

COTTONWOOD HEIGHTS CITY APPEALS HEARING OFFICER MEETING AGENDA



October 14, 2026

Notice is hereby given that the **Cottonwood Heights Appeals Hearing Officer** will convene on **Wednesday, October 14, 2026**, at **Cottonwood Heights City Hall** (2277 E. Bengal Blvd., Cottonwood Heights, UT 84121) for a **public meeting**.

The meeting will begin at **10:00 a.m.** in the City Council Chambers.

10:00 a.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-26-004

Consideration of a request by Angela Presson to construct an attached rear deck addition at an existing single-family residence at 2365 E Campus Dr. Portions of the existing home, including the rear sunroom, are legally nonconforming because they extend into the required rear setback and were constructed prior to the incorporation of the City. The proposed deck will not extend farther into the rear setback than the existing sunroom and will maintain all other required setbacks.

3.0 Consent Agenda

3.1 Approval of Appeals Hearing Officer Minutes from October 14, 2026

(The Appeals Hearing Officer will approve the minutes of the October 14, 2026 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 3:00 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) 944-7015 at least 24 hours prior to the meeting. TDD number is (801) 270-2425 or call Relay Utah at #711.

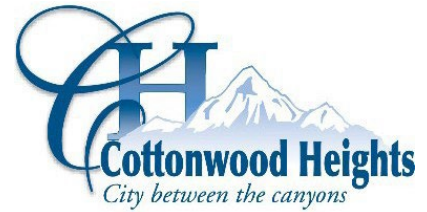
Confirmation of Public Notice

On Thursday, October 8, 2026, 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 8th DAY OF OCTOBER 2026

Attest: Tiffany Janzen, City Recorder

COTTONWOOD HEIGHTS CITY APPEALS HEARING OFFICER STAFF REPORT



October 14, 2026

Summary

Project Number:
AHO-26-005

Subject Property:
2365 E. Campus Dr.

Action Requested:
Expansion of a Non-
Conforming Structure

Applicant:
Angela Presson

Recommendation:
Approve, with
Conditions



Subject Property Oblique Aerial Image

Context

Property Owner:
Angela Presson

Acres:
0.18

Parcel:
22-27-204-022-0000

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



Subject Property Aerial Map

Overview

Request

The applicant requests approval to construct a deck attached to the existing residence at 2365 E. Campus Dr. The deck would measure approximately 13 feet by 7 feet 8 inches, for an area of approximately 100 square feet, and would provide direct access from the existing sunroom to the backyard. The proposal includes an approximately 4.5-foot-high privacy screen along the deck's rear-facing side.

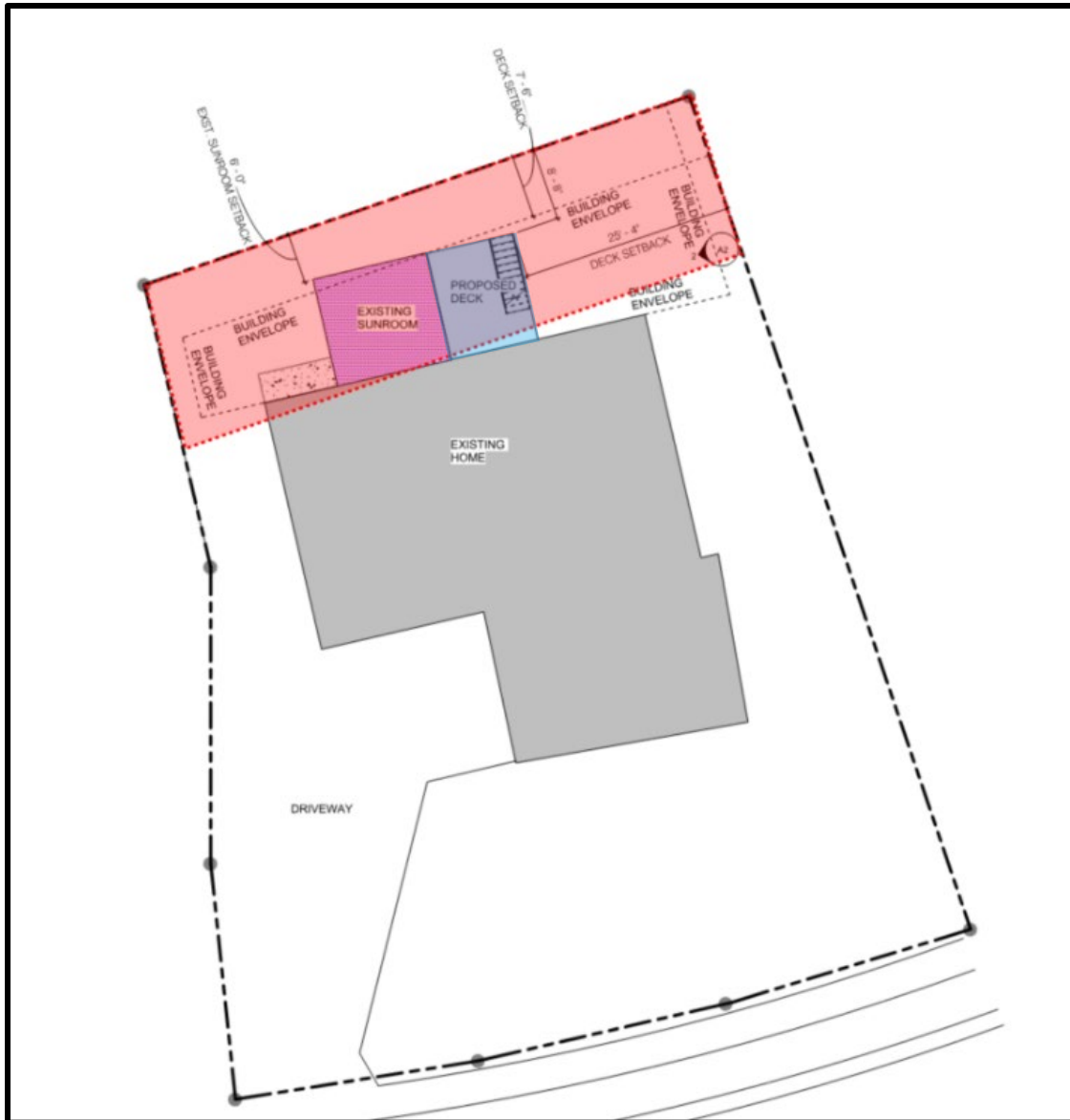
Because the deck would be attached to the residence, the city is reviewing it as an addition to the primary structure. The existing sunroom extends into the 20-foot rear yard setback required for a primary dwelling in the R-1-8 Zone. The proposed deck would be attached to the sunroom and would encroach into the required rear yard setback; however, the encroachment would not extend beyond the existing encroachment of the sunroom.



Rendering showing approximate design of proposed deck addition.

Analysis

The existing sunroom is approximately 6 feet from the rear property line at its closest point and 7.5 feet away at its farthest point. Because the sunroom was constructed prior to the City's incorporation and does not meet the current rear yard setback requirement, it would be considered a legally nonconforming structure.



Site plan showing location of existing sunroom (pink), proposed deck (blue), and 20-foot rear yard setback (red)

The proposed deck would be approximately 7.5 feet from the rear property line at its closest point and 8 feet 8 inches away at its farthest point. **The deck would extend into the required rear setback, but it would not extend as close to the rear property line as the existing sunroom.** The deck would be more than 25 feet from the nearest side property line; the rear setback is the only setback identified as affected by the proposal. The R-1-8 Zone requires a 20-foot rear setback for the primary building.

The applicant states that the deck would provide safe and convenient access from the sunroom to the backyard. The home currently has a front door serving the main living area and a separate basement door serving a city-approved accessory dwelling unit. According to the applicant, the basement door is not a practical alternative for direct access from the main-level sunroom.

