



Staff Report

PLANNING DIVISION
DEPARTMENT OF COMMUNITY AND NEIGHBORHOODS

To: Salt Lake City Planning Commission

From: Kelsey Lindquist, Senior Planner, kelsey.lindquist@slcgov.com or (385) 226-7227

Date: March 17, 2021

Re: PLNPCM2021-00013

Conditional Use

PROPERTY ADDRESS: 742 South Navajo Street
PARCEL ID: 15-10-233-007-0000
MASTER PLAN: Westside Master Plan
ZONING DISTRICT: R-1/5000 (Single-Family Residential)

REQUEST: Andrea Palmer, representing the property owner and Modal Living, is requesting Conditional Use approval for a 425-square foot detached Accessory Dwelling Unit (ADU) to the west of the existing single-family dwelling at 724 S. Navajo Street. The property is zoned R-1/5000 (Single-Family Residential), where ADUs must be processed as a conditional use.

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.

ATTACHMENTS:

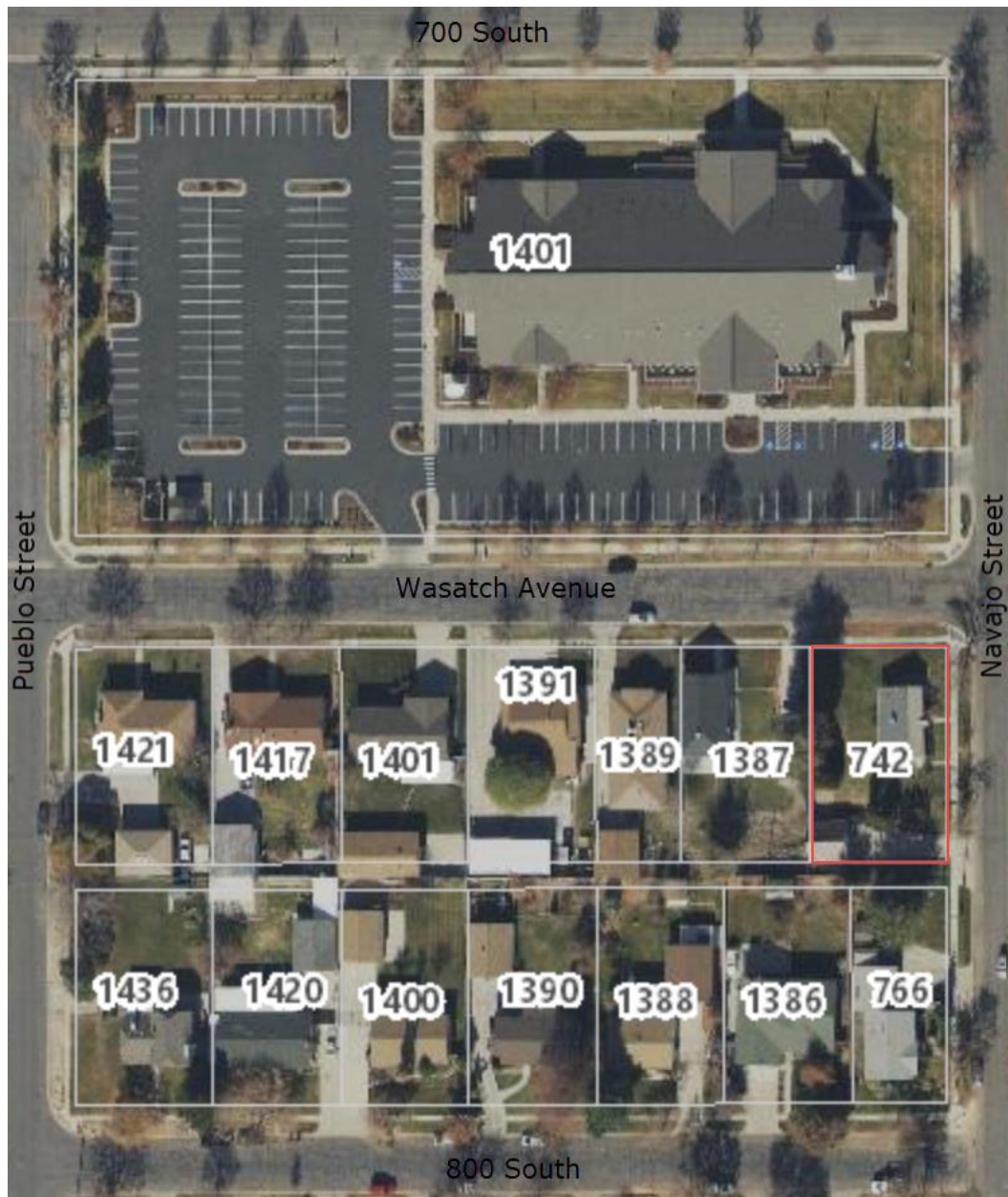
- A. Vicinity Map
- B. Plan Set
- C. Additional Applicant Information
- D. Site Photos
- E. ADU Zoning Standards
- F. Conditional Use Standards
- G. Public Process and Comments
- H. Department Review Comments

PROJECT DESCRIPTION

Existing Conditions

The subject property is currently utilized as a single-family dwelling and is located within the R-1/5000 (Single-Family Residential) zoning district. The subject property is adjacent to a place of worship to

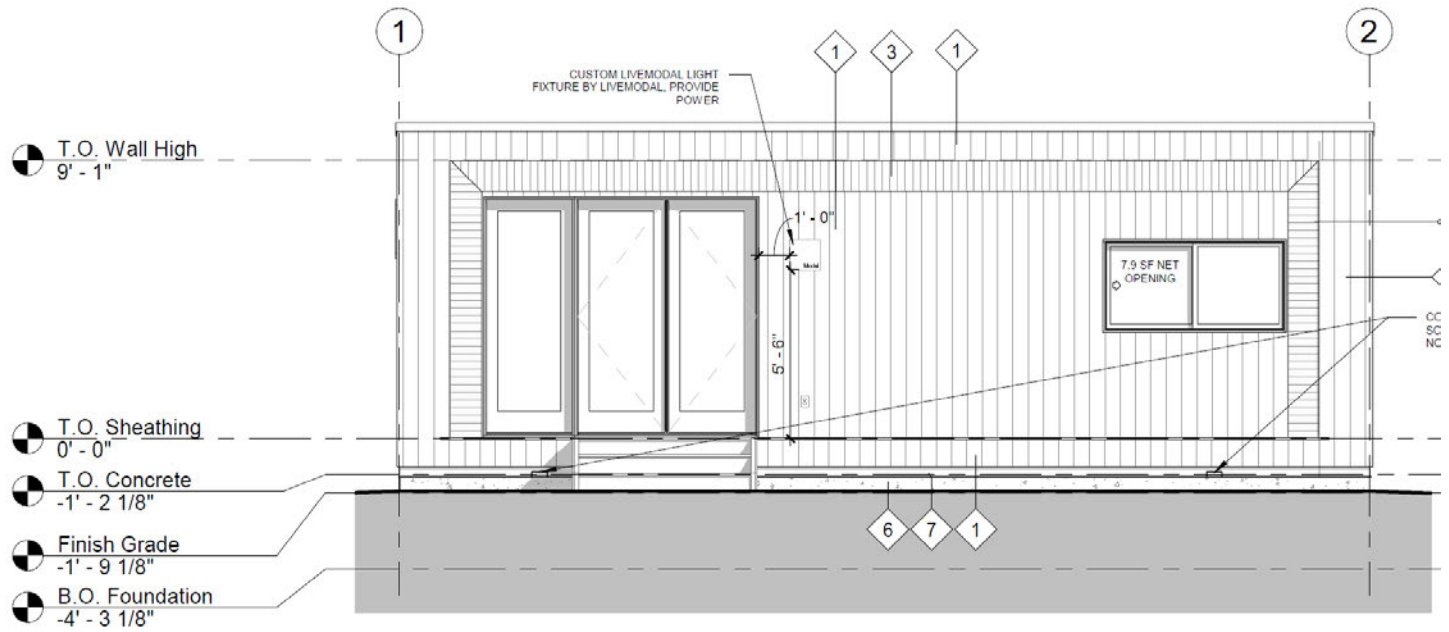
the north, and residential uses to the west, south and east. The site currently contains an accessory structure to the south. This accessory structure will remain on site.



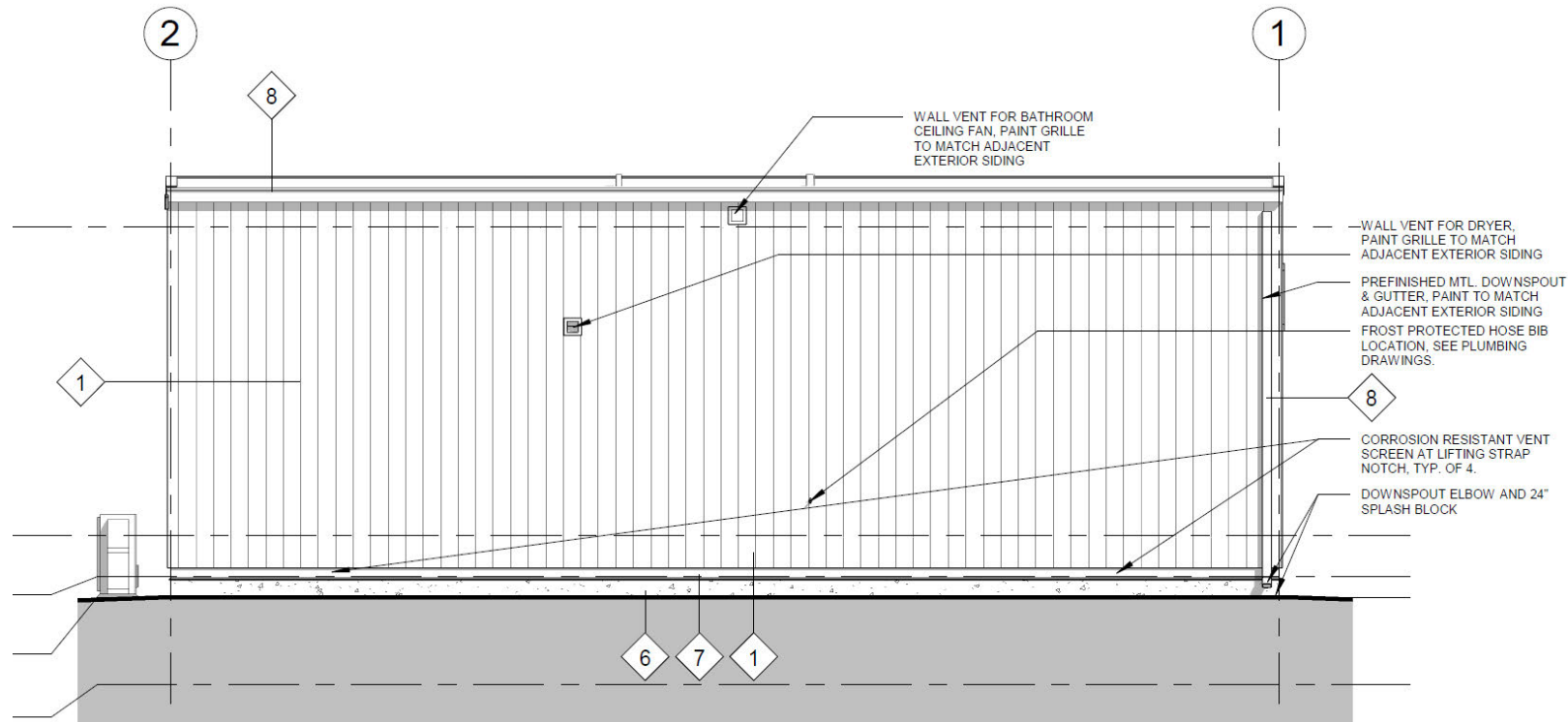
Proposed ADU

The proposed project is for the construction of a detached accessory dwelling unit located in the rear yard (western) of the subject property located at 742 S. Navajo Street. The ADU will be 425 square feet in area with a living room, bedroom and bathroom all on the same floor. It features a flat roof and is approximately 11'10 1/2" in height. Parking will be accommodated on Wasatch Avenue, to the north of the ADU, as indicated on the site plan.

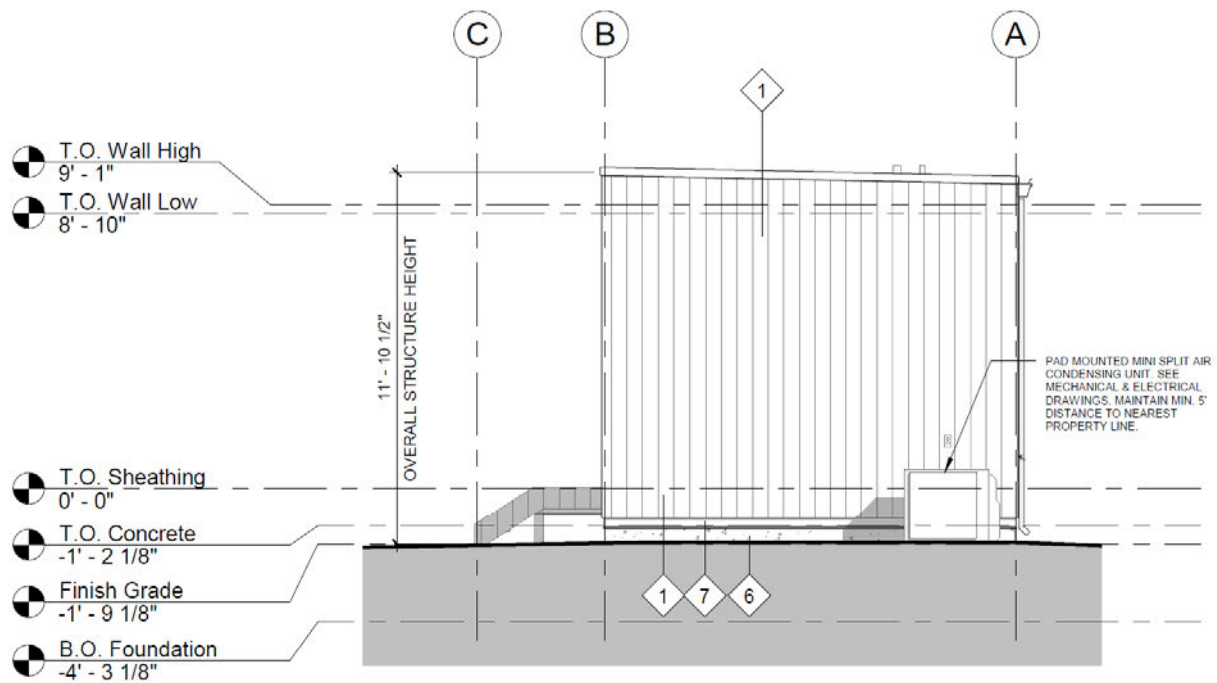
The primary material is red cedar vertical wood siding. The entry doors are located on the eastern elevation, which face the rear of the subject single-family dwelling. A small window is located on the south elevation. The north and west elevation do not contain any windows or openings. The unit is located approximately 5 feet from the western, and 46'10" from the northern property line.



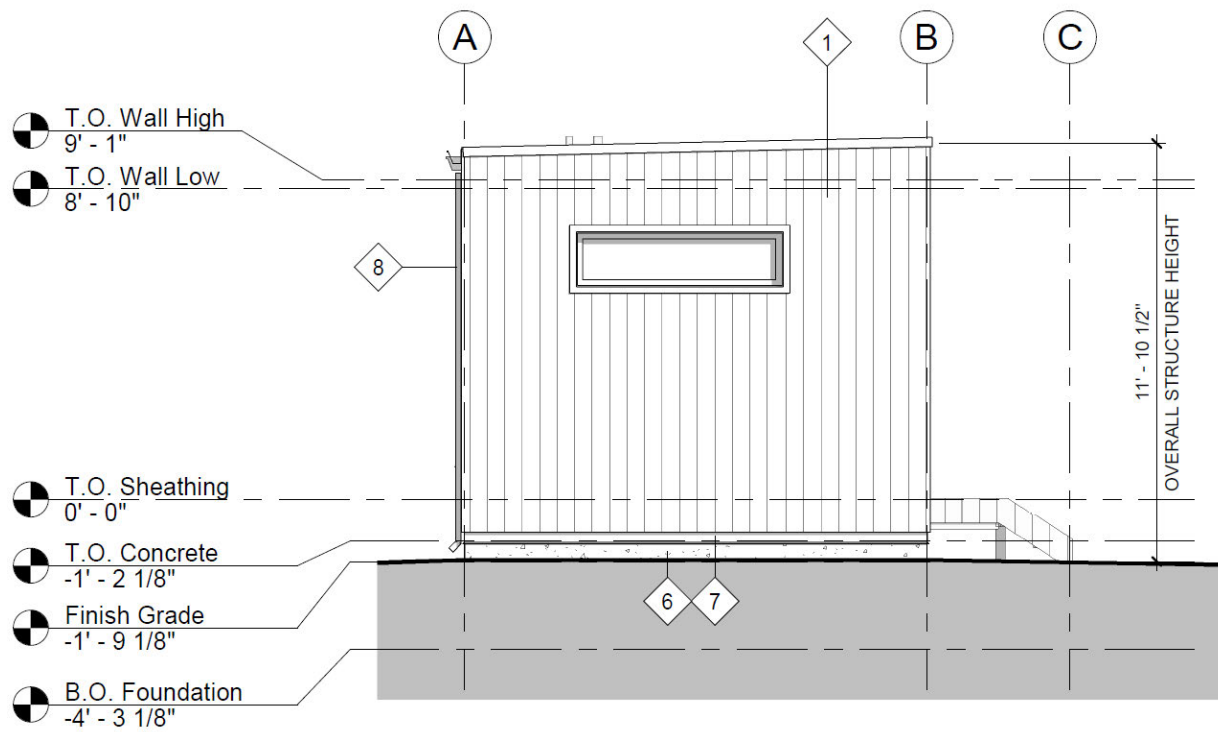
East Elevation



West Elevation



North Elevation



South Elevation

subject property (see site plan). The proposed parking for the ADU will be located on Wasatch Avenue, just north of the ADU.

2. 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.

3. Westside Master Plan

The Westside Master Plan, adopted in 2014, addresses Accessory Dwelling Units within the Residential Land Use section with the following:

Accessory Dwelling Units. Salt Lake City should expand the geographic area where accessory dwelling units are permitted to include the single-family districts in the Westside. Application of the accessory dwelling unit ordinance in this community would provide opportunities for additional density and a wider variety of housing choices without impacting the predominant development pattern

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

PLANNING COMMISSION REVIEW:

The property is located in the R-1/5000 zoning district, which is a single family zoning district. Conditional Use approval is required for any ADU located within a single family zoning district. For complete analysis and findings in relation to the Conditional Use standards, please refer to Attachment F.

NEXT STEPS:

Approval of Conditional Use

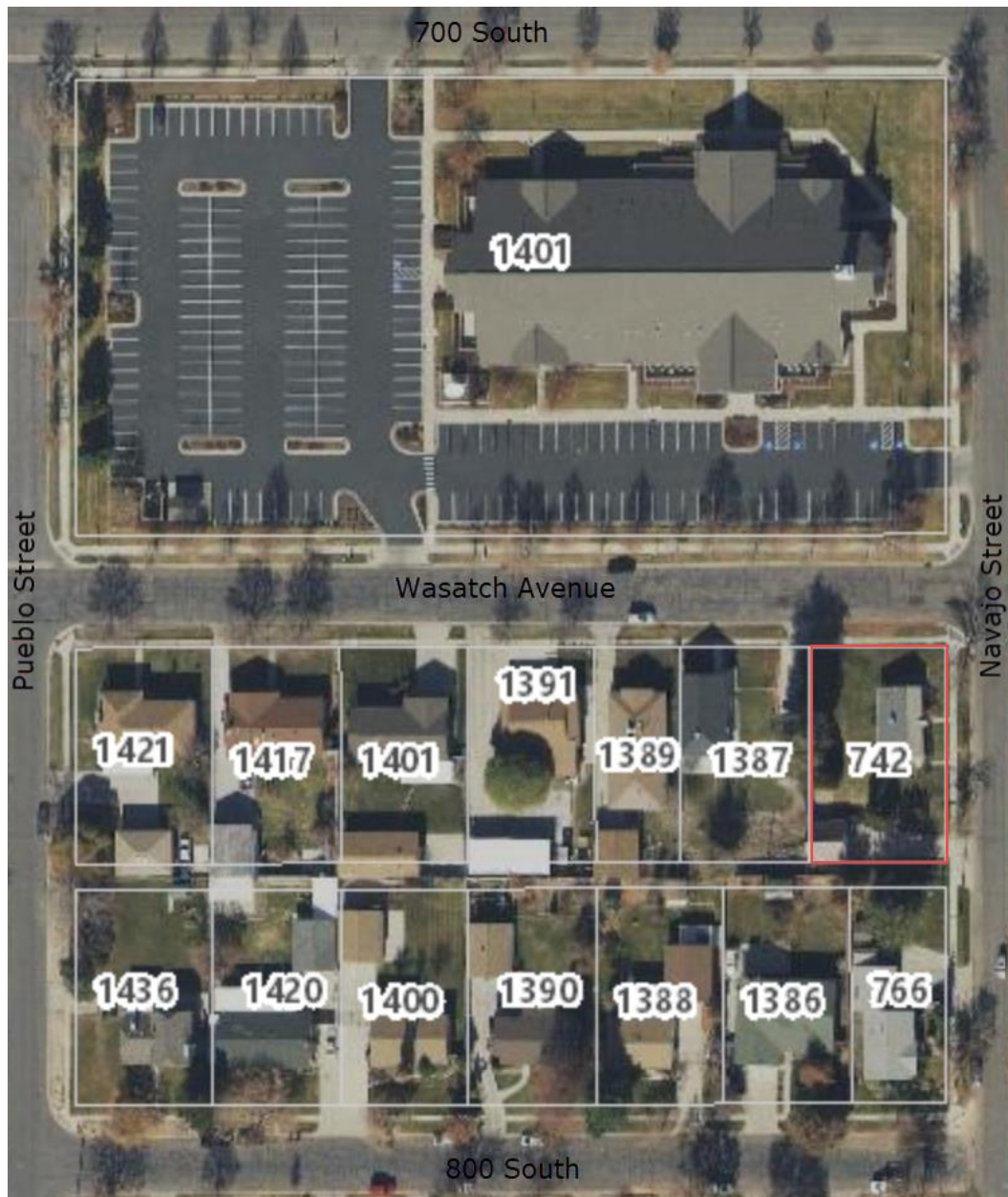
If the request is approved, the applicant will need to comply with the conditions of approval, including any of the conditions required by other City departments and any added by the Planning Commission. The applicant will be able to submit plans for building permits. A certificate of occupancy for the 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.

