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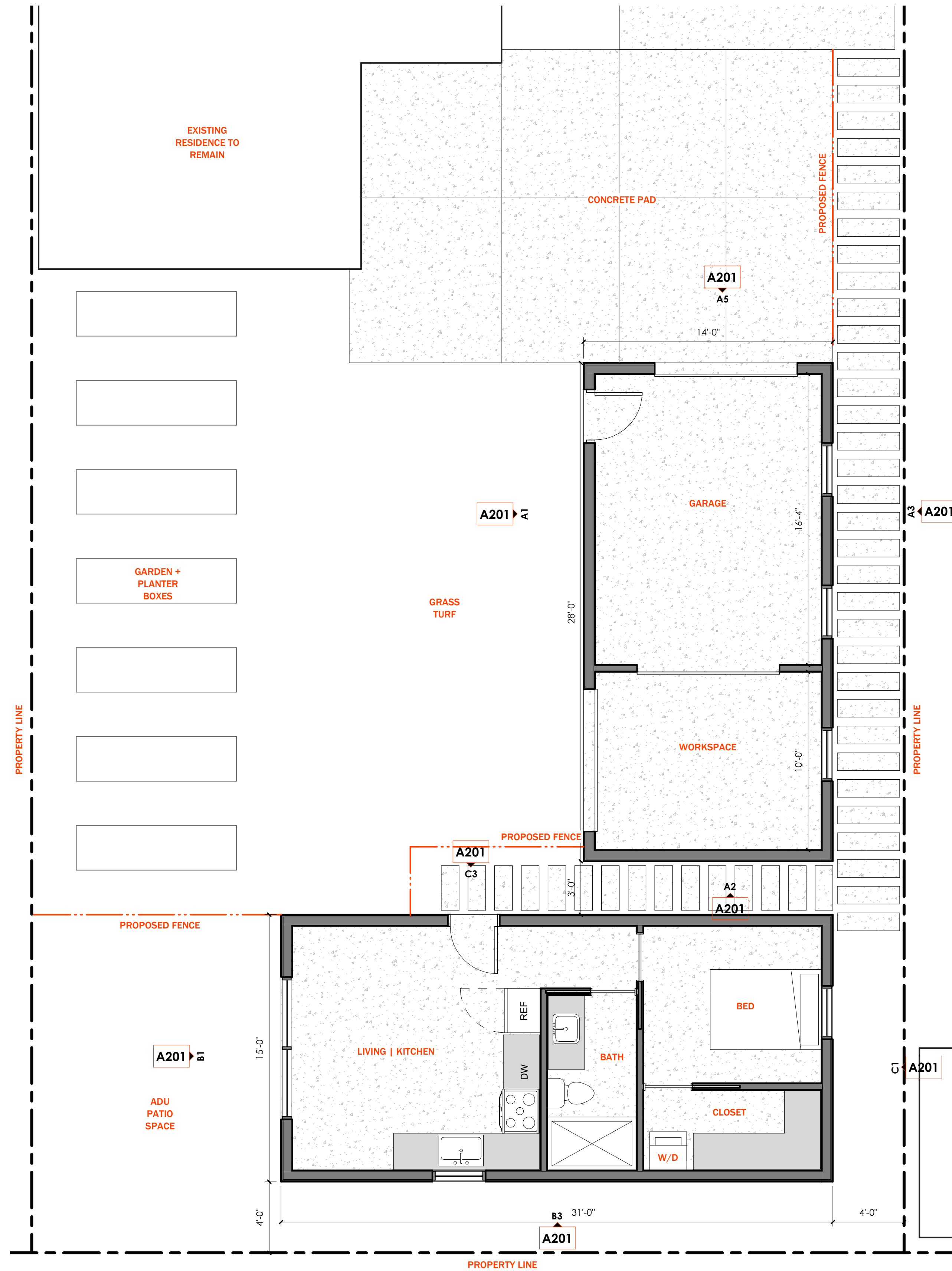
5

D

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B

A



GENERAL NOTES:

SEE SHEET G1001 FOR DRAWING INDEX.
 SEE SHEET G1002 FOR GENERAL NOTES AND ABBREVIATIONS.
 DO NOT SCALE DRAWINGS.
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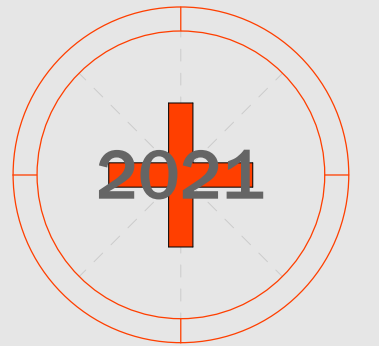
KEYED NOTES:



the **GRYGAR**
garage & ADU

382 E. Sherman Ave.
Salt Lake City, UT 84115

Project No. 2021-02



Notes

Revisions

Project North

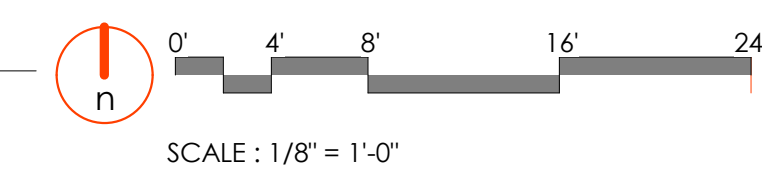
Scale As indicated

LEVEL 1 - ANNOTATED FLOOR PLAN

A101

Sheet No. ©2021

A2 ANNOTATED PLAN - LEVEL 01
1/4" = 1'-0"



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ALL SCALE DIMENSIONS, ARRANGEMENTS AND PLANS INDICATED OR REPRESENTED BY THIS DRAWING ARE OWNED BY AND THE PROPERTY OF ENTITY ARCHITECTS P.L.L.C. AND WERE CREATED, DEVELOPED AND DELIVERED FOR USE ON AND IN CONNECTION WITH THE SPECIFIED PROJECT. NONE OF THE IDEAS, DESIGNS, ARRANGEMENTS OR PLANS SHALL BE USED BY OR DISCLOSED TO ANY PERSON, FIRM OR CORPORATION FOR ANY PURPOSE WHATSOEVER WITHOUT WRITTEN CONSENT OF ENTITY ARCHITECTS P.L.L.C. CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB AND THE OFFICE MUST BE NOTIFIED OF ANY VARIATION FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS.

