

COTTONWOOD HEIGHTS CITY APPEALS HEARING OFFICER MEETING AGENDA



January 9, 2025

Notice is hereby given that the **Cottonwood Heights Appeals Hearing Officer** will convene on **Thursday, January 9, 2025**, at **Cottonwood Heights City Hall** (2277 E. Bengal Blvd., Cottonwood Heights, UT 84121) for a **public meeting**.

The meeting will begin at **5:00 p.m.** in the City Council Chambers.

5:00 p.m. Public Meeting

1.0 Welcome and Acknowledgements

1.1 Ex parte communications or conflicts of interest to disclose

2.0 Business Items

2.1 Project AHO-24-007

Consideration of a request by John and Rebecca Love for an addition to their residence at 8378 S. Austrian Way. The proposed addition constitutes an expansion of a nonconforming structure, as the existing home is legally nonconforming in terms of rear setback measurement.

3.0 Consent Agenda

3.1 Approval of Appeals Hearing Officer Minutes from January 9, 2025

(The Appeals Hearing Officer will approve the minutes of the January 9, 2025 meeting after the following process is met. The City Recorder will prepare the minutes and email them to the Hearing Officer. The Hearing Officer will have five days to review the minutes and provide any changes to the Recorder. If, after five days there are no changes, the minutes will stand approved. If there are changes, the process will be followed until the changes are made and the hearing officer is in agreement, at which time the minutes shall be deemed approved.)

4.0 Adjourn

Meeting Procedures

The appeal hearing will proceed pursuant to applicable provisions of Chapter 19.92 of the Cottonwood Heights zoning ordinance, and the agreed-upon procedure between the city and the appellant.

Appeals Hearing Officer applications may be tabled if: 1) Additional information is needed to act on the item; OR 2) The Appeals Hearing Officer feels there are unresolved issues that may need further attention before the Officer is ready to make a decision. No agenda item will begin after 9:00 p.m. without approval from the Appeals Hearing Officer. The Appeals Hearing Officer may carry over agenda items, scheduled late in the evening and not heard, to the next regularly scheduled meeting.

Notice of Compliance with the Americans with Disabilities Act (ADA)

In compliance with the Americans with Disabilities Act, individuals needing special accommodations or assistance during this meeting shall notify the City Recorder at (801) 944-7021 at least 24 hours prior to the meeting. TDD number is (801) 270-2425 or call Relay Utah at #711.

Confirmation of Public Notice

On Thursday, January 2, 2025, a copy of this agenda was posted in conspicuous view in the front foyer of the Cottonwood Heights City Offices. The agenda was also posted on the City's website at www.cottonwoodheights.utah.gov and the Utah public notice website at <http://pmn.utah.gov>.

DATED THIS 2ND DAY OF JANUARY, 2025

Attest: Maria Devereux, Deputy City Recorder

COTTONWOOD HEIGHTS CITY APPEALS HEARING OFFICER STAFF REPORT



January 9, 2025

Summary

Project Number:
AHO-24-007

Subject Property:
8378 S. Austrian
Way

Action Requested:
Expansion of a
Non-Conforming
Structure

Applicants:
John and Rebecca
Love

Recommendation:
Approve



Subject Property Street View

Context

Property Owner:
John and Rebecca
Love

Acres:
0.24

Parcel:
22-35-434-011-0000

Zoning:
Single-Family
Residential (R-1-8)



Subject Property Aerial Map

Overview

This application represents a request for an addition to a legal nonconforming single-family home at 8378 S. Austrian Way.

The existing home is considered legally nonconforming due to its attached deck in the rear yard. City code requires a 20' rear yard setback for single-family homes in the R-1-8 zone. While the exterior wall at the home is located more than 20' from the rear lot line, the attached deck protrudes into the setback. Because the deck is attached to the primary structure and projects more than 18" above ground level, it is subject to primary building setbacks for the R-1-8 zone.

The home was originally built in 1989, which predates city incorporation. Based on historic satellite imagery, the deck has existed in its current footprint since at least before the city's incorporation in 2005. Nonconforming setbacks are common for homes built or added on to in Cottonwood Heights prior to city incorporation.

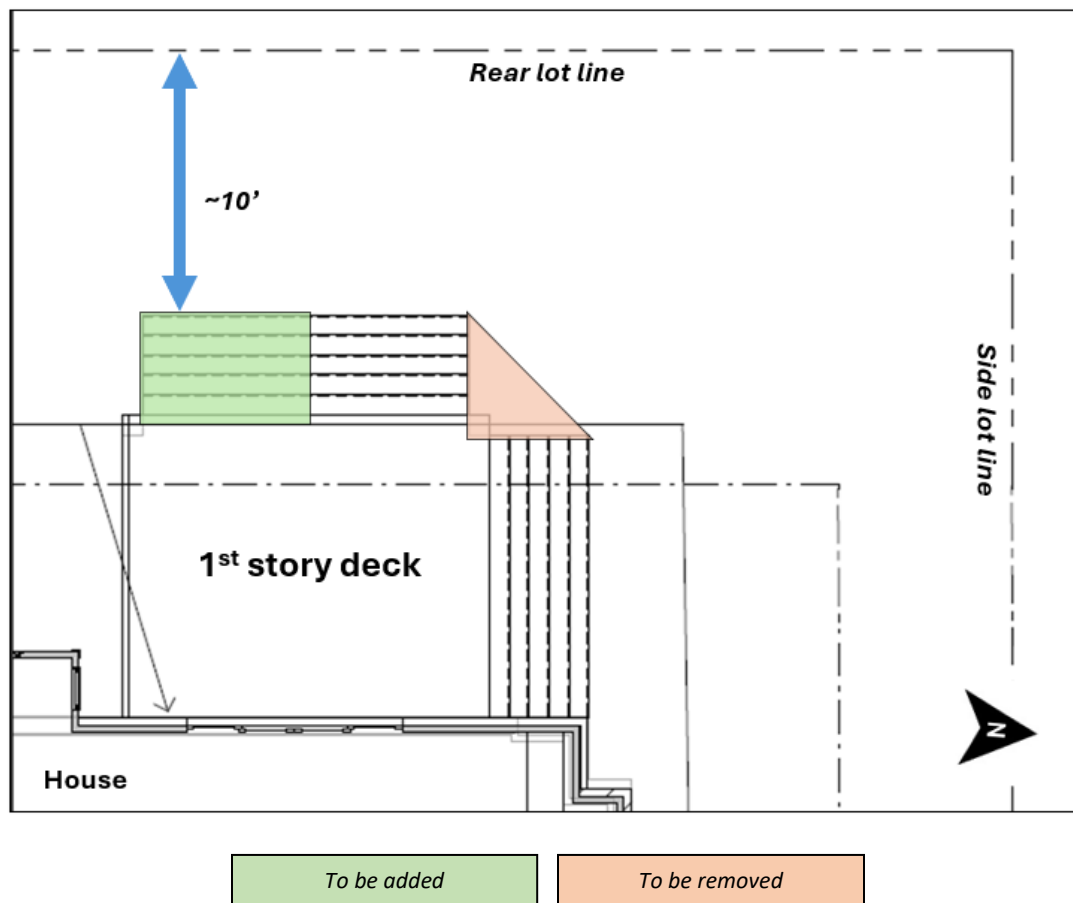


*Approximate outline of current deck, where expansion will take place, shown in blue.
The expansion is entirely within the footprint of an existing elevated deck.*

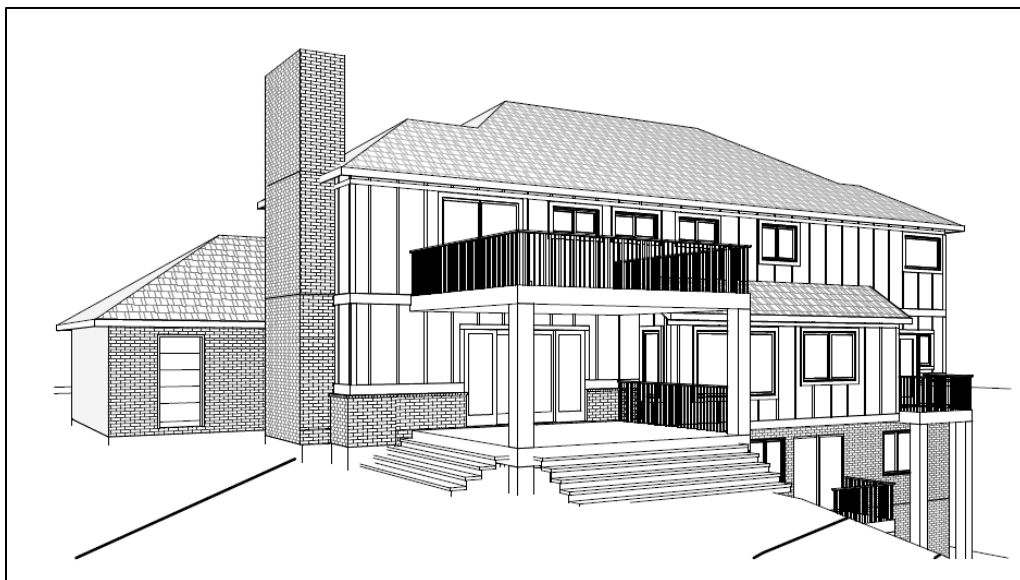
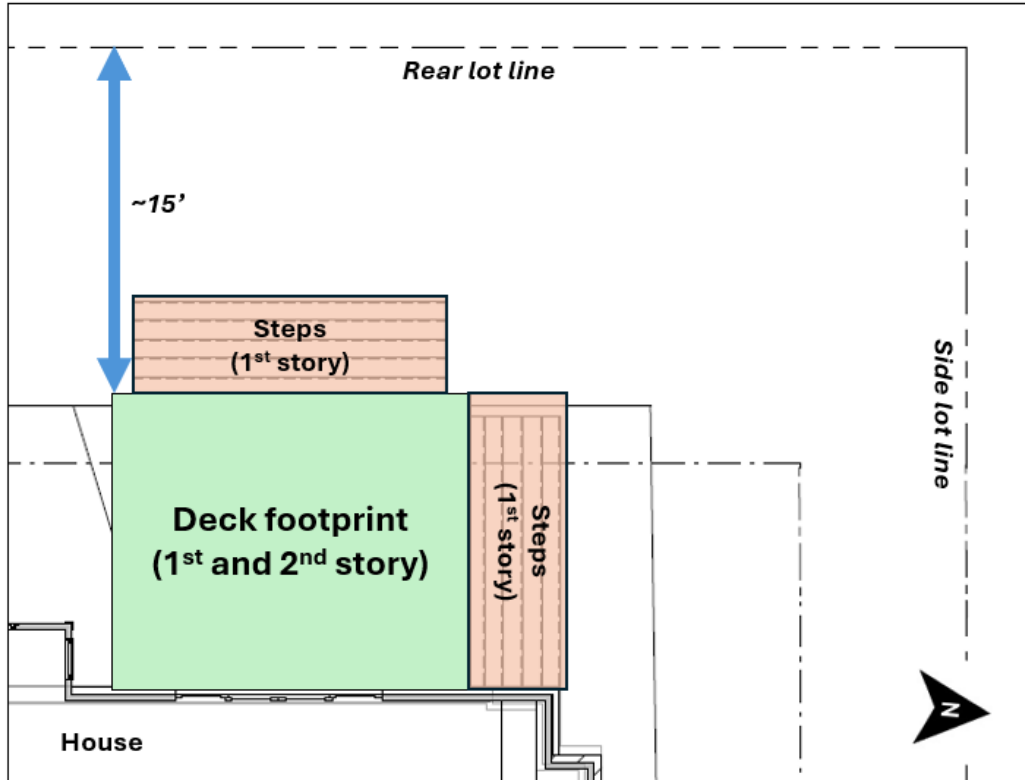
Request

The applicant is requesting approval to expand this nonconforming deck in three ways:

1. **Steps Expansion:** In rebuilding the existing deck on the first story, the applicant wishes to modify the configuration of the steps, which would slightly expand their footprint within the setback. The excerpt below from the applicant's plans shows the portion of the current stairs that would be removed, and the portion that would be added as part of their reconstruction.

