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LAKE STREET DETACHED ACCESSORY DWELLING UNIT

1163 SOUTH LAKE STREET, SALT LAKE CITY UT 84105
 OWNERS: JENNIFER CLEVELAND
CONDITIONAL USE|12.13.2022

P s R t O u C d E i S o S

3055 s. grace street
 salt lake city, utah 84109
 p.801.906.0866
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PROJECT RENDERING:



PROJECT INFORMATION:

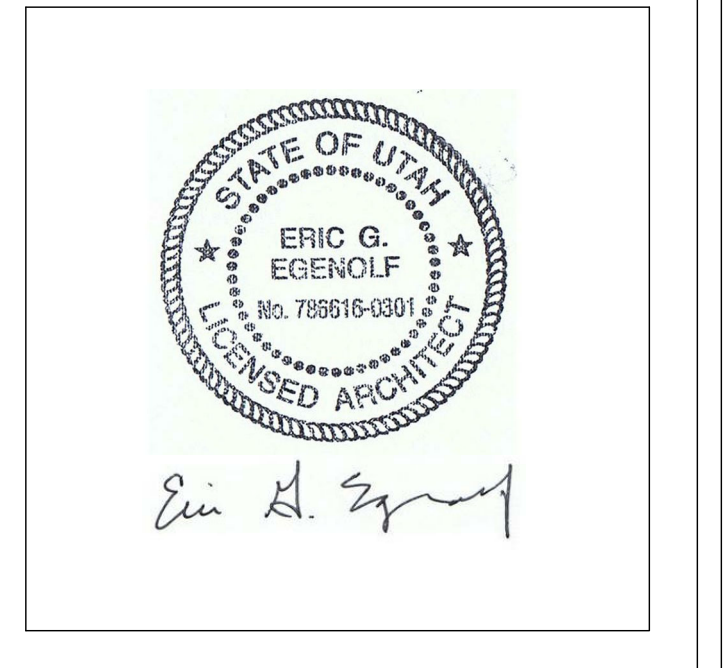
PROJECT ADDRESS: 1163 S. LAKE STREET
 SALT LAKE CITY UT 84105
 PROJECT OWNER: JENNIFER CLEVELAND
 GENERAL CONTRACTOR: TBD
 ARCHITECT: PROCESS STUDIO PLLC
 STRUCTURAL ENGINEER: TBD
 PROJECT DESCRIPTION: NEW CONSTRUCTION 1-STORY
 DETACHED ACCESSORY DWELLING UNIT
 ADJACENT TO ALLEY
 FUTURE DETACHED
 GARAGE/WORKSHOP WITH EXTENDED
 DRIVEWAY FROM EXISTING CURB CUT
 ON LAKE STREET.

VICINITY MAP:



DRAWING LIST:

SHEET #	SHEET NAME
GENERAL	
GI001	COVER SHEET
ARCHITECTURAL	
AE101	SITE PLAN + FLOOR PLANS
AE102	FLOOR PLANS
AE200	EXTERIOR VIEWS
AE201	EXTERIOR ELEVATIONS
AE301	BUILDING SECTIONS

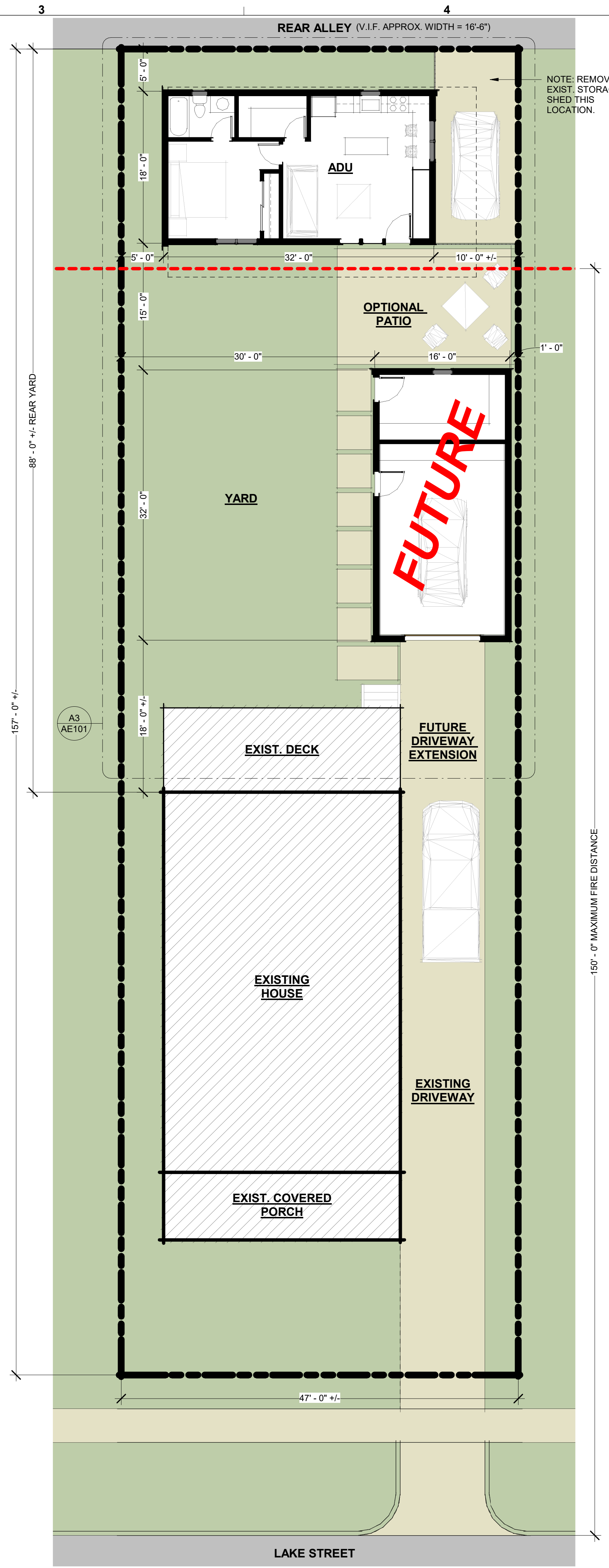
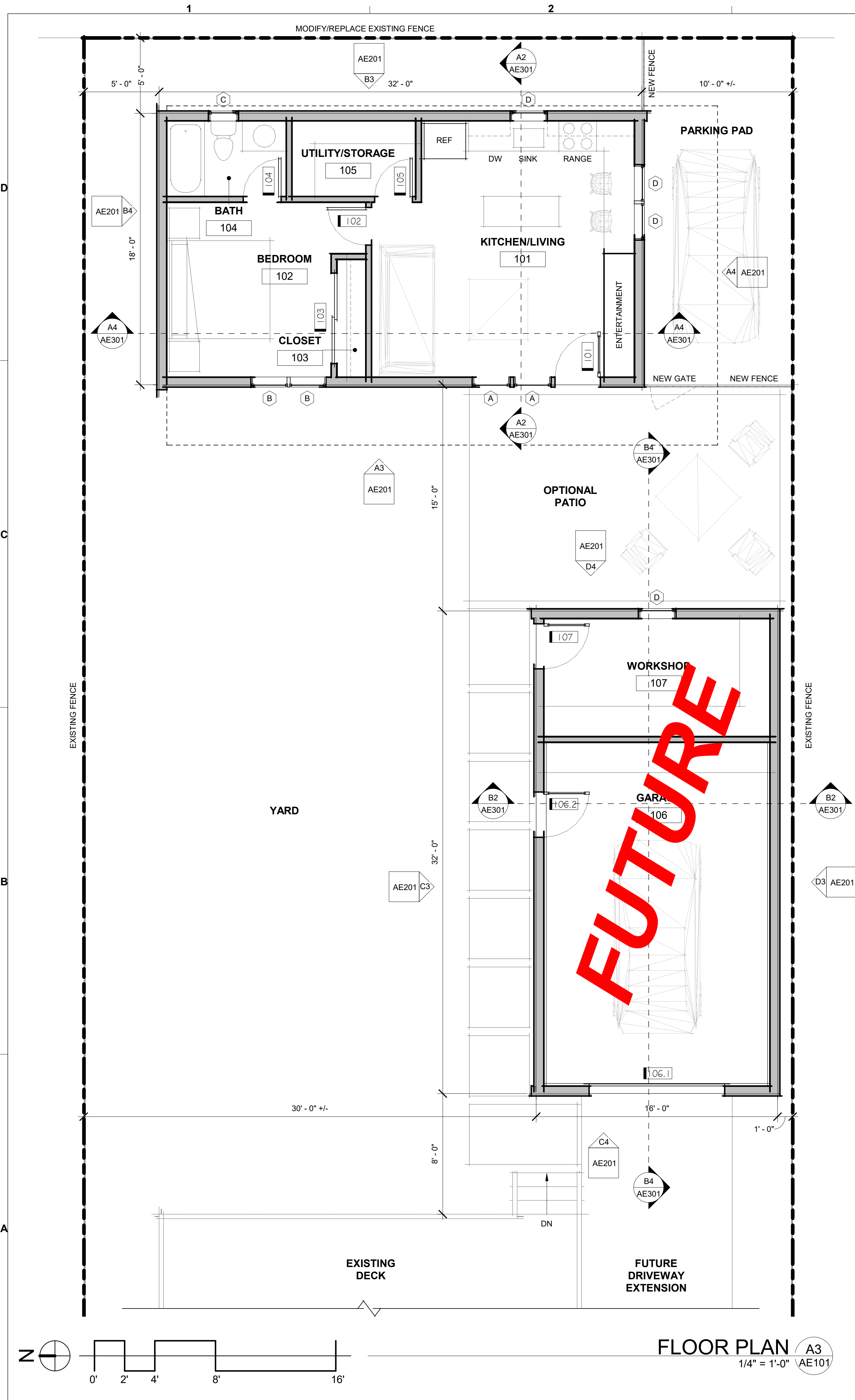