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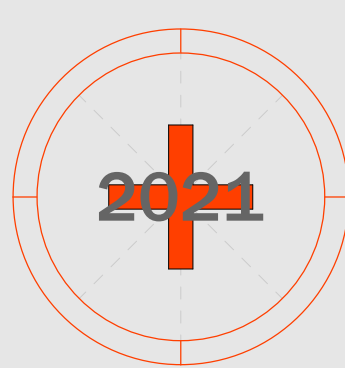
4

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KEYED NOTES:



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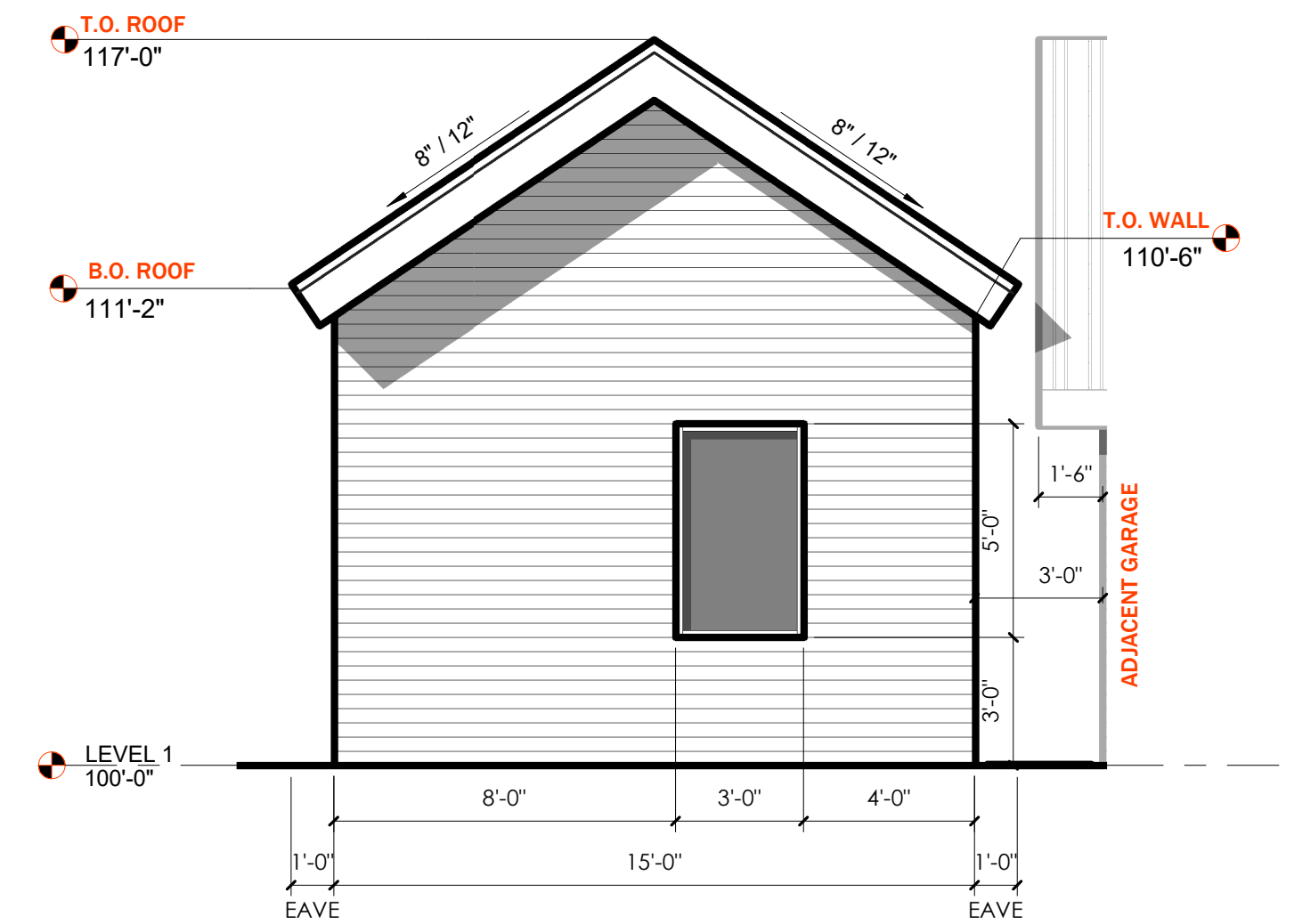
Revisions