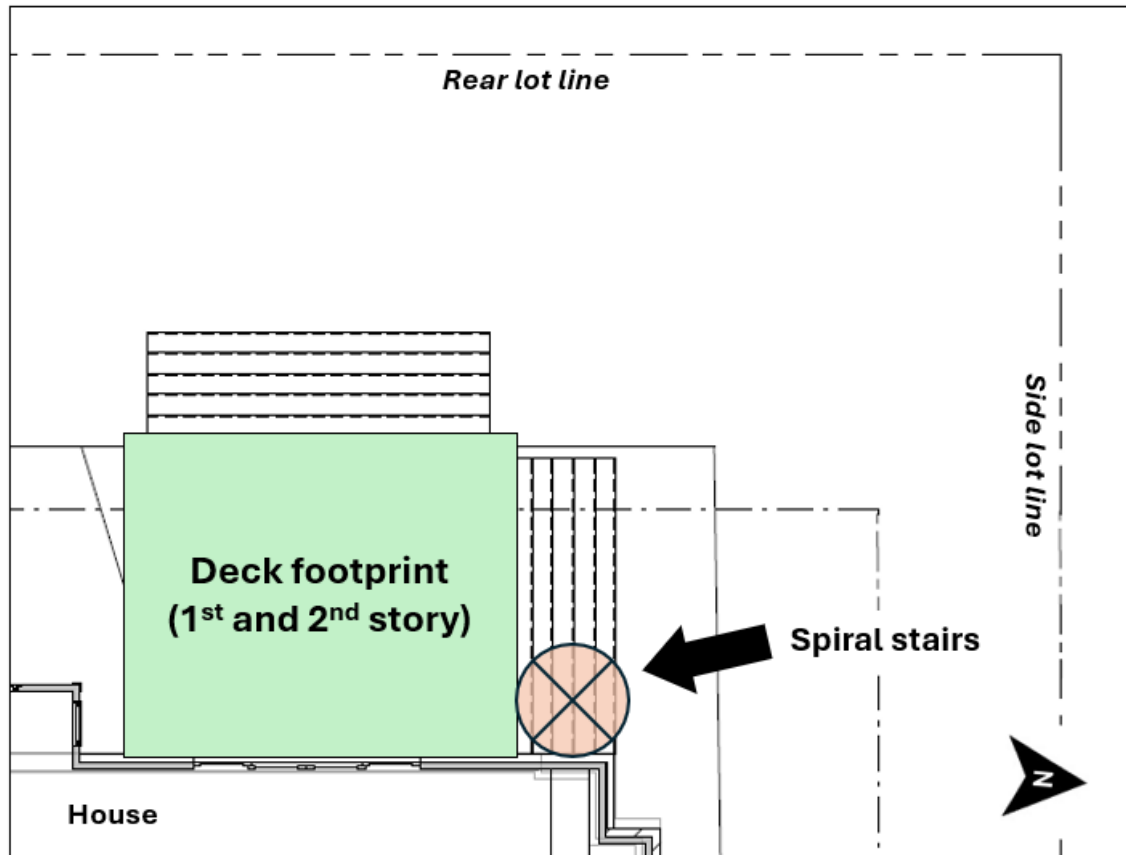


2. **Second Story Deck:** The applicant wishes to construct a second story deck that mirrors the footprint of the current first story deck, excluding the steps. Based on the applicant's site plan, the second story deck would be approximately 15 ft from the property line, short of the required 20', but no nearer to the rear property line than the existing first story deck.



Plan rendering showing 1st and 2nd story deck.

3. **Spiral Staircase:** Because the applicant's primary goal of constructing a second story deck is to increase safety during a fire escape, the applicant wishes to include a spiral staircase leading from the second story to the ground. The homeowner has not selected a model or exact location yet but has stated that the diameter of the staircase would be no wider than 5'. It would be located on the north side of the deck, approximately in this location:



Approximate location of spiral staircase. Step removal to be determined by applicant.

Staff Analysis

This application constitutes an expansion of a nonconforming structure as it expands the nonconformity in three aspects (the steps, second story deck, and spiral staircase). This application type requires approval from the Appeals Hearing Officer.

The applicant has submitted a site plan which shows a larger rear yard than the Salt Lake County Assessor parcel viewer map does. The applicant's site plan is not certified by a surveyor or licensed professional, so both are approximations. Staff has included a recommended condition of approval that the applicant obtain a survey (or otherwise provide clear, certified evidence from a licensed professional) to determine the exact location of their rear property line, in order to ensure that the measurements shown on their site plan are accurate.

Appeals Hearing Officer Authority

Chapter 19.88 of the Cottonwood Heights Municipal Code allows for additions to non-conforming structures upon approval from the city's Appeals Hearing Officer:

19.88.070 Additions, enlargements, moving and reconstruction of building.

B. A building occupied by a nonconforming use or a building noncomplying as to height, area, or yard regulations may be added to or enlarged or moved to a new location on the lot or reconstructed at a new location on the lot upon a permit authorized by the Appeals Hearing Officer provided that the Appeals Hearing Officer, after the hearing, shall find:

- 1. The addition to, enlargement of, moving of, or reconstruction of the noncomplying building at a new location on the lot will be in harmony with one or more of the purposes stated in section 19.02.020, and shall be in keeping with the intent of this title;*
- 2. That the proposed change does not impose any unreasonable burden upon the lands located in the vicinity of the nonconforming use or noncomplying building.*

19.02.020 Purpose of provisions.

This title is designed and enacted for the purpose of promoting the health, safety, convenience, order, prosperity and welfare of the present and future inhabitants of the city, including, among other things, the lessening of congestion in the streets or roads, securing safety from fire and other dangers, providing adequate light and air, classification of land uses and distribution of land development and utilization, protection of the tax base, and securing economy in governmental expenditures, fostering the city's industries, and the protection of both urban and non-urban development.

Recommendation & Model Motions

Recommendation

Through analysis, staff has found that the proposed addition **does not increase the degree of nonconformity** of this structure, and **represents a reasonable effort to modify** an existing home.

As such, **staff recommends approval** of this project, with the following findings:

1. The proposal will not negatively affect the health, safety, convenience, order, prosperity and welfare of the present and future inhabitants of the city because the use is the same as what currently exists;
2. The proposal will not create any additional congestion in the streets or roads;
3. The proposal will not create a fire safety issue;
4. The proposal will not affect air flow or block natural light from adjoining properties by conforming with all height regulations;
5. The proposal will have no apparent negative effect on the city's tax base;
6. The proposal will not place any type of unreasonable burden upon neighboring properties;
7. The proposal is in keeping with the intent of the Cottonwood Heights Zoning Ordinance.

Recommended Conditions of Approval

1. Prior to issuance of a building permit, the applicant shall provide a survey (or comparable certification by a licensed professional) to determine the exact location of their rear property line.

Model Motions

Approval

I move to approve project AHO-24-007, based on the findings listed in the staff report dated January 9, 2025, with the conditions outlined in this report.

- Add any additional findings for approval...
- Add any additional conditions for approval...

Denial

I move to deny project AHO-24-007, based on the following findings...

- List findings for denial...