The deck's approximately 100-square-foot footprint and its location between two sides of the existing house would limit its visual prominence. The applicant also identifies existing trees between the property and the property to the east, while the sunroom lies between the proposed deck and the property to the west. The proposed rear-facing privacy screen is intended to reduce views toward the two properties behind the deck. These features are relevant to the potential effect on nearby properties, although the degree of screening and any remaining sightlines should be evaluated against the submitted plans and site conditions.

Staff finds that the proposed deck supports the findings required by Section 19.88.070(B), subject to the appeals hearing officer's determination after the hearing. The deck would provide direct access from the main-level sunroom to the backyard, advancing the zoning ordinance's stated purpose of promoting residents' safety and convenience. At approximately 100 square feet, it would be a modest addition, partially framed by the existing residence. Although it would occupy the required rear yard, its closest point would be 7.5 feet from the rear property line, which is farther away than the existing sunroom's closest point of 6 feet. Its limited scale, placement, existing screening, and proposed rear-facing privacy screen provide a basis to find that the addition is in keeping with the intent of Title 19 and would not impose an unreasonable burden on nearby properties.

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 have found that although the proposed deck addition does increase the nonconforming footprint of the structure, the addition will not encroach any more into the northern setback than the current sunroom addition. Based on the deck's modest size and location, staff recommends approval, 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.

Model Motions

Approval

I move to approve project AHO-26-005 based on the findings listed in the staff report dated October 14, 2026, 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-26-005, based on the following findings...

- List findings for denial...

Attachments

1. Narrative
2. Proposed Plan

PROJECT NARRATIVE

2365 E. Campus Drive

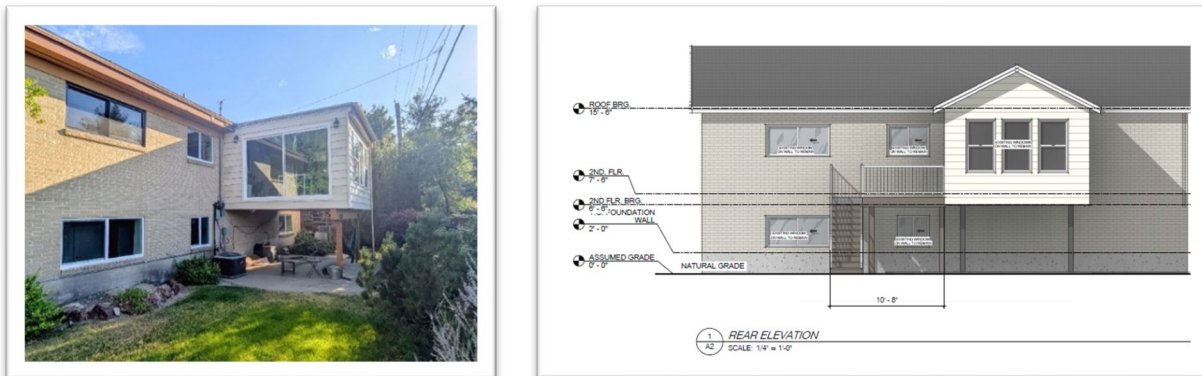
Project Description

The property at 2365 E. Campus Drive contains an existing sunroom/addition that is legally noncomplying with the current 20-foot rear-yard setback applicable to the principal dwelling in the R-1-8 zone. I am requesting approval under §19.88.070 to construct a small deck attached to the existing residence and accessible from the sunroom (**Figure 1**).

The proposed deck requires a nonconforming-expansion application because the City considers an attached deck to be an addition to the principal structure. Although the deck would be located within the current 20-foot rear-yard setback, it would not extend as close to the rear property line as the existing sunroom.

The deck would measure approximately 13 feet by 7 feet 8 inches, for a total area of approximately 100 square feet. It would be framed by the existing house on two of its four sides, integrating it into the residence and limiting its visual prominence. The proposal also includes an approximately 4½-foot-high privacy screen along the deck's rear-facing side, as illustrated in **Figure 4** and subject to City approval.

Figure 1. View of the project site (left), and the architectural drawing of the proposed deck included with the application (right).



Relationship to Property Lines

The existing sunroom is 6 feet from the rear property line at its closest point and 7 feet 6 inches away at its farthest point (**Table, Figure 2**). The deck would be 7 feet 6 inches from the rear property line at its closest point and 8 feet 8 inches away at its farthest point. **At their closest points, the deck would be 1 foot 6 inches farther from the rear property line than the existing sunroom.**

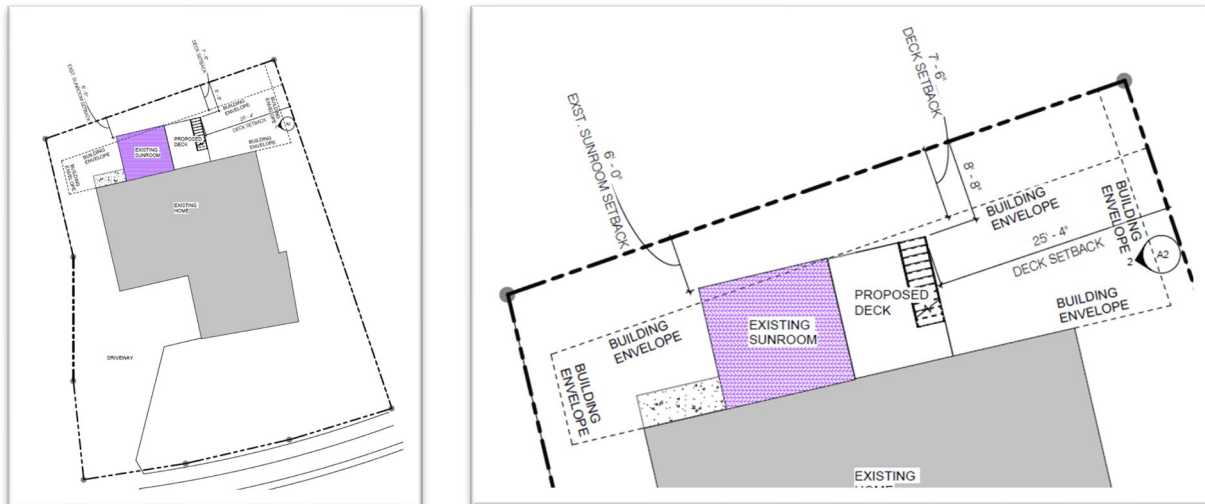
The proposed deck would be 25 feet and 4 inches from the closest side property line (to the east), about 11 feet 11 inches farther away than the existing house.

Table. Comparison of setbacks from the property lines to the existing residence and proposed deck.

Feature	Existing sunroom/house	Proposed deck
Closest rear setback	6'	7'6"
Eastern side setback	Approximately 13'5"	25'4"
Added area	—	Approximately 100 sq. ft.
Use	Residential	Residential

Thus, the deck would not increase the existing encroachment toward either the rear or side property line. The submitted plan indicates these distances and shows the relationship among the existing house, sunroom, proposed deck, and property lines.

Figure 2. Relationship of the proposed deck to the existing sunroom, residence, and property lines (left), with an enlarged view of the deck and sunroom (right).



Compliance With §19.88.070(B)(1): Harmony With the Purposes of the Zoning Ordinance

The proposed deck would be consistent with the health, safety, convenience, prosperity, and welfare purposes identified in §19.02.020. It would provide safe and convenient access from the sunroom to the backyard, making the outdoor area more usable and accessible.

The home currently has two exterior access points: the front door serving the main-level living area and a separate basement door serving the City-approved Accessory Dwelling Unit (ADU-26-006). The basement door is not a practical alternative exit from the main level because reaching it requires traveling through the home and past the front entry. **The proposed deck would provide direct exterior access from the rear of the main-level living area, improving safety and convenience.**

The deck would be a customary residential improvement serving the existing single-family home. The neighboring homes have established rear outdoor living areas, one with a deck and the other with a patio, both accessed directly from the rear of the home. The proposed deck would similarly provide direct access from my main-level living area to the backyard and would be compatible with the residential character of the immediate area. The deck would not add a dwelling unit, change the existing residential occupancy of the property, introduce commercial activity, or establish a separate use.