ATTACHMENT A: VICINITY MAP



ATTACHMENT B: PLAN SET

THE DESIGN AND IDEAS SHOWN AND HEREIN DESCRIBED, THE TECHNICAL DRAWINGS, GRAPHIC REPRESENTATION, AND MODELS THEREOF HAVE BEEN PREPARED AS AN INSTRUMENT OF SERVICE FOR THIS SOLE PROJECT AND SHALL REMAIN THE SOLE PROPERTY OF RANGE ARCHITECTURE AND DESIGN AND THEIR CONSULTANTS, WITHOUT THE SOLE AND EXPRESSED WRITTEN PERMISSION OF RANGE ARCHITECTURE AND DESIGN, REPRODUCTION, COPYING, IMITATION, COMMERCIAL EXPLOITATION, OR USE FOR ANY OTHER PURPOSE OTHER THAN FOR THIS SPECIFIC PROJECT IS PROHIBITED. PROHIBITED USE OF THE DESIGN OR THESE DRAWINGS IS SUBJECT TO THE FULL EXTENT OF LEGAL ACTION.

MODAL 01 ADU - ANDREW

742 Navajo St., Salt Lake City, UT 84104

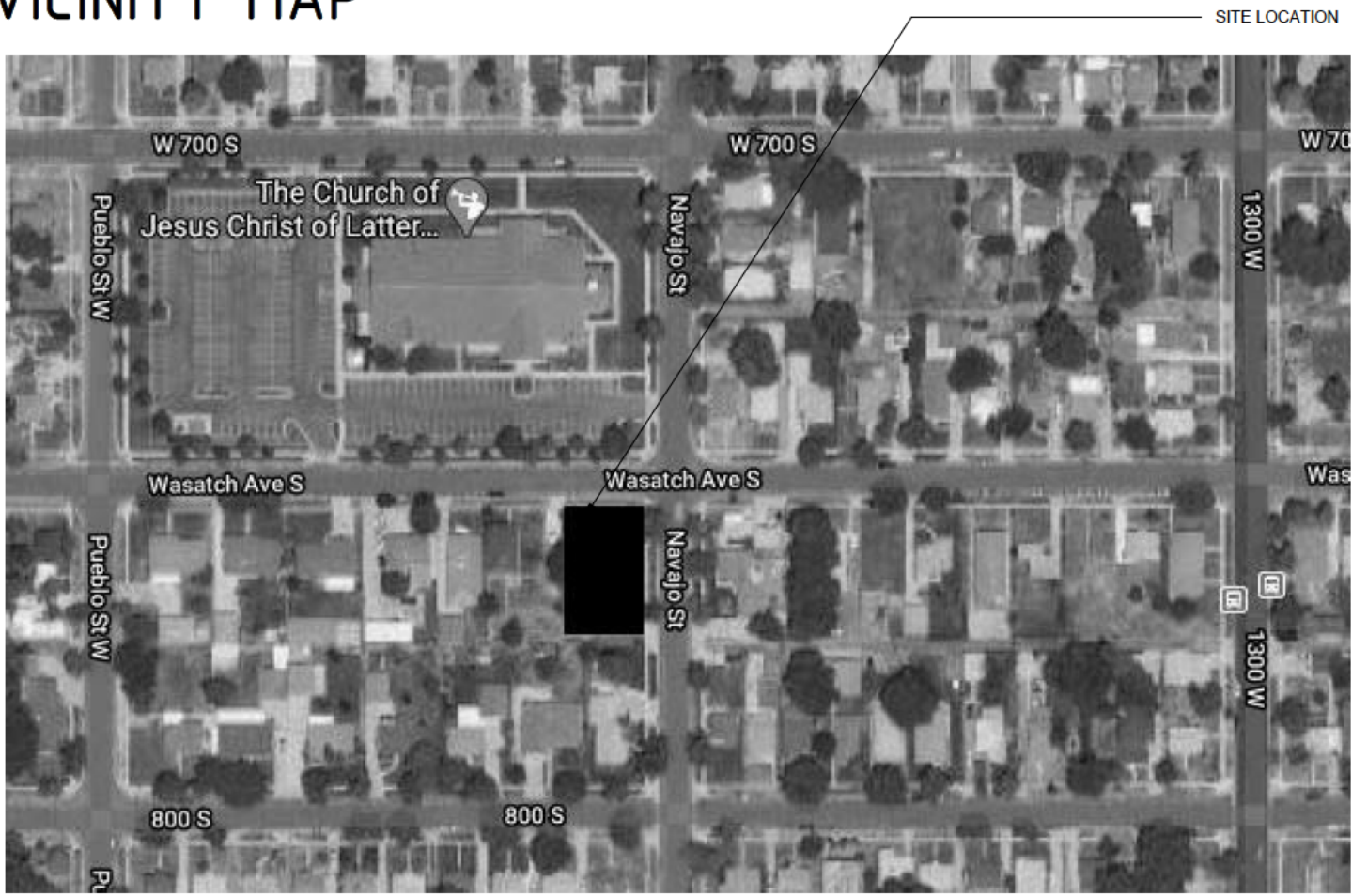
PROJECT TEAM

PROJECT OWNER	MODULAR BUILDING MANUFACTURER	PROJECT ARCHITECT	STRUCTURAL & M/E/P ENGINEER	GENERAL CONTRACTOR
- Jessica Andrew jessica.andrew@gmail.com 742 Navajo Street Salt Lake City, UT 84104 Ph. 801.735.6116	LiveModal Attn: Andrea Palmer andrea@livemodal.com 150 S State Street Salt Lake City, UT 84102 Ph. 801.864.1761	RANGE Architecture + Design Attn: Ian Kaplan ikaplan@rangearchitecture.com 1068 E 2100 S Salt Lake City, UT 84106 Ph. 585.261.1856	EPIC Engineering Attn: Chris Reeves creeves@epiceng.net 3341 S 4000 W, Suite D West Valley City, UT 84120 Ph. 435.654.6600	TBD

CIVIL ENGINEER
WARD ENGINEERING John Bond jbond@wardeng.com 231 W 800 S, Ste. A Salt Lake City, UT 84101 Ph. 801.487.8040

GENERAL NOTE:
ALL MODULAR UNITS SHALL BE MANUFACTURED WITHIN THE BOUNDARIES OF SALT LAKE CITY. ALL INSPECTIONS SHALL BE PERFORMED BY SALT LAKE CITY INSPECTORS.

VICINITY MAP



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ABBREVIATIONS

A.B.	Anchor Bolt	Jan.	Janitor
A.B.C.	Aggregate Base Course	J.J.	Joint
AC.	Air Conditioning	Kit.	Kitchen
Acoust.	Acoustical	K.J.	Keyed Joint
A.D.	Access Door, Area Drain	K.O.	Knock Out
Add.	Addendum, Addition		
Adj.	Adjustable		
A.F.F.	Above Finish Floor	Lam.	Laminated
AL or Alum.	Aluminum	Lav.	Lavatory
Alt.	Alternate	L.B.	Lag Bolt
&	And	L.L.	Live Load
Angle	Angle	LL.H.	Long Leg Horizontal
Anod.	Anodized	LL.V.	Long Leg Vertical
Arch.	Architectural	Longit.	Longitudinal
Assy.	Assembly	L.P.	Low Point
		L.W.C.	Light Weight Concrete
BD.	Board		
Btwn.	Between	Mas.	Masonry
B.O.F.	Bottom of Footing	MDF.	Medium Density Fiberboard
Bldg.	Building	M.D.O.	Medium Density Fiberboard-Outdoor
Blkg.	Blocking	M.O.	Masonry Opening
BM.	Beam	Matl.	Material
B.N.	Boundary Nail	Max.	Maximum
B.O.	Bottom of	Mech.	Mechanical
Bot.	Bottom	Membr.	Membrane
Brg.	Bearing	Mtl.	Metal
B.S.	Both Sides	Mfr.	Manufacturer
B.U.	Built-up	Min.	Minimum
		Misc.	Miscellaneous
C.(or I)	Channel		
CBC	California Building Code	N.	North
Cer.	Ceramic	N.A.	Not Applicable
C.B.	Catch Basin	N.I.C.	Not in Contract
CIP	Cast-in-place	N.T.S.	Not to Scale
C.J.	Control Joint	Number	Number
CL	Centerline		
Clg.	Ceiling	O.C.	On Center
Cir.	Circular	O.D.	Outside Diameter
CMU	Concrete Masonry Unit	O.F.	Overflow, Outside Face
Clos.	Closet	O.F.C.I.	Owner Furnished/Contractor Installed
C.O.	Clean-out	O.H.	Opposite Hand
Col.	Column	Opp.	Opposite
Comp.	Composite		
Conc.	Concrete	PL.	Plate
Const.	Construction	Perim.	Perimeter
Cont.	Continuous	Perp.	Perpendicular
Coord.	Coordinate	Plas ic Lam.	Plastic Laminate
Corr.	Corridor	Plas.	Plaster
Ctr.	Center	Plas.t.	Plastic
		P.D.	Planter Drain
d	Penney (nail size)	P.L.F.	Per Lineal Foot
D.P.	Damp Proofing	Plywood	Plywood
DBA.	Dark Bronze Anodized	P.S.F.	Pounds Per Square Foot
D.F.	Douglas Fir	P.S.I.	Pounds Per Square Inch
Dbl.	Double	P.T.	Pressure Treated, Post-tensioned
Dia.	Diameter	P.T.S.	Pos-tensioned Slab
Diag.	Diagonal	P.V.	Photovoltaic
Diaphr.	Diaphragm	PVC	Polyvinyl Chloride
Dim.	Dimension		
D.L.	Dead Load	R.C.P.	Reflected Ceiling Plan
DN	Down	R.D.	Roof Drain
DR.	Door	Ref.	Refer(ence)
D.S.	Downspout	Reinf.	Reinforcing
Dtl.	Detail	Reqd.	Required
Dwg.	Drawing	Rqmt.	Requirements
Dwls.	Dowels	Resil.	Resilient
		Ret.	Retain(ing)
E	East	RM.	Room
E.A.	Each	R.O.	Rough Opening
E.B.	Expansion Bolt		
E.J.	Expansion Joint	S.	South
Elec.	Electric(al)	SC.	Scale, Screw, Solid Core
Elev.	Elevation	Sched.	Schedule
EN	Edge Nail	SF.	Square Feet
Encl.	Enclosure	Sht.	Sheet
EQ.	Equipment	Sim.	Similar
Equip.	Each Way	SH.	Single Hung
E.W.	Exterior	Sldr.	Slider
Ext.	Existing	S.M.F.E.	Surface-mounted Fire Extinguisher
Exist.	Existing	Spec.	Specification
		SQ.	Square
FACP	Fire Access Control Panel	S.S.	Stainless Steel
F.B.	Flat Bar	Stagg.	Staggered
F.D.	Floor Drain	Std.	Standard
Fdn.	Foundation	Stiff.	Stiffener
F.E.C.	Fire Extinguisher Cabinet	Stor.	Storage, Storefront
F.F.	Finish Floor, Factory Finish	Str.	Structural
F.F.E.	Finished Floor Elevation	Stl.	Steel
F.G.	Finished Grade	Sym.	Symmetrical
	Pultruded Fiberglass		
F.H.C.	Fire Hose Cabinet	T.	Tread, Tempered
F.H.(M).S.	Flat Head Screw	T&G	Tongue and Groove
Fin.	Finish	Thr.	Threshold
Flr.	Floor	T.I.	Tenant Improvement
Fluor.	Fluorescent	T.J.	Tooled Joint
F.M.C.	Floor Material Change	T.N.	Toe Nailed
F.N.	Field Nailing	T.O.	Top of (specify item)
F.O.	Face of (specify item)	T.O.C.	Top of Curb
F.O.B.	Face of Brick	T.O.G.	Top of Grate
F.O.C.	Face of Concrete	T.O.P.	Top of Plate
F.O.F.	Face of Finish	T.O.S.	Top of Sheathing
F.O.M.	Face of Masonry	T.O.W.	Top of Wall
F.O.P.	Face of Panel	Trans.	Transverse
F.O.S.	Face of Stud	Typ.	Typical
FT.	Foot, Feet		
Ftg.	Footing	U.N.O.	Unless Noted Otherwise
F.S.	Finish Surface, Floor Sink	U.L.	Undervriters Laboratory
		URM	Unreinforced Masonry
GA.	Gauge		
Galv.	Galvanized	Vent.	Ventilator, Ventilation
G.I.	Galvanized Iron	Vert.	Vertical
GL.	Glass	V.R.	Vapor Retarder
G.L.B.	Glu-lam beam	V.T.R.	Vent Through Roof
GWB	Gypsum Wall Board	V.T.W.	Vent Through Wall
		VN.	Vinyl
H.B.	Hose bibb	V.W.C.	Vinyl Wall Covering
HC.	Hollow Core	V.C.L.	Vinyl Chain Link
HCMB.	Honeycomb Core	V.C.T.	Vinyl Composition Tile
HD.	Head		
Hdr.	Header	W.	West
Hdwr.	Hardware	Wdw.	Window
Hgr.	Hanger	W/	With
Horiz.	Horizontal	W/GL.	Wire Glass
HR.	Hour	W.H.	Water Heater
HM.	Hollow Metal	W/O	Without
H.S.S.	Hollow Structural Section	WP.	Waterproof
HT.	Height	W.P.J.	Weakened Plane Joint
HVAC	Heating, Ventilation and Air Conditioning	W.R.	Water Resistant
	Hot Water	WT.	Weight
H.W.		W.W.F.	Welded Wire Fabric
		W.W.M.	Welded Wire Mesh
I.D.	Inside Diameter	WD.	Wood
IN.	Inch		
Incl.	Included		
Insul.	Insulation		
Int.	Interior		

LEGEND - PROJECT SYMBOLS

	Keynote
	Window/Storefront Tag
	Door Tag
	Wall/Floor/Ceiling/Roof Type
	Wall, Floor, Base, Ceiling Finish Tag. This symbol when attached to a wall shall indicate this finish for entire length of wall from one intersection to the next and not be terminated by windows or doors U.N.O.
	Datum Tag Indicates Item or Floor Level Being Referenced Elevation Datum
	Revision Tag Delta Symbol & Revision Number Revision Cloud Around Area of Change
	Enlarged Drawing/Detail Reference Detail Number Sht. No. Detailed Area
	Building Section Reference Dwg. No. Sht. No.
	Wall Section Reference Dwg. No. Sht. No.
	Elevation Tag Dwg. No. Sht. No.
	Finish Tag Corresponding Wall Finishes Base Finish Floor Finish
	Grid Line Reference - Wood Structure
	Dimension - Denoting Face of Structure/Framing U.N.O.
	Dimension - Denoting Centerline
	Dimension - Denoting Face of Finish/Clear
	Shaft or Opening

GENERAL RESIDENTIAL NOTES

- It is the responsibility of the contractor to become fully aware of any and all conditions related to the site and existing conditions that may effect the cost of scheduling construction activities, prior to submitting a bid.
- Contractor shall be responsible for verifying all dimensions and conditions at the job site including soil conditions, and other conditions related to the existing utilities and services prior to commencing work.
- Do not scale drawings or details - use given dimensions. Check details for location of all items not dimensioned on plans. Dimensions on plans are to face of framing, exterior face of foundation, or centerline of columns, unless noted otherwise.
- Doors and cased openings without dimensions are to be four and one half (4-1/2) inches from face of adjacent wall or centered between walls.
- The drawings indicate general and typical details of construction. Where conditions are not specifically indicated but are of similar character to details shown, similar details of construction shall be used, subject to review and approval by the architect and structural engineer.
- Building systems and components not specifically detailed shall be installed, as per minimum manufacturer recommendations. Contractor shall notify the architect of any resulting conflicts prior to commencing work.
- All work shall conform to applicable building codes and ordinances. In case of any conflict wherein the methods or standards of installation or the materials specified do not equal or exceed the requirements of the laws or ordinances, the laws or ordinances shall govern.
- Consulting engineer(s) drawings are supplementary to the architectural drawings. It shall be in the responsibility of each contractor to check with the architectural drawings before installation of their work. Any discrepancy between the architectural drawings and the consulting engineer(s) or other supplementary drawings shall be brought to the architect and owner's attention in writing. Any dimensions, tags or details not shown shall be requested by the contractor to the architect.
- This project contains glazing that will be subject to federal and local glazing standards and the glazing subcontractor shall be responsible for adherence to these requirements. If the glazing subcontractor finds discrepancies in the documents not in compliance with the standards, he/she shall bring discrepancies to the attention of the architect before proceeding.
- All glazing in hazardous locations, defined by IRC R308.4, shall be safety glazing, including but not limited to the safety glazing identified in the construction documents.
- Install dust barriers and other protection as required to protect installed finishes and facilities.
- There shall be no exposed pipe, conduits, ducts, vents, etc. All such lines shall be concealed or furred and finished, unless noted as exposed construction on drawings. Offset studs where required, so that finished wall surface will be flush.
- Contractor shall provide temporary bracing for the structure and structural components until all final connections have been completed in accordance with the plans.
- Carry all footings to solid, undisturbed original earth. Removal all suitable material under footings and slab and replace with concrete or compacted fill as directed by engineer and architect.
- All wood framing details not shown otherwise shall be constructed to the minimum standards of the IRC.
- All wood in direct contact with concrete or exposed to weather shall be pressure treated with an approved preservative unless decay resistant heartwood of cedar or redwood is used. Fasteners for pressure treated wood shall be hot dipped galvanized steel, stainless steel, silicon bronze, or copper.
- Nail gypsum wallboard to all studs, top and bottom plates and blocking with cooler nails @ 7" o.c. maximum spacing unless shown otherwise. Use 5d for 1/2" wallboard, 6d for 5/8" wallboard.
- Provide galvanic insulation between dissimilar metals.
- The contractor is to verify the location of all utilities and services to the site prior to beginning any site improvements.
- No materials from the work are to be stock piled on public right-of-ways. All rubbish and debris is to be removed from the site.
- Adjacent properties, streets and walks are to be protected from damage at all times.
- The contractor shall secure permits required by the fire department prior to building occupation.
- The contractor shall take all necessary precautions to ensure the safety of the occupants and workers at all times during the course of the project.
- Approved plans shall be kept in a plan box and shall not be used by any workmen. All construction sets shall reflect the same information. The contractor shall also maintain in good condition, one complete set of plans with all revisions, addenda and change orders on the premises at all times. Said plans are to be under the care of the job superintendent. The contractor and/or the sub-contractors shall apply for, obtain, and pay for all required permits and fees except for the building permit.
- Construction hours, per jurisdiction, are to be observed for all phases of the project.
- Class "A" roofing is required for fire protection.
- Remove all vegetation, organic material and wood formwork from under-floor grade before the building is occupied for any reason.
- Fireblocking shall be provided to cut off all concealed draft openings (both vertical & horizontal) and to form an effective fire barrier between stories, and between a top story and the roof space, including the following: vertically at ceiling and floor levels, horizontally at intervals not exceeding 10 feet, at all interconnections between concealed vertical & horizontal spaces such as soffits, drop and cove ceilings, in concealed spaces between stair stringers at the top and bottom of the run, and at openings around vents, pipes, and ducts at ceiling and floor level with an approved material to resist the free passage of flame.
- Wall covering products sensitive to adverse weather shall not be installed until adequate weather protection for the installation is provided. Exterior sheathing shall be dry before applying exterior cover.
- Interior coverings or wall finishes shall be installed in accordance with IRC chapter 7 and tables R702.1(1), R702.1(2), R702.1(3) and R702.3.5. Interior masonry veneer shall comply with the requirements of R703.7.1 for support and section R703.7.4 for anchorage, except an air space is not required. Interior finishes and materials shall conform to the flame spread and smoke density requirements of R302.9.
- Unless specified otherwise, all coverings shall be fastened in accordance with table R703.3 or with other approved aluminum, stainless steel, zinc-coated or other corrosion-resistive fasteners.
- Installation of appliances shall conform to the conditions of their listing and label and manufacturer's installation instructions. The manufacturer's operating and installation instructions shall remain attached to the appliance.
- A permanent factory-applied nameplate shall be affixed to appliances on which shall appear, in legible lettering, the manufacturers name or trademark, the model number, serial number, and the seal or mark of the testing agency. The hourly rate in btu/h(v), type of fuel or electrical rating and other information as described in IRC M1303.1 and G2404.3 shall be required on the label.
- Where conflicts occur between the IRC and the conditions of listing or the manufacturer's installation instructions occur, the provisions of the code shall apply.
- Fuel-fired appliances shall be designed for use with the type of fuel to which they will be connected and the altitude at which they are installed. Appliances that comprise parts of the building mechanical system shall not be converted. The fuel input rate shall not be increased or decreased beyond the limit rating for the altitude at which the appliance is installed.
- The building or structure shall not be weakened by the installation of mechanical systems. Where floors, walls, ceilings or any other portion of the building or structure are required to be altered or replaced in the process of installing or repairing any system, the building or structure shall be left in a safe structural condition in accordance with the IRC.
- Heat-producing equipment and appliances shall be installed to maintain the required clearances to combustible construction as specified in the listing and manufacturer's instructions. Reduction of clearances shall be in accordance with manufacturer's instructions and IRC table M1306.2 or IMC section 308. Clearances to combustibles shall include such considerations as door swing, shutters, coverings and drapes. Devices such as door stops or limits, closers, drapery ties or guards shall not be used to provide adequate clearances.

