICATED SIZE.

DATE  
03.18.19

REVISIONS

DEMO SITE  
PLAN

SP1.0



1 SITE PLAN  
Scale: 1/8" = 1'-0"

SITE PLAN KEYED NOTES

1. CONCRETE DRIVEWAY @ ALLEY EASEMENT ACCESS - SLOPE MIN. 2% AWAY FROM BUILDING
2. ADJACENT SHED
3. STAIR TO UPPER LEVEL ADU
4. SLOPE GRADE MIN. 6" PER 10' AWAY FROM BUILDING
5. DRAINAGE SWALE
6. UPPER BALCONY (ROOF ABV)
7. HVAC CONDENSER ON CONCRETE PAD
8. PLANTER
9. WINDOW WELL
10. WATER LINE & METER SERVICE
11. PROPERTY LINE
12. EXISTING CURB AND GUTTER TO BE RELOCATED
13. NEW CURB AND GUTTER LOCATION
14. REPLACE PORTION OF DRIVEWAY WITH EXTENDED PARK STRIP

SITE CONSTRUCTION

1. COMPACT UNDER-SLAB AREAS TO MINIMUM 95% DENSITY. BACKFILL AREAS NOT UNDER SLABS OR FOUNDATIONS TO MINIMUM 90% ASTM D-689. PRIOR TO BACKFILLING, WALLS SHALL BE Laterally BRACED BY THE FLOOR FRAMING AT THE TOP AND THE BASEMENT SLAB AT THE BOTTOM, OR OTHER ADEQUATE TEMPORARY SHORING WHERE APPLICABLE. FILL WHICH IS DIRECTLY UNDER CONCRETE SLABS ON GRADE SHALL BE A MINIMUM FOUR INCHES OF COMPACTED GRANULAR FILL. BASE FILL FOR CONCRETE SLABS AND WALK TO BE GRADED SAND, FREE OF ORGANIC MATTER. BACKFILL AREAS NOT UNDER SLABS OR FOUNDATIONS TO MINIMUM 90% ASTM D-689. BACKFILL EXCAVATIONS AS PROMPTLY AS WORK PERMITS WITH SUBSOIL GRADED FREE OF LUMPS LARGER THAN 6 INCH, ROCKS LARGER THAN 3 INCH AND DEBRIS. BACKFILL AROUND BUILDING AND UP TO EDGE OF WALKS TO DRAIN WATER AWAY FROM BUILDING. LEAVE FINAL GRADED AREAS RAKED SMOOTH. BACKFILLING MATERIAL TO BE FREE OF DEBRIS, ORGANIC MATERIAL, AND SILT. BACKFILL TO BE GOOD QUALITY WELL DRAINING SAND OR GRAVEL FOR A MINIMUM 1.5 FEET BACK FROM FACE OF WALL.
2. BALANCE CUT AND FILL FOR SLABS ON GRADE AND DRIVEWAY TO REDUCE EXPORT FROM SITE.
3. PROVIDE NECESSARY PRECAUTIONS TO PREVENT SOIL EROSION.
4. ALL CANALS, SCUPPERS, AND DOWNSPOUTS SHALL HAVE SPLASH BLOCKS AND AN ADEQUATE DRAINAGE PATH AWAY FROM BUILDING.
5. SURFACE WATER SHALL DRAIN AWAY FROM HOUSE AT ALL POINTS. DIRECT THE DRAINAGE WATER TO THE STREET OR TO AN APPROVED DRAINAGE COURSE BUT NOT ONTO NEIGHBORING PROPERTIES. THE GRADE SHALL FALL A MINIMUM OF 6 INCHES WITHIN THE FIRST 10 FEET.
6. THE OWNER AND ARCHITECT SHALL APPROVE THE SITE LAYOUT PRIOR TO DIGGING THE FOOTINGS.
7. OBTAIN TOPSOIL FROM LOCAL SOURCES. NO TOPSOIL SHALL BE OBTAINED FROM BOGS OR MARSHES. TOPSOIL AND LARGE BOULDERS FROM THE SITE SHALL BE STOCKPILED FOR FUTURE USE BY THE OWNER.
8. THE OWNER AND ARCHITECT SHALL DETERMINE WHICH TREES ARE TO BE TRANSPLANTED OR MAINTAINED DURING CONSTRUCTION.
9. FOOTINGS SHALL BEAR ON FIRM UNDISTURBED SOIL.
10. A DRAINAGE SYSTEM SHALL BE INSTALLED AROUND THE PERIMETER OF THE FOUNDATION FOOTING. THE DRAINAGE SYSTEM SHALL CONSIST OF THE FOLLOWING ITEMS: DAMP-PROOFING SHALL BE CAREFULLY APPLIED ACCORDING TO MANUFACTURER'S DIRECTIONS TO COVER ALL BELOW GRADE SURFACES TO FORM A WATERTIGHT BARRIER. CARE SHALL BE TAKEN DURING BACKFILLING AND OTHER CONSTRUCTION TO PREVENT DAMAGE TO THE DAMP-PROOFED SURFACE; A FREE-DRAINING BACKFILL OF 3/4 INCH MINIMUM CRUSHED STONE OR GRAVEL THAT IS FREE OF SMALLER PARTICLES SHALL BE USED TO LINE AND FILL THE EXCAVATION FOR ALL BELOW-GRADE WALLS; AN ENGINEERED DRAINAGE SYSTEM MAY BE SUBSTITUTED FOR A FREE DRAINING BACKFILL; A FRENCH DRAIN SHALL BE INSTALLED SO THAT ALL PERFORATED PIPES ARE LOCATED BELOW THE LEVEL OF THE BOTTOM SURFACE OF THE FOOTING. FRENCH DRAIN PERFORATED PIPES SHALL BE INSTALLED WITH THE HOLES DOWN TO ALLOW WATER TO RISE INTO THE PIPE; THE PERFORATED PIPE SHALL BE SURROUNDED AND SET IN A MINIMUM OF 2 INCH DEPTH BED CONSISTING OF 3/4 INCH MIN. CRUSHED STONE FREE OF SMALLER PARTICLES; THE PERFORATED PIPE AND CRUSHED STONE SHALL BE SURROUNDED BY A FILTER MEMBRANE TO PREVENT ADJACENT SOIL FROM WASHING INTO AND CLOGGING THE FRENCH DRAIN SYSTEM; FRENCH DRAINS SHALL BE SLOPED DOWNWARD A MINIMUM OF 1/4 INCH PER FOOT OF RUN AND CONNECTED TO DAYLIGHT.
11. WHEN INSTALLING A RADON CONTROL SYSTEM, A 4 INCH LAYER OF AGGREGATE IS PLACED UNDER THE BUILDING ENVELOPE. A 4 INCH DIAMETER PERFORATED PIPE IS LAID ON THE AGGREGATE THROUGH THE CENTER OF THE STRUCTURE. THE PIPE IS CONNECTED TO AN UN-PERFORATED RISER TUBE THAT VENTS TO THE OUTSIDE. SEAL ALL SLAB PENETRATIONS AND PIPE SEAMS COMPLETELY. ACTIVE OR PASSIVE RADON MITIGATION INSTALLED PER EPA GUIDELINES.
12. LANDSCAPE DESIGN IS NOT INCLUDED IN THIS DOCUMENT. LANDSCAPING, LANDSCAPE ACCESSORIES, AND SITE FURNISHINGS WILL BE UNDER SEPARATE CONTRACT BETWEEN OWNER AND LANDSCAPE CONTRACTOR. EXCEPTION: SOIL AND SITE IMPROVEMENTS REQUIRED FOR BUILDING CONSTRUCTION TO BE INCLUDED IN THIS CONTRACT.
13. THE CONSTRUCTION AREA AND ACCESS TO THE CONSTRUCTION AREA SHALL BE AS SMALL AS REASONABLE TO FACILITATE CONSTRUCTION. THIS AREA IS TO BE CLEARLY DEMARCATED AND ROPED OFF TO PREVENT ANY DESTRUCTION OF NATURAL TERRAIN OUTSIDE OF CONSTRUCTION AREA BY CONSTRUCTION VEHICLES.
14. USE A BARRIER CLOTH UNDER EXTERIOR WALKWAYS TO PREVENT OVERGROWTH. PROTECT EXISTING TREES AND VEGETATION WHICH ARE TO REMAIN. REPAIR OR REPLACE ANY DAMAGED VEGETATION OR TERRAIN THAT IS INDICATED TO BE PROTECTED OR IS MORE THAN EIGHT FEET FROM THE EDGE OF ANY SPECIFIED CONSTRUCTION AREA.

SITE DATA

ADDRESS:	171 W 600 N SLC UT 84101
PARCEL NO.:	08362280160000
ZONING:	SR-1A (HISTORIC OVERLAY DISTRICT)
MIN./MAX. LOT SIZE:	5000 SF/7500 SF
ACTUAL LOT SIZE:	5104 SF
MIN. LOT WIDTH:	50 FT
ACTUAL LOT WIDTH:	42.4 FT (EXISTING LOT WIDTH @ FRONT SETBACK)
MAX. LOT COVERAGE:	40% MAX (ALL PRINCIPAL AND ACCESSORY BUILDINGS)
ACTUAL LOT COVERAGE:	32% (1630 SF/5104 SF)
MAX. BUILDABLE AREA:	1669 SF
ACTUAL BUILT AREA:	1630 SF
PRIMARY DWELLING	
BUILDING AREA:	1035 SF
FRONT YARD:	15'-8"(AVERAGE DEPTH OF FRONT YARDS OF EXISTING BUILDINGS WITHIN BLOCK FACE, EXCLUDING LARGEST AND SMALLEST WHERE THERE ARE (4) OR MORE PRINCIPAL BUILDINGS
REAR YARD:	30' (25% OF LOT DEPTH, 15' MIN. & 30' MAX.)
SIDE YARDS:	4' ON ONE SIDE, 9' ON THE OTHER. (WHERE LOT WIDTH IS <47', TOTAL 30% OF LOT WIDTH WITH ONE SIDE @ 4' & OTHER SIDE 30% OF LOT WIDTH; 10' SEPARATION FROM ADJ. BLDG. REQ'D)
MAX. BUILDING HEIGHT:	23' (PITCHED ROOFS, MEASURED TO RIDGE OF ROOF, OR AVERAGE HEIGHT OF OTHER PRINCIPAL BUILDINGS ON BLOCK FACE)
MAX. EXTERIOR WALL HEIGHT:	16' (PLACED AT BUILDING SETBACK; GABLE WALLS AT THE END OF A PITCHED ROOF MAY EXTEND AS REQ'D TO SUPPORT ROOF STRUCTURE EXCEPT THAT THE HEIGHT OF THE TOP OF THE WIDEST PORTION OF THE GABLE WALL MUST CONFORM TO MAXIMUM WALL HEIGHT EXEMPT FROM MAX. WALL HEIGHT IF WIDTH IS 10' OR LESS; AND TOTAL COMBINED WIDTH OF DORMERS IS LESS THAN OR EQUAL TO 50% OF BUILDING FACADE LENGTH FACING INTERIOR SIDE YARD; AND DORMER ARE SPACED AT LEAST 18" APART.
DORMER WALLS:	
ACCESSORY DWELING UNIT (ADU)	
ALLOWABLE ADU(S) PER LOT:	1
PROPOSED ADU(S)	1
MAX. BUILDING AREA:	518 SF (50% OF PRIMARY DWELLING AREA, AND NOT TO EXCEED 650 SF)
ACTUAL BUILDING AREA:	598 SF (57% EXCEEDS PERMITTED 50% OF MAIN DWELLING FOOTPRINT, VIA SPECIAL EXCEPTION)
SIDE YARD:	4'
REAR YARD:	4'
BUILDING SEPARATION :	10' MIN. FROM THE SINGLE FAMILY DWELLING LOCATED ON THE SAME PARCEL AND ANY SINGLE FAMILY DWELLING ON ADJACENT LOT.
ENTRY LOCATION:	FACING AN ALLEY, PUBLIC STREET OR THE REAR FACADE OF THE SINGLE FAMILY DWELLING ON THE SAME LOT. (10' MIN. SETBACK WHEN FACING SIDE OR REAR PROPERTY LINE)
ENTRY STAIR LOCATION:	EXTERIOR STAIRS LEADING TO AN ENTRANCE SHALL BE LOCATED 10' MIN. FROM SIDE OR REAR LOT LINE
MAX. BUILDING HEIGHT:	17' OR SHALL NOT EXCEED HEIGHT OF SINGLE FAMILY DWELLING ON LOT
MAX. WINDOW SIZING:	NO LARGER THAN NECESSARY TO COMPLY WITH THE MINIMUM BUILDING CODE REQUIREMENTS FOR EGRESS WHERE REQUIRED. SKYLIGHTS, CLERESTORY WINDOWS, OR OBSCURED GLAZING SHALL BE USED WHEN FACING A SIDE OR REAR LOT LINE TO COMPLY WITH MINIMUM BUILDING CODE REQUIREMENTS FOR AIR AND LIGHT ON BUILDING ELEVATIONS THAT ARE WITHIN 10' OF SIDE OR REAR PROPERTY LINE
WINDOW DESIGN:	WINDOWS SHALL MAINTAIN A SIMILAR DIMENSION AND DESIGN AS WINDOWS FOUND ON THE PRINCIPAL STRUCTURE.
MAX. BALCONY AREA:	80 SF WHEN LOCATED ABOVE THE GROUND LEVEL OF BUILDING
BALCONY SETBACK:	10' FROM SIDE OR REAR YARD LOT LINE
OFF STREET PARKING	
SINGLE FAMILY DWELLING:	2 SPACES REQUIRED
ADU PARKING:	1 ON-SITE SPACE (PARKING REQUIREMENT MAY BE WAIVED IF LEGALLY LOCATED ON STREET PARKING IS AVAILABLE ALONG THE STREET FRONTAGE OF THE SUBJECT PROPERTY

