



# Staff Report

PLANNING DIVISION  
DEPARTMENT OF COMMUNITY AND NEIGHBORHOODS

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To: Salt Lake City Planning Commission  
From: Kelsey Lindquist, Senior Planner, [kelsey.lindquist@slcgov.com](mailto:kelsey.lindquist@slcgov.com) or (801) 535-7930  
Date: May 24, 2019  
Re: PLNPCM2019-00037 Green Street ADU

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## Conditional Use

**PROPERTY ADDRESS: 2324 South Green Street**  
**PARCEL ID: 15-16-100-003-0000**  
**MASTER PLAN: Sugar House**  
**ZONING DISTRICT: R-1/7000 (Single-Family Residential)**

**REQUEST:** AJ Waller, the owner of the property at approximately 2324 S. Green Street, is requesting Conditional Use approval to construct an Accessory Dwelling Unit within the basement of a proposed addition. The property is located in the R-1/7000 (Single-Family Residential) zoning district which requires Conditional Use approval for construction of an ADU.

**RECOMMENDATION:** Planning Staff finds the project generally meets the applicable standards of approval and therefore recommends the Planning Commission approve the Conditional Use for the ADU with the conditions of approval below.

1. The applicant shall comply with the registration process outlined in section 21A.40.200.F of the Salt Lake City zoning ordinance.
2. Approval is for the specific items discussed and identified in the staff report. All other applicable zoning regulations and requirements from other city departments still apply.

**ATTACHMENTS:**

- A. Vicinity Map
- B. Plan Set
- C. Additional Applicant Information
- D. Site Photos
- E. ADU Zoning Standards
- F. Conditional Use Standards
- G. Public Process and Comments
- H. Department Review Comments

## PROJECT DESCRIPTION

### Existing conditions:

The subject property located at 2324 S. Green Street is located within the R-1/7000 (Single-Family Residential) zoning district. The existing structure is currently a single-family dwelling and is representative of a typical Sugar House bungalow. The structure is approximately one story in height and 1,438 square feet in size. Currently, off street parking is accommodated on site on a hard surfaced parking area within the southern side yard.

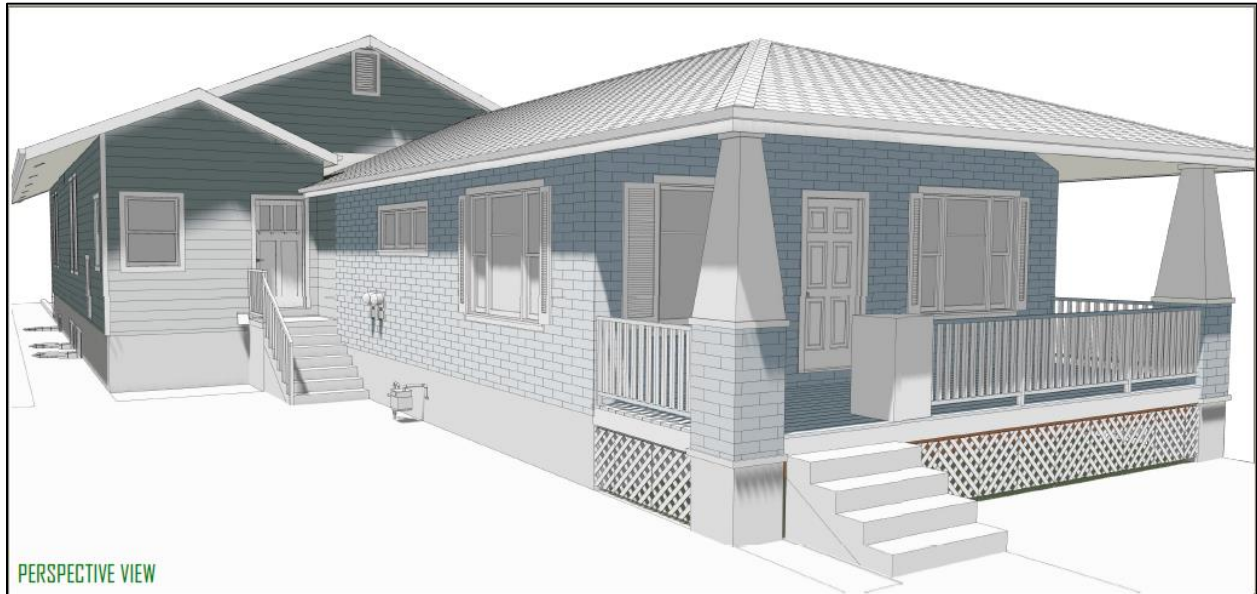
The adjacent and abutting properties consist of similarly sized single-family bungalows. There are multi-family structures located further to the north and to the south from the subject property. This neighborhood, while mixed with a variety of housing types, is located near both I-80 and the S-Line.



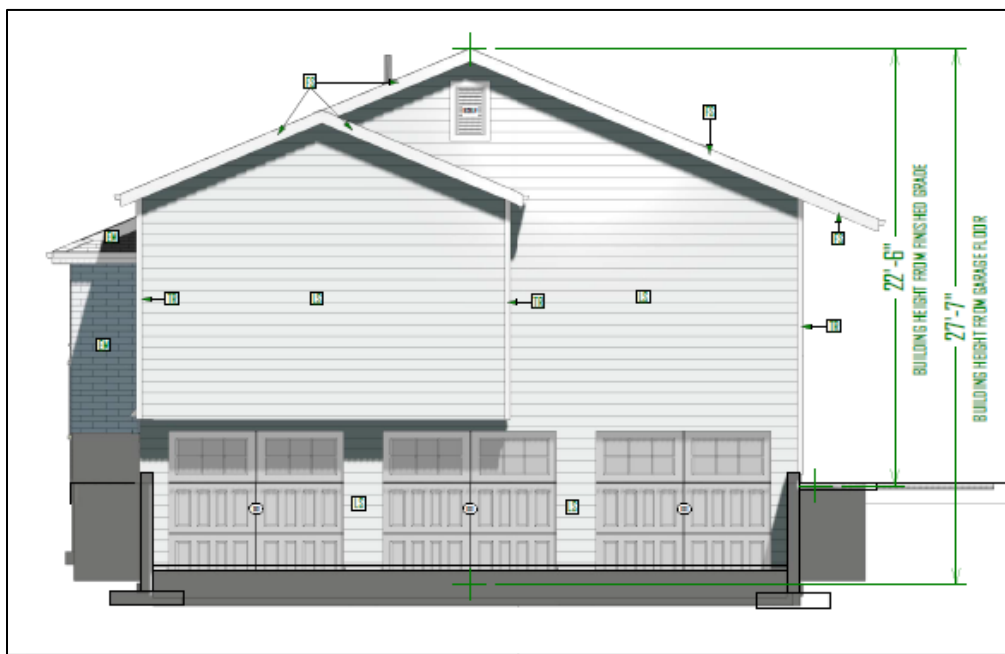
**Project Location**

**Proposed Addition:**

The applicant is proposing to construct an addition sited to the rear of the existing single-family dwelling. The existing principal structure will primarily remain intact, with the addition attaching to the rear and extending towards the western property line. This siting enables a secondary entrance from the east. This entrance, which is illustrated below, provides access to both the single-family dwelling and the proposed Accessory Dwelling Unit.

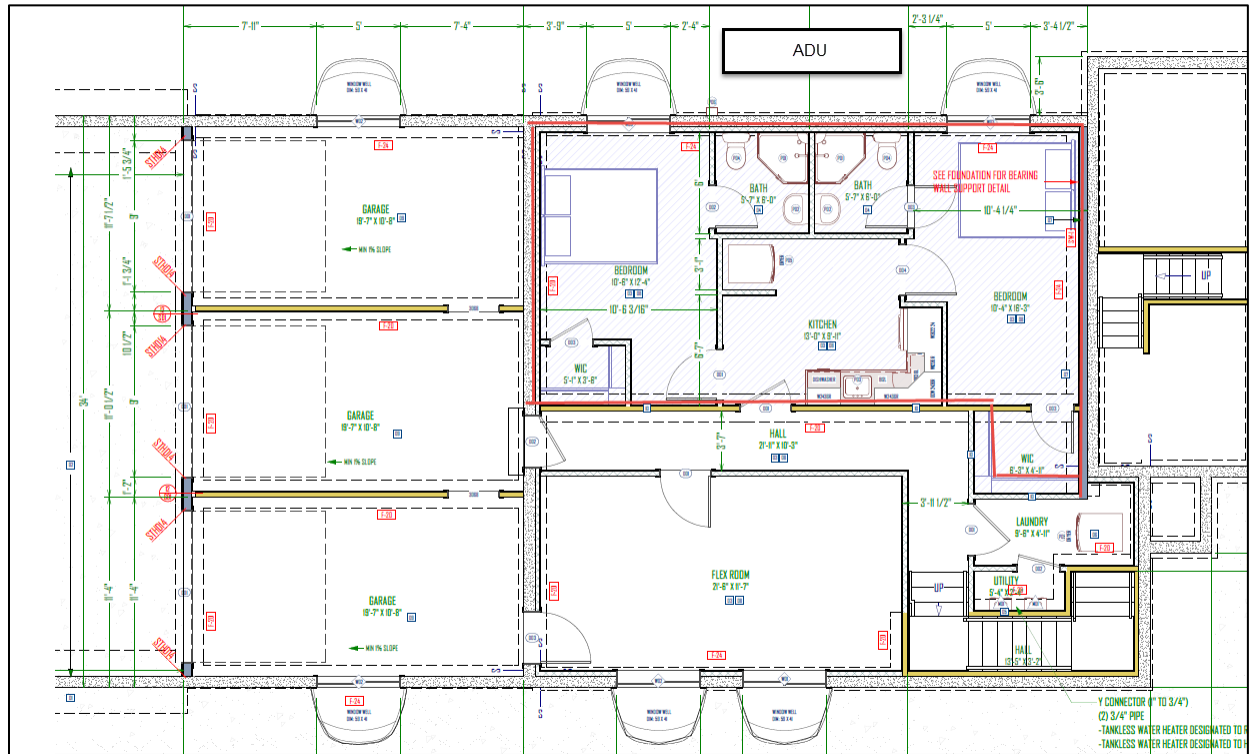


The addition is approximately 3,070 square feet in size and reaches approximately 27’7” at the tallest point. The addition will extend the existing single-family structure and add an attached garage, which will be accessed from the existing alley to the west. The attached garage, which is illustrated below, provides three off-street parking stalls one of which will be designated for the proposed ADU. The building coverage of the structure with the proposed addition is approximately 35.68%, which is under the maximum coverage of 40% for the R-1/7000 (Single-Family Residential) zoning district. Additionally, the proposed addition follows the required setbacks for the R-1/7000 zoning district and does not require any special exceptions.



### Accessory Dwelling Unit:

The ADU will be located in the northern portion of the basement within the proposed addition. As part of the addition, two entrances to the ADU will be provided. One entrance will be located on the east elevation of the addition and one entrance will be located within the attached garage. These entrances provide a dual function, because they also provide access to the single-family residence. The ADU is approximately 595 square feet in size, which is less than the 50% gross square footage allowance for ADU's within single-family dwellings (see Attachment E for additional information regarding size regulations). The ADU consists of two bedrooms, one bath and a kitchen. Parking for the ADU is provided within an attached garage, accessed from the rear alley.



### KEY CONSIDERATIONS:

#### 1. Housing Goals

The proposed ADU is consistent with the goals and policies outlined within *The Growing SLC Housing Plan*. One of the goals outlined in the *Housing Plan*, includes; increasing housing options. Accessory dwelling units provide and promote diverse housing stock through providing additional units, while minimizing neighborhood impacts. The proposed ADU is in-line with the goals established within the *Housing Plan*. Housing goals are also addressed under Standard 3 within Attachment E.

#### 2. Proximity to Transit

The subject property is located within a 1/4 mile of the S-Line, which runs east-west. While the proposal does incorporate an off-street parking stall for the ADU, the proximity to transit will provide more public transit opportunity.

### **3. Sugar House Master Plan**

The Sugar House Master Plan, adopted in 2001, addresses Accessory Dwelling Units within the Residential Land Use section with the following:

*The Salt Lake City Community Housing Plan recommends “accessory housing units in single-family zones, subject to restrictions designed to limit impacts and protect neighborhood character.” The benefits of allowing accessory dwelling units are that they create affordable rental units without changing the character and quality of single-family areas. They can also serve to offset housing costs for the primary unit, provide needed space for a teenager or elderly family member, or act as transitional single-family housing.*

*Accessory dwelling units can provide rental housing opportunities and help meet the increasing demand for a variety of housing types. They also increase the density of an area without changing the pattern of single-lot private ownership that traditionally has a very strong market. As a source of affordable rental housing they avoid the “institutional” character of many apartment projects and the segregation of low-income groups. Accessory dwelling units provided in residential areas, can be located either as part of the primary home or above a garage. At least one off-street parking space must be required for the accessory units.*

The Sugar House Master Plan is generally supportive of accessory dwelling units within single-family residential areas. The Master Plan anticipates accessory dwelling units to be a form to meet housing needs, while protecting existing low density single-family neighborhood character.

#### **PLANNING COMMISSION REVIEW:**

The property is located in the R-1/7000 zoning district, which is a single family zoning district. A Conditional Use process is required for any ADU's located in a single family zone. For complete analysis and findings in relation to the Conditional Use standards, please refer to Attachment F.

#### **NEXT STEPS:**

##### **Approval of Conditional Use**

If the request is approved, the applicant will need to comply with the conditions of approval, including any of the conditions required by other City departments and any added by the Planning Commission. The applicant will be able to submit plans for building permits. A certificate of occupancy for the building will only be issued, once all the conditions of approval are met including the registration process requirements outlined in 21A.40.200.F of the zoning ordinance.

##### **Denial of Conditional Use**

State and City code require that a Conditional Use be approved if reasonable conditions can be imposed on the use to mitigate any reasonably anticipated detrimental effects of the use. A conditional use can only be denied if the Planning Commission finds that reasonably anticipated detrimental effects cannot be mitigated with the imposition of reasonable conditions.

If the request is denied, the applicant would not be able to construct an ADU. The addition could still be constructed on the property, however, it could not contain an accessory dwelling.

# ATTACHMENT A: VICINITY MAP



# **ATTACHMENT B: PLAN SET**

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# SHEET INDEX

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## NOTES:

### GENERAL:

- CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AT THE SITE AND ALL INCONSISTENCIES SHALL BE BROUGHT TO THE ATTENTION OF THE DEVELOPER AND THE ARCHITECT BEFORE PROCEEDING WITH WORK.
- ANY ERRORS OR OMISSIONS FOUND IN THESE DRAWINGS SHALL BE BROUGHT TO THE DEVELOPERS AND ARCHITECTS ATTENTION IMMEDIATELY.
- DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS.
- ALL DIMENSIONS ARE TO FACE OF STUD FRAMING UNLESS OTHERWISE NOTED.
- ALL (OR EQUAL) SUBSTITUTIONS MUST BE SUBMITTED TO AND APPROVED BY CITY BUILDING OFFICIALS PRIOR TO INSTALLATION.

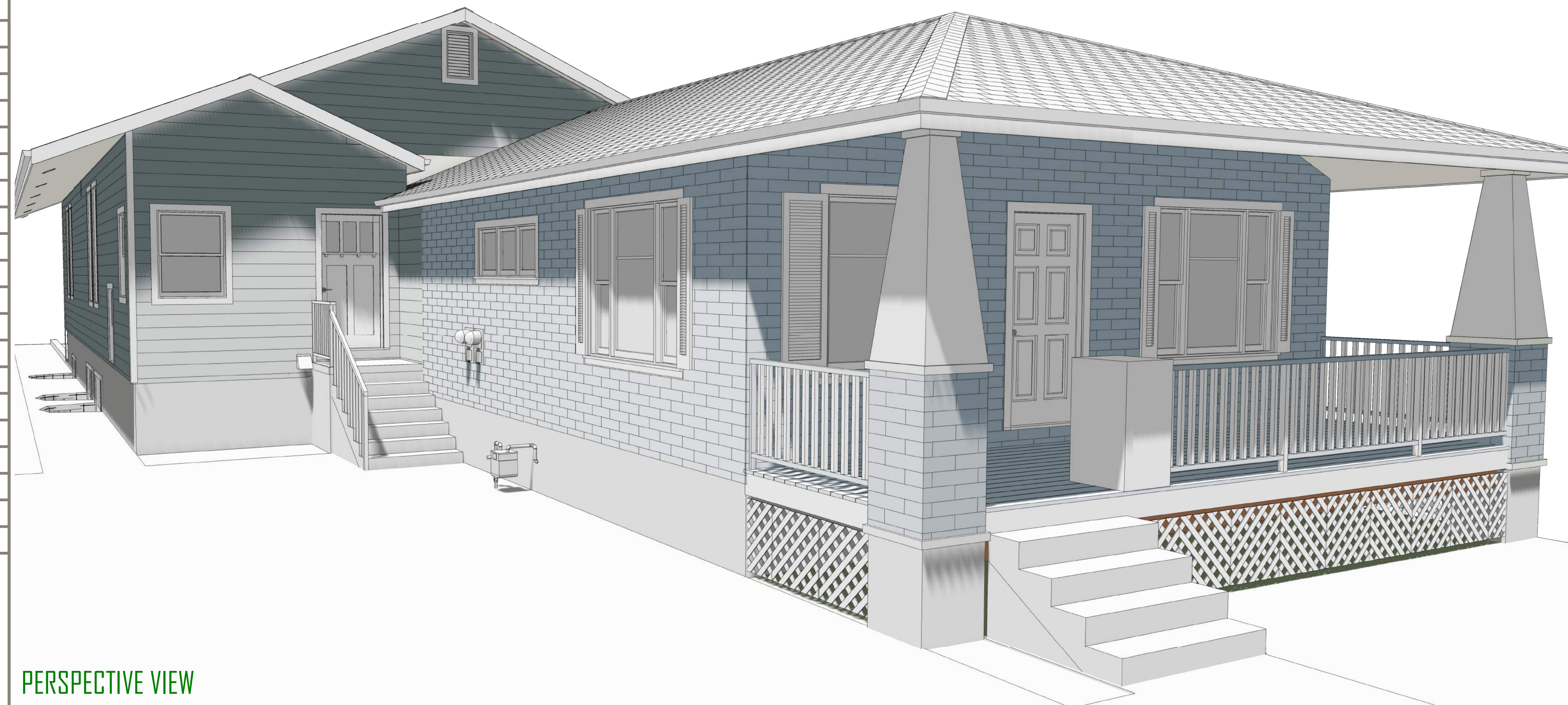
ADU STANDARDS: ALL STANDARDS FOR AN ACCESSORY DWELLING UNIT FOUND IN SECTION 21A.40.200.E. OF THE SALT LAKE CITY CODE SHALL BE ADHERED AND FOLLOWED.

THE FOLLOWING STANDARDS ARE APPLICABLE TO THE PROPOSED ADU:

### 2. DESIGN REQUIREMENTS

- Compatibility:** An accessory dwelling unit shall be designed and constructed to be compatible with the principal dwelling.
- Underlying Zoning Applies:** Unless specifically provided in this section, an accessory dwelling unit shall conform to the lot and bulk requirements of the underlying zoning district, including building and wall height, setbacks, yard requirements, and building coverage.
- Area of Accessory Dwelling Unit:**
  - The maximum gross floor area of an attached accessory dwelling unit may not exceed fifty percent (50%) of the gross floor area of the principal dwelling.
- Location of Entrance to Accessory Dwelling Unit:**
  - Internal or Attached Units:** Accessory dwelling units that are internal or attached to a principal dwelling may be accessible from the following:
    - An existing entrance to the principal dwelling.
    - An additional entrance on a street-facing facade provided

- Parking:**
  - An accessory dwelling unit requires one on-site parking space.



## PERSPECTIVE VIEW

### PROJECT INFORMATION:

**PROJECT NAME:** GREEN STREET BUILDING ADDITION

**LOCATION:** 2324 SOUTH GREEN STREET  
SOUTH SALT LAKE, UTAH 84106

**PROJECT TYPE:** RESIDENTIAL ADDITION

**CODE:** - 2015 INTERNATIONAL RESIDENTIAL CODE

### DEFERRED SUBMITTALS:

I. TRUSS DRAWINGS

### PROJECT TEAM:

**LOCAL JURISDICTION:** SALT LAKE CITY  
BUILDING DEPARTMENT  
2001 STATE STREET  
SALT LAKE, UTAH 84190  
801.468.2633

**BUILDER/OWNER:** Y.Y. ZHANG  
435.272.5565  
skipper415@gmail.com

**HOME DESIGNER:** SUBLIME DESIGN  
665 E EAGLEWOOD DRIVE  
NORTH SALT LAKE, UT 84054  
435.213-7470

**STRUCTURAL:** YORK ENGINEERING  
5250 COMMERCE DRIVE  
MURRAY, UTAH  
801.876.3501

### AREA TABULATION:

TOTAL ADDITION FINISHED AREA	
LEVEL	SQFT
BASEMENT <small>PROPOSED ACCESSORY DWELLING UNIT</small>	1210 <small>595 (49% OF BASEMENT)</small>
MAIN FLOOR	1860
TOTAL	3070

TOTAL EXISTING FINISHED AREA	
LEVEL	SQFT
MAIN FLOOR	880
TOTAL	880

TOTAL ADDITION UNFINISHED AREA	
LEVEL	SQFT
GARAGE	745
FRONT PORCH	40
DECK	680
TOTAL	1465

TOTAL EXISTING UNFINISHED AREA	
LEVEL	SQFT
BASEMENT	560
FRONT PORCH	175
TOTAL	735



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**GREEN STREET BUILDING ADDITION**  
 2324 SOUTH GREEN STREET,  
 FOREST DALE 27 & 28  
 SALT LAKE CITY, UTAH

UPDATED:  
**2/8/2019**

SHEET TITLE:  
**INDEX SHEET**

SHEET NUMBER:  
**I-1**



# WINDOW SCHEDULE

BASEMENT WINDOW SCHEDULE									
#	3D	QTY	SIZE	DESCRIPTION	BOTTOM	TOP	EGRESS	TEMP.	COMMENTS
W01		1	5050RS	RIGHT SLIDING	20"	80"			
W02		3	5050LS	LEFT SLIDING	20"	80"			
W03		2	5050LS	LEFT SLIDING	20"	80"	YES		NET CLEAR OPENING: 27.187 W X 56.312 H (AREA=10.632)

MAIN FLOOR WINDOW SCHEDULE									
#	3D	QTY	SIZE	DESCRIPTION	BOTTOM	TOP	EGRESS	TEMP.	COMMENTS
W01		1	3040SH	SINGLE HUNG	0"	48"		YES	
W02		2	3040SH	SINGLE HUNG	44"	92"		YES	
W03		4	3070	MULLED UNIT	24"	108"	YES		3040FX, 3030SC NET CLEAR OPENING: 28.77 X 30.874 (AREA=6.17)
W04		4	3070FX	FIXED GLASS	24"	108"			

# EXTERIOR DOOR SCHEDULE

BASEMENT EXTERIOR DOOR SCHEDULE					
NUMBER	3D PERSPECTIVE	QTY	SIZE	STYLE	COMMENTS
D01		3	9080	GARAGE DOOR CH005	
D02		1	3068 L EX	DOOR P03	
D03		1	3068 R EX	DOOR P03	

MAIN FLOOR EXTERIOR DOOR SCHEDULE					
NUMBER	3D PERSPECTIVE	QTY	SIZE	STYLE	COMMENTS
D01		1	3068 R EX	DOOR E21	

## NOTES:

TEMPERED WINDOW CODES:

R308.4.3 Glazing in Windows

- Glazing in an individual fixed or operable panel that meets all of the following conditions shall be considered to be a hazardous location:
1. The exposed area of an individual pane is larger than 9 square feet (0.836 m<sup>2</sup>).
  2. The bottom edge of the glazing is less than 18 inches (457 mm) above the floor.
  3. The top edge of the glazing is more than 36 inches (914 mm) above the floor; and
  4. One or more walking surfaces are within 36 inches (914 mm), measured horizontally and in a straight line, of the glazing.

Exceptions:

1. Decorative glazing.
2. Where a horizontal rail is installed on the accessible side(s) of the glazing 3/4 to 38 inches (864 to 965 mm) above the walking surface. The rail shall be capable of withstanding a horizontal load of 50 pounds per linear foot (730 N/m) without contacting the glass and have a cross-sectional height of not less than 1 1/2 inches (38 mm).
3. Outboard panes in insulating glass units and other multiple glazed panels where the bottom edge of the glass is 25 feet (7620 mm) or more above grade, a roof, walking surfaces or other horizontal (within 45 degrees (0.79 rad) of horizontal) surface adjacent to the glass exterior.

R308.4.5 Glazing and Wet Surfaces

Glazing in walls, enclosures or fences containing or facing hot tubs, spas, whirlpools, saunas, steam rooms, bathtubs, showers and indoor or outdoor swimming pools where the bottom exposed edge of the glazing is less than 60 inches (1524 mm) measured vertically above any standing or walking surface shall be considered to be a hazardous location. This shall apply to single glazing and each pane in multiple glazing. Exception: Glazing that is more than 60 inches (1524 mm), measured horizontally and in a straight line, from the water's edge of a bathtub, hot tub, spa, whirlpool or swimming pool or from the edge of a shower, sauna or steam room.

R308.4.7 Glazing Adjacent to the Bottom Stair Landing

Glazing adjacent to the landing at the bottom of a stairway where the glazing is less than 36 inches (914 mm) above the landing and within a 60-inch (1524 mm) horizontal arc less than 180 degrees from the bottom tread nosing shall be considered to be a hazardous location.

Exception: The glazing is protected by a guard complying with Section R312 and the plane of the glass is more than 18 inches (457 mm) from the guard.

EGRESS WINDOW CODES:

R310.2.1 Minimum Opening Area

Emergency and escape rescue openings shall have a net clear opening of not less than 5.7 square feet (0.530 m<sup>2</sup>). The net clear opening dimensions required by this section shall be obtained by the normal operation of the emergency escape and rescue opening from the inside. The net clear height opening shall be not less than 24 inches (610 mm) and the net clear width shall be not less than 20 inches (508 mm).

Exception: Grade floor or below grade openings shall have a net clear opening of not less than 5 square feet (0.465 m<sup>2</sup>).

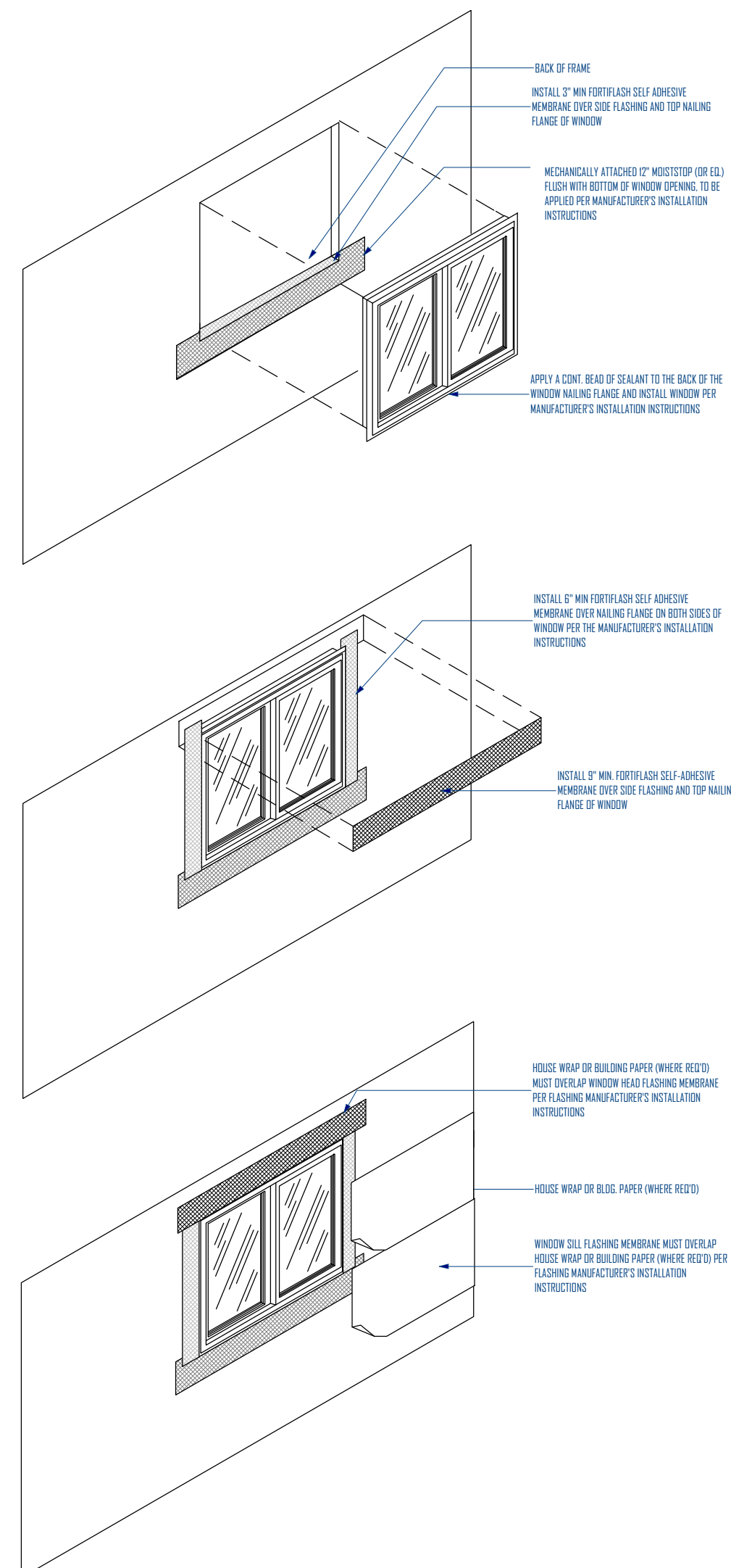
R310.2.2 Window Sill Height

Where a window is provided as the emergency escape and rescue opening, it shall have a sill height of not more than 44 inches (1118 mm) above the floor; where the sill height is below grade, it shall be provided with a window well in accordance with Section R310.2.3.