Because the deck would remain farther from both property lines than the closest portions of the existing residence, the proposal respects the purposes in §19.02.020 while allowing a modest improvement to the property.

The project will be constructed in accordance with approved plans and all applicable building, structural, fire, height, lot-coverage, and safety requirements.

Compliance With §19.88.070(B)(2): No Unreasonable Burden on Nearby Properties

The proposed deck would not impose an unreasonable burden on properties in the vicinity. Most importantly, it would not extend closer to either the rear or side property line than the existing residence. Its minimum distance from the rear property line would be 7 feet 6 inches, compared with the sunroom's minimum distance of 6 feet. It would also be 11 feet 11 inches farther from the side property line than the existing house. The proposal therefore would not increase the property's closest existing encroachment into either yard.

The deck's modest size and placement further limit its potential effect on neighboring properties. At approximately 100 square feet, it represents a relatively small addition to the existing residence.

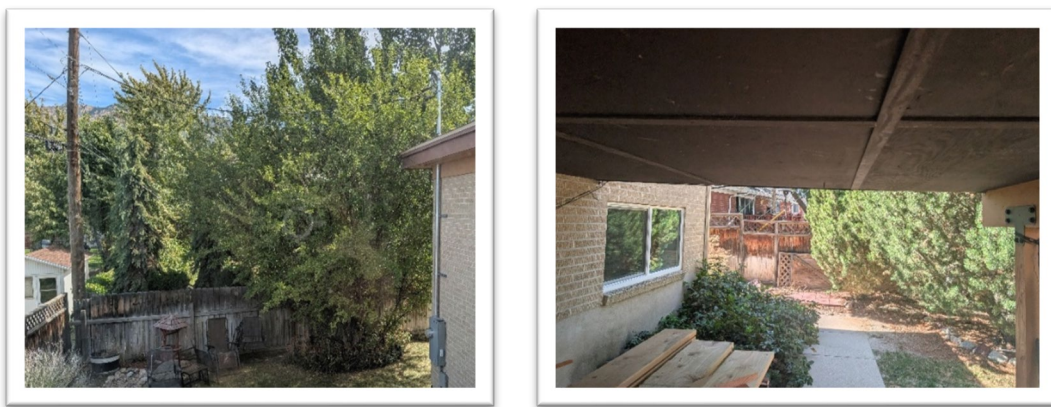
Because it is framed by the house on two sides, it would be visually integrated into the existing structure rather than appearing as a prominent freestanding feature. Its location, height, and limited scale would not materially obstruct mountain views from neighboring properties.

The deck would be used only for ordinary residential outdoor activities associated with the existing single-family home. It would not add a dwelling unit or change the existing

residential occupancy, alter vehicle access or parking, or introduce a commercial or otherwise incompatible use.

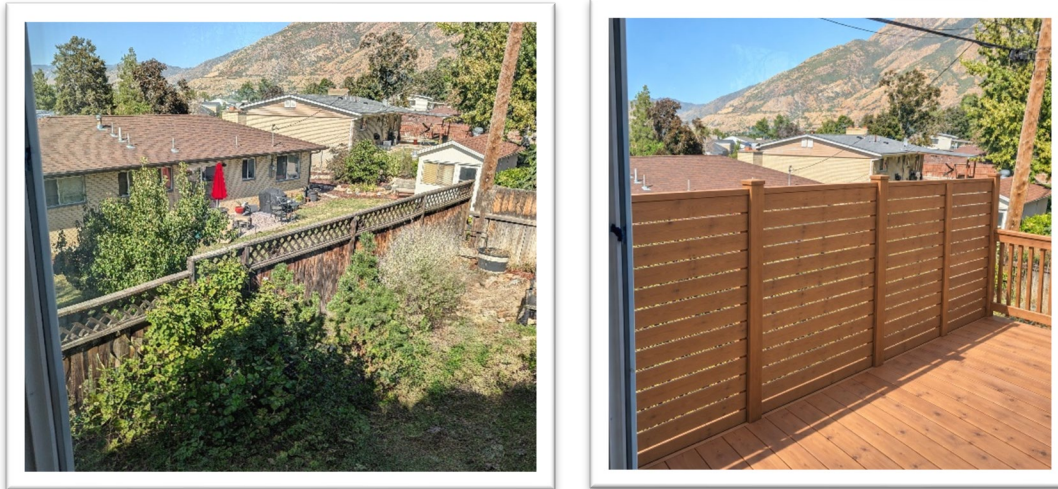
The deck's placement limits potential privacy impacts to surrounding properties. Existing trees provide substantial screening between my property and the neighboring property to the east (**Figure 3**). From the neighboring property to the west, the existing sunroom blocks views of the proposed deck (**Figure 3**). Accordingly, the only meaningful potential sightlines are between the deck and the two properties located behind it (**Figure 4**).

Figure 3. Neighbor to the east (left), and neighbor to the west (right) viewed from beneath the sunroom.



To address sightlines with the properties behind the deck, I intend to install a privacy screen approximately 4½ feet high along the rear-facing side. The screen is shown in the conceptual rendering in **Figure 4** but is not yet included in the architectural plans because revised drawings could not be completed before the application deadline. If approved by the City, it will be incorporated into the final permit plans and comply with applicable requirements. The screen would reduce sightlines between my living areas, the deck, and the two properties to the rear, minimizing privacy impacts.

Figure 4. View north from the sunroom toward the rear neighboring properties (left), and a conceptual rendering illustrating the intended privacy screen along the rear-facing side of the deck (right). The privacy screen is not in the architectural plan set and would be incorporated into the final permit plans, subject to City approval.



Conclusion

The proposed deck would be a modest, approximately 100-square-foot residential improvement that is compatible with the neighboring properties and the character of the immediate area. It would remain farther from the rear and side property lines than the closest portions of the existing residence and therefore would not increase the property's existing setback encroachment.

Taken together, the deck's greater separation from the property lines, modest size, visually contained location, compatibility with neighboring homes, lack of material obstruction of mountain views, and proposed privacy screening would prevent unreasonable impacts on neighboring land while improving the safety, accessibility, privacy, and usability of the property.

For these reasons, I respectfully request approval of the proposed deck shown in the submitted architectural plans, together with the intended privacy screen, subject to City approval and incorporation into the final permit plans.