RANGE

STATE OF UTAH
JEROME WILSON
6590833-0001
12/28/2020
LICENSED ARCHITECT

UNIVERSAL
150 S. STATE ST., SUITE 1610
SALT LAKE CITY, UT 84103
WWW.RANGEARCHITECT.COM

MODELS

MODAL 01 ADU - ANDREW

7442 Navajo St., Salt Lake City, UT 84104

PERMIT SET 05/14/2020

REVISIONS
MARK DATE

PLOT DATE 12/28/2020

PROJECT 2054

DRAWN BY IK

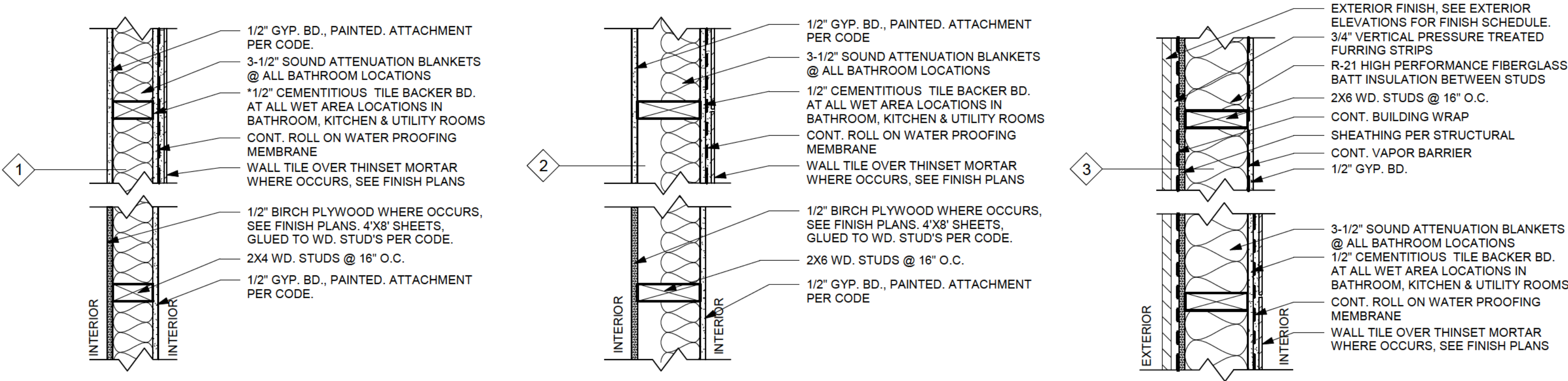
CHECKED BY N/A

SHEET TITLE

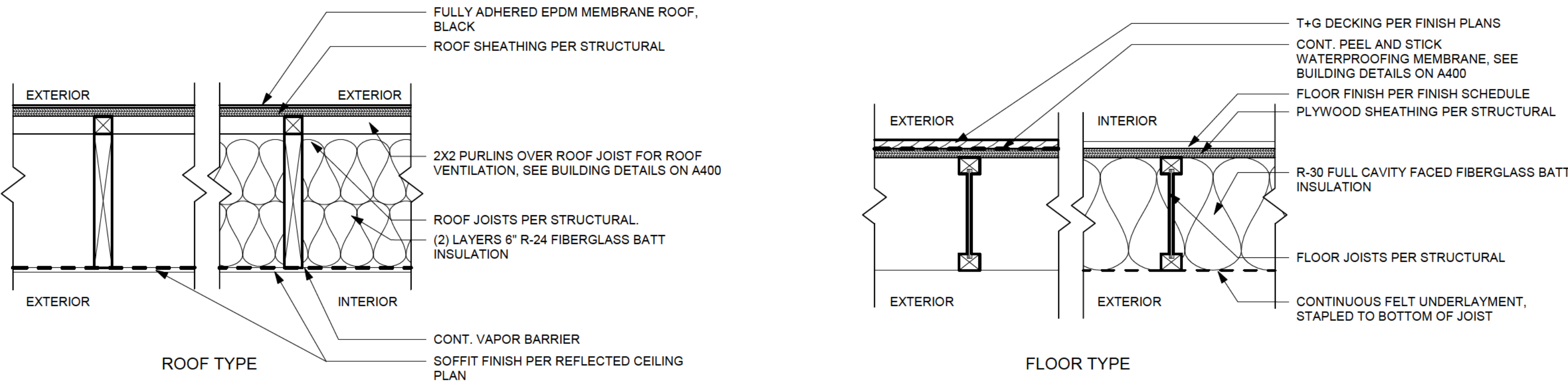
NOTES,
ABBREVIATIONS,
SYMBOLS, GENERAL
NOTES

G002

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LEGEND - WALL TYPES



LEGEND - FLOOR & ROOF TYPES

MODAL 01 ADU - ANDREW
742 Navajo St., Salt Lake City, UT 84104

PERMIT SET 05/14/2020

REVISIONS
MARK DATE

PLOT DATE 12/28/2020

PROJECT 2054

DRAWN BY IK

CHECKED BY N/A

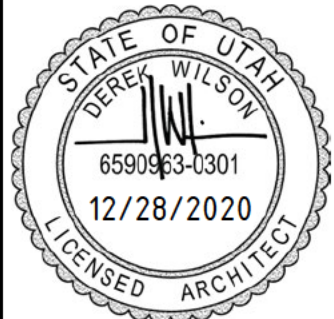
SHEET TITLE

ASSEMBLIES

G003

UNPROFESSIONAL
150 S. 1140 EAST
WWW.INTERPOL.COM

Model



RANGE

RANGE ARCHITECTURE | DESIGN
3145 EAST HERMES DRIVE, SALT LAKE CITY, UT 84104
WWW.RANGEARCHITECTURE.COM

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Note: These notes must be included as part of all private development construction plan document sets. It is the engineer's responsibility to review notes for their applicability to their specific project. Any modifications to these notes must be approved in writing by Salt Lake City Public Utilities.

Salt Lake City Public Utilities General Notes – Updated 6/27/18

1. COMPLIANCE:
ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH THESE CONTRACT DOCUMENTS AND THE MOST RECENT EDITIONS OF THE FOLLOWING: THE INTERNATIONAL PLUMBING CODE, UTAH DRINKING WATER REGULATIONS, APWA MANUAL OF STANDARD PLANS AND SPECIFICATIONS, AND SLC PUBLIC UTILITIES MODIFICATIONS TO APWA STANDARD PLANS AND APPROVED MATERIALS AND SLC PUBLIC UTILITIES APWA SPECIFICATIONS MODIFICATIONS. THE CONTRACTOR IS REQUIRED TO ADHERE TO ALL OF THE ABOVE-MENTIONED DOCUMENTS UNLESS OTHERWISE NOTED AND APPROVED IN WRITING BY THE SALT LAKE CITY DIRECTOR OF PUBLIC UTILITIES.
2. COORDINATION:
THE CONTRACTOR IS RESPONSIBLE TO NOTIFY ALL APPROPRIATE GOVERNMENT AND PRIVATE ENTITIES ASSOCIATED WITH THE PROJECT. THE FOLLOWING MUST BE CONTACTED 48-HOURS PRIOR TO CONSTRUCTION AS APPLICABLE TO THE PROJECT:

PUBLIC UTILITIES:
BACKFLOW PREVENTION – 483-6795
DEVELOPMENT REVIEW ENGINEERING – 483-6781
INSPECTIONS, PERMITS, CONTRACTS & AGREEMENTS – 483-6727
PRETREATMENT – 799-4002
STORM WATER – 483-6721

SLC DEPARTMENTS:
ENGINEERING - PUBLIC WAY PERMITS AND ISSUES – 535-6248
ENGINEERING - SUBDIVISIONS – 535-6159
FIRE DEPARTMENT – 535-6636
PERMITS AND LICENSING (BLDG SERVICES) – 535-7752
PLANNING AND ZONING – 535-7700
TRANSPORTATION – 535-6630

- ALL OTHER POTENTIALLY IMPACTED GOVERNING AGENCIES OR ENTITIES
- ALL WATER USERS INVOLVED IN WATER MAIN SHUTDOWNS
- APPLICABLE SEWER, WATER AND DRAINAGE DISTRICTS
- BLUESTAKES LOCATING SERVICES – 532-5000
- COUNTY FIRE DEPARTMENT – 743-7231
- COUNTY FLOOD CONTROL – 468-2779
- COUNTY HEALTH DEPARTMENT – 385-468-3913
- COUNTY PUBLIC WAY PERMITS – 468-2241
- HOLLADAY CITY – 272-9450
- SALT LAKE COUNTY HIGHWAY DEPARTMENT – 468-3705 OR 468-2156
- THE UTAH TRANSIT AUTHORITY FOR RE-ROUTING SERVICE – 262-5626
- UNION PACIFIC RAILROAD CO., SUPERINTENDENTS OFFICE – 595-3405
- UTAH DEPARTMENT OF TRANSPORTATION, REGION #2 – 975-4800
- UTAH STATE ENGINEER – 538-7240

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F. PUBLIC NOTICE TO PROJECTS IN THE PUBLIC WAY –
FOR APPROVED PROJECTS THE CONTRACTOR IS RESPONSIBLE TO PROVIDE AND DISTRIBUTE WRITTEN NOTICE TO ALL RESIDENTS LOCATED WITHIN THE PROJECT AREA AT LEAST 72 HOURS PRIOR TO CONSTRUCTION. WORK TO BE CONDUCTED WITHIN COMMERCIAL OR INDUSTRIAL AREAS MAY REQUIRE A LONGER NOTIFICATION PERIOD AND ADDITIONAL CONTRACTOR COORDINATION WITH PROPERTY OWNERS. THE WRITTEN NOTICE IS TO BE APPROVED BY THE SLC PUBLIC UTILITIES PROJECT ENGINEER.

G. PUBLIC NOTICE FOR WATER MAIN SHUT DOWNS –
THROUGH THE SLC PUBLIC UTILITIES INSPECTOR AND WITH THE PUBLIC UTILITIES PROJECT ENGINEER APPROVAL, SLC PUBLIC UTILITIES MUST BE CONTACTED AND APPROVE ALL WATER MAIN SHUTDOWNS. ONCE APPROVED THE CONTRACTOR MUST NOTIFY ALL EFFECTED USERS BY WRITTEN NOTICE A MINIMUM OF 48-HOURS (RESIDENTIAL) AND 72-HOURS (COMMERCIAL/INDUSTRIAL) PRIOR TO THE WATER MAIN SHUT DOWN. PUBLIC UTILITIES MAY REQUIRE LONGER NOTICE PERIODS.

H. WATER AND SEWER SEPARATION –
IN ACCORDANCE WITH UTAH'S DEPARTMENT OF HEALTH REGULATIONS, A MINIMUM TEN-FOOT HORIZONTAL AND 1.5-FOOT VERTICAL (WITH WATER ON TOP) SEPARATION IS REQUIRED. IF THESE CONDITIONS CANNOT BE MET, STATE AND SLC PUBLIC UTILITIES APPROVAL IS REQUIRED. ADDITIONAL CONSTRUCTION MEASURES WILL BE REQUIRED FOR THESE CONDITIONS.

I. SALVAGE –
ALL METERS MUST BE RETURNED TO PUBLIC UTILITIES, AND AT PUBLIC UTILITIES REQUEST ALL SALVAGED PIPE AND/OR FITTINGS MUST BE RETURNED TO SLC PUBLIC UTILITIES (483-6727) LOCATED AT 1530 SOUTH WEST TEMPLE.

J. SEWER MAIN AND LATERAL CONSTRUCTION REQUIREMENTS –
SLC PUBLIC UTILITIES MUST APPROVE ALL SEWER CONNECTIONS. ALL SEWER LATERALS 6-INCHES AND SMALLER MUST WYE INTO THE MAINS PER SLC PUBLIC UTILITIES REQUIREMENTS. ALL 8-INCH AND LARGER SEWER CONNECTIONS MUST BE PETITIONED FOR AT PUBLIC UTILITIES (483-6762) AND CONNECTED AT A MANHOLE. **INSIDE DROPS IN MANHOLES ARE NOT ALLOWED.** A MINIMUM 4-FOOT BURY DEPTH IS REQUIRED ON ALL SEWER MAINS AND LATERALS. CONTRACTOR SHALL INSTALL INVERT COVERS IN ALL SEWER MANHOLES WITHIN THE PROJECT AREA.

CONTRACTOR TO PROVIDE AIR PRESSURE TESTING OF SEWER MAINS IN ACCORDANCE WITH PIPE MANUFACTURERS RECOMMENDATIONS AND SALT LAKE CITY PUBLIC UTILITIES REQUIREMENTS. ALL PVC SEWER MAIN AND LATERAL TESTING SHALL BE IN ACCORDANCE WITH UNI-BELL UN-B-6-98 RECOMMENDED PRACTICE FOR LOW PRESSURE AIR TESTING OF INSTALLED SEWER PIPE. CONTRACTOR SHALL PROVIDE SEWER LATERAL WATER TESTING AS REQUIRED BY THE SALT LAKE CITY PUBLIC UTILITIES PROJECT ENGINEER OR INSPECTOR. A MINIMUM OF 9-FEET OF HEAD PRESSURE IS REQUIRED AS MEASURED VERTICALLY FROM THE HIGH POINT OF THE PIPELINE AND AT OTHER LOCATIONS ALONG THE PIPELINE AS DETERMINED BY THE SLC PUBLIC UTILITIES PROJECT ENGINEER OR INSPECTOR. TESTING TIME WILL BE NO LESS THAN AS SPECIFIED FOR THE AIR TEST DURATION IN TABLE I ON PAGE 12 OF UNI-B-6-98. ALL PIPES SUBJECT TO WATER TESTING SHALL BE FULLY VISIBLE TO THE INSPECTOR DURING TESTING. TESTING MUST BE PERFORMED IN THE PRESENCE OF A SLC PUBLIC UTILITIES REPRESENTATIVE. ALL VISIBLE

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3. **SCHEDULE**
PRIOR TO CONSTRUCTION THE CONTRACTOR WILL PROVIDE, AND WILL UPDATE AS CHANGES OCCUR, A CONSTRUCTION SCHEDULE IN ACCORDANCE WITH THE SPECIFICATIONS AND SALT LAKE CITY ENGINEERING OR SALT LAKE COUNTY REGULATIONS AS APPLICABLE FOR WORKING WITHIN THE PUBLIC WAY.

4. **PERMITS, FEES AND AGREEMENTS**
CONTRACTOR MUST OBTAIN ALL THE NECESSARY PERMITS AND AGREEMENTS AND PAY ALL APPLICABLE FEES PRIOR TO ANY CONSTRUCTION ACTIVITIES. CONTACT SALT LAKE CITY ENGINEERING (535-6248) FOR PERMITS AND INSPECTIONS REQUIRED FOR ANY WORK CONDUCTED WITHIN SALT LAKE CITY'S PUBLIC RIGHT-OF-WAY. APPLICABLE UTILITY PERMITS MAY INCLUDE MAINLINE EXTENSION AGREEMENTS AND SERVICE CONNECTION PERMITS. ALL UTILITY WORK MUST BE BONDED. ALL CONTRACTORS MUST BE LICENSED TO WORK ON CITY UTILITY MAINS.

CONSTRUCTION SITES MUST BE IN COMPLIANCE WITH THE UTAH POLLUTION DISCHARGE ELIMINATION SYSTEM (UPDES) STORM WATER PERMIT FOR CONSTRUCTION ACTIVITIES (538-6923). A COPY OF THE PERMIT'S STORM WATER POLLUTION PREVENTION PLAN MUST BE SUBMITTED TO PUBLIC UTILITIES FOR REVIEW AND APPROVAL. ADDITIONAL WATER QUALITY AND EROSION CONTROL MEASURES MAY BE REQUIRED. THE CONTRACTOR MUST ALSO COMPLY WITH SALT LAKE CITY'S CLEAN WHEEL ORDINANCE.

5. **ASPHALT AND SOIL TESTING**
THE CONTRACTOR IS TO PROVIDE MARSHALL AND PROCTOR TEST DATA 24-HOURS PRIOR TO USE. CONTRACTOR IS TO PROVIDE COMPACTION AND DENSITY TESTING AS REQUIRED BY SALT LAKE CITY ENGINEERING, UDOT, SALT LAKE COUNTY OR OTHER GOVERNING ENTITY. TRENCH BACKFILL MATERIAL AND COMPACTION TESTS ARE TO BE TAKEN PER APWA STANDARD SPECIFICATIONS, SECTION 330520 – BACKFILLING TRENCHES, OR AS REQUIRED BY THE SLC PROJECT ENGINEER IF NATIVE MATERIALS ARE USED. **NO NATIVE MATERIALS ARE ALLOWED WITHIN THE PIPE ZONE.** THE MAXIMUM LIFTS FOR BACKFILLING EXCAVATIONS IS 8-INCHES. ALL MATERIALS AND COMPACTION TESTING IS TO BE PERFORMED BY A LAB RECOGNIZED AND ACCEPTED BY SALT LAKE COUNTY PUBLIC WORKS AND/OR SALT LAKE CITY ENGINEERING.

6. **TRAFFIC CONTROL AND HAUL ROUTES**
TRAFFIC CONTROL MUST CONFORM TO THE MOST CURRENT EDITION OF SALT LAKE CITY TRAFFIC CONTROL MANUAL – PART 8 OF "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" FOR SALT LAKE COUNTY AND STATE ROADS. SLC TRANSPORTATION MUST APPROVE ALL PROJECT HAUL ROUTES (535-7129). THE CONTRACTOR MUST ALSO CONFORM TO UDOT, SALT LAKE COUNTY OR OTHER APPLICABLE GOVERNING ENTITIES REQUIREMENTS FOR TRAFFIC CONTROL.

7. **SURVEY CONTROL**
CONTRACTOR MUST PROVIDE A REGISTERED LAND SURVEYOR OR PERSONS UNDER SUPERVISION OF A REGISTERED LAND SURVEYOR TO SET STAKES FOR ALIGNMENT AND GRADE OF EACH MAIN AND/OR FACILITY AS APPROVED. THE STAKES SHALL BE MARKED WITH THE HORIZONTAL LOCATION (STATION) AND VERTICAL LOCATION (GRADE) WITH CUTS AND/OR FILLS TO THE GRADE OF THE MAIN AND/OR FACILITY AS APPROVED. IN ADDITION, THE CONTRACTOR AND/OR SURVEYOR SHALL PROVIDE TO SALT LAKE CITY PUBLIC UTILITIES CUT SHEETS FILLED OUT COMPLETELY AND CLEARLY SHOWING THE PERTINENT

LEAKAGE MUST BE REPAIRED TO THE SATISFACTION OF THE SLC PUBLIC UTILITIES ENGINEER OR INSPECTOR.

K. WATER AND FIRE MAIN AND SERVICE CONSTRUCTION REQUIREMENTS –
SLC PUBLIC UTILITIES MUST APPROVE ALL FIRE AND WATER SERVICE CONNECTIONS. A MINIMUM 3-FOOT SEPARATION IS REQUIRED BETWEEN ALL WATER AND FIRE SERVICE TAPS INTO THE MAIN. ALL CONNECTIONS MUST BE MADE MEETING SLC PUBLIC UTILITIES REQUIREMENTS. A 5-FOOT MINIMUM BURY DEPTH (FINAL GRADE TO TOP OF PIPE) IS REQUIRED ON ALL WATER/FIRE LINES UNLESS OTHERWISE APPROVED BY PUBLIC UTILITIES. WATER LINE THRUST BLOCK AND RESTRAINTS ARE AS PER SLC APPROVED DETAIL DRAWINGS AND SPECIFICATIONS. ALL EXPOSED NUTS AND BOLTS WILL BE COATED WITH CHEVRON FM1 GREASE PLUS MINIMUM 8 MIL THICKNESS PLASTIC. PROVIDE STAINLESS STEEL NUTS, BOLTS AND WASHERS FOR HIGH GROUNDWATER/ SATURATED CONDITIONS AT FLANGE FITTINGS, ETC.

ALL WATERLINES INSTALLATIONS AND TESTING TO BE IN ACCORDANCE WITH AWWA SECTIONS C600, C601, C651, C206, C200, C900, C303 AWWA MANUAL M11 AND ALL OTHER APPLICABLE AWWA, UPWS, ASTM AND ANSI SPECIFICATIONS RELEVANT TO THE INSTALLATION AND COMPLETION OF THE PROJECT. AMENDMENT TO SECTION C600 SECTION 4.1.1: DOCUMENT TO READ MINIMUM TEST PRESSURE SHALL NOT BE LESS THAN 200 P.S.I. GAUGED TO A HIGH POINT OF THE PIPELINE BEING TESTED. ALL MATERIALS USED FOR WATERWORKS PROJECTS TO BE RATED FOR 150 P.S.I. MINIMUM OPERATING PRESSURE.

CONTRACTOR IS TO INSTALL WATER SERVICE LINES, METER YOKES AND/OR ASSEMBLIES AND METER BOXS WITH LIDS LOCATED AS APPROVED ON THE PLANS PER APPLICABLE PUBLIC UTILITIES DETAIL DRAWINGS. METER BOXES ARE TO BE PLACED IN THE PARK STRIPS PERPENDICULAR TO THE WATERMAIN SERVICE TAP CONNECTION. ALL WATER METERS, CATCH BASINS, CLEANOUT BOXES, MANHOLES, DOUBLE CHECK VALVE DETECTOR ASSEMBLIES, REDUCED PRESSURE DETECTOR ASSEMBLIES AND BACKFLOW PREVENTION DEVICES MUST BE LOCATED OUTSIDE OF ALL APPROACHES, DRIVEWAYS, PEDESTRIAN WALKWAYS AND OTHER TRAVELED WAYS UNLESS OTHERWISE APPROVED ON PLANS.

BACKFLOW PREVENTORS ARE REQUIRED ON ALL IRRIGATION AND FIRE SPRINKLING TAPS PER PUBLIC UTILITIES AND SLC FIRE DEPARTMENT REQUIREMENTS. CONTRACTORS SHALL INSTALL BACKFLOW PREVENTION DEVICES ON FIRE SPRINKLER CONNECTIONS. DOUBLE CHECK VALVE ASSEMBLIES SHALL BE INSTALLED ON CLASS 1, 2 AND 3 SYSTEMS. REDUCED PRESSURE PRINCIPLE VALVES SHALL BE INSTALLED ON CLASS 4 SYSTEMS. ALL FIRE SPRINKLING BACKFLOW ASSEMBLIES SHALL CONFORM TO ASSE STANDARD 1048, 1013, 1047 AND 1015. THE CONTRACTOR SHALL BE RESPONSIBLE TO PERFORM BACKFLOW PREVENTION TESTS PER SALT LAKE CITY STANDARDS AND SUBMIT RESULTS TO PUBLIC UTILITIES. ALL TESTS MUST BE PERFORMED AND SUBMITTED TO PUBLIC UTILITIES WITHIN 10 DAYS OF INSTALLATION OR WATER TURN-ON. BACKFLOW TEST FORMS ARE AVAILABLE AT PUBLIC UTILITIES' CONTRACTS AND AGREEMENTS OFFICE.