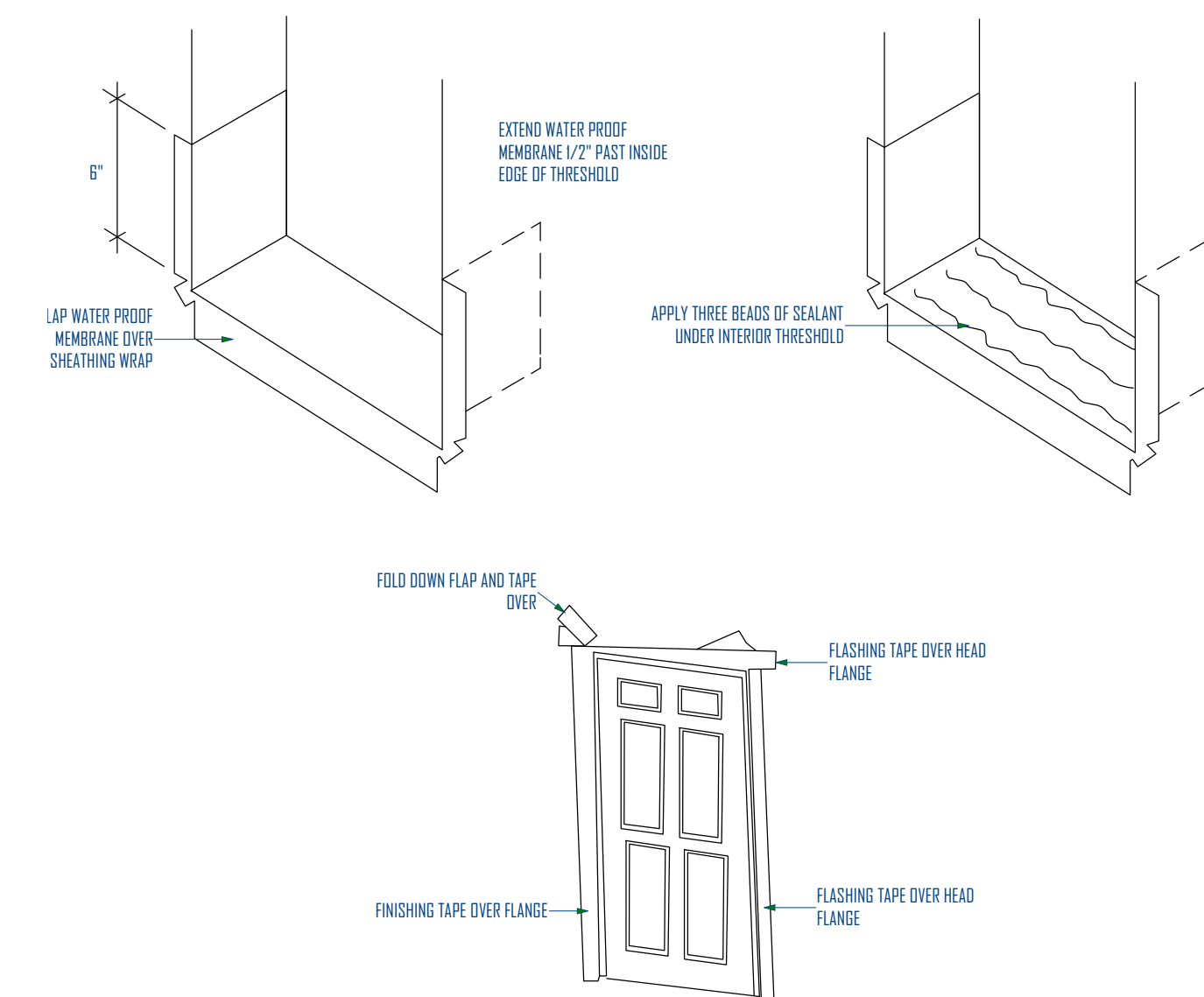
R310.2.3 Window Wells

The horizontal area of the window well shall be not less than 9 square feet (0.9 m<sup>2</sup>), with a horizontal projection and width of not less than 36 inches (914 mm). The area of the window well shall allow the emergency escape and rescue opening to be fully opened. Exception: The ladder or steps required by Section R310.2.3.1 shall be permitted to encroach not more than 6 inches (152 mm) into the required dimensions of the window well.

# WINDOW FLASHING DETAIL



# EXTERIOR DOOR FLASHING DETAIL



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GREEN STREET BUILDING ADDITION  
2824 SOUTH GREEN STREET,  
FOREST DALE 27 & 28  
SALT LAKE CITY, UT 84119

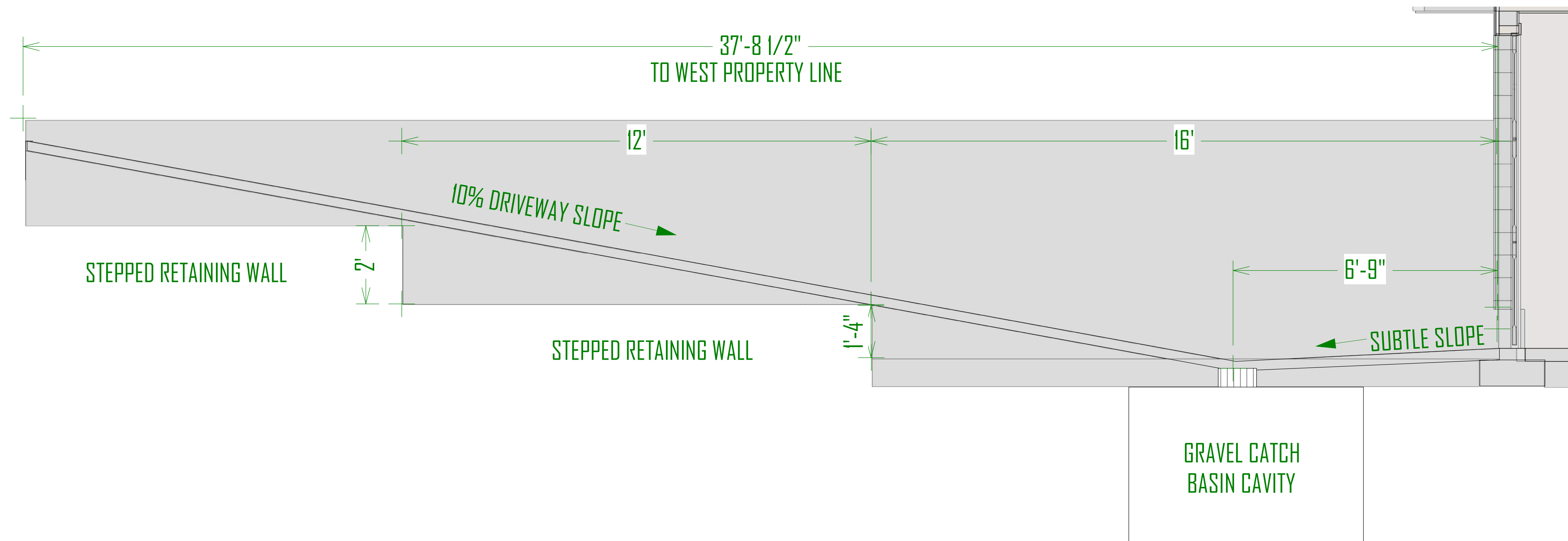
UPDATED:

2/8/2019

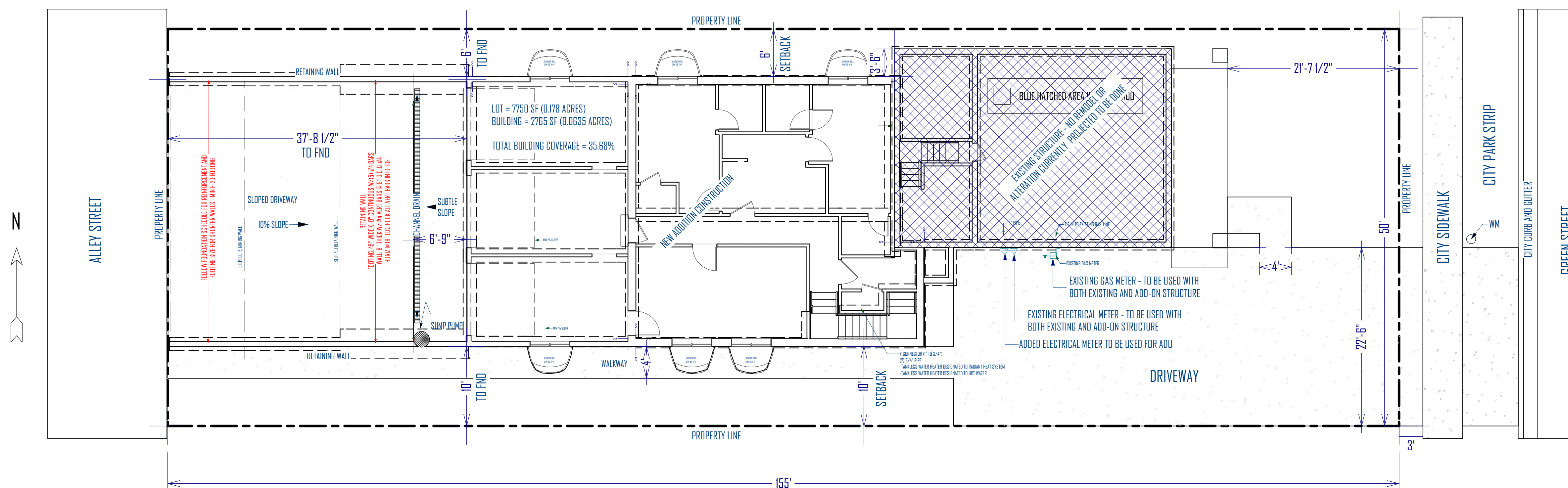
SHEET TITLE:  
EXT. WINDOW  
AND DOOR  
SCHEDULE

SHEET NUMBER:

1-2



DRIVEWAY CROSS SECTION



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

NOTES:

SITE SPECIFIC NOTES:

DRAINS SHALL BE PROVIDED AROUND ALL CONCRETE OR MASONRY FOUNDATIONS THAT RETAIN EARTH AND ENCLOSE HABITABLE OR USABLE SPACES LOCATED BELOW GRADE. DRAINAGE TILES, GRAVEL OR CRUSHED STONE DRAINS, PERFORATED PIPE OR OTHER APPROVED SYSTEMS OR MATERIALS SHALL BE INSTALLED AT OR BELOW THE AREA TO BE PROTECTED AND SHALL DISCHARGE BY GRAVITY OR MECHANICAL MEANS INTO AN APPROVED DRAINAGE SYSTEM.

EROSION CONTROL NOTES:

- 1) A STABILIZED GRAVEL CONSTRUCTION ENTRANCE SHALL BE INSTALLED AS FIRST SITE ACTIVITY
- 2) EROSION CONTROL MEASURES SHALL BE INSPECTED DAILY AND MAINTAINED AS NECESSARY TO ENSURE THEIR FUNCTION
- 3) EROSION CONTROL MEASURES SHALL BE KEPT IN PLACE UNTIL PERMANENT GROUND COVER IS ESTABLISHED

GENERAL GRADING NOTES:

ALL STORM WATER AND DIRT WILL BE KEPT ON SITE DURING CONSTRUCTION UNTIL FINAL LANDSCAPING IS DONE.

THE GRADE ADJACENT TO ALL FOUNDATION WALLS SHALL FALL A MINIMUM OF 6 INCHES WITHIN THE FIRST 10 FEET (5%).

STREET, CURB AND GUTTER WILL BE INSPECTED AND CLEANED OF ALL MUD AND DIRT AT THE END OF EVERY DAY.

GRAVEL BAGS TO BE PLACED AND MAINTAINED AROUND ANY STORM DRAIN INLET ADJACENT TO OR IMMEDIATELY DOWNSTREAM FROM SITE DURING CONSTRUCTION.

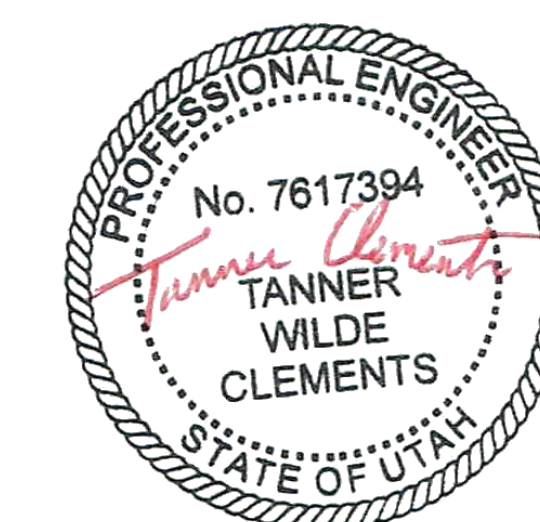
BERMS OR SWALES MAY BE REQUIRED ALONG PROPERTY LINES TO PREVENT STORM WATER FLOW ONTO ADJACENT LOTS. FINAL GRADING SHALL BLEND WITH ADJACENT LOTS.

A LINED CONCRETE WASHOUT AREA MUST BE PROVIDED AT THE SITE FOR ALL CONCRETE WORK. WASHOUT INTO THE FOUNDATION OR ON THE GROUND IS PROHIBITED.

ALL PROPERTY CORNERS SHALL BE IDENTIFIED WITH HUBS AND REFERENCE STAKES. IF ANY OF THE ABOVE POINTS ARE MISSING OR HAVE NOT BEEN DONE, THEY SHALL BE ESTABLISHED BY A REGISTERED SURVEYOR PRIOR TO THE LAYOUT/SETBACK & FOOTING INSPECTION. NO FOOTING SHALL BE DONE UNTIL THIS INSPECTION HAS BEEN ACCOMPLISHED.

ALL LOT GRADING SHALL BE SUCH THAT STORM WATER RUNOFF SHALL BE RETAINED ON-SITE WITHIN LOT BOUNDARIES. RETENTION BASIN SHALL REMAIN A PERMANENT FEATURE.

IN OTHER THAN GROUP I SOILS, A SUMP SHALL BE PROVIDED TO DRAIN THE POREOUS LAYER AND FOOTINGS. THE SUMP SHALL BE AT LEAST 24 INCHES IN DIAMETER OR 20 INCHES SQUARE, EXTEND AT LEAST 24 INCHES BELOW THE BOTTOM OF THE BASEMENT FLOOR AND SHALL BE CAPABLE OF POSITIVE GRAVITY OR MECHANICAL DRAINAGE TO REMOVE ANY ACCUMULATED WATER. THE DRAINAGE SYSTEM SHALL DISCHARGE INTO AN APPROVED STORM SEWER SYSTEM OR TO DAYLIGHT.



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SALT LAKE CITY, UTAH

UPDATED:  
**2/8/2019**

SHEET TITLE:  
**SITE PLAN**

SHEET NUMBER:  
**A-1**

# SCHEDULE:

BASMENT PLUMBING FIXTURES			
NUMBER	QTY	DESCRIPTION	COMMENTS
P01	2	CHAMFER CORNER SHOWER	
P02	2	K-2293-8 WELLWORTH PEDESTAL BATHROOM SINK	
P03	1	SINK (SQUARE) [20]	
P04	2	TOILET (STANDARD)	
P05	2	WASHER	
P06	1	DRYER VENT	

BASMENT INTERIOR DOOR SCHEDULE				
NUMBER	TYPE	QTY	SIZE	COMMENTS
DD1	HINGED	4	3068 L IN	
DD2	HINGED	2	2668 R IN	
DD3	HINGED	4	2668 L IN	
DD4	HINGED	1	3068 R IN	

BASMENT APPLIANCE SCHEDULE			
NUMBER	QTY	DESCRIPTION	COMMENTS
AD1	1	BETRODD BOTTOM FREEZER	
AD2	1	DISHWASHER	
AD3	2	DRYER	
AD4	1	GAS METER	
AD5	2	ELECTRICAL METER	
AD6	1	DRYER VENT	

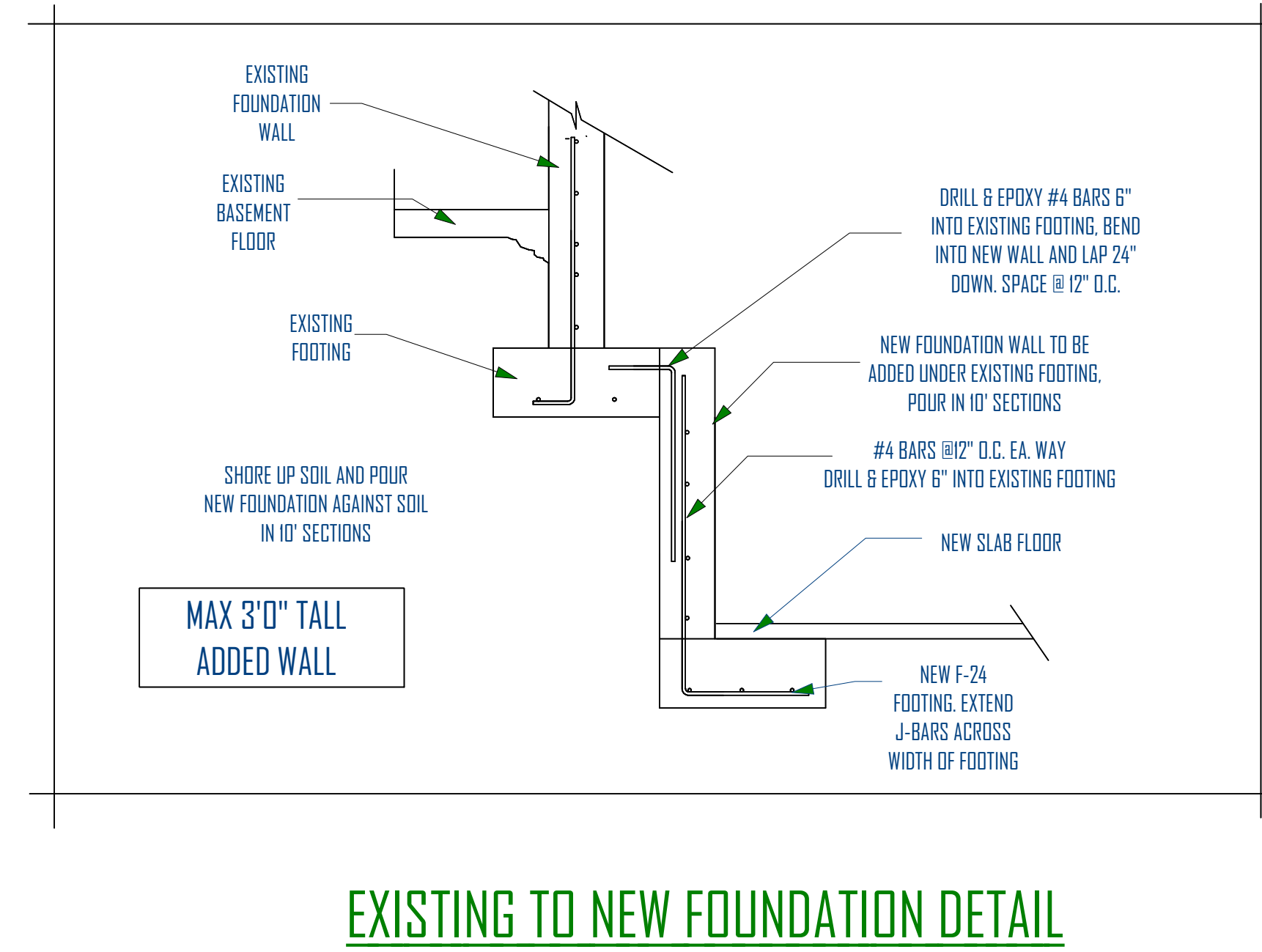
BASMENT MECH. SCHEDULE			
NUMBER	QTY	DESCRIPTION	COMMENTS
MO1	2	WATER HEATER (TANKLESS)	

FOOTING SCHEDULE					
TYPE	WIDTH	LENGTH	THICK	REINFORCEMENT	
F-16	16"	CONT.	10"	2: # 4 BARS CONT.	
F-18	18"	CONT.	10"	2: # 4 BARS CONT.	
F-20	20"	CONT.	10"	2: # 4 BARS CONT.	
F-24	24"	CONT.	10"	3: # 4 BARS CONT.	
F-30	30"	CONT.	10"	3: # 4 BARS CONT.	
F-36	36"	CONT.	10"	4: # 4 BARS CONT.	
S-24	24"	24"	10"	3: # 4 BARS EACH WAY	
S-30	30"	30"	10"	3: # 4 BARS EACH WAY	
S-36	36"	36"	10"	4: # 4 BARS EACH WAY	
S-42	42"	42"	12"	5: # 4 BARS EACH WAY	
S-48	48"	48"	12"	6: # 4 BARS EACH WAY	
S-60	60"	60"	12"	7: # 4 BARS EACH WAY	

SHEAR WALL SCHEDULE					
TYPE	SHEATHING	NAIL	EDGE	FIELD	STAPLE EQ.
TYPICAL	7/16" ONE SIDE	8D	6" O.C.	12" O.C.	16 G @ 3" O.C.
SW-1	7/16" ONE SIDE	8D	4" O.C.	12" O.C.	16 G @ 3" O.C.
SW-2	7/16" ONE SIDE	8D	3" O.C.	12" O.C.	NOT ALLOWED
SW-3	7/16" ONE SIDE	8D	2" O.C.	12" O.C.	NOT ALLOWED

NOTE: 16 GAUGE STAPLES MAY BE SUBSTITUTED FOR 8D NAILS AT 1/2" SPACING ON TYPICAL AND SW-1  
SW-2 AND SW-3 REQUIRE 3X OR (2) ON JOINING PANEL EDGES

3,000 PSI CONCRETE												60,000 PSI STEEL											
MAXIMUM WALL HEIGHT FROM T.O. FOOTING	TOP EDGE SUPPORT	MIN. WALL WIDTH	VERTICAL WALL REINF.		HORIZONTAL WALL REINF.		ADDITIONAL REINF. FOR OPENINGS						MAX. LINTEL LENGTH	MIN. LINTEL DEPTH	ADDITIONAL F.TE. SIZE AND REINF.		NOTES	FOUNDATION BOLTS (MIN. 7" EMBEDMENT)					
			SIZE	SPACING	SIZE	SPACING	NO.	SIZE	NO.	SIZE	NO.	SIZE			WIDTH	LENGTH							
2'-0" TO 5'-0"	NONE	8"	#4	24" O.C.	#4	18" O.C.	2	#4	1	#4	1	#4	2"	6"	SEE FIG. SCHED.		12" X 10" @ 32" O.C.						
5'-1" TO 6'-0"	NONE	8"	#4	18" O.C.	#4	18" O.C.	2	#4	1	#4	1	#4	3"	6"	4 #4 X CONT.	SEE NOTE B BELOW	12" X 10" @ 32" O.C.						
6'-1" TO 7'-0"	NONE	8"	#4	12" O.C.	#4	18" O.C.	2	#4	1	#4	1	#4	4"	8"	5 #4 X CONT.	SEE NOTE B BELOW	12" X 10" @ 32" O.C.						
7'-10" TO 8'-6"	FLOOR	8"	#4	24" O.C.	#4	18" O.C.	2	#4	1	#4	1	#4	5"	10"	SEE FIG. SCHED.		12" X 10" @ 32" O.C.						
8'-1" TO 9'-0"	FLOOR	8"	#4	16" O.C.	#4	18" O.C.	2	#4	1	#4	1	#4	6"	12"	SEE FIG. SCHED.		12" X 10" @ 32" O.C.						
9'-1" TO 10'-0"	FLOOR	8"	#4	12" O.C.	#4	12" O.C.	2	#4	1	#4	1	#4	6"	12"	2 #4 X CONT.	USE MIN F-24 FOOTING	58" X 10" @ 24" O.C.						
10'-1" TO 11'-0"	FLOOR	8"	#4	8" O.C.	#4	12" O.C.	2	#4	1	#4	1	#4	6"	12"	2 #4 X CONT.	USE MIN F-24 FOOTING	58" X 10" @ 24" O.C.						
> 11'-0"	RED. ENG.	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	RED. ENG.						



# NOTES:

- ### CONCRETE NOTES
- FOOTINGS ARE TO BE CENTERED UNDER WALLS AND COLUMNS UNLESS NOTES OTHERWISE.
  - FOOTINGS AND FOUNDATIONS ARE TO BE PLACED ON NATIVE UNDISTURBED SOILS OR COMPACTED TO FILL.
  - EXTERNAL FOOTINGS ARE TO BE PLACED 30" MIN. BELOW FINAL FINISHED GRADE FOR FROST PROTECTION.
  - REMOVE UNSATISFACTORY MATERIALS FROM EXCAVATION. UNSATISFACTORY MATERIALS MAY INCLUDE BUT ARE NOT LIMITED TO: VEGETATION, SOFT SPOTS, FOREIGN MATERIALS, EXISTING STRUCTURES, SLABS, ASPHALT, CONCRETE, ETC.
  - PROVIDE FOUNDATION BLOCKOUTS AS NEEDED FOR UTILITY ACCESS AND GARAGE DOORS.
  - PROVIDE BITUMINOUS DAM PROOFING AT PERIMETER FROM BTM. OF FOOTING TO FINISHED GRADE.
  - STEPS IN FOUNDATION WALLS ARE ASSUMED. CONTRACTOR TO FIELD VERIFY LOCATION OF FOUNDATION STEPS AND ADJUST TO ALLOW FOOTING TO BEAR ON UNDISTURBED SOIL.

- ### HYDRONIC RADIANT HEAT NOTES:
- ALL TUBING SHALL BE SECURED TO WELDED WIRE FABRIC REINFORCING AT INTERVALS NOT EXCEEDING 30" USING WIRE TWIST TIES.
  - ALL UNDER-SLAB AREAS SHALL BE INSULATED WITH 1" OF FOAMULAR 250 OR EQUIVALENT 25 PSI RATED EXTRUDED POLYSTYRENE INSULATION.
  - TUBING AND MESH SHALL BE LIFTED DURING POUR TO APPROXIMATE 1/2" THICKNESS OF SLAB OTHER THAN AT CONTROL JOINTS.
  - VERIFY THAT MANIFOLD STATIONS ARE INSTALLED WITH ACCESS FROM DIRECTIONS INDICATED.
  - ALL TUBING SHALL BE SLEEVED AT CONTROL JOINTS CROSSINGS AS SHOWN ON DETAIL.
  - ALL TUBING SHALL BE PRESSURE TESTED TO 75 PSI AIR PRESSURE FOR MINIMUM OF 24 HOURS PRIOR TO CONCRETE POUR.
  - MAINTAIN TUBING A MINIMUM OF 9" AWAY FROM ALL CLOSET FLANGES AND DRAIN TRAPS.
  - VERIFY FLOW DIRECTION AT ALL CIRCUITS (INDICATED BY ARROWS) WHEN CONNECTING TO MANIFOLDS.

KEYNOTES	
#	DESCRIPTION
01	APPROX. LOCATION OF ACCESSIBLE SUMP
02	APPROX. LOCATION OF CHANNEL DRAIN
03	HYDRONIC RADIANT HEAT WITH 3/4" PEX PIPING (THROUGHOUT LIVING SPACE IN BASEMENT)
04	BACKWATER VALVES REQUIRED IN BASEMENT FLOOR WHERE THE FIXTURE IS BELOW THE ELEVATION OF THE UPSTREAM MANHOLE COVER
05	200 AMP SERVICE
06	MAX. LENGTH OF DRYER EXHAUST VENT TO BE 25FT AND PER CODE MI 502.6
07	EXISTING TO NEW FOUNDATION DETAIL
08	2" FOAM INSULATION TO BE INSTALLED AS A BARRIER BETWEEN TERRAIN AND SLAB THROUGHOUT FLOOR AND ALONG PERIMETER OF LIVING SPACE
09	GARAGE LOWERED 6" TO CREATE A 6" THRESHOLD BETWEEN GARAGE AND LIVING SPACE
10	1 HOUR FIRE RATED WALL (5/8 TYPE X GYPSOM INSTALLED)

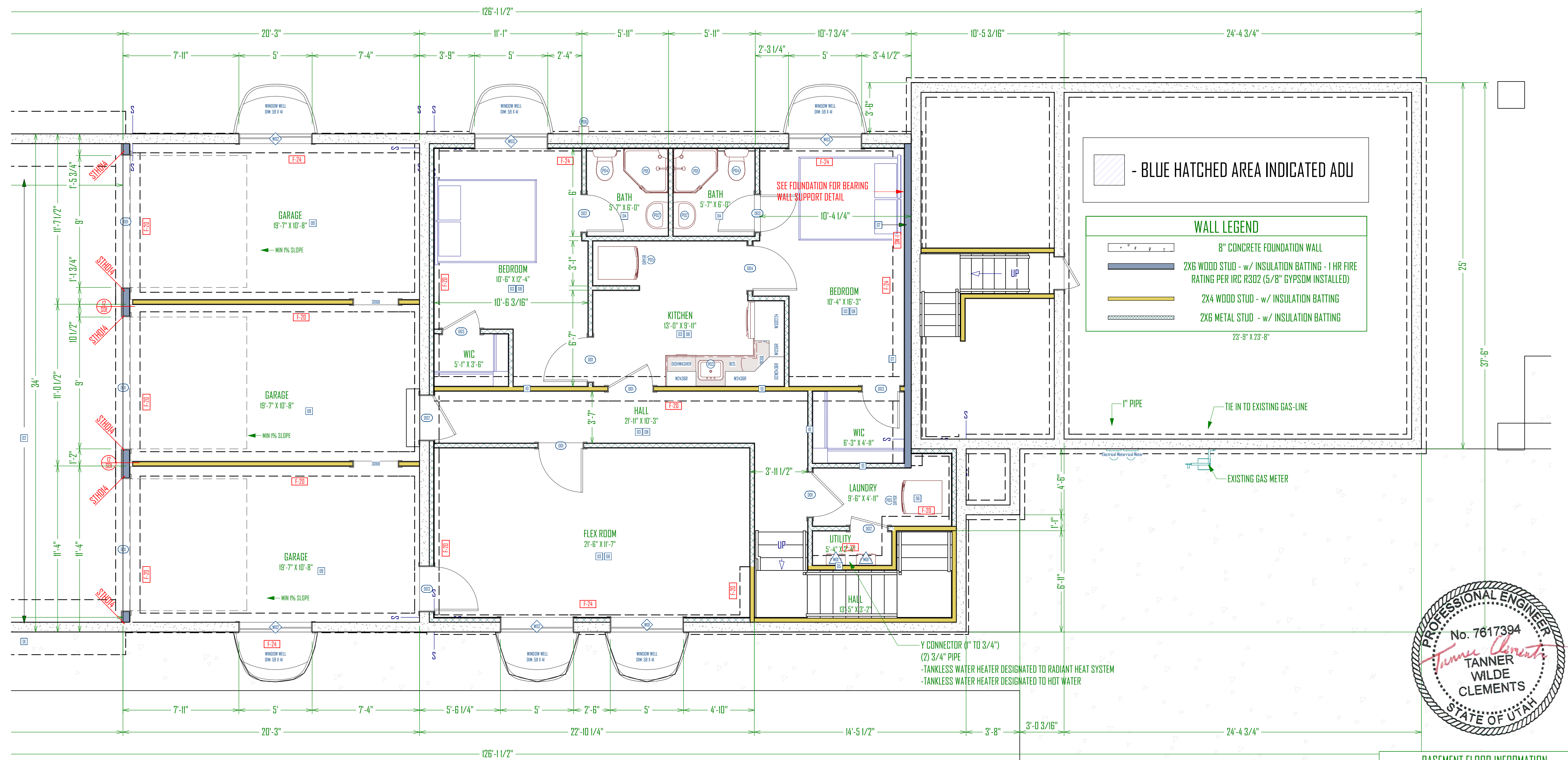
**FOOTING, FOUNDATION AND CONCRETE NOTES:**

ALL FOOTINGS ARE BASED ON ALLOWABLE SOIL BEARING PRESSURE OF 1500 PSF. FOOTINGS SHALL BEAR ON UNDISTURBED SOIL OR ENGINEERED GRANULAR FILL COMPACTED TO 95% OF MAXIMUM DENSITY. NO FOOTINGS SHALL BE PLACED IN WATER OR FROZEN GROUND. ALL FOOTINGS TO BE PLACED AT MIN. BELOW LOCAL FROST DEPTH, CONTINUOUS AND MONOLITHIC POUR. CHANGES IN ELEV. SHALL BE STEPPED WITH STEP HEIGHT NOT HIGHER THAN 1/2 THE STEP LENGTH AND NOT GREATER THAN 5 FT. MIN. 6" THICKNESS ON VERT. STEP. FOOTINGS TO HAVE 2 #4 BAR CONTINUOUS. NOTIFY ENGINEER IF GRADE DROPS OVER 8 FEET IN 24 FEET (6:1 TO 3 SLOPE) SO THAT APPROPRIATE DESIGN CHANGES MAY BE MADE TO FOUNDATION AND FOOTINGS. ALL FOOTINGS, FOUNDATIONS, AND INTERIOR SLABS SHALL BE NORMAL WT. CONCRETE WITH A COMPRESSIVE STRENGTH EQUAL TO AT LEAST 2,500 PSI WITHIN 28 DAYS AFTER POURING. THE WATER/CEMENT RATIO SHALL BE NO GREATER THAN .50 WITH A MINIMUM CEMENT CONTENT OF 504 LBS. PER CUBIC YARD ALL CONC. WORK SHALL BE PLACED, CURED, STRIPPED, AND PROTECTED AS DIRECTED BY THE SPECIFICATIONS AND ACI STANDARDS AND PRACTICES.