FRONT YARD SETBACK TABULATION

PARCEL NO.	SETBACK
228-013	N/A, CORNER SIDE YARD
228-014	13'-6"
228-015	16'-3"
228-016	SUBJECT PROPERTY
228-017	17'-4"
228-018	22'-0"- EXCLUDED, LARGEST FRONT YARD
228-019	11'-6"- EXCLUDED, SMALLEST FRONT YARD
AVERAGE:	15'-8"



DESIGN REVIEW SET - NOT FOR CONSTRUCTION

SHAMA 170  
170 W 600 N  
SALT LAKE CITY, UTAH

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OR REUSE OF ORIGINAL OR ALTERED DESIGN  
MATERIAL BY THE CLIENT, AGENTS OF THE  
CLIENT OR OTHER PARTIES WITHOUT THE  
REVIEW AND WRITTEN APPROVAL OF THE  
DESIGN PROFESSIONAL SHALL BE AT THE  
SOLE RISK OF THE OTHERS. THE ARCHITECT  
THE CLIENT AGREES TO DEFEND, INDEMNIFY  
AND HOLD THE DESIGN PROFESSIONAL  
HARMLESS FROM ALL CLAIMS, DAMAGES,  
LOSSES, EXPENSES AND  
MODIFICATIONS ARISING OUT OF  
MODIFICATION OR REUSE OF THESE  
MATERIALS.

THE GENERAL CONTRACTOR AND/OR ALL  
SUB CONTRACTORS WORKING FROM THESE  
PLANS AND SPECIFICATIONS ARE NOT TO  
SCALE. ANY INFORMATION NOT TO  
CONTACT THE ARCHITECT OR HER  
REPRESENTATIVE REQUIRED.  
MEASUREMENTS IF SUCH MEASUREMENTS  
DO NOT APPEAR CORRECT, A DIS-  
PROPORTION OR SCALE CORRECTED TO THE  
INDICATED SIZE.

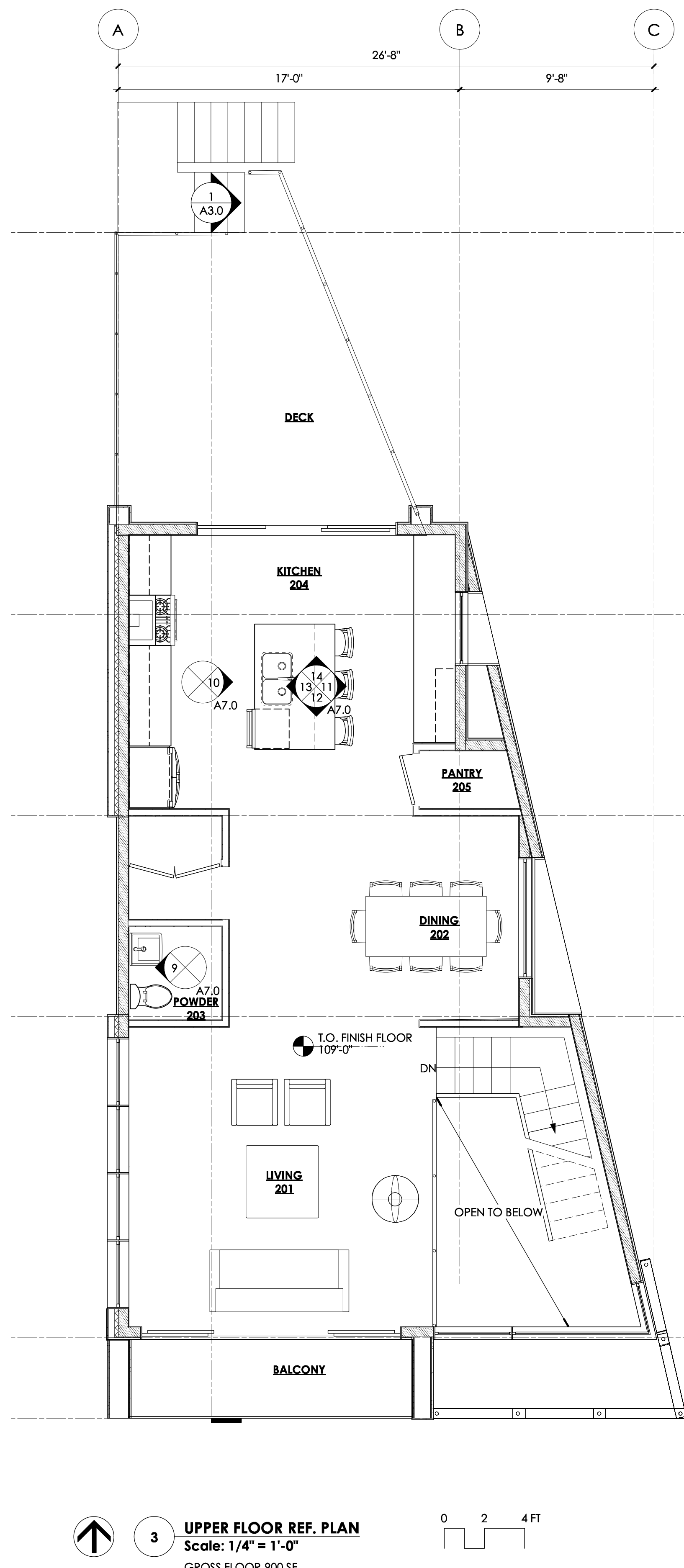
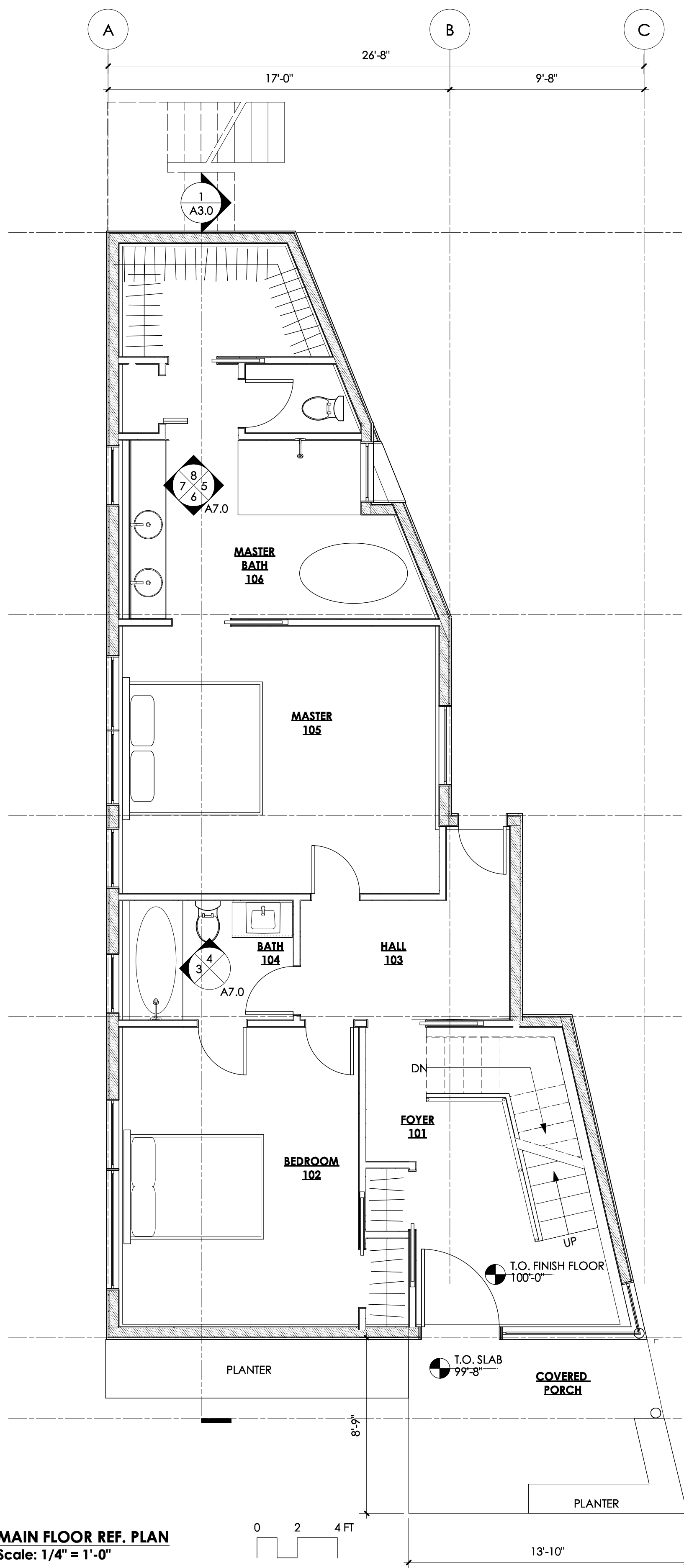
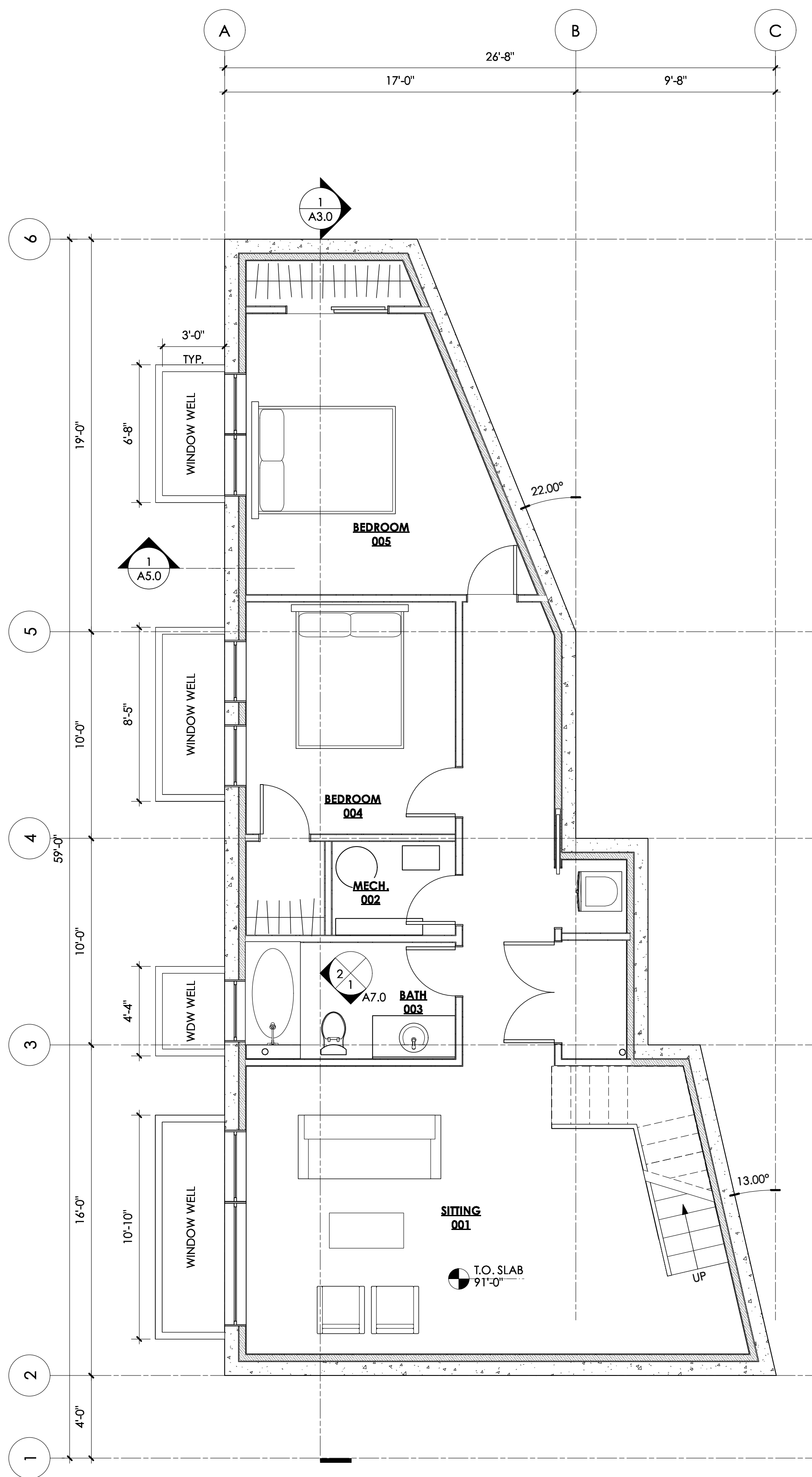
DATE