L. GENERAL WATER, SEWER AND STORM DRAIN REQUIREMENTS –
ALL WATER, FIRE AND SEWER SERVICES STUBBED TO A PROPERTY MUST BE USED OR WATER AND FIRE SERVICES MUST BE KILLED AT THE MAIN AND SEWER LATERALS CAPPED AT THE SEWER MAIN PER PUBLIC UTILITIES

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GRADES, ELEVATIONS AND CUT/FILLS ASSOCIATED WITH THE FIELD STAKING OF THE MAIN AND/OR FACILITY. THE CUT SHEET FORM IS AVAILABLE AT THE CONTRACTS AND AGREEMENTS OFFICE AT PUBLIC UTILITIES. ALL MAINS AND LATERALS NOT MEETING MINIMUM GRADE REQUIREMENTS AS SPECIFIED BY ORDINANCE OR AS REQUIRED TO MEET THE MINIMUM REQUIRED FLOWS OR AS APPROVED MUST BE REMOVED AND RECONSTRUCTED TO MEET DESIGN GRADE. THE CONTRACTOR SHALL PROTECT ALL STAKES AND MARKERS UNTIL PUBLIC UTILITY SURVEYORS COMPLETE FINAL MEASUREMENTS. THE CONTRACTOR WILL BE RESPONSIBLE FOR FURNISHING, MAINTAINING, OR RESTORING ALL MONUMENTS AND REFERENCE MARKS WITHIN THE PROJECT SITE. DEPENDING ON THE LOCATION OF THE PROJECT, CONTACT THE COUNTY SURVEYOR FOR SECTION CORNER MONUMENTS (801-468-2028) AND/OR THE SALT LAKE CITY SURVEYOR (801-535-7973) FOR SALT LAKE CITY MONUMENTS AND CONSTRUCTION REQUIREMENTS. ALL ELEVATIONS SHALL BE REFERENCED TO SALT LAKE CITY DATUM UNLESS NOTED OTHERWISE ON THE PLANS.

8. **ASPHALT GUARANTEE**
THE CONTRACTOR SHALL REMOVE, DISPOSE OF, FURNISH AND PLACE PERMANENT ASPHALT PER SALT LAKE CITY ENGINEERING, UDOT, COUNTY, OR OTHER GOVERNMENT STANDARDS AS APPLICABLE TO THE PROJECT. THE CONTRACTOR SHALL GUARANTEE THE ASPHALT RESTORATION FOR A PERIOD AS REQUIRED BY THE GOVERNING ENTITY.

9. **TEMPORARY ASPHALT**
IF THE CONTRACTOR CHOOSES TO WORK WITHIN THE PUBLIC WAY WHEN HOT MIX ASPHALT IS NOT AVAILABLE, THE CONTRACTOR MUST OBTAIN APPROVAL FROM THE APPROPRIATE GOVERNING ENTITY PRIOR TO INSTALLING TEMPORARY ASPHALT SURFACING MATERIAL. WITHIN SALT LAKE CITY, WHEN PERMANENT ASPHALT BECOMES AVAILABLE, THE CONTRACTOR SHALL REMOVE THE TEMPORARY ASPHALT, FURNISH AND INSTALL THE PERMANENT ASPHALT. THE CONTRACTOR SHALL GUARANTEE THE ASPHALT RESTORATION FOR A PERIOD AS REQUIRED BY THE GOVERNING ENTITY FROM THE DATE OF COMPLETION.

10. **SAFETY**
THE CONTRACTOR IS RESPONSIBLE FOR ALL ASPECTS OF SAFETY OF THE PROJECT AND SHALL MEET ALL OSHA, STATE, COUNTY AND OTHER GOVERNING ENTITY REQUIREMENTS.

THE CONTRACTOR IS SOLELY RESPONSIBLE FOR CONFORMING TO LOCAL AND FEDERAL CODES GOVERNING SHORING AND BRACING OF EXCAVATIONS AND TRENCHES, AND FOR THE PROTECTION OF WORKERS.

11. **DUST CONTROL**
THE CONTRACTOR IS RESPONSIBLE FOR DUST CONTROL ACCORDING TO THE GOVERNING ENTITY STANDARDS. USE OF HYDRANT WATER OR PUMPING FROM CITY-OWNED CANALS OR STORM DRAINAGE FACILITIES IS NOT ALLOWED FOR DUST CONTROL ACTIVITIES WITHOUT WRITTEN APPROVAL OF THE PUBLIC UTILITIES DIRECTOR.

12. **DEWATERING**
ALL ON-SITE DEWATERING ACTIVITIES MUST BE APPROVED IN WRITING BY PUBLIC UTILITIES. PROPOSED OUTFALL LOCATIONS AND ESTIMATED FLOW VOLUME CALCULATIONS MUST BE SUBMITTED TO PUBLIC UTILITIES FOR REVIEW AND APPROVAL. ADEQUATE MEASURES MUST BE TAKEN TO REMOVE

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REQUIREMENTS. ALLOWABLE SERVICES TO BE KEPT WILL BE AS DETERMINED BY THE PUBLIC UTILITIES PROJECT ENGINEER. ALL WATER AND FIRE SERVICE KILLS AND SEWER LATERAL CAPS ARE TO BE KILLED AND CAPPED AS DETERMINED AND VISUALLY VERIFIED BY THE ON-SITE PUBLIC UTILITIES INSPECTOR.

ALL MANHOLES, HYDRANTS, VALVES, CLEAN-OUT BOXES, CATCH BASINS, METERS, ETC. MUST BE RAISED OR LOWERED TO FINAL GRADE PER PUBLIC UTILITIES STANDARDS AND INSPECTOR REQUIREMENTS. CONCRETE COLLARS MUST BE CONSTRUCTED ON ALL MANHOLES, CLEANOUT BOXES, CATCH BASINS AND VALVES PER PUBLIC UTILITIES STANDARDS. ALL MANHOLE, CATCH BASIN, OR CLEANOUT BOX CONNECTIONS MUST BE MADE WITH THE PIPE CUT FLUSH WITH THE INSIDE OF THE BOX AND GROUTED OR SEALED AS REQUIRED BY THE PUBLIC UTILITIES INSPECTOR. ALL MANHOLE, CLEANOUT BOX OR CATCH BASIN DISCONNECTIONS MUST BE REPAIRED AND GROUTED AS REQUIRED BY THE ON-SITE PUBLIC UTILITIES INSPECTOR.

CONTRACTOR SHALL NOT ALLOW ANY GROUNDWATER OR DEBRIS TO ENTER THE NEW OR EXISTING PIPE DURING CONSTRUCTION. UTILITY TRENCHING, BACKFILL, AND PIPE ZONE AS PER SLC PUBLIC UTILITIES, "UTILITY INSTALLATION DETAIL."

M. STREETLIGHTS
ALL WORK SHALL BE INSTALLED IN ACCORDANCE WITH THE MOST CURRENT SALT LAKE CITY STANDARDS AND N.E.C. (NATIONAL ELCTRICAL CODE. A STREET LIGHTING PLAN SHOWING WIRING LOCATION, WIRING TYPE, VOLTAGE, POWER SOURCE LOCATION, CONDUIT SIZE AND LOCATION SHALL BE SUBMITTED TO SALT LAKE CITY AND BE APPROVED PRIOR TO CONSTRUCTION. NO DEVIATION OF STREETLIGHT, PULL BOXES, CONDUITS, AND ETC. LOCATIONS SHALL BE PERMITTED WITHOUT PRIOR WRITTEN APPROVAL FROM THE STREEGHT LIGHTING PROGRAM MANGER OR HIS/HER REPRESENTATIVE.

STREETLIGHT POLES SHALL NOT BE INSTALLED WITHIN 5 FEET OF A FIRE HYDRANT. THE LOCATION SHALL BE SUCH THAT IT DOES NOT HINDER THE OPERATION OF THE FIRE HYDRANT AND WATER LINE OPERATION VALVES.

STREETLIGHTS AND STREETLIGHT POLES SHALL NOT BE INSTALLED WITHIN 5 FEET FROM ANY TREE, UNLESS WRITTEN APPROVAL IS RECEIVED FROM THE STREET LIGHTING PROGRAM MANAGER. BRANCHES MAY NEED TO BE PRUNED AS DETERMINED BY THE INSPECTOR IN THE FIELD AT THE TIME OF INSTALLATION.

STREETLIGHTS SHALL NOT BE INSTALLED WITHIN 5 FEET FROM THE EDGE OF ANY DRIVEWAY

ANTI-SEIZE LUBRICANT SHALL BE USED ON ALL COVER BOLTS AND GROUND BOX BOLTS.

ALL EXISTING STREET LIGHTING SHALL REMAIN OPERATIONAL DURING CONSTRUCTION UNLESS APPROVED IN WRITING BY THE STREET LIGHTIN PROGRAM MANAGER.

IF APPROVED PLANS REQUIRE REMOVAL OF STREETLIGHT POLES DURING CONSTRUCTION THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE POLES WHILE THEY ARE DOWN. THE POLES SHALL BE STORED IN A SECURE LOCATION AND RAIDED OFF THE GROUND. PICTURES SHALL BE TAKEN BEFORE

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ALL SEDIMENT PRIOR TO DISCHARGE. PUBLIC UTILITIES MAY REQUIRE ADDITIONAL MEASURES FOR SEDIMENT CONTROL AND REMOVAL.

13. **PROJECT LIMITS**
THE CONTRACTOR IS REQUIRED TO KEEP ALL CONSTRUCTION ACTIVITIES WITHIN THE APPROVED PROJECT LIMITS. THIS INCLUDES, BUT IS NOT LIMITED TO, VEHICLE AND EQUIPMENT STAGING, MATERIAL STORAGE AND LIMITS OF TRENCH EXCAVATION. IT IS THE CONTRACTORS RESPONSIBILITY TO OBTAIN PERMISSION AND/OR EASEMENTS FROM THE APPROPRIATE GOVERNING ENTITY AND/OR INDIVIDUAL PROPERTY OWNER(S) FOR WORK OR STAGING OUTSIDE OF THE PROJECT LIMITS.

14. **WATER, FIRE, SANITARY SEWER AND STORM DRAINAGE UTILITIES**
A. INSPECTIONS –
IT IS THE CONTRACTOR'S RESPONSIBILITY TO SCHEDULE ANY WATER, SEWER, BACKFLOW AND DRAINAGE INSPECTION 48-HOURS IN ADVANCE TO WHEN NEEDED. CONTACT 483-6727 TO SCHEDULE INSPECTIONS.

B. DAMAGE TO EXISTING UTILITIES –
THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY DAMAGE, CAUSED BY ANY CONDITION INCLUDING SETTLEMENT, TO EXISTING UTILITIES FROM WORK PERFORMED AT OR NEAR EXISTING UTILITIES. THE CONTRACTOR SHALL TAKE ALL MEASURES NECESSARY TO PROTECT ALL EXISTING PUBLIC AND PRIVATE ROADWAY AND UTILITY FACILITIES. DAMAGE TO EXISTING FACILITIES CAUSED BY THE CONTRACTOR, MUST BE REPAIRED BY THE CONTRACTOR AT HIS/HER EXPENSE, TO THE SATISFACTION OF THE OWNER OF SAID FACILITIES.

C. UTILITY LOCATIONS –
CONTRACTOR WILL BE RESPONSIBLE FOR LOCATING AND AVOIDING ALL UTILITIES AND SERVICE LATERALS, AND FOR REPAIRING ALL DAMAGE THAT OCCURS TO THE UTILITIES DUE TO THE CONTRACTOR'S ACTIVITIES. CONTRACTOR IS TO VERIFY LOCATION, DEPTH, SIZE, MATERIAL AND OUTSIDE DIAMETERS OF UTILITIES IN THE FIELD BY POT-HOLING A MINIMUM OF 300-FEET AHEAD OF SCHEDULED CONSTRUCTION IN ORDER TO IDENTIFY POTENTIAL CONFLICTS AND PROBLEMS WITH FUTURE CONSTRUCTION ACTIVITIES. EXISTING UTILITY INFORMATION OBTAINED FROM SLC PUBLIC UTILITIES' MAPS MUST BE ASSUMED AS APPROXIMATE AND REQUIRING FIELD VERIFICATION. CONTACT BLUE STAKES OR APPROPRIATE OWNER FOR COMMUNICATION LINE LOCATIONS.

D. UTILITY RELOCATIONS –
FOR UTILITY CONFLICTS REQUIRING MAINLINE RELOCATIONS, THE CONTRACTOR MUST NOTIFY THE APPLICABLE UTILITY COMPANY OR USER A MINIMUM OF 2-WEEKS IN ADVANCE. A ONE-WEEK MINIMUM NOTIFICATION IS REQUIRED FOR CONFLICTS REQUIRING THE RELOCATION OF SERVICE LATERALS. ALL RELOCATIONS ARE SUBJECT TO APPROVAL FROM THE APPLICABLE UTILITY COMPANY AND/OR USER.

E. FIELD CHANGES –
NO ROADWAY, UTILITY ALIGNMENT OR GRADE CHANGES ARE ALLOWED FROM THE APPROVED CONSTRUCTION PLANS/DOCUMENTS WITHOUT WRITTEN APPROVAL FROM THE SLC PUBLIC UTILITIES DIRECTOR. CHANGES TO HYDRANT LOCATIONS AND/OR FIRE LINES MUST BE REVIEWED AND APPROVED BY THE SALT LAKE CITY OR SALT LAKE COUNTY FIRE DEPARTMENT (AS APPLICABLE TO THE PROJECT) AND PUBLIC UTILITIES.

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THE POLES ARE REMOVED TO DOCUMENT THE CONDITION OF THE POLES BEFORE THEY WERE REMOVED. PICTURES SHALL BE SENT TO THE CITY. CONTRACTOR SHALL ENSURE THE POLES ARE IN SIMILAR CONDITION WHEN RESTORED TO THEIR ORIGINAL LCOATIONS

IF THE APPROVED PLANS REQUIRE PERMANENT REMOVAL OF STREETLIGHT POLES THE CONTRACTOR SHALL COORDINATE SALVAGE AND/OR DISPOSAL OF POLES, FIXTURES, AND LIGHTS WITH THE STREET LIGHTING PROGRAM MANAGER.

ANY STRUCTURE SUCH AS BLOCK WALLS, CHAIN LINK FENCES, RETAINING WALLS, ETC. SHALL LEAVE A MINIMUM OF EIGHTEEN (18) INCHES TO THE FACE OF THE STREETLIGHT POLE ON ALL SIDES.

ALL SERVICE POINTS SHALL BE COORDINATED WITH ROCKY MOUNTAIN POWER AND WHENEVER POSSIBLE BE LOCATED NEAR THE CENTER OF THE CIRCUIT. SERVICE POINTS SHALL BE SHOWN ON THE PLANS WITH A SCHEMATIC FROM ROCKY MOUNTAIN POWER. POLE LOCATIONS AS SHOWN ON THE APPROVED PLANS MAY BE ADJUSTED IN THE FIELD BY THE STRET LIGHTING PROGRAM MANAGER A THE TIME OF INSTALLATION AT NO ADDITIONAL COST TO THE CITY.

IT SHALL BE REQUIRED THAT IN THE ABSENCE OF AN EXISTING WORKABLE CIRCUIT TO ATTACH TO, THAT ALL INSTALLATIONS SHALL REQUIRE A NEW SERVICE FOR OPERATION OF THE CIRCUITS. IN THIS CASE THE DEVELOPER AND OR HIS ENGINEER SHALL CONTACT ROCKY MOUNTAIN POWER FOR INSTALLATION OF NEW SERVICE.

WHENVER THERE IS AN OVERHEAD UTILITY THAT MAY CONFLICT WITH THE INSTALLATION FO THE STREETLIGHT CIRCUITS AND/OR STREETLIGHT POLES, THOSE CONFLICTS MUST BE RESOLVED BETWEEN THE DEVELOPER AND THE UTILITIES INVOLVED BEFORE THE STREETLIGHT BASES ARE CONSTRUCTED AT NO EXPENSE TO THE CITY OR ROCKY MOUNTAIN POWER. THE RESOLUTION MUST BE APPROVED BY THE CITY AND ROCKY MOUNTAIN POWER.

MODAL 01 ADU – ANDREW
742 Navajo St., Salt Lake City, UT 84104

PERMIT SET 12/28/20

REVISIONS
DATE

PLOT DATE 12/28/2020

PROJECT 2054

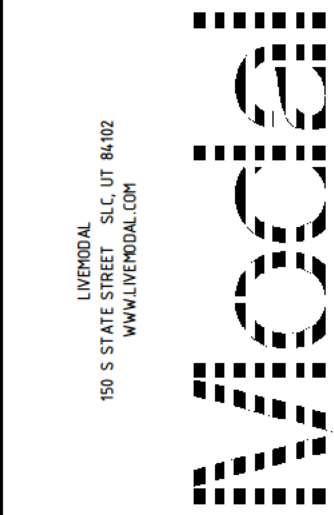
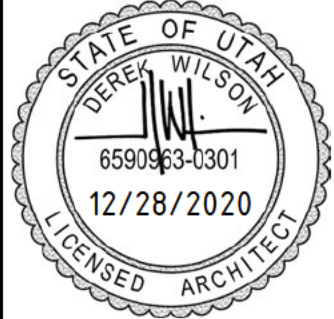
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SHEET TITLE

SLCPU GENERAL
NOTES

G004



RANGE ARCHITECTURE & DESIGN
3745 EAST HERMES DRIVE, SLC, UT 84104
WWW.RANGEARCHITECTURE.COM

THE DESIGN AND IDEA'S SHOWN AND HEREIN DESCRIBED, THE TECHNICAL DRAWINGS, GRAPHIC REPRESENTATION, AND MODELS THEREOF HAVE BEEN PREPARED AS AN INSTRUMENT OF SERVICE FOR THIS SOLE PROJECT AND SHALL REMAIN THE SOLE PROPERTY OF RANGE ARCHITECTURE AND DESIGN AND THEIR CONSULTANTS. WITHOUT THE SOLE AND EXCLUSIVE WRITTEN PERMISSION OF RANGE ARCHITECTURE AND DESIGN, REPRODUCTION, COPYING, IMITATION, COMMERCIAL EXPLOITATION, OR USE FOR ANY OTHER PURPOSE OTHER THAN FOR THIS SPECIFIC PROJECT IS PROHIBITED. PROHIBITED USE OF THE DESIGN OR THESE DRAWINGS IS SUBJECT TO THE FULL EXTENT OF LEGAL ACTION.

15 Bathroom - West
1/4" = 1'-0"

14 Bathroom North
1/4" = 1'-0"

13 Bathroom - East
1/4" = 1'-0"

12 Bathroom - South
1/4" = 1'-0"

11 Bedroom - West
1/4" = 1'-0"

10 Bedroom - North
1/4" = 1'-0"

09 Bedroom - East
1/4" = 1'-0"

08 Bedroom - South
1/4" = 1'-0"

7 Living - West
1/4" = 1'-0"

06 Living - North
1/4" = 1'-0"

05 Living - East
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04 Living - South
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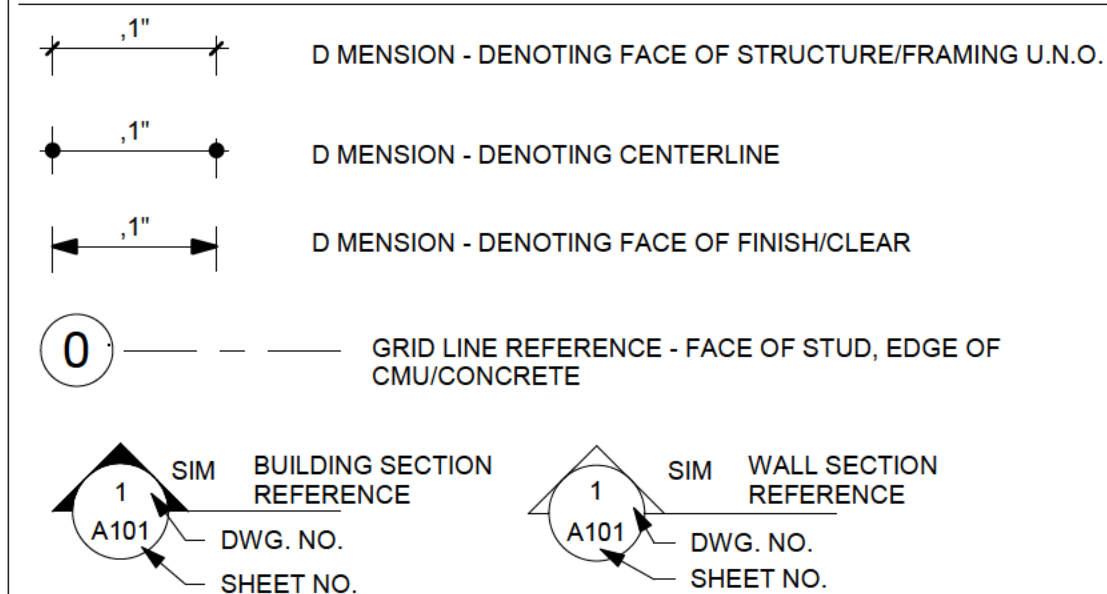
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GENERAL NOTES - FLOOR PLAN

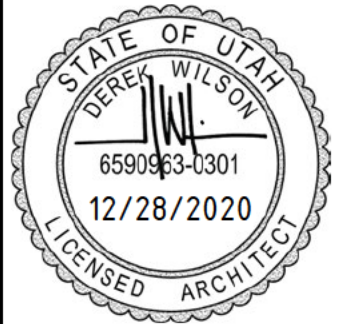
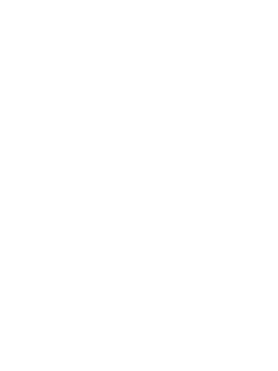
1. WHEN SHOWN IN PLAN, ALL DIMENSIONS ARE TO FACE OF STUD, FACE OF CONCRETE, CENTERLINE OF COLUMNS, OR CENTERLINE OF WALL ASSEMBLIES, U.N.O.
2. DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS GOVERN.
3. HEAD DIMENSIONS ARE NOT TO BE ADJUSTED WITHOUT APPROVAL OF THE ARCHITECT.
4. SEE SITE PLAN FOR OVERALL SITE DIMENSIONS AND NOTES NOT SHOWN. ALL GRID LINES INDICATE CENTER OF STRUCTURAL WALL OR FACE OF STRUCTURAL MATERIAL, U.N.O.
5. WINDOW AND DOOR LOCATIONS SHALL BE AS PER BUILDING PLANS, NOT ENLARGED PLANS.
7. SEE ENLARGED PLANS FOR D MENSIONS, TAGS, KEYNOTES, NOTES, ETC. NOT SHOWN.
8. SEE FINISH LEGEND FOR TYPICAL FINISHES, U.N.O.
9. SEE REFLECTED CEILING PLANS FOR LOCATIONS AND DIMENSIONS OF SOFFITED AREAS.
10. PROVIDE AND INSTALL 2X PLAT WOOD BLOCKING FOR ALL BATH ACCESSORIES, HANDRAILS, CABINETS, TOWEL BARS, WALL MOUNTED FIXTURES AND ANY OTHER ITEMS ATTACHED TO WALLS.
11. ALL CHANGES IN FLOOR MATERIALS OCCUR AT CENTERLINE OF DOOR OR FRAMED OPENINGS UNLESS OTHERWISE INDICATED ON THE DRAWINGS. AT AREAS OF TRANSITION BETWEEN DIFFERENT WALL ASSEMBLIES, CONTINUE THICKEST LAYER OF SUBSTRATE OR FINISH TO PROVIDE A FLUSH FINISHED SURFACE IN ALL DIRECTIONS TO NEAREST PERPENDICULAR SURFACE (WALL, CEILING, ETC.), U.N.O.
12. PROVIDE BATT INSULATION AT INTERIOR WALLS FOR ACOUSTIC PURPOSES AT BATHROOMS, LAUNDRY ROOMS AND MECHANICAL ROOMS, U.N.O.
14. ALL BLOCKOUTS IN GLASS, WALLS, FOOTINGS AND P. SLABS WHERE OCCURRED SHALL BE COORDINATED AND PROVIDED, EVEN IF NOT SPECIFICALLY SHOWN ON DRAWINGS.