342 N 200 W
SPANISH FORK, UT 84660
385.209.5213
fefrankdesigns@gmail.com

DATE: 02/18/2026
PROJECT #: 26-004
DRAWN BY: FFG
CHECKED BY: FG

REVISIONS

OWNER FINAL DESIGN
APPROVAL

SIGNATURE: _____
DATE: _____
WITH CONDITIONS NOTED: _____

ARCHITECTURAL
PRELIM PLAN SET

PROJECT

MARTIN
RESIDENTIAL
ADDITION

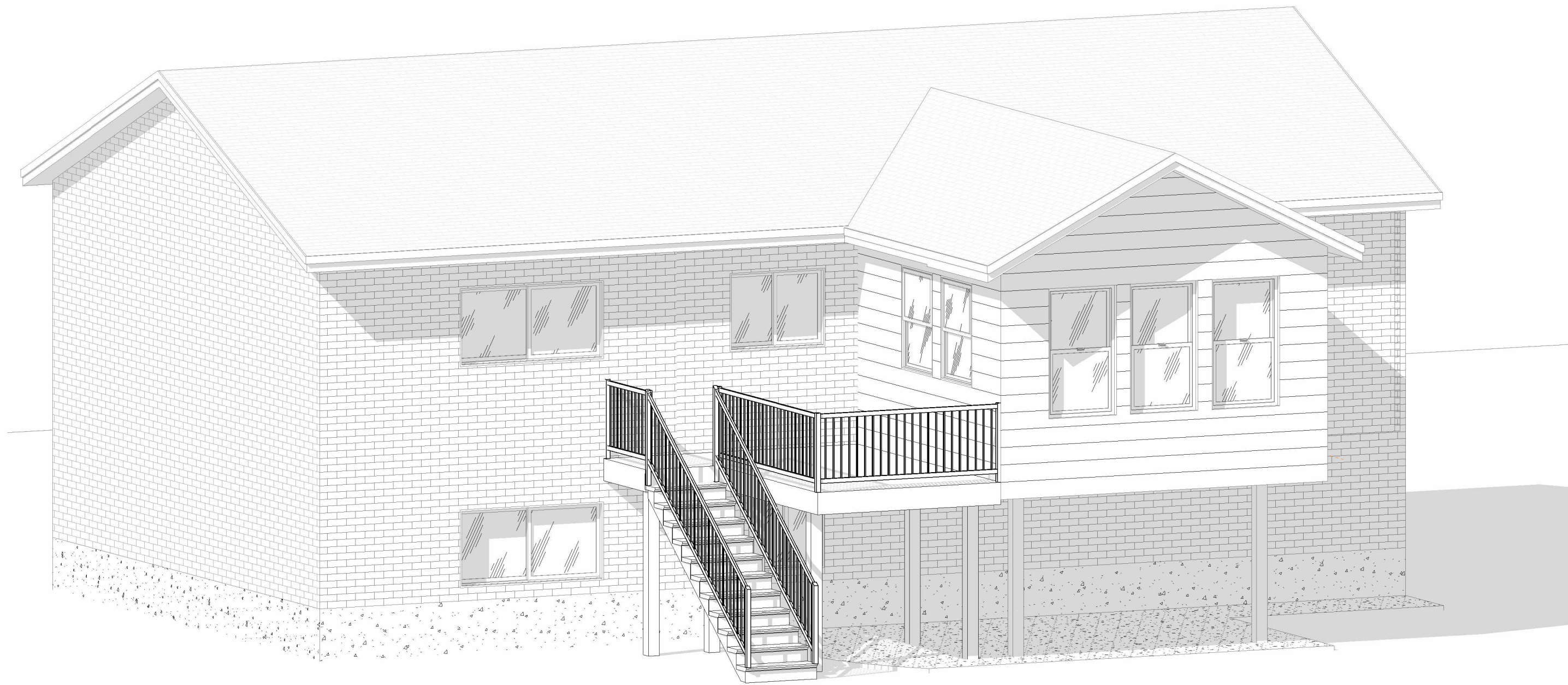
ADDRESS:
2365 E Campus Dr, Cottonwood
Heights, UT

ARCHITECTURAL

COVER SHEET

CS01

PRESSON DECK
2365 E CAMPUS DR,
COTTONWOOD HEIGHTS, UT
09.14.26



GENERAL PLAN NOTES

- DIMENSIONS & AREA CALCULATIONS
- ALL FIRST FLOOR DIMENSIONS ARE FROM THE INTERIOR FACE OF THE CMU (BEING 7 5/8"), WHICH DOES **NOT** INCLUDE FINISHES (STUCCO, FURRING STRIPS, DRYWALL OR OTHER FINISHES), TO THE FACE OF THE STUD WITHIN THE INTERIOR WALLS, EXCLUDING DRYWALL.
 - ALL SECOND FLOOR DIMENSIONS ARE FROM THE EXTERIOR FACE OF THE EXTERIOR STUD EXCLUDING EXTERIOR FINISHES, TO THE FACE OF THE STUD WITHIN THE INTERIOR WALL, EXCLUDING DRYWALL.
 - PLEASE NOTE:** FURRING STRIPS, **ARE** SHOWN, BUT **ARE NOT** DIMENSIONED TO, UNLESS NOTED OTHERWISE.
 - SQUARE FOOTAGE CALCULATIONS ARE MEASURED TO THE EXTERIOR FACE OF THE CEMENTITIOUS FINISH, MASONRY VENEER, OR SIDING (PER ELEVATION) AS OUTLINED IN THE AMERICAN NATIONAL STANDARDS INSTITUTE INC. ANSI Z765-2003.

WRITTEN DIMENSIONS SHALL HAVE PRECEDENCE OVER SCALE DIMENSIONS. CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR DIMENSIONS AND CONDITIONS OF THE ENTIRE BUILD-OUT. FEFRANK DESIGNS MUST BE NOTIFIED IN WRITING OF ANY VARIATION FROM THE DIMENSIONS, CONDITIONS AND SPECIFICATIONS APPEARING ON THESE PLANS, UNLESS NOTED OTHERWISE, IN ORDER TO PROVIDE THE CORRECT REVISION DOCUMENTATION PRIOR TO CONSTRUCTION OF ANY COMPONENT WITHIN THE STRUCTURE. WITHOUT THE APPROPRIATE DOCUMENTATION AND COMMUNICATION FROM EITHER BUILDER AND/OR CONTRACTOR AND THEIR SUBS, SAID INDIVIDUALS AND THEIR BUSINESSES DO HOLD FEFRANK DESIGNS HARMLESS OF ANY LIABILITY.

ISSUANCE, SIGN, AND SEAL CERTIFICATION OF THIS PLAN SET DOES NOT RELIEVE THE BUILDER AND THEIR SUBS AND/OR TRADES PARTNERS RESPONSIBILITY TO REVIEW AND VERIFY ADHERENCE TO ANY APPLICABLE CODES OF THE GOVERNING MUNICIPALITY PRIOR TO COMMENCEMENT. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF FEFRANK DESIGNS AND NICOL ENGINEERING PRIOR TO COMMENCEMENT.

ALL THIRD PARTY INFORMATION, SHOP DRAWINGS, AND COMPONENT ASSEMBLY LAYOUTS MUST BE REVIEWED AND APPROVED BY FEFRANK DESIGNS PRIOR TO PERMIT REQUEST SUBMISSION.

CODE CRITERIA

ALL REFERENCES MADE WITHIN THIS PLAN SET TO THE IRC SHALL INDICATE THE INTERNATIONAL RESIDENTIAL CODE - (2021), AND ARE TO BE CONSIDERED AS SUMMARIES OF CODE SECTIONS.

IT IS THE SOLE RESPONSIBILITY OF THE GENERAL CONTRACTOR OF RECORD TO RESEARCH, REVIEW AND ADHERE TO ANY APPLICABLE CODES OF THE GOVERNING MUNICIPALITY PRIOR TO COMMENCEMENT OF THIS PROJECT. ANY DISCREPANCIES FOUND SHALL BE REPORTED TO THE DESIGNER OF RECORD AND THE ENGINEER OF RECORD, IN WRITING, PRIOR TO COMMENCEMENT OF CONSTRUCTION.

Governing Codes:

- 2021 IRC (One & Two Family Dwellings/Townhomes)
- 2021 IBC (Engineered Residential & All Other Structures)
- 2020 NEC (Electrical Systems)
- 2015/2018/2021 IECC via ResCheck or Utah ECC 2009 (5%+ Passing Score)

Notes:

All architectural, electrical, and energy elements to comply with cited codes.
Verify site-specific loads with referenced tools.

