



**HANSEN McFARLAND**  
D E S I G N  
2881 MELONY SALT LAKE CITY,



KEYNOTES	
CSI NO.	ACTIVITY
31 22 00	1. ALL EXISTING GRADES TO REMAIN
32 13 00	2. 4" CONCRETE SLAB. CONCRETE PLACED ADJACENT TO GARAGE AND ADU TO HAVE A MIN SLOPE OF 1/4" PER FOOT AWAY FROM STRUCTURE.
02 41 13	3. EXISTING LANDSCAPING TO REMAIN
31 22 00	4. GRADE TO SLOPE 1/4" PER FOOT AWAY FROM STRUCTURE
23 60 00	5. AIR CONDITIONING COMPRESSOR LOCATION
26 00 00	6. EXISTING POWER POLE
26 00 00	7. NEW 100 AMP UNDERGROUND ELECTRICAL SERVICE FOR ADU/GARAGE. SEE PACIFIC/ROCKY MOUNTAIN POWER ESR (ELECTRICAL SERVICE REQUIREMENTS) MANUAL (LATEST EDITION) FOR INSTALLATION REQUIREMENTS
26 00 00	8. SERVICE ENTRANCE AND METER. SEE PACIFIC/ROCKY MOUNTAIN POWER ESR (ELECTRICAL SERVICE REQUIREMENTS) MANUAL (LATEST EDITION) FOR INSTALLATION REQUIREMENTS. GROUND PROVIDED BY 20' LONG UFER IN FOUNDATION WALL. SEE FOOTING AND FOUNDATION PLAN
03 30 53	9. 20' LONG UFER IN FOUNDATION WALL. SEE FOOTING AND FOUNDATION PLAN
22 13 13	10. NEW ADU SEWER LINE TO EXISTING HOUSE MAIN.
22 13 13	11. EXISTING SEWER LINE. VERIFY LOCATION. PRIOR TO ADU CONNECTION, EXISTING SEWER LINE TO BE INSPECTED. INSPECTION TO BE WITNESSED BY SALT LAKE COUNTY PUBLIC UTILITIES AND GIVEN A MINIMUM OF 24 HR NOTICE. PROCEED IF APPROVED OR REPAIR AS REQUIRED.
22 11 16	12. NEW WATER SUPPLY LINE TO HOUSE MAIN
22 11 16	13. EXISTING WATER MAIN
22 11 16	14. EXISTING WATER METER
	15. NEW LANDSCAPING BY OWNER

AREA CALCULATION / LOT OR LOT AREA		
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<u>LOT AREA</u> =	5,887 SF+ 1/2 ALLEY (300 SF) =	6,187 SF
REAR YARD AREA		2,682 SF
 <u>BUILDINGS</u>		
EXISTING HOUSE		1,475 SF
COVERED PORCH/DECK		<u>163</u>
TOTAL EXISTING		1,638 SF
ADU + GARAGE		
GARAGE		272 SF
ADU		<u>492 SF</u>
TOTAL ADU + GARAGE		764 SF
 TOTAL STRUCTURE FOOTPRINT		
	1,638 SF + 764 SF	2,402 SF
 <u>COVERAGE (LOT)</u> (2,402 / 6,187)		
		38.82%
 <u>COVERAGE (REAR)</u> (764 / 2,682)		
		28.70%
 <u>NEW ADU + GARAGE / EXISTING STRUCTURE</u> (764 / 1,638)		
		46.64%

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PROJECT

**10th East ADU / GARAGE**

1405 SOUTH 1000  
SALT LAKE CITY,

**SHEET TITLE:**

**SITE PLAN  
DESIGN CRITERIA**

**DATE:** 12.02.2018

**SHEET:**

**AS1.0**