Attachments

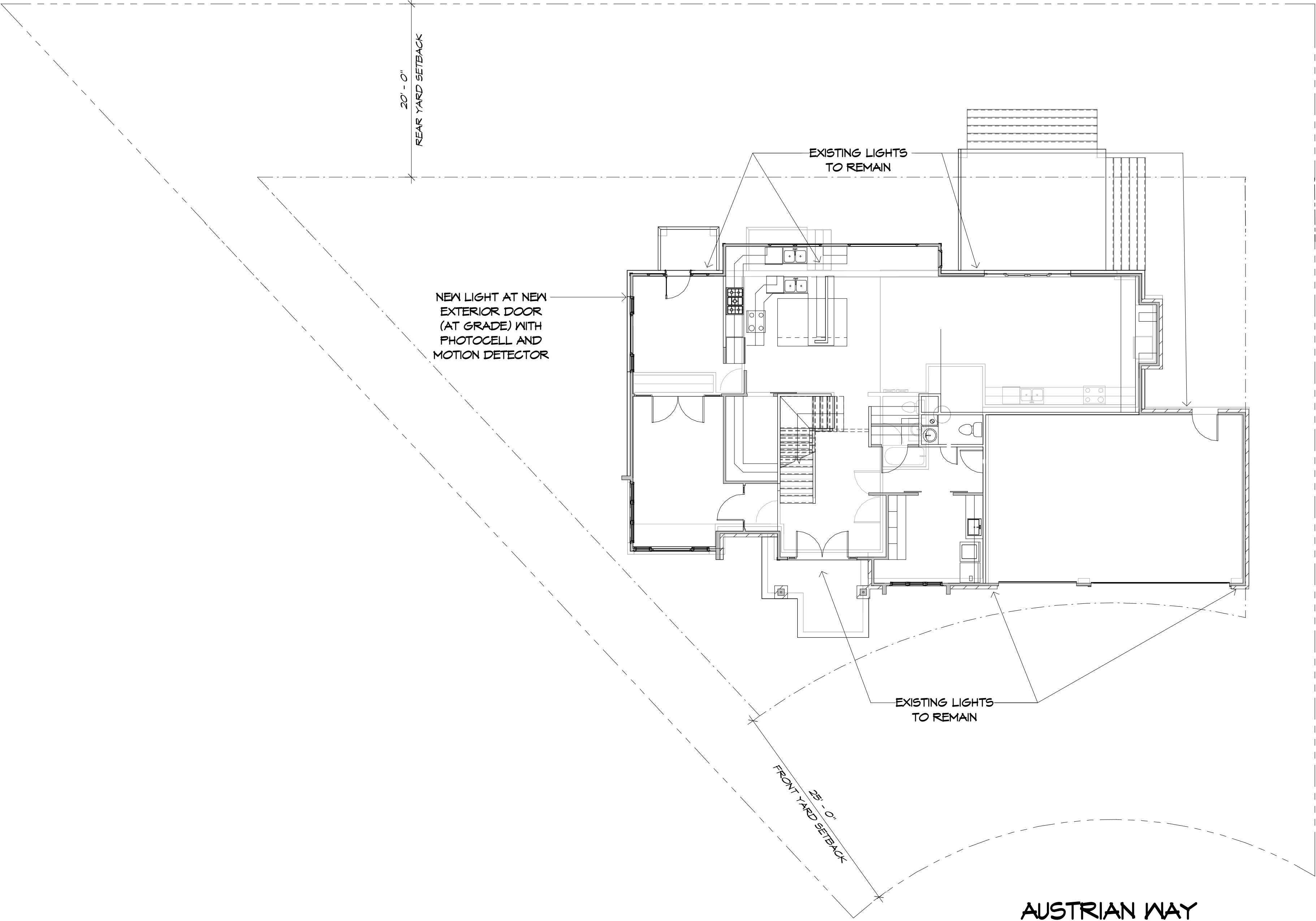
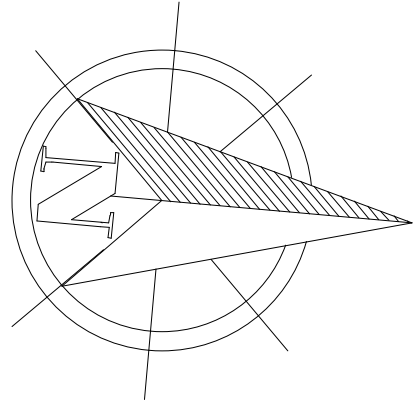
1. Project Narrative
2. Proposed Site Plan
3. Proposed Addition Plans
4. Spiral Staircase Example Plans

Project Narrative

We are requesting to add a second level to the deck in the backyard. The deck is a preexisting structure. The main goal of the deck addition is to increase safety margins. Adding a second level to the deck will provide an egress point from the home's second level and will be the closest egress point to the children's bedrooms. In the case of a home evacuation where the home's internal staircase leading to the front door is unavailable, the children will be able to quickly egress the house via the deck and not have to deploy the rope ladder from a second story window. The project is essentially adding a floor, railing, and a spiral staircase to the existing pergola; therefore, the project does not impose an unreasonable burden to the lands in the vicinity. Please see the pictures, engineering, and site plan for further details.

NOTE:
PROPERTY LINES ARE APPROXIMATED
USING AVAILABLE INFORMATION AND
ARE NOT GUARANTEED FOR ACCURACY.

KEYNOTES



NOTE:
GRADE LOT SO SURFACE WATER
IS PREVENTED FROM CROSSING
PROPERTY LINES.
LOT # 7
TREE FARM ESTATES PLAT A SUBDIVISION
ADDRESS: 8378 AUSTRIAN WAY
COTTONWOOD HEIGHTS, UTAH
DATE: MAY 2022
LOT SIZE: 0.24 ACRES

19.26.060 Setbacks/Yard Requirements
Setbacks/yard requirements are intended to provide a description of the required space between buildings and property lines. All buildings intended for human inhabitants shall maintain a minimum distance from property lines as follows:
Front: 25 feet.
Sides: On interior lots, a total of at least 20 feet between the two side yards, with no side yard of less than eight feet.
Rear: 20 feet.

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Remodel	
Designed for	
REBECCA & JOHN LOVE	
ABOVE GRADE FOOTAGE: 3284	
Date	FEB 2022
Drawn by	WJF
PRINTED: 11/21/2024 9:11:49 AM	SUB BASEMENT: 625 LOWER LEVEL: 1602 MAIN LEVEL: 1756 UPPER LEVEL: 1528 TOTAL: 5711
Sheet	
2	
of 28	
SCALE: 1/8" = 1'-0"	

SITE PLAN

IMPORTANT NOTE!

Modifications may be made on these plans according to the city and lot requirements where the plan is built.

These plans shall be built according to the building standards in the state, county, city they are built in.

3D VIEWS ARE
CONCEPT ONLY



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KEYNOTES

HOUSE REMODEL
8378 AUSTRIAN LANE
COTTONWOOD HEIGHTS, UTAH 84121

FINAL REVIEW CHECK LIST

- ☐ Review 3d views to ensure general look is correct
☐ Client Name
☐ Lot Number, Address
☐ Square Footage

client signature

client signature

builder signature

whd signature

Engineered by:

**SILVERPEAK
ENGINEERING**
(801)499-5054

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Remodel

Designed for

**REBECCA &
JOHN LOVE**

ABOVE GRADE FOOTAGE: 3284

Date FEB 2022

Drawn by WJF

PRINTED:

6/23/2022

3:45:54 PM

Sheet

1

of 28

SUB BASEMENT: 825

LOWER LEVEL: 1602

MAIN LEVEL: 1756

UPPER LEVEL: 1528

TOTAL: 5711

GENERAL NOTES

A. EXCAVATION, BACKFILL, AND GRADING

- All excavations for footings shall be placed on natural, undisturbed soil.
- All footings shall be placed on undisturbed soil and below Frost depth as per local codes, where plan is being built. Tops of foundation shall be placed a minimum of 6" above finished grade.
- Finish grading shall be done so as to provide positive drainage away from all building foundations. Grade shall slope away 6" minimum for the first 10' of building. No negative slope driveways.

B. WEATHER PROTECTION

- Install (1) layer of grade 'D' (15 lb.) felt under asphalt roof shingles.
- Install (1) layer of grade 'D' (15 lb.) Tyvek Housewrap under aluminum/vinyl siding.
- Install (1) layer of grade 'D' (15 lb.) felt under brick/rock veneer.
- Install (2) layers of grade 'D' (15 lb.) felt under synthetic stucco system.
- Install (1) layer No. 40 coated roofing or coated glass base from the roof eaves to a line 24" inside the exterior wall line with all laps cemented together.
- All exposed beams to be flashed and caulked or must be Pressured Treated. Or treated with a waterproof product i.e. DeckScapes Exterior Waterborne Stain or WoodScapes Exterior Polyurethane Semi-Transparent Stain

C. CONCRETE

- All materials, mixing, forming and reinforcement shall comply with ACI 318, ACI 347 publication applicable ASTM publications and local codes.
- Install foundation and footing reinforcement as follows
- Reinforcement schedule as noted on foundation plan and per state amendment
- Install minimum (2) #4 rebar grade 60 see footing schedule on foundation plan for rebar placement

D. WINDOWS

- All windows shall be U-35 or better, aluminum or vinyl, thermal break type.
- All window tops shall be at door header height, i.e. 6'-8" (unless otherwise noted).
- Windows located 24" or closer to any exterior door must be tempered.
- Habitable rooms require 10% light/window space, and 5% ventilation (operable window).
- All windows in sleeping rooms shall have sills located no more than 44" above floor with an operable opening not less than 5.7 sq. ft. The window height shall not be less than 24", with a net clear width of no less than 20".
- Upper level window sills shall not be less than 24" above the finished floor.
- Use 9" Flashing & Caulk. Install as per Manufacturer's instructions

E. WINDOW WELLS

- Window wells serving required egress windows shall have dimensions in keeping with the minimums required for the windows:
 - Window wells shall have a net clear opening of 9 sq. ft. min.
 - Guardrails or grates protecting window wells shall be easily removable or be designed not to hinder egress.
 - 44" max. depth or provide steps or ladder rungs. Ladder must be Min. 12" wide, 3" from Well with rungs no more than 18" apart.
 - 36" vertical clearance required from any projection in horizontal clearance started above (i.e. bay windows and cantilevers).

F. VENTILATION

- Ventilation shall be provided in all crawl spaces by means of screened vents placed to provide cross ventilation per I.R.C. 408.1, 408.2 or section 408 IRC.
- Attics will have one square foot of ventilation for every 150 sq. ft. of living space for gable vents, 1/300 for gable/eave combo's.
- Enclosed attics and spaces between rafters shall have clear ventilation to outside.
- There shall be no gas connections allowed in any rooms used for sleeping or in any corridors leading to or through any sleeping room.
- All ducts in unconditioned spaces (i.e. attic, crawlspaces) will be insulated to an R8 minimum.
- Dryer vent to terminate at a location more than 3" from any openings back into the home.
- Allow for .35 Air Changes Per Hour in all Theater/Sport Court spaces
- Bathroom exhaust fan must continue and discharge directly outside the Structure and must replace the room's air eight times in one hour. Close proximity to attic vents or to soffit areas are specifically prohibited. All exhaust ducts must connect to an opening with proper screen for terminations in soffit and wall areas and to an approved thru the roof discharge fitting installed as not to be blocked or stopped by snow or ice.
- Ducts used for kitchen range, dryer, bathroom & laundry room ventilation shall have a smooth, noncombustible, non-absorbent surface. Ducts shall terminate outside the building and shall be equipped with back draft dampers. Flexible ducts are allowed for bathroom exhaust fans, but must be tested to UL 181 and installed in accordance with the listing. IRC ch 15 also cannot terminate in Soffit, attic crawl space or ridge vents.
- The minimum diameter of a dryer exhaust duct shall be per manufacturers recommendation, but at least the diameter of the outlet. Maximum length is 25' to be reduced 2 1/2' for each 45 degree bend and 5' for each 90 degree bend

G. FIRE PROTECTION AND WARNING

- Fireplace chimneys shall extend 24" min. above any roof within a 10' radius.
- Smoke detectors are required to meet local codes. Wire all smoke detectors in series with battery backup.
- Provide 5/8" type 'X' gyp. board on all walls and ceilings of the garage common to living areas, walls supporting upper floors, and any exposed beams and posts.
- Provide 5/8" type 'X' gyp. board on walls and underside of all stairs. Fireblock walls at all stair stringers.

