



MILLCREEK COMMUNITY DEVELOPMENT

3330 SOUTH 1300 EAST

MILLCREEK, UTAH 84106

MEMORANDUM

To: **Mount Olympus Community Council**
From: **Francis Xavier Lilly, AICP, Director**
Date: **30 April 2019**

Re: **RC-19-001 – RCOZ C Special Exception for a Residence
4586 South Thousand Oaks Drive**

Applicant: **Gary and Nazeli Manukyan**

Zone: **R-1-10 / RCOZ**

Summary

Gary and Nazeli Manukyan are seeking to construct a new residence on a vacant lot located at 4586 South Thousand Oaks Drive. Their architect, Jamie Walker, asserts that the lot features difficult topography, and it is on this basis that they are seeking a special exception to the city's Residential Compatibility Overlay Zone standards. Specifically, they are requesting:

1. An exception to the maximum height of 30 feet for residences in the R-1-10 zone. This height exception would extend only for a portion of the residence.
2. An exception to the RCOZ requirement for side setbacks. Normally, combined side yard setbacks must be 25 percent of the total lot width, which in the case of the subject property is 120 feet, and no side yard setback may be less than eight feet. Strict application of the RCOZ standards would require combined side yard setbacks of 30 feet; the applicants are requesting that the normal R-1-10 setback of 10 feet per side yard be applied to their project.
3. An exception to the RCOZ height envelope requirement. In RCOZ, buildings are limited by a height envelope that starts at a point eight feet above ground at each point on the property line of the lot and extending on a line at a 45-degree angle from the vertical toward the interior lot, up to the maximum height allowed in RCOZ. Under very specific circumstances, dormers and gables may exceed the height envelope. In the applicant's case, the height envelope penetrates the north side of the garage structure, which would not be allowed under RCOZ standards.

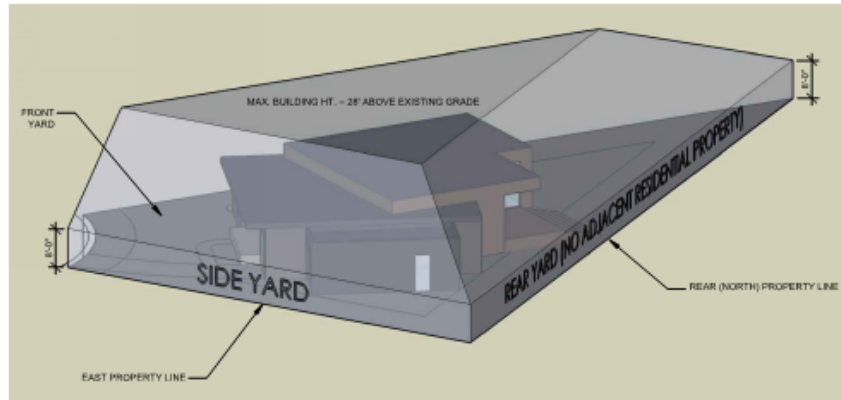


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Below is an example of a building height envelope as applied to a conceptual residence. This is not the applicant's proposal, but it is an illustration of the above requirement.



4. An exception to the front yard setback of 30 feet as normally required in the R-1-10 zone. The applicant is proposing an 18 foot setback, the maximum allowable reduction in the RCOZ standards.

Procedure and Standards

The City's RCOZ standards are intended to promote public welfare and balance neighborhood compatibility with the private property interests of those who wish to expand, develop, improve or otherwise make exterior modification to their residential property. The code acknowledges that there is a wide variation of circumstances incident to a residential application and the need for architectural freedom, and adopts a procedure that provides for strict application of standards, and two avenues for deviations of those standards subject to neighborhood compatibility. Specifically, "Option C allows a planning commission to consider at a public hearing a special exception for unusual or extraordinary circumstances that justify deviations from one or more of the limitations under Options A and B." (19.71.010).

An RCOZ C special exception request is not like a typical application that comes before a community council for review and a recommendation: it is, per the RCOZ standards, an *evidentiary hearing*. Specifically the application states: "a decision on the application shall be based on the evidence presented at the hearing. **The burden of proof shall rest with the applicant.** The planning commission may impose such conditions and limitations upon the approval of an exception to the requirements of this chapter necessary to prevent or mitigate adverse affects on the properties in the neighborhood of the subject properties, consistent with the standards of this chapter (19.71.050(B)).

Specifically, the applicant must show the *specific provisions* from which the applicant seeks exceptions and the requested relief. In addition, the applicant bears the burden to demonstrate that:

- a. The proposed residence will be in harmony with the purpose of this chapter, the general plan and any other land use document applicable to the area.
- b. The proposed residence will be compatible with existing residential development within a reasonable distance in terms of height, mass and lot coverage, with particular focus on the proximate neighborhood.



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- c. The proposed residence will not be detrimental to the health, safety and general welfare of persons residing within a reasonable distance, with particular focus on the proximate neighborhood.
- d. Each point on the highest ridge of the structure will be no more than forty feet above the point on the original grade vertically below it (with allowances for chimneys and vent stacks).
- e. The front yard setback will be at least eighteen feet. (19.71.050 (A)(2))

The ordinance then establishes criteria by which an applicant can show that their situation is “unusual or extraordinary” as stated in the RCOZ intent language. Specifically, the Planning Commission can evaluate the following in deciding whether or not to grant an RCOZ C special exception:

- a. Unusual lot shape.
- b. Unusual or difficult terrain.
- c. Drainage problems.
- d. Situations that appear not to be clearly addressed by the provisions of Options A or B. (19.71.050 (A)(3)).

Staff will be asking the Planning Commission to make a finding on whether the applicant’s situation is “unusual or extraordinary” and then whether the applicant’s proposal addresses the five criteria outlined in City Code. Their findings will be based on evidence supplied by the applicant, who bears the burden off proof, and by any interested party, including the Mount Olympus Community Council, which is asked to review and recommend on special exceptions.

Staff requests that the Mount Olympus Community Council offer the Planning Commission the following recommended *findings*:

- 1. Is the lot at 4586 South Thousand Oaks Drive unusual or extraordinary?**
- 2. Will the proposed residence be in harmony with the purpose of this chapter, the general plan and any other land use document applicable to the area?**
- 3. Will the proposed residence be compatible with existing residential development within a reasonable distance in terms of height, mass, and lot coverage, with particular focus on the proximate neighborhood?**
- 4. Will each point on the highest ridge be no more than forty feet above the point on the original grade vertically below it?**
- 5. Will the front yard setback be at least eighteen feet?**
- 6. Should the planning commission find that the exception should be granted? If so, are there conditions and limitation upon the approval of the exception to mitigate adverse effects on other properties in the neighborhood of the subject properties, consistent with the findings of this chapter?**



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Considerations for each of the above findings are discussed below.

Public Notice

Millcreek code requires that notice be sent to all property owners of record within 300 feet of the boundary of the subject lot, no sooner than 10 days prior to the hearing, which will be on May 15. Staff satisfied this requirement by sending out a notice on 30 April 2019, to the property owners within 300 feet of the subject property, as indicated below:



The advance notice also informed property owners of the opportunity to attend the Community Council meeting and comment on the application.

Applicant's Proposal

The applicant is proposing construction of a residence that will be two stories on the front elevation, and will not exceed 31 feet in height. However, owing the steep topography of the property, a portion of the rear elevation of the home will be four stories above grade, not to exceed forty feet. The property is concave shaped, meaning that the lowest portion is in the middle of the slope. A section of the home will exceed the height envelope. The south elevation of the home will fit within the height envelope, but the north elevation will not, owing in part to a 40' deep garage, over a basement basketball court. While the garage has a two-car garage door, it is deep enough to park four vehicles.



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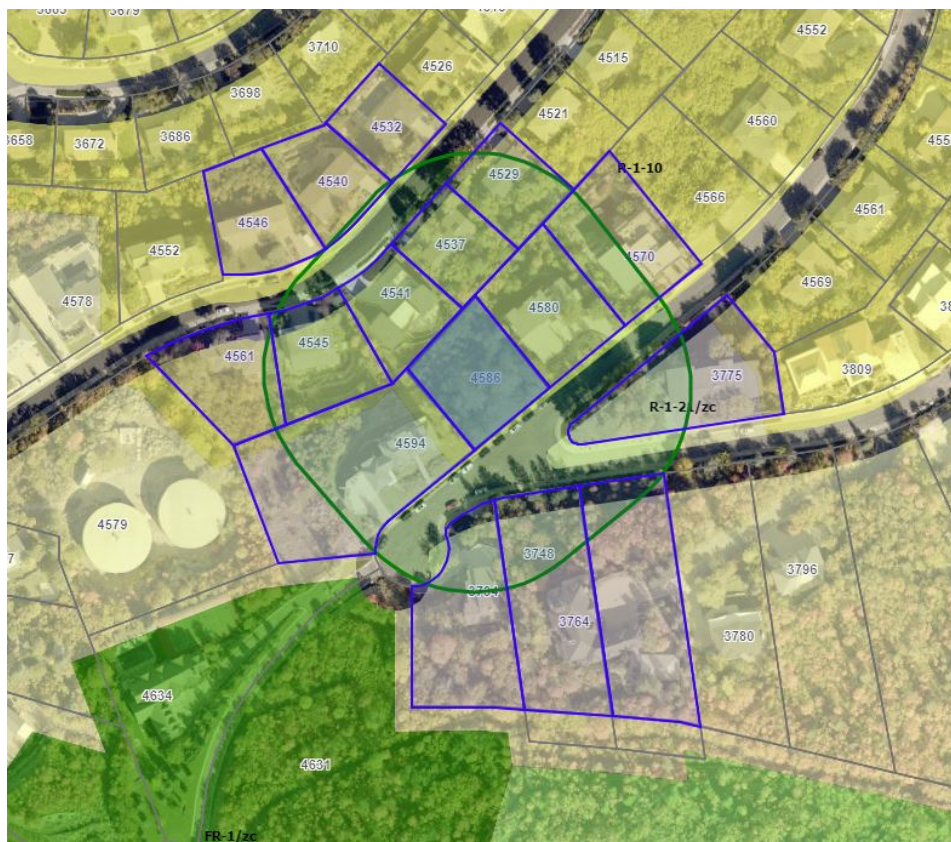
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The applicant is proposing an 18 foot front yard setback, in order to push the house as close as possible to the grade on Thousand Oaks Drive, and maximize the allowable space under the height envelope. The applicant is proposing to reduce the side yard setbacks in order to accommodate a wider footprint and maximize a rear yard setback.

Analysis of the Proximate Neighborhood and Similarly Situated Residences

The RCOZ standards establish a proximate neighborhood of 175 feet from the property boundaries of the affected properties. This designation is intended to establish a common standard for neighborhood compatibility. In the case of the applicant, the proximate neighborhood includes 14 residences:



In addition, staff reviewed another home recently built on a lot with similar conditions, at 3829 South Thousand Oaks Circle. The applicant should present to the Community Council conditions in the proximate neighborhood as part of their proposal, but staff did an analysis of homes in the proximate neighborhood, which is attached to this memorandum as attachment 4.

From that analysis we can broadly conclude the following:

1. Narrower side yard setbacks are typical in this neighborhood.
2. Along Thousand Oaks Drive and Thousand Oaks Circle within the proximate neighborhood, three homes are taller than one story above grade at their front elevations. Most of the homes are one story above grade. In



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fact, this is the typical pattern of the 'downslope' or western sides of the streets in this area of Olympus Cove. On the 'upslope' or east side of the streets in this area, two-to-three story facades are more typical.

3. From our analysis, we could not find another instance of a double-depth garage in the neighborhood. Many homes have two or three car garages.
4. The rear elevations of homes on the downslope side of streets in the proximate tend to be significantly taller than front elevations, but only two homes with more than three levels on the rear facades.
5. Most of the homes were built prior to enactment of RCOZ. Many are typical homes constructed in the area in the 1970s, but some of the homes that were built prior to RCOZ have a substantial and imposing presence on the surrounding neighborhood, particularly on properties downslope from the home. While older homes should be considered in the neighborhood compatibility assessment, staff notes that the RCOZ height envelope requirements are intended to correct for some of the observed precedents in the neighborhood, and to avoid perpetuating large, imposing homes that are dramatically out of scale with the neighborhood.



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Consideration on Recommended Findings

1. Is the lot at 4586 South Thousand Oaks Drive unusual or extraordinary?

The applicant included a site plan showing the contours of the site, and a visitor to the site can observe a steep drop off at the site from approximately three feet off the sidewalk. Indeed, the site is unusually steep relative to other sites in the area, as indicated in the Salt Lake County Surveyor's Office FCOZ slope map, which shows areas in excess of 35 percent slope in orange:



Note the subject property is highlighted in red. Nearby properties also have steep slopes in excess of 35 percent, and a recent property located at 3829 South Thousand Oaks Circle was developed without need of a special exception. Nonetheless, the slopes on this property appear to be relatively unique: creating a concave shaped lot. In this regard, the lot is unusual and extraordinary in that it is a concave shaped lot with slopes in excess of 35 percent.



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2. Will the proposed residence be in harmony with the purpose of this chapter, the general plan and any other land use document applicable to the area?

As stated earlier, the purpose of RCOZ is “to promote public welfare and to balance neighborhood compatibility with the private property interest of those who wish to expand, develop, improve, or otherwise make exterior modification to their residential property.”

The applicant proposes a residence featuring shed roofs that mimic the slope of the lot. A portion of the rear elevation exceeds the 30 foot height envelope, as indicated on the topographical elevations the applicant supplied. Of particular concern to staff is the right, or north, elevation, which features the double-depth garage, which forces a large portion of the north side of the home out of the 30 foot height limit, and which is uncharacteristic to the neighborhood.

The appearance of the rear of the home, particularly as it impacts residents who live immediately downslope, is a concern to staff. At least three stories of structure would be visible from adjacent properties on Jupiter Drive, with a fourth level set back behind a shed roof. Some of this fourth level exceeds the 30 foot envelope, and this condition this condition may be an adverse effect on downslope property owners. In order to achieve the purpose of RCOZ, staff recommends that the applicant consider additional mitigation to reduce the adverse effects of a significant structure upslope.

3. Will the proposed residence be compatible with existing residential development within a reasonable distance in terms of height, mass, and lot coverage, with particular focus on the proximate neighborhood?

Height. Staff observed that narrower side yard setbacks are the norm in this neighborhood, but could not observe any double-depth garages. The applicant is seeking a reduction in a front yard setback. This would be the narrowest front yard in the proximate neighborhood. However, minimizing the front yard setback allows for a larger portion of the residence to fall within the 30 foot height envelope.

Mass. As indicated in Item 2 above, staff has concerns about the mass of the north side elevation, and the rear elevation. Most homes in the subject area, particularly those approved after RCOZ was enacted, have side elevations that provide greater articulation than what the applicant proposes for the north side, and rear elevations that do not exceed three levels.

Lot Coverage. The proposal does not exceed the lot coverage requirement in the code, and the applicant is not seeking an exception to the lot coverage requirements.

4. Will each point on the highest ridge be no more than forty feet above the point on the original grade vertically below it?

The applicant provided a topographical offset diagram that shows that no point of the home will exceed 40 feet above original grade. A portion of the rear façade, at about the midpoint of the length of the lot, is right at 40 feet – owing to the concave shape of the lot. However, much of the building falls well below the 40 foot height limit imposed by RCOZ C. See Attachment



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5. Will the front yard setback be at least eighteen feet?

The applicant supplied a site plan that indicates the front yard setback will be 18 feet, as measured from the front property line.

6. Should the planning commission find that the exception should be granted? If so, are there conditions and limitations upon the approval of the exception to mitigate adverse effects on other properties in the neighborhood of the subject properties, consistent with the findings of this chapter?

Upon reviewing the applicant's submittal, staff believes that the applicant meets the threshold requirement of having a lot that is faced with unusual or extraordinary circumstances, in the form of unusual or difficult terrain. This is the first instance where we encountered a lot in an R-1-10 zone where the original grade is significantly lower in the middle of the lot than on the sides.

The applicant's architect submitted elevations of three of his popular house plans, showing how those elevations would be affected by the RCOZ requirement. In each, he included a topographical offset diagram showing how conventional homes would not work on this site (see attachment 2.13), but would fall well below the height requirements in an R-1-10 lot with a relatively flat topography (see attachments 5 and 6).

However, if the applicant meets the burden of proof to justify the exceptions they requested, staff requests that the applicant propose mitigation measures to compensate for the large mass of the home, especially on the north and west elevations. Granting an exception should be conditioned on meeting these mitigation measures. Staff also recommends conditioning the exception on full compliance with the City's Geological Hazards Ordinance, which applies to any area with slopes in excess of 30 percent (19.75.030).

Attachments

1. Application Supplemental Form – RCOZ C Compatibility Statement
2. Manukyan Residence House Plans, Elevations, and Topographical Offsets
3. Residential Compatibility Overlay Zone Text
4. Staff Proximate Neighborhood Analysis
5. Example: Winchester Elevations and Offsets
6. Example: Cyprus Elevations and Offsets



Planning and Development Services

2001 S. State Street N3-600 • Salt Lake City, UT 84190-4050

Phone: (385) 468-6700 • Fax: (385) 468-6674

Millcreek.Utah.gov

RCOZ “Option C” Supplemental Form

File #

EXPLAIN THE REASON FOR YOUR REQUEST?

Gary and Nazeli Manukyan are current residents of Millcreek and have recently purchased the property at 4586 South Thousand Oaks Drive in order to build their dream home. The Lot in question is extremely steep. In fact the lot has a 45% slope from front to back and a 13% slope from south side to north side, which is shockingly steeper than typical lots in this neighborhood. The next obstacle is that this lot is concave in the middle causing further height/depth issues when designing a home to fit this property. Finally the recommended side yard setbacks as per the RCOZ is 30' total. A normal R-1-10 zone is 10' and 10' and is common in this neighborhood. (some properties are less) We are asking for consideration to keep the side yard setbacks at 10' and 10' because the width of the home is necessary in order to keep under height requirements if the house gets deeper. These four factors make it virtually impossible to fit any typical size home without some help in adjusting parts of the RCOZ and it's requirements. It is for these four reasons that the property owners are requesting and and "Option C" with the RCOZ. Thanks for your consideration. See attachments.

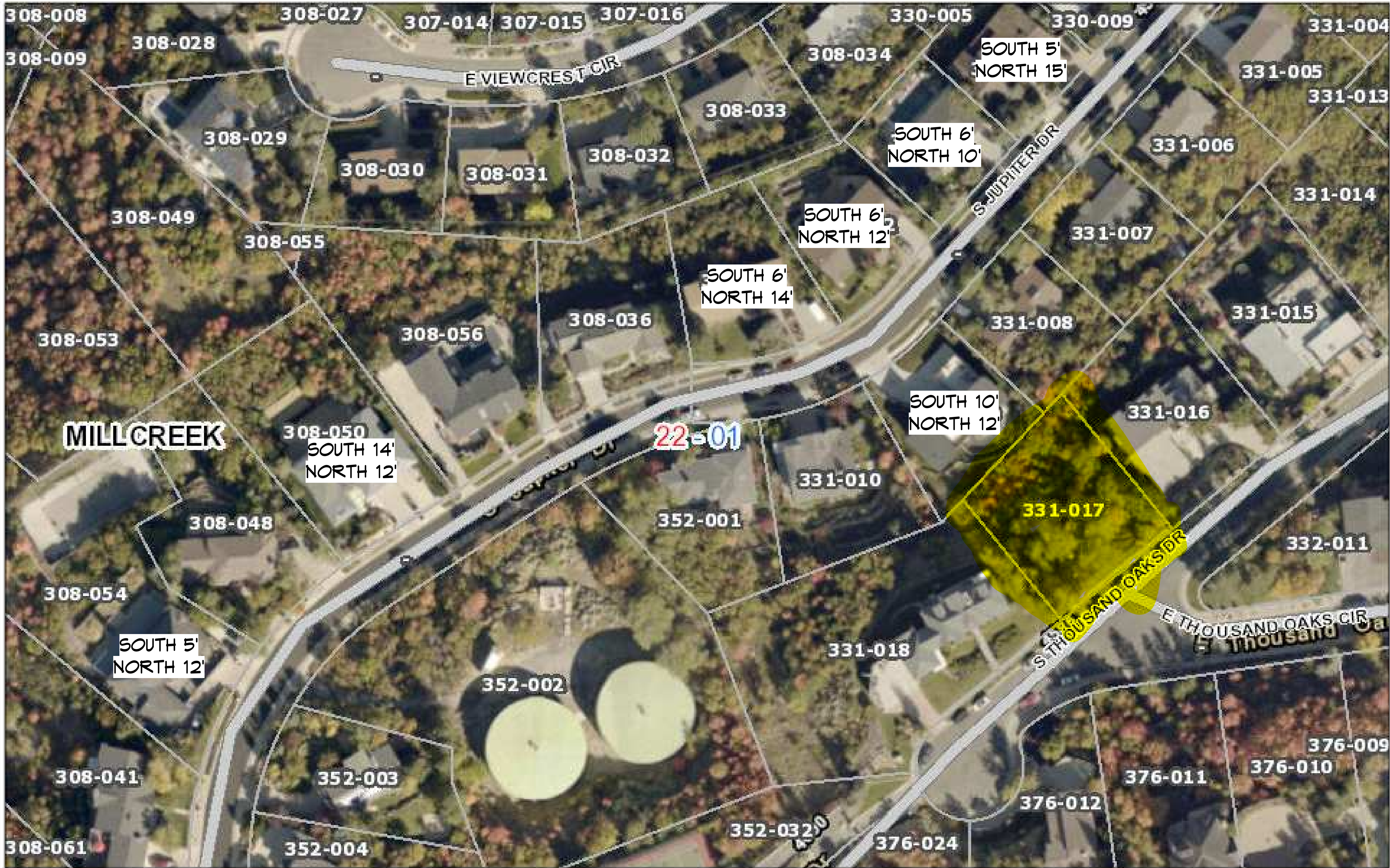
Please submit detailed information and explanations which clearly establish the following:

- ☒ That the proposed residence will be in harmony with the zoning ordinance, the general plan, and any other document applicable to the area.
- ☒ That the proposed residence will be compatible with existing residential development within a reasonable distance in terms of height, mass and lot coverage, with particular focus on the proximate neighborhood.
- ☒ That the proposed residence will not be detrimental to the health, safety and general welfare of persons residing within a reasonable distance, with particular focus on the proximate neighborhood.
- ☒ That each point on the highest ridge of the structure will be no more than forty feet above the point on the original grade vertically below it (with allowances for chimneys and vent stacks).

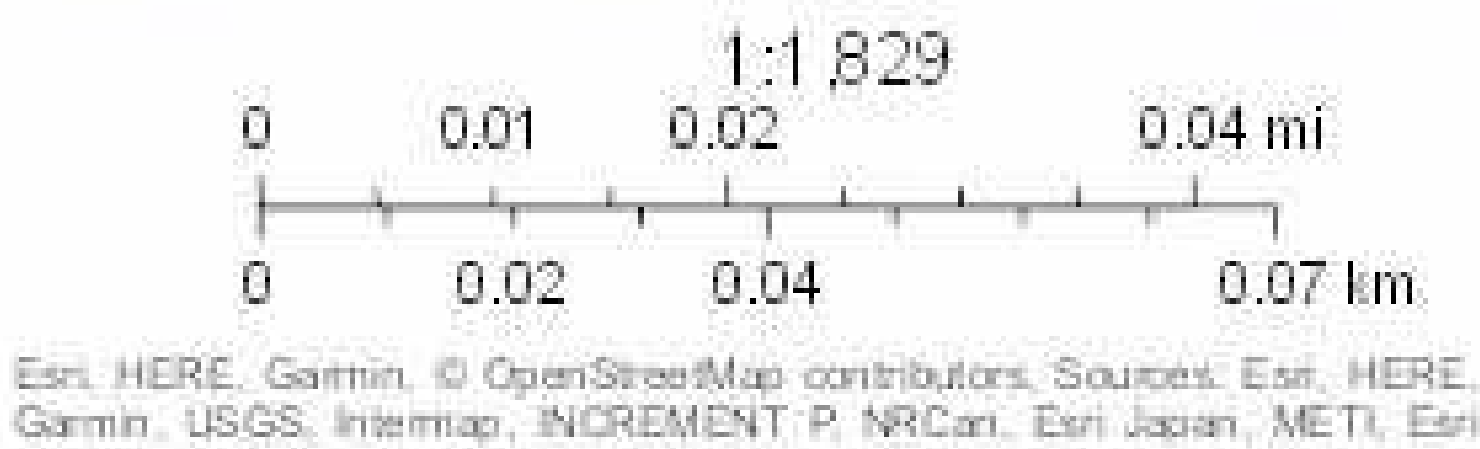
Additional factors that the planning commission may consider in deciding whether to grant an exception under this Part include:

- a. Unusual lot shape
- b. Unusual or difficult terrain
- c. Drainage problems
- d. Situations that appear not to be clearly addressed by the provisions of Options A or B

My Map



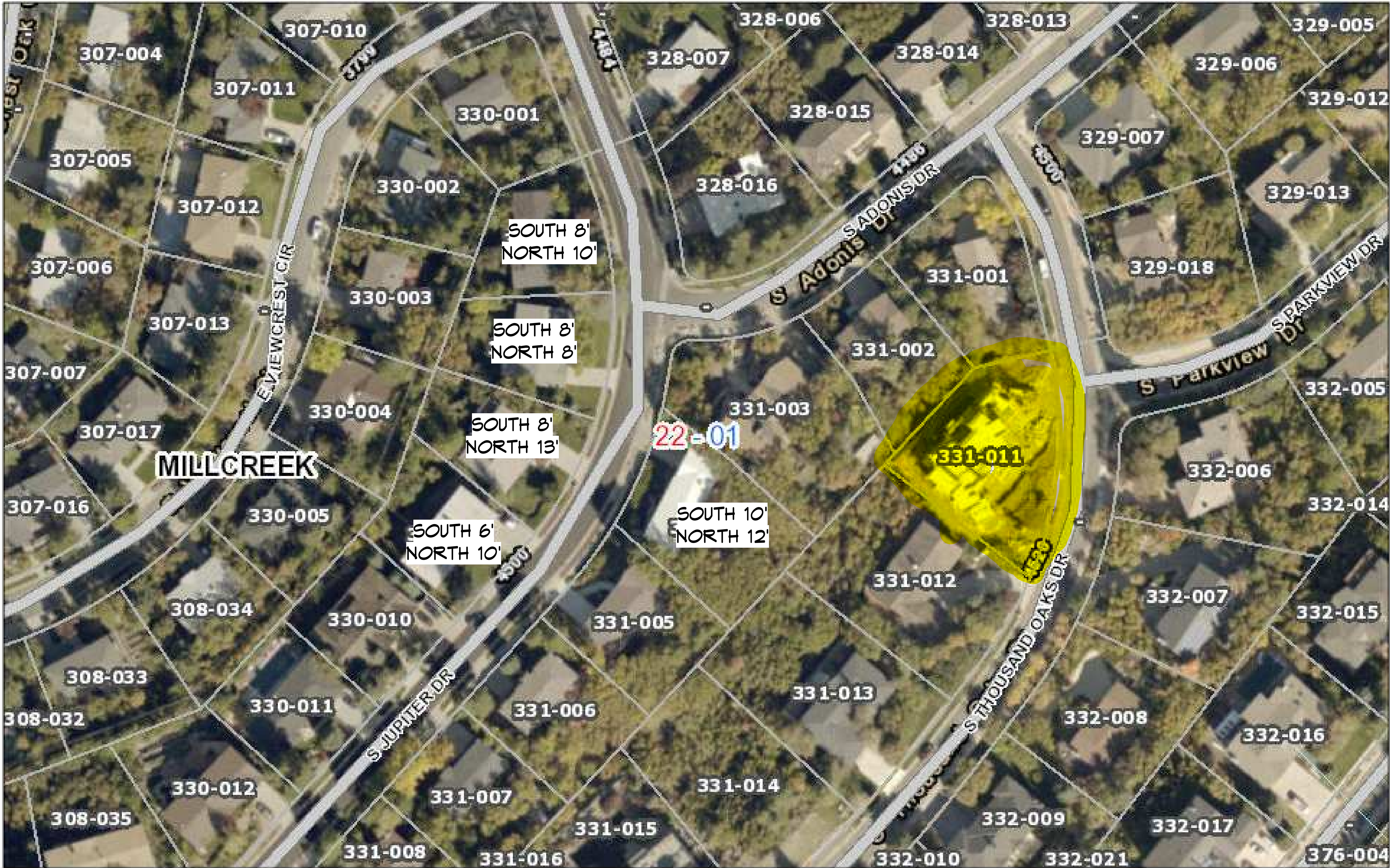
April 19, 2019



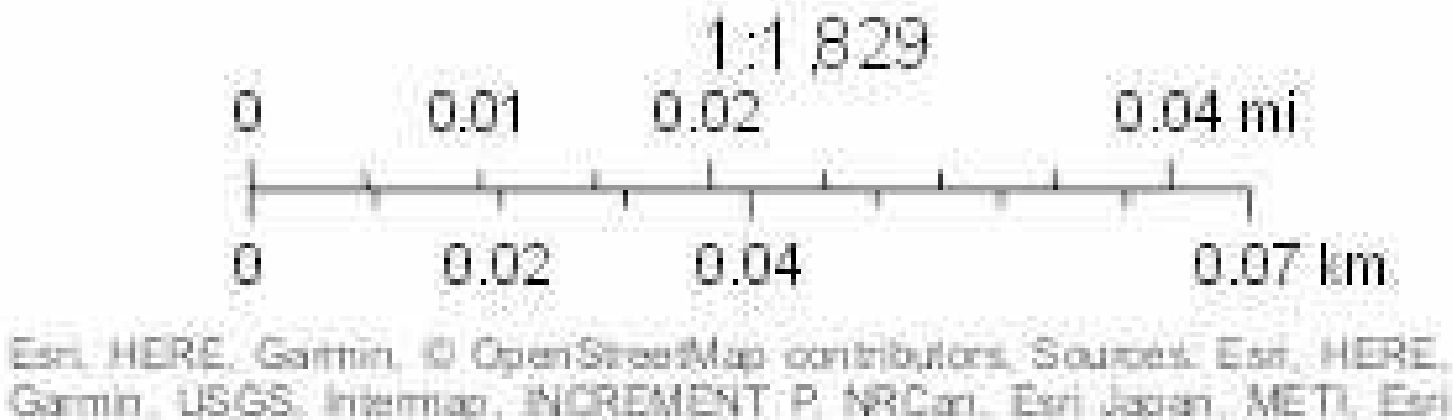
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PROJECT NAME	
Designed for	
Gary & Nazeli Manukyan	
ABOVE GRADE FOOTAGE: 3,483	
Date	JAN. 2019
Drawn by	DSW
PRINTED: 4/28/2019 1:24:27 PM	FRUIT ROOM: 70 PRECAST: 854 SUB BASE: 1,299 LOWER LEVEL: 2,307 MAIN LEVEL: 2,453 UPPER LEVEL: 1,030 TOTAL: 8,013
Sheet 40 of 42	
SCALE: 1 : 6	

My Map



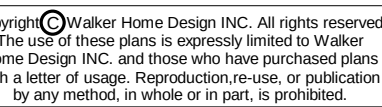
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Sheet 41 of 42	
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KEYNOTES



PROJECT NAME



Gary & Nazeli
Manukyan

OVE GRADE FOOTAGE: 3,483

JAN. 2019

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INTENTED:	FRUIT ROOM: 70
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MAIN LEVEL: 2,452

of 12

MAIN LEVEL: 2,453
UPPER LEVEL: 1,030

42	TOTAL: 8,013
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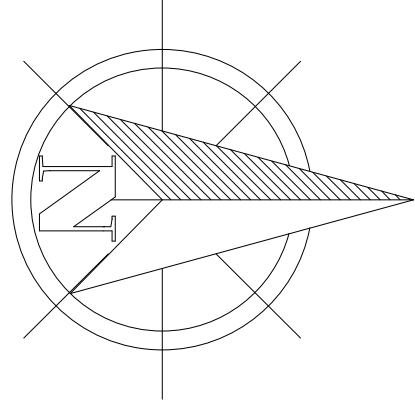
The drawing consists of two parts: a cross-section on the left and a front view on the right. The cross-section shows a wall with a maximum height of 3 feet, not to exceed a 1 to 1 slope. The base is 2 feet wide. The wall is constructed from stones, with a finished grade line. The base of the wall is labeled 'BASE SHALL BE THOROUGHLY COMPACTED BEFORE ROCKS ARE PLACED'. The stones are labeled 'ROCKS SHOULD BE KEYED TOGETHER AND INTERLOCKED IN LOWER ROCKS'. The bottom rocks are labeled 'BOTTOM ROCKS SHALL BE BURIED 2'-0" BELOW FINISHED GRADE'. The front view shows the stones from a different perspective, with a finished grade line. The drawing is labeled 'CROSS SECTION' and 'FRONT VIEW'.