Project North

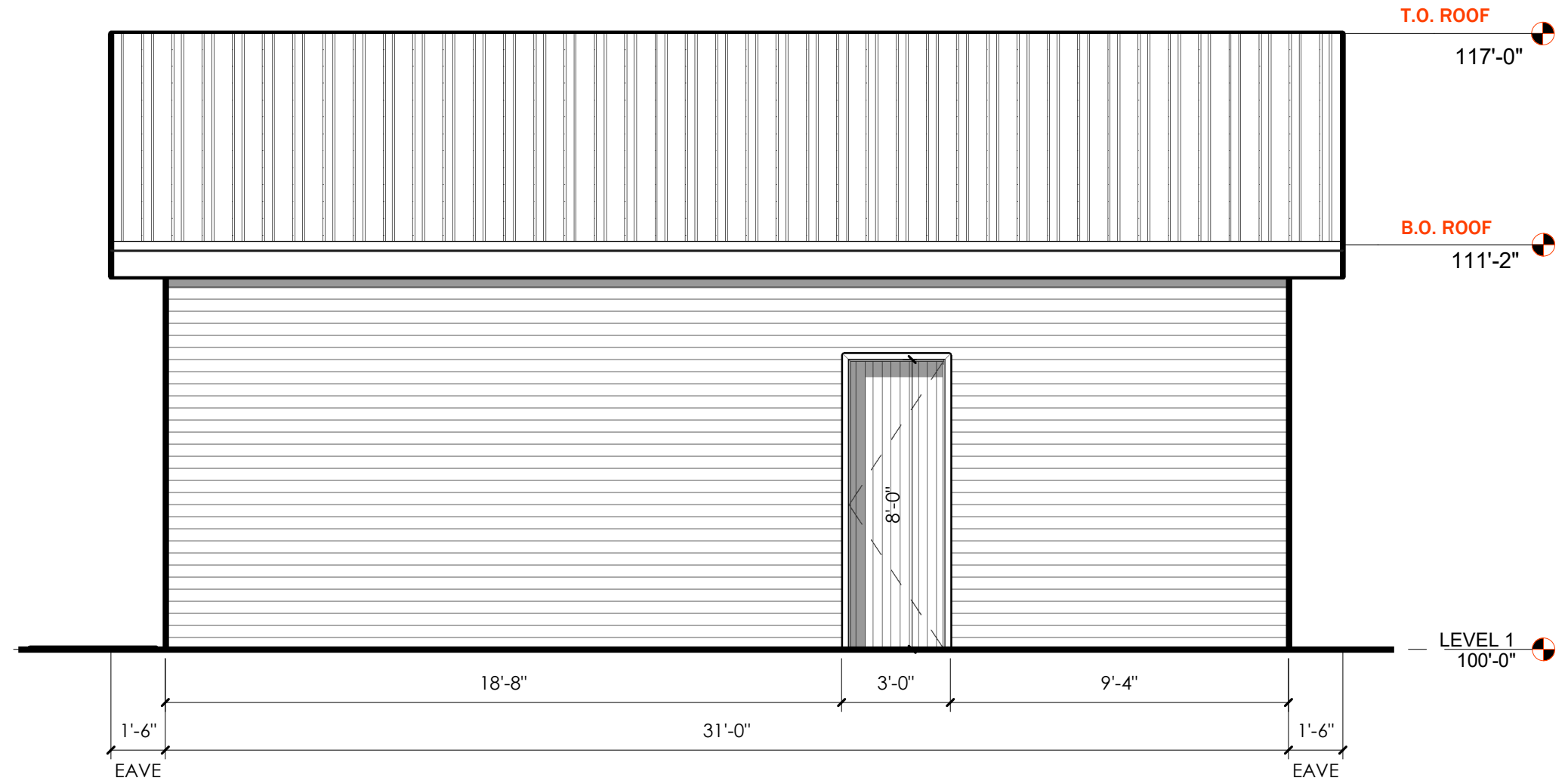
Scale As Indicated

ELEVATIONS

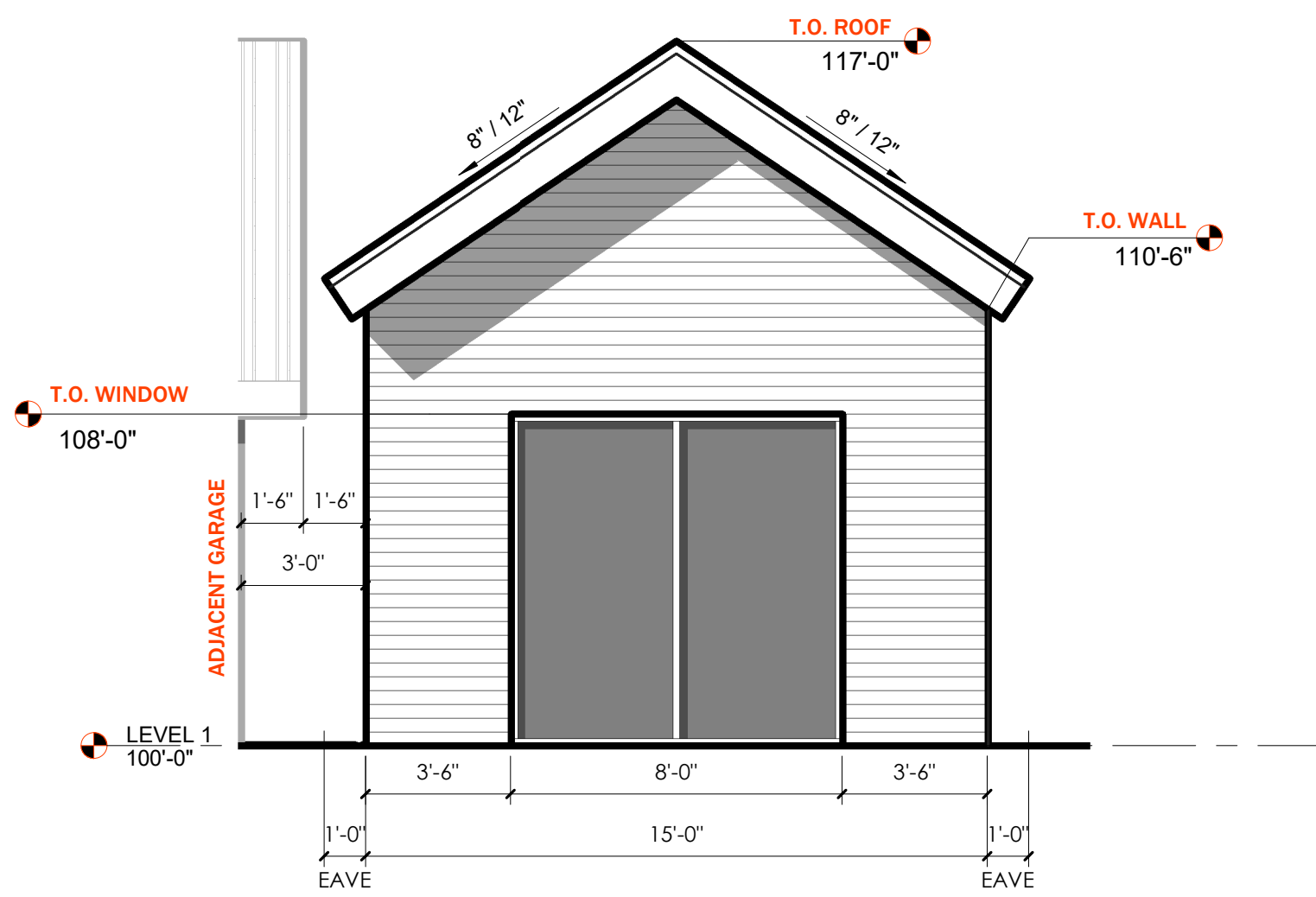