H. STAIRWAYS

- Max. rise = 7 3/4" and min. tread = 10".
- Min. headroom = 6'-8" and min. width = 36".
- Every stairway landing shall be as long as its width. (unless otherwise noted).
- Any door opening at the top of any interior flight of stairs must swing away from the stairs.
- Enclosed space under stairs shall be protected on the enclosed side with 1/2" sheet rock.
- Exterior steps shall have a minimum tread of 10"
- Winder Stairs to be built as follows: 10" width at 12" from narrowest point, 6" minimum width at any point, 3/8" max variance.

I. RAILINGS

- Handrails are required at all stairways that have more than 2 risers.
- Handrails shall be placed between 34" and 38" above stair nosing.
- Guardrails shall be at a minimum of 36" above floor. Handrails to be between 1 1/4" to 2 5/8" in size.
- Handrails deeper than 2 1/4" shall have finger grooves 3/4" x 1/4" deep, the full length of one side of the rail.
- Balusters for handrails and guardrails shall be spaced so that a 4" sphere cannot pass through.
- Handrails shall return to wall or post.
- Handrails shall not project more than 4.5" on either side & Shall have a space of not less than 1.5" between the wall & Handrail

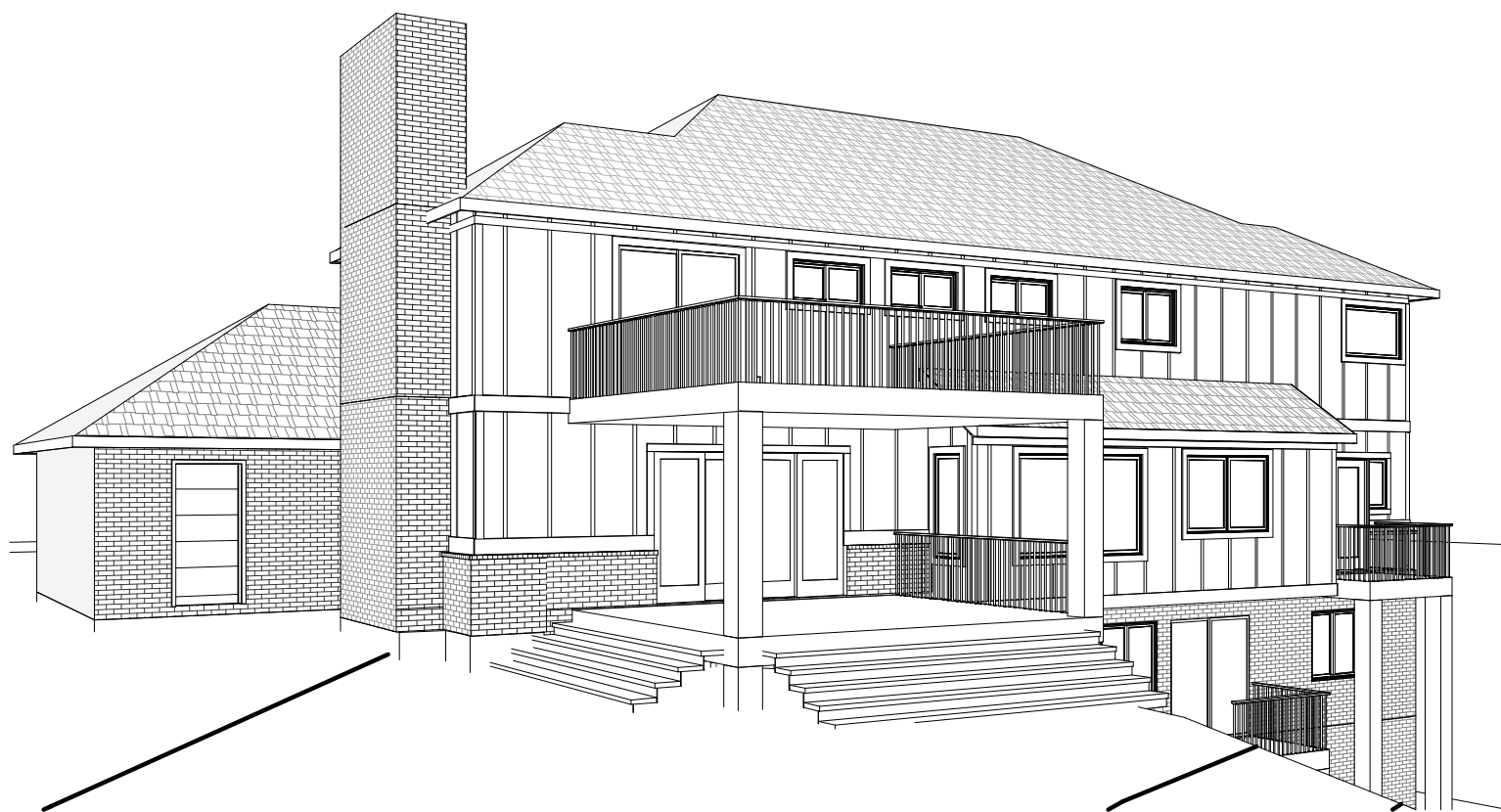
J. PLUMBING

- All work performed shall comply with current national and local building codes.
- Toilets shall be 1.6 gallon flush type. Shower heads shall be 2.5 GPM type.
- All work shall be performed by a licensed contractor.
- Provide C.P. escutcheons at pipe sleeves for exposed bare pipe. Pack annulus at one-hour fire walls.
- Provide pressure regulator and shut-off valve.
- Interior waste and vent lines shall be A.B.S.
- All Baths and showers shall have Temp. limiting device to limit hot water to 120 degrees F. Provide anti-scald faucets on all Bath/Shower combinations.
- Plumbing penetrations through garage firewall must be with metal piping. This includes waste lines, water lines vacuum lines, etc. All plumbing vent lines through the Roof shall be a MIN. of 3"
- Vented Floor Drain at all Washing Machines. Washer valves require water Hammer arrestors.
- Water meter cannot be located in the driveway, sidewalk or similar area. Meter must be placed in landscaping area. Sewer line cannot be located under the driveway.
- Insulate Ducts, Water lines & Plumbing P-traps in crawl space
- Shower Pans must have approved liner extending 3" past the Threshold. Solid blocking is required behind the liner. Slope must be built up under the liner

DRAWING INDEX

SHEET # SHEET NAME

1	GENERAL NOTES
2	SITE PLAN
3	SUB BASEMENT LEVEL
3.1	SUB BASEMENT AS-BUILT
4	LOWER LEVEL
4.1	LOWER LEVEL AS-BUILT
5	MAIN LEVEL
5.1	MAIN LEVEL AS-BUILT
6	UPPER LEVEL
6.1	UPPER LEVEL AS-BUILT
7	FRONT ELEVATION
8	REAR ELEVATION
9	ROOF PLAN
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12	LL ELECTRICAL
13	ML ELECTRICAL
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5001	STRUCTURAL NOTES
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5121	ROOF FRAMING PLAN
5501	STRUCTURAL DETAILS
5502	STRUCTURAL DETAILS



DEFERRED SUBMITTAL ITEMS:

Trusses, Floor Trusses, Gas Line Schematic, Fireplace Manufacture, Stucco Installation, Res Check, Fire Sprinkler Submittal, Precast Concrete Floors

SHOWERS:

Showers shall have doors sized to provide a minimum of 22" Net clear opening

FLASHING:

Shall be installed in such a manner so as to prevent moisture from entering a wall, roof or floor and redirect it to the exterior. Flashing shall be installed at the perimeters of exterior door and window assemblies, penetrations and terminations of exterior wall assemblies, exterior wall intersections with roofs, chimneys, porches, decks, balconies and similar projections and at built-in gutters and similar location where moisture could enter the wall. Flashing with projected flanges shall be installed on both sides and the ends of coping, under sills and continuously above projected trim. A flashing shall be installed at the intersection of foundation to stucco, masonry, siding or brick veneer. The flashing shall be an approved corrosion-resistant flashing.

WINDOWS:

Sills of Windows which are located more than 6' above grade, and less than 24" above the interior floor surface must be fixed or have an opening of a guard which does not allow the passage of a 4" sphere

ROOF SLOPE:

Composition Shingles shall not be installed on roofs having a slope less than 4 to 12 unless double underlayment is installed

TEMPERED GLASS:

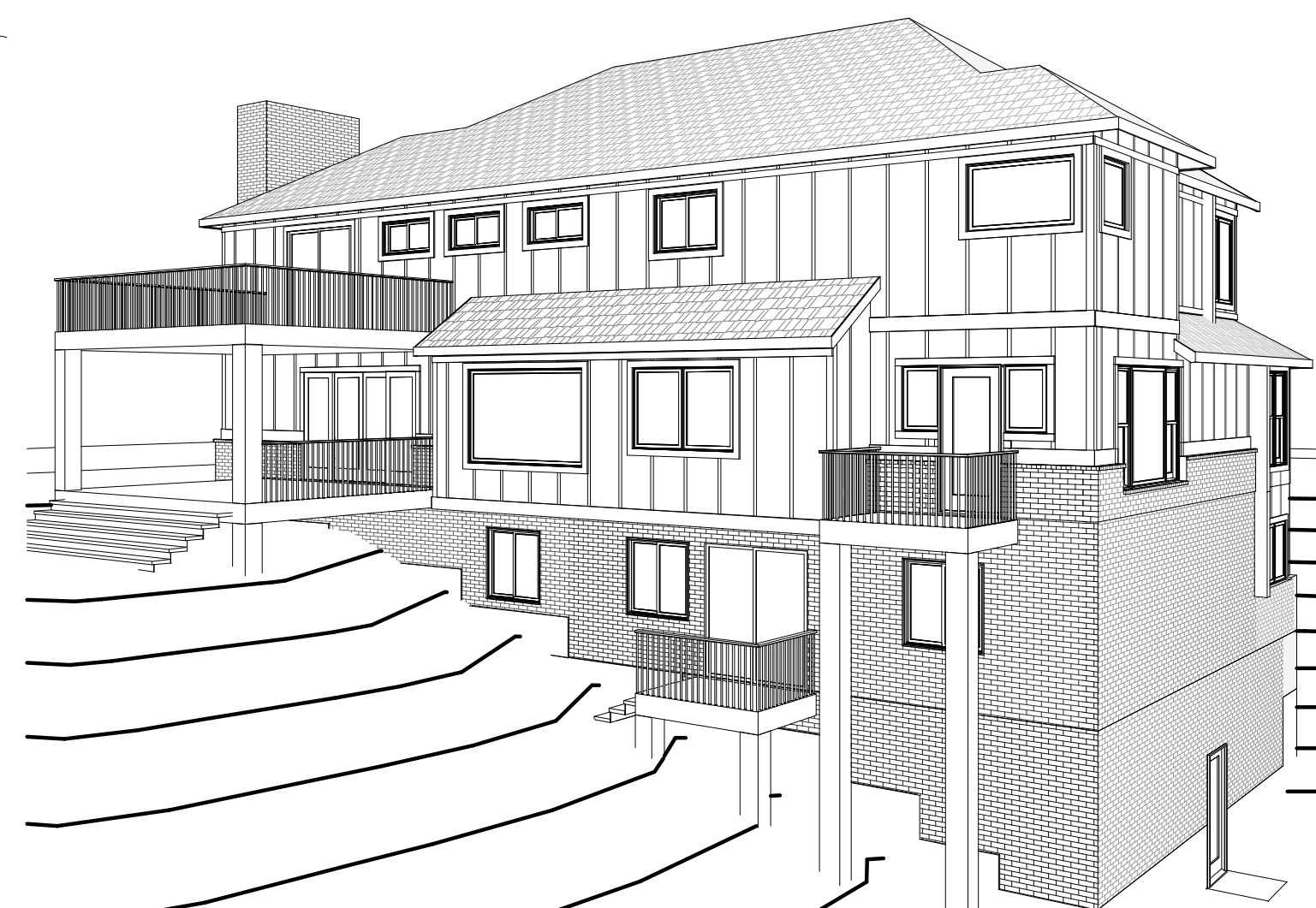
Glazing used in Doors and Panels of Showers & Bathtub Enclosures & Walls enclosing these compartments shall be Tempered. Glass shall be provided in: Frameless glass doors, glass in doors, glass within 24" arch of doors, glazing less than 60" above a walking Surface that is within 5ft. of stairs or glazing within 5ft of spas or pools, certain fixed glass panels, and similar glazed openings subject to human impact.