DRAWING INDEX

ARCHITECTURAL
CS01 COVER SHEET

ARCHITECTURAL
A1 PROPOSED FLOOR PLANS
A2 ELEVATIONS
A3 PERSPECTIVE VIEW

GENERAL SITEPLAN NOTES :

1. THIS SITE LAYOUT PLAN IS PRESENTED FOR INFORMATIONAL PURPOSES OF BUILDING LOCATION ONLY AND ~~SHALL NOT BE~~ VIEWED AS A SURVEY, LANDSCAPE SITE PLAN, IRRIGATION PLAN, PAVING PLAN, GRADING PLAN, DRAINAGE PLAN, OR UTILITY / CIVIL ENGINEERED PLAN.
2. ALL BOUNDARY, SETBACK, EASEMENT, UTILITY AND EXISTING PERMANENT OBJECT INFORMATION AS SHOWN WAS SUPPLIED TO FEFRANK DESIGNS, LLC VIA ARCGIS PUBLIC PARCELS MAP SERVER. PLEASE REFER TO A COMPLETED SURVEY MAP FOR ALL SURVEY DATA, TREE LOCATION & FINISHED FLOOR INFORMATION.
3. IF THE HOME'S INTERIOR FINISHED FLOOR ELEVATION, SURVEY OR TOPOGRAPHY, LANDSCAPE SITE PLAN, IRRIGATION PLAN, PAVING PLAN, GRADING PLAN, DRAINAGE PLAN, OR UTILITY / CIVIL ENGINEERED PLAN IS REQUIRED BY THE A.H.J., IT SHALL BE PROVIDED BY OTHERS AS A SEPARATE ATTACHMENT TO THE PERMIT PLAN SET PACKAGE AND SHALL BE REVIEWED AND APPROVED BY THE PROJECT DESIGNER OF RECORD PRIOR TO PERMIT SUBMISSION AND INSTALLATION.
4. ANY SIDEWALKS OR CURBING DISTURBED BY THE WORK SHALL BE RESTORED TO THE CONDITION OF THE ORIGINAL STRUCTURE. SIDEWALK PANELS SHALL BE RESTORED TO FULL PANEL WIDTHS AND LENGTHS (DEFINED BY EDGES OF THE SIDEWALK AND THE NEAREST CONTROL JOINTS OR EXPANSION JOINTS). PARTIAL PATCHING OF SIDEWALKS SHALL NOT BE ACCEPTABLE. PAVEMENT FINISHES, THICKNESSES AND GRADES SHALL MATCH THE EXISTING SIDEWALK.
5. DIMENSIONS AS SHOWN ARE FROM BUILDING CORNERS TO THEIR RESPECTIVE PERPENDICULAR LOCATIONS ALONG THE BOUNDARY LINES.
6. PROPOSED FENCES AND/OR GATES ARE NOT SHOWN AND SHALL BE PROVIDED AND SUBMITTED BY OTHERS, WHEN APPLICABLE.
7. CONTRACTOR TO VERIFY THAT EROSION AND SEDIMENTATION CONTROL FOR THE CONSTRUCTION SITE IS DONE FOLLOWING THE BEST MANAGEMENT PRACTICES DESCRIBED IN THE CITY REQUIREMENTS.
8. ALL PLANTS, TURFGRASS AND TREE SPECIES AND TYPES SHALL BE CHOSEN BY THE OWNER AND SUBMITTED BY THE GENERAL CONTRACTOR AS A SEPARATE ATTACHMENT TO THIS CONSTRUCTION DOCUMENT SET.
9. ~~FIELD VERIFY THE INFORMATION IN THIS SITEPLAN BEFORE THE COMMENCEMENT OF CONSTRUCTION. THE ACURACY THEREOF IS BASED ON ONLINE PUBLIC PARCEL INFORMATION FROM SATELLITE. AN ACTUAL SURVEY OF THE PROPERTY IS STRONGLY RECOMMENDED TO ENSURE THE FOOTPRINT OF THE ADDITION IS WITHIN SETBACKS. SITEPLAN FROM CANYON ENGINEERING SUPERCEDES THE INFORMATION IN THIS PAGE.~~

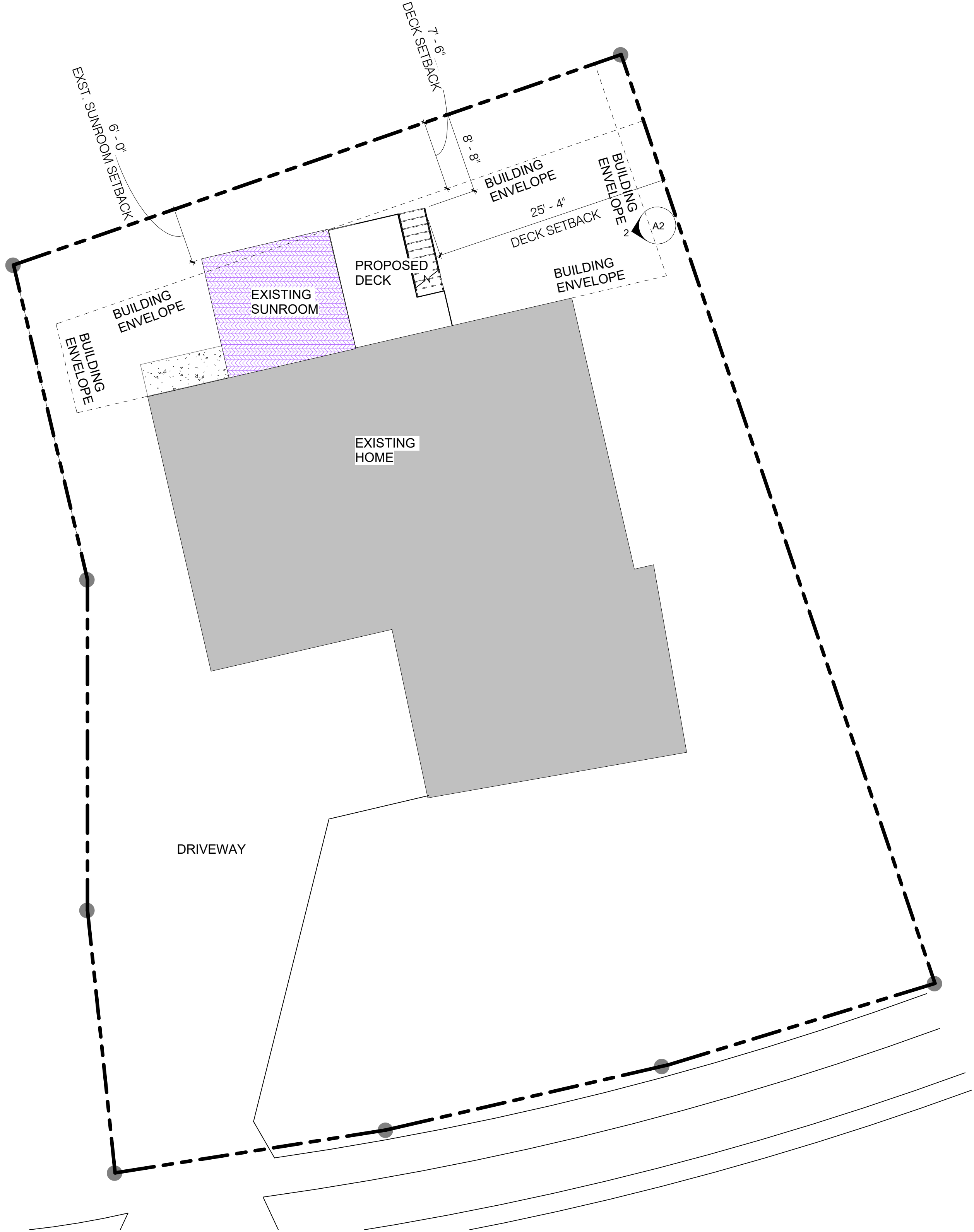
SITE NOTES:

1. BEFORE CONSTRUCTION BEGINS, BUILDER IS TO VERIFY LOT DIMENSIONS AGAINST SITE PLAN DIMENSIONS.
2. COORDINATE, PROVIDE, AND INSTALL WITH APPROPRIATE TRADES AND OWNER UNDERGROUND SEWER, POWER, TELEPHONE, CABLE, TV, NATURAL GAS AND WATER LINES TO UTILITY MAINS.
3. PROPER DRAINAGE SHALL BE PROVIDED BY A LICENSED PROFESSIONAL ENGINEER.
4. DRAINAGE SHALL HAVE A MINIMUM SLOPE OF 5% AWAY FROM BUILDING FOR A MINIMUM OF 10'-0" IN ALL AREAS PERVIOUS AND IMPERVIOUS INCLUDING CONCRETE SURFACES.
5. ANY SLOPE SHALL NOT BE GREATER THAN 1 VERTICAL UNIT FOR EVERY 2 HORIZONTAL UNITS. ALL LOCAL CODES SHALL BE MET. ANY GREATER SLOPE SHALL BE RETAINED AND DESIGNED BY A PROFESSIONAL.
6. HOME SHALL BE STACKED BY A PROFESSIONAL SURVEYOR TO INSURE ACCURACY OF FOUNDATION.