ALL REINFORCING SHALL BE DETAILED AND PLACED IN ACCORDANCE WITH ACI STANDARD 318. REINFORCEMENT SHALL BE FREE FROM MUD AND OIL AND OTHER NON-METALLIC COATINGS THAT HAMPER BONDING CAPACITY. ALL SPLICES IN CONTINUOUS REINFORCING SHALL LAP 30 BAR DIAMETERS, VERT & HORIZ. #4 BAR (GRADE 60) AS PER FND SCHEDULE. OPENINGS TO HAVE 1 VERT. #4 BAR EA. SIDE OF OPENING TIED TO HORIZ. BAR. 2 #4 BAR ABOVE AND 1 #4 BELOW. WINDOW OPENING EXTENDING 36" BEYOND OPENING. USE ANCHOR BOLTS AS PER FND SCHEDULE. USE SIMPSON STHD(RJ) STRAPS AS NOTED ON DRAWING. OWNER/CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS LISTED ON THE DRAWING. VERIFICATION OF ALL SITE CONDITIONS INCLUDING SITE STABILITY IS THE RESPONSIBILITY OF OTHERS ALLOW 14 DAYS FOR CONCRETE TO CURE PRIOR TO BACKFILL.

\*NOTE: THIS ENGINEERING ASSUMES THAT THE CLEARANCE & SETBACK REQUIREMENTS LISTED IN IRC SECTION R403.17 ARE MET. IF THESE PROVISIONS ARE NOT MET, CONTACT THE ENGINEER FOR FURTHER DESIGN.

\*NOTE: THIS ENGINEERING ASSUMES THAT THE SITE IS STABLE HAVING NO GLOBAL STABILITY CONCERNS OR HAZARDS. IF THIS IS NOT TRUE THEN CONTACT ENGINEER FOR FURTHER ANALYSIS AND DESIGN.



# FOUNDATION PLAN

SCALE: 1/4" = 1'-0"

BASEMENT FLOOR INFORMATION	
FOUNDATION TYPE	BASEMENT
BASEMENT STATUS	FINISHED
FOUNDATION WALL HEIGHT	8'-0"

**GREEN STREET BUILDING ADDITION**  
 2324 SOUTH GREEN STREET,  
 FOREST DALE 27 & 28  
 SALT LAKE CITY, UT

UPDATED:  
**2/8/2019**

SHEET TITLE:  
**BASEMENT PLAN**

SHEET NUMBER:  
**A-2**



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**SCHEDULE:**

MAIN FLOOR PLUMBING FIXTURES			
NUMBER	QTY	DESCRIPTION	COMMENTS
PD1	1	SINK (KITCHEN)	
PD2	5	SINK (SQUARE) [20]	
PD3	1	SINK (VANITY)	
PD4	4	TOILET (STANDARD)	
PD5	4	TUB (STANDARD) [60W]	
PD6	1	WASHER	
PD7	1	DRYER VENT	
PD9	1	MAIN STACK	

MAIN FLOOR APPLIANCE SCHEDULE			
NUMBER	QTY	DESCRIPTION	COMMENTS
AD1	1	DRYER VENT	
AD3	1	DRYER	

MAIN FLOOR INTERIOR DOOR SCHEDULE				
NUMBER	TYPE	QTY	SIZE	COMMENTS
DD1	HINGED	1	2680 L IN	
DD2	HINGED	2	2680 R IN	
DD3	HINGED	1	2880 R IN	
DD4	HINGED	4	3080 L IN	
DD5	HINGED	3	3080 R IN	
DD7	HINGED	2	3068 L IN	
DD8	HINGED	1	2668 L IN	

WALL LEGEND	
	8" CONCRETE FOUNDATION WALL
	2X6 WOOD STUD - w/ INSULATION BATTING - 1 HR FIRE RATING PER IRC R302 (5/8" GYPSUM INSTALLED)
	2X4 WOOD STUD - w/ INSULATION BATTING
	2X6 METAL STUD - w/ INSULATION BATTING

SHEAR WALL SCHEDULE					
TYPE	SHEATHING	NAIL	EDGE	FIELD	STAPLE EQ
TYPICAL	7/16" ONE SIDE	8D	6" O.C.	12" O.C.	16 G @ 3" O.C.
SW-1	7/16" ONE SIDE	8D	4" O.C.	12" O.C.	16 G @ 3" O.C.
SW-2	7/16" ONE SIDE	8D	3" O.C.	12" O.C.	NOT ALLOWED
SW-3	7/16" ONE SIDE	8D	2" O.C.	12" O.C.	NOT ALLOWED

NOTE: 16 GAUGE STAPLES MAY BE SUBSTITUTED FOR 8D NAILS AT 1/2" SPACING ON TYPICAL AND SW-1  
SW-2 AND SW-3 REQUIRE 3X OR (2) ON JOINING PANEL EDGES

**NOTES:**

- CONSTRUCTION NOTES
- CONTRACTOR TO VERIFY ALL DIMENSIONS ACCORDING TO ANY EXISTING STRUCTURE.
  - CONTRACTOR TO ENGINEER ALL LUMBER SIZES ON SITE PRIOR TO CONSTRUCTION AND INSTALLATION USING THE REQUIREMENTS OF THE CURRENT IRC CODE. ANY SITUATION OF SPAN SIZE THAT IS NOT COVERED IN THE CURRENT IRC PLEASE CONSULT A PROFESSIONAL LICENSED ENGINEER.
  - CONTRACTOR TO VERIFY FINISHED GRADE HEIGHTS.
  - CONTRACTOR TO SET HEIGHT OF GARAGE FLOOR SLAB ACCORDING TO THE FINAL GRADE OF THE HOUSE.
  - CONTRACTOR TO ADJUST GARAGE STAIRS TO HOUSE ON HEIGHT OF GARAGE SLAB.

- HYDRONIC RADIANT HEAT NOTES:
- ALL TUBING SHALL BE SECURED TO WELDED WIRE FABRIC REINFORCING AT INTERVALS NOT EXCEEDING 30" USING WIRE TWIST TIES.
  - ALL UNDER-SLAB AREAS SHALL BE INSULATED WITH 1" OF FOAMULAR 250 OR EQUIVALENT 25 PSI RATED EXTRUDED POLYSTYRENE INSULATION.
  - TUBING AND MESH SHALL BE LIFTED DURING POUR TO APPROXIMATE 1/2" THICKNESS OF SLAB OTHER THAN AT CONTROL JOINTS.
  - VERIFY THAT MANIFOLD STATIONS ARE INSTALLED WITH ACCESS FROM DIRECTIONS INDICATED.
  - ALL TUBING SHALL BE SLEEVED AT CONTROL JOINTS CROSSINGS AS SHOWN ON DETAIL.
  - ALL TUBING SHALL BE PRESSURE TESTED TO 75 PSI AIR PRESSURE FOR MINIMUM OF 24 HOURS PRIOR TO CONCRETE POUR.
  - MAINTAIN TUBING A MINIMUM OF 9" AWAY FROM ALL CLOSET FLANGES AND DRAIN TRAPS.
  - VERIFY FLOW DIRECTION AT ALL CIRCUITS (INDICATED BY ARROWS) WHEN CONNECTING TO MANIFOLDS.

\* ENGINEER TO TAKE IN TO ACCOUNT 1 1/2" CONCRETE SUBFLOOR LOAD INTO ACCOUNT.\*

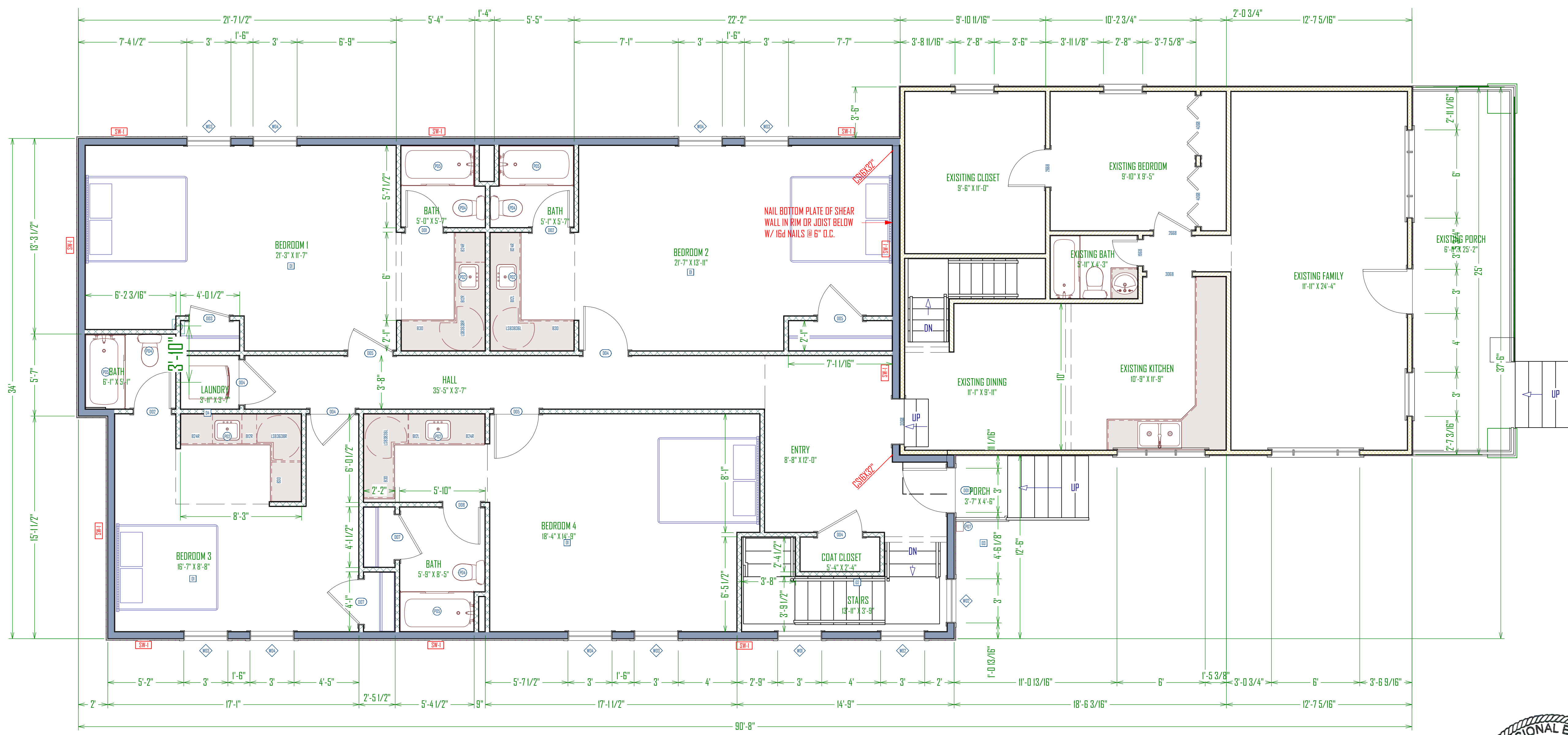
KEYNOTES	
#	DESCRIPTION
01	HYDRONIC RADIANT HEAT WITH 1/2" PEX PIPING (THROUGHOUT NEW MAIN FLOOR ADDITION)
02	SHELF & ROD ABOVE
03	RAILING
04	MAX. LENGTH OF DRYER EXHAUST VENT TO BE 25FT AND PER CODE MI 502.6

SHEAR WALL NOTES

ALL EXTERIOR WALLS AND VERTICAL SURFACES AT STEPS IN ROOF SHALL BE SHEATHED WITH 7/16" APA RATED 24/0 OR BETTER STRUCTURAL WOOD PANELS. BLOCK ALL HDRZ EDGES WITH 2" NOM. OR WIDER, 2" OR WIDER FRAMING AT ADJOINING PANEL EDGES AND NAILS SHALL BE STAGGERED WHERE 8d NAILS ARE SPACED 3" O.C. OR LESS. SHEATHING SHALL EXTEND CONTINUOUS FROM FLOOR TO TOP PLATE FRAMING ON UPPER EXT. WALLS. NAILS SHALL BE PLACED NOT LESS THAN 1/2" FROM EDGE OF PANEL AND DRIVEN FLUSH BUT SHALL NOT FRACTURE THE SURFACE OF THE SHEATHING. EXTEND SHEATHING OVER RIM AND NAIL TO RIM AND WALL PLATES 4" O.C.

DESIGN CRITERIA	
GOVERNING CODE	SEISMIC
CATEGORY = 02	1 = 1.00 R = 6.5 Fa = 1.00
ULT. WIND SPEED (3-SECOND GUST)	115 MPH EXPOSURE C
ROOF LOADS	DEAD 15 PSF SNOW 30 PSF DEFLECTION LL = L / 360 TF = L / 240
FLOOR LOADS	DEAD 12 PSF SNOW 40 PSF DEFLECTION LL = L / 360 TF = L / 240
DECK LOADS	DEAD 12 PSF SNOW 40 PSF
SOIL BEARING PRESSURE	1500 PSF
EQUIVALENT FLUID PRESSURE	38 PCF

NOTE: THIS ENGINEERING DESIGN ASSUMES THE LOADS AND CRITERIA LISTED ABOVE. CONTRACTOR SHALL REVIEW THE LOADS AND CONTACT YORK ENGINEERING PRIOR TO CONSTRUCTION IF ANY ADJUSTMENTS ARE REQUIRED. THE LOADS ABOVE ASSUME NO RADIANT HEAT FLOORING. SOIL REPORT, IF AVAILABLE, SHALL BE REVIEWED BY YORK ENGINEERING PRIOR TO CONSTRUCTION. IF NO SOILS REPORT IS AVAILABLE, THIS DESIGN ASSUMES THE SOIL PRESSURE ABOVE AND THAT NO LIQUEFACTION, EXPANSIVE, SLOPE STABILITY OR OTHER ADVERSE CONDITIONS EXIST.



MAIN FLOOR INFORMATION	
FLOOR STRUCTURE	I-JOISTS
JOIST DEPTH	11 7/8"
WALL PLATE HEIGHT	10'-0"

**MAIN FLOOR PLAN**  
SCALE: 1/4" = 1'-0"



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**GREEN STREET BUILDING ADDITION**  
2824 SOUTH GREEN STREET,  
FOREST DALE 27 & 28  
SALT LAKE CITY, UTAH

UPDATED:  
**2/8/2019**

SHEET TITLE:  
**MAIN FLOOR PLAN**

SHEET NUMBER:  
**A-3**

SCHEDULE:

NOTES:

GENERAL ROOF NOTES

\*\* THE FOLLOWING NOTES ARE A MINIMUM PER CODE. ANY DESIGN OR INSTRUCTION BY A LICENSED ENGINEER WILL SUPERCEDE THESE NOTES.

1. ARCHITECTURAL GRADE ASPHALT SHINGLES ON #30 FELT OR EQUIVALENT, OVER ROOF SHEETING.
2. 6" ALUMINUM FASCIA W/ CONTINUOUS VENTED SOFFIT TO MATCH.
3. GABLE VENTS WHERE SHOWN ON PLAN (OWNERS CHOICE)
4. ROOF VENTILATION SHALL BE 1 SQ. FT. OF VENT FOR EVERY 150 SQ. FT. OF ATTIC AREA
5. ALUMINUM GUTTER AND DOWN SPOUTS THROUGHOUT. COORDINATE WITH OWNER.

VENTING NOTES:

CONTRACTOR TO VERIFY PROPER CEILING CAVITY VENTING PROCEDURES PER MANUFACTURERS SPECIFICATIONS WITH COMBINATIONS USE OF SOFFIT VENTING PROVIDED AT 1/300 OF ROOF AREA.

NOT LESS THAN 40 PERCENT AND NOT MORE THAN 50 PERCENT OF THE REQUIRED VENTILATING AREA IS PROVIDED BY VENTILATORS LOCATED IN THE UPPER PORTION OF THE ATTIC OR RAFTER SPACE. UPPER VENTILATORS SHALL BE LOCATED NOT MORE THAN 3 FEET BELOW THE RIDGE OR HIGHEST POINT OF THE SPACE, MEASURED VERTICALLY. WITH THE BALANCE OF THE REQUIRED VENTILATION PROVIDED BY EAVE OR CORNICE VENTS. WHERE THE LOCATION OF WALL OR ROOF FRAMING MEMBERS CONFLICTS WITH THE INSTALLATION OF UPPER VENTILATORS, INSTALLATION MORE THAN 3 FEET BELOW THE RIDGE OR HIGHEST POINT OF THE SPACE SHALL BE PERMITTED.

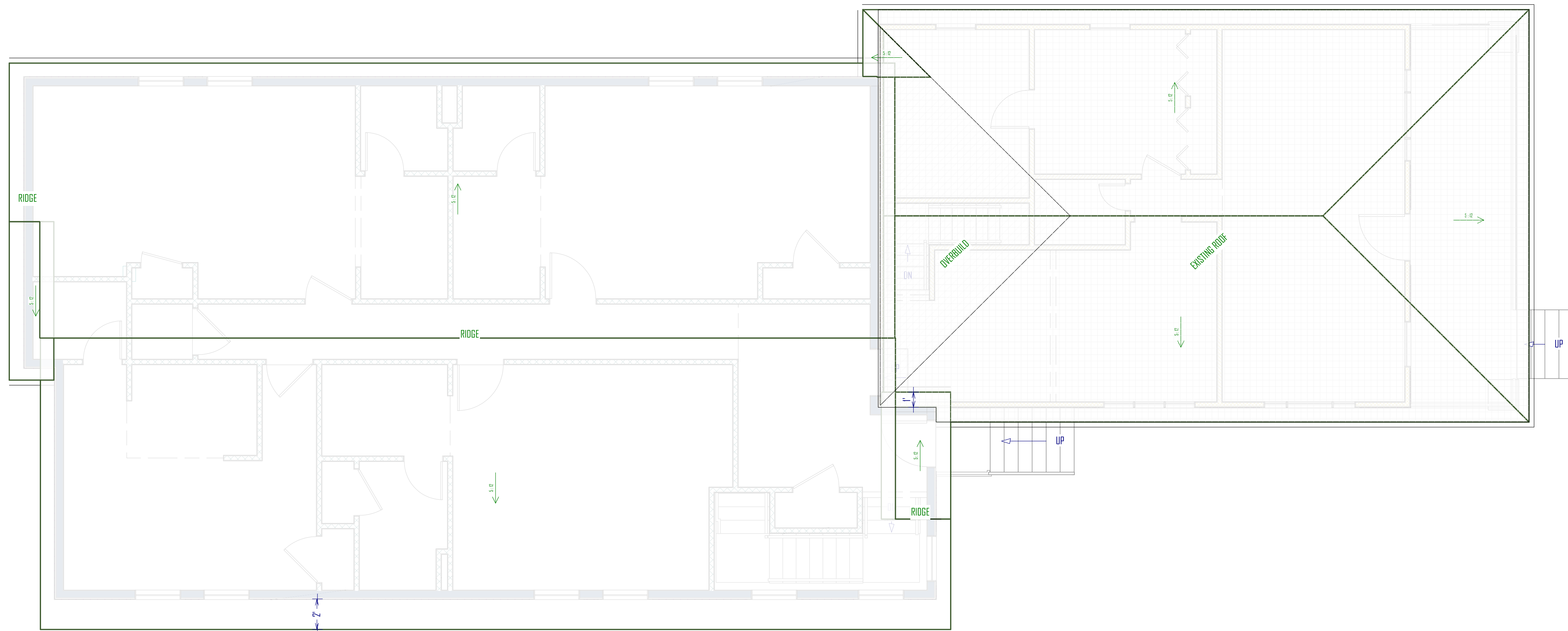
TOTAL ROOF AREA = 1940 SF  
TOTAL REQUIRED VENTILATION = 6.467

VENTILATORS LOCATED IN UPPER PORTION OF ATTIC TO PROVIDE:

NOT LESS THAN 2.59 SF (40%)  
NOT MORE THAN 3.23 SF (50%)



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ROOF PLAN  
SCALE: 1/4" = 1'-0"

ROOF INFORMATION	
ROOF STRUCTURE	TRUSS
ROOF OVERHANG	1'-0" <small>UNLESS OTHERWISE NOTED</small>
WALL PLATE HEIGHT	10'-0"

GREEN STREET BUILDING ADDITION  
2324 SOUTH GREEN STREET,  
FORREST DALE 27 & 28  
SALT LAKE CITY UTAH

UPDATED:  
2/13/2019

SHEET TITLE:  
LOWER ROOF  
PLAN

SHEET NUMBER:  
A-4

TYP. MAIN FLOOR



3D VIEW

BASEMENT KITCHENETTE



3D VIEW

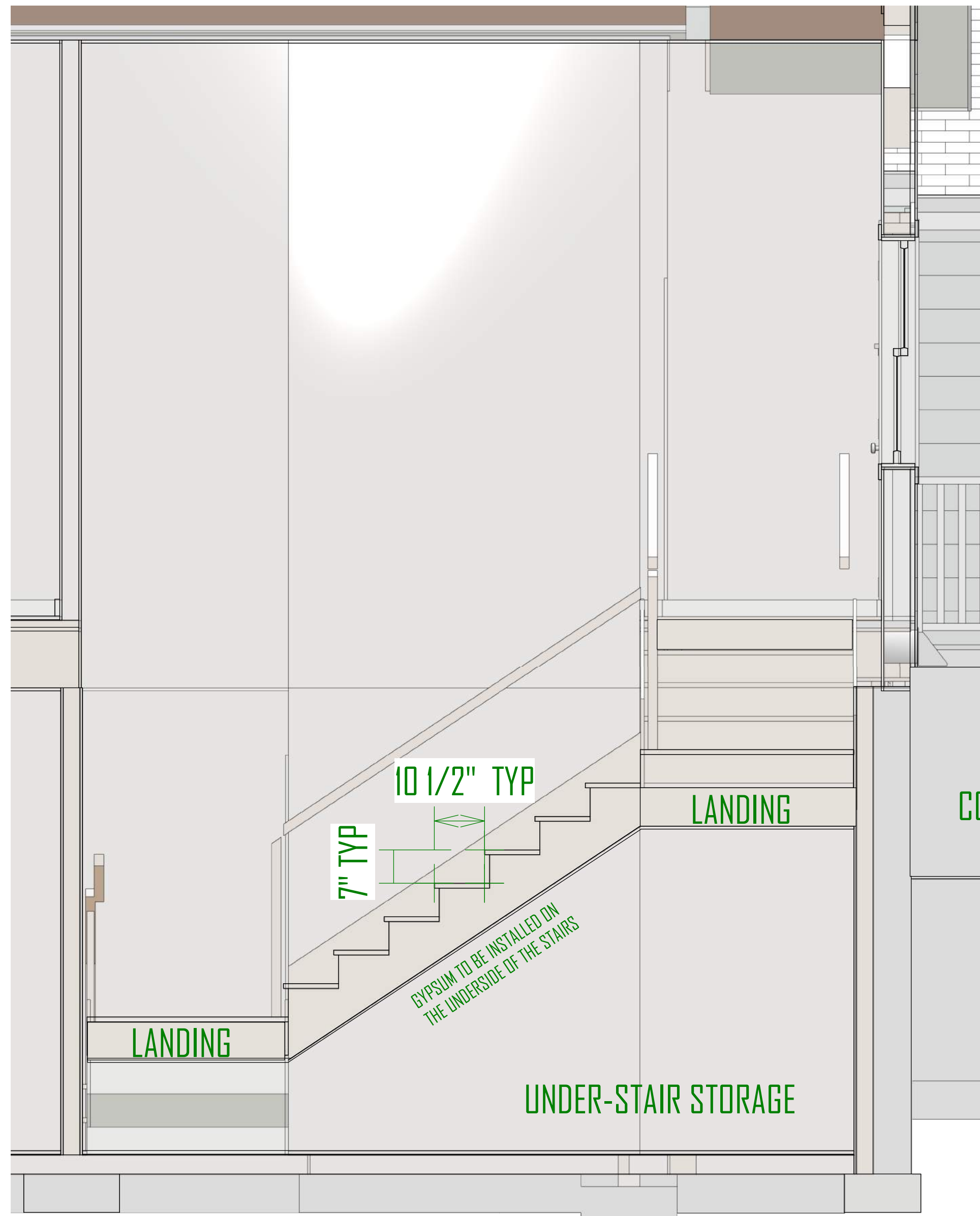
NOTES:

GENERAL STAIR NOTES

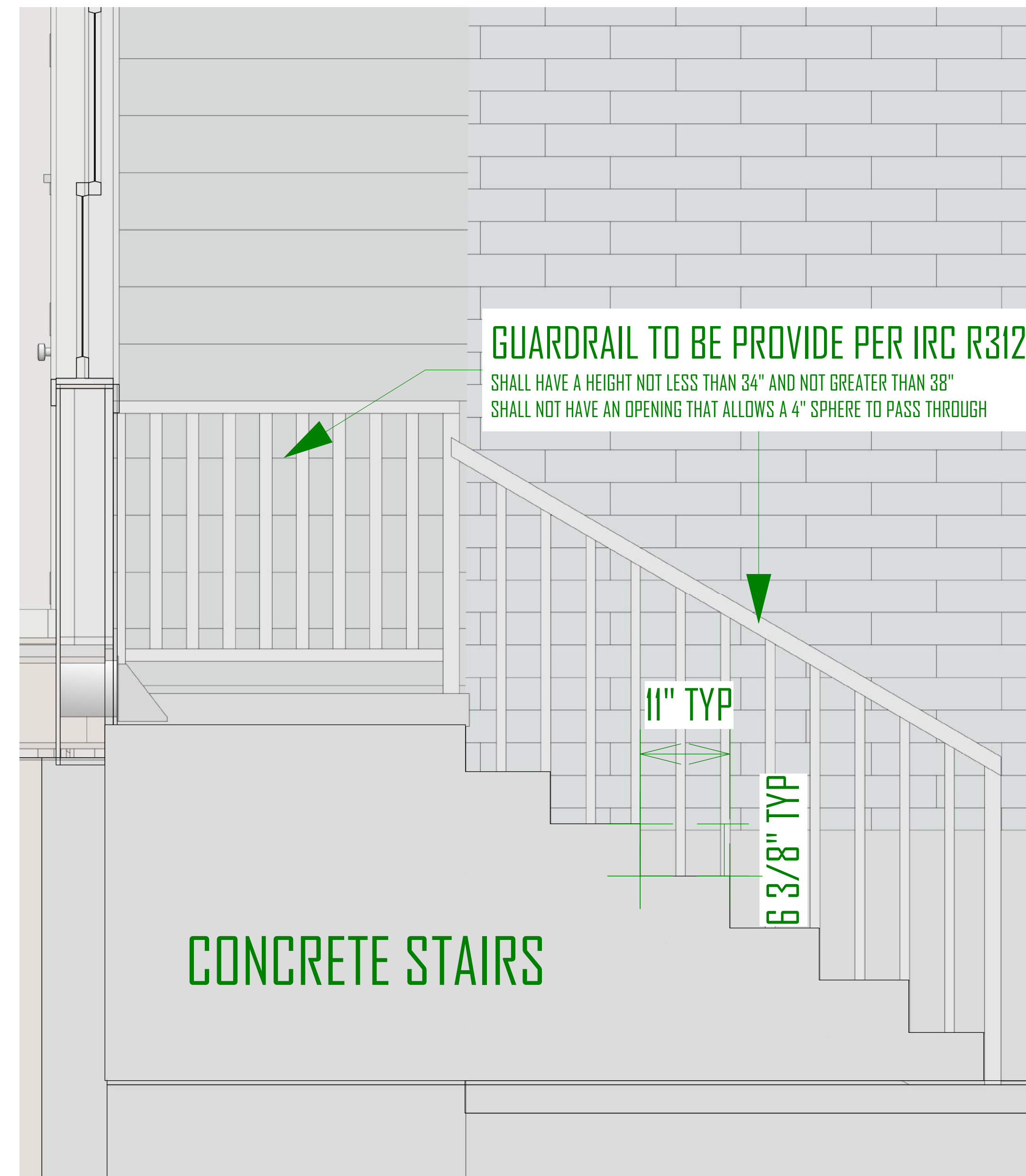
1. RISER HEIGHT: THE MAXIMUM RISER HEIGHT SHALL BE 7 3/4". THE RISER SHALL BE MEASURED VERTICALLY BETWEEN LEADING EDGES OF THE ADJACENT TREADS. THE GREATEST RISER HEIGHT WITHIN ANY FLIGHT OF STAIRS SHALL NOT EXCEED THE SMALLEST BY MORE THAN 3/8".
  2. TREAD DEPTH: THE MINIMUM TREAD DEPTH SHALL BE 10". THE TREAD DEPTH SHALL BE MEASURED HORIZONTALLY BETWEEN THE VERTICAL PLANES OF THE FOREMOST PROJECTION OF ADJACENT TREADS AND AT A RIGHT ANGLE TO THE TREAD'S LEADING EDGE. THE GREATEST TREAD DEPTH WITHIN ANY FLIGHT OF STAIRS SHALL NOT EXCEED THE SMALLEST BY MORE THAN 3/8TH INCH.
  3. WINDER TREADS: WINDER TREADS SHALL HAVE A MINIMUM TREAD DEPTH OF 10" MEASURED AS ABOVE AT A POINT 12 INCHES FROM THE SIDE WHERE THE TREADS ARE NARROWER. WINDER TREADS SHALL HAVE A MINIMUM TREAD DEPTH OF 6" AT ANY POINT. WITHIN ANY FLIGHT OF STAIRS, THE LARGEST WINDER TREAD DEPTH AT THE 12 INCH WALK LINE SHALL EXCEED THE SMALLEST BY MORE THAN 3/8TH INCH.
  4. LANDINGS FOR STAIRWAYS: THERE SHALL BE A FLOOR OR LANDING AT THE TOP AND BOTTOM OF EACH STAIRWAY. EXCEPTION: A FLOOR OR LANDING IS NOT REQUIRED AT THE TOP OF AN INTERIOR FLIGHT OF STAIRS, INCLUDING STAIRS IN AN ENCLOSED GARAGE, PROVIDED A DOOR DOES NOT SWING OVER THE STAIRS.
  5. A FLIGHT OF STAIRS SHALL NOT HAVE A VERTICAL RISE LARGER THAN 12' BETWEEN FLOOR LEVELS OR LANDINGS.
  6. THE WIDTH OF EACH LANDING SHALL NOT BE LESS THAN THE WIDTH OF THE STAIRWAY SERVED. EVERY LANDING SHALL HAVE A MINIMUM DIMENSION OF 36" MEASURED IN THE DIRECTION OF TRAVEL.
  7. STAIRWAY WALKING SURFACE: THE WALKING SURFACE OF TREADS AND LANDINGS OF STAIRWAYS SHALL BE SLOPED NO STEEPER THAN ONE UNIT VERTICAL IN 48: HORIZONTAL (2% SLOPE)
  8. HANDRAILS: HANDRAILS SHALL BE PROVIDED ON AT LEAST ONE SIDE OF EACH CONTINUOUS RUN OF TREADS OR FLIGHT WITH FOUR OR MORE RISERS.
  9. HANDRAIL HEIGHT: HANDRAIL HEIGHT, MEASURED VERTICALLY FROM THE SLOPED PLANE ADJOINING THE TREAD NOSING, OR FINISH SURFACE OF RAMP SLOPE, SHALL BE NOT LESS THAN 34" AND NOT MORE THAN 38".
  10. CONTINUITY: HANDRAILS FOR STAIRWAYS SHALL BE CONTINUOUS FOR THE FULL LENGTH OF THE FLIGHT, FROM A POINT DIRECTLY ABOVE THE TOP RISER OF THE FLIGHT TO A POINT DIRECTLY ABOVE THE LOWEST RISER OF THE FLIGHT.
  11. HANDRAIL ENDS SHALL BE RETURNED OR SHALL TERMINATE IN NEWEL POSTS OR SAFETY TERMINALS.
  12. HANDRAILS ADJACENT TO A WALL SHALL HAVE A SPACE OF NOT LESS THAN 1 1/2" BETWEEN THE WALL AND THE HANDRAILS.
- EXCEPTIONS:  
 A. HANDRAIL SHALL BE PERMITTED TO BE INTERRUPTED BY A NEWEL POST AT THE TURN.  
 B. THE USE OF A VOLUTE, TURNOUT, STARTING EASING OR STARTING NEWEL SHALL BE ALLOWED OVER THE LOWEST TREAD.