LEGEND - FLOOR PLAN



PERMIT SET		05/14/2020
REVISIONS	NUMBER	DATE
PLOT DATE	12/28/2020	
PROJECT	295A	
DRAWN BY	BK	
CHECKED BY	N/A	
SHEET TITLE		
FLOOR PLAN, ROOF PLAN, FOUNDATION PLAN, INTERIOR ELEVATIONS		
A200		

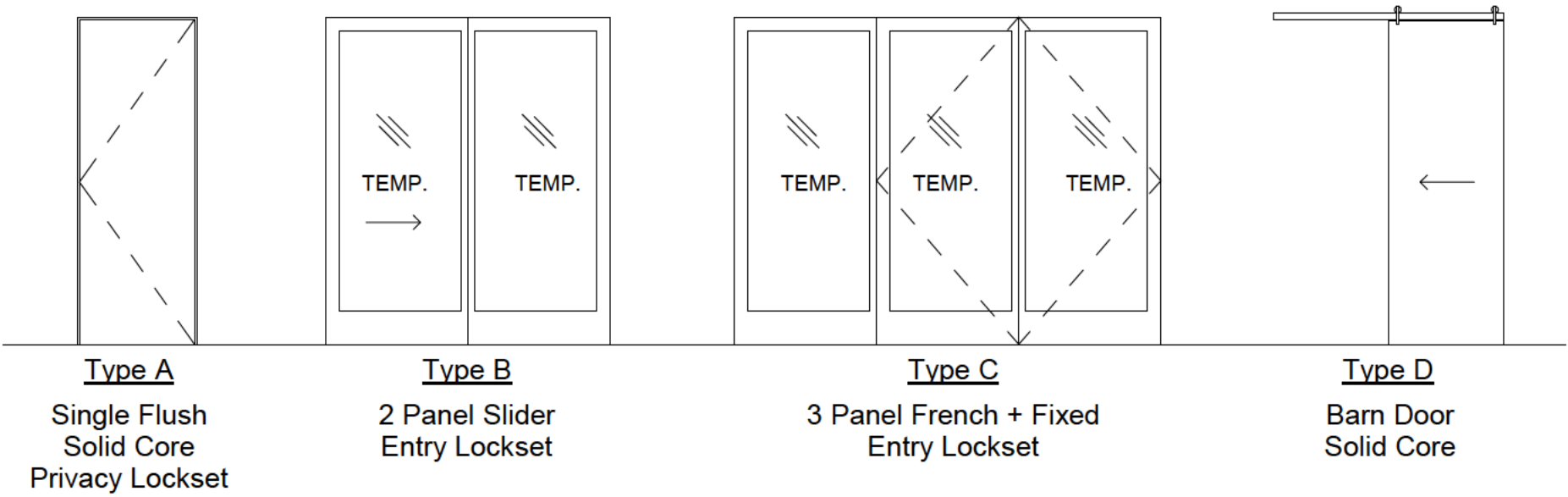
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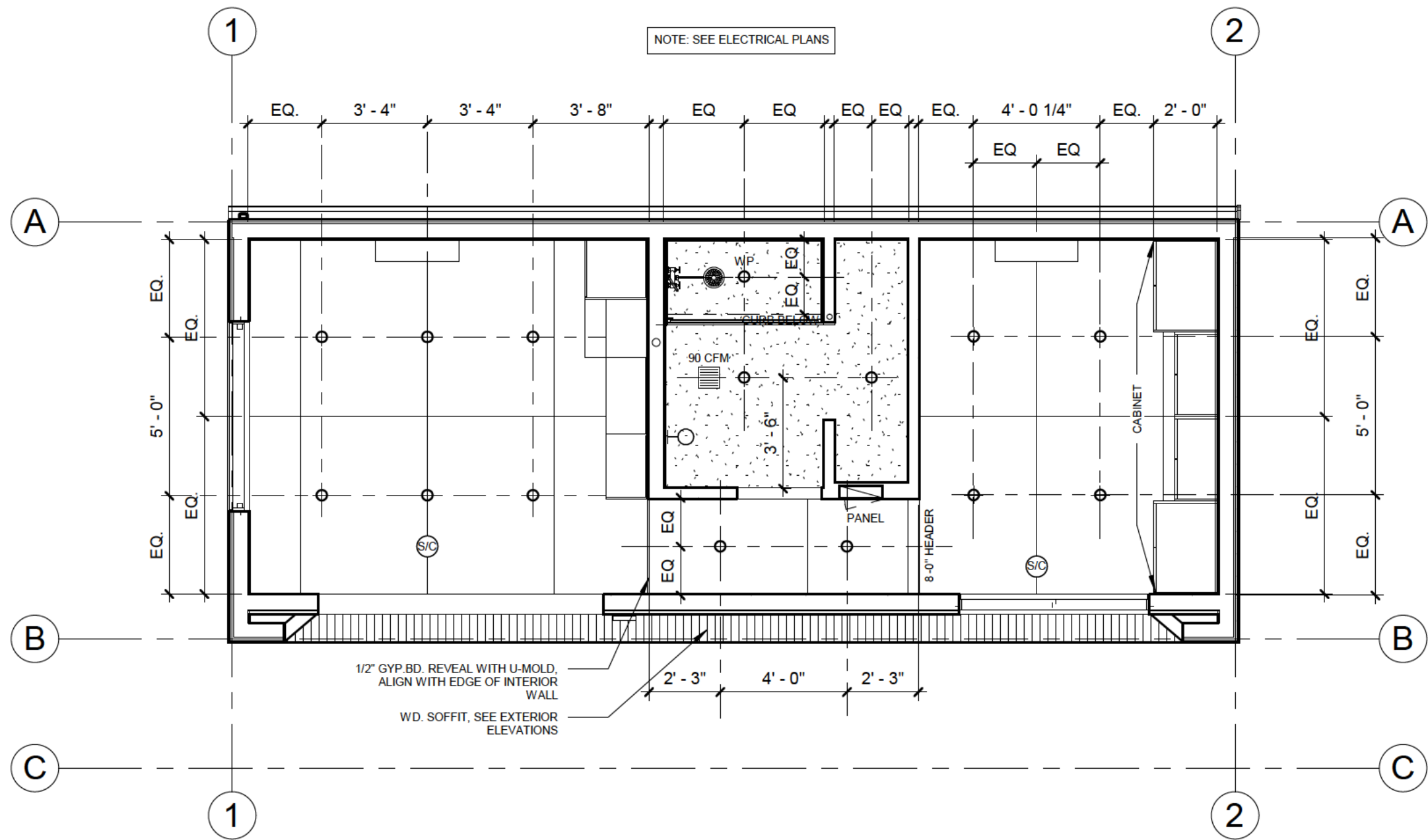
LIVERPOOL, UTAH
150 S. STATE STREET, SUITE 100
WWW.RANGEARCHITECTURE.COM

Model

DOOR SCHEDULE									
Mark	Type	Door					Frame		Comments
		Width	Height	Thickness	Material	Finish	Material	Finish	
100	C	9' - 0"	7' - 10"	0' - 1 3/4"	ALUMINUM CLAD WOOD & GLASS	BLACK	ALUMINUM CLAD WOOD - EXTERIOR, INTERIOR FRAMELESS W/ 1/2" REVEAL	BLACK	.18 SHCG, .29 U-VALUE
101	D	3' - 0"	8' - 0"	0' - 1 3/4"	SOLID CORE - WOOD	PAINTED - WHITE	N/A	N/A	PROVIDE FULL BLOCKING AT HEAD RAIL INSTALLATION LOCATION
102	A	2' - 6"	8' - 0"	0' - 1 3/4"	SOLID CORE - WOOD	PAINTED - WHITE	FRAMELESS W/ 1/2" REVEAL	N/A	



DOOR TYPES



01 Reflected Ceiling Plan
1/4" = 1'-0"

GENERAL NOTES - RCP

- ALL DIMENSIONS TO FACE OF STRUCTURAL MATERIAL, U.N.O.
- ALL GRID LINES INDICATE CENTER OF STRUCTURAL WALL OR FACE OF STRUCTURAL MATERIAL, U.N.O.
- WRITTEN DIMENSIONS TO PREVAIL OVER SCALING OF DRAWINGS. SUBCONTRACTOR TO VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION AND IMMEDIATELY NOTIFY ARCHITECT OF ANY DISCREPANCIES. REFER TO FRAMING PLANS AND SECTIONS FOR CLARIFICATION AND DIMENSIONS OF SOFFITED AREAS.
- FOR ALL DOOR, WINDOW & WALL TYPES REFER TO FLOOR PLANS AND ENLARGED PLANS.
- REFER TO MECHANICAL DRAWINGS FOR ADDITIONAL INFORMATION ON ACCESS PANELS AND GRILLE SIZES.
- PROVIDE CONCEALED PENDANT TYPE SPRINKLER HEADS AT ALL UNIT LOCATIONS.

LEGEND - RCP

	GYP. BD. CEILING
	3" CEDAR, SEE EXTERIOR FINISH SCHEDULE
	1/2" BIRCH PLYWOOD, SEE INTERIOR FINISH SCHEDULE
	4" RECESSED LED DOWNLIGHT, MATT BLACK. WATER PROOFED WHERE INDICATED
	WP
	VANITY LIGHT
	EXTERIOR CUSTOM LIGHT, SEE EXTERIOR ELEVATIONS
	EXHAUST FAN, SEE MECHANICAL/ELECTRICAL
	HARDWIRED COMBINATION SMOKE & CO SENSOR

MODAL 01 ADU - ANDREW
742 Navajo St., Salt Lake City, UT 84104

PERMIT SET 05/14/2020

REVISIONS
MARK DATE

PLOT DATE 12/28/2020

PROJECT 2054

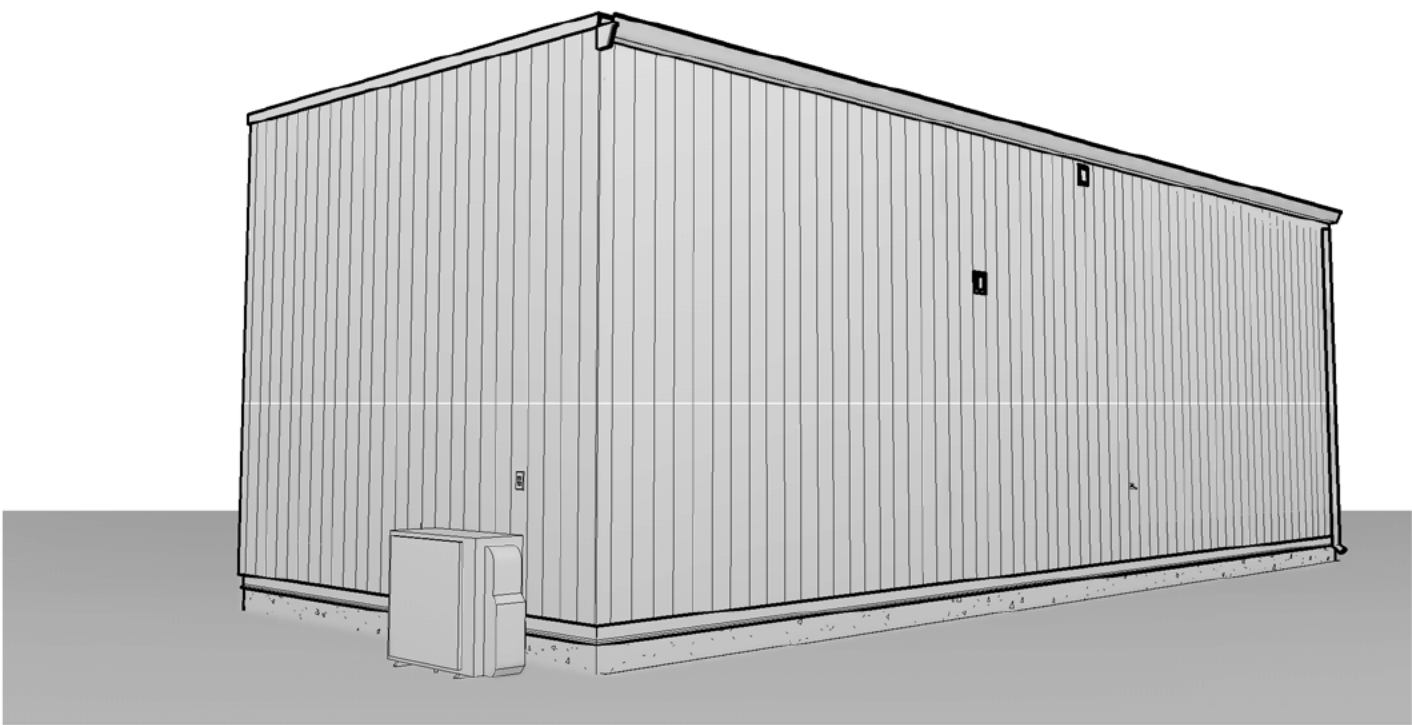
DRAWN BY Author

CHECKED BY Checker

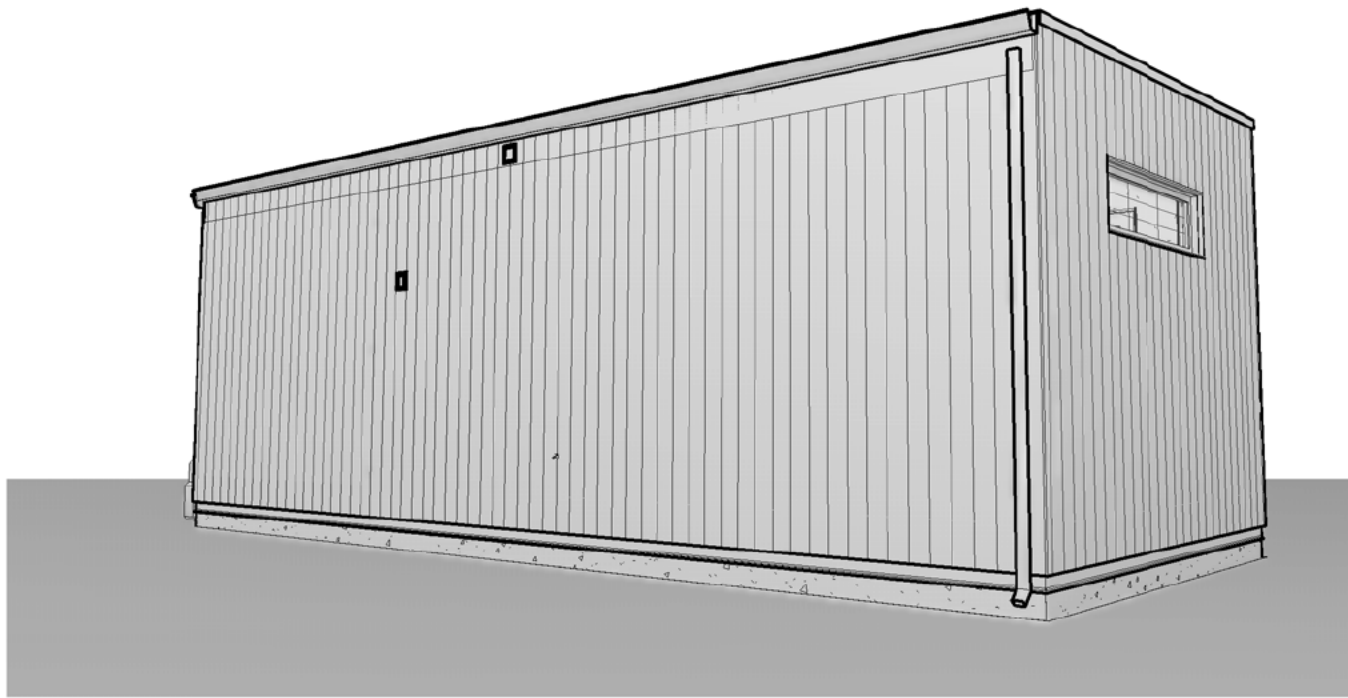
SHEET TITLE

REFLECTING CEILING
PLANS, SCHEDULES

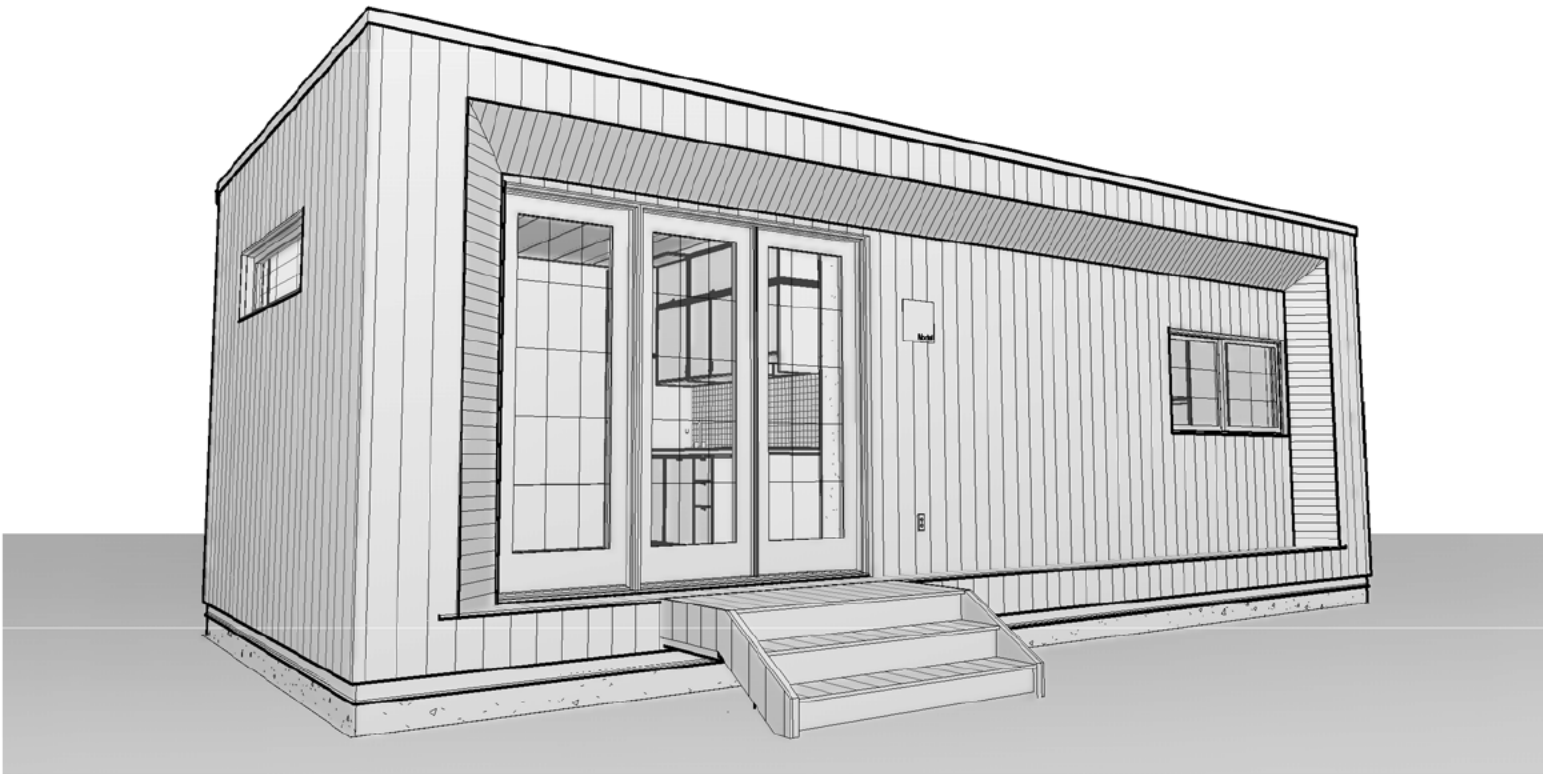
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PERSPECTIVE 4



