Public Works
Planning & Development Services Division
http://www.utah.gov/pmn/index.html

Board of Adjustment

Public Meeting Agenda

Monday, June 10, 2013

1:00 P.M.

THE MEETING WILL BE HELD IN THE COUNTY COUNCIL CHAMBERS, COUNTY GOVERNMENT CENTER, MAIN FLOOR, ROOM #N1100, 2001 SOUTH STATE STREET.

REASONABLE ACCOMMODATIONS FOR INDIVIDUALS WITH DISABILITIES WILL BE PROVIDED UPON REQUEST. FOR ASSISTANCE, PLEASE CALL 468-2120 OR 468-2351: TDD 468-3600.

The purpose of the Board of Adjustment Meeting is to allow the Board to hear applicant and public comment, as well as agency and staff recommendations, prior to making a decision on BOA applications filed with Salt Lake County.

The Board of Adjustment shall: act as an appeal authority for zoning decisions applying this title as provided in Section 19.92.050 and conditional use decisions by a planning commission; hear and decide the special exceptions to the terms of the zoning ordinance set forth in Section 19.92.060; hear and decide variances from the terms of the zoning ordinance; and, hear and decide applications for the expansion or modification of nonconforming uses.

Business Items – 1:00 P.M.

1) Adoption of Minutes from the May 13, 2013 Meeting
2) Other Business

Public Hearing Items - Starting immediately following Business Items

28503 – John and Mary Zeigle are requesting approval of a variance from wetlands setback regulations in order to increase the amount of allowable structural encroachments located between 25 feet and 50 feet from the delineated wetlands – **Location:** 8096 S Brighton Loop Road – **Zone:** FR.5 (Forestry and Recreation); Foothills and Canyons Overlay Zone (FCOZ) **Community Council:** Big Cottonwood Canyon – **Planner:** Todd A. Draper

Meeting Adjournment

Rules of Conduct for the Board of Adjustment Meeting

First: Applications will be introduced by a Staff Member.

Second: The applicant will be allowed up to 15 minutes to make their presentation.

Third: Person's in favor of the application will be invited to speak.

Fourth: Person's opposed to the application will be invited to speak.

Fifth: The applicant will be allowed 5 minutes to provide concluding statements.

- Speakers will be called to the podium by the Chairman.
- Because the meeting minutes are recorded it is important for each speaker to state their name and address prior to making any comments.
- All comments should be directed to the Board Members, not to the Staff or to members of the audience.
- For items where there are several people wishing to speak, the Chairman may impose a time limit, usually 2 minutes per person, or 5 minutes for a group spokesperson.
- After the hearing is closed, the discussion will be limited to the Board Members and the Staff.

MEETING MINUTE SUMMARY
BOARD OF ADJUSTMENT MEETING
Salt Lake County Government Center, N1100

Monday, May 13, 2013 1:00 p.m.

- *The official meeting began at 1:25 pm when Ms. Teri Klug arrived (creating a quorum) after an initial informal presentation had already taken place.*

Approximate Meeting Length: 10 minutes
Number of public in attendance: 1 (applicant)
Summary Prepared by: Jocelyn Walsh-Magoni

ATTENDANCE

Commissioners and Staff:

Board Member	Business Mtg	Public Mtg
Gary Sackett– **Chair**	x	x
Teri Klug **(arrived at 1:25 pm)**	x	x
Matt Storheim	x	x
Phil Uipi	absent	absent

Planning Staff / DA	Business Mtg	Public Mtg
David Gellner	**x**	**x**
Jocelyn Walsh-Magoni	**x**	**x**
Spencer Hymas	**x**	**x**
Zach Shaw (DA)	**x**	**x**

PUBLIC MEETING - 1:25 p.m.

28367 – Timothy Brown is requesting approval to rebuild and expand a non-conforming structure on the subject property as allowed by section 19.88.070 of the Salt Lake County Zoning Ordinance. Location: 2315 E. Neffs Lane. Zone: R-1-10 Community Council: Canyon Rim Planner: Spencer Hymas

Presentation by*:* Spencer Hymas. There was a brief discussion between the Board and planning staff.