CROSS SECTION

FRONT VIEW

NOTE:

- 1- THE ROCKS SHALL BE HARD, DURABLE, AND ANGULAR FIELD STONES AND SHALL INTERLOCK WITH ADJACENT ROCKS
- 2- THE ROCKS SHALL BE SET SO AS NOT TO EXCEED A 1 TO 1 SLOPE AS SHOWN
- 3- LARGE IRREGULARITIES BETWEEN STONES SHALL BE FILLED WITH ROCK SPALLS OF SUITABLE SIZE RAMMED TIGHTLY INTO PLACE FROM THE BOTTOM TO THE TOP
- 4- ALLOW HEIGHT OF WALL HORIZONTAL DISTANCE BETWEEN ROCK WALLS



FINAL/EXISTING = 100'
TOP OF FOUNDATION (T.O.F) = 101'
TOP OF GARAGE FLOOR (T.O.G.F) = 100.6"
TOP OF FINISHED FLOOR (T.O.F.F) = 102'
TOP OF BASEMENT FLOOR (T.O.B.F) = 92'

NOTE:
ADD FENCING AND WATER RETENTION
METHODS TO PREVENT DIRT & DEBRIS
FROM ENTERING STORM DRAINS
DURING CONSTRUCTION

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

SILT FENCES OR BERMS ARE REQUIRED ALONG
PROPERTY LINES TO PREVENT STORM WATER
FLOW ONTO ADJACENT LOTS

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

PARCEL #331017
ADDRESS: 4586 S. THOUSAND OAKS DR.
MILLCREEK UT
DATE: JAN. 2019
ACRES 0.38

☐ Easements	
☐ Setbacks	
☐ Garage on correct side	
☐ Locate utilities if needed and other special items, hydrants, septic tank etc	
☐ North Arrow located correctly	

client signature	

client signature	

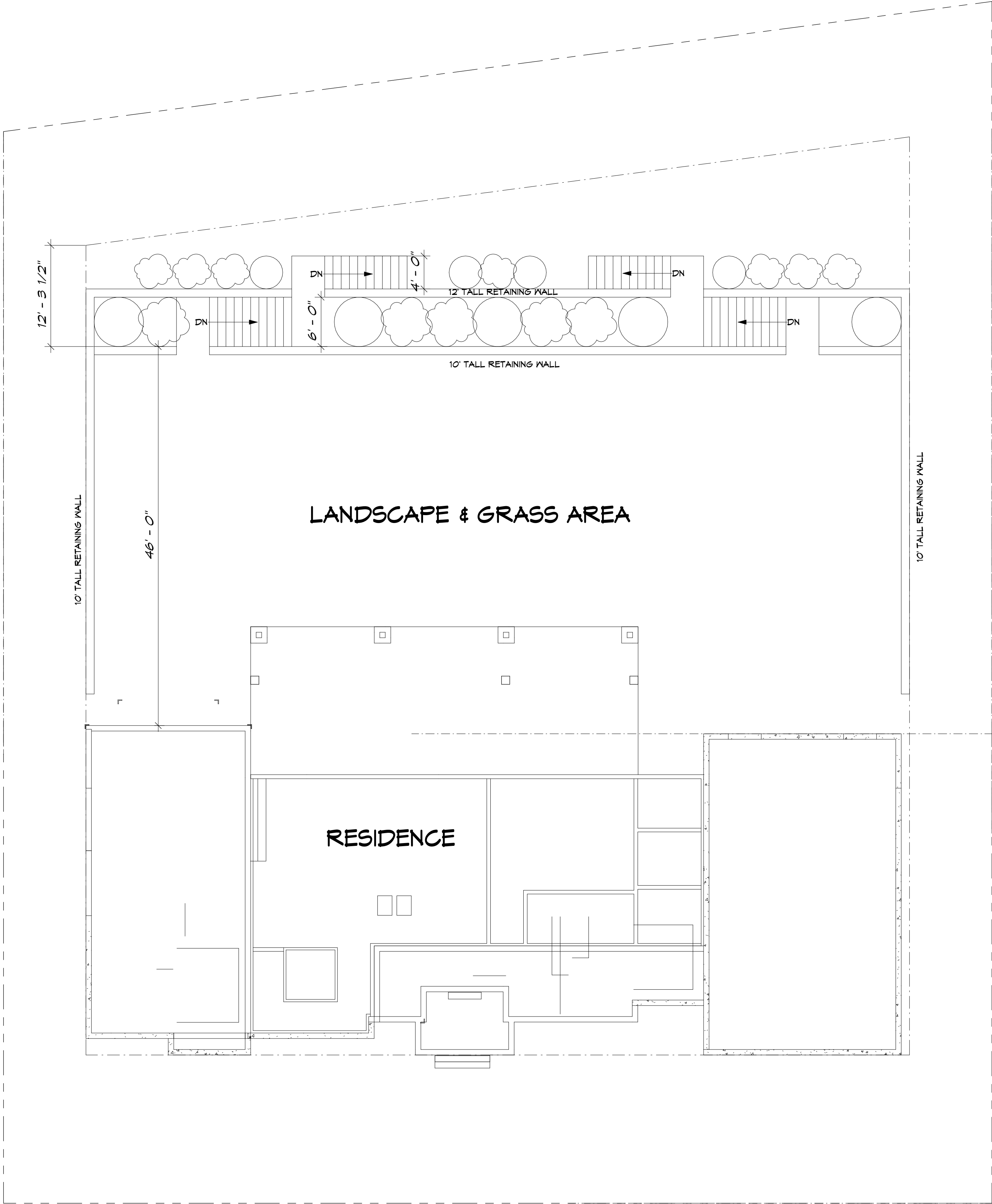
builder signature	

whd signature	

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Sheet	LOWER LEVEL: 2,307
2	MAIN LEVEL: 2,453
of 4, 2	UPPER LEVEL: 1,030
	TOTAL: 8,013
SCALE:	1" = 10'-0"

SITE PLAN

KEYNOTES



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Sheet	LOWER LEVEL: 2,307 MAIN LEVEL: 2,453 UPPER LEVEL: 1,030 TOTAL: 8,013
21 of 42	SCALE: 1/8" = 1'-0"

LANDSCAPE PLAN

Attachment 2.3

LEFT ELEVATION

NOTE:
INSPECTIONS ARE REQUIRED
FOR ALL STUCCO & EIFS
SYSTEMS

NOTE:
NO MECHANICAL VENTS ON
FRONT OF HOME

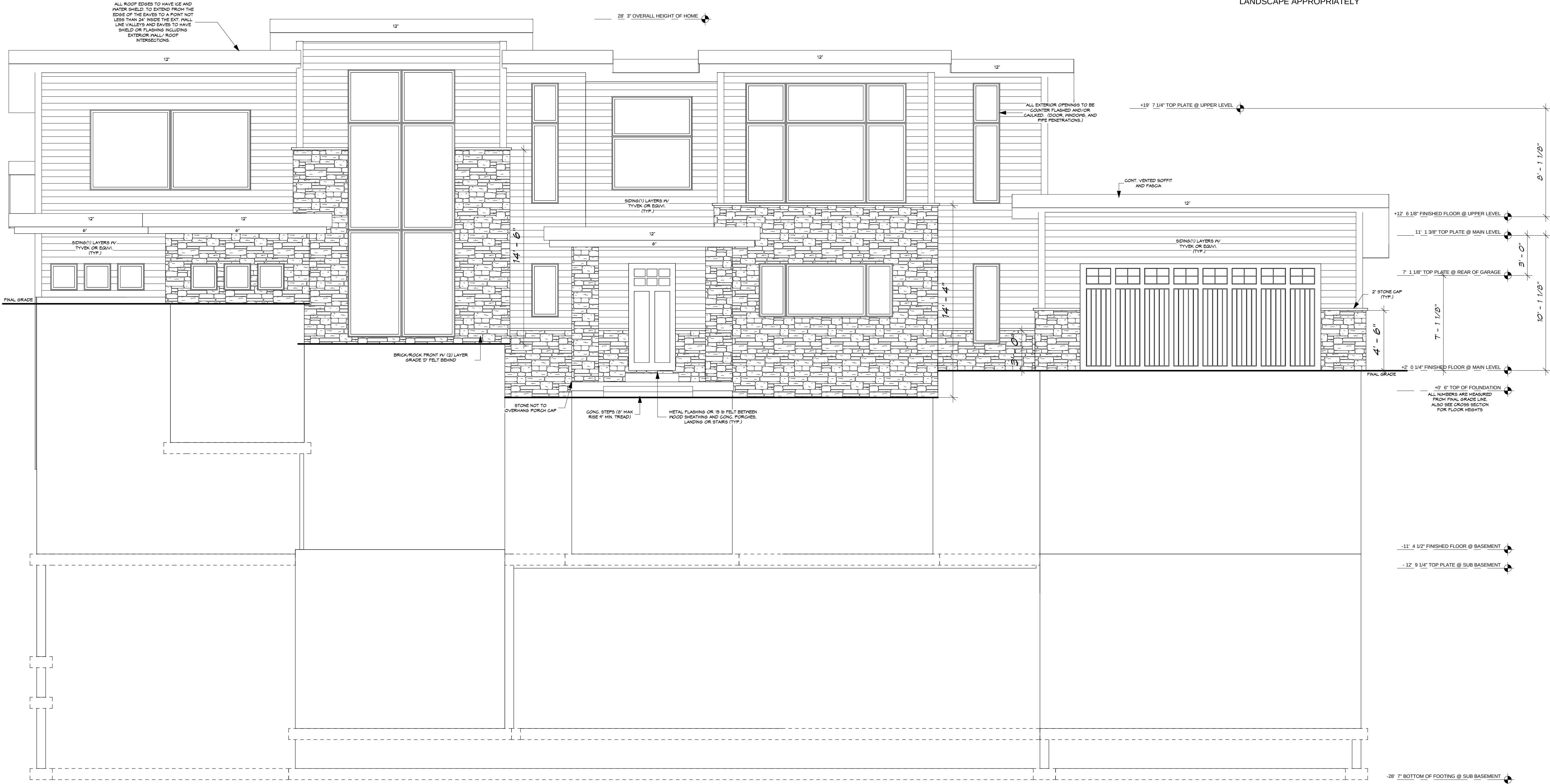
NOTE:
ELEVATIONS AND GRADE ARE
CONCEPT ONLY. CIVIL ENGINEER
MUST BE CONSULTED FOR
ACCURATE SITE AND GRADING
PLAN

TYPICAL OVERHANG	
VARIES	
WINDOW HEAD HEIGHTS	
SUB LEVEL	8'-0" UNO
LOWER LEVEL	8'-0" UNO
MAIN LEVEL	8'-0" UNO
UPPER LEVEL	7'-6" UNO

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

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 they are built in





WALKER
HOME DESIGN

801-930-9499 office
www.walkerhomedesign.com

KEYNOTES

FINAL REVIEW CHECK LIST

☐ Window locations match floor plans

☐ Exterior material, locations and heights

☐ Trim details: cornices, window trim, door trim, garage trim, etc

☐ Covered decks and patios

☐ Roof pitch

client signature

client signature

builder signature

wfd signature

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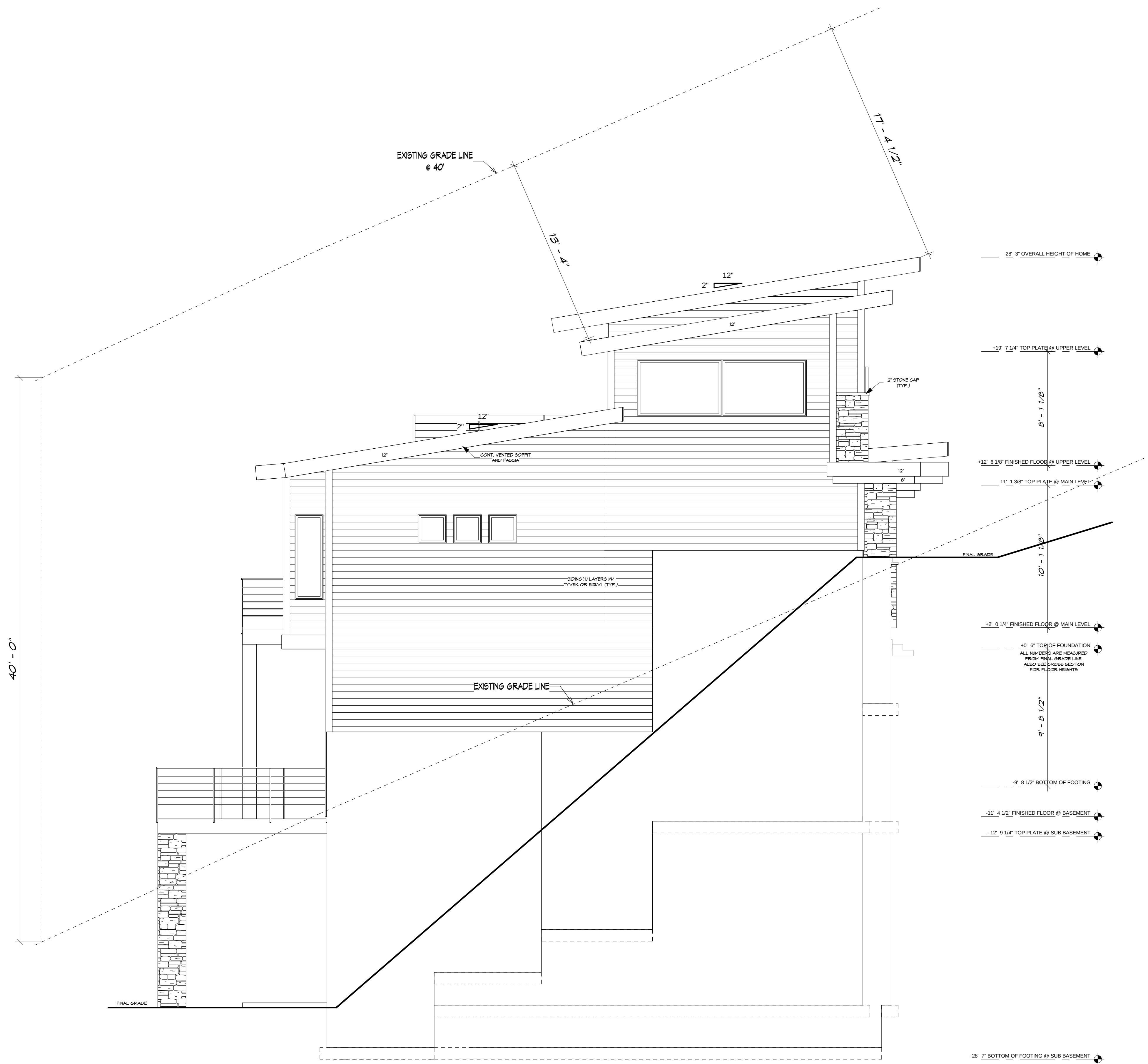
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SUB BASE: 1,299
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SCALE: 1/4" = 1'-0"



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 they are built in

TYPICAL OVERHANG
VARIES

WINDOW HEAD HEIGHTS	
SUB LEVEL	8'-0" UNO
LOWER LEVEL	8'-0" UNO
MAIN LEVEL	8'-0" UNO
UPPER LEVEL	7'-6" UNO

NOTE:
INSPECTIONS ARE REQUIRED
FOR ALL STUCCO & EIFS
SYSTEMS

NOTE:
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NOTE:
WHD RECOMMENDS THAT NO
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KEYNOTES

FINAL REVIEW CHECK LIST

☐ Window locations match floor plans

☐ E-elevator material, locations and heights

☐ Trim details: corbels, window trim, door trim, garage trim, etc

☐ Covered decks and patios

☐ Roof pitch

client signature

client signature

builder signature

whd signature

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PROJECT NAME

Designed for

Gary & Nazeli
Manukyan

ABOVE GRADE FOOTAGE: 3,483

DateJAN. 2019

Drawn byDSW

PRINTED:
4/30/2019
4:05:11 PM

Sheet7
of42

FRUIT ROOM: 70
PRECAST: 854
SUB BASE: 1,299

LOWER LEVEL: 2,307
MAIN LEVEL: 2,453
UPPER LEVEL: 1,030
TOTAL: 8,013

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

1/8" SCALE ON SIZE B SHEET
LEFT ELEVATION

KEYNOTES



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Gary & Nazeli
Manukyan

ABOVE GRADE FOOTAGE: 3,483

Date JAN. 2019

Drawn by DSW

PRINTED: 4/30/2019 4:05:12 PM

FRUIT ROOM: 70

PRECAST: 854

SUB BASE: 1,299

LOWER LEVEL: 2,307

MAIN LEVEL: 2,453

UPPER LEVEL: 1,030

TOTAL: 8,013

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

1/8" SCALE ON SIZE B SHEET

REAR ELEVATION

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PROJECT NAME

Designed for

Gary & Nazeli
Manukyan

ABOVE GRADE FOOTAGE: 3,483

Drawn by	DSW
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PRINTED:	FRUIT ROOM: 70
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4/30/2019 4:05:13 PM	PRECAST: 854
Sheet	SUB BASE: 1.299

Sheet 72 LOWER LEVEL: 2,307

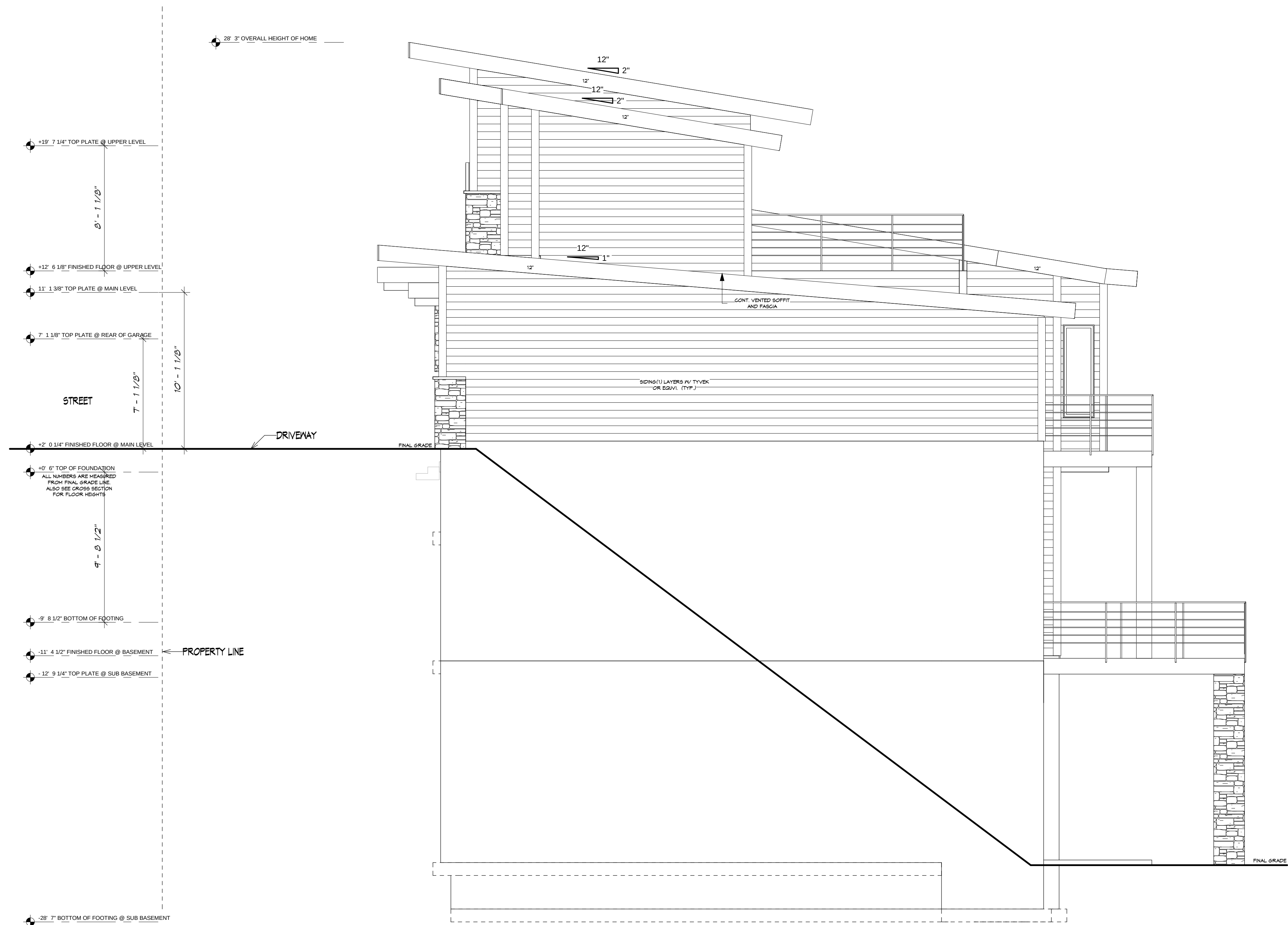
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UPPER LEVEL: 1,030

of 42	OFFER LEVEL: 1,030
	TOTAL: 8,013

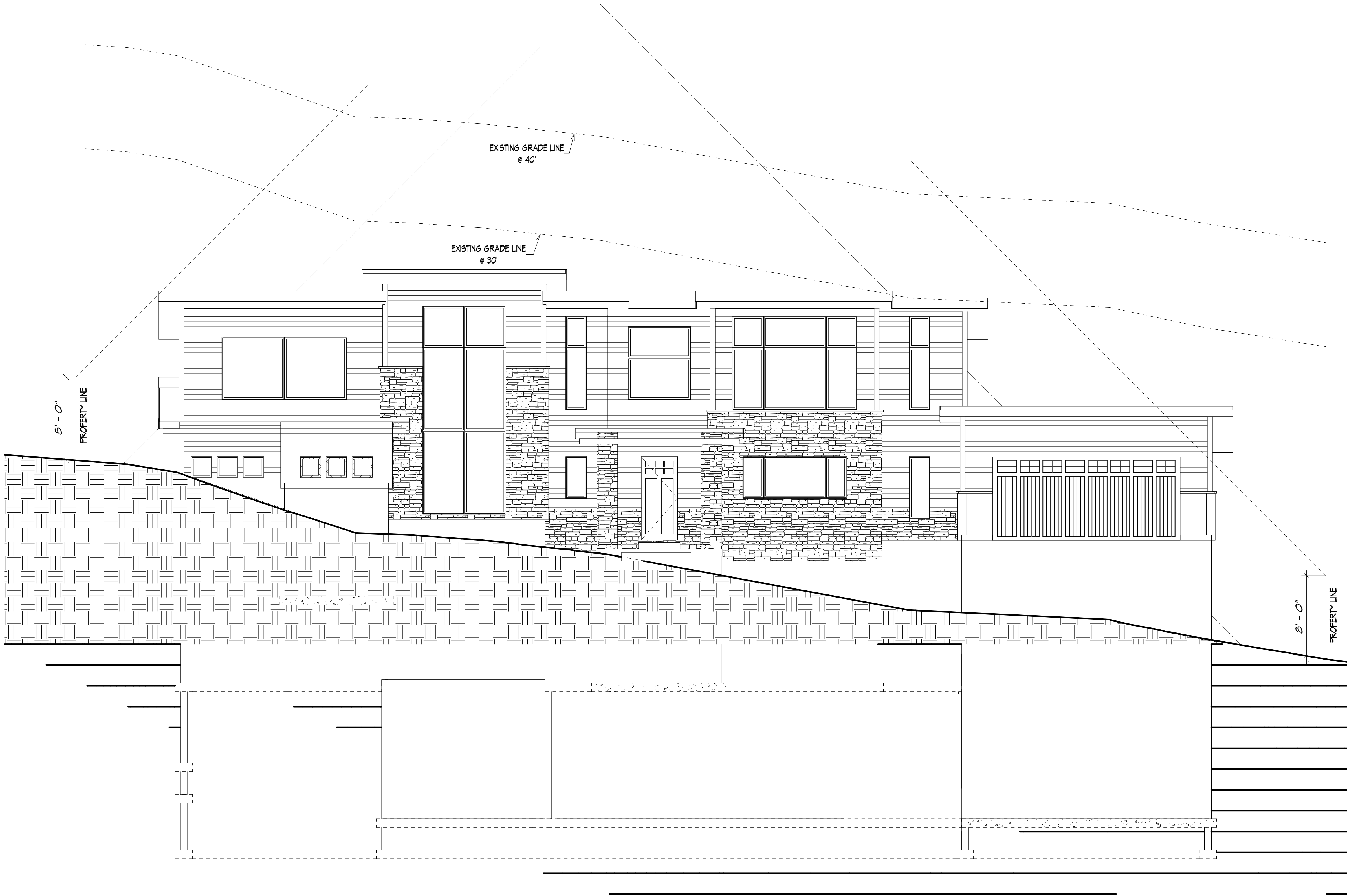
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1/8" SCALE ON SIZE B SHEET

RIGHT ELEVATION



KEYNOTES

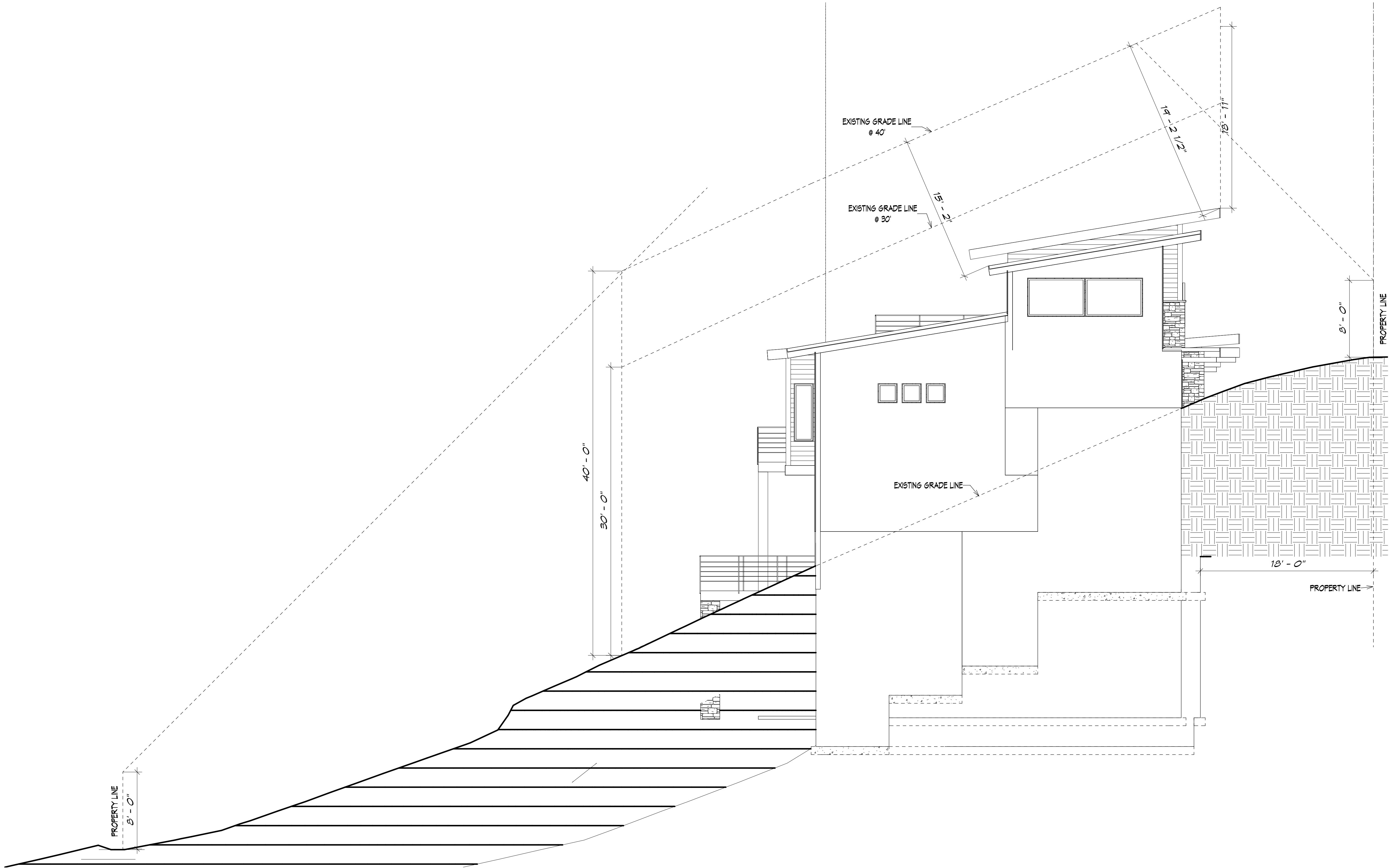


FRONT SECTION

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ABOVE GRADE FOOTAGE: 3,483	
Date	JAN. 2019
Drawn by	DSW
PRINTED: 4/30/2019 4:05:13 PM	FRUIT ROOM: 70 PRECAST: 854 SUB BASE: 1,299
Sheet 91 of 42	LOWER LEVEL: 2,307 MAIN LEVEL: 2,453 UPPER LEVEL: 1,030 TOTAL: 8,013
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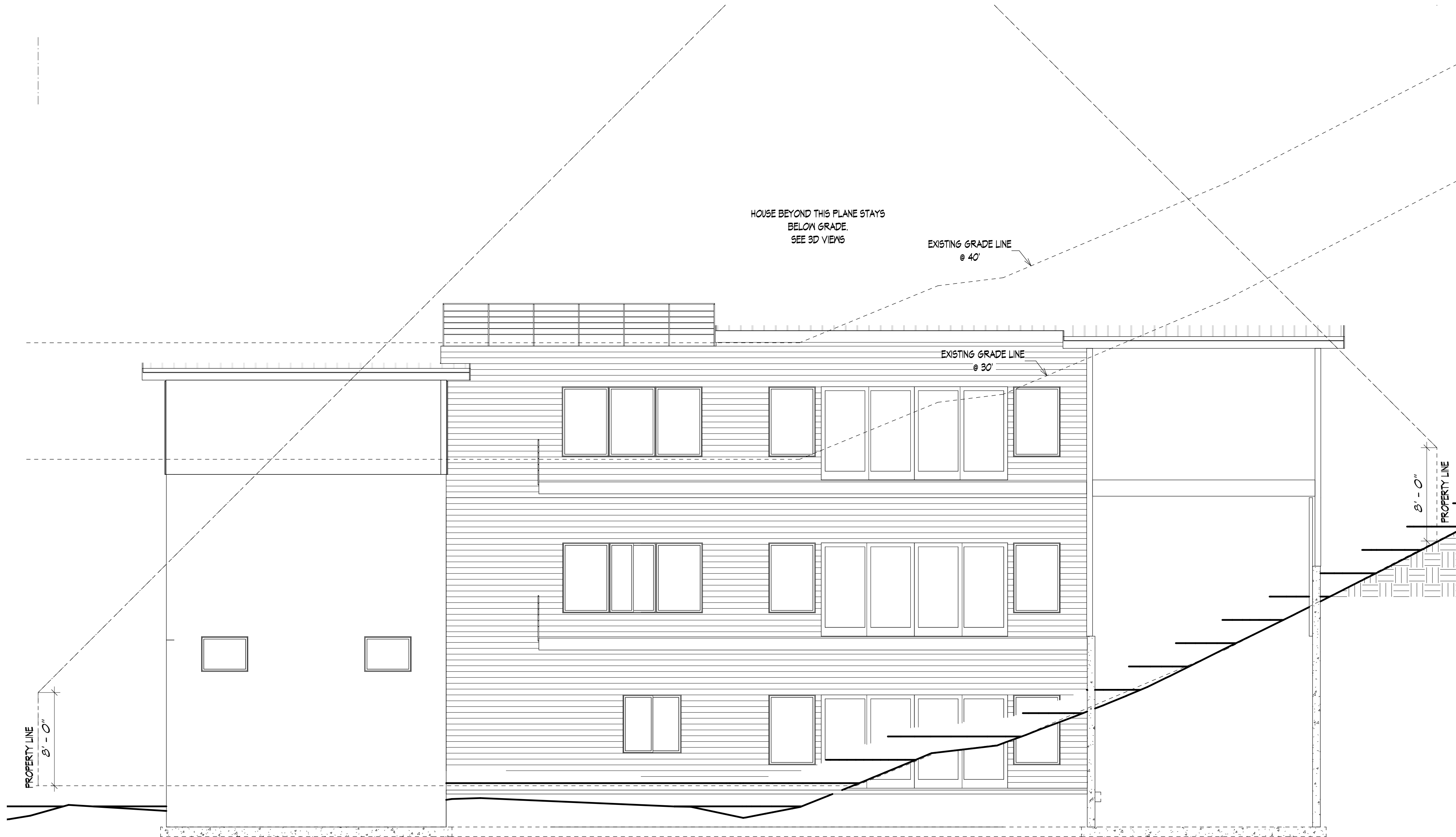
KEYNOTES

PROJECT NAME	
Designed for	
Gary & Nazeli Manukyan	
ABOVE GRADE FOOTAGE: 3,483	
Date	JAN. 2019
Drawn by	DSW
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LEFT SIDE SECTION