GAS LINE INSTALLATION:

Gas piping installed underground beneath buildings is prohibited except where the piping is encased in a conduit, such conduit shall extend not less than 4" outside the building, shall be vented above grade to the outdoors and shall be installed so as to prevent the entrance of water or insects. Gas piping shall not penetrate building foundation walls at any point below grade.

PROHIBITED LOCATIONS:

Gas piping shall not be installed in or through a ducted supply, return, exhaust, clothes chute, chimney, dumbwaiter, or elevator shaft. Gas piping installed downstream of the point of delivery shall not extend through any townhouse unit other than the unit served by such piping



WINDOW HEAD HEIGHTS	
LOWER LEVEL	6'-8" UNO
MAIN LEVEL	6'-8" UNO
UPPER LEVEL	6'-8" UNO

REMODEL NOTE:
FIELD VERIFY ALL DIMENSIONS

NOTE:
A BACK WATER VALVE IS REQUIRED TO PROTECT PLUMBING FIXTURES THAT ARE LOCATED BELOW THE ELEVATION LEVEL OF THE NEAREST UPSTREAM MAN HOLE COVER. FIXTURES THAT ARE ABOVE THE ELEVATION OF THE MAN HOLE COVER SHALL NOT DISCHARGE THROUGH THE BACK WATER VALVE

NOTE:
FLOOR DRAINS MUST HAVE TRAP PRIMERS OR DEEP SEAL TRAPS

NOTE:
LANDINGS OR FINISHED FLOORS AT THE REQUIRED EGRESS DOOR SHALL NOT BE MORE THAN 1 1/2" LOWER THAN THE TOP OF THE THRESHOLD. THE LANDING OF FLOOR ON THE EXTERIOR SIDE SHALL NOT BE MORE THAN 7 3/4" BELOW THE TOP OF THE THRESHOLD PROVIDED THE DOOR DOES NOT SWING OVER THE LANDING OF FLOOR

ATTENTION!
STAIRS HAVE BEEN CALCULATED USING 16" FLOOR TRUSSES. CONTACT ARCHITECT FOR OTHER OPTIONS

NOTE:
TRUSS COMPANY TO MEET WITH BUILDER & HOME OWNER BEFORE TRUSSES ARE BUILT

NOTE:
THESE PLANS SHALL BE BUILT ACCORDING TOT HE BUILDING STANDARDS IN THE STATE, COUNTY, CITY THEY ARE BUILT IN

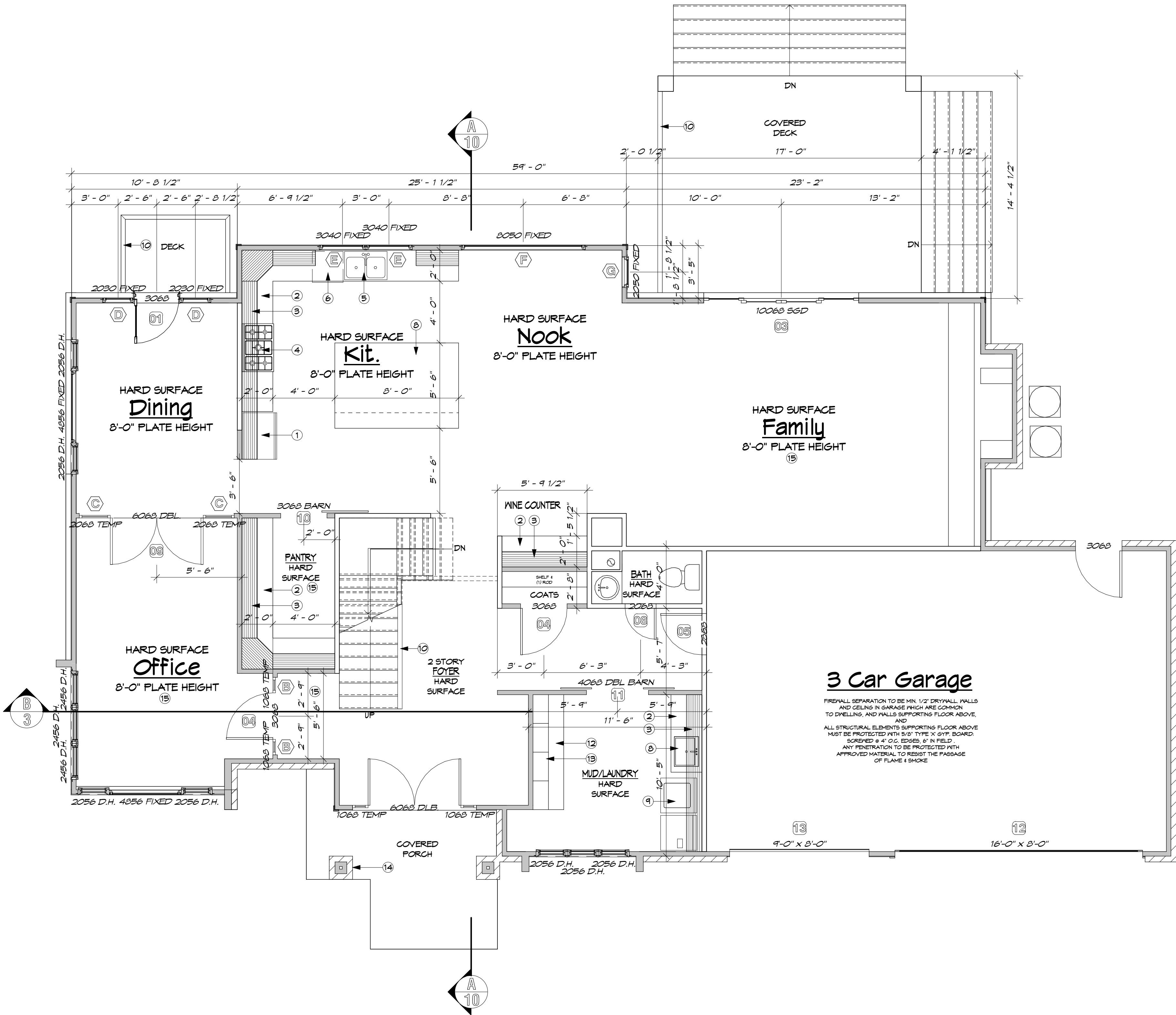
NOTE:
STAIRS TO BE BUILT WITH 4 STRINGERS EVENLY SPACED

NOTE:
ALL PLUMBING WALLS TO BE FRAMED WITH 2X6 WALLS

NOTE:
FRAMERS: PLEASE REFER TO FLOOR PLANS AND ELEVATIONS FOR WINDOW SIZE AND PLACEMENT

NOTE:
IF DISCREPANCIES ARE FOUND ON THIS PLAN, PLEASE CONTACT WALKER HOME DESIGN IMMEDIATELY

NOTE:
HOMEOWNER TO MEET WITH BUILDER & TRUSS COMPANY TO DISCUSS VAULTED/TREY/COFFERED CEILING OPTIONS



1/8" SCALE ON SIZE B SHEET

MAIN LEVEL FLOOR PLAN

KEYNOTES

1. 36" WIDE REFRIGERATOR SPACE (WITH INSTALLED WATER LINE)
2. GRANITE COUNTERTOP ON BASE CABINET
3. UPPER CABINETS (TOP @ 7'-0")
4. 36" WIDE RANGE COOK-TOP W/ RANGE HOOD ABOVE
5. DOUBLE SINK W/ DISPOSAL AND SPRAYER
6. DISHWASHER
7. ISLAND SNACK BAR
8. UTILITY SINK
9. WASHER/DRYER SPACE (VENT DRYER TO EXTERIOR W/ 4" VENT)
10. GUARD RAILING
11. FLUE
12. BUILT IN BENCH
13. LOCKERS
14. 9" X 9" SIDING WRAPPED POSTS WITH BRICK WAINSCOT
15. EXISTING FLOORS STRUCTURE TO BE RAISED TO MATCH REST OF HOUSE

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Remodel	
Designed for	
REBECCA & JOHN LOVE	
ABOVE GRADE FOOTAGE: 3284	
Date	FEB 2022
Drawn by	WJF
PRINTED:	
6/23/2022	
3:49:57 PM	
Sheet	
5	
of 28	
SUB BASEMENT: 825	
LOWER LEVEL: 1602	
MAIN LEVEL: 1756	
UPPER LEVEL: 1528	
TOTAL: 5711	
SCALE: 1/4" = 1'-0"	

<u>WINDOW HEAD HEIGHTS</u>	
LOWER LEVEL	6'-8" UNO
MAIN LEVEL	6'-8" UNO
UPPER LEVEL	6'-8" UNO

REMODEL NOTE:
FIELD VERIFY ALL DIMENSIONS

NOTE:
A BACK WATER VALVE IS REQUIRED TO PROTECT PLUMBING FIXTURES THAT ARE LOCATED BELOW THE ELEVATION LEVEL OF THE NEAREST UPSTREAM MAN HOLE COVER. FIXTURES THAT ARE ABOVE THE ELEVATION OF THE MAN HOLE COVER SHALL NOT DISCHARGE THROUGH THE BACK WATER VALVE

NOTE:
FLOOR DRAINS MUST HAVE TRAP
PRIMERS OR DEEP SEAL TRAPS

NOTE:
LANDINGS OR FINISHED FLOORS AT THE REQUIRED
EGRESS DOOR SHALL NOT BE MORE THAN 1 1/2'
LOWER THAN THE TOP OF THE THRESHOLD. THE
LANDING OF FLOOR ON THE EXTERIOR SIDE SHALL
NOT BE MORE THAN 7 3/4" BELOW THE TOP OF THE
THRESHOLD PROVIDED THE DOOR DOES NOT
SWING OVER THE LANDING OF FLOOR

ATTENTION!
STAIRS HAVE BEEN CALCULATED
USING 16" FLOOR TRUSSES.
CONTACT ARCHITECT FOR OTHER OPTIONS

NOTE:
TRUSS COMPANY TO MEET
WITH BUILDER & HOME OWNER
BEFORE TRUSSES ARE BUILT

NOTE:
THESE PLANS SHALL BE BUILT
ACCORDING TOT HE BUILDING
STANDARDS IN THE STATE,
COUNTY, CITY THEY ARE BUILT IN

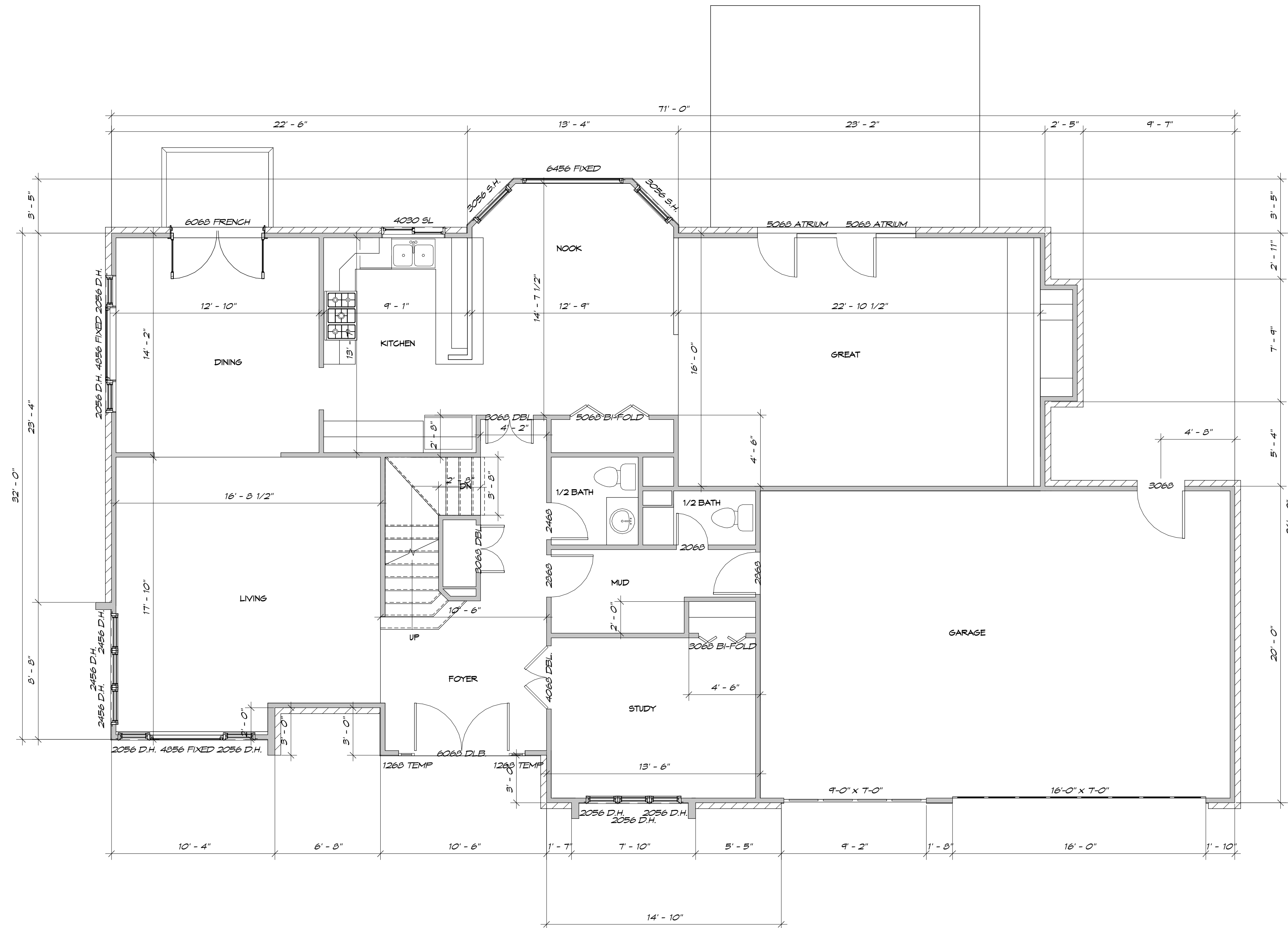
NOTE:
STAIRS TO BE BUILT WITH 4
STRINGERS EVENLY SPACED

NOTE:
ALL PLUMBING WALLS TO BE
FRAMED WITH 2X6 WALLS

NOTE:
FRAMERS; PLEASE REFER TO
FLOOR PLANS AND ELEVATIONS
FOR WINDOW SIZE AND PLACEMENT

NOTE:
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WALKER HOME DESIGN IMMEDIATELY

NOTE:
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CEILING OPTIONS



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KEYNOTES

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Remodel

Project Status

Designed for

REBECCA &
JOHN LOVE

BOVE GRADE FOOTAGE: 3284

Date FEB 2022

Drawn by WJF

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6/23/2022
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Sheet

5.1

of 28

61 20

SCALE

1	SUB BASEMENT: 825
8	LOWER LEVEL: 1602
	MAIN LEVEL: 1756
	<u>UPPER LEVEL: 1528</u>
	TOTAL : 5711

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

1/8" SCALE ON SIZE B SHEET

MAIN LEVEL AS-BUILT FLOOR PLAN

WINDOW HEAD HEIGHTS	
LOWER LEVEL	6'-8" UNO
MAIN LEVEL	6'-8" UNO
UPPER LEVEL	6'-8" UNO

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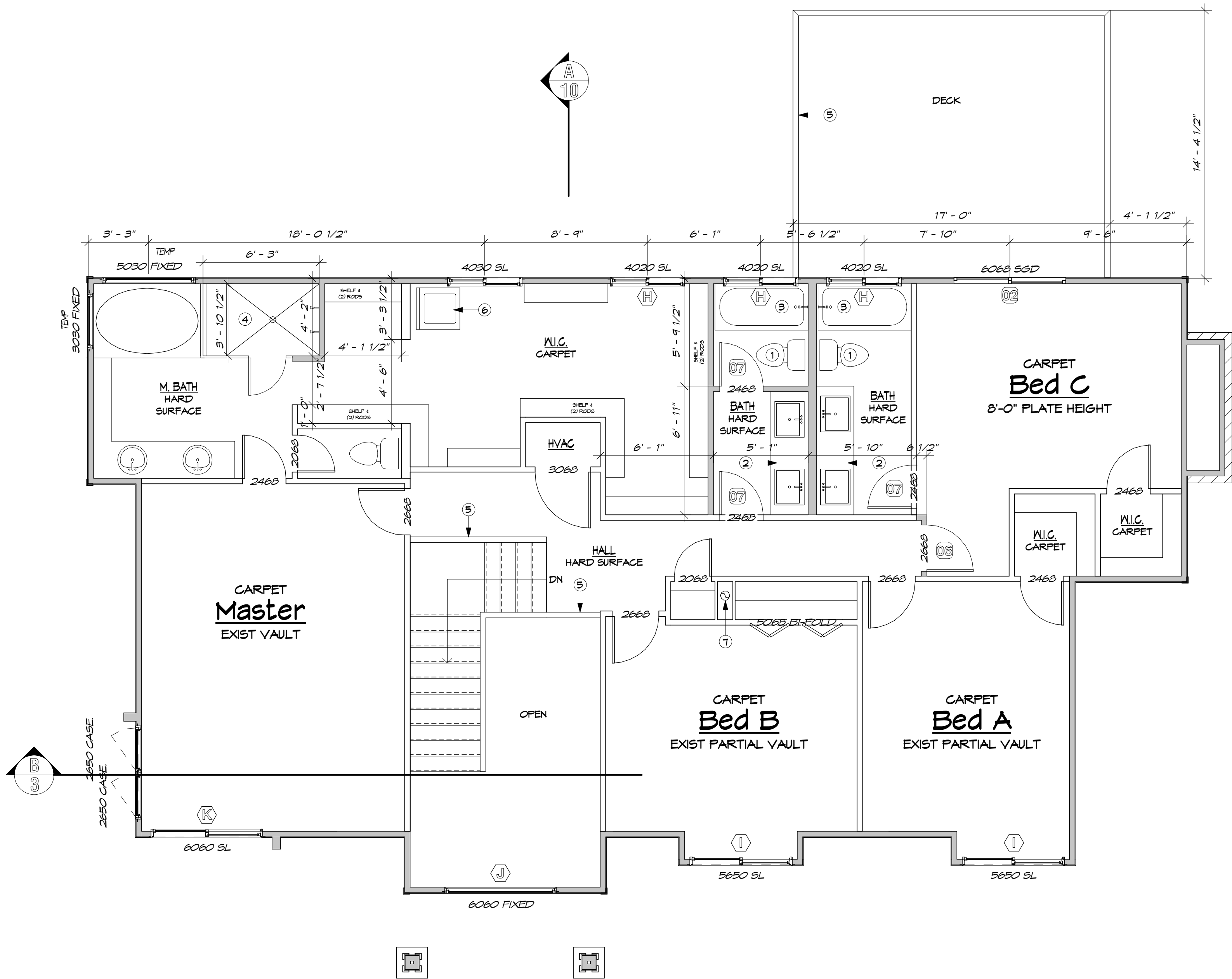
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1/8" SCALE ON SIZE B SHEET
UPPER LEVEL FLOOR PLAN

KEYNOTES

- 1.6 GALLON PER FLUSH TOILET
2. SOLID SURFACE COUNTER TOP ON 36" HIGH BASE CABINET
3. 30" X 60" TUB/SHOWER W/ 2.5 GPM SHOWER HEAD W/ DURA-CRETE BACKER BOARD
4. 74" X 46" TILE SHOWER W/ 2.5 GPM SHOWER HEAD W/ DURA-CRETE BACKER BOARD
5. GUARD RAILING
6. WASHER/DRYER SPACE (VENT DRYER TO EXTERIOR W/ 4" VENT)
7. FLUE

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Remodel	
Designed for	
REBECCA & JOHN LOVE	
ABOVE GRADE FOOTAGE: 3284	
Date	FEB 2022
Drawn by	WJF
PRINTED: 6/23/2022 3:49:58 PM	SUB BASEMENT: 625 LOWER LEVEL: 1602 MAIN LEVEL: 1756 UPPER LEVEL: 1528 TOTAL: 5711
Sheet	
6	
of 28	
SCALE: 1/4" = 1'-0"	

WINDOW HEAD HEIGHTS	
LOWER LEVEL	6'-8" UNO
MAIN LEVEL	6'-8" UNO
UPPER LEVEL	6'-8" UNO

REMODEL NOTE:
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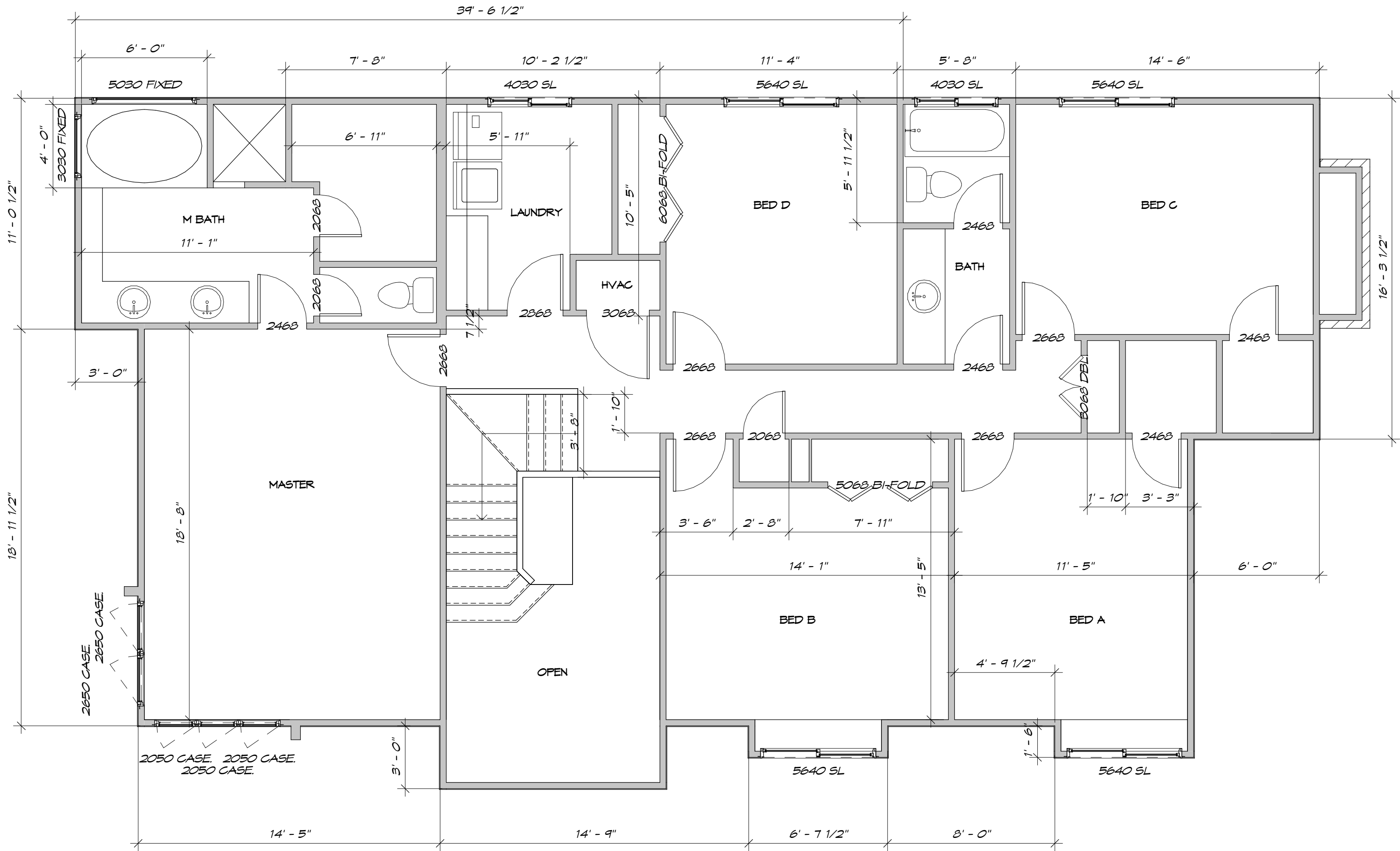
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1/8" SCALE ON SIZE B SHEET
UPPER LEVEL AS-BUILT FLOOR PLAN

KEYNOTES

Remodel
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Date
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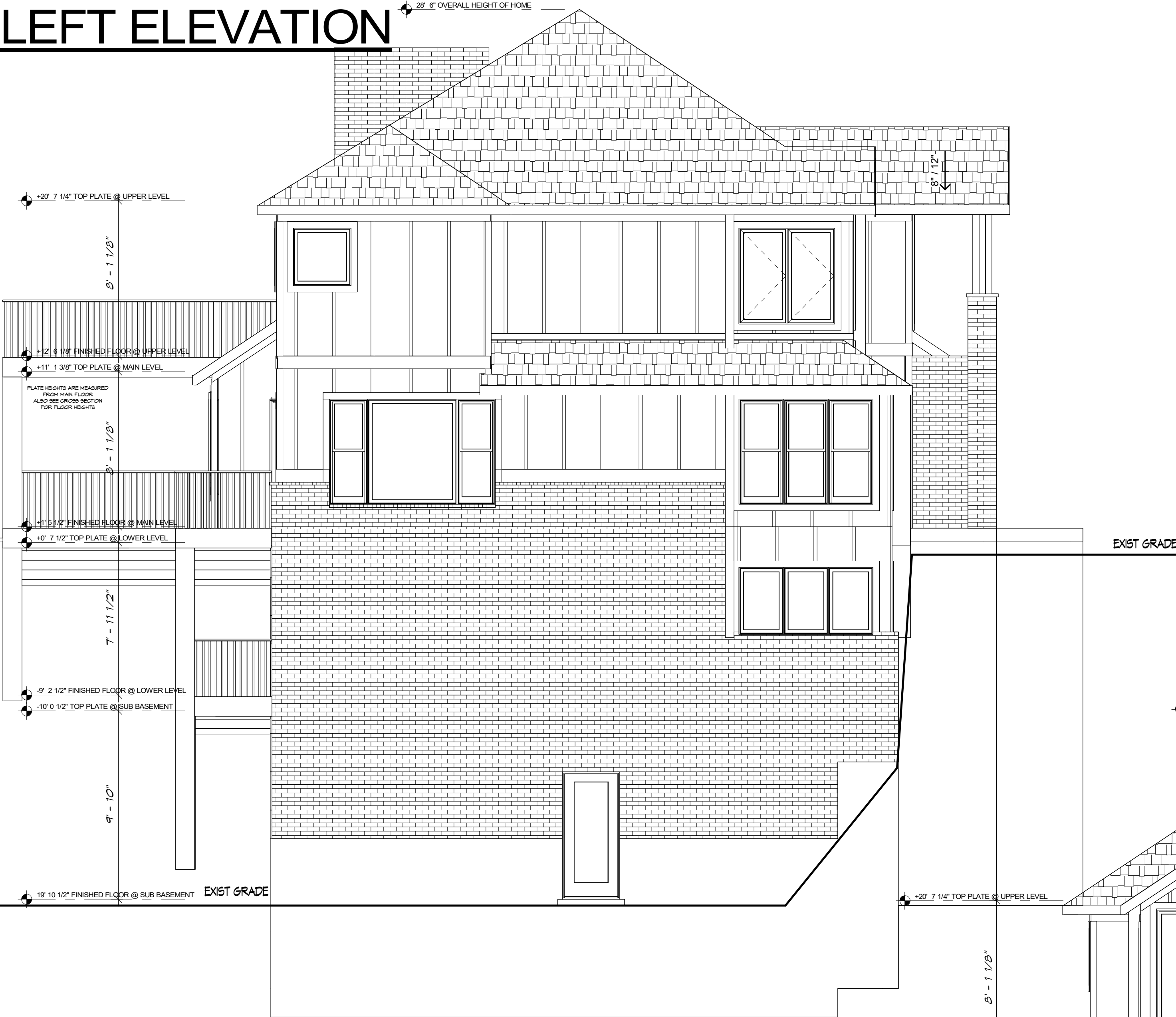
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61
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SUB BASEMENT: 625
LOWER LEVEL: 1602
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UPPER LEVEL: 1528
TOTAL: 5711

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

LEFT ELEVATION



NOTE:
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NOTE:
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FLOOR PLANS AND ELEVATIONS FOR
WINDOW SIZE AND PLACEMENT

NOTE:
WHD RECOMMENDS THAT NO
MORE THAN 6" OF FOUNDATION IS
EXPOSED IN THE FRONT OF HOME.
ADJUST GRADE OR LANDSCAPE
APPROPRIATELY

NOTE:
MATCH EXISTING ROOF
PITCH AND MATERIALS

TYPICAL OVERHANG
12"

NOTE:
TRUSS COMPANY TO MEET
WITH BUILDER & HOME OWNER
BEFORE TRUSSES ARE BUILT

NOTE:
These plans shall be built according
to the building standards in the
state, county, city they are built in