PERSPECTIVE 3



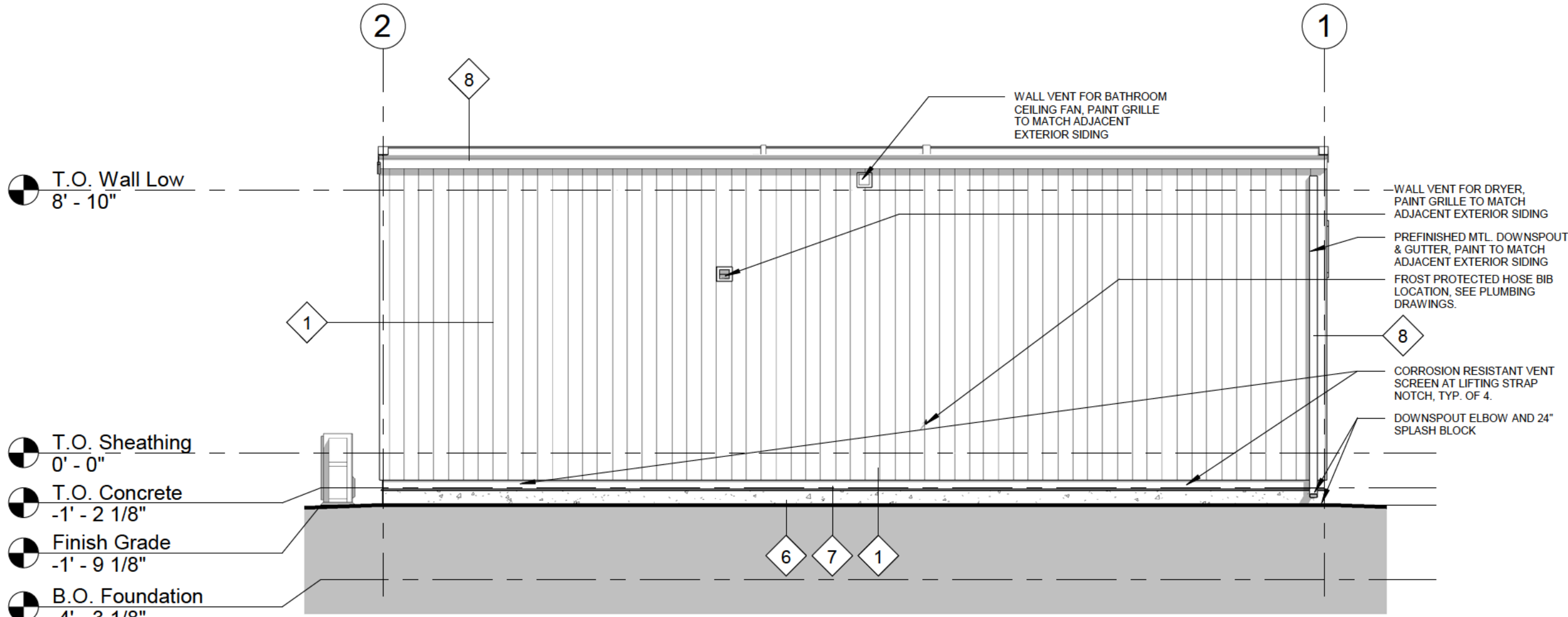
PERSPECTIVE 2



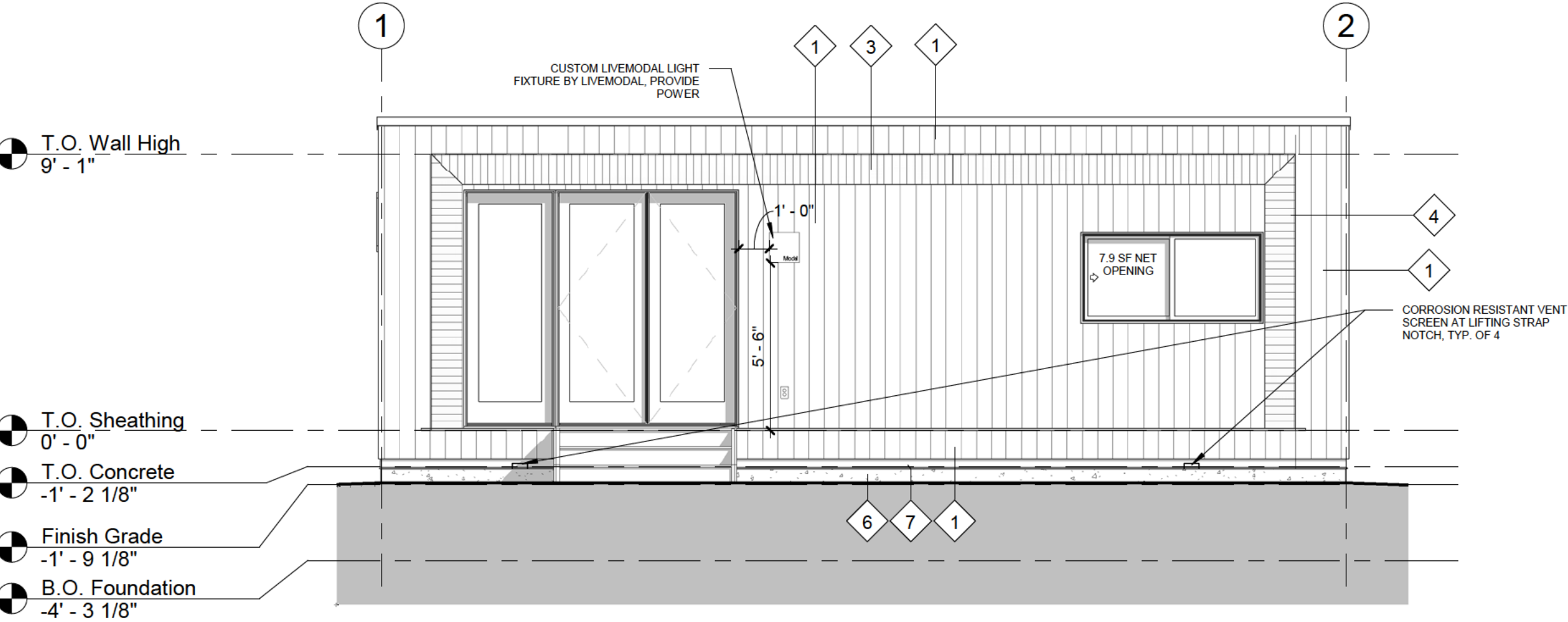
PERSPECTIVE 1

MARK	MATERIAL	MANUFACTURER		COLOR
1	VERTICAL SIDING	JAMES HARDIE	ASPYRE ARTISAN SHIP LAP	CHARCOAL
2	HORIZONTAL SIDING	JAMES HARDIE	ASPYRE ARTISAN SHIP LAP	N/A
3	VERTICAL CEDAR SIDING	TBD	3" T+G CEDAR WITH CLEAR COAT SEALANT	CLEAR
4	HORIZONTAL CEDAR SIDING	TBD	3" T+G CEDAR WITH CLEAR COAT SEALANT	CLEAR
5	CEMENT BOARD	JAMES HARDIE	ASPYRE ARTISAN REVEAL PANEL, SMOOTH RECESSED TRIM, SEE ELEVATIONS FOR REVEAL LOCATIONS	GREY
6	VERTICAL STANDING SEAM METAL	TBD	26 GA., 1" SEAMS 16" O.C.	N/A
7	METAL FLASHING	TBD	COLOR TO MATCH EXTERIOR SIDING	N/A
8	ALUM. GUTTER AND DOWNSPOUT	TBD	COLOR TO MATCH EXTERIOR SIDING	N/A
9	STEEL HANDRAIL	TBD	POWDERCOAT BLACK	N/A
10	STAIR RISERS & STRINGERS	TBD	STAIN TO MATCH DECK FINISH	N/A

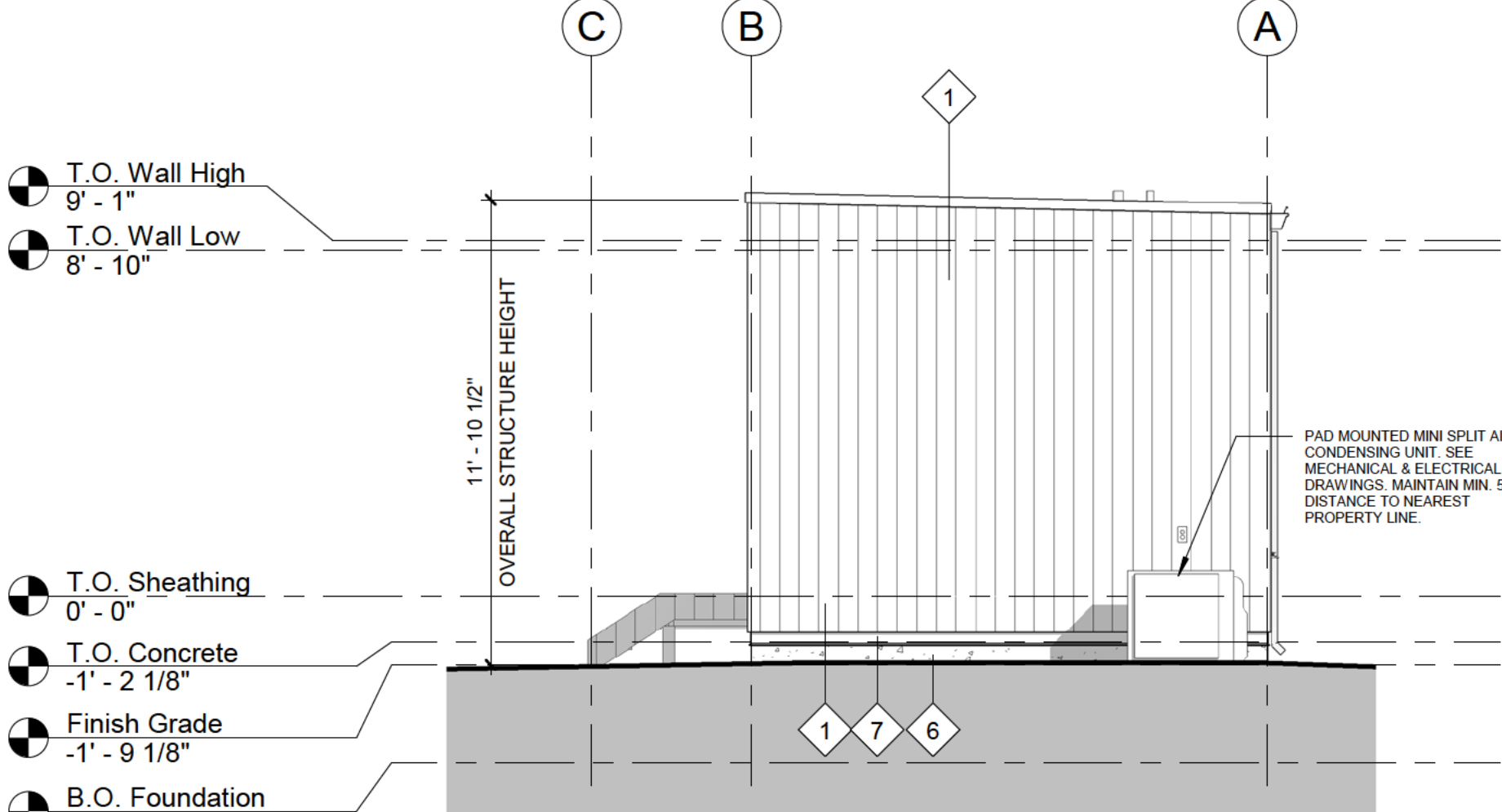
EXTERIOR FINISH SCHEDULE



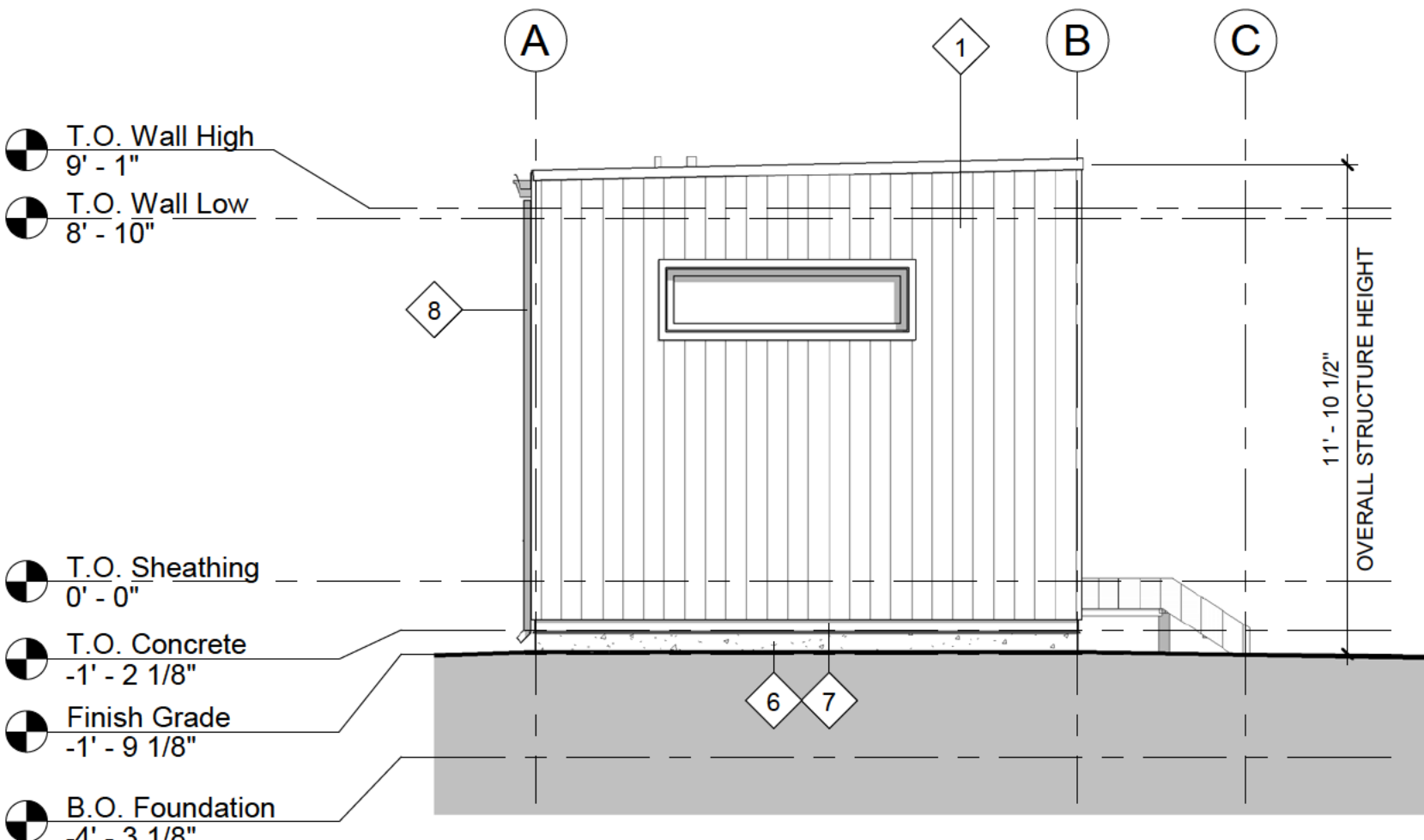
04 WEST ELEVATION
1/4" = 1'-0"



02 EAST ELEVATION
1/4" = 1'-0"



03 NORTH ELEVATION
1/4" = 1'-0"



01 SOUTH ELEVATION
1/4" = 1'-0"

GENERAL NOTES - ELEVATIONS

1. WHEN SHOWN IN ELEVATION OR SECTION, ALL DIMENSIONS ARE TO TOP OF PLATE, TOP OF CONCRETE OR TOP OF CEMENT-BASED UNDERLAYMENT, U.N.O.
2. DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS GOVERN.
3. ALL CLEAR DIMENSIONS ARE NOT TO BE ADJUSTED WITHOUT APPROVAL OF THE ARCHITECT.

RANGE

STATE OF UTAH
JEREE WILSON
6590833-0001
12/28/2020
LICENSED ARCHITECT

190 S. EAST HERRIES DRIVE, SALT LAKE CITY, UT 84104
WWW.RANGEARCHITECTURE.COM

Model

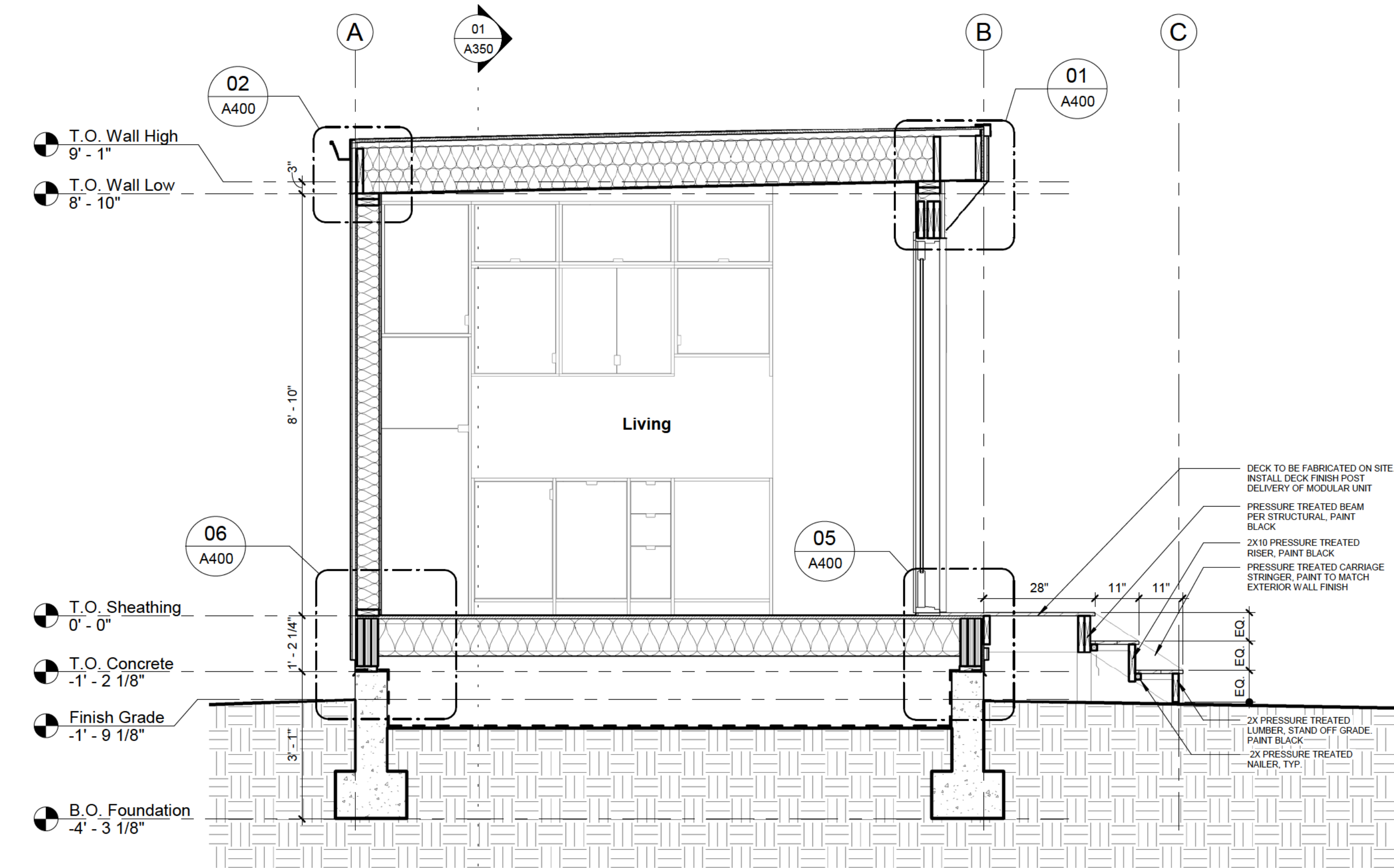
MODAL 01 ADU - ANDREW
742 Navajo St., Salt Lake City, UT 84104

PERMIT SET	05/14/2020
REVISIONS	MARK DATE
PLOT DATE	12/28/2020
PROJECT	2954
DRAWN BY	JK
CHECKED BY	N/A
SHEET TITLE	

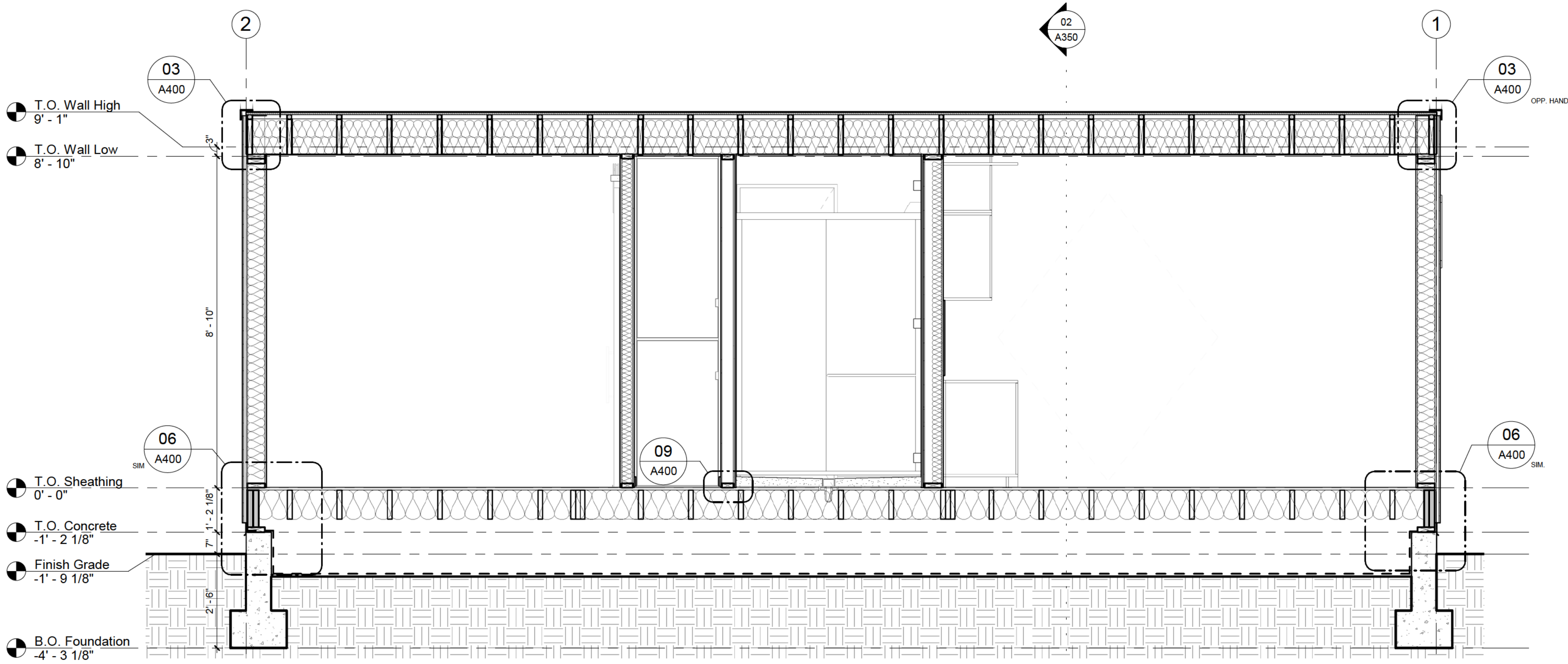
BUILDING
ELEVATIONS & 3D
VIEWS

A300

THE DESIGN AND IDEAS SHOWN AND HEREIN DESCRIBED, THE TECHNICAL DRAWINGS, GRAPHIC REPRESENTATION, AND MODELS THEREOF HAVE BEEN PREPARED AS AN INSTRUMENT OF SERVICE FOR THIS SOLE PROJECT AND SHALL REMAIN THE SOLE PROPERTY OF RANGE ARCHITECTURE AND DESIGN AND THEIR CONSULTANTS. WITHOUT THE SOLE AND EXPRESSED WRITTEN PERMISSION OF RANGE ARCHITECTURE AND DESIGN, REPRODUCTION, DUPLICATION, COPYING, IMITATION, COMMERCIAL EXPLOITATION, OR USE FOR ANY OTHER PURPOSE OTHER THAN FOR THIS SPECIFIC PROJECT IS PROHIBITED. PROHIBITED USE OF THE DESIGN OR THESE DRAWINGS IS SUBJECT TO THE FULL EXTENT OF LEGAL ACTION.



02 Section 2
1/2" = 1'-0"



01 Section 1
1/2" = 1'-0"

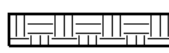
GENERAL NOTES - SECTIONS

- THESE BUILDING SECTIONS ARE SHOWN FOR SPACIAL RELATIONSHIPS ONLY AND SHOULD NOT BE SOLE BASIS FOR JOINING MATERIALS. REFER TO CALLOUT DETAILS OR ASK ARCHITECT IF UNCERTAIN OR IF CONFLICTS OCCUR.
- WHEN SHOWN IN ELEVATION OR SECTION, ALL DIMENSIONS ARE TO TOP OF PLATE, TOP OF CONCRETE, U.N.O.
- DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS GOVERN.
- ALL CLEAR DIMENSIONS ARE NOT TO BE ADJUSTED WITHOUT APPROVAL OF THE ARCHITECT.

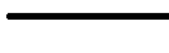
LEGEND - SECTIONS

- 1" DIMENSION - DENOTING FACE OF STRUCTURE/FRAMING U.N.O.
- 1" DIMENSION - DENOTING CENTERLINE
- 1" DIMENSION - DENOTING FACE OF FINISH/CLEAR

- 0 GRID LINE REFERENCE - FACE OF STUD, EDGE OF CMU



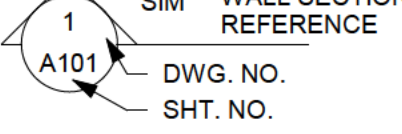
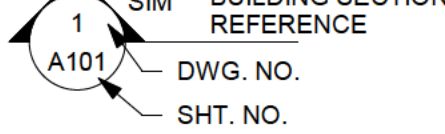
EARTH



PROPOSED GRADE



EXISTING GRADE



FOUNDATION VENTING CALCS

IRC R408.2 EXCEPTION: 1 SF PER 1,500 SF OF UNDER-FLOOR SPACE

13.16' X 31.66' = 416.64 SF UNDER-FLOOR SPACE
416.64 SF * (1/1500) = .27 SF VENTILATION REQUIRED (38.88 SQUARE INCHES)

4 LINEAR VENTS 8" LONG IN SILL PLATE NOTCH (SEE BUILDING ELEVATIONS).
1.5' X 8" X 4 = 48 SQUARE INCHES PROVIDED

ROOF VENTING CALCS

IRC R806.2 EXCEPTION: 1 SF PER 300 SF OF ROOF AREA

13.16' X 31.66' = 416.65 SF ROOF AREA
416.65 SF * (1/300) = 1.38 SF VENTILATION REQUIRED (198.72 SQUARE INCHES)

CONTINUOUS LINEAR RAINSCREEN SYSTEM (SEE BUILDING DETAILS).

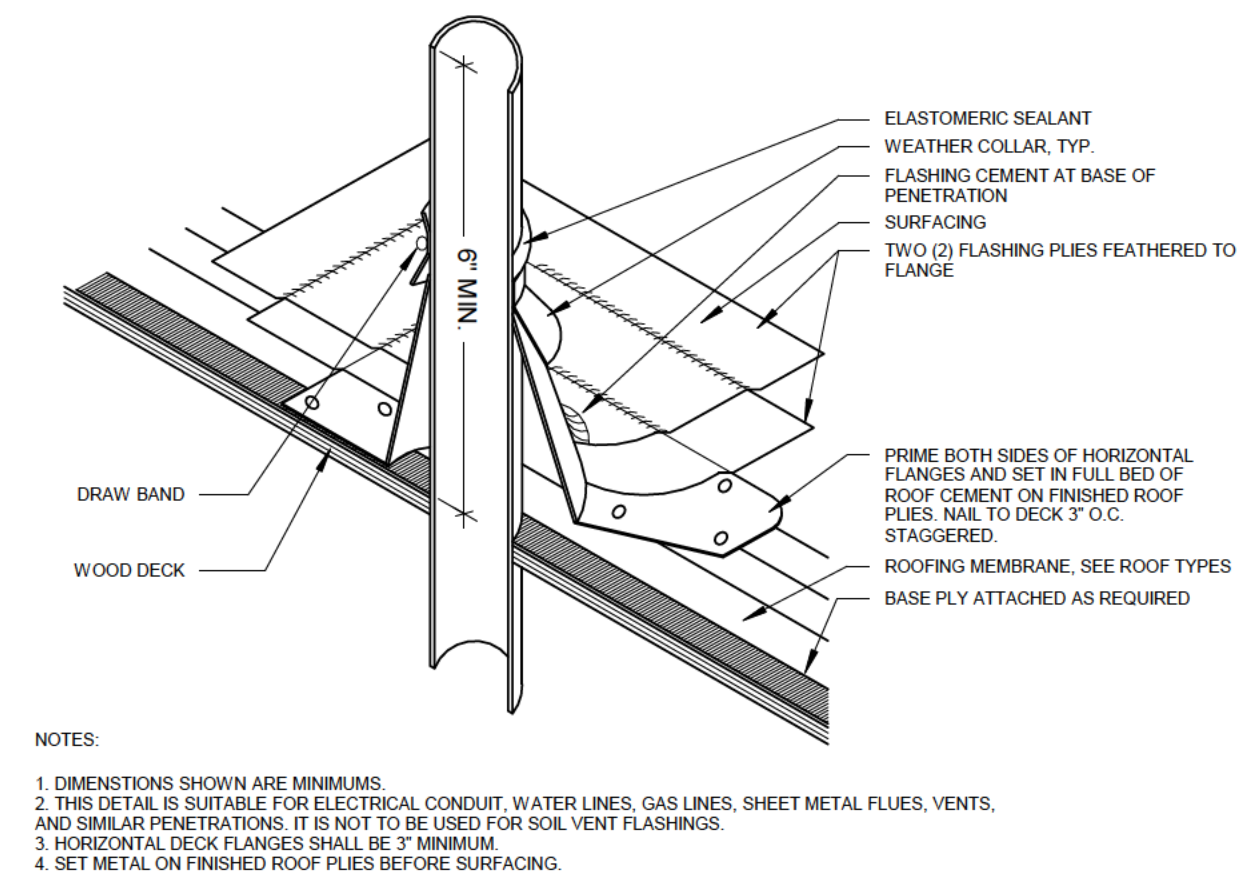
FULL PER METER 3/4" WIDE VENTS (89.64 LINEAR FEET * 12 = 1,075.68 LINEAR INCHES).

.75' X 1,075.68" = 806 SQUARE INCHES PROVIDED

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08 Vent Penetration

1 1/2" = 1'-0"

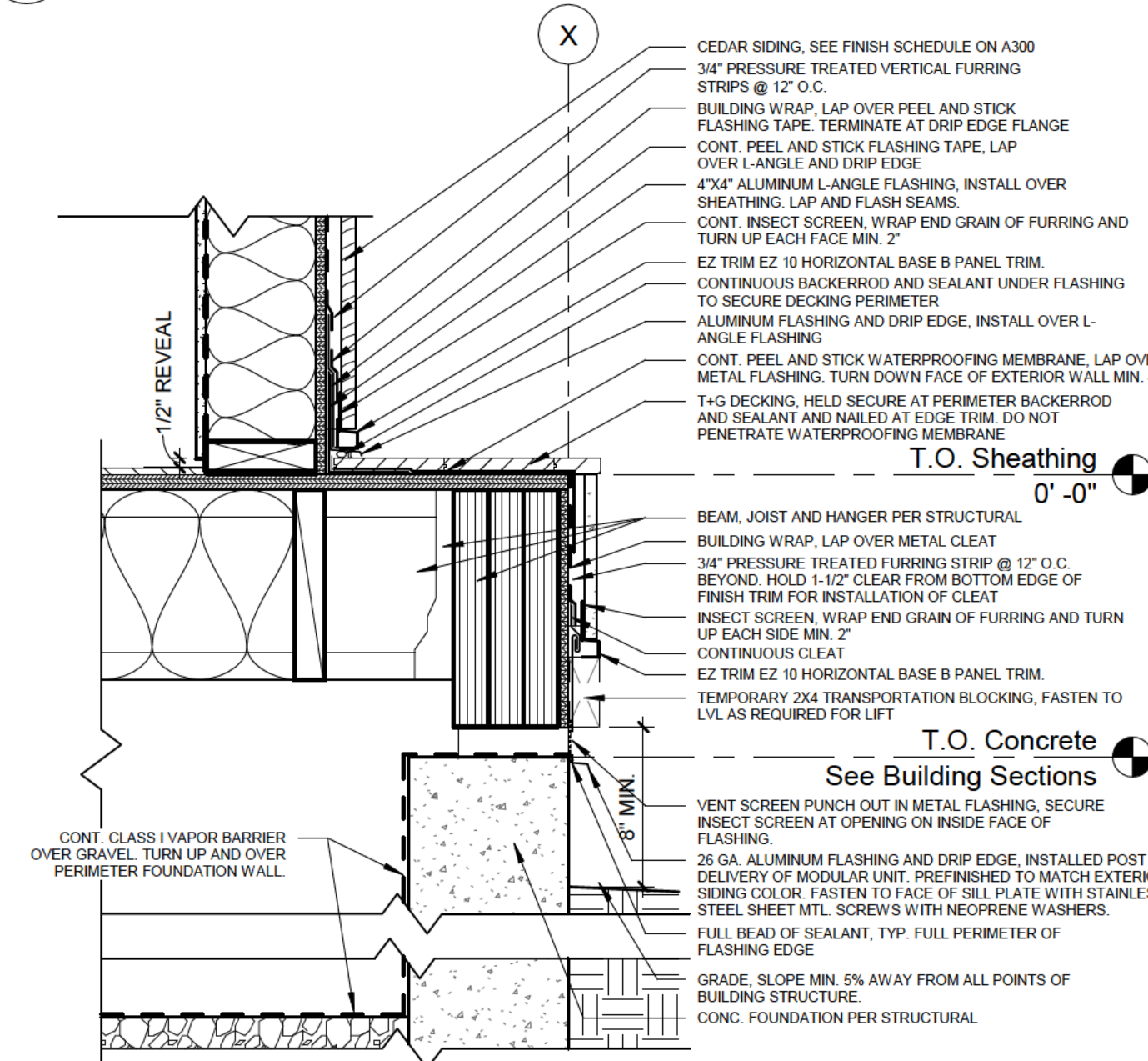


NOTES:

1. DIMENSIONS SHOWN ARE MINIMUMS
2. THIS DETAIL IS SUITABLE FOR ELECTRICAL CONDUIT, WATER LINES, GAS LINES, SHEET METAL FLUES, VENTS, AND SIMILAR PENETRATIONS. IT IS NOT TO BE USED FOR SOIL VENT FLASHINGS.
3. HORIZONTAL DECK FLANGES SHALL BE 3\"/>
4. SET METAL ON FINISHED ROOF PILES BEFORE SURFACING.

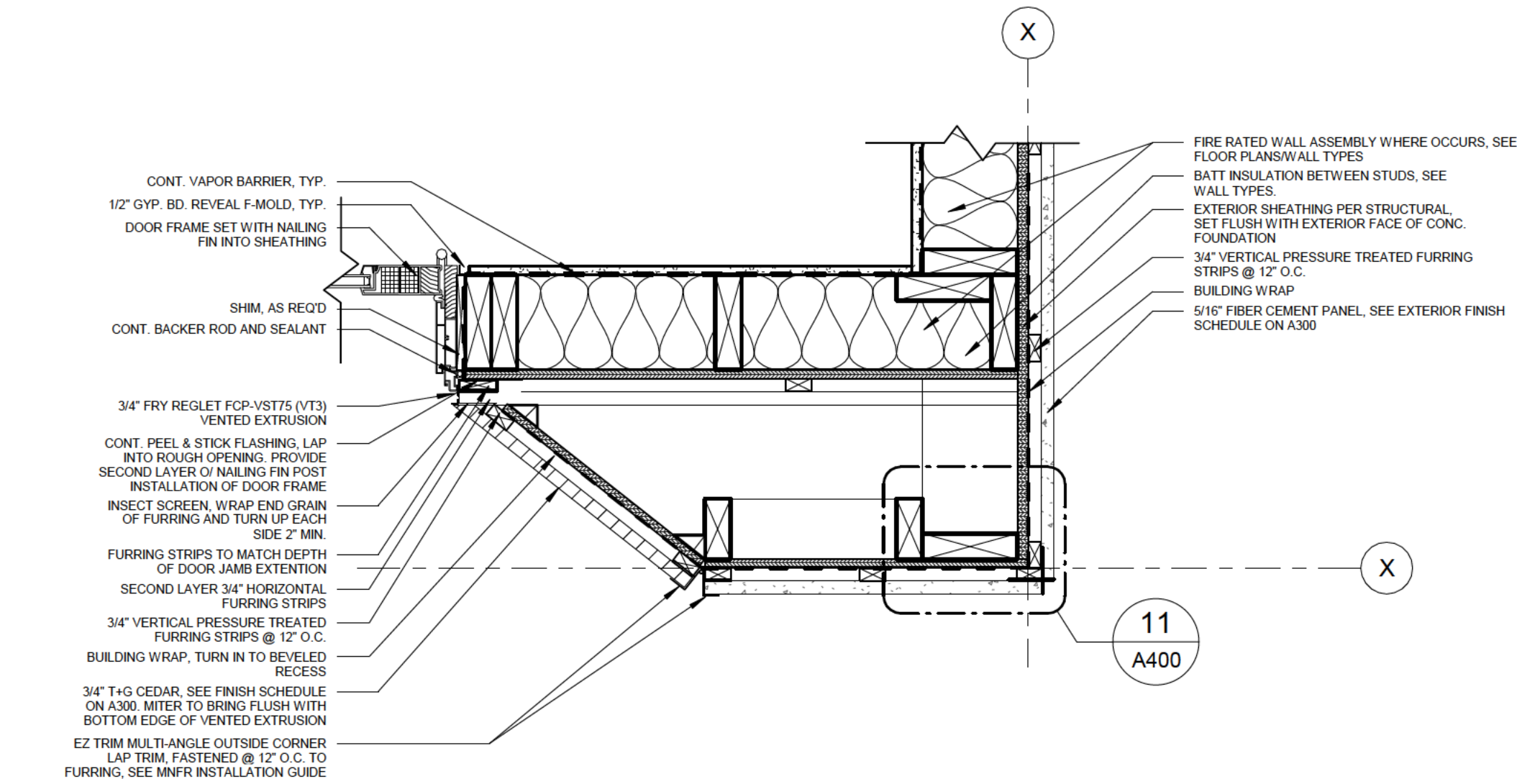
07 Recessed Sill

1 1/2" = 1'-0"



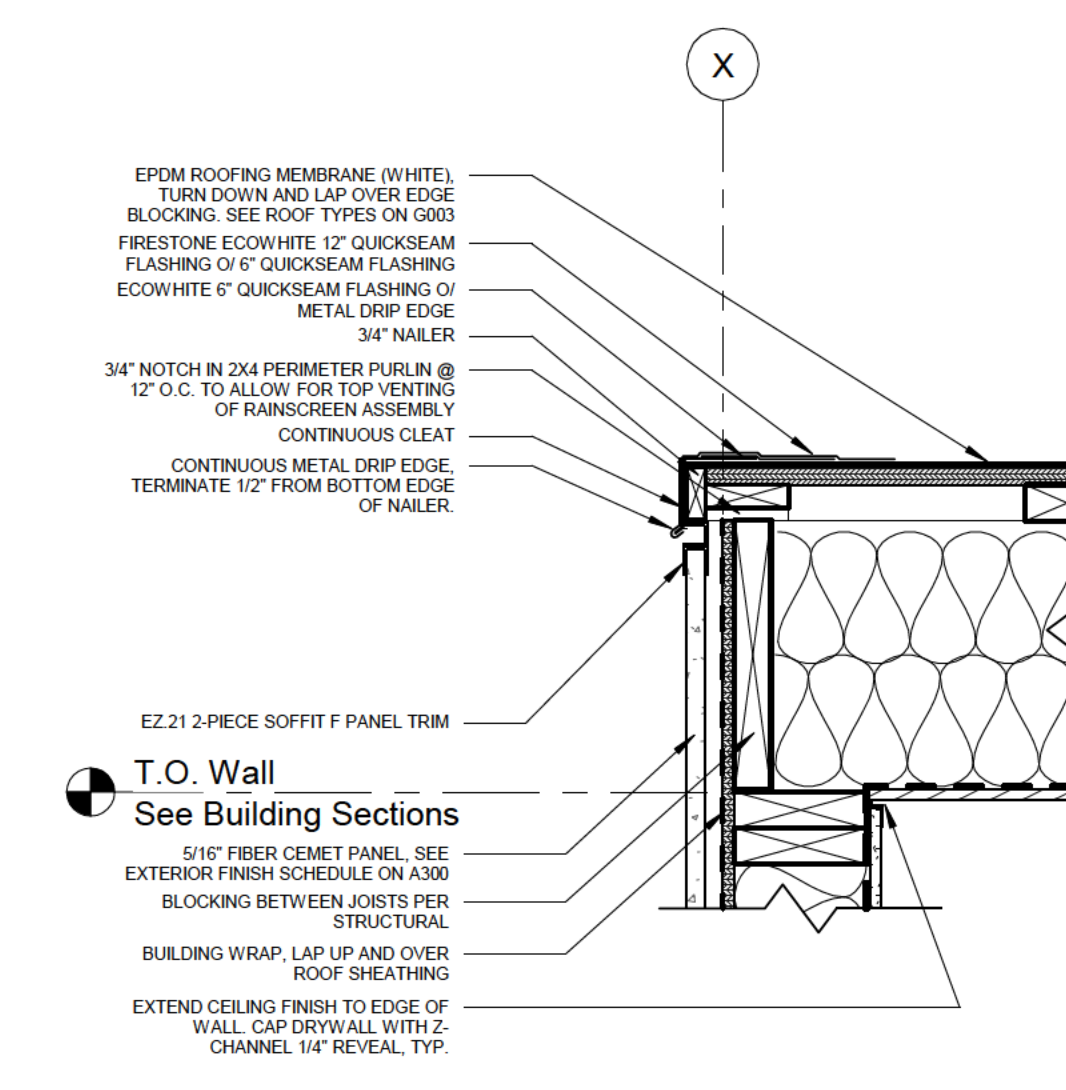
04 Corner Detail

1 1/2" = 1'-0"



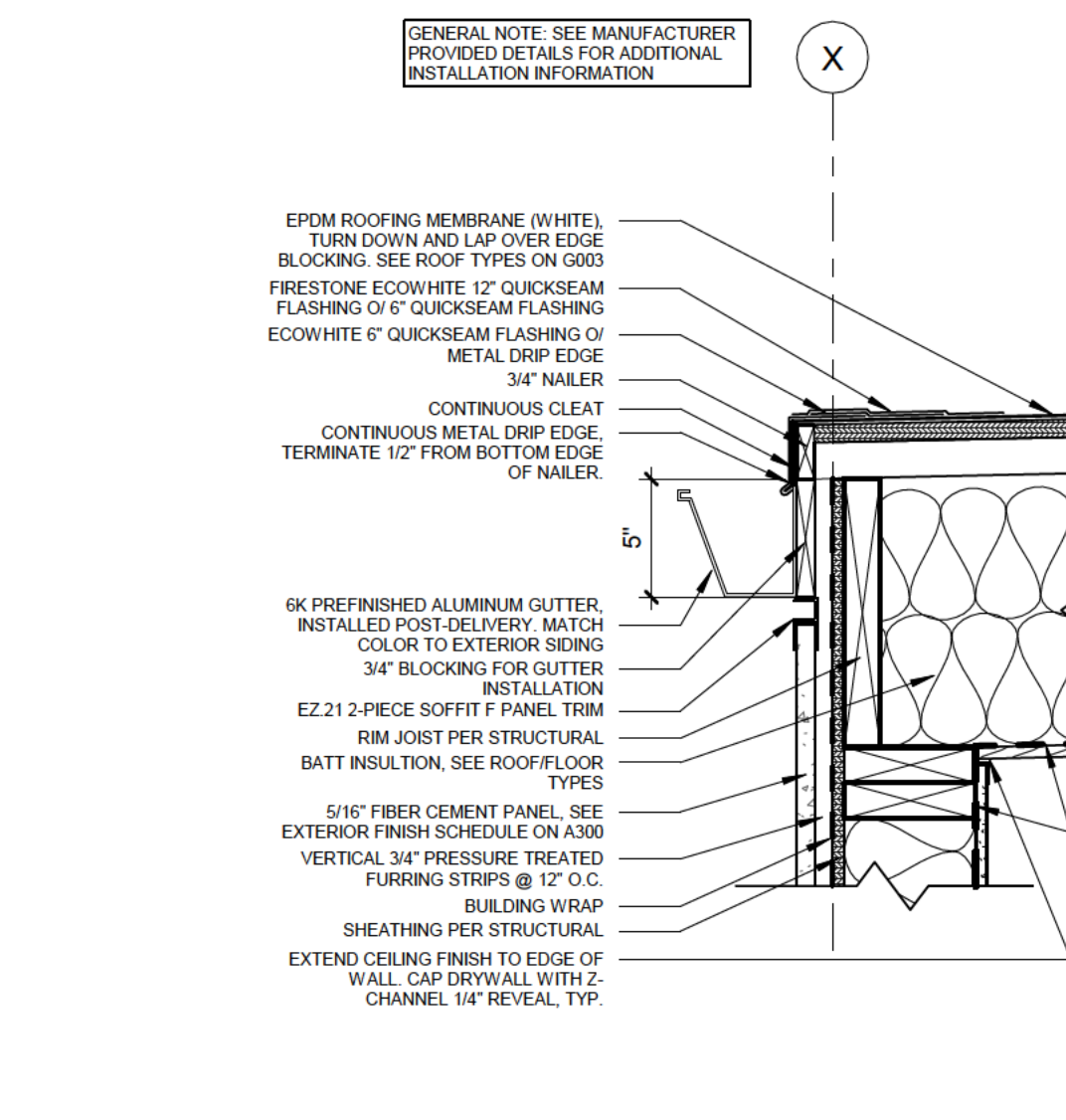
03 Side Eave, Typ.