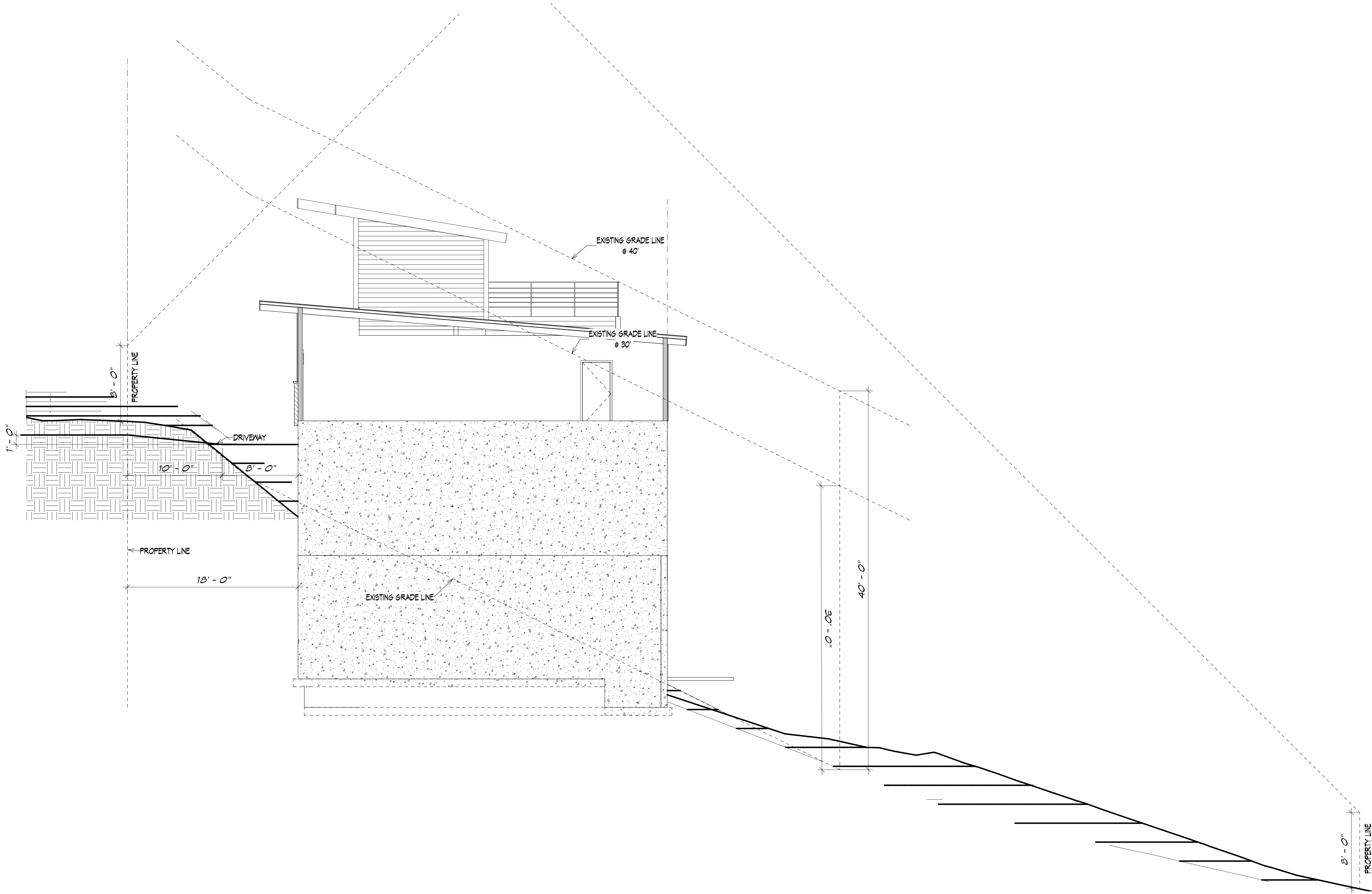
KEYNOTES



REAR SECTION

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Date JAN. 2019	
Drawn by DSW	
PRINTED: 4/30/2019 4:05:14 PM	FRUIT ROOM: 70 PRECAST: 854 SUB BASE: 1,299
Sheet 93 of 42	LOWER LEVEL: 2,307 MAIN LEVEL: 2,453 UPPER LEVEL: 1,030 TOTAL: 8,013
SCALE: 3/16" = 1'-0"	

KEYNOTES



RIGHT SIDE SECTION

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ABOVE GRADE FOOTAGE: 3,483	
Date	JAN. 2019
Drawn by	DSW
PRINTED: 4/30/2019 4:05:14 PM	FRUIT ROOM: 70 PRECAST: 854 SUB BASE: 1,299
Sheet 9 of 42	LOWER LEVEL: 2,307 UPPER LEVEL: 1,030 TOTAL: 8,013
SCALE: 3/16" = 1'-0"	

NOTE!
FOOTAGE NUMBERS
REFLECT OUTSIDE
OF FRAMING

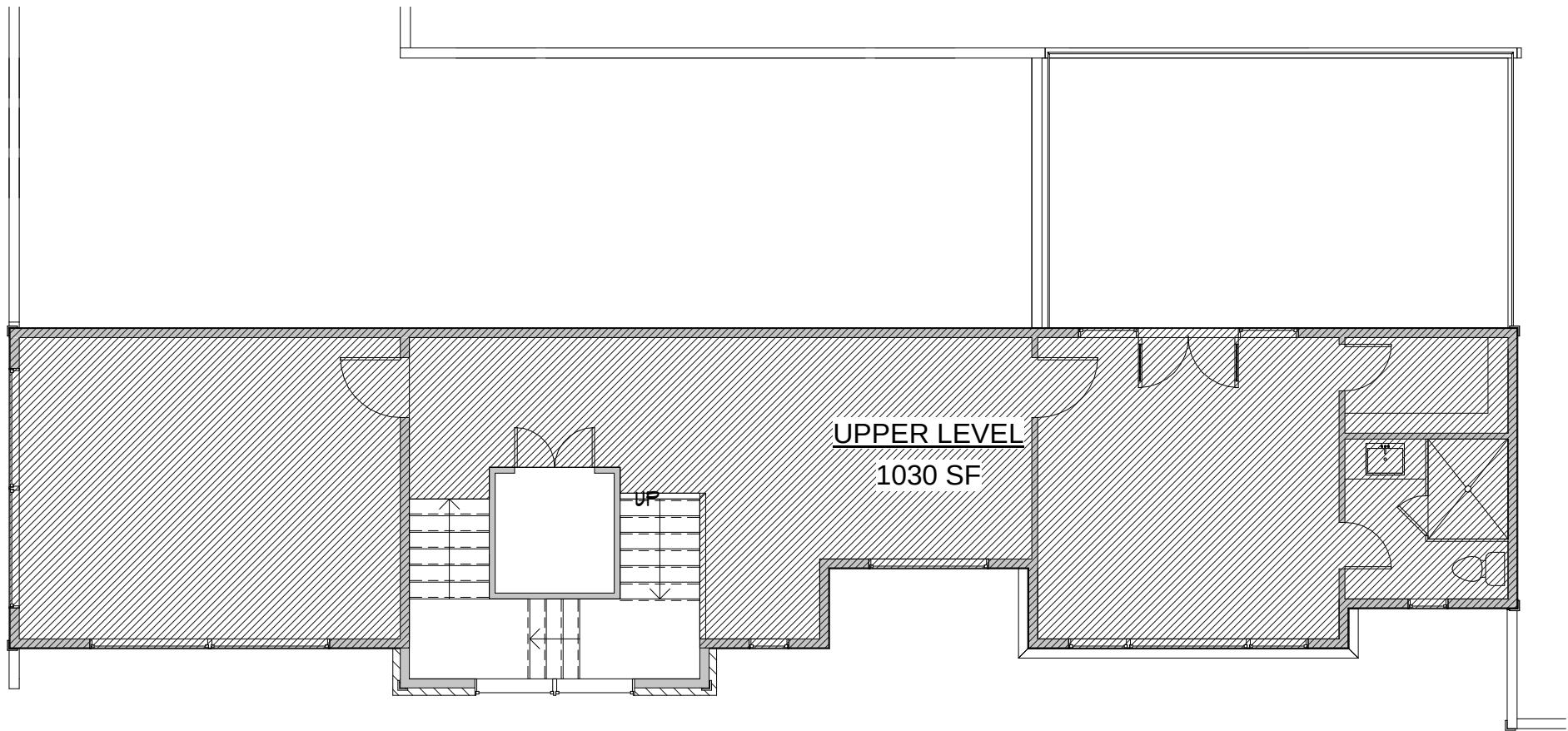
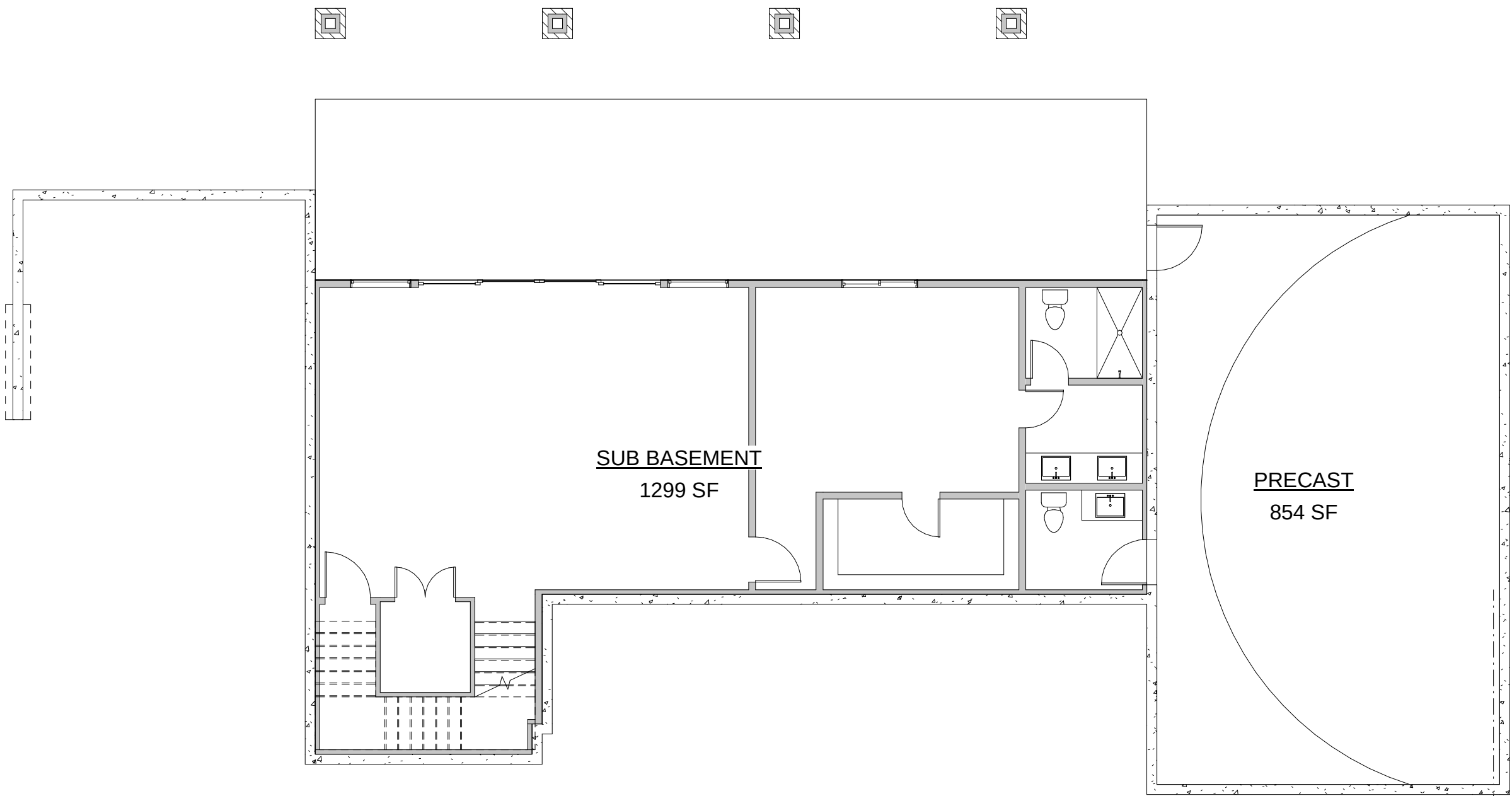
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WALKER
HOME DESIGN

801-930-9499 office

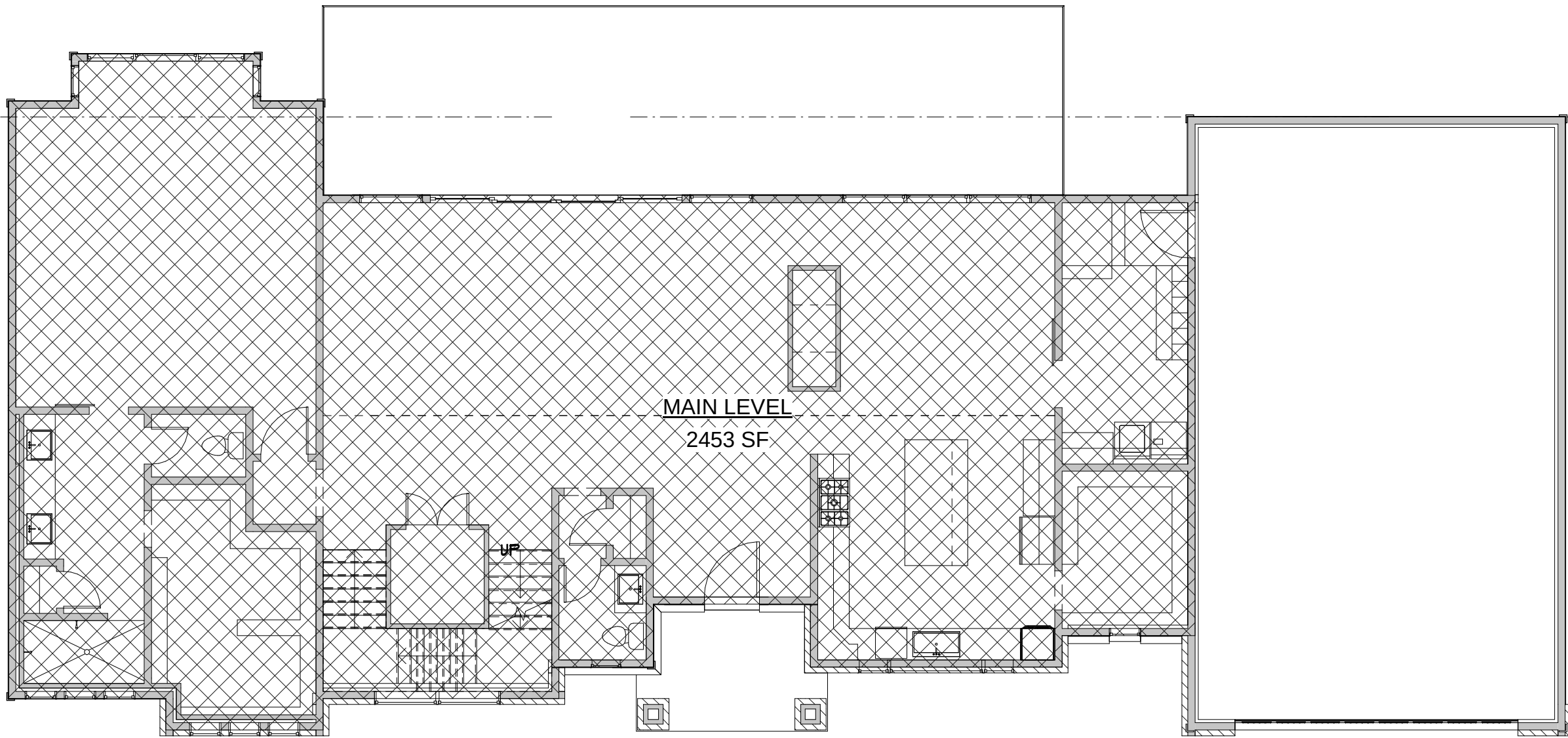
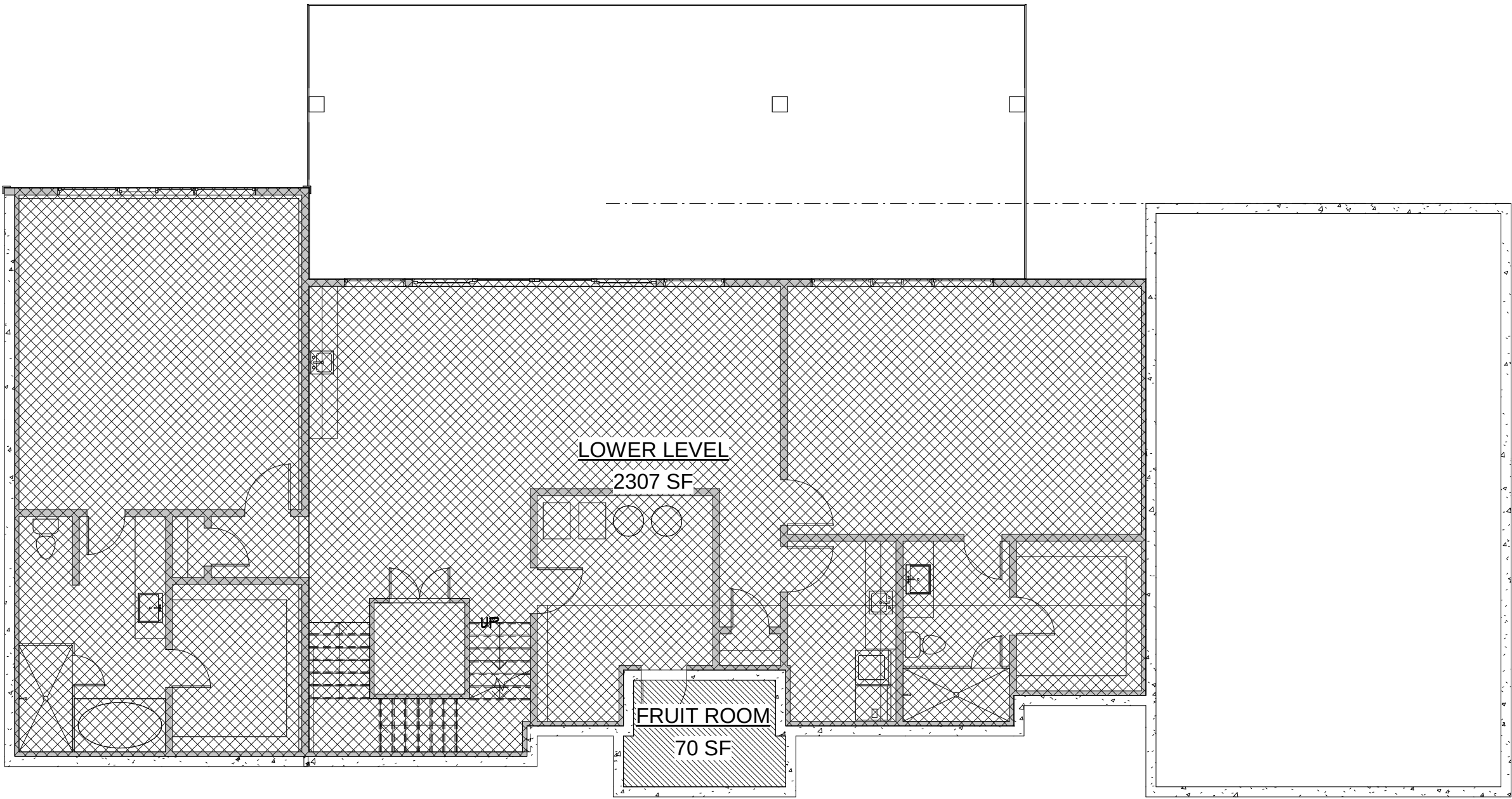
www.walkerhomedesign.com