Speaker #1: Applicant
Name: Timothy Brown
Address: 2315 E. Neffs Lane
Comments: He purchased the house 10 years ago with the understanding that all portions of the dwelling were within code. He wants to do the right thing and bring the home up to code.

There were no other members of the public present.

There were some additional questions of the Board for planning staff.

Motion: To approve application #28367 meeting as presented, with staff recommendations.
Motion by: Mr. Storheim
2nd by: Ms. Klug
Vote: Unanimous in favor (of board members present)

BUSINESS MEETING 1:35 p.m.

Motion: To approve the Minutes from the April 8, 2013 meeting as presented.
Motion by: Mr. Storheim
2nd by: Ms. Klug
Vote: Unanimous in favor (of board members present)

MEETING ADJOURNED – 1:35 p.m.

DRAFT

Salt Lake County Planning & Development Services

STAFF REPORT

Executive Summary								
Hearing Body:	Board of Adjustment							
Meeting Date and Time:	Monday, June 10, 2013	01:00 PM	**File No:**	2	8	5	0	3
Applicant Name:	John and Mary Zeigle	**Request:**	Variance					
Description:	Variance from Wetlands Setbacks							
Location:	8096 South Brighton Loop Road							
Zone:	FR-0.5 Forestry & Recreation	Any Zoning Conditions?	Yes ☐	No ☑				
Staff Recommendation:	Approval							
Planner:	Todd A. Draper							

1.0 BACKGROUND

1.1 Summary

This request is for a variance to the amount of structural encroachment permitted between 25 feet and 50 feet from wetlands for existing lots of record. The current limit under ordinance is 500 gross square feet that can be approved by the Director of Planning and Development. The submitted request is to increase the amount of encroachment into the wetlands setback to a total of 1,121 square feet of net encroachment of the footprint. Upon closer review of the submitted site plans and architectural plans it appears that the proposed single family dwelling exceeds the requested variance amount by approximately 400 additional square feet.

1.3 Neighborhood Response

One adjacent neighbor did call Planning and Development Services. Their concerns were that the home on this property would be built too close to their existing home and that large mature trees would be removed that would otherwise provide screening between the properties. They would prefer re-configuration of the wetlands and a change in the house design so that the home was further away from their mutual property line to the south of the proposed home.

2.0 ANALYSIS

2.1 Applicable Ordinances

Section 19.92.040.B.1. of the Zoning Ordinance establishes five criteria to be used in evaluating requests for variances. The Board of Adjustment must find that all five of these criteria have been met before granting approval of a variance. Staff suggests the following analysis based upon a review of the five criteria:

Criteria Met		Variance Criteria and Evaluation
YES	NO	***a. Literal Enforcement of the zoning ordinance would cause an unreasonable hardship for the applicant that is not necessary to carry out the general purpose of the zoning ordinance.***
☒	☐	
		Discussion: In determining if an unreasonable hardship exists the hardship must be located on or be associated with the property in question and come from circumstances peculiar to the property and not those found generally in the neighborhood. The fact that there are wetlands on the property is also found generally with other properties in the vicinity and would not qualify as an unreasonable hardship based solely upon their existence. There is one aspect regarding the location, shape and history of the delineated wetlands that could be interpreted as being peculiar to the situation and as a result could qualify as an unreasonable hardship. As evidence in support of the variance the applicant has submitted a letter from the Homeowners association regarding the historical installation of a pipeline across the property that ultimately created a depression that resulted in an expansion of the wetlands. This particular "finger" of wetlands accounts for about 400 square fee of the proposed structure being closer to the wetlands than otherwise allowed. An additional hardship could be construed from the imposition of the 5 foot setback from the property line as an accommodation for building and fire code. Although zero lot line setbacks are allowed in the Foothills and Canyons Overlay and FR zones, this consideration in the design does increase the amount of footprint closer to the wetlands by approximately 380 square feet. The approximately 240 square feet of remaining proposed structural encroachment appear to be imposed by the overall design of the structure and could be construed as being self-imposed. In staffs estimation the majority of this encroachment is created by the size and location of the exterior second floor decks. As more accurate measurements have not been provided by the applicant regarding overall square footage of the structural encroachment footprint, staff believes that ultimately the question of the degree to which the hardship provisions are met will best be answered and resolved by the Board of Adjustment at the meeting.
YES	NO	***b. There are special circumstances attached to the property that do not generally apply to other properties in the same district.***
☒	☐	
		Discussion: As previously discussed above there are indeed special circumstances pertaining to the property with regards to the location, shape and history of the wetlands areas which are peculiar to the property and not generally applicable to other properties in the same neighborhood. The listed circumstances could be seen as otherwise depriving the property of the privilege of constructing a larger home, similar to others in the vicinity.