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STAIR SECTION



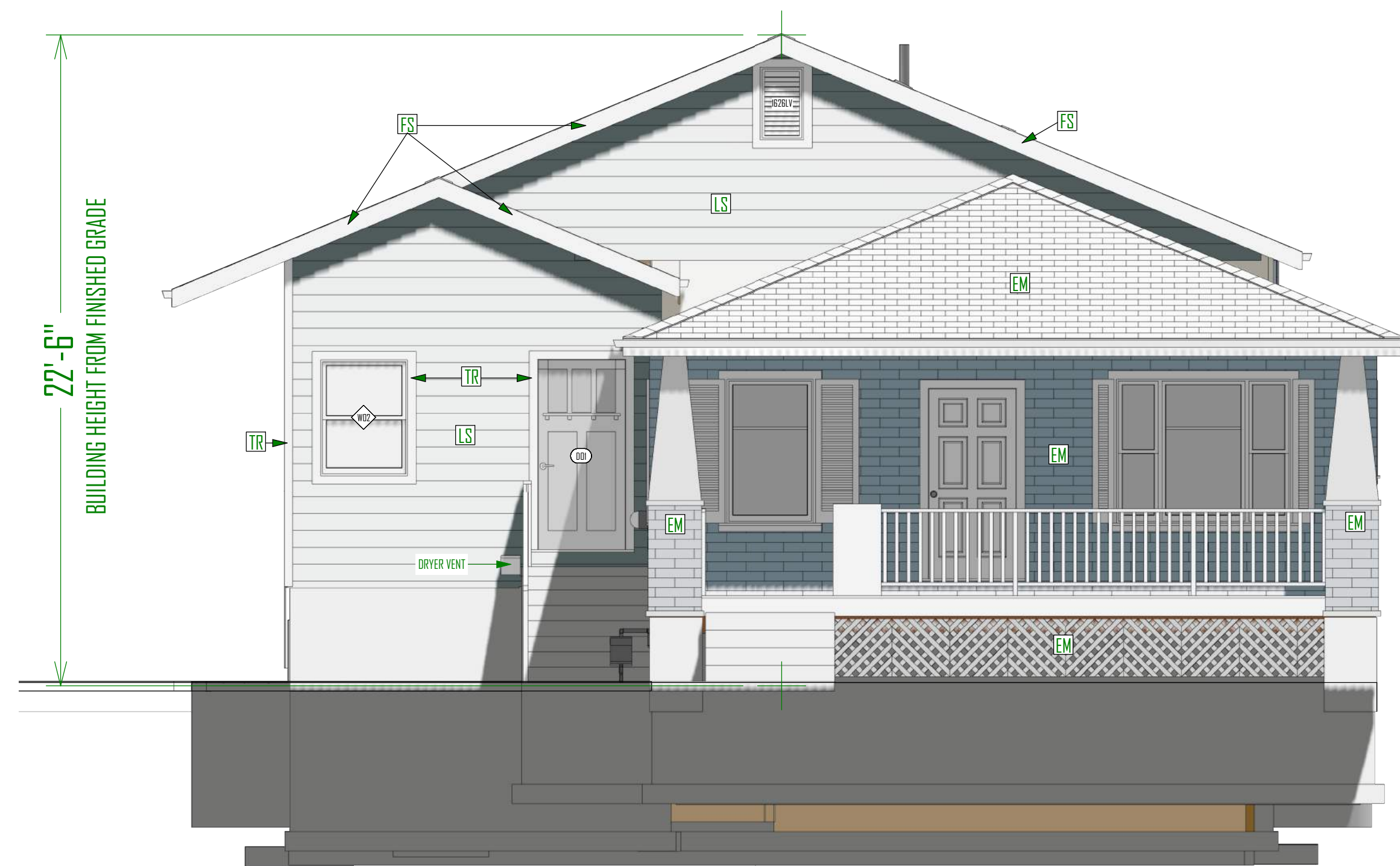
STAIR SECTION

**GREEN STREET BUILDING ADDITION**  
 2824 SOUTH GREEN STREET,  
 FORREST DALE 27 & 28  
 SALT LAKE CITY, UT

UPDATED:  
**2/8/2019**

SHEET TITLE:  
**3D & SECTION VIEWS**

SHEET NUMBER:  
**A-5**



**EAST ELEVATION - FRONT**  
SCALE: 1/4"=1'-0"



**SOUTH ELEVATION - LEFT**  
SCALE: 1/4"=1'-0"

**NOTES:**

LS - FIBER CEMENT LAP SIDING  
MANUFACTURE: TBD  
SERIES: TBD  
COLOR: TBD  
NOTES: --

TR - FIBER CEMENT TRIM  
MANUFACTURE: TBD  
SERIES: TBD  
COLOR: TBD  
NOTES: --

FS - FIBER CEMENT FASCIA & SOFFIT  
MANUFACTURE: TBD  
SERIES: TBD  
COLOR: TBD  
NOTES: --

AS - ASPHALT ROOF SHINGLES  
MANUFACTURE: TBD  
SERIES: TBD  
COLOR: TBD  
NOTES: --

EX - \*EXISTING BUILDING MATERIALS  
& COLORS - TO REMAIN AS IS



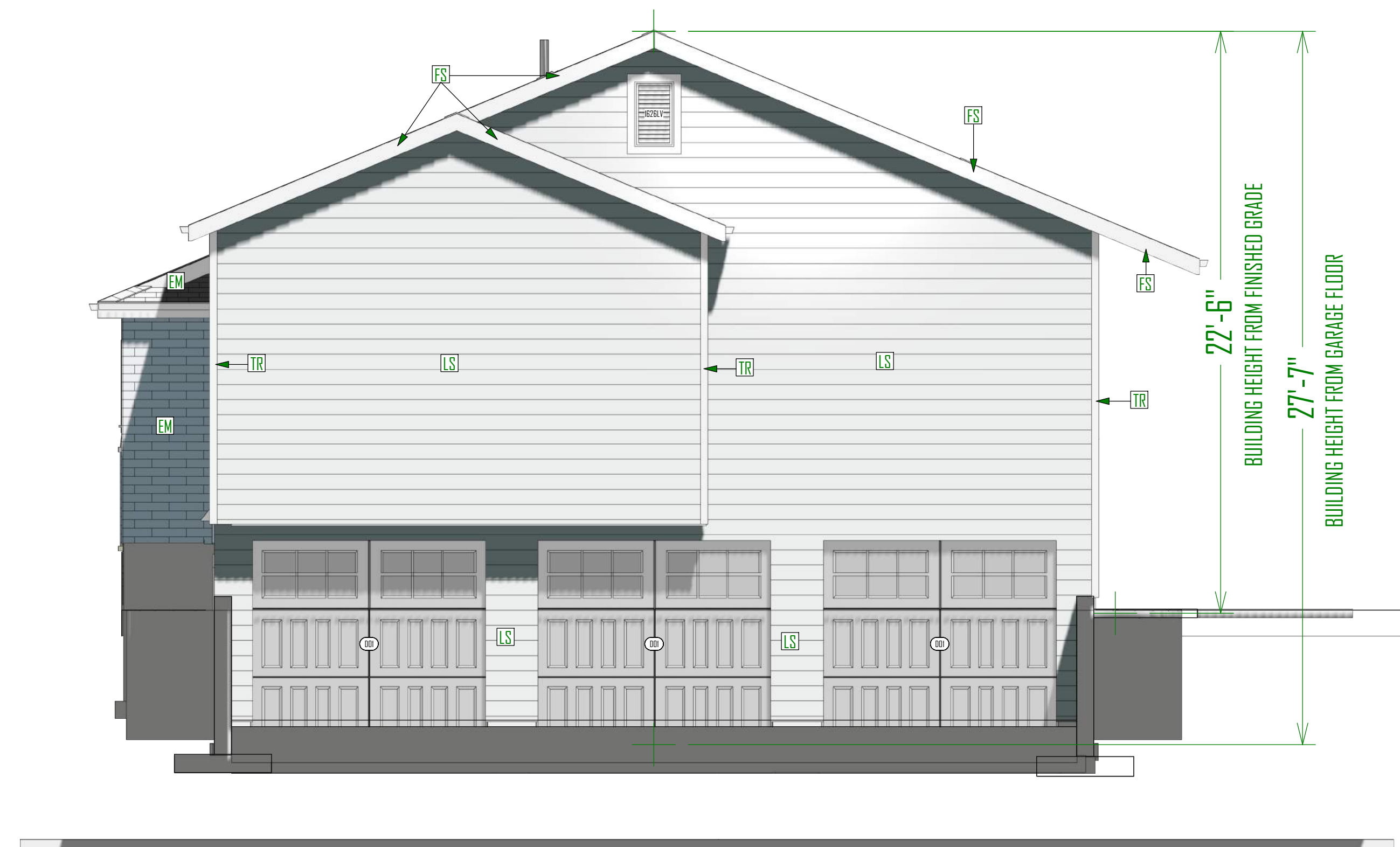
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**GREEN STREET BUILDING ADDITION**  
2824 SOUTH GREEN STREET,  
FORREST DALE 27 & 28  
SALT LAKE CITY, UTAH

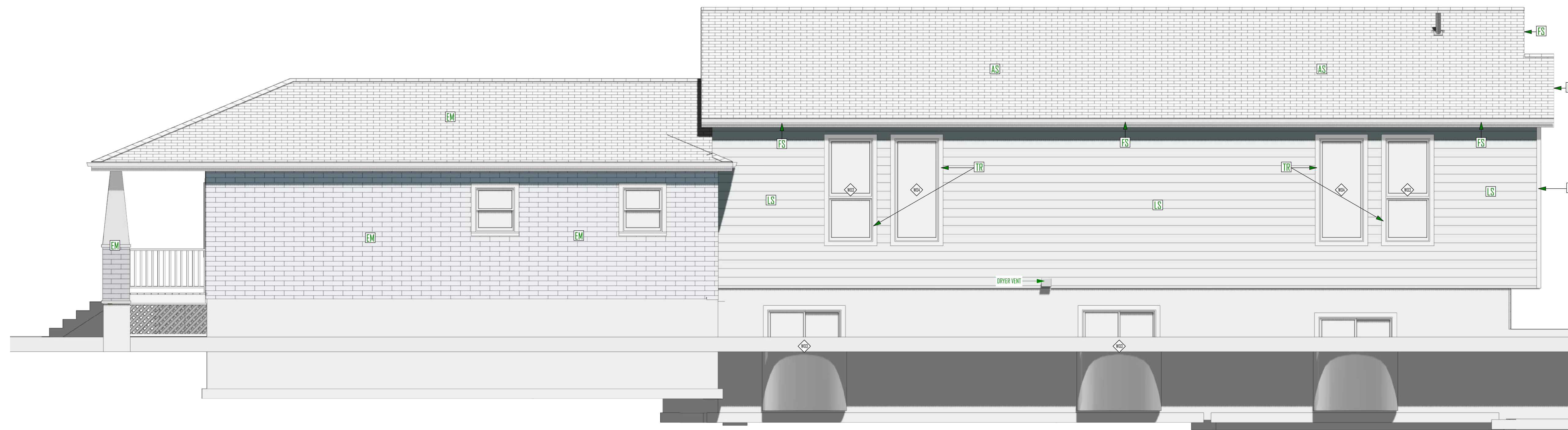
UPDATED:  
**2/8/2019**

SHEET TITLE:  
**ELEVATION EAST  
& SOUTH**

SHEET NUMBER:  
**A-6**



**WEST ELEVATION - REAR**  
SCALE: 1/4"=1'-0"



**NORTH ELEVATION - RIGHT**  
SCALE: 1/4"=1'-0"

**NOTES:**

LS - FIBER CEMENT LAP SIDING  
MANUFACTURE: TBD  
SERIES: TBD  
COLOR: TBD  
NOTES: --

TR - FIBER CEMENT TRIM  
MANUFACTURE: TBD  
SERIES: TBD  
COLOR: TBD  
NOTES: --

FS - FIBER CEMENT FASCIA & SOFFIT  
MANUFACTURE: TBD  
SERIES: TBD  
COLOR: TBD  
NOTES: --

AS - ASPHALT ROOF SHINGLES  
MANUFACTURE: TBD  
SERIES: TBD  
COLOR: TBD  
NOTES: --

EX - \*EXISTING BUILDING MATERIALS  
& COLORS - TO REMAIN AS IS



**SCHEDULE:**

MAIN FLOOR BEAM SCHEDULE		
MARK	SIZE	TYPE
MFB-1	(2) 2X6	DF #2
MFB-2	(2) 2X8	DF #2
MFB-3	(1) 1 3/4" X 11 7/8"	LVL
MFB-4	(2) 1 3/4" X 11 7/8"	LVL

**NOTES:**

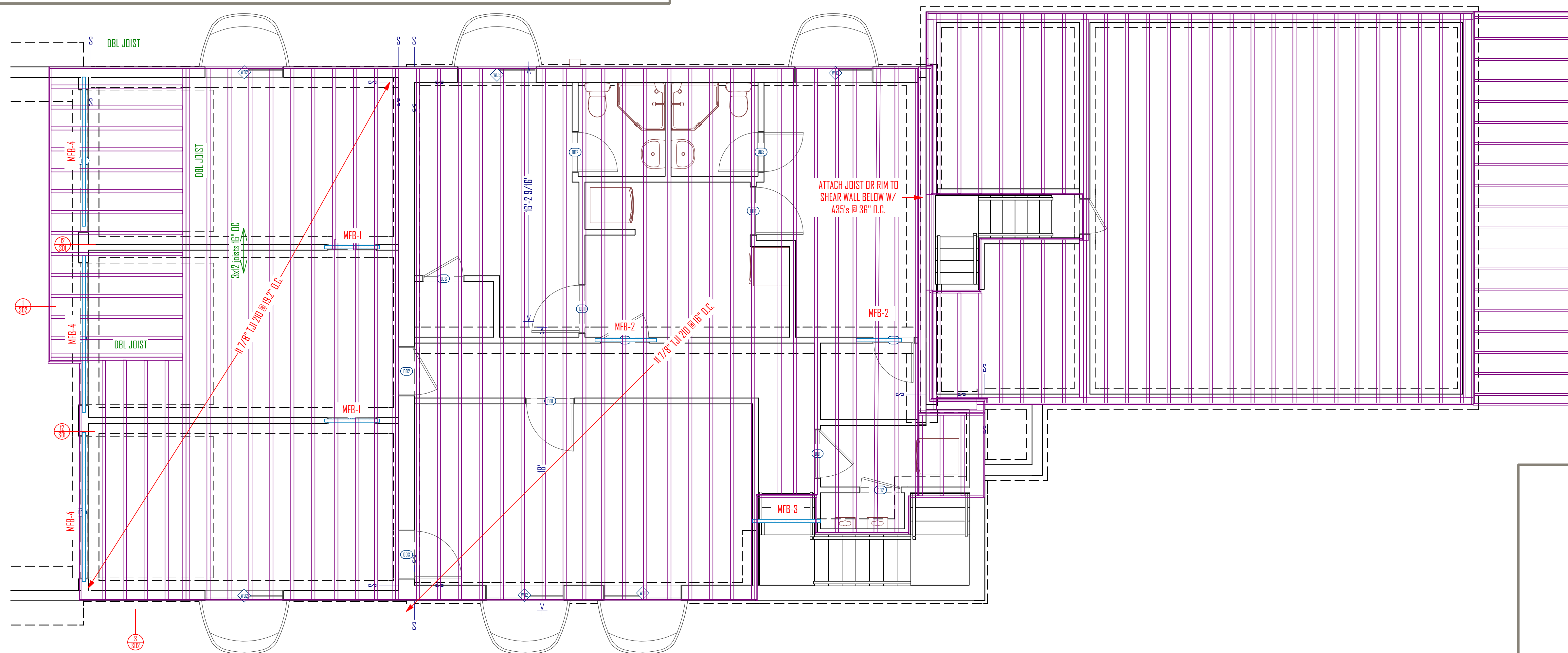
**FRAMING AND SHEATHING NOTES:**

ALL 2X4 STUDS TO BE MAX. 16" O.C. 2X6 STUDS TO BE MAX 24" O.C. FLOOR SHEATHING SHALL BE 3/4" T&G APA RATED 40/20 OSB SHEATHING NAILED WITH 8d NAILS 6" O.C. AT ALL PANEL EDGES, SUPPORTED EDGES, AND ALL BLOCKING. USE 8d NAILS 12" O.C. IN FIELD. NAILS SHALL BE MIN. 1/2" FROM EDGE OF PANEL. LAY SHEATHING LONG DIMENSIONS PERPENDICULAR WITH JOISTS AND GLUE WITH GLUE CONFORMING TO APA SPECS. FLOOR JOISTS SHALL BE BLOCKED AT ALL BEARING POINTS. BLOCK ALL HORIZ. EDGES OF WALL SHEATHING WITH 2 X 4 BLOCKING. EXTEND SHEATHING OVER RIM JOIST AND NAIL TO WALL PLATES ABOVE AND BELOW. OR BREAK UPPER AND LOWER SHEETING AT MID HEIGHT OF RIM BOARD. EXTEND SHEATHING DOWN TO SILL PLATE AND NAIL PER SHEAR WALL SCHEDULE.

TYPICAL ROOF SHEATHING SHALL BE 7/16" RATED OSB SHEATHING NAILED WITH 8d NAILS 6" O.C. AT PANEL EDGES, SUPPORTED EDGES, AND ALL BLOCKING WITH 8d NAILS, 12" O.C. ALONG INTERMEDIATE FRAMING MEMBERS. UNLESS OTHERWISE NOTED USE 2X10 FOR BEARING HEADER. NOTE: FOR ROOF SNOW LOADS OVER 40 PSF USE 5/8" OSB WITH 10d NAILS @ 6" O.C. EXCEPT WHERE OTHERWISE NOTED. CONNECT ALL WOOD TO CONCRETE, WOOD TO STEEL AND WOOD TO WOOD (EXCEPT STUD TO PLATE) WITH SIMPSON METAL CONNECTORS. SOLID 2" NOMINAL BLOCKING SHALL BE PROVIDED AT ENDS OR POINTS OF SUPPORT OF ALL WOOD JOISTS AND TRUSSES. INSTALL JOIST, RAFTER, AND BEAM HANGERS & POST CAPS PER MANUFACTURER'S SPECIFICATIONS. FASTEN 2X4 STUDS TO TOP AND BOTTOM PLATES WITH TWO 16d NAILS. 2X6'S REQUIRE THREE NAILS. BUILT UP 2X COLUMNS REQUIRE TWO ROWS OF 16d NAILS @ 9" O.C. STAGGERED. CONNECT TWO-PLY HEADERS WITH TWO ROWS OF 16d NAILS @ 12" O.C. MINIMUM NAILING SHALL BE AS PER SHEAR WALL SCHEDULE. STAPLES CAN BE SUBSTITUTED FOR NAILS AT HALF SPACING. PROVIDE SOLID BEARING THROUGH FLOOR SYSTEMS AND POSTS DOWN TO CONC. FTG. CONTRACTOR AND ALL SUB-CONTRACTORS SHALL FOLLOW ALL STANDARD BUILDING CODES, PRACTICES, AND REQUIREMENTS AS LISTED IN THE 2015 IRC. USE BALLOON FRAMING METHOD TO CONNECT FLOOR SYSTEMS IN SPLIT LEVEL DESIGNS. USE DOUBLE FLOOR JOIST UNDER EA. END OF SHEAR WALLS OVER CANT. FLOOR SECTIONS. INSTALL JOIST AND RAFTER HANGERS AS PER MANUFACTURER'S SPECIFICATIONS. UNLESS OTHERWISE NOTED CONNECT ALL HEADER TO STUD/POST, POST TO FLOOR, BEAM TO BEAM, RAFTER TO WALL OR TRUSS, ETC. WITH APPROPRIATE METAL CONNECTORS.

**CANTILEVER NOTES:**

USE SIMPSON A35 TIES ON EACH CANT. JOISTS TO BEARING WALL PLATE. INSTALL JOIST HANGERS AS PER MANUFACTURER'S SPECIFICATIONS. DOUBLE CANT. JOIST UNDER WINDOW AND DOOR TRIMMERS. INSTALL WEB STIFFENERS AS PER MANUFACTURE SPECS.



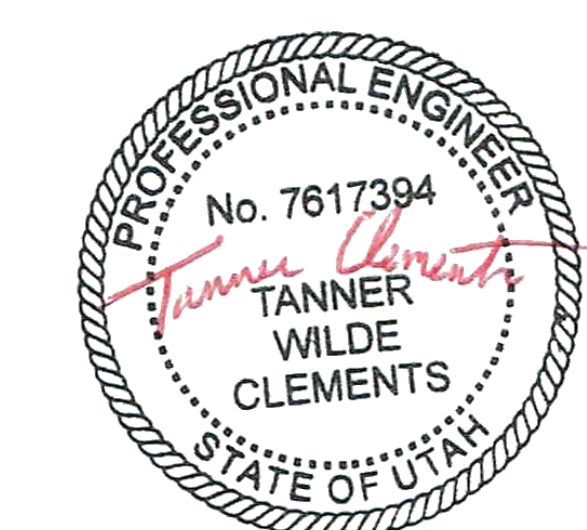
ATTACH JOIST OR RIM TO SHEAR WALL BELOW W/ A35's @ 36" O.C.

11 7/8" x 11 7/8" @ 12" O.C.

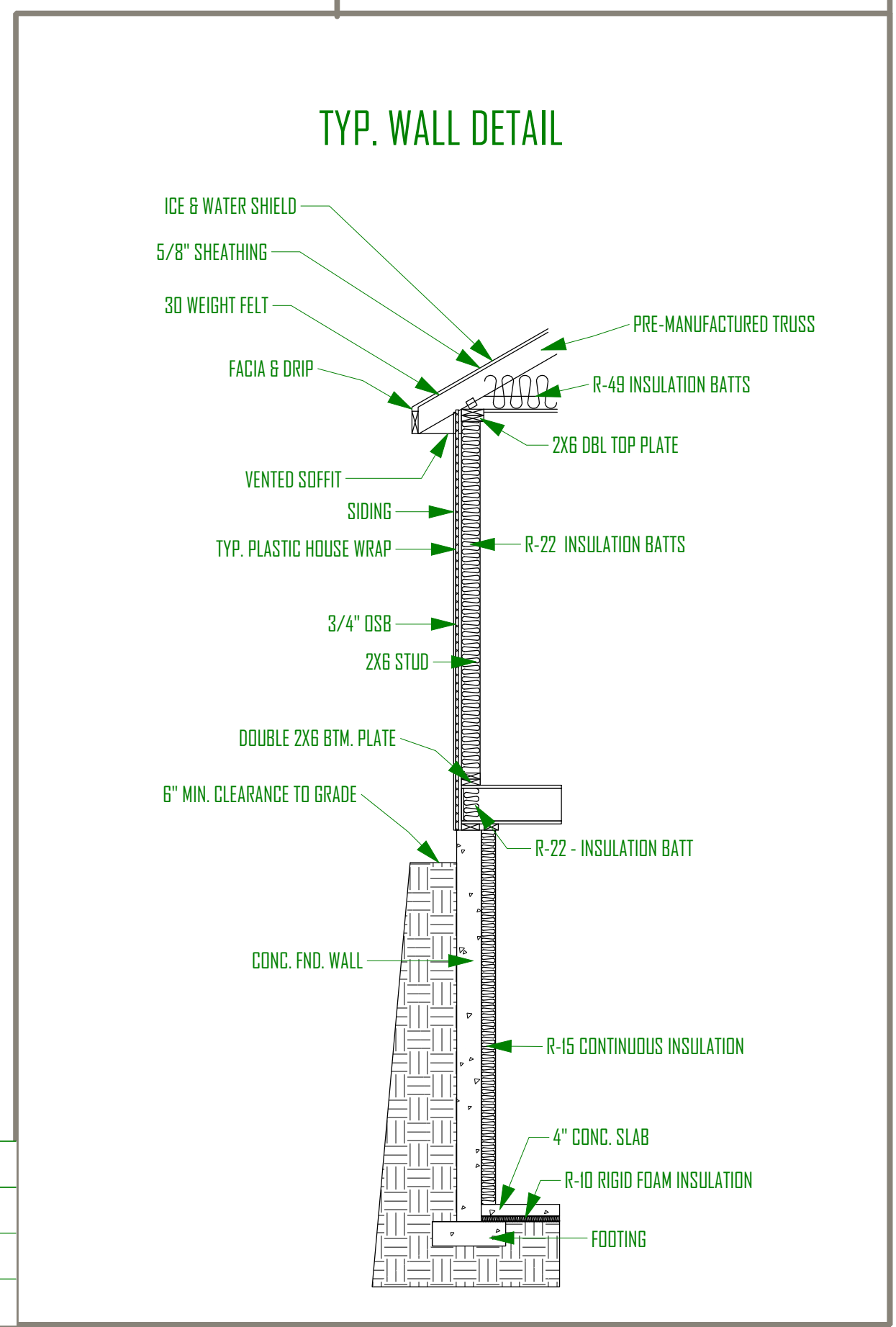
11 7/8" x 11 7/8" @ 12" O.C.

16" x 2 9/16"

3 1/2" joists @ 16" O.C.



MAIN FLOOR INFORMATION	
FLOOR STRUCTURE	1-JOISTS
JOIST DEPTH	11 7/8"
WALL PLATE HEIGHT	10'-0"



**MAIN FLOOR FRAMING PLAN**  
SCALE: 1/4" = 1'-0"



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**GREEN STREET BUILDING ADDITION**  
2824 SOUTH GREEN STREET,  
FORREST DALE 27 & 28  
SALT LAKE CITY UTAH

UPDATED:	2/8/2019
SHEET TITLE:	MAIN FLOOR FRAMING
SHEET NUMBER:	F-1

**SCHEDULE:**

ROOF BEAM SCHEDULE		
MARK	SIZE	TYPE
RF-1	(2) 2X6	DF#2

**NOTES:**

**FRAMING AND SHEATHING NOTES:**

ALL 2X4 STUDS TO BE MAX. 16" O.C. 2X6 STUDS TO BE MAX 24" O.C. FLOOR SHEATHING SHALL BE 3/4" T&G APA RATED 40/20 OSB SHEATHING NAILED WITH 8d NAILS 6" O.C. AT ALL PANEL EDGES, SUPPORTED EDGES, AND ALL BLOCKING. USE 8d NAILS 12" O.C. IN FIELD. NAILS SHALL BE MIN. 1/2" FROM EDGE OF PANEL. LAY SHEATHING LONG DIMENSIONS PERPENDICULAR WITH JOISTS AND GLUE WITH GLUE CONFORMING TO APA SPECS. FLOOR JOISTS SHALL BE BLOCKED AT ALL BEARING POINTS. BLOCK ALL HORIZ. EDGES OF WALL SHEATHING WITH 2 X 4 BLOCKING. EXTEND SHEATHING OVER RIM JOIST AND NAIL TO WALL PLATES ABOVE AND BELOW. OR BREAK UPPER AND LOWER SHEATHING AT MID HEIGHT OF RIM BOARD. EXTEND SHEATHING DOWN TO SILL PLATE AND NAIL PER SHEAR WALL SCHEDULE.