No.	Description	Date

LAKE STREET DETACHED ACCESSORY DWELLING UNIT COVER SHEET

Project Status	CONDITIONAL USE
Project Number	22_0027
Date	12.13.2022
Drawn by	EGE
Checked by	DJY
GI001	
Scale	

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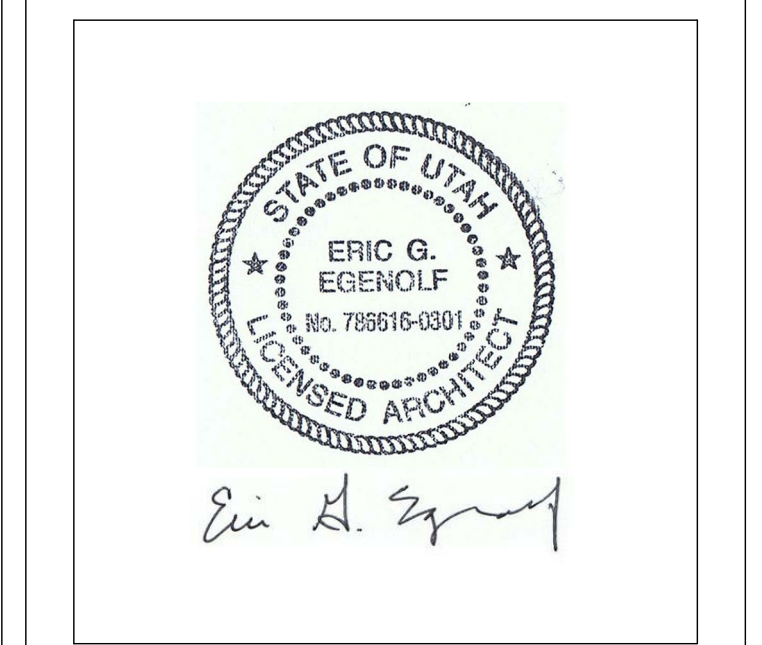


GENERAL NOTES:

- APPLICABLE CODES PER SALT LAKE CITY BUILDING SERVICES:**
- 2015 INTERNATIONAL RESIDENTIAL CODE (IRC)
 - 2020 NATIONAL ELECTRIC CODE (NEC)
 - 2018 INTERNATIONAL PLUMBING CODE (IPC)
 - 2018 INTERNATIONAL MECHANICAL CODE (IMC)
 - 2015 INTERNATIONAL ENERGY CONSERVATION CODE (IECC) FOR RESIDENTIAL
 - 2018 INTERNATIONAL FUEL GAS CODE (IFGC)
 - 2018 INTERNATIONAL FIRE CODE (IFC)
- SALT LAKE CITY ZONING:**
- PROJECT INFORMATION:**
- 1163 S. LAKE STREET SALT LAKE CITY, UTAH 84105
 - PARCEL #16083530050000
 - LEGAL DESCRIPTION: N 18.05 FT OF LOT 5 & ALL LOT 6 BLK 1 EYLER & REES SUB 4678-1499. 4822-855 5378-0056 5449-1382 5551-0745 5781-0508 7647-2715 8622-6371 9307-9706 9520-8290 10410-1632 10410-1738
- ZONING:**
- R-15000
 - LOT AREA
 - MINIMUM LOT AREA = 5,000 SF
 - EXISTING LOT AREA = 7,379 SF (0.17 ACRES)
 - LOT WIDTH
 - MINIMUM LOT WIDTH = 50'
 - EXISTING LOT WIDTH = 46.5' +/-
 - LOT DEPTH
 - EXISTING LOT DEPTH = 157' +/-
 - LOT COVERAGE
 - MAXIMUM COVERAGE = 40% (PRINCIPLE + ACCESSORY BUILDINGS)
- EXISTING MAIN HOUSE = 1,204 SF
 EXISTING COVERED PORCH = 224 SF
 PROPOSED ACCESSORY DWELLING UNIT = 576 SF
 FUTURE GARAGE/WORKSHOP = 512 SF
 TOTAL FOOTPRINTS = 2,516 SF
- LOT COVERAGE = 2,516 SF / 7,379 SF = 34% < 40%
- ACCESSORY DWELLING UNIT (DETACHED) REQUIREMENTS:**
- PARKING:** ONE ON-SITE PARKING SPACE REQUIRED, OR LEGAL ON-STREET PARKING. A PARKING SPACE IS PROVIDED ADJACENT TO THE ALLEY, LEGAL ON-STREET PARKING IS ALSO AVAILABLE ON LAKE STREET.
 - SIZE:** 50% OF THE PRINCIPLE BUILDING FOOTPRINT, NOT TO EXCEED 650 SF.
 AVAILABLE SIZE = 1,428 SF X 0.5 = 714 SF
 PROPOSED SIZE = 576 SF
 - LOCATION:** SHALL BE LOCATED BETWEEN THE REAR WALL OF THE PRINCIPLE BUILDING AND THE REAR LOT LINE.
 - SETBACKS FROM:**
 - PRINCIPLE STRUCTURES = 10' (ON SAME OR ADJACENT LOT)
 - SIDE AND REAR PROPERTY = 4'
 - BUILDING HEIGHT:**
 - MAXIMUM HEIGHT = HEIGHT OF PRINCIPLE BUILDING OR 17', WHICHEVER IS LESS, MEASURED TO RIDGE.
 - PRINCIPLE BLDG HEIGHT = 21' +/-
 - PROPOSED HEIGHT = 11' - 4" +/- (SEE ELEVATIONS)
 - REAR YARD COVERAGE:**
 - MAXIMUM COVERAGE = 50% x (88' x 47') = 2,068 MAXIMUM
- PROPOSED ACCESSORY DWELLING UNIT = 576 SF
 FUTURE GARAGE/WORKSHOP = 512 SF
 TOTAL ACCESSORY FOOTPRINTS = 1,088 SF
- FIRE DISTANCE:** FIRE DEPARTMENT ACCESS: 150 FEET MAXIMUM FROM PUBLIC RIGHT OF WAY TO ANY POINT ALONG ANY WALL OF THE PROPOSED NEW DWELLING UNIT.
- SINCE THE ADU WILL BE LOCATED AS FAR TO THE REAR OF THE PROPERTY AS POSSIBLE IN ORDER TO PRESERVE USABLE YARD SPACE, THE BUILDING SHALL BE EQUIPPED THROUGHOUT WITH AN APPROVED AUTOMATIC SPRINKLER SYSTEM INSTALLED IN ACCORDANCE WITH SECTION 903.3.1.1, 903.3.1.2 OR 903.3.1.3.

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**LAKE STREET DETACHED
 ACCESSORY DWELLING UNIT
 SITE PLAN + FLOOR PLANS**

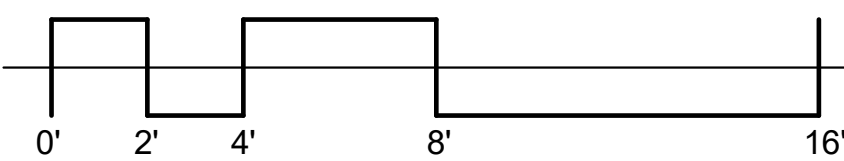
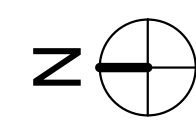
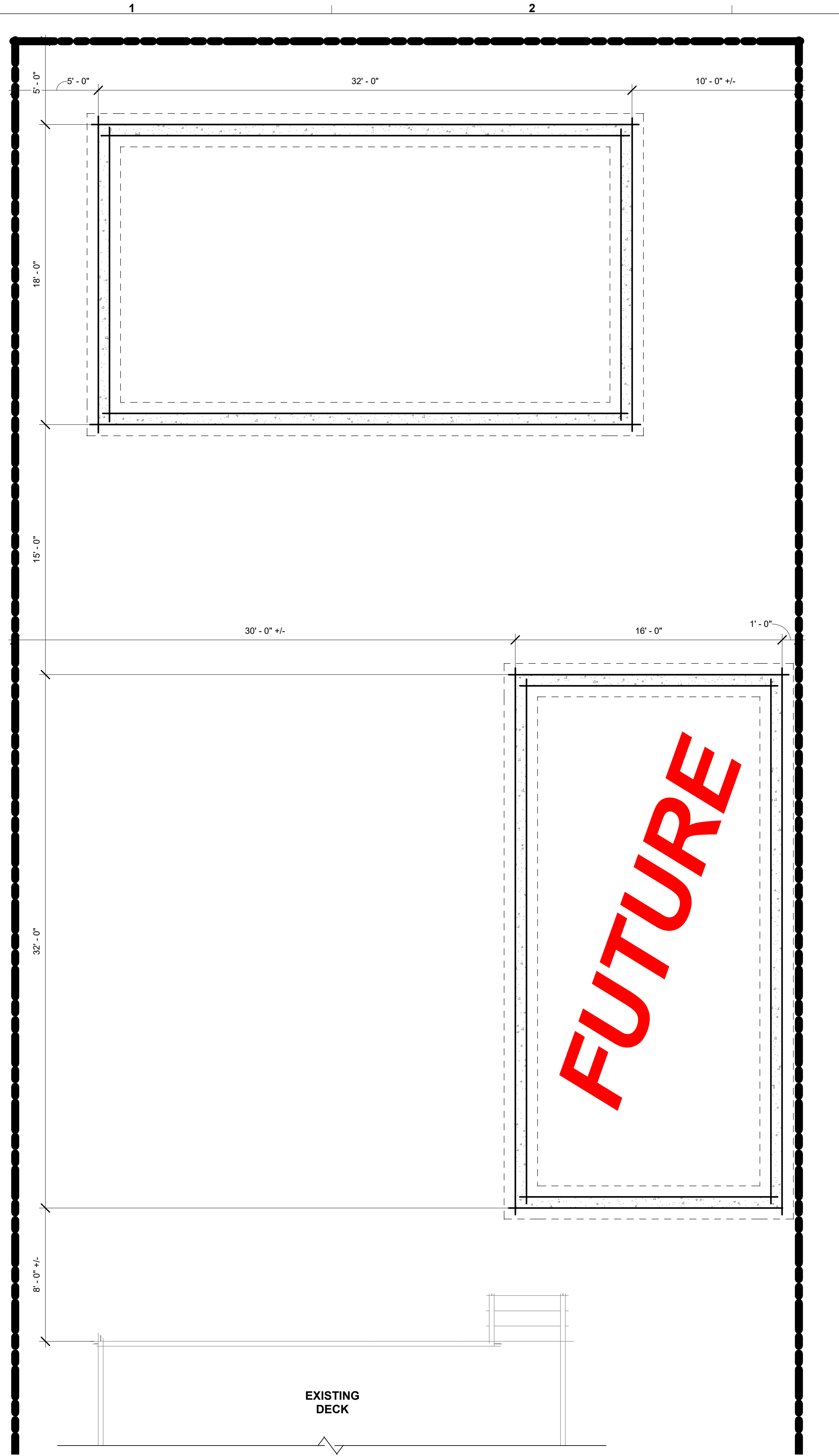
Project Status	CONDITIONAL USE
Project Number	22_0027
Date	12.13.2022
Drawn by	EGE
Checked by	DJY