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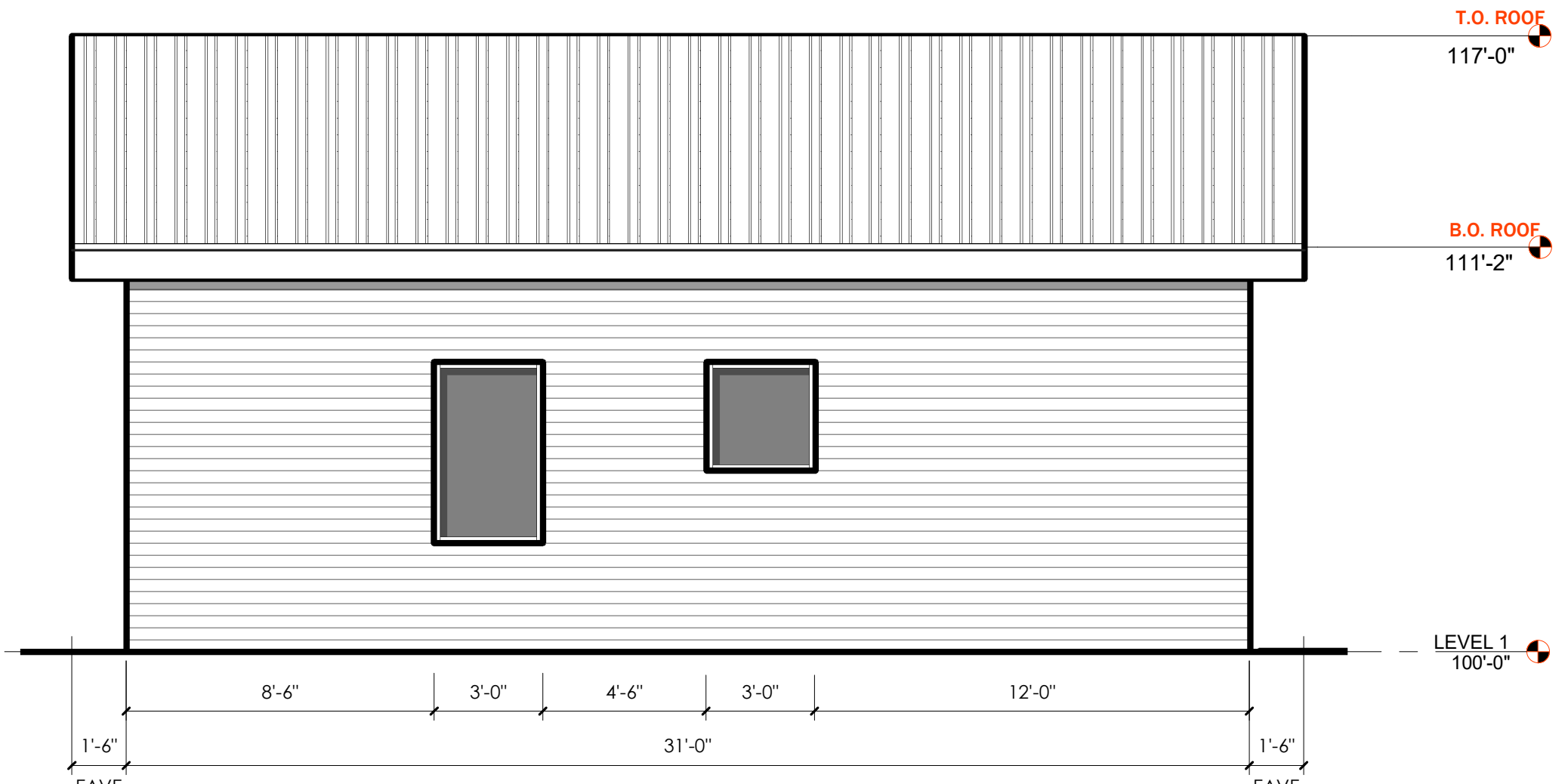
C1 ADU - EAST ELEVATION
 1/4" = 1'-0"



