



Staff Report

PLANNING DIVISION

DEPARTMENT *of* COMMUNITY *and* NEIGHBORHOODS

To: Salt Lake City Planning Commission
From: Wayne Mills, Planning Manager, wayne.mills@slcgov.com, 801-718-9431
Date: May 11, 2022
Re: PLNSUB2017-01027 – Modification to Lot 2 of the Sugar House Heights Planned Development

Planned Development Modification

PROPERTY ADDRESS: 2660 S. Highland Drive

PARCEL ID: 16-20-476-071

MASTER PLAN: Sugar House

ZONING DISTRICT: R-1/5000 Single-Family Residential

REQUEST:

Clint Larson, representing the property owner (Ivory Homes, LTD) is requesting approval of a modification to the Sugar House Heights Planned Development, a four-lot single-family residential development approved by the Planning Commission on September 26, 2018. Two of the four lots have frontage along Highland Drive and the Planning Commission approved specific designs for the homes on those lots. The single-family home on Lot 1 has been constructed. The applicant is requesting approval to change the design of the home on Lot 2. The request is considered a major modification pursuant to Section 21A.55.100 of the Zoning Ordinance and requires Planning Commission approval.

RECOMMENDATION:

Based on the information in the staff report, it is the Planning Staff's opinion that the proposed modification is in substantial conformity with the approved development plan and therefore recommends the Planning Commission approve the request.

ATTACHMENTS:

- A. [Vicinity Map](#)
- B. [Applicant Submittal](#)
- C. [Highland Drive Design Comparison](#)
- D. [Floor Plans Submitted for Building Permit](#)

PROJECT DESCRIPTION

Background

The Sugar House Heights Planned Development was first presented to the Planning Commission (PC) on August 22, 2018. The original PC staff report can be found here - <http://www.slcdocs.com/Planning/Planning%20Commission/2018/SugarHouseHeightsSR.pdf> and the recording of the meeting can be found here - <https://www.youtube.com/watch?v=cEMxhA5qYMs> (item begins at 12 min. 10 sec.). The proposal was to subdivide an existing parcel containing one single-family dwelling into four single-family lots with two of the lots having frontage along Highland Drive and the other two located along a private drive. Design plans were presented for each of the four homes. The Planning Commission reviewed the request in a public hearing and tabled their decision due to concerns with the design of the two homes fronting Highland Drive. The PC made the following motion:

To ensure compatibility with the character of existing development within the vicinity of the site, the eastern elevations on the homes of lots 1 and 2 (that face Highland Drive) shall be altered to include architectural features typically found on the front façade of a single-family home, such as:

- *Enhanced entryways with useable porch features;*
- *Prominent front entry doors;*
- *Window patterns/configurations that are more appropriate for a prominent, street-facing façade;*
- *Use of more articulation in the building wall and/or additional building materials to increase visual interest.*
- *Roof detailing that would be more consistent with the front of a home.*

The applicant returned to the PC on September 26, 2018 with revised plans for the homes on lots one and two. The report to the PC can be found here - <http://www.slcdocs.com/Planning/Planning%20Commission/2018/0102701028Memo.pdf> and the recording of the meeting can be found here - <https://www.youtube.com/watch?v=vU8tVv8etio&t=1995s> (item begins at 10 min. 10 sec.). The report to the Planning Commission highlighted the following changes to the design:

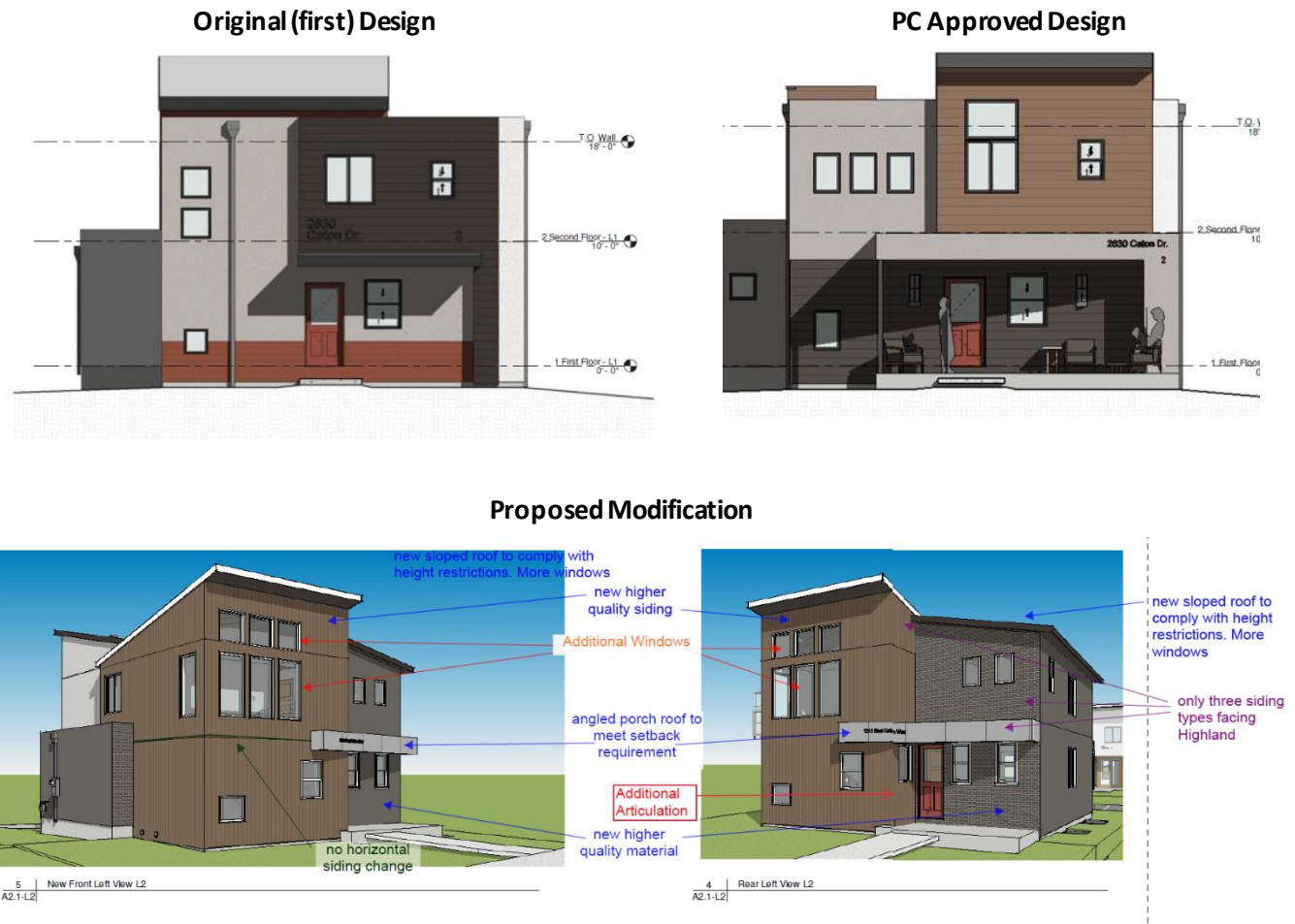
- Added a pitched roof form
- Added a semi-enclosed porch with slab on grade
- Altered window configuration
- Increased use of wood siding
- Added lighting fixtures

The PC approved the planned development pursuant to the specific designs of the homes on lot one and lot two. Following the PC approval, the project was sold to the current applicant, Ivory Homes. The home on lot 1 has been constructed by the current applicant; however, the building permit plans submitted for the home lot 2 showed a different design than what the PC approved. Since the PC approved a specific design, significant modifications to that design require PC review and approval.

Proposal

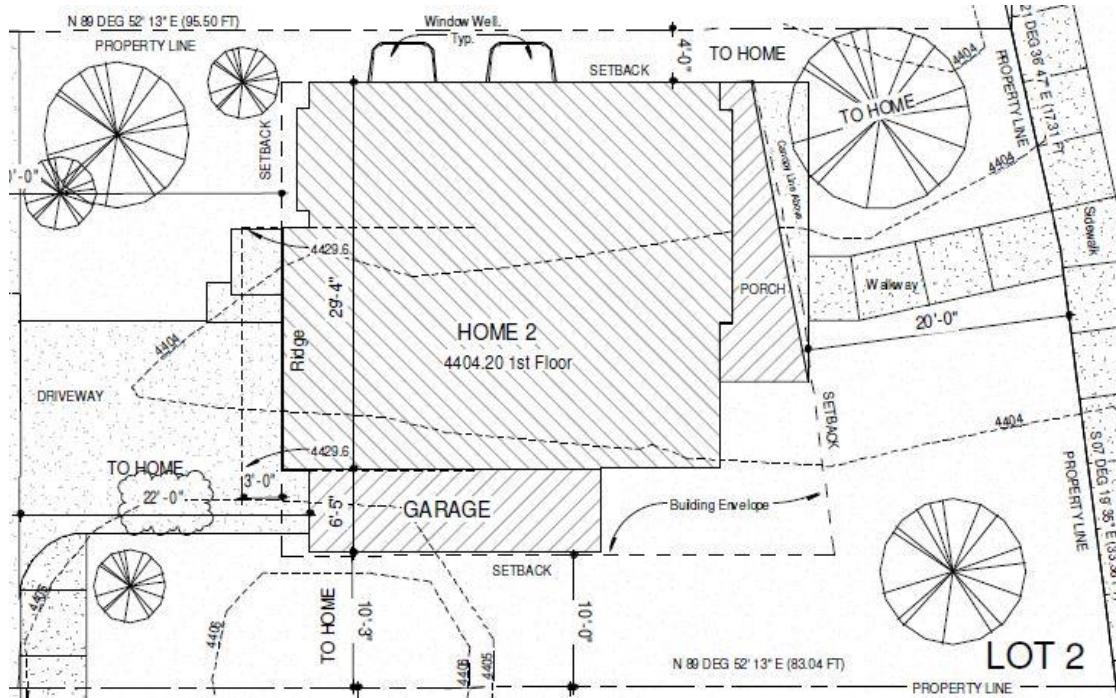
As stated above, the building permit plans submitted for lot 2 of the planned development showed a significant change in the design of the home. The applicant's modification request states that the change in design is needed to comply with setback and height regulations of the R-1/5000 zoning district. The modification request is included as Attachment B. The following diagrams show the

changes in the design of home as seen from Highland Drive. These diagrams, along with notes on the building materials are included in Attachment C.

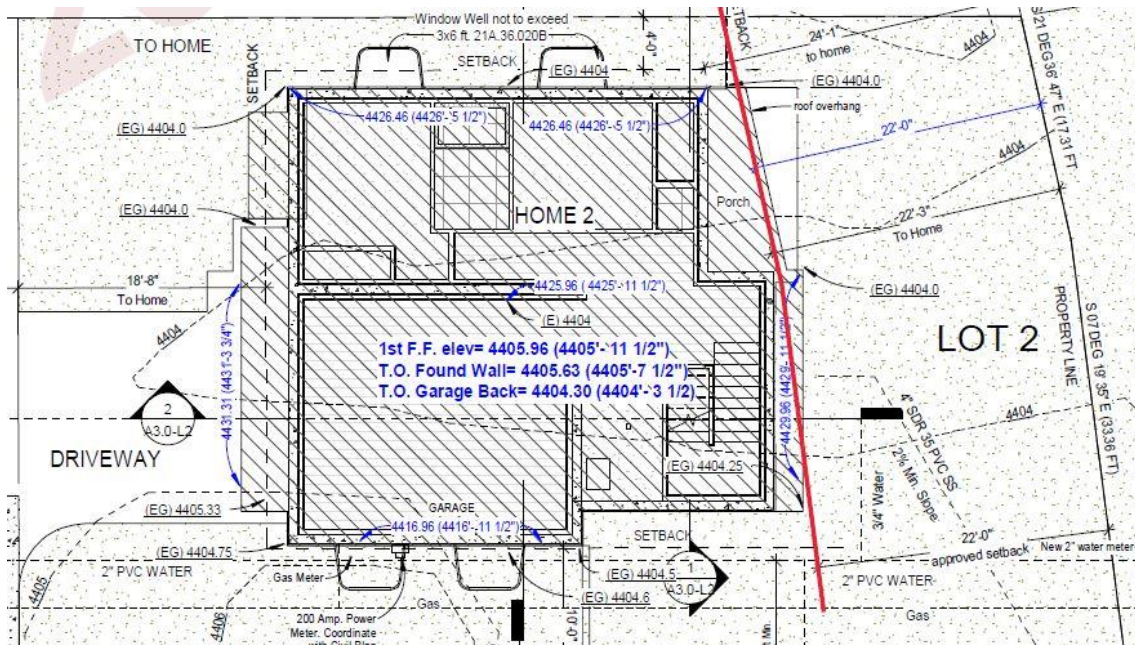


When comparing the plans submitted for PC approval in 2018 against the plan submitted for building permits, it appears that a mistake was made on the approved plans in relation to the required front yard setback. The site plan that was provided when the project was submitted to the PC for a decision shows a front yard setback of 20 feet. This was an incorrect dimension, and the home was designed according to that incorrect dimension. The staff report initially submitted to the PC (<http://www.slcdocs.com/Planning/Planning%20Commission/2018/SugarHouseHeightsSR.pdf>) stated that the required front yard setback is 22 feet where the plan submitted for final decision showed a front yard setback of 20 feet. The PC did not approve a change in the required front yard setback; therefore, the home should have been designed with a 22-foot front yard setback. The proposed design modification meets the 22-foot front yard setback requirement. In order to modify the front yard requirement, a new Planned Development application would be required. The following diagrams show the site plan that was submitted to the PC when the project was presented for a decision followed by the site plan associated with the proposed modification.

Site Plan Approve by PC



Proposed Modification Site Plan



APPROVAL PROCESS AND COMMISSION AUTHORITY

Section 21A.55.100 of the Planned Development ordinance states that, *“Following planned development approval, the development plan approved by the Planning Commission shall constitute the site design in relation to building placement and design, landscaping, mobility and circulation elements, and any elements that were approved as zoning modifications through the planned development process” (emphasis added)*. This section of the ordinance provides guidance on requests for modifications to approved planned developments by stating that “minor modifications” can be approved by the Planning Director and defines minor modifications as:

1. *Adjusting the distance as shown on the approved development plan between any one structure or group of structures, and any other structure or group of structures, or any vehicular circulation element or any boundary of the site;*
2. *Adjusting the location of any open space;*
3. *Adjusting any final grade;*
4. *Altering the types of landscaping elements and their arrangement within the required landscaping buffer area;*
5. *Signs;*
6. *Relocation or construction of accessory structures; or*
7. *Additions which comply with the lot and bulk requirements of the underlying zone.*

The ordinance further states that any modification that is not listed above is considered a major modification and requires approval by the PC. The PC can approve a major modification if it finds that the proposal is in *“substantial conformity with the approved development plan”* (SLC Zoning Ordinance, 21A.55.100C).

In the case of this proposal, the PC originally tabled the item and required the applicant to return with designs of the homes on lot one and lot two that were consistent with the items listed on page 2 of this report. In making its decision on the proposed modification, the PC should find that the new design meets those same requirements.

STAFF RECOMMENDATION

When comparing the proposed design against the design approved by the PC, it is Staff’s opinion that the Design approved by PC better meets the items required by the PC when they tabled their decision; however, the applicant has stated that there are constraints with the design that was presented to the Planning Commission. Upon further development of the building plans, it was determined that the home approved by the PC was designed with an incorrect front yard setback and the same design could not meet zoning regulations and still be functional. Considering this issue, the proposed design should be reviewed according to the original motion made by the PC to determine if it *“includes features typically found on the front façade of a single-family home...”* The following is Staff’s opinion regarding the conformance of the new design:

1. *Enhanced entryways with useable porch features;*
Staff Opinion: There is a useable porch and the entryway is an enhancement over the original (first) design.

2. *Prominent front entry doors;*
Staff Opinion: There is a front entry door that is consistent with front entry doors of single-family homes.
3. *Window patterns/configurations that are more appropriate for a prominent, street-facing façade;*
Staff Opinion: The second story windows provide a prominent feature to the street-facing façade.
4. *Use of more articulation in the building wall and/or additional building materials to increase visual interest.*
Staff Opinion: Façade is broken up by different building materials and the porch overhang adds articulation.
5. *Roof detailing that would be more consistent with the front of a home.*
Staff Opinion: Roof detailing is consistent with the front of a home and is an enhancement over the original (first) design.

It is Staff's opinion that the proposed design is consistent with the PC's requirement of including architectural features typically found on the front façade of a single-family home and is in substantial conformity with the approved development plan; therefore, Staff recommends that the PC approve the request.

NEXT STEPS

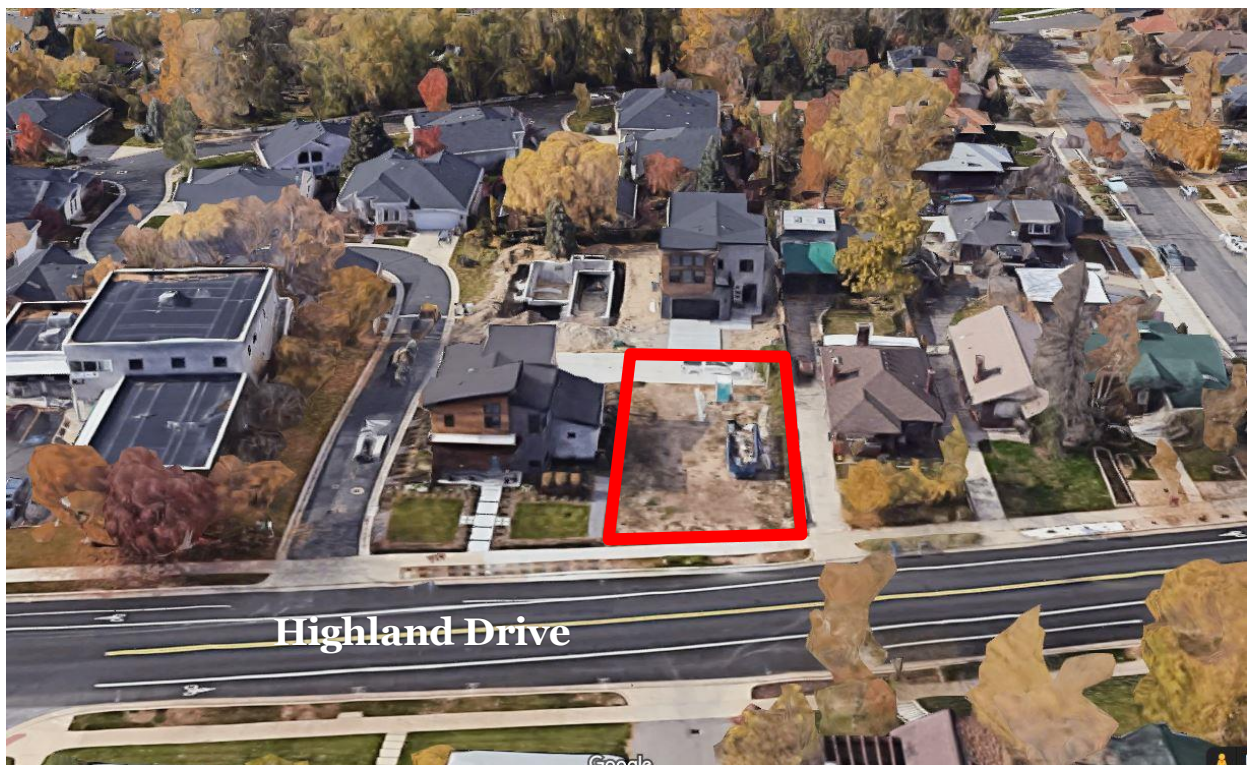
Approval of the Request

If the request is approved, the applicant can proceed with obtaining a building permit for construction of the home.

Denial of the Design Review Request

If the request is denied, the applicant will be required to redesign the home in compliance with the original approval or request a modification of another design from the Planning Commission.

ATTACHMENT A: Vicinity Map



ATTACHMENT B: Applicant Submittal

To: SLC Planning Commission

From: Clint Larson, Manager of Custom Homes at Ivory Homes

Date: 3/29/22

We'd like to submit this new version of the plan for lot 2 in our Sugarhouse Heights subdivision. In order to meet the height and setback requirements some changes were made from the version previously approved. You'll see a red line on the site plan showing the setback where the porch cover had to be reduced to line up with the setback distance. Because of the 20' height restriction with a flat roof we pitched the roof while keeping the modern look. This allowed us to have more windows in the front upper level facade. We tried to keep with the guidance previously given to the previous developer/architect when it was in concept stage but I don't believe they understood the setback on this lot so their porch encroached into the setback.

1. We've enlarged the porch width on the front with an upgraded glass door that faces Highland Drive.
2. We've added more windows to the front façade that faces Highland Drive.
3. Additional articulation has been added to the front façade.
4. We've upgraded the materials used on the exterior as well. We are using a real wood siding, metal porch fascia, and we increased the amount of masonry. It will use the same materials we used on the lot next door which turned out great. This picture is of lot 1.



I've included the exterior elevations and the site plan for you to review.


Thanks,

Clint Larson

SINGLE FAMILY HOME - NEW CONSTRUCTION
GOVERNING CODES:
2015 INTERNATIONAL RESIDENTIAL CODE (I.R.C.) WITH STATE AMENDMENTS.

2015 IECC
2015 IEBC
2014 NEC
2009 ACCESSIBILITY CODE ANSI A117.1 AND CITY'S TITLE 21- ZONING ORDINANCE

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(N) NEW
(E) EXISTING
2'-6" DOOR SIZE
(2'-6" W x 6'-8" H)
B = BARN DOOR
P = POCKET DOOR
DD = DOUBLE DOOR
BP = BYPASS DOOR
ID = INTERIOR DOOR
MD= METAL DOOR
EXT D= EXTERIOR DOOR

H.R.	HANDRAIL
ID	INTERIOR DESIGNER
MIN. MECH MAX.	MINIMUM MECHANICAL MAXIMUM
OPNG.	OPENING
PD.	POCKET DOOR
R&S	ROD AND SHELF
SH.	SHELVES
SIM.	SIMILAR
S-WD	STACKABLE WASHER-DRYER
SQ. FT.	SQUARE FEET
STR	STRUCTURAL

A.F.F. ABOVE FINISH FLOOR
AFP ARC FAULTPROTECTED
A.T.N. ABOVE TREAD NOSE

BP BYPASS DOOR

CL CENTER LINE

DD.	DOUBLE DOOR
DO	DOOR OPENER
DIA.	DIAMETER
DISP.	DISPOSAL

EA	EACH
EQ	EQUAL

FC	FIBERCEMENT
F	FURNACE
F.D.	FLOOR DRAIN
F.R.	FIRE RATED

INSPECTION NOTES:
1- INSPECTION REQUIRED ON THE INSTALLATION OF BUILDING COMPONENTS LISTED IN THE 2012 IIECC, R402.4.1
2- CONTRACTOR MUST PROVIDE PROOF OF BUSINESS LICENCE FROM THE CORRESPONDENT CITY

LOT 2 - 5,000 SF		Lot 2 = 0.115 Acre Home Footprint = 1162 sf (0.0267 Acre) Lot occupancy = 23.24%
BASEMENT	1,038	
1ST FLOOR	744	
2ND FLOOR	1,114	
TOTAL LIVABLE	2,896	
GARAGE	418	

A map of a residential area. The map shows several streets: Elizabeth St. on the left, Crystal Av. at the top, Highland Dr. on the right, Malvern Av. on the right, Caton Way in the center, and Angell Ct. on the left. A star is located on Caton Way. The address 2700 S is marked at the bottom.

A0.0.4.2	General Information & Site Plan LOT 2
A0.1	General Notes
A0.2.4.2	Rescheck - LOT 2
A0.3	General Details
A1.0.4.2	Basement & First Floor Plan LOT 2
A1.1.4.2	Second Floor & Roof Plan LOT 2
A2.0.4.2	Elevations LOT 2
A3.0.4.2	Sections LOT 2
E1.0.4.2	Basement, 1st & 2nd Floor Schematic Electrical Plan LOT 2

S-000	Cover Sheet
S-001	Cover Sheet
S-100	Structural Plans
S-101	Structural Plans
S-102	Shear Wall Plans
S-500	Structural Details and Notes
S-501	Structural Details and Notes

Note:
Lot 2: All exterior walls to have 1" (R-5) rigid continuous exterior insulation.

Iridium AE
635 West 5300 South, Suite 203
Salt Lake City, Utah 84123
Phone: 801 974 5101



REAR VIEW - FOR REFERENCE ONLY



August 25, 2020

Morgan Miller
Ivory Homes

RE: Sugarhouse Heights Lot 2-Front Yard Setback

The following is in response to comments from Salt Lake City regarding the required front yard setback of lot 2 in the Sugarhouse Heights Subdivision.

- **Front Yard Averaging Requirement:** Pursuant to SLC code 21A.24.070.E. In reviewing the staff report for the approved Development Plan with file with the Salt Lake City Planning Division under petition PLNSUB2017-01027, the following information was provided regarding the front yard averaging.
- As found on page 46 of the staff report,
- Per definition, lots 1 and 2 have front yards that abut Highland Drive, the public street. The average of the front yards of the existing buildings within the block face is approximately 22 feet. The submitted plans indicate that all four (4) proposed front yards have front yards of at least 22 feet. They are approximately as follows:*
- Lot 1: 30 feet*
 - Lot 2: 22 feet*
 - Lot 3: 22 feet*
 - Lot 4: 42 feet (includes width of drive)*

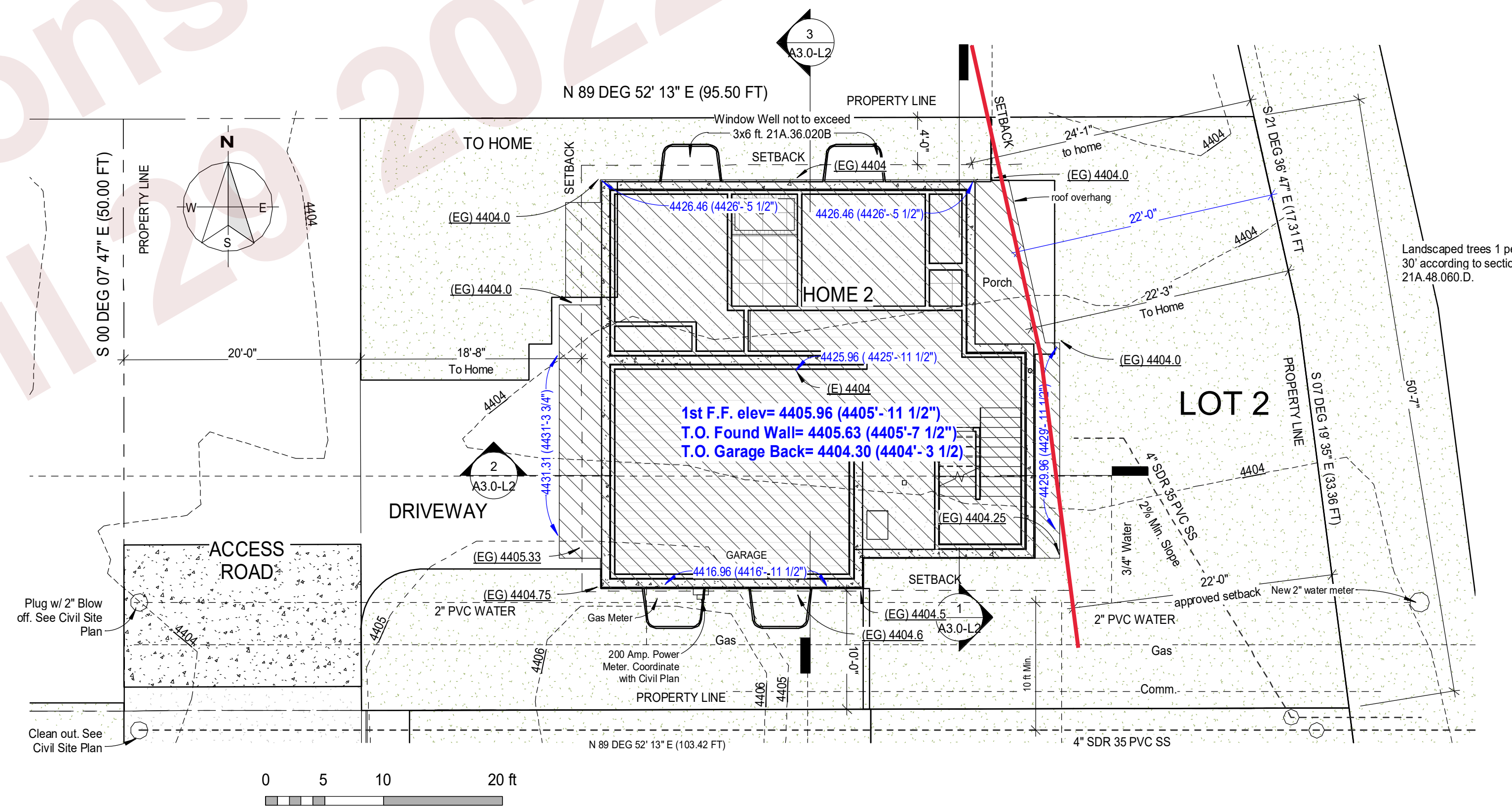
Please let us know if there are any further questions.

Sincerely,

Jeremy Draper, PE
Development Manager
jdraper@reeve-assoc.com

Notes:

1. A Public Right of Way Permit obtained from the Salt Lake City Engineering office (801.535.6396) is required for work on curb, gutter, park strip, roadway, or anywhere in public way. This is a separate permit from those issued by other municipal entities such as Building Services, Public Utilities, etc." It must be obtained by a contractor who has bond, insurance, and license on file with the Engineering office.
2. (EG) = Existing Grade
3. For proposed grading see Sheet 5 Grading and Utility Plan.



1	Site Plan - L2
A0.0-L2	1/8" = 1'-0"

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ogden@reeve-assoc.com • reeve-assoc.com

LOT 2
1213 East
Caton Way

PROJECT: Sugarhouse Heights
Subdivision
SLC, UT 84106

DATE
8 16 2019
12 19 2019
8 12 2020
10 8 2020
10 28 2020

REVISIONS	
No.	DESCRIPTION
1	SLC Zoning Revision
2	SLC Building Revision
6	SLC Building Revision, L2
7	City Revision
8	City Revision

DESIGN AND DRAWINGS ARE ONLY PERMITTED FOR USE ON THIS SPECIFIC PROJECT AND UNDER THE FOLLOWING CONDITIONS AND RESTRICTIONS:

1. THE GENERAL CONTRACTOR/AND/OR OWNER ARE TO ENSURE THE DRAWING IS USED ONLY PRIOR TO THE START OF CONSTRUCTION.
2. CONTRACTOR IS RESPONSIBLE FOR ALL PLAN CHANGES DURING THE CONSTRUCTION. CONTRACTOR WILL BE RESPONSIBLE FOR COORDINATING DEVIATIONS FROM THESE PLANS WITH THE ARCHITECT/ENGINEER, SUCH AS CITY BUILDING OFFICIALS, ARCHITECT, STRUCTURAL ENGINEER, ETC.
3. CONTRACTOR IS TO ENSURE THAT ALL CITY, STATE AND FEDERAL CODES AND ORDINANCES ARE FOLLOWED IN THE STRICTEST COMPLIANCE.
4. NO SHEET OR DETAIL SHALL BE USED WITHOUT THE APPROVAL OF THE DRAWING SET.
5. CONTRACTOR SHALL CONSULT WITH THE ARCHITECT/ENGINEER PRIOR TO ANY PROPOSED CHANGES TO THE CONSTRUCTION, ABOUT A PLAN ERROR, OMISSION, CORRECTION, OR REQUEST ADDITIONAL INFORMATION BEFORE PROCEEDING FURTHER.

General Information & Site Plan - LOT 2

PHASE:
Permit Set

January 15 2022

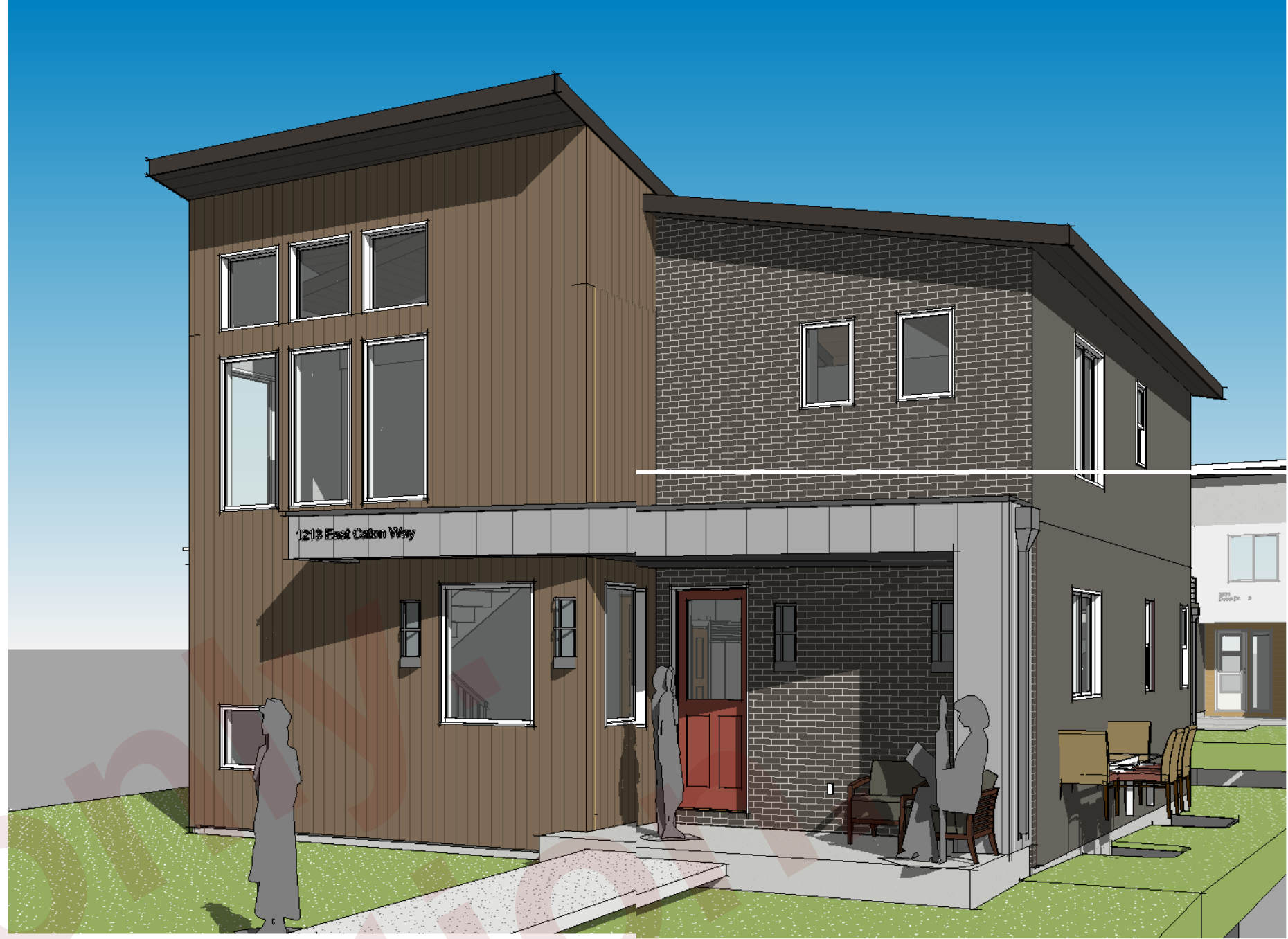
SHEET No. _____

A0.0-L2

18 07 SH



5 | New Front Left View L2
A2.1-L2



4 | Front Right View L2
A2.1-L2

For reference only. Not for construction



1 | Rear View L2
A2.1-L2



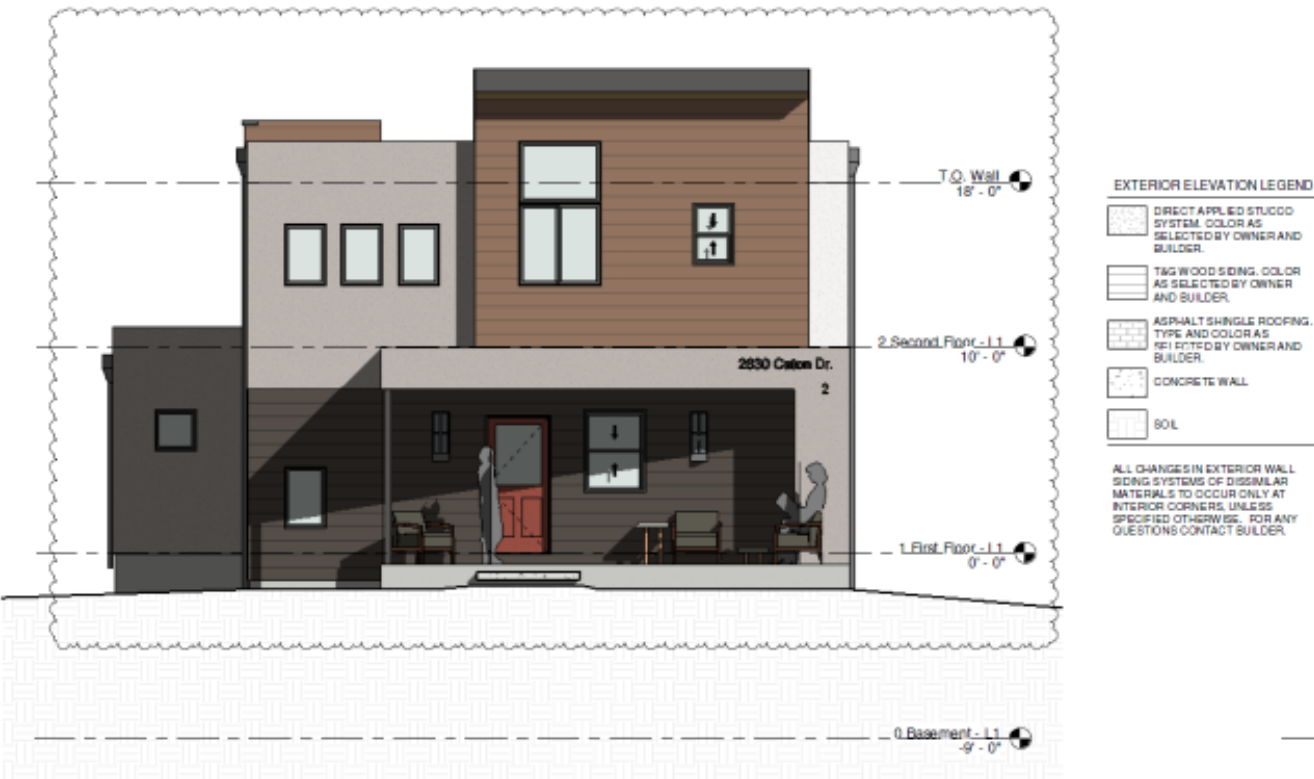
2 | Rear Left View L2
A2.1-L2

ATTACHMENT C: Highland Drive Design Comparison

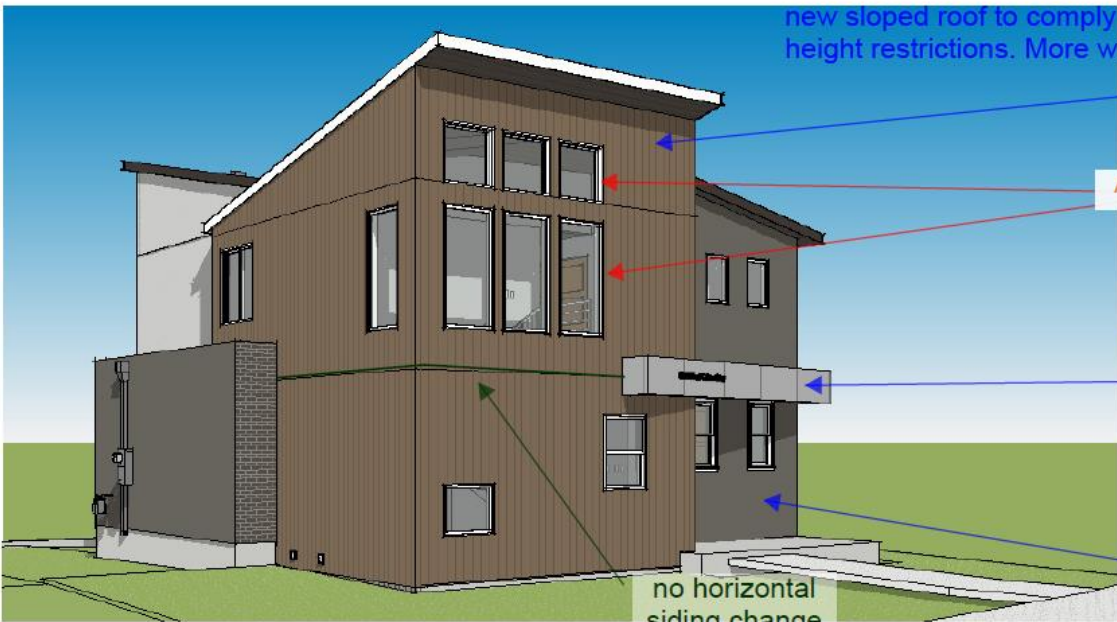
Original Submittal



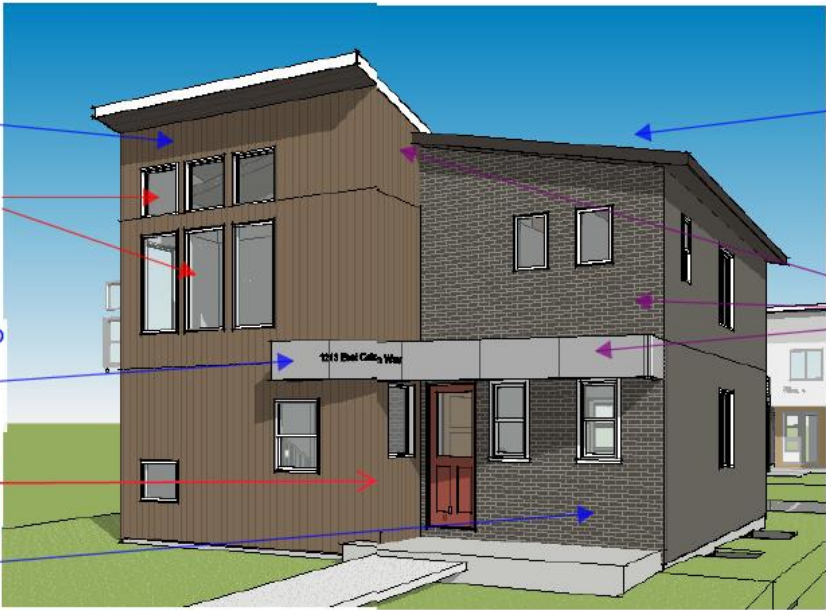
PC Approved



Proposed Modification



5 | New Front Left View L2
A2.1-L2



4 | Rear Left View L2
A2.1-L2

ATTACHMENT D: Floor Plans Submitted for Building Permit



LOT 2
1213 East
Caton Way

PROJECT: Sugarhouse Heights
Subdivision
S/C, UT 84106

DATE:
1.30.2020
1.30.2020
8.12.2020
12.09.2021

REVISIONS
No. DESCRIPTION
1. S/C Zoning Revision 2
2. S/C Building Revision 1.2
3. S/C Building Revision 1.2
4. S/C Building Revision 1.2
5. S/C Building Revision 1.2

DESIGN AND DRAWINGS ARE ONLY
INTENDED FOR USE BY THE OWNER
PROJECT AND UNDER THE FOLLOWING
CONDITIONS AND RESTRICTIONS:
1. THE GENERAL CONTRACTOR SHALL
OWNERS AND TO ASSURE THE DRAWING
CONSTRUCTION.
2. THE GENERAL CONTRACTOR SHALL
BE RESPONSIBLE FOR OBTAINING
NECESSARY PERMITS FROM THE CITY OF
SALT LAKE CITY, ARCHITECT,
ENGINEER, SURVEYOR, AND ALL
NATIONAL, STATE AND LOCAL CODES
AND ORDINANCES AND TO OBTAIN
THE NECESSARY PERMITS.
3. NO PART OF THESE DRAWINGS SHALL BE USED
FOR ANY OTHER PROJECT WITHOUT THE
WRITTEN CONSENT OF THE ARCHITECT.
4. THE ARCHITECT SHALL BE RESPONSIBLE FOR
OBTAINING ALL NECESSARY PERMITS.
5. THE ARCHITECT SHALL BE RESPONSIBLE FOR
OBTAINING ALL NECESSARY PERMITS.
6. THE ARCHITECT SHALL BE RESPONSIBLE FOR
OBTAINING ALL NECESSARY PERMITS.
7. THE ARCHITECT SHALL BE RESPONSIBLE FOR
OBTAINING ALL NECESSARY PERMITS.
8. THE ARCHITECT SHALL BE RESPONSIBLE FOR
OBTAINING ALL NECESSARY PERMITS.
9. THE ARCHITECT SHALL BE RESPONSIBLE FOR
OBTAINING ALL NECESSARY PERMITS.
10. THE ARCHITECT SHALL BE RESPONSIBLE FOR
OBTAINING ALL NECESSARY PERMITS.

Basement & First Floor
Plan - LOT 2

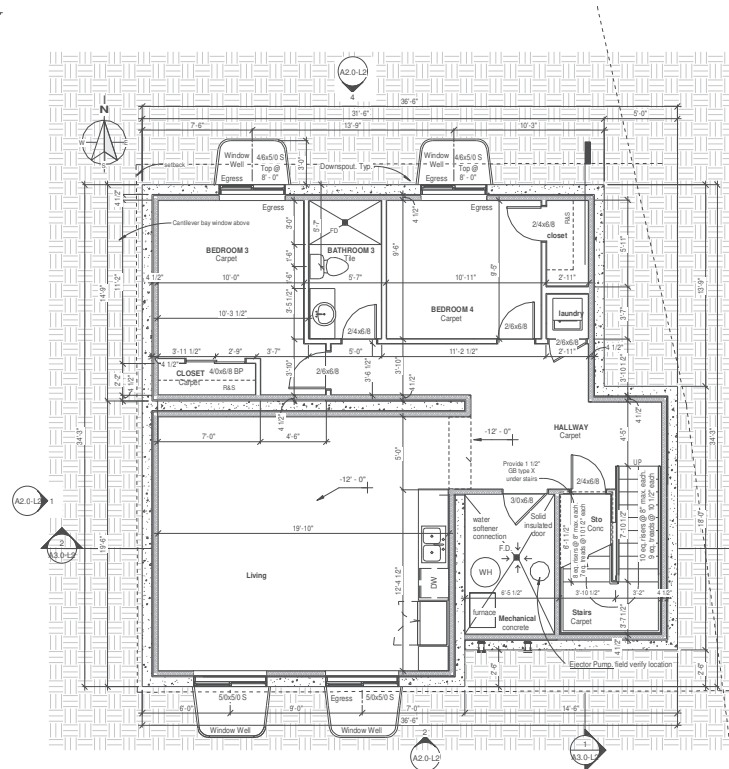
PERMIT
Permit Set

April 9 / 2020

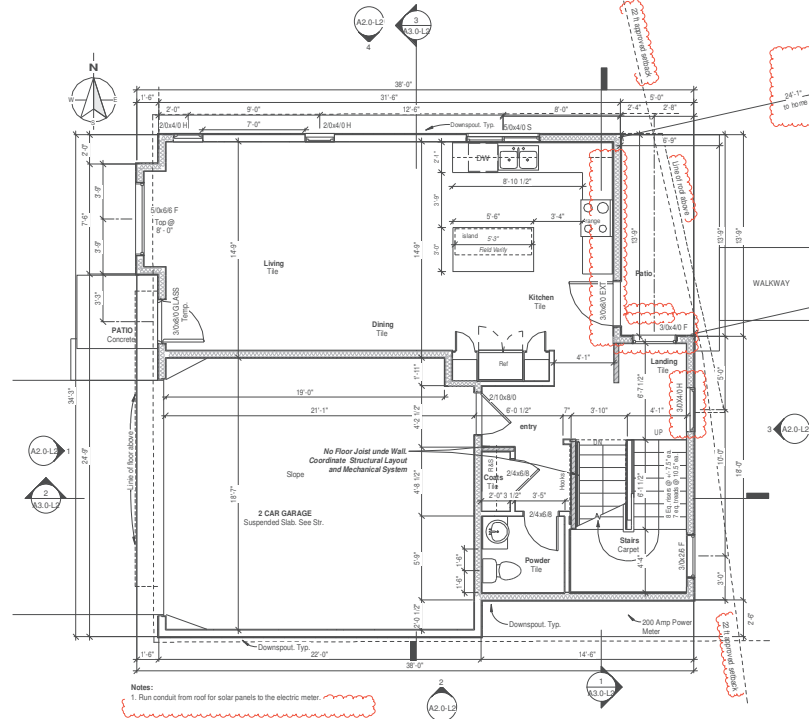
SHEET NO.

A1.0-L2

18 07 SH



1 | 0 Basement - L2
A1.0-L2 | 1/4" = 1'-0"



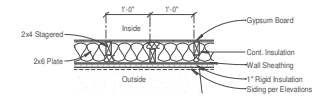
2 | 1 First Floor - L2
A1.0-L2 | 1/4" = 1'-0"

PLAN LEGEND

	CONCRETE WALL		ENGINEERED WOOD FLOORING
	EARTH		2X6 EXTERIOR WALL
	CONCRETE SLAB		2X4 STUD WALL
	CARPET FLOORING		THERMAL OR ACOUSTIC INSULATION TO MATCH APPROVED RESCHECK
	TILE FLOORING		OVERHEAD ELEMENTS

NOTES:

- ALL DIMENSIONS TO STUD FACE.
- PROVIDE 1" AIR SPACE BETWEEN CONCRETE AND STUD WALL.
- KITCHEN DESIGN BY CABINET, COUNTERTOP MANUFACTURER, BUILDER & OWNER.
- FIELD VERIFY ALL DIMENSIONS AND EXISTING CONDITIONS PRIOR TO ALL COMPONENTS INSTALLATION.
- TUBS AND SHOWERS WITH TILED WALLS REQUIRE A PORTLAND CEMENT APPLICATION, FIBER CEMENT OR GLASS MATT GYPSUM BACKER. GREEN BOARD IS NOT ALLOWED IN THIS APPLICATION.
- PROVIDE MINIMUM 4-MIL POLYETHYLENE VAPOR RETARDER OVER INSULATION ON THE WARM SIDE OF ALL EXTERIOR WALLS AND ROOFCEILINGS. R/C R601.3
- ALL THERMAL INSULATION TO MATCH APPROVED RESCHECK.
- COORDINATE STRUCTURAL FLOOR LAYOUT SYSTEM WITH PLUMBING AND ELECTRICAL FIXTURES.
- SEE ELEVATIONS FOR WINDOW LOCATIONS.
- PROVIDE WATER RECIRCULATION PUMP. LOCATION PER MECHANICAL CONTRACTOR.
- WHERE THE FLOOD LEVEL RIMS OF PLUMBING FIXTURES ARE BELOW THE ELEVATION OF THE MANHOLE COVER OF THE NEXT UPSTREAM MANHOLE IN THE PUBLIC SEWER, THE FIXTURES SHALL BE PROTECTED BY A BACKWATER VALVE PER F806. THE BACKWATER VALVE SHALL BE PROVIDED WITH ACCESS.
- GUARDRAILS AND HANDRAILS TO HAVE MAXIMUM OPENINGS OF 4" PER I.R.C. R312.1.3
- DIRECT VENT GAS FURNACE VENT TERMINATION: MINIMUM 12 ABOVE GRADE, 12 FROM ANY AIR OPENING INTO A BUILDING, AND 10 HORIZONTALLY FROM AN OPERABLE OPENING IN AN ADJACENT BUILDING. G2427.8
- EXHAUST TERMINATION FOR A BATH VENT, DRYER OR RANGE HOOD: MINIMUM 3 FROM A WINDOW OR DOOR, AND 10 FROM AN AIR INTAKE. M1506.3.



3 | Exterior Wall Assembly with 1" Rigid Insulation. Typ. L2
A1.0-L2 | 3/4" = 1'-0"

LOT 2 - 5,000 SF	Lot 2 = 0.115 Acre
BASEMENT 1,028	Home Footprint = 1171 sf (0.0269 Acre)
1ST FLOOR 744	Lot occupancy = 23.39 %
2ND FLOOR 1,114	
TOTAL LIVABLE 2,886	
GARAGE 418	



PROJECT:
Sugarhouse Heights
Subdivision
SLC, UT 84106

DATE
13/2020
5/26/2020
8/12/2020
10/28/2020
12/09/2021

REVISIONS	DESCRIPTION
	SLC Zoning Revision 2
	Owner window revisions
	SLC Building Revision, L2
	City Revision
	Mayor Revision

DESIGN AND DRAWINGS ARE ONLY PERMITTED FOR USE ON THE SPECIFIC PROJECT AND UNDER THE FOLLOWING CONDITIONS AND RESTRICTIONS:

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2. CONTRACTOR IS RESPONSIBLE FOR ALL PLAN CHANGES DURING THE COURSE OF CONSTRUCTION, AND WILL BE RESPONSIBLE FOR ANY COSTLY DEVIATIONS FROM THESE PLANS WITH THE APPROPRIATE PROFESSIONAL, SUCH AS ARCHITECT, ENGINEER, ARCHITECT, STRUCTURAL ENGINEER, ETC.
3. CONTRACTOR IS TO ENSURE THAT ALL CHANGES AND REVISIONS AND ORDINANCES ARE FOLLOWED IN THE TEST/PROJECT COMPLETION.
4. NO SHEET OR DETAIL SHALL BE USED OUTSIDE OF THE PROJECT OR BE APPLIED TO ANY OTHER DRAWING.
5. CONTRACTOR SHALL CONSULT ARCHITECT, AT ANY POINT DURING CONSTRUCTION ABOUT A DISCREPANCY, OMISSION, CONFLICT, OR REQUEST FOR ADDITIONAL INFORMATION BEFORE PROCEEDING FURTHER.

Second Floor & Roof
Plan - LOT 2

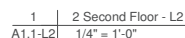
PHASE:
Permit Set

April 9 / 2020

SHEET No. _____

February 16 A1.1-L2

18.07.SH



PLAN LEGEND

NOTES:

1. ALL DIMENSIONS TO STUD FACE.
2. PROVIDE 1" AIR SPACE BETWEEN CONCRETE AND STUD WALL.
3. KITCHEN DESIGN BY CABINET, COUNTERTOP MANUFACTURER, BUILDER & OWNER.
4. FIELD VERIFY ALL DIMENSIONS AND EXISTING CONDITIONS PRIOR TO ALL COMPONENTS INSTALLATION.
5. TUBS AND SHOWERS WITH TILED WALLS REQUIRE A PORTLAND CEMENT APPLICATION, FIBER-CEMENT OR GLASS MATT GYPSUM BACKER. GREEN BOARD IS NOT ALLOWED IN THIS APPLICATION.
6. PROVIDE MINIMUM 4 MIL POLYETHYLENE VAPOR RETARDER OVER INSULATION ON THE WARM SIDE OF ALL EXTERIOR WALLS AND ROOF CEILINGS. (FC R607.3)
7. ALL THERMAL INSULATION TO MATCH APPROVED RESIDUE.

1.5" POLYSTYRENE BEAD BOARD
8. COORDINATE STRUCTURAL FLOOR LAYOUT SYSTEM WITH PLUMBING AND ELECTRICAL FIXTURES.
9. SEE ELEVATIONS FOR WINDOW LOCATIONS.

10. PROVIDE WATER RECOIL/PUMP. PUMP LOCATION TO BE DETERMINED BY MECHANICAL CONTRACTOR.
11. WHERE THE FLOOD LEVEL RANGE OF PLUMBING FIXTURES ARE BELOW THE FINISHED FLOOR, PROVIDE A MANHOLE COVER OF THE NEXT UPSTREAM MANHOLE IN THE PUBLIC SEWER. THE FIXTURES SHALL BE PROTECTED BY A BACKWATER VALVE PER 900.0. THE BACKWATER VALVE SHALL BE PROVIDED WITH ACCESS.
12. GUARDRAILS AND HANDRAILS TO HAVE MAXIMUM OPENINGS OF 4" PER I.R.C. R312.13.
13. DIRECT VENT GAS FURNACE VENT TERMINATION: MINIMUM 12 ABOVE GRADE, 12 FROM ANY AIR OPENING INTO A BUILDING, AND 10 HORIZONTALLY FROM AN OPERABLE OPENING IN AN ADJACENT BUILDING. Q267.2.9.
14. EXHAUST TERMINATION FOR A BATH VENT: DRYER OR RANGE HOOD: MINIMUM 3 FROM A WINDOW OR DOOR, AND 10 FROM AN AIR INTAKE. M550.3.

A1.