AE101

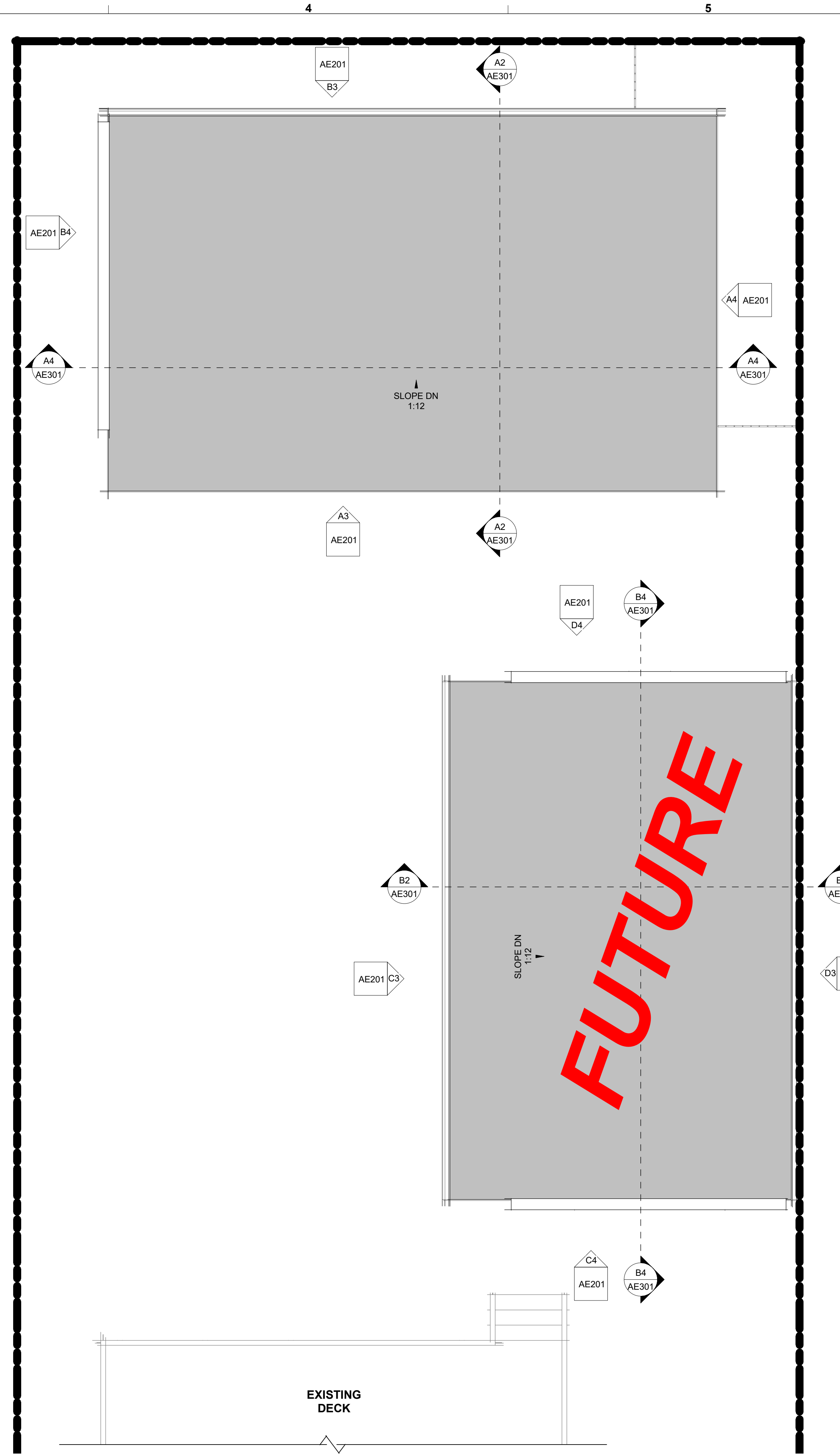
Scale As indicated

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FOUNDATION PLANS ^{A3}
 1/4" = 1'-0" AE102



ROOF PLANS ^{A5}
 1/4" = 1'-0" AE102

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Eric G. Egenolf

No.	Description	Date

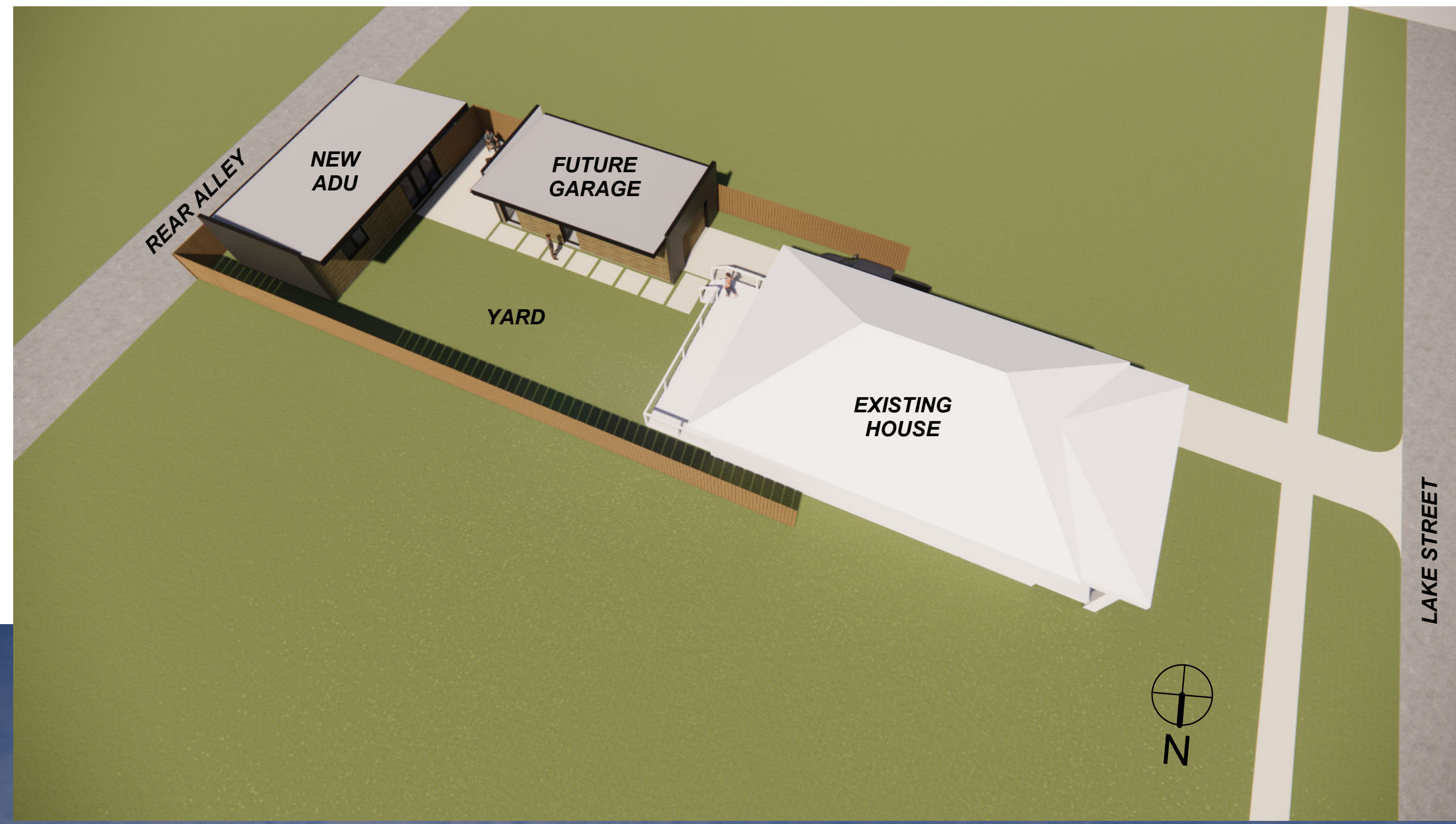
**LAKE STREET DETACHED
 ACCESSORY DWELLING UNIT
 FLOOR PLANS**

Project Status	CONDITIONAL USE
Project Number	22_0027
Date	12.13.2022
Drawn by	EGE
Checked by	DJY

AE102
 Scale 1/4" = 1'-0"

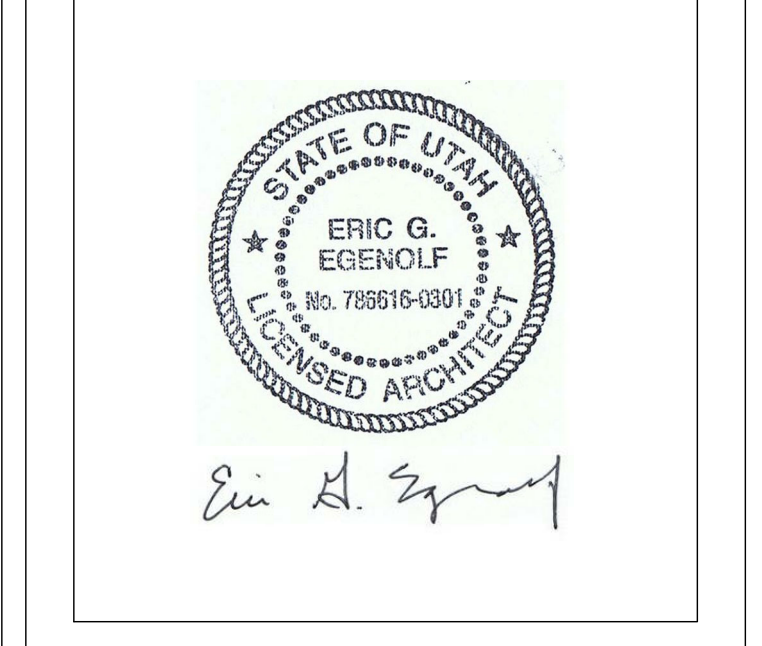
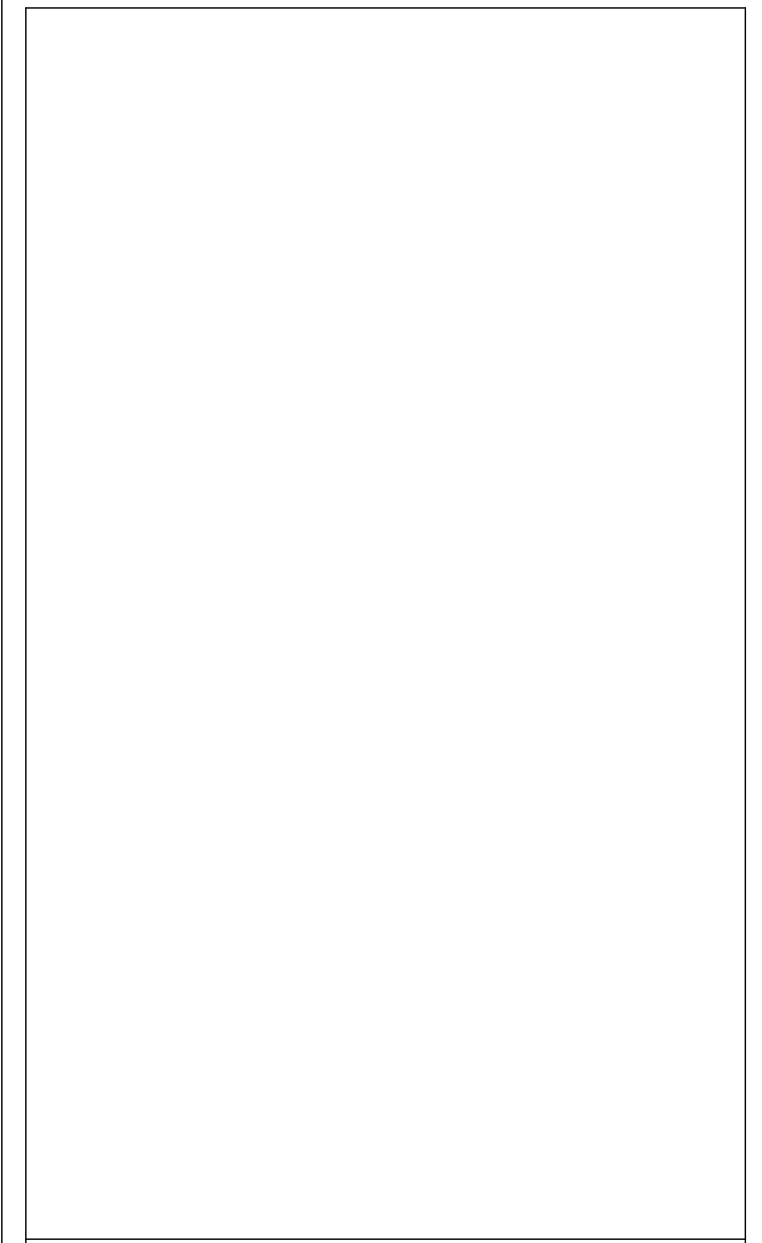
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No.	Description	Date

**LAKE STREET DETACHED
ACCESSORY DWELLING UNIT
EXTERIOR VIEWS**

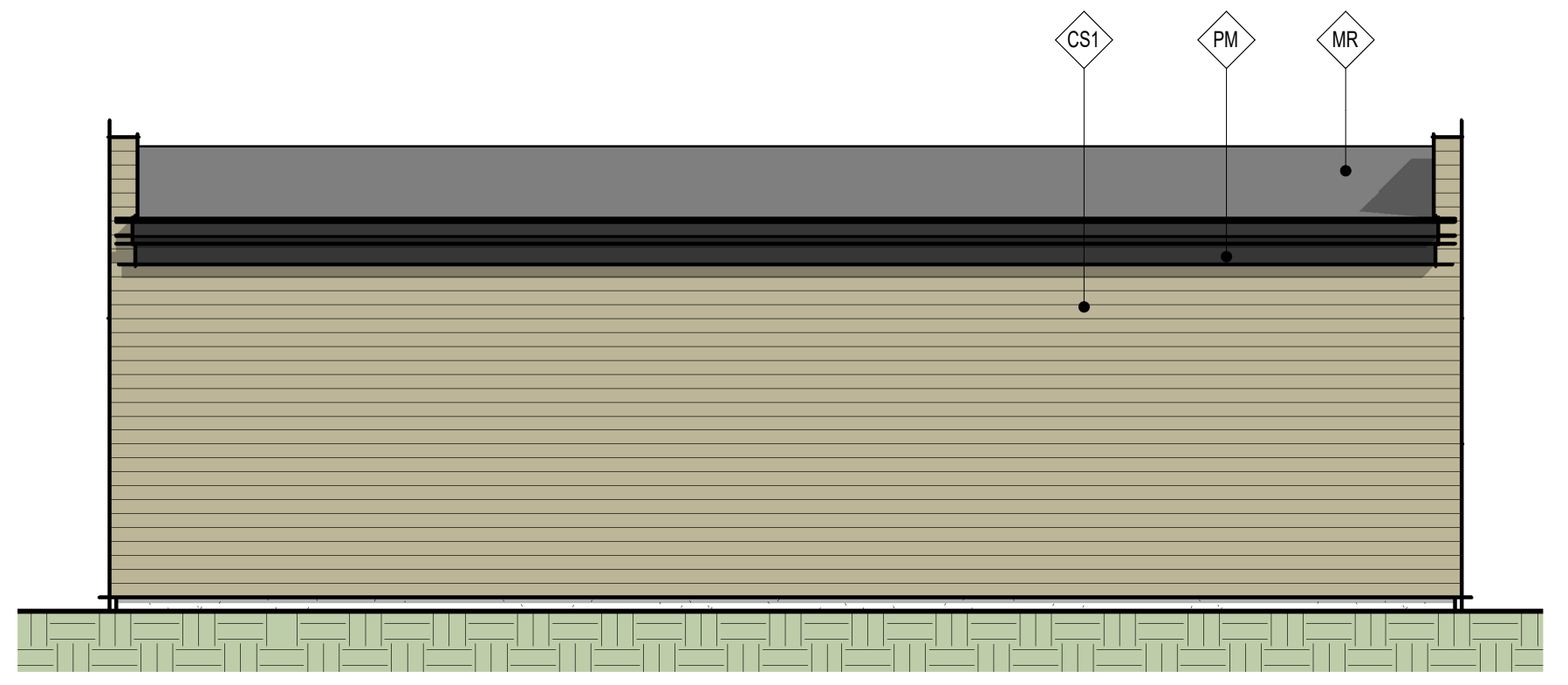
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Project Number 22_0027
Date 12.13.2022
Drawn by EGE
Checked by DJY

AE200

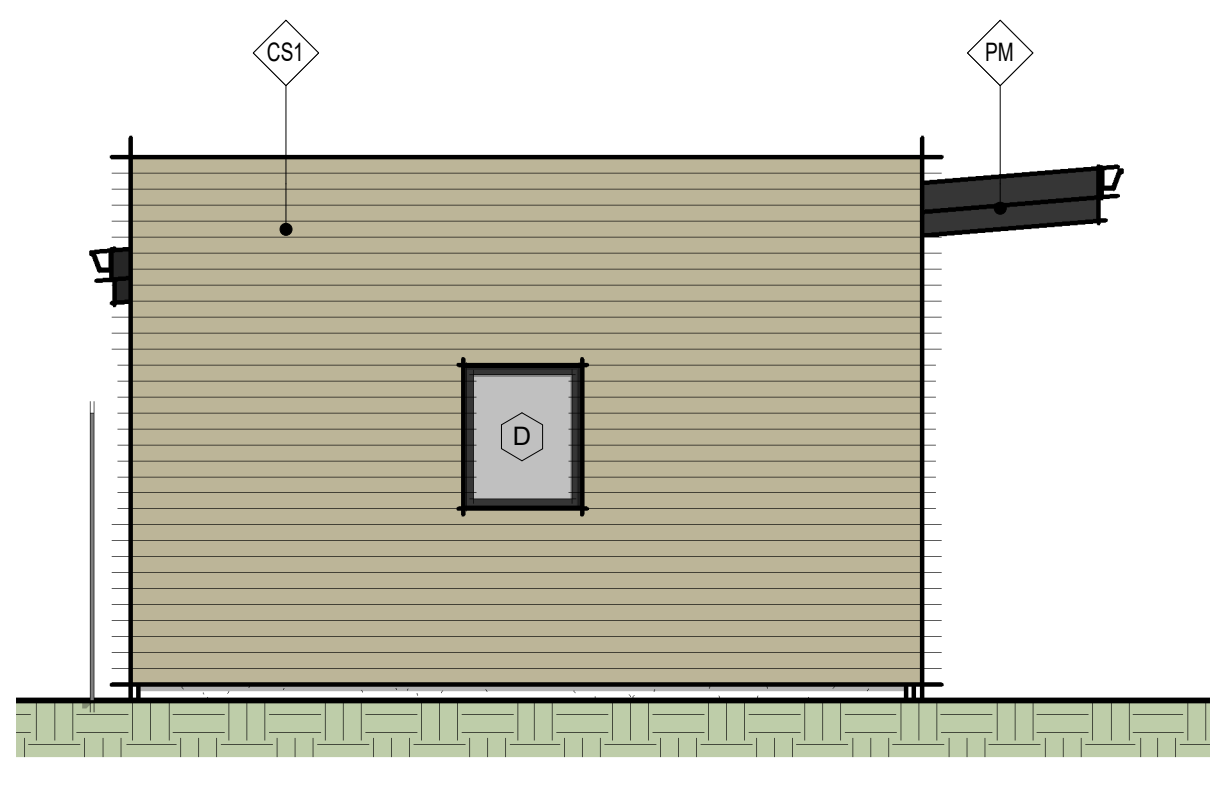
Scale

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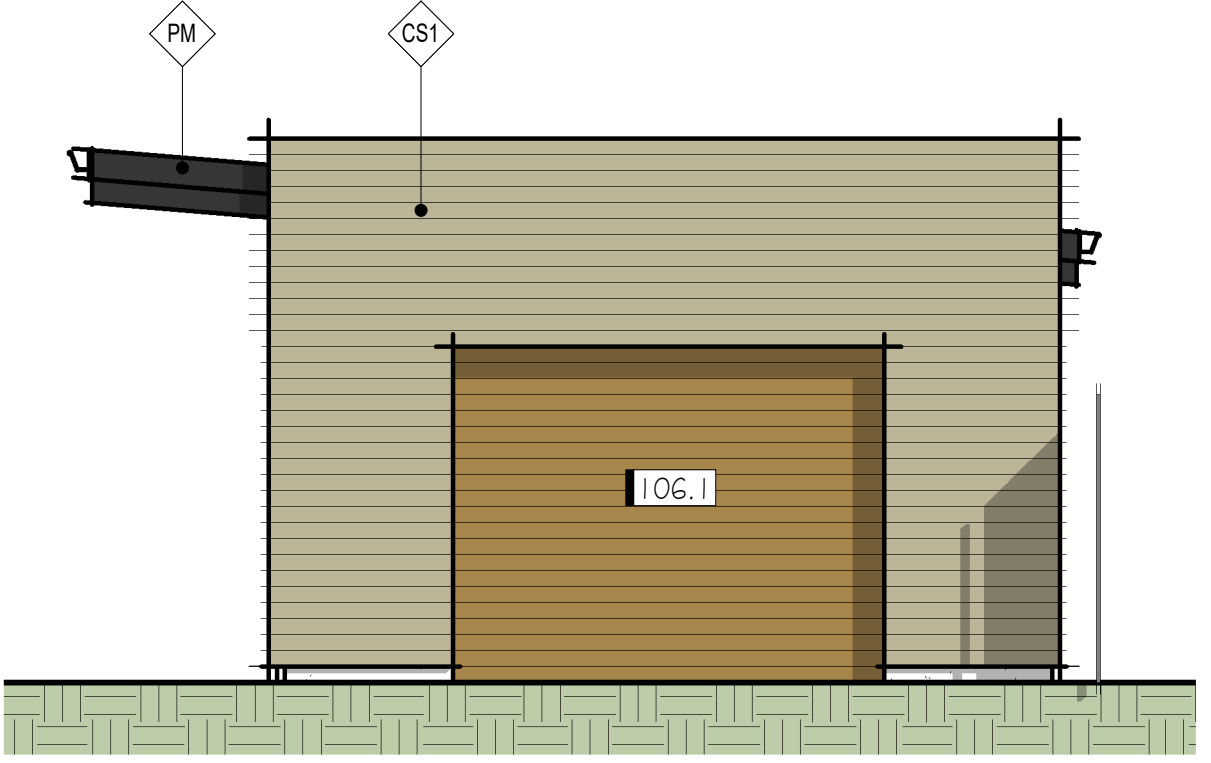
FUTURE GARAGE SOUTH (SIDE) ELEVATION D3
1/4" = 1'-0" AE201



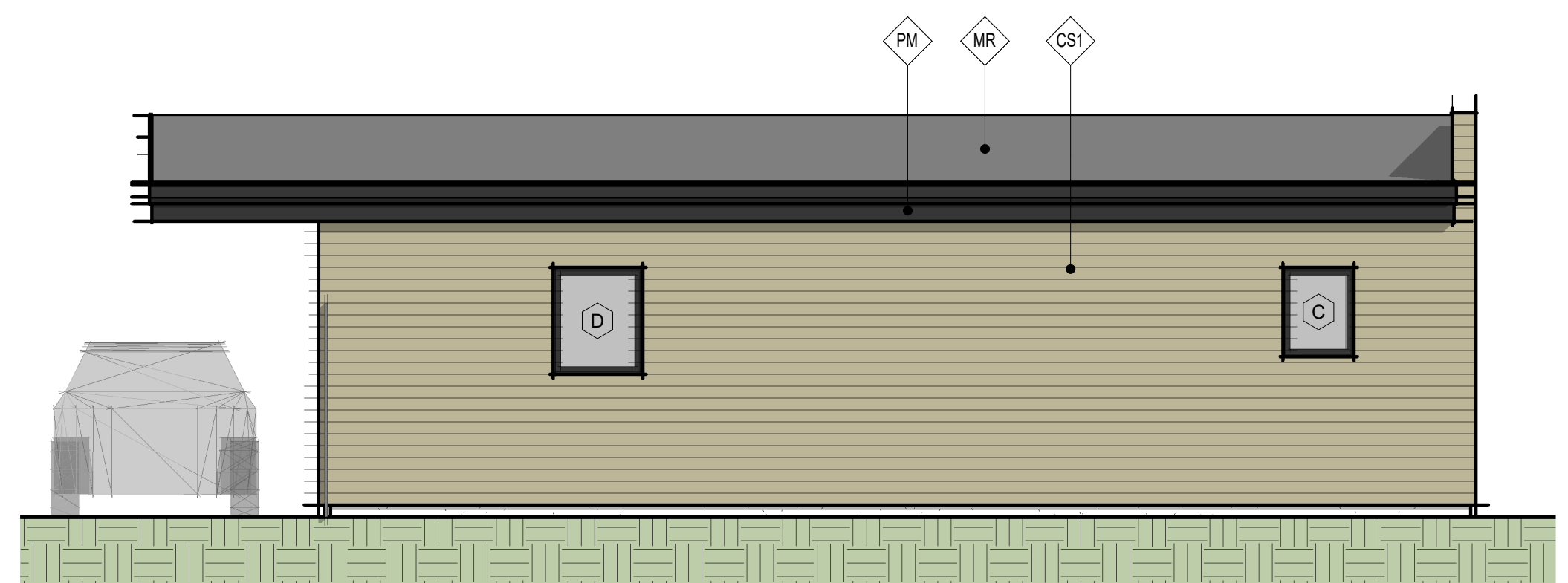
FUTURE GARAGE EAST (PATIO) ELEVATION D4
1/4" = 1'-0" AE201



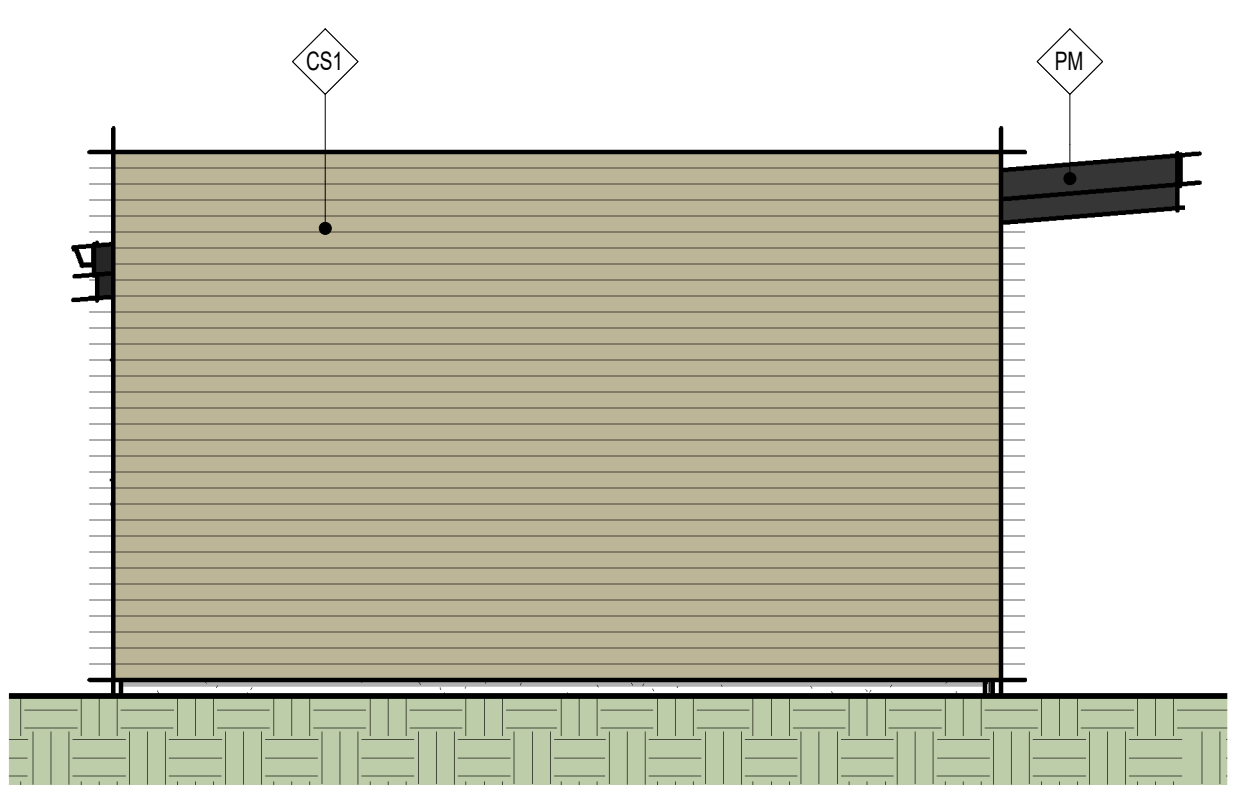
FUTURE GARAGE NORTH (YARD) ELEVATION C3
1/4" = 1'-0" AE201



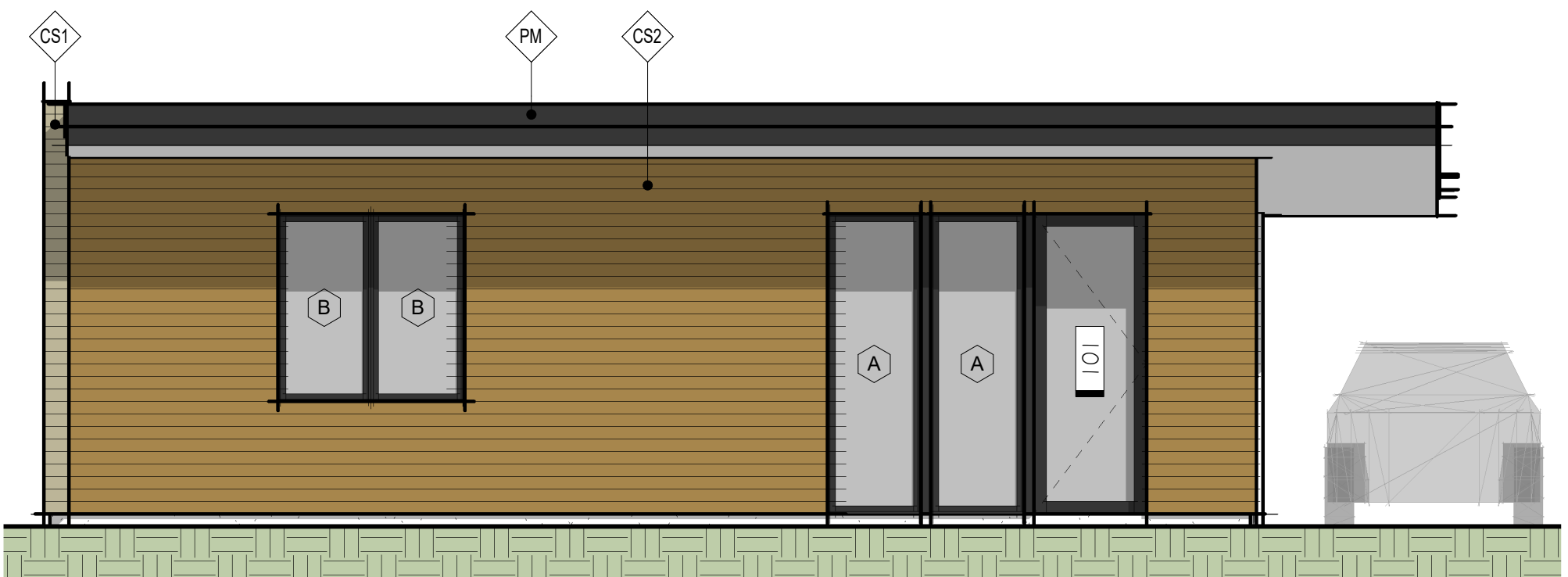
FUTURE GARAGE WEST (STREET) ELEVATION C4
1/4" = 1'-0" AE201



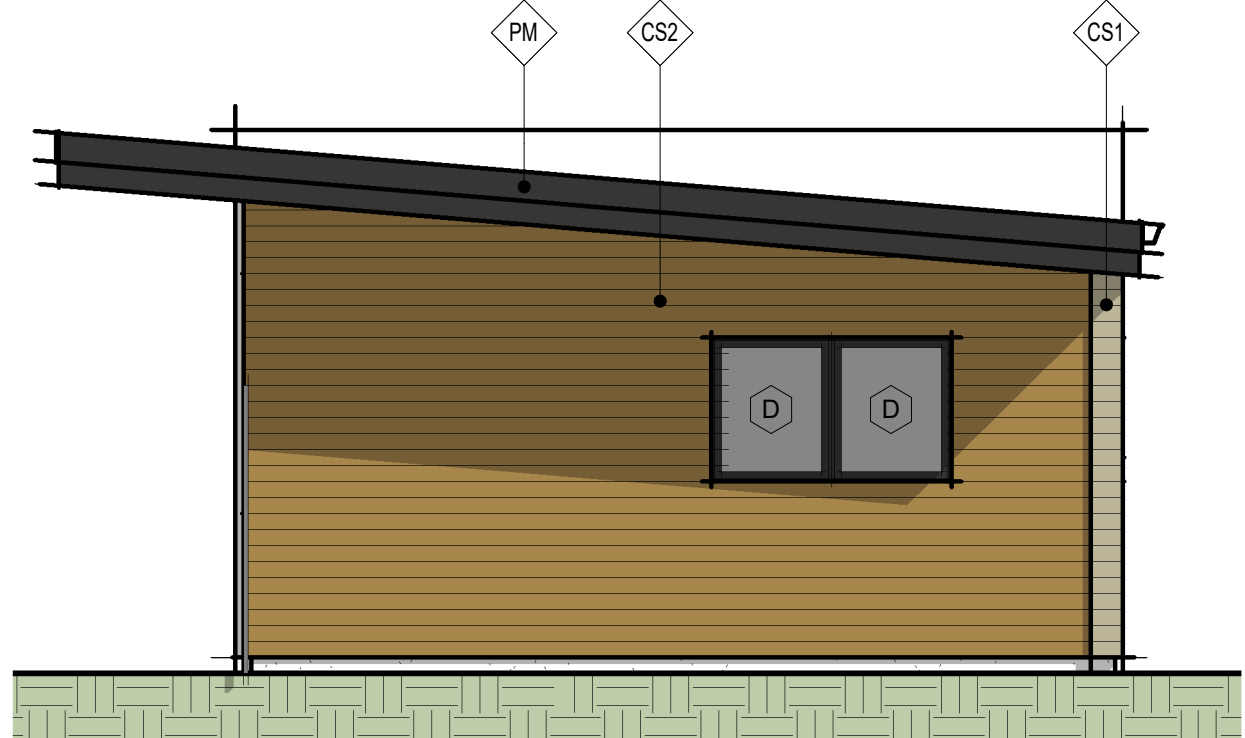
ADU EAST (ALLEY) ELEVATION B3
1/4" = 1'-0" AE201



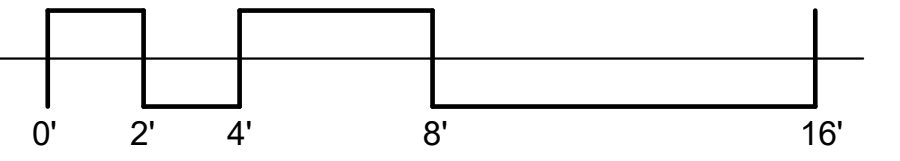
ADU NORTH (SIDE) ELEVATION B4
1/4" = 1'-0" AE201



ADU WEST (YARD) ELEVATION A3
1/4" = 1'-0" AE201



ADU SOUTH (PARKING) ELEVATION A4
1/4" = 1'-0" AE201



GENERAL NOTES:

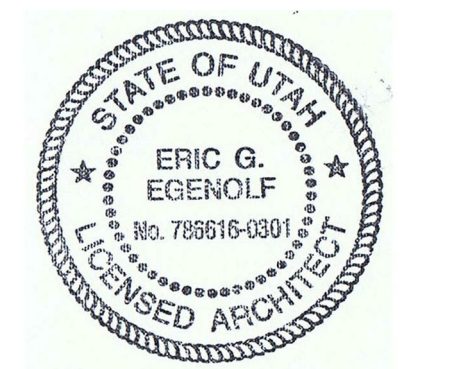
MATERIAL LEGEND:

- ◇ CS1 COMPOSITE SIDING
- ◇ CS2 COMPOSITE SIDING-WOOD TECTURE/COLOR
- ◇ MR ROOF MEMBRANE
- ◇ PM PRE-FINISHED METAL TRIM/GUTTER
- ◇ SC CAST-IN-PLACE SEALED CONCRETE

KEYED NOTES:

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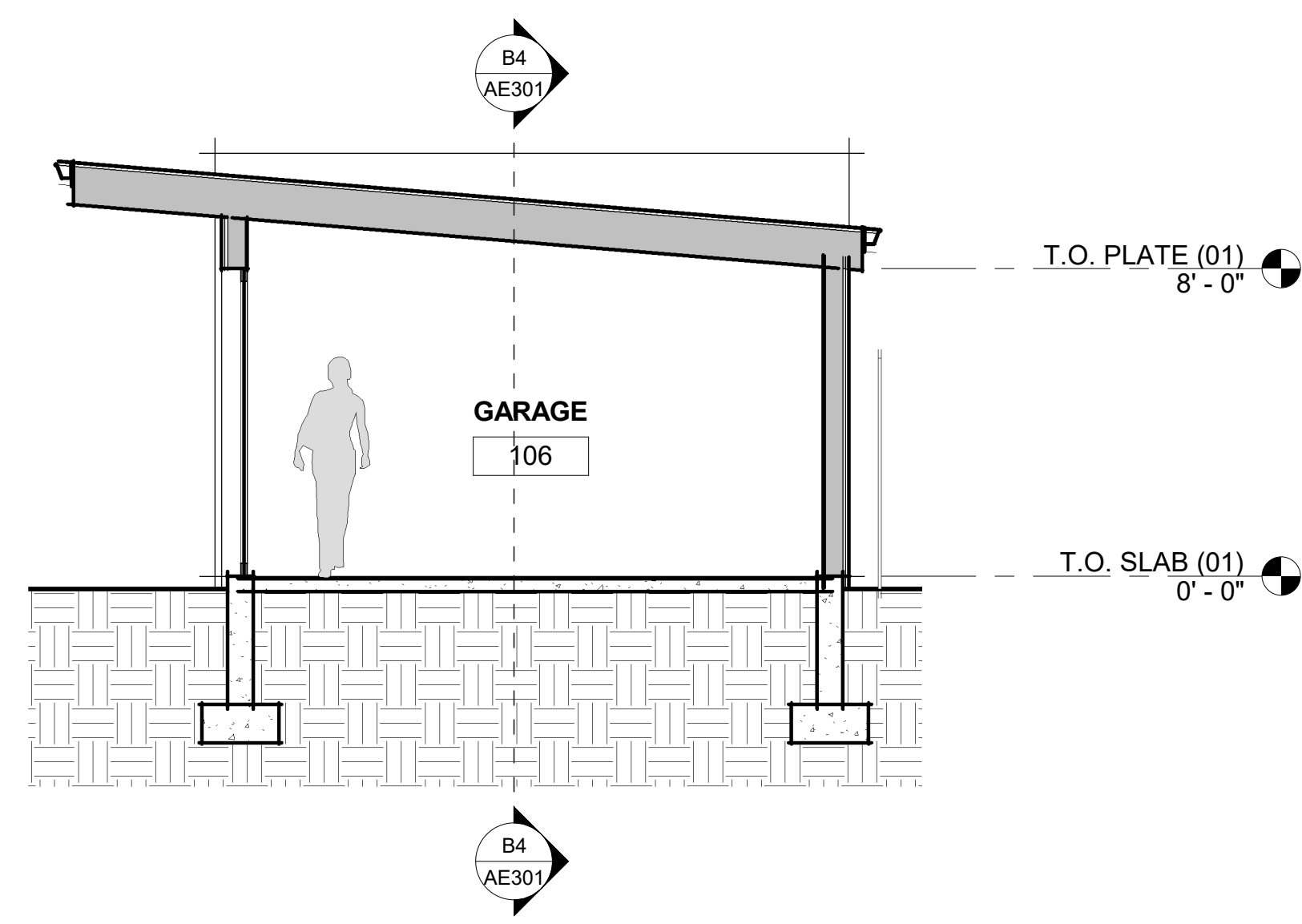
LAKE STREET DETACHED ACCESSORY DWELLING UNIT EXTERIOR ELEVATIONS

Project Status	CONDITIONAL USE
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Checked by	DJY

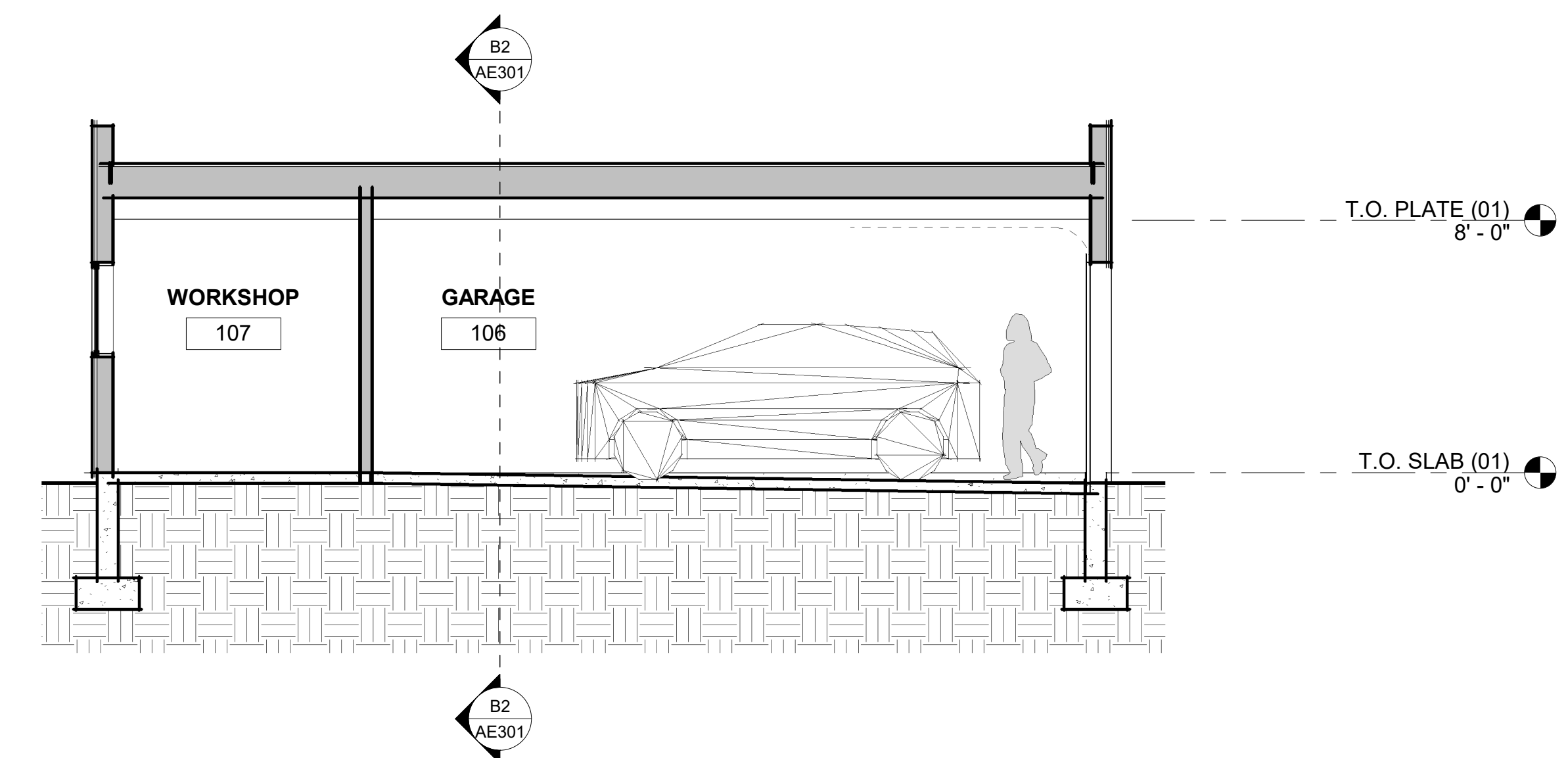
AE201

Scale 1/4" = 1'-0"