LEGEND



A1
A0 ARCHITECTURAL SITE PLAN
SCALE: 1/8" = 1'-0"



342 N 200 W
SPANISH FORK, UT 84660
385.209.5213
fefrankdesigns@gmail.com

DATE: 02/18/2026
PROJECT #: 26-004
DRAWN BY: FFG
CHECKED BY: FG

REVISIONS

OWNER FINAL DESIGN
APPROVAL

SIGNATURE: _____
DATE: _____
WITH CONDITIONS NOTED: _____

ARCHITECTURAL
PRELIM PLAN SET

PROJECT

**MARTIN
RESIDENTIAL
ADDITION**

ADDRESS:
2365 E Campus Dr, Cottonwood
Heights, UT

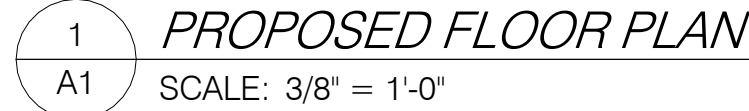
ARCHITECTURAL

ARCHITECTURAL SITE
PLAN

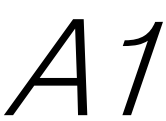
A0

THE CONTRACTOR SHALL USE THE GRADES OF LUMBER SPECIFIED IN THE BEAM SCHEDULES LISTED ON DRAWING. DEEPER, WIDER, OR BETTER GRADES OF LUMBER MAY BE SUBSTITUTED, ANY OTHER CHANGES MUST BE APPROVED BY THE ENGINEER.

- (2) 2"x10" DF#2 OR BTR W/FILLER SHALL BE USED FOR ALL LOAD-BEARING WINDOW AND DOOR HEADERS UNLESS NOTED OTHERWISE ON DRAWING. TIMBERSTRAND LSL HEADERS MAY BE SUBSTITUTED FOR THE (2) 2"x10" DF#2 OR BTR.
- (2) 1-3/4"x9-1/2" LVLs SHALL BE USED FOR ALL HEADERS SUPPORTING A GIRDER TRUSS UNLESS NOTED OTHERWISE ON DRAWING.
- ALL MULTIPLE BEAMS AND HEADERS SHALL BE NAILED USING 2 ROWS OF 16d NAILS @ 12" O.C.
- ALL POINT LOADS SHALL BE SOLID BLOCKED TO THE FOUNDATION.
- USE DOUBLE TRIMMERS TO SUPPORT BEAMS AND HEADERS GREATER THAN 6 FEET UNLESS NOTED OTHERWISE ON DRAWING.
- USE SIMPSON OR EQUIVALENT HARDWARE TO CONNECT BEAMS 6' AND LONGER TO STUDS OR POSTS.
- THE CONTRACTOR SHALL FOLLOW THE MINIMUM FASTENING SCHEDULE LISTED IN IBC TABLE 2304.9.1.
- ANY FASTENER IN CONTACT WITH PRESSURE TREATED LUMBER SHALL BE GALVANIZED PER IRC 317.3.
- 0. ALL CONSTRUCTION SHALL BE IN ACCORDANCE TO THE 2021 INTERNATIONAL BUILDING CODE.
- 1. ALL WOOD DECK CONSTRUCTION SHALL BE PRESSURE TREATED LUMBER.

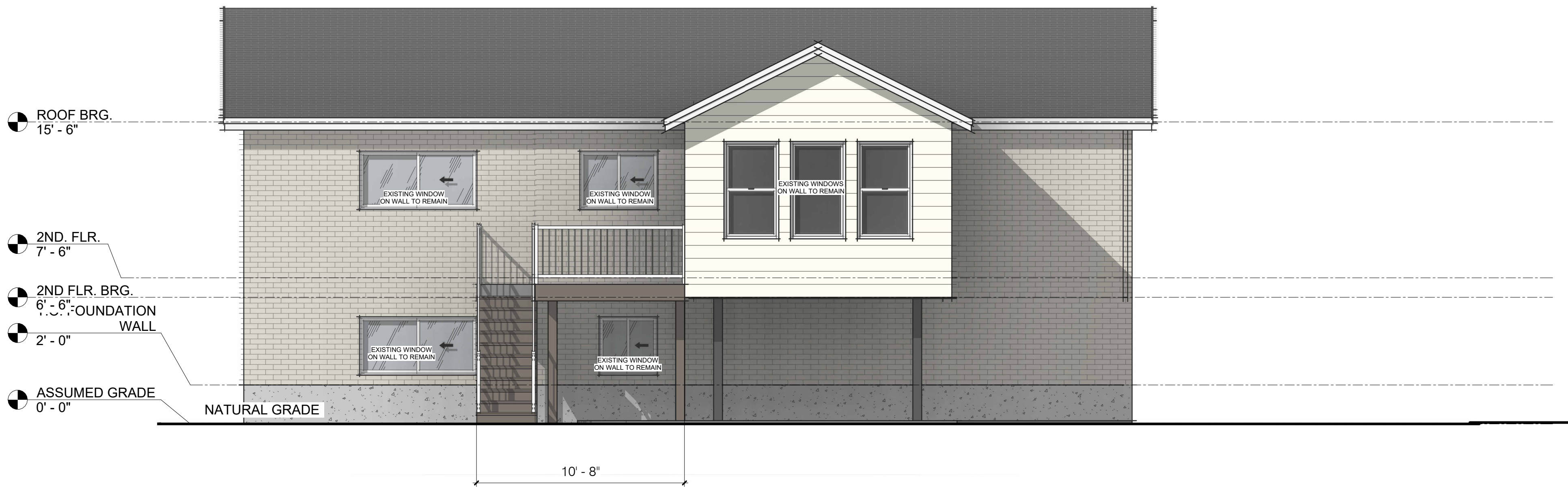


1. THE FOOTINGS HAVE BEEN DESIGNED TO THE SOIL BEARING PRESSURE SPECIFIED IN THE DESIGN CRITERIA. IT IS THE RESPONSIBILITY OF THE HOME OWNER TO VERIFY THE BEARING PRESSURE. ANY ANOMALOUS SOIL BEARING CONDITION SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER BEFORE CONSTRUCTION.
2. ALL FOOTINGS ARE TO REST ON UNDISTURBED SOIL AND SHALL BE A MINIMUM OF 30", OR LOCAL FROST DEPTH, BELOW THE FINISHED GRADE.
3. THE CONTRACTOR SHALL ENSURE THAT THE FOOTINGS ARE PROPERLY DRAINED AND THAT SOIL MOISTURE CONTENT MEETS THE IRC REQUIREMENTS.
4. ANY ANOMALOUS SOIL CONDITION ENCOUNTERED DURING EXCAVATION, SUCH AS SLIPPAGE, HIGH MOISTURE CONTENT, IMPROPER DRAINAGE, ETC., SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER BEFORE PROCEEDING.
5. COMPACT BACKFILL AGAINST FOUNDATION WALL TO 85% OF THE MODIFIED PROCTOR DRY DENSITY TO REDUCE SETTLING OF FILL.
6. FOUNDATION ANCHOR BOLTS SHALL BE EMBEDDED IN AT LEAST 7" OF CONCRETE AND PLACED WITHIN 12" OF SILL PLATE END. IF MULTIPLE PLATES ARE USED, THE ANCHOR BOLTS SHALL EXTEND THROUGH ALL PLATES. THERE SHALL BE A MINIMUM OF 2 ANCHOR BOLTS PER WALL SECTION. SEE CROSS SECTION FOR SIZE AND SPACING. 3"x3"x1/4" SQUARE WASHERS SHALL BE USED BETWEEN ANCHOR BOLT AND PLATE. IF WASHER IS SLOTTED, USE STANDARD WASHER BETWEEN IT AND ANCHOR BOLT NUT.
7. GRADE 60 REBAR SHALL BE USED FOR BOTH VERTICAL AND HORIZONTAL INSTALLATIONS.
8. HOLDDOWNS SHALL BE EMBEDDED IN THE FOUNDATION PER MANUFACTURERS REQUIREMENTS. THE CONTRACTOR SHALL ENSURE THAT THE FASTENER HOOKS THE REBAR AND MEETS THE MINIMUM EDGE DISTANCE.
9. ANY FASTENER IN CONTACT WITH PRESSURE TREATED LUMBER SHALL BE GALVANIZED PER IRC 317.3.