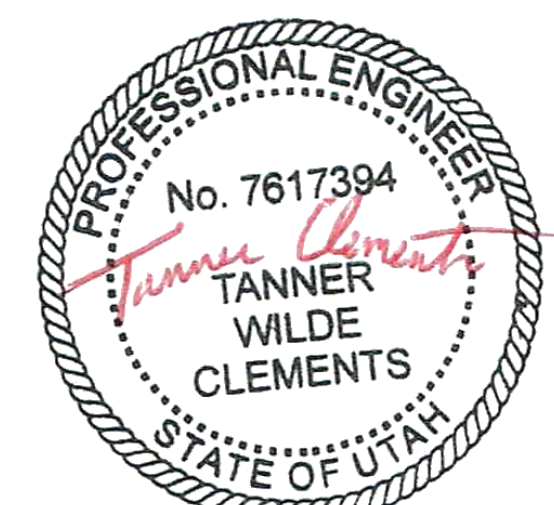
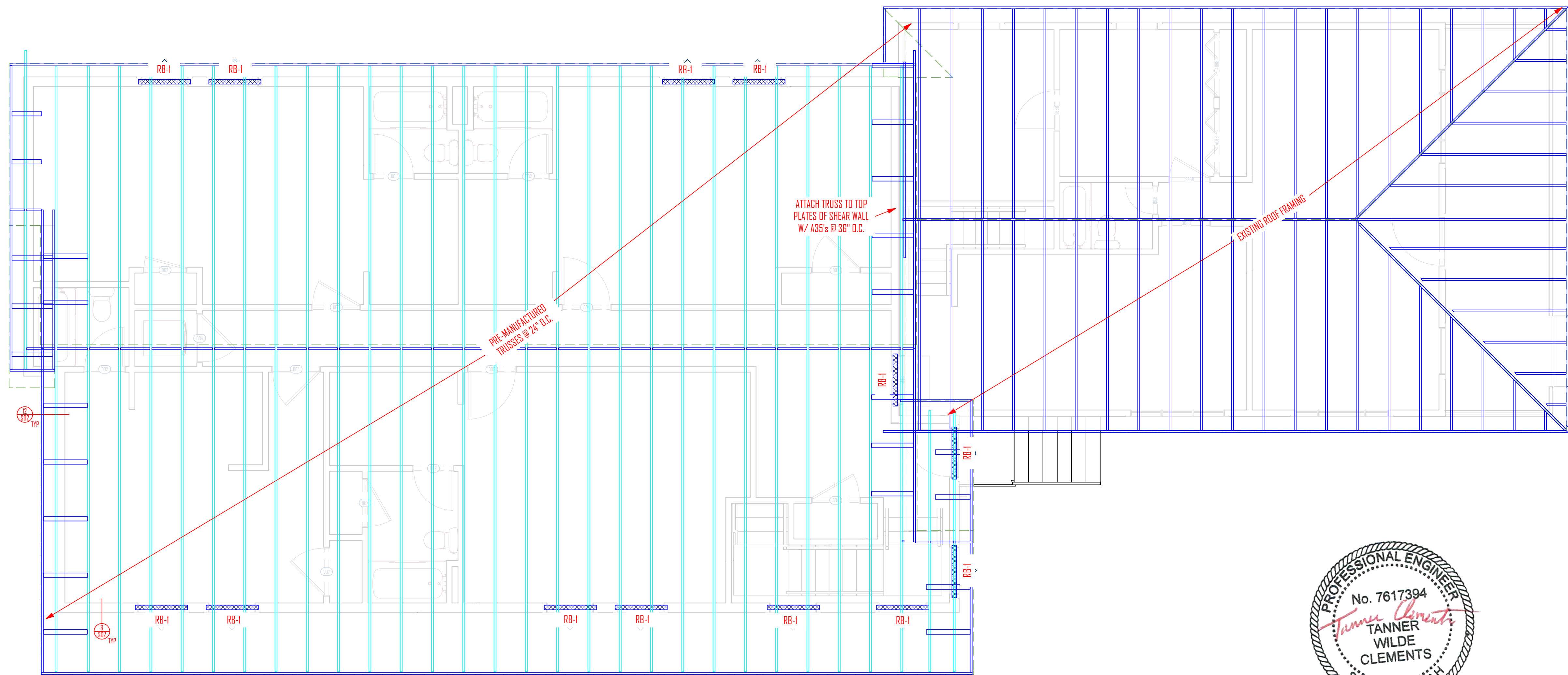
TYPICAL ROOF SHEATHING SHALL BE 7/16" RATED OSB SHEATHING NAILED WITH 8d NAILS 6" O.C. AT PANEL EDGES, SUPPORTED EDGES, AND ALL BLOCKING WITH 8d NAILS 12" O.C. ALONG INTERMEDIATE FRAMING MEMBERS. UNLESS OTHERWISE NOTED USE 2.2X10 FOR BEARING HEADER. NOTE: FOR ROOF SNOW LOADS OVER 40 PSF USE 5/8" OSB WITH 10d NAILS @ 6" O.C. EXCEPT WHERE OTHERWISE NOTED. CONNECT ALL WOOD TO CONCRETE, WOOD TO STEEL AND WOOD TO WOOD (EXCEPT STUD TO PLATE) WITH SIMPSON METAL CONNECTORS. SOLID 2" NOMINAL BLOCKING SHALL BE PROVIDED AT ENDS OR POINTS OF SUPPORT OF ALL WOOD JOISTS AND TRUSSES. INSTALL JOIST, RAFTER, AND BEAM HANGERS & POST CAPS PER MANUFACTURER'S SPECIFICATIONS. FASTEN 2X4 STUDS TO TOP AND BOTTOM PLATES WITH TWO 16d NAILS. 2X6'S REQUIRE THREE NAILS. BUILT UP 2X COLUMNS REQUIRE TWO ROWS OF 16d NAILS @ 9" O.C. STAGGERED. CONNECT TWO-PLY HEADERS WITH TWO ROWS OF 16d NAILS @ 12" O.C. MINIMUM NAILING SHALL BE AS PER SHEAR WALL SCHEDULE. STAPLES CAN BE SUBSTITUTED FOR

**TRUSS / GIRDER CONNECTION NOTES:**

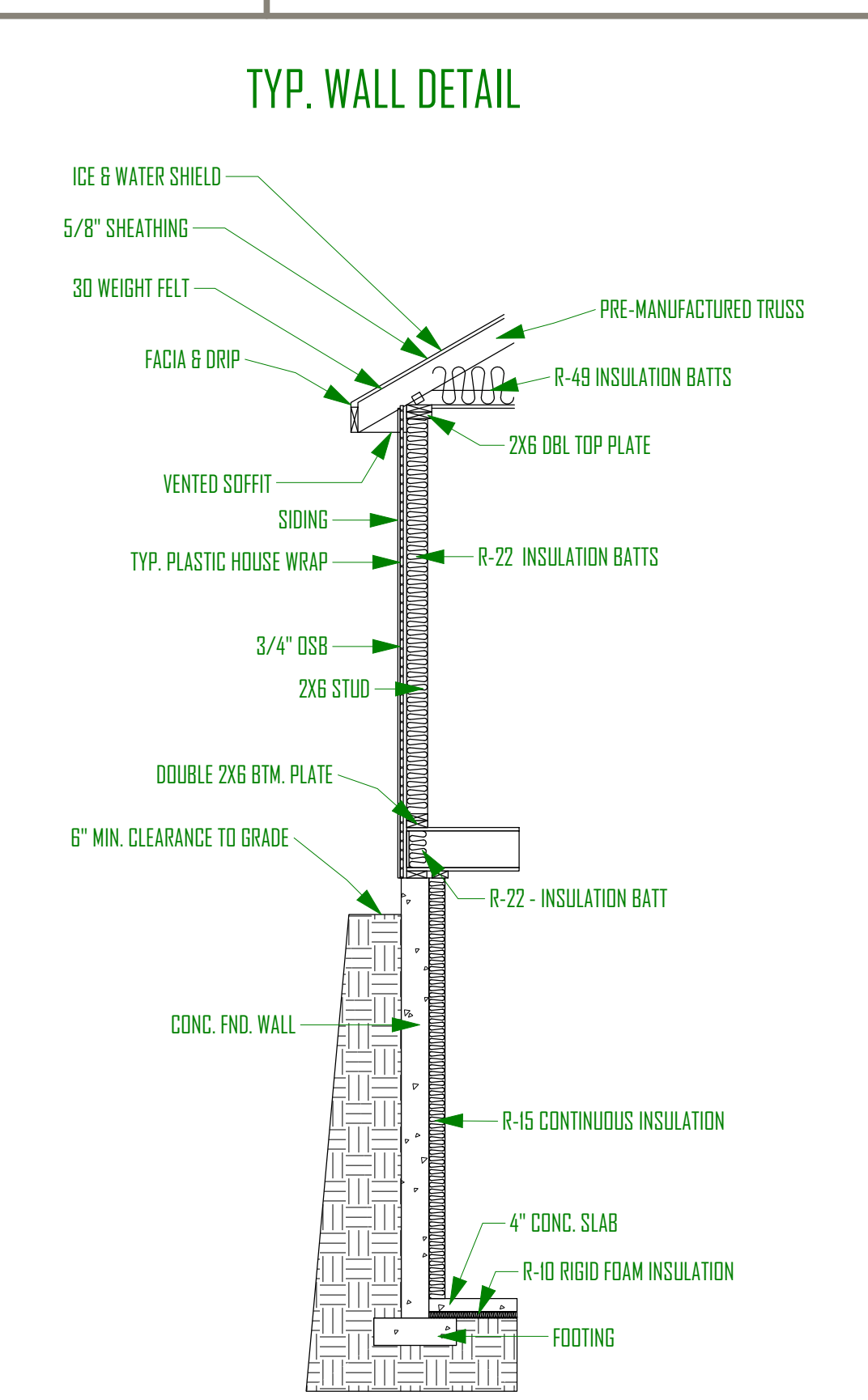
USE SIMPSON HI OR EQUIV. TIES EACH END OF EA. TRUSS. INSTALL RAFTER HANGERS EA. END OF EA. RAFTER AS PER MANUFACTURE SPECS. INSTALL SOLID BLOCKING BETWEEN TRUSSES ALONG BEARING WALLS. INSTALL HIG-2 OR EQUIV. STRAPS TO EA. END GIRDERS IF UPLIFT LESS THAN 1265 LBS. INSTALL VGT OR EQUIV. STRAPS TO EA. END GIRDERS IF UPLIFT LESS THAN 4940 LBS.

**HEADER TRIMMER CONNECTION NOTES:**

- FOR HEADERS LESS THAN 5' LONG
  - NAIL TO KING STUD USING (6) 16d NAILS
- FOR HEADERS 5' - 8'6" LONG
  - INSTALL TWO ACE EA. END OR 12" LONG CS16 STRAP
  - USE (2) TRIMMERS
- FOR HEADERS 9' - 18' LONG
  - INSTALL TWO ST18 EA. END
  - USE (2) TRIMMERS
  - INSTALL MST48 THROUGH FLOOR DIAPHRAGM IF APPLICABLE
  - INSTALL LST108 OR HIT22 OR HOU TO CONCRETE OR NAIL POST TO WALL SHEATHING



UPPER FLOOR INFORMATION	
FLOOR STRUCTURE	1-JOISTS
JOIST DEPTH	11 7/8"
WALL PLATE HEIGHT	8'-0"



**ROOF FRAMING PLAN**  
SCALE: 1/4" = 1'-0"



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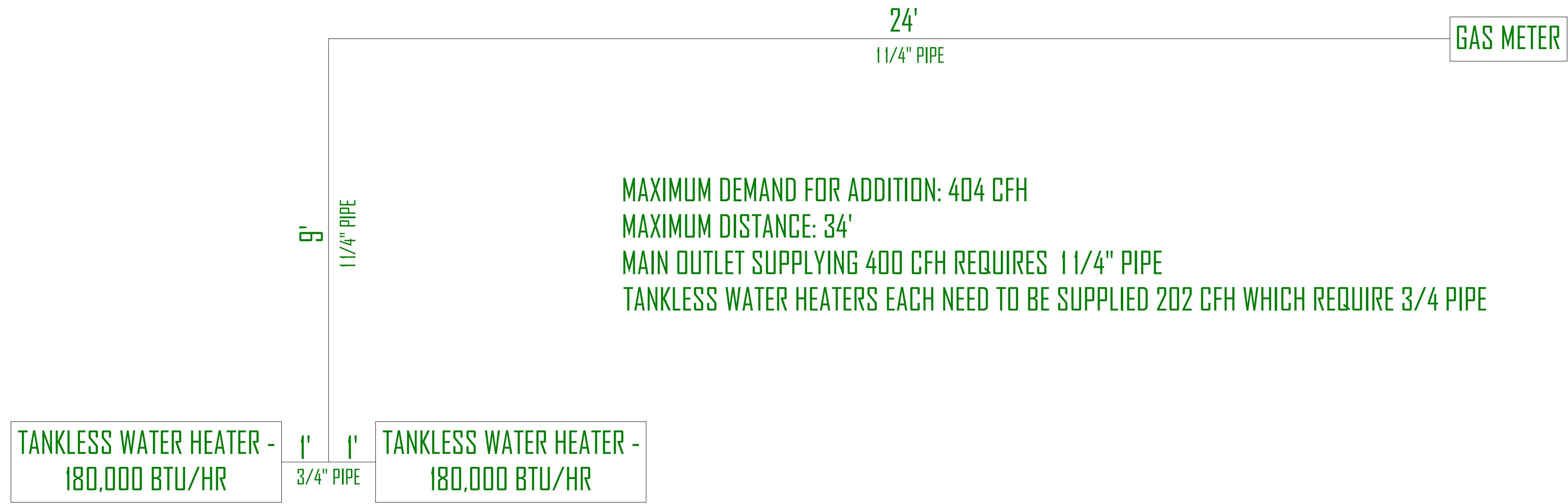
**GREEN STREET BUILDING ADDITION**  
2824 SOUTH GREEN STREET,  
FORREST DALE 27 & 28  
SALT LAKE CITY, UTAH

UPDATED:  
**2/8/2019**

SHEET TITLE:  
**UPPER FLOOR FRAMING**

SHEET NUMBER:  
**F-2**

# GAS LINE DIAGRAM



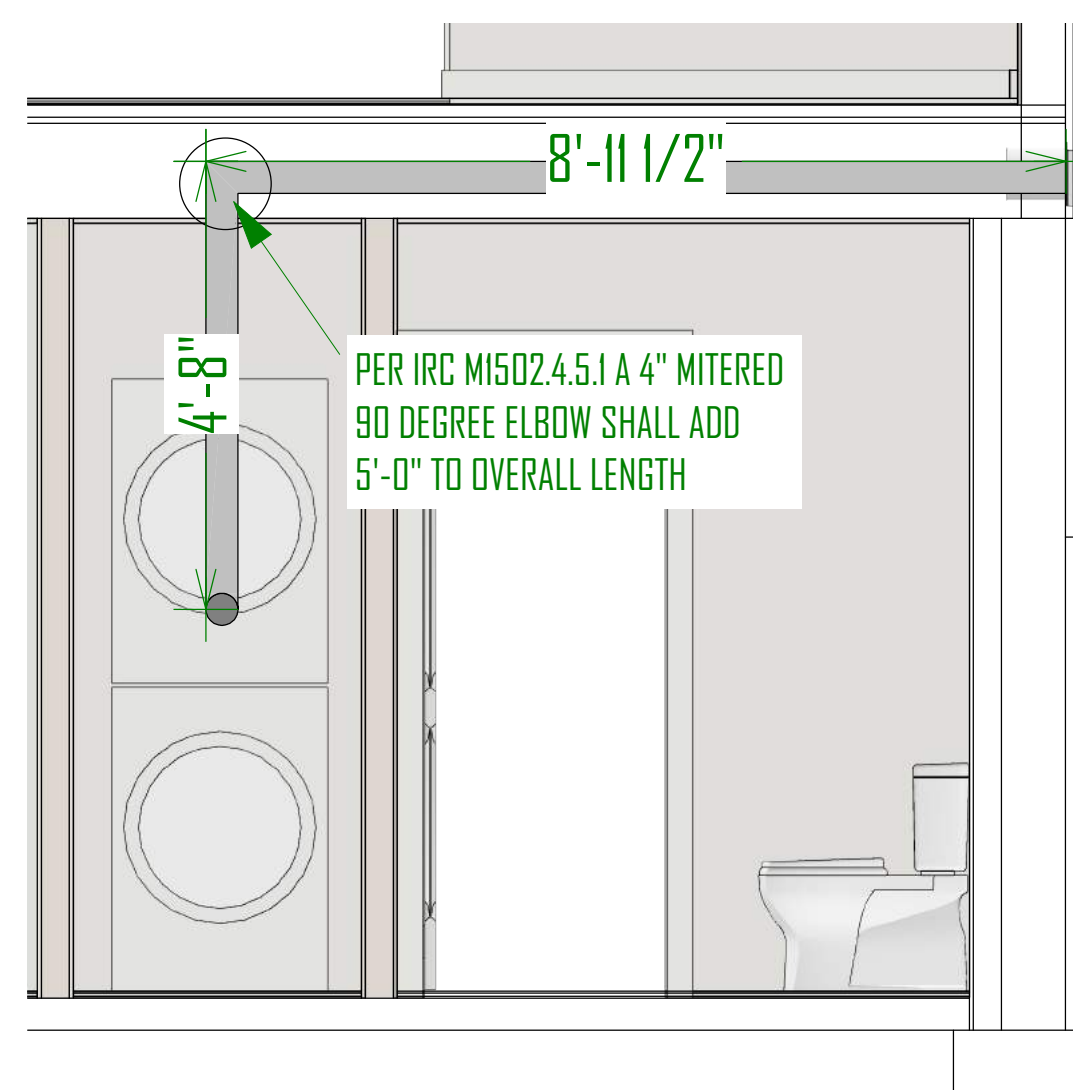
## NOTES:

- \*NO HEATING OR COOLING DUCTWORK TO BE INSTALLED IN THE ADD-ON\*
- TEMPERATURE WILL BE REGULATED THROUGH THE HYDRONIC RADIANT SYSTEM
- HYDRONIC RADIANT HEAT NOTES:
1. ALL TUBING SHALL BE SECURED TO WELDED WIRE FABRIC REINFORCING AT INTERVALS NOT EXCEEDING 30" USING WIRE TWIST TIES
  2. ALL UNDER-SLAB AREAS SHALL BE INSULATED WITH 1" OF FOAMULAR 250 OR EQUIVALENT 25 PSI RATED EXTRUDED POLYSTYRENE INSULATION.
  3. TUBING AND MESH SHALL BE LIFTED DURING POUR TO APPROXIMATE 1/2" THICKNESS OF SLAB OTHER THAN AT CONTROL JOINTS.
  4. VERIFY THAT MANIFOLD STATIONS ARE INSTALLED WITH ACCESS FROM DIRECTIONS INDICATED.
  5. ALL TUBING SHALL BE SLEEVED AT CONTROL JOINTS CROSSINGS AS SHOWN ON DETAIL.
  6. ALL TUBING SHALL BE PRESSURE TESTED TO 75 PSI AIR PRESSURE FOR MINIMUM OF 24 HOURS PRIOR TO CONCRETE POUR.
  7. MAINTAIN TUBING A MINIMUM OF 8" AWAY FROM ALL CLOSET FLANGES AND DRAIN TRAPS.
  8. VERIFY FLOW DIRECTION AT ALL CIRCUITS (INDICATED BY ARROWS) WHEN CONNECTING TO MANIFOLDS



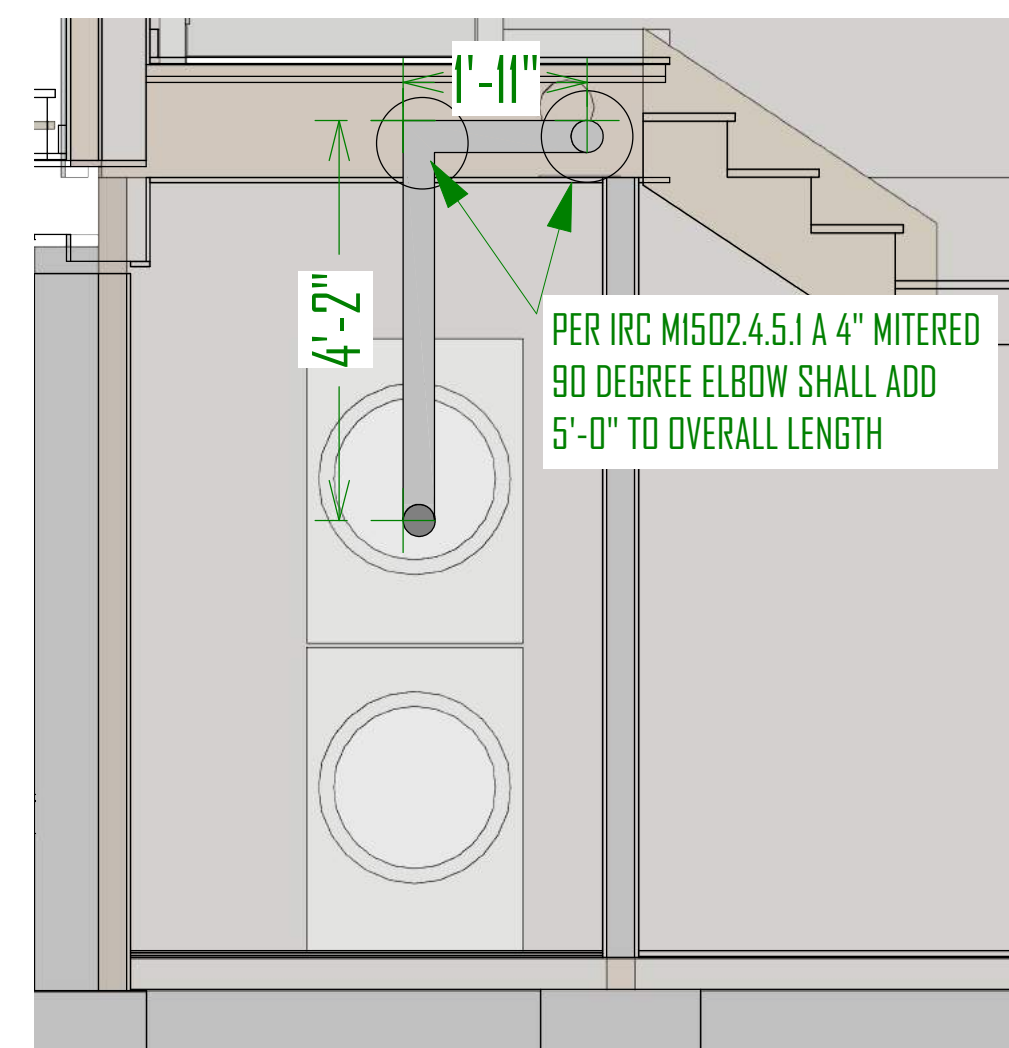
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## DRYER EXHAUST DUCTWORK DETAILS



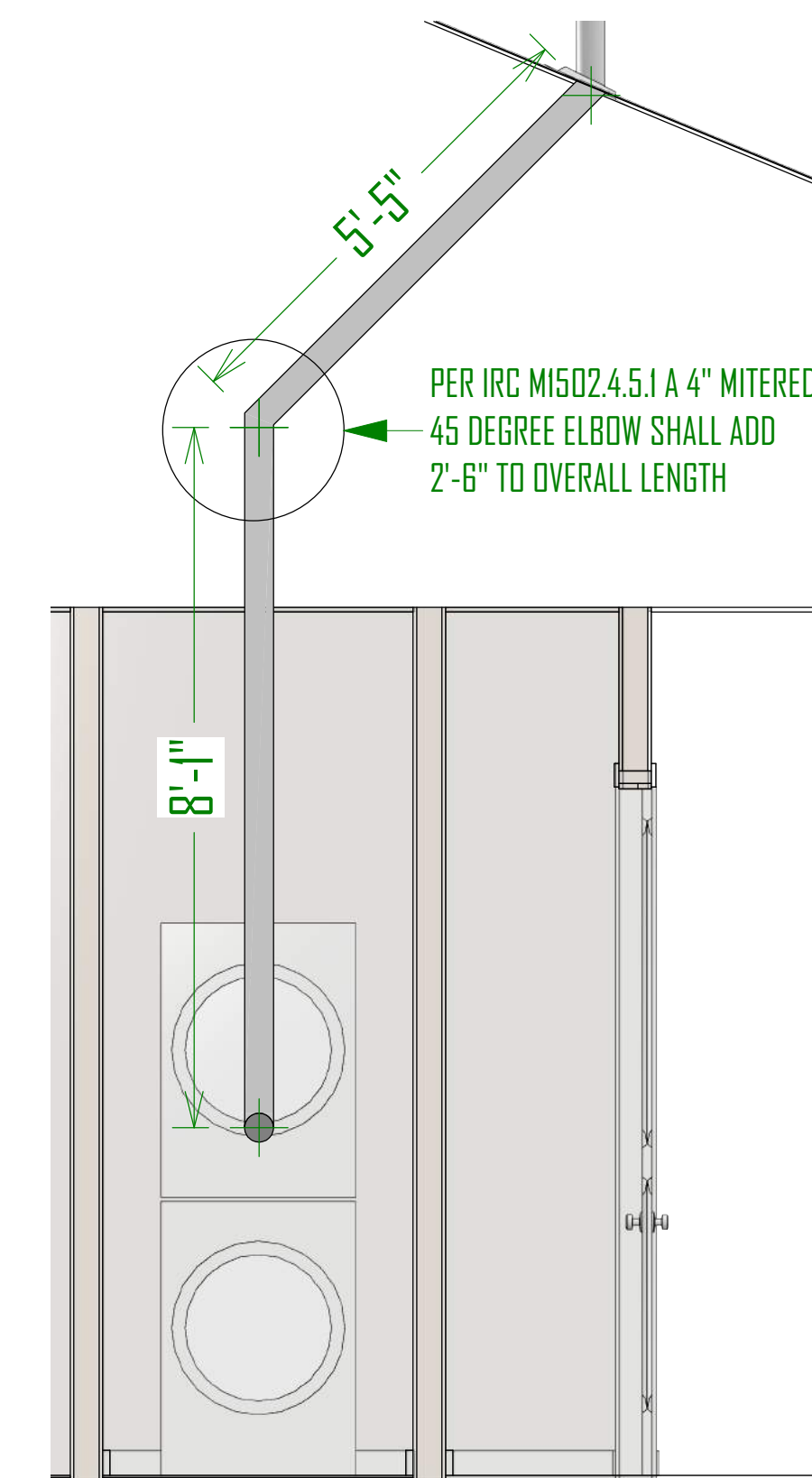
**TOTAL LENGTH: 18'-7 1/2"**

LENGTH CALCULATION TO BE STATED ON A PERMANENT PLACARD AT THE DRYER LOCATION



**TOTAL LENGTH: 11'-1"**

LENGTH CALCULATION TO BE STATED ON A PERMANENT PLACARD AT THE DRYER LOCATION



**TOTAL LENGTH: 18'-6"**

LENGTH CALCULATION TO BE STATED ON A PERMANENT PLACARD AT THE DRYER LOCATION

**GREEN STREET BUILDING ADDITION**  
 2824 SOUTH GREEN STREET,  
 FOREST DALE 27 & 28  
 SALT LAKE CITY, UT

UPDATED:  
**2/8/2019**

SHEET TITLE:  
**Mechanical Sheet**

SHEET NUMBER:  
**M-1**

# **ATTACHMENT C: ADDITIONAL APPLICATION INFORMATION**

---



# Conditional Use

SALT LAKE CITY PLANNING

### OFFICE USE ONLY

Project #: <i>PLNPCM 2019-00037</i>	Received By: <i>CHRIS EARL</i>	Date Received: <i>1/9/2018</i>	Zoning: <i>R-1-7000</i>
Project Name: <i>2324 Addition's ADU</i>			

### PLEASE PROVIDE THE FOLLOWING INFORMATION

Request: *ADU in new addition*

Address of Subject Property: *2324 S Green St*

Name of Applicant: *Yingying Zhang* Phone: [REDACTED]

Address of Applicant: [REDACTED]

E-mail of Applicant: [REDACTED] Cell/Fax: [REDACTED]

Applicant's Interest in Subject Property:  
 Owner     Contractor     Architect     Other:

Name of Property Owner (if different from applicant):

E-mail of Property Owner: [REDACTED] Phone: [REDACTED]

*(* Please note that additional information may be required by the project planner to ensure adequate information is provided for staff analysis. All information required for staff analysis will be copied and made public, including professional architectural or engineering drawings, for the purposes of public review by any interested party.

### AVAILABLE CONSULTATION

*(* Planners are available for consultation prior to submitting this application. Please call (801) 535-7700 if you have any questions regarding the requirements of this application.

### WHERE TO FILE THE COMPLETE APPLICATION

<i>Mailing Address:</i> Planning Counter PO Box 145471 Salt Lake City, UT 84114	<i>In Person:</i> Planning Counter 451 South State Street, Room 215 Telephone: (801) 535-7700
---	---

### REQUIRED FEE

- (* Filing fee of **\$758**
- (* Plus additional cost of postage for mailing notice.

### SIGNATURE

*(* If applicable, a notarized statement of consent authorizing applicant to act as an agent will be required.

Signature of Owner or Agent: [REDACTED]	Date: <i>1/9/2019</i>
--	--------------------------

Updated 7/1/17

## Conditional Use Application Submittal Requirements

### 1. Project Description

- We would like to add an internal door to separate a 650 square foot section of our house's basement in order to designate said section for use as an Auxiliary Dwelling Unit ("ADU"), otherwise known as a "mother-in-law" room. Whether this conditional use request is approved, it will have no bearing on the external appearance of the building.

### 2. Conditional Use Information

- N/A. There will be no operating or delivery hours associated with this proposed use.
- The land use adjacent to the property is single and multifamily residential.
- N/A. There will be no employees working on-site during the highest shift.
- N/A. There will be no seats provided as part of the conditional use.
- Yes, we have discussed the project with nearby property owners. North neighbor wanted a temporary fence erected during construction in order to keep her dogs out of the construction site.

### 3. Minimum Plan Requirements

- Yes, we submitted two paper copies (24" x 36") of plans for zoning, building, and conditional use review.
- Yes, we submitted a digital (PDF) copy of each plan and elevation drawing.
- Yes, one 11 x 17 inch reduced copy. Planners in SLC office said 8.5 x 11 also ok.

### 4. Site Plan

- Site plan submitted, included with the plans.

### 5. Elevation Drawings

- N/A. While we did submit detailed elevation, sections, and profile drawings with dimensions drawn to scale, included with the plans, whether the basement section is separated internally will have no bearing on the exterior appearance of the building.
- N/A. While type of construction and all primary exterior construction materials are listed, included with the plans, the requested ADU is interior to the house structure since it is part of the basement. Therefore, approval of this request has no bearing on external structure materials.
- One single ADU dwelling unit, size is 650 square feet.

To: Kelsey Lindquist

From: A.J. Waller

Subject: 2324 Green St Addition containing interior ADU, Response 2

1. We reduced the south eaves width from its original 4' to 2' (updated plan attached).
2. For each of the following ADU standards, response is in-line below in blue:

E. Standards: Accessory dwelling units shall conform to the following requirements:

1. General Requirements Applicable To All Accessory Dwelling Units:

a. One Per Lot: City may permit one accessory dwelling unit for each lot that contains a single-family dwelling.

Satisfied. Application is for one (1) ADU only.

b. Not A Unit Of Density: Accessory dwelling units are not considered a unit of density and therefore are not included in the density calculation for residential property.

Satisfied.

c. Ownership: An accessory dwelling unit shall not be sold separately or subdivided from the principal dwelling unit or lot unless compliant with subdivision regulations.

Satisfied. Not subdivided.

d. Owner Occupancy: The City shall only permit an accessory dwelling unit when an owner occupant lives on the property within either the principal or accessory dwelling unit. Owner occupancy shall not be required when:

( 1) The owner has a bona fide, temporary absence of three (3) years or less for activities such as military service, temporary job assignments, sabbaticals, or voluntary service (indefinite periods of absence from the dwelling shall not qualify for this exception); or

( 2) The owner is placed in a hospital, nursing home, assisted living facility or other similar facility that provides regular medical care, excluding retirement living facilities or communities.

Satisfied. Owner lives on the property.

E. Number Of Residents: The total number of residents that reside in an accessory dwelling unit may not exceed the number allowed for a "family" as defined in section [21A.62.040](#), "Definitions Of Terms", of this title.

Satisfied. ADU isn't yet built. When complete, total number of residents shall not exceed the number allowed for a "family" as defined in section [21A.62.040](#), "Definitions Of Terms", of this title.

f. Home Occupations: Home occupations may be conducted in an accessory dwelling unit as per section [21A.36.030](#) of this title.

Satisfied.

g. Parking: An accessory dwelling unit shall require a minimum of one on-site parking space. If the property has an existing driveway, the driveway area located between the property line with an adjacent street and a legally located off-street parking area can satisfy the parking requirement if the parking requirement for the principal use is complied with and the driveway area has a space that is at least twenty feet (20') deep by eight feet (8') wide. The parking requirement may be waived if:

( 1) Legally located on street parking is available along the street frontage of the subject property; or

( 2) The subject property is located within one-quarter ( $1/4$ ) mile of transit stop.

Please provide a project narrative that addresses the owner occupancy, size and parking are met. In regard to the owner occupancy requirement:

[Satisfied. Parking for ADU is located on the southeast portion of the lot \(see plan\).](#)

B. Owner Occupant: For the purposes of this title, "owner occupant" shall mean the following:

1. An individual who is listed on a recorded deed as an owner of the property;
2. Any person who is related by blood, marriage, adoption to an individual who is listed on a recorded deed as an owner of the property; or
3. An individual who is a trustor of a family trust who possesses legal ownership of the property.

[Satisfied. Owner lives on the property.](#)



## **ATTACHMENT D: SITE PHOTOS**

---



Subject Property



Abutting Property to the South



Adjacent Properties to the East



Adjacent Properties to the South East



Adjacent Properties to the North East



Subject Property and the Abutting Property to the North

# ATTACHMENT E: ADU ZONING STANDARDS

## 21A.40.200 – Accessory Dwelling Units

ADU Standards	Proposed	Complies Y/N
<p>Size:</p> <p>An ADU cannot occupy more than <b>50%</b> of the gross square footage of the single-family structure. The square footage of an attached garage shall not be included in the gross square footage unless the accessory dwelling unit is located in a basement that includes habitable space below the garage.</p>	<p>The single-family residence is currently 1,438 square feet in size. The proposed addition adds approximately 3,070 square footage of finished space. The total gross square footage of the principal structure is approximately 4,508. The ADU is approximately <b>595</b> square feet, which is <b>13%</b> of the gross square footage.</p>	<p><b>Complies</b></p>
<p>Maximum Coverage:</p> <p>The surface coverage of all principal and accessory buildings shall not exceed <b>40%</b> of the lot.</p>	<p>The ADU is located in the basement of the proposed addition. The principal structure and all accessory structures equal approximately <b>35.68%</b>.</p>	<p><b>Complies</b></p>
<p>Entrance Locations:</p> <p>Entrances to an accessory dwelling unit that are located within a single family dwelling shall only be permitted in the following locations:</p> <ol style="list-style-type: none"> <li>1. An existing entrance to the single family dwelling;</li> <li>2. When located on a building façade that faces a corner side yard, the entrance shall be set back a minimum of twenty feet (20') from the front building façade;</li> <li>3. Exterior stairs leading to an entrance above the first level of the principal structure shall only be located on the rear elevation of the building;</li> <li>4. Side entrances to an accessory dwelling unit are not considered a principal entry to the</li> </ol>	<p>The ADU incorporates two entrances that are part of the single family dwelling. One of the primary entrances will face the street and will be considered a part of the single-family structure. The second entrance is within the attached garage. Both entrances provide access to the single-family structure and the ADU.</p>	<p><b>Complies</b></p>

<p>building and are exempt from subsection 21A.24.010H, "Side entry Buildings", of this title;</p> <p>5. Located on the rear façade of the dwelling;</p> <p>6. Located in a side yard provided the side yard is at least eight feet (8') in width. Stairs leading to an ADU in the basement are permitted to encroach into the side yard.</p>		
<p><b>Parking:</b></p> <p>An accessory dwelling unit shall require a minimum of one on-site parking space. If the property has an existing driveway, the driveway area located between the property line with an adjacent street and a legally located off-street parking area can satisfy the parking requirement if the parking requirement for the principal use is complied with and the driveway area has a space that is at least twenty feet (20') deep by eight feet (8') wide.</p>	<p>The proposed ADU has a parking stall within the attached garage.</p>	<p><b>Complies</b></p>

# ATTACHMENT E: CONDITIONAL USE STANDARDS

---

## 21A.54.080: Standards for Conditional Uses

A conditional use shall be approved if reasonable conditions are proposed, or can be imposed, to mitigate the reasonably anticipated detrimental effects of the proposed use in accordance with applicable standards set forth in this section.