03.18.19

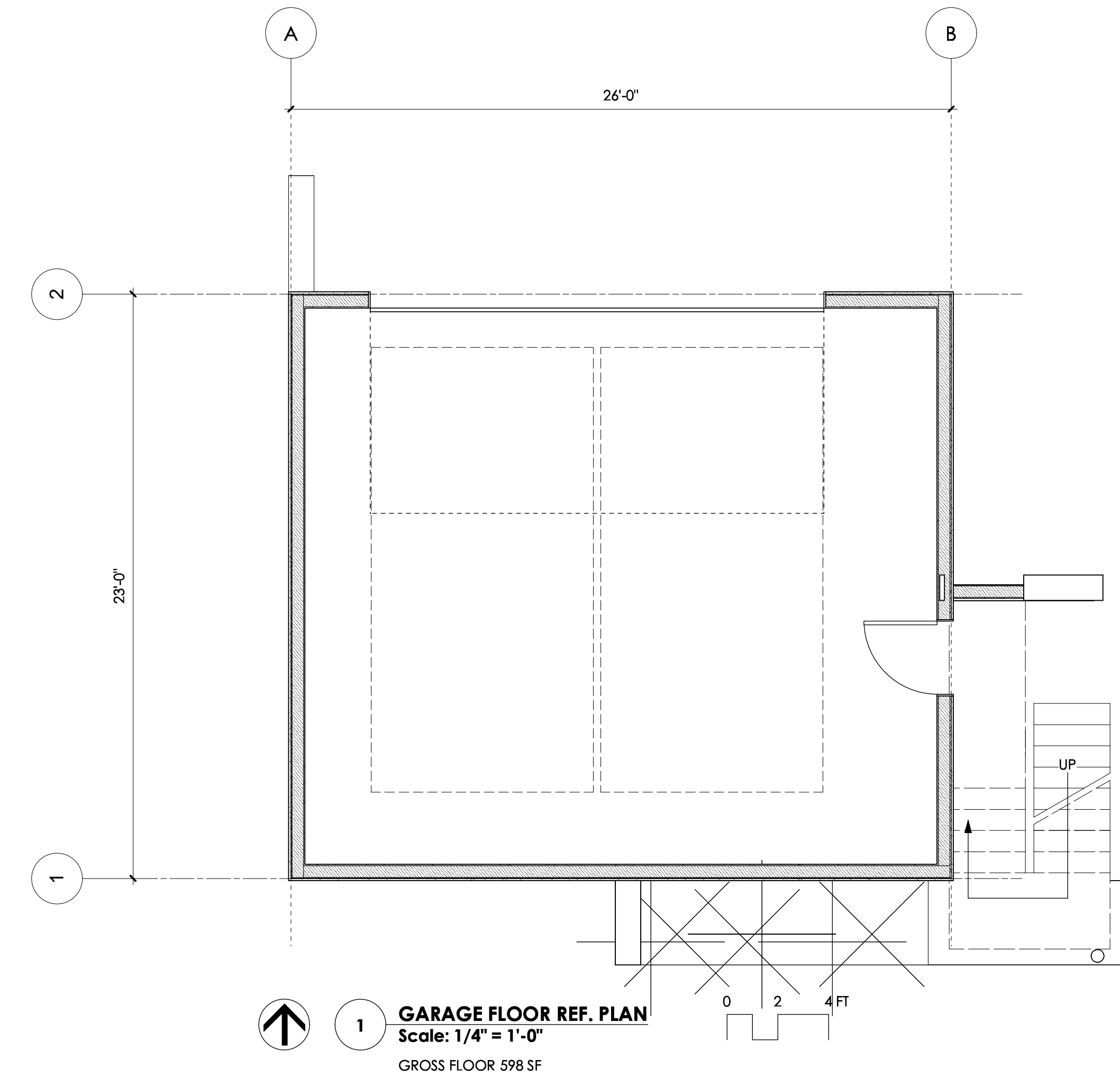
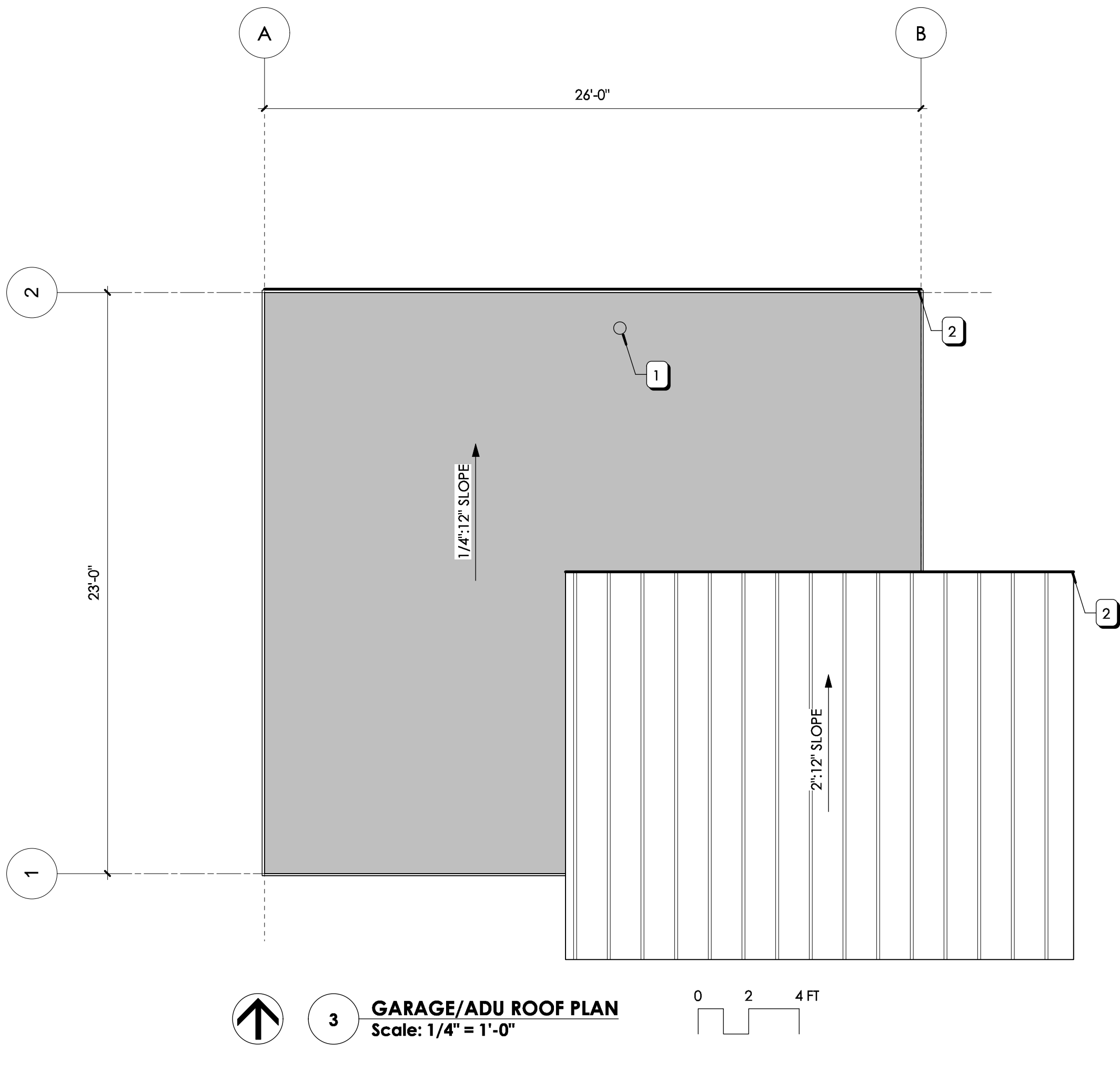
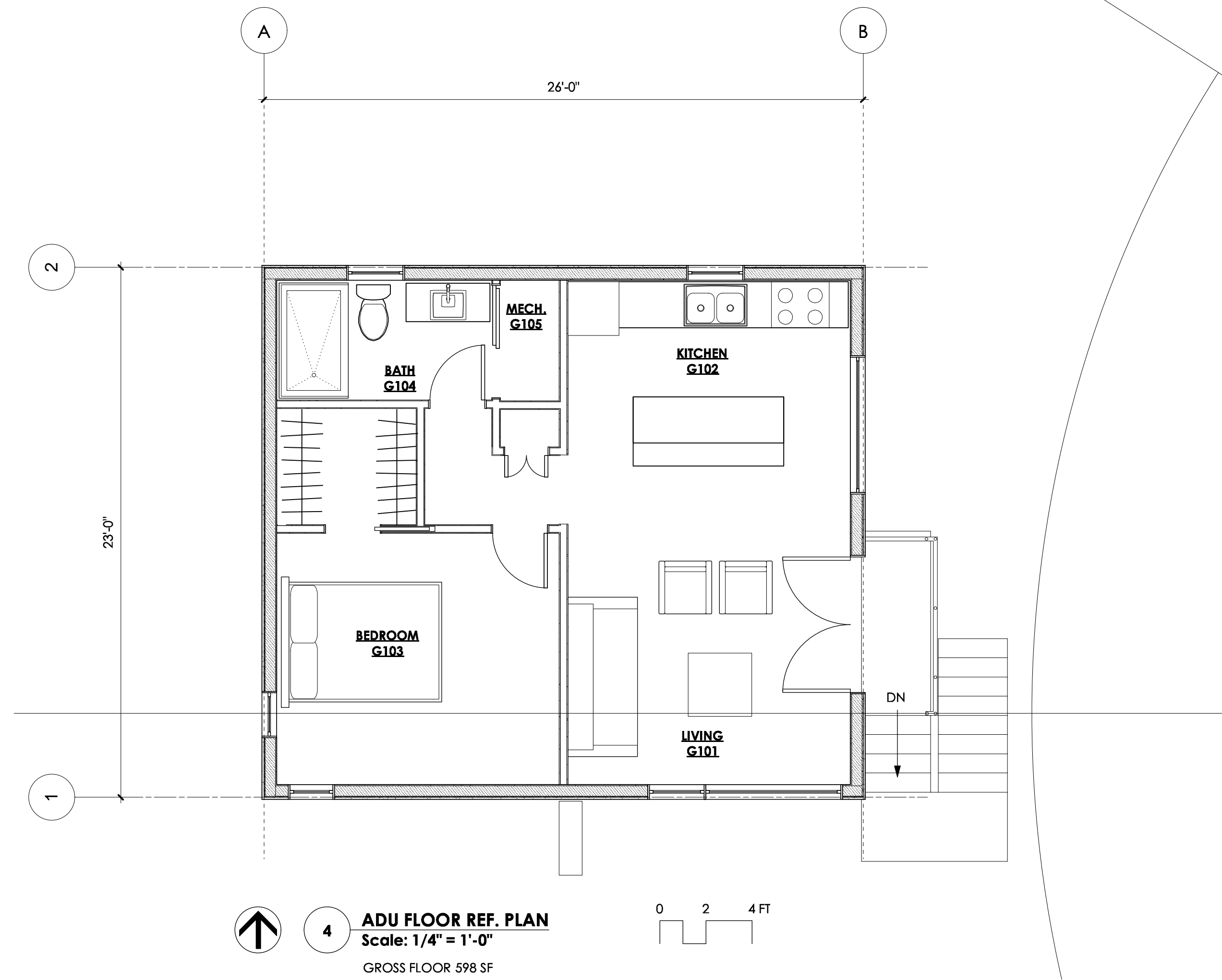
REVISIONS

SITE PLAN

SP1.1







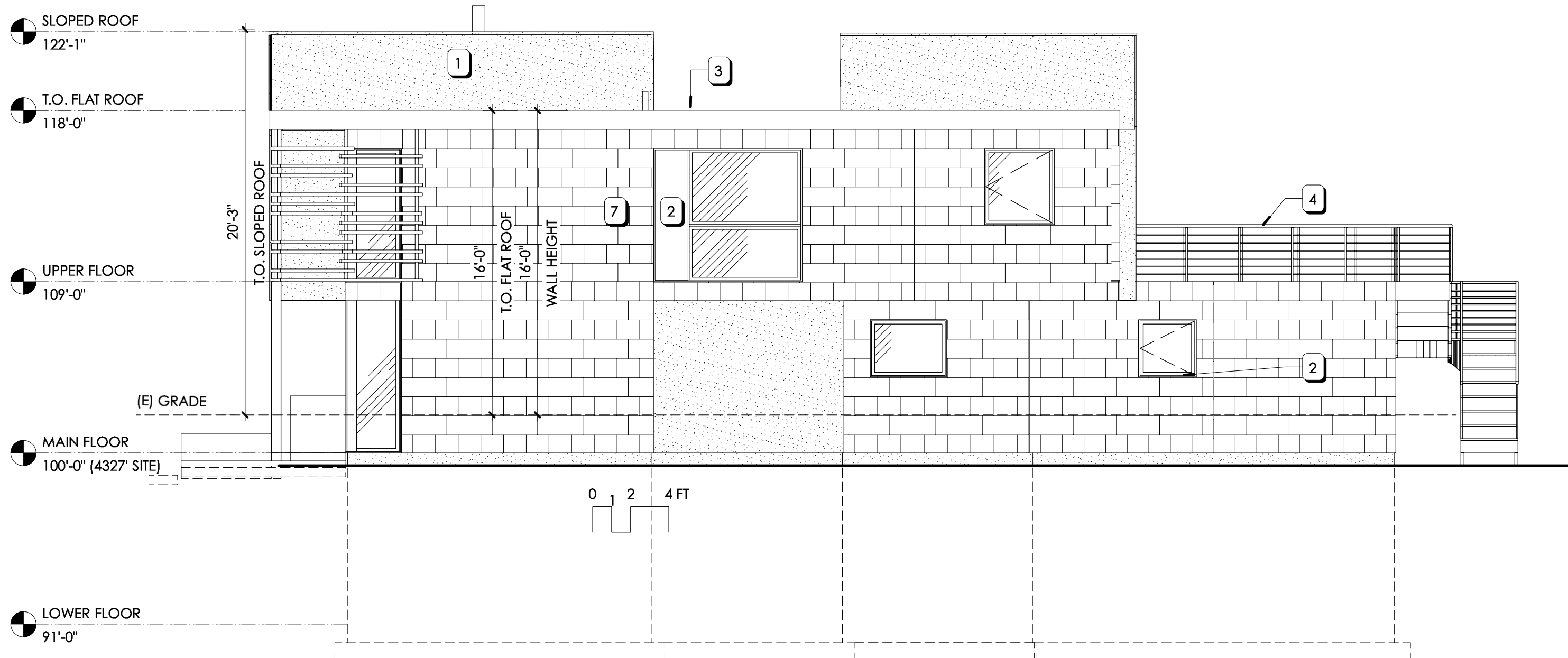
**FLOOR PLAN KEYED NOTES**

1. MECHANICAL & PLUMBING VENT
2. GUTTER & DOWNSPOUT

**GENERAL NOTES & LEGEND**

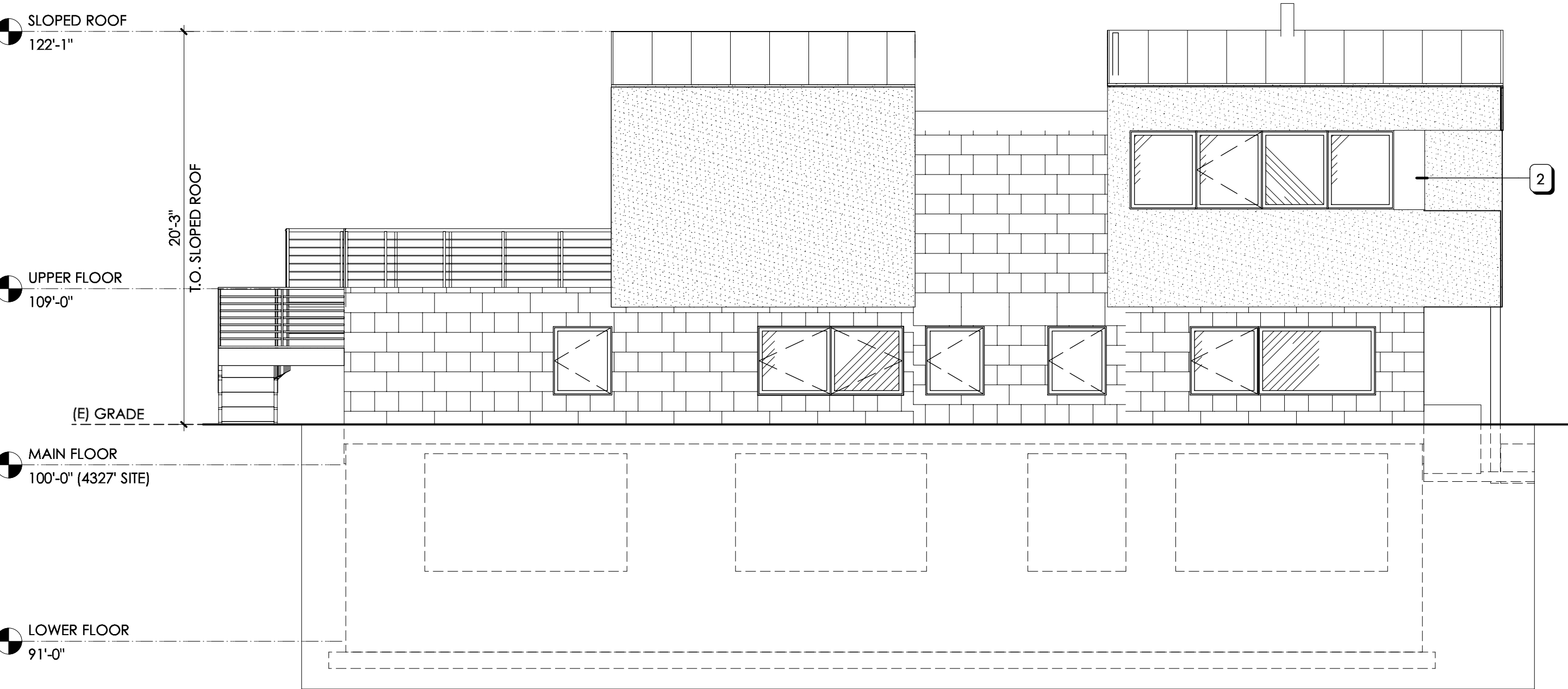
- R#** ROOF TYPE DESIGNATION - SEE SHEET A0.1 FOR DETAILS
- STANDING SEAM METAL ROOF
- MEMBRANE ROOF



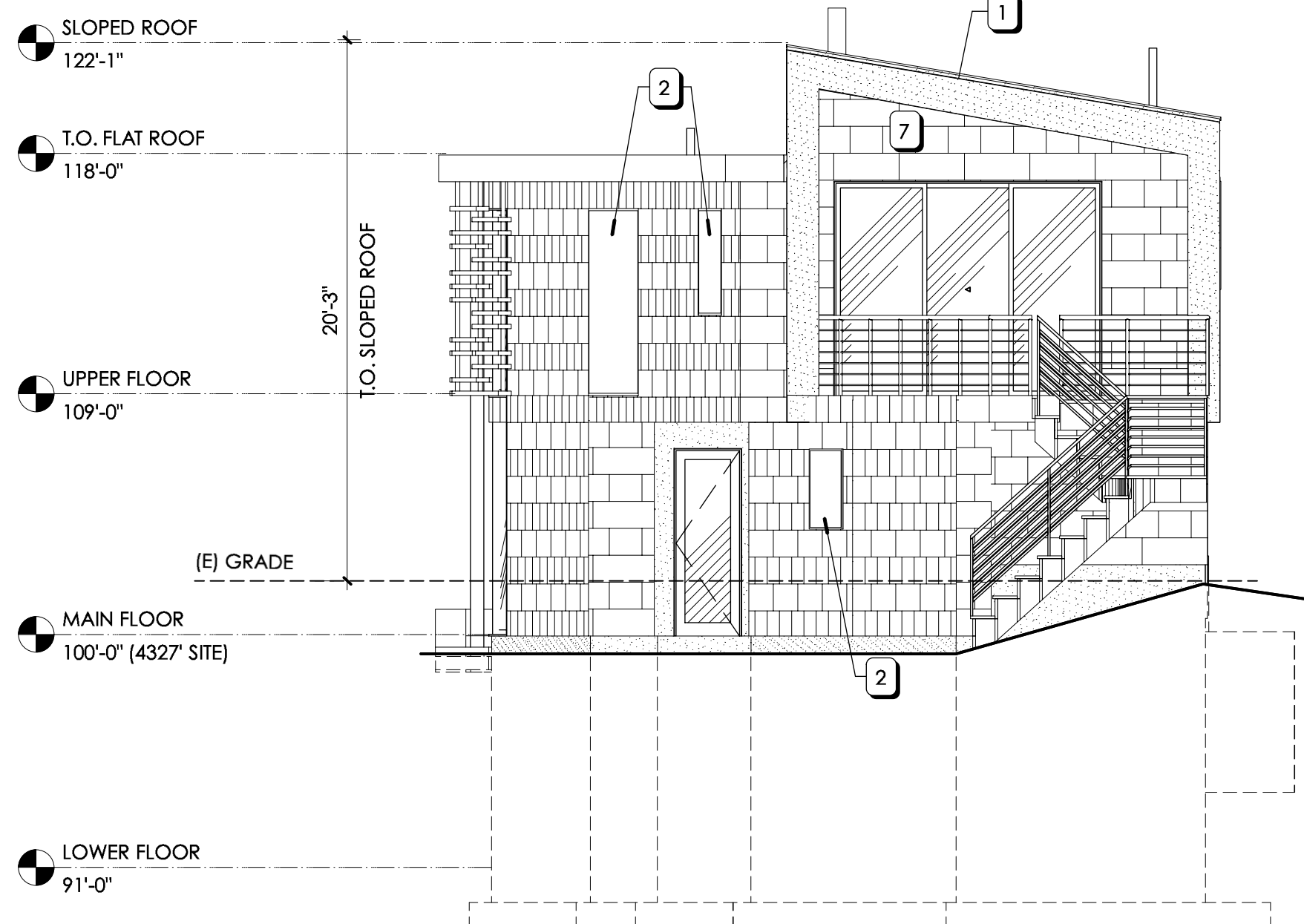


5 **EAST ELEVATION**  
Scale: 3/16" = 1'-0"

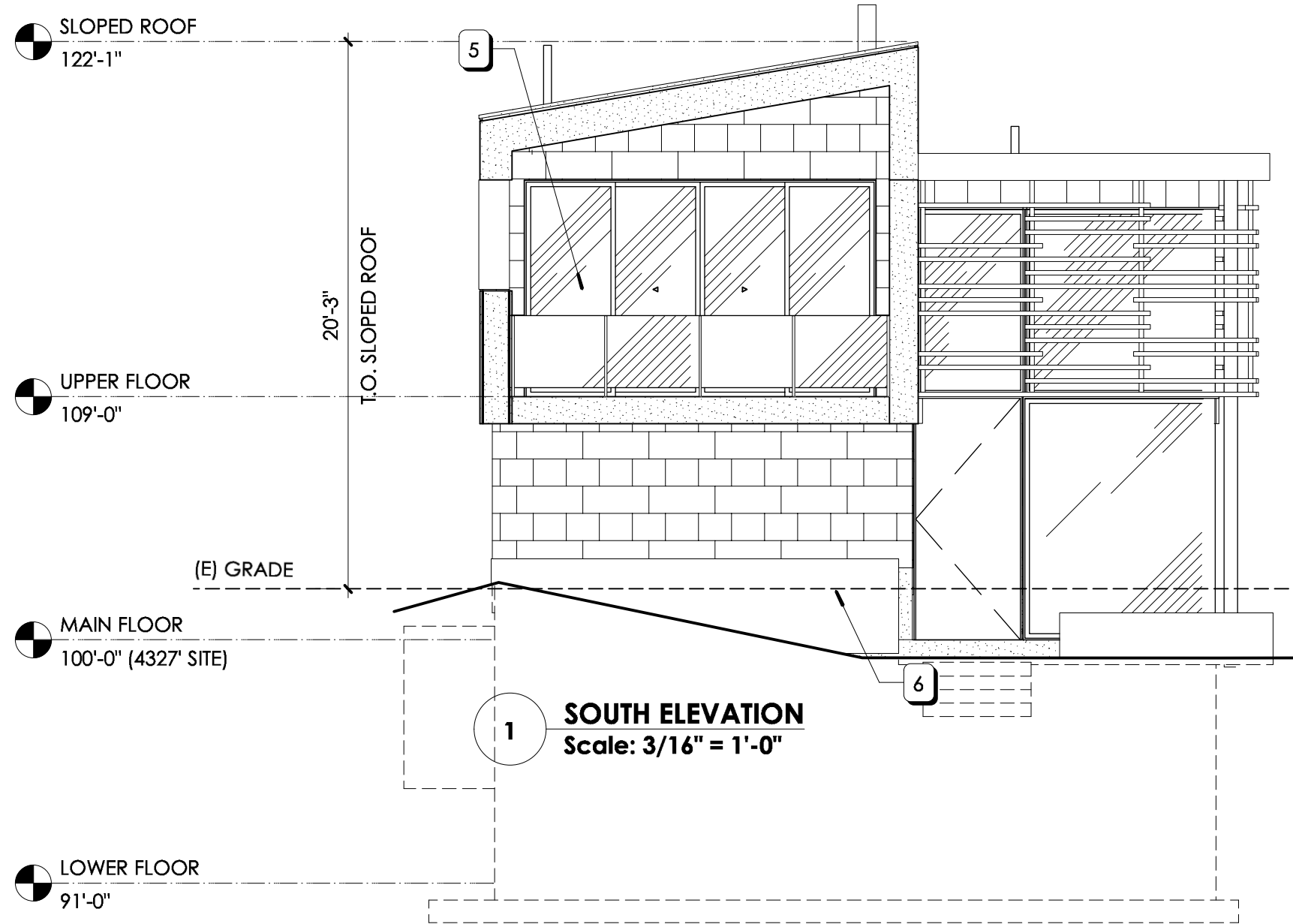
EXTERIOR WALL OPENING CALCULATION PER IBC TABLE R302.1 (1)	
ELEVATION AREA :	779 SF
OPENINGS AREA :	130 SF
PERCENTAGE OF OPENINGS:	16%



x **WEST ELEVATION**  
Scale: 3/16" = 1'-0"



2 **NORTH ELEVATION**  
Scale: 3/16" = 1'-0"



1 **SOUTH ELEVATION**  
Scale: 3/16" = 1'-0"

**EXTERIOR ELEVATION KEYED NOTES**

1. GREY STUCCO
2. BLACK POWDER COATED STEEL PANEL TO MATCH WINDOW FRAMES
3. LOW SLOPE ROOF
4. BLACK POWDER COATED METAL RAILING
5. GLASS RAILING
6. POWDER COATED STEEL PLANTER
7. BLACK - VERMONT SLATE, SIDING



DESIGN REVIEW SET - NOT FOR CONSTRUCTION

**SHAMA 170**  
170 W 600 N  
SALT LAKE CITY, UTAH

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DATE  
03.18.19

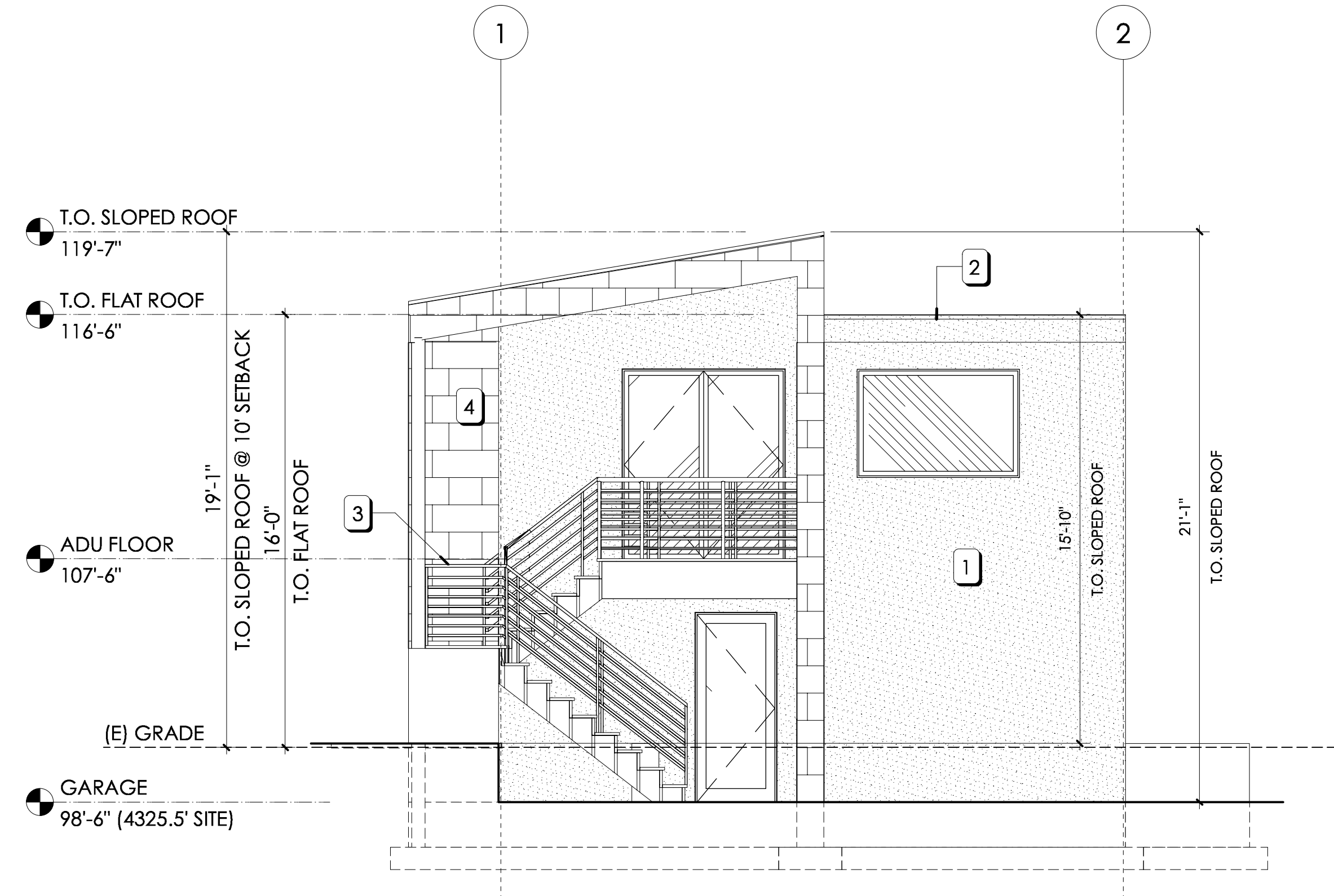
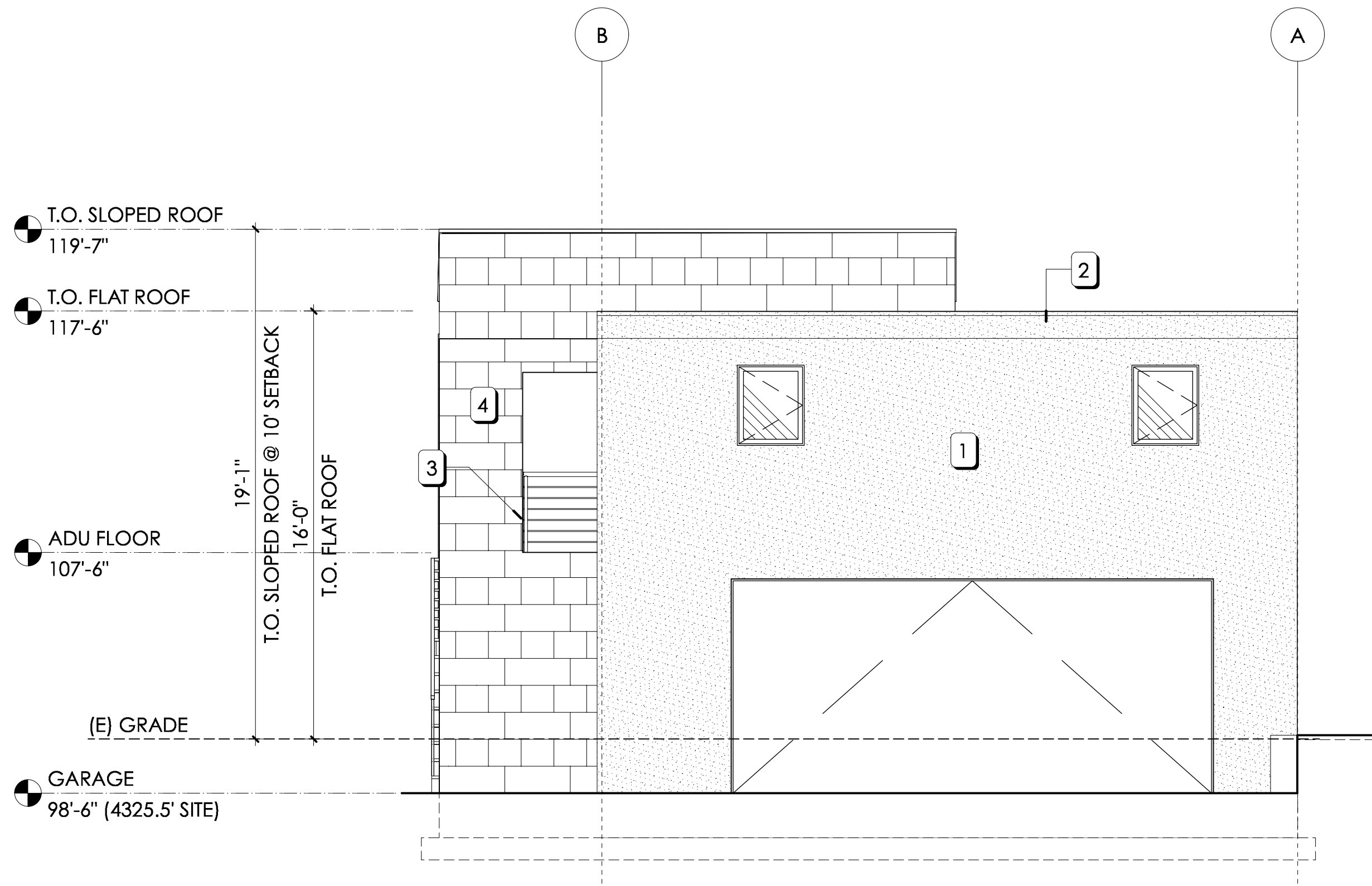
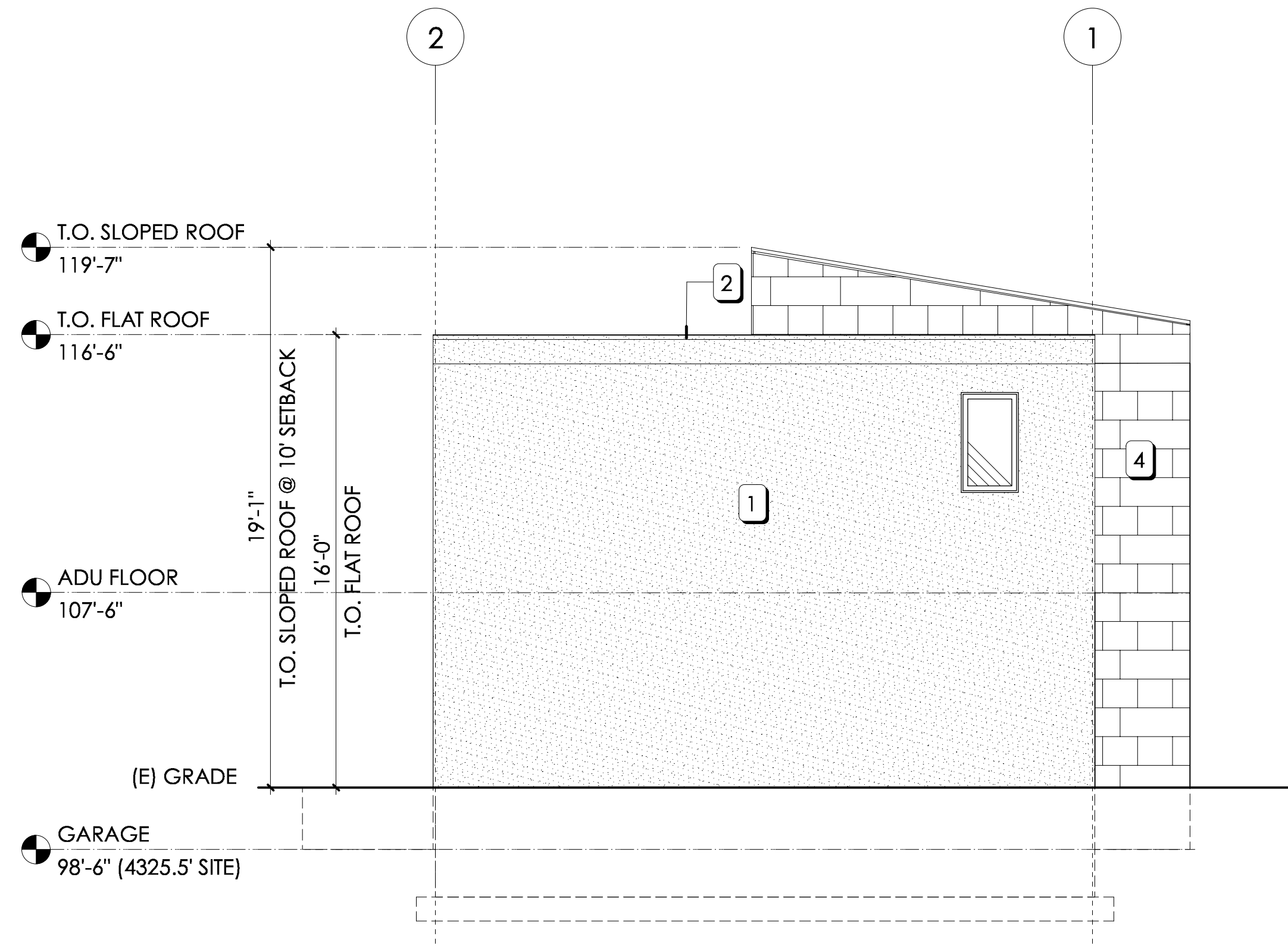
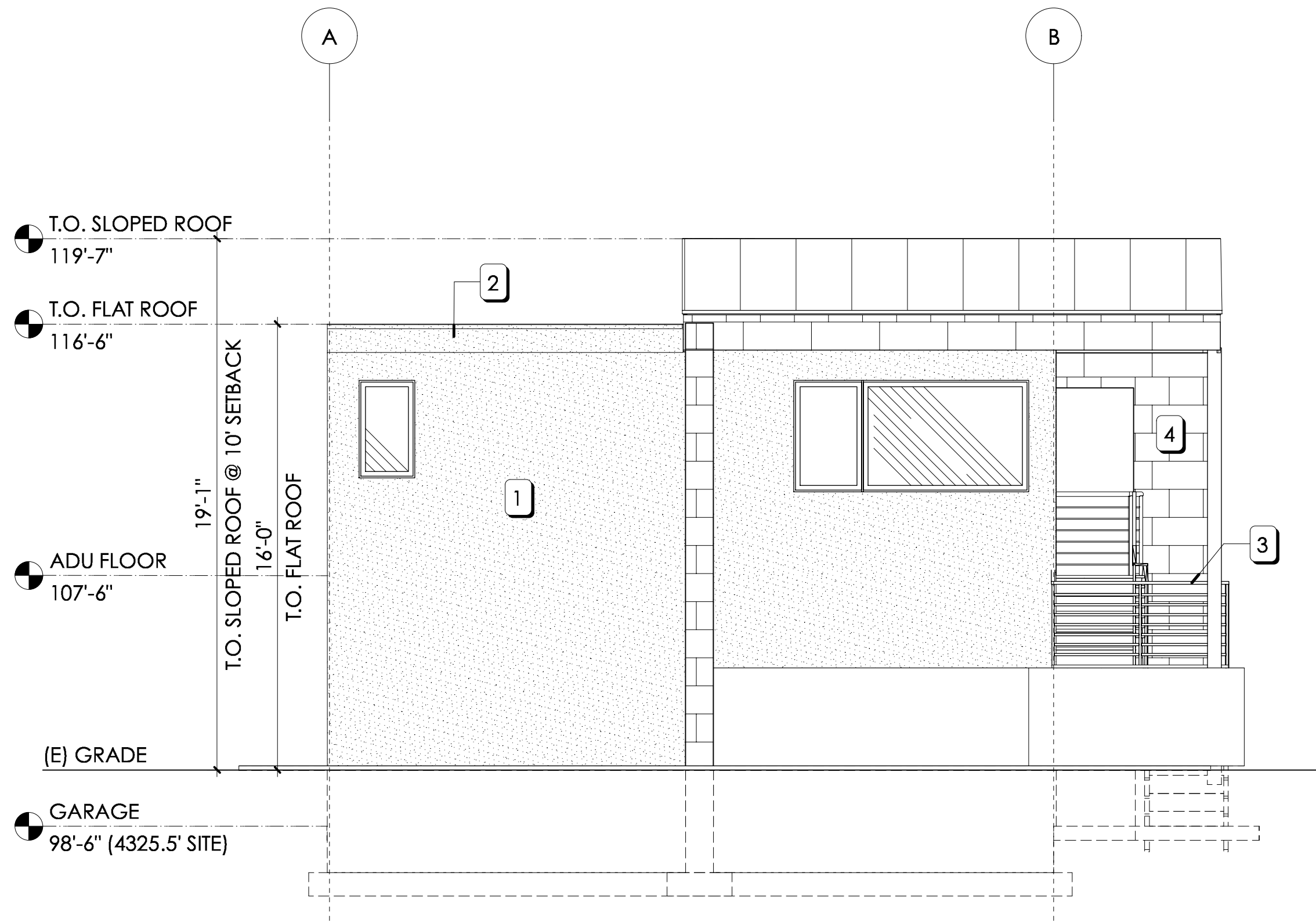
REVISIONS

EXTERIOR  
ELEVATIONS -  
HOUSE

**A2.0**

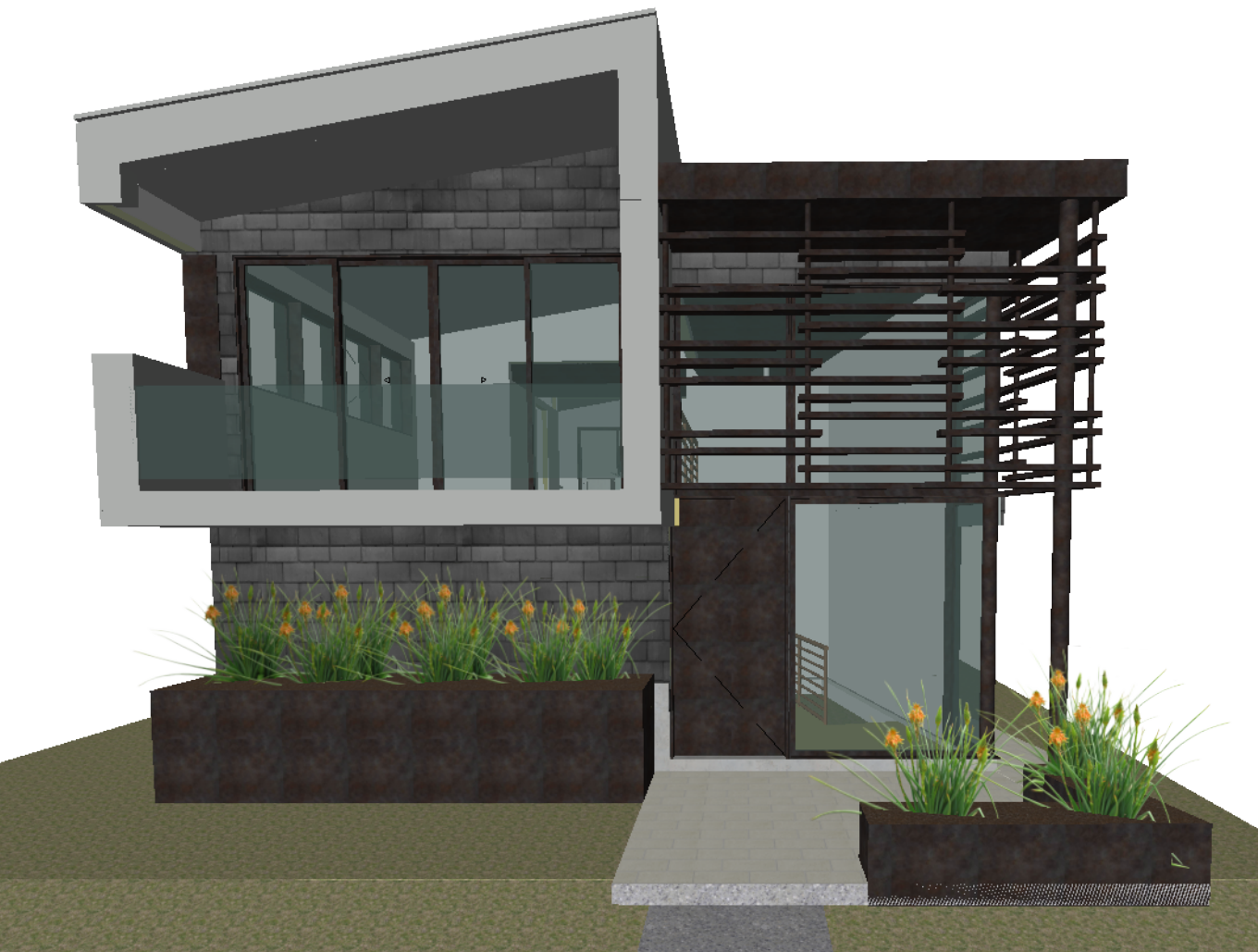
EXTERIOR ELEVATION KEYED NOTES

1. GREY STUCCO
2. LOW SLOPE ROOF
3. BLACK POWDER COATED METAL RAILING
4. BLACK - VERMONT SLATE, SIDING

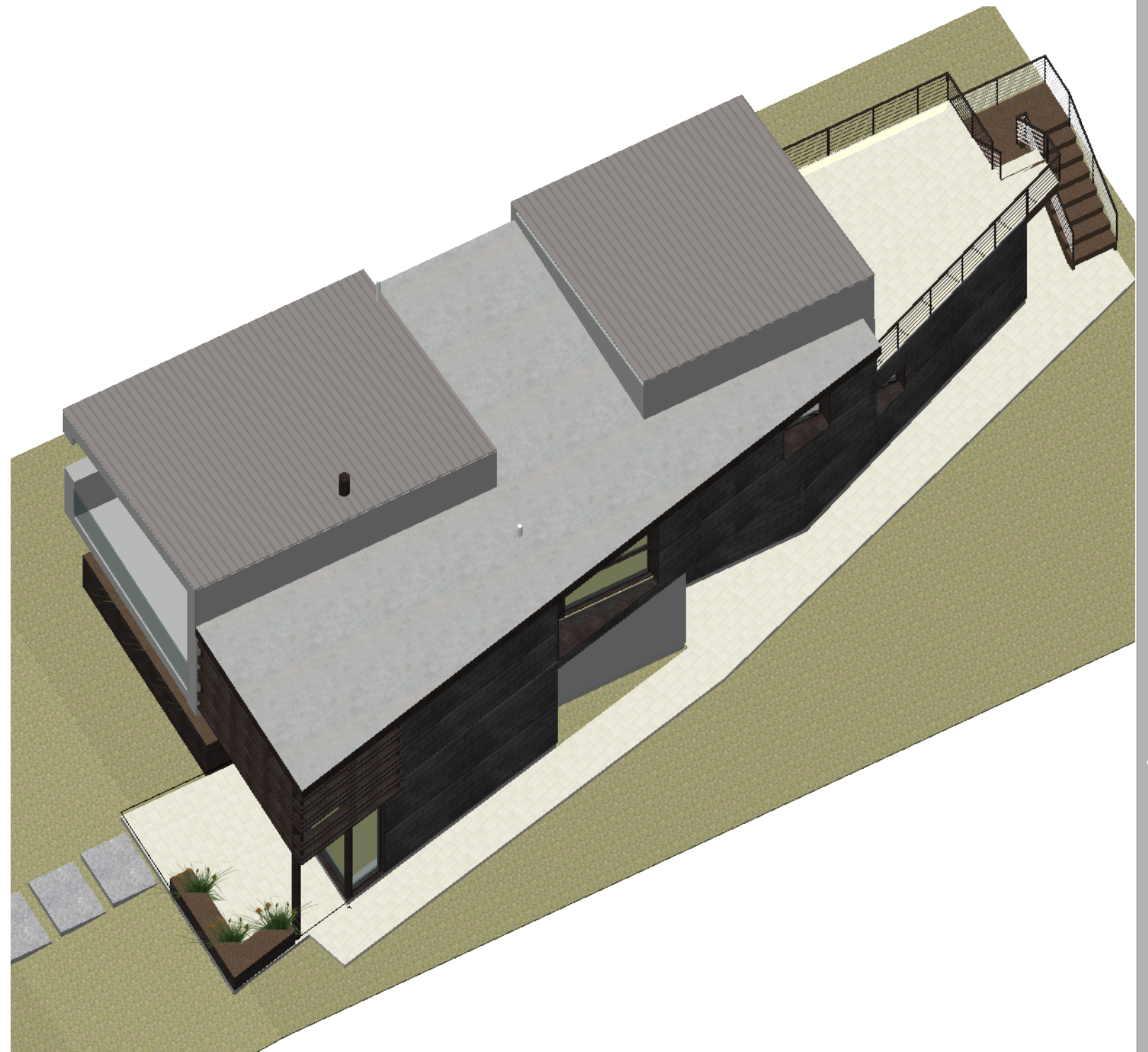


	<p><b>7 EXTERIOR STAIR DETAIL</b> Scale: 1" = 1'-0"</p>	<p><b>4 STEEL PLATE BOX WINDOW TRIM SECTION</b> Scale: 1/2" = 1'-0"</p>	<p><b>1 GLASS DECK RAILING DETAIL</b> Scale: 1" = 1'-0"</p>	
		<p><b>5 WINDOW TRIM DETAIL</b> Scale: 1/2" = 1'-0"</p>	<p><b>2 DECK RAILING DETAIL</b> Scale: 1" = 1'-0"</p>	<p><b>SHAMA 170 HOUSE</b> 170 W. 600 N. SLC, UT</p> <p>HLC Application</p> <p>© ALL RIGHTS RESERVED THE DRAWING, THE DESIGN INDICATED BY THE FORMAT AND THE ARRANGEMENT ARE THE PROPERTY OF AMD ARCHITECTURE. ANY USE OR REUSE OF ORIGINAL OR ALTERED DESIGN MATERIALS BY THE CLIENT, AGENTS OF THE CLIENT OR OTHER PARTIES WITHOUT THE REVIEW AND WRITTEN APPROVAL OF THE DESIGN PROFESSIONAL SHALL BE AT THE SOLE RISK OF THE CLIENT. THE CLIENT THE CLIENT AGREES TO DEFEND, INDEMNIFY AND HOLD THE DESIGN PROFESSIONAL HARMLESS FROM ALL CLAIMS, DAMAGES, LOSSES, EXPENSES AND ATTORNEY'S FEES ARISING OUT OF MODIFICATION OR REUSE OF THESE MATERIALS.</p> <p>THE GENERAL CONTRACTOR AND/OR ALL SUB CONTRACTORS WORKING FROM THESE PLANS AND SPECIFICATIONS ARE NOT TO SCALE. FOR INFORMATION ONLY, THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONDUCTING THE ARCHITECT OR HER SUPERVISOR REGARDING MEASUREMENTS. IF SUCH MEASUREMENTS DO NOT APPEAR CORRECT, A DIS- PROPORTION OR SCALE CORRECTED TO THE INDICATED SIZE.</p>
		<p><b>6 1 HOUR EXTERIOR WALL ASSEMBLY</b> (UL DESIGN #344) Scale: 3" = 1'-0"</p>	<p><b>3 WINDOW HEAD &amp; SILL FINISH DETAIL w/ WOOD TRIM</b> Scale: 3" = 1'-0"</p>	



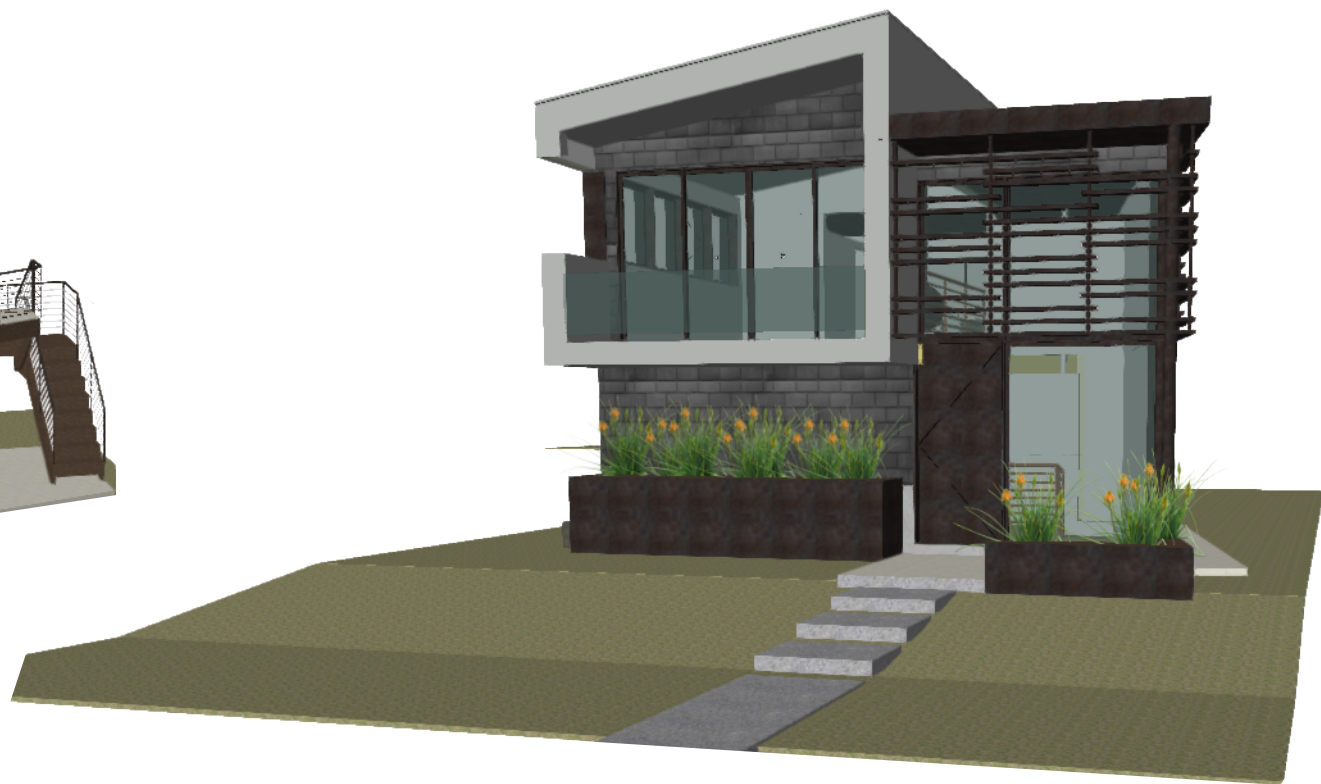


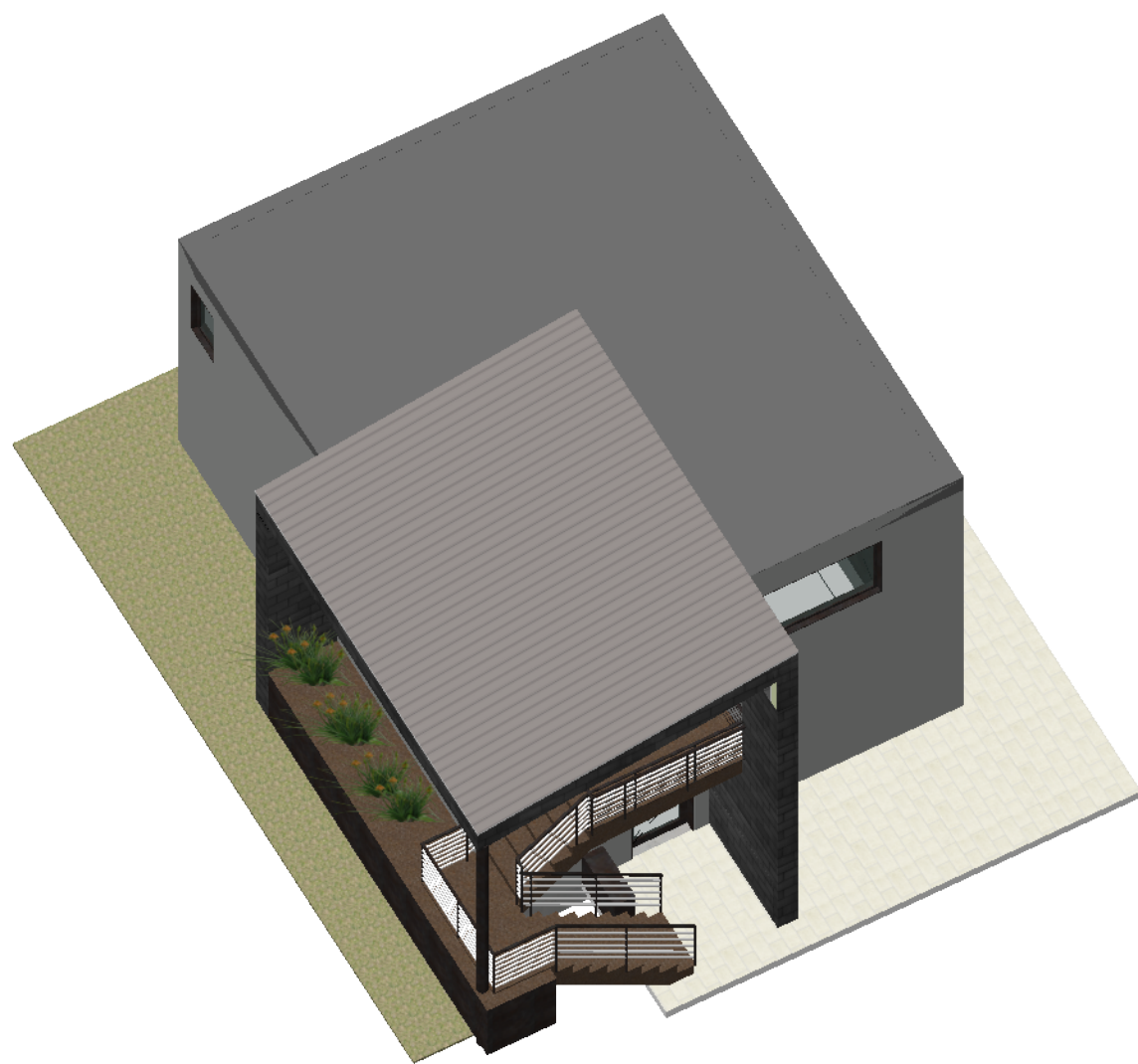
1 ENTRY APPROACH VIEW  
Scale: 1/8" = 1'-0"



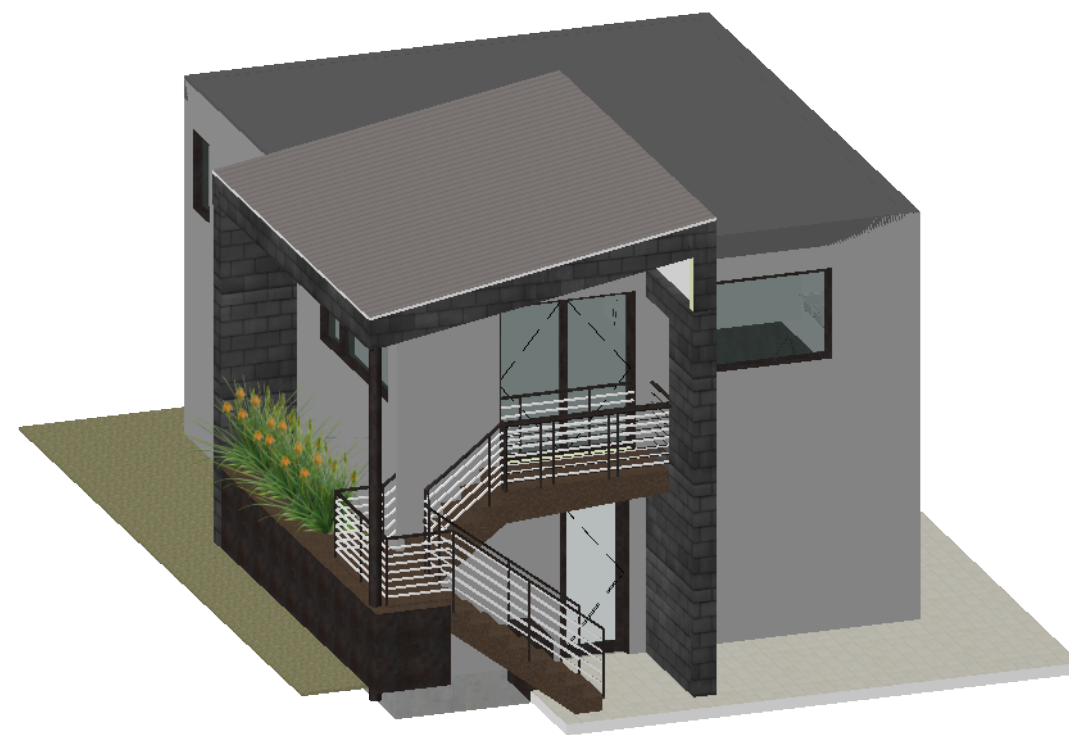
2 BIRD'S EYE VIEW  
Scale: 1/8" = 1'-0"



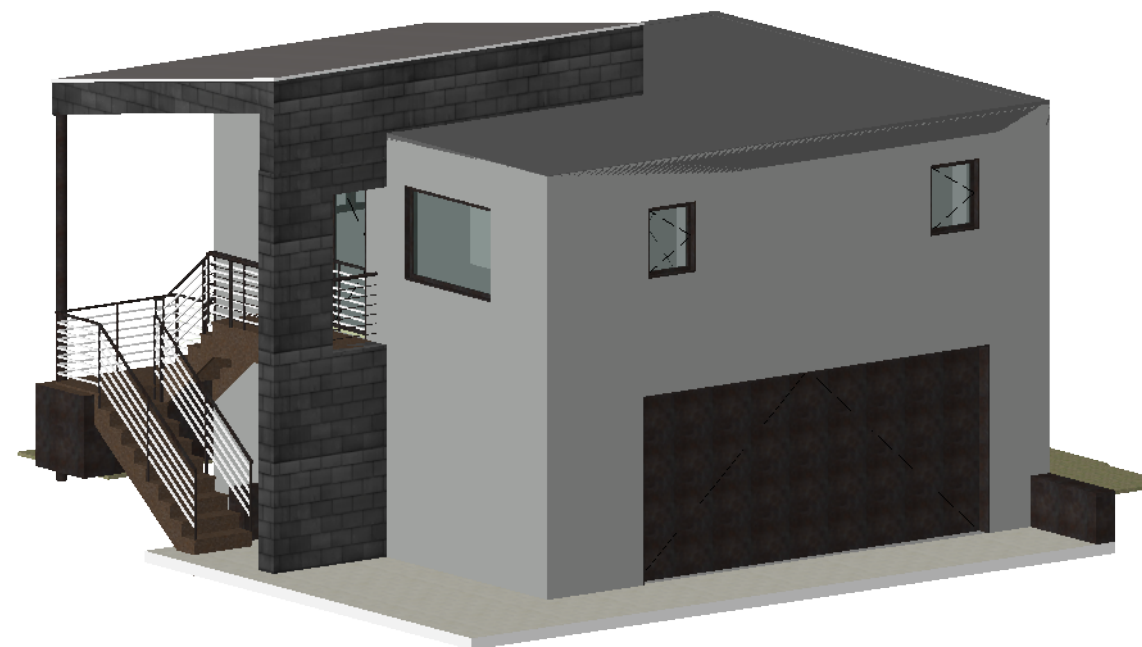




3 BIRD'S EYE VIEW  
Scale: 1/8" = 1'-0"



2 VIEW FROM EAST  
Scale: 1/8" = 1'-0"



2 VIEW  
Scale: 1/8" = 1'-0"

## **ATTACHMENT B: SUBMITTED EXHIBITS & PHOTOS**







STREET VIEW 2

**SHAMA 170**  
170 W 600 N#  
SALT LAKE CITY, UTAH





STREET VIEW 1

**SHAMA 170**  
170 W 600 N#  
SALT LAKE CITY, UTAH