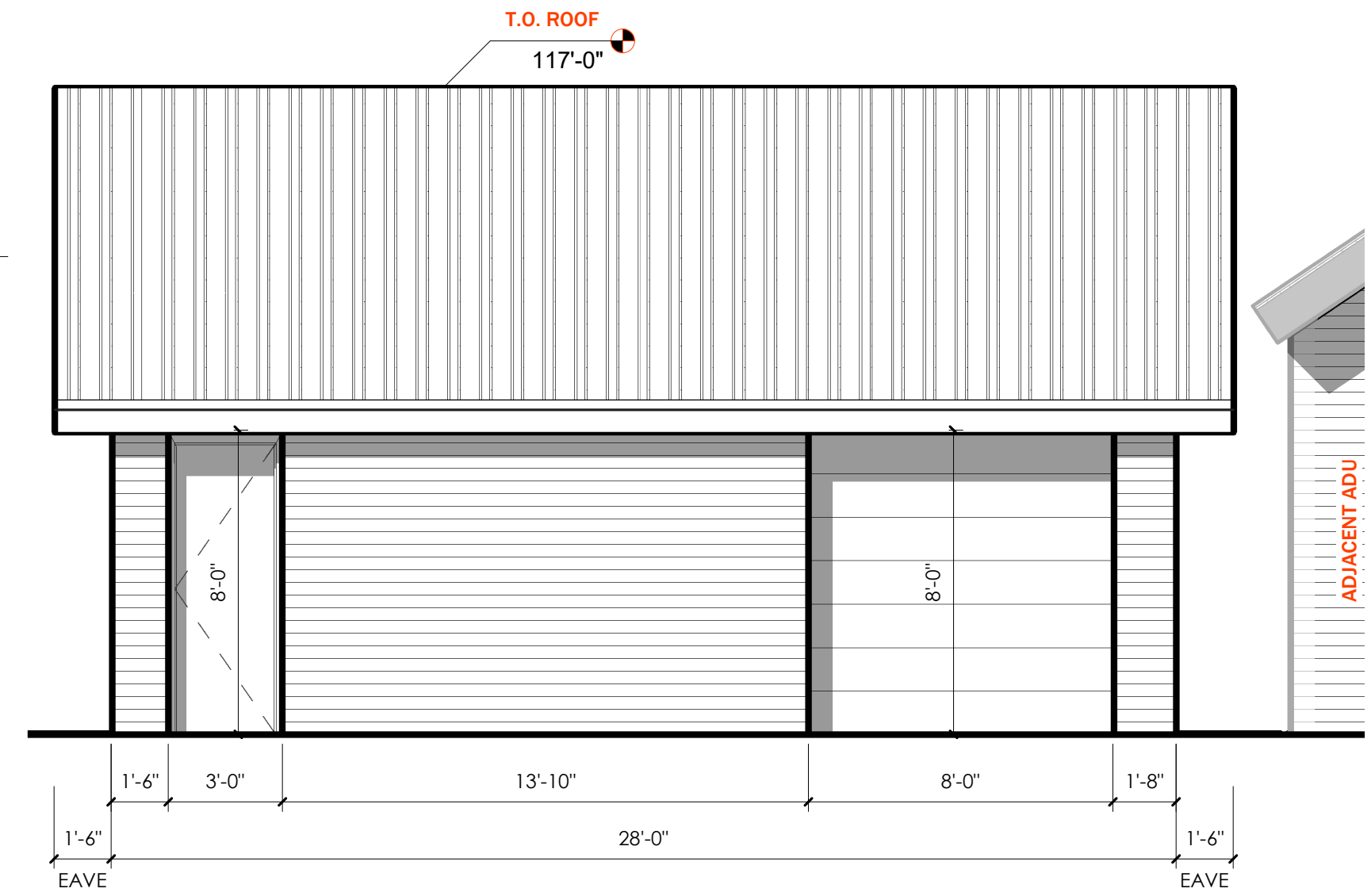
C3 ADU - NORTH ELEVATION
 1/4" = 1'-0"



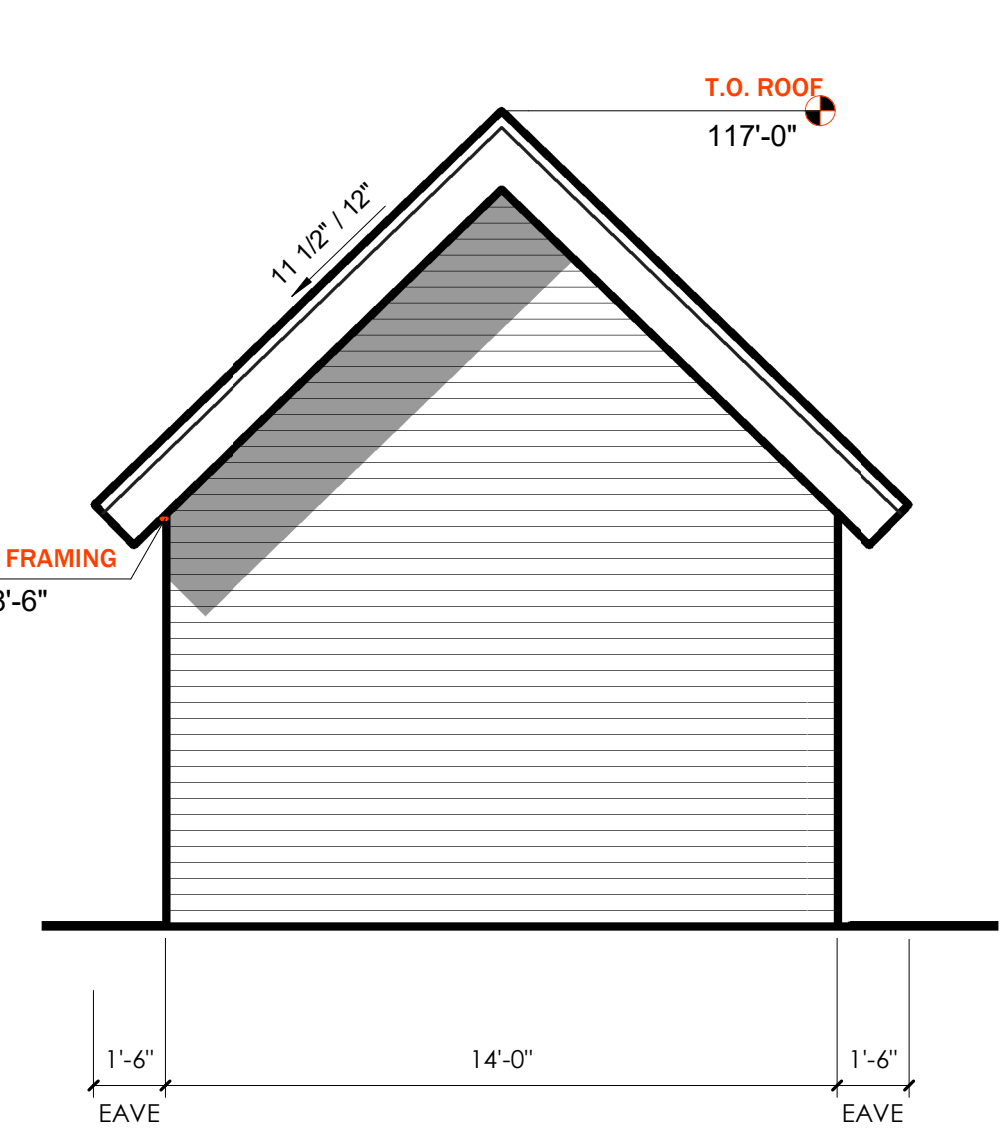
B1 ADU - WEST ELEVATION
 1/4" = 1'-0"