YES	NO	
☒	☐	***c. Granting the variance is essential to the enjoyment of a substantial property right possessed by other properties in the same district.***
		Discussion: The applicant has submitted documentation regarding restrictive covenants applicable to the property and a letter from the Homeowners Association granting an exception from their requirements to build a home with a smaller ground floor than otherwise allowed by their covenants. These private covenants represent additional property restrictions (not property rights), are not allowed to violate the zoning ordinance requirements, and are not enforceable by the County. The letter and covenants are however included with the report as they do help illustrate the nature of homes typical to the neighborhood and subdivision. While most homes in the neighborhood are larger in size, they are also located on properties that do not have the same level of constraints that the subject property has. Again the degree of variance ultimately considered comes into question as the need to balance the amount of variance relative to the level of constraints associated with the subject property must also be weighed against that which could constitute denial of a substantial property right. The property could easily be developed with a small home without the need of a variance. However, given the circumstances at hand staff believes that approval of a variance would be essential to the enjoyment of a substantial property right as it pertains to the relief from the effects of the unreasonable hardship to the applicant created by the physical geography of the property. The remaining question for the Board of Adjustment to answer is what level of relief is appropriate to the given level of constraints.
YES	NO	
☒	☐	***d. The variance will not substantially affect the general plan and will not be contrary to the public interest.***
		Discussion: The Wasatch Canyons Master Plan seeks to limit residential development and direct it to the most appropriate locations. With regards to single family development the plan recognizes the need to balance the protection of landowners rights with the protection of the scenic beauty, general public use of the canyons, and watershed protection needs. The Master Plan also recognizes that not all lots of record will qualify for a building permit due to development constraints such as a lack of water or other development constraints. The property in question has available culinary water and sewer connections including land area that is under 30% slope which comprise the typical elements needed to "qualify" for a building permit. Continued protection of the wetlands is a watershed quality issue that is mainly accomplished by the connection of the dwelling to the sewer system rather than an on-site septic system. Also noted is the existing approval from the County Health Department and Salt Lake Public Utilities (Watershed) approving exceptions to their regulations to allow for the additional encroachment (see attached letter). As the proposed plans do not appear to be contrary to the public interest as evidenced by the approval of the Health Department, the variance would not be contrary to the stated policies of the general plan either. This criterion has been met.
YES	NO	
☒	☐	***e. The spirit of the zoning ordinance is observed and substantial justice done.***
		Discussion: Constructing the home in the proposed manner and location is consistent with the purposes of the Foothills and Canyons Overlay Zone and the protection of the surrounding natural environment. In granting a variance, the spirit of the ordinance would be observed.

3.0 STAFF RECOMMENDATION

3.1 Staff recommends APPROVAL of the proposed Variance .

3.2 Reasons for Recommendation

1) The criteria necessary for approving a variance request have been met

2) A variance to allow for the development at proposed represents the minimum amount necessary to balance the effects of the imposed hardship against the private property rights for development.

3.3 Alternative Recommendations

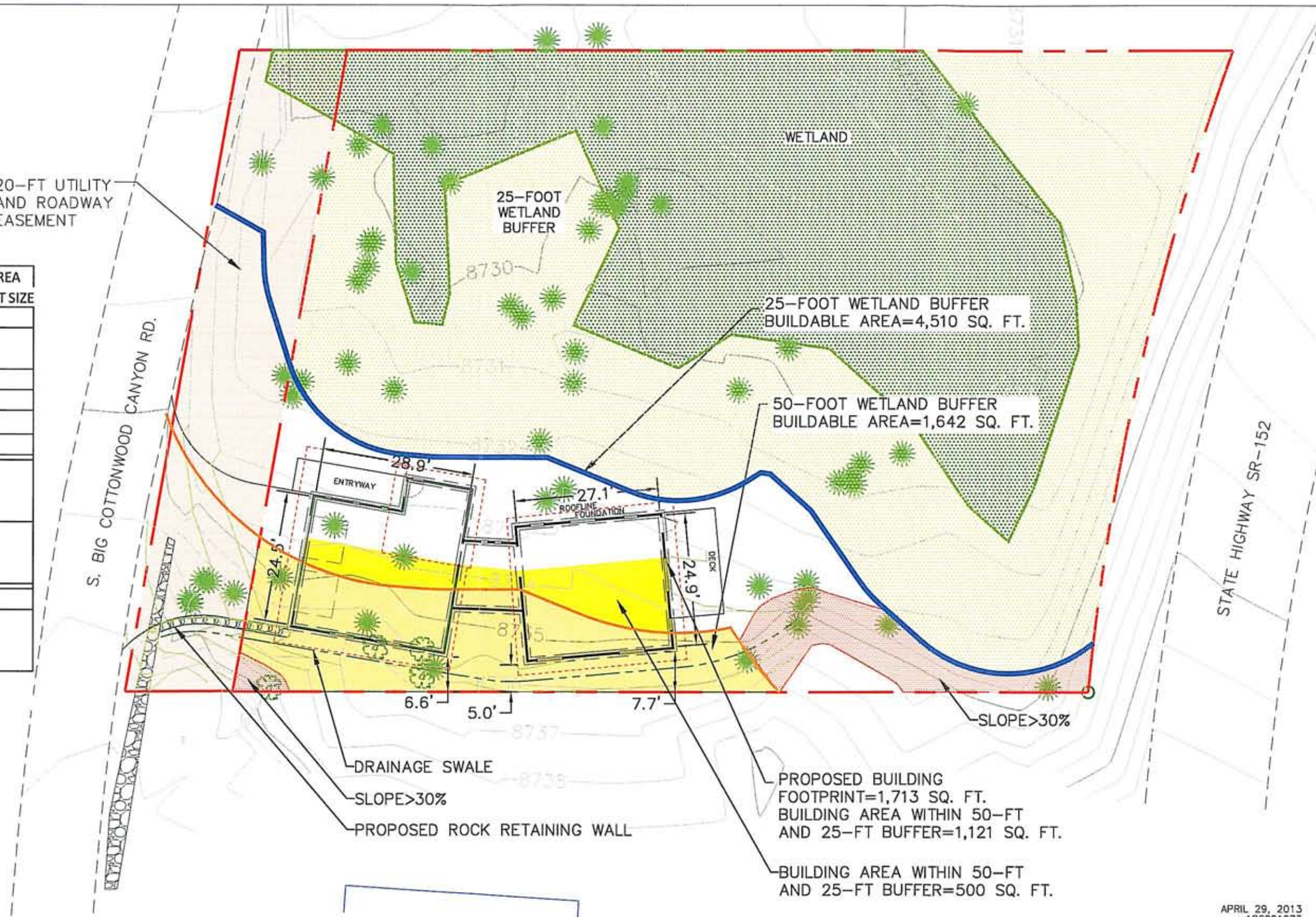
Alternatively as the amount of variance requested appears to exceed the amount necessary to alleviate the effects of the unreasonable hardship, the Board of Adjustment could adjust the amount of variance granted. Staff believes that in this case the appropriate amount should not exceed a total of 1280 square feet of footprint between 50 and 25 feet of the wetlands.

8096 S Brighton Loop Rd

Tue May 14 2013 05:06:07 PM.

	AREA		BUILDABLE AREA
	SQ. FT.	ACRES	% OF TOTAL LOT SIZE
TOTAL LOT SIZE	22,042	0.51	-
UTILITY AND ROADWAY EASEMENT	2,462	0.06	-
WETLAND	6,601	0.15	-
25-FT WETLAND BUFFER	7,856	0.18	-
50-FT WETLAND BUFFER[1]	10,724	0.25	-
SLOPES>30%	613	0.01	-
TOTAL BUILDABLE AREA OUTSIDE 25-FOOT WETLAND BUFFER	4,510	0.10	20%
TOTAL BUILDABLE AREA OUTSIDE 50-FOOT WETLAND BUFFER	1,642	0.04	7%
BUILDING FOOTPRINT	1,713	0.04	
AREA OF BUILDING WITHIN 25 AND 50 FOOT WETLAND BUFFER	1,121	0.03	

1. AREA EXCLUDES SLOPES >30% WITHIN 50-FT BUFFER



APRIL 29, 2013
186201073

Stantec Consulting Inc.
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Salt Lake City UT U.S.A.
84107
Tel. 801.261.0090
Fax. 801.266.1671
www.stantec.com

Legend

- PROPERTY LINE
- FCOZ 50-FT WETLAND BUFFER
- FCOZ 25-FT WETLAND BUFFER
- EXISTING TREE

1:20' 0 20' 30' 40'

- 50-FT BUFFER BUILDABLE AREA
- JURISDICTIONAL WETLAND
- 25-FOOT WETLAND BUFFER
- SLOPES GREATER THAN 30%
- UTILITY AND ROADWAY EASEMENT
- 500 SQ. FT. FOOTPRINT

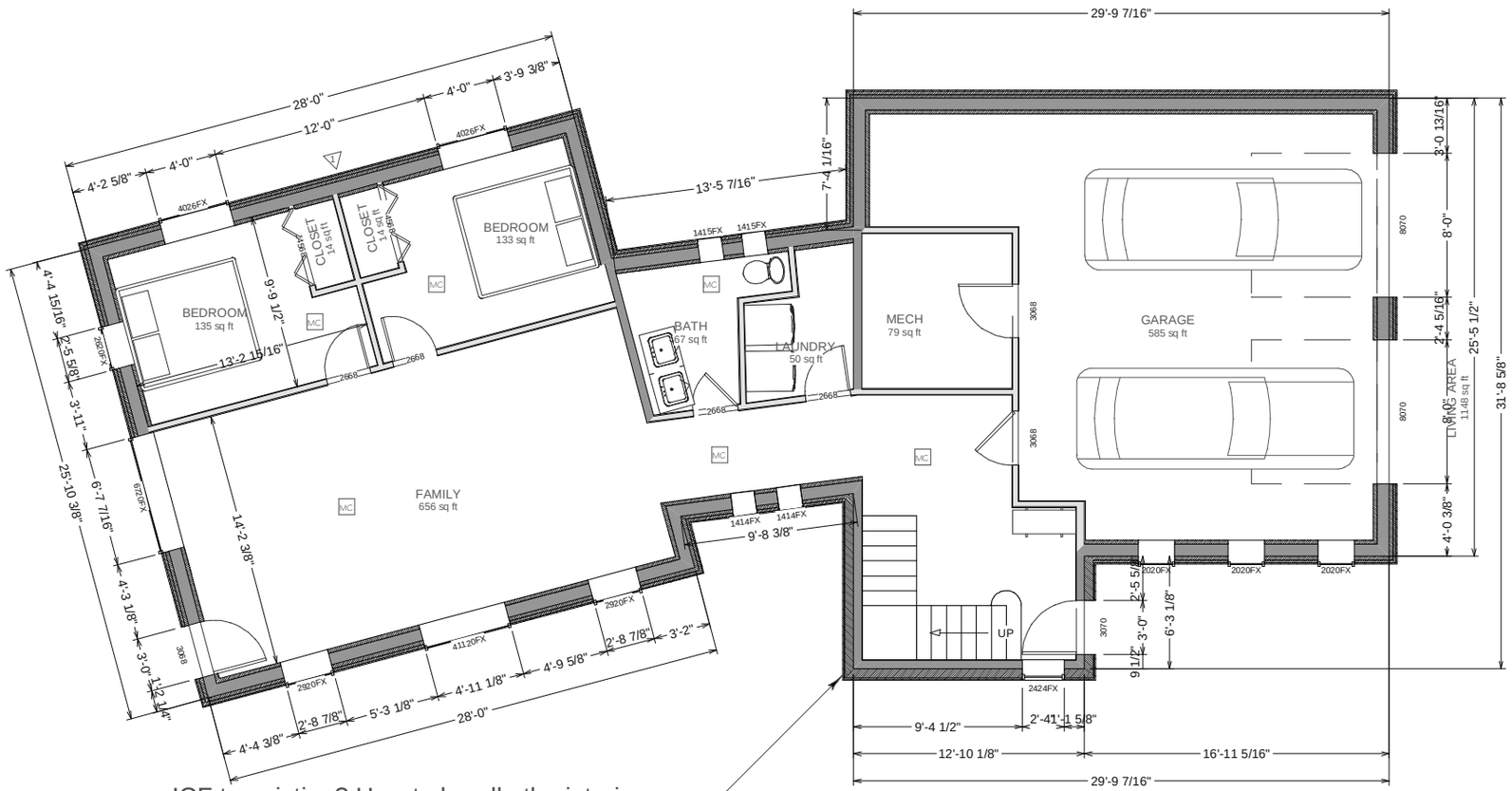
Client/Project
JOHN AND MARY ZEIGLE RESIDENCE
8096 S. Brighton Loop Rd. Lot 30
Brighton, Utah

Figure No.
2

Title
SITE PLAN

LOWER LEVEL FLOOR PLAN

Scale: 1/4"=1'-0" (11 X 17 HALF SCALE - 1/8"=1"-0")



ICF transistion? How to handle the interior space above stem?

GENERAL FLOOR PLAN NOTES

1. ALL EXTERIOR WALLS SHALL BE 2X6" WALLS WITH EPS FOAM GLUED TO THE SHEATHING.
2. ALL INTERIOR WALLS SHALL BE 2X4 @ 24" O.C. WOOD STUDS WITH 5/8" GYP. BOARD EACH SIDE, SEE WALL TYPE TAGS FOR EXCEPTIONS
3. AT ALL INTERIOR CLOSETS, PROVIDE SHELF AND ROD.
4. AT ALL FIREPLACES PROVIDE A NON-COMBUSIBLE HEARTH MOUNTED @ 24" A.F.F. THE HEARTH SHALL BE NOT LESS THAN 4" THICK AND SHALL EXTEND 18" MIN. IN FRONT OF AND 8" TO EACH SIDE OF THE FIREPLACE OPENING. NO COMBUSTIBLE MATERIAL SHALL BE PLACED WITHIN 6" OF THE FIREPLACE OPENING, AND NO COUMBUSTIBLE MATERIAL WITHIN 12" OF THE FIREPLACE OPENING SHALL PROJECT MORE THAN 1/8" FOR EACH 1" CLEARANCE FROM SUCH OPENINGS.
5. TYPICAL INSULATION (SEE ALSO HELIOCENTRIC ENERGY ENG. PACKET):

INSTULATION ROOF/CEILING:	R-60
EXT. WALLS 6" EPS FOAM	R-48
CONC. WHOLE SLAB	R-24
FOUNDATION WALLS + 4" FOAM	R-40.5
WINDOWS, TRIPLE HIGH GAIN LOW