KEYNOTES



FOOTAGES

- FRUIT ROOM
- LOWER LEVEL
- MAIN LEVEL
- PRECAST
- SUB BASEMENT
- UPPER LEVEL



FLOOR PLAN FOOTAGES

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Designed for

Gary & Nazeli
Manukyan

ABOVE GRADE FOOTAGE: 3,483

Date

JAN. 2019

Drawn by

DSW

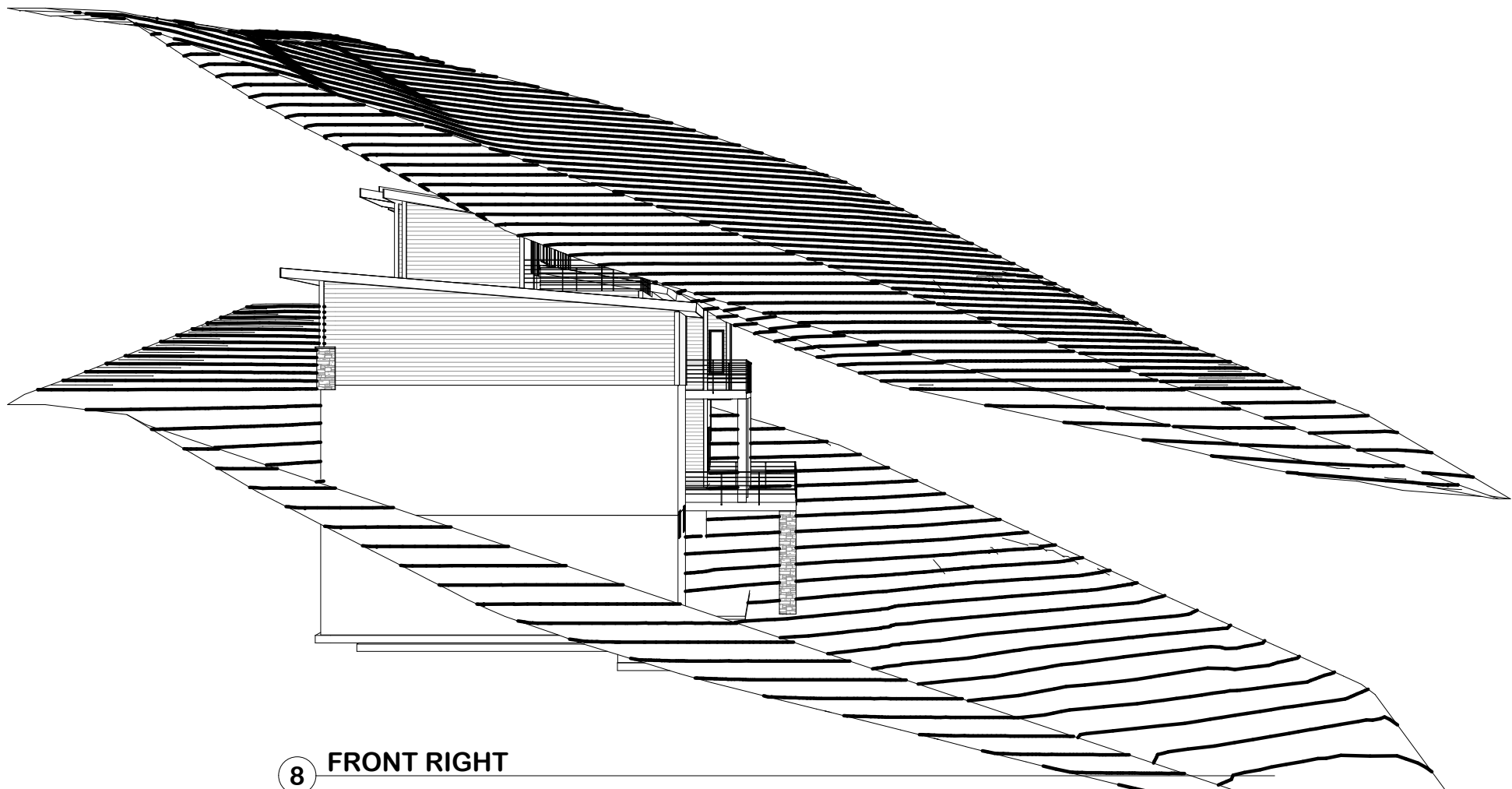
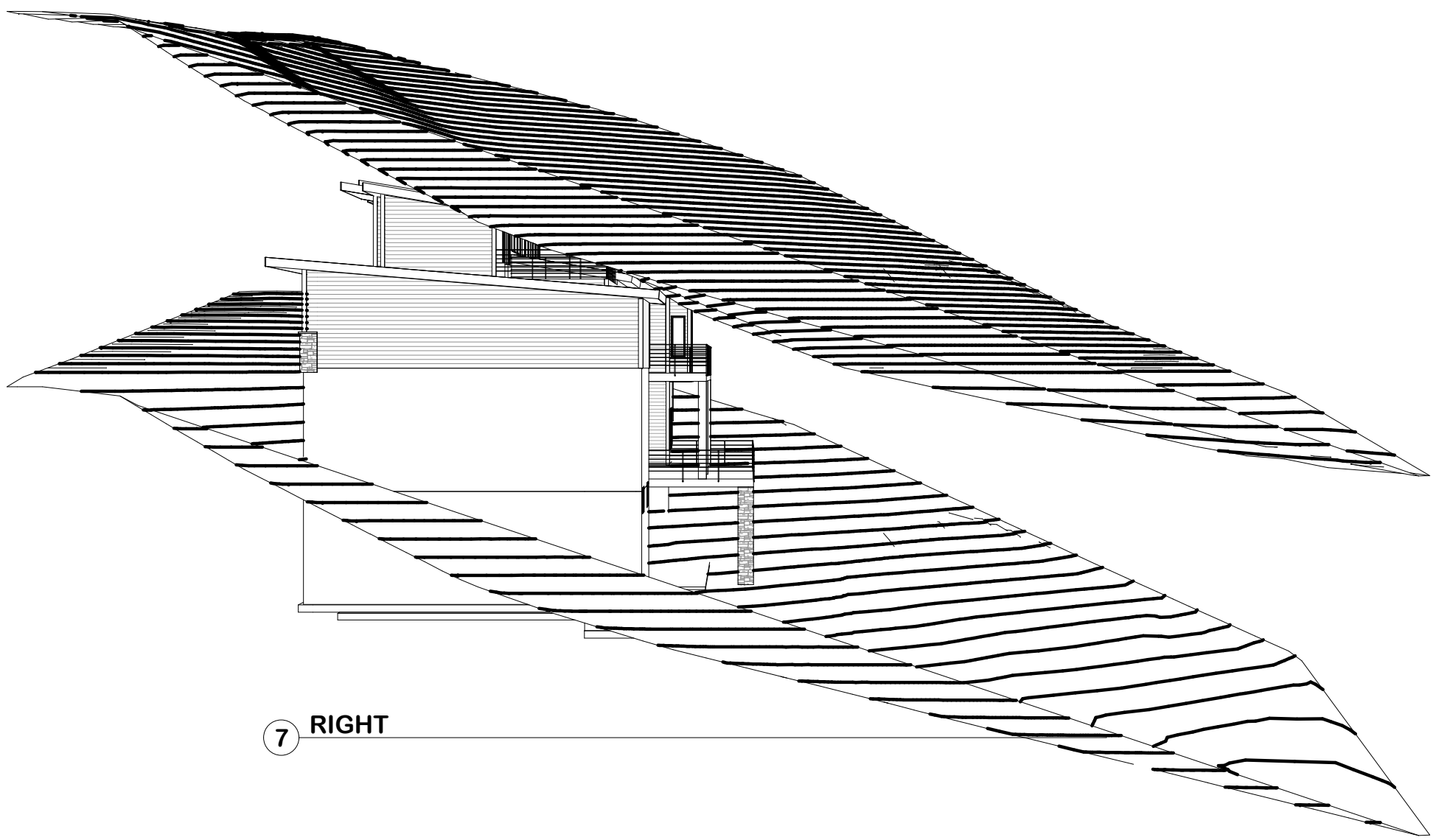
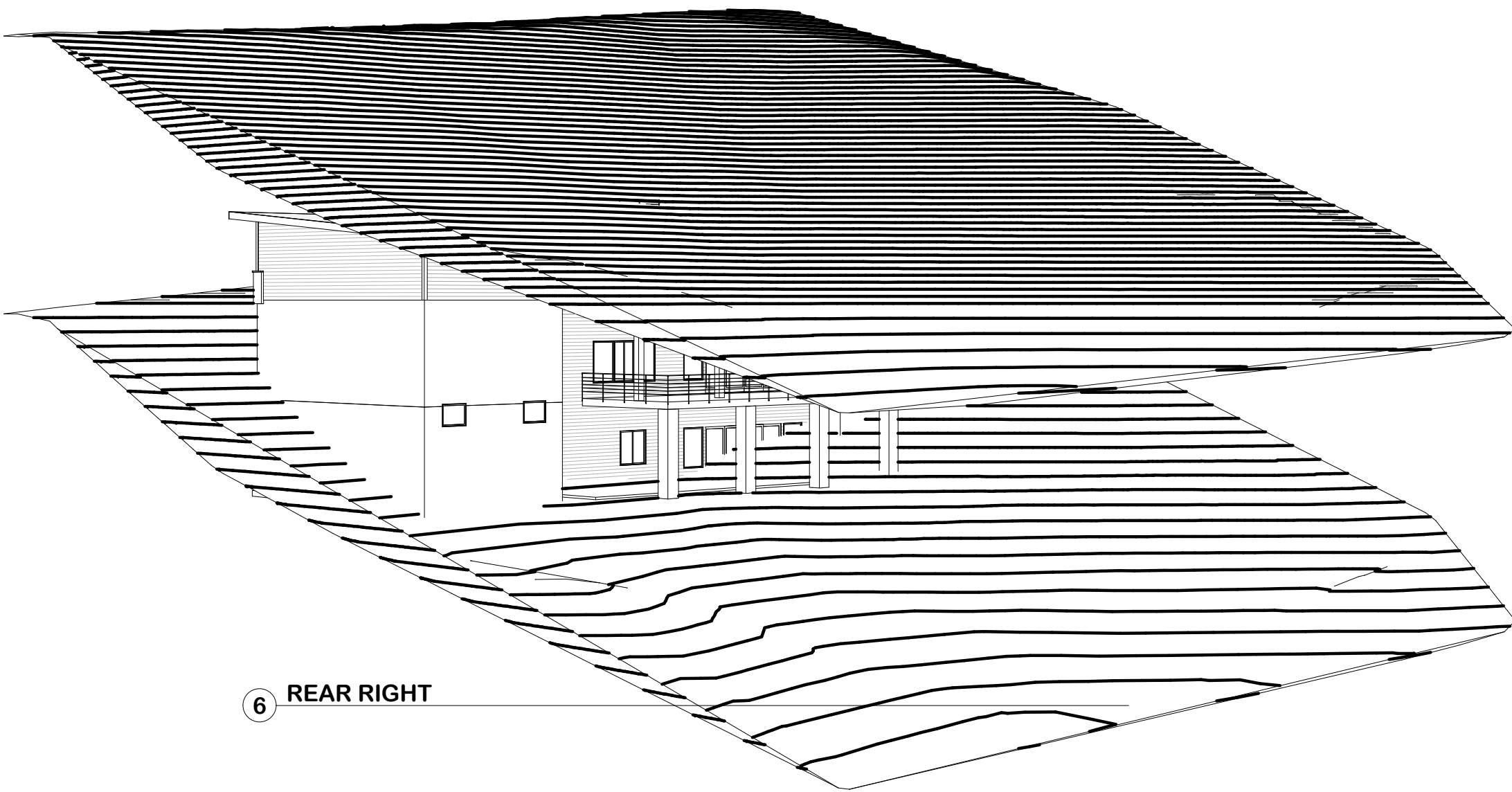
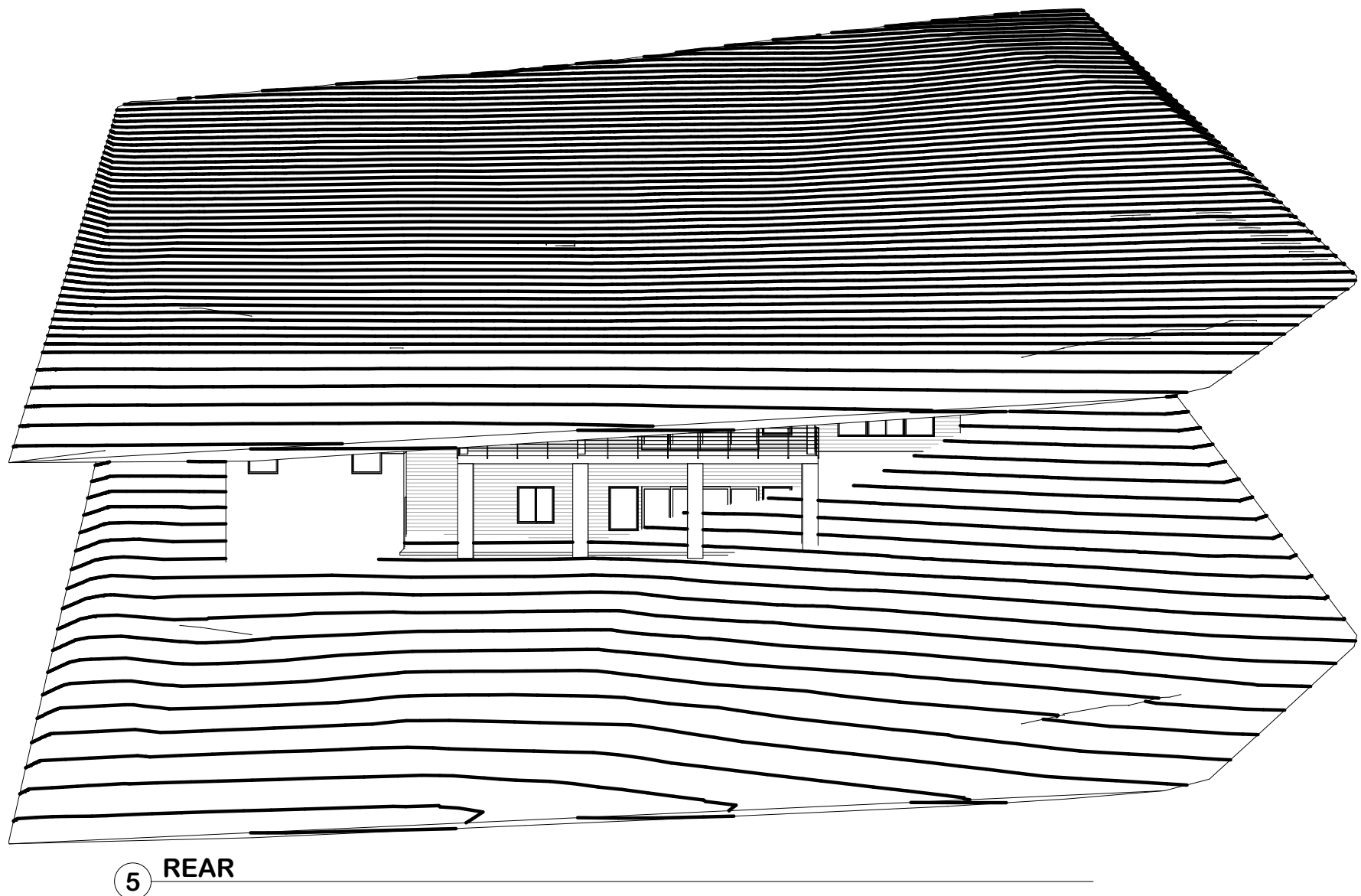
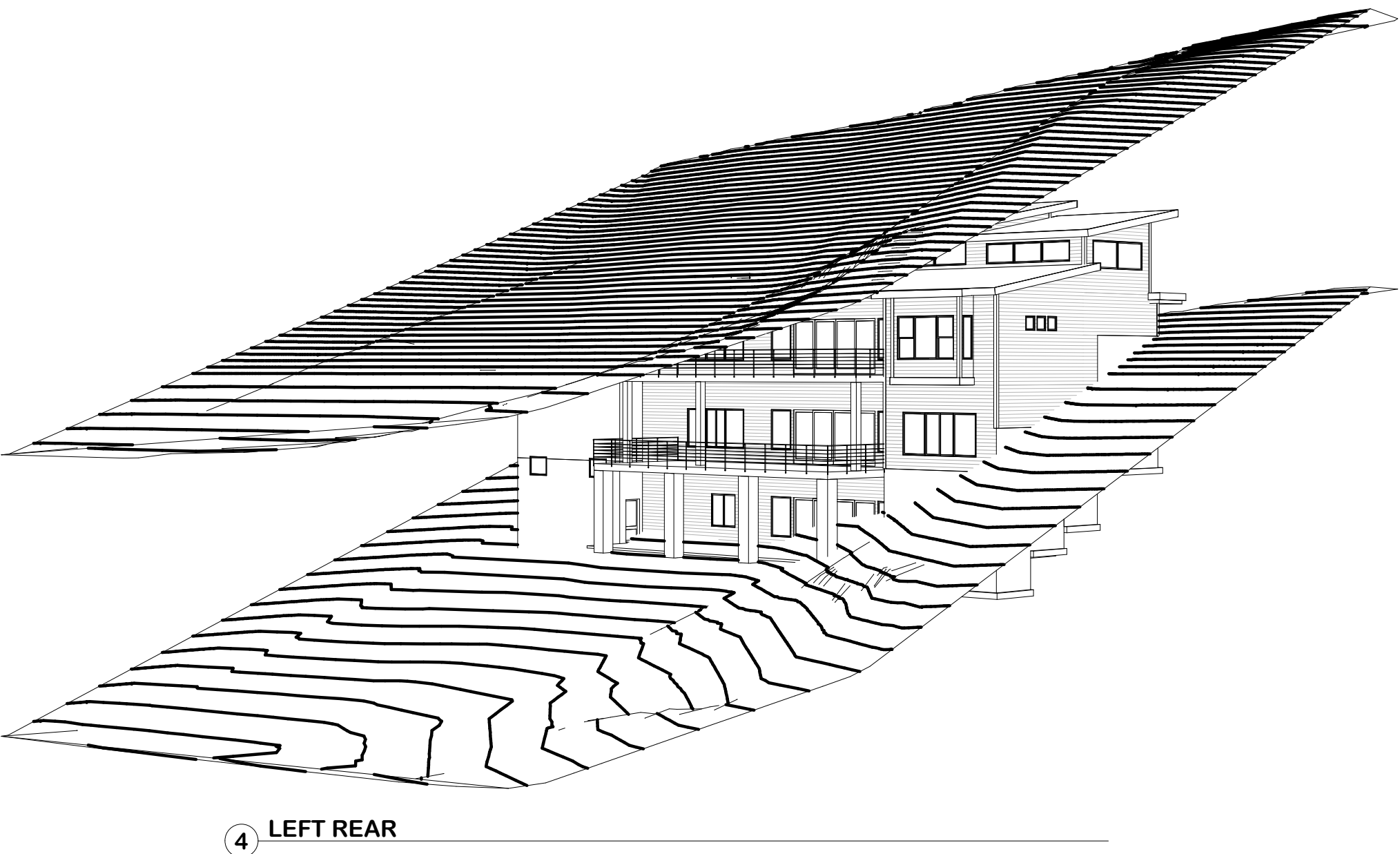
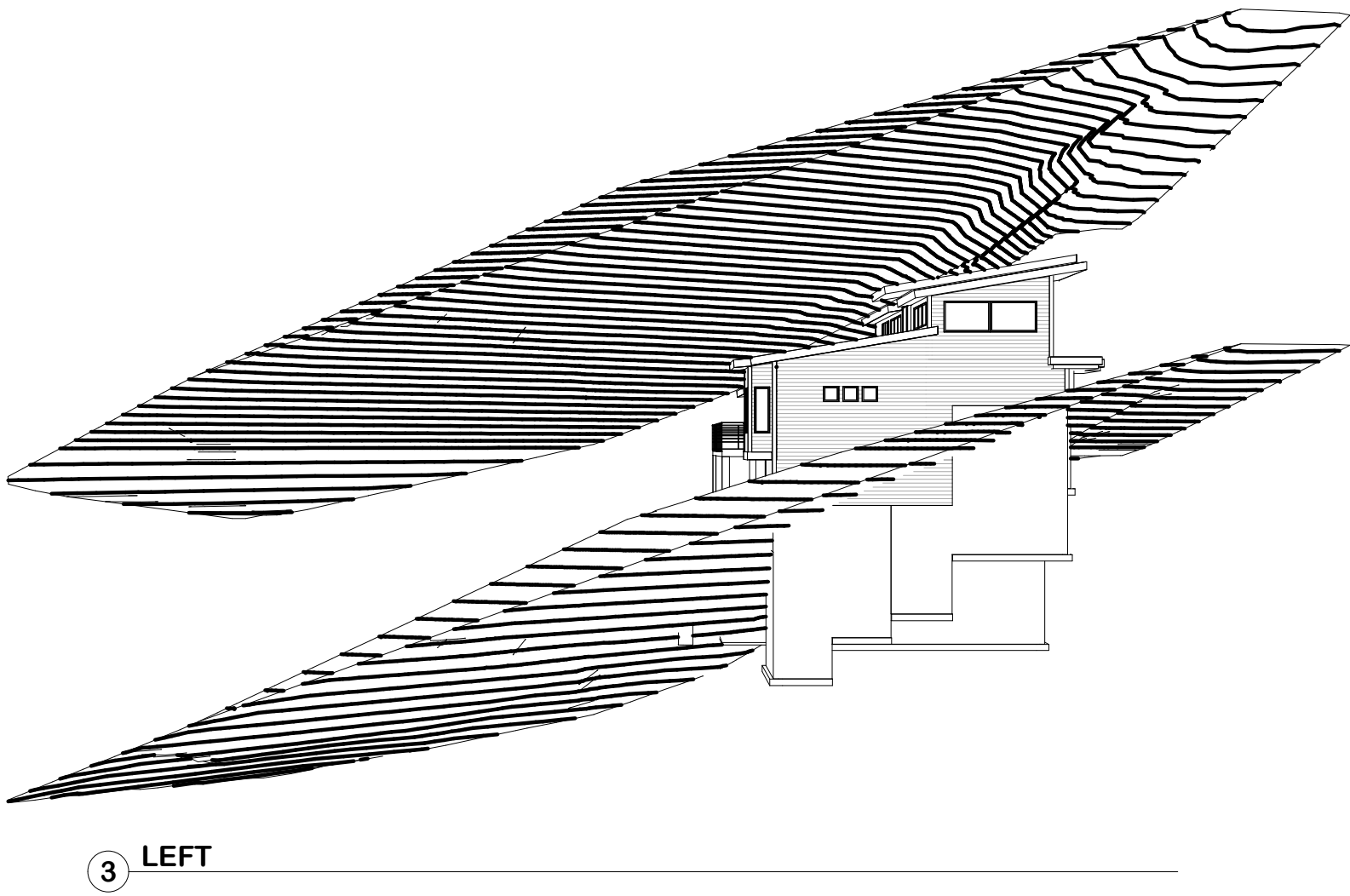
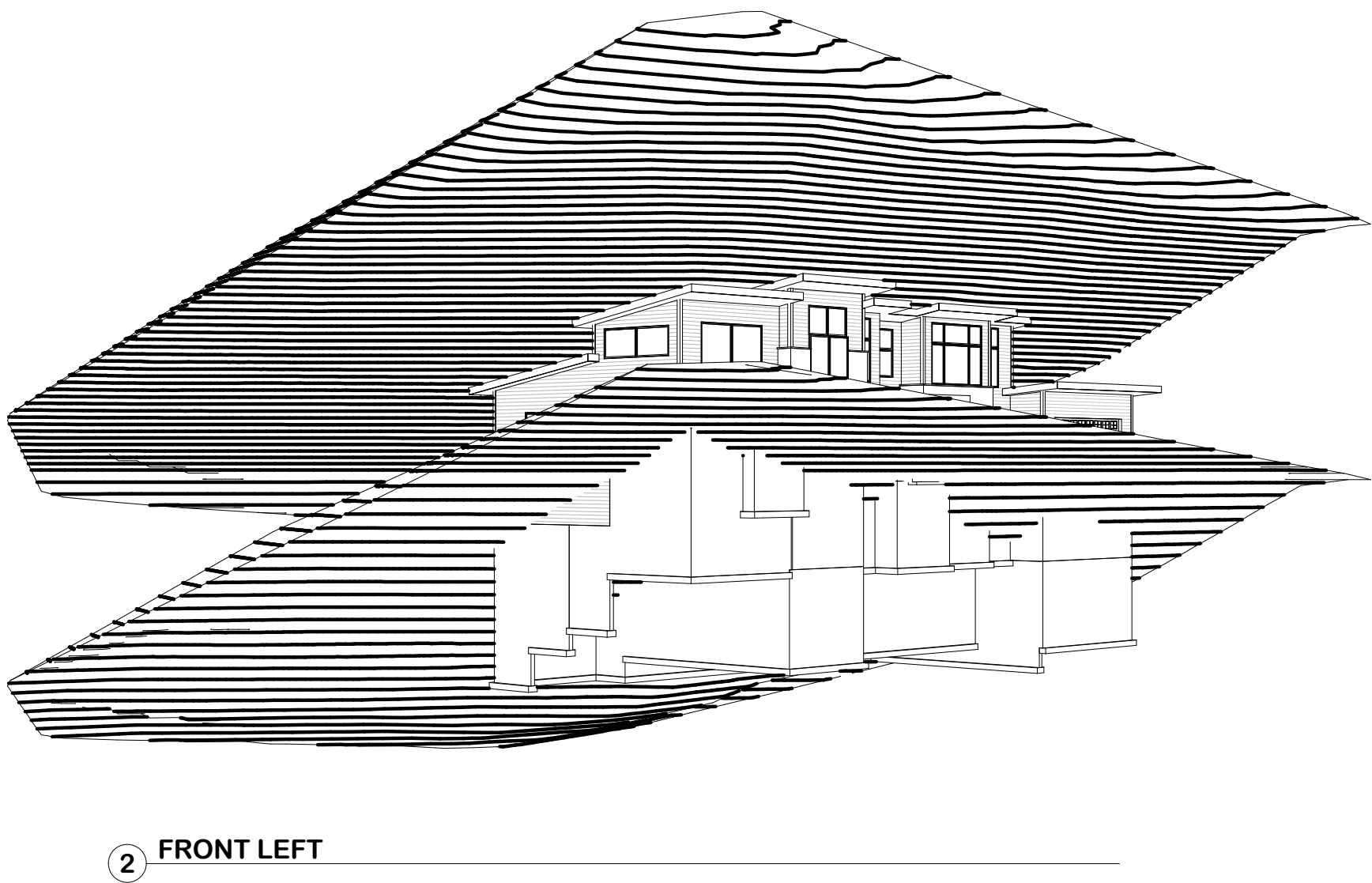
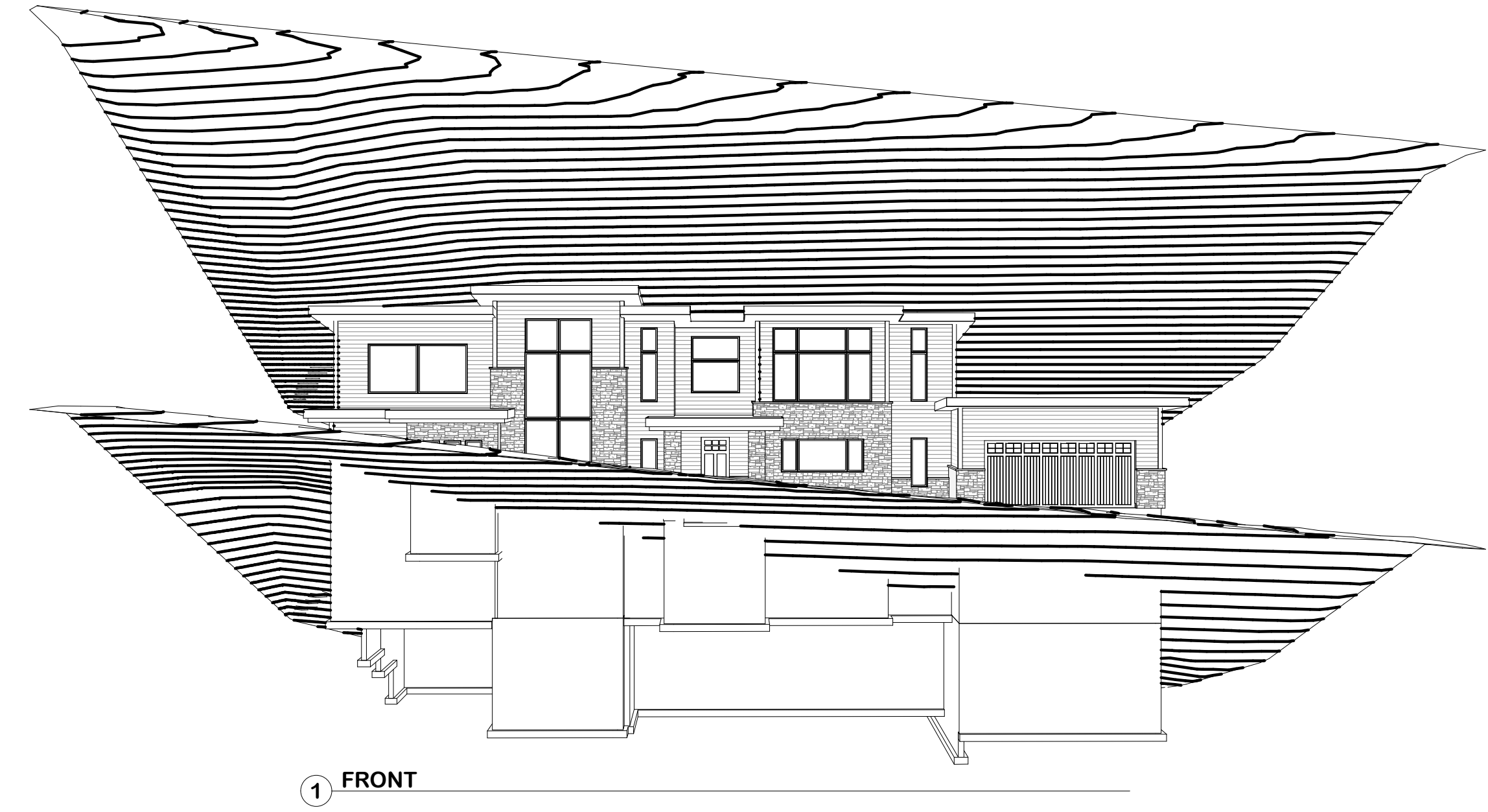
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FRUIT ROOM: 70
PRECAST: 854
SUB BASE: 1,299
LOWER LEVEL: 2,307
MAIN LEVEL: 2,453
UPPER LEVEL: 1,030
TOTAL: 8,013

Sheet

13
of 42

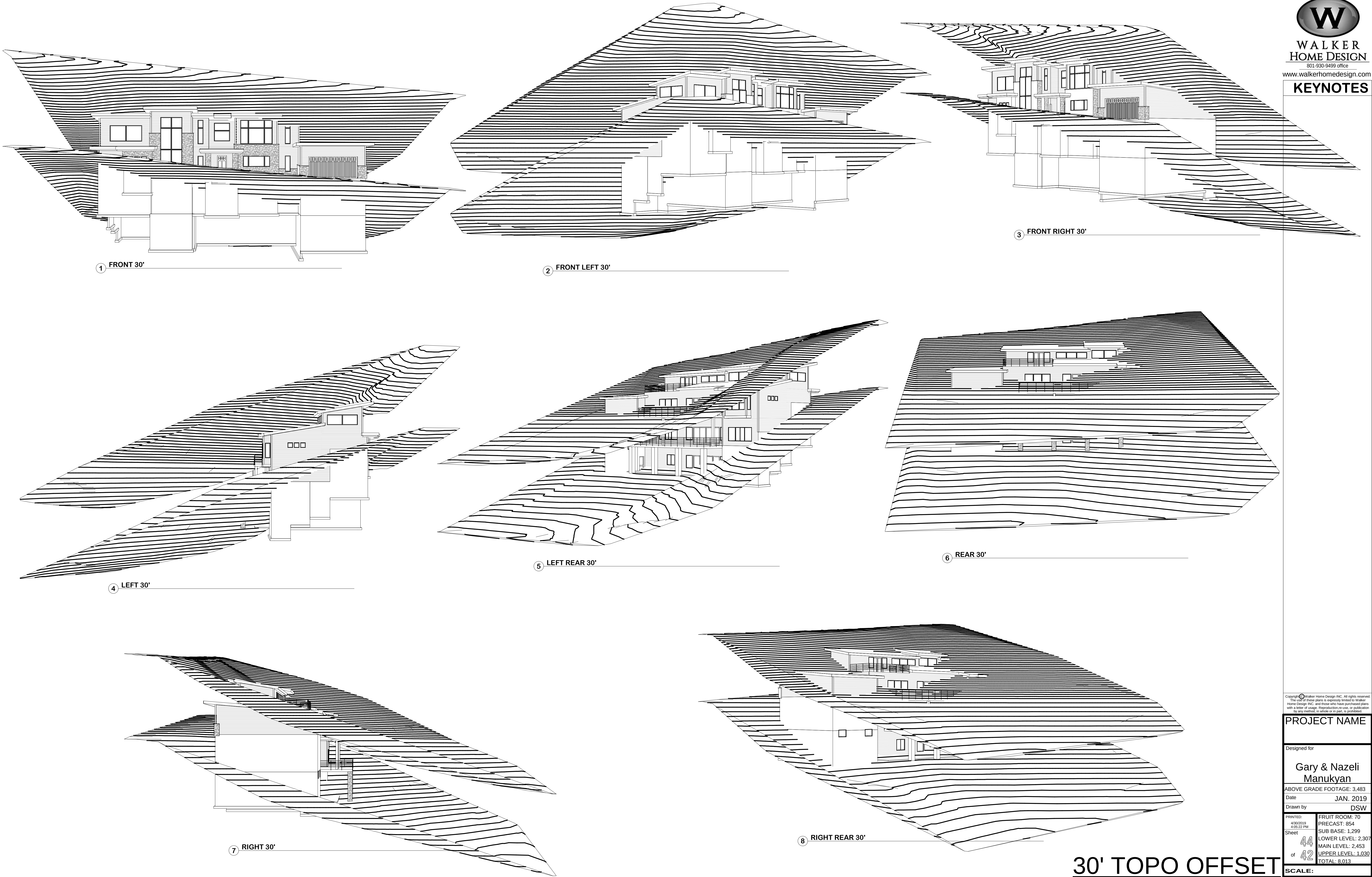
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40' TOPO OFFSET

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Date JAN. 2019	
Drawn by DSW	
PRINTED: 4/30/2019 4:05:19 PM	FRUIT ROOM: 70 PRECAST: 854 SUB BASE: 1,299
Sheet 43 of 42	LOWER LEVEL: 2,307 MAIN LEVEL: 2,453 UPPER LEVEL: 1,030 TOTAL: 8,013
SCALE:	

KEYNOTES



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Date	JAN. 2019
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Chapter 19.71 RESIDENTIAL COMPATIBILITY OVERLAY ZONE

19.71.010 Purpose Of Provisions

19.71.020 Overlay Zone, Scope And Application

19.71.030 Option A General Standards; Planning And Development Services Review

19.71.040 Option B Deviations From General Standards Based On Neighborhood Compatibility

19.71.050 Option C Special Exception; Planning Commission Review

19.71.060 Definitions

19.71.010 Purpose Of Provisions

- A. The general purpose of the residential compatibility overlay zone ("RCOZ") is to promote public welfare and to balance neighborhood compatibility with the private property interests of those who wish to expand, develop, improve or otherwise make exterior modification to their residential property.
- B. Recognizing the wide variation of circumstances incident to a residential application and the need for architectural freedom, the City is adopting a three-tiered approach:
 1. Option A provides for strict standards of height, area, and setback with permits issued by the Salt Lake County planning and development services division when acting on behalf of the City (the "division").
 2. Option B allows the division on behalf of the City to consider deviations from one or more of the standards provided in Option A based upon the compatibility of the proposed residential application with other houses in the immediate neighborhood.
 3. Option C allows a planning commission to consider at a public hearing a special exception for unusual or extraordinary circumstances that justify deviations from one or more of the limitations under Options A and B.

19.71.020 Overlay Zone, Scope And Application

- A. Geographic Area of Application. Maps delineating the boundaries of the RCOZ are attached to the ordinance from which this chapter derived as Appendix A and will remain on file with the division. Such maps, as amended, are a part of this title as if fully described and detailed herein. Additional areas may be approved by the council.
- B. Development Activities Covered. The standards and regulations contained in this chapter shall apply to all residential development, exterior remodeling and new construction projects commenced after the effective date of this chapter in the RCOZ, according to the zones listed in Table I below.
- C. Applicability to Lots of Record. The standards and regulations contained in this chapter shall apply to all legally subdivided lots, including those that were recorded prior to the enactment of this chapter.
- D. Exemption for Previous Residential Development. Noncomplying additions or expansions of buildings or structures commenced or completed prior to the enactment of this chapter are exempt from the requirements of this chapter.
- E. Inconsistent Provisions. When the provisions of this chapter are inconsistent with provisions found in any other chapters of City ordinances, the most restrictive provisions shall apply.

19.71.030 Option A General Standards; Planning And Development Services Review

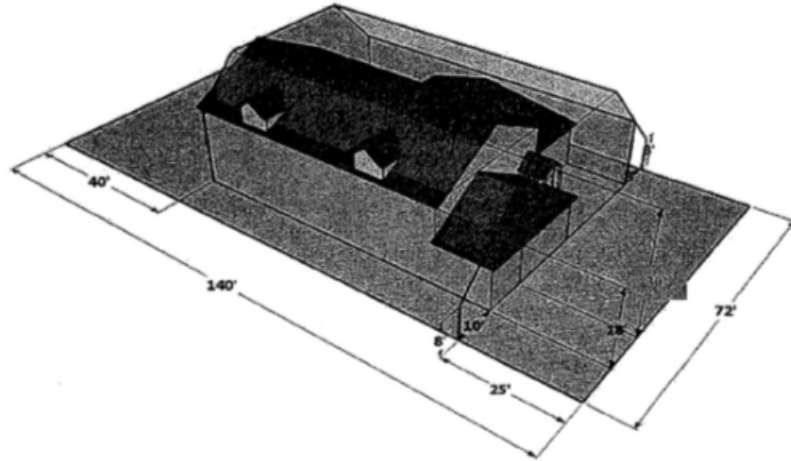
- A. Application. Any person seeking to build a new residential structure or to significantly reconstruct, renovate or rebuild an existing structure in any zone listed in Table I shall obtain land-use approval from the division. An applicant may seek a determination of the applicable limits under Option A from the division prior to the submission of any building plans.

Attachment 3.2

B. Standards. Unless applying for approval under Option B or Option C, all applications shall comply with the following minimum standards:

1. Maximum Building Height. Each point on the highest ridge of the structure shall be no more than that specified in Table I, column (b) for the zone in which the property is situated. Maximum building height shall be measured in feet from that point on the original grade vertically below the referenced ridge height (not including chimneys and vent stacks).
2. Maximum Lot Coverage. The lot coverage of all structures on the lot shall be not more than the percentages given in Table I, column (d).
3. Front Yard. The minimum front yard setback shall be as specified in the applicable City code.
4. Side Yard. The combined side yard setbacks for any main structure shall be at least twenty-five percent of the lot width with no side setback less than eight feet. For purposes of this provision, "lot width" is the diameter of the largest circle that can be inscribed entirely within the lot, not including streams, floodplains, wetlands, areas of thirty percent slope or greater or other natural hazard areas. No extensions, bay windows or similar building elements may encroach into the required setbacks under Option A, except for (a) attached air conditioning units, electrical boxes, utility meters and the like and (b) roof overhangs or eaves that extend no more than two feet into the area of the minimum side setback.
5. Rear Yard. The minimum rear setback of the primary residence and any accessory building shall be as specified in the applicable City code.
6. Building Envelope. The height of all structures is further limited by the building envelope created by starting at a point eight feet above ground at each point on the property line of the lot and extending on a line at a forty-five degree angle from the vertical toward the interior of the lot, the projection of such line on the horizontal plane of the lot to be perpendicular to the property line. The entire building must fit under this envelope except for dormers and gables that satisfy the following limitations:
 - a. A dormer may exceed the graduated height envelope, provided:
 - (1) The width of the dormer is no more than fourteen feet;
 - (2) With multiple dormers, the distance to the front, or side edges of the roof is at least one-half the distance between dormers; and
 - (3) The dormer is no higher than the ridge of the roof.
 - b. A gable may exceed the graduated height envelope, provided:
 - (1) The height of the gable is no more than 1.75 times higher than the point where the graduated height envelope intersects the gable; and
 - (2) The height of the gable is less than the maximum building height.
7. Mass and Scale. To avoid a large, continuous building mass of uniform height; no portion of any building shall continue more than forty feet horizontally without a minimum of an eighteen-inch break in the roofline or an architectural element such as an overhang, projection, inset, material and textural change to create shadow patterns along the elevation of the building. The elements required by this section are in addition to all other requirements under this Part.
8. Accessory Building. Accessory buildings shall meet all of the requirements established in MKZ 19.14.070 and the building envelope and lot coverage requirements of this chapter.

9. The following figure depicts selected building limitations as described above and is for illustrative purposes only:



HISTORY

Amended by Ord. [18-35](#) on 6/11/2018

19.71.040 Option B Deviations From General Standards Based On Neighborhood Compatibility.

- A. Application. To obtain division approval of deviations from one or more of the requirements of MKZ 19.71.030.B.1, B.2, B.3 or B.4, an applicant must file a separate application in compliance with the corresponding conditions of Subsections D.1, D.2, D.3 or D.4. An applicant may seek a pre- determination of the allowable deviations for proposed construction under Option B from the division prior to submitting building plans.
- B. Evidence. Compliance with the corresponding conditions of Option B must be established by reliable photographic, engineering, architectural or other evidence from the proximate neighborhood.
- C. Deviations from Other Option A Requirements. No deviations from the Option A requirements of MKZ 19.71.030.B.5 through B.8 may be approved by the division.
- D. Permissible deviations from maximum building height, maximum lot coverage and minimum front and side setbacks under Option B are:
1. Maximum Building Height. The maximum building height that may be approved by the division under Option B is the lesser of:
 - a. Three feet plus the average maximum ridge height of residential structures that are on six lots of applicant's choice that:
 - (1) Are within the proximate neighborhood of the subject property, as defined in MKZ 19.71.060.B; and
 - (2) For which the applicant provides adequate evidence of the maximum building height, as defined in this chapter; or
 - b. The heights specified in column (c) of Table I for the applicable zone.
 2. Maximum Lot Coverage. The maximum lot coverage is 1.15 times the average of the lot coverage percentages of residential structures that are on six lots of applicant's choice that are within the proximate neighborhood of the subject property, such coverage not to exceed the percentages specified in Table I, column (e) for the applicable zone.
 3. Minimum Front Setback. The minimum front setback is the average of the front setbacks of residential structures that are on six lots of applicant's choice that are within the proximate neighborhood of the subject property.
 4. Minimum Side Setbacks. Subject to the twenty-five percent requirement of MKZ 19.71.030.B.4, the minimum side setback is the average of the shorter side setback of residential structures that are on six lots of applicant's choice that are within the proximate neighborhood of the subject property, but in no event may it be less than six feet.
 5. Approval of more than one deviation from subsections D.1 through .4 must use the same six lots from the proximate neighborhood to support the requested deviations, whether or not requests for multiple deviations are in one or separate applications.

E. Table I below summarizes and further defines lot coverage and distance in the various zones under Options A and B:

ZONE (a)	OPTION MAXIMUM BUILDING HEIGHT ⁽¹⁾ (b)	OPTION MAXIMUM BUILDING HEIGHT ⁽¹⁾ (c)	OPTION MAXIMUM LOT COVERAGE ⁽²⁾ (d)	OPTION MAXIMUM LOT COVERAGE ⁽²⁾ (e)	OPTION PROXIMATE NEIGHBORHOOD ⁽³⁾ (f)
R-1-5	28 ft.	33 ft.	35%	40%	100 ft.
R-1-6	28 ft.	33 ft.	35%	40%	100 ft.
R-1-8	28 ft.	33 ft.	33%	38%	150 ft.
R-1-10	30 ft.	35 ft.	31%	36%	175 ft.
R-1-21	32 ft.	37 ft.	25%	30%	200 ft.
R-1-43	35 ft.	40 ft.	23%	28%	300 ft.
R-2-6.5	28 ft.	33 ft.	40%	45%	100 ft.
R-2-8	28 ft.	33 ft.	38%	43%	150 ft.
R-2-10	30 ft.	35 ft.	35%	40%	175 ft.
A-1	30 ft.	35 ft.	31%	36%	175 ft.

(1) Main dwelling

(2) All structures

(3) Radial distance from property boundaries

19.71.050 Option C Special Exception; Planning Commission Review

A. An applicant whose proposed residential structure meets neither the requirements of Option A nor of Option B may seek extraordinary relief and exceptions to the limitations of MKZ 19.71.030.B.5, B.6, or B.7 or MKZ 19.71.040.D.1, D.2, D.3 or D.4 by submitting an original and seven copies of an application to the applicable planning commission setting forth in detail:

1. The specific provisions from which the applicant seeks exceptions and the requested relief;
2. Detailed information and explanation establishing that:
 - a. The proposed residence will be in harmony with the purpose of this chapter, the general plan and any other land use document applicable to the area.
 - b. The proposed residence will be compatible with existing residential development within a reasonable distance in terms of height, mass and lot coverage, with particular focus on the proximate neighborhood.
 - c. The proposed residence will not be detrimental to the health, safety and general welfare of persons residing within a reasonable distance, with particular focus on the proximate neighborhood.
 - d. Each point on the highest ridge of the structure will be no more than forty feet above the point on the original grade vertically below it (with allowances for chimneys and vent stacks).
 - e. The front yard setback will be at least eighteen feet.
3. Additional factors that the planning commission may consider in deciding whether to grant an exception under this Part include:
 - a. Unusual lot shape;
 - b. Unusual or difficult terrain;
 - c. Drainage problems;
 - d. Situations that appear not to be clearly addressed by the provisions of Options A or B.

4. An application for an exception under this Option C will be subject to a public evidentiary hearing before the planning commission, for which notice of no less than ten days prior to the hearing will be given to:

- a. All property owners appearing on the latest plat in the Salt Lake County recorder's office who own property within three hundred feet of the boundary of the subject lot; and
- b. The chair of the community council for the area in which the subject lot is located.

B. A decision on the application shall be based on the evidence presented at the hearing. The burden of proof shall rest with the applicant. The planning commission may impose such conditions and limitations upon the approval of an exception to the requirements of this chapter necessary to prevent or mitigate adverse effects on other properties in the neighborhood of the subject properties, consistent with the standards of this chapter.

19.71.060 Definitions

For the purposes of this chapter, the following terms shall have the following meanings:

- A. "Residential lot" means a legal lot included in one of the zones listed in Table I, column (a).
- B. "Proximate neighborhood" of a subject lot means every residential lot, excluding the subject lot, which is within the distance from the subject lot specified in Table I, column (d). For the purpose of calculating maximum building height only, an immediately adjacent multi-resident structure such as an apartment or condominium building may be considered part of the proximate neighborhood.
- C. "Lot coverage" means the measurement of land use intensity that represents the portion of the site occupied by the principal building and all accessory buildings, but excluding all other impervious improvements such as sidewalks, driveways, patios, decks and open porches.

Address	Characteristics	Heights	Approximate Setbacks
Subject Property 	Zone: R-1-10 Extremely steep lot, with areas of slope >40% on the east side of the property. Slopes are shallower toward the west.		