GENERAL NOTES:

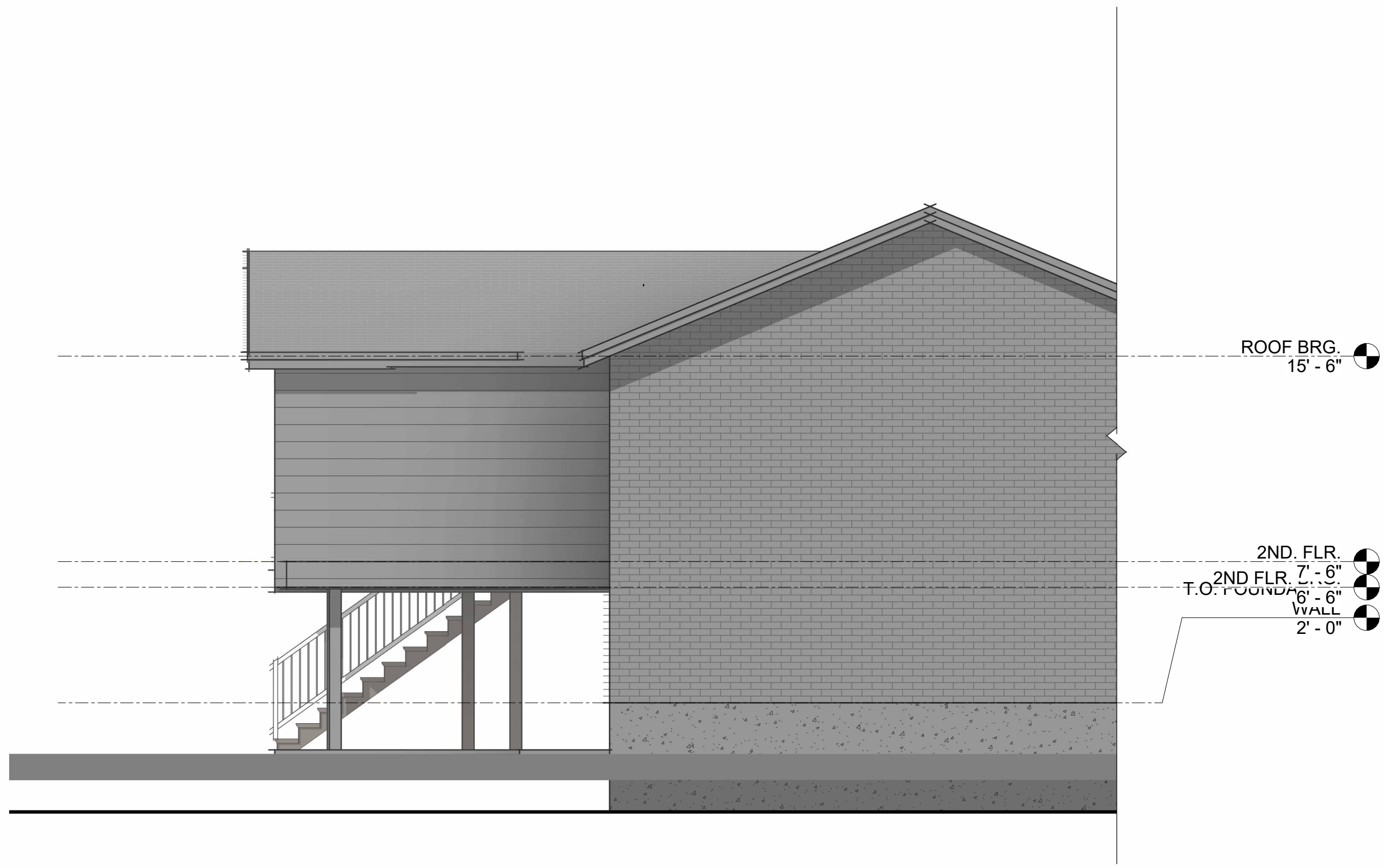
1. CONSTRUCTION AND BUILDING METHODS, INCLUDING ELECTRICAL, PLUMBING, AND MECHANICAL ITEMS SHALL FOLLOW THE 2018 IRC OR CURRENT CODE, IF A MORE RECENT CODE AS BEEN ADOPTED.
2. DOORS LEADING FROM DWELLINGS TO THE GARAGE SHALL BE 1- " THICK SOLID CORE OR 20 MINUTE RATED. DORRS 38" THICK SOLID CORE OR 20 MINUTE RATED. DORRS SHALL NOT OPEN INTO A SLEEPING ROOM. DOORS SHALL BE EQUIPPED WITH SELF- LATCHING HARDWARE (INCLUDING A SELF-CLOSING DEVICE) IRC R302.5.1
3. BLOWER DOOR TEST IS REQUIRED AT FINAL.
4. FIREPLACE BY OTHERS. FIREPLACE SPECIFICATIONS DEFERRED UNTIL TIME OF INSPECTION.
5. EXTERIOR SIDING SHALL COMPLY WITH R703.3
6. INSPECTIONS ARE REQUIRED FOR ALL STUCCO AND EIFS SYSTEMS. PROVIDE PRODUCT SPECIFICATIONS AND ICBO EVALUATION REPORT (OR EQUAL) FOR ANY STUCCO OR EIFS SYSTEM USED. IRC R109.1.5
7. EMERGENCY EGRESS REQUIREMENTS: EXTERIOR DOORS OR WINDOWS SHALL HAVE FINISHED SILL HEIGHT WITHIN 44" OF THE FLOOR, (IRC R310.2.3) SHALL HAVE A MINIMUM NET CLEAR OPENABLE AREA OF 5.7 SF (IRC R310.2.1), AND SHAL HAVE A MINIMUM NET CLEAR OPENABLE WIDTH OF 20" AND MIMUM NET CLEAR OPENABLE HEIGHT OF 24" (IRC R310.2.1)
8. TEMPERED GLASS OR APPROVED SAFETY GLAZING IS REQUIRED ON ALL GLASS IN HAZARDOUS LOCATIONS AS STIPULATED IN IRC R308.4.
9. AUTOMATIC GARAGE DOOR OPENERS, IF PROVIDED, SHALL BE TESTED IN ACCORDANCE WITH UL325. IRC R309.4.
10. SLAB-ON-GRADE FLOORS WITH A FLOOR SURFACE LESS THAN 12 INCHES BELOW GRADE SHALL BE INSULATED, R10 @ 2 FEET OR R15 @ 2 FEET FOR HEATED SLABS. IECC; SECTION 402.2.7
11. ALL WINDOWS/GLASS WITHIN HAZARDOUS LOCATIONS AS DEFINED BY IRC SECTION 308.4 SHALL BE TEMPERED.