### 1. The use complies with applicable provisions of this title;

**Analysis:** The proposed ADU use is located in the R-1/7000 zoning district which allows for an ADU to be approved through the conditional use process, subject to meeting the specific regulations for an ADU in section 21A.40.200 of the zoning ordinance. As analyzed in Attachment D, the ADU complies with the requirements of 21A.40.200.

**Finding:** The proposed use will comply with the applicable provisions of the Salt Lake City Zoning Ordinance.

### 2. The use is compatible, or with conditions of approval can be made compatible, with surrounding uses;

**Analysis:** The proposed use is anticipated in the R-1/7000 zoning district and is considered a use that is potentially compatible with adjacent and surrounding residential uses by being listed as a conditional use in the land use table. The ADU meets all the requirements of an internal ADU.

**Finding:** The proposed development and use is generally compatible with the surrounding uses and the R-1/7000 zoning district.

### 3. The use is consistent with applicable adopted city planning policies, documents, and master plans; and

**Analysis:** The subject property is located within the Sugar House Master Plan. The future land use map indicates this neighborhood as Low-Density Residential. The master plan designates this area with a maximum density of 5-10 dwelling units per acre. This designation is most appropriately reflected by R-1/7000 (Single-Family Residential), R-1/5000 (Single-Family Residential), R-2 (Single and Two-Family Residential) and RMF-30 (Low Density Multi-Family) zoning districts.

The Purpose Statement of the R-1/7000 (Single-Family Residential) zoning district:

*The purpose of the R-1/7000 Single-Family Residential District is to provide for conventional single-family residential neighborhoods with lots not less than seven thousand (7,000) square feet in size. This district is appropriate in areas of the City as identified in the applicable community Master Plan. Uses are intended to be compatible with the existing scale and intensity of the neighborhood. The standards for the district are intended to provide for safe and comfortable places to live and play, promote sustainable and compatible development patterns and to preserve the existing character of the neighborhood.*

The purpose of ADU'S:

1. Create new housing units while respecting the appearance and scale of single-family residential development;
2. Provide more housing choices in residential districts;
3. Allow more efficient use of housing stock, public infrastructure, and the embodied energy contained within existing structures;
4. Provide housing options for family caregivers, adult children, aging parents, and families seeking smaller households;
5. Offer a means for residents, particularly seniors, single parents, and families with grown children, to remain in their homes and neighborhoods, and obtain extra income, security, companionship, and services;

6. *Broaden the range of affordable housing throughout the City;*
7. *Support sustainability objectives by increasing housing close to jobs, schools, and services, thereby reducing greenhouse gas emissions and fossil fuel consumption;*
8. *Support transit oriented development and reduce auto usage by increasing density near transit; and*
9. *Support the economic viability of historic properties and the City's historic preservation goals by allowing accessory dwelling in historic structures.*

The proposed ADU is consistent with the following Residential Land Use Goal included in the Sugar House Master Plan:

- Provide a diversity of housing types, sizes, and prices in the community as a whole.

The proposal is consistent with the Sugar House Master Plan, as well as the goals and policies outlined in the Growing SLC: A Five Year Housing Plan. The Growing SLC Plan aims to increase housing options, promote diverse housing stock, and allows for additional units while minimizing neighborhood impacts.

**Findings:** The use is consistent with the applicable adopted city planning documents, policies and master plans.

**4. The anticipated detrimental effects of a proposed use can be mitigated by the imposition of reasonable conditions.**

**Detrimental Effects Determination: In analyzing the anticipated detrimental effects of a proposed use, the planning commission, or in the case of administrative conditional uses, the planning director or designee, shall determine compliance with each of the following:**

Criteria	Finding	Rationale
1. This title specifically authorizes the use where it is located;	<b>Complies</b>	The proposed ADU is an accessory residential use and is allowed as a conditional use within the R-1/7000 zoning district. The proposed ADU complies with all specific regulations for an ADU including size, entrance, parking, etc. as outlined in Attachment D.
2. The use is consistent with applicable policies set forth in adopted citywide, community, and small area master plans and future land use maps;	<b>Complies</b>	<p>The uses are located in an area zoned and designated by the associated master plan by low density residential.</p> <p>This land use designation allows for lots typically between 5,000 and 8,000 square feet. Low density includes single-family dwellings interspersed with multiple family dwellings and duplexes.</p> <p>As discussed under Conditional Use standard 3 above, the proposed ADU is consistent with the purpose of the ADU ordinance, residential land use policies in the Sugar House</p>



		Master Plan and supports goals outlined in Growing SLC: A Five Year Housing Plan by providing more housing options, and creating a new housing unit that respects the scale of the neighborhood.
3. The use is well suited to the character of the site, and adjacent uses as shown by an analysis of the intensity, size and scale of the use compared to existing uses in the surrounding area;	<b>Complies</b>	The proposed ADU is located within the existing single-family structure, and provides an attached parking space. The activity associated with the ADU should be minimal, due to the internal nature of the parking and the ADU. The addition to the structure will continue to read as a single-family dwelling. The surrounding area includes single-family dwellings, duplexes and multi-family dwellings. The proposed ADU does not conflict with this standard.
4. The mass, scale, style, design and architectural detailing of the surrounding structures as they related to the proposed have been considered;	<b>Complies</b>	As discussed above, the scale of the proposal is compatible with the surrounding structures and existing uses. The location of the ADU will minimize the impacts to adjacent properties.
5. Access points and driveways are designed to minimize grading of natural topography, direct vehicular traffic onto major streets, and not impede traffic flows;	<b>Complies</b>	The vehicular access will primarily be served by the existing rear alley. The new attached garage, is below grade and will require resurfacing. However, the vehicular traffic associated with the ADU is not anticipated to impede traffic flows.
6. The internal circulation system is designed to mitigate adverse impacts on adjacent property from motorized, nonmotorized, and pedestrian traffic;	<b>Complies</b>	The proposed parking for the ADU will be accessed from the rear alley. The ADU is not anticipated to impact adjacent property with motorized and non-motorized traffic.
7. The site is designed to enable access and circulation for pedestrian and bicycles;	<b>Complies</b>	The site is designed to enable pedestrian and bicycle access. The walkways and driveways will provide for a variety of access.
8. Access to the site does not unreasonably impact the service level of any	<b>Complies</b>	Vehicular access to the site is from the rear alley. The parking space is provided within the attached

abutting or adjacent street;		garage. Transportation did not provide any concerns about impact to the service level to the street.
9. The location and design of off street parking complies with applicable standards of this code;	<b>Complies</b>	As discussed throughout this analysis, the off street parking space is provided in the attached garage. The location and design of the parking complies with the standards for ADUs.
10. Utility capacity is sufficient to support the sue at normal service levels;	<b>Complies</b>	Public Utilities provided comments on the project. A utility plan will need to be submitted for review and compliance, during the building permitting process.
11. The use is appropriately screened, buffered, or separated from adjoining dissimilar uses to mitigate potential use conflicts;	<b>Complies</b>	The ADU is located within the basement of a proposed addition to the existing single-family structure. The ADU is appropriately buffered, screened and separated from the abutting and adjacent uses – due to its internal location.
12. The use meets city sustainability plans, does not significantly impact the quality of surrounding air and water, encroach into a river or stream, or introduce any hazard or environmental damage to any adjacent property, including cigarette smoke;	<b>Complies</b>	The use does not significantly impact sustainability plans. The project supports sustainability objectives by increasing housing close to jobs, schools, and services, thereby reducing greenhouse emissions and fossil fuel consumption.
13. The hours of operation and delivery of the use are compatible with surrounding uses;	<b>Complies</b>	The ADU is internal to an existing single-family structure and is compatible with surrounding uses.
14. Signs and lighting are compatible with, and do not negatively impact surrounding uses; and	<b>Complies</b>	Signs are not associated with this proposal. Any lighting within the single-family structure is not expected to have negative impacts on surrounding uses.
15. The proposed use does not undermine preservation of historic resources and structures	<b>Complies</b>	The property is not located within a Local or National Historic District and the proposal does not involve the demolition or removal of any historic resources.

# **ATTACHMENT G: PUBLIC PROCESS AND COMMENTS**

## **PUBLIC PROCESS AND INPUT**

Notice was sent to the Sugar House Community Council on February 25, 2019.

Notice of the application was mailed to surrounding tenants and property owners on March 4, 2019.

The site was posted on April 14, 2019.

Staff attended the Sugar House Community Council on March 18, 2019. The applicant attended and answered several questions that were raised. One concern was raised about parking. There was general support for the proposal. A letter from the Sugar House Community Council is attached.

One email has been received regarding the proposal.

**From:** [REDACTED]  
**Subject:** [Lindquist, Kelsey](#)  
**Date:** PLNPCM-00037  
Monday, March 11, 2019 10:47:49 AM

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Good morning,

I live two doors north of the property requesting conditional use for an ADU on Green Street. I do not have any complaints about adding an ADU, however, I do have some concerns about the design. In looking at the size and nature of the surrounding homes, the side orientation of the addition concerns me. The two houses south and almost all of the houses to the north are small bungalows. The house next door had a master bedroom/bathroom addition that was built off the back of the house and it is nice because it does not look out of proportion to the rest of the houses on the street. I do support the addition, but I have concerns related to the design detracting from the design of the bungalows along the street. This street has so many mixed developments that it would be nice if at the very least, there was some uniformity where we can retain it.

Thank you.

[REDACTED]

April 11, 2019

TO: Salt Lake City Planning Commission

FROM: Judi Short, Vice Chair and Land Use Chair  
Sugar House Community Council

RE: Accessory Dwelling Unit at 2324 Green Street



This is our first ADU since the new ordinance was proposed, and I have to say this is a very good proposal. We commend the planning staff for putting together a terrific handbook to help citizens understand the requirements of what an ADU is, and how to design one.

This project is at 2324 Green Street, in an R-1/7000 zone. The parcel has a single-family home on it, and the owner wishes to build an attached ADU in the rear of the home, with access from the alley. This will be as a rear addition which will be slightly below grade. At the same time, there will be a second-floor addition to the original home. There will be a garage for the ADU accessible from the alley.

AJ Waller, the owner of the property, is requesting a conditional use to build the accessory dwelling unit. It is his intent to have his in-laws live in the accessory dwelling unit during the part of the year that they are visiting from out of the country. Occupants will be AJ Waller and his spouse, and her parents when they visit. The Waller's anticipate room for any children they may have.

We asked the trustees of the area to share the plans via email and conversation with neighbors on the street. We got the following comment from one of them: "ADU 2434 Green Street Comments -

As I walked through the neighborhood last night after the meeting, the side addition does concern me a little. The two houses south and almost all of the houses to the north are small bungalows. The house next door had a master bedroom/bathroom addition that was built off the back of the house and it is nice because it does not look out of proportion to the rest of the houses on the street. That being said, I do support the addition, but I will likely comment on concerns related to the design not detracting from the bungalows along the street." Comments received at the meeting or from trustees expressed concern about what that could do to the fabric of that neighborhood if everyone starts putting an addition in the back yard. However, that is not something we can be concerned with.

We received no other comments although the planner may have some. We discussed the size of the addition relative to the rest of the homes on the block, and decided that it did not seem overly large. That might be a different story if everyone on the block does the same thing.

We think this is a good example of a well-designed ADU that meets the standards written in the code, and ask that you approve this request.

# **ATTACHMENT I: DEPARTMENT REVIEW COMMENTS**

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**Michael Barry - TRANSPORTATION:** Three off street parking spaces satisfies the parking requirement. The driveway needs to sloped in 11 foot increments at a grade change of no greater the 6% per 11 feet. See <http://www.slcdocs.com/transportation/design/pdf/E2.b1.pdf> for maximum driveway slopes.

**Greg Mikolash - FIRE DEPARTMENT:** Addition to an existing R-3. Meets the sections for Fire Department access and Fire Hydrant. There are no other comments that would stop approval of the CUP. Other comments may be associated with further review of the building permit for this project.

**Scott Teerlink - POLICE DEPARTMENT:** No objections.

**Jason Draper - PUBLIC UTILITIES:**

**Vicki Bennett - SUSTAINABILITY:** No comments received.

**Scott Weiler -ENGINEERING:** No objections.

**Tim Burke-BUILDING:** See attached, below.

**Alan Hardmen – ZONING:**

## **Zoning Review Comments:**

1. An Accessory Dwelling Unit must be approved by the Planning Division as a Conditional Use per 21A.40.200 and 21A.33.020. Provide Planning Division approval for PLNPCM2019-00037 when approved.
2. The maximum grade change for the new driveway at the rear of the property appears to be over 4 feet. Grade changes over 4 feet must be approved by the Planning Division as a Special Exception per Table 21A.36.020B. Submit an application to the Planning desk in room 215. Phone 801-535-7700. Provide Planning Division approval when approved.
3. Provide owner/occupant information by submitting a recorded deed per 21A.40.200.B.
4. No accessory dwelling unit shall occupy more than 50% of the gross square footage of the existing single-family dwelling per 21A.40.200.E.2.b. Provide the total building square footage for the existing single-family dwelling in front. Provide the total building square footage for the ADU addition in the rear. It appears that the new ADU square footage significantly exceeds 50% of the existing single-family dwelling square footage.



DEPARTMENT of COMMUNITY and NEIGHBORHOODS

JACKIE BISKUPSKI  
MAYOR

ORION GOFF  
DIRECTOR

## **Second** BUILDING CODES PLAN REVIEW

Based on the Residential (2015 IRC) and the Utah State Amendments.

<b>Date:</b> February 23, 2019	<b>Review Cycle 2</b>	<b>Log No:</b> BLD2019-00080
<b>Address:</b> 2324 So. Green Street		<b>Project:</b> Zhang Res. Addition of
<b>Project Dox:</b> No, paper plans are in Bin B3		<b>a second attached dwelling</b>
<b>Valuation:</b> \$75,000* See comment 34 below		<b>unit (thus creating an ADU)</b>

### APPLICANT CONTACT INFORMATION:

**Name(s):** AJ Waller

**Email:** [skipper415@gmail.com](mailto:skipper415@gmail.com) **Phone:** (435) 272-5565

**Reviewed by:** Tim Burke

**Email:** [tim.burke@slcgov.com](mailto:tim.burke@slcgov.com) **Phone:** (801) 535-7746

Zoning review by: Alan Hardman

If you have any questions or comments, email is our preferred method of contact.

To discuss this review in person, please email a request for an appointment to: [tim.burke@slcgov.com](mailto:tim.burke@slcgov.com)

Permit and zoning information is available by visiting the Building Services and Civil Enforcement website at: <http://www.slcgov.com/building>

The design package submitted for the proposed building permit at the above location has been reviewed for compliance with the state adopted codes and amendments. These comments require corrections, clarification or additional details. Please provide revised plans and supporting documents along with a written response to each comment. Since the response letter (nor this review) are not part of the contract documents, the replies stated in the response letter shall be limited to stating only where the actual “answers” are located in the drawings. Clearly state where the added or revised information is located (i.e. “See detail 4, sheet A101”).

Please do not state the “answers” in the response letter. The intent is to revise the drawing and specification documents to a level of acceptance for this jurisdiction. In general, only the actual scope of work is to be depicted throughout the plan set; nothing more and nothing less.

Also, ensure no superfluous information is in the plan set. In general, only the actual scope of work is to be depicted throughout the plan set; nothing more and nothing less.

This is our **Second IRC Review** for this project. Our original comments that still need to be addressed remain in this size font and their original black print. Comments that have been resolved are in this size font and state “RESOLVED”

BUILDING CODES REVIEW COMMENTS CONTINUED:

afterwards. Added comments are in blue print. This Second Review is based on drawings and other support documents brought to this office on 2-13-19 and a response letter emailed on 2-18-19 by Jason Coulam.

**Description of Work** (as stated by applicant in Accela):

Applicant is homeowner. He needs a general contractor since there are 2 dwelling units////Want to log-in plan submission materials (plans, application, engineering calcs, manuals, etc.) for review in order to obtain building permit.

**Plan Review Comments:**

- 1. On the Cover Sheet, the Project Team states “architect”. As such, Utah DOPL regulations state that this implies the designer is a licensed architect and therefore his seal (signed and dated) is required on all documents submitted for the purpose of obtaining a building permit. Please either provide a Utah-licensed architect’s seal (signed and dated) on all submitted documents or remove all derivations of the term “architect” from all submitted documents. **Resolved.**
- 2. It is necessary for the design and work to comply only with the 2015 IRC (International Residential Code) as it is a stand-alone code for one and two-family dwellings. It includes all parameters of the current mechanical, electrical, plumbing and energy requirements per their respective independent codes. The IRC is already stated on the Title Sheet. Listing separate mechanical, electrical, plumbing and energy codes is redundant. Separately listing these codes is used only in conjunction with the IBC (International Building Code) for residential buildings of more than two dwellings and commercial buildings and spaces. Also, adding a listing of “all applicable state and local codes” is again redundant. The 2015 IRC is the sole residential code adopted (and in some sections, amended) by the State of Utah and all jurisdictions shall enforce. **Resolved.**

- 3. On the Cover Sheet, the Project Team states “Salt Lake”. Please revise to state “Salt Lake City” so to not confuse with Salt Lake County.

The wrong address remains.  
 Our office (in Salt Lake City’s City Hall) is at  
 451 South State Street.  
 Also, the project address states South Salt Lake [City]

<b>PROJECT INFORMATION:</b> PROJECT NAME: GREEN STREET BUILDING ADDITION LOCATION: 2324 SOUTH GREEN STREET > SOUTH SALT LAKE, UTAH 84106 PROJECT TYPE: RESIDENTIAL ADDITION	<b>PROJECT TEAM:</b> LOCAL JURISDICTION: SALT LAKE CITY BUILDING DEPARTMENT > 2001 STATE STREET SALT LAKE, UTAH 84143 801.468.2633
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- 4. On the Cover Sheet, the revise the Area Tabulation table to list “existing dwelling” and “proposed accessory dwelling” areas to the breakdown and totals. **Resolved.**
- 5. On the site plan, please provide actual dimensions from the proposed west exterior wall and the west property line. Also add this to floor plans and the section drawings (A3.1). **Resolved.**
- 6. Demonstrate compliance with the fire separation distance and construction ratings per IRC section R302. The response states to see Keynote 10 on A-2. The keynote is there in the legend but we’re not seeing which walls have this designation.

**Site Plan** (sheet P-2): **Corrected to sheet A-1.**

- 7. On the site plan, please provide actual dimensions for the two proposed window wells. Provide the width dimension as well as the projection from the foundation wall. This dimension must be at least 3ft. to meet egress requirements. This information is shown on the 6<sup>th</sup> drawing sheet uploaded but it is also needed on the site plan. **Resolved.**
- 8. On the site plan, please provide all existing and proposed utility yard line and meter locations. Only the meter locations have been added. The yard lines are still needed. It is important to know if the are routed to the front or rear of the property.
- 9. Clearly indicate all existing and proposed construction. Clarify the scope of remodeling in the existing dwelling. The response was to add notes to the Site Plan , A-1. However, the scope of remodeling in the existing dwelling still needs clarification.

**Foundation:**

- 10. Notes on sheets P-2 and P-3 indicate a hydronic radiant heat system. In addition to the layout drawings in the set, provide a complete submittal for the proposed hydronic system. **Resolved.**



**BUILDING CODES REVIEW COMMENTS CONTINUED:**

**Building Exterior:**

11. Provide submittals for the exterior siding. **Resolved.**

**Roof:**

12. Provide details and calculations for roof venting. **Resolved.**

13. Show how the roof assembly complies with the IRC insulation requirements: **Resolved.**

TABLE N1102.1.2 (R402.1.2)  
INSULATION AND FENESTRATION REQUIREMENTS BY COMPONENT<sup>a</sup>

CLIMATE ZONE	FENESTRATION U-FACTOR <sup>b</sup>	SKYLIGHT U-FACTOR	GLAZED FENESTRATION SHGC <sup>b, e</sup>	CEILING R-VALUE	WOOD FRAME WALL R-VALUE	MASS WALL R-VALUE <sup>i</sup>	FLOOR R-VALUE	BASEMENT <sup>c</sup> WALL R-VALUE	SLAB <sup>d</sup> R-VALUE & DEPTH	CRAWL SPACE <sup>c</sup> WALL R-VALUE
5 and Marine 4	0.32	0.55	NR	49	20 or 13 + 5 <sup>h</sup>	13/17	30 <sup>g</sup>	15/19	10, 2 ft	15/19

14. Show how the other building envelope components comply with requirements for the Zone 5 values in this 2015 IRC Table. Call out the R values for the various components. **Resolved.**

**Doors and Windows** Sheet I-2 (the second sheet in the set):

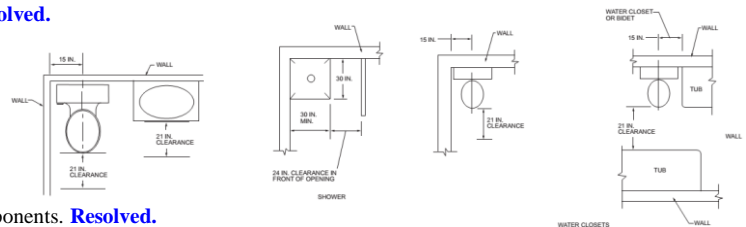
15. On the Door and Window Schedule, designate the egress windows. For each listed egress window, state the actual net clear opening (width, height and area) created when the sash is opened in the normal fashion. Also state the height (a.f.f.) of the bottom of the clear opening. The code sections are posted on the sheet, however, the extra step of showing how the designed windows comply with these requirements. **Resolved.**

16. Provide flashing details for all envelope openings (windows, doors, skylights, etc.). **Resolved.**

**Building Interior:**

17. Enlarged bathroom plans are helpful. Please add dimensions and wall material notes (such as the tub surround wall materials). IRC Section R307.1 outlines bathroom space minimums. Also include mechanical and electrical information. **Resolved.**

**SECTION R307 TOILET, BATH AND SHOWER SPACES**  
R307.1 Space required.



18. Provide a section drawing of the tub and shower surrounds. Show all components. **Resolved.**

19. At the common wall on the main level, there is a pass-through (no door). Please explain the intended use of what now appears to be one enlarged dwelling. (on sheet A-3).

The response states that this is a “passageway between these two rooms”. However, this opening makes the proposed “ADU” not an ADU but rather an addition to a single family residence. Please revise this classification throughout the plan set, particularly on the Index Sheet.

**Stairs:**

20. Revise the rise to 8” and run to 9” per Utah State Amendments. **Resolved.**

21. Provide gypsum wallboard to the underside of stairs. **Resolved.**

22. Guards are shown but not noted. See IRC 312. **Resolved.**

23. Winder stairs are noted but not shown. **Resolved.**

**Mechanical:** A separate Mechanical Permit will be required on this project. It can be obtained only when the Building Permit is issued. The Mechanical Permit application was submitted but is incomplete.

24. Provide a complete mechanical design as part of this review. Include Manuals J (heat loss calc’s), D (duct design) and S (equipment selection). Title this sheet as an “M” sheet in the Sheet Index.

BUILDING CODES REVIEW COMMENTS CONTINUED:

25. Show/note the dryer exhaust duct (complete length) for the washer/dryer units. Show the termination point on the elevation drawings. Show the developed length calculation and that it will be stated on a permanent placard at the dryer location. **Resolved.**

**Fuel gas:** This work is to be included under the Mechanical Permit.

26. Provide a gas pipe sizing diagram. Include calculations and pipe sizes. See the *Questar (Dominion) Good Practices* field handbook, pg. 39 for an example. This must be submitted during this plan review phase. B Show the meter location, for each dwelling, on the Site Plan.

**The only appliances shown are the two tankless water heaters. Are there no other gas appliances? All gas-fired appliances (downstream from the meter) must be included in the diagram and calculations.**

**Electrical:** A separate Electrical Permit will be required on this project. It can be obtained only when the Building Permit is issued. The Electrical Permit application was submitted but is incomplete.

27. Show the panel location for this added dwelling. State the amperage of the panel and show (dotted outline) the work space in front of it. This must be submitted during this plan review phase. Show the meter location, for each dwelling, on the Site Plan. **Resolved.**

28. Add gfcı receptacles at the kitchen(ette) countertops to comply with IRC requirements. **Resolved.**

**Plumbing:** A separate Plumbing Permit will be required on this project. It can be obtained only when the Building Permit is issued. The Plumbing Permit application was submitted but is incomplete.

29. Provide a typical plumbing plan (interior/exterior) and general plumbing notes. Title this sheet as an "P" sheet in the Sheet Index. **Resolved.**

30. Provide a cross-section drawing of the shower stall showing/describing all layers. The response refers to "water proof drywall". However, water-"resistant" drywall is not allowed in shower stalls nor tub surrounds. Please revise this to comply with:

**2015 IRC Section R702.3.7 Water-resistant gypsum backing board.**

Gypsum board used as the base or backer for adhesive application of ceramic tile or other required nonabsorbent finish material shall conform to ASTM C 1396, C 1178 or C 1278. Use of water-resistant gypsum backing board shall be permitted on ceilings. Water-resistant gypsum board shall not be installed over a Class I or II vapor retarder in a shower or tub compartment. Cut or exposed edges, including those at wall intersections, shall be sealed as recommended by the manufacturer.

**R702.3.7.1 Limitations.**

Water-resistant gypsum backing board shall not be used where there will be direct exposure to water, or in areas subject to continuous high humidity.


**Structural:**

31. On the Cover Sheet's General notes, revise note 5. It is customary that the truss (shop) drawings are provided only when the production order is placed and paid. Therefore, it is also customary for these drawings and calculations be deferred. **Resolved.**

32. **Special Inspections, as/if required by the structural engineer of record,** must be documented on our department's form which must be completed and submitted for review prior to issuing a building permit. This form is located at: [http://www.slcdocs.com/building/Special Inspection 11-13-14.pdf](http://www.slcdocs.com/building/Special%20Inspection%2011-13-14.pdf) **Please ensure that copies of the current applicable certificates for each of the inspectors listed are attached as stated in red print on page 1 of our form.** Special Inspectors must possess a minimum of one current certification from a recognized national organization; i.e. AWS (welding), ACI (concrete), AISC (steel), ICC (Int'l Code Council), etc. This certificate must be for the same discipline as that selected on the form for that inspector. Note: A Utah DOPL license is not an acceptable substitute for a nationally recognized certificate.

Also ensure that all three listed parties sign page 4 of the form. The engineer of record must also apply his/her seal, signed and dated.

BUILDING CODES REVIEW COMMENTS CONTINUED:

Please upload the completed form and certifications to the  [Special Inspection Reports](#) folder in Project Dox. Provide printed copies for paper plans.

**Provide documentation from the engineer of record if Special Inspections are not required.**

The response states to see a response from York Eng'g however, this was not attached with the code response.

- 33. **Structural Observations** (IBC 1704), as and if required by the structural engineer of record, must be documented on this department's form which must be completed and submitted for review prior to the issuing of a building permit. This form can be selected from the weblink: <http://www.slcdocs.com/building/f-structural-observation.pdf>

Please re-load the form to the  [Special Inspection Reports](#) folder.

If Structural Observations are not required, upload a letter by the structural engineer stating this.

**NOTE:** This requirement cannot be deferred.

The response states to see a response from York Eng'g however, this was not attached with the code response.

- 34. **Project valuation.** This is considerably low. Please recalculate this amount. It must include all costs, labor and material, from selective demolition/excavation through final finishes.

The response states that the valuation is to be revised to \$50/sf. x 3,060sf = \$153,500.

The ICC Building Valuation Data is at: <https://cdn-web.iccsafe.org/wp-content/uploads/BVD-0218.pdf>

**Square Foot Construction Costs** <sup>a, b, c</sup>

Group (2018 International Building Code)	IA	IB	IIA	IIB	IIIA	IIIB	IV	VA	VB
R-3 Residential, one- and two-family <sup>d</sup>	151.10	146.99	143.20	139.61	134.50	130.95	137.27	125.85	118.45

A more realistic valuation should approximate the value listed under type VB (farthest to the right); \$118.45 psf  
Therefore, the valuation should be 3,060 sf x \$ 118.45 = \$362,457

This concludes our [Second IRC Plan Review](#).

Please reply to this review by emailing or delivering a response letter and revised or added drawings to this office.

Ensure replacement or revised drawings bear the exact same title as their predecessor. Also ensure that the revision date(s) are stated in the title blocks of the drawings.

Thank you.



## **Project: Zhang Res. Single Family House Addition - Green Street Building**

**Log No: BLD2019-00080**

**January 26, 2019**

**Attention: Planning & Building Department**

### **Plan Review Comments:**

1. On the Cover Sheet, the Project Team states "architect". As such, Utah DOPL regulations state that this implies the designer is a licensed architect and therefore his seal (signed and dated) is required on all documents submitted for the purpose of obtaining a building permit. Please either provide a Utah-licensed architect's seal (signed and dated) on all submitted documents or remove all derivations of the term "architect" from all submitted documents.

- The terminology "Architect" has been removed from the plan set, omitting the necessity to provide a Utah-Licensed Architects' seal.

2. It is necessary for the design and work to comply only with the 2015 IRC (International Residential Code) as it is a stand-alone code for one and two-family dwellings. It includes all parameters of the current mechanical, electrical, plumbing and energy requirements per their respective independent codes. The IRC is already stated on the Title Sheet. Listing separate mechanical, electrical, plumbing and energy codes is redundant. Separately listing these codes is used only in conjunction with the IBC (International Building Code) for residential buildings of more than two dwellings and commercial buildings and spaces. Also, adding a listing of "all applicable state and local codes" is again redundant. The 2015 IRC is the sole residential code adopted (and in some sections, amended) by the State of Utah and all jurisdictions shall enforce.

- All but the "2015 International Residential Code" have been removed from the cover sheet.

3. On the Cover Sheet, the Project Team states "Salt Lake". Please revise to state "Salt Lake City" so to not confuse with Salt Lake County.

- The Local Jurisdiction has been updated to "Salt Lake City". Please see sheet I-1
4. On the Cover Sheet, the revise the Area Tabulation table to list "existing dwelling" and "proposed accessory dwelling" areas to the breakdown and totals.
- Area Tabulation has been expanded to include total existing dwelling, and addition with the total area for the "Proposed Accessory Dwelling" area called out.
5. On the site plan, please provide actual dimensions from the proposed west exterior wall and the west property line. Also add this to floor plans and the section drawings (A3.1).
- Please see added dimensions to property line on sheet A-1
6. Demonstrate compliance with the fire separation distance and construction ratings per IRC section R302.
- Please see updated wall legend throughout and "Keynote" 10 on sheet A-2 indicating 1 hour fire rated wall locations.

**Site Plan (Sheet P-2):**

7. On the site plan, please provide actual dimensions for the two proposed window wells. Provide the width dimension as well as the projection from the foundation wall. This dimension must be at least 3ft. to meet egress requirements. This information is shown on the 6th drawing sheet uploaded but it is also needed on the site plan.
- Please see added window wells and dimensions callouts on sheet P-2
8. On the site plan, please provide all existing and proposed utility yard line and meter locations.
- Please see added meter callouts on sheet A-1
9. Clearly indicate all existing and proposed construction. Clarify the scope of remodeling in the existing dwelling.
- See added callouts indicating existing structure and New Add-on construction on sheet A-1

**Foundation:**

10. Notes on sheets P-2 and P-3 indicate a hydronic radiant heat system. In addition to the layout drawings in the set, provide a complete submittal for the proposed hydronic system.