WINDOW HEAD HEIGHTS	
LOWER LEVEL	6'-8" UNO
MAIN LEVEL	6'-8" UNO
UPPER LEVEL	6'-8" UNO

NOTE:
INSPECTIONS ARE REQUIRED FOR
ALL STUCCO & EIFS SYSTEMS

NOTE:
NO MECHANICAL VENTS
ON FRONT OF HOME

NOTE:
ELEVATIONS AND GRADE ARE
CONCEPT ONLY. CIVIL ENGINEER
MUST BE CONSULTED FOR
ACCURATE SITE AND GRADING PLAN



1/8" SCALE ON SIZE B SHEET
FRONT ELEVATION

W

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KEYNOTES

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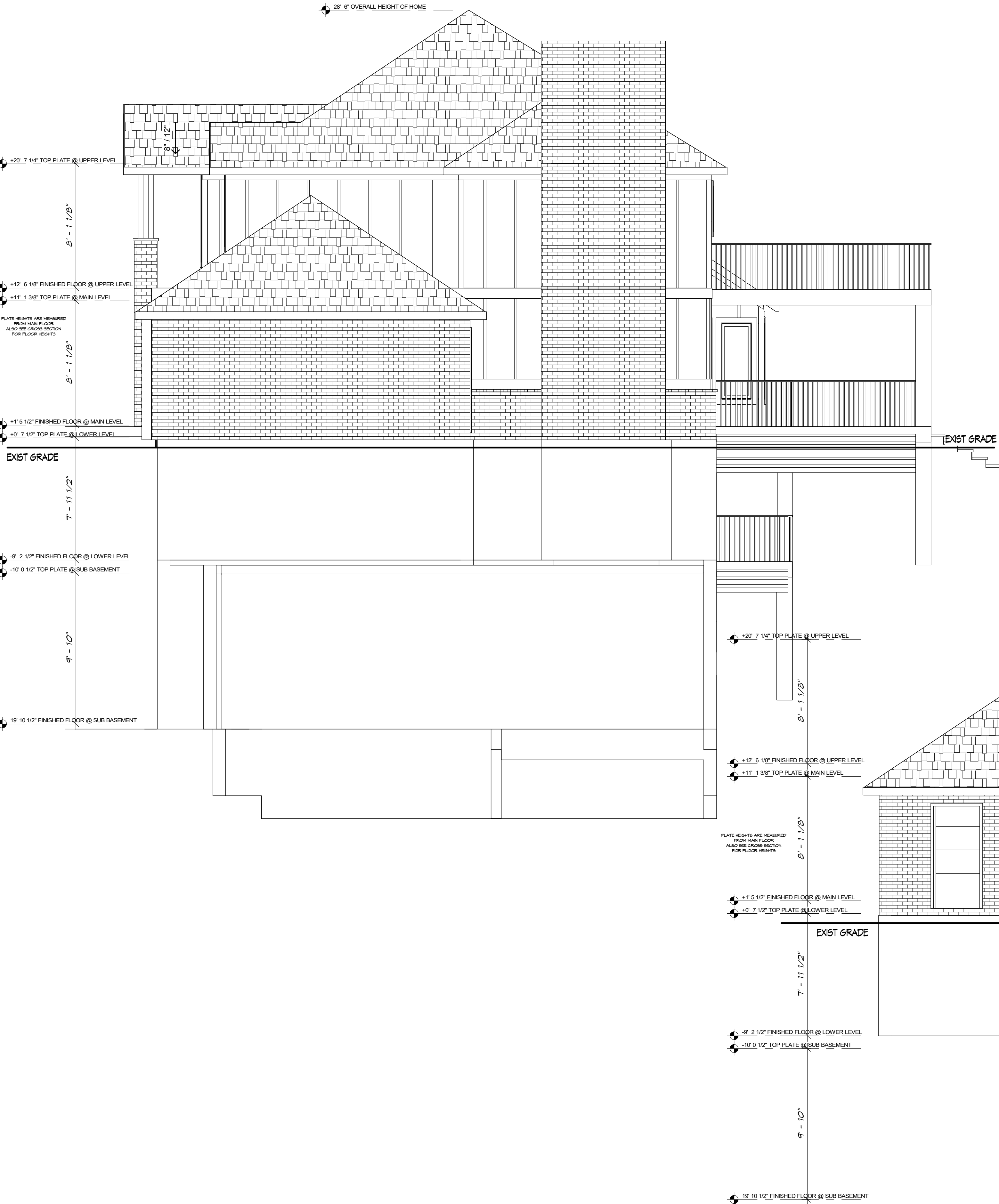
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of 28

SUB BASEMENT: 625
LOWER LEVEL: 1602
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SCALE: 1/4" = 1'-0"

RIGHT ELEVATION



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PITCH AND MATERIALS

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TYPICAL OVERHANG
12"

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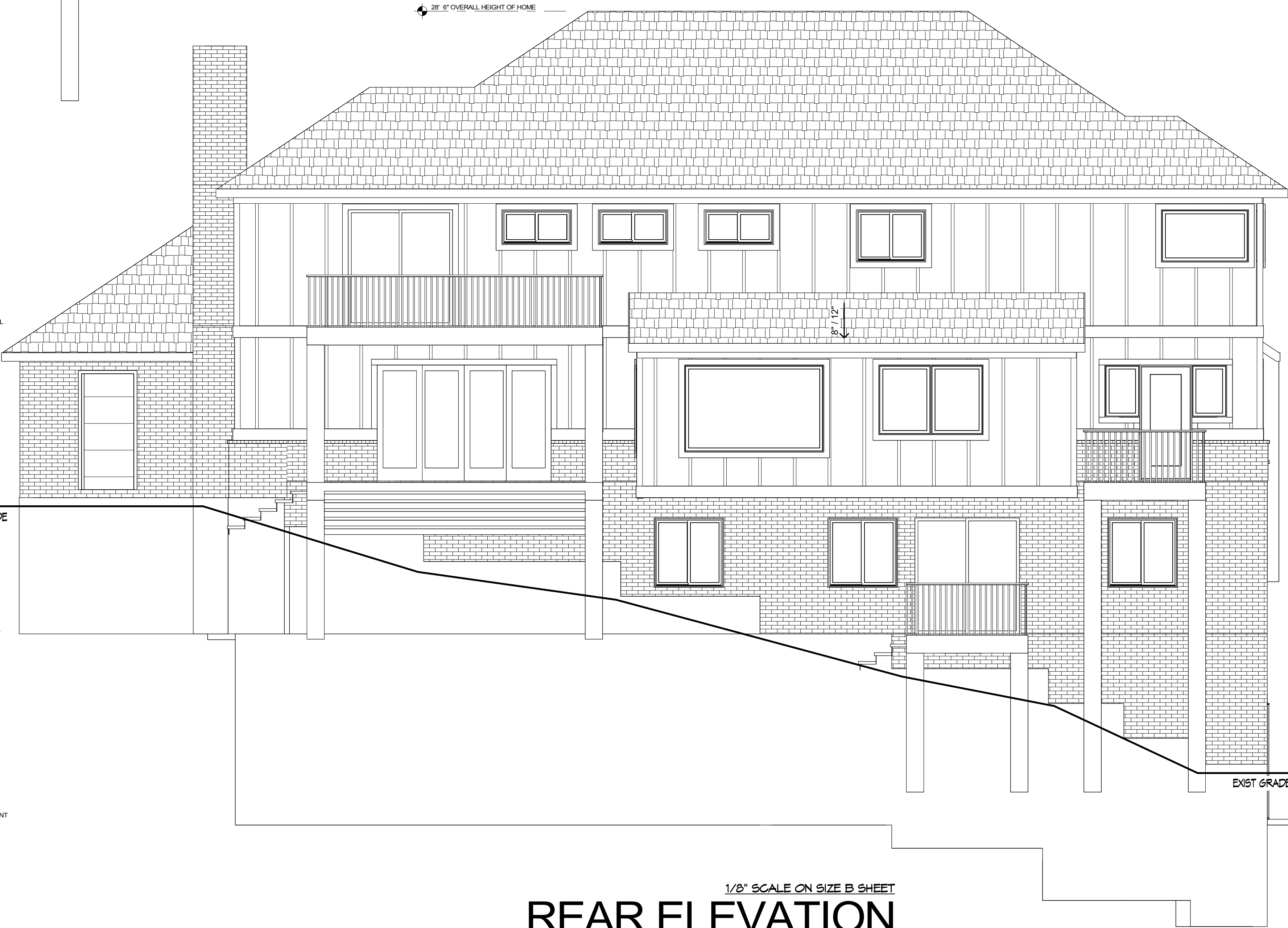


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KEYNOTES



1/8" SCALE ON SIZE B SHEET
REAR ELEVATION

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8	
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Montauk Exterior PC

valid from
9/04/2024

	diameter		
	47"	55"	63"
Area needed for installation	49" x 49"	57" x 57"	65" x 65"
max. floor to floor height	120-1/4" (10'-1/4")	120-1/4" (10'-1/4")	120-1/4" (10'-1/4")
max. floor to floor height with 1 height extension	129-1/2" (10'-9-1/2")	129-1/2" (10'-9-1/2")	129-1/2" (10'-9-1/2")
max. floor to floor height with 2 height extensions	138-3/4" (11'-6-3/4")	138-3/4" (11'-6-3/4")	138-3/4" (11'-6-3/4")
tread depth	7-3/4"	8-3/8"	8-3/4"
rise	7-1/2" - 9-1/4"	7-1/2" - 9-1/4"	7-1/2" - 9-1/4"
free passage width	19'1/8"	23-1/8"	27"
railing height	39-3/8"	39-3/8"	39-3/8"
platform width	25-5/8"	29-1/2"	33-1/2"
rotation per tread	29,6°	25°	21,9°
rotation of the platform	54°	54°	54°
center column diameter	4-1/4"	4-1/4"	4-1/4"
thickness of treads	9-gauge steel (4 mm or 5/32 in)	9-gauge steel (4 mm or 5/32 in)	9-gauge steel (4 mm or 5/32 in)
baluster diameter	7/8"	7/8"	7/8"
handrail diameter	1-5/8"	1-5/8"	1-5/8"



Pictured: 47771



Pictured: 47781

Complete Stair Kits

Part #	Diameter	Treads	Center Column	Balusters	Handrail	Max Height
47771	47"	Hot-Dipped Galvanized Steel Powder Coated In Black	Hot-Dipped Galvanized Steel Powder Coated In Black	Hot-Dipped Galvanized Steel Powder Coated In Black	Black PVC	120 1/4"
47771-1	47"	Hot-Dipped Galvanized Steel Powder Coated In Black	Hot-Dipped Galvanized Steel Powder Coated In Black	Hot-Dipped Galvanized Steel Powder Coated In Black	Black PVC	129 1/2"
47771-2	47"	Hot-Dipped Galvanized Steel Powder Coated In Black	Hot-Dipped Galvanized Steel Powder Coated In Black	Hot-Dipped Galvanized Steel Powder Coated In Black	Black PVC	138 3/4"
47772	55"	Hot-Dipped Galvanized Steel Powder Coated In Black	Hot-Dipped Galvanized Steel Powder Coated In Black	Hot-Dipped Galvanized Steel Powder Coated In Black	Black PVC	120 1/4"
47772-1	55"	Hot-Dipped Galvanized Steel Powder Coated In Black	Hot-Dipped Galvanized Steel Powder Coated In Black	Hot-Dipped Galvanized Steel Powder Coated In Black	Black PVC	129 1/2"
47772-2	55"	Hot-Dipped Galvanized Steel Powder Coated In Black	Hot-Dipped Galvanized Steel Powder Coated In Black	Hot-Dipped Galvanized Steel Powder Coated In Black	Black PVC	138 3/4"