Address	Characteristics	Heights	Approximate Setbacks
4594 S Thousand Oaks Dr 	Zone: R-1-21 Built in 1984, pre-RCOZ Three-car garage Rear side of home is an imposing presence on Jupiter Drive.	2+ stories at front; 4 stories at rear. This home may exceed the RCOZ height envelope on the west side, owing to the steep slopes on the side.	Front: 20 feet North Side: 16 feet South Side: > 100 feet Rear: 36 feet

Address	Characteristics	Heights	Approximate Setbacks
4580 S Thousand Oaks Dr 	Zone: R-1-10 Built in 2008, pre-RCOZ Three-car garage Home was built below-grade. This lot has similar topography as the subject lot, but appears to be not as steep.	Built below grade 3 stories at rear.	Front: 20 feet North Side: 15 feet South Side: 13 feet Rear: 30 feet
4570 S Thousand Oaks Dr 	Zone: R-1-10 Built in 2014, subject to RCOZ Three-car garage	Built mostly below grade 3 stories at rear.	Front: 20 feet North Side: 6 feet South Side: 30 feet Combined side yards are 31% of lot width.

Address	Characteristics	Heights	Approximate Setbacks
3775 E Thousand Oaks Cir  	Zone: R-1-21 Built in 1979, pre-RCOZ Three-car garage Corner Lot	1 story at front, 3 stories at rear.	Front: 25 feet North Side: 15 feet Corner Side: ~ 50 feet Rear: 35 feet

Address	Characteristics	Heights	Approximate Setbacks
3734 Thousand Oaks Cir 3748-3764 Thousand Oaks Cir 	Zone: R-1-21 3734: Built 1990, pre-RCOZ 2 -car garage	3734: 3 story structure, paralleling slope of hillside.	Front: 28 feet North Side: 8 feet South Side: 68 feet Rear: > 100 feet
4529 S Jupiter Dr 	Zone: R-1-10 Built 1972, pre-RCOZ Three-car garage	2 story structure	Front: 30 feet North Side: 8 feet South Side: 15 feet Rear: 65 feet

Address	Characteristics	Heights	Approximate Setbacks
4537 S Jupiter Dr 	Zone: R-1-10 Built 1972, pre-RCOZ Three-car garage	2 story structure.	Front: 27 feet North Side: 13 feet South Side: 15 feet Rear: 50 feet
4541 S Jupiter Dr 	Zone: R-1-10 Built 2015, subject to RCOZ Three-car garage – garage approximately 25' deep. 4594 Thousand Oaks can be seen in the background of photo.	Three story structure at front.	Front: 32 feet North Side: 10 feet South Side: 8 feet Rear: 30 feet Combined side yards are less than 25% of lot width. This residence may have received an RCOZ B approval.

Address	Characteristics	Heights	Approximate Setbacks
4545 S Jupiter Dr 	Zone: R-1-10 Built 1995, pre-RCOZ Three-car garage 4594 Thousand Oaks can be seen in the background of photo.	Three story structure at front.	Front: 25 feet North Side: 27 feet South Side: 12 feet Rear: 55 feet
4561 S Jupiter Dr 	Zone: R-1-10 Built 1987, pre-RCOZ Two-car garage	Two story structure at front.	Front: 25 feet North Side: 8 feet South Side: 45 feet Rear: 68 feet

Address	Characteristics	Heights	Approximate Setbacks
4546 S Jupiter Dr 	Zone: R-1-10 Built 1972, pre-RCOZ Two-car garage	Single-story at front; 2 story at rear.	Front: 30 feet North Side: 12 feet South Side: 4 feet Rear: 65 feet
4540 S Jupiter Dr 	Zone: R-1-10 Built 1978, pre-RCOZ Two-car garage	Single-story at front; 2 story at rear	Front: 31 feet North Side: 10 feet South Side: 3 feet Rear: 42 feet

Address	Characteristics	Heights	Approximate Setbacks
4532 S Jupiter Dr 	Zone: R-1-10 Built 1975, pre-RCOZ Single story, above grade Two-car garage	Single-story with basement. Rear yard swimming pool that likely significantly altered original grade. Normally, anything in a required setback can only exceed original grade by 18 inches.	Front: 28 feet North Side: 7 feet South Side: 5 feet Rear from House: 38 feet Rear from Pool: 6 feet

Address	Characteristics	Heights	Approximate Setbacks
3829 S Thousand Oaks Cr   	Zone: R-1-10 Built 2017, subject to RCOZ Two-car garage This lot has similar topography as the subject lot, but appears to be not as steep. This site is not in the proximate neighborhood, but has similar characteristics to the subject property.	Single story at front, 3 stories at rear – second story step-back.	Front: 30 feet North Side: 10 feet South Side*: 15 feet Rear: 15 feet Combined side yards are 25% of lot width.* * South side setback includes parking pad that extends substantially above original grade. Normally, anything in a required setback can only exceed original grade by 18 inches.

TYPICAL OVERHANG
18"

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 they are built in

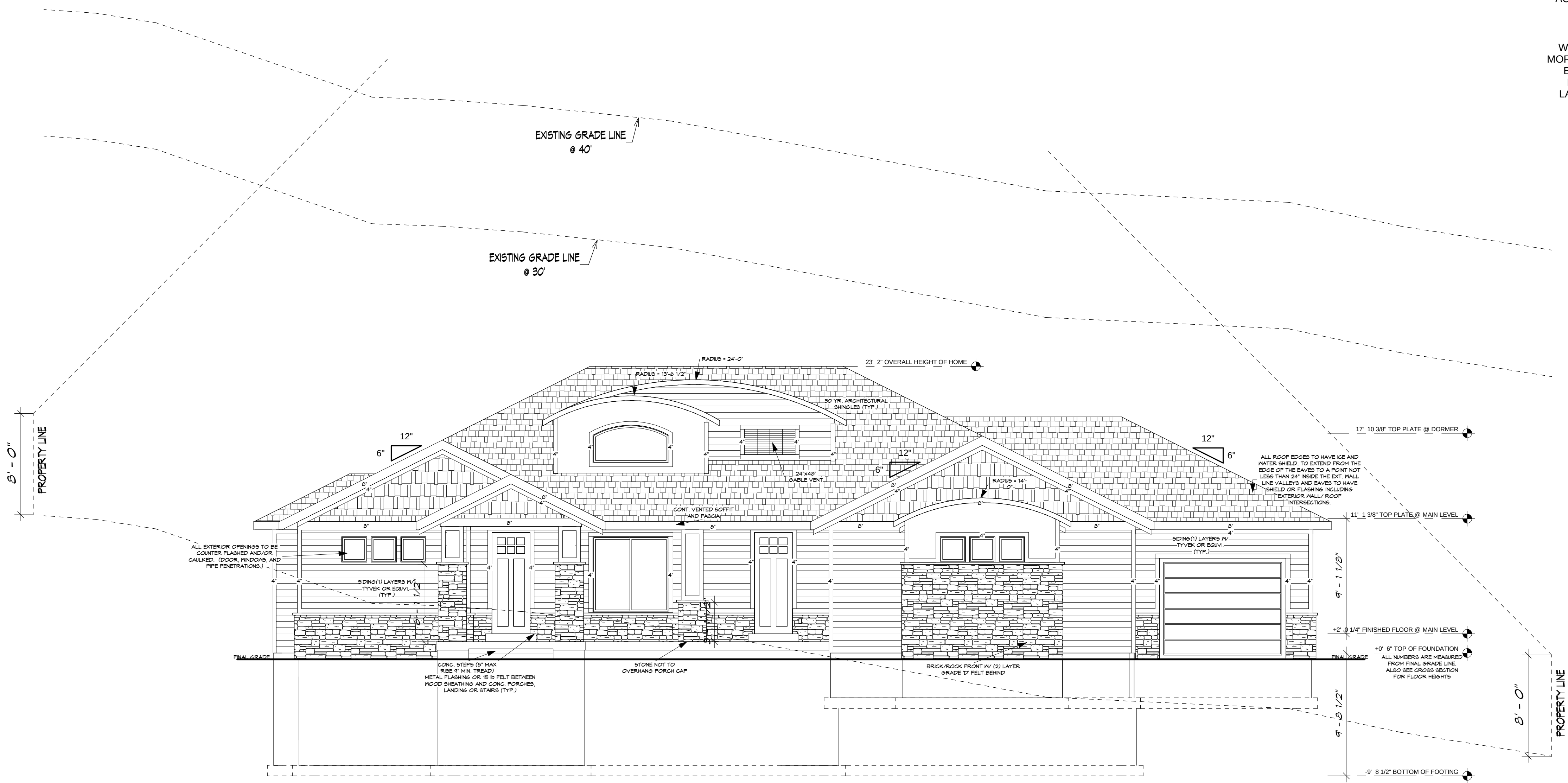
WINDOW HEAD HEIGHTS	
LOWER LEVEL	6'-8" UNO
MAIN LEVEL	7'-8" UNO

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

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



FRONT ELEVATION

Winchester

Modern Craftsman

Designed for

Walker Home Design

ABOVE GRADE FOOTAGE: 2,506

Date

JANUARY 2019

Drawn by

CLH

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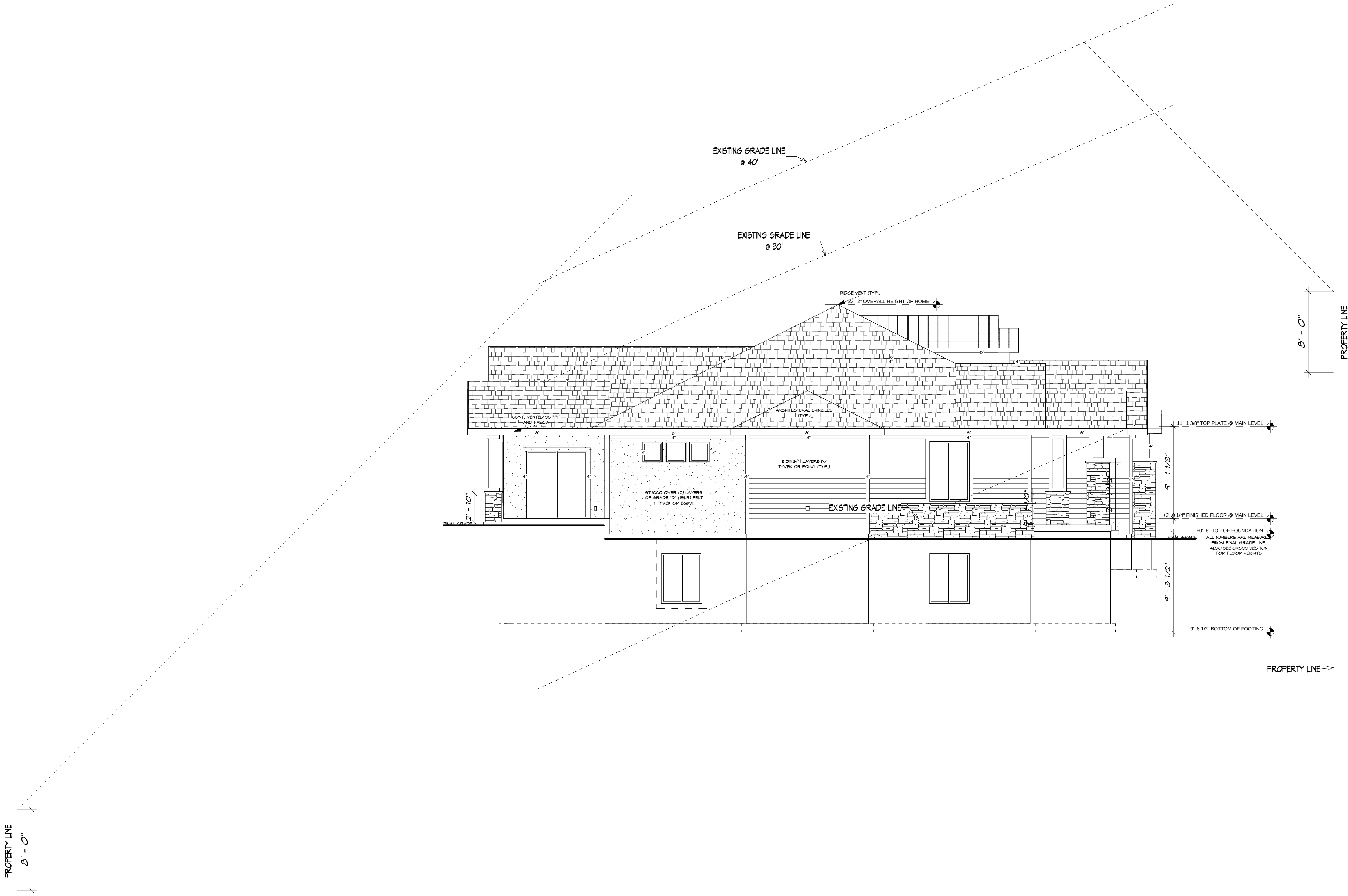
Sheet

5
of 21

FRUIT ROOM: 187
LOWER LEVEL: 2,371
MAIN LEVEL: 2,506
TOTAL: 5,064

SCALE: 3/16" = 1'-0"

KEYNOTES



LEFT ELEVATION

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Winchester

Modern Craftsman

Designed for

Walker Home Design

ABOVE GRADE FOOTAGE: 2,506

Date JANUARY 2019

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Sheet
51
of 21

FRUIT ROOM: 187
LOWER LEVEL: 2,371
MAIN LEVEL: 2,506
TOTAL: 5,064

SCALE: 3/16" = 1'-0"

WINDOW HEAD HEIGHTS	
LOWER LEVEL	6'-8" UNO
MAIN LEVEL	7'-8" UNO

NOTE:
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SYSTEMS

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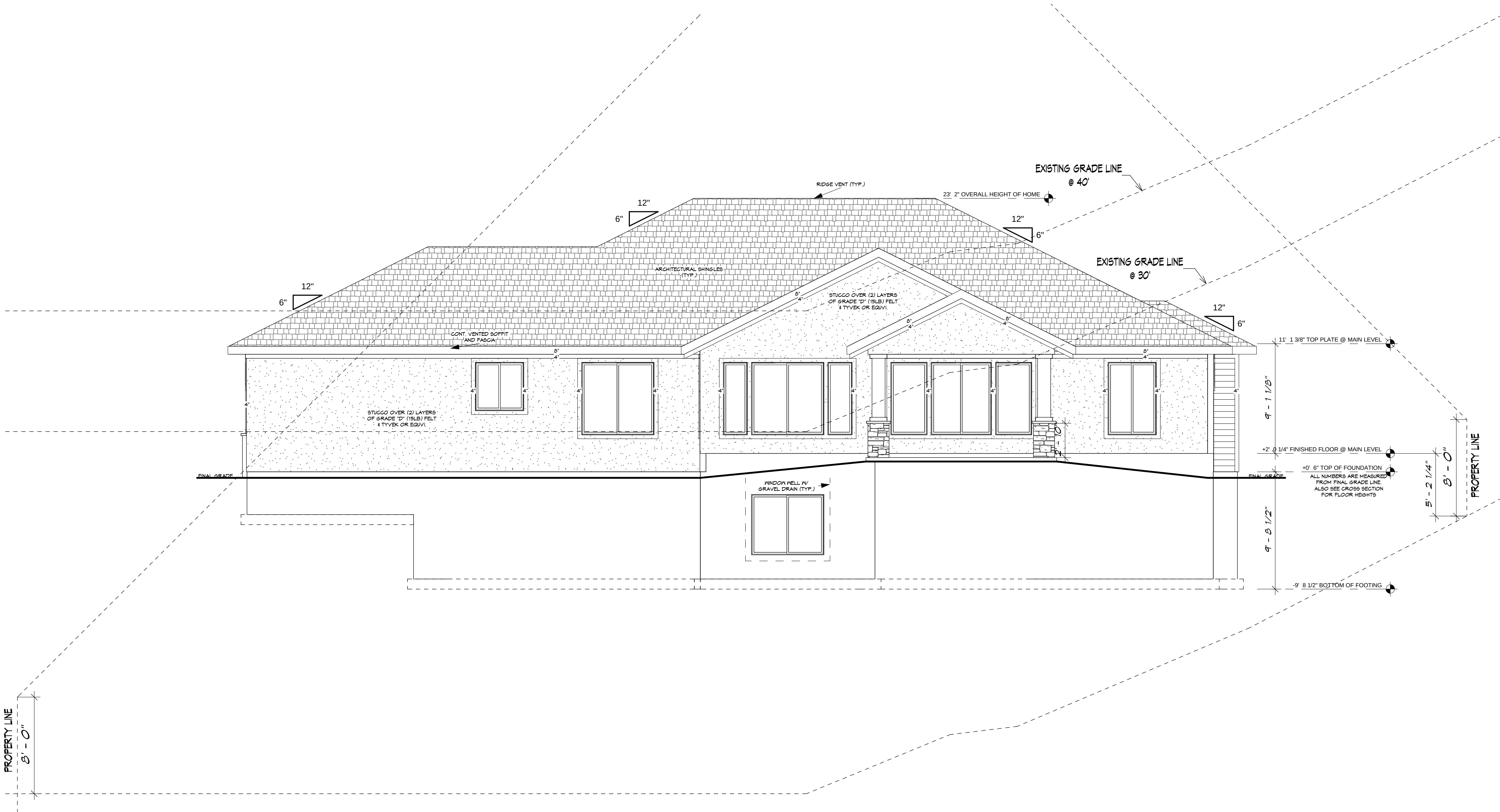
TYPICAL OVERHANG
18"



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KEYNOTES



REAR ELEVATION

Winchester
Modern Craftsman

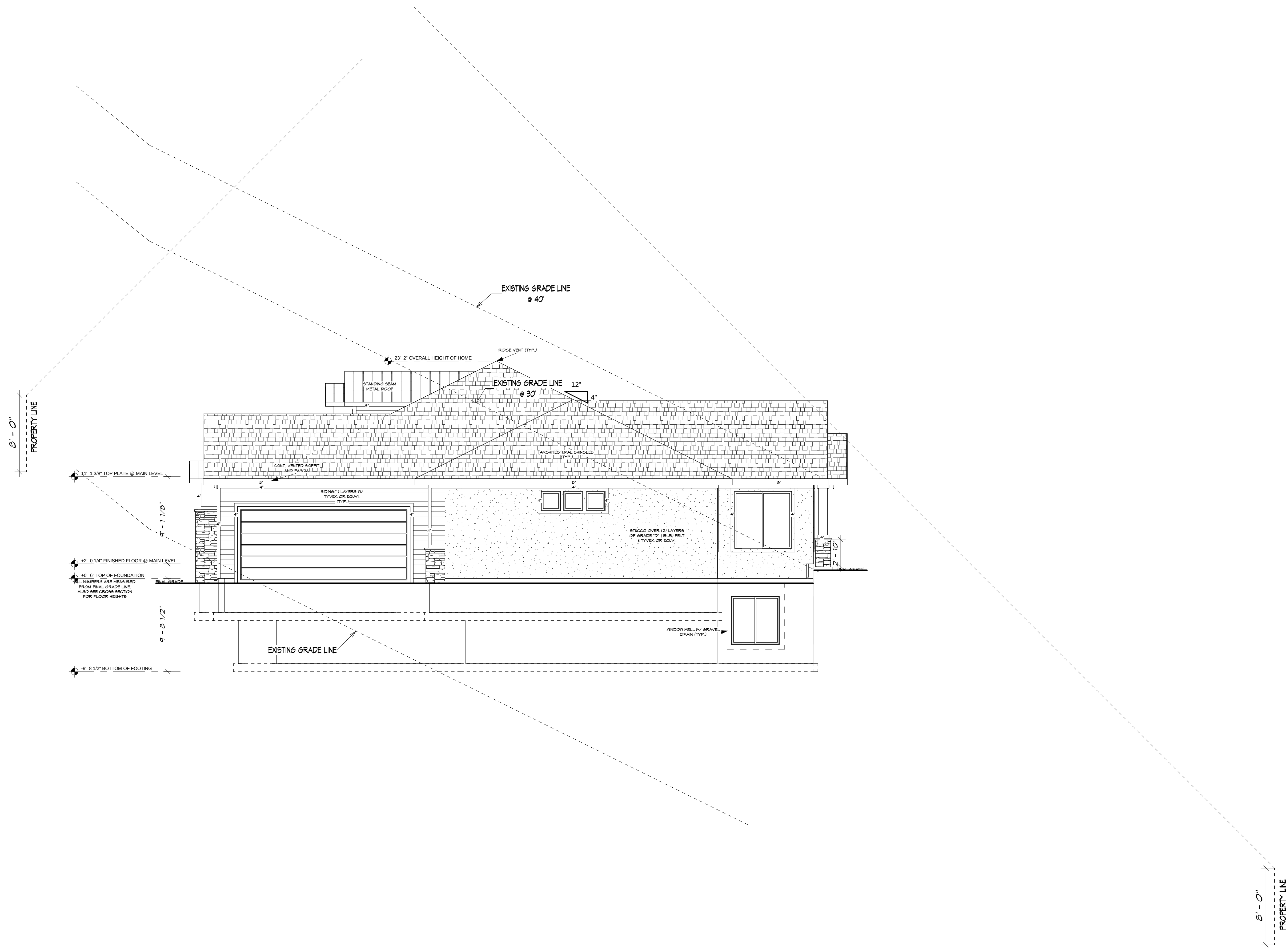
Designed for
Walker Home Design

ABOVE GRADE FOOTAGE: 2,506
Date
JANUARY 2019
Drawn by
CLH

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4/16/2019
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Sheet
6
of 21

FRUIT ROOM: 187
LOWER LEVEL: 2,371
MAIN LEVEL: 2,506
TOTAL: 5,064

SCALE: 3/16" = 1'-0"



RIGHT ELEVATION

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Winchester

Modern Craftsman

Designed for

Walker Home Design

ABOVE GRADE FOOTAGE: 2,506

Date JANUARY 2019

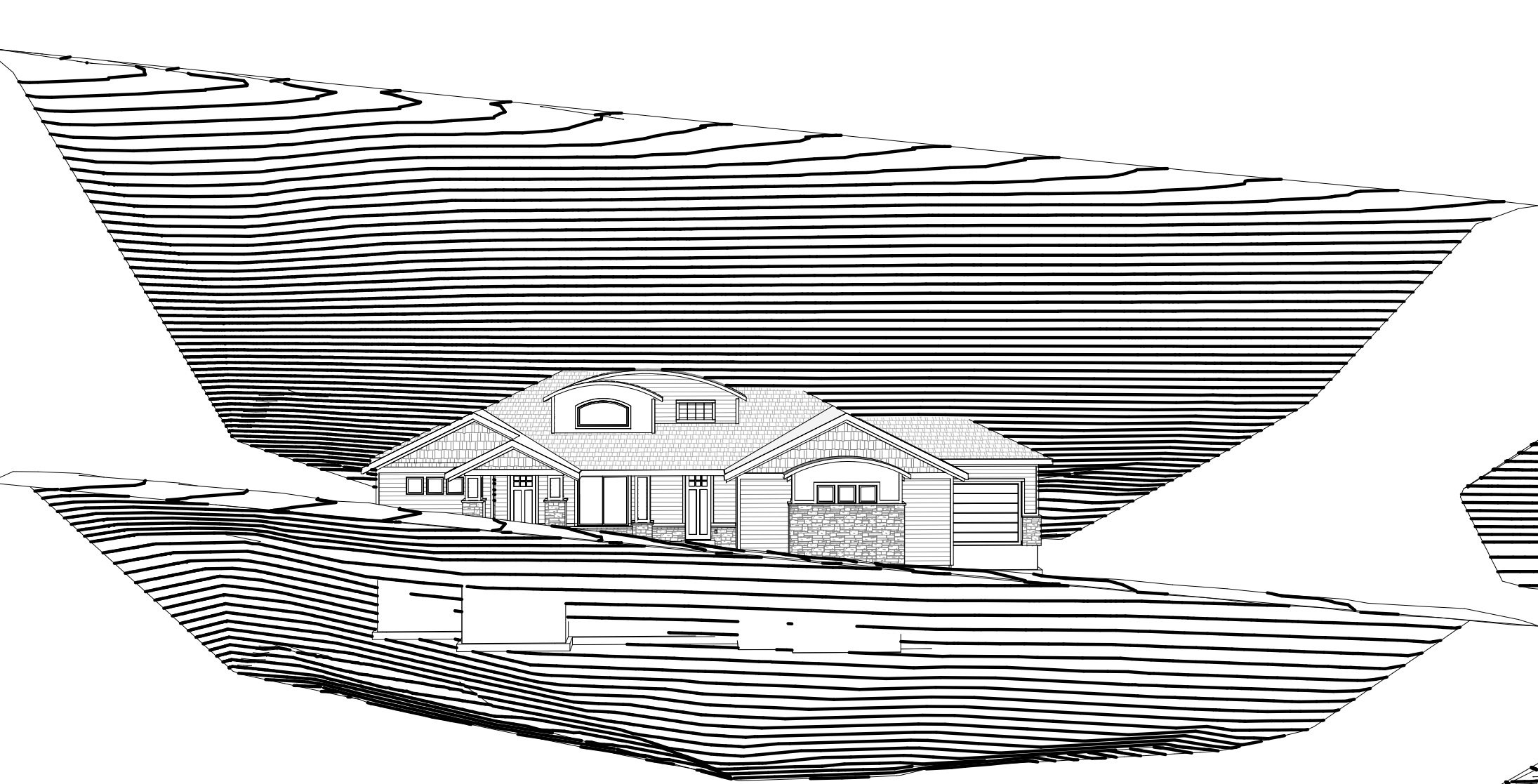
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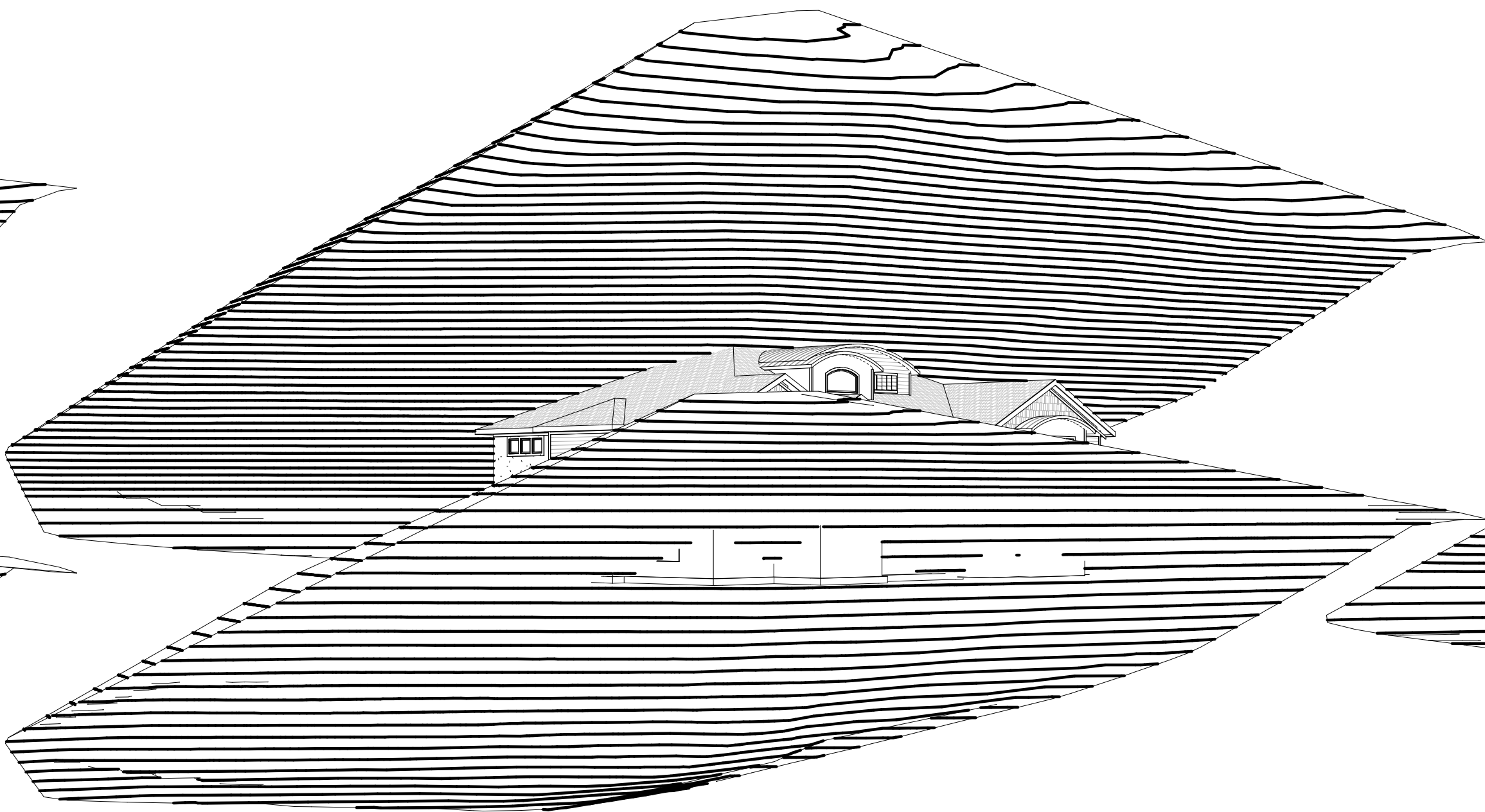
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FRUIT ROOM: 187
LOWER LEVEL: 2,371
MAIN LEVEL: 2,506
TOTAL: 5,064