1 1/2" = 1'-0"



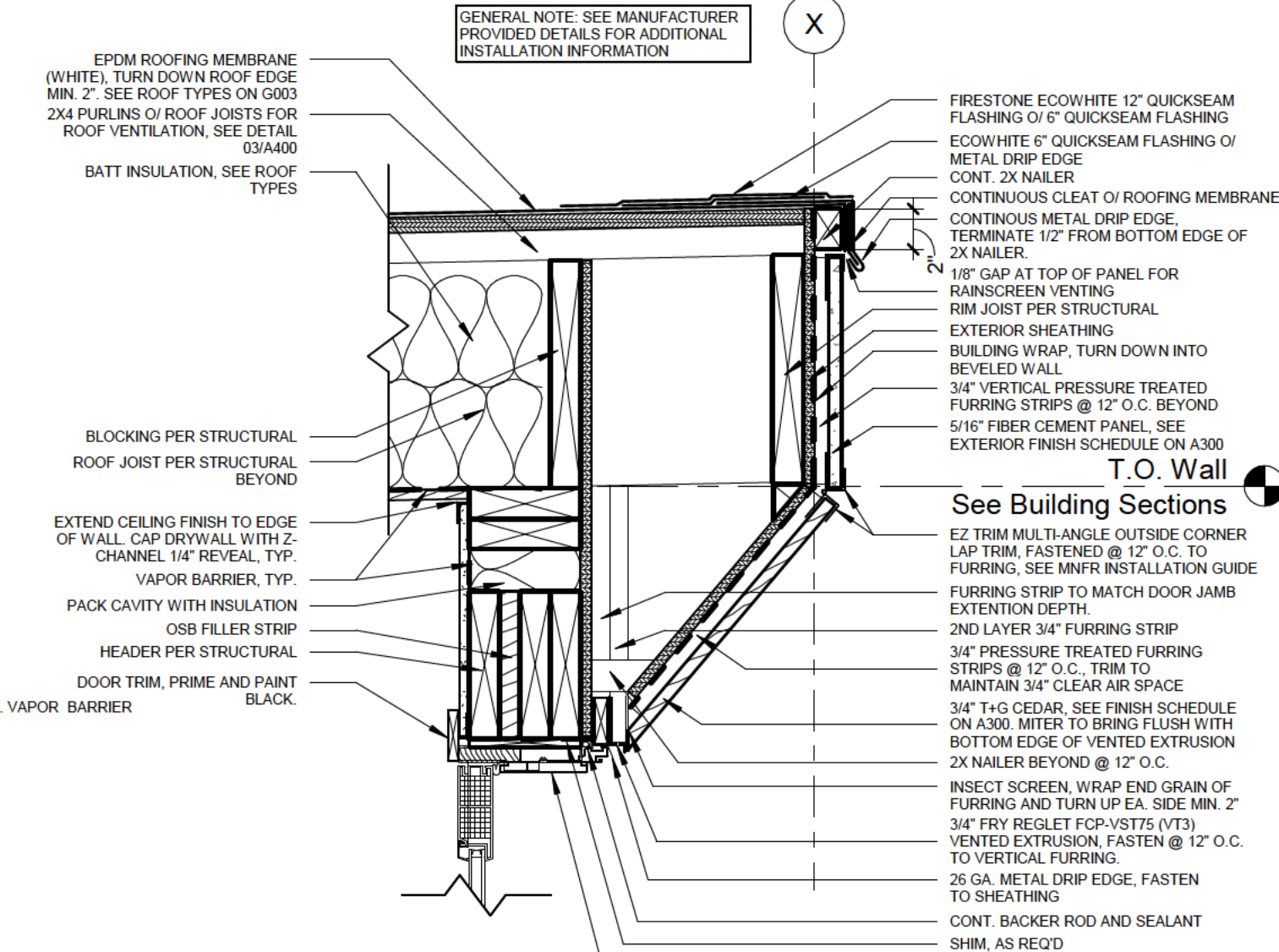
02 Gutter

1 1/2" = 1'-0"



01 Bevelled Eave

1 1/2" = 1'-0"



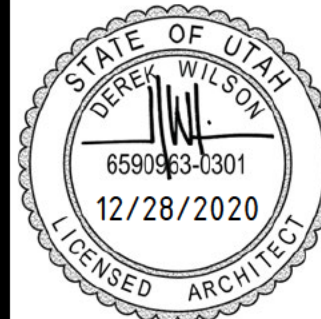
MODAL 01 ADU - ANDREW
742 Navajo St., Salt Lake City, UT 84104

PERMIT SET	05/14/2020
REVISIONS	DATE
MARK	DATE
PLOT DATE	12/28/2020
PROJECT	2054
DRAWN BY	IK
CHECKED BY	N/A
SHEET TITLE	

BUILDING DETAILS

A400

150 S. 510 EAST, SUITE 100, IN 100
WWW.RANGEARCH.COM



RANGE
ARCHITECTURE & DESIGN

3745 EAST HERMES DRIVE, SUITE 100, BAYVIEW, UT 84103
WWW.RANGEARCH.COM

ATTACHMENT C: ADDITIONAL APPLICATION INFORMATION



Conditional Use

SALT LAKE CITY PLANNING

OFFICE USE ONLY

Project #:	Received By:	Date Received:	Zoning:
Project Name:			

PLEASE PROVIDE THE FOLLOWING INFORMATION

Request:
Accessory Dwelling Unit

Address of Subject Property:

Name of Applicant: Andrea Palmer Phone: 801-864-1761

Address of Applicant: 132 S State St, SLC, UT 84111

E-mail of Applicant: andrea@livemodal.com Cell/Fax: 801-864-1761

Applicant's Interest in Subject Property:

☐ Owner ☐ Contractor ☐ Architect ☒ Other: Project Manager

Name of Property Owner (if different from applicant):

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 email zoning@slcgov.com if you have any questions regarding the requirements of this application.

WHERE TO FILE THE COMPLETE APPLICATION

Apply online through the [Citizen Access Portal](#). There is a [step-by-step guide](#) to learn how to submit online.

REQUIRED FEE

Filing fee of \$794
Plus, additional cost of postage for mailing notice will be assessed after application is submitted.

SIGNATURE

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

Signature of Owner or Agent: <u>Andrea Palmer</u>	Date: <u>01/06/2020</u>
--	----------------------------

SUBMITTAL REQUIREMENTS

Staff Review

- | | | |
|--------------------------|-------------------------------------|---|
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 1. Project Description (please attach additional sheets electronically)
Written description of your proposal |
| <input type="checkbox"/> | <input type="checkbox"/> | 2. Conditional Use Information Section 21A.54.080 (please attach additional sheet)
If applicable, what is the anticipated operating/delivery hours associated with the proposed use |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | What are the land uses adjacent to the property (abutting and across-the-street properties) |
| <input type="checkbox"/> | <input type="checkbox"/> | How many employees are expected to work on-site during the highest shift |
| <input type="checkbox"/> | <input type="checkbox"/> | If applicable, how many seats will be provided as part of the conditional use |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Have you discussed the project with nearby property owners?
If so, what responses have you received? |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 3. Minimum Plan Requirements
A digital (PDF) copy of each plan and elevation drawing |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 4. Site Plan
Site plan (see Site Plan Requirements flyer for further details) |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 5. Elevation Drawing (if applicable)
Detailed elevation, sections and profile drawings with dimensions drawn to scale |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Type of construction and list the primary exterior construction materials |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Number, size, and type of dwelling units in each building, and the overall dwelling unit density |

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

AP I acknowledge that Salt Lake City requires the items above to be submitted before my application can be processed. I understand that Planning will not accept my application unless all of the following items are included in the submittal package.

ADU Project Description - 742 S Navajo St

Features

The MODAL 01 is a one-bedroom, one-bathroom, 425-square foot footprint Accessory Dwelling Unit (ADU) built in compliance with current residential building codes (IBC/IRC 2018).

- 9' tall ceilings
- Built-in furniture
 - Day bed
 - Custom wardrobe
 - Bed frame with integrated storage
- Fully equipped kitchen
 - Dishwasher
 - Refrigerator and freezer
 - Garbage disposal
 - 4-burner electric stove
- Full-size bathroom
 - Washer & dryer
- Composite glass front door
 - 9' tall by 9' wide
- Bedroom window
 - 3' tall by 6' wide
- 2-head independently-zoned, ductless mini-split heating, and cooling units
- Efficient LED lighting
- Plug and play utility hookups

Specifications

- Weight: 25,000 Pounds
- Dimensions (L/W/H): 31'-10 1/2"/13'-4"/11'-10 1/2"
- Foundation: Continuous, full perimeter concrete foundation

Materials

Exterior

- Building facade: Vertical Cedar Board, Stained Black
- 2x6 wood frame construction
- Double plated top and bottom framing

Modal

- TPO roofing system with an internal drain
- R53 roofing/flooring insulation
- R24 wall insulation
- Double pane composite windows and doors

Interior

- 13 ply Baltic Birch cabinetry and wall finishes
- Quartz countertops
- Tiled shower surround and kitchen backsplash
- Euro glass shower divider
- Forbo Marmoleum flooring

Site Specifications

- This Conditional Use application proposes one Accessory Dwelling Unit (ADU) to be placed at 742 S. Navajo St., currently a single-family home located in the R-1/5,000 zone.
- The property is 10,831 SQ.FT. and has an existing single-family dwelling with a footprint of 1,023 SQ.FT. and does not exceed more than 50% of the ADU size (425 SQ.FT.).
- Existing lot coverage with the primary dwelling and detached garage (491 SQ.FT.) is 14% and with the ADU, 18%. This will not exceed the 40% maximum building coverage allowed in the R-1/5,000 zone.
- Existing rear yard coverage with the ADU and detached garage will be 15%. This will not exceed the 50% rear yard coverage allowed for ADU's.
- The maximum height of the single-family dwelling is 14' and will not exceed the height of the ADU, 11'-10 1/2".
- Setbacks are as follows: rear yard: (5'), side yards: (26'-3" North, 75'-3" South).
- The proposed ADU would be placed 25'-1" behind the primary dwelling and the closest primary dwelling on an adjacent property is 51'-4".
- The entrance for the proposed ADU is oriented towards the rear of the primary dwelling.
- The east elevation will have a 9' wide by 9' high glass sliding door and a 6' wide by 3' high glass sliding doors to the bedrooms. The south elevation will have a 7' wide by 2' high clerestory window to provide additional light while providing privacy for neighboring properties. The north and west elevations have no windows.

- Parking will be provided on-street on Wasatch Avenue from where the ADU tenant will be able to directly access the ADU.
- The proposed ADU will be 162' away from the nearest fire hydrant, measured from the furthest point of the unit. The proposed ADU will be 88'-4" from the nearest fire department access road, measured from the furthest point of the unit.
- Sewer, power, and water service to the ADU will be connected to the existing primary dwelling's utility lines. A televised sewer lateral inspection was performed on the existing sewer line on November 2nd, 2020. The city inspector found that the line had lots of roots in the connections. He recommended that the line be jetted and lined to take access usage on the lateral.
- To install the unit, we will crane drop the unit in the rear yard from Wasatch Avenue. The crane company will apply for a road closure permit.
- The proposed use of the ADU is a rental property. The property owner intends to comply with all applicable laws and ordinances.

Conditional Use Information

- Land Uses Adjacent to the Property
 - 111 - Single-Family Residential
 - 956 - Church
- Discussed with Nearby Property Owners
 - Not at this time

ATTACHMENT D: SITE PHOTOS



East Elevation of the Subject Property



North Elevation and Rear Yard of the Subject Property



Southern Yard of Subject Property



Rear Yard and Abutting Property to the West



Intersection of Navajo and Wasatch

ATTACHMENT E: ADU ZONING STANDARDS

21A.40.200 – Accessory Dwelling Units

ADU Standards	Proposed	Complies Y/N
<p>Bulk Requirements: Shall comply with all applicable general yard, bulk, and height limitations found in section 21A.40.050 of this chapter and any accessory building regulations found in the underlying zoning district or any applicable overlay zoning district unless otherwise regulated by this section. An accessory dwelling unit located in an additional accessory building may be constructed and shall not count towards the maximum square footage of all accessory buildings as stated in subsection 21A.40.050B2 of this chapter. The accessory building containing an accessory dwelling unit shall not have footprint that is greater than fifty percent (50%) of the footprint of the principal dwelling, and shall not exceed six hundred fifty (650) square feet. An accessory building that contains an accessory dwelling unit and any other permitted accessory use shall comply with all building coverage requirements in section 21A.40.050 of this chapter.</p>	<p>The proposed detached accessory dwelling unit is approximately 425 square feet in size. The subject single-family dwelling is approximately 1,023 square feet in size. The proposal is less than 50% of the footprint of the dwelling and does not exceed 650 square feet in size.</p>	<p>Complies</p>
<p>Maximum Coverage:</p> <p>Shall comply with the building maximum coverage requirements of the underlying zoning district or applicable overlay district, whichever is more restrictive.</p> <p>R-1/5000: 40% building coverage</p>	<p>The principal structure and the proposed detached ADU equal approximately 18% building coverage.</p>	<p>Complies</p>
<p>Setbacks: All accessory dwelling units located in an accessory building shall be located between the rear wall of the single-family dwelling and the rear property line and be subject to the following setback requirements.</p> <ol style="list-style-type: none"> 1. Shall be located a minimum of ten feet (10') from the single-family dwelling located on the 	<p>The proposed ADU is setback from the single-family dwelling approximately 25'1". Additionally, the unit maintains 5' setback on western rear yard and 46'10" from the corner property line.</p>	<p>Complies</p>

<p>same parcel and any single family dwelling on an adjacent property.</p> <p>Side and rear yard setbacks:</p> <ol style="list-style-type: none"> 1. Shall be located a minimum of four feet (4') from any side or rear lot line. 		
<p>Building Height: The maximum height of an accessory building containing an accessory dwelling unit shall not exceed the height of the single family dwelling on the property or exceed seventeen (17') in height, whichever is less.</p>	<p>The existing single-family dwelling is approximately 21' in height. The proposed detached ADU is approximately 11'3" in height.</p>	<p>Complies</p>
<p>Size Requirements: An accessory building that contains an accessory dwelling unit shall be subject to the building coverage requirements for accessory buildings found in section 21A.40.050 of this chapter. In no instance shall any accessory dwelling unit exceed a gross floor area of six hundred fifty (650) square feet.</p>	<p>The proposed ADU is approximately 425 square feet in size and complies with lot coverage requirements.</p>	<p>Complies</p>
<p>Entrance Locations:</p> <ol style="list-style-type: none"> 1. Facing an alley, public street or facing the rear façade of the single family dwelling on the same property. 2. Facing a side or rear property line provided the entrance is located a minimum of ten feet (10') from the side or rear property line. 	<p>The entrance for the ADU is located on the eastern elevation, which faces the rear elevation of the single-family dwelling.</p>	<p>Complies</p>
<p>Requirements for Windows:</p> <ol style="list-style-type: none"> 1. Windows shall be no larger than necessary to comply with the minimum Building Code requirements for egress where required. Skylights, clerestory windows, or obscured glazing shall be used when facing a side or rear property line to comply 	<p>The ADU contains one egress window on the eastern elevation, which face the single-family dwelling. One additional clerestory window on the south elevation. The windows are similar in dimension and design as those found on the principal structure.</p>	<p>Complies</p>

<p>with minimum Building Code requirements for air and light on building elevations that are within ten feet (10') of a side or rear property line unless the side or rear property line is adjacent to an alley.</p> <p>2. Except as required in subsection E3g(1) of this section, windows shall maintain a similar dimension and design as the windows found on the principal structure.</p>		
<p>Balconies and Decks:</p> <p>1. Shall be located a minimum of ten feet (10') from a side or rear yard lot line unless the applicable side or rear yard lot line is adjacent to an alley.</p>	<p>The proposed detached ADU does not contain any balconies.</p>	<p>Complies</p>
<p>Parking:</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. The parking may be waived if:</p> <p>(1) Legally located on street parking is available along the street frontage of the subject property;</p>	<p>The subject property is a corner lot with frontage along Navajo Street and Wasatch Drive. There is sufficient space along both streets for a legally located on-street parking stalls.</p>	<p>Complies</p>

ATTACHMENT F: 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-1/5000 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-1/5000 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 a detached ADU.

Finding: The proposed development and use is generally compatible with the surrounding uses and the R-1/5000 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 Westside Master Plan. The subject neighborhood is not identified as a node. The Westside Master Plan does provide the following statement for Accessory Dwelling Units:

Accessory Dwelling Units. Salt Lake City should expand the geographic area where accessory dwelling units are permitted to include the single-family districts in the Westside. Application of the accessory dwelling unit ordinance in this community would provide opportunities for additional density and a wider variety of housing choices without impacting the predominant development pattern.

Additionally, the Purpose Statement of the R-1/5000 (Single-Family Residential) zoning district:

The purpose of the R-1/5000 Single-Family Residential District is to provide for conventional single-family residential neighborhoods on lots not less than five thousand (5,000) 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 ADU statement included above. Additionally, the proposal is consistent with the Westside 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;	Complies	The proposed ADU is an accessory residential use and is allowed as a conditional use within the R-1/5000 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;	Complies	The uses are located in an area zoned low density single-family zoning. As discussed under Conditional Use standard 3 above, the proposed ADU is consistent with the purpose of the ADU ordinance, ADU statement within the 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	Complies	The proposed ADU is detached and setback from the existing single-family dwelling and abutting structures. The activity

and scale of the use compared to existing uses in the surrounding area;		associated with the ADU should be minimal, due to the location of the ADU. The surrounding area includes single-family dwellings, and a place of worship. and a duplex. 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;	Complies	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;	Complies	The provided parking stall is located on the street adjacent to the subject property. No additional curb cuts or driveways are associated with the proposed ADU. Additionally, 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;	Complies	The proposed parking for the ADU will be located in front of the subject property on Wasatch Avenue, which is permitted per code. 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;	Complies	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 abutting or adjacent street;	Complies	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;	Complies	As discussed throughout this analysis, the parking space is provided on Wasatch Avenue. The location of the parking complies with the standards for ADUs.
10. Utility capacity is sufficient to support the sue at normal service levels;	Complies	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;	Complies	The ADU is setback approximately 25' from the rear of the existing single-family dwelling and 46'10" from the corner property line. The detached ADU is appropriately screened and buffered from the surrounding uses.
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;	Complies	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;	Complies	The ADU detached from the existing structure and is compatible with surrounding uses.
14. Signs and lighting are compatible with, and do not negatively impact surrounding uses; and	Complies	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	Complies	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 Poplar Grove Community Council on January 25, 2021.

Notice of the application was mailed to surrounding tenants and property owners on January 25, 2021.

Site posted for public hearing on March 17, 2021.

Staff received one phone call with questions about the existing vegetation along the western property line.

ATTACHMENT H: DEPARTMENT REVIEW COMMENTS

Michael Barry - TRANSPORTATION: No issues.

Douglas Bateman - FIRE DEPARTMENT: No additional fire comments at this time.

Jason Draper - PUBLIC UTILITIES: The sewer lateral will need to be repaired or replaced before the new ADU can be connected. All construction will need to meet SLCPU standards, ordinances and policies.

Scott Weiler -ENGINEERING: No objections.

Tim Burke-BUILDING: This project was accepted for Prescreen for formal review on Jan. 11, 2021. See BLD2021-00241. However, it has not progressed to our logged-in project queue due to fees not being paid.

A complete building code review is required. All facets, including but not limited to site utilities, foundation, structural, architectural, mechanical, electrical and plumbing disciplines will be reviewed for compliance with the applicable current State-adopted codes.

Alan Hardman – ZONING: No zoning issues were identified.