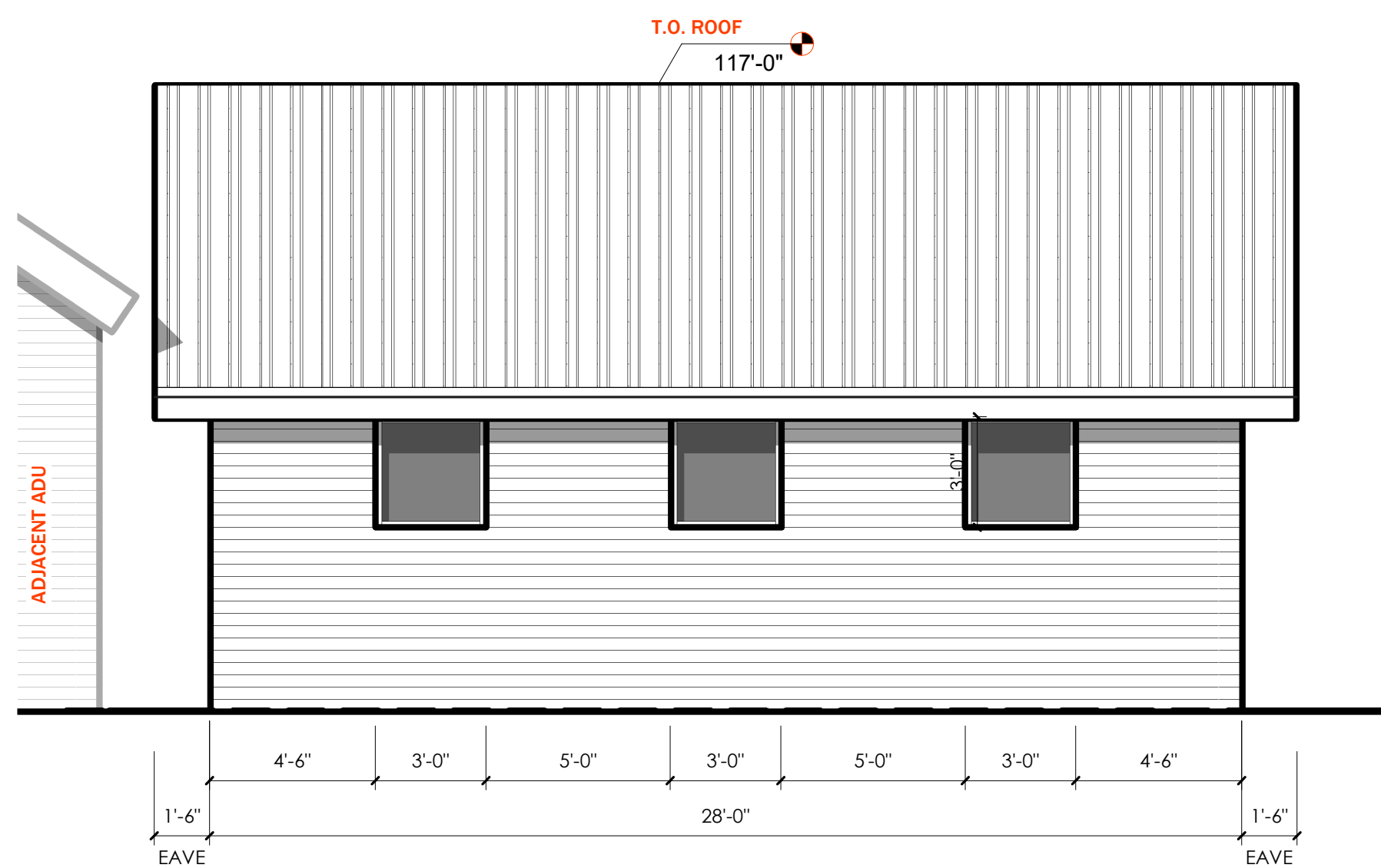
B3 ADU - SOUTH ELEVATION
 1/4" = 1'-0"



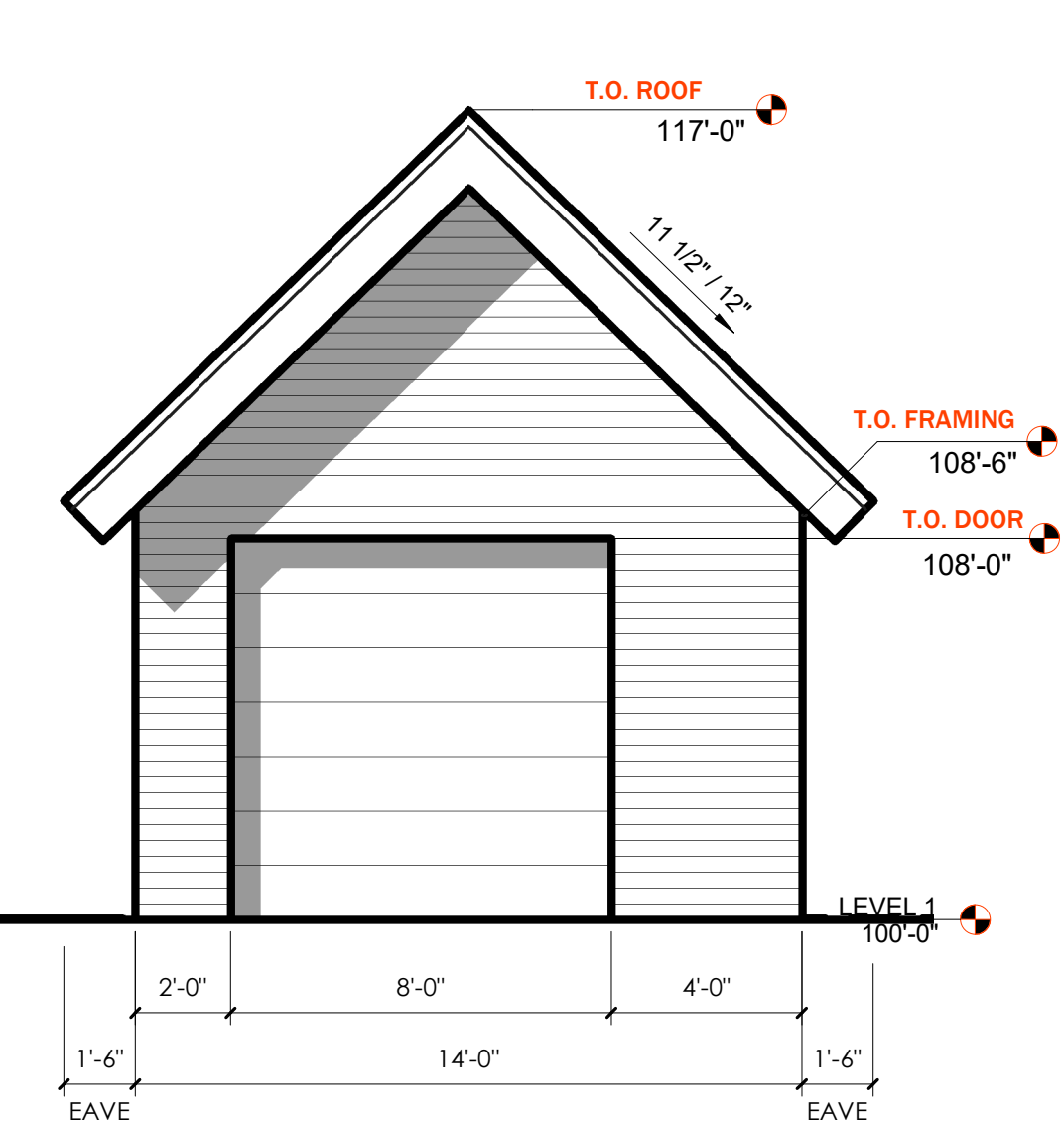
A1 GARAGE - WEST ELEVATION
 1/4" = 1'-0"



A2 GARAGE - SOUTH ELEVATION
 1/4" = 1'-0"



A3 GARAGE - EAST ELEVATION
 1/4" = 1'-0"



A5 GARAGE - NORTH ELEVATION
 1/4" = 1'-0"

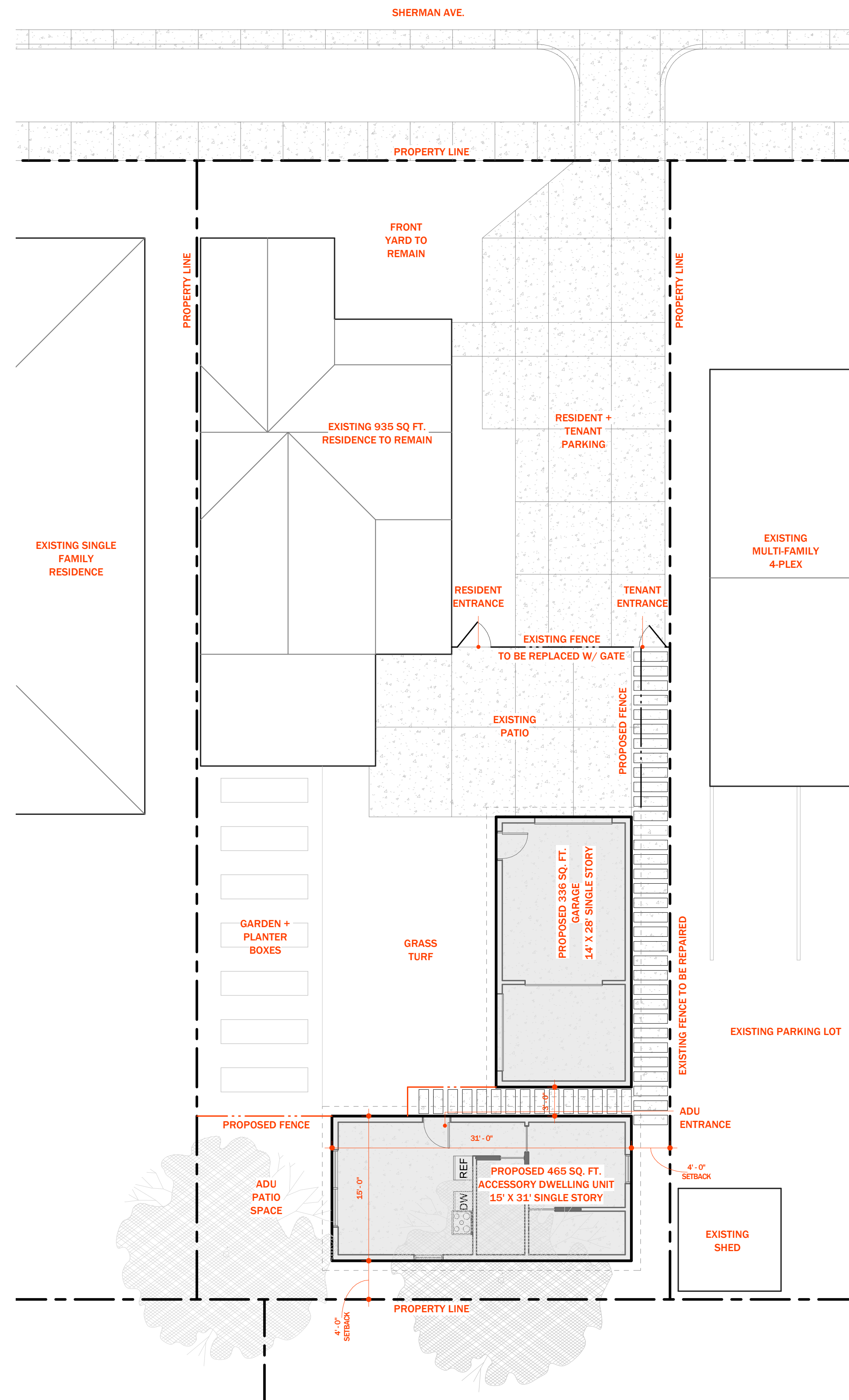
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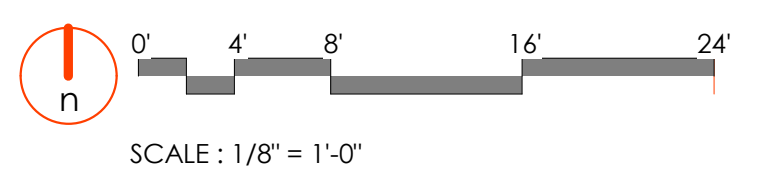
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C1 VICINITY MAP



A3 SITE PLAN
1/8" = 1'-0"



PROJECT INFORMATION

PROJECT SCOPE
NEW WOOD FRAMED, DETACHED 1-CAR GARAGE (SINGLE STORY)
NEW WOOD FRAMED, DETACHED ACCESSORY DWELLING UNIT (SINGLE STORY)

PROPERTY INFORMATION
362 E. SHERMAN AVE.
SALT LAKE CITY, UT 84115
PARCEL # 16-07-457-007-0000
LOT SIZE: 0.14 ACRES | +/- 5,780 SQ. FT.

ZONING INFORMATION
R1-5000
EXISTING HOUSE: 935 SQ. FT. FOOTPRINT
EXISTING BACKYARD: 3,060 SQ. FT.
PROPOSED GARAGE: 392 SQ. FT. FOOTPRINT
PROPOSED ADU: 465 SQ. FT. FOOTPRINT
TOTAL PROPOSED LOT COVERAGE:
- 1,792 SQ. FT. (31% COVERAGE)
- 2,312 SQ. FT. ALLOWED (40% COVERAGE)
TOTAL PROPOSED BACKYARD COVERAGE:
- 857 SQ. FT. (28% COVERAGE)
- 1,530 SQ. FT. ALLOWED (50% COVERAGE)
SETBACKS:
- 4' FROM PROPERTY LINE (IF NEW SINGLE STORY)
- 17' HEIGHT LIMIT

EXCAVATION
ALL LOCATIONS ARE APPROXIMATE. PRIOR TO ALL EXCAVATION, CONTRACTOR SHALL CONTACT BLUE STAKES OF UTAH (900-662-4111) TO LOCATE EXISTING UTILITIES. IF APPLICABLE, THE CONTRACTOR SHALL OBTAIN REQUIRED PERMITS FOR EXCAVATION IN PUBLIC RIGHT OF WAYS.

GRADING
CONTRACTOR SHALL VERIFY THAT ALL GRADES SLOPE AWAY FROM PRIMARY AND SECONDARY STRUCTURES IN ACCORDANCE WITH THE 2018 IRC. GRADING SHALL BE SUCH THAT NO DRAINAGE ACROSS PROPERTY LINES SHALL OCCUR. ALL EXISTING GRADES SHALL REMAIN.

LANDSCAPING
EXISTING LANDSCAPING SHALL REMAIN EXCEPT WHERE OTHERWISE NOTED. CONTRACTOR SHALL USE BEST MANAGEMENT PRACTICES TO MITIGATE ANY DAMAGE TO EXISTING LANDSCAPING, VEGETATION, AND TREES.

GENERAL NOTES:

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SEE SHEET GI002 FOR GENERAL NOTES AND ABBREVIATIONS.

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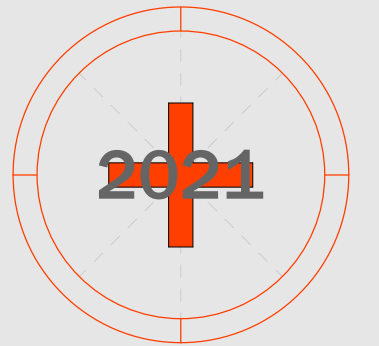
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Scale As Indicated

ARCHITECTURAL
SITE PLAN

AS101

Sheet No.

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