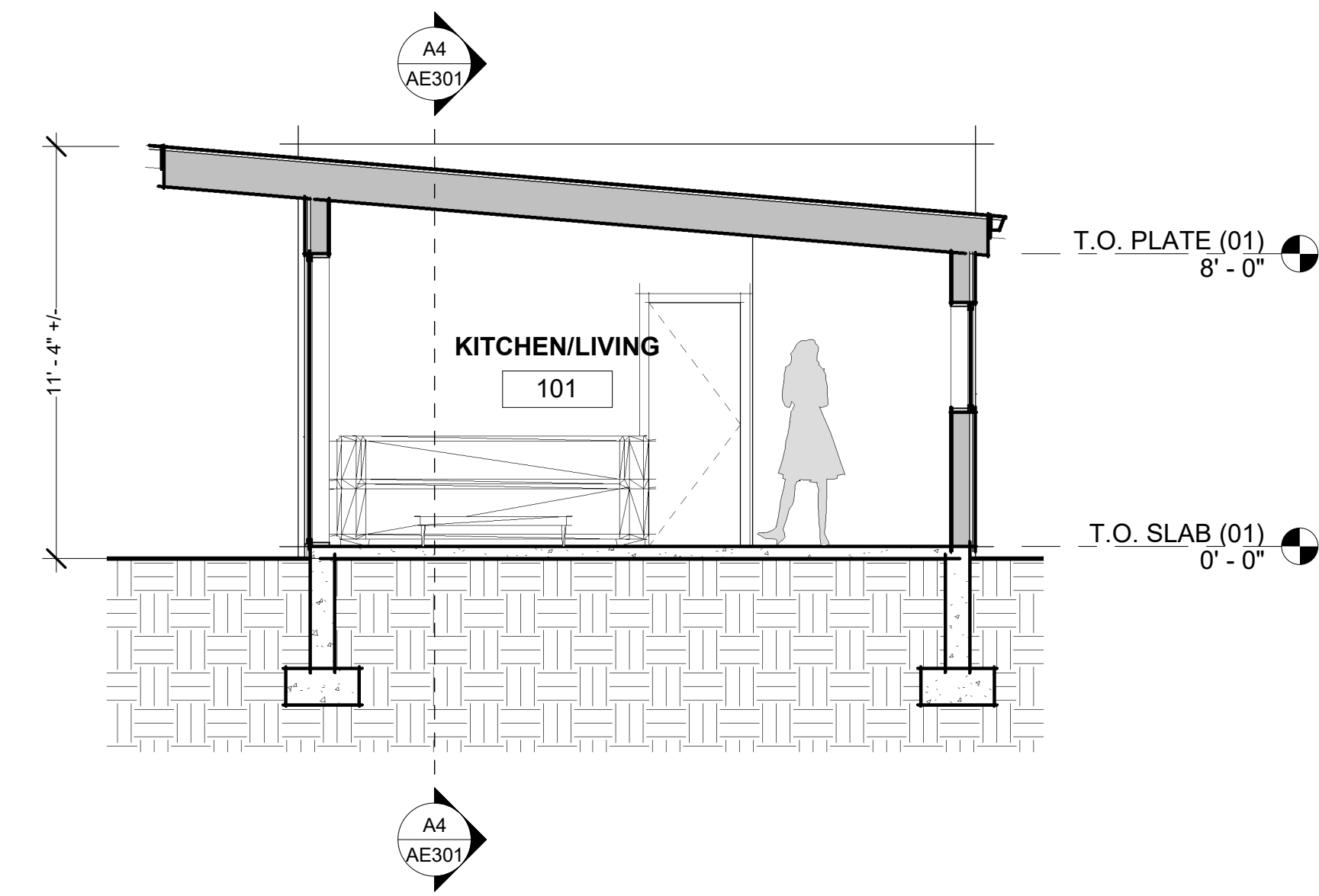
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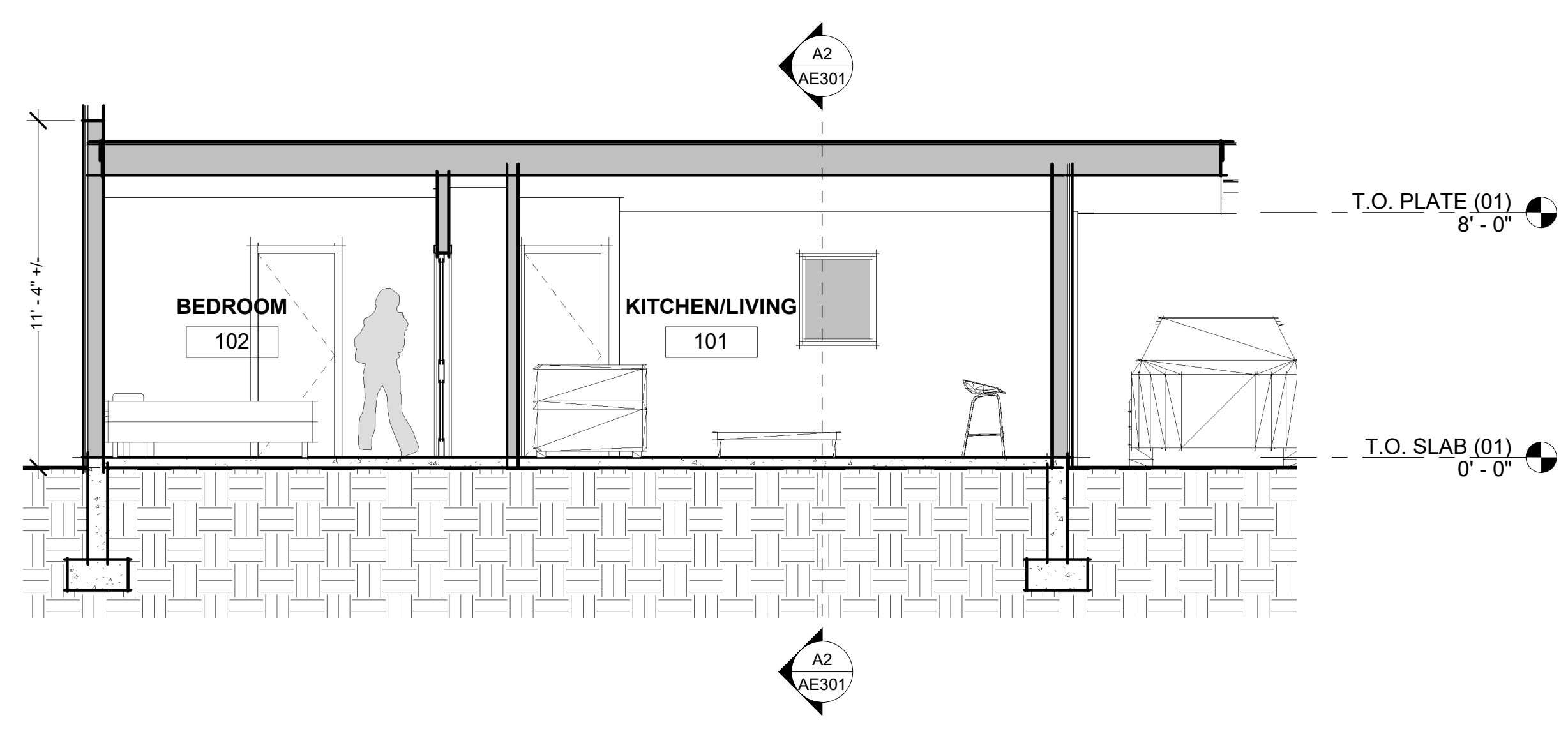
FUTURE GARAGE SECTION B2
1/4" = 1'-0" AE301



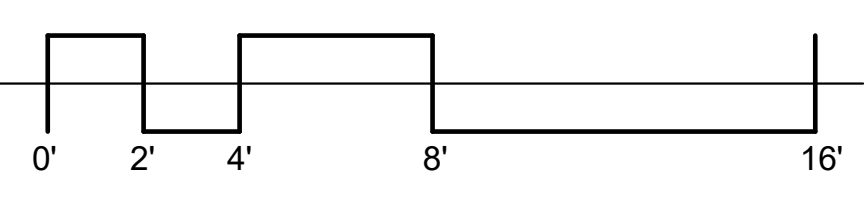
FUTURE GARAGE SECTION B4
1/4" = 1'-0" AE301



ADU SECTION A2
1/4" = 1'-0" AE301



ADU SECTION A4
1/4" = 1'-0" AE301



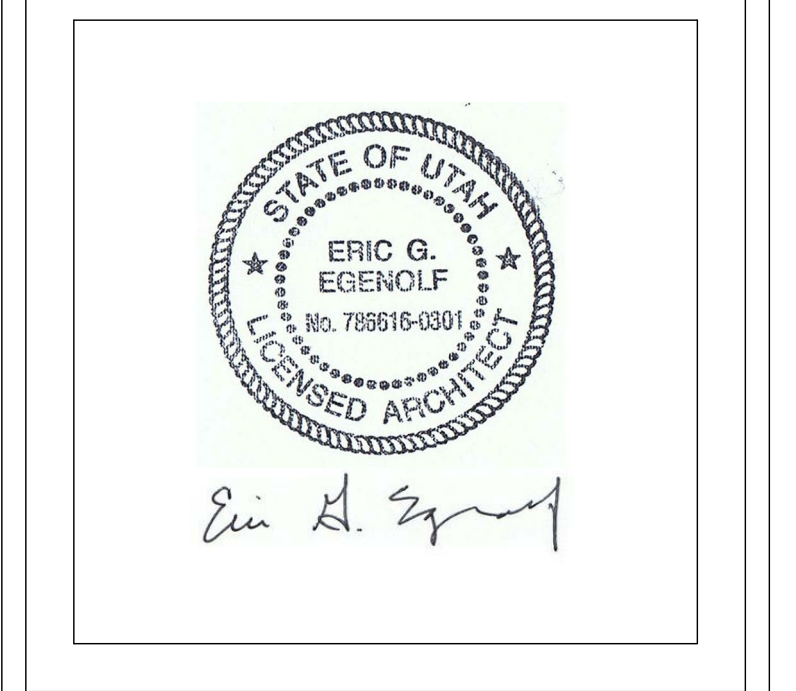
GENERAL NOTES:

MATERIAL LEGEND:

KEYED NOTES:

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**LAKE STREET DETACHED
ACCESSORY DWELLING UNIT
BUILDING SECTIONS**

Project Status	CONDITIONAL USE
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Drawn by	EGE
Checked by	DJY

AE301

Scale 1/4" = 1'-0"

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