- Please see added schematic on sheets P-2 & P-3

### **Building Exterior:**

11. Provide submittals for the exterior siding.

- See added exterior materials callouts on sheets A-6 & A-7

### **Roof:**

12 . Provide details and calculations for roof venting.

- See added venting calculation notes on sheet A-4

13. Show how the roof assembly complies with the IRC insulation requirements

- See Typ wall Details with updated r-values on sheets F1 & F2

14. Show how the other building envelope components comply with requirements for the Zone 5 values in this 2015 IRC Table. Call out the R values for the various components.

- See Typ wall Details with updated r-values on sheets F1 & F2

### **Doors and Windows (I-2)**

15. On the Door and Window Schedule, designate the egress windows. For each listed egress window, state the actual net clear opening (width, height and area) created when the sash is opened in the normal fashion. Also state the height (a.f.f.) of the bottom of the clear opening. The code sections are posted on the sheet, however, the extra step of showing how the designed windows comply with these requirements.

- Please see added information to window schedule on sheet I-2

16. Provide flashing details for all envelope openings (windows, doors, skylights, etc.).

- See added details on sheet I-2

### **Building Interior:**

17. Enlarged bathroom plans are helpful. Please add dimensions and wall material notes (such as the tub surround wall materials). IRC Section R307.1 outlines bathroom space minimums. Also include mechanical and electrical information

- See plumbing details on sheet P-1

18. Provide a section drawing of the tub and shower surrounds. Show all components.

- See plumbing details on sheet P-1

19. At the common wall on the main level, there is a pass-through (no door). Please explain the intended use of what now appears to be one enlarged dwelling. (on sheet P-3).

- No sheet is labeled "P-3". On sheet A-3 the doorway between the existing dining and entry is a passageway between these two rooms.

**Stairs:**

20. Revise 8" and run to 9" per Utah State Amendments.

- Please see added note on sheet A-5

21. Provide gypsum wallboard to the underside of stairs.

- Please see added note on sheet A-5

22. Guards are shown but not noted. See IRC 312.

- Please see added note on sheet A-5

23. Winder stairs are noted but not shown.

- A simple stair stringer to landing will be used. No winder stairs will be installed on this project. See added clarification notes on sheet A-5

**Mechanical:** A separate Mechanical Permit will be required on this project. It can be obtained only when the Building Permit is issued. The mechanical permit application was submitted but is incomplete.

24. Provide a complete mechanical design as part of this review. Include Manuals J (heat loss calc's), D (dust design) and S (equipment selection). Title this sheet as an "M" sheet in the Sheet Index.

- See added schematic on sheet P-2 & P-3

25. Show/note the dryer exhaust duct (complete length) for the washer/dryer units. Show the termination point on the elevation drawings. Show the developed length calculation and that it will be stated on a permanent placard at the dryer location.

- [Please see added information on added sheet M-1.](#)

**Fuel Gas:** This work is to be included under the Mechanical Permit.

26. Provide a gas pipe sizing diagram. Include calculations and pipe sizes. See the Questar (Dominion) Good Practices field handbook, pg. 39 for an example. This must be submitted during this plan review phase. B Show the meter location, for each dwelling, on the Site Plan.

- [Please see added gas line diagram on sheet M-1](#)

**Electrical:** A separate Electrical Permit will be required on this project. It can be obtained only when the Building Permit is issued. The Electrical Permit application was submitted but is incomplete.

27. Show the panel location for this added dwelling. State the amperage of the panel and show (dotted outline) the work space in front of it. This must be submitted during this plan review phase. Show the meter location, for each dwelling, on the Site Plan.

- [See added electrical plan location for ADU and noted amperage on sheet E-1. Please also see added meter location for ADU on sheet A-1](#)

28. Add gfci receptacles at the kitchen(ette)countertops to comply with IRC requirements.

- [Please see GFCI receptacles at all kitchen\(ette\) and bathroom locations throughout the plan. See sheets E-1 & E-2](#)

**Plumbing:** A separate Plumbing Permit will be required on this project. It can be obtained only when the Building Permit is issued. The Plumbing Permit application was submitted but is incomplete.

29. Provide a typical plumbing plan (interior/exterior) and general plumbing notes. Title this sheet as an "P" sheet in the Sheet Index.

- [See plumbing details on sheet P-1](#)

30. Provide a cross-section drawing of the shower stall showing/describing all layers.

- [See plumbing details on sheet P-1](#)



## Structural:

31. On the Cover Sheet's General notes, revise note 5. It is customary that the truss (shop) drawings are provided only when the production order is placed and paid. Therefore, it is also customary for these drawings and calculations be deferred.

- [See updated cover sheet](#)

32. Special Inspections, as/if required by the structural engineer of record, must be documented on our department's form which must be completed and submitted for review prior to issuing a building

permit. This form is located at: [http://www.slcdocs.com/building/Special\\_Inspection\\_11-13-14.pdf](http://www.slcdocs.com/building/Special_Inspection_11-13-14.pdf)

- [Please see letter from York Engineering addressing this comment](#)

33. Structural Observations (IBC 1704), as and if required by the structural engineer of record, must be documented on this department's form which must be completed and submitted for review prior to the issuing of a building permit. This form can be selected from the weblink: <http://www.slcdocs.com/building/f-structural-observation.pdf>

Please re-load the form to the folder.

If Structural Observations are not required, upload a letter by the structural engineer stating this.

NOTE: This requirement cannot be deferred.

- [Please see letter from York Engineering addressing this comment](#)

34. Project valuation. This is considerably low. Please recalculate this amount. It must include all costs, labor and material, from selective demolition/excavation through final finishes.

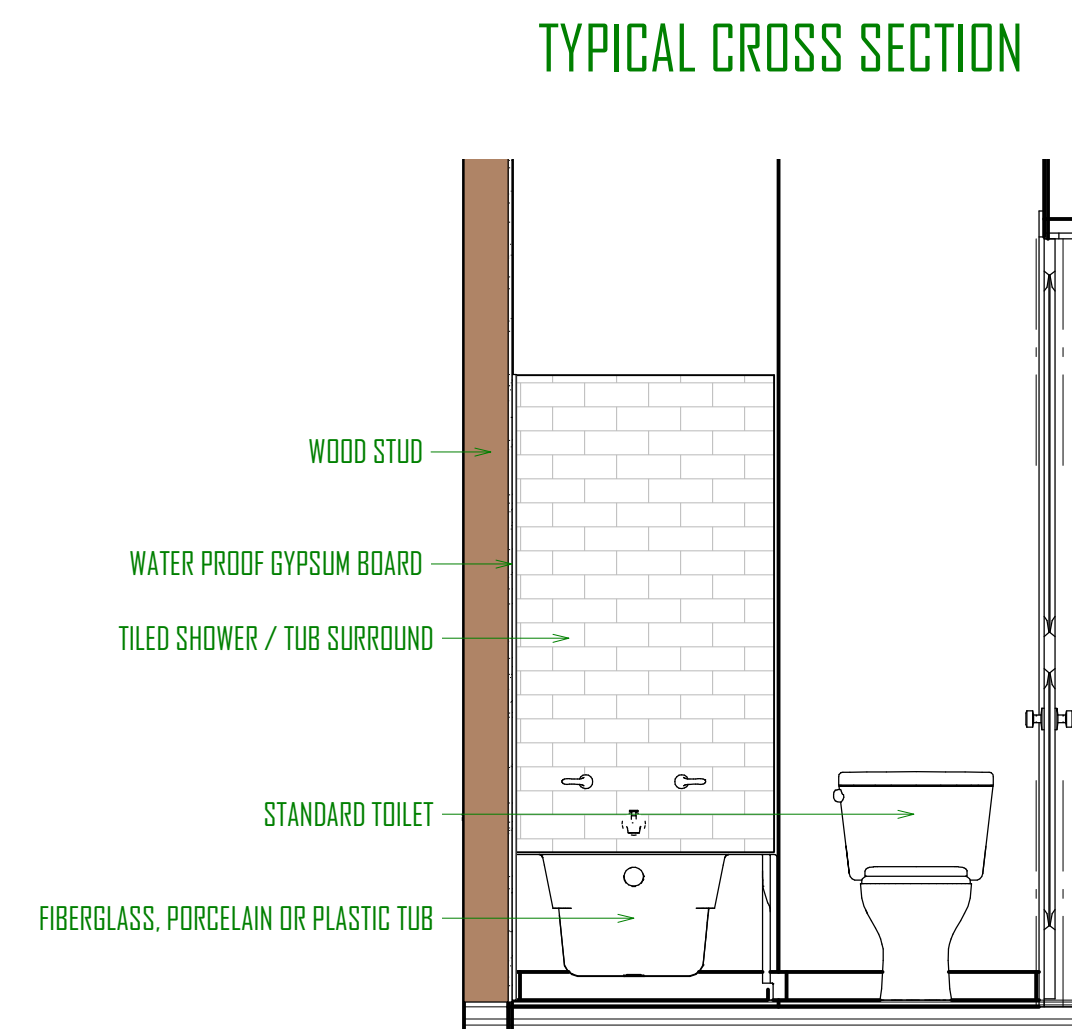
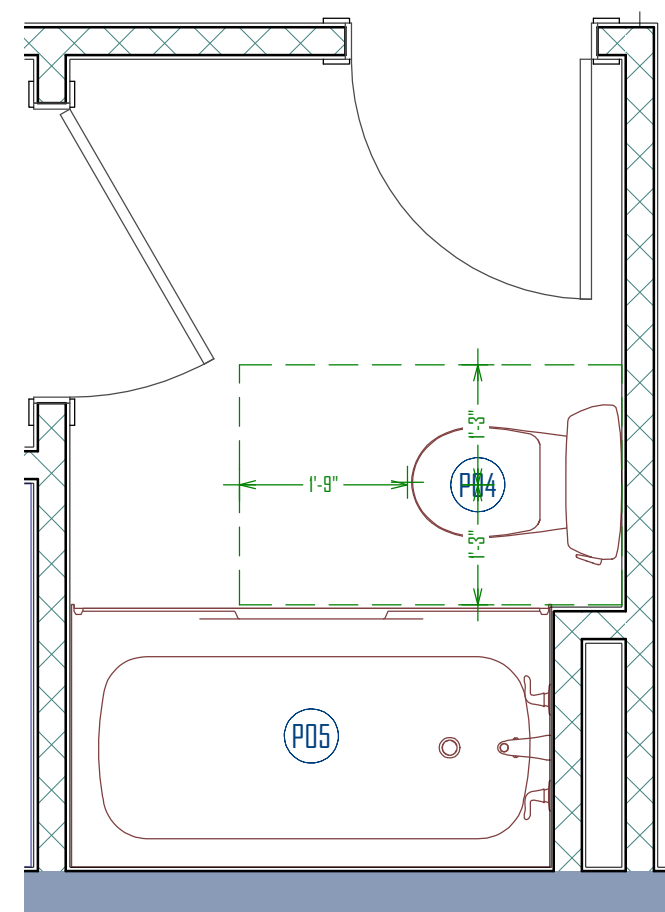
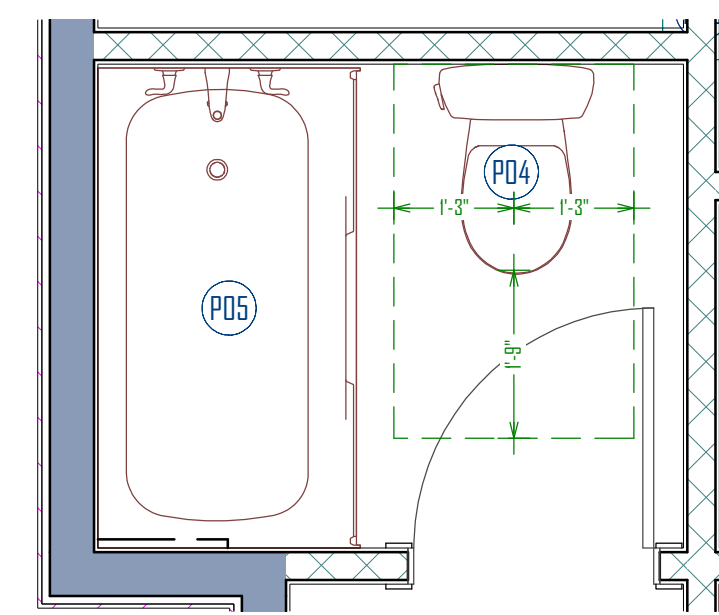
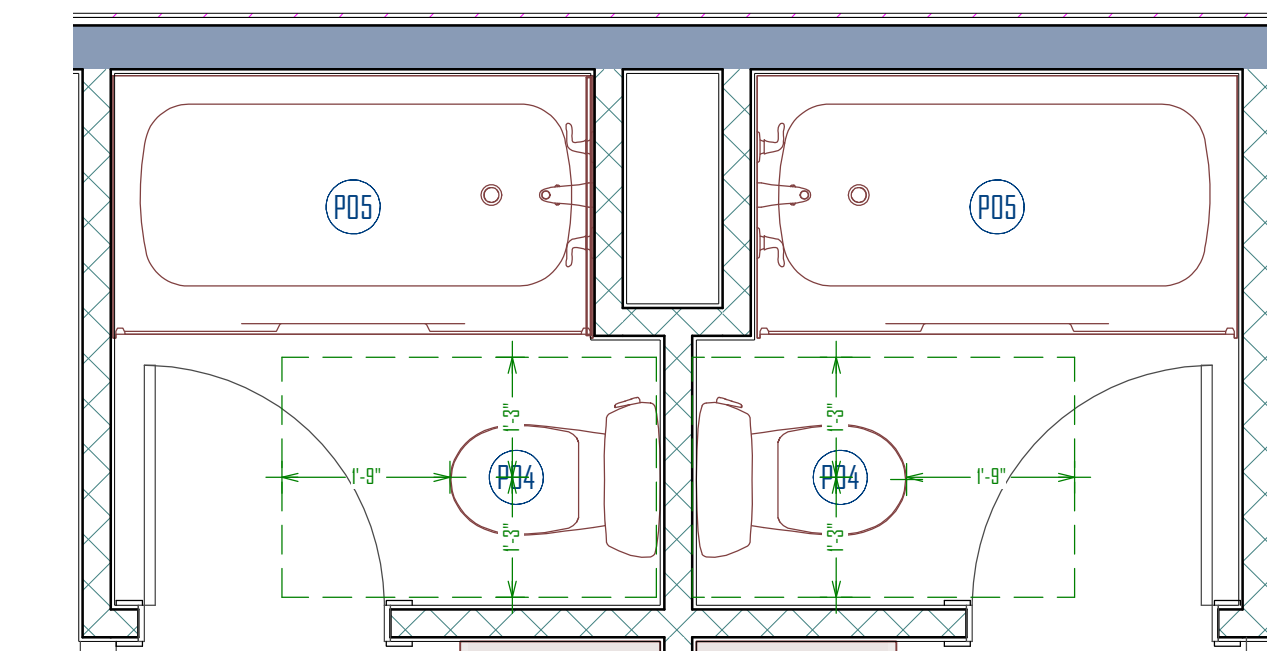
- [At \\$50 per finished square foot, the new estimated valuation is \\$153,500.00.](#)

**SCHEDULE:**

MAIN FLOOR PLUMBING FIXTURES			
NUMBER	QTY	DESCRIPTION	COMMENTS
PD1	1	SINK (KITCHEN)	
PD2	5	SINK (SQUARE) (20)	
PD3	1	SINK (VANITY)	
PD4	4	TOILET (STANDARD)	
PD5	4	TUB (STANDARD) (60W)	
PD6	1	WASHER	
PD7	1	DRYER VENT	
PD9	1	MAIN STACK	

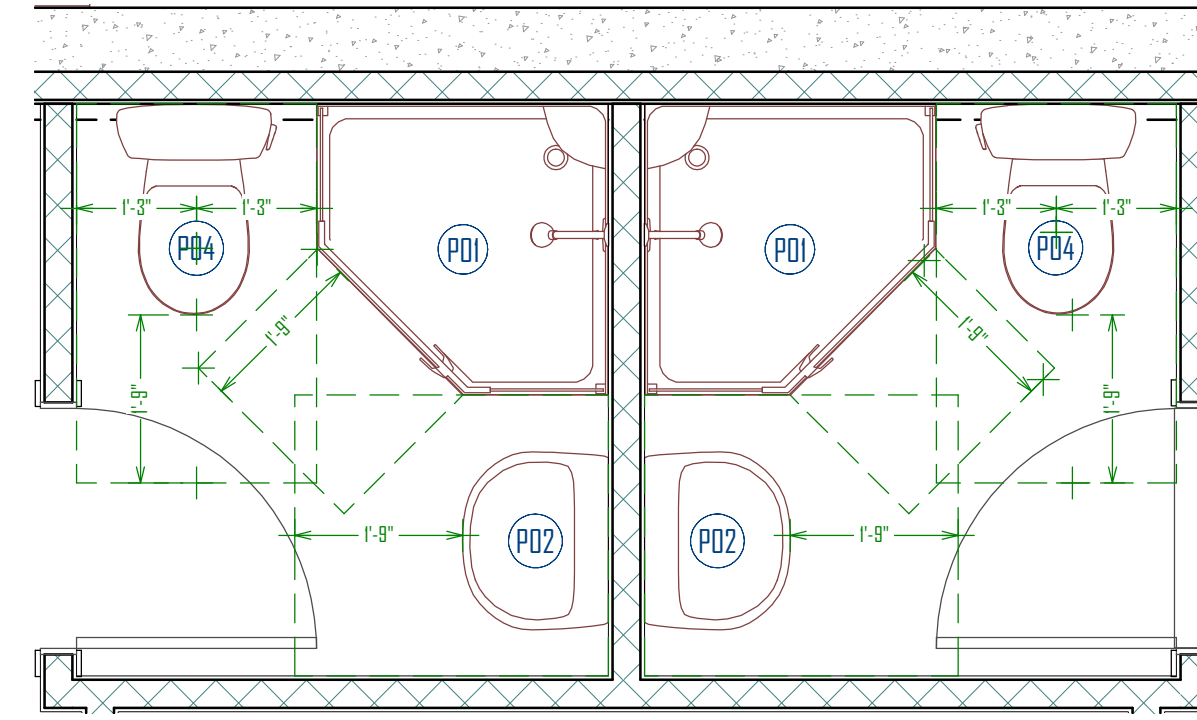
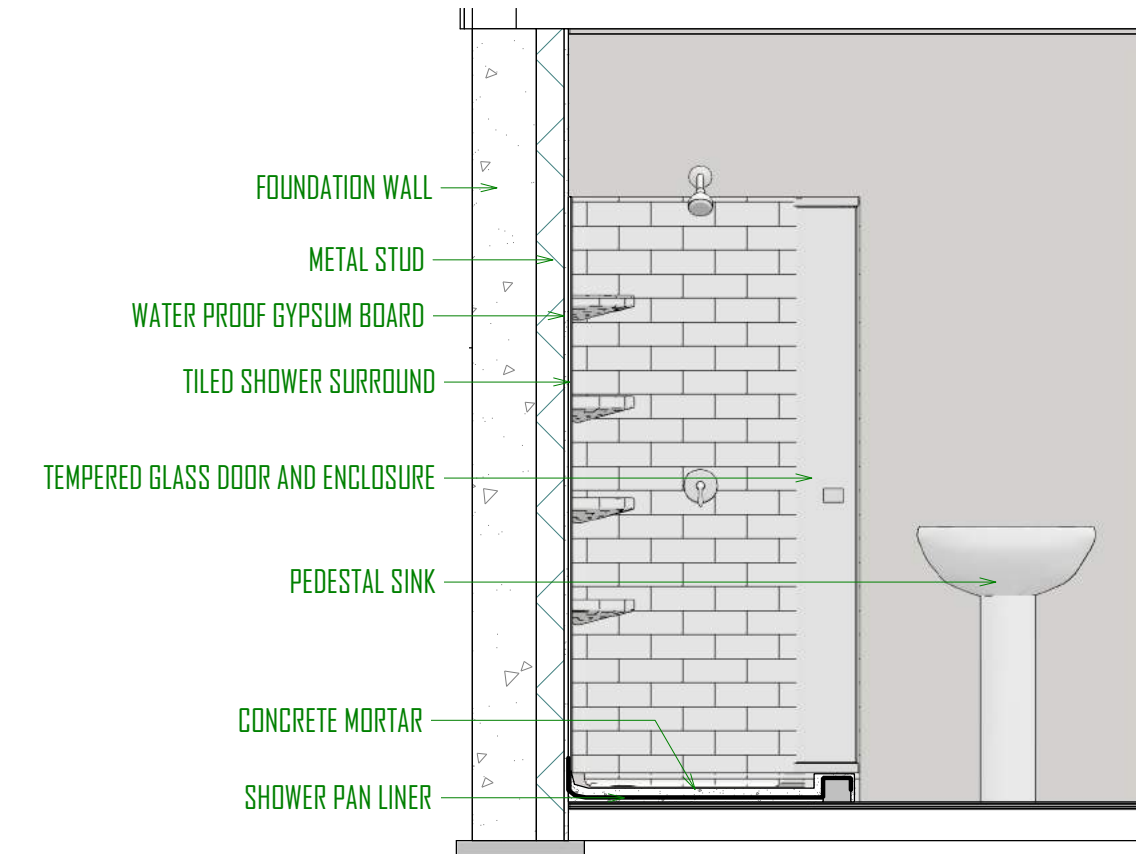
BASMENT PLUMBING FIXTURES			
NUMBER	QTY	DESCRIPTION	COMMENTS
PD1	2	CHAMFER CORNER SHOWER	
PD2	2	K-2293-8 WELLWORTH PEDESTAL BATHROOM SINK	
PD3	1	SINK (SQUARE) (20)	
PD4	2	TOILET (STANDARD)	
PD5	2	WASHER	
PD6	1	DRYER VENT	

**BASEMENT / ADU BATHROOMS**  
SCALE: 1/2"=1'-0"



**MAIN FLOOR / BATHROOMS**  
SCALE: 1/2"=1'-0"

**TYPICAL CROSS SECTION**



**NOTES:**

PLUMBING NOTES:

1. ALL WORK TO BE IN ACCORDANCE WITH THE 2015 IRC
2. WATER HEATERS SHALL BE STRAPPED AT THE UPPER ONE THIRD AND LOWER ONE THIRD, WITH THE LOWER STRAP NOT CLOSER THAN 4" ABOVE ANY CONTROLS TO WALLS WITHIN 12"
3. TOILETS SHALL BE 1.6 GALLON FLUSH TYPE. SHOWER HEADS SHALL BE 2.5 GPM TYPE.
4. PROVIDE PRESSURE REGULATOR AND SHUT OFF VALVE.
5. INTERIOR WASTE AND VENT LINES SHALL BE ABS.
6. FREEZELESS BACKFLOW PREVENTION HOSE BIBS WITH INTERIOR LOCATED ACCESSIBLE SHUT OFF VALVES REQUIRED.
7. PLUMBING VENTS SHALL BE AT LEAST 6' ABOVE OR 10' AWAY FROM ALL OUTSIDE AIR INTAKE OPENINGS.
8. NO SLIP JOINT PLUMBING CONNECTIONS ALLOWED IN CONCEALED AREAS.
9. INDIVIDUALLY INSULATE ALL PLUMBING, WATER, AND DRAIN LINES IN AREAS SUBJECT TO FREEZING.
10. INSTALL EXPANSION TANK FOR WATER HEATER. INSULATE HOT WATER LINES IN UNFINISHED AREAS WITH 1/2" EDAM. HEAT / CHECK VALVES REQUIRED AT WATER HEATER INLET AND OUTLET.
11. PROVIDE ANTI SCALD VALVES ON ALL SHOWER AND TUB INSTALLATIONS.
12. BATHROOMS DIVIDED INTO SEPERATE WATER FIXTURE AREAS REQUIRE INDIVIDUAL VENTING FOR EACH OF THE INDIVIDUAL AREAS
13. HOT WATER SUPPLIED TO SOAKER TUBS, BATHTUBS AND WHIRLPOOL TUBS SHALL BE LIMITED TO A MAX TEMPERATURE OF 120 DEGREES BY A WATER TEMPERATURE LIMITING DEVICE CONFORMING TO ASSE 1070 UNLESS PROTECTION IS PROVIDED BY A COMBINATION TUB/SHOWER VALVE IN CONFORMANCE WITH IPC 2708.3 & IRC 2703.3
14. ALL PLUMBING VENTS THROUGH THE ROOF TO BE MINIMUM 3" PIPE. - IRC P3103.2



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**GREEN STREET BUILDING ADDITION**  
2824 SOUTH GREEN STREET,  
FORREST DALE 27 & 28  
SALT LAKE CITY,UTAH

UPDATED:  
**2/8/2019**

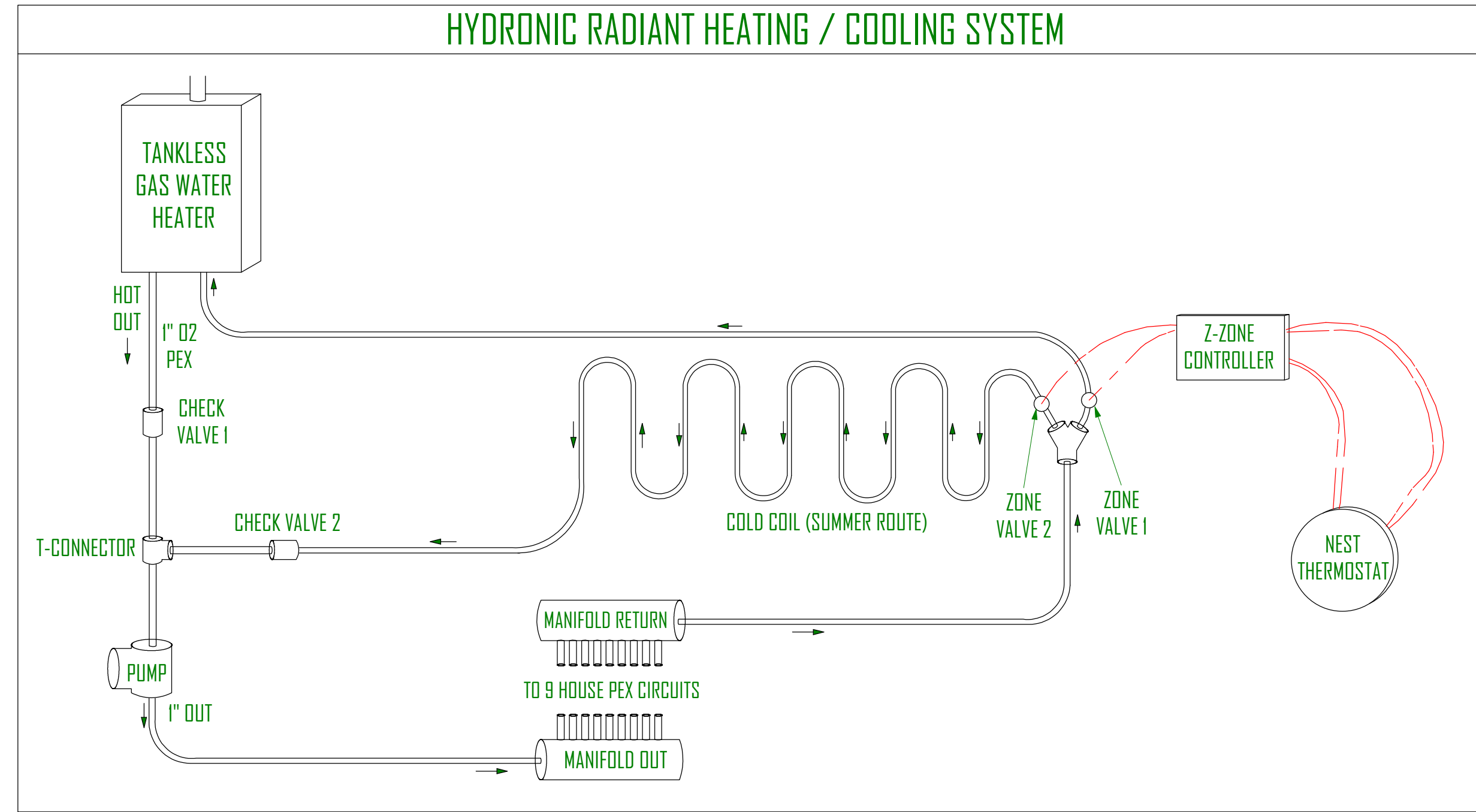
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**PLUMBING DETAILS**

SHEET NUMBER:  
**P-1**

**SCHEDULE:**

**RADIANT HEAT PEX PIPE ZONES**

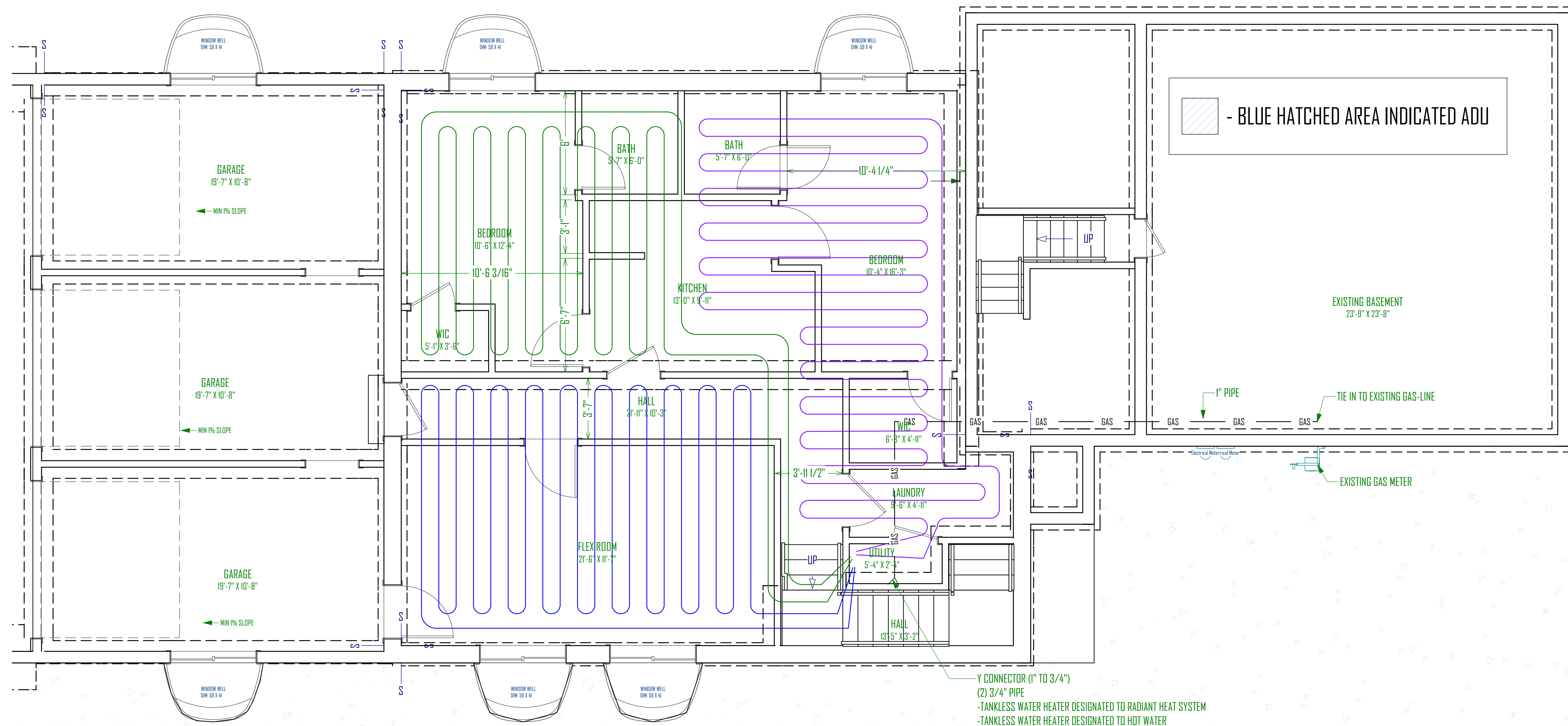
- BLUE ZONE - 3/4" PEX - 298' LONG @ 12" SPACING
- GREEN ZONE - 3/4" PEX - 261' LONG @ 12" SPACING
- PURPLE ZONE - 3/4" PEX - 300' LONG @ 12" SPACING



MAIN FLOOR BEAM SCHEDULE		
QTY	ITEM	DESCRIPTION
1	TANKLESS WATER HEATER	RHEEM 200K BTU, 9.0 GPM, NATURAL GAS, ECOH2000VLN 95% EFFICIENT
1	1" O2 PEX IN UTILITY CLOSET FOR SYSTEM EXCEPT FOR HOUSE CIRCUITES	
1	T-CONNECTOR	1"
1	Y-CONNECTOR	1"
1	PUMP	GRUNDFOS ALPHA 15-55F, 115V, 1/16 HP, 0-21 GPM, 60A
1	VIVO 9-ZONE MANIFOLD	1 1/4" IN, 1/2" OUTLETS
2	CHECK VALVES	1"
1	TACO 2-ZONE CONROLLER SWITCHING RELAY	
2	ZONE VALVES	TACO SENTRY Z075C2-2, 1", 24VAC, 2-WAY NORMALLY CLOSED
9	0.5" O2 PEX FOR HOUSE CIRCUITS (9 ZONES)	

**NOTES:**

- CONCRETE NOTES**
- FOOTINGS ARE TO BE CENTERED UNDER WALLS AND COLUMNS UNLESS NOTES OTHERWISE.
  - FOOTINGS AND FOUNDATIONS ARE TO BE PLACED ON NATIVE UNDISTURBED SOILS OR COMPACTED TO FILL.
  - EXTERNAL FOOTINGS ARE TO BE PLACED 30" MIN. BELOW FINAL FINISHED GRADE FOR FROST PROTECTION.
  - REMOVE UNSATISFACTORY MATERIALS FROM EXCAVATION. UNSATISFACTORY MATERIALS MAY INCLUDE BUT ARE NOT LIMITED TO: VEGETATION, SOFT SPOTS, FOREIGN MATERIALS, EXISTING STRUCTURES, SLABS, ASPHALT, CONCRETE, ETC.
  - PROVIDE FOUNDATION BLOCKOUTS AS NEEDED FOR UTILITY ACCESS AND GARAGE DOORS.
  - PROVIDE BITUMINOUS DAM PROOFING AT PERIMETER FROM BTM. OF FOOTING TO FINISHED GRADE.
  - STEPS IN FOUNDATION WALLS ARE ASSUMED. CONTRACTOR TO FIELD VERIFY LOCATION OF FOUNDATION STEPS AND ADJUST TO ALLOW FOOTING TO BEAR ON UNDISTURBED SOIL.
- HYDRONIC RADIANT HEAT NOTES:**
- ALL TUBING SHALL BE SECURED TO WELDED WIRE FABRIC REINFORCING AT INTERVALS NOT EXCEEDING 30" USING WIRE TWIST TIES.
  - ALL UNDER-SLAB AREAS SHALL BE INSULATED WITH 1" OF FOAMULAR 250 OR EQUIVALENT 25 PSI RATED EXTRUDED POLYSTYRENE INSULATION.
  - TUBING AND MESH SHALL BE LIFTED DURING POUR TO APPROXIMATE 1/2" THICKNESS OF SLAB OTHER THAN AT CONTROL JOINTS.
  - VERIFY THAT MANIFOLD STATIONS ARE INSTALLED WITH ACCESS FROM DIRECTIONS INDICATED.
  - ALL TUBING SHALL BE SLEEVED AT CONTROL JOINTS CROSSINGS AS SHOWN ON DETAIL.
  - ALL TUBING SHALL BE PRESSURE TESTED TO 75 PSI AIR PRESSURE FOR MINIMUM OF 24 HOURS PRIOR TO CONCRETE POUR.
  - MAINTAIN TUBING A MINIMUM OF 9" AWAY FROM ALL CLOSET FLANGES AND DRAIN TRAPS.
  - VERIFY FLOW DIRECTION AT ALL CIRCUITS (INDICATED BY ARROWS) WHEN CONNECTING TO MANIFOLDS



**BASEMENT FLOOR PEX PLAN**  
SCALE: 1/4"=1'-0"



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**GREEN STREET BUILDING ADDITION**  
2824 SOUTH GREEN STREET,  
FORREST DALE 27 & 28  
SALT LAKE CITY, UT

UPDATED:  
**2/8/2019**

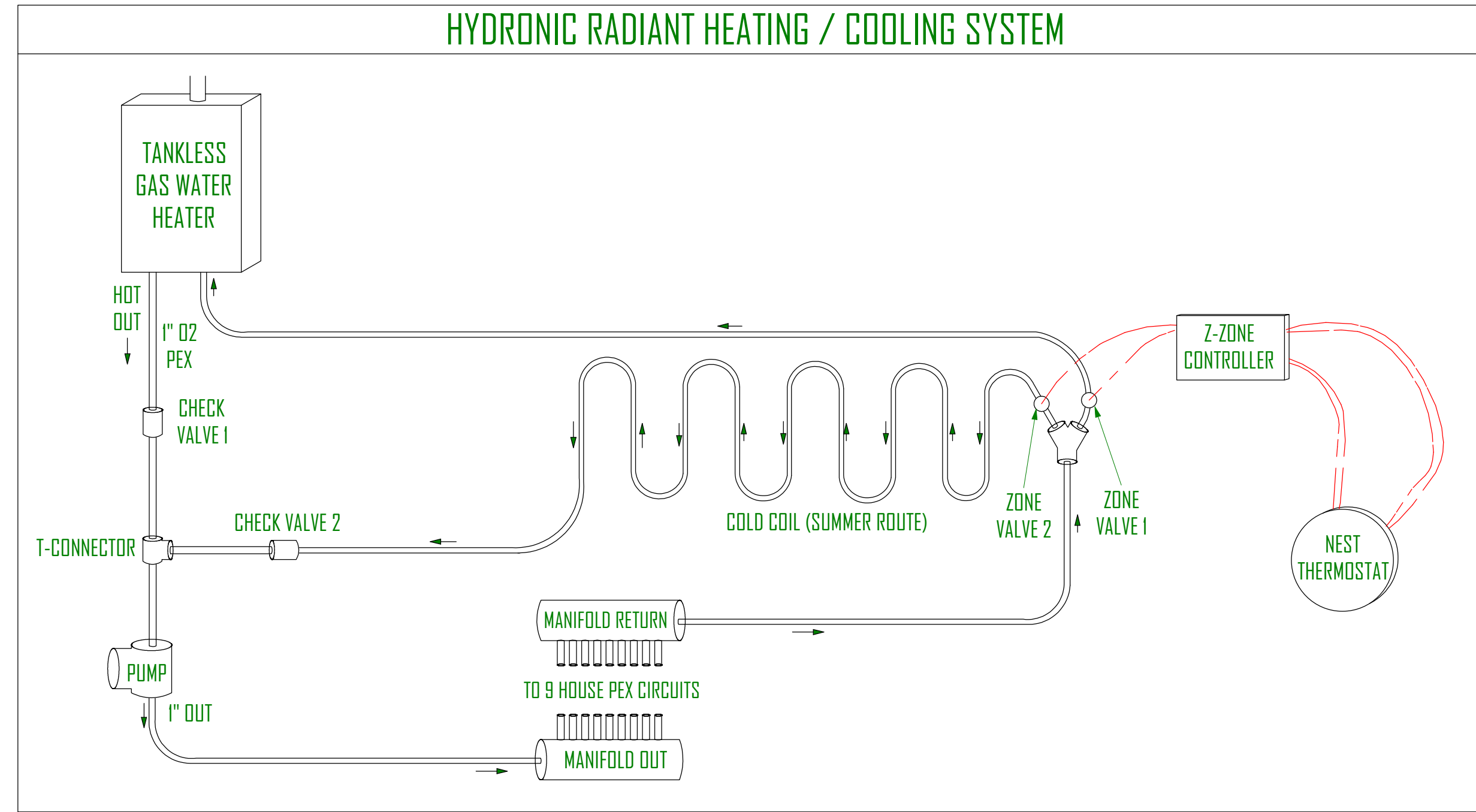
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**RADIANT HEAT BASEMENT PLAN**

SHEET NUMBER:  
**P-2**

**SCHEDULE:**

**RADIANT HEAT PEX PIPE ZONES**

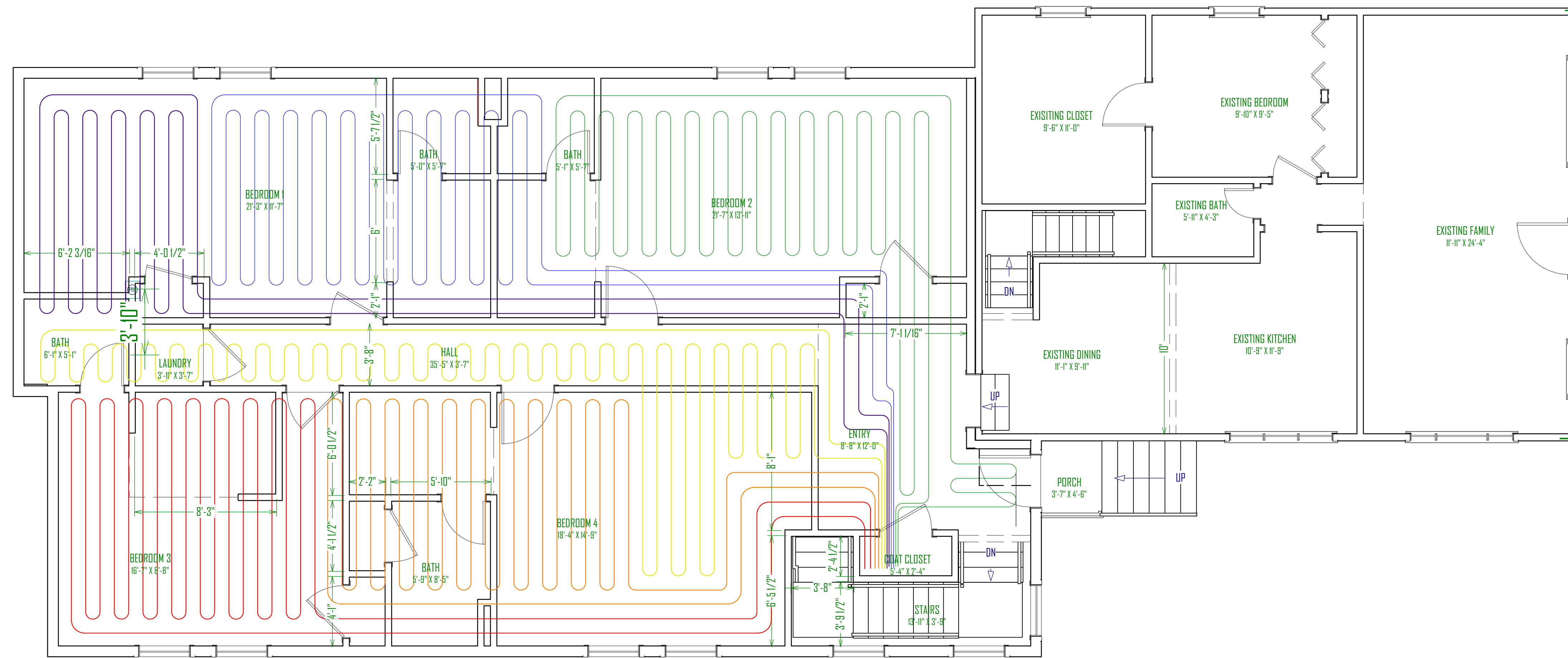
- RED ZONE - 1/2" PEX - 300' LONG @ 10" SPACING
- ORANGE ZONE - 1/2" PEX - 300' LONG @ 10" SPACING
- YELLOW ZONE - 1/2" PEX - 300' LONG @ 10" SPACING
- PURPLE ZONE - 1/2" PEX - 275' LONG @ 10" SPACING
- BLUE ZONE - 1/2" PEX - 300' LONG @ 10" SPACING
- GREEN ZONE - 1/2" PEX - 300' LONG @ 10" SPACING



MAIN FLOOR BEAM SCHEDULE		
QTY	ITEM	DESCRIPTION
1	TANKLESS WATER HEATER	RHEEM 200K BTU, 9.0 GPM, NATURAL GAS, ECOH2000VLN 95% EFFICIENT
1	1" O2 PEX IN UTILITY CLOSET FOR SYSTEM EXCEPT FOR HOUSE CIRCUITES	
1	T-CONNECTOR	1"
1	Y-CONNECTOR	1"
1	PUMP	GRUNDFOS ALPHA 15-55F, 115V, 1/16 HP, 0-21 GPM, 60A
1	VIVO 9-ZONE MANIFOLD	1 1/4" IN, 1/2" OUTLETS
2	CHECK VALVES	1"
1	TACO 2-ZONE CONCRROLLER SWITCHING RELAY	TACO SENTRY Z075C2-2, 1", 24VAC, 2-WAY NORMALLY CLOSED
2	ZONE VALVES	
9	0.5" O2 PEX FOR HOUSE CIRCUITS (9 ZONES)	

**NOTES:**

- CONCRETE NOTES
- FOOTINGS ARE TO BE CENTERED UNDER WALLS AND COLUMNS UNLESS NOTES OTHERWISE.
  - FOOTINGS AND FOUNDATIONS ARE TO BE PLACED ON NATIVE UNDISTURBED SOILS OR COMPACTED TO FILL.
  - EXTERNAL FOOTINGS ARE TO BE PLACED 30" MIN. BELOW FINAL FINISHED GRADE FOR FROST PROTECTION.
  - REMOVE UNSATISFACTORY MATERIALS FROM EXCAVATION. UNSATISFACTORY MATERIALS MAY INCLUDE BUT ARE NOT LIMITED TO: VEGETATION, SOFT SPOTS, FOREIGN MATERIALS, EXISTING STRUCTURES, SLABS, ASPHALT, CONCRETE, ETC.
  - PROVIDE FOUNDATION BLOCKOUTS AS NEEDED FOR UTILITY ACCESS AND GARAGE DOORS.
  - PROVIDE BITUMINOUS DAM PROOFING AT PERIMETER FROM BTM. OF FOOTING TO FINISHED GRADE.
  - STEPS IN FOUNDATION WALLS ARE ASSUMED. CONTRACTOR TO FIELD VERIFY LOCATION OF FOUNDATION STEPS AND ADJUST TO ALLOW FOOTING TO BEAR ON UNDISTURBED SOIL.
- HYDRONIC RADIANT HEAT NOTES:
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  - ALL UNDER-SLAB AREAS SHALL BE INSULATED WITH 1" OF FOAMULAR 250 OR EQUIVALENT 25 PSI RATED EXTRUDED POLYSTYRENE INSULATION. TUBING AND MESH SHALL BE LIFTED DURING POUR TO APPROXIMATE 1/2" THICKNESS OF SLAB OTHER THAN AT CONTROL JOINTS.
  - VERIFY THAT MANIFOLD STATIONS ARE INSTALLED WITH ACCESS FROM DIRECTIONS INDICATED.
  - ALL TUBING SHALL BE SLEEVED AT CONTROL JOINTS CROSSINGS AS SHOWN ON DETAIL.
  - ALL TUBING SHALL BE PRESSURE TESTED TO 75 PSI AIR PRESSURE FOR MINIMUM OF 24 HOURS PRIOR TO CONCRETE POUR.
  - MAINTAIN TUBING A MINIMUM OF 9" AWAY FROM ALL CLOSET FLANGES AND DRAIN TRAPS.
  - VERIFY FLOW DIRECTION AT ALL CIRCUITS (INDICATED BY ARROWS) WHEN CONNECTING TO MANIFOLDS



**MAIN FLOOR PEX PLAN**  
SCALE: 1/4"=1'-0"



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**GREEN STREET BUILDING ADDITION**  
2824 SOUTH GREEN STREET,  
FOREST DALE 27 & 28  
SALT LAKE CITY, UTAH

UPDATED:  
**2/8/2019**

SHEET TITLE:  
**RADIANT HEAT MAIN FLOOR PLAN**

SHEET NUMBER:  
**P-3**

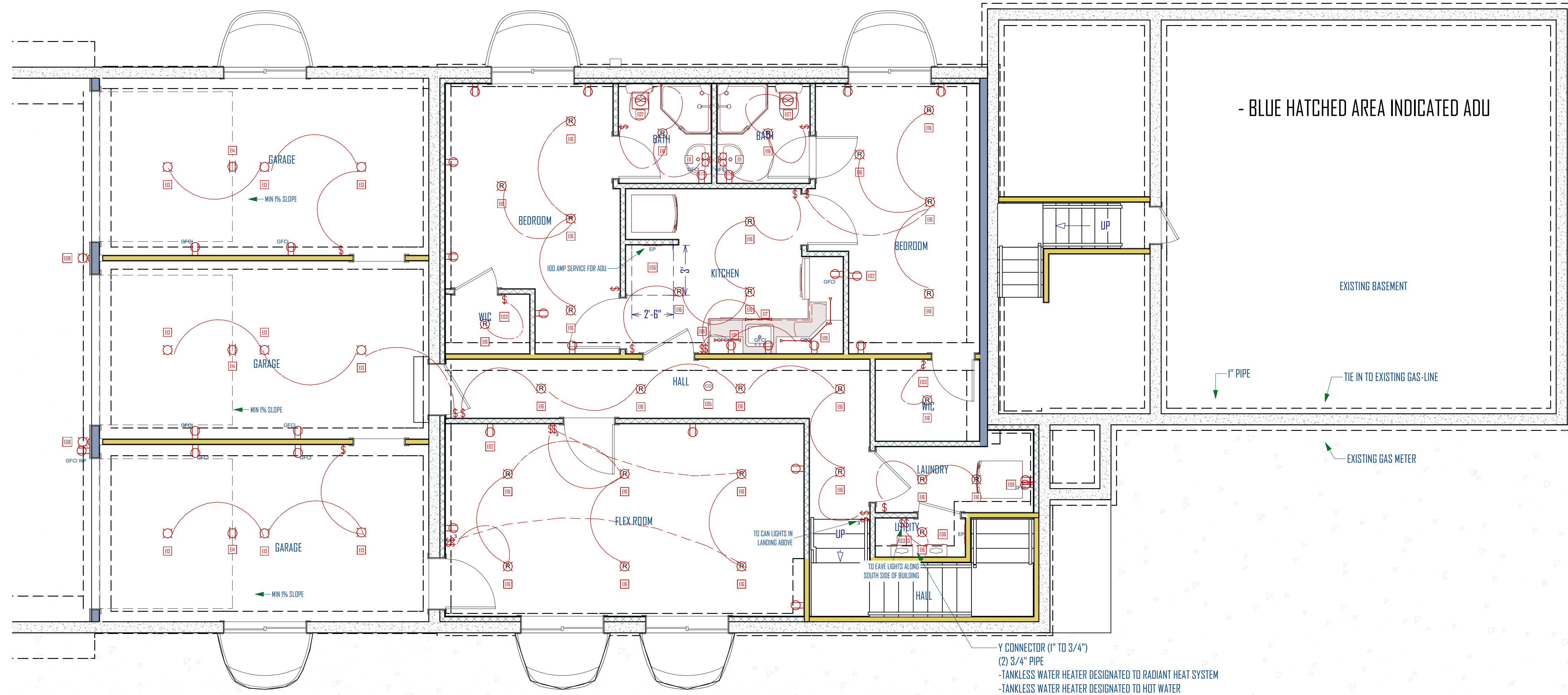
**SCHEDULE:**

BASEMENT ELECTRICAL SCHEDULE			
NUMBER	QTY	DESCRIPTION	COMMENTS
E01	13	GFCI	
E02	15	DUPLEX	
E03	4	LUTRON MAESTRO DIMMER-OCCUPANCY SWITCH	
E05	1	CO DETECTOR	
E06	2	ELECTRICAL PANEL	
E07	2	EXHAUST FAN	
E08	2	EXTERIOR WALL LIGHT	
E09	1	220V	
E10	3	THREE WAY	
E11	2	VANITY LIGHT	
E12	1	GFCI WP	
E13	9	KEY LIGHT	
E14	3	DUPLEX, CEILING MOUNTED	
E15	15	SINGLE POLE	
E16	29	CAN LIGHT	
E17	1	TOE KICK LIGHTING	
E18	1	OCCUPANCY SENSOR	
E19	4	UNDER CABINET LIGHTING	

**NOTES:**

ELECTRICAL NOTES:

- PERMANENTLY WIRED SMOKE DETECTORS ARE REQUIRED AND MUST BE INSTALLED IN EACH SLEEPING ROOM AND AT A POINT CENTRALLY LOCATED IN THE CORRIDOR OR AREA GIVING ACCESS TO THE EACH SEPARATE AREA. WHEN THE DWELLING UNIT HAS MORE THAN ONE STORY OR BASEMENT IS SPLIT LEVEL INTO TWO OR MORE LEVELS, THE DETECTOR SHALL BE INSTALLED ON THE UPPER LEVEL, EXCEPT THAT WHEN A LOWER LEVEL CONTAINS A SLEEPING AREA, A DETECTOR SHALL BE INSTALLED ON EACH LEVEL. WHEN SLEEPING ROOMS ARE ON AN UPPER LEVEL THE DETECTOR SHALL BE PLACED ON THE CEILING OF THE UPPER LEVEL IN CLOSE PROXIMITY OF THE STAIRWAY. IN DWELLING UNITS WHERE THE CEILING HEIGHT OF A ROOM OPEN TO THE HALLWAY SERVING THE BEDROOMS EXCEEDS THAT OF THE HALLWAY BY 24" OR MORE, SMOKE DETECTORS SHALL SOUND AN ALARM AUDIBLE IN ALL SLEEPING AREAS OF THE DWELLING UNIT IN WHICH THEY ARE LOCATED. DETECTORS MUST HAVE A BATTERY BACK UP AND MUST EMIT A SIGNAL WHEN THE BATTERIES ARE LOW. DETECTORS MUST BE WIRED IN SERIES.
- BATHROOM RECEPTACLE OUTLETS SHALL BE SUPPLIED BY DEDICATED 20 AMP BRANCH CIRCUIT WITH NO OTHER OUTLETS.
- INCANDESCENT CLOSET LIGHTING SHALL BE 18 MINIMUM FROM COMBUSTIBLES MEASURED HORIZONTALLY. 6" HORIZONTALLY IS PERMITTED FOR FLUSH FIXTURES AND FLORESCENT FIXTURES.
- GROUND FAULT CIRCUIT PROTECTION REQUIRED FOR ALL 120V, SINGLE PHASE 15 AND 20 AMP RECEPTACLES IN BATHROOMS, GARAGES AND OUTDOORS WHERE THERE IS A DIRECT GRADE LEVEL ACCESS TO DWELLINGS AND POWER POLES. GFCI ALSO REQUIRED FOR ALL COUNTER TOP LEVEL KITCHEN RECEPTACLES. GARAGE OUTLETS MUST BE A MIN OF 18" ABOVE FLOOR.
- ALL INCANDESCENT LIGHTING FIXTURES RECESSED INTO INSULATED AREAS SHALL BE APPROVED FOR ZERO CLEARANCE INSULATION COVER (I.C.) PER THE 2015 MANDATORY ENERGY REQUIREMENTS.
- CONDUIT FOR METER BASED SERVICE ENTRANCE SHALL BE ANCHORED TO FOUNDATION WITH UNISTRUT AND CONDUIT CLAMPS (POWDER ACTUATED FASTENERS ARE NOT PERMITTED)
- OUTLETS SHALL BE SPACED ACCORDING TO PREVAILING CODES AS A MINIMUM REQUIREMENT. ACTUAL OUTLET LOCATION MAY VARY FROM PLAN.
- METALLIC WATER SERVICE OR A CONCRETE ENCASED ELECTRODE (UFER GROUND) AVAILABLE FOR USE AS A GROUNDING ELECTRODE FOR THE HOUSE WHICH MEETS THE REQUIREMENTS OF THE 2015 IRC SHALL BE REQUIRED. UFERGROUND SHALL BE REQUIRED WHEN SOIL CONDITIONS AND GROUND WATER CONTENT DO NOT PROVIDE ADEQUATE GROUNDING RESISTANCE (VERIFY UFER REQUIREMENT WITH LOCAL CODES AND ORDINANCES).
- PLASTIC ELECTRICAL BOXES IN GARAGE FIRE WALLS TO BE 2HR LISTED.
- ALL BEDROOM CIRCUITS SHALL BE ARC FAULT PROTECTED (AFCD)
- INCLUDE ONE CARBON MONOXIDE DETECTOR PER LEVEL WIRE IN SERIES WITH SMOKE ALARMS AND PROVIDE A BATTERY BACK-UP
- LOCATE EXTERIOR 120V SERVICE OUTLET WITHIN 25' OF AC UNIT.



**BASEMENT ELECTRICAL PLAN**  
SCALE: 1/4"=1'-0"



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**GREEN STREET BUILDING ADDITION**  
2824 SOUTH GREEN STREET,  
FORREST DALE 27 & 28  
SALT LAKE CITY, UT

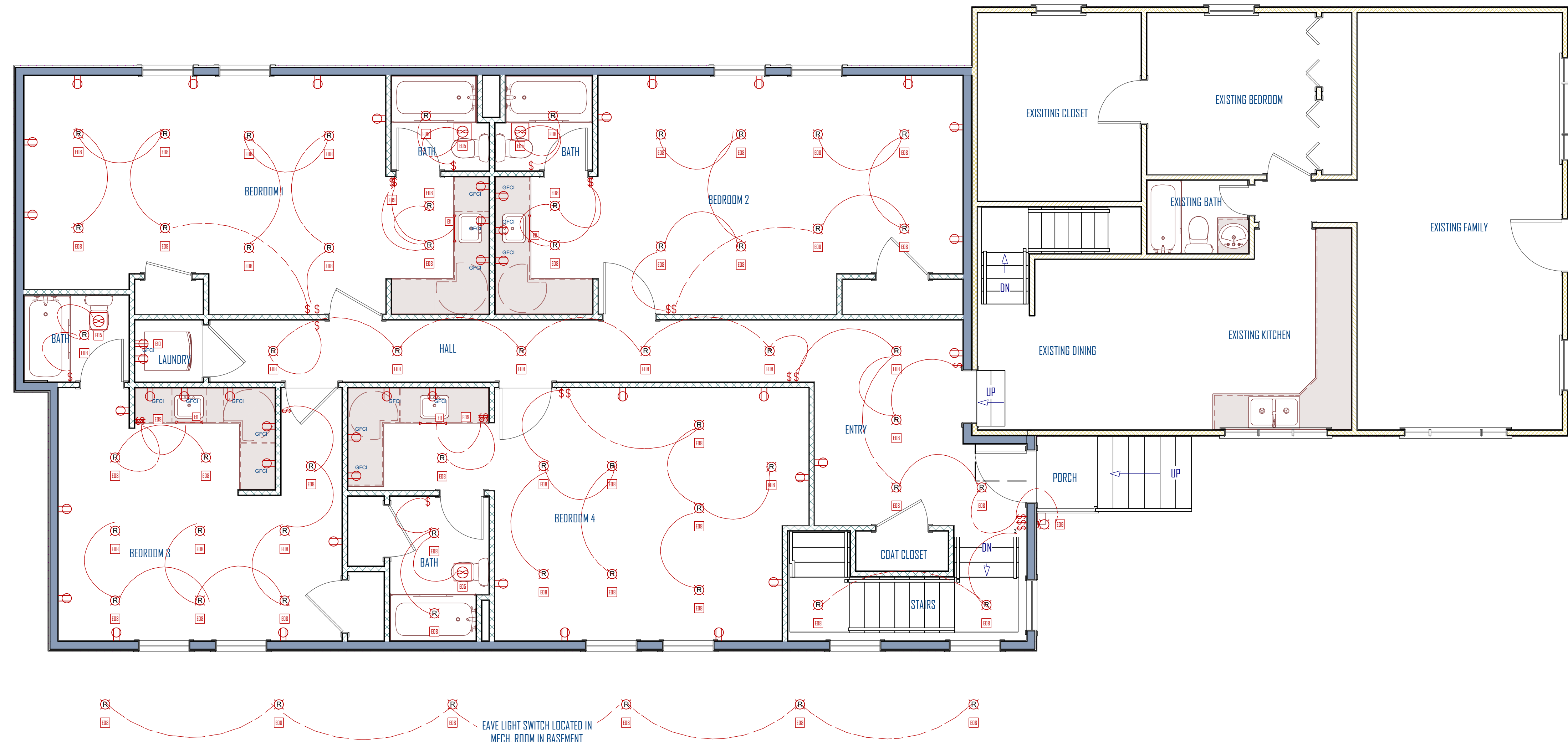
UPDATED:  
**2/8/2019**

SHEET TITLE:  
**BASEMENT ELECTRICAL PLAN**

SHEET NUMBER:  
**E-1**

**SCHEDULE:**

MAIN FLOOR ELECTRICAL SCHEDULE			
NUMBER	QTY	DESCRIPTION	COMMENTS
E01	16	GFCI	
E02	27		
E03	24	SINGLE POLE	
E04	1	3-WAY SWITCH	
E05	4	EXHAUST FAN	
E06	1	EXTERIOR WALL LIGHT	
E08	60	CAN LIGHT	
E09	3	OCCUPANCY SENSOR	
E10	1	220V	
E11	4	TDE KICK LIGHTING	



**MAIN FLOOR ELECTRICAL PLAN**  
SCALE: 1/4" = 1'-0"

**NOTES:**

ELECTRICAL NOTES:

- PERMANENTLY WIRED SMOKE DETECTORS ARE REQUIRED AND MUST BE INSTALLED IN EACH SLEEPING ROOM AND AT A POINT CENTRALLY LOCATED IN THE CORRIDOR OR AREA GIVING ACCESS TO THE EACH SEPARATE AREA. WHEN THE DWELLING UNIT HAS MORE THAN ONE STORY OR BASEMENT DIS SPLIT LEVEL INTO TWO OR MORE LEVELS, THE DETECTOR SHALL BE INSTALLED ON THE UPPER LEVEL, EXCEPT THAT WHEN A LOWER LEVEL CONTAINS A SLEEPING AREA, A DETECTOR SHALL BE INSTALLED ON EACH LEVEL. WHEN SLEEPING ROOMS ARE ON AN UPPER LEVEL THE DETECTOR SHALL BE PLACED ON THE CEILING OF THE UPPER LEVEL IN CLOSE PROXIMITY OF THE STAIRWAY. IN DWELLING UNITS WHERE THE CEILING HEIGHT OF A ROOM OPEN TO THE HALLWAY SERVING THE BEDROOMS EXCEEDS THAT OF THE HALLWAY BY 24" OR MORE, SMOKE DETECTORS SHALL SOUND AN ALARM AUDIBLE IN ALL SLEEPING AREAS OF THE DWELLING UNIT IN WHICH THEY ARE LOCATED. DETECTORS MUST HAVE A BATTERY BACK UP AND MUST EMIT A SIGNAL WHEN THE BATTERIES ARE LOW. DETECTORS MUST BE WIRED IN SERIES.
- BATHROOM RECEPTACLE OUTLETS SHALL BE SUPPLIED BY DEDICATED 20 AMP BRANCH CIRCUIT WITH NO OTHER OUTLETS.
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**GREEN STREET BUILDING ADDITION**  
2824 SOUTH GREEN STREET,  
FORREST DALE 27 & 28  
SALT LAKE CITY/UTAH

UPDATED:  
**2/8/2019**

SHEET TITLE:  
**MAIN FLOOR ELECTRICAL PLAN**

SHEET NUMBER:  
**E-2**