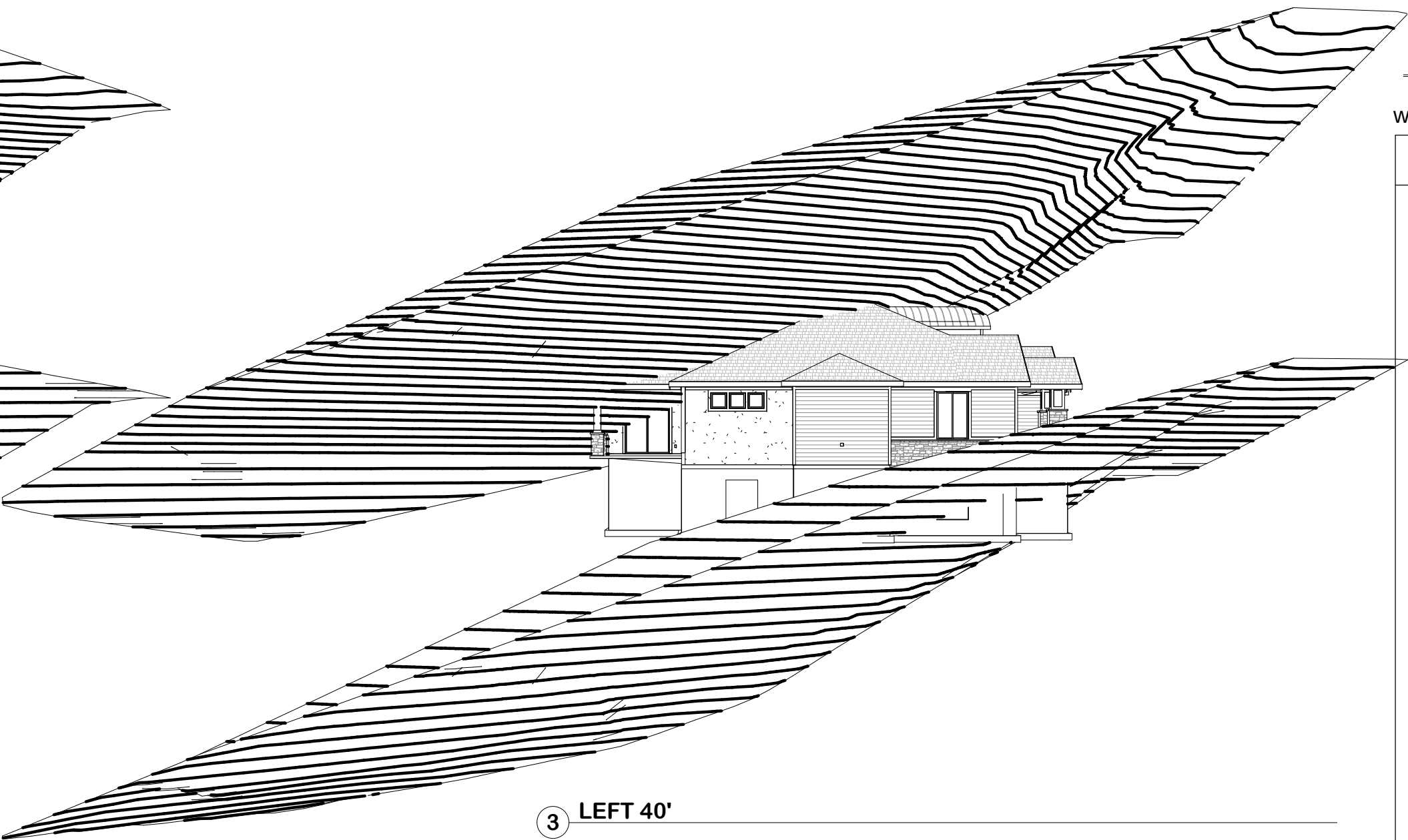
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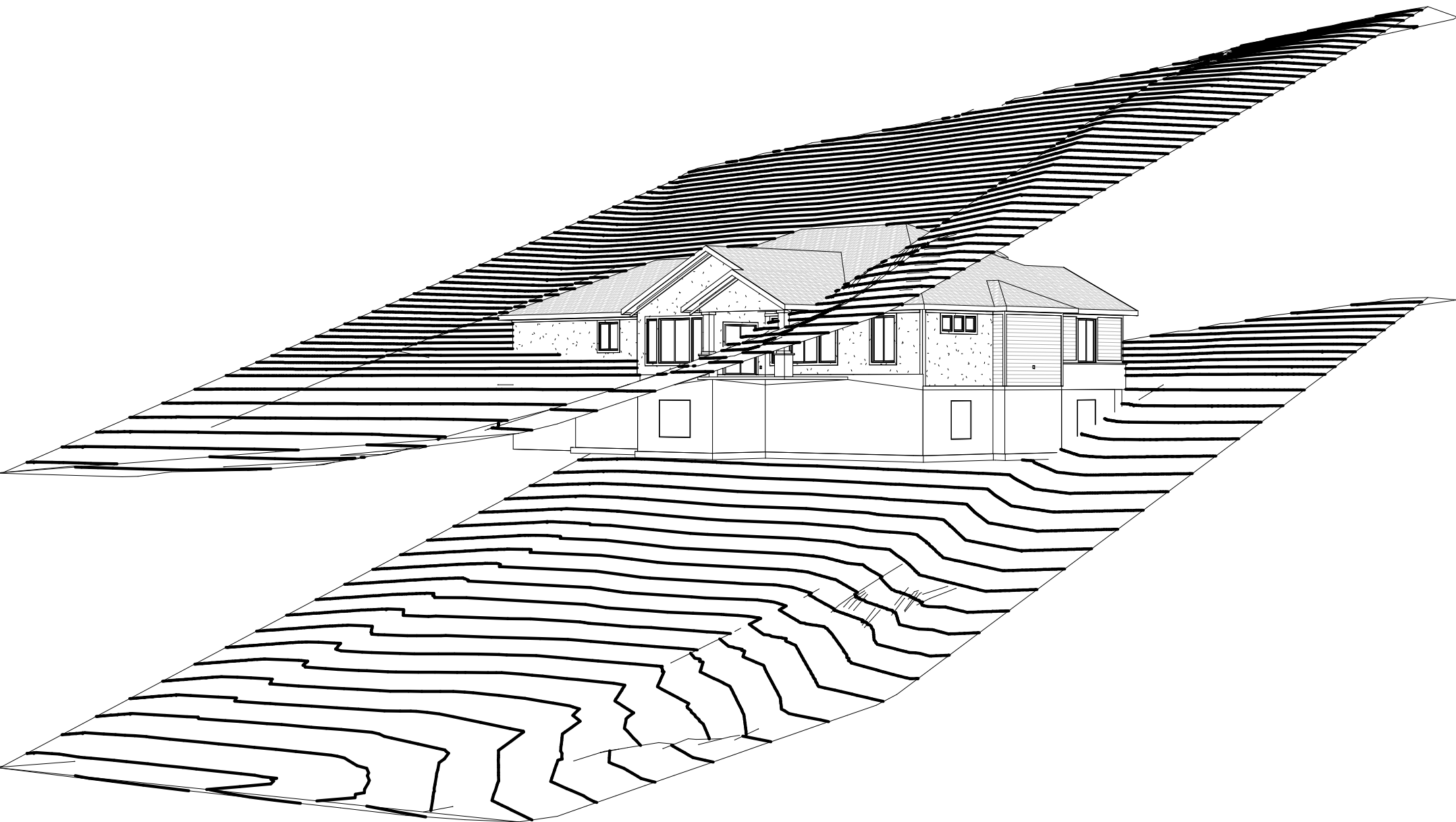
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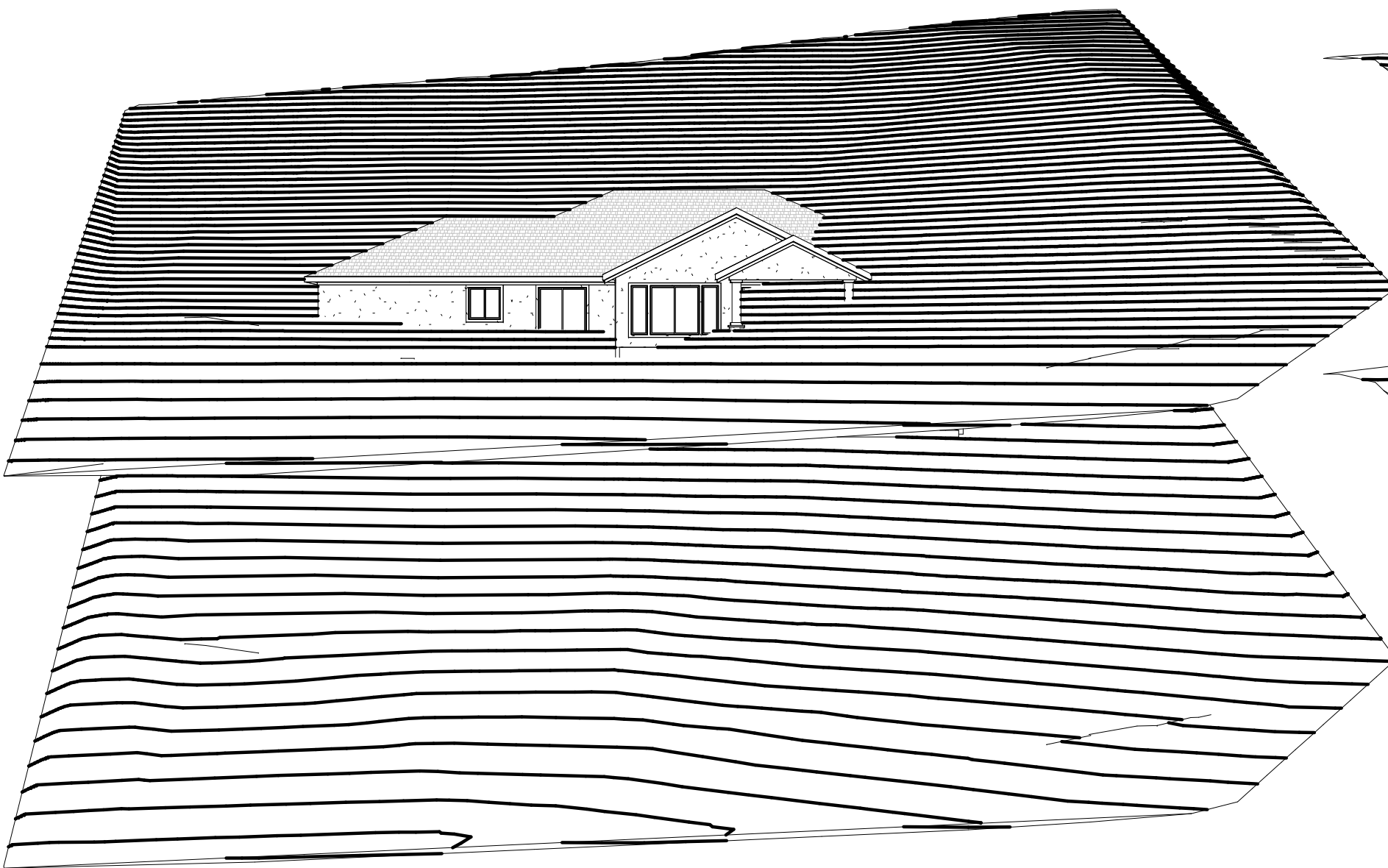
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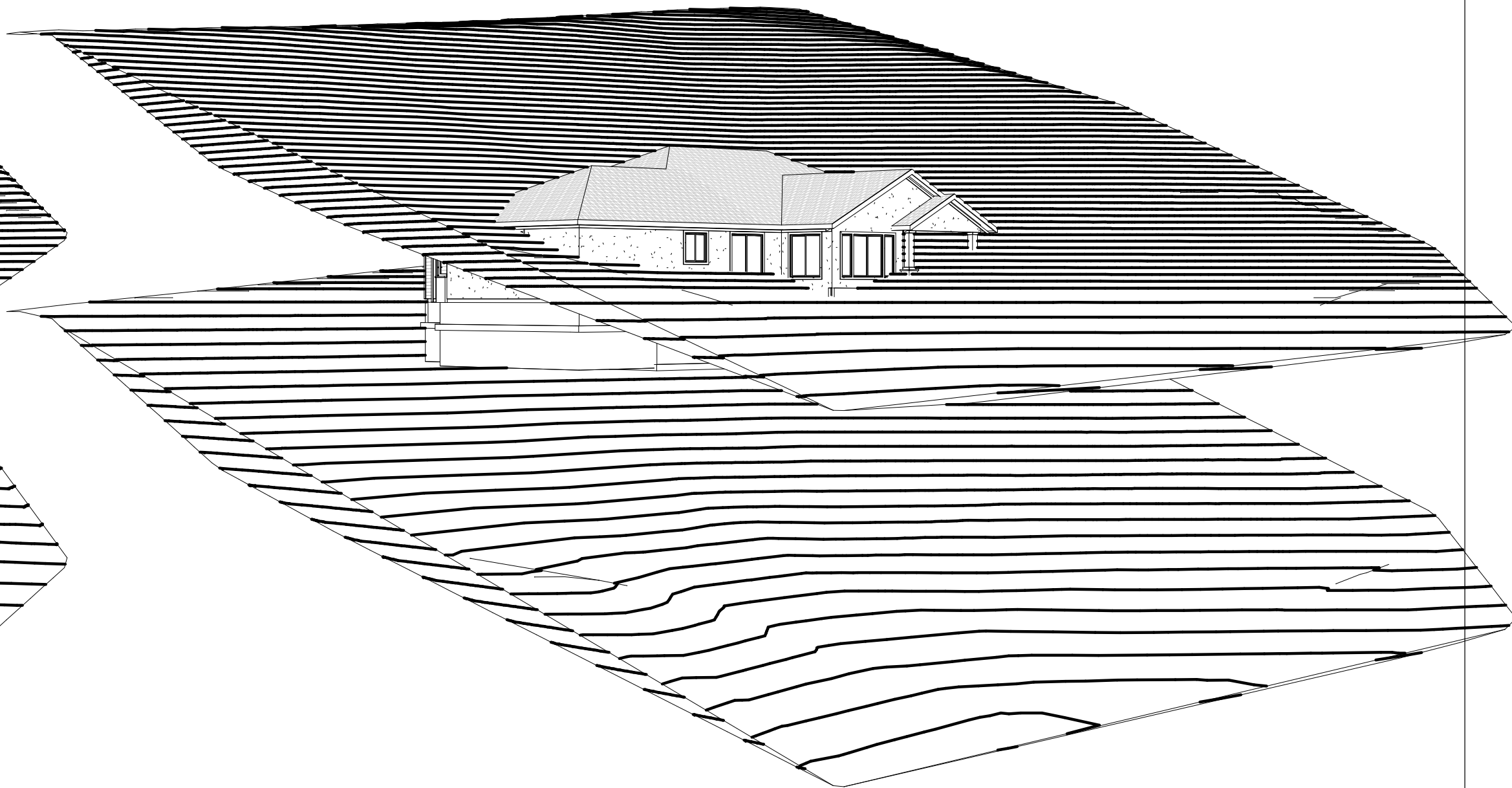
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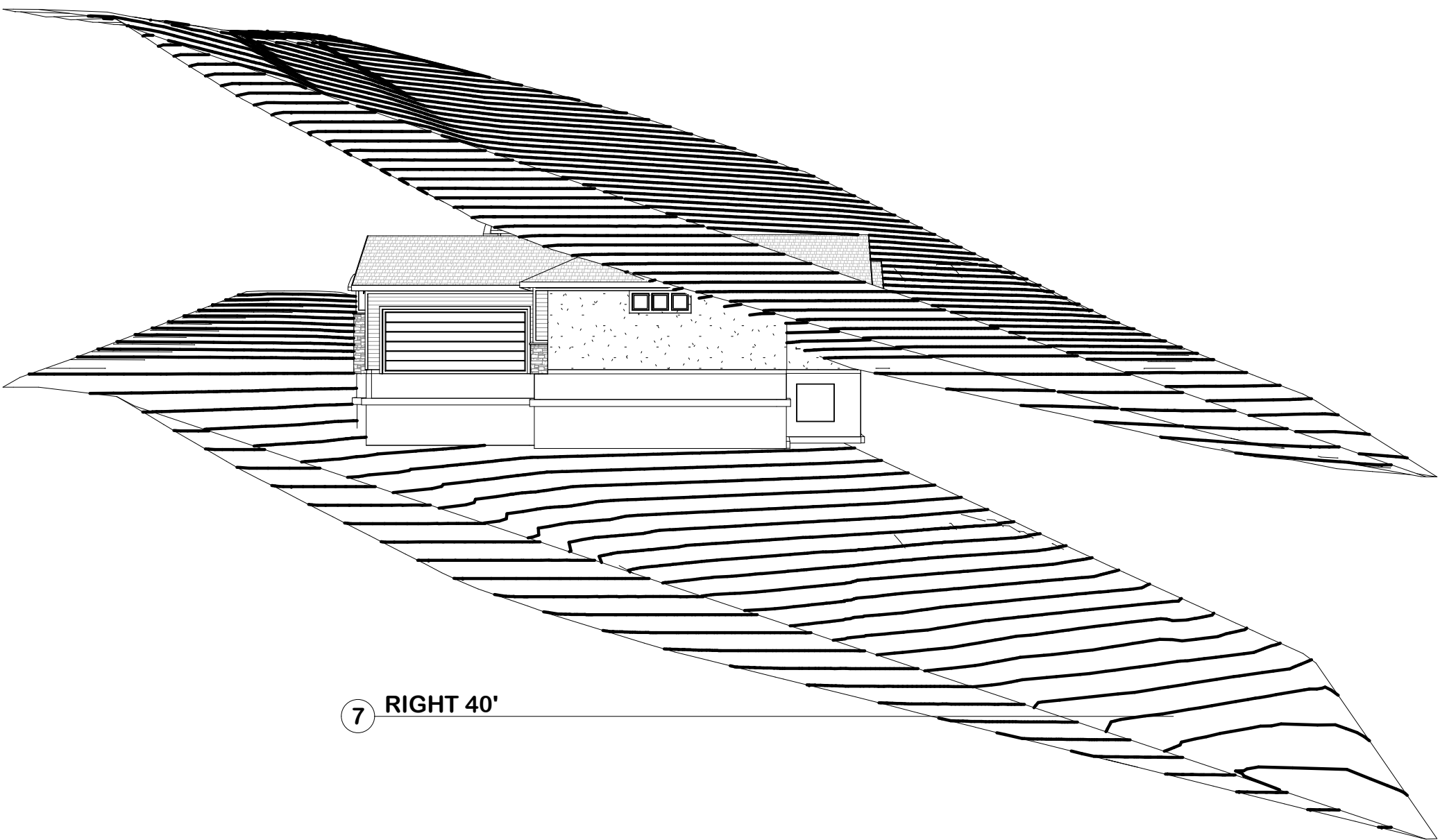
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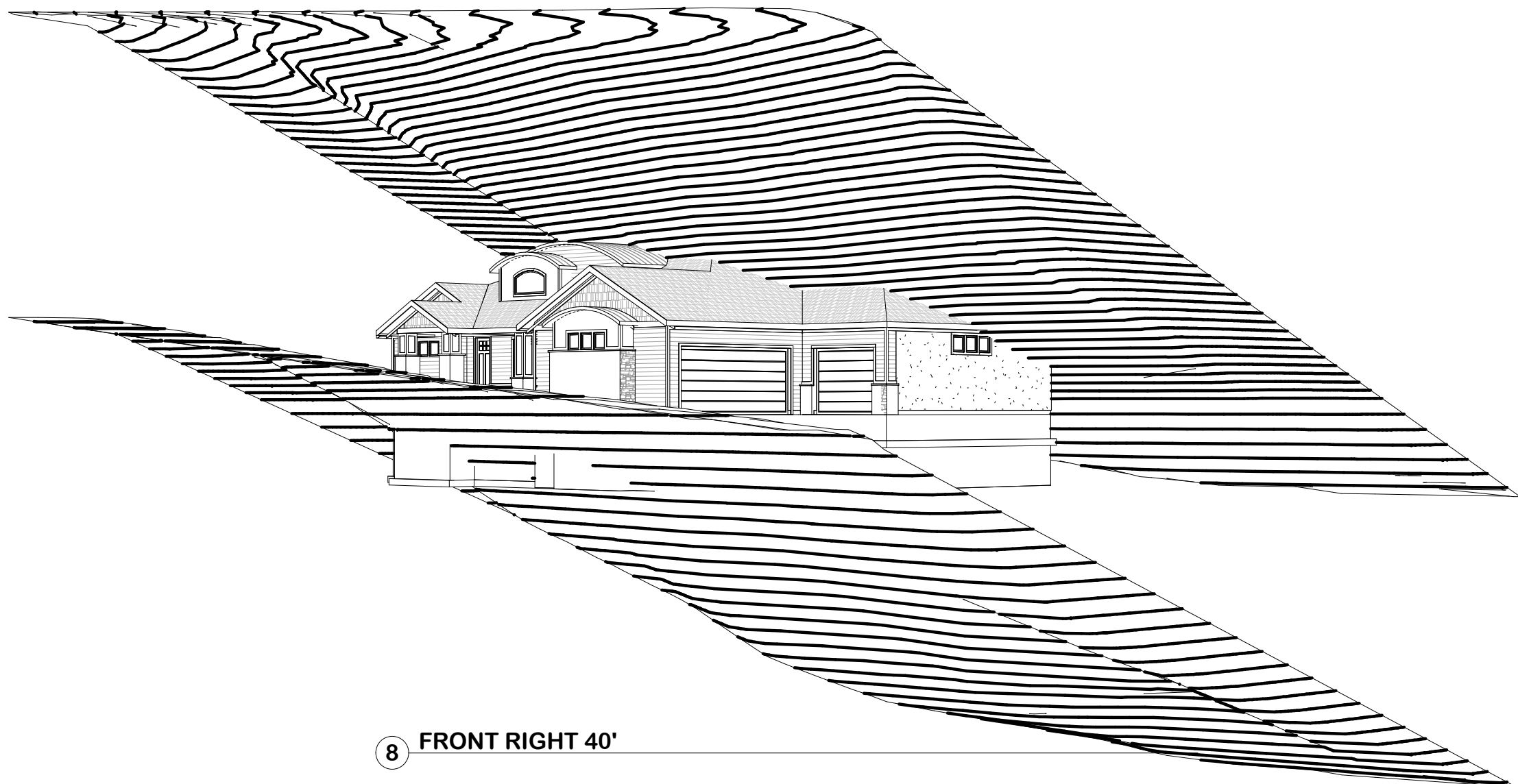
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6 RIGHT REAR 40'



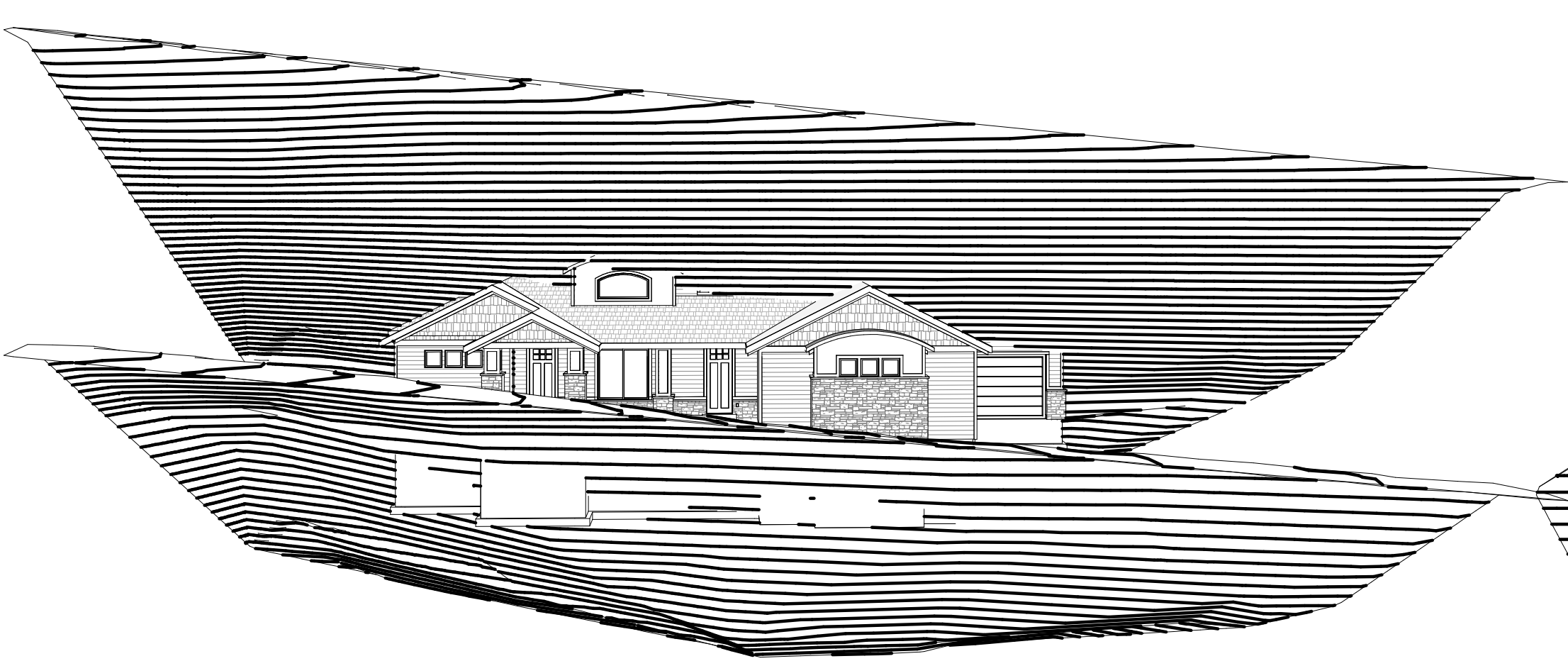
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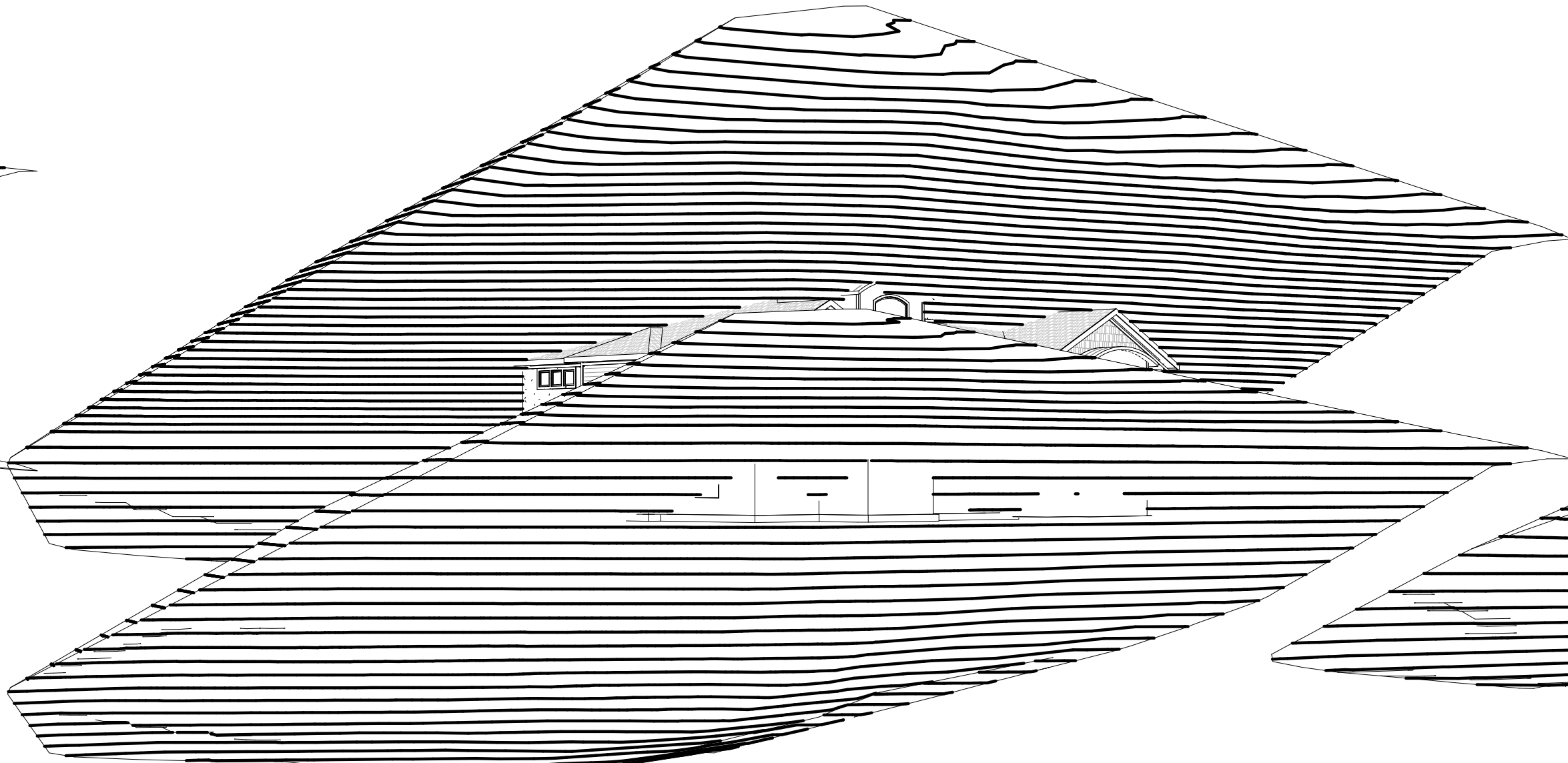
8 FRONT RIGHT 40'

40' TOPO OFFSET

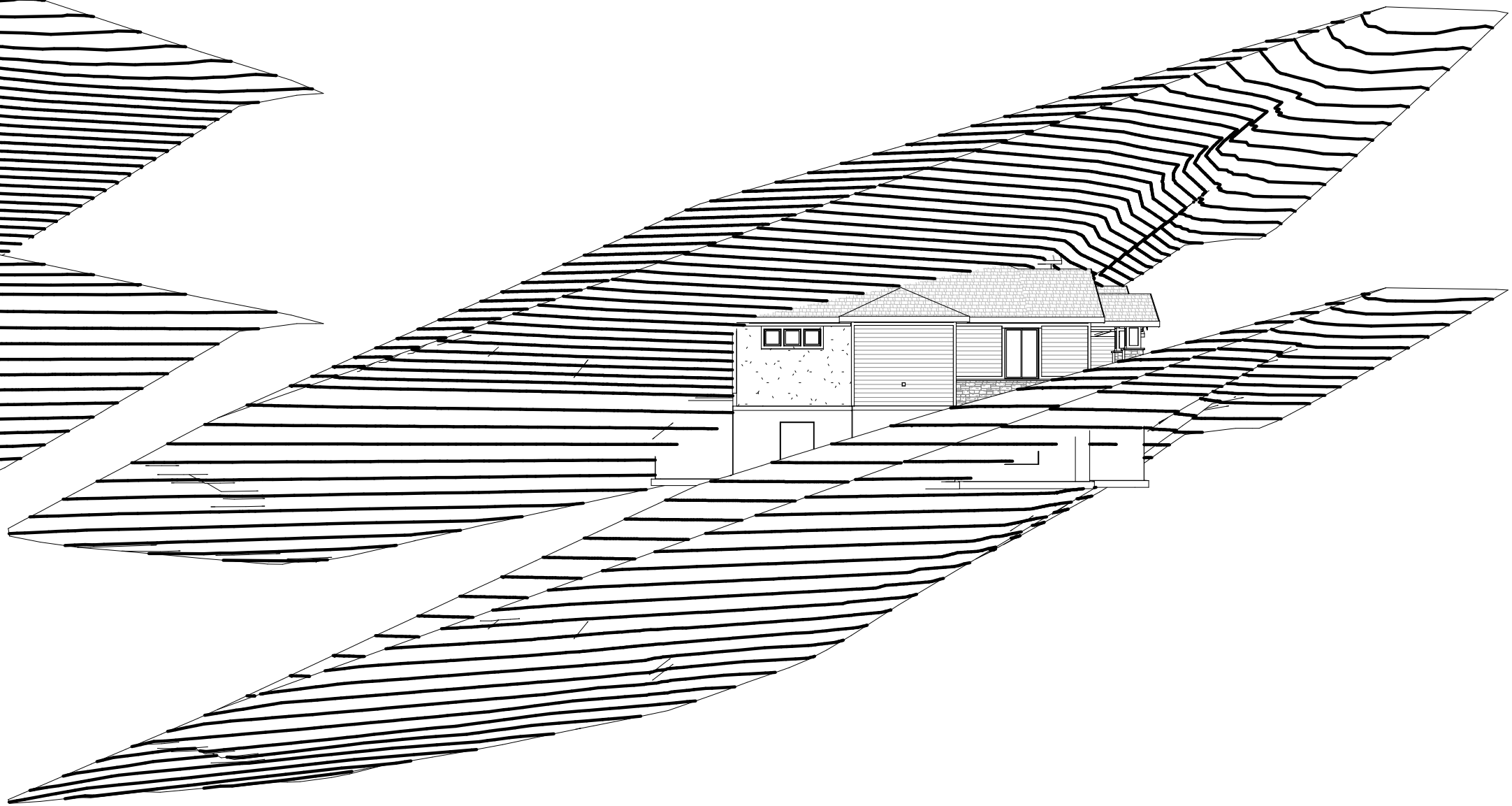
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Winchester	
Modern Craftsman	
Designed for	
Walker Home Design	
ABOVE GRADE FOOTAGE: 2,506	
Date JANUARY 2019	
Drawn by CLH	
PRINTED: 4/28/2019 3:47:18 PM	FRUIT ROOM: 187 LOWER LEVEL: 2,371 MAIN LEVEL: 2,506 TOTAL: 5,064
Sheet 40 of 21	
SCALE:	



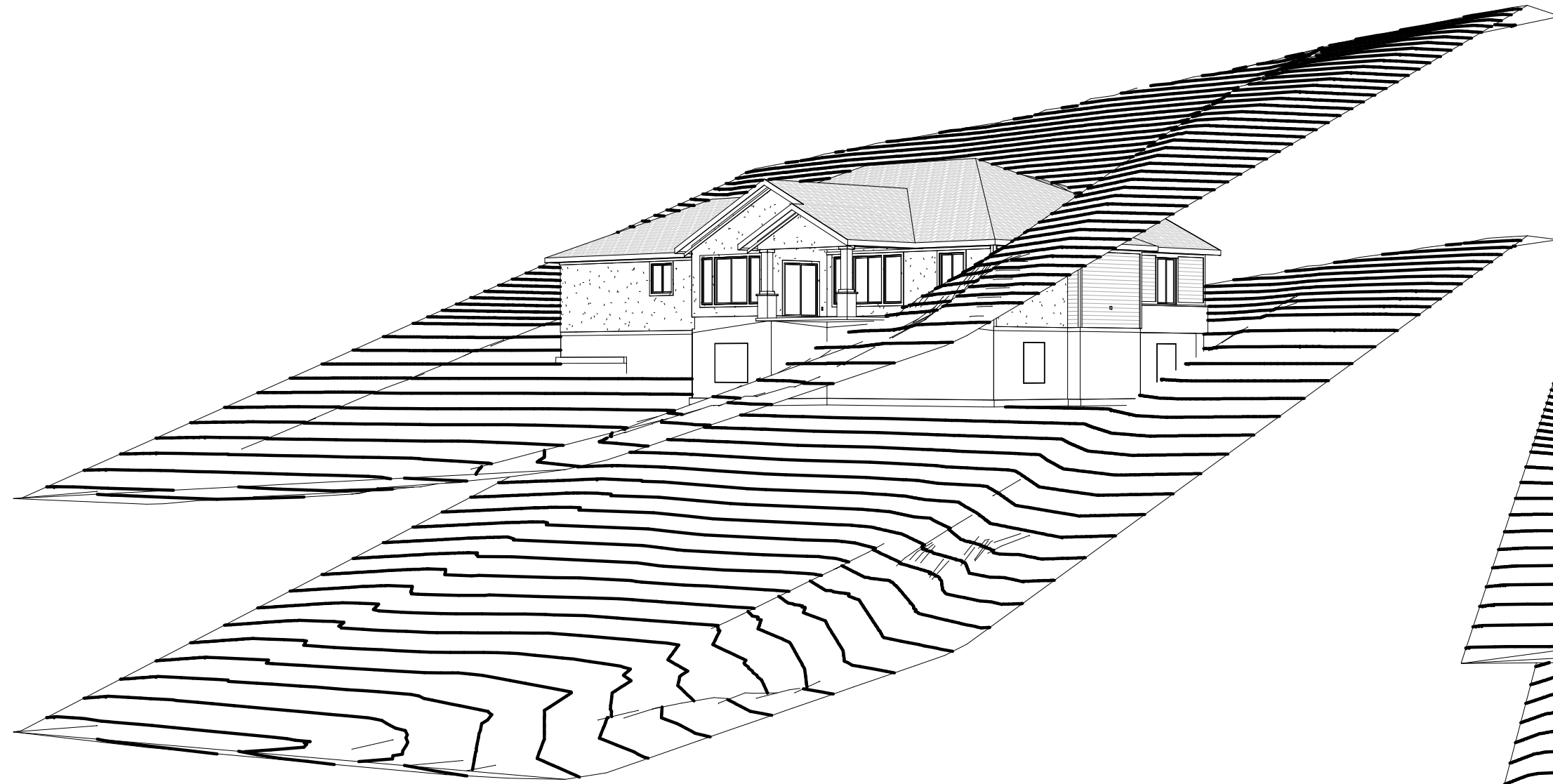
1 FRONT 30'



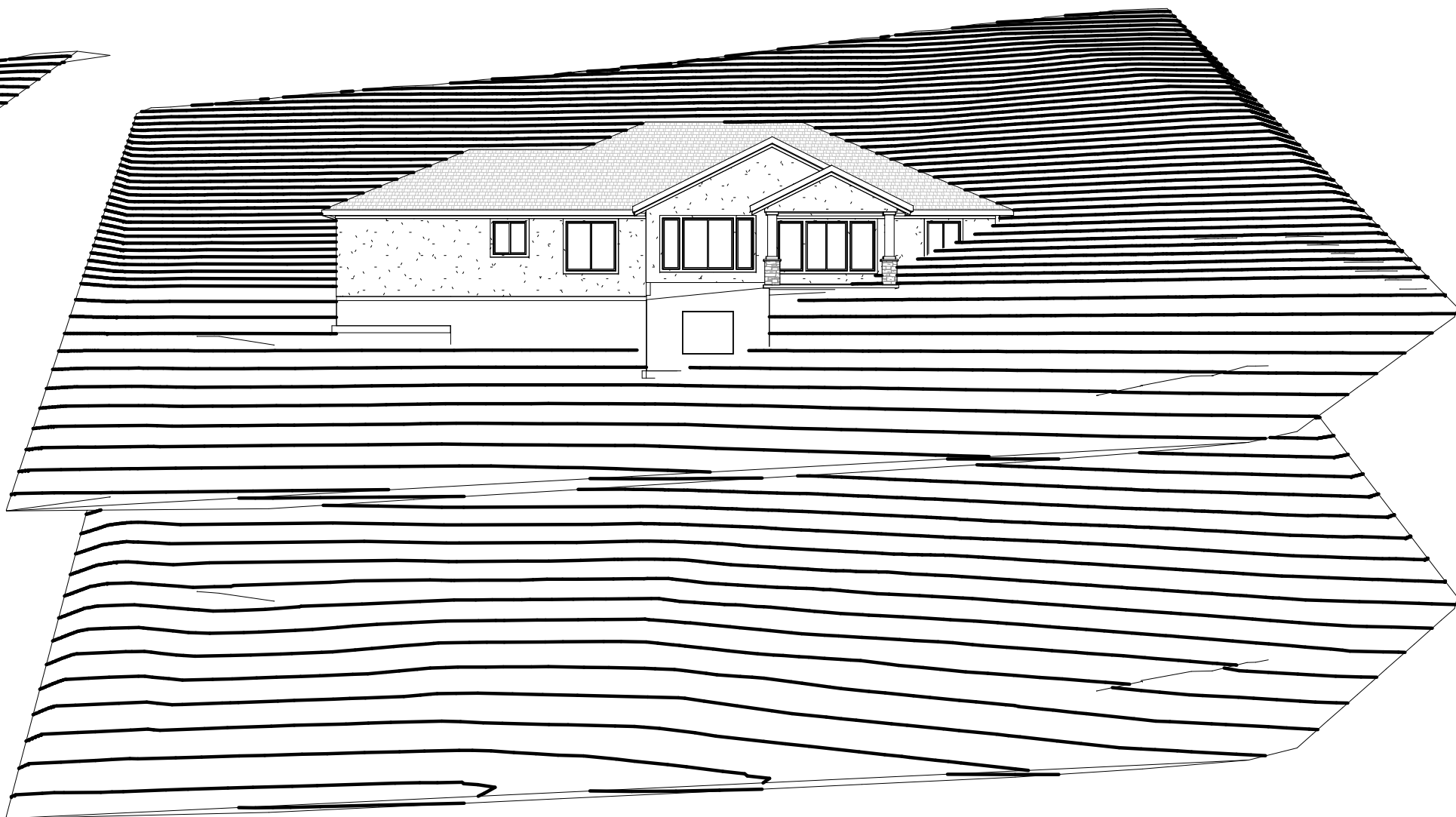
2 FRONT LEFT 30'



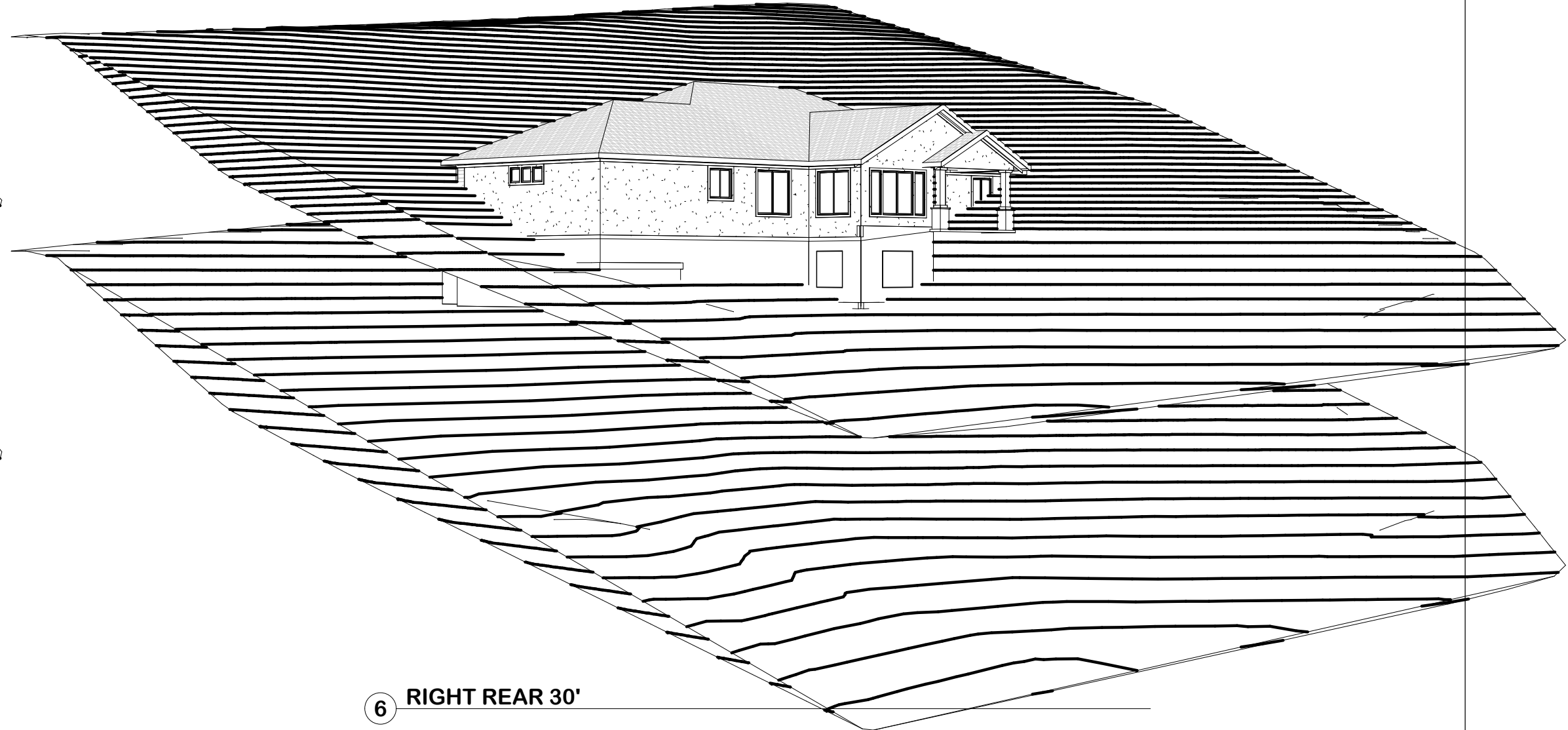
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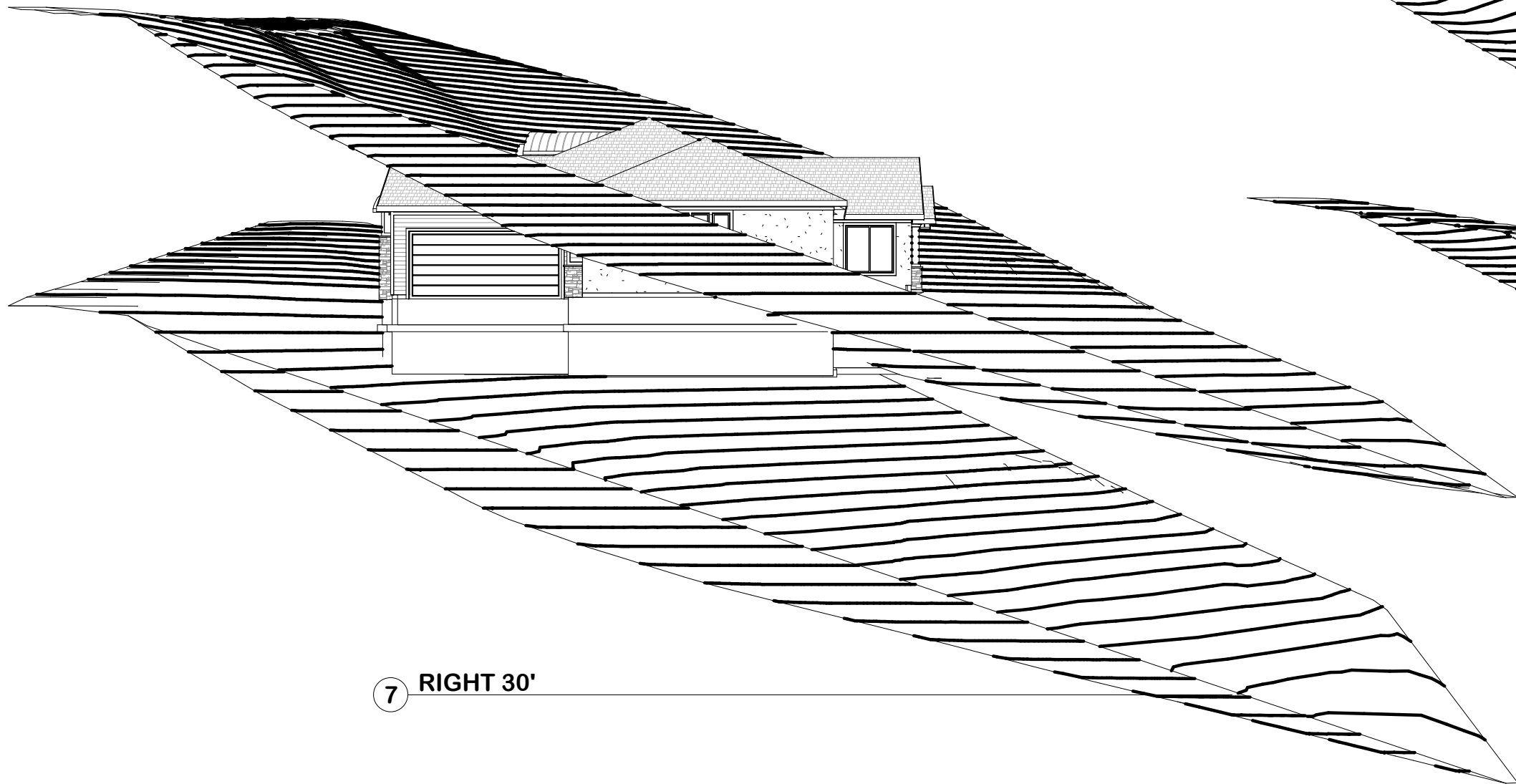
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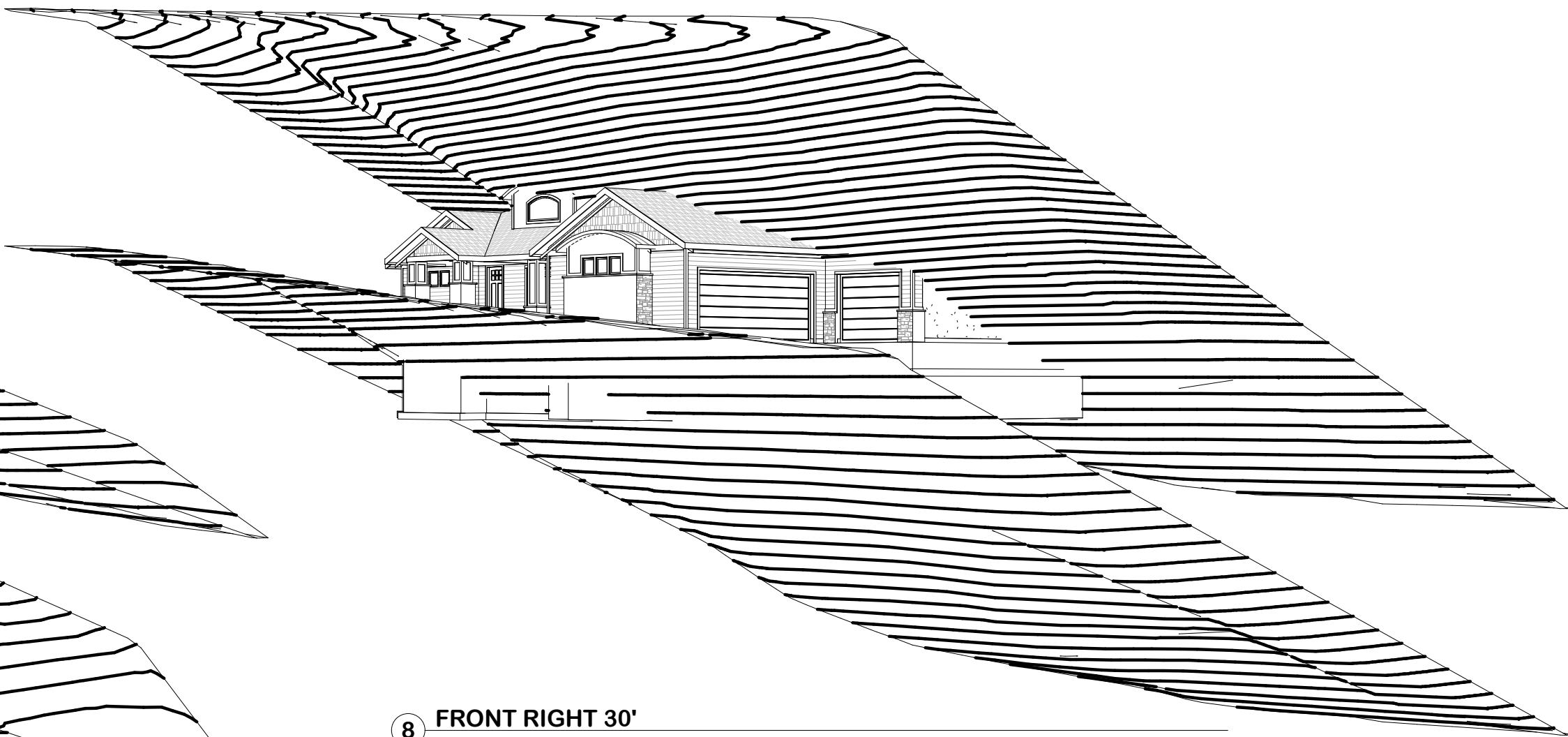
5 REAR 30'



6 RIGHT REAR 30'



7 RIGHT 30'



8 FRONT RIGHT 30'

30' TOPO OFFSET

NOTE:
MAIN LEVEL WINDOW'S
HEAD HEIGHT @ 7'-8" UNO

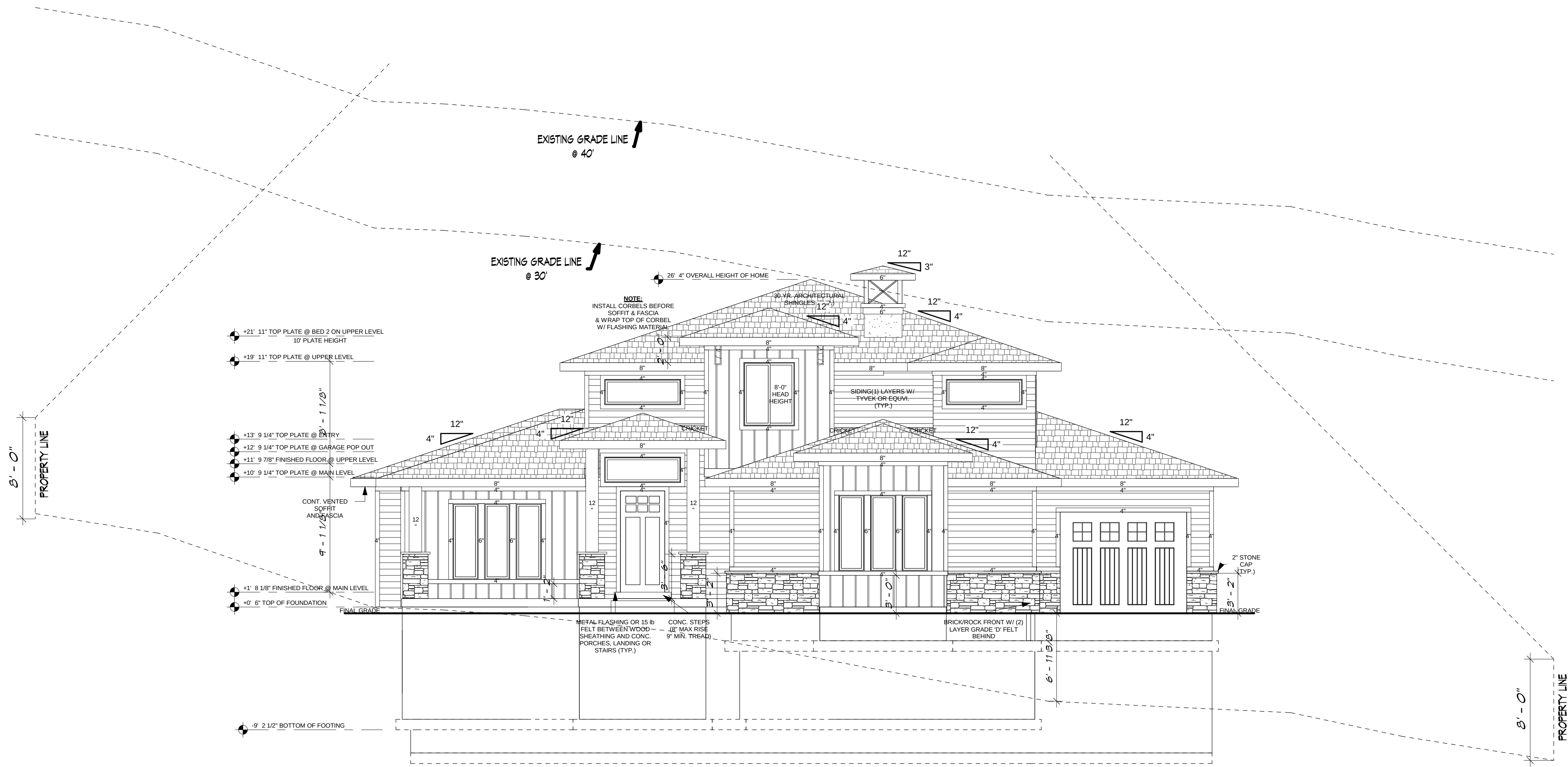
NOTE:
UPPER LEVEL WINDOW'S
HEAD HEIGHT @ 6'-8" UNO

NOTE:
INSPECTIONS ARE
REQUIRED FOR ALL
STUCCO & EIFS SYSTEMS

NOTE:
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ON FRONT OF HOME

NOTE:
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ENGINEER MUST BE
CONSULTED FOR ACCURATE
SITE AND GRADING PLAN

KEYNOTES



FRONT ELEVATION

Cyprus

Designed for

Walker Home Design

2,831

Date

May 2014

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DSW

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Sheet

5

of

11

FRUIT ROOM: 78

LOWER LEVEL: 1,778

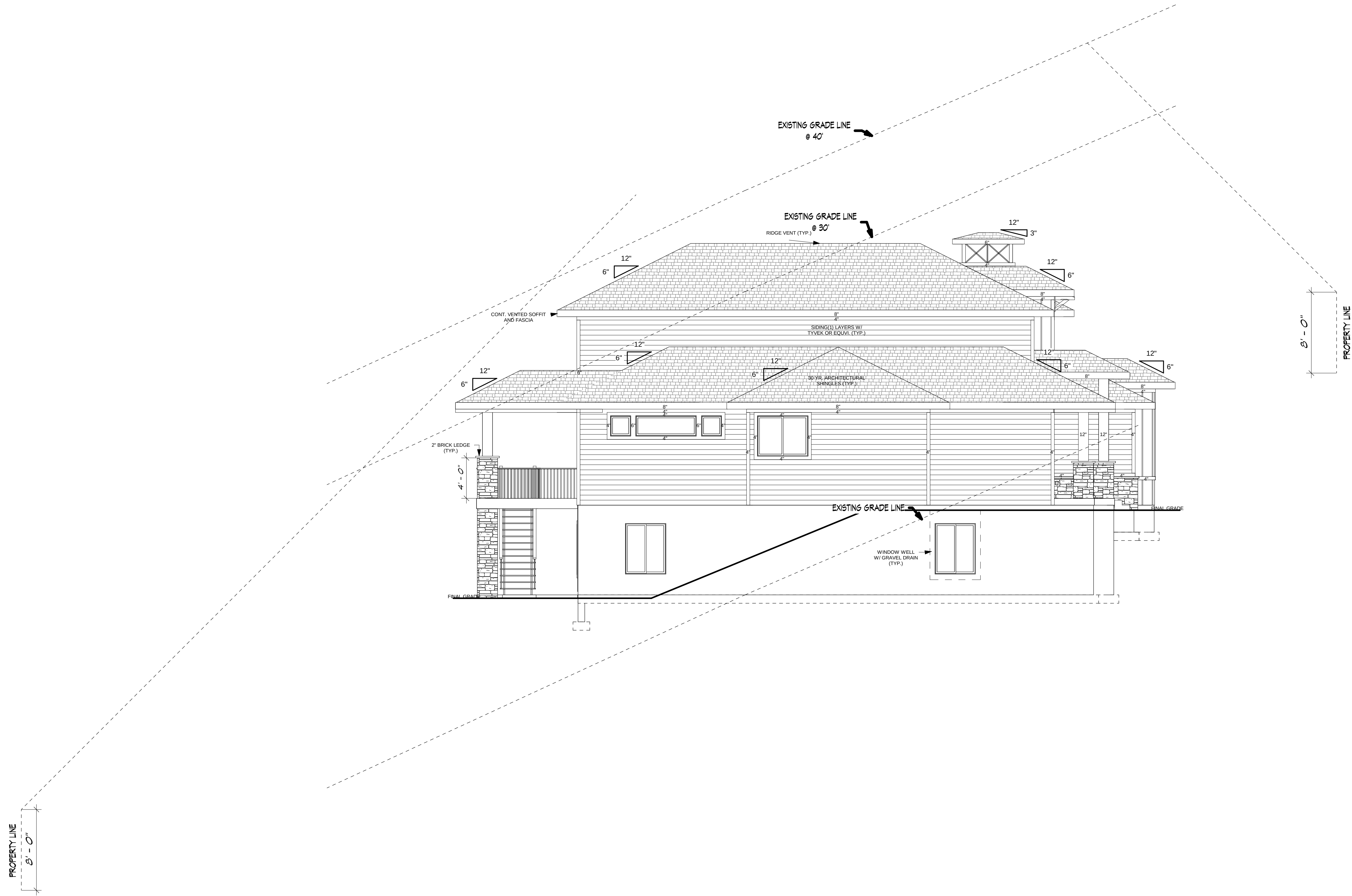
MAIN LEVEL: 1,914

UPPER LEVEL: 917

TOTAL: 4,687

SCALE: 3/16" = 1'-0"

KEYNOTES



LEFT ELEVATION

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Cyprus	
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Walker Home Design	
2,831	
Date	
May 2014	
Drawn by	
DSW	
PRINTED: 4/16/2019 4:04:30 PM	
Sheet 51 of 11	FRUIT ROOM: 78
	LOWER LEVEL: 1,778
	MAIN LEVEL: 1,914
	UPPER LEVEL: 917
TOTAL: 4,687	
SCALE: 3/16" = 1'-0"	

NOTE:
MAIN LEVEL WINDOW'S
HEAD HEIGHT @ 7'-8" UNO

NOTE:
UPPER LEVEL WINDOW'S
HEAD HEIGHT @ 6'-8" UNO

NOTE:
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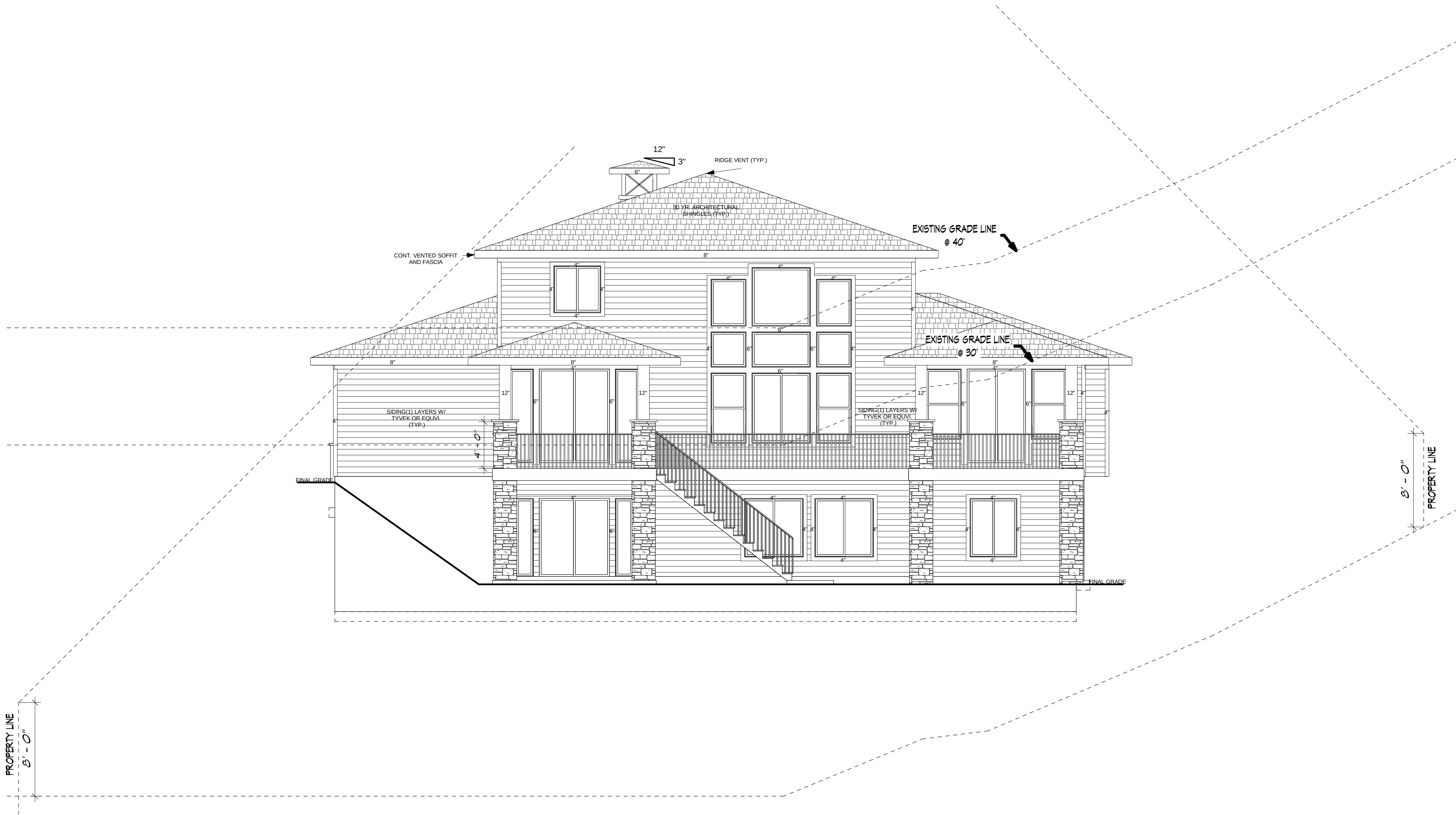
W

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KEYNOTES



REAR ELEVATION

Cyprus

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2,831

Date

May 2014

Drawn by

DSW

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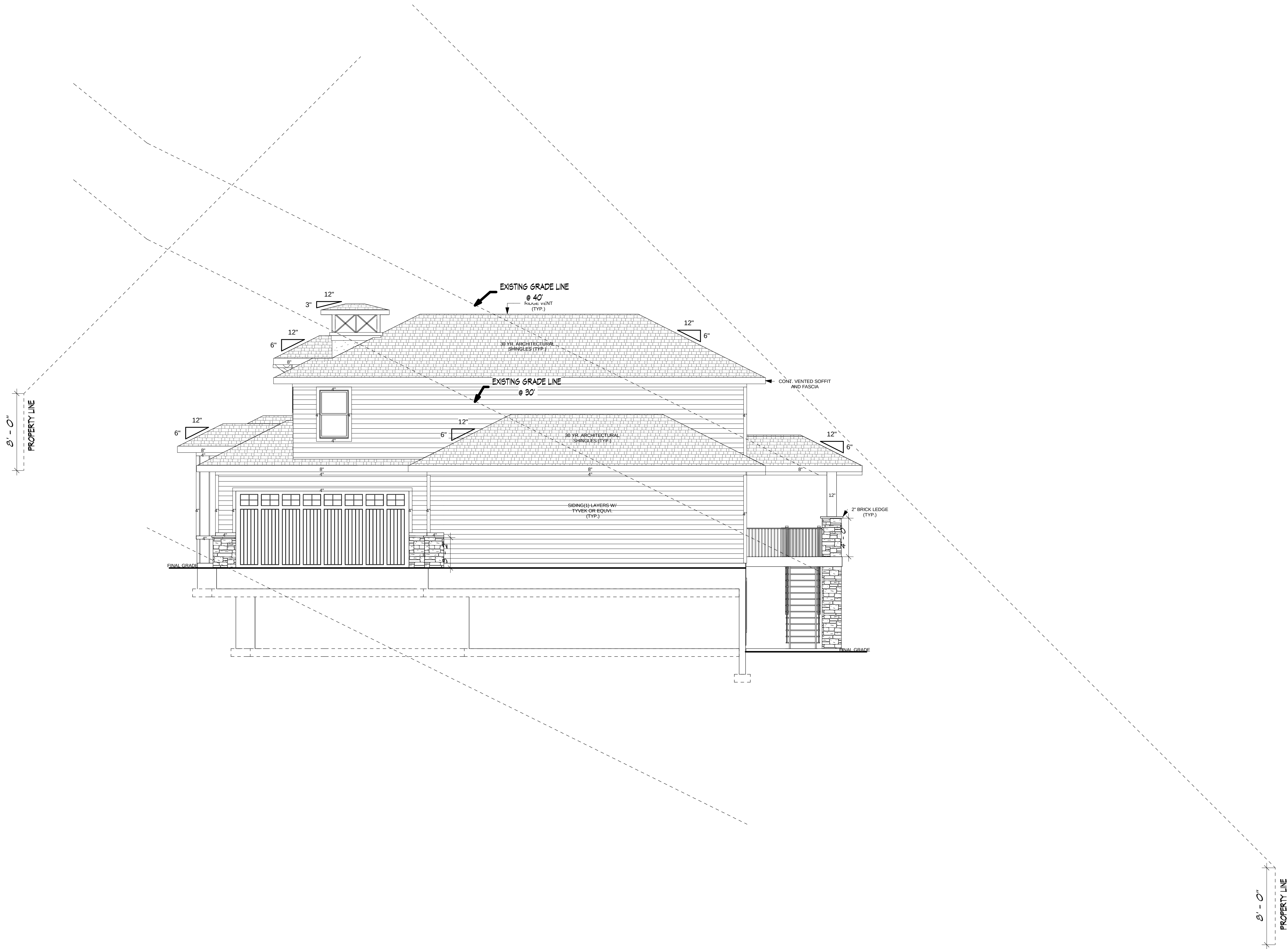
Sheet

6
of 11

FRUIT ROOM: 78
LOWER LEVEL: 1,778
MAIN LEVEL: 1,914
UPPER LEVEL: 917
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SCALE: 3/16" = 1'-0"

KEYNOTES



REAR ELEVATION

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Cyprus

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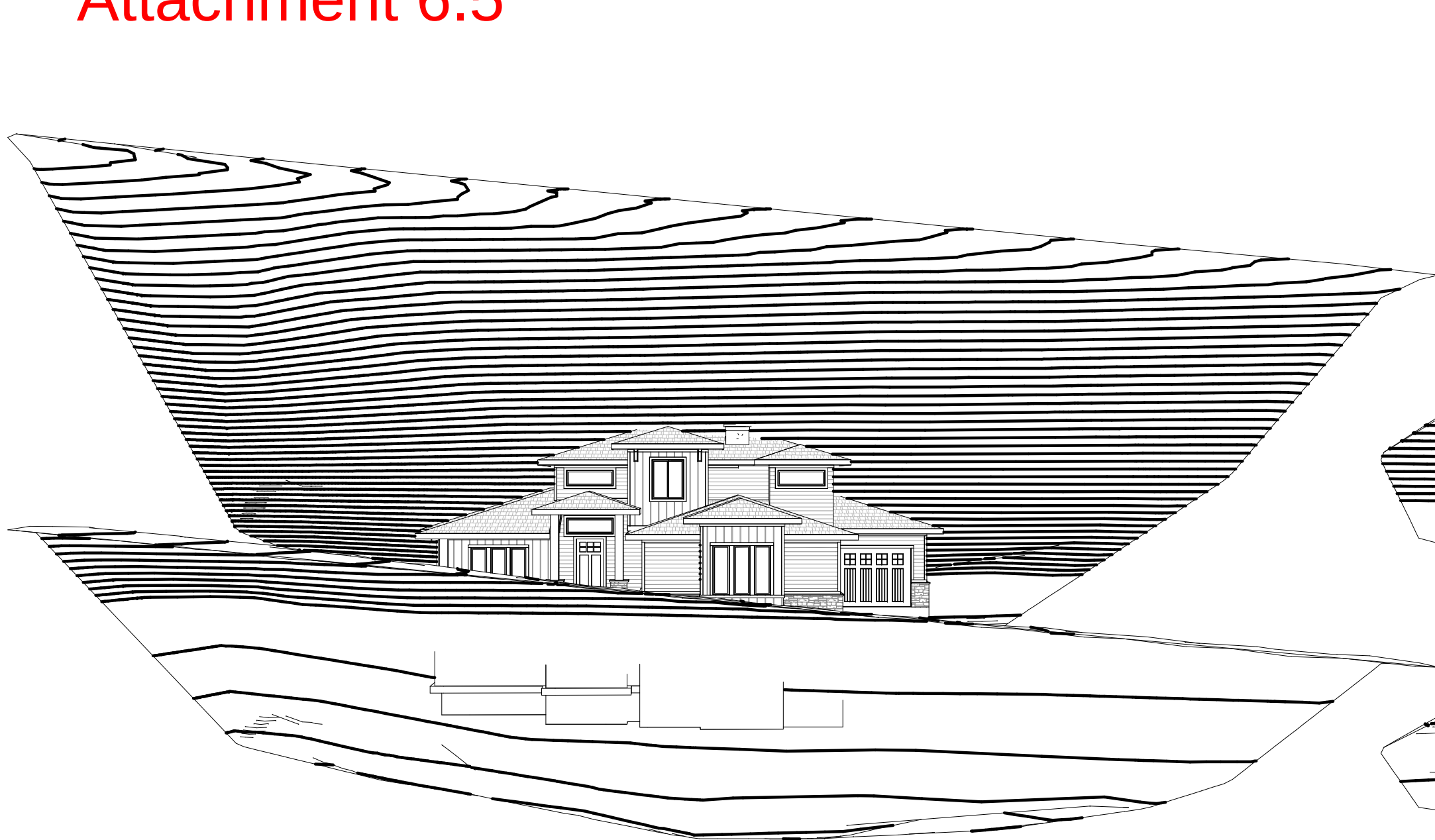
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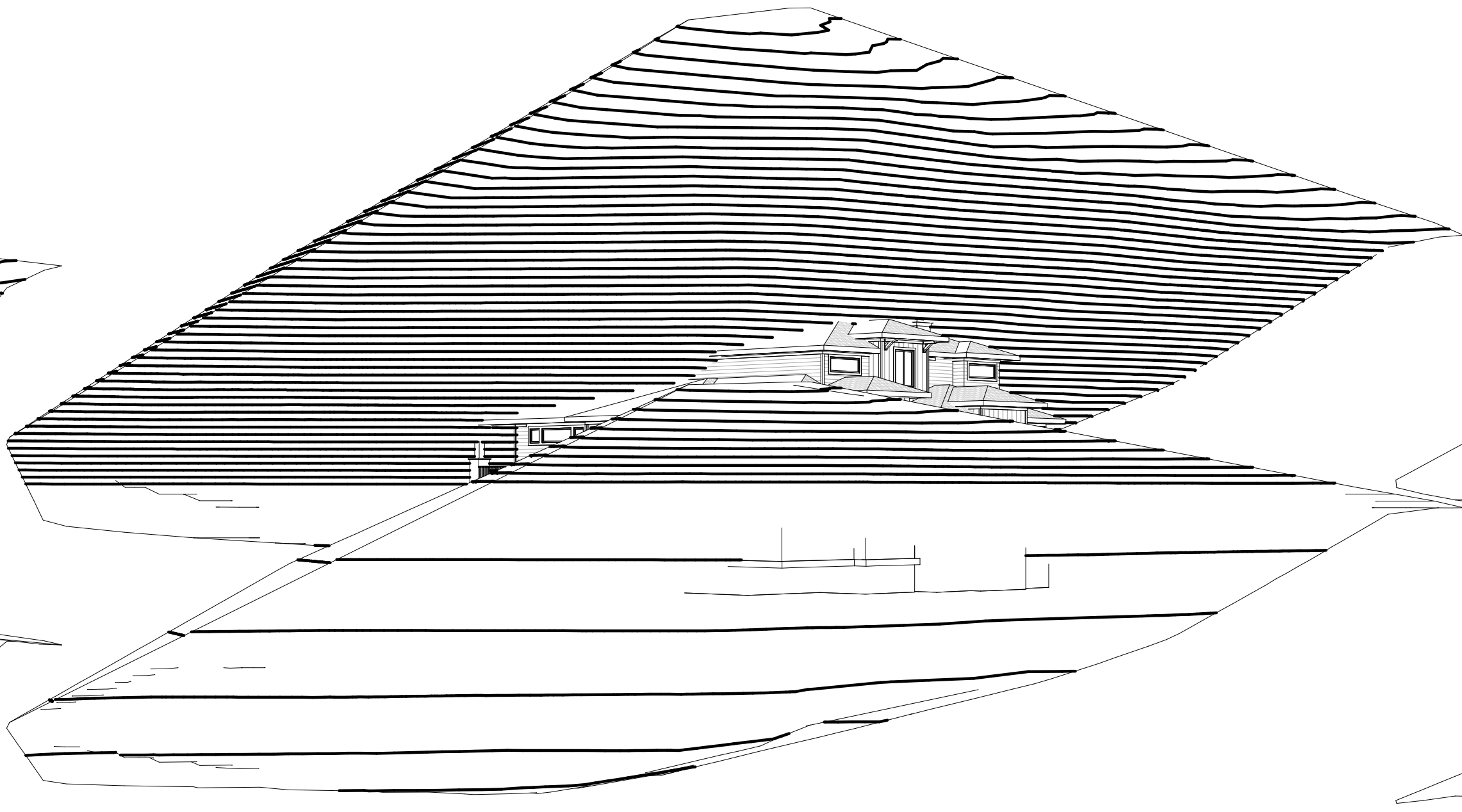
6 of 11

FRUIT ROOM: 78
LOWER LEVEL: 1,778
MAIN LEVEL: 1,914
UPPER LEVEL: 917
TOTAL: 4,687

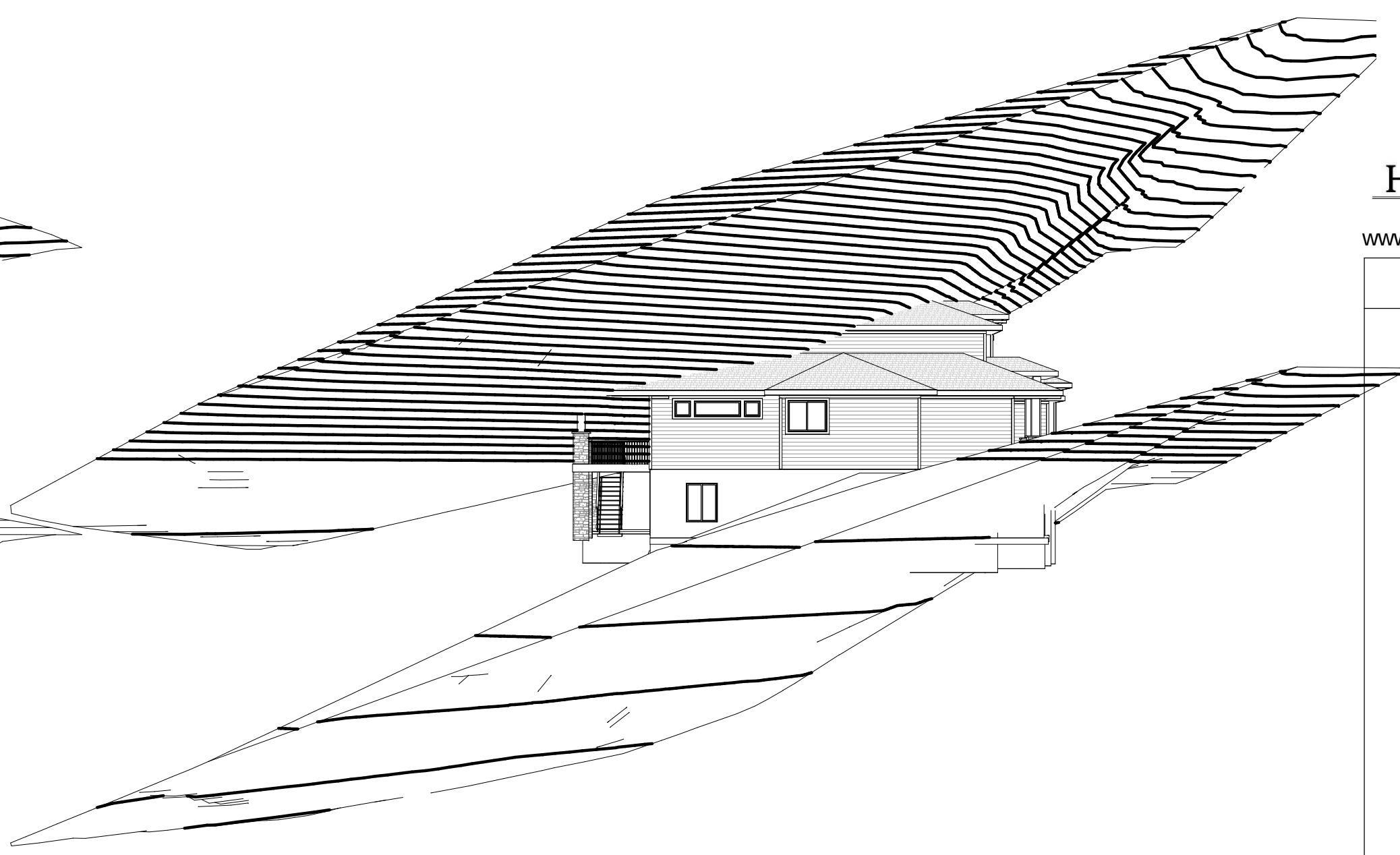
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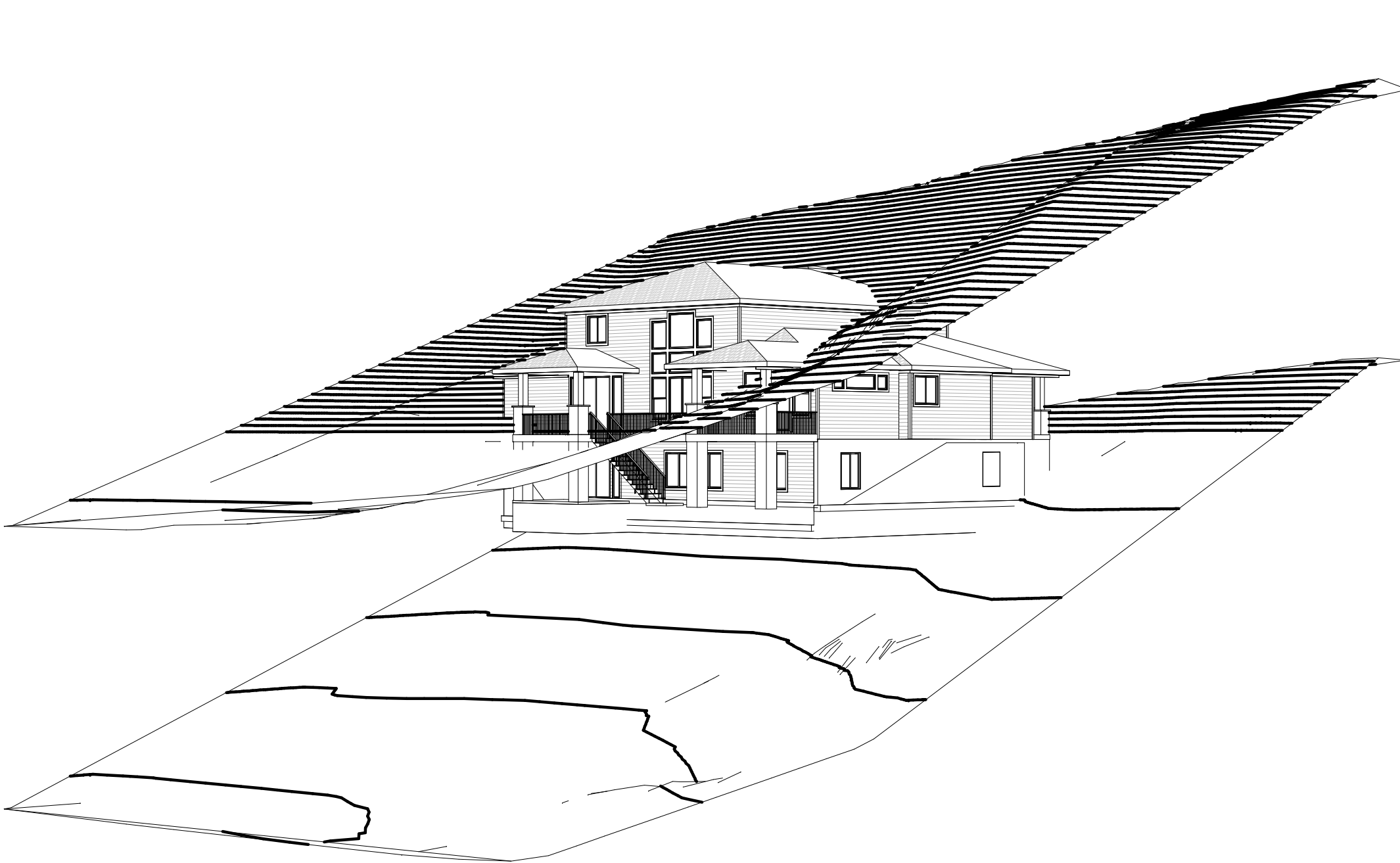
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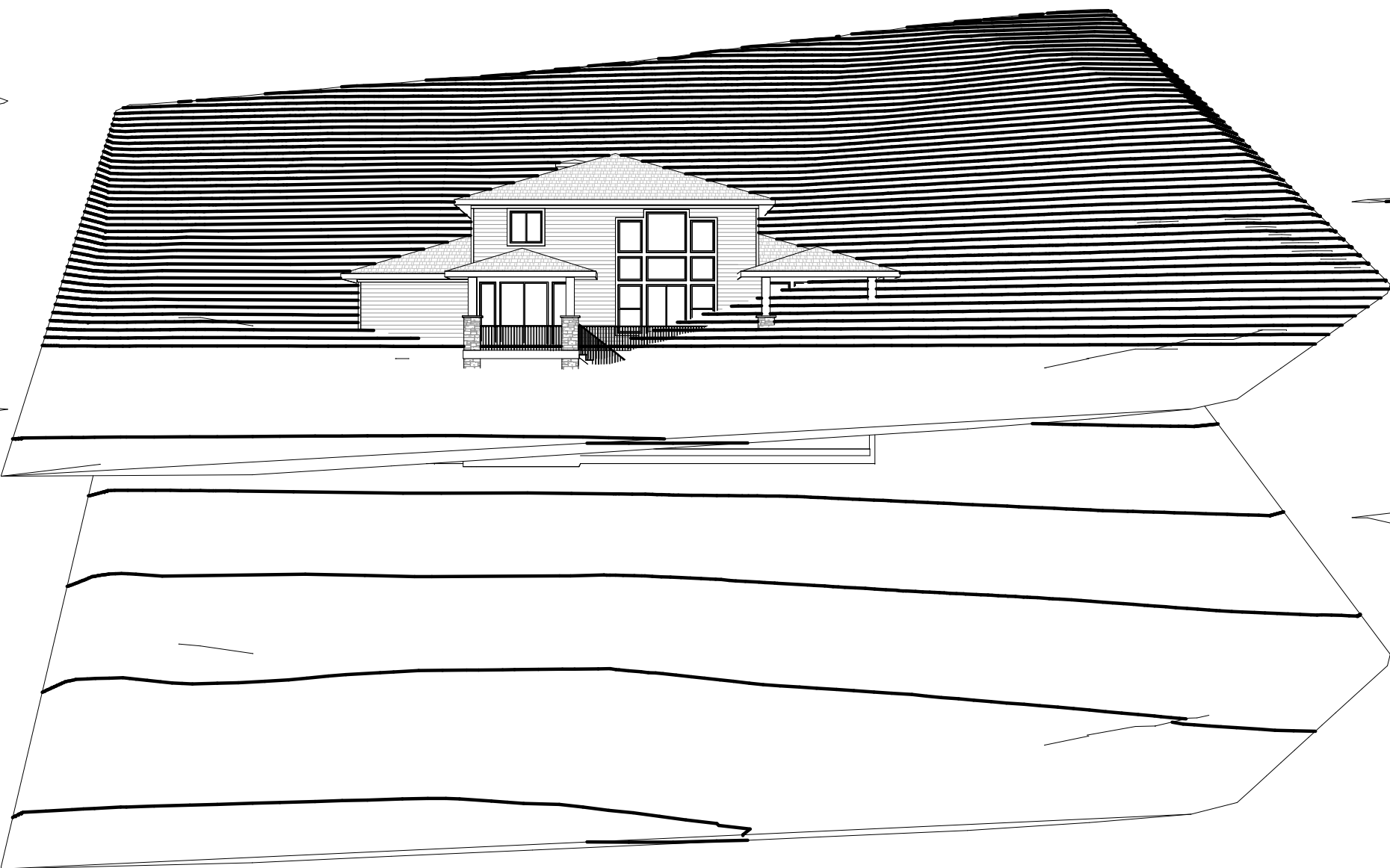
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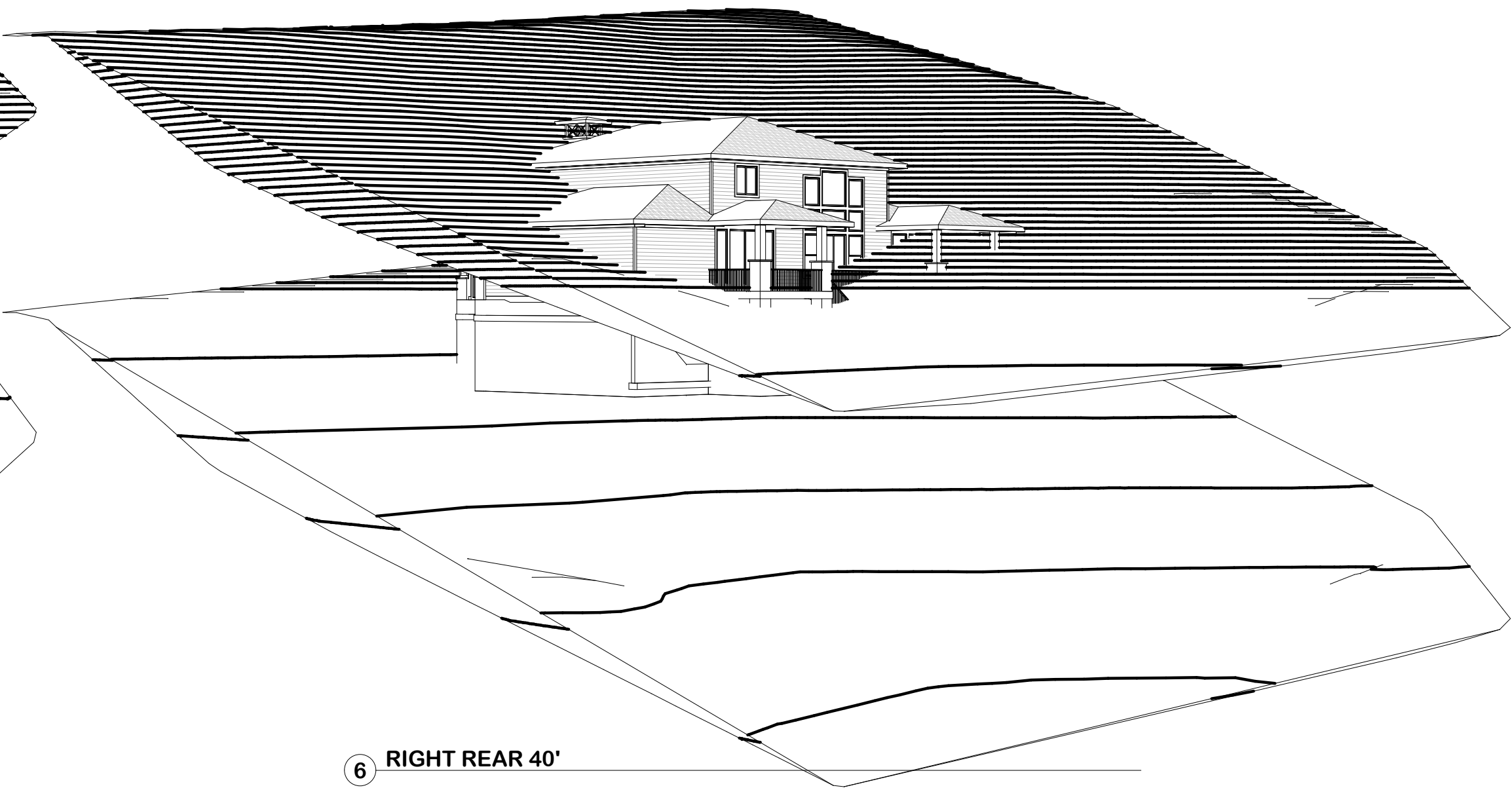
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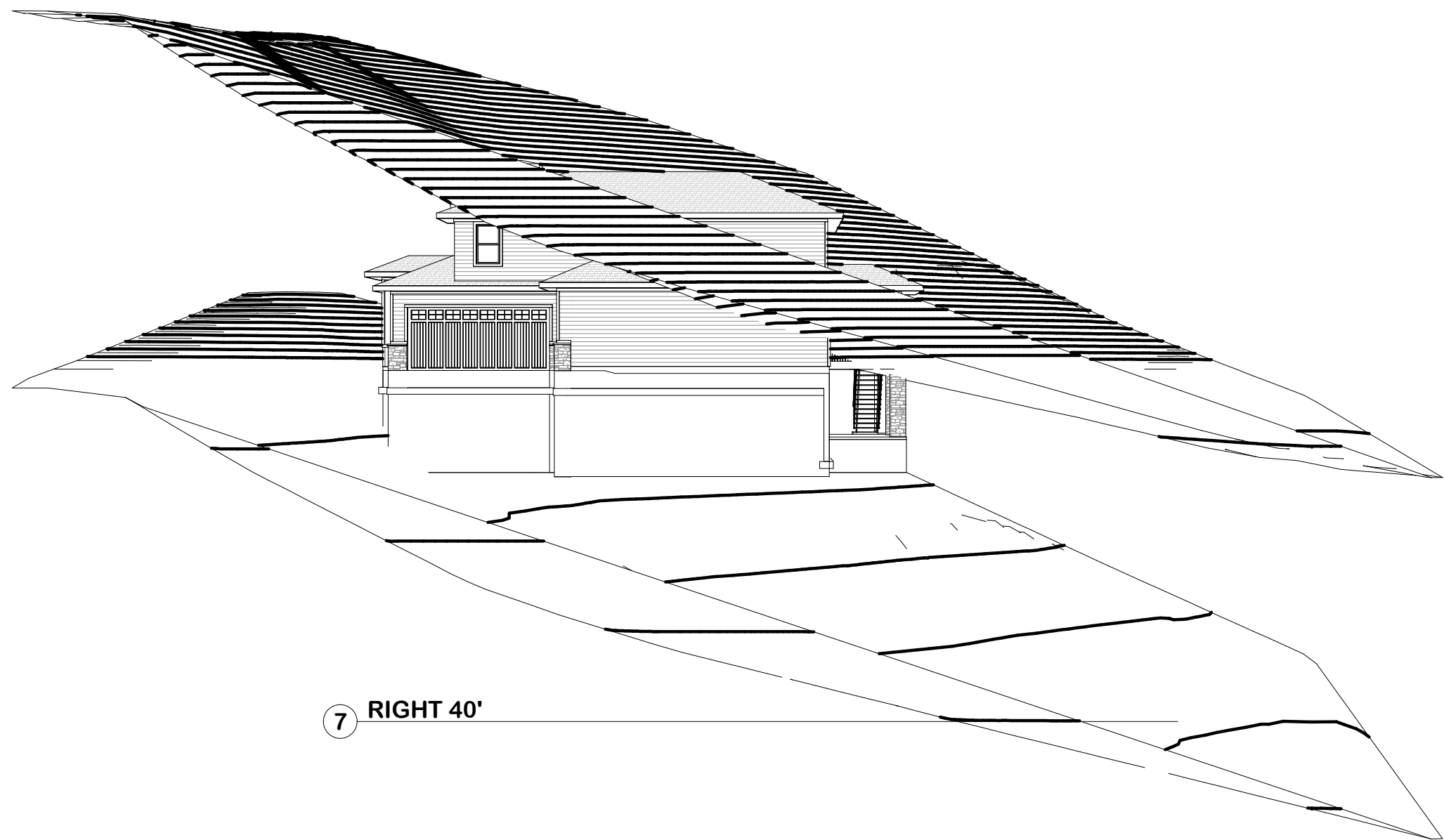
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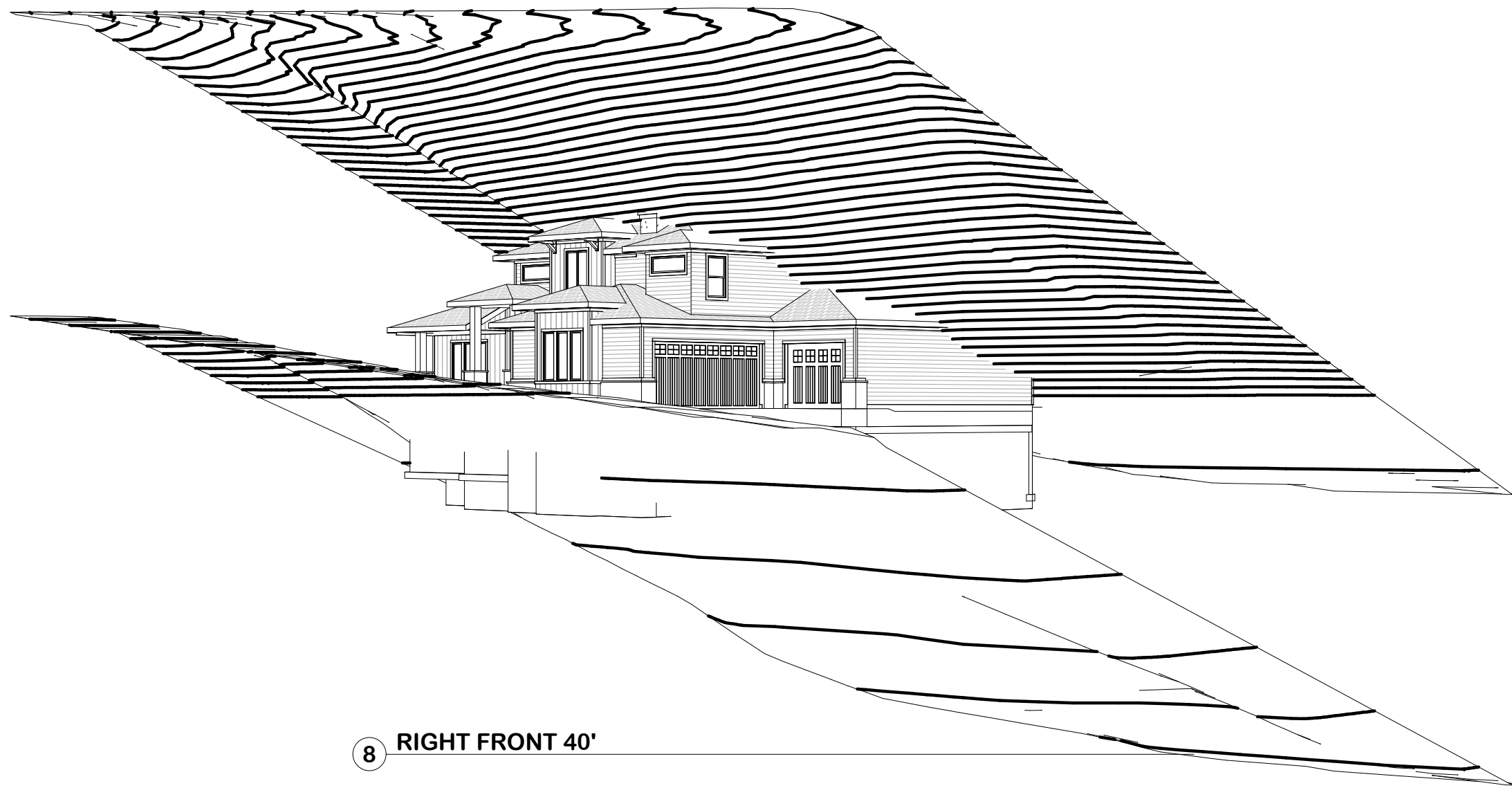
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6 RIGHT REAR 40'



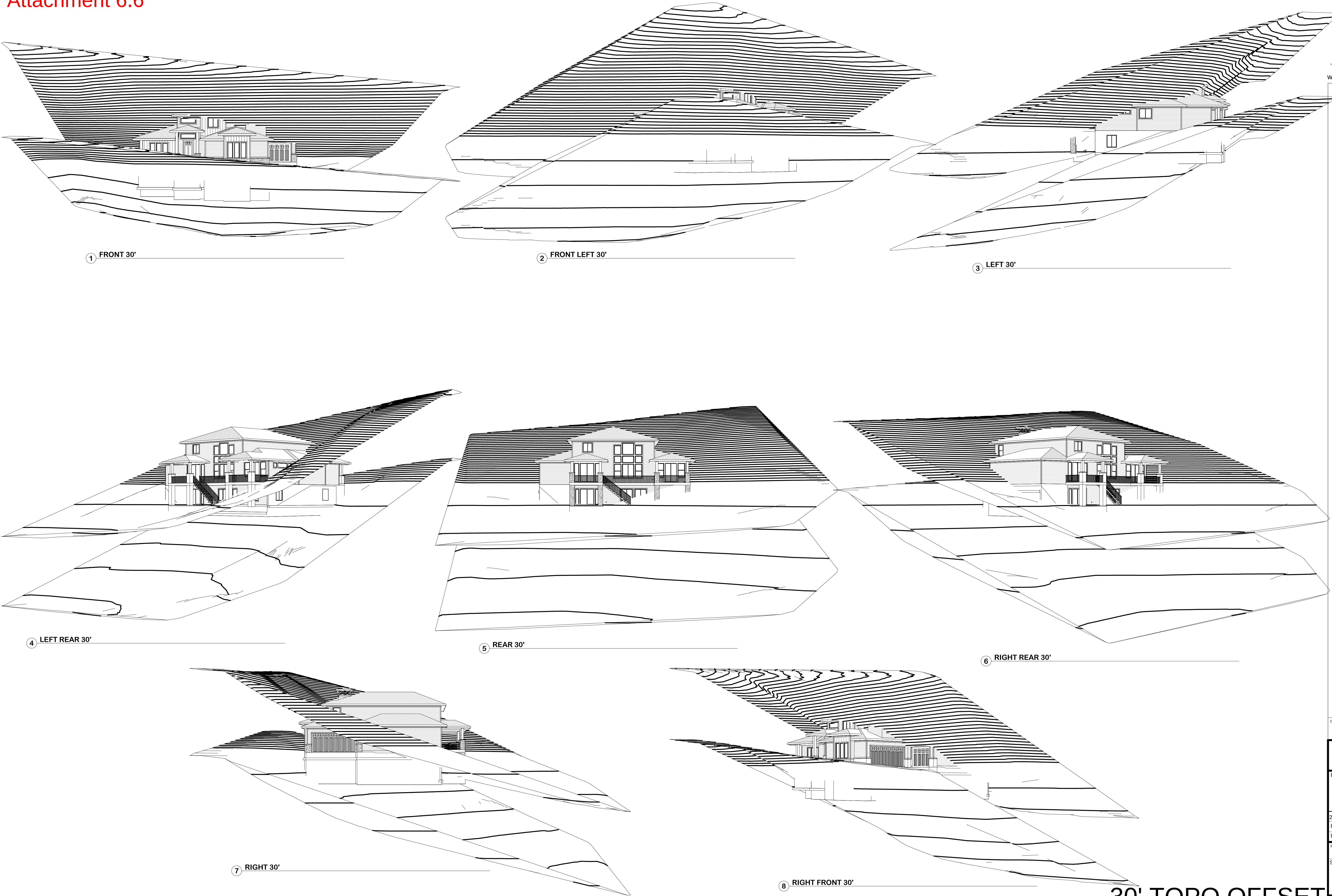
7 RIGHT 40'



8 RIGHT FRONT 40'

40' TOPO OFFSET

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Cyprus	
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2,831	
Date	May 2014
Drawn by	DSW
PRINTED: 4/28/2019 3:25:50 PM	FRUIT ROOM: 78 LOWER LEVEL: 1,778 MAIN LEVEL: 1,914 UPPER LEVEL: 917 TOTAL: 4,687
Sheet	
40	
of 11	
SCALE:	



30' TOPO OFFSET

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Cyprus	
Designed for	
Walker Home Design	
2,831	
Date	May 2014
Drawn by	DSW
PRINTED: 4/28/2019 3:25:52 PM	
Sheet	FRUIT ROOM: 78
41	LOWER LEVEL: 1,778
of	MAIN LEVEL: 1,914
11	UPPER LEVEL: 917
	TOTAL: 4,687
SCALE:	