



Staff Report

PLANNING DIVISION
DEPARTMENT of COMMUNITY and NEIGHBORHOODS

To: Salt Lake City Historic Landmark Commission
From: Kelsey Lindquist, Planning Manager, (385) 226-7227
Date: October 1, 2021
Re: PLNHLC2020-00376

Minor Alteration

PROPERTY ADDRESS: 1106 E. South Temple
PARCEL ID: 16-05-202-001-0000
MASTER PLAN: Avenues Master Plan, 1987
ZONING DISTRICT: R-2 (Single and Two-Family Residential)

REQUEST: Stephen Merrell and Dave Webster, property owner representatives, are requesting a certificate of appropriateness for the reconstruction of a two-story front porch, and the replacement of two street facing basement windows and three non-street facing basement windows. Additionally, the applicant is seeking approval to repair and replace sandstone within the foundation that was previously cut and removed on both the north, east and south elevations of the subject property. The property is currently under zoning and building code enforcement for conducting work outside of the scope of the previously issued certificate of appropriateness and building permit. The property is located at 1106 E. South Temple and is a contributing structure within the South Temple Local Historic District. The subject property is located within the R-2 (Single and Two-Family Residential) zoning district.

RECOMMENDATION: Based on the analysis and findings, it is Planning Staff's opinion that the proposal complies with the applicable standards and therefore, recommends that the Historic Landmark Commission approve the requested Certificate of Appropriateness with the following conditions:

1. Any replacement sandstone to the existing foundation will match the existing sandstone foundation, as close as possible.
2. Any changes to the reconstruction and restoration of the incorrect egress openings be forwarded to the Historic Landmark Commission.
3. That the porch balusters on the lower and upper portions of the porch reconstruction be spaced 2" apart.
4. Any additional details of the porch restoration be delegated to staff for final review.

ATTACHMENTS:

- A. Vicinity Map
- B. Applicant Information

- C. May 2020 Certificate of Appropriateness
- D. August 2020 Certificate of Appropriateness
- E. Historic Photograph
- F. Current Photographs
- G. Analysis of Standards
- H. Applicable Design Guidelines
- I. Public Process and Comments

BACKGROUND AND PROJECT DESCRIPTION:

The subject property located at 1106 E. South Temple, the Patrick J. Moran House, is a contributing structure within the South Temple Local Historic District. The Moran House constructed in 1901 by John Hedlund, is considered to be a Victorian eclectic style structure. This property is located at the south east corner of South Temple and 1100 East.

The property was constructed as a single-family home; however, a previous property owner converted the property into a triplex. Salt Lake City issued a zoning certificate in 1997 recognizing the triplex use. The current property owner, Philip Harvey, hired a contractor to remodel the interior of the triplex and the exterior of the historic structure in 2020.



Subject Property 2019

ZONING CODE ENFORCEMENT - 2020

Without seeking building permits or a certificate of appropriateness, the contractor began working on the property. A reroof and interior remodel was initially flagged and caused the property to be placed under building code enforcement, BCE2020-03658, on April 13, 2020. The work conducted without permits and a certificate of appropriateness consisted of replacing the roof shingles, altering the eaves, fascia, cornice, corbels, soffit, and constructing a small dormer on the primary elevation, which replaced the original eyebrow dormer. Additionally, the applicant also removed the siding and windows on the rear addition. Upon enforcement, the contractor began working with an architect and Salt Lake City Planning to correct the work conducted without permits and approvals.



2020 Enforcement Photos



2020 Enforcement Photos

The two photos above illustrate the work conducted prior to enforcement. Once the property was placed under enforcement, the contractor and architect began working with Planning on submitting plans to correct the work conducted. The architect submitted a proposal to reinstate the correct eaves, fascia, cornice, corbels, soffit, and to reconstruct the eyebrow dormer on the primary elevation. The State Architect with the State Historic Preservation Office provided insight on the dimensions, placement and use of the eyebrow dormer.

In addition to correcting the noted violations, the applicant and architect also worked with staff on approving the new smooth hardi-board siding on the rear addition, minor alterations to the upper front porch, a new driveway, landscape alterations, and three new egress windows. The certificate of appropriateness issued on August 4, 2020 included these specific requests and can be found in Attachment D. After the issuance of the certificate of appropriateness and the building permit, the subject property was placed under enforcement in February 2021 for violating the approvals, again. The sub sections below detail the specific issues and work that caused the additional violation.

EGRESS OPENINGS

Staff approved four new egress openings, as part of the certificate of appropriateness issued in August 2020. The egress opening on the northern elevation was approved to be placed below grade. The two egress openings on the western elevation were approved to replace existing window openings and the extension was approved to take place below grade. The egress opening on the east was approved was approved and the majority of the extension was to take place below grade.



2019 Photo

The egress window approved on the primary elevation was not cut according to the approved plans and the certificate of appropriateness. The contractor cut the egress opening below the main level bay window. This egress opening was not approved to be above grade and visible. In addition, an unapproved egress opening was cut above grade on the rear elevation of the subject property. Please note, the two egress openings on the western elevation were cut according to the approved plans. The location of this egress opening on the east elevation is correct; however, the issue remains, similarly to the north and south elevation, is the methodology in which the opening was cut and the extensive damage caused to the masonry. The following photos illustrate the egress openings that have been cut into the foundation. Please note, all egress windows are proposed to be Sierra Pacific wood casement windows.



Post Enforcement Photo



Photo of West Elevation



Post Enforcement Photo of West Elevation



Post Enforcement Photo of South Elevation

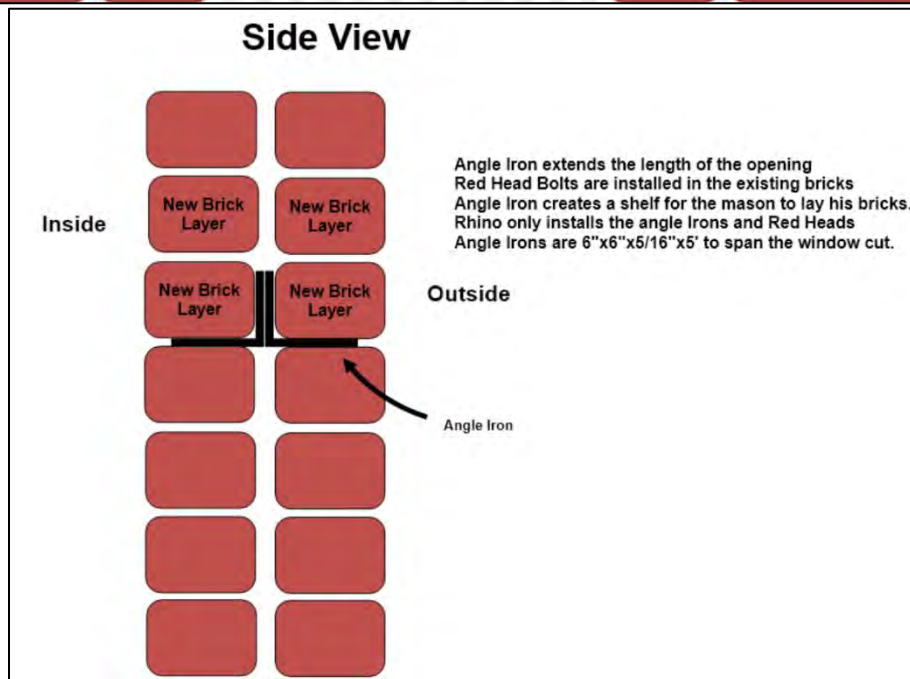
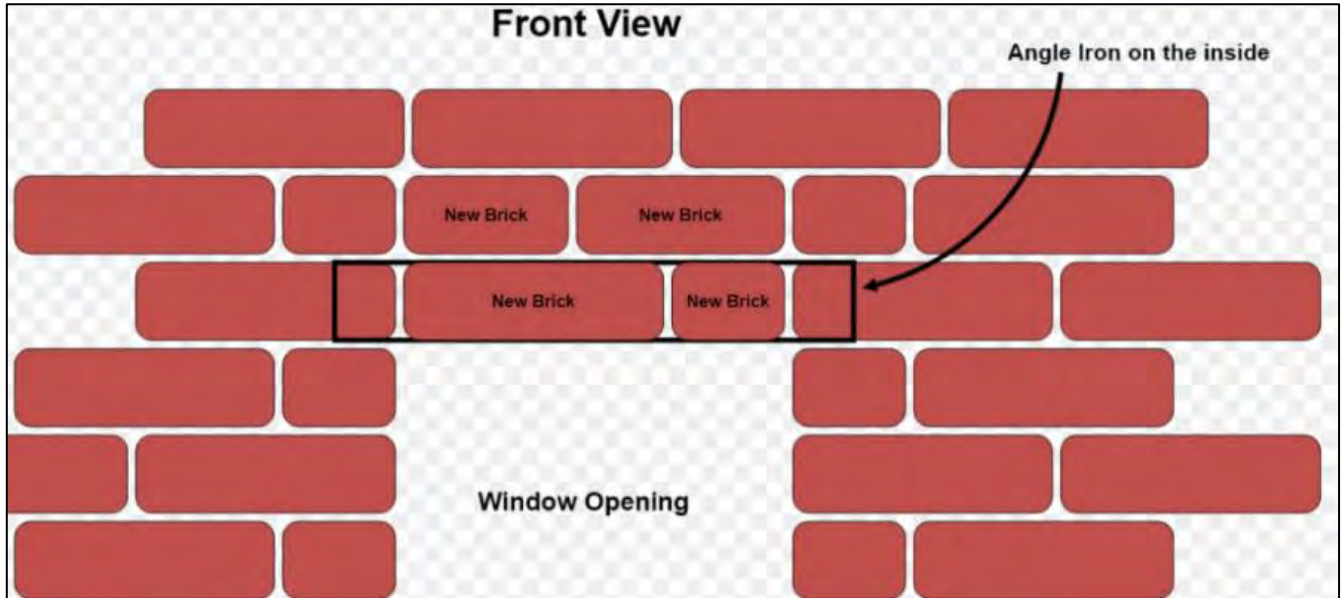


Photo of East Elevation



Post Enforcement Photo of East Elevation

Due to the state of the masonry and the enlarged openings on the northern, east and south elevations, staff indicated that there are significant structural concerns because of the new openings. Staff requested that the applicant hire and consult with a mason well-verse in historic masonry repairs and restoration. The engineer and architect provided a plan for the foundation reconstruction for the egress opening on the north, south and east, which can be referenced below and in Attachment B. To correct the opening within the foundation, the architect and mason are proposing to install an angle iron to stabilize the stone and then match the existing sandstone with new and salvaged pieces, a match is illustrated in the photo below. Staff is recommending approval for this reconstruction solution.



Applicant's Plan for the Foundation Repair



Applicant's Photo of New Foundation Stone Compared to the Cut Stone in from the Subject Property

PORCH RECONSTRUCTION

The applicant is requesting to reconstruct the original two-story front porch. The existing porch is not original to the structure and was likely an alteration out of the period-of-significance.



2019 Photograph of the Existing Porch

Based on the two archived photographs, provided below, of the subject property from 1906, the architect developed a reconstruction proposal similar to what had previously existed.

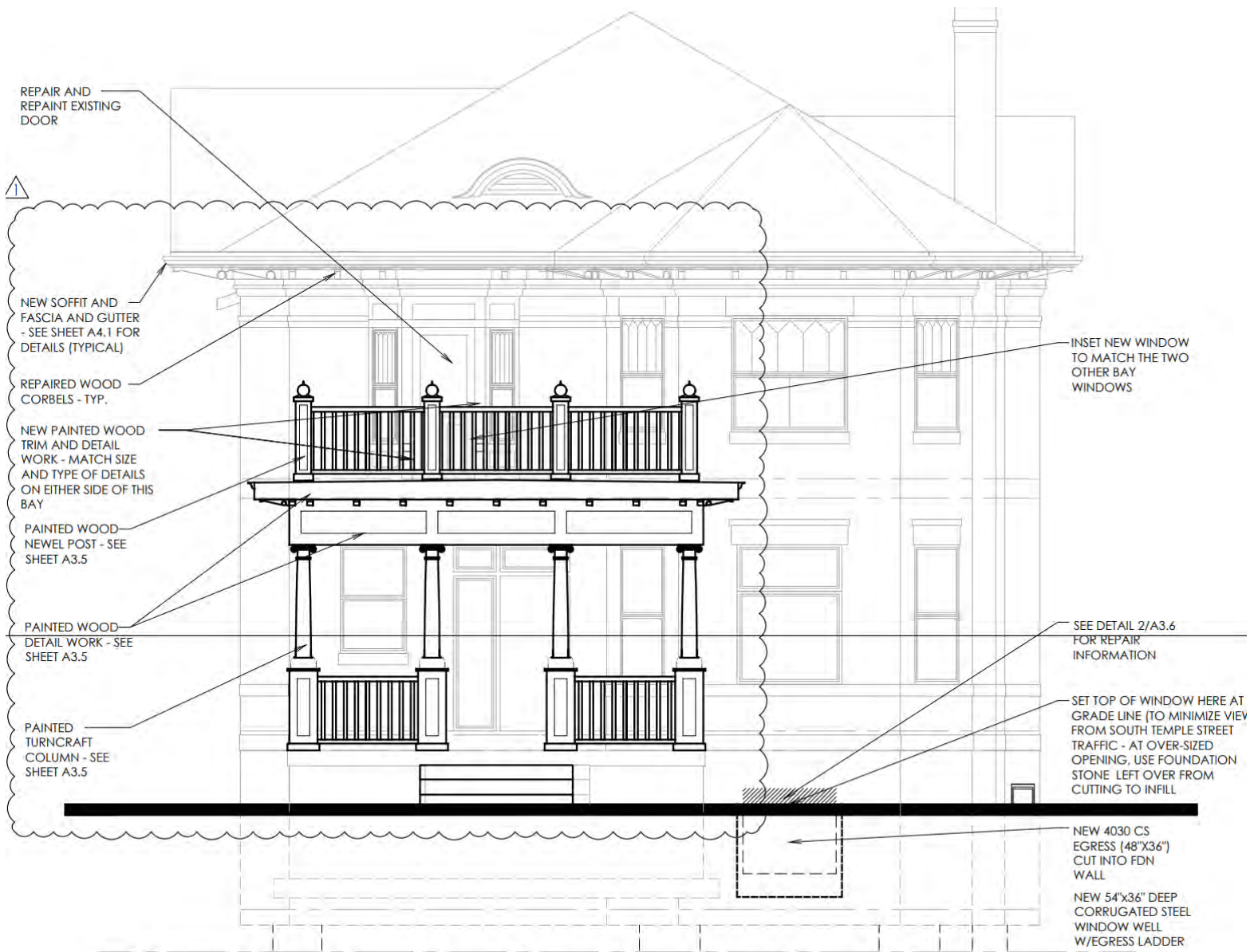


Archived Photo from 1906



Archived Photo from 1906

As illustrated above, the original porch was highly decorative. The proposed reconstruction does contain some of the high style features, while simplifying some of the original ornamentation. The proposed porch is approximately 136 square feet in size. The materials proposed for the reconstructed porch primarily consists of wood, except for the new columns, which are an FRP (fibre reinforced plastic) material. Details and dimensions of the proposed reconstruction can be found in Attachment B. Staff generally finds the proposed porch restoration compatible with the historic structure, with the condition that the balusters be placed 2" apart rather than 4".



Proposed Porch Reconstruction

BASEMENT WINDOWS

The applicant is also seeking approval to replace the remaining basement windows on the west, east and south elevations. There are a total of five basement windows proposed for replacement, with one located on the east elevation, two located on the south elevation and two located on the west elevation. The existing windows are wood but are not original to the structure. The original basement windows, based on the provided photo from 1906, were picture or casement windows with a single pane of glass. The applicant is seeking to replace these windows with wood windows in the same style of lite pattern. Staff, however, finds that an awning window or inward swinging casement window would be a closer match to the originals.



Photo of Property Post 2020 Enforcement



Photo of Property Post 2021 Enforcement



Photo of Property Post 2020 Enforcement

KEY ISSUES:

The key issues listed below have been identified through the analysis of the project, neighbor and community input and department review comments.

1. Issue 1. Work Conducted Beyond the Certificate of Appropriateness
2. Issue 2. Incorrect Egress Openings
3. Issue 3. Loss of Historic and Original Material
4. Issue 4. Reconstruction of an Original Character Defining Feature
5. Issue 5. Windows on the Rear Addition

Issue 1 – Work Conducted Beyond the Certificate of Appropriateness

Conducting work outside of an approved certificate of appropriateness and a building permit will result in a property becoming flagged and enforced upon. Typically, with enforcement cases, staff and the applicant can work together to come to a resolution about the work conducted without approvals. As in this case, staff and the applicant worked together to resolve the enforcement issues and to get to a place of issuing an administrative approval for a certificate of appropriateness. Due to the secondary enforcement case and the extensive errors with the work conducted outside of the scope of approval, staff is elevating this application for the review by the Historic Landmark Commission.

Issue 2 – Incorrect Egress Opening

The egress openings cut into the north and south elevations adversely effects the integrity of the original character defining sandstone foundation. In addition to altering the character of the foundation, the large openings appear to have raised concerns about the stability of the masonry. Based on the provided information from the project engineer, architect and the mason, the foundation openings can be restored to reverse the adverse impacts.

Issue 3 – Loss of Historic and Original Material

The applicant believes that the removed sandstone can be reused in the incorrect egress opening. Unfortunately, many of the stones were cut and will likely be unusable. The applicant provided additional information on where new sandstone will be sourced and how the applicant will ensure a correct and compatible match. Any original stone and new stone will need to be placed with a historic and compatible mortar, so that any future foundation issues can be avoided.

Issue 4 – Reconstruction of an Original Character Defining Feature

Due to the extent of the work conducted, staff is concerned that the foundation cuts will be challenging to correct. Based on requests from staff, the applicant provided a proposal to reconstruct the foundation, and the information on the mason hired to perform the work. While the applicant is confident in the methodology proposed, staff remains concerned that the alteration to the character defining feature of the foundation will remain difficult and challenging to repair.

Issue 5 – Windows on the Rear Addition

Vinyl horizontal sliding windows were installed in the rear addition, prior to the initial enforcement case in 2020. Staff worked with the applicant and architect to approve appropriate windows for the addition. Eventually, the applicant proposed casement windows on the southern and eastern elevations of the addition. The applicant has yet to correct the vinyl horizontal sliding windows on the southern elevation and the eastern elevation.



Installation of Incorrect Windows on the Eastern Elevation



Installation of Incorrect Windows on the Southern

DISCUSSION:

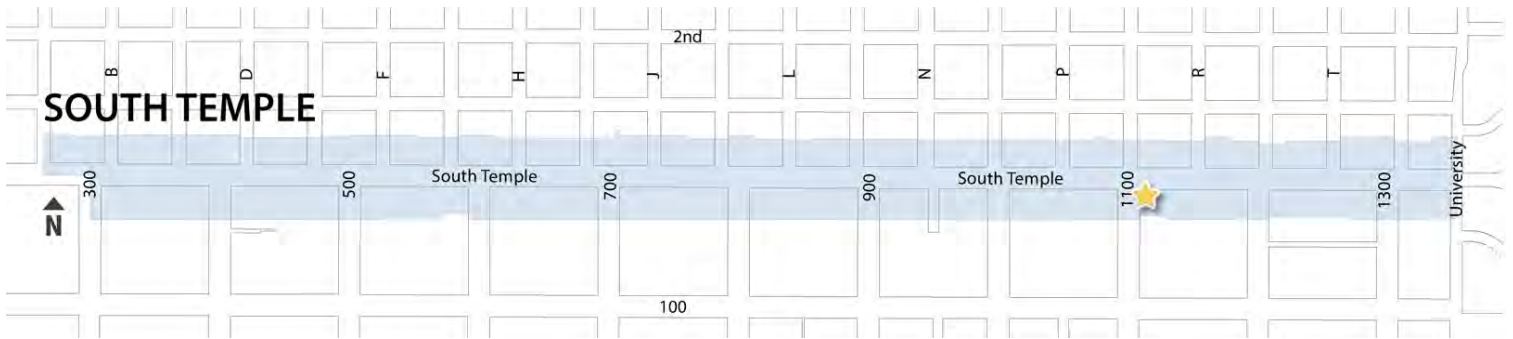
Staff has been continuously working with the applicant on solutions to the work conducted without a certificate of appropriateness and a building permit. Due to the number of infractions conducted on the subject property, staff informed the applicant that the proposal to correct the work and the new proposed projects will require review and approval by the Historic Landmark Commission.

NEXT STEPS:

If approved, a certificate of appropriateness will be issued to correct the work conducted on the site and to approve the new work proposed.

If the certificate of appropriateness is denied, the applicants may not proceed with the project.

ATTACHMENT A: VICINITY MAP



ATTACHMENT B: APPLICANT INFORMATION

Kelsey,

I am providing more detailed information on the basement window modifications that need to be addressed and fixed. The detail that I have provided will be applied to the following basement windows that are in these photos in the order as mentioned. The egress window North facing north west corner. East facing egress window northeast corner. South facing subgrade window. We need to fill in the areas that have been cut with the natural Stone to bring it to its original look. To accomplish this we first need to use the original Stone that was installed. The stone is called Cherokee and it comes from the Heber Valley. American Stone in Salt Lake City will be the supplier. The matches as you can see in the photos match perfectly to the original stone. The stone cannot be simply put into place with mortar and be expected to hold satisfactory. The detail that has been provided is from rhino foundations who are in engineering foundation repair company. They have come up with a design that will be built out of flat steel and welded into place. The configuration will have a backing on the inside of the home along with pieces on the bottom that will hold the stone into place. When the stone is put into place and mortared the steel will also act as rebar reinforcing the stones integrity. Once the stone is into place from the outside you will not see any of the steel apparatus. The stones will also be cut accordingly to meet the length height and where the joints should be into place to match and be consistent with the existing stone. Once we have completed this process the new stoned that has been installed will be more secure and stronger than the existing stone. The Mason that is installing this has over 20 years experience in the industry on natural Stone and he is confident once completed it will look as if the stone was never cut or in other words it won't look like a patch job.

Dave Webster

1106 E SOUTH TEMPLE REMODEL & SELECTIVE DEMOLITION PLAN

1106 E. SOUTH TEMPLE, SLC, UTAH



DRAWING INDEX

BLOWER DOOR NOTE:

A BLOWER DOOR TEST SHALL BE COMPLETED PRIOR TO FINAL INSPECTION OF THE HOME.

MINIMUM R-VALUES	
2x6 EXRTERIOR WALLS -	R19
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WINDOWS -	.33
GLAZED DOORS -	.33
SOLID EXTERIOR DOORS -	.22

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A1.1	SCHEMATIC SITE PLAN
D1.1	MAIN LEVEL DEMO PLAN
D1.2	UPPER LEVEL DEMO PLAN
D1.3	BASEMENT DEMO PLAN
A2.1	MAIN LEVEL FLOOR PLAN
A2.2	UPPER LEVEL FLOOR PLAN
A2.3	BASEMENT LEVEL FLOOR PLAN
A3.1	EXISTING EXTERIOR ELEVATIONS
A3.2	EXISTING EXTERIOR ELEVATIONS
A3.3	NEW EXTERIOR ELEVATIONS
A3.4	NEW EXTERIOR ELEVATIONS
A3.5	FRONT PORCH ROOF/DECK DETAIL
A4.1	ROOF AND SOFFIT DETAILS
A5.1	RATED WALL AND CEILING DETAILS
A8.1	LEVEL 01 REFLECTED CEILING PLAN
A8.2	LEVEL 02 REFLECTED CEILING PLAN
A8.3	LEVEL 03 REFLECTED CEILING PLAN
A9.1	BSMT WINDOW PHOTOS & NARRATIVE FOR REPLACEMENT
E1.1	MAIN FLOOR ELECTRICAL PLAN
E1.2	UPPER FLOOR ELECTRICAL PLAN
E1.3	BASEMENT ELECTRICAL PLAN

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S0.1	STRUCTURAL NOTES
S0.2	TYPICAL STRUCTURAL DETAILS
S0.3	TYPICAL STRUCTURAL DETAILS
S1.1	FOOTING AND FOUNDATION PLAN
S1.2	FOOTING AND FOUNDATION DETAILS
S2.1	MAIN FLOOR FRAMING PLAN
S2.2	UPPER FLOOR FRAMING PLAN
S2.3	ATTIC FRAMING PLAN
S4.1	FRAMING DETAILS
S5.1	FRAMING DETAILS

ELECTRICAL

E1.1	SCHEMATIC MAIN FLOOR ELECTRICAL PLAN
E1.2	SCHEMATIC UPPER FLOOR ELECTRICAL PLAN
E1.3	SCHEMATIC BASEMENT FLOOR ELECTRICAL PLAN

DEFERRED SUBMITTALS:

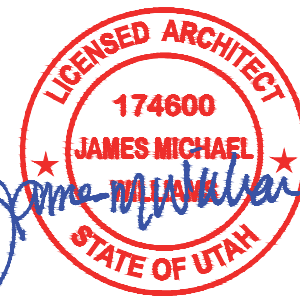
- DEFERRED SUBMITTALS ARE THOSE PORTIONS OF THE DESIGN, AND OF THE PROJECT THAT ARE NOT SUBMITTED AT THE TIME OF THE BUILDING PERMIT APPLICATION, AND ARE TO BE SUBMITTED TO THE DESIGN PROFESSIONAL AND BUILDING OFFICIAL PRIOR TO DOING THE WORK.
- DOCUMENTS FOR DEFERRED SUBMITTAL ITEMS SHALL BE SUBMITTED TO THE REGISTERED DESIGN PROFESSIONAL (JM WILLIAMS AND ASSOCIATES, INC.), WHO SHALL REVIEW AND FORWARD THEM TO THE BUILDING OFFICIAL WITH A NOTATION INDICATING THAT THE DEFERRED SUBMITTAL DOCUMENTS HAVE BEEN REVIEWED AND BEEN FOUND TO BE IN GENERAL CONFORMANCE TO THE DESIGN OF THE PROJECT. THE DEFERRED SUBMITTAL ITEMS SHALL NOT BE INSTALLED UNTIL THE DESIGN AND SUBMITTED DOCUMENTS HAVE BEEN APPROVED BY THE BUILDING OFFICIAL.



PROJECT LOCATION

These drawings and the design shown have been prepared for this specific project as an instrument of service and shall remain the sole property of AE Urbia Architects and Engineers and their consultants. Any reproduction, copying or use other than for this specific project is prohibited without the prior written consent of AE Urbia Architects and Engineers. Any prohibited use of these drawings or design shown are subject to legal action.

aeurbia
architects and engineers
2875 south decker lake drive, suite 275
salt lake city, utah 84119
phone: 801.746.0456 - fax: 801.575.6456
web page: a e u r b i a . c o m



1106 SOUTH TEMPLE REMODEL
1106 E SOUTH TEMPLE
SALT LAKE CITY, UTAH

AE2020.138

COVER SHEET

REVISIONS:

DATE: 5-3-2021
SHEET NO.

A0.1

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SETBACK NOTE:
CONTRACTOR TO VERIFY SETBACKS AND PROPERTY LINES WITH THE CITY PRIOR TO CONSTRUCTION OF THE PARKING AREA. THIS AREA CANNOT CROSS THE SETBACK LINES.

STATEMENT OF SCOPE OF WORK:
WE PROPOSE FOR THE BACK PARKING AREA AT 1106 E. SOUTH TEMPLE FLAT CONCRETE SLAB. SLAB WILL BE 4" MIN. WE HAVE PROVIDED PHOTOS TO SHOW THE PREP-WORK BEFORE THE SLAB WOULD BE POURED. WE WOULD LIKE TO POUR THE SLAB AS SOON AS POSSIBLE BEFORE ANY FROST CAN SETTLE ON THE GRADE.

architects and engineers
2875 south decker lake drive, suite 275
salt lake city, utah 84119
phone: 801.746.0456 - fax: 801.575.6456
web page: a e u r b i a . c o m

1106 SOUTH TEMPLE REMODEL

1106 E SOUTH TEMPLE

SALT LAKE CITY, UTAH

AE2020.138

SCHEMATIC SITE PLAN

REVISIONS:

DATE: 5-3-2021

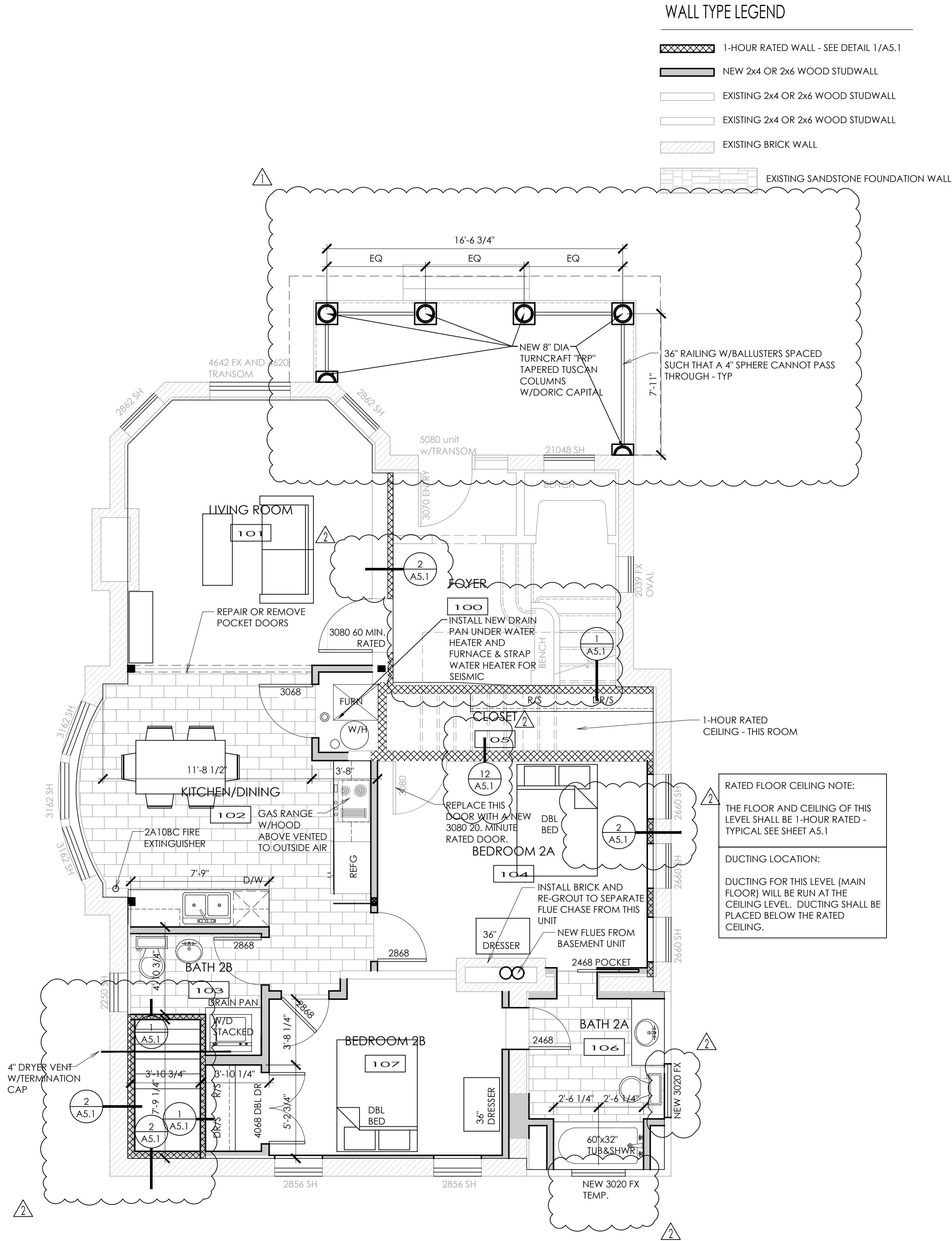
SHEET NO.

A1.1

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RATED WALL BARRIER PENETRATION NOTE:
ANY PENETRATIONS THAT COME DOWN FROM UNITS ABOVE SHALL BE TAKEN DOWN THROUGH WALLS AND SHALL BE PER DETAIL 10/A5.1 - TYP

HVAC SYSTEM NOTES:
FURNACE 1 (AT BASEMENT) - NEW FURNACE W/NEW DUCTING THAT SERVES THE BASEMENT LEVEL UNIT OF THE BUILDING
FURNACE 2 (AT LEVEL 01) - NEW FURNACE W/NEW DUCTING THAT SERVES LEVEL 01 OF THE BUILDING
FURNACE 3 (AT LEVEL 01) - NEW FURNACE W/NEW DUCTING THAT SERVES LEVEL 02 OF THE BUILDING



1 MAIN LEVEL FLOOR PLAN
A2.1 SCALE (24x36): 1/4"=1'-0"

WALL TYPE LEGEND

- 1-HOUR RATED WALL - SEE DETAIL 1/A5.1
- NEW 2x4 OR 2x6 WOOD STUDWALL
- EXISTING 2x4 OR 2x6 WOOD STUDWALL
- EXISTING 2x4 OR 2x6 WOOD STUDWALL
- EXISTING BRICK WALL
- EXISTING SANDSTONE FOUNDATION WALL

DIMENSION NOTES:
IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THAT DIMENSIONS SHOWN HERE ARE CORRECT. ALTHOUGH CARE WAS TAKEN TO ENSURE THEIR ACCURACY, DISCREPANCIES COULD EXIST. IF THIS OCCURS, THE DISCREPANCY SHALL BE BROUGHT TO THE ATTENTION OF AE URBIA.

REQUIRED MEANS OF EGRESS AND FIRE PROTECTION SYSTEMS SHALL BE MAINTAINED DURING CONSTRUCTION AND DEMOLITION, REMODELING OR ALTERATIONS AND ADDITIONS TO THE BUILDING. FIRE PREVENTION BUREAU STAFF SHALL APPROVE REVIEW OF ANY EXITING ALTERATIONS.

MEMBRANE PENETRATIONS OF WALLS SHALL COMPLY WITH IBC 714.3.2, AND THOSE OF HORIZONTAL ASSEMBLIES SHALL COMPLY WITH IBC 714.4.2.

WINDOW NOTES:
ALL EXISTING WOOD WINDOWS IN THIS HOME SHALL BE REPAIRED, CAULKED, SEALED AND PAINTED - WITH THE EXCEPTION OF THE WINDOWS IN BASEMENT BEDROOM 3A. THOSE WINDOWS SHALL BE REPLACED WITH WOOD WINDOWS, PAINTED TO MATCH THE NEW PAINT ON THE REPAIRED WINDOWS.
EXISTING WINDOWS IN THE FRAMED ADDITION AREA ON THE SOUTHEAST CORNER OF THE HOME SHALL BE REPLACED WITH FIBERGLASS COMPOSITE WINDOWS. SIZES NOTED ON THE PLANS.

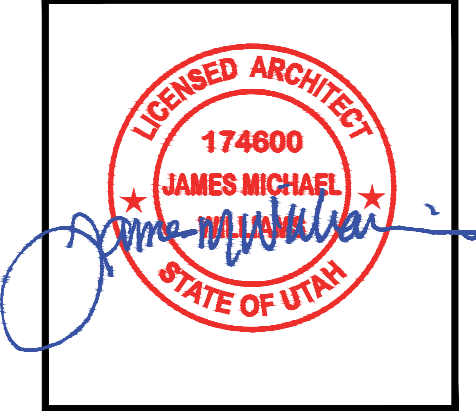
LEGEND OF ABBREVIATIONS:
CS = CASEMENT WINDOW
HS = HORIZONTAL SLIDER WINDOW
FX = FIXED PANE WINDOW
SH = SINGLE HUNG WINDOW
DH = DOUBLE HUNG WINDOW
R/S = SINGLE ROD AND SHELF CLOSET
DR/S = SHELF AND DOUBLE ROD CLOSET
GPF = GALLONS PER FLUSH
OHD = OVERHEAD DOOR
K/S = KNEE SPACE
PED = PEDESTAL SINK
RSR = RISERS

PLUMBING NOTES:
SHOWERS SHALL BE FINISHED TO A HEIGHT OF NOT LESS THAN 72 INCHES ABOVE THE FLOOR. MATERIAL SHALL BE NON-ABSORBENT
FIBER CEMENT OR EQUIV BACKER BOARD SHALL BE USED FOR TILE BACKING AS PER IRC 2018
ALL WATER CLOSETS SHALL HAVE A FLOW RATE OF NO MORE THAN 1.6 GALLONS PER FLUSH (GPF) AS PER IRC 2018
ALL PLUMBING VENTS THROUGH ROOF SHALL BE 3" MIN DIA" PIPE
ALL PLUMBING INSTALLATIONS SHALL COMPLY WITH 2018 IRC
INDIVIDUAL SHOWER AND TUB/SHOWER COMBINATION VALVES SHALL BE EQUIPPED WITH CONTROL VALVES OF THE PRESSURE-BALANCE, THERMOSTATIC-MIXING OR COMBINATION PRESSURE-BALANCE/THERMOSTATIC-MIXING VALVE TYPES WITH A HIGH LIMIT STOP. THE HIGH LIMIT STOP SHALL BE SET TO LIMIT THE WATER TEMPERATURE TO NOT GREATER THAN 120°F. (2018 IRC SECTION P2708.3).
WATER HAMMER ARRESTORS SHALL BE INSTALLED ACCORDING TO MANUFACTURER'S INSTRUCTIONS PER IRC P2903.5.
A BACKWATER VALVE IS REQUIRED FOR THE BASEMENT FLOOR DRAINS IF THE FLOOD LEVEL RIMS ARE LOCATED BELOW THE ELEVATION OF THE NEXT UPSTREAM MANHOLE COVER OF THE PUBLIC SEWER SERVING SUCH FIXTURES (IRC SECTION P3008.1).

MECHANICAL NOTES:
ALL MECHANICAL INSTALLATIONS SHALL COMPLY WITH THE 2018 IRC AND IFGC
PROVIDE A COMFORT HEATING SYSTEM CAPABLE OF MAINTAINING 68 DEG. F AT A POINT 36 INCHES ABOVE THE FLOOR IN ALL ROOMS. GENERALLY EQUIPMENT CANNOT BE INSTALLED IN SLEEPING ROOMS OR BATHROOMS.
NATURAL GAS SERVICE LINES SHALL BE NO LESS THAN 1 INCH (25MM) IN DIAMETER. R156-56-709 (3) STATE AMENDMENT TO IFGC
PROVIDE GAS SHUT-OFF VALVE WITHIN 6' OF FIREPLACES.
EXHAUST FANS SHALL BE VENTED TO THE EXTERIOR PER IRC R303.3 AND M1507.2.

RANGE HOOD NOTES:
PROVIDE A HOOD THAT EXHAUSTS 400 CFM MINIMUM. IF A HIGHER CFM RATE IS DESIRED OR NECESSARY FOR THE 48" RANGE UNIT, PROVIDE MAKE UP AIR BY MEANS OF OUTSIDE GRAVITY OPENINGS OR INTERLOCKED MOTORIZED DAMPERS. IF THE HOOD CHOSEN IS OVER 400 CFM USE AN 8" BROAN MECHANICAL OPERATED PRESSURE SWITCH DRIVEN MAKE UP AIR KIT THAT WILL ENTER THE HOME VIA THE RETURN AIR DUCTING.

ae urbia architects and engineers
2875 south decker lake drive, suite 275
salt lake city, utah 84119
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1106 SOUTH TEMPLE REMODEL
1106 E SOUTH TEMPLE
SALT LAKE CITY, UTAH

AE2020.138
MAIN LEVEL
FLOOR PLAN

REVISIONS:

DATE: 5-3-2021
SHEET NO.

A2.1

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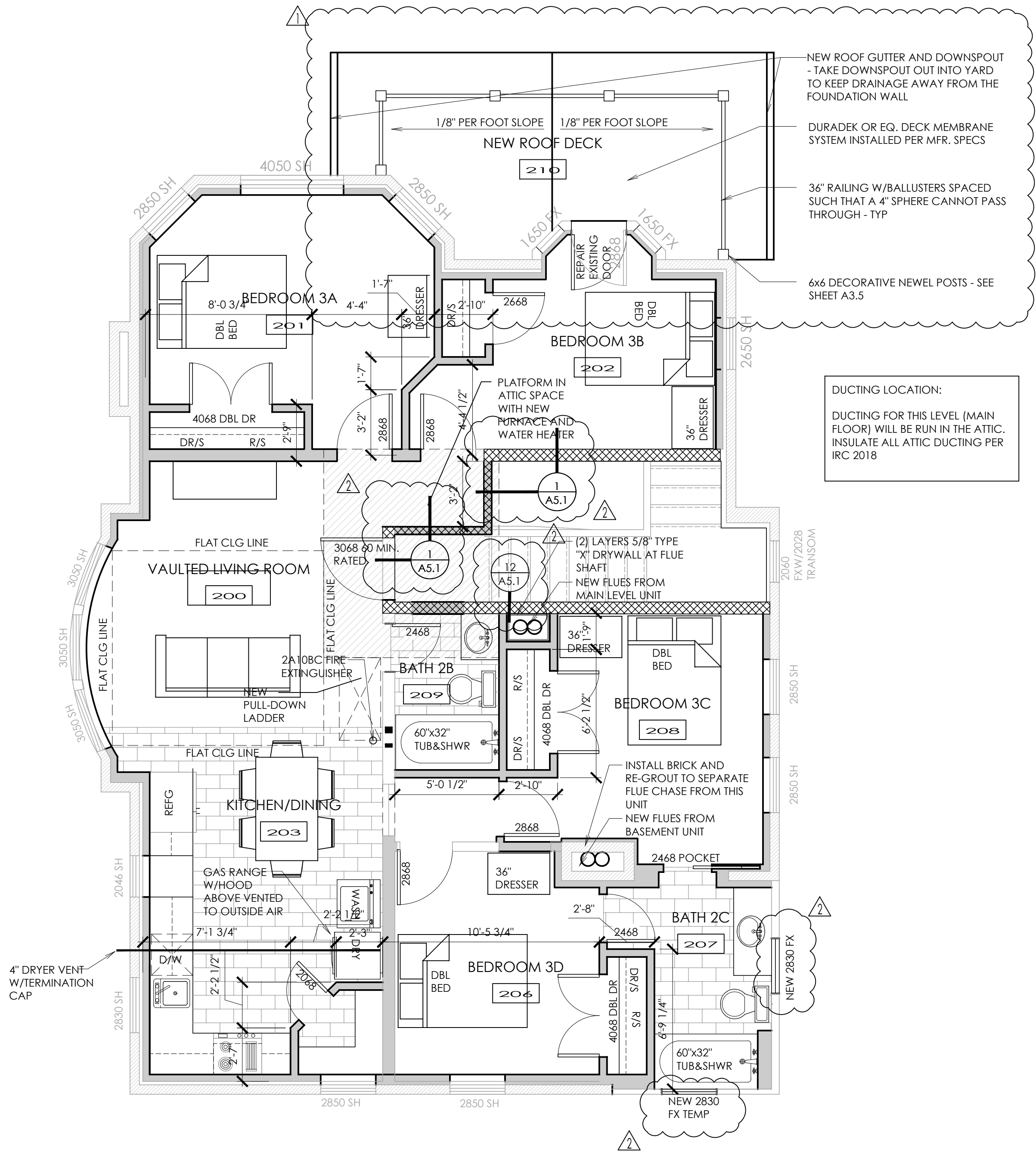
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ALL WATER CLOSETS SHALL HAVE A FLOW RATE OF NO MORE THAN 1.6 GALLONS PER FLUSH (GPF) AS PER IRC 2018
ALL PLUMBING VENTS THROUGH ROOF SHALL BE 3" MIN DIA' PIPE
ALL PLUMBING INSTALLATIONS SHALL COMPLY WITH 2018 IRC
INDIVIDUAL SHOWER AND TUB/SHOWER COMBINATION VALVES SHALL BE EQUIPPED WITH CONTROL VALVES OF THE PRESSURE-BALANCE, THERMOSTATIC-MIXING OR COMBINATION PRESSURE-BALANCE/THERMOSTATIC-MIXING VALVE TYPES WITH A HIGH LIMIT STOP. THE HIGH LIMIT STOP SHALL BE SET TO LIMIT THE WATER TEMPERATURE TO NOT GREATER THAN 120°F. (2018 IRC SECTION P2708.3).
WATER HAMMER ARRESTORS SHALL BE INSTALLED ACCORDING TO MANUFACTURER'S INSTRUCTIONS PER IRC P2903.5.
A BACKWATER VALVE IS REQUIRED FOR THE BASEMENT FLOOR DRAINS IF THE FLOOD LEVEL RIMS ARE LOCATED BELOW THE ELEVATION OF THE NEXT UPSTREAM MANHOLE COVER OF THE PUBLIC SEWER SERVING SUCH FIXTURES (IRC SECTION P3008.1).

MECHANICAL NOTES:
ALL MECHANICAL INSTALLATIONS SHALL COMPLY WITH THE 2018 IRC AND IFGC
PROVIDE A COMFORT HEATING SYSTEM CAPABLE OF MAINTAINING 68 DEG. F AT A POINT 36 INCHES ABOVE THE FLOOR IN ALL ROOMS. GENERALLY EQUIPMENT CANNOT BE INSTALLED IN SLEEPING ROOMS OR BATHROOMS.
NATURAL GAS SERVICE LINES SHALL BE NO LESS THAN 1 INCH (25MM) IN DIAMETER. R156-56-709 (3) STATE AMENDMENT TO IFGC
PROVIDE GAS SHUT-OFF VALVE WITHIN 6' OF FIREPLACES.
EXHAUST FANS SHALL BE VENTED TO THE EXTERIOR PER IRC R303.3 AND M1507.2.

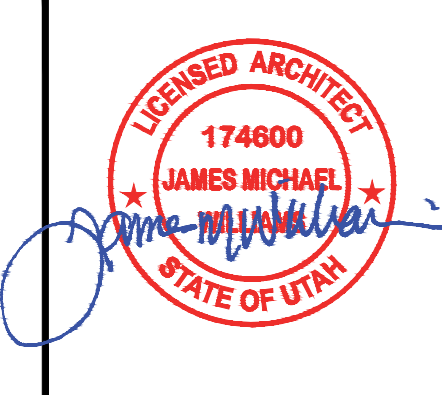
RANGE HOOD NOTES:
PROVIDE A HOOD THAT EXHAUSTS 400 CFM MINIMUM. IF A HIGHER CFM RATE IS DESIRED OR NECESSARY FOR THE 48" RANGE UNIT, PROVIDE MAKE UP AIR BY MEANS OF OUTSIDE GRAVITY OPENINGS OR INTERLOCKED MOTORIZED DAMPENERS. IF THE HOOD CHOSEN IS OVER 400 CFM USE AN 8" BROAN MECHANICAL OPERATED PRESSURE SWITCH DRIVEN MAKE UP AIR KIT THAT WILL ENTER THE HOME VIA THE RETURN AIR DUCTING.



DUCTING LOCATION:
DUCTING FOR THIS LEVEL (MAIN FLOOR) WILL BE RUN IN THE ATTIC. INSULATE ALL ATTIC DUCTING PER IRC 2018

1 UPPER LEVEL FLOOR PLAN
A2.2 SCALE (24x36): 1/4"=1'-0"

ae urbia architects and engineers
2875 south decker lake drive, suite 275
salt lake city, utah 84119
phone: 801.746.0456 - fax: 801.575.6456
web page: a e u r b i a . c o m



1106 SOUTH TEMPLE REMODEL
1106 E SOUTH TEMPLE
SALT LAKE CITY, UTAH

AE2020.138
UPPER LEVEL
FLOOR PLAN

REVISIONS:

DATE: 5-3-2021
SHEET NO.

A2.2

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ANY PENETRATIONS THAT COME
DOWN FROM UNITS ABOVE SHALL BE
TAKEN DOWN THROUGH WALLS AND
SHALL BE PER DETAIL 10/A5.1 - TYP

FURNACE 1 (AT BASEMENT) - NEW
FURNACE W/NEW DUCTING THAT
SERVES THE BASEMENT LEVEL UNIT OF
THE BUILDING

FURNACE 2 (AT LEVEL 01) - NEW
FURNACE W/NEW DUCTING THAT
SERVES LEVEL 01 OF THE BUILDING

FURNACE 3 (AT LEVEL 01) - NEW
FURNACE W/NEW DUCTING THAT
SERVES LEVEL 02 OF THE BUILDING

 1-HOUR RATED WALL - SEE DETAIL 1/A5.1
 NEW 2x4 OR 2x6 WOOD STUDWALL
 EXISTING 2x4 OR 2x6 WOOD STUDWALL
 EXISTING 2x4 OR 2x6 WOOD STUDWALL
 EXISTING BRICK WALL
 EXISTING SANDSTONE FOUNDATION WALL

IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THAT DIMENSIONS SHOWN HERE ARE CORRECT. ALTHOUGH CARE WAS TAKEN TO ENSURE THEIR ACCURACY, DISCREPANCIES COULD EXIST. IF THIS OCCURS, THE DISCREPANCY SHALL BE BROUGHT TO THE ATTENTION OF AE URBIA.

REQUIRED MEANS OF EGRESS AND FIRE PROTECTION SYSTEMS SHALL BE MAINTAINED DURING CONSTRUCTION AND DEMOLITION, REMODELING OR ALTERATIONS AND ADDITIONS TO THE BUILDING. FIRE PREVENTION BUREAU STAFF SHALL APPROVE REVIEW OF ANY EXITING ALTERATIONS.

MEMBRANE PENETRATIONS OF WALLS SHALL COMPLY WITH IBC 714.3.2, AND THOSE OF HORIZONTAL ASSEMBLIES SHALL COMPLY WITH IBC 714.4.2.

ALL EXISTING WOOD WINDOWS IN THIS HOME SHALL BE REPAIRED, CAULKED, SEALED AND PAINTED - WITH THE EXCEPTION OF THE WINDOWS IN BASEMENT BEDROOM 3A. THOSE WINDOWS SHALL BE REPLACED WITH WOOD WINDOWS, PAINTED TO MATCH THE NEW PAINT ON THE REPAIRED WINDOWS.

EXISTING WINDOWS IN THE FRAMED
ADDITION AREA ON THE SOUTHEAST
CORNER OF THE HOME SHALL BE
REPLACED WITH FIBERGLASS
COMPOSITE WINDOWS. SIZES
NOTED ON THE PLANS.

CS = CASEMENT WINDOW
HS = HORIZONTAL SLIDER WINDOW
FX = FIXED PANE WINDOW
SH = SINGLE HUNG WINDOW
DH = DOUBLE HUNG WINDOW

R/S = SINGLE ROD AND SHELF CLOSET
DR/S = SHELF AND DOUBLE ROD CLOSET
GPF = GALLONS PER FLUSH
OHD = OVERHEAD DOOR
K/S = KNEE SPACE
PED = PEDESTAL SINK
RSR = RISERS

SHOWERS SHALL BE FINISHED TO A HEIGHT OF NOT LESS THAN 72 INCHES ABOVE THE FLOOR. MATERIAL SHALL BE NON-ABSORBENT

FIBER CEMENT OR EQUIV BACKER
BOARD SHALL BE USED FOR TILE
BACKING AS PER IRC 2018

ALL WATER CLOSETS SHALL HAVE A FLOW RATE OF NO MORE THAN 1.6 GALLONS PER FLUSH (GPF) AS PER IRC 2018

ALL PLUMBING VENTS THROUGH ROOF
SHALL BE 3" MIN DIA' PIPE

ALL PLUMBING INSTALLATIONS SHALL
COMPLY WITH 2018 IRC

INDIVIDUAL SHOWER AND TUB/SHOWER COMBINATION VALVES SHALL BE EQUIPPED WITH CONTROL VALVES OF THE PRESSURE-BALANCE, THERMOSTATIC-MIXING OR COMBINATION PRESSURE-BALANCE/THERMOSTATIC-MIXING VALVE TYPES WITH A HIGH LIMIT STOP. THE HIGH LIMIT STOP SHALL BE SET TO LIMIT THE WATER TEMPERATURE TO NOT GREATER THAN 120°F. (2018 IRC SECTION P2708.3).

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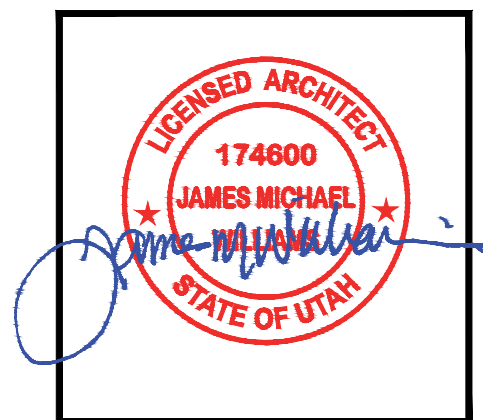
SCALE (24x36): 1/4"=1'-0"

SCALE: 1/2"=1'-0"

SCALE (24x36): 1/4"=1'-0'

ae urbia
architects and engineers

2875 south decker lake drive, suite 275
salt lake city, utah 84119
phone: 801.746.0456 - fax: 801.575.6456
web: www.aeurbia.com



1106 SOUTH TEMPLE REMODEL

**1106 E SOUTH TEMPLE
SALT LAKE CITY, UTAH**

AE2020.138

BASEMENT FLOOR PLAN

REVISIONS:

DATE: 5-3-2021

SHEET NO.

A2.3

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1
A3.1
EXISTING
SOUTH ELEVATION
SCALE (24x36): 1/4"=1'-0"

DEMOLITION NOTES:

1. CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS PRIOR TO STARTING DEMOLITION.
2. CONTRACTOR IS RESPONSIBLE FOR ALL REQUIRED SHORING PRIOR TO ANY DEMOLITION OF EXISTING STRUCTURE.
3. ANY DAMAGE TO THE EXISTING STRUCTURE AS A RESULT OF THE CONTRACTOR OR HIS SUBS, SHALL BE REPAIRED AND OR REPLACED AT THE CONTRACTOR'S EXPENSE.
4. CONTRACTOR SHALL PREVENT DEBRIS FROM ENTERING OTHER AREAS OF THE STRUCTURE OR SITE WHICH ARE NOTE BEING REMODELED.
5. ALL MATERIALS FROM DEMOLITION SHALL BE REMOVED FROM THE SITE AND PROPERLY DISPOSED OF BY THE CONTRACTOR.
6. THE CONTRACTOR SHALL FIELD VERIFY ALL STRUCTURAL CONDITIONS (NEW AND EXISTING) AND NOTIFY JMWA OF ANY DISCREPANCIES OR ADDITIONAL ASSISTANCE THAT MAY BE REQUIRED.
7. THE CONTRACTOR SHALL PROVIDE BARRICADES, WARNING SIGNS, ETC. AS REQUIRED FOR PROJECT.
8. THE CONTRACTOR IS RESPONSIBLE FOR THE SAFETY OF ALL WORKMEN, OWNERS, TENANTS, AND PUBLIC AT THE JOB SITE.
9. THE CONTRACTOR SHALL COORDINATE ALL PHASES OF DEMOLITION AND WORK WITH OWNER PRIOR TO DEMOLITION.



2
A3.1
EXISTING
EAST ELEVATION
SCALE (24x36): 1/4"=1'-0"

10. CONTRACTOR SHALL PROTECT EXISTING TREES AND OTHER VEGETATION DURING DEMOLITION AND CONSTRUCTION. SOME TREES AND OTHER VEGETATION MAY HAVE TO BE TEMPORARILY RELOCATED, OR REPLACED.
11. CONTRACTOR SHALL PROPERLY LOCATE AND MARK ALL UTILITIES PRIOR TO DEMOLITION.
12. RELOCATE SPRINKLER LINES AND OTHER UTILITY LINES AS REQUIRED; COORDINATE WITH BUILDING MANAGER TO PROVIDE AS-BUILT DRAWINGS.
13. THE CONTRACTOR IS RESPONSIBLE FOR IDENTIFYING ANY HEALTH HAZARDS AND PROPERLY MITIGATING THEM.
14. THE CONTRACTOR SHALL PROPERLY CAP ABANDONED LINES AS REQUIRED.
15. THE CONTRACTOR SHALL BE RESPONSIBLE TO DISCONNECT SERVICES (SUCH AS WATER, ELECTRICAL, GAS, ETC.) AS REQUIRED FOR DEMOLITION WORK.
16. THE CONTRACTOR SHALL USE EQUIPMENT THAT IS SUITABLE FOR DEMOLITION BEING PERFORMED.
17. EDGES OF MATERIALS TO REMAIN SHALL BE PROPERLY SAWCUT.
18. CONTRACTOR SHALL IDENTIFY ALL BEARING WALLS PRIOR TO STARTING SELECTIVE DEMOLITION.
19. ALL TEMPORARY SHORING IS A MEANS AND METHODS TO BE DETERMINED BY THE GENERAL CONTRACTOR AND SUBCONTRACTORS.

20. BEARING WALLS THAT ARE REMOVED SHALL BE REPLACED WITH BEAMS AND COLUMNS. THE MEANS AND METHODS OF INSTALLING NEW BEAMS AND COLUMNS TO REPLACE EXISTING BEARING WALLS IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR AND THE SUBCONTRACTORS.
21. ADDITIONAL EXCAVATION OF THE EXISTING BASEMENT OR CRAWLSPACE SHALL NOT DISTURB THE EXISTING FOUNDATION WALLS. ALL UNDERPINNING OR NEW RETAINING WALLS USED IN CONJUNCTION WITH LOWERING THE BASEMENT FLOOR MUST BE ENGINEERED AND DETAILED PRIOR TO DOING THE WORK.
22. EXISTING INTERIOR BEARING WALLS LOCATED IN THE BASEMENT OR CRAWL SPACE MUST BE UNDERPINNED AS REQUIRED OR EXTENDED AS REQUIRED DUE TO THE BASEMENT FLOOR EXCAVATION, OR REMOVED AND REPLACED AS NEEDED. GENERAL CONTRACTOR IS RESPONSIBLE TO COORDINATE AS NEEDED.
23. ALL NEW WORK SHALL COMPLY WITH THE CURRENT ADOPTED BUILDING CODES AND LOCAL ORDINANCES.



1
A3.2
EXISTING
NORTH ELEVATION
SCALE (24x36): 1/4"=1'-0"

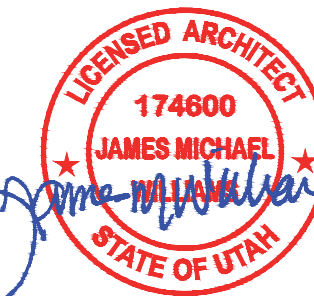


2
A3.2
EXISTING
WEST ELEVATION
SCALE (24x36): 1/4"=1'-0"

DEMOLITION NOTES:

1. CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS PRIOR TO STARTING DEMOLITION.
2. CONTRACTOR IS RESPONSIBLE FOR ALL REQUIRED SHORING PRIOR TO ANY DEMOLITION OF EXISTING STRUCTURE.
3. ANY DAMAGE TO THE EXISTING STRUCTURE AS A RESULT OF THE CONTRACTOR OR HIS SUBS, SHALL BE REPAIRED AND OR REPLACED AT THE CONTRACTOR'S EXPENSE.
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ae urbia
architects and engineers
2875 south decker lake drive, suite 275
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phone: 801.746.0456 - fax: 801.575.6456
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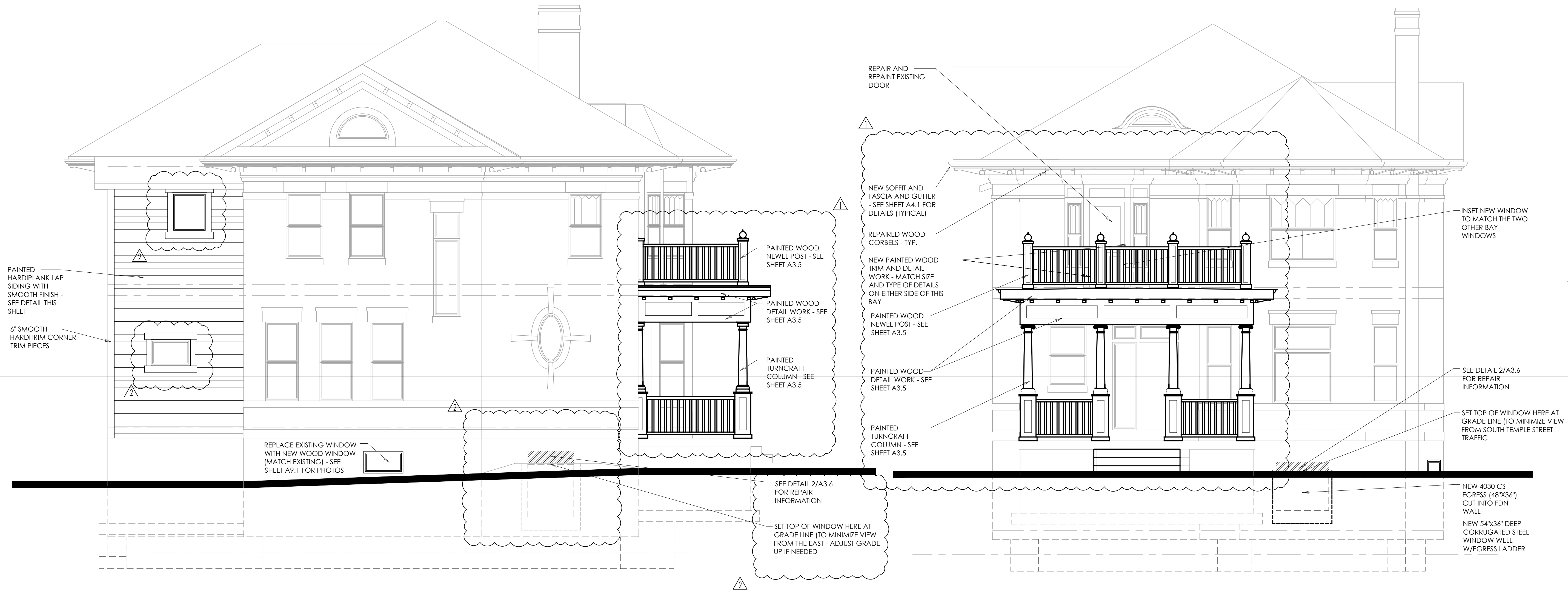
**EXISTING
ELEVATIONS**

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SHEET NO.

A3.2

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NEW
2 EAST ELEVATION
A3.3 SCALE (24x36): 1/4"=1'-0"

NEW
1 NORTH ELEVATION
A3.4 SCALE (24x36): 1/4"=1'-0"

A BSMT UNIT ENTRY DOOR INFORMATION
A SCALE (24x36): 1/4"=1'-0"

A HARD SIDING INFORMATION
A SCALE (24x36): 1/4"=1'-0"

AVAILABLE SIZES	
THICKNESS:	0.312"
LENGTH:	144" boards
WIDTHS:	9.25" 12"
EXPOSURES:	8" 10.75"
	6.25" 5.25"
	5" 4"
	7.25" 8.25"
	6" 7"

MASONRY REPAIR NOTES:

CONTRACTOR TO USE MASONRY CONTRACTOR WHO IS EXPERIENCED IN RESTORATION OF HISTORIC MASONRY STRUCTURES.

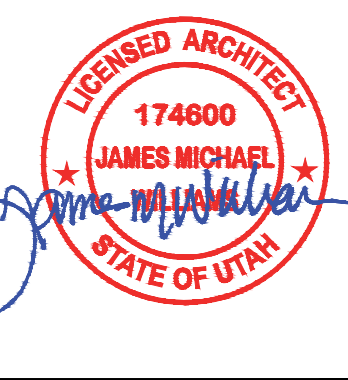
MASONARY CONTRACTOR SHALL PROVED THE HISTORIC COMMISSION SAMPLES OF THE GROUT AND JOINTS. IF PHOTOGRAPHS OR COMPANY LITERATURE ARE APPROVED FOR USE, THOSE MAY BE SUBSTITUTED FOR PHYSICAL SAMPLES.

IN AREAS ON THIS HOME THAT GROUT JOINTS HAVE BEEN DAMAGED, THE MASON SHALL USE APPROPRIATE GROUT AND COLOR THAT SHALL NOT CAUSE DAMAGE TO THE OLD BRICK.

CAULKING IS NOT ALLOWED TO BE USED TO FILL SEPARATIONS - THOSE SHALL BE GROUTED.

IF MASON ENCOUNTERS STRUCTURAL DAMAGE, NOT COSMETIC STRUCTURAL DAMAGE, THE ENGINEER OF RECORD SHALL BE CONTACTED IMMEDIATELY FOR INSPECTION.

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architects and engineers
2875 south decker lake drive, suite 275
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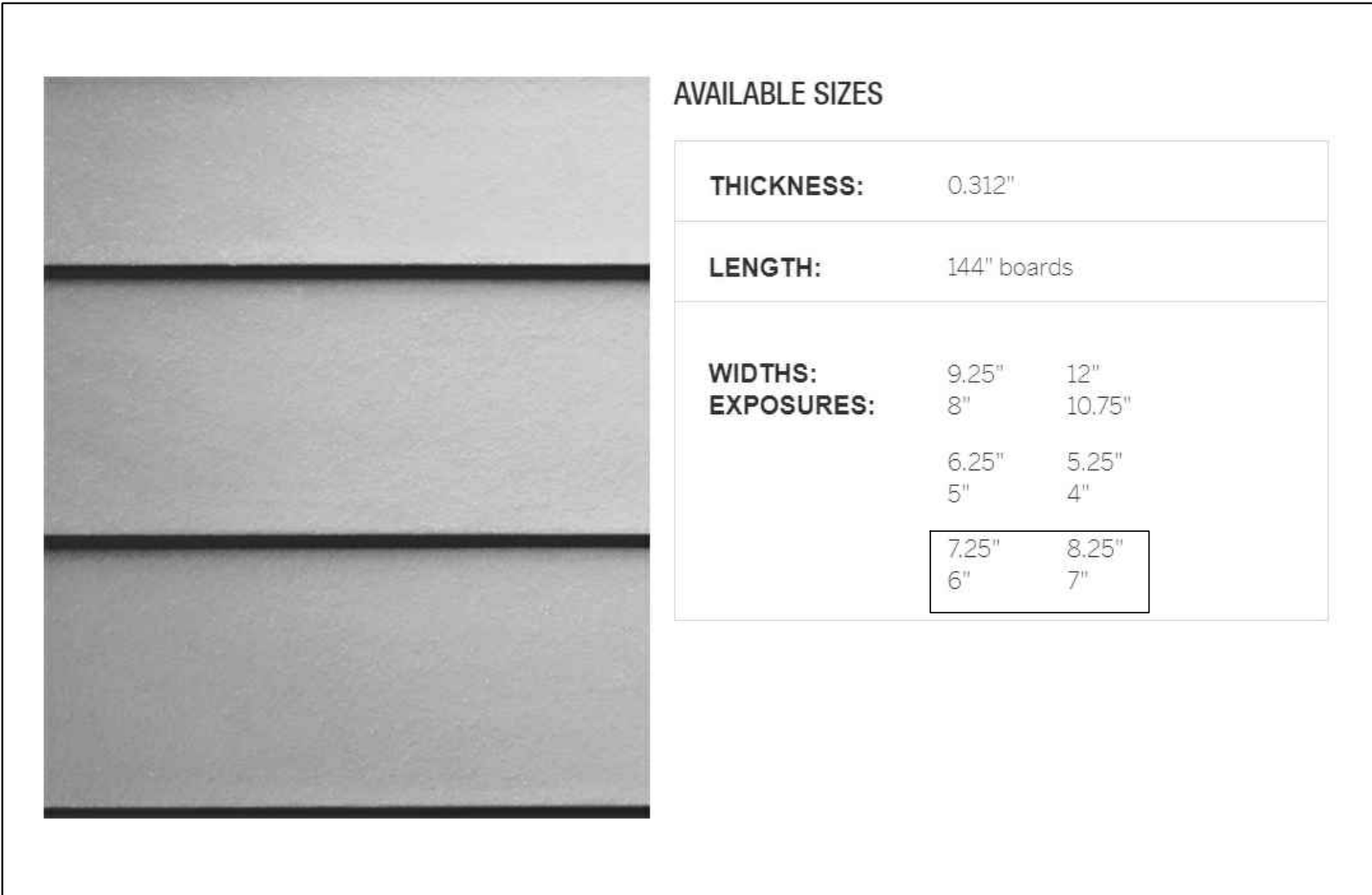
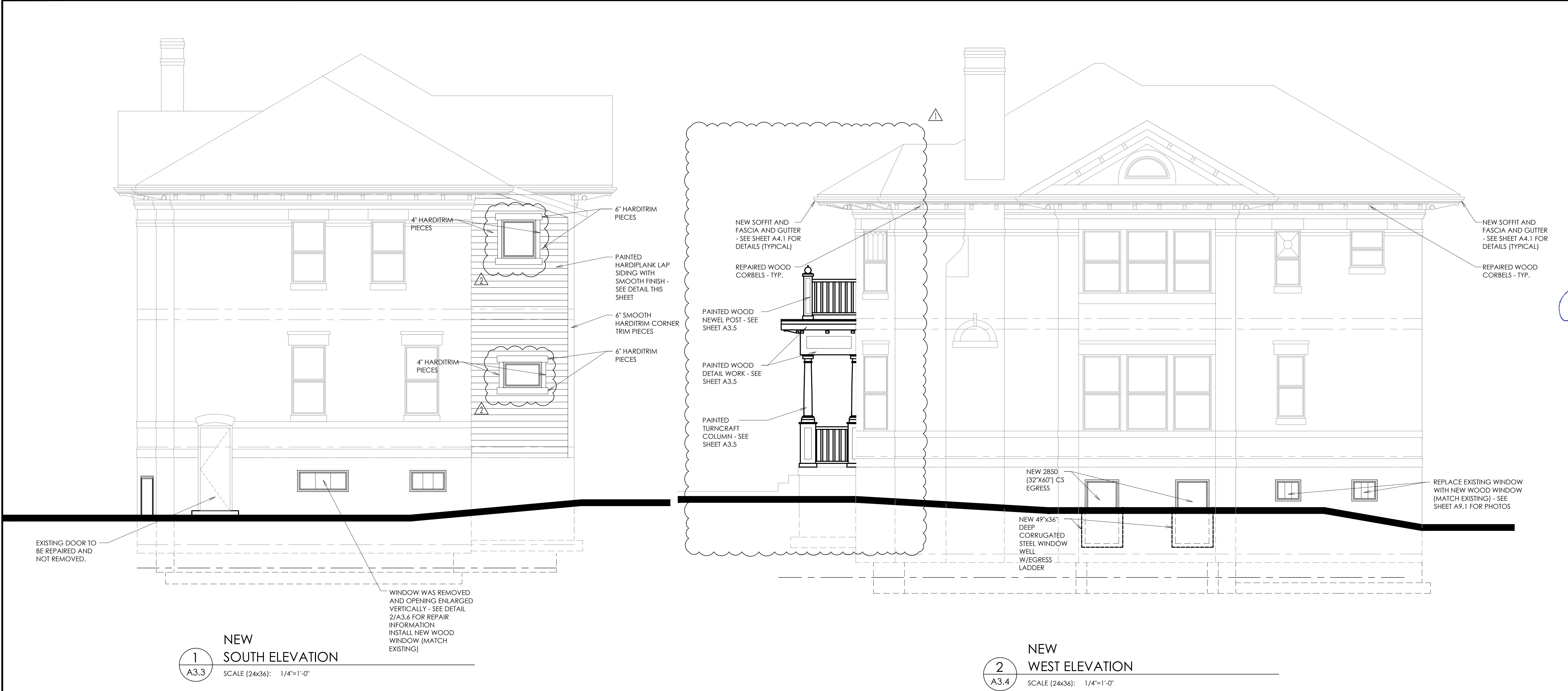
NEW ELEVATIONS

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A3.3

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A HARDISIDING INFORMATION
SCALE (24x36): 1/4"=1'-0"

MASONRY REPAIR NOTES:

CONTRACTOR TO USE MASONRY CONTRACTOR WHO IS EXPERIENCED IN RESTORATION OF HISTORIC MASONRY STRUCTURES.

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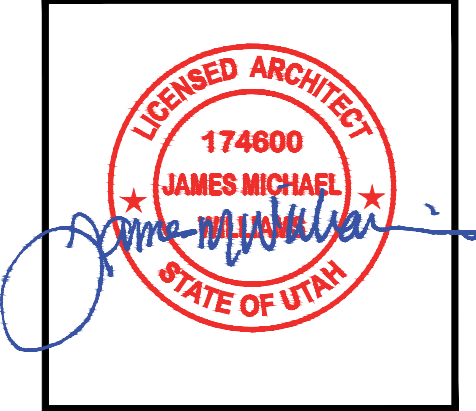
IN AREAS ON THIS HOME THAT GROUT JOINTS HAVE BEEN DAMAGED, THE MASON SHALL USE APPROPRIATE GROUT AND COLOR THAT SHALL NOT CAUSE DAMAGE TO THE OLD BRICK.

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NEW ELEVATIONS

REVISIONS:

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A3.4

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STEPHEN PERRY

1912 LONGVIEW DR, HOLLADAY, UT 84124 · 801-301-1788
Email Lisbperry@msn.com

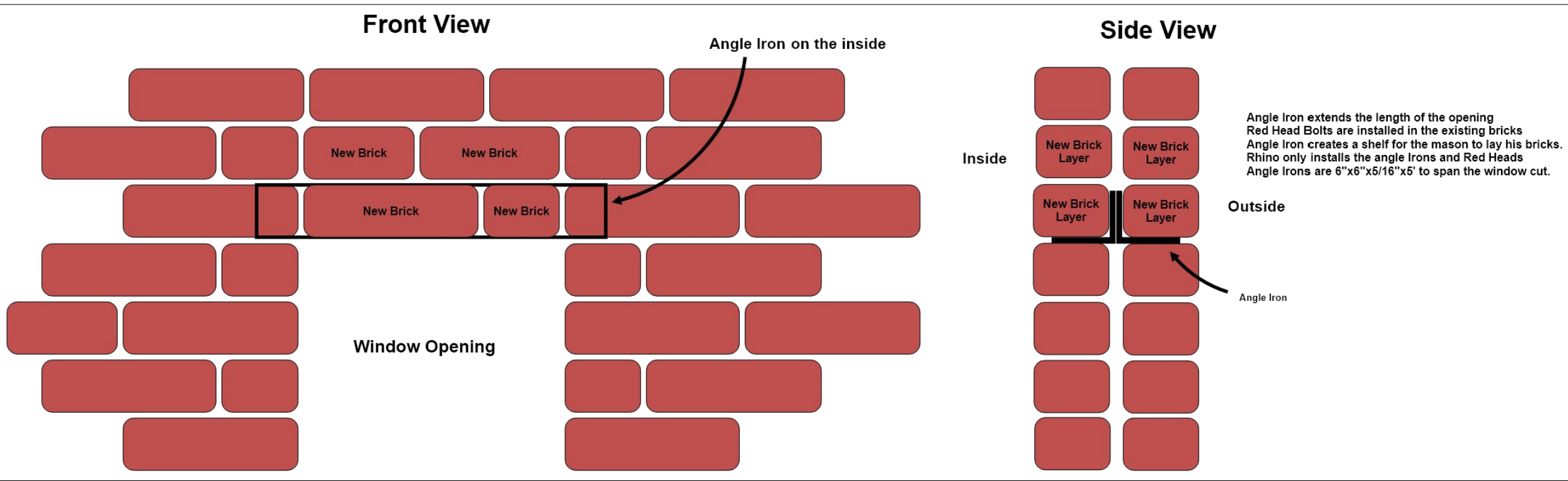
48 YRS IN THE CONSTRUCTION BUSINESS, INCLUDING RESIDENTIAL AND COMMERCIAL MASONRY. WE SPECIALIZE IN RESTORATION AND CUSTOM MASONRY. MY RESUME INCLUDES A VAST RANGE, FROM SPEC HOMES UP TO A SKI LODGES. BEAUTIFUL STONE WALLS LINING THE ESTATES IN HOLLADAY, MODERN BUNGALOWS OF THE SALT LAKE AVENUES. BEAUTIFUL CABINS AND COMMUNITIES WITHIN THE WASATCH MOUNTAINS. SMALL TO XL FIREPLACES, MAILBOX'S, POOL HOUSES, WINDOWSILLS, REMODLES AND NEW CONSTRUCTION THROUGHOUT UTAH. PR CONSTRUCTION HAS PARTNERED WITH SEVERAL OF THE BEST GENERAL CONTRACTORS IN UTAH. WE PRIDE OURSELVES IN HARD WORK, INTEGRITY AND CREATING GREAT PARTNERSHIPS WITH OUR CLIENTS.

PR CONSTRUCTION
STEPHEN PERRY
President/ Owner

Custom Brick
Restoration
Stone & Masonry
Over 40 Years Experience
Licensed & Insured

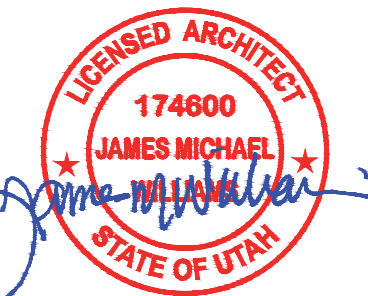
801-301-1788
1912 Longview Dr, Holladay Utah 84124
lisbperry@msn.com

LICENSE #6178539-5501



1 BASEMENT WINDOW REPAIR DETAIL
A3.6 SCALE (24x36): 1/2"=1'-0"

ae urbia
architects and engineers
2875 south decker lake drive, suite 275
salt lake city, utah 84119
phone: 801.746.0456 · fax: 801.575.6456
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OPENING
REPAIR
DETAILS

REVISIONS:

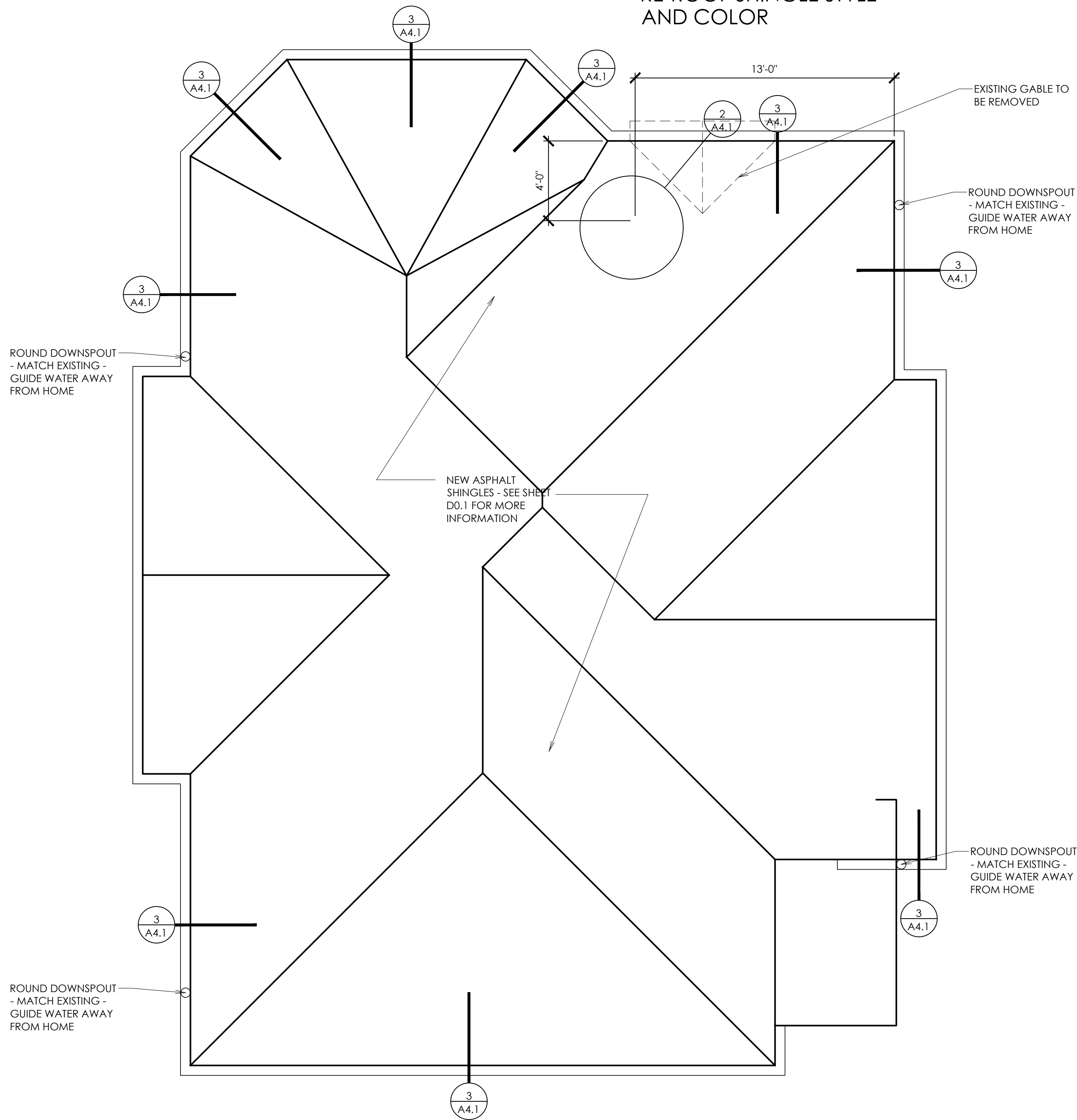
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SHEET NO.

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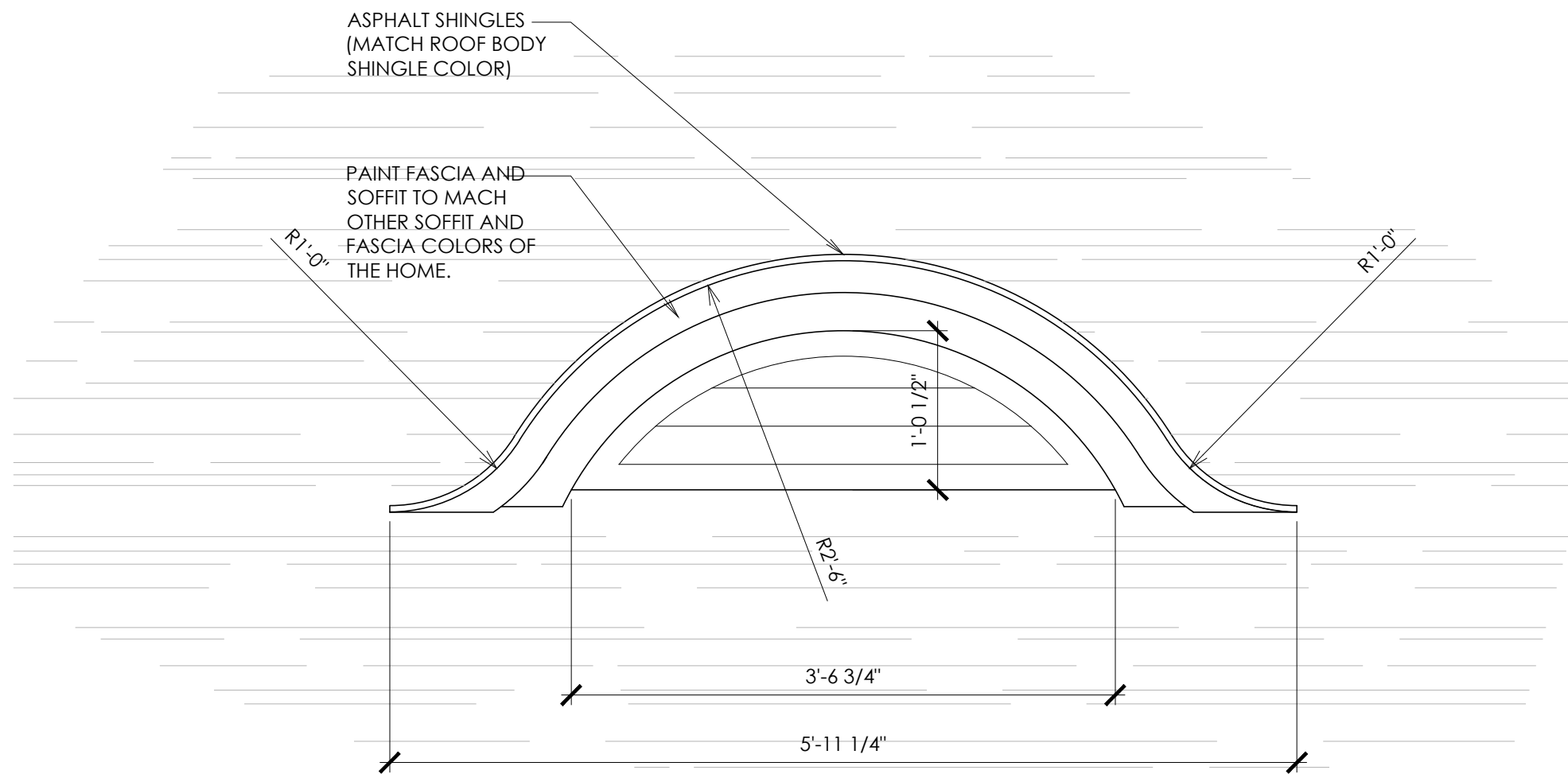
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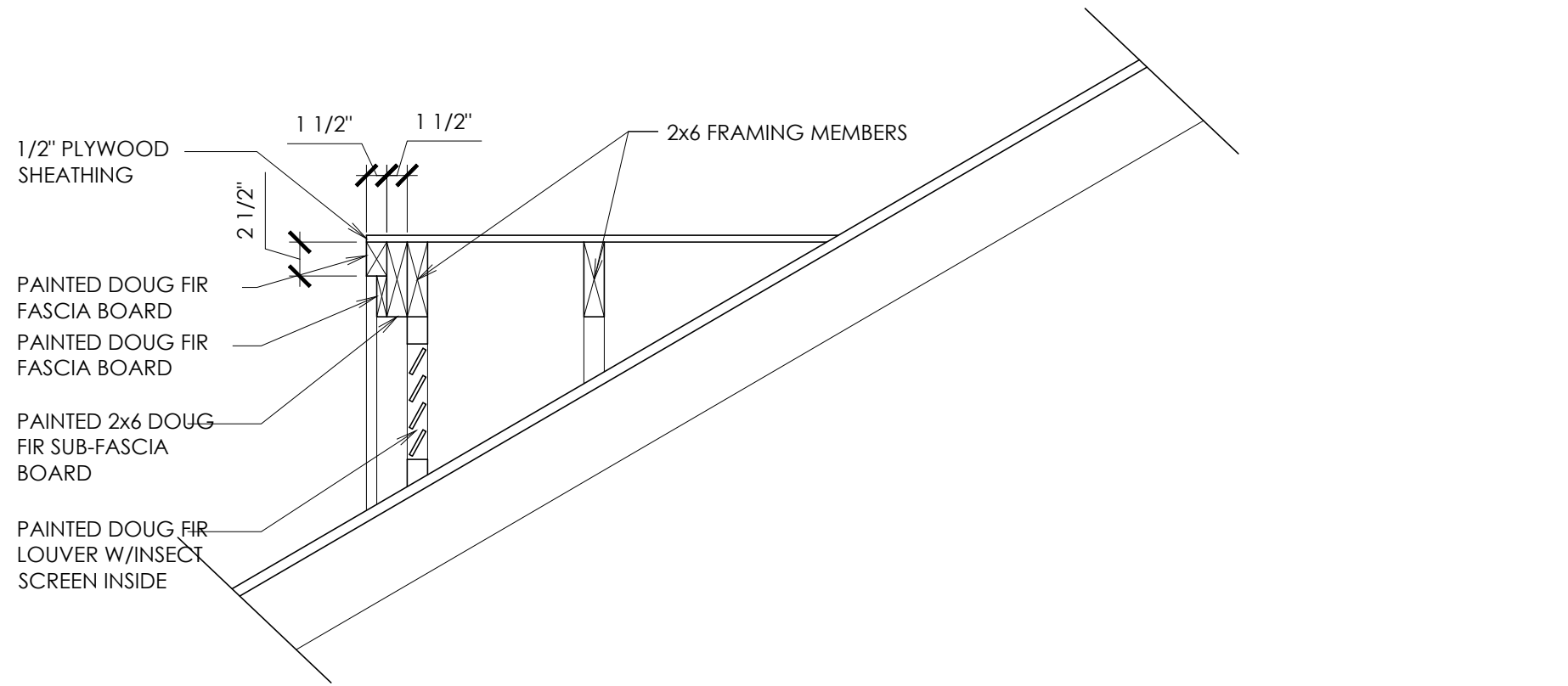
RE-ROOF SHINGLE STYLE
AND COLOR



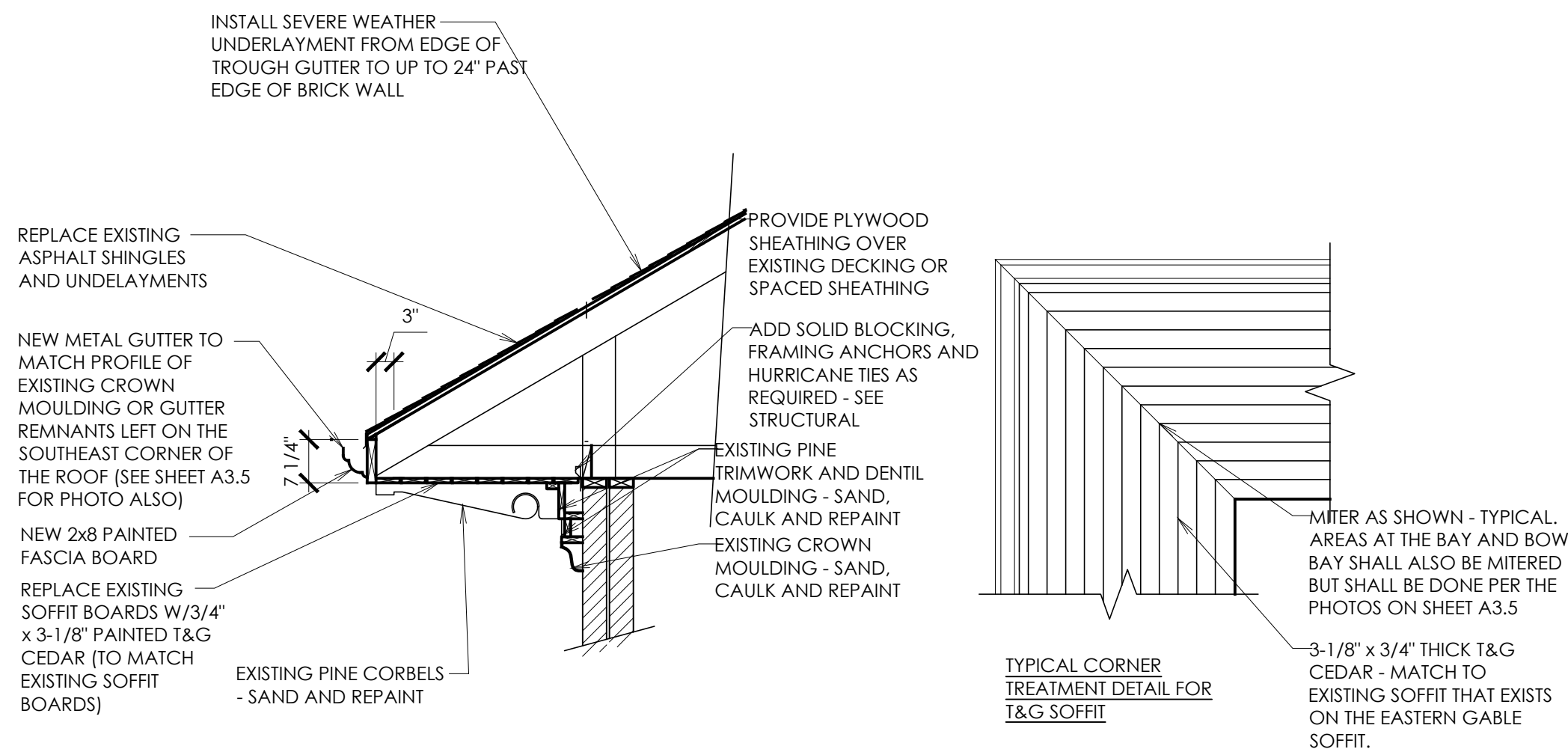
1 ROOF AND SOFFIT DETAILS
SCALE (24x36): 1/4"=1'-0"



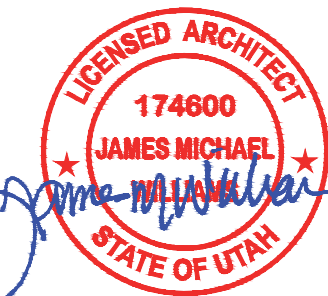
2 EYEBROW DETAIL AT NORTH ROOF
SCALE (24x36): 1"=1'-0"



3 TYPICAL SOFFIT AND FASCIA DETAIL
SCALE (24x36): 1/2"=1'-0"



ae urbia
architects and engineers
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ROOF AND SOFFIT DETAILS

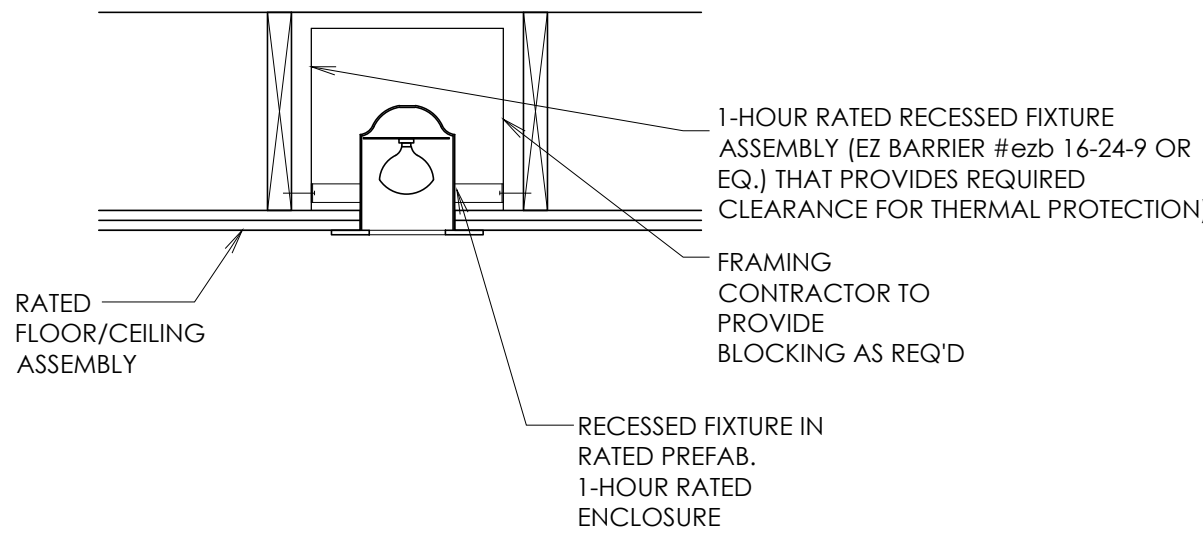
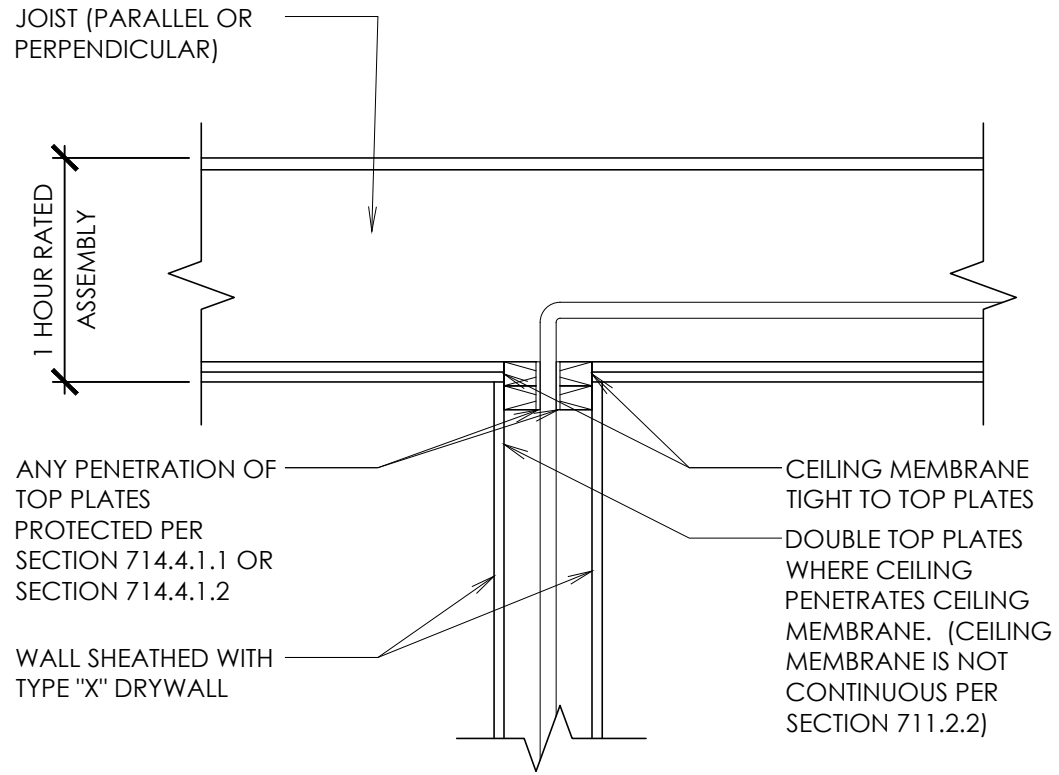
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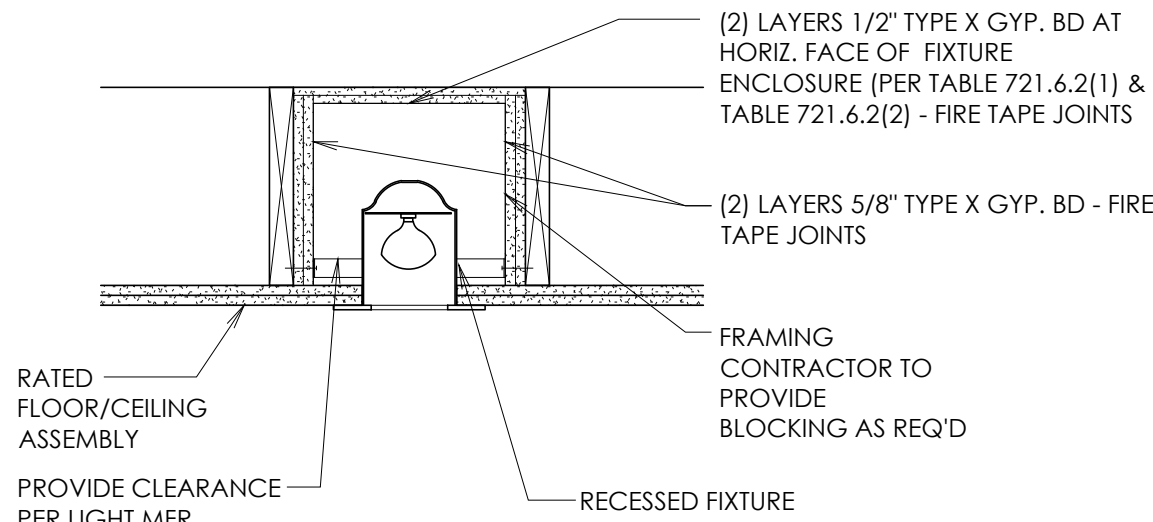
A4.1

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THE CEILING MEMBRANE OF 1- AND 2-HOUR FIRE-RESISTANCE-RATED HORIZONTAL ASSEMBLIES IS PERMITTED TO BE INTERRUPTED WITH THE DOUBLE WOOD TOP PLATE OF A WALL ASSEMBLY THAT IS SHEATHED WITH TYPE X GYPSUM WALLBOARD, PROVIDED THAT ALL PENETRATING ITEMS THROUGH THE DOUBLE TOP PLATES ARE PROTECTED IN ACCORDANCE WITH SECTION 714.4.1.1 OR 714.4.1.2 AND THE CEILING MEMBRANE IS TIGHT TO THE TOP PLATES



MANUFACTURED RATED ASSEMBLY OPTION



FRAMED RATED ASSEMBLY OPTION

PRESCRIPTIVE 1-HOUR WALL: 2" x 4" WOOD STUDS 24" ON CENTER WITH 5/8" TYPE X GYPSUM WALLBOARD APPLIED VERTICALLY OR HORIZONTALLY NAILED WITH 6D COOLER OR WALLBOARD NAILS AT 7" ON CENTER WITH END JOINTS ON NAILING MEMBERS. STAGGER JOINTS EACH SIDE. TABLE 721.1(2) ITEM 14-1.3

2x4 OR 2x6 WOOD STUDS AT 16" o.c.

5/8" TYPE "X" DRYWALL ATTACHED W/ 1" CONCRETE COATED TYPE "S" NAILS 8" O.C. W/ VERT. JOINTS LOCATED MIDWAY BETWEEN STUDS

5/8" TYPE "X" DRYWALL ATTACHED W/ 1" CONCRETE COATED TYPE "S" NAILS 8" O.C. W/ VERT. JOINTS LOCATED MIDWAY BETWEEN STUDS

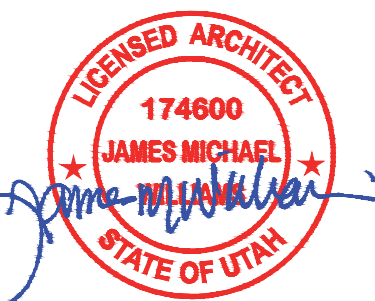
3" GLASS FIBER OR MINERAL FIBER INSULATION (OPEN FACE TOWARDS RESILIENT CHANNELS)

1-HOUR
STC = 50 (2x4)
GA FILE # WP 3242
UL# U305

1 1-HOUR RATED WALL (U305)

SCALE (24x36): 1"=1'-0"
SCALE (11x17): 1/2"=1'-0"

ae urbia
architects and engineers
2875 south decker lake drive, suite 275
salt lake city, utah 84119
phone: 801.746.0456 - fax: 801.575.6456
webpage: aeurbia.com



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RATED WALL AND CEILING DETAILS

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FLOOR-CEILING SYSTEMS, WOOD-FRAMED

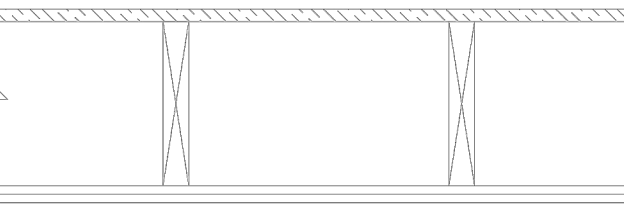
GA FILE NO. FC 5406

GENERIC

1 HOUR FIRE

35 to 39 STC SOUND

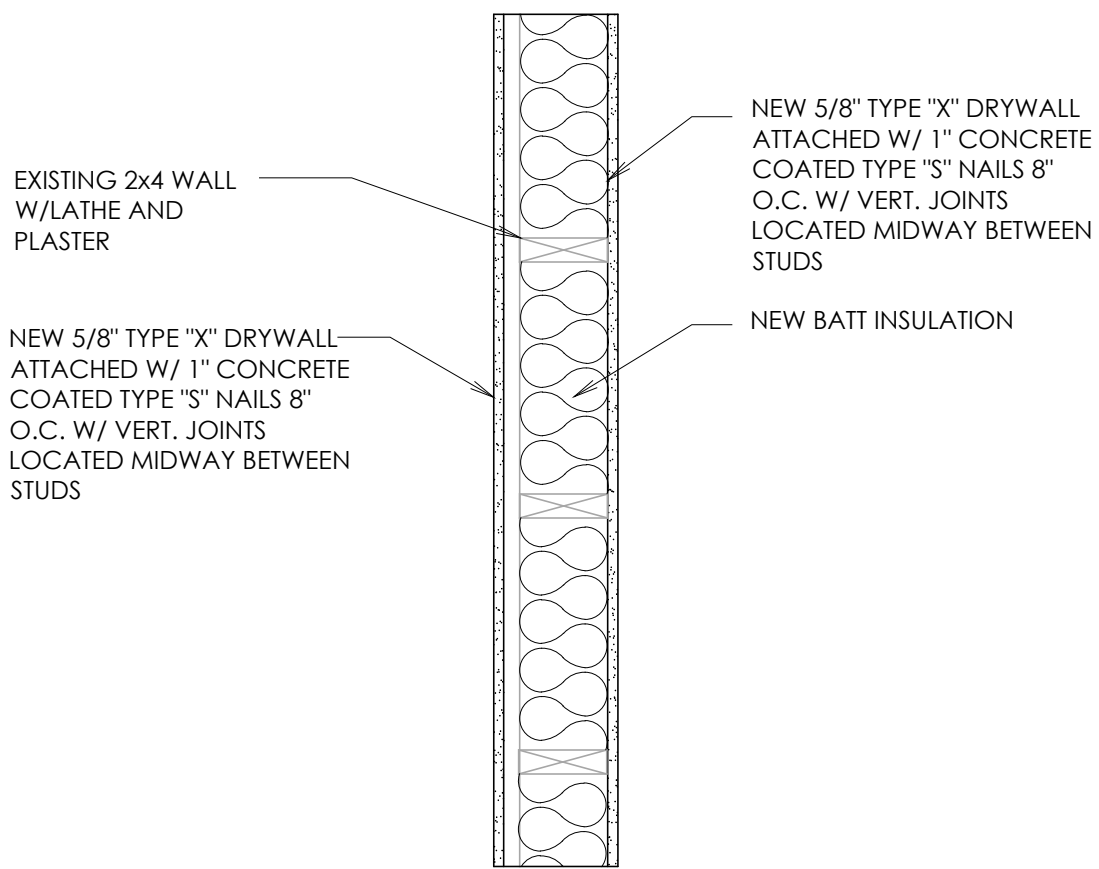
WOOD JOISTS, GYPSUM WALLBOARD
Base layer 5/8" type X gypsum wallboard applied at right angles to 2 x 10 wood joists 24" o.c. with 1 1/4" Type W or S drywall screws 24" o.c. **Face** layer 5/8" type X gypsum wallboard or gypsum veneer base applied at right angles to joists with 1 7/8" Type W or S drywall screws 12" o.c. at joints and intermediate joists and 1 1/2" Type G drywall screws 12" o.c. placed 2" back on either side of end joints. Joints offset 24" from base layer joints. Wood joists supporting 1/2" plywood with exterior glue applied at right angles to joists with 8d nails. **Ceiling provides one hour fire resistance protection for framing, including trusses.**



Approx. Ceiling Weight: 5 psf
Fire Test: FM FC 172, 2-25-72; ITS, 8-6-98
Sound Test: Estimated

11 DRYWALL AT 1-HOUR RATED FLOOR/CEILING (FC 5406)

SCALE (24x36): 1"=1'-0"
SCALE (11x17): 1/2"=1'-0"

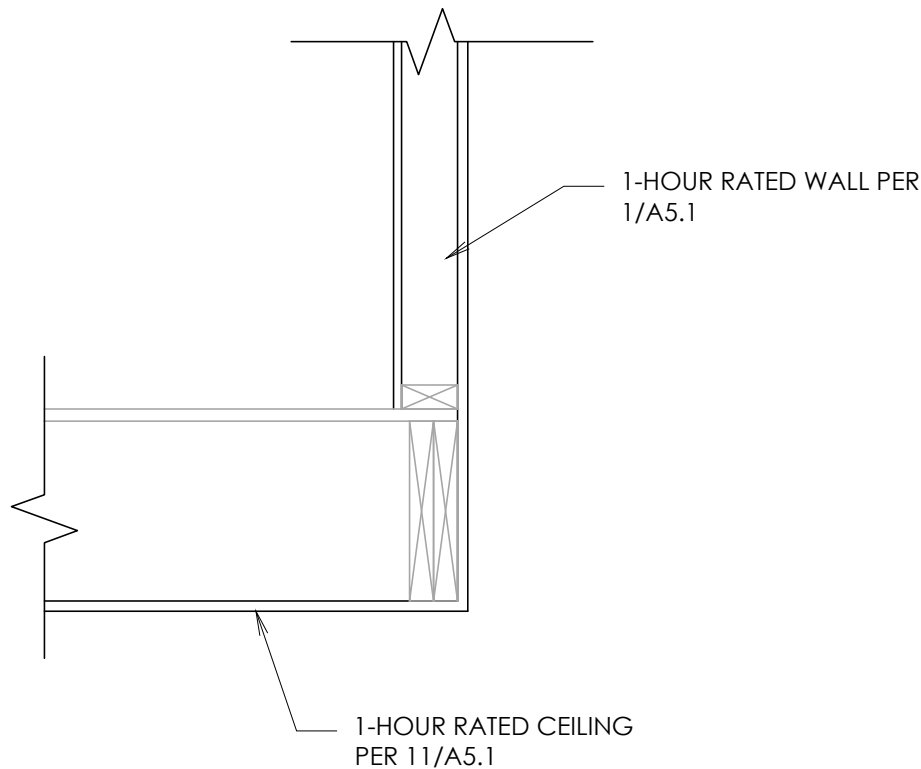


12 1-HOUR RATED DRYWALL AT EXISTING PLASTER AND LATHE WALL

SCALE (24x36): 1"=1'-0"
SCALE (11x17): 1/2"=1'-0"

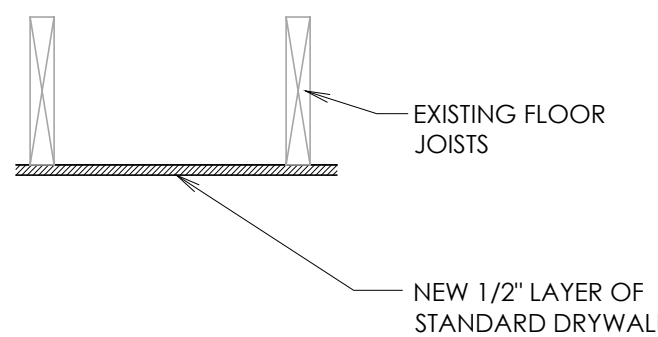
9 U305 WALL AT FC 5406 CEILING AT FOYER

SCALE (24x36): 1"=1'-0"
SCALE (11x17): 1/2"=1'-0"



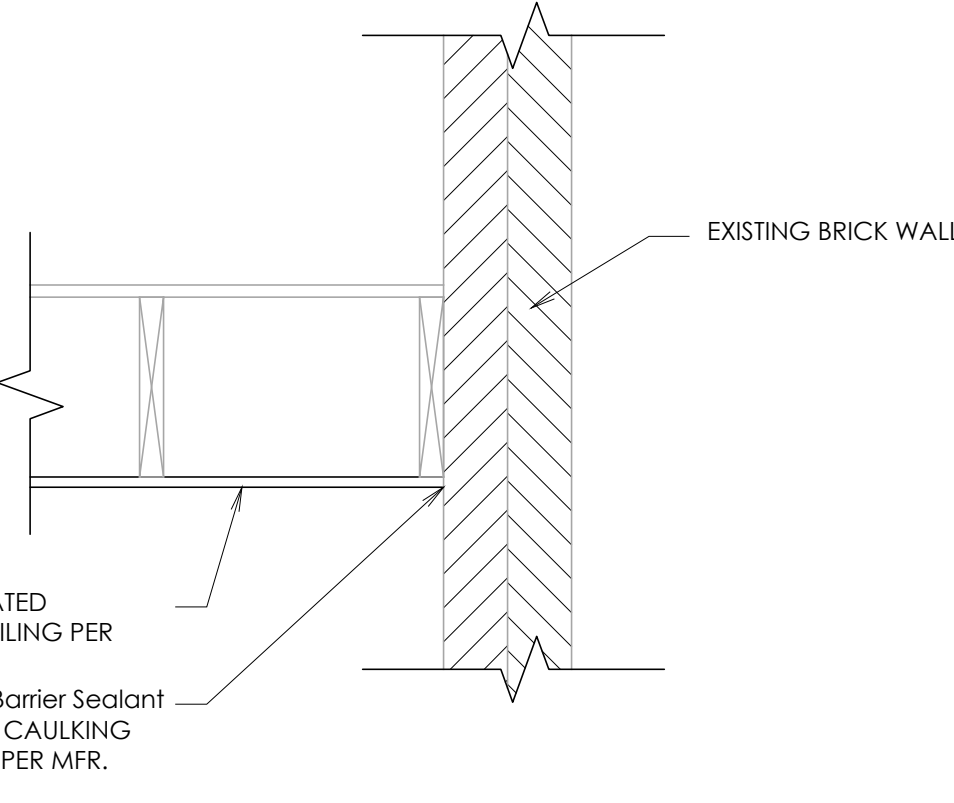
5 DRYWALL AT NON-RATED CEILING GA# WP 3644

SCALE (24x36): 1"=1'-0"
SCALE (11x17): 1/2"=1'-0"



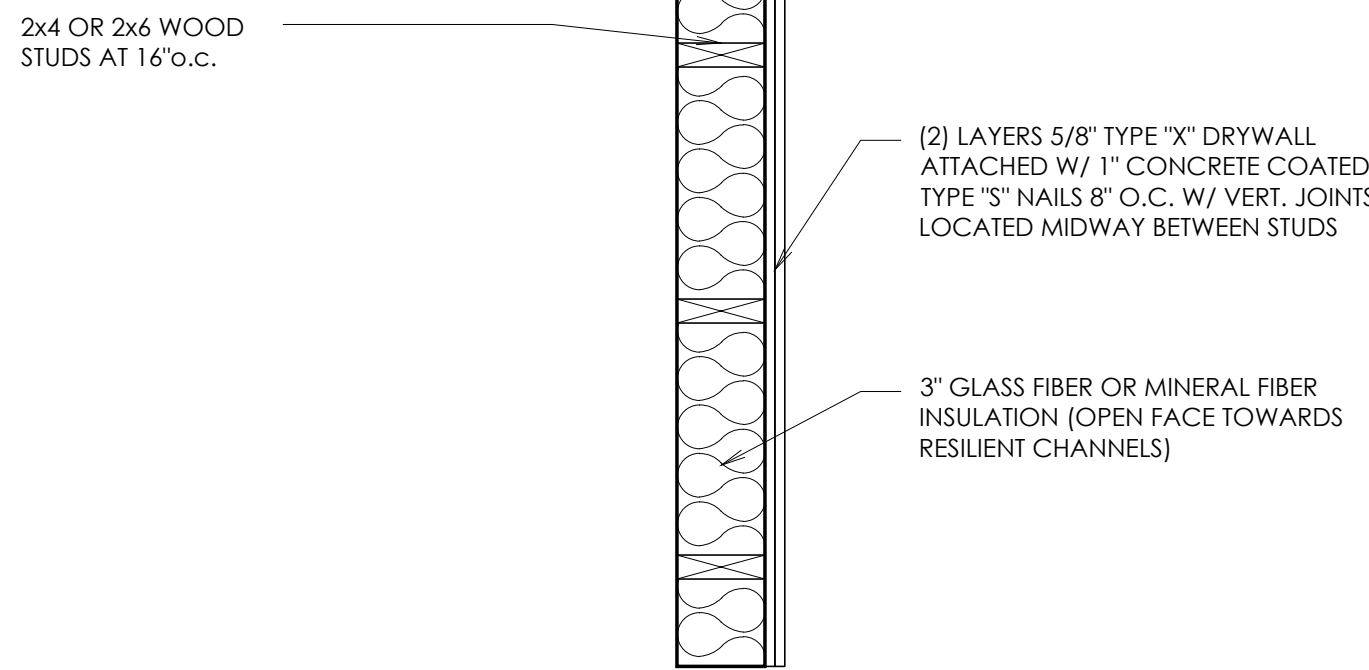
6 RATED FLOOR/CEILING AT MASONRY WALL

SCALE (24x36): 1"=1'-0"
SCALE (11x17): 1/2"=1'-0"



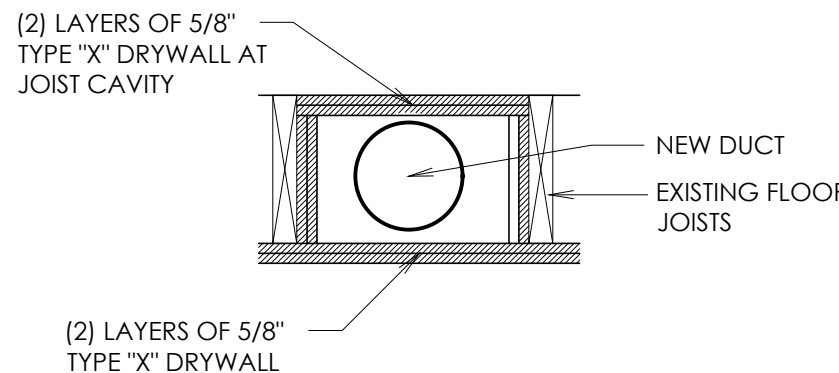
2 1-HOUR RATED WALL CONDITION 2

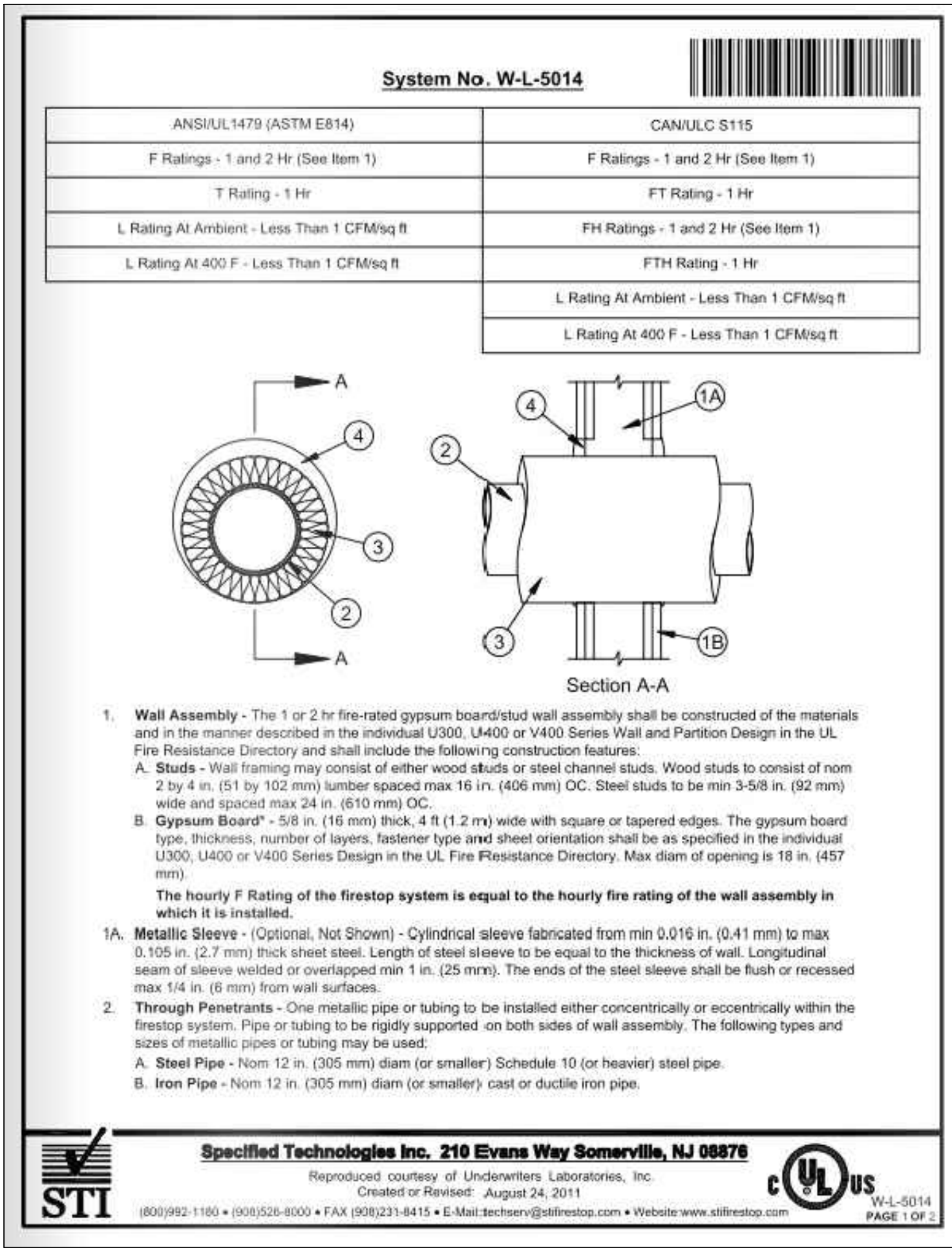
SCALE (24x36): 1"=1'-0"
SCALE (11x17): 1/2"=1'-0"



3 DRYWALL AT DUCTING FOR BASEMENT AND MAIN LEVEL LEVEL REGISTERS

SCALE (24x36): 1"=1'-0"
SCALE (11x17): 1/2"=1'-0"





8
A5.2

RATED ASSEMBLY DETAILS

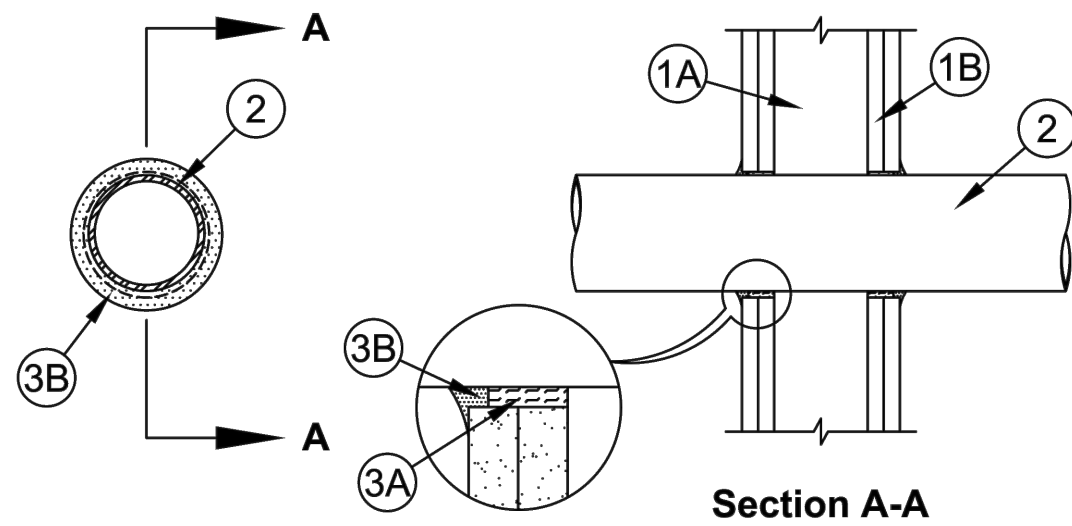
SCALE (24x36): 1"=1'-0"

SCALE (11x17): 1/2"=1'-0"

Classified by
Underwriters Laboratories, Inc.
to ASTM/UL1479 (ASTM E814)

System No. W-L-1033

F Rating - 2 Hr
T Rating - 0 Hr
L Rating At Ambient - Less Than 1 CFM/sq ft
L Rating At 400 F - Less Than 1 CFM/sq ft



1. **Wall Assembly** - The fire-rated gypsum wallboard/stud wall assembly shall be constructed of the materials and in the manner specified in the individual U300, U400 or V400 Series Wall and Partition Designs in the UL Fire Resistance Directory and shall include the following construction features:
- A. **Studs** - Wall framing may consist of either wood studs or steel channel studs. Wood studs to consist of nom 2 by 4 in. (51 by 102 mm) lumber spaced 16 in. (406 mm) OC. Steel studs to be min 2-1/2 in. wide (69 mm) and spaced max 24 in. (610 mm) OC.
- B. **Gypsum Board*** - Two layers of nom 5/8 in. (16 mm) thick gypsum wallboard, as specified in the individual Wall and Partition Design. Max diam of opening is 7 in. (178 mm).
2. **Through Penetrants** - One metallic pipe, conduit or tubing to be centered within the firestop system. Pipe, conduit or tubing to be rigidly supported on both sides of wall assembly. The following types and sizes of metallic pipes, conduits or tubing may be used:
- A. **Steel Pipe** - Nom 6 in. (152 mm) diam (or smaller) Schedule 5 (or heavier) steel pipe. A min 1/8 in. (3.2 mm) to max 1/4 in. (6 mm) annular space is required within the firestop system.
- B. **Iron Pipe** - Nom 4 in. (102 mm) diam (or smaller) cast or ductile iron pipe. A min 1/8 in. (3.2 mm) to max 1/4 in. (6 mm) annular space is required within the firestop system.
- C. **Conduit** - Nom 4 in. (102 mm) diam (or smaller) steel electrical metallic tubing or nom 6 in. (152 mm) (or smaller) rigid steel conduit. A min 1/8 in. (3.2 mm) to max 1/4 in. (6 mm) annular space is required within the firestop system.
- D. **Copper Tubing** - Nom 4 in. (102 mm) diam (or smaller) Type L (or heavier) copper tubing. A min 1/8 in. to max 3/8 in. annular space is required within the firestop system.
3. **Firestop System** - The firestop system shall consist of the following:
- A. **Packing Material** - Min 1 in. (25 mm) thickness of min 4 pcf (64 kg/m³) mineral wool batt insulation firmly packed into opening as a permanent form. Packing material to be recessed from both surfaces of wall to accommodate the required thickness of fill material.
- B. **Fill, Void or Cavity Material*** - Caulk - Min 1/4 in. (6 mm) thickness of fill material applied within the annulus on both surfaces of wall. Additional fill material to be installed such that a min 1/4 in. (6 mm) crown is formed around the penetrating item and lapping 1/2 in. (13 mm) beyond the periphery of the opening.
- MOMENTIVE PERFORMANCE MATERIALS** - Pensil 100 Caulk.
- SPECIFIED TECHNOLOGIES INC** - Pensil 100 Sealant, Pensil 300 Sealant or SpecSeal Series SIL300 Sealant.
- * Indicates such products shall bear the UL or cUL Certification Mark for jurisdictions employing the UL or cUL Certification (such as Canada), respectively.

Specified Technologies Inc. 210 Evans Way Somerville, NJ 08876

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Created or Revised: March 14, 2014

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W-L-1033
PAGE 1 OF 1

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A5.2

RATED ASSEMBLY DETAILS

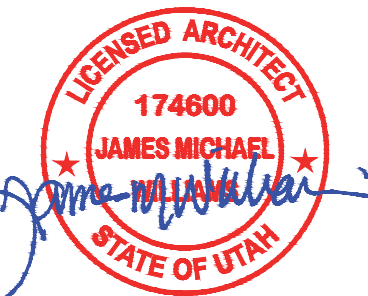
SCALE (24x36): 1"=1'-0"

SCALE (11x17): 1/2"=1'-0"

ALL DUCTWORK THAT PENETRATES THE
FIRE WALLS WILL NEED TO BE
PROTECTED BY A LISTED FIRE DAMPER
AS PER IBC 717.5.4 DUCTS THAT
PENETRATE THE CEILING ASSEMBLY
WILL NEED TO HAVE RADIATION
DAMPERS AS PER IBC 717.6.2.

ae urbia
architects and engineers

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salt lake city, utah 84119
phone: 801.746.0456 • fax: 801.375.6456
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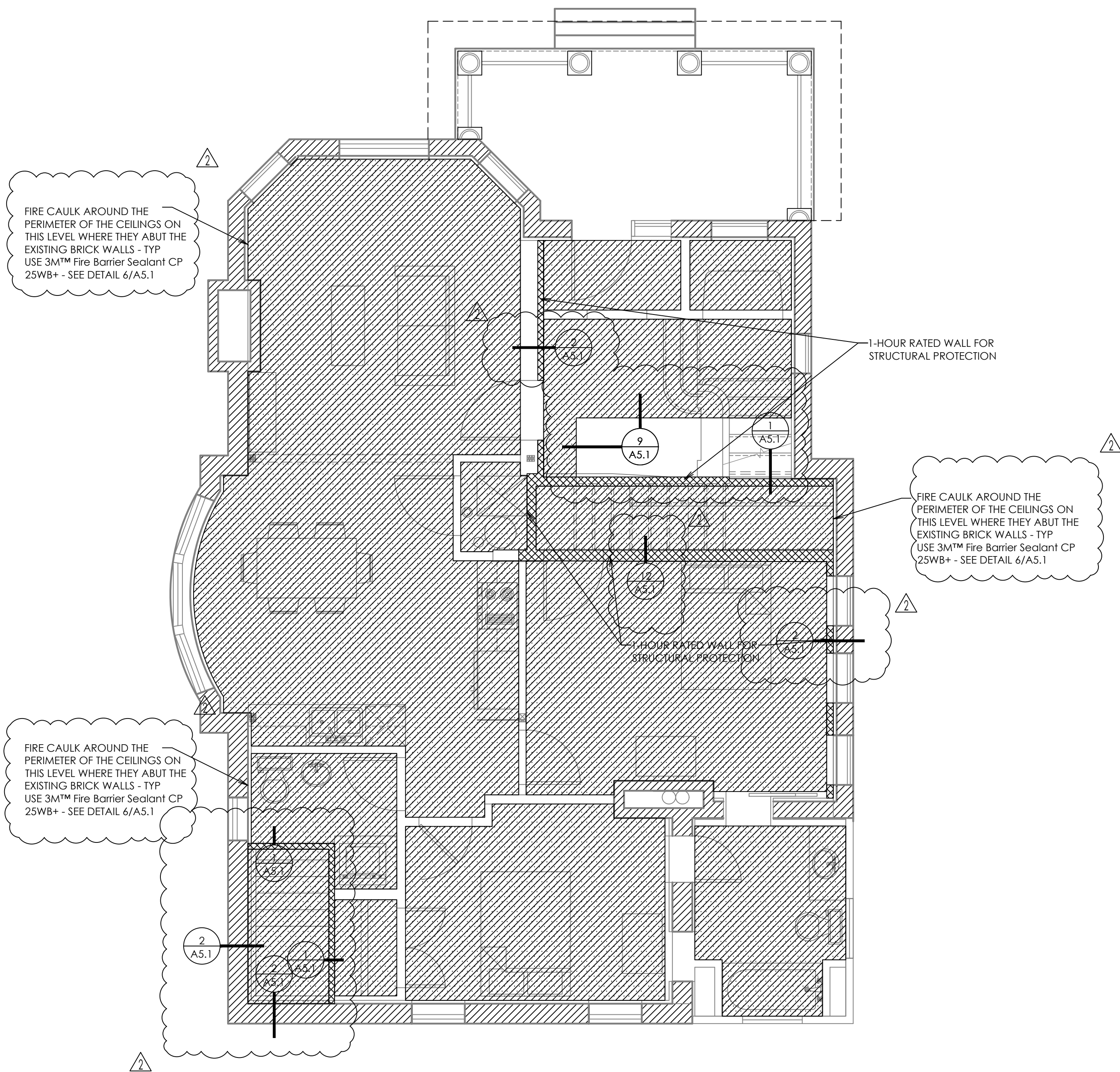
RATED WALL
AND CEILING
DETAILS

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REFLECTED CEILING LEGEND

1-HOUR RATED CEILING - SEE DETAIL 11/A5.1
FOR PENETRATIONS IN THE CEILING, SEE OTHER DETAILS ON SHEETS A5.1&A5.2

STANDARD NON-RATED DRYWALL CEILING

FIRE RATING NOTES

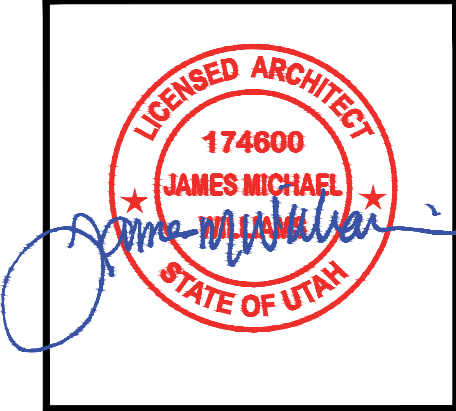
ALL DUCTWORK THAT PENETRATES THE FIRE WALLS WILL NEED TO BE PROTECTED BY A LISTED FIRE DAMPER AS PER IBC 717.5.4
DUCTS THAT PENETRATE THE CEILING ASSEMBLY WILL NEED TO HAVE RADIATION DAMPERS AS PER IBC 717.6.2.

1 MAIN LEVEL REFLECTED CEILING PLAN

A5.1 SCALE () 30x42 1/4"=1'-0"
SCALE () 18x24 1/8"=1'-0"

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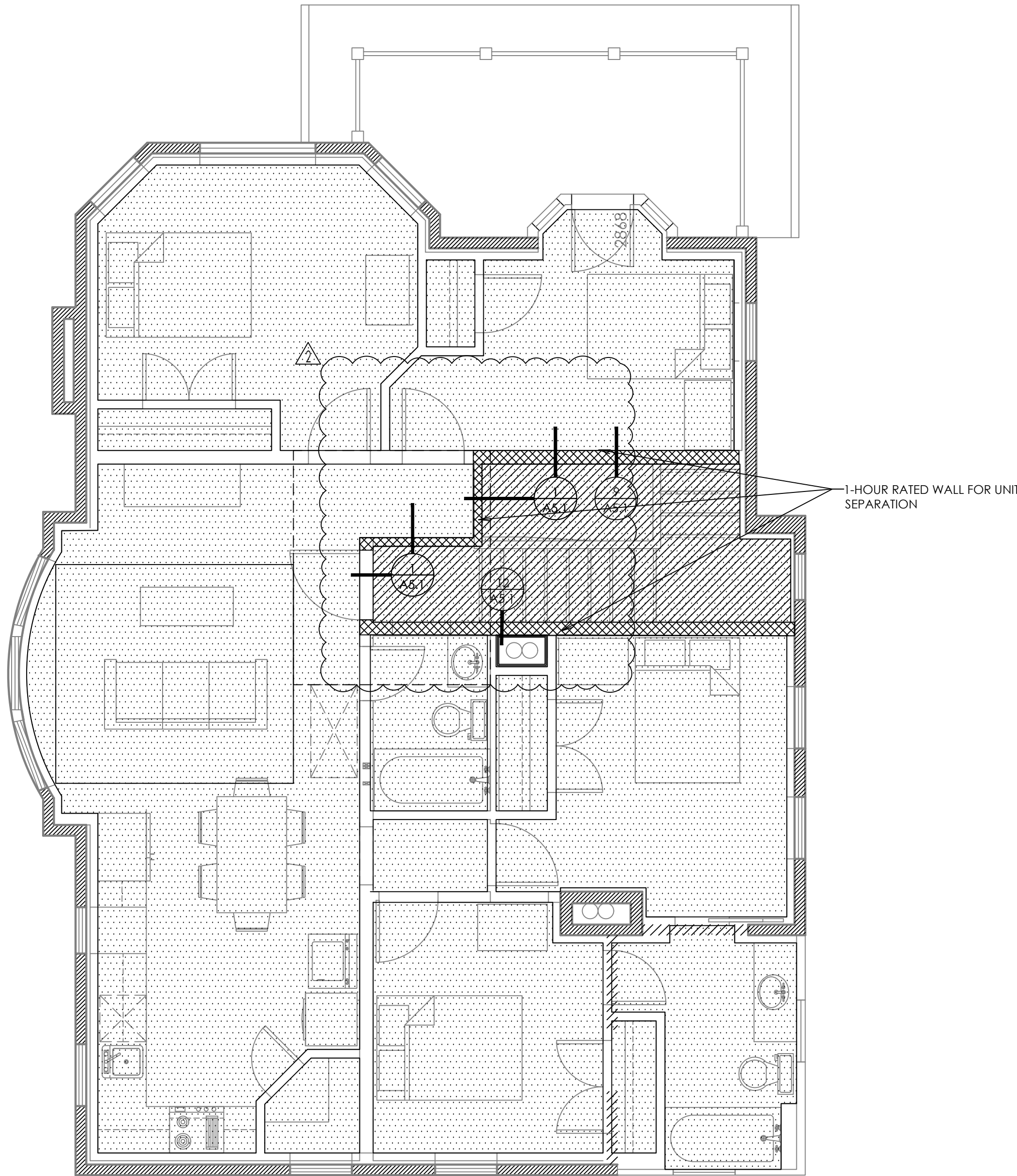
**MAIN FLOOR
REFLECTED
CLG PLAN**

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A8.1

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REFLECTED CEILING LEGEND

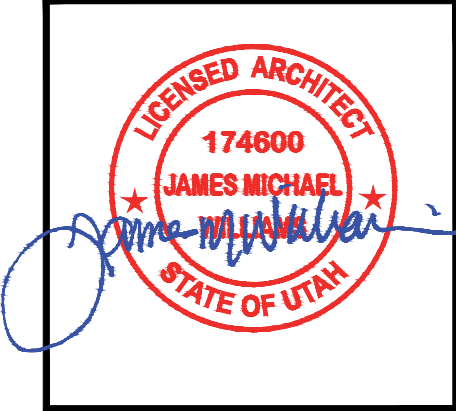
- 1-HOUR RATED CEILING - SEE DETAIL 11/A5.1 FOR PENETRATIONS IN THE CEILING. SEE OTHER DETAILS ON SHEETS A5.1&A5.2
- STANDARD NON-RATED DRYWALL CEILING

FIRE RATING NOTES

ALL DUCTWORK THAT PENETRATES THE FIRE WALLS WILL NEED TO BE PROTECTED BY A LISTED FIRE DAMPER AS PER IBC 717.5.4
 DUCTS THAT PENETRATE THE CEILING ASSEMBLY WILL NEED TO HAVE RADIATION DAMPERS AS PER IBC 717.6.2.

1 UPPER LEVEL REFLECTED CEILING PLAN
 A8.1 SCALE () 30x42 1/4"=1'-0"
 SCALE () 18x24 1/8"=1'-0"

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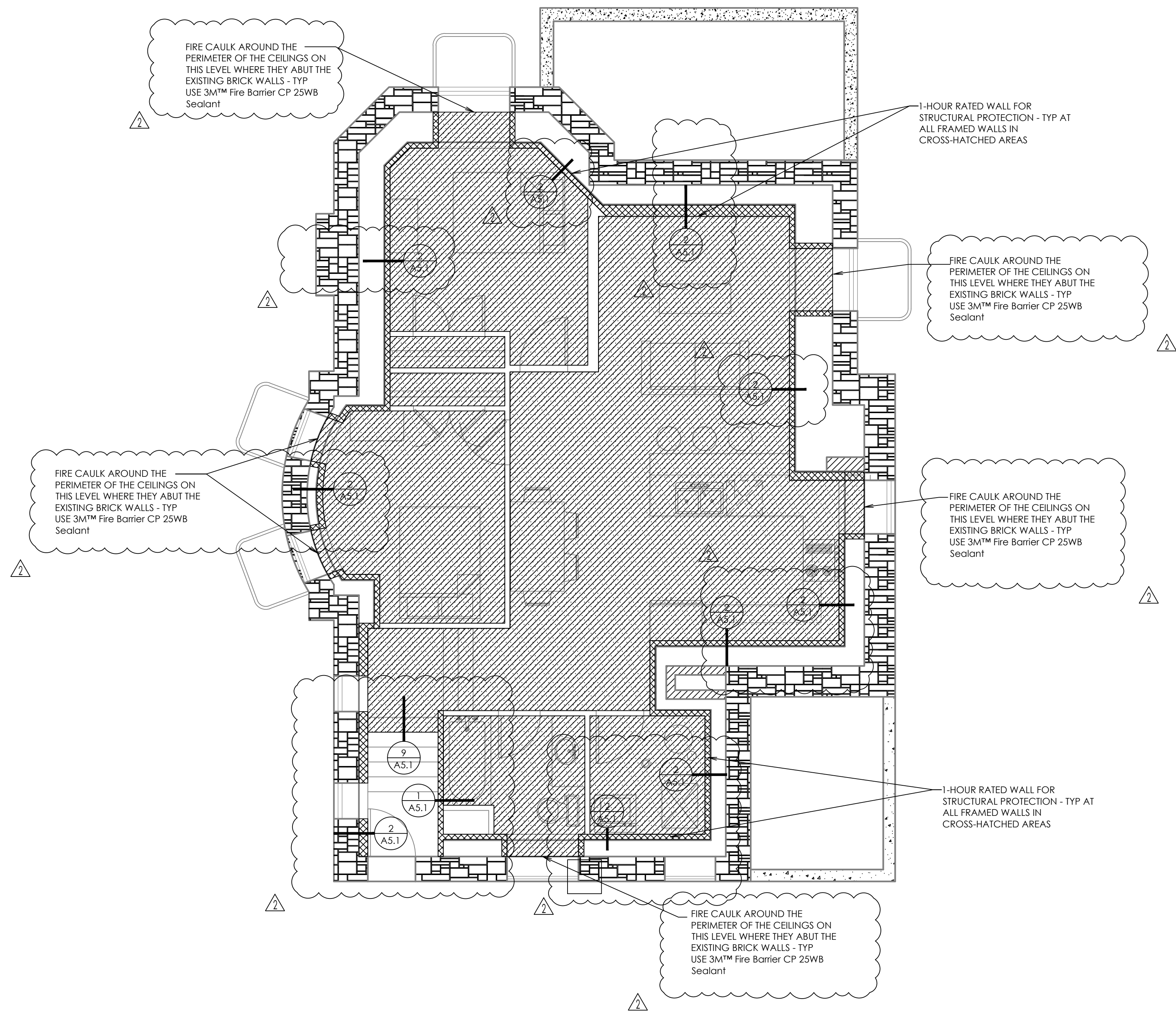
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 UPPER FLOOR
 REFLECTED
 CLG PLAN

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REFLECTED CEILING LEGEND

1-HOUR RATED CEILING - SEE DETAIL 11/A5.1 FOR PENETRATIONS IN THE CEILING. SEE OTHER DETAILS ON SHEETS A5.1&A5.2

STANDARD NON-RATED DRYWALL CEILING

FIRE RATING NOTES

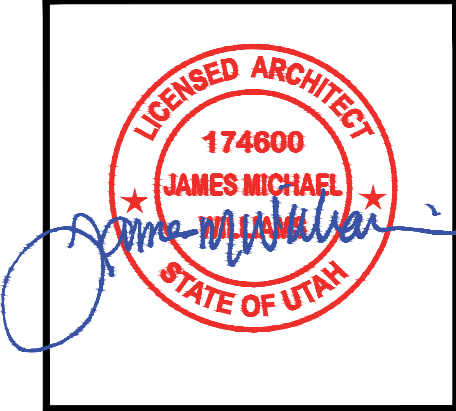
ALL DUCTWORK THAT PENETRATES THE FIRE WALLS WILL NEED TO BE PROTECTED BY A LISTED FIRE DAMPER AS PER IBC 717.5.4
DUCTS THAT PENETRATE THE CEILING ASSEMBLY WILL NEED TO HAVE RADIATION DAMPERS AS PER IBC 717.6.2.

1 BASEMENT REFLECTED CEILING PLAN

A8.3 SCALE () 30x42 1/4"=1'-0"
SCALE () 18x24 1/8"=1'-0"

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BASEMENT
REFLECTED
CLG PLAN

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A8.3

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1
A9.1

EXISTING
WEST SIDE WINDOW 1

SCALE (24x36): 1/4"=1'-0"



2
A9.1

EXISTING
WEST WINDOW 2

SCALE (24x36): 1/4"=1'-0"



3
A9.1

EXISTING
EAST SIDE WINDOW

SCALE (24x36): 1/4"=1'-0"

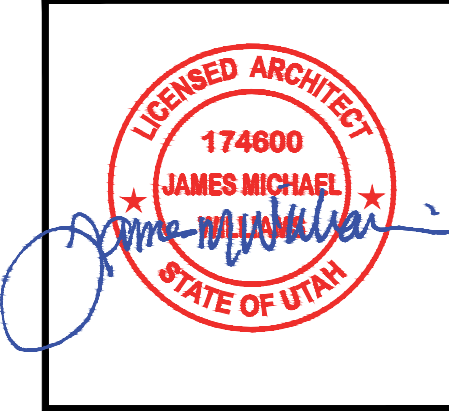


4
A9.1

EXISTING
SOUTH SIDE WINDOW

SCALE (24x36): 1/4"=1'-0"

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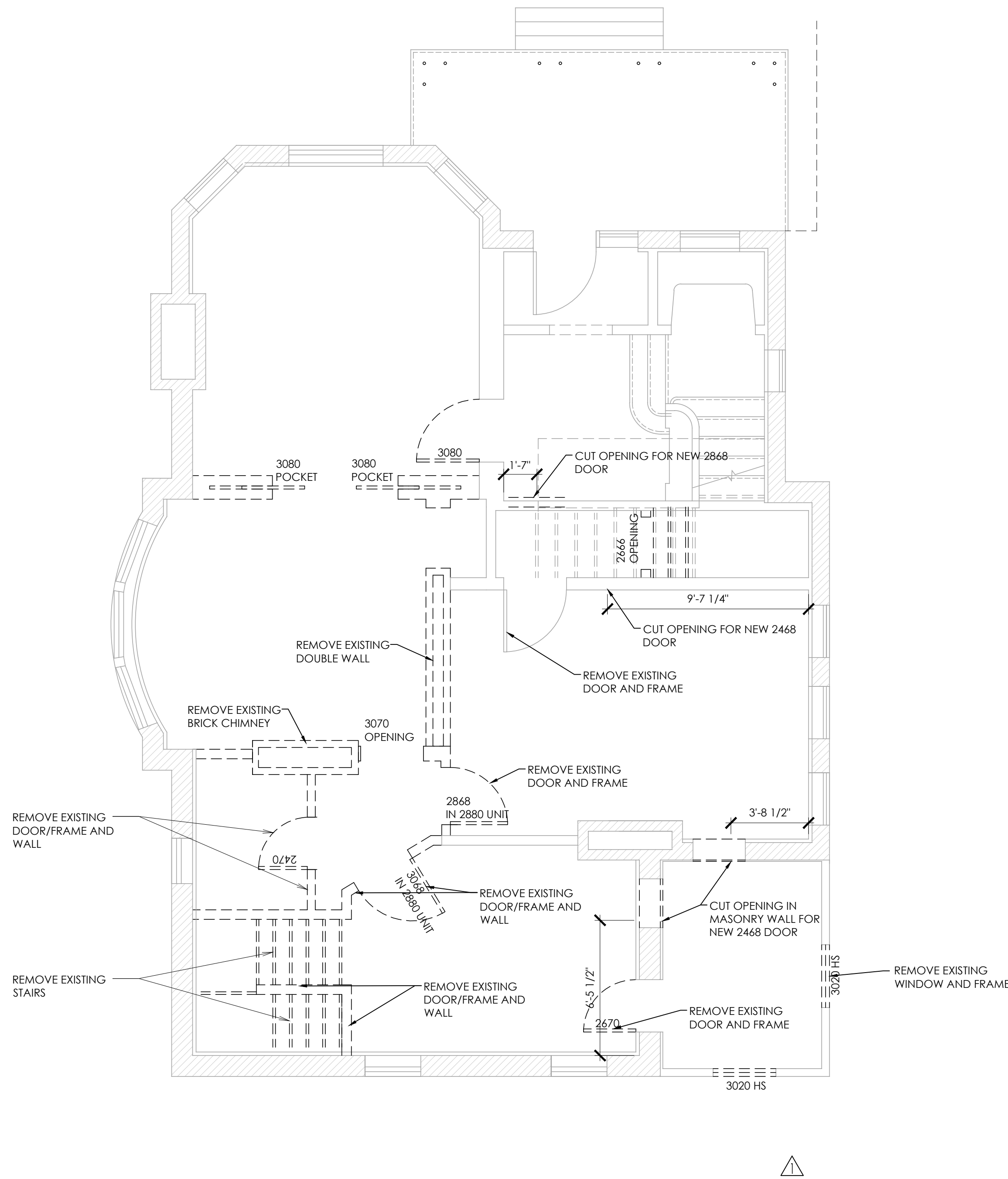


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EXISTING WINDOW PHOTOS FOR REPLACEMENT
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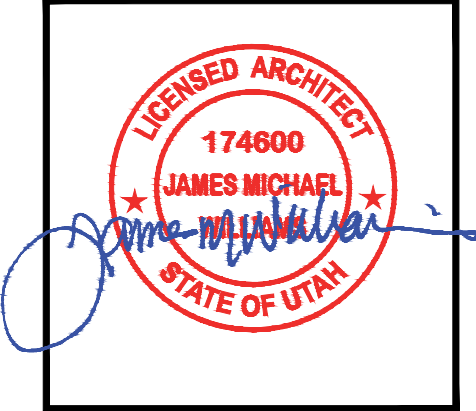
1 MAIN LEVEL DEMOLITION PLAN
D1.1 SCALE (24x36): 1/4"=1'-0"

- DEMOLITION NOTES:
1. CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS PRIOR TO STARTING DEMOLITION.
 2. CONTRACTOR IS RESPONSIBLE FOR ALL REQUIRED SHORING PRIOR TO ANY DEMOLITION OF EXISTING STRUCTURE.
 3. ANY DAMAGE TO THE EXISTING STRUCTURE AS A RESULT OF THE CONTRACTOR OR HIS SUBS, SHALL BE REPAIRED AND OR REPLACED AT THE CONTRACTORS EXPENSE.
 4. CONTRACTOR SHALL PREVENT DEBRIS FROM ENTERING OTHER AREAS OF THE STRUCTURE OR SITE WHICH ARE NOTE BEING REMODELED.
 5. ALL MATERIALS FROM DEMOLITION SHALL BE REMOVED FROM THE SITE AND PROPERLY DISPOSED OF BY THE CONTRACTOR.
 6. THE CONTRACTOR SHALL FIELD VERIFY ALL STRUCTURAL CONDITIONS (NEW AND EXISTING) AND NOTIFY JMWA OF ANY DISCREPANCIES OR ADDITIONAL ASSISTANCE THAT MAY BE REQUIRED.
 7. THE CONTRACTOR SHALL PROVIDE BARRICADES, WARNING SIGNS, ETC. AS REQUIRED FOR PROJECT.
 8. THE CONTRACTOR IS RESPONSIBLE FOR THE SAFETY OF ALL WORKMEN, OWNERS, TENANTS, AND PUBLIC AT THE JOB SITE.
 9. THE CONTRACTOR SHALL COORDINATE ALL PHASES OF DEMOLITION AND WORK WITH OWNER PRIOR TO DEMOLITION.
 10. CONTRACTOR SHALL PROTECT EXISTING TREES AND OTHER VEGETATION DURING DEMOLITION AND CONSTRUCTION. SOME TREES AND OTHER VEGETATION MAY HAVE TO BE TEMPORARILY RELOCATED, OR REPLACED.
 11. CONTRACTOR SHALL PROPERLY LOCATE AND MARK ALL UTILITIES PRIOR TO DEMOLITION.
 12. RELOCATE SPRINKLER LINES AND OTHER UTILITY LINES AS REQUIRED; COORDINATE WITH BUILDING MANAGER TO PROVIDE AS-BUILT DRAWINGS.
 13. THE CONTRACTOR IS RESPONSIBLE FOR IDENTIFYING ANY HEALTH HAZARDS AND PROPERLY MITIGATING THEM.
 14. THE CONTRACTOR SHALL PROPERLY CAP ABANDONED LINES AS REQUIRED.
 15. THE CONTRACTOR SHALL BE RESPONSIBLE TO DISCONNECT SERVICES (SUCH AS WATER, ELECTRICAL, GAS, ETC.) AS REQUIRED FOR DEMOLITION WORK.
 16. THE CONTRACTOR SHALL USE EQUIPMENT THAT IS SUITABLE FOR DEMOLITION BEING PERFORMED.
 17. EDGES OF MATERIALS TO REMAIN SHALL BE PROPERLY SAWCUT.
 18. CONTRACTOR SHALL IDENTIFY ALL BEARING WALLS PRIOR TO STARTING SELECTIVE DEMOLITION.
 19. ALL TEMPORARY SHORING IS A MEANS AND METHODS TO BE DETERMINED BY THE GENERAL CONTRACTOR AND SUBCONTRACTORS.
 20. BEARING WALLS THAT ARE REMOVED SHALL BE REPLACED WITH BEAMS AND COLUMNS. THE MEANS AND METHODS OF INSTALLING NEW BEAMS AND COLUMNS TO REPLACE EXISTING BEARING WALLS IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR AND THE SUBCONTRACTORS.
 21. ADDITIONAL EXCAVATION OF THE EXISTING BASEMENT OR CRAWLSPACE SHALL NOT DISTURB THE EXISTING FOUNDATION WALLS. ALL UNDERPINNING OR NEW RETAINING WALLS USED IN CONJUNCTION WITH LOWERING THE BASEMENT FLOOR MUST BE ENGINEERED AND DETAILED PRIOR TO DOING THE WORK.
 22. EXISTING INTERIOR BEARING WALLS LOCATED IN THE BASEMENT OR CRAWL SPACE MUST BE UNDERPINNED AS REQUIRED OR EXTENDED AS REQUIRED DUE TO THE BASEMENT FLOOR EXCAVATION, OR REMOVED AND REPLACED AS NEEDED. GENERAL CONTRACTOR IS RESPONSIBLE TO COORDINATE AS NEEDED.
 23. ALL NEW WORK SHALL COMPLY WITH THE CURRENT ADOPTED BUILDING CODES AND LOCAL ORDINANCES.

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salt lake city, utah 84119
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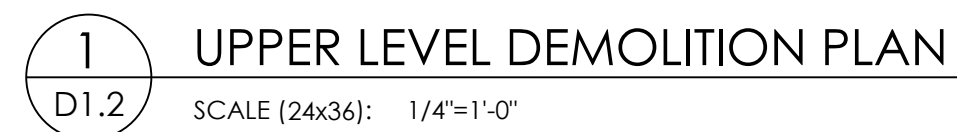
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MAIN LEVEL
DEMO PLAN

REVISIONS:

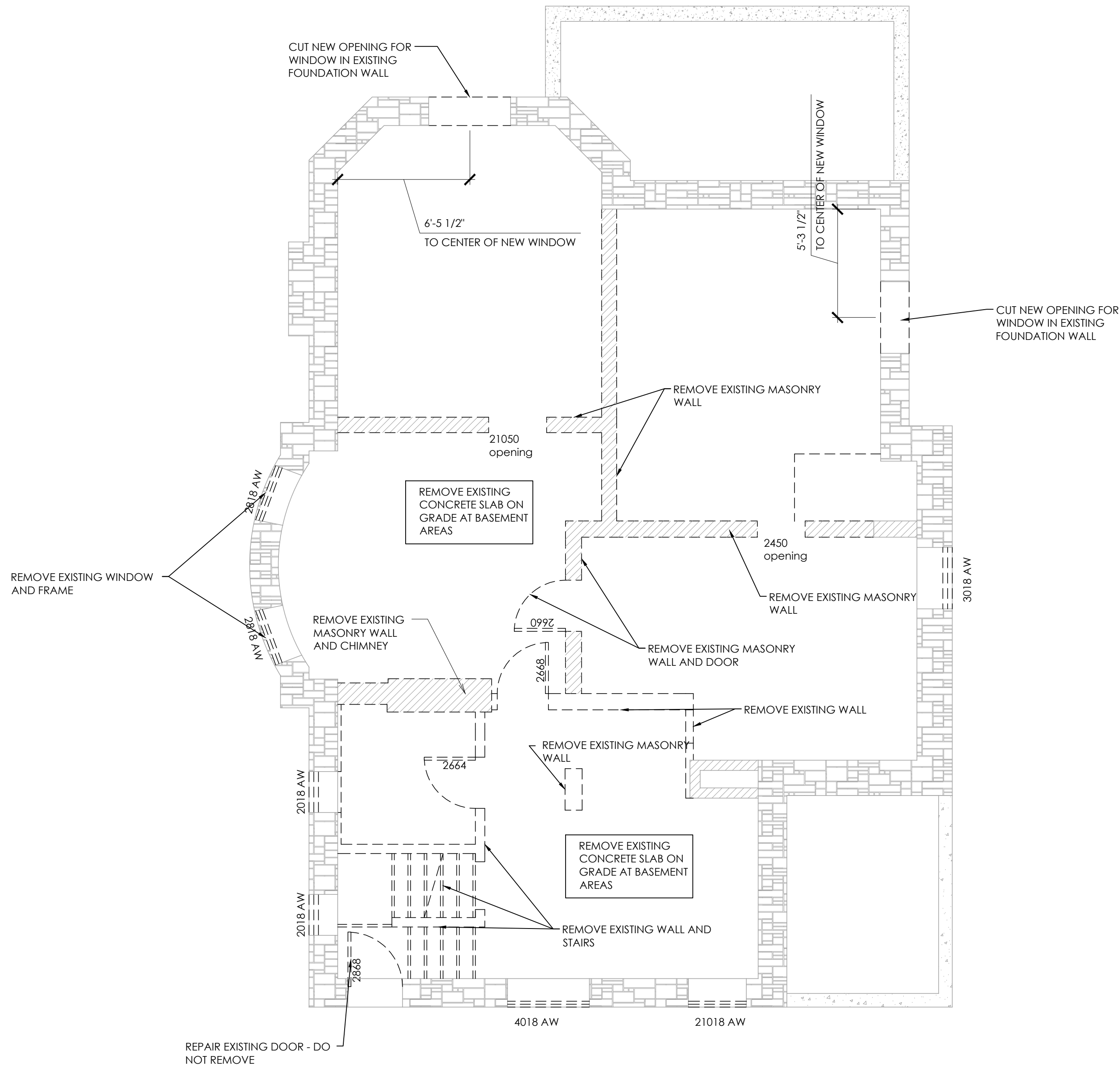
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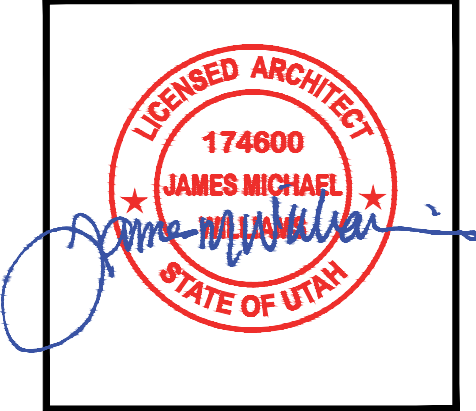
1 BASEMENT LEVEL DEMOLITION PLAN
D1.3 SCALE (24x36): 1/4"=1'-0"

- DEMOLITION NOTES:
1. CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS PRIOR TO STARTING DEMOLITION.
 2. CONTRACTOR IS RESPONSIBLE FOR ALL REQUIRED SHORING PRIOR TO ANY DEMOLITION OF EXISTING STRUCTURE.
 3. ANY DAMAGE TO THE EXISTING STRUCTURE AS A RESULT OF THE CONTRACTOR OR HIS SUBS, SHALL BE REPAIRED AND OR REPLACED AT THE CONTRACTORS EXPENSE.
 4. CONTRACTOR SHALL PREVENT DEBRIS FROM ENTERING OTHER AREAS OF THE STRUCTURE OR SITE WHICH ARE NOTE BEING REMODELED.
 5. ALL MATERIALS FROM DEMOLITION SHALL BE REMOVED FROM THE SITE AND PROPERLY DISPOSED OF BY THE CONTRACTOR.
 6. THE CONTRACTOR SHALL FIELD VERIFY ALL STRUCTURAL CONDITIONS (NEW AND EXISTING) AND NOTIFY JMWA OF ANY DISCREPANCIES OR ADDITIONAL ASSISTANCE THAT MAY BE REQUIRED.
 7. THE CONTRACTOR SHALL PROVIDE BARRICADES, WARNING SIGNS, ETC. AS REQUIRED FOR PROJECT.
 8. THE CONTRACTOR IS RESPONSIBLE FOR THE SAFETY OF ALL WORKMEN, OWNERS, TENANTS, AND PUBLIC AT THE JOB SITE.
 9. THE CONTRACTOR SHALL COORDINATE ALL PHASES OF DEMOLITION AND WORK WITH OWNER PRIOR TO DEMOLITION.
 10. CONTRACTOR SHALL PROTECT EXISTING TREES AND OTHER VEGETATION DURING DEMOLITION AND CONSTRUCTION. SOME TREES AND OTHER VEGETATION MAY HAVE TO BE TEMPORARILY RELOCATED, OR REPLACED.
 11. CONTRACTOR SHALL PROPERLY LOCATE AND MARK ALL UTILITIES PRIOR TO DEMOLITION.
 12. RELOCATE SPRINKLER LINES AND OTHER UTILITY LINES AS REQUIRED; COORDINATE WITH BUILDING MANAGER TO PROVIDE AS-BUILT DRAWINGS.
 13. THE CONTRACTOR IS RESPONSIBLE FOR IDENTIFYING ANY HEALTH HAZARDS AND PROPERLY MITIGATING THEM.
 14. THE CONTRACTOR SHALL PROPERLY CAP ABANDONED LINES AS REQUIRED.
 15. THE CONTRACTOR SHALL BE RESPONSIBLE TO DISCONNECT SERVICES (SUCH AS WATER, ELECTRICAL, GAS, ETC.) AS REQUIRED FOR DEMOLITION WORK.
 16. THE CONTRACTOR SHALL USE EQUIPMENT THAT IS SUITABLE FOR DEMOLITION BEING PERFORMED.
 17. EDGES OF MATERIALS TO REMAIN SHALL BE PROPERLY SAWCUT.
 18. CONTRACTOR SHALL IDENTIFY ALL BEARING WALLS PRIOR TO STARTING SELECTIVE DEMOLITION.
 19. ALL TEMPORARY SHORING IS A MEANS AND METHODS TO BE DETERMINED BY THE GENERAL CONTRACTOR AND SUBCONTRACTORS.
 20. BEARING WALLS THAT ARE REMOVED SHALL BE REPLACED WITH BEAMS AND COLUMNS. THE MEANS AND METHODS OF INSTALLING NEW BEAMS AND COLUMNS TO REPLACE EXISTING BEARING WALLS IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR AND THE SUBCONTRACTORS.
 21. ADDITIONAL EXCAVATION OF THE EXISTING BASEMENT OR CRAWLSPACE SHALL NOT DISTURB THE EXISTING FOUNDATION WALLS. ALL UNDERPINNING OR NEW RETAINING WALLS USED IN CONJUNCTION WITH LOWERING THE BASEMENT FLOOR MUST BE ENGINEERED AND DETAILED PRIOR TO DOING THE WORK.
 22. EXISTING INTERIOR BEARING WALLS LOCATED IN THE BASEMENT OR CRAWL SPACE MUST BE UNDERPINNED AS REQUIRED OR EXTENDED AS REQUIRED DUE TO THE BASEMENT FLOOR EXCAVATION, OR REMOVED AND REPLACED AS NEEDED. GENERAL CONTRACTOR IS RESPONSIBLE TO COORDINATE AS NEEDED.
 23. ALL NEW WORK SHALL COMPLY WITH THE CURRENT ADOPTED BUILDING CODES AND LOCAL ORDINANCES.

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architects and engineers

2875 south decker lake drive, suite 275
salt lake city, utah 84119
phone: 801.746.0456 - fax: 801.575.6456
web page: aeurbia.com



1106 SOUTH TEMPLE REMODEL
1106 E SOUTH TEMPLE
SALT LAKE CITY, UTAH

AE2020.138

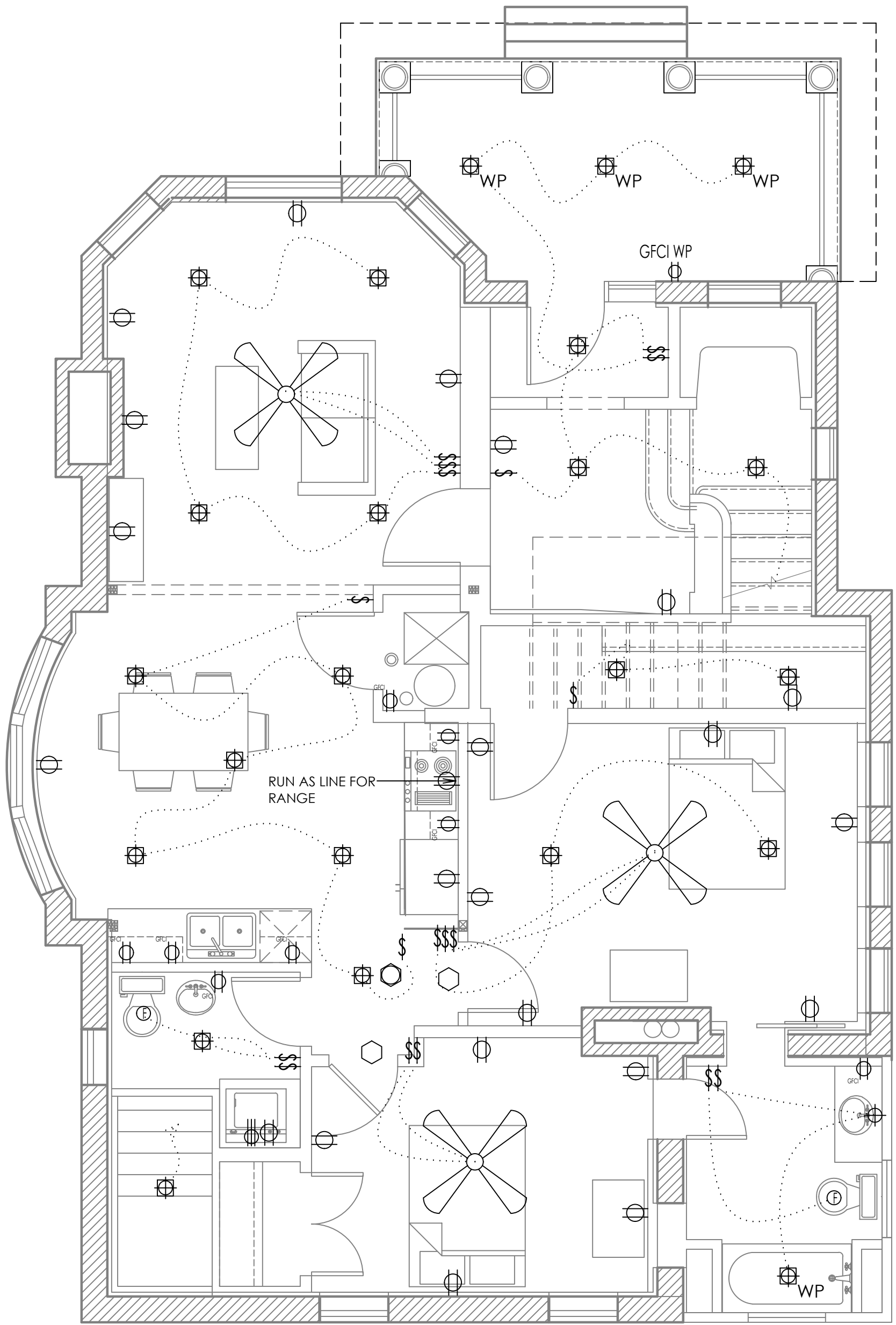
**BASEMENT
DEMO PLAN**

REVISIONS:

DATE: 5-3-2021
SHEET NO.

D1.3

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1
E1.1
MAIN FLOOR ELECTRICAL PLAN
SCALE () 30x42 1/4"=1'-0"
SCALE () 18x24 1/8"=1'-0"

ELECTRICAL LEGEND

- § SWITCH (1-WAY OR TWO-WAY)
- WF WALL MOUNTED FIXTURE
- CF CEILING MOUNTED FIXTURE
- CFc CEILING MOUNTED, PULL CHORD FIXTURE
- RF RECESSED FIXTURE
- O 110 V OUTLET
- GFO GROUND FAULT OUTLET
- WP WATER PROOF GROUND FAULT OUTLET
- FO FLOOR OUTLET
- 220O 220 V OUTLET
- OWS OUTLET WIRED TO SWITCH
- EF EXHAUST FAN
- CMO CARBON MONOXIDE/SMOKE DETECTOR
- SD SMOKE DETECTOR
- T THERMOSTAT
- DB DOOR BELL
- C CHIME
- TVJ TV JACK / OR CABLE
- PJ PHONE JACK
- BB BREAKER BOX LOCATION
- CFL CEILING FAN W/ LIGHT
- FLUORESCENT FIXTURE IN LIGHT TRAY
- SCHEMATIC ELECTRICAL WIRE

ALL ELECTRICAL WORK; SWITCH LOCATIONS, FIXTURE LOCATION AND STYLE, PHONE JACKS, TV JACKS, ETC... SHALL BE APPROVED BY THE OWNER PRIOR TO INSTALLATION. SEE OWNER FOR ADDITIONAL ELECTRICAL REQUIREMENTS SUCH AS EXTERIOR YARD LIGHTING, SECURITY SYSTEMS, INTERCOM SYSTEMS, UNDER CABINET LIGHTING, ETC...

GENERAL NOTES

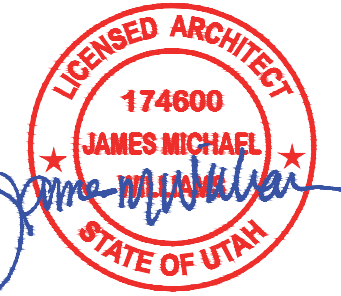
AUTOMATIC GARAGE DOOR OPENERS SHALL BE TESTED IN ACCORDANCE WITH UL325, R309.6

ALL ELECTRICAL INSTALLATIONS SHALL COMPLY WITH THE 2018 IRC & 2012 NEC

ALL BRANCH CIRCUITS THAT SUPPLY ELECTRICAL IN BEDROOMS NEED TO BE PROVIDED WITH AN ARC-FAULT PROTECTION

RECESSED LIGHTING MUST BE SEALED PER IRC N1102.4.5 AND IC RATED WHERE IN DIRECT CONTACT WITH INSULATION PER IRC E4004.9.

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architects and engineers
2875 south decker lake drive, suite 275
salt lake city, utah 84119
phone: 801.746.0456 - fax: 801.575.6456
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1106 E SOUTH TEMPLE
SALT LAKE CITY, UTAH

AE2020.138

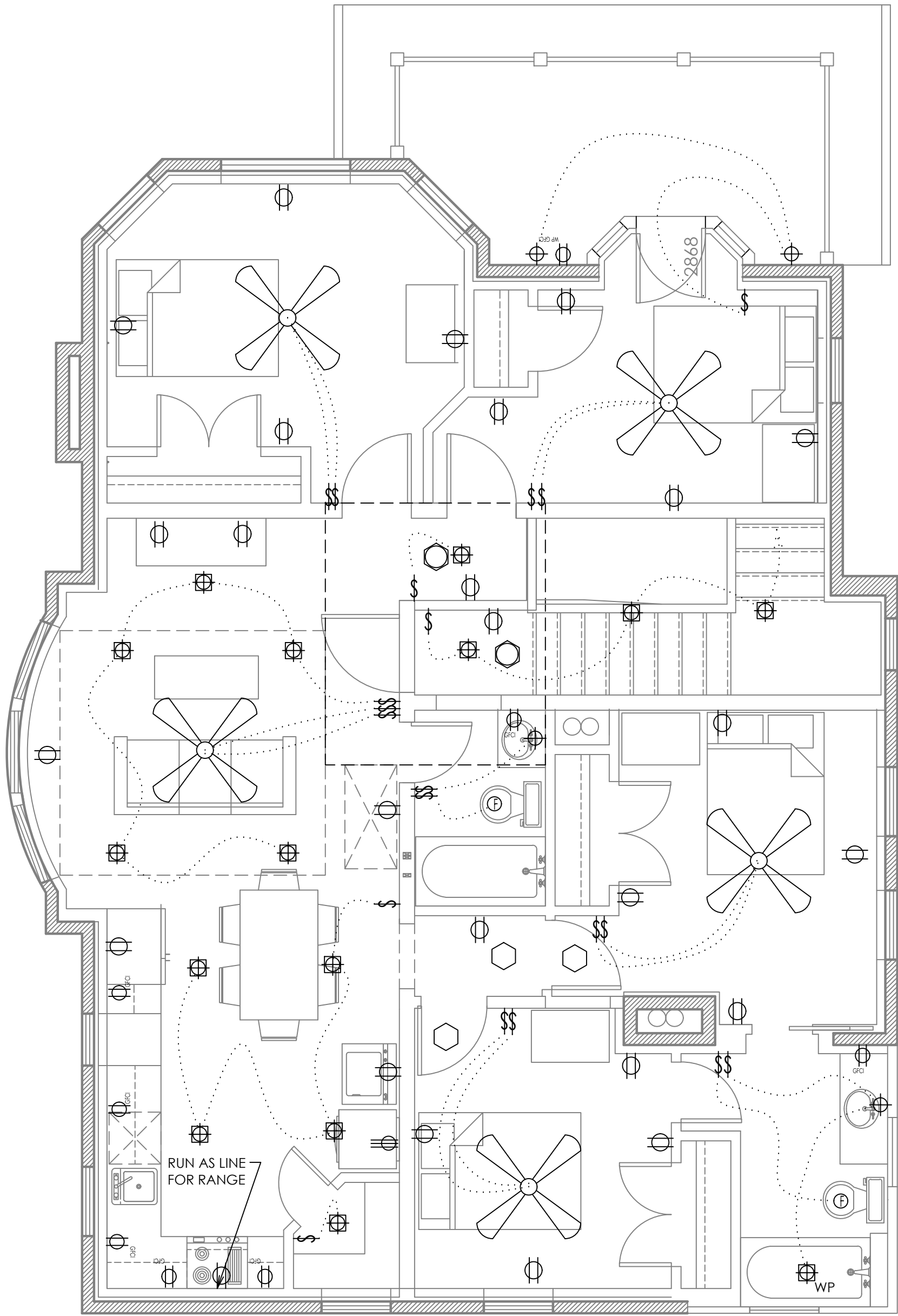
**MAIN FLOOR
ELEC. PLAN**

REVISIONS:

DATE: 5-3-2021
SHEET NO.

E1.1

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1 UPPER FLOOR ELECTRICAL PLAN
E1.2
SCALE | 1/32"=1'-0" 1/4"=1'-0"
SCALE | 1/16"=1'-0" 1/8"=1'-0"

ELECTRICAL LEGEND

- SWITCH (1-WAY OR TWO-WAY)
- WALL MOUNTED FIXTURE
- CEILING MOUNTED FIXTURE
- CEILING MOUNTED, PULL CHORD FIXTURE
- RECESSED FIXTURE
- 110 V OUTLET
- GROUND FAULT OUTLET
- WATER PROOF GROUND FAULT OUTLET
- FLOOR OUTLET
- 220 V OUTLET
- OUTLET WIRED TO SWITCH
- EXHAUST FAN
- CARBON MONOXIDE/SMOKE DETECTOR
- SMOKE DETECTOR
- THERMOSTAT
- DOOR BELL
- CHIME
- TV JACK / OR CABLE
- PHONE JACK
- BREAKER BOX LOCATION
- CEILING FAN W/ LIGHT
- FLUORESCENT FIXTURE IN LIGHT TRAY
- SCHEMATIC ELECTRICAL WIRE

ALL ELECTRICAL WORK; SWITCH LOCATIONS, FIXTURE LOCATION AND STYLE, PHONE JACKS, TV JACKS, ETC... SHALL BE APPROVED BY THE OWNER PRIOR TO INSTALLATION. SEE OWNER FOR ADDITIONAL ELECTRICAL REQUIREMENTS SUCH AS EXTERIOR YARD LIGHTING, SECURITY SYSTEMS, INTERCOM SYSTEMS, UNDER CABINET LIGHTING, ETC...

GENERAL NOTES

AUTOMATIC GARAGE DOOR OPENERS SHALL BE TESTED IN ACCORDANCE WITH UL325, R309.6
ALL ELECTRICAL INSTALLATIONS SHALL COMPLY WITH THE 2018 IRC & 2012 NEC

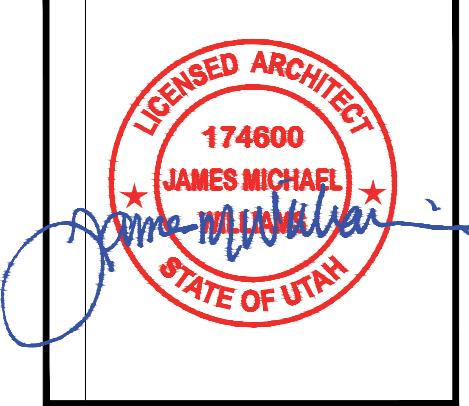
ALL BRANCH CIRCUITS THAT SUPPLY ELECTRICAL IN BEDROOMS NEED TO BE PROVIDED WITH AN ARC-FAULT PROTECTION

RECESSED LIGHTING MUST BE SEALED PER IRC N1102.4.5 AND IC RATED WHERE IN DIRECT CONTACT WITH INSULATION PER IRC E4004.9.

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2875 south decker lake drive, suite 275
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SALT LAKE CITY, UTAH

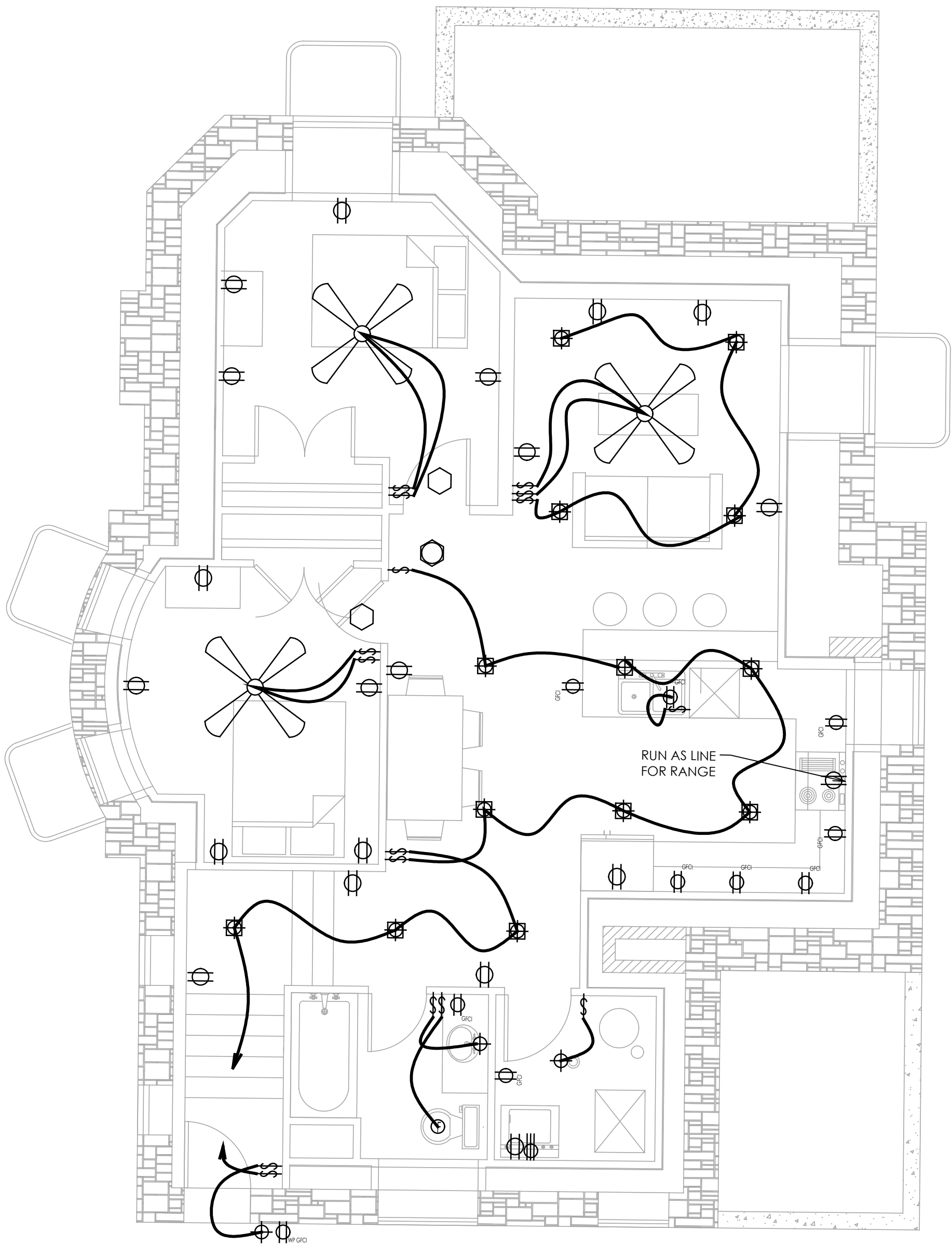
AE2020.138
BSMT. FLOOR
ELEC. PLAN

REVISIONS:

DATE: 5-3-2021
SHEET NO.

E1.2

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1 BASEMENT LEVEL ELECTRICAL PLAN
E1.3 SCALE (24x36): 1/4"=1'-0"

ELECTRICAL LEGEND

- SWITCH (1-WAY OR TWO-WAY)
- WALL MOUNTED FIXTURE
- CEILING MOUNTED FIXTURE
- CEILING MOUNTED, FULL CHORD FIXTURE
- RECESSED FIXTURE
- 110 V OUTLET
- GROUND FAULT OUTLET
- WATER PROOF GROUND FAULT OUTLET
- FLOOR OUTLET
- 220 V OUTLET
- OUTLET WIRED TO SWITCH
- EXHAUST FAN
- CARBON MONOXIDE/SMOKE DETECTOR
- SMOKE DETECTOR
- THERMOSTAT
- DOOR BELL
- CHIME
- TV JACK / OR CABLE
- PHONE JACK
- BREAKER BOX LOCATION
- CEILING FAN W/ LIGHT
- FLUORESCENT FIXTURE IN LIGHT TRAY
- SCHEMATIC ELECTRICAL WIRE

ALL ELECTRICAL WORK: SWITCH LOCATIONS, FIXTURE LOCATION AND STYLE, PHONE JACKS, TV JACKS, ETC... SHALL BE APPROVED BY THE OWNER PRIOR TO INSTALLATION. SEE OWNER FOR ADDITIONAL ELECTRICAL REQUIREMENTS SUCH AS EXTERIOR YARD LIGHTING, SECURITY SYSTEMS, INTERCOM SYSTEMS, UNDER CABINET LIGHTING, ETC...

GENERAL NOTES

AUTOMATIC GARAGE DOOR OPENERS SHALL BE TESTED IN ACCORDANCE WITH UL325, R309.6
ALL ELECTRICAL INSTALLATIONS SHALL COMPLY WITH THE 2018 IRC & 2012 NEC

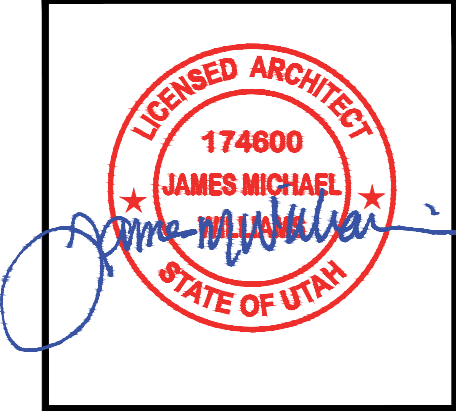
ALL BRANCH CIRCUITS THAT SUPPLY ELECTRICAL IN BEDROOMS NEED TO BE PROVIDED WITH AN ARC-FAULT PROTECTION

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1106 SOUTH TEMPLE REMODEL
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AE2020.138
BASEMENT
ELECTRICAL
PLAN

REVISIONS:

DATE: 5-3-2021
SHEET NO.

E1.3

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All-Wood Awning Window

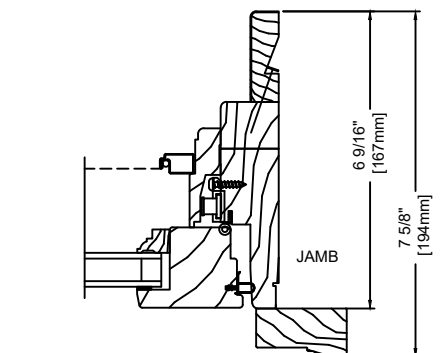
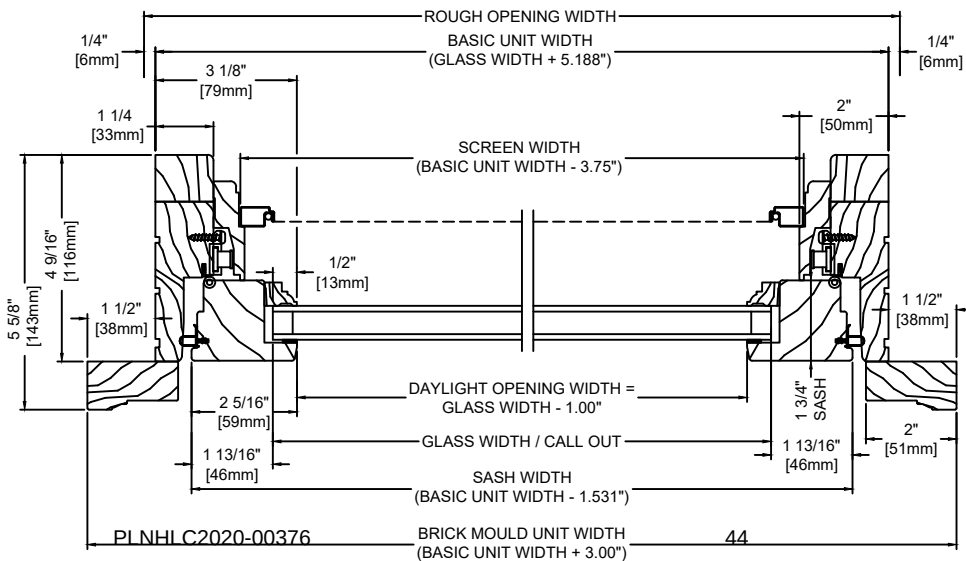
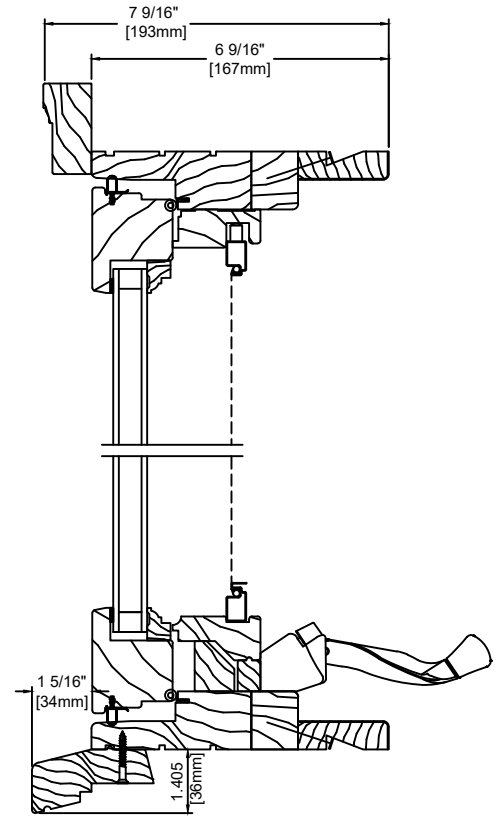
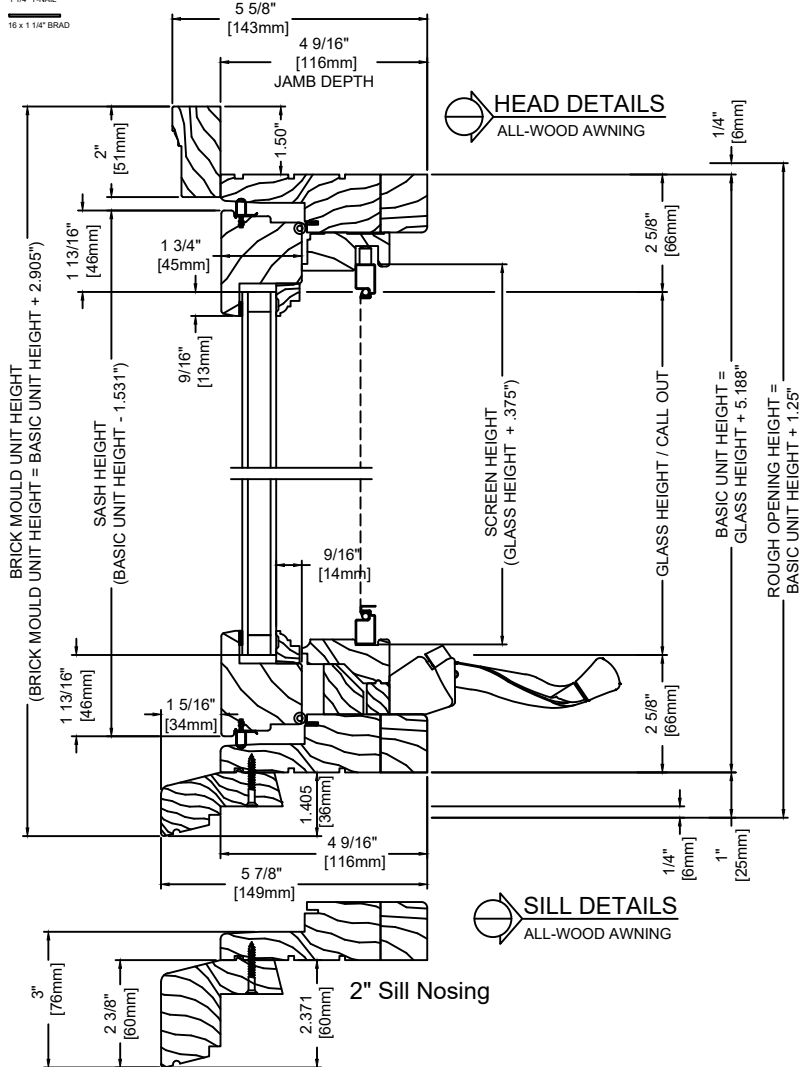
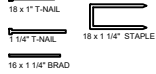
For Product Built 06/25/2012 to Present

SECTION DETAILS
 Drawn to 1" = 1" Scale
 4 9/16" & 6 9/16" JAMB

PAGE 1 of 4

*JAMB EXTENSION MAY BE APPLIED WITH STAINLESS STEEL 18 (1/4" x 1-1/4" STAPLE.

BRAD NAILS, 1" or 1 1/4" T-NAILS OR SCREWS (PRE-DRILL AND COUNTERSINKING REQUIRED WHEN USING SCREWS).



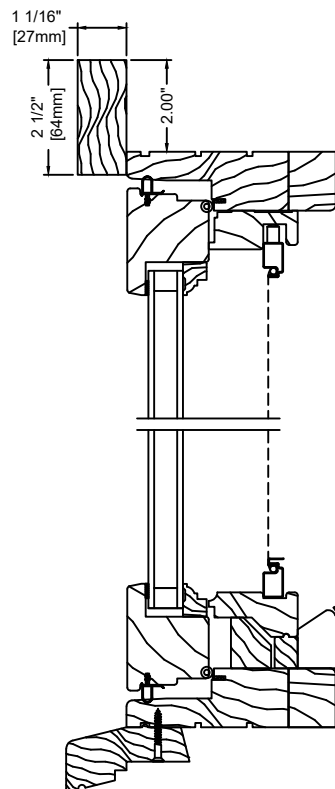
PL NHL C2020-00376

44

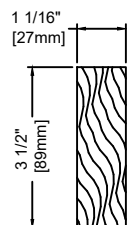
October 7, 2021



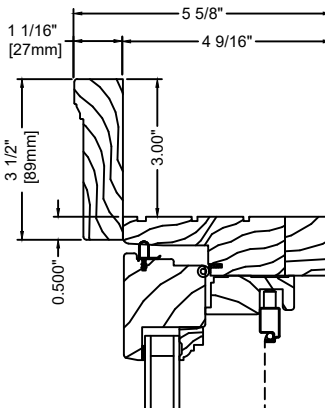
2 1/2" Flat Casing



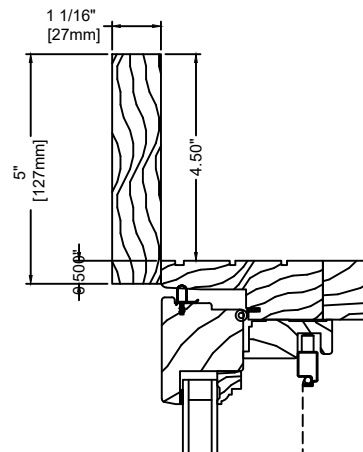
3-1/2" Flat Casing



Shown With
3-1/2" Brick Mould



5" Flat Casing



Basic Unit to Brick Mould or Flat Casing Formulas

2 1/2" Flat Casing

Height = Basic Unit Height + 3.905"

Width = Basic Unit Width + 4.00"

3 1/2" Flat Casing & 3 1/2" Brick Mould Width

Height = Basic Unit Height + 4.905"

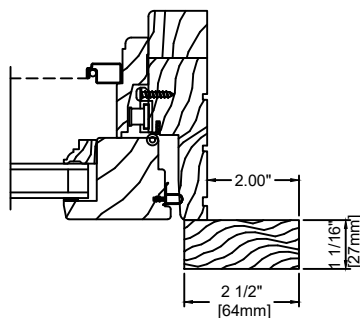
Width = Basic Unit Width + 6.00"

5" Flat Casing

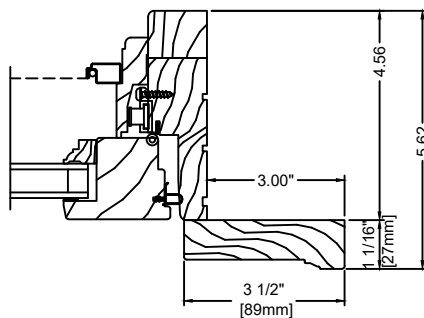
Height = Basic Unit Height + 6.905"

Width = Basic Unit Width + 9.00"

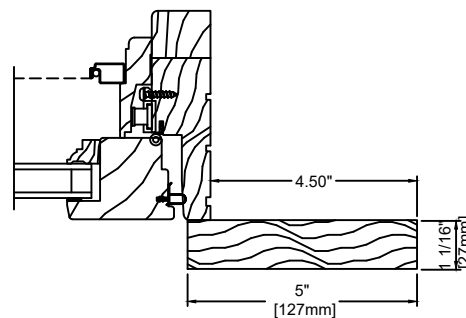
2 1/2" Flat Casing



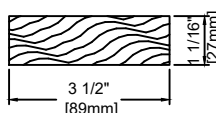
3-1/2" Brick Mould



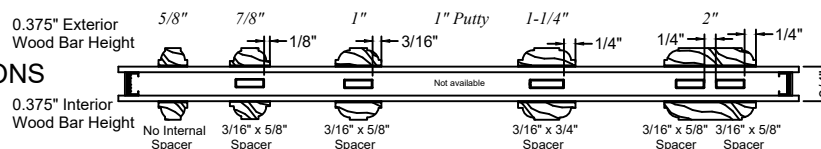
5" Flat Casing



3-1/2" Flat Casing



GLAZING OPTIONS





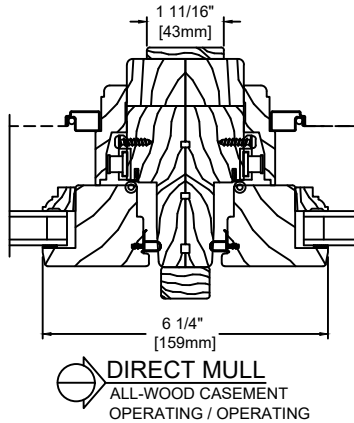
SIERRA
PACIFIC
WINDOWS

All-Wood Awning Window

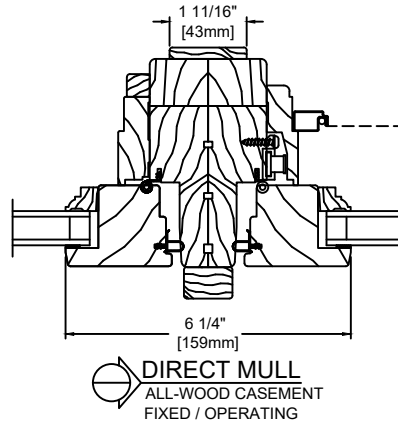
MULL DETAILS
DRAWN TO 1"=1" SCALE
TYPICAL FACTORY MULL DETAILS

PAGE 3 of 4

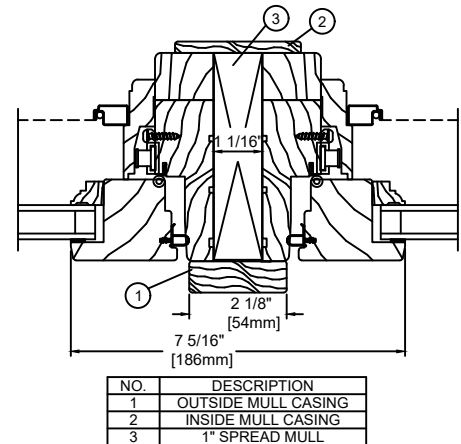
HORIZONTAL MULL SECTION
OPERATING / OPERATING



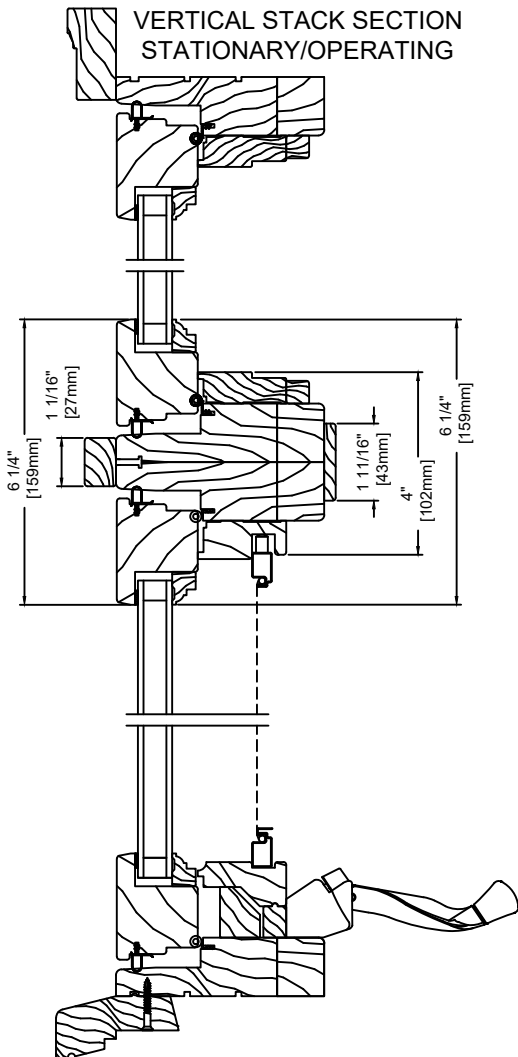
HORIZONTAL MULL
SECTION STAT/OPERATING



1" SOLID SPREAD MULL



VERTICAL STACK SECTION
STATIONARY/OPERATING

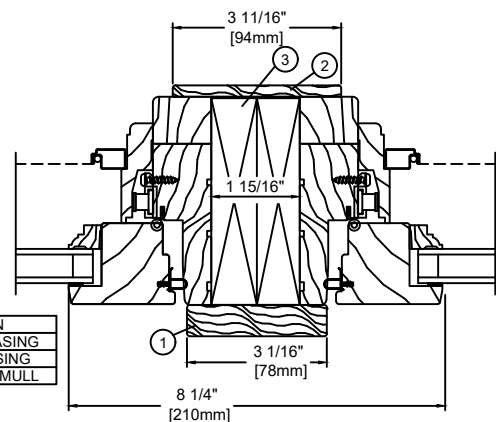


MULL DEFINITIONS

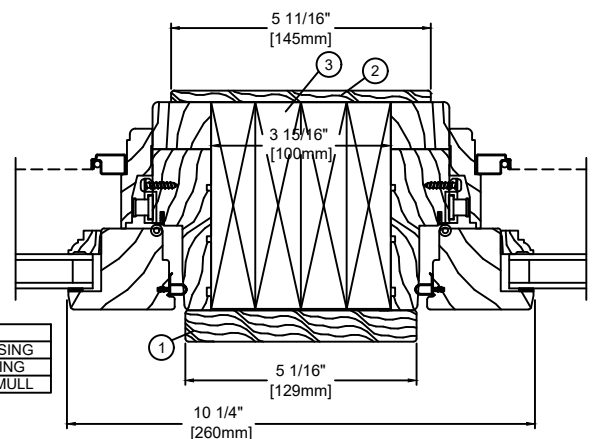
- **INSULATED BOX MULLS** AVAILABLE FOR 4" & 6" MULLS ONLY
THESE RUN FULL UNIT HEIGHT & ARE PERMANENTLY ATTACHED
- **SOLID MULLS** CONSIST OF SINGLE OR MULTIPLE PIECES OF FINGER JOINT WOOD PERMANENTLY ATTACHED TOGETHER AT THE SIZES SHOWN - THESE RUN FULL UNIT HEIGHT & ARE PERMANENTLY ATTACHED
- **HOLLOW MULLS** ARE CONSTRUCTED WITH 6" WOOD STRIPS, AS SHOWN, TEMPORARILY ATTACHED TO THE UNITS NEAR THE TOP & BOTTOM UP TO 60" UNIT HEIGHTS -
- UNITS THAT EXCEED A 60" HEIGHT MAY HAVE 4 OR MORE WOOD PIECES APPLIED
- THESE TEMPORARY PIECES ARE FOR FIELD REMOVAL PRIOR TO UNIT INSTALLATION

NO.	DESCRIPTION
1	OUTSIDE MULL CASING
2	INSIDE MULL CASING
3	2" SOLID SPREAD MULL

1" SOLID SPREAD MULL
ALL WOOD AWNING OPERATING / OPERATING



2" SOLID SPREAD MULL
ALL WOOD AWNING OPERATING / OPERATING



NO.	DESCRIPTION
1	OUTSIDE MULL CASING
2	INSIDE MULL CASING
3	4" SOLID SPREAD MULL

4" SOLID SPREAD MULL
ALL WOOD AWNING OPERATING / OPERATING

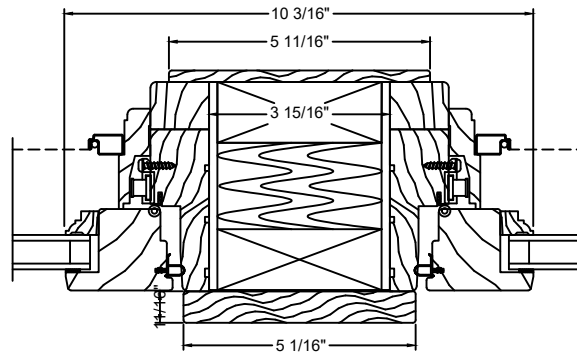


**SIERRA
PACIFIC**
WINDOWS

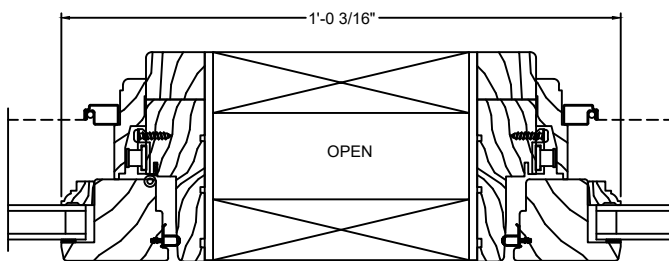
All-Wood Awning Window

MULL DETAILS
DRAWN TO 1"=1" SCALE
TYPICAL FACTORY MULL DETAILS

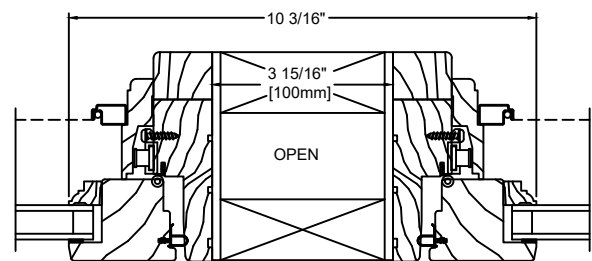
PAGE 4 of 4



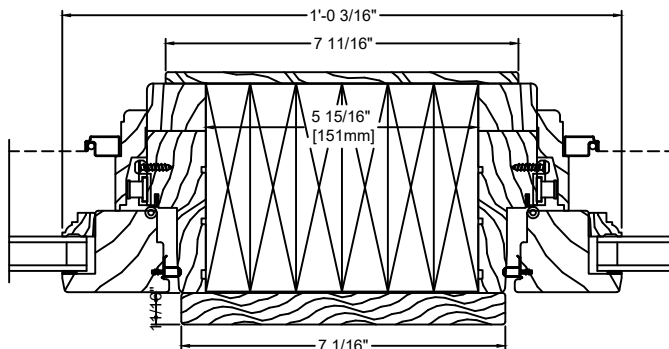
➤ **4" INSULATED BOX SPREAD MULL**
ALL WOOD AWNING OPERATING / OPERATING



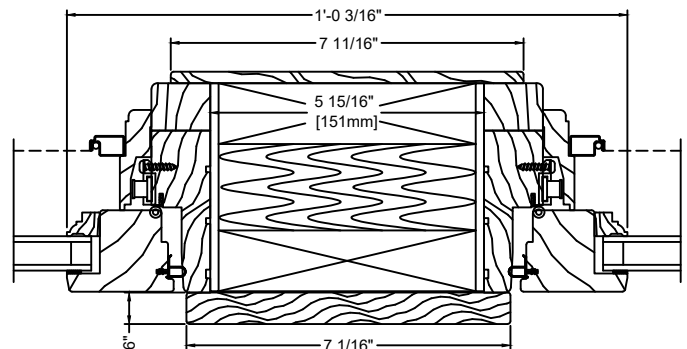
➤ **6" HOLLOW (POCKET) SPREAD MULL**
ALL WOOD AWNING OPERATING / OPERATING



➤ **4" HOLLOW (POCKET) SPREAD MULL**
ALL WOOD AWNING OPERATING / OPERATING



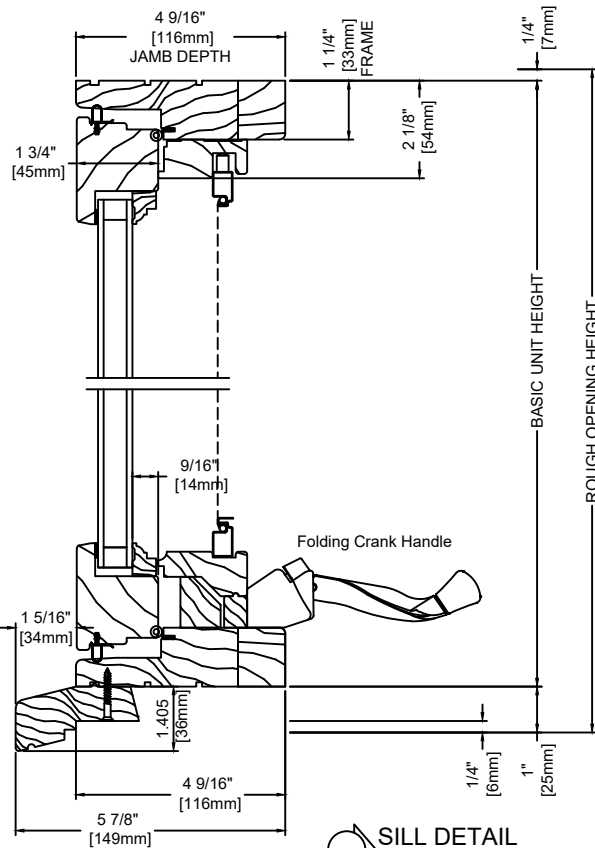
➤ **6" SOLID SPREAD MULL**
ALL WOOD AWNING OPERATING / OPERATING



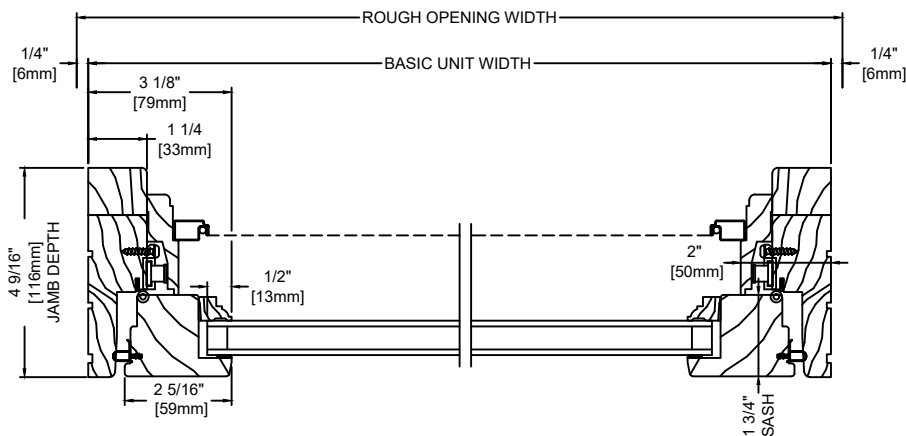
➤ **6" INSULATED BOX SPREAD MULL**
ALL WOOD AWNING OPERATING / OPERATING

Awning Window, No Brickmould

 **HEAD DETAIL**
ALL-WOOD AWNING



 **SILL DETAIL**
ALL-WOOD AWNING



 **JAMB DETAIL**
ALL-WOOD AWNING



SIERRA
PACIFIC
WINDOWS

All-Wood

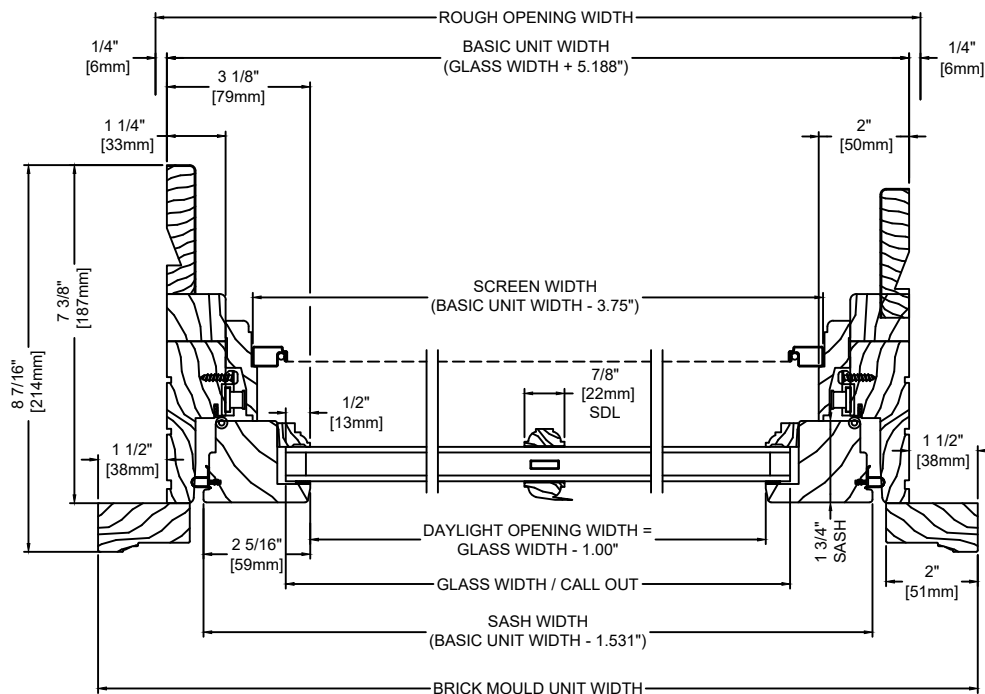
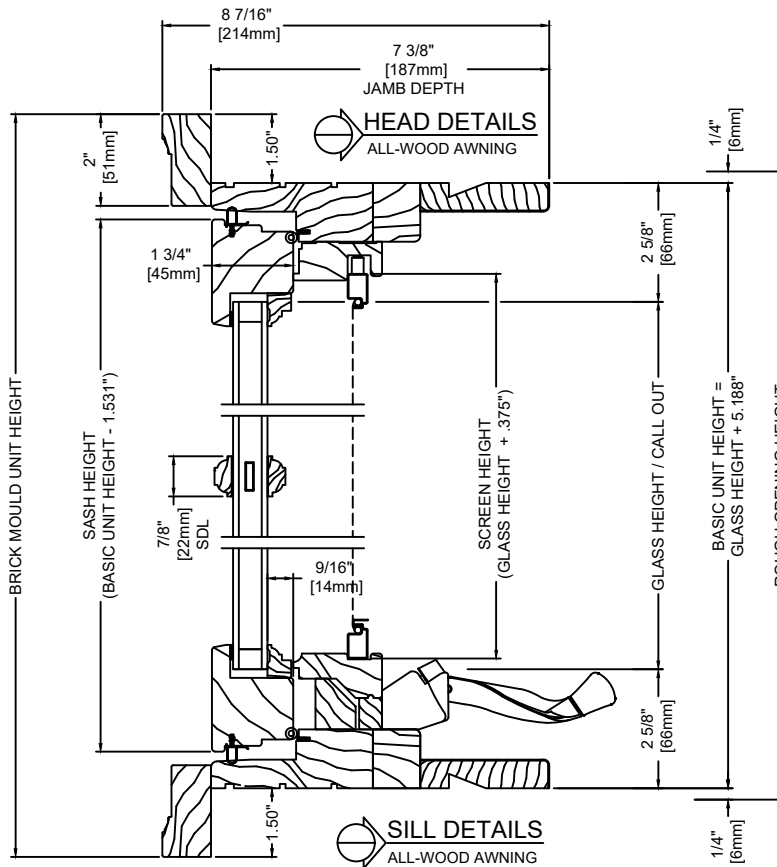
For Product Built 06/25/2012 to Present

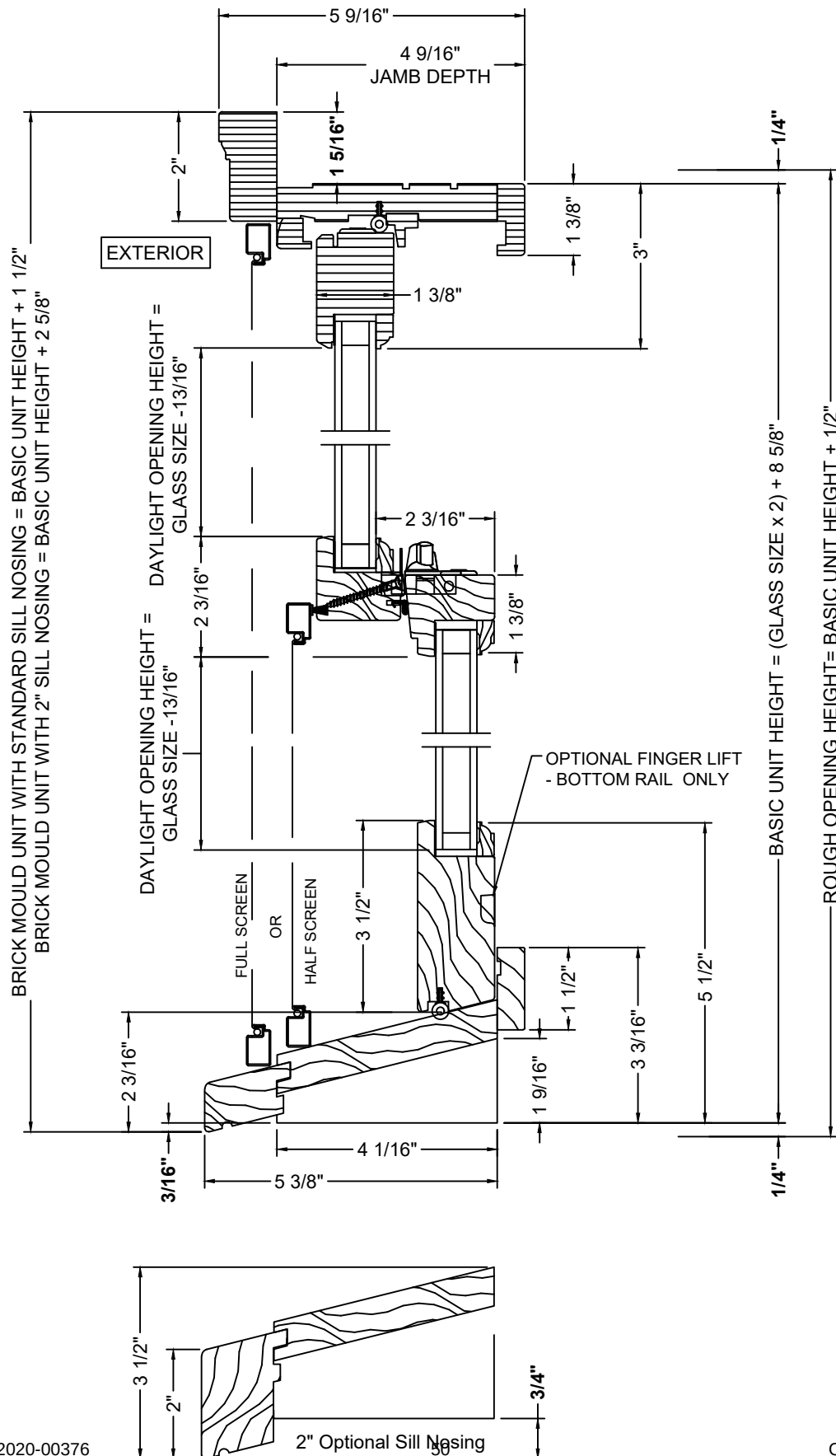
SECTION DETAILS

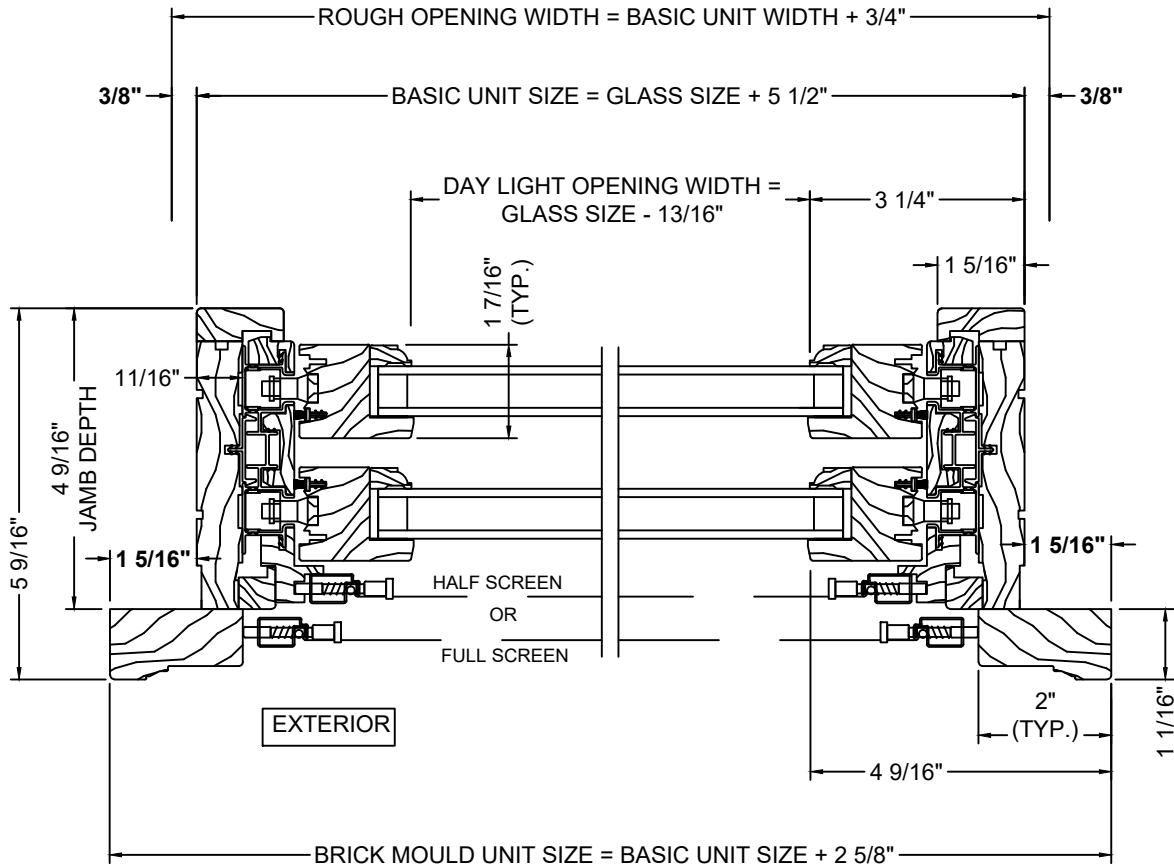
Drawn to 1" = 1" Scale

4 9/16" & 6 9/16" JAMB

Awning Window, w/ Brickmould All Sides

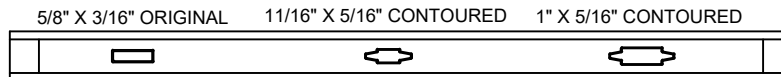




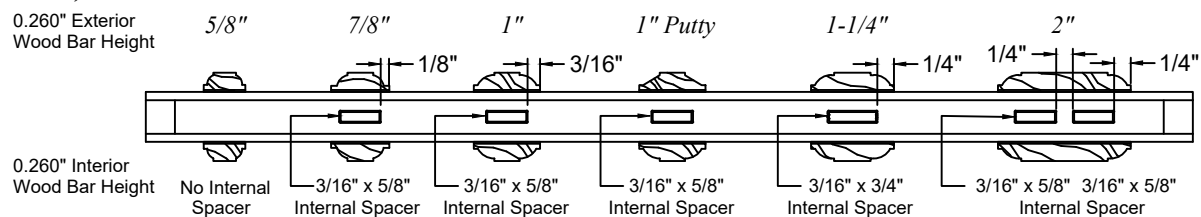


GLAZING OPTIONS

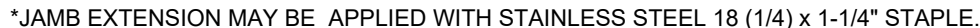
Grille In Airspace



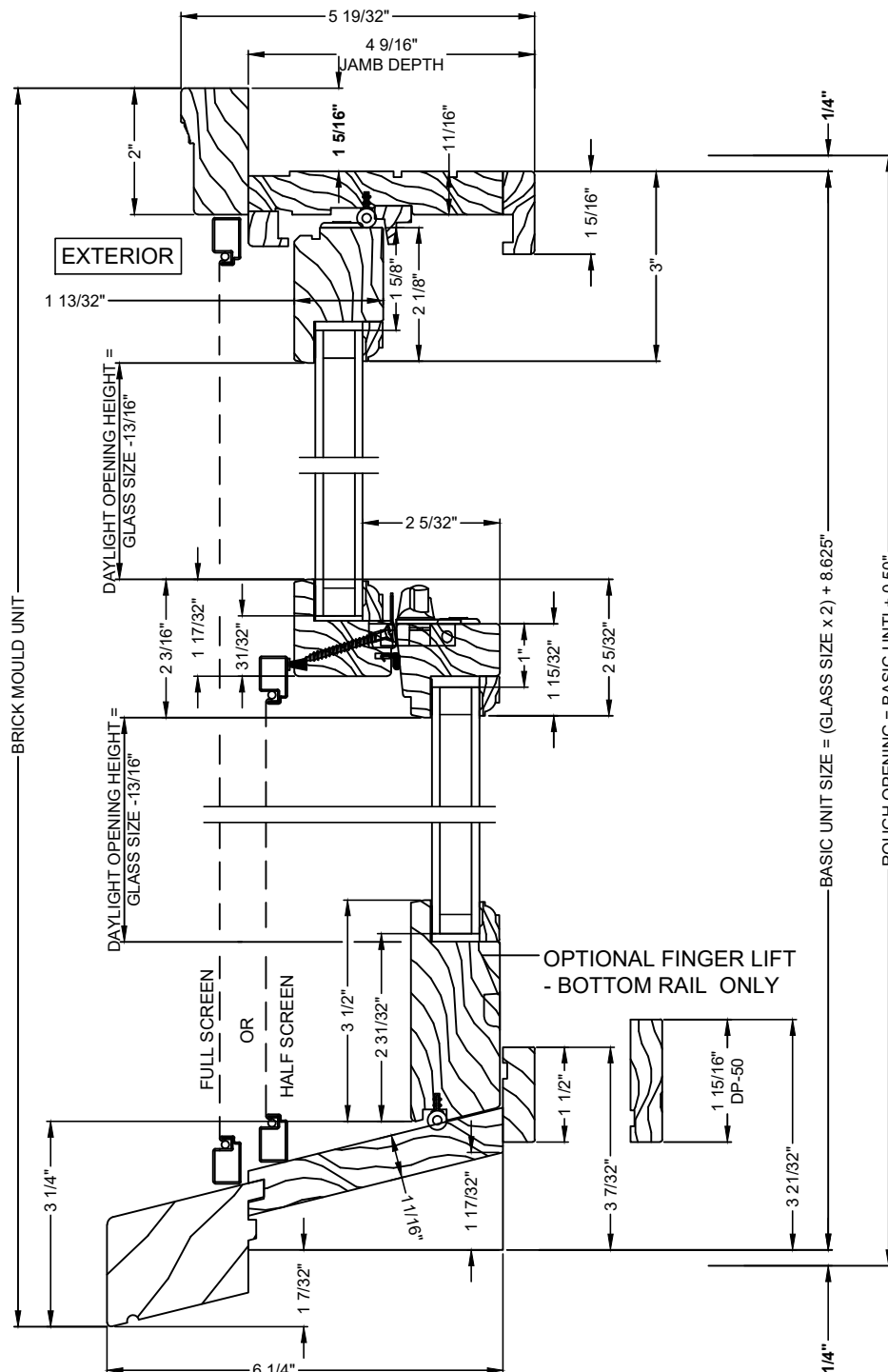
HDL, Surround and KD Grille Bar Chart



Scale: 4" = 1'



 18 x 1" T-NAIL
 1 1/4" T-NAIL
 16 x 1 1/4" BRAD
 18 x 1 1/4" STAPLE



2020-00376

52
www.sierrapacificwindows.com
800-824-7744

52

October 7, 2021

Note: Sierra Pacific Windows reserves the right to change specifications without notice.

ATTACHMENT C: MAY 2020 CERTIFICATE OF APPROPRIATENESS



CERTIFICATE OF APPROPRIATENESS

South Temple

OFFICE USE ONLY
Petition No. PLNHLC2020-00376
Reviewed By: Kelsey Lindquist

Address of Subject Property: 1106 E SOUTH TEMPLE St

Project Name:

Name of Applicant: Dave Webster

Address of Applicant: P.O. Box 95561 South Jordan, 84095

E-mail Address of Applicant: dave_webster@live.com

Ordinance Standards: 21A.34.020.G

Design Guidelines this project meets: Chapter 5: Porches Chapter 6: Architectural Details Chapter 7: Roofs

Are there attached plans or photographs?

Approved: Yes

Date of Approval: 05/18/2020

Decision Made By: Admin

Description of Approved Work: Applicant is replacing the existing asphalt roof and making minor exterior repairs. The reroof includes the removal of the existing underlayment and replacing with felt. The shingles will be a gray architectural asphalt. The additional repairs include repairing, sanding, repainting fascia, soffit, corbels and crown molding. The porch will also be repaired. The dimensions, detailing and materials will remain the same. Any features that are beyond repair will be replaced in-kind.

Staff Analysis and Findings: The proposed alteration is in line with the adopted standards of review and the Residential Design Guideline. The alterations include a roof replacement and repairs of architectural details and features.

Note: Please submit your plans and this Certificate of Appropriateness to the Building Services Division in Room 215 for permit issuance

SLC Planning Division
451 S State, Room 406
PO Box 145480
Salt Lake City, UT 84114-5480
Telephone: (801) 535-7757

Signature of Planner

Kelsey Lindquist

Feb 2008

Minor Alterations Project Description

Project Title: 1106 E. South Temple Street Remodel

Contractor: Dave Webster

Work Proposed to be Completed:

Demolish the existing asphalt shingle roof and its underlying roofing felt/underlayment and re-roof using architectural grade asphalt shingles.

Replace damaged sections of the existing fascia board using painted pine for the fascia. (Please see sheet D0.1 Included in this submittal)

Sand, caulk, and paint existing/replaced fascia boards. (Please see sheet D0.1 Included in this submittal)

Sand, caulk, and paint existing scroll corbels

Sand, caulk, and paint existing crown moulding, dentil moulding and frieze boards.

Demolish existing wood windows (not frames) and install new vinyl windows in existing wood frames.



3 EAST ELEVATION
D0.1 SCALE (24x36): 1/4"=1'-0"

CROWN MOULDING TO BE SANDED, REPAIRED (AS NEEDED), CAULKED AND REPAINTED - TYP ALL AREAS

CORBELS TO BE SANDED, REPAIRED (AS NEEDED), CAULKED AND REPAINTED - TYP ALL AREAS

SIDING TO BE SANDED, REPAIRED (AS NEEDED), CAULKED AND REPAINTED - TYP THIS AREA

RE-ROOF NOTE:

THE RE-ROOFING OF THIS PROJECT WILL NOT AFFECT THE ROOF LINES. THE NEW ROOFING WILL ONLY REPLACE THE SHINGLES AND ITS UNDERLYING FELTS.

WINDOW REPLACEMENT NOTE:

EXISTING WINDOWS TO BE REPLACED WITH VINYL WINDOWS, WITH EXISTING WOOD FRAMES TO REMAIN, BUT BE REPAIRED, CAULKED AND PAINTED AS NEEDED.



RE-ROOF SHINGLE STYLE AND COLOR



1 SOUTH ELEVATION
D0.1 SCALE (24x36): 1/4"=1'-0"

CORBELS TO BE SANDED, REPAIRED (AS NEEDED), CAULKED AND REPAINTED - TYP ALL AREAS

DAMAGED SOFFIT AND FASCIA TO BE REPAIRED AND/OR REPLACED - THIS AREA - SEE DETAIL 5 THIS SHEET

SIDING TO BE SANDED, REPAIRED (AS NEEDED), CAULKED AND REPAINTED - TYP THIS AREA

CROWN MOULDING TO BE SANDED, REPAIRED (AS NEEDED), CAULKED AND REPAINTED - TYP ALL AREAS

DEMOLITION NOTES:

1. CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS PRIOR TO STARTING DEMOLITION.
2. CONTRACTOR IS RESPONSIBLE FOR ALL REQUIRED SHORING PRIOR TO ANY DEMOLITION OF EXISTING STRUCTURE.
3. ANY DAMAGE TO THE EXISTING STRUCTURE AS A RESULT OF THE CONTRACTOR OR HIS SUBS, SHALL BE REPAIRED AND OR REPLACED AT THE CONTRACTORS EXPENSE.
4. CONTRACTOR SHALL PREVENT DEBRIS FROM ENTERING OTHER AREAS OF THE STRUCTURE OR SITE WHICH ARE NOTE BEING REMODELED.
5. ALL MATERIALS FROM DEMOLITION SHALL BE REMOVED FROM THE SITE AND PROPERLY DISPOSED OF BY THE CONTRACTOR.
6. THE CONTRACTOR SHALL FIELD VERIFY ALL STRUCTURAL CONDITIONS (NEW AND EXISTING) AND NOTIFY JMWA OF ANY DISCREPANCIES OR ADDITIONAL ASSISTANCE THAT MAY BE REQUIRED.
7. THE CONTRACTOR SHALL PROVIDE BARRICADES, WARNING SIGNS, ETC., AS REQUIRED FOR PROJECT.
8. THE CONTRACTOR IS RESPONSIBLE FOR THE SAFETY OF ALL WORKMEN, OWNERS, TENANTS, AND PUBLIC AT THE JOB SITE.
9. THE CONTRACTOR SHALL COORDINATE ALL PHASES OF DEMOLITION AND WORK WITH OWNER PRIOR TO DEMOLITION.
10. CONTRACTOR SHALL PROTECT EXISTING TREES AND OTHER VEGETATION DURING DEMOLITION AND CONSTRUCTION. SOME TREES AND OTHER VEGETATION MAY HAVE TO BE TEMPORARILY RELOCATED, OR REPLACED.
11. CONTRACTOR SHALL PROPERLY LOCATE AND MARK ALL UTILITIES PRIOR TO DEMOLITION.
12. RELOCATE SPRINKLER LINES AND OTHER UTILITY LINES AS REQUIRED; COORDINATE WITH BUILDING MANAGER TO PROVIDE AS-BUILT DRAWINGS.
13. THE CONTRACTOR IS RESPONSIBLE FOR IDENTIFYING ANY HEALTH HAZARDS AND PROPERLY MITIGATING THEM.
14. THE CONTRACTOR SHALL PROPERLY CAP ABANDONED LINES AS REQUIRED.
15. THE CONTRACTOR SHALL BE RESPONSIBLE TO DISCONNECT SERVICES (SUCH AS WATER, ELECTRICAL, GAS, ETC.,) AS REQUIRED FOR DEMOLITION WORK.
16. THE CONTRACTOR SHALL USE EQUIPMENT THAT IS SUITABLE FOR DEMOLITION BEING PERFORMED.
17. EDGES OF MATERIALS TO REMAIN SHALL BE PROPERLY SAWCUT.
18. CONTRACTOR SHALL IDENTIFY ALL BEARING WALLS PRIOR TO STARTING SELECTIVE DEMOLITION.
19. ALL TEMPORARY SHORING IS A MEANS AND METHODS TO BE DETERMINED BY THE GENERAL CONTRACTOR AND SUBCONTRACTORS.
20. BEARING WALLS THAT ARE REMOVED SHALL BE REPLACED WITH BEAMS AND COLUMNS. THE MEANS AND METHODS OF INSTALLING NEW BEAMS AND COLUMNS TO REPLACE EXISTING BEARING WALLS IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR AND THE SUBCONTRACTORS.
21. ADDITIONAL EXCAVATION OF THE EXISTING BASEMENT OR CRAWLSPACE SHALL NOT DISTURB THE EXISTING FOUNDATION WALLS. ALL UNDERPINNING OR NEW RETAINING WALLS USED IN CONJUNCTION WITH LOWERING THE BASEMENT FLOOR MUST BE ENGINEERED AND DETAILED PRIOR TO DOING THE WORK.
22. EXISTING INTERIOR BEARING WALLS LOCATED IN THE BASEMENT OR CRAWL SPACE MUST BE UNDERPINNED AS REQUIRED OR EXTENDED AS REQUIRED DUE TO THE BASEMENT FLOOR EXCAVATION, OR REMOVED AND REPLACED AS NEEDED. GENERAL CONTRACTOR IS RESPONSIBLE TO COORDINATE AS NEEDED.
23. ALL NEW WORK SHALL COMPLY WITH THE CURRENT ADOPTED BUILDING CODES AND LOCAL ORDINANCES.



4 WEST ELEVATION
D0.1 SCALE (24x36): 1/4"=1'-0"

DAMAGED SOFFIT AND FASCIA TO BE REPAIRED AND/OR REPLACED - THIS AREA - SEE DETAIL 5 THIS SHEET

CORBELS TO BE SANDED, REPAIRED (AS NEEDED), CAULKED AND REPAINTED - TYP ALL AREAS

CROWN MOULDING TO BE SANDED, REPAIRED (AS NEEDED), CAULKED AND REPAINTED - TYP ALL AREAS



2 NORTH ELEVATION
D0.1 SCALE (24x36): 1/4"=1'-0"

EXISTING ASPHALT ROOFING TO BE REMOVED AND REPLACED WITH ARCHITECTURAL GRADE ASPHALT SHINGLES - TYP

DAMAGED SOFFIT AND FASCIA TO BE REPAIRED AND/OR REPLACED - WILL MATCH EXISTING STYLE AS SHOWN - SEE DETAIL 5 THIS SHEET

CORBELS TO BE SANDED, REPAIRED (AS NEEDED), CAULKED AND REPAINTED - TYP ALL AREAS

CROWN MOULDING TO BE SANDED, REPAIRED (AS NEEDED), CAULKED AND REPAINTED - TYP ALL AREAS

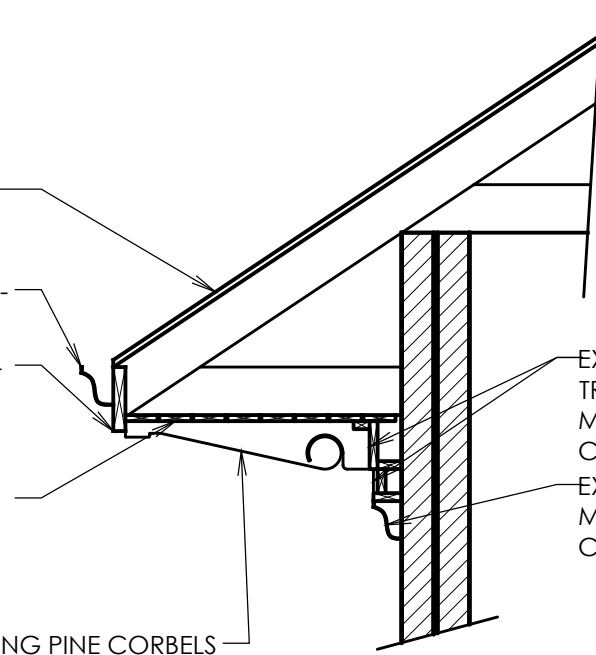
NOTE:

THIS PLAN IS INTENDED FOR A SELECTIVE DEMOLITION PERMIT ONLY. A CONSTRUCTION SET WILL BE ISSUED FOR THE ACTUAL BUILDING PERMIT.

THE DEMOLITION PLANS SHOWN ON THE FOLLOWING SHEETS SHOW THE TOTAL DEMOLITION OF THE BUILDING AND IS FOR OVERVIEW ONLY. THE STRUCTURAL PORTIONS OF THE DEMOLITION PLAN WILL INCLUDE DIGGING OUT THE BASEMENT AND BENCHING/UNDERPINNING THE FOUNDATION, REMOVING THE CHIMNEY BORDERING THE KITCHEN AND REMOVING MASONRY BEARING WALLS IN THE BASEMENT.

DEMOLITION OF STRUCTURAL BEARING WALLS, CUTTING OUT OF DOORS/WINDOWS AND FULL DEMOLITION OF THE FRONT PORCH SHALL NOT BE COMMENCED AT THIS TIME, BUT SHALL BE COMMENCED AFTER THE FULL BUILDING PERMIT IS ISSUED.

REPLACE EXISTING ASPHALT SHINGLES AND UNDELAYMENTS
EXISTING RAIN GUTTER - REPAINT
EXISTING PINE FASCIA - SAND AND REPAINT AND REPLACE W/PINE IN DAMAGED AREAS
EXISTING PINE SOFFIT BOARDS - SAND, CAULK AND REPAINT (REPLACE W/PINE IN DAMAGED AREAS ONLY)

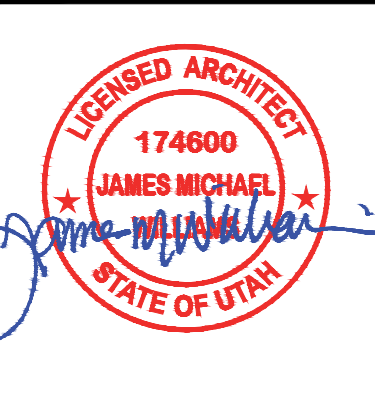


EXISTING PINE TRIMWORK AND DENTIL MOULDING - SAND, CAULK AND REPAINT
EXISTING CROWN MOULDING - SAND, CAULK AND REPAINT

5 SOFFIT & FASCIA SECTION
D0.1 SCALE (24x36): 1/2"=1'-0"

FRONT PORCH ROOF TO BE REPAIRED IF POSSIBLE OR REPLACED. DETAIL WORK AND SIZE WILL REMAIN THE SAME

aeurbia
architects and engineers
2875 south decker lake drive, suite 275
salt lake city, utah 84119
phone: 801.746.0456 - fax: 801.575.6456
web page: aeurbia.com



1106 SOUTH TEMPLE REMODEL
1106 E SOUTH TEMPLE
SALT LAKE CITY, UTAH

AE2020.138
EXTERIOR
DEMO PLAN

REVISIONS:

DATE:
SHEET NO.

D0.1

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ATTACHMENT D: AUGUST 2020 CERTIFICATE OF APPROPRIATENESS



CERTIFICATE OF APPROPRIATENESS

South Temple

OFFICE USE ONLY
Petition No. PLNHLC2020-00376
Reviewed By: Kelsey Lindquist

Address of Subject Property: 1106 E SOUTH TEMPLE St

Project Name:

Name of Applicant: Dave Webster

Address of Applicant: P.O. Box 95561 South Jordan, 84095

E-mail Address of Applicant: dave_webster@live.com

Ordinance Standards: 21A.34.020.G

Design Guidelines this project meets: Chapter 1: Site Features Chapter 2: Building Materials & Finishes Chapter 3: Windows Chapter 4: Doors Chapter 5: Porches Chapter 6: Architectural Details Chapter 7: Roofs Chapter 8: Additions

Are there attached plans or photographs? Yes

Approved: Yes

Date of Approval: 08/04/2020

Decision Made By: Admin

Description of Approved Work: Revised COA: The following items are approved for the north elevation:

1. Egress window will be located below grade and not visible from the public way. The egress window will be a fiberglass casement. 2. Replacement of second story door. The door is not original is currently a safety hazard. The door will be replaced with a single-hung fiberglass window. The window will be recessed to match the two flanking windows. The small wood detail below the window will be replaced to match the two flanking designs. 3. The porch siding will be removed and replaced with wood. The wood will be designed to match the bay features above. The existing siding is not an original material. 4. New white membrane will be located on the porch roof. The membrane is not visible from the public way.

The following items are approved for the west elevation: 1. Two egress windows will be located below the bay extension. There existing windows that will be deepened to meet egress requirements. The width of the existing opening will not be modified. The egress windows will be fiberglass casements. The following items are approved for the south elevation: 1. The existing addition will be resided with smooth hardi-plank in 6" width. 2. The existing non-original windows on the addition will be replaced with fiberglass casements. The two replaced windows will be trimmed out with smooth hardi-board. 3. The existing door will remain.

The following items are approved for the east elevation: 1. One egress window will be installed. This window is not visible from the public way and is located on an interior side. 2. The existing addition will be resided with smooth hardi-plank in 6" width. The applicant incorrectly modified the roof, eaves, soffit and eyebrow of the structure. The applicant is requesting to remove the inappropriate alterations and restore the original appearance of these features.

The following items are approved for the roof, eaves, soffit, gutters and fascia: 1. The front gable will be removed. 2. The soffit will match sheet A3.5 and A4.1. The eyebrow will be reconstructed to match detail A4.1. 3. The gutter will match the existing crown extension, called out on sheet A4.1. 3. Original corbels are still on site and will be installed correctly. 4. The roof will be shingled with architectural asphalt shingles in a dark neutral color.

The following items are approved for the site: 1. The small retaining wall on the western side of the property will be removed and the natural grad will be restored. The existing trees will be preserved. 2. The driveway will be replaced and a new parking area will be paved to the south. No additional alterations are approved at this time.

Staff Analysis and Findings: The proposed alterations are in line with the adopted standards of review and the Residential Design Guidelines. No additional work is approved at this time.

Note: Please submit your plans and this Certificate of Appropriateness to the Building Services Division in Room 215 for permit issuance

SLC Planning Division
451 S State, Room 406
PO Box 145480
Salt Lake City, UT 84114-5480
Telephone: (801) 535-7757

Signature of Planner

Kelsey Lindquist

Feb 2008

1106 E SOUTH TEMPLE REMODEL & SELECTIVE DEMOLITION PLAN

1106 E. SOUTH TEMPLE, SLC, UTAH



DRAWING INDEX

BLOWER DOOR NOTE:

A BLOWER DOOR TEST SHALL BE COMPLETED PRIOR TO FINAL INSPECTION OF THE HOME.

MINIMUM R-VALUES	
2x6 EXRTERIOR WALLS -	R19
2x4 FURRED WALLS -	R11
WINDOWS -	.33
GLAZED DOORS -	.33
SOLID EXTERIOR DOORS -	.22

ARCHITECTURAL INDEX

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D1.1	MAIN LEVEL DEMO PLAN
D1.2	UPPER LEVEL DEMO PLAN
D1.3	BASEMENT DEMO PLAN
A2.1	MAIN LEVEL FLOOR PLAN
A2.2	UPPER LEVEL FLOOR PLAN
A2.3	BASEMENT LEVEL FLOOR PLAN
A3.1	EXISTING EXTERIOR ELEVATIONS
A3.2	EXISTING EXTERIOR ELEVATIONS
A3.3	NEW EXTERIOR ELEVATIONS
A3.4	NEW EXTERIOR ELEVATIONS
A4.1	ROOF AND SOFFIT DETAILS
A5.1	RATED WALL AND CEILING DETAILS
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A8.2	LEVEL 02 REFLECTED CEILING PLAN
A8.3	LEVFE 03 REFLECTED CEILING PLAN
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S0.1	STRUCTURAL NOTES
S0.2	TYPICAL STRUCTURAL DETAILS
S0.3	TYPICAL STRUCTURAL DETAILS
S1.1	FOOTING AND FOUNDATION PLAN
S1.2	FOOTING AND FOUNDATION DETAILS
S2.1	MAIN FLOOR FRAMING PLAN
S2.2	UPPER FLOOR FRAMING PLAN
S4.1	FRAMING DETAILS
S5.1	FRAMING DETAILS

SCOPE OF WARK:

1. DEMOLITION OF ONE CHIMNEY
2. DEMOLIITON AND REBUILD (TO MATCH EXISTING) OF FRONT PORCH ROOF
3. ELECTRICAL UPGRADE (NEW PANELS, WIRING, LIGHTING ETC)
4. NEW PLUMBING FIXTURES AND PIPING
5. NEW ROOFING AND PLYWOOD SHEATHING OVER TOP OF EXISTING 1x6 SHEATHING
6. INSTALLATION OF NEW VINYL WINDOWS (PER COA APPROVAL)
7. REMOVAL OF BEARING AND NON-BEARING INTERIOR WALLS AND INSTALLATION OF NEW WALLS AND STRUCTRAL HEADERS AS OCCURS AT MAIN FLOOR.
7. REMOVAL OF INTERIOR WALLS AND INSTALLATION OF NEW WALLS AT UPPER FLOOR.
8. REMOVAL OF SEVERAL BEARING WALLS IN BASEMENT AND INSTALLATION OF NEW STRUCTURAL BEAMS, COLUMNS AND FOOTINGS TO SUPPORT STRUCTURAL LOADS FROM ABOVE.
9. DEMOLITION OF EXISTING BASEMENT FLOOR SLAB AND EXCAVATION OF BASEMENT TO MAKE CEILINGS 18" TALLER.
10. INSTALLATION OF STRUCTURAL FOUNDATION WALLS AT BASEMENT TO ACCOMMODATE THE DEEPER BASEMENT.

ELECTRICAL

- E1.1 SCHEMATIC MAIN FLOOR ELECTRICAL PLAN
- E1.2 SCHEMATIC UPPER FLOOR ELECTRICAL PLAN
- E1.3 SCHEMATIC BASEMENT FLOOR ELECTRICAL PLAN

DEFERRED SUBMITTALS:

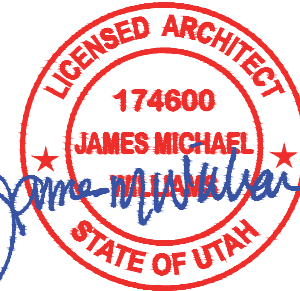
1. DEFERRED SUBMITTALS ARE THOSE PORTIONS OF THE DESIGN, AND OF THE PROJECT THAT ARE NOT SUBMITTED AT THE TIME OF THE BUILDING PERMIT APPLICATION, AND ARE TO BE SUBMITTED TO THE DESIGN PROFESSIONAL AND BUILDING OFFICIAL PRIOR TO DOING THE WORK.
2. DOCUMENTS FOR DEFERRED SUBMITTAL ITEMS SHALL BE SUBMITTED TO THE REGISTERED DESIGN PROFESSIONAL (JM WILLIAMS AND ASSOCIATES, INC), WHO SHALL REVIEW AND FORWARD THEM TO THE BUILDING OFFICIAL WITH A NOTATION INDICATING THAT THE DEFERRED SUBMITTAL DOCUMENTS HAVE BEEN REVIEWED AND BEEN FOUND TO BE IN GENERAL CONFORMANCE TO THE DESIGN OF THE PROJECT. THE DEFERRED SUBMITTAL ITEMS SHALL NOT BE INSTALLED UNTIL THE DESIGN AND SUBMITTED DOCUMENTS HAVE BEEN APPROVED BY THE BUILDING OFFICIAL.



PROJECT LOCATION

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aeurbia
architects and engineers
2875 south decker lake drive, suite 275
salt lake city, utah 84119
phone: 801.746.0456 - fax: 801.575.6456
web page: a e u r b i a . c o m



1106 SOUTH TEMPLE REMODEL
1106 E SOUTH TEMPLE
SALT LAKE CITY, UTAH

AE2020.138

COVER
SHEET

REVISIONS:
1 CHANGES FOR 2ND COA
2 CHANGES FOR 2ND COA

DATE:
SHEET NO.

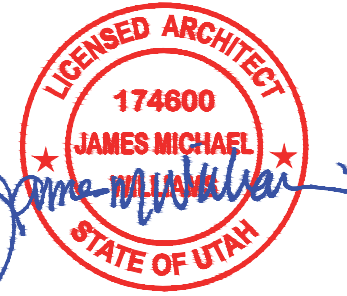
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SETBACK NOTE:
CONTRACTOR TO VERIFY SETBACKS AND
PROPERTY LINES WITH THE CITY PRIOR TO
CONSTRUCTION OF THE PARKING AREA.
THIS AREA CANNOT CROSS THE SETBACK
LINES.

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phone: 801.746.0456 - fax: 801.575.6456
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SCHEMATIC
SITE PLAN

REVISIONS:
1 CHANGES FOR 2ND COA
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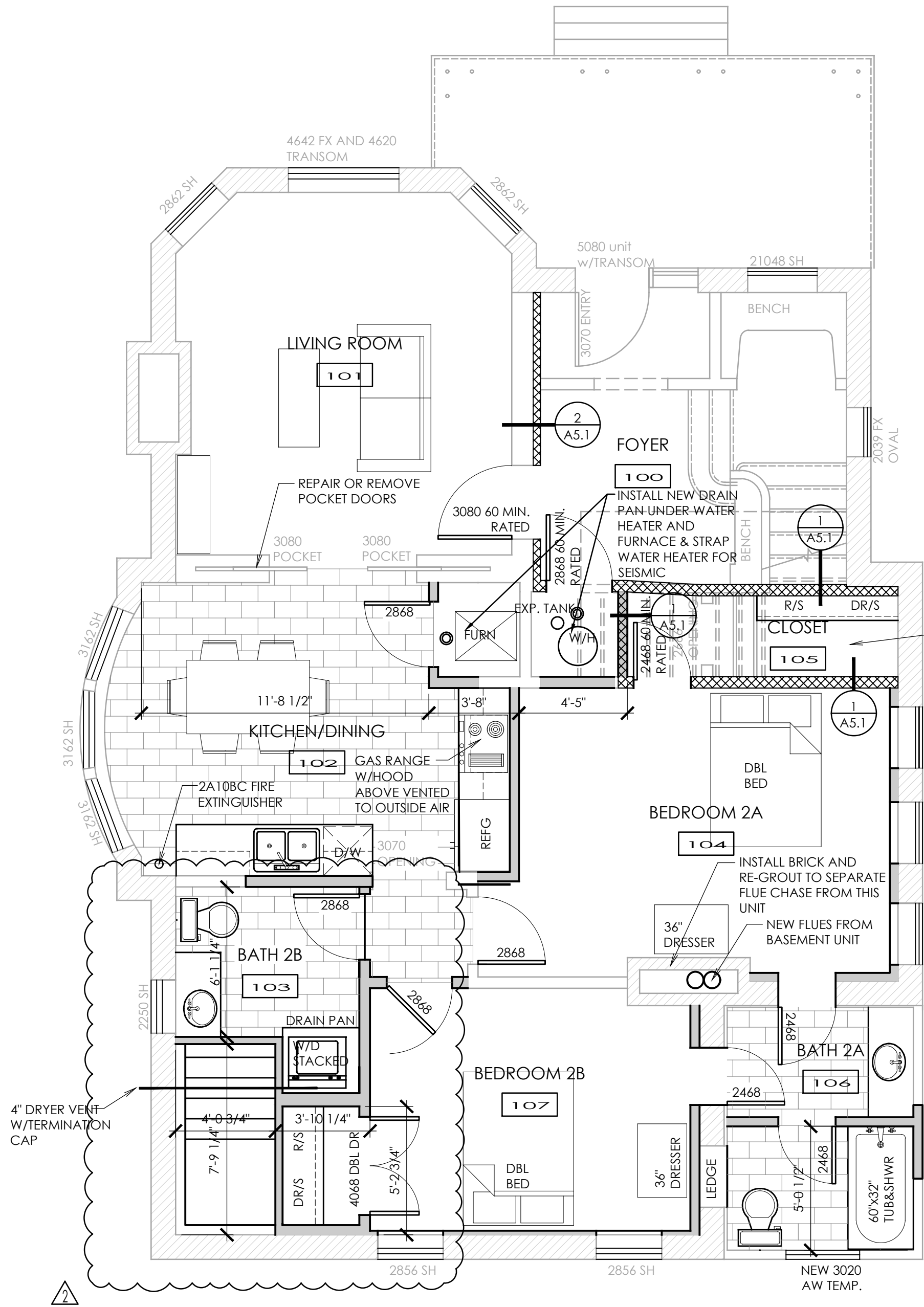
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RATED WALL BARRIER PENETRATION NOTE:
ANY PENETRATIONS THAT COME DOWN FROM UNITS ABOVE SHALL BE TAKEN DOWN THROUGH WALLS AND SHALL BE PER DETAIL 10/A5.1 - TYP

HVAC SYSTEM NOTES:
FURNACE 1 (AT BASEMENT) - NEW FURNACE W/NEW DUCTING THAT SERVES THE BASEMENT LEVEL UNIT OF THE BUILDING
FURNACE 2 (AT LEVEL 01) - NEW FURNACE W/NEW DUCTING THAT SERVES LEVEL 01 OF THE BUILDING
FURNACE 3 (AT LEVEL 01) - NEW FURNACE W/NEW DUCTING THAT SERVES LEVEL 02 OF THE BUILDING



WALL TYPE LEGEND

- 1-HOUR RATED WALL - SEE DETAIL 1/A5.1
- NEW 2x4 OR 2x6 WOOD STUDWALL
- EXISTING 2x4 OR 2x6 WOOD STUDWALL
- EXISTING 2x4 OR 2x6 WOOD STUDWALL
- EXISTING BRICK WALL
- EXISTING SANDSTONE FOUNDATION WALL

DIMENSION NOTES:
IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THAT DIMENSIONS SHOWN HERE ARE CORRECT. ALTHOUGH CARE WAS TAKEN TO ENSURE THEIR ACCURACY, DISCREPANCIES COULD EXIST. IF THIS OCCURS, THE DISCREPANCY SHALL BE BROUGHT TO THE ATTENTION OF AE URBIA.

REQUIRED MEANS OF EGRESS AND FIRE PROTECTION SYSTEMS SHALL BE MAINTAINED DURING CONSTRUCTION AND DEMOLITION, REMODELING OR ALTERATIONS AND ADDITIONS TO THE BUILDING. FIRE PREVENTION BUREAU STAFF SHALL APPROVE REVIEW OF ANY EXITING ALTERATIONS.

MEMBRANE PENETRATIONS OF WALLS SHALL COMPLY WITH IBC 714.3.2, AND THOSE OF HORIZONTAL ASSEMBLIES SHALL COMPLY WITH IBC 714.4.2.

WINDOW NOTES:
ALL EXISTING WOOD WINDOWS IN THIS HOME SHALL BE REPAIRED, CAULKED, SEALED AND PAINTED - WITH THE EXCEPTION OF THE WINDOWS IN BASEMENT BEDROOM 3A. THOSE WINDOWS SHALL BE REPLACED WITH WOOD WINDOWS, PAINTED TO MATCH THE NEW PAINT ON THE REPAIRED WINDOWS.
EXISTING WINDOWS IN THE FRAMED ADDITION AREA ON THE SOUTHEAST CORNER OF THE HOME SHALL BE REPLACED WITH FIBERGLASS COMPOSITE WINDOWS. SIZES NOTED ON THE PLANS.

LEGEND OF ABBREVIATIONS:
CS = CASEMENT WINDOW
HS = HORIZONTAL SLIDER WINDOW
FX = FIXED PANE WINDOW
SH = SINGLE HUNG WINDOW
DH = DOUBLE HUNG WINDOW
R/S = SINGLE ROD AND SHELF CLOSET
DR/S = SHELF AND DOUBLE ROD CLOSET
GPF = GALLONS PER FLUSH
OHD = OVERHEAD DOOR
K/S = KNEE SPACE
PED = PEDESTAL SINK
RSR = RISERS

PLUMBING NOTES:
SHOWERS SHALL BE FINISHED TO A HEIGHT OF NOT LESS THAN 72 INCHES ABOVE THE FLOOR. MATERIAL SHALL BE NON-ABSORBENT
FIBER CEMENT OR EQUIV BACKER BOARD SHALL BE USED FOR TILE BACKING AS PER IRC 2018

ALL WATER CLOSETS SHALL HAVE A FLOW RATE OF NO MORE THAN 1.6 GALLONS PER FLUSH (GPF) AS PER IRC 2018

ALL PLUMBING VENTS THROUGH ROOF SHALL BE 3" MIN DIA" PIPE

ALL PLUMBING INSTALLATIONS SHALL COMPLY WITH 2018 IRC

INDIVIDUAL SHOWER AND TUB/SHOWER COMBINATION VALVES SHALL BE EQUIPPED WITH CONTROL VALVES OF THE PRESSURE-BALANCE, THERMOSTATIC-MIXING OR COMBINATION PRESSURE-BALANCE/THERMOSTATIC-MIXING VALVE TYPES WITH A HIGH LIMIT STOP. THE HIGH LIMIT STOP SHALL BE SET TO LIMIT THE WATER TEMPERATURE TO NOT GREATER THAN 120°F. (2018 IRC SECTION P2708.3).

WATER HAMMER ARRESTORS SHALL BE INSTALLED ACCORDING TO MANUFACTURER'S INSTRUCTIONS PER IRC P2903.5.

A BACKWATER VALVE IS REQUIRED FOR THE BASEMENT FLOOR DRAINS IF THE FLOOD LEVEL RIMS ARE LOCATED BELOW THE ELEVATION OF THE NEXT UPSTREAM MANHOLE COVER OF THE PUBLIC SEWER SERVING SUCH FIXTURES (IRC SECTION P3008.1).

MECHANICAL NOTES:
ALL MECHANICAL INSTALLATIONS SHALL COMPLY WITH THE 2018 IRC AND IFGC

PROVIDE A COMFORT HEATING SYSTEM CAPABLE OF MAINTAINING 68 DEG. F AT A POINT 36 INCHES ABOVE THE FLOOR IN ALL ROOMS. GENERALLY EQUIPMENT CANNOT BE INSTALLED IN SLEEPING ROOMS OR BATHROOMS.

NATURAL GAS SERVICE LINES SHALL BE NO LESS THAN 1 INCH (25MM) IN DIAMETER. R156-56-709 (3) STATE AMENDMENT TO IFGC

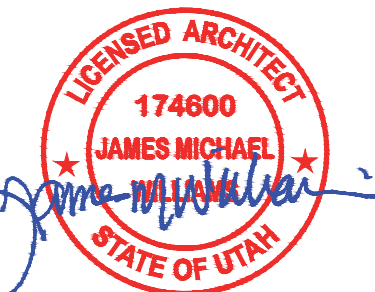
PROVIDE GAS SHUT-OFF VALVE WITHIN 6' OF FIREPLACES.

EXHAUST FANS SHALL BE VENTED TO THE EXTERIOR PER IRC R303.3 AND M1507.2.

RANGE HOOD NOTES:
PROVIDE A HOOD THAT EXHAUSTS 400 CFM MINIMUM. IF A HIGHER CFM RATE IS DESIRED OR NECESSARY FOR THE 48" RANGE UNIT, PROVIDE MAKE UP AIR BY MEANS OF OUTSIDE GRAVITY OPENINGS OR INTERLOCKED MOTORIZED DAMPERS. IF THE HOOD CHOSEN IS OVER 400 CFM USE AN 8" BROAN MECHANICAL OPERATED PRESSURE SWITCH DRIVEN MAKE UP AIR KIT THAT WILL ENTER THE HOME VIA THE RETURN AIR DUCTING.

1 MAIN LEVEL FLOOR PLAN
SCALE (24x36): 1/4"=1'-0"

ae urbia
architects and engineers
2875 south decker lake drive, suite 275
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MAIN LEVEL
FLOOR PLAN

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DIMENSION NOTES:
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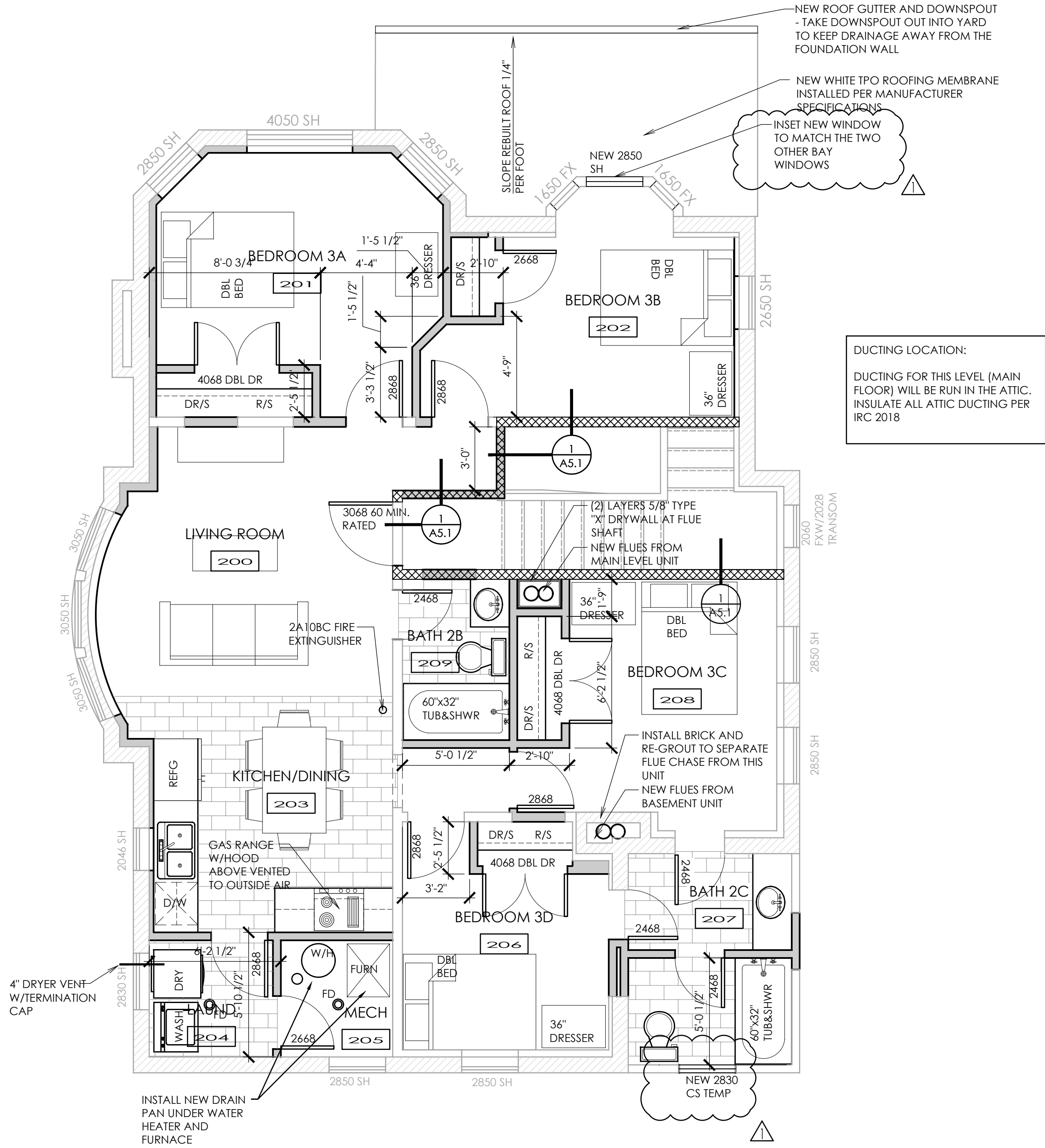
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EXISTING WINDOWS IN THE FRAMED ADDITION AREA ON THE SOUTHEAST CORNER OF THE HOME SHALL BE REPLACED WITH FIBERGLASS COMPOSITE WINDOWS. SIZES NOTED ON THE PLANS.

LEGEND OF ABBREVIATIONS:
CS = CASEMENT WINDOW
HS = HORIZONTAL SLIDER WINDOW
FX = FIXED PANE WINDOW
SH = SINGLE HUNG WINDOW
DH = DOUBLE HUNG WINDOW
R/S = SINGLE ROD AND SHELF CLOSET
DR/S = SHELF AND DOUBLE ROD CLOSET
GPF = GALLONS PER FLUSH
OHD = OVERHEAD DOOR
K/S = KNEE SPACE
PED = PEDESTAL SINK
RSR = RISERS

PLUMBING NOTES:
SHOWERS SHALL BE FINISHED TO A HEIGHT OF NOT LESS THAN 72 INCHES ABOVE THE FLOOR. MATERIAL SHALL BE NON-ABSORBENT
FIBER CEMENT OR EQUIV BACKER BOARD SHALL BE USED FOR TILE BACKING AS PER IRC 2018
ALL WATER CLOSETS SHALL HAVE A FLOW RATE OF NO MORE THAN 1.6 GALLONS PER FLUSH (GPF) AS PER IRC 2018
ALL PLUMBING VENTS THROUGH ROOF SHALL BE 3" MIN DIA' PIPE
ALL PLUMBING INSTALLATIONS SHALL COMPLY WITH 2018 IRC
INDIVIDUAL SHOWER AND TUB/SHOWER COMBINATION VALVES SHALL BE EQUIPPED WITH CONTROL VALVES OF THE PRESSURE-BALANCE, THERMOSTATIC-MIXING OR COMBINATION PRESSURE-BALANCE/THERMOSTATIC-MIXING VALVE TYPES WITH A HIGH LIMIT STOP. THE HIGH LIMIT STOP SHALL BE SET TO LIMIT THE WATER TEMPERATURE TO NOT GREATER THAN 120°F. (2018 IRC SECTION P2708.3).
WATER HAMMER ARRESTORS SHALL BE INSTALLED ACCORDING TO MANUFACTURER'S INSTRUCTIONS PER IRC P2903.5.
A BACKWATER VALVE IS REQUIRED FOR THE BASEMENT FLOOR DRAINS IF THE FLOOD LEVEL RIMS ARE LOCATED BELOW THE ELEVATION OF THE NEXT UPSTREAM MANHOLE COVER OF THE PUBLIC SEWER SERVING SUCH FIXTURES (IRC SECTION P3008.1).

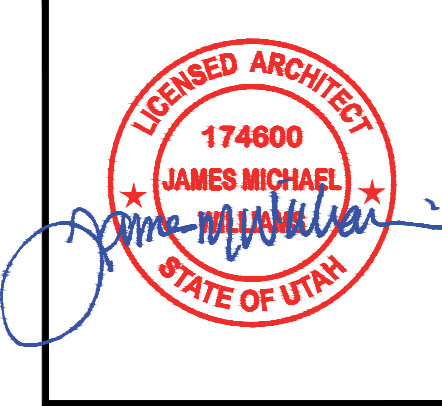
MECHANICAL NOTES:
ALL MECHANICAL INSTALLATIONS SHALL COMPLY WITH THE 2018 IRC AND IFGC
PROVIDE A COMFORT HEATING SYSTEM CAPABLE OF MAINTAINING 68 DEG. F AT A POINT 36 INCHES ABOVE THE FLOOR IN ALL ROOMS. GENERALLY EQUIPMENT CANNOT BE INSTALLED IN SLEEPING ROOMS OR BATHROOMS.
NATURAL GAS SERVICE LINES SHALL BE NO LESS THAN 1 INCH (25MM) IN DIAMETER. R156-56-709 (3) STATE AMENDMENT TO IFGC
PROVIDE GAS SHUT-OFF VALVE WITHIN 6' OF FIREPLACES.
EXHAUST FANS SHALL BE VENTED TO THE EXTERIOR PER IRC R303.3 AND M1507.2.

RANGE HOOD NOTES:
PROVIDE A HOOD THAT EXHAUSTS 400 CFM MINIMUM. IF A HIGHER CFM RATE IS DESIRED OR NECESSARY FOR THE 48" RANGE UNIT, PROVIDE MAKE UP AIR BY MEANS OF OUTSIDE GRAVITY OPENINGS OR INTERLOCKED MOTORIZED DAMPENERS. IF THE HOOD CHOSEN IS OVER 400 CFM USE AN 8" BROAN MECHANICAL OPERATED PRESSURE SWITCH DRIVEN MAKE UP AIR KIT THAT WILL ENTER THE HOME VIA THE RETURN AIR DUCTING.



1 UPPER LEVEL FLOOR PLAN
A2.2 SCALE (24x36): 1/4"=1'-0"

ae urbia architects and engineers
2875 south decker lake drive, suite 275
salt lake city, utah 84119
phone: 801.746.0456 - fax: 801.575.6456
web page: ae urbia . c o m



1106 SOUTH TEMPLE REMODEL
1106 E SOUTH TEMPLE
SALT LAKE CITY, UTAH

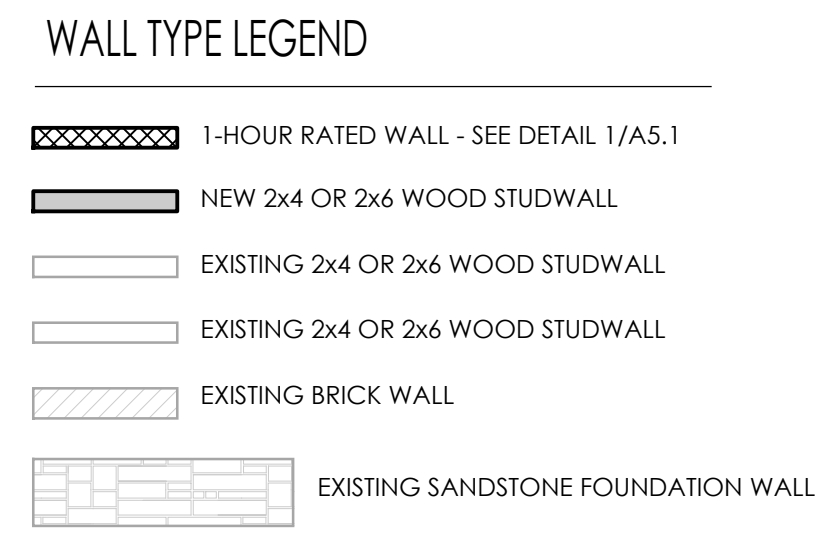
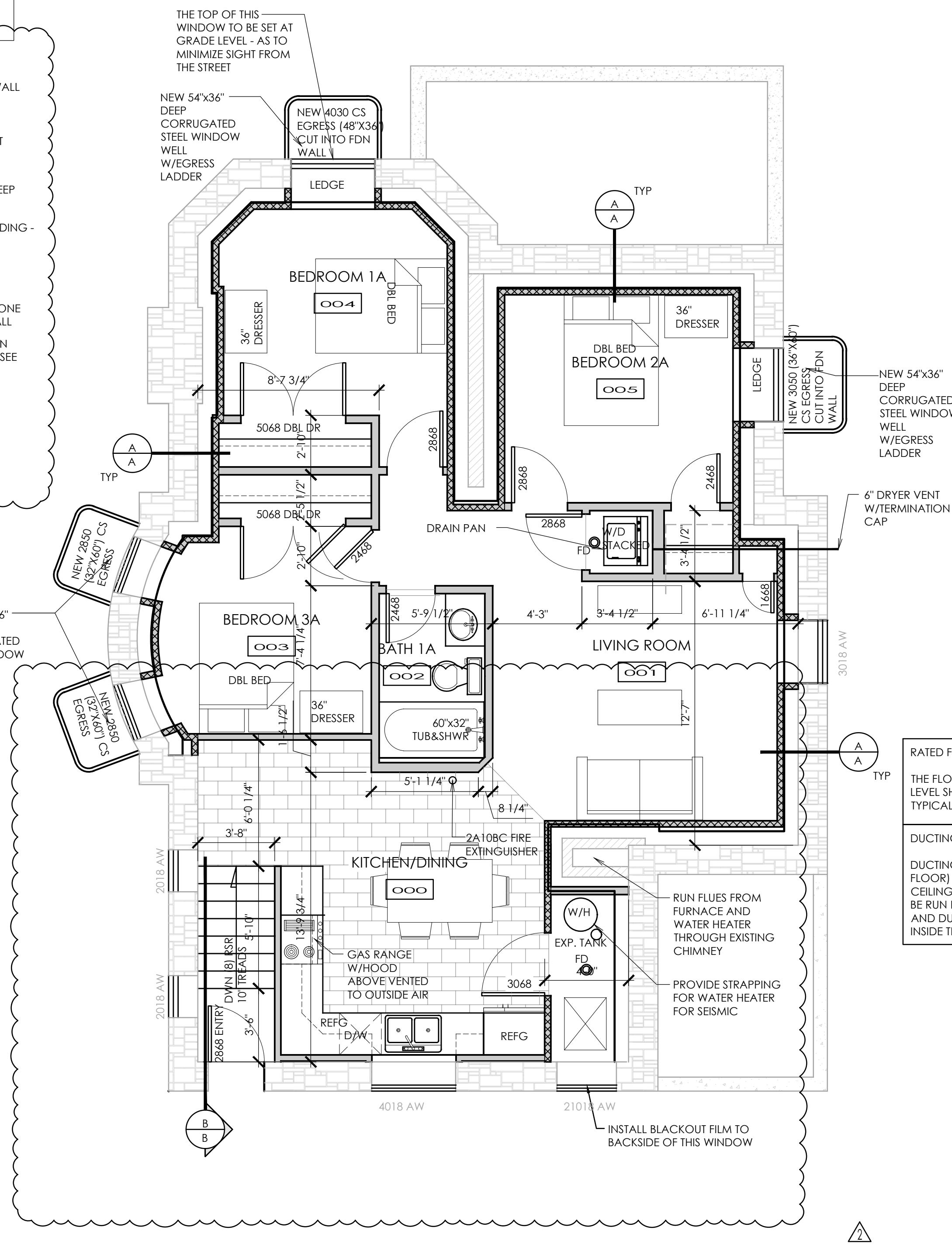
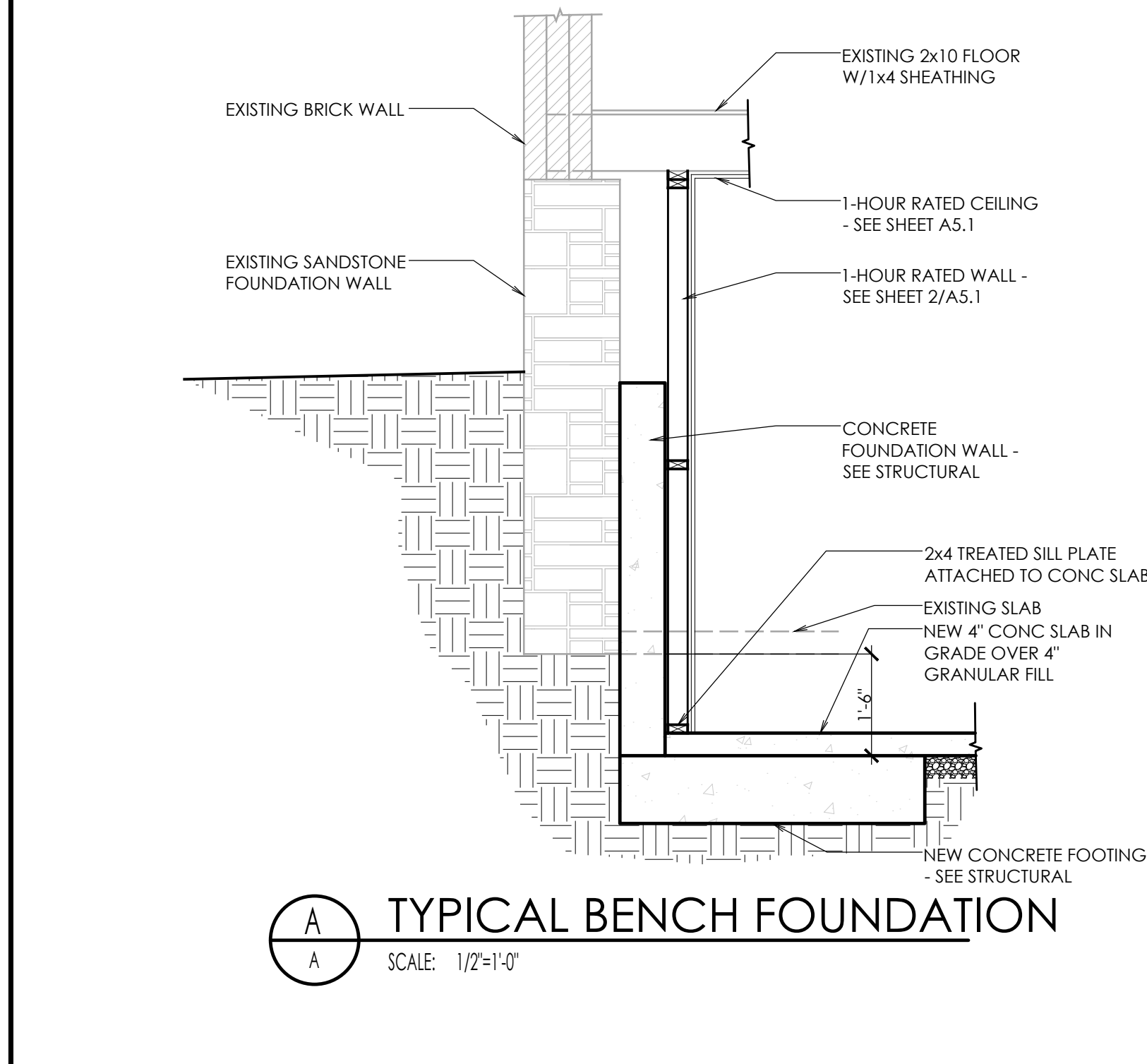
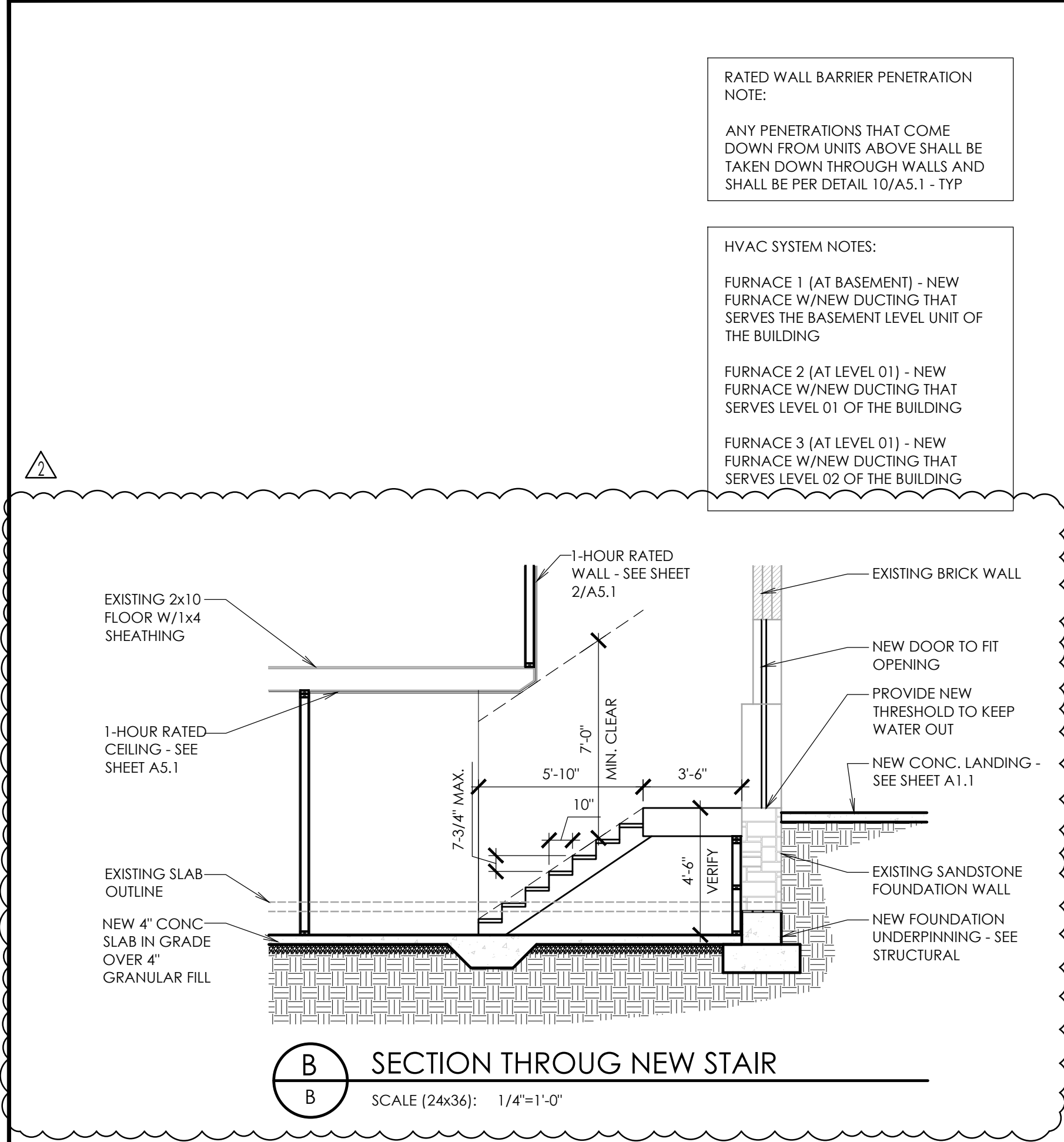
AE2020.138
UPPER LEVEL
FLOOR PLAN

REVISIONS:
1 CHANGES FOR 2ND COA
2 CHANGES FOR 2ND COA

DATE:
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A2.2

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DIMENSION NOTES:

IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THAT DIMENSIONS SHOWN HERE ARE CORRECT. ALTHOUGH CARE WAS TAKEN TO ENSURE THEIR ACCURACY, DISCREPANCIES COULD EXIST. IF THIS OCCURS, THE DISCREPANCY SHALL BE BROUGHT TO THE ATTENTION OF AE URBIA.

REQUIRED MEANS OF EGRESS AND FIRE PROTECTION SYSTEMS SHALL BE MAINTAINED DURING CONSTRUCTION AND DEMOLITION, REMODELING OR ALTERATIONS AND ADDITIONS TO THE BUILDING. FIRE PREVENTION BUREAU STAFF SHALL APPROVE REVIEW OF ANY EXITING ALTERATIONS.

MEMBRANE PENETRATIONS OF WALLS SHALL COMPLY WITH IBC 714.3.2, AND THOSE OF HORIZONTAL ASSEMBLIES SHALL COMPLY WITH IBC 714.4.2.

WINDOW NOTES:

ALL EXISTING WOOD WINDOWS IN THIS HOME SHALL BE REPAIRED, CAULKED, SEALED AND PAINTED - WITH THE EXCEPTION OF THE WINDOWS IN BASEMENT BEDROOM 3A. THOSE WINDOWS SHALL BE REPLACED WITH WOOD WINDOWS, PAINTED TO MATCH THE NEW PAINT ON THE REPAIRED WINDOWS.

EXISTING WINDOWS IN THE FRAMED ADDITION AREA ON THE SOUTHEAST CORNER OF THE HOME SHALL BE REPLACED WITH FIBERGLASS COMPOSITE WINDOWS. SIZES NOTED ON THE PLANS.

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ae urbia
architects and engineers

2875 south decker lake drive, suite 275
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phone: 801.746.0456 - fax: 801.575.6456
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LICENSED ARCHITECT
174800
JAMES MICHAEL
STATE OF UTAH

1106 SOUTH TEMPLE REMODEL
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SALT LAKE CITY, UTAH

AE2020.138
BASEMENT FLOOR PLAN

REVISIONS:
1 CHANGES FOR 2ND COA
2 CHANGES FOR 2ND COA

DATE:
SHEET NO.

A2.3

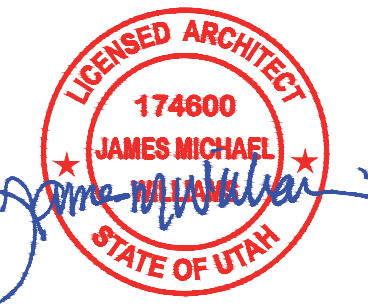
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DEMOLITION NOTES:

- CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS PRIOR TO STARTING DEMOLITION.
- CONTRACTOR IS RESPONSIBLE FOR ALL REQUIRED SHORING PRIOR TO ANY DEMOLITION OF EXISTING STRUCTURE.
- ANY DAMAGE TO THE EXISTING STRUCTURE AS A RESULT OF THE CONTRACTOR OR HIS SUBS, SHALL BE REPAIRED AND OR REPLACED AT THE CONTRACTOR'S EXPENSE.
- CONTRACTOR SHALL PREVENT DEBRIS FROM ENTERING OTHER AREAS OF THE STRUCTURE OR SITE WHICH ARE NOTE BEING REMODELED.
- ALL MATERIALS FROM DEMOLITION SHALL BE REMOVED FROM THE SITE AND PROPERLY DISPOSED OF BY THE CONTRACTOR.
- THE CONTRACTOR SHALL FIELD VERIFY ALL STRUCTURAL CONDITIONS (NEW AND EXISTING) AND NOTIFY JMWA OF ANY DISCREPANCIES OR ADDITIONAL ASSISTANCE THAT MAY BE REQUIRED.
- THE CONTRACTOR SHALL PROVIDE BARRICADES, WARNING SIGNS, ETC. AS REQUIRED FOR PROJECT.
- THE CONTRACTOR IS RESPONSIBLE FOR THE SAFETY OF ALL WORKMEN, OWNERS, TENANTS, AND PUBLIC AT THE JOB SITE.
- THE CONTRACTOR SHALL COORDINATE ALL PHASES OF DEMOLITION AND WORK WITH OWNER PRIOR TO DEMOLITION.
- CONTRACTOR SHALL PROTECT EXISTING TREES AND OTHER VEGETATION DURING DEMOLITION AND CONSTRUCTION. SOME TREES AND OTHER VEGETATION MAY HAVE TO BE TEMPORARILY RELOCATED, OR REPLACED.
- CONTRACTOR SHALL PROPERLY LOCATE AND MARK ALL UTILITIES PRIOR TO DEMOLITION.
- RELOCATE SPRINKLER LINES AND OTHER UTILITY LINES AS REQUIRED; COORDINATE WITH BUILDING MANAGER TO PROVIDE AS-BUILT DRAWINGS.
- THE CONTRACTOR IS RESPONSIBLE FOR IDENTIFYING ANY HEALTH HAZARDS AND PROPERLY MITIGATING THEM.
- THE CONTRACTOR SHALL PROPERLY CAP ABANDONED LINES AS REQUIRED.
- THE CONTRACTOR SHALL BE RESPONSIBLE TO DISCONNECT SERVICES (SUCH AS WATER, ELECTRICAL, GAS, ETC.) AS REQUIRED FOR DEMOLITION WORK.
- THE CONTRACTOR SHALL USE EQUIPMENT THAT IS SUITABLE FOR DEMOLITION BEING PERFORMED.
- EDGES OF MATERIALS TO REMAIN SHALL BE PROPERLY SAWCUT.
- CONTRACTOR SHALL IDENTIFY ALL BEARING WALLS PRIOR TO STARTING SELECTIVE DEMOLITION.
- ALL TEMPORARY SHORING IS A MEANS AND METHODS TO BE DETERMINED BY THE GENERAL CONTRACTOR AND SUBCONTRACTORS.
- BEARING WALLS THAT ARE REMOVED SHALL BE REPLACED WITH BEAMS AND COLUMNS. THE MEANS AND METHODS OF INSTALLING NEW BEAMS AND COLUMNS TO REPLACE EXISTING BEARING WALLS IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR AND THE SUBCONTRACTORS.
- ADDITIONAL EXCAVATION OF THE EXISTING BASEMENT OR CRAWLSPACE SHALL NOT DISTURB THE EXISTING FOUNDATION WALLS. ALL UNDERPINNING OR NEW RETAINING WALLS USED IN CONJUNCTION WITH LOWERING THE BASEMENT FLOOR MUST BE ENGINEERED AND DETAILED PRIOR TO DOING THE WORK.
- EXISTING INTERIOR BEARING WALLS LOCATED IN THE BASEMENT OR CRAWL SPACE MUST BE UNDERPINNED AS REQUIRED OR EXTENDED AS REQUIRED DUE TO THE BASEMENT FLOOR EXCAVATION, OR REMOVED AND REPLACED AS NEEDED. GENERAL CONTRACTOR IS RESPONSIBLE TO COORDINATE AS NEEDED.
- ALL NEW WORK SHALL COMPLY WITH THE CURRENT ADOPTED BUILDING CODES AND LOCAL ORDINANCES.

ae urbia
architects and engineers
2875 south decker lake drive, suite 275
salt lake city, utah 84119
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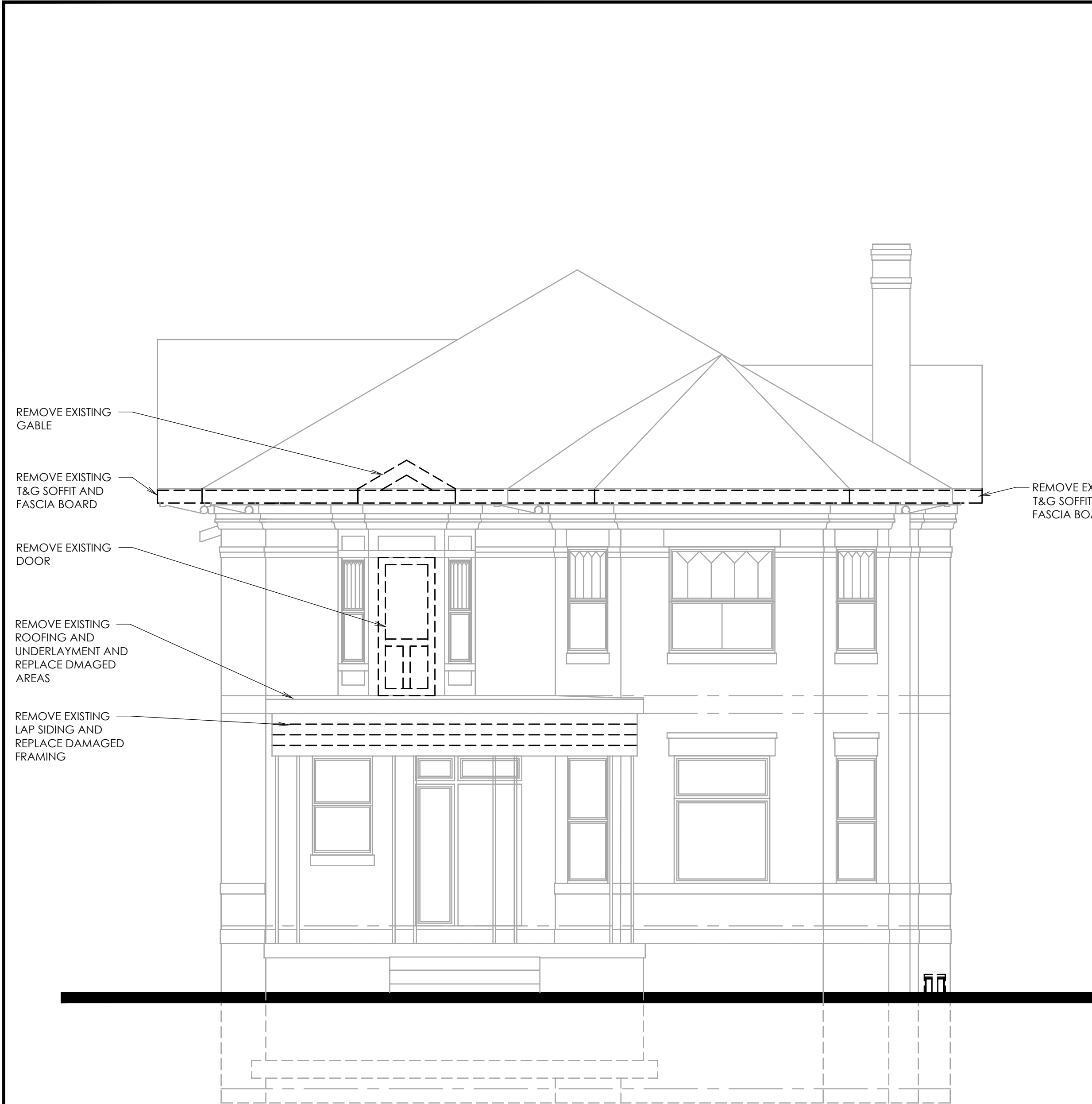
EXISTING
ELEVATIONS

REVISIONS:
1 CHANGES FOR 2ND COA
2 CHANGES FOR 2ND COA

DATE:
SHEET NO.

A3.1

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1
A3.2
EXISTING
NORTH ELEVATION
SCALE (24x36): 1/4"=1'-0"

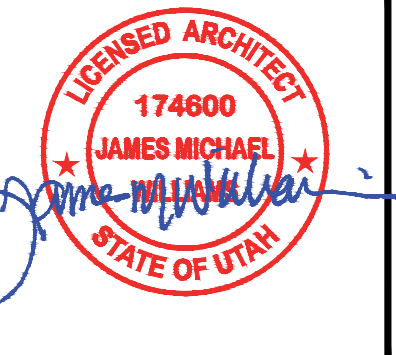


2
A3.2
EXISTING
WEST ELEVATION
SCALE (24x36): 1/4"=1'-0"

DEMOLITION NOTES:

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4. CONTRACTOR SHALL PREVENT DEBRIS FROM ENTERING OTHER AREAS OF THE STRUCTURE OR SITE WHICH ARE NOTE BEING REMODELED.
5. ALL MATERIALS FROM DEMOLITION SHALL BE REMOVED FROM THE SITE AND PROPERLY DISPOSED OF BY THE CONTRACTOR.
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23. ALL NEW WORK SHALL COMPLY WITH THE CURRENT ADOPTED BUILDING CODES AND LOCAL ORDINANCES.

ae urbia
architects and engineers
2875 south decker lake drive, suite 275
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EXISTING
ELEVATIONS

REVISIONS:
1 CHANGES FOR 2ND COA
2 CHANGES FOR 2ND COA

DATE:
SHEET NO.

A3.2

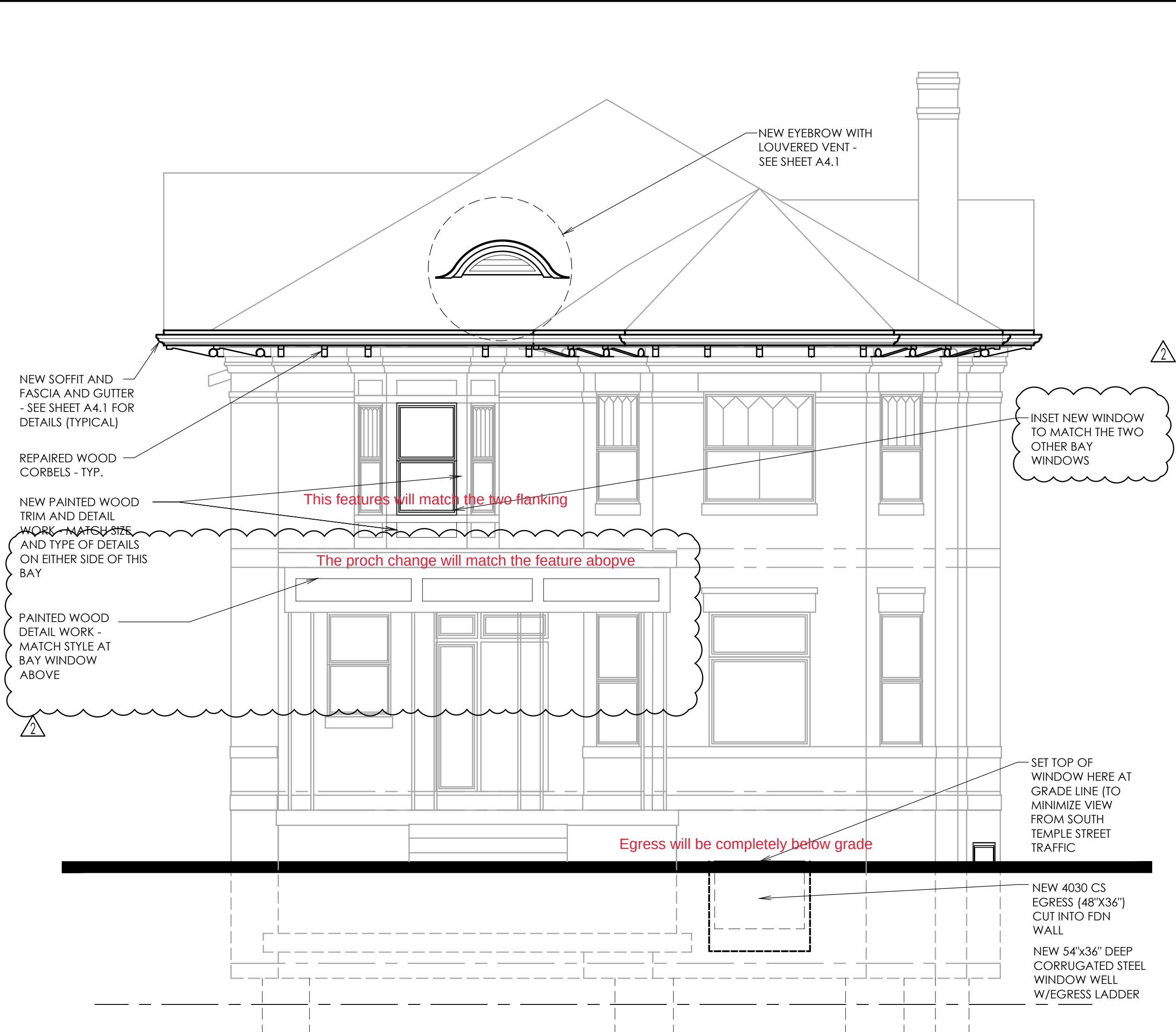
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2
A3.3

NEW
EAST ELEVATION

SCALE (24x36): 1/4"=1'-0"



1
A3.4

NEW
NORTH ELEVATION

SCALE (24x36): 1/4"=1'-0"

A
A

BSMT UNIT ENTRY DOOR INFORMATION

SCALE (24x36): 1/4"=1'-0"

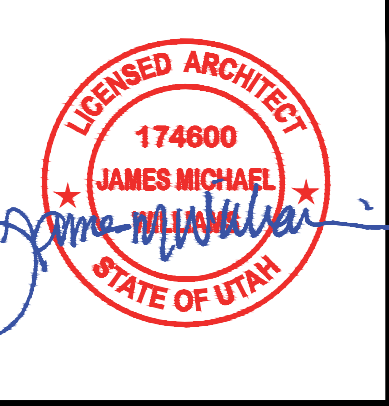
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HARDISIDING INFORMATION

SCALE (24x36): 1/4"=1'-0"

AVAILABLE SIZES	
THICKNESS:	0.312"
LENGTH:	144" boards
WIDTHS:	9.25" 12"
EXPOSURES:	8" 10.75"
	6.25" 5.25"
	5" 4"
	7.25" 8.25"
	6" 7"

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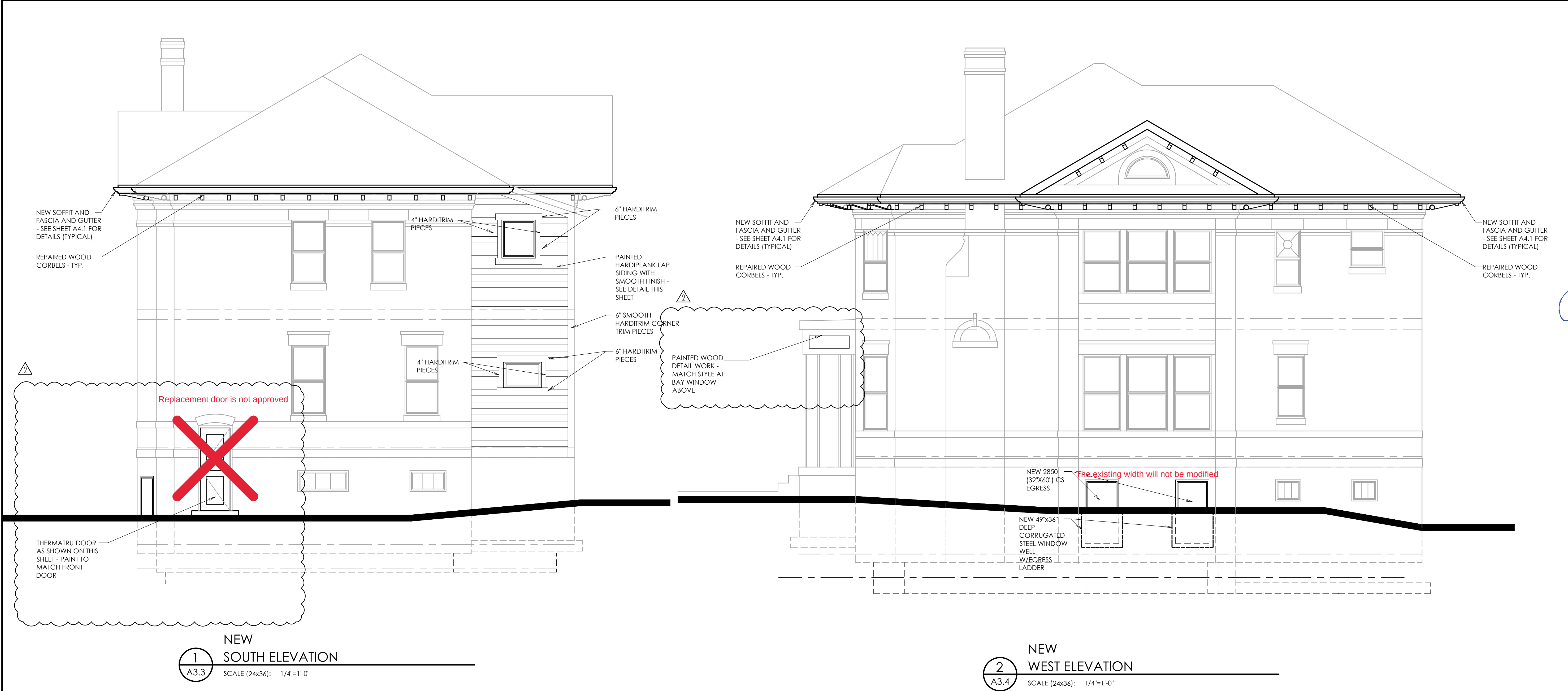
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2 CHANGES FOR 2ND COA

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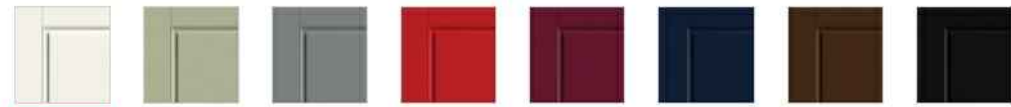


NEW
1 SOUTH ELEVATION
SCALE (24x36): 1/4"=1'-0"

NEW
2 WEST ELEVATION
SCALE (24x36): 1/4"=1'-0"


2 Panel Square Top | Style No. S220
★★★★★ 3.6 (13) [View a review](#)
6 Available Sizes [VIEW ON HOME](#)

THERMA-TRU VIBRANT PAINT OPTIONS



Looking for more information on finishing options? Check out our [finishing page](#) and learn how you can use finish to make your house a home with Therma-Tru.

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A BSMT UNIT ENTRY DOOR INFORMATION
SCALE (24x36): 1/4"=1'-0"



AVAILABLE SIZES

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A HARDISIDING INFORMATION
SCALE (24x36): 1/4"=1'-0"

MASONRY REPAIR NOTES:

CONTRACTOR TO USE MASONRY CONTRACTOR WHO IS EXPERIENCED IN RESTORATION OF HISTORIC MASONRY STRUCTURES.

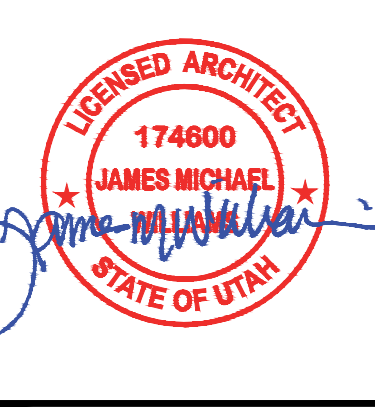
MASONARY CONTRACTOR SHALL PROVED THE HISTORIC COMMISSION SAMPLES OF THE GROUT AND JOINTS. IF PHOTOGRAPHS OR COMPANY LITERATURE ARE APPROVED FOR USE, THOSE MAY BE SUBSTITUTED FOR PHYSICAL SAMPLES.

IN AREAS ON THIS HOME THAT GROUT JOINTS HAVE BEEN DAMAGED, THE MASON SHALL USE APPROPRIATE GROUT AND COLOR THAT SHALL NOT CAUSE DAMAGE TO THE OLD BRICK.

CAULKING IS NOT ALLOWED TO BE USED TO FILL SEPARATIONS - THOSE SHALL BE GROUTED.

IF MASON ENCOUNTERS STRUCTURAL DAMAGE, NOT COSMETIC STRUCTURAL DAMAGE, THE ENGINEER OF RECORD SHALL BE CONTACTED IMMEDIATELY FOR INSPECTION.

ae urbia
architects and engineers
2875 south decker lake drive, suite 275
salt lake city, utah 84119
phone: 801.746.0456 - fax: 801.575.6456
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A3.4

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EXISTING T&G SOFFIT - MATCH THIS FOR ALL NEW SOFFITS



THIS SOFFIT MATERIAL WILL BE DEMOLISHED AND MADE TO MATCH THE EXISTING T&G SOFFIT

THIS GABLE WILL BE DEMOLISHED

USE THIS PROFILE FOR THE NEW RAIN GUTTER CALLED OUT ON SHEET A4.1 - DOWNSPOUTS TO BE ROUND ALUMINUM

EXISTING T&G SOFFIT - MATCH THIS FOR ALL NEW SOFFITS

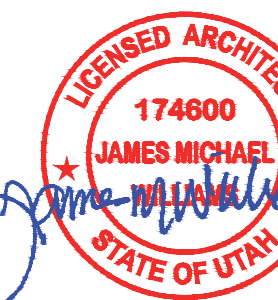


1
A3.5

PHOTOS OF EXISTING T&G SOFFIT TO MATCH AT NEW & GUTTER PROFILE PHOTO

SCALE (24x36): 1/4"=1'-0"

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architects and engineers
2875 south decker lake drive, suite 275
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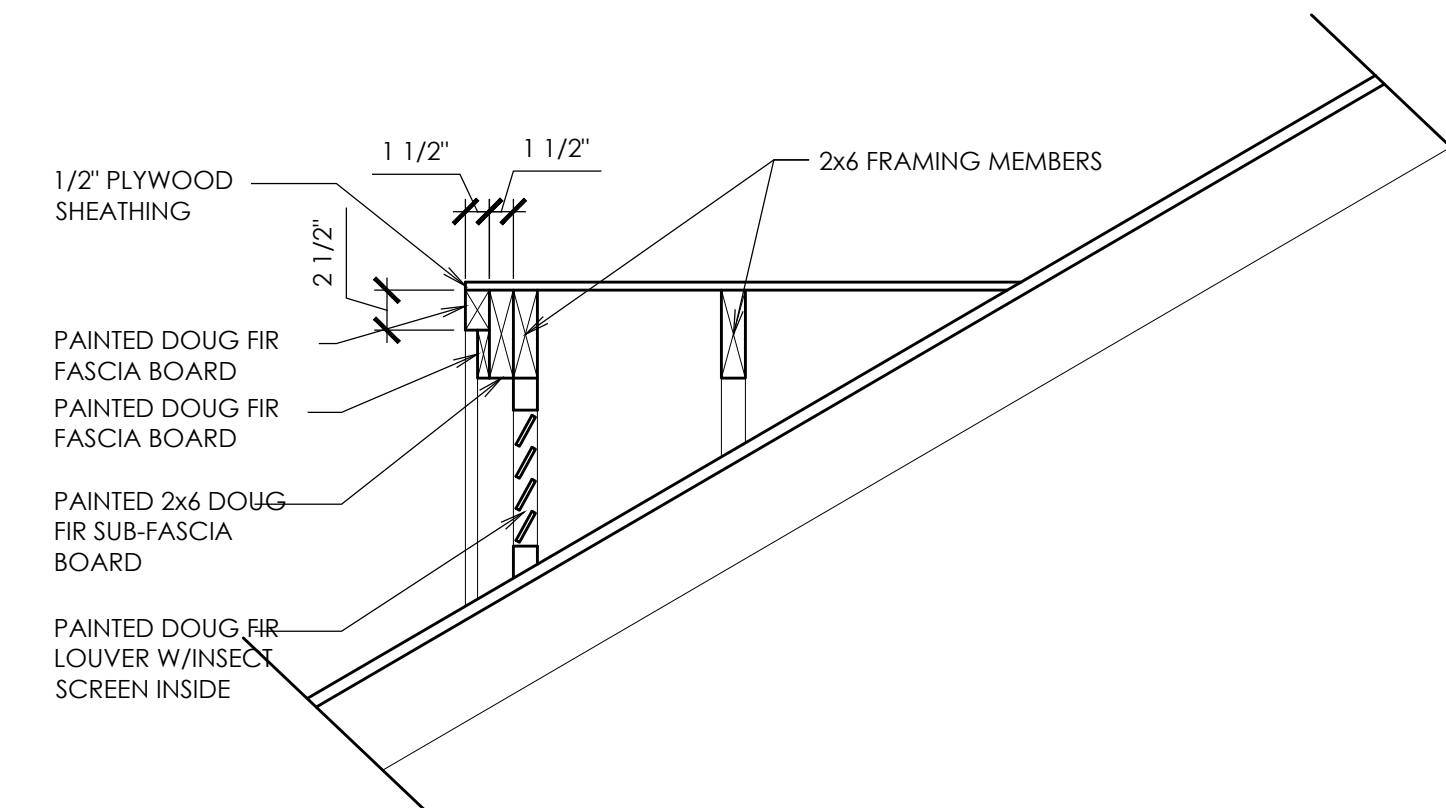
PHOTOS OF
EXISTING ITEMS
FOR REFERENCE

REVISIONS:
1 CHANGES FOR 2ND COA
2 CHANGES FOR 2ND COA

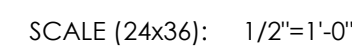
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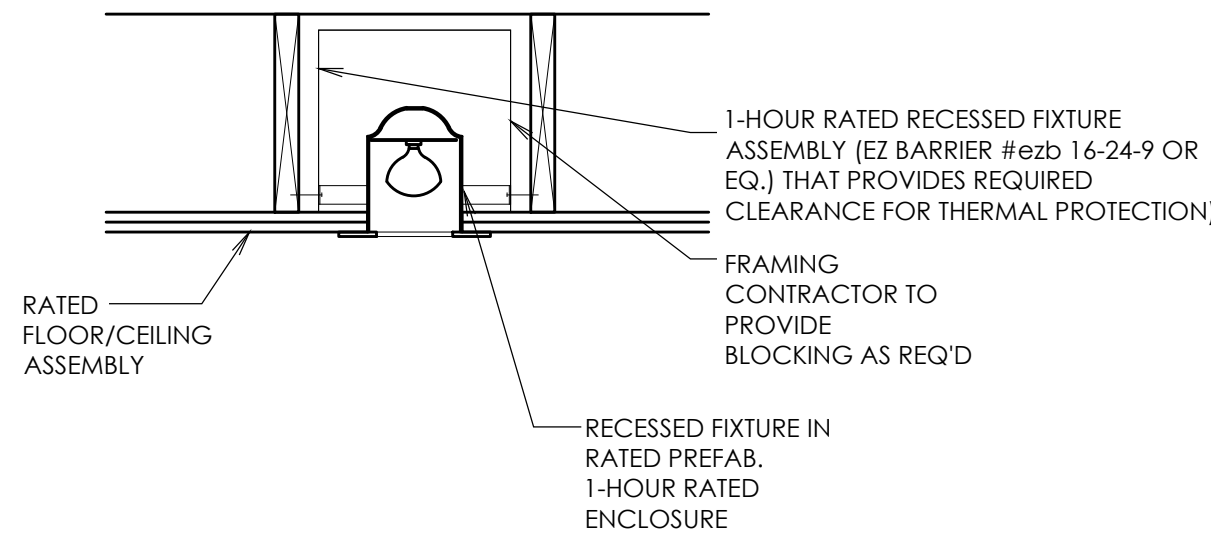
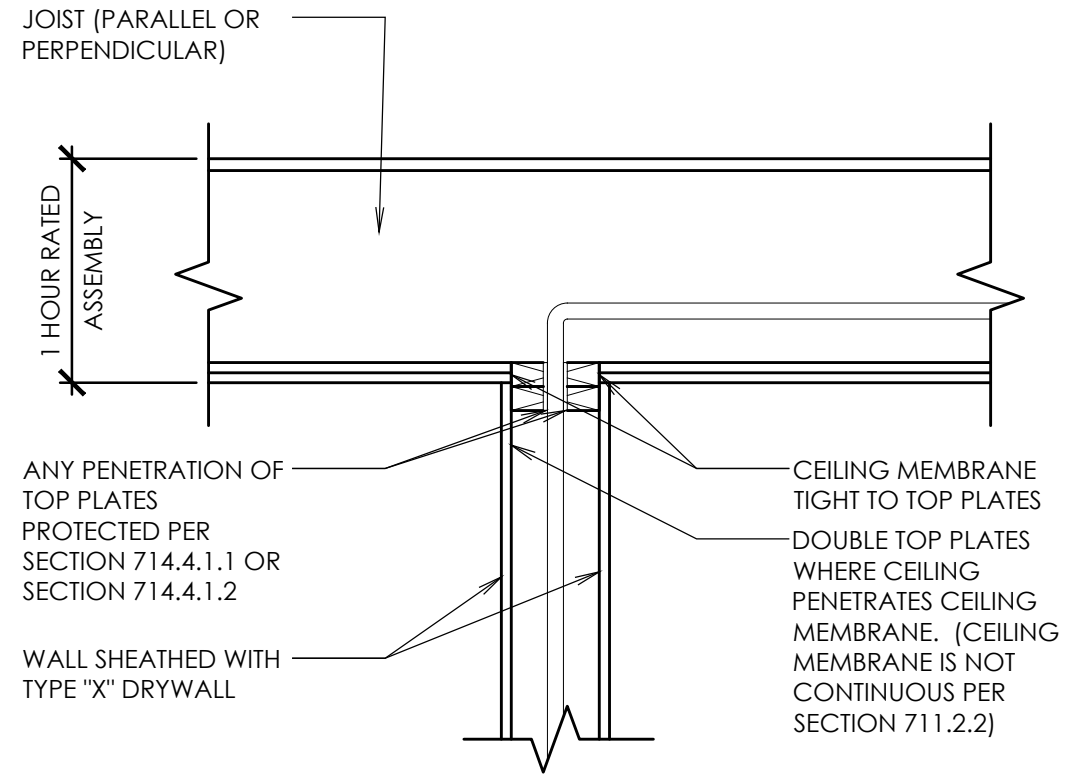


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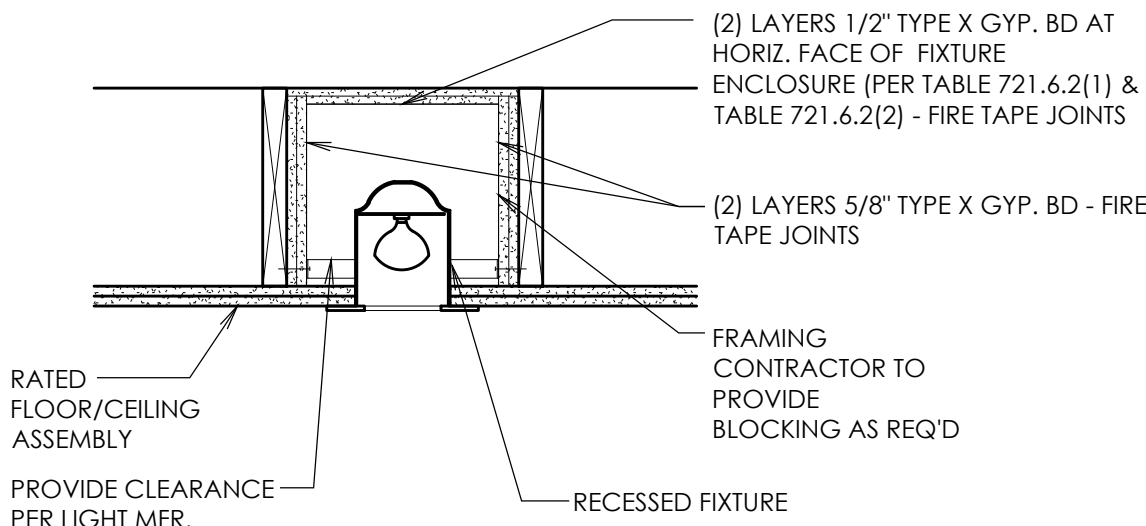


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THE CEILING MEMBRANE OF 1- AND 2-HOUR FIRE-RESISTANCE-RATED HORIZONTAL ASSEMBLIES IS PERMITTED TO BE INTERRUPTED WITH THE DOUBLE WOOD TOP PLATE OF A WALL ASSEMBLY THAT IS SHEATHED WITH TYPE X GYPSUM WALLBOARD, PROVIDED THAT ALL PENETRATING ITEMS THROUGH THE DOUBLE TOP PLATES ARE PROTECTED IN ACCORDANCE WITH SECTION 714.4.1.1 OR 714.4.1.2 AND THE CEILING MEMBRANE IS TIGHT TO THE TOP PLATES



MANUFACTURED RATED ASSEMBLY OPTION



FRAMED RATED ASSEMBLY OPTION

PRESCRIPTIVE 1-HOUR WALL: 2" x 4" WOOD STUDS 24" ON CENTER WITH 5/8" TYPE X GYPSUM WALLBOARD APPLIED VERTICALLY OR HORIZONTALLY NAILED WITH 6D COOLER OR WALLBOARD NAILS AT 7" ON CENTER WITH END JOINTS ON NAILING MEMBERS. STAGGER JOINTS EACH SIDE. TABLE 721.1(2) ITEM 14-1.3

2x4 OR 2x6 WOOD STUDS AT 16" o.c.

5/8" TYPE "X" DRYWALL ATTACHED W/ 1" CONCRETE COATED TYPE "S" NAILS 8" O.C. W/ VERT. JOINTS LOCATED MIDWAY BETWEEN STUDS

5/8" TYPE "X" DRYWALL ATTACHED W/ 1" CONCRETE COATED TYPE "S" NAILS 8" O.C. W/ VERT. JOINTS LOCATED MIDWAY BETWEEN STUDS

3" GLASS FIBER OR MINERAL FIBER INSULATION (OPEN FACE TOWARDS RESILIENT CHANNELS)

1-HOUR
STC = 50 (2x4)
GA FILE# WP 3242
UL# U305

1 1-HOUR RATED WALL (U305)

A5.1 SCALE (24x36): 1"=1'-0"
SCALE (11x17): 1/2"=1'-0"

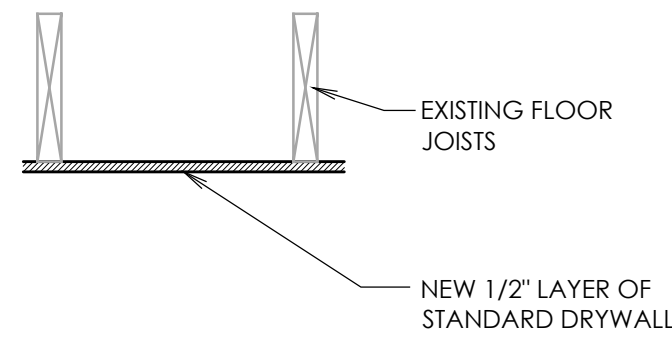
2x4 OR 2x6 WOOD STUDS AT 16" o.c.

(2) LAYERS 5/8" TYPE "X" DRYWALL ATTACHED W/ 1" CONCRETE COATED TYPE "S" NAILS 8" O.C. W/ VERT. JOINTS LOCATED MIDWAY BETWEEN STUDS

3" GLASS FIBER OR MINERAL FIBER INSULATION (OPEN FACE TOWARDS RESILIENT CHANNELS)

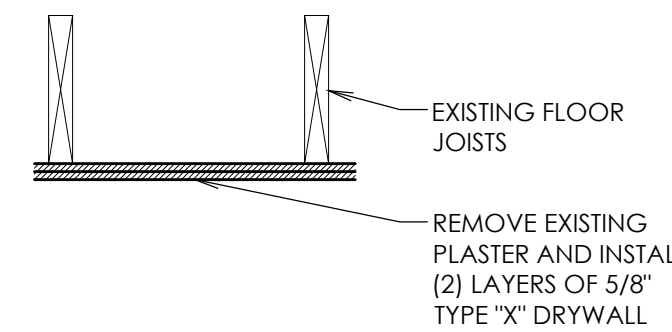
2 1-HOUR RATED WALL CONDITION 2

A5.1 SCALE (24x36): 1"=1'-0"
SCALE (11x17): 1/2"=1'-0"



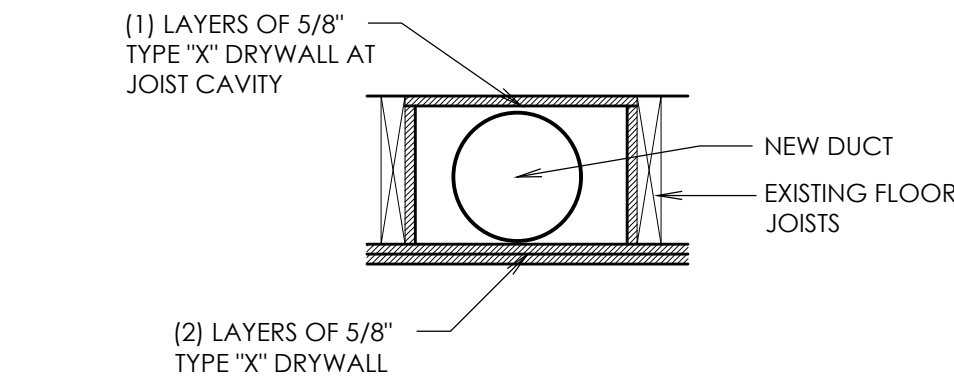
5 DRYWALL AT NON-RATED CEILING GA# WP 3644

A5.1 SCALE (24x36): 1"=1'-0"
SCALE (11x17): 1/2"=1'-0"



6 DRYWALL AT RATED CEILING

A5.1 SCALE (24x36): 1"=1'-0"
SCALE (11x17): 1/2"=1'-0"

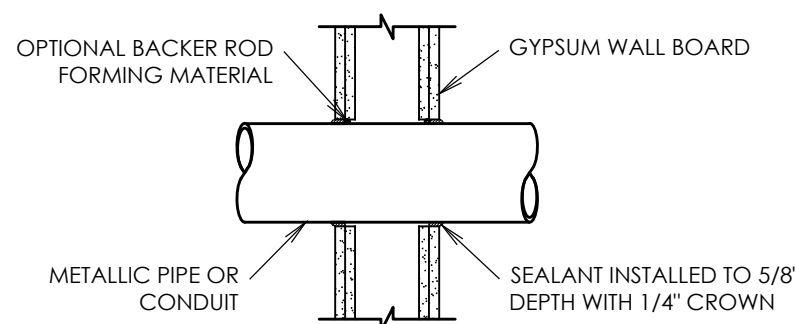


3 DRYWALL AT DUCTING FOR BASEMENT AND MAIN LEVEL LEVEL REGISTERS

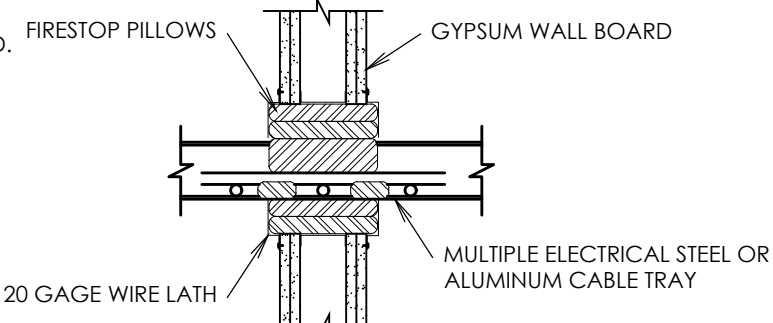
A5.1 SCALE (24x36): 1"=1'-0"
SCALE (11x17): 1/2"=1'-0"

10 PENETRATION AT RATED WALL ASSEMBLY

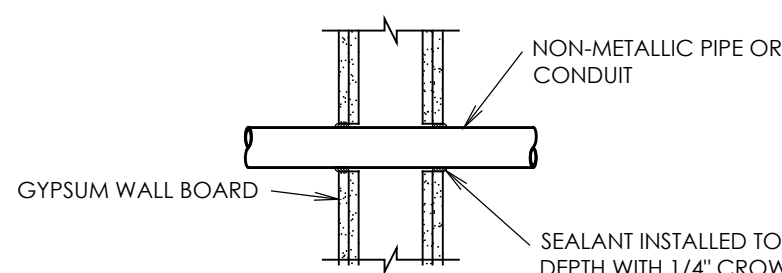
A5.1 SCALE (24x36): 1"=1'-0"
SCALE (11x17): 1/2"=1'-0"



UL #WL1033, 1086
1 OR 2 HR FIRE RATING



UL #WL4008
2 HR FIRE RATING



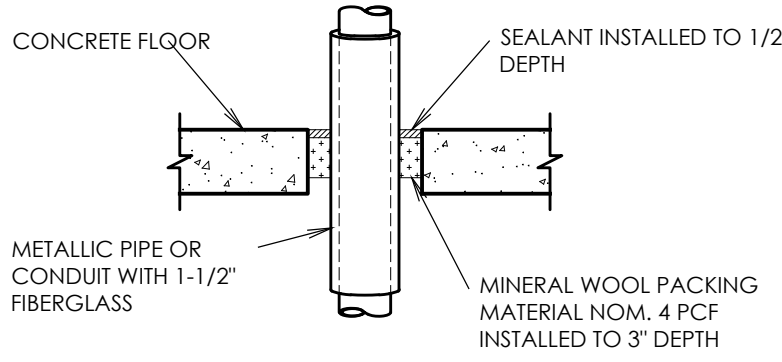
UL #WL2093, 2100
1 OR 2 HR FIRE RATING

NOTES:

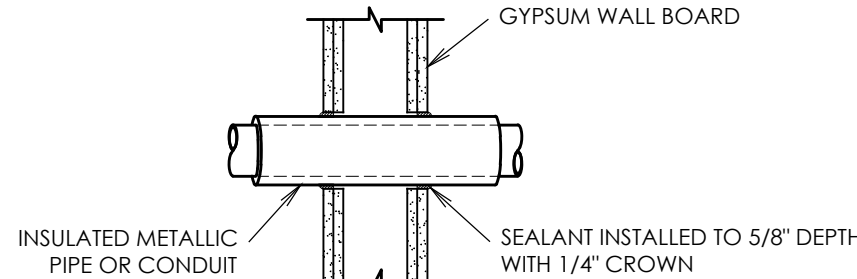
1. ALL PENETRATIONS TO BE CENTERED IN WEB.
2. REINFORCEMENT REQUIRED FOR PENETRATIONS WIDER THAN MANUFACTURER'S PUNCH OUT EXCEPT AS NOTED.
3. NO REINFORCEMENT REQUIRED FOR PENETRATION WIDTHS LESS THAN MANUFACTURER'S PUNCH OUT.
4. FLANGES SHALL NOT BE NOTCHED OR CUT.
5. GENERAL NOTES APPLY TO TRACK, STUDS, JOISTS, AND RAFTERS.

7 CAN LIGHT AT RATED CEILING

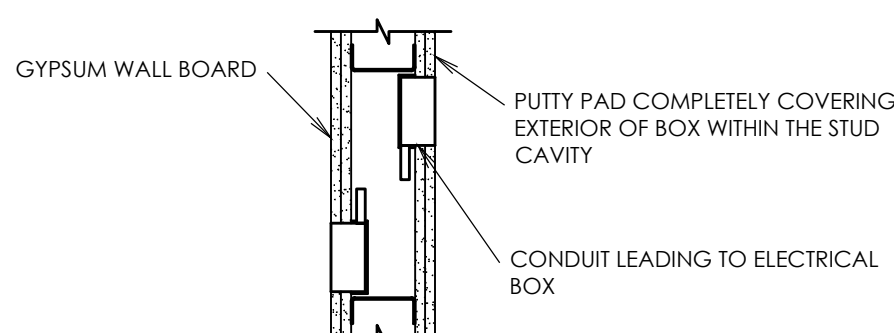
A5.1 SCALE (24x36): 1"=1'-0"
SCALE (11x17): 1/2"=1'-0"



UL #CAJ5087
2 HR. FIRE RATING



UL #WL5014
1 OR 2 HR FIRE RATING

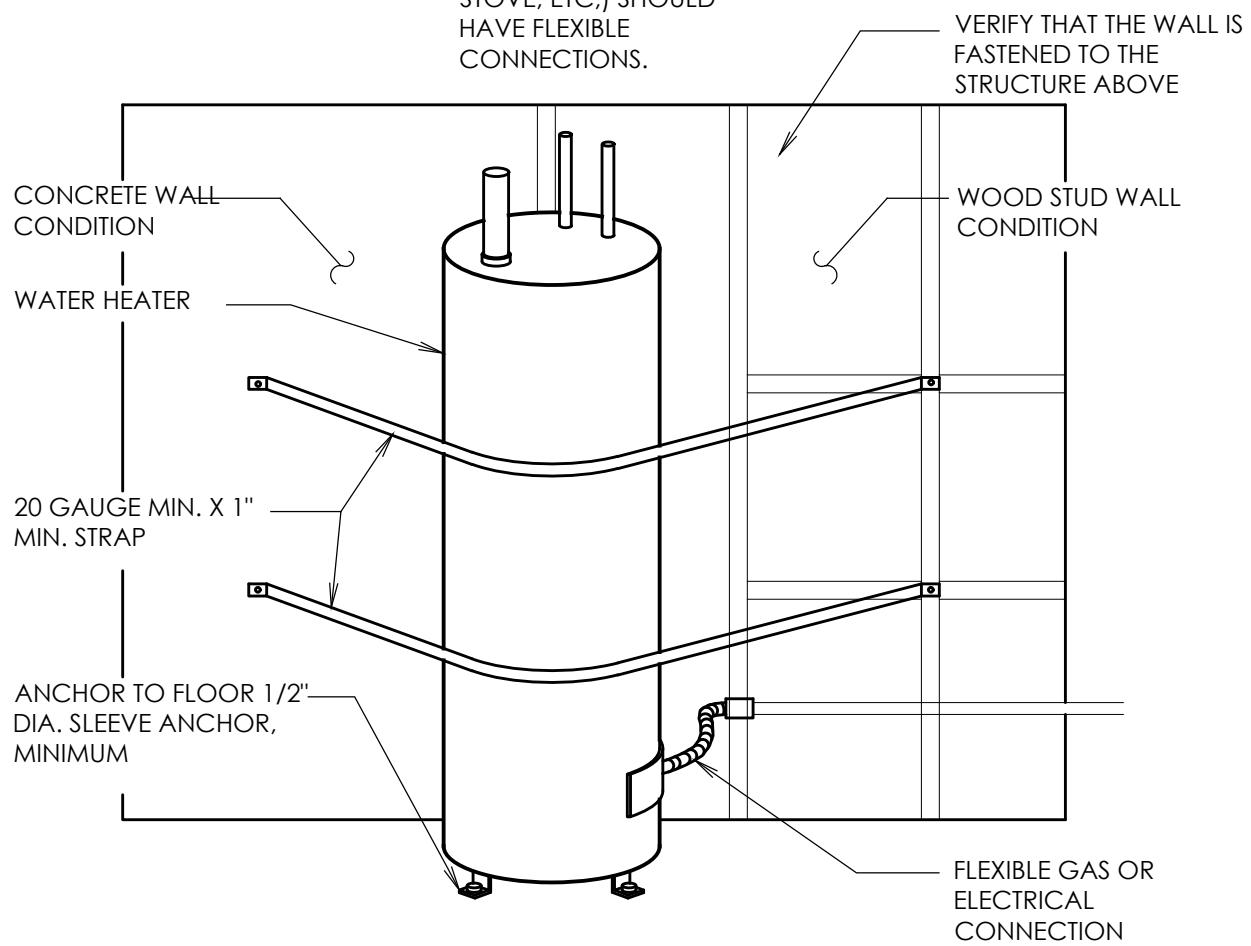


UL SYSTEM, REFER TO CLIV
1 OR 2 HR FIRE RATING

11 RATED PENETRATION DETAILS

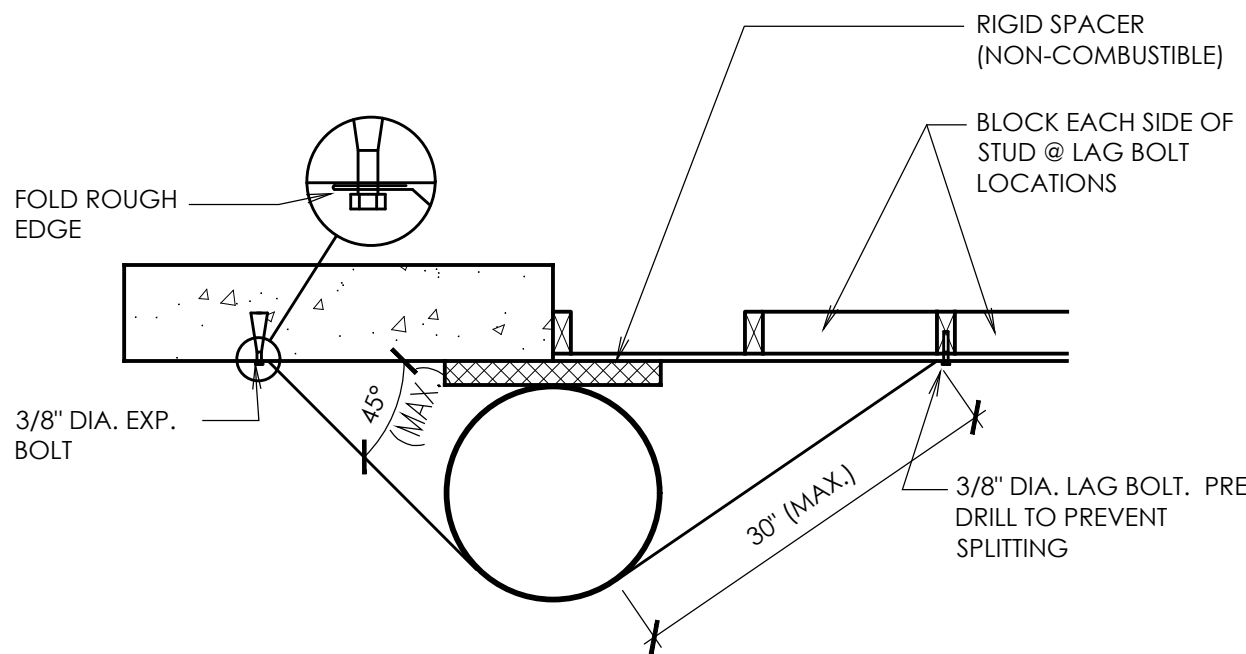
A5.1 SCALE (24x36): 1"=1'-0"
SCALE (11x17): 1/2"=1'-0"

NOTE: ALL GAS SUPPLIED APPLIANCES (FURNACE, STOVE, ETC.) SHOULD HAVE FLEXIBLE CONNECTIONS.



6 SEISMIC BRACING AT WATER HEATER

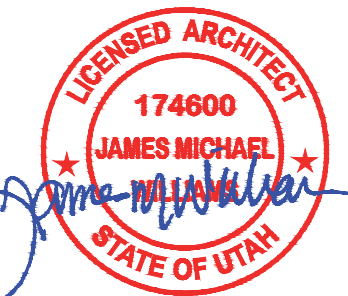
A5.1 SCALE (24x36): 1"=1'-0"
SCALE (11x17): 1/2"=1'-0"



6 DRYWALL AT RATED CEILING

A5.1 SCALE (24x36): 1"=1'-0"
SCALE (11x17): 1/2"=1'-0"

ae urbia
architects and engineers
2875 south decker lake drive, suite 275
salt lake city, utah 84119
phone: 801.746.0456 • fax: 801.575.6456
web page: a e u r b i a . c o m



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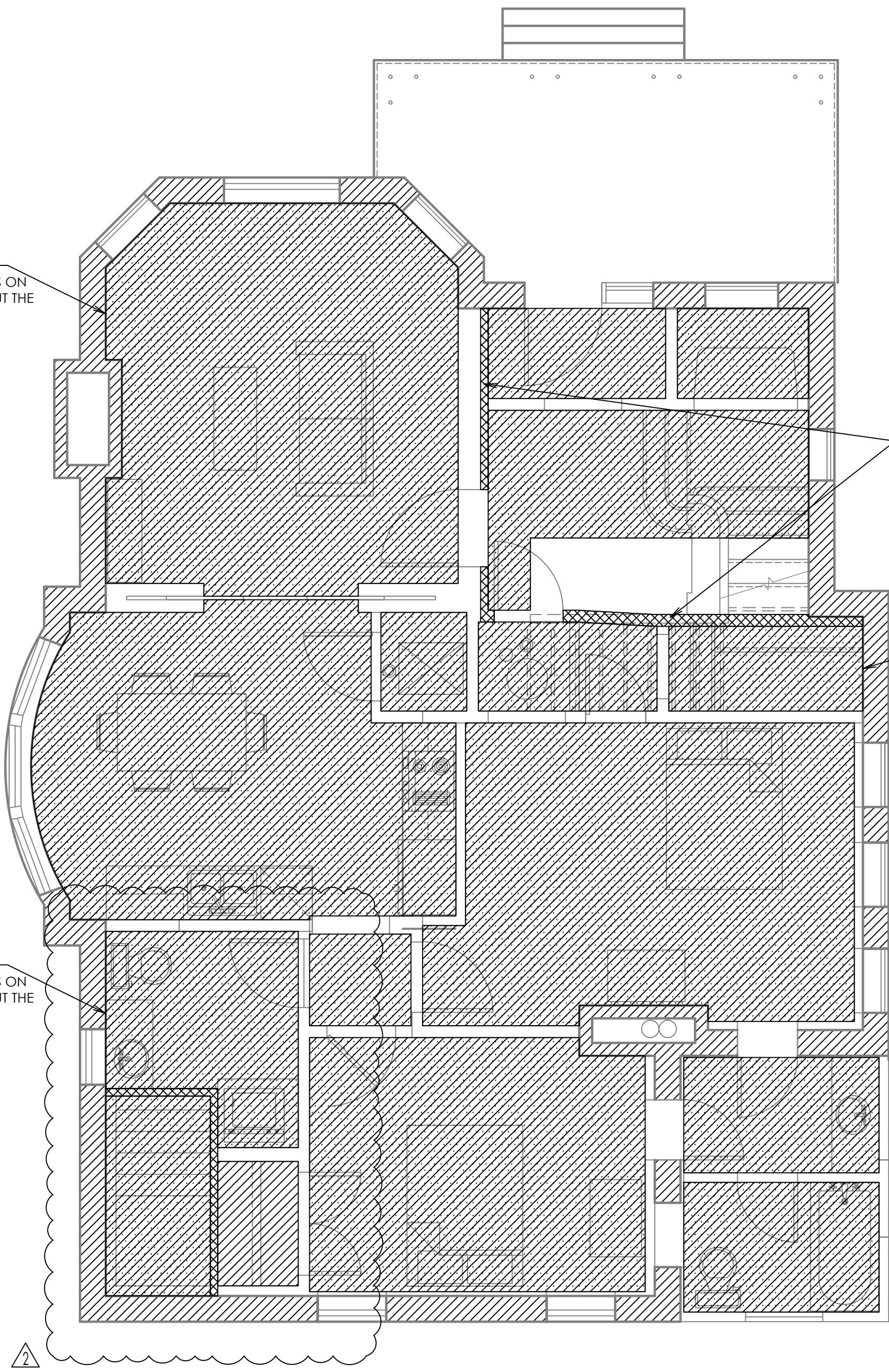
RATED WALL
AND CEILING
DETAILS

REVISIONS:
1 CHANGES FOR 2ND COA
2 CHANGES FOR 2ND COA

DATE:
SHEET NO.

A5.1

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REFLECTED CEILING LEGEND

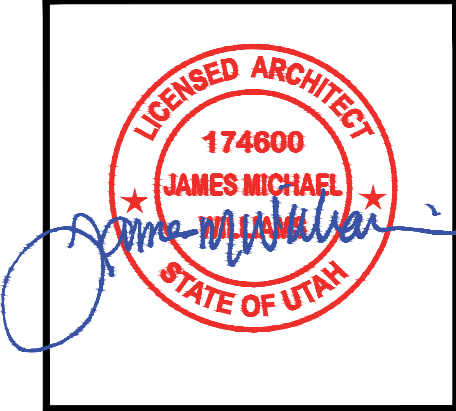
- 1-HOUR RATED CEILING - SEE DETAIL 5/A5.1
FOR PENETRATIONS IN THE CEILING, SEE OTHER DETAILS ON SHEET A5.1
- STANDARD NON-RATED DRYWALL CEILING

1 MAIN LEVEL REFLECTED CEILING PLAN
A8.1 SCALE () 30x42 1/4"=1'-0"
SCALE () 18x24 1/8"=1'-0"

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salt lake city, utah 84119
phone: 801.746.0456 - fax: 801.575.6456
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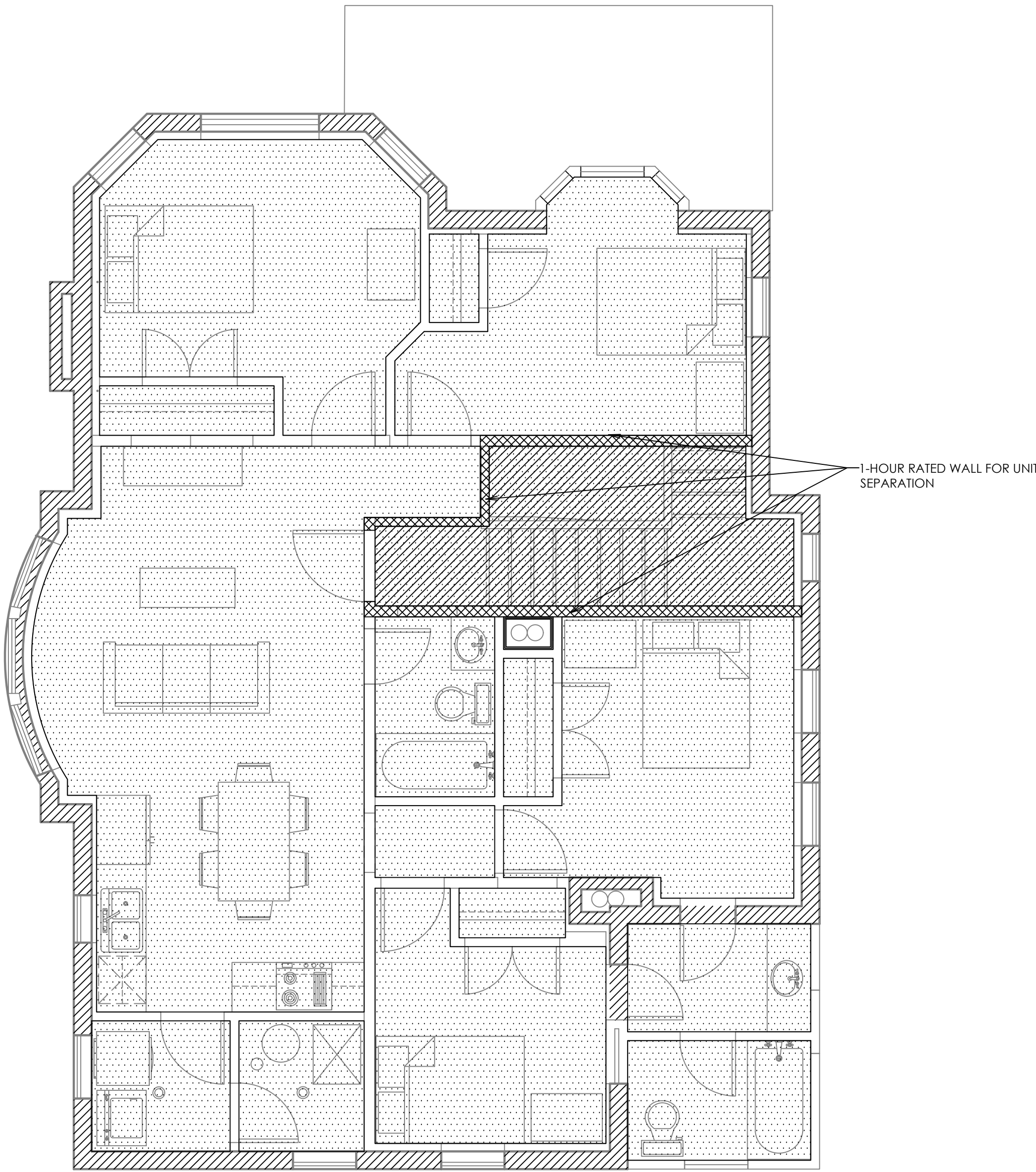
MAIN FLOOR
REFLECTED
CLG PLAN

- REVISIONS:
- 1 CHANGES FOR 2ND COA
 - 2 CHANGES FOR 2ND COA

DATE:
SHEET NO.

A8.1

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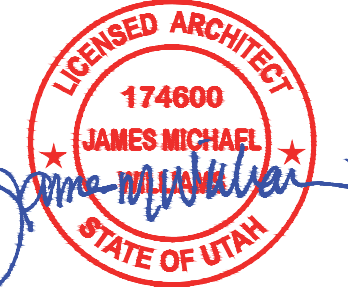


REFLECTED CEILING LEGEND

- 1-HOUR RATED CEILING - SEE DETAIL 5/A5.1
FOR PENETRATIONS IN THE CEILING, SEE OTHER DETAILS ON
SHEET A5.1
- STANDARD NON-RATED DRYWALL CEILING

1 UPPER LEVEL REFLECTED CEILING PLAN
A8.1
SCALE () 30x42 1/4"=1'-0"
SCALE () 18x24 1/8"=1'-0"

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salt lake city, utah 84119
phone: 801.746.0456 - fax: 801.575.6456
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UPPER FLOOR
REFLECTED
CLG PLAN
REVISIONS:
1 CHANGES FOR 2ND COA
2 CHANGES FOR 2ND COA

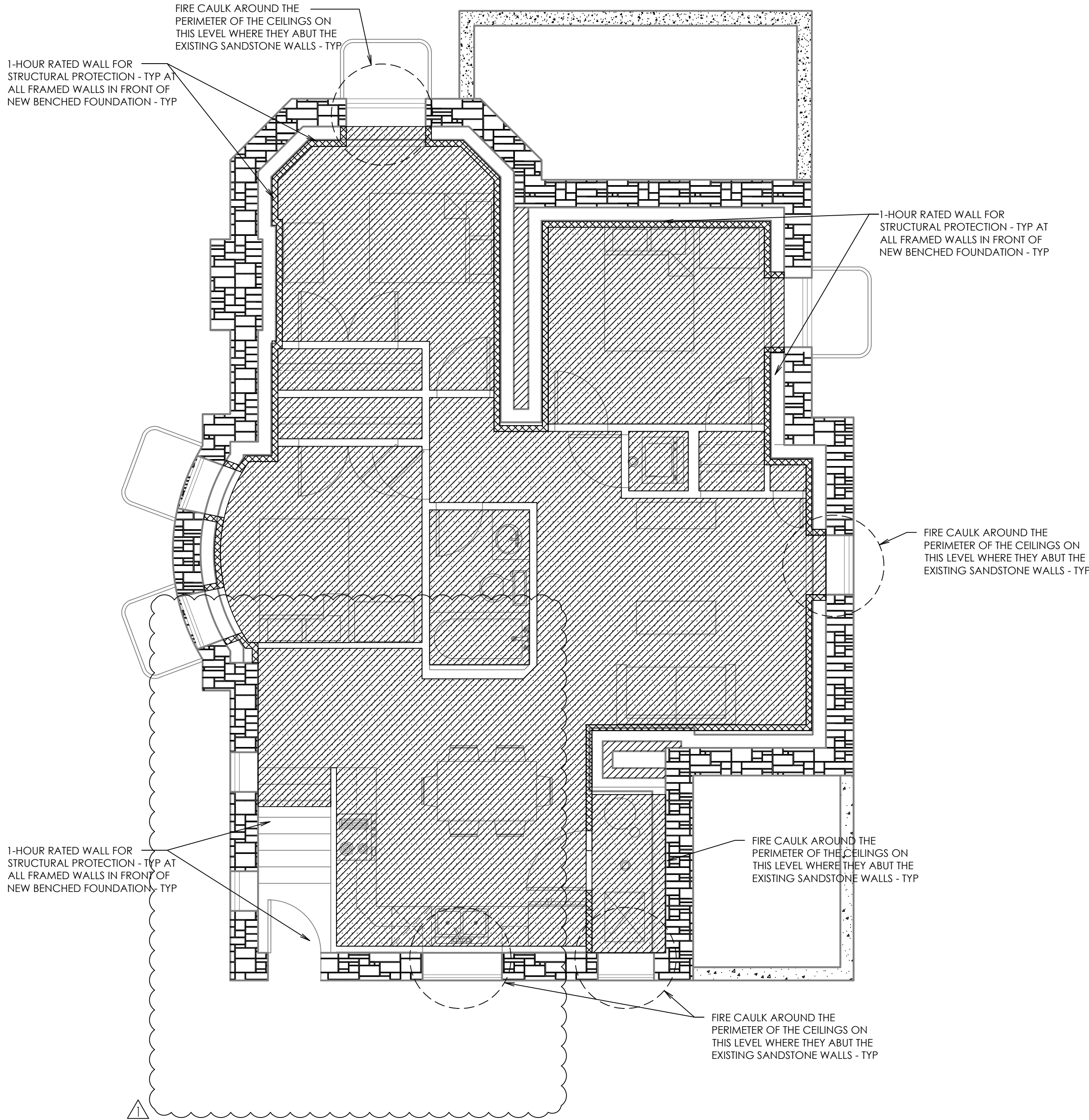
DATE:
SHEET NO.

A8.2

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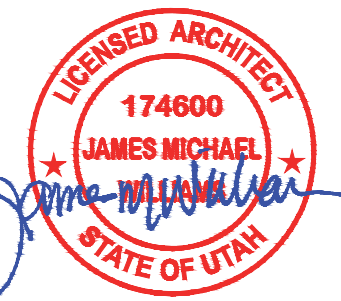
REFLECTED CEILING LEGEND

- 1-HOUR RATED CEILING - SEE DETAIL 5/A5.1
FOR PENETRATIONS IN THE CEILING, SEE OTHER DETAILS ON
SHEET A5.1
- STANDARD NON-RATED DRYWALL CEILING



1 BASEMENT REFLECTED CEILING PLAN
A8.3
SCALE () 30x42 1/4"=1'-0"
SCALE () 18x24 1/8"=1'-0"

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BASEMENT
REFLECTED
CLG PLAN
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2 CHANGES FOR 2ND COA

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A8.3

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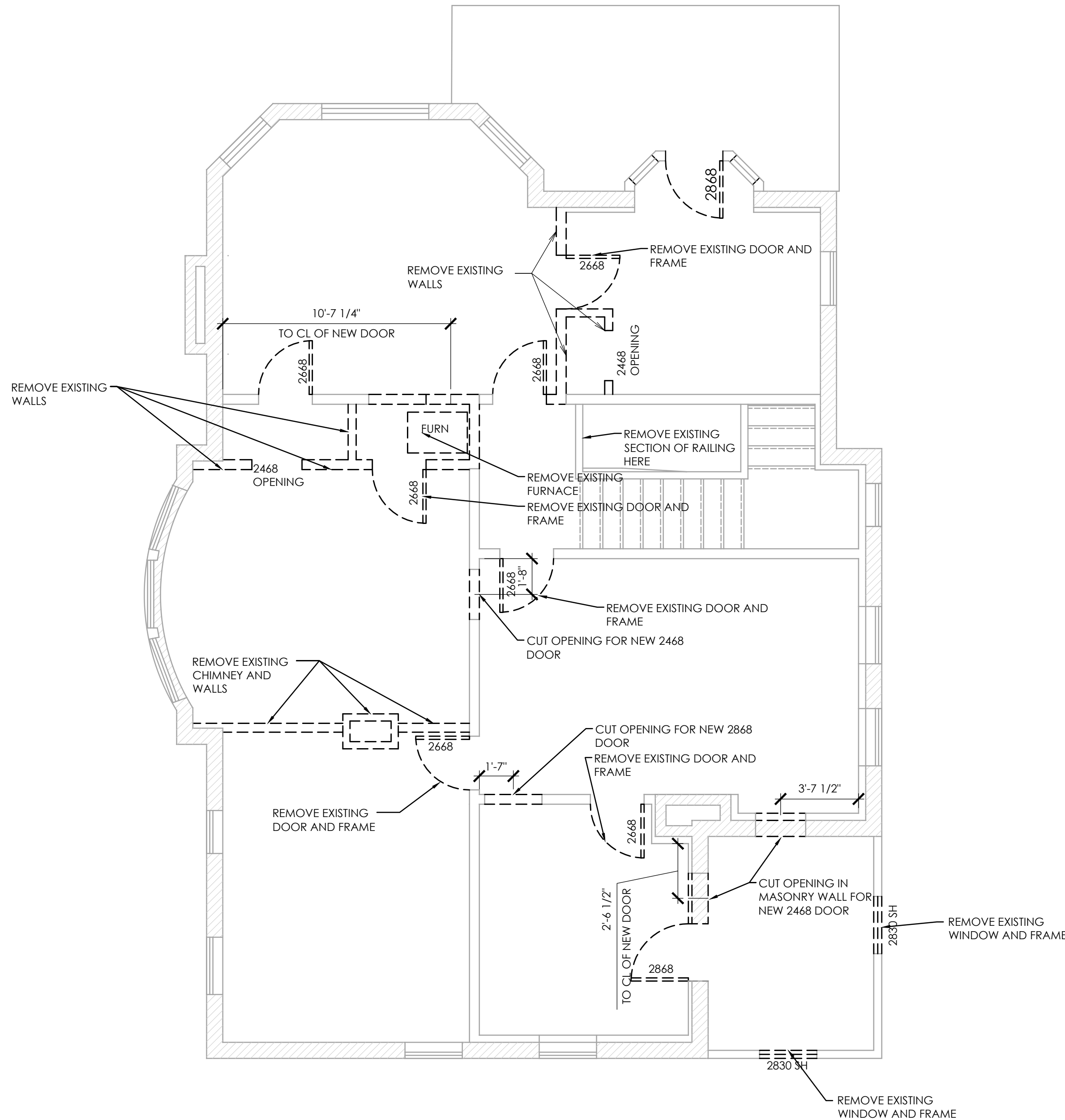
SCALE (24x36): 1/4"=1'-0"

1. CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS PRIOR TO STARTING DEMOLITION.
2. THE CONTRACTOR IS RESPONSIBLE FOR ALL REQUIRED SHORING PRIOR TO ANY DEMOLITION OF EXISTING STRUCTURE.
3. ANY DAMAGE TO THE EXISTING STRUCTURE AS A RESULT OF THE CONTRACTOR OR HIS SUBS, SHALL BE REPAIRED AND OR REPAID AS AT THE CONTRACTORS EXPENSE.
4. CONTRACTOR SHALL PREVENT DEBRIS FROM ENTERING OTHER AREAS OF THE STRUCTURE OR SITE WHICH ARE NOTE BEING REMODELED.
5. ALL MATERIALS FROM DEMOLITION SHALL BE REMOVED FROM THE SITE AND PROPERLY DISPOSED OF BY THE CONTRACTOR.
6. THE CONTRACTOR SHALL FIELD VERIFY ALL STRUCTURAL CONDITIONS (NEW AND EXISTING) AND NOTIFY JMWCA OF ANY DISCREPANCIES OR ADDITIONAL ASSISTANCE THAT MAY BE REQUIRED.
7. THE CONTRACTOR SHALL PROVIDE BARRICADES, WARNING SIGNS, ETC. AS REQUIRED FOR PROJECT
8. THE CONTRACTOR IS RESPONSIBLE FOR THE SAFETY OF ALL WORKMEN, OWNERS, TENANTS, AND PUBLIC AT THE JOB SITE.
9. THE CONTRACTOR SHALL COORDINATE ALL PHASES OF DEMOLITION AND WORK WITH OWNER PRIOR TO DEMOLITION.
10. CONTRACTOR SHALL PROTECT EXISTING TREES AND OTHER VEGETATION DURING DEMOLITION AND CONSTRUCTION. SOME TREES AND OTHER VEGETATION MAY HAVE TO BE REMOVED OR RELOCATED, OR REPLACED.
11. CONTRACTOR SHALL PROPERLY LOCATE AND MARK ALL UTILITIES PRIOR TO DEMOLITION.
12. RELOCATE SPRINKLER LINES AND OTHER UTILITY LINES AS REQUIRED; COORDINATE WITH BUILDING MANAGER TO PROVIDE AS-BUILT DRAWINGS.
13. THE CONTRACTOR IS RESPONSIBLE FOR IDENTIFYING ANY HEALTH HAZARDS AND PROPERLY MITIGATING THEM.
14. THE CONTRACTOR SHALL PROPERLY CAP ABANDONED LINES AS REQUIRED.
15. THE CONTRACTOR SHALL BE RESPONSIBLE TO DISCONNECT SERVICES (SUCH AS WATER, ELECTRICAL, GAS, ETC.) AS REQUIRED FOR DEMOLITION WORK.
16. THE CONTRACTOR SHALL USE EQUIPMENT THAT IS SUITABLE FOR DEMOLITION BEING PERFORMED.
17. EDGES OF MATERIALS TO REMAIN SHALL BE PROPERLY SAWCUT.
18. CONTRACTOR SHALL IDENTIFY ALL BEARING WALLS PRIOR TO STARTING SELECTIVE DEMOLITION.
19. ALL TEMPORARY SHORING IS A MEANS AND METHODS TO BE DETERMINED BY THE GENERAL CONTRACTOR AND SUBCONTRACTORS.
20. BEARING WALLS THAT ARE REMOVED SHALL BE REPLACED WITH BEAMS AND COLUMNS. THE MEANS AND METHODS OF INSTALLING NEW BEAMS AND COLUMNS TO REPLACE EXISTING BEARING WALLS IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR AND THE SUBCONTRACTORS.
21. ADDITIONAL EXCAVATION OF THE EXISTING BASEMENT OR CRAWLSPACE SHALL NOT DISTURB THE EXISTING FOUNDATION WALLS. ALL UNDERPINNING OR NEW RETAINING WALLS USED IN CONJUNCTION WITH LOWERING THE BASEMENT FLOOR MUST BE ENGINEERED AND DETAILED PRIOR TO DOING THE WORK.
22. EXISTING INTERIOR BEARING WALLS LOCATED IN THE BASEMENT OR CRAWL SPACE MUST BE UNDERPINNED AS REQUIRED, OR EXTENDED AS REQUIRED DUE TO THE BASEMENT FLOOR EXCAVATION, OR REMOVED AND REPLACED AS NEEDED. GENERAL CONTRACTOR IS RESPONSIBLE TO COORDINATE AS NEEDED.
23. ALL NEW WORK SHALL COMPLY WITH THE CURRENT ADOPTED BUILDING CODES AND LOCAL ORDINANCES.

A red circular professional seal for a Licensed Architect in the State of Utah. The seal contains the text "LICENSED ARCHITECT" at the top, "174600" in the center, "JAMES MICHAEL WILLIAMS" below the number, and "STATE OF UTAH" at the bottom. Two small stars are positioned on either side of the name. A blue ink signature, "James Michael Williams", is written across the seal.

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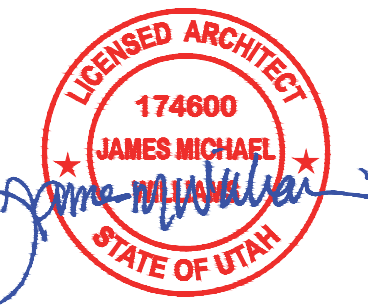


1 UPPER LEVEL DEMOLITION PLAN
D1.2
SCALE (24x36): 1/4"=1'-0"

DEMOLITION NOTES:

1. CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS PRIOR TO STARTING DEMOLITION.
2. CONTRACTOR IS RESPONSIBLE FOR ALL REQUIRED SHORING PRIOR TO ANY DEMOLITION OF EXISTING STRUCTURE.
3. ANY DAMAGE TO THE EXISTING STRUCTURE AS A RESULT OF THE CONTRACTOR OR HIS SUBS, SHALL BE REPAIRED AND OR REPLACED AT THE CONTRACTORS EXPENSE.
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23. ALL NEW WORK SHALL COMPLY WITH THE CURRENT ADOPTED BUILDING CODES AND LOCAL ORDINANCES.

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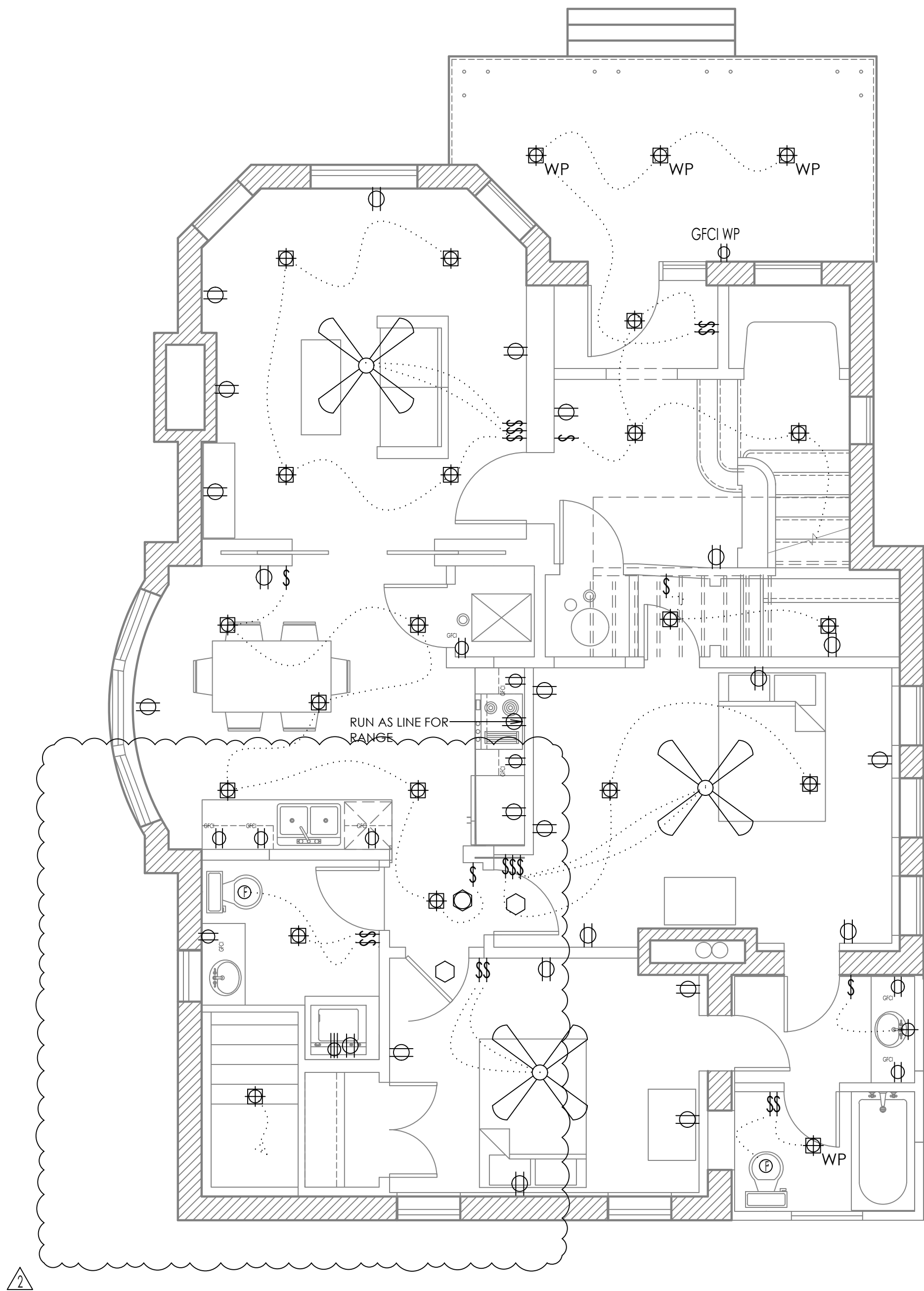
UPPER LEVEL
DEMO PLAN

REVISIONS:
1 CHANGES FOR 2ND COA
2 CHANGES FOR 2ND COA

DATE:
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D1.2

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1
E1.1
MAIN FLOOR ELECTRICAL PLAN
SCALE () 30x42 1/4"=1'-0"
SCALE () 18x24 1/8"=1'-0"

ELECTRICAL LEGEND

- SWITCH (1-WAY OR TWO-WAY)
- WALL MOUNTED FIXTURE
- CEILING MOUNTED FIXTURE
- CEILING MOUNTED, PULL CHORD FIXTURE
- RECESSED FIXTURE
- 110 V OUTLET
- GROUND FAULT OUTLET
- WATER PROOF GROUND FAULT OUTLET
- FLOOR OUTLET
- 220 V OUTLET
- OUTLET WIRED TO SWITCH
- EXHAUST FAN
- CARBON MONOXIDE/SMOKE DETECTOR
- SMOKE DETECTOR
- THERMOSTAT
- DOOR BELL
- CHIME
- TV JACK / OR CABLE
- PHONE JACK
- BREAKER BOX LOCATION
- CEILING FAN W/ LIGHT
- FLUORESCENT FIXTURE IN LIGHT TRAY
- SCHEMATIC ELECTRICAL WIRE

ALL ELECTRICAL WORK; SWITCH LOCATIONS, FIXTURE LOCATION AND STYLE, PHONE JACKS, TV JACKS, ETC... SHALL BE APPROVED BY THE OWNER PRIOR TO INSTALLATION. SEE OWNER FOR ADDITIONAL ELECTRICAL REQUIREMENTS SUCH AS EXTERIOR YARD LIGHTING, SECURITY SYSTEMS, INTERCOM SYSTEMS, UNDER CABINET LIGHTING, ETC...

GENERAL NOTES

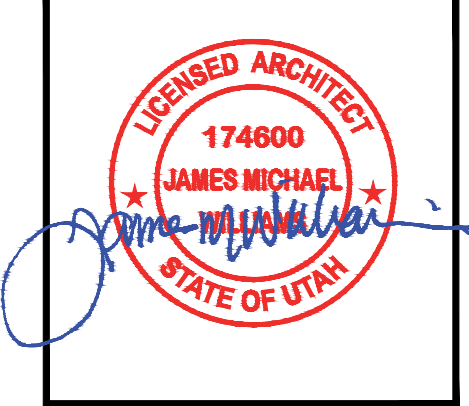
AUTOMATIC GARAGE DOOR OPENERS SHALL BE TESTED IN ACCORDANCE WITH UL325, R309.6

ALL ELECTRICAL INSTALLATIONS SHALL COMPLY WITH THE 2018 IRC & 2012 NEC

ALL BRANCH CIRCUITS THAT SUPPLY ELECTRICAL IN BEDROOMS NEED TO BE PROVIDED WITH AN ARC-FAULT PROTECTION

RECESSED LIGHTING MUST BE SEALED PER IRC N1102.4.5 AND IC RATED WHERE IN DIRECT CONTACT WITH INSULATION PER IRC E4004.9.

ae urbia
architects and engineers
2875 south decker lake drive, suite 275
salt lake city, utah 84119
phone: 801.746.0456 - fax: 801.575.6456
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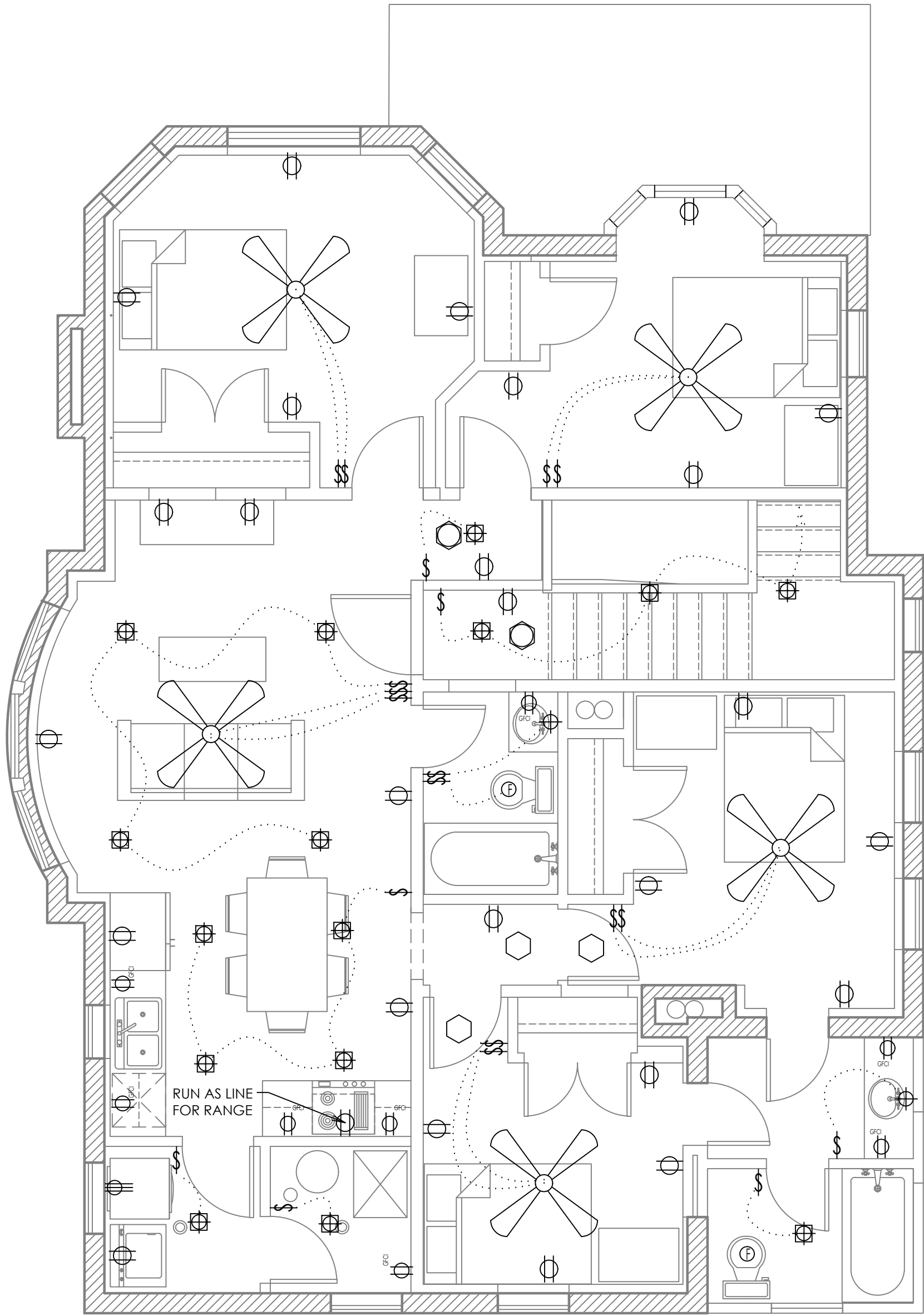
AE2020.138
MAIN FLOOR
ELEC. PLAN

- REVISIONS:
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 - 2 CHANGES FOR 2ND COA

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E1.1

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1
E1.2

UPPER FLOOR ELECTRICAL PLAN

SCALE | 1/32"=1'-0" 1/4"=1'-0"
SCALE | 1/16"=1'-0" 1/8"=1'-0"

ELECTRICAL LEGEND

- ⌘ SWITCH (1-WAY OR TWO-WAY)
- ⌘ WALL MOUNTED FIXTURE
- ⌘ CEILING MOUNTED FIXTURE
- ⌘_{EC} CEILING MOUNTED, PULL CHORD FIXTURE
- ⌘ RECESSED FIXTURE
- ⌘ 110 V OUTLET
- ⌘_{GF} GROUND FAULT OUTLET
- ⌘_{WPGF} WATER PROOF GROUND FAULT OUTLET
- ⌘ FLOOR OUTLET
- ⌘ 220 V OUTLET
- ⌘ OUTLET WIRED TO SWITCH
- ⌘ EXHAUST FAN
- ⌘ CARBON MONOXIDE/SMOKE DETECTOR
- ⌘ SMOKE DETECTOR
- ⌘ THERMOSTAT
- ⌘ DOOR BELL
- ⌘ CHIME
- ⌘ TV JACK / OR CABLE
- ⌘ PHONE JACK
- BREAKER BOX LOCATION
- ⌘ CEILING FAN W/ LIGHT
- ▬ FLUORESCENT FIXTURE IN LIGHT TRAY
- SCHEMATIC ELECTRICAL WIRE

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GENERAL NOTES

AUTOMATIC GARAGE DOOR OPENERS SHALL BE TESTED IN ACCORDANCE WITH UL325, R309.6

ALL ELECTRICAL INSTALLATIONS SHALL COMPLY WITH THE 2018 IRC & 2012 NEC

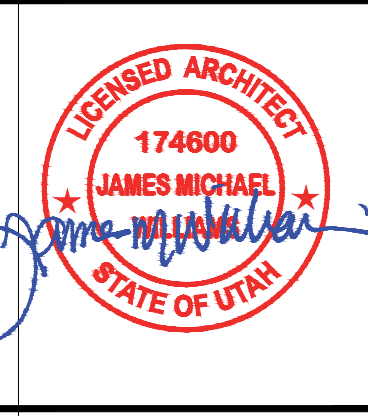
ALL BRANCH CIRCUITS THAT SUPPLY ELECTRICAL IN BEDROOMS NEED TO BE PROVIDED WITH AN ARC-FAULT PROTECTION

RECESSED LIGHTING MUST BE SEALED PER IRC N1102.4.5 AND IC RATED WHERE IN DIRECT CONTACT WITH INSULATION PER IRC E4004.9.

aeurbia

architects and engineers

2875 south decker lake drive, suite 275
salt lake city, utah 84119
phone: 801.746.0456 - fax: 801.575.6456
web page: aeurbia.com



1106 SOUTH TEMPLE REMODEL

1106 E SOUTH TEMPLE

SALT LAKE CITY, UTAH

AE2020.138

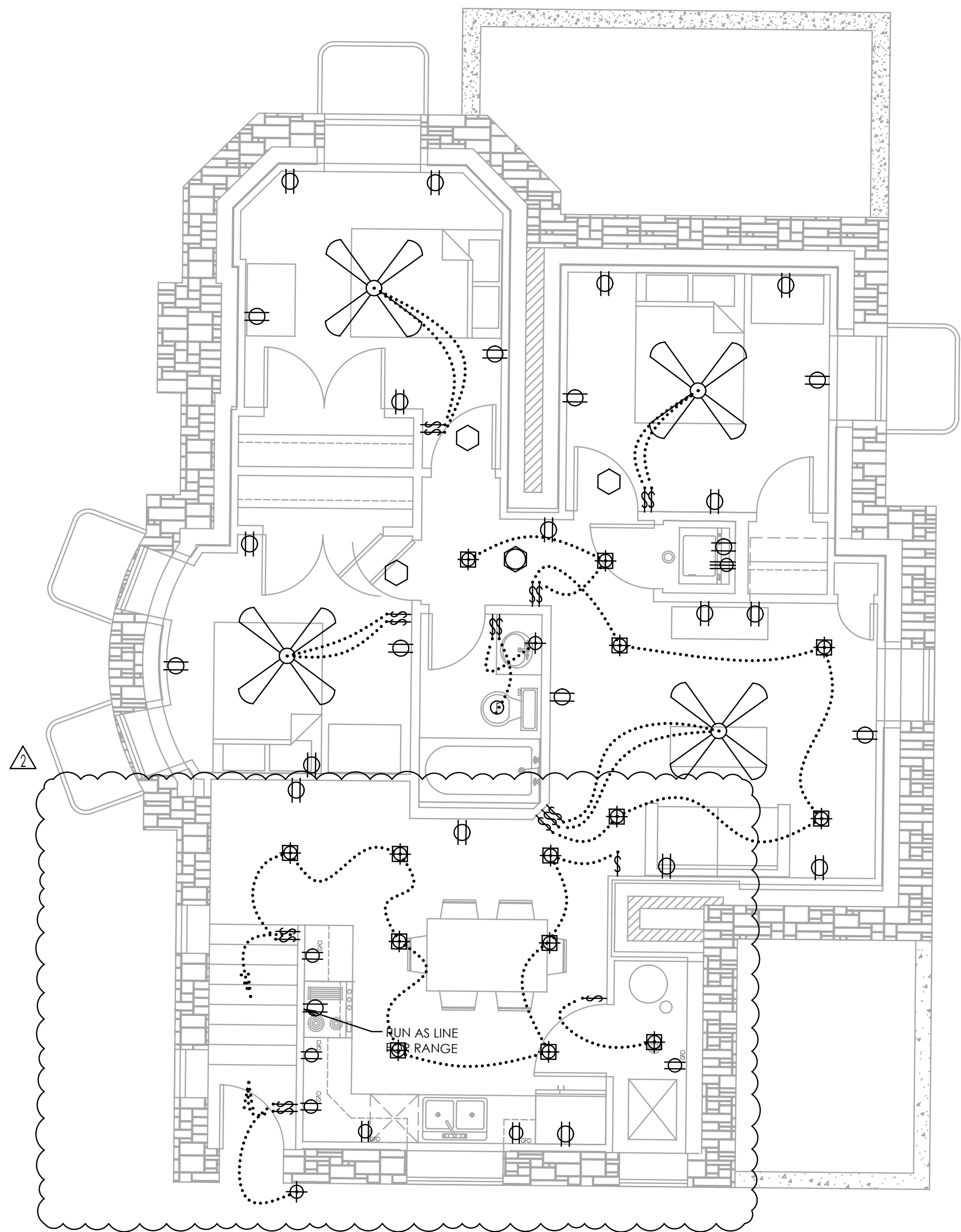
BSMT. FLOOR
ELEC. PLAN

REVISIONS:
1 CHANGES FOR 2ND COA
2 CHANGES FOR 2ND COA

DATE:
SHEET NO.

E1.2

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1 BASEMENT LEVEL ELECTRICAL PLAN
E1.3 SCALE (24x36): 1/4"=1'-0"

ELECTRICAL LEGEND

- SWITCH (1-WAY OR TWO-WAY)
- WALL MOUNTED FIXTURE
- CEILING MOUNTED FIXTURE
- CEILING MOUNTED, FULL CHORD FIXTURE
- RECESSED FIXTURE
- 110 V OUTLET
- GROUND FAULT OUTLET
- WATER PROOF GROUND FAULT OUTLET
- FLOOR OUTLET
- 220 V OUTLET
- OUTLET WIRED TO SWITCH
- EXHAUST FAN
- CARBON MONOXIDE/SMOKE DETECTOR
- SMOKE DETECTOR
- THERMOSTAT
- DOOR BELL
- CHIME
- TV JACK / OR CABLE
- PHONE JACK
- BREAKER BOX LOCATION
- CEILING FAN W/ LIGHT
- FLUORESCENT FIXTURE IN LIGHT TRAY
- SCHEMATIC ELECTRICAL WIRE

ALL ELECTRICAL WORK: SWITCH LOCATIONS, FIXTURE LOCATION AND STYLE, PHONE JACKS, TV JACKS, ETC... SHALL BE APPROVED BY THE OWNER PRIOR TO INSTALLATION. SEE OWNER FOR ADDITIONAL ELECTRICAL REQUIREMENTS SUCH AS EXTERIOR YARD LIGHTING, SECURITY SYSTEMS, INTERCOM SYSTEMS, UNDER CABINET LIGHTING, ETC...

GENERAL NOTES

AUTOMATIC GARAGE DOOR OPENERS SHALL BE TESTED IN ACCORDANCE WITH UL325, R309.6

ALL ELECTRICAL INSTALLATIONS SHALL COMPLY WITH THE 2018 IRC & 2012 NEC

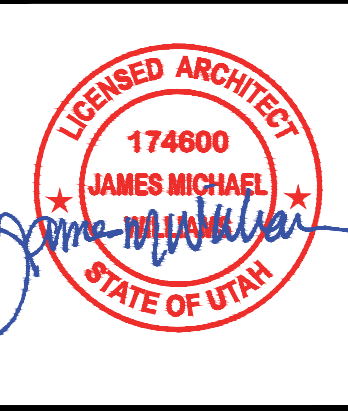
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SALT LAKE CITY, UTAH

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BASEMENT
ELECTRICAL
PLAN

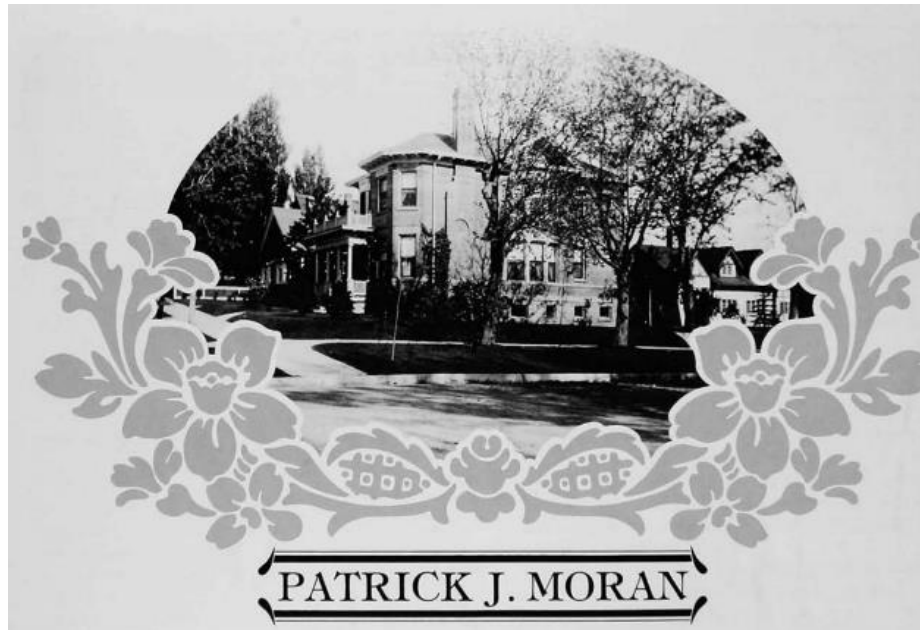
REVISIONS:
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2 CHANGES FOR 2ND COA

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E1.3

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ATTACHMENT E: HISTORIC PHOTOGRAPHS





ATTACHMENT F: CURRENT PHOTOGRAPHS



2019 Photo



2019 Photo



2020 Enforcement Photo



2020 Enforcement Photo



2020 Enforcement Photo



2020 Enforcement Photo



2020 Enforcement Photo



2020 Enforcement Photo



2020 Enforcement Photo



2021 Enforcement Photo



2021 Enforcement Photo



2021 Enforcement Photo



2021 Enforcement Photo



2021 Enforcement Photo

ATTACHMENT G: ANALYSIS OF STANDARDS

H Historic Preservation Overlay District – Standards for Certificate of Appropriateness for Altering of a Landmark Site or Contributing Structure (21A.34.020.G)

In considering an application for a Certificate of Appropriateness for alteration of a landmark site or contributing structure, the Historic Landmark Commission shall find that the project substantially complies with all of the general standards that pertain to the application and that the decision is in the best interest of the City.

Standard	Finding	Rationale
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;	Complies	The use of the structure will remain multi-family residential. No change of use 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;	Complies	Egress Openings The openings cut into the foundation on the north, east and south elevations altered the foundation which is a character defining feature. The egress opening on the north was approved below grade, so that it would not be visible from the public way and would minimize the alteration to the foundation. As is, the opening cannot be approved because it altered a character defining feature and removed original material. The applicant is proposing to reconstruct the opening on the north, east and south with the similar sandstone to the original. If done correctly, the proposed repair will reinstate the removed original material and reconstruct a character defining feature. The egress opening on the south shall be completely repaired with no egress opening. Porch The existing porch is not original, nor is it a character defining feature. The proposal to replace the existing porch with a reconstruction of the original, is in line with this standard. The materials and design are appropriate and are similar in style and dimension to the original with the conditions of approval. Basement Windows The existing basement windows on the west elevation are not original, based on the historic photos found in Attachment E. The applicant is proposing to replace the existing wood basement windows with a similar style wood window. This proposal does not alter the window dimensions, opening or style. The requested window replacements are in line with this standard.

Standard 3: All sites, structure 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.	Complies	Egress Openings Ideally, the work to correct the egress openings will reinstate the character defining feature of the sandstone foundation, as well as the original material. This alteration will not create a false sense of history. Porch While the original porch has been lost, the reconstruction of a porch similar to the original will not create a false sense of history because the design is based on photographic evidence. The applicant is proposing to utilize both historic and contemporary materials (fiberglass columns) to recreate the porch. The porch will read as a reconstructed historic feature and not as a preserved original character defining feature. Basement Windows The existing basement windows are not original to the structure and thus, the replacement of the windows with a compatible size, style and material is an appropriate alteration which will not create a false sense of history.
Standard 4: Alterations or additions that have acquired historic significance in their own right shall be retained and preserved.	Not Applicable	No additions have recently occurred to the property. This standard does not apply.
Standard 5: Distinctive features, finishes and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.	Complies with Conditions	Egress Openings Unfortunately, the distinctive features, finishes and construction technique of the sandstone foundation have been dramatically altered by the egress openings. Based on the applicant's submittal information, they are confident that the character of the sandstone foundation can be reinstated. The proposal to repair and reconstruct the egress opening within the sandstone foundation is in line with this standard. Porch The distinctive features, finishes and construction of the original porch was lost when it was replaced with an incompatible porch. The applicant desires to reinstate the features, finishes and craftsmanship of the original porch. This proposal is in line with this standard. Basement Windows The basement windows are not original to the structure and are not necessarily considered to be a distinctive feature of the subject property. The replacement with a like material and style is in line with 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.		Egress Openings The egress openings within the original sandstone foundation will be repaired and reconstructed to replace the altered architectural feature. This proposal is in line with this standard. Porch The original porch was lost many years ago with the inappropriate replacement porch. Unfortunately, there are no architectural features remaining of the subject porch. The applicant is proposing to reconstruct the porch based on photographic evidence which provide accurate information on the historic features of the porch. The reconstruction of the porch is in line with this standard. Basement Windows The basement windows are not original to the structure and will be replaced with compatible replacements in style and dimensions. This proposal is in line with this standard.
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.	Not Applicable	The proposal does not include treatments of existing historic materials. This standard does not relate to this proposal.
Standard 8: Contemporary designs 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.	Not Applicable	The proposal does not include a contemporary design for an alteration or addition.
Standard 9: Additions or alterations to structures and objects shall be done in such a manner that if such additions or alteration were to be removed in the future, the essential form and integrity of the structure would be unimpaired. The new work shall be differentiate 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.	Complies with Conditions	Egress Openings The egress openings were incorrectly constructed. The applicant is seeking to reverse the alteration by reconstructing that specific area of the foundation. The proposal is compatible with this specific standard. Porch The original porch was replaced with an inappropriate porch. The applicant is seeking approval to reconstruct the original porch to be similar to the porch in historic photographs. The work will be differentiated from the original by the column material and minimization of the some of the elaborate detailing on the second story. Basement Windows The applicant is seeking to replace the basement windows, which are not original to the structure. This request is in line with this standard.
Standard 10: Certain building materials are prohibited including the following: vinyl, asbestos, or aluminum cladding when applied directly to an original or historic material.	Not Applicable	This proposal does not include the use of vinyl or aluminum cladding.

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 part IV, Chapter 21A.46 of this title.	Not Applicable	Signage is not part of this proposal. This standard does not apply.
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ATTACHMENT H: APPLICABLE DESIGN GUIDELINES

The following are applicable historic design guidelines related to this request. The following applicable design guidelines can be found in *A Preservation Handbook for Historic Residential Properties & Districts in Salt Lake City*.

Historic Residential Properties & Districts in Salt Lake City, Chapter 2: Building Materials & Finishes

Design Objective

Primary historic building materials should be preserved in place whenever feasible. When the material is damaged, then limited replacement, matching the original, may be considered. Primary building materials should never be covered or subject to harsh cleaning treatments.

2.1 Primary historic building materials should be retained in place whenever feasible.

- Limit replacement to those materials that cannot be repaired.
- When the material is damaged beyond repair, match the original wherever feasible.
- Covering historic building materials with new materials should be avoided.
- Avoid any harsh cleaning treatments, since these may cause permanent damage to the material

2.2 Traditional masonry surfaces, features, details and textures should be retained.

- Regular maintenance will help to avoid undue deterioration in either structural integrity or appearance.

2.3 The traditional scale and character of masonry surfaces and architectural features should be retained.

- This includes original mortar joint characteristics such as profile, tooling, color, and dimensions.
- Retain bond or course patterns as an important character-defining aspects of traditional masonry.

2.4 Match the size, proportions, finish, and color of the original masonry unit, if replacement is necessary.

2.5 The existing mortar mix should be retained if it was designed for the physical qualities of the masonry.

- Retain original mortar in good condition.
- Match the mix of the existing mortar as closely as possible when re-pointing mortar. • Ensure that the strength of the mortar mix is weaker than the material it bonds, since it will damage the existing brick or stone otherwise.
- Mortar is intended to be the sacrificial (see Glossary) component of a masonry system.
- When the mortar mix is harder than the strength of the masonry units, the brick or block will be damaged and deterioration accelerated as the new system ages.
- If previous re-pointing mix is comprised of hard cement mortar (e.g. "Portland cement"), this should be removed and the masonry repointed with an appropriate mortar mix.
- Mortar mix for re-pointing original masonry should be compatible with the qualities of the masonry, local climate characteristics and exposure to extremes of weather.

Historic Residential Properties & Districts in Salt Lake City, Chapter 3: Windows

Design Objective: The character-defining features of historic windows and their distinct arrangement should be preserved. In addition, new windows should be in character with the historic building. This is especially important on primary facades.

5.1 The functional and decorative feature of a historic window should be preserved.

- Features important to the character of a window include its frame, sash, muntins, mullions, glazing, sills, heads, jambs, moldings, operation, and the groupings of windows.
- Frames and sashes should be repaired rather than replaced whenever conditions permit.

5.2 The position, number, and arrangement of historic windows in a building wall should be preserved.

- Enclosing a historic window opening in a key character-defining façade would be inappropriate, as would adding a new window opening.
- This is especially important on primary facades, where the historic ratio of solid-to-void is a character-defining feature. Greater flexibility in installing new windows may be appropriate on rear walls or areas not visible from the public way.

5.3 To enhance energy efficiency, a storm window should be used to supplement rather than replace a historic window.

- Install a storm window on the interior where feasible. This will allow the character of the original window to be seen from the public way.
- If a storm window is to be installed on the exterior, match the sash design of the original windows.
- A metal storm window may be appropriate.
- The storm window should fit tightly within the window opening without the need for sub frames around the perimeter.
- Match the color of the storm window sash with the color of the window frame; avoid a milled (a silver metallic) aluminum finish, if possible.
- Finally, set the sash of the storm window back from the plane of the wall surface as far as possible.

Replacement Windows: While replacing an entire window assembly is discouraged, it may be necessary in some cases. When a window is to be replaced, the new one should match the appearance of the original to the greatest extent possible. To do so, the size and proportion of window elements, including glass and sash components, should match the original. In most cases, the original profile, or outline of the sash components, should be the same as the original. At a minimum, the replacement components should match the original in dimension and profile and the original depth of the window opening (reveal) should be maintained.

5.4 The size and proportion of a historic window opening should be retained.

- An original opening should not be reduced to accommodate a smaller window, nor increased to receive a larger window, since either is likely to disrupt the design composition.

5.5 A replacement window should match the original in its design.

- If the original is double-hung, then the replacement window should also be double-hung, or at a minimum appear to be so.
- Match the replacement also in the number and position of glass panes.
- Matching the original design is particularly important on key character-defining facades.

5.6 Match the profile of the sash and its components, as closely as possible to that of the original window.

- A historic wood window has a complex profile within its casing. The sash steps back to the plane of the glazing (glass) in several increments.
- These increments, which individually are measured in fractions of an inch, are important details.
- They distinguish the actual window from the surrounding plane of the wall.

- The profiles of wood windows allow a double-hung window, for example, to bring a rich texture to the simplest structure.
- These profiles provide accentuated shadow details and depth to the facades of the building.
- In general, it is best to replace wood windows with wood on contributing structures, especially on the primary facades.
- Non-wood materials, such as vinyl or aluminum, will be reviewed on a case-by-case basis. The following will be considered:
 - o Will the original casing be preserved?
 - o Will the glazing be substantially diminished?
 - o What finish is proposed?
 - o Most importantly, what is the profile of the proposed replacement window?

5.7 In a replacement window, use materials that appear similar to the original.

- Using the same material as the original is preferred, especially on key character-defining facades.
- A substitute material may be appropriate in secondary locations if the appearance of the window components will match those of the original in dimension, profile and finish.
- Installing a non-wood replacement window usually removes the ability to coordinate the windows with an overall color scheme for the house.

Historic Residential Properties & Districts in Salt Lake City, Chapter 5. Porches

Design Objective: Where a porch has been a primary character-defining feature of a front façade, this emphasis should continue. A new (replacement) porch should be in character with the historic building, in terms of scale, materials and detailing.

5.1 Preserve an original porch whenever feasible.

- Replace missing posts and railings when necessary.
- Match the original proportions and spacing of balusters when replacing missing ones.
- Unless used historically, wrought iron, especially the “licorice stick” style that emerged in the 1950s and 1960s, is inappropriate.
- Consult Chapter 2 for appropriate materials for masonry, wood, metal and other porch materials.

5.2 The historic materials and the details of a porch should not be removed or covered.

- Removing an original balustrade, for example, is inappropriate.
- Original materials and surfaces, like ceilings, eaves, and columns should not be covered or obscured.

5.3 If porch replacement is necessary, reconstruct it to match the original in form and detail when feasible.

- Use materials similar to the original where possible.
- On contributing buildings, for which no evidence of the historic porch exists, a new porch may be considered that is similar in character to those found on comparable buildings.
- Avoid applying decorative elements that are not known to have been used on the house or others like it.
- Matching original materials is the first choice. Yet if detailed correctly and painted appropriately, new materials such as fiberglass columns and composite decking may be acceptable alternatives.
- The height of the railing and the spacing of balusters should appear similar to those used historically.

5.4 The open character and integrity of a historic front porch should be retained.

- Enclosing a porch should be avoided.
- Restore a previously enclosed porch to its original open character whenever feasible.

Historic Residential Properties & Districts in Salt Lake City, Chapter 6. Architectural Details

Design Objective: The architectural details associated with a historic building are essential to its character, style and integrity, and should be retained and preserved.

6.1 Protect and maintain significant stylistic elements wherever possible.

- Distinctive stylistic features and examples of skilled craftsmanship should be treated with sensitivity.
- The best preservation procedure is to maintain historic features from the outset so that repair or replacement is not required.
- Protection includes maintenance through rust removal, caulking, limited paint removal and reapplication of paint, as well as maintenance of roof drainage and water removal systems.
- Refer to Chapter 2 for appropriate repair materials and methods.

6.2 If replacement is necessary, design the new element using accurate information about the original features.

- The design should be substantiated by physical or pictorial evidence.
- In historic districts, intact structures of similar age may offer clues about the appearance of specific architectural details or features.
- Speculative reconstruction is not appropriate for individual landmarks, since these structures have achieved significance because of their historical and architectural integrity. This integrity may be jeopardized by speculative reconstruction.
- Replacement details should match the original in scale, proportion, finish and appearance.

6.3 When the original element is missing and cannot be documented, develop a new design for the replacement feature that is a simplified interpretation of the original.

- The new element should relate to comparable features in general size, shape, scale and finish.
- Such a replacement should be identifiable as being new.
- Use materials similar to those that were used historically, wherever feasible.

Historic Residential Properties & Districts in Salt Lake City, Chapter 8. Additions

Design Objective: The design of a new addition to a historic building should ensure that the building's early character is maintained. Older additions that have taken on significance also should be preserved.

8.1 An addition to a historic structure should be designed in a way that will not destroy or obscure historically important architectural features.

- Loss or alteration of architectural details, cornices and eave lines, for example, should be avoided.

8.2 An addition should be designed to be compatible in size and scale with the main building.

- An addition should be set back from the primary facades in order to allow the original proportions and character of the building to remain prominent.
- The addition should be kept visually subordinate to the historic portion of the building.
- If it is necessary to design an addition that is taller than the historic building, it should be set back substantially from significant facades, with a "connector" link to the original building.

8.3 An addition should be sited to the rear of a building or set 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 usually inappropriate.

8.4 A new addition should be designed to be recognized as a product of its own time.

- An addition should be made distinguishable from the historic building, while also remaining visually compatible with historic features.
- A change in setbacks of the addition from the historic building, a subtle change in material, or the use of modified historic or 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 may help to establish a more sound structural design to resist earthquake damage, while helping to define it as a later addition.

8.5 A new addition should be designed to preserve the established massing and orientation of the historic building.

- For example, if the building historically has a horizontal emphasis, this should be reflected in the addition.

8.6 A new addition or alteration should not 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 should be avoided.
- An alteration that covers historically significant features should be avoided.

8.7 When planning an addition to a building, the historic alignments and rhythms that may exist on the street should be defined and preserved.

- Some roof lines and porch eaves on historic buildings in the area may align at approximately the same height. An addition should not alter these relationships.
- Maintain the side yard spacing, as perceived from the street, if this is a characteristic of the setting

ATTACHMENT I: PUBLIC PROCESS AND COMMENTS

The Historic Landmark Commission Notice was mailed on September 30, 2021. The subject property was posted on October 4, 2020.

No public comments have been submitted at the time of publication.