1 REAR ELEVATION
A2 SCALE: 1/4" = 1'-0"



2 RIGHT ELEVATION
A2 SCALE: 1/4" = 1'-0"



3 LEFT ELEVATION
A2 SCALE: 1/4" = 1'-0"

ARCHITECTURAL
PRELIM PLAN SET

PROJECT

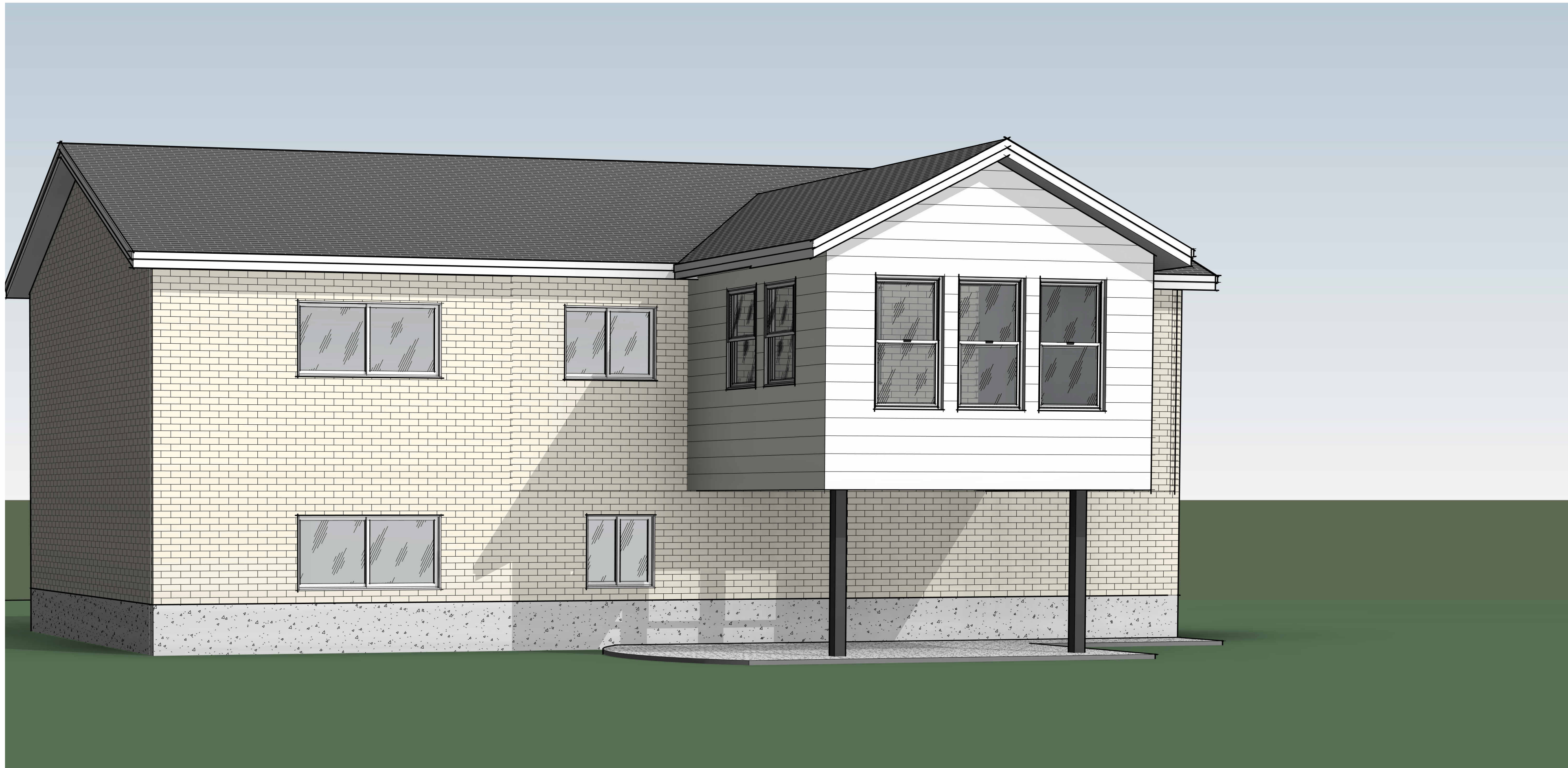
**MARTIN
RESIDENTIAL
ADDITION**

ADDRESS:
2365 E Campus Dr, Cottonwood
Heights, UT

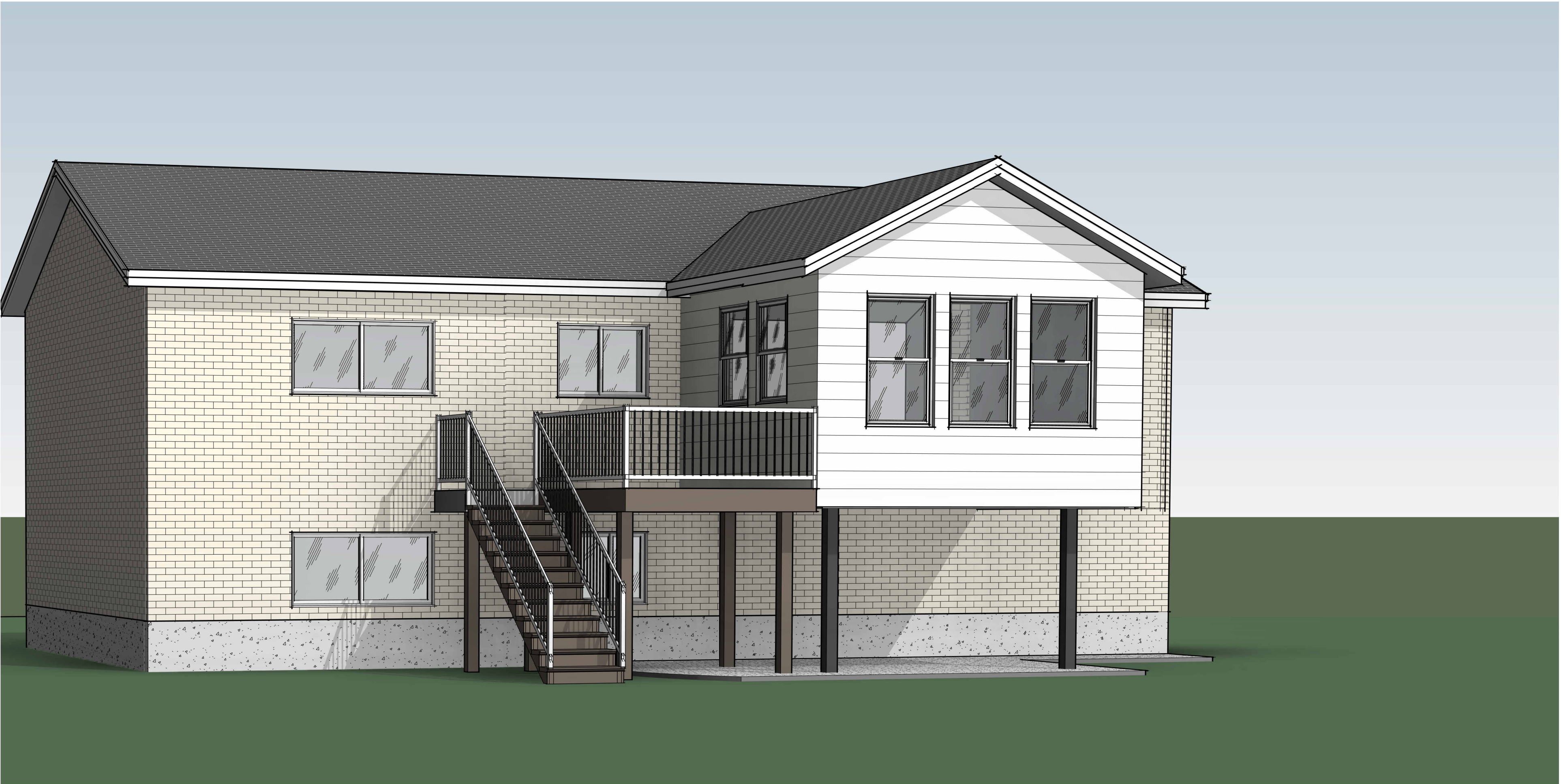
ARCHITECTURAL

PERSPECTIVE VIEW

A3



1 EXISTING ISOMETRIC
A3 SCALE:



2 PROPOSED ISOMETRIC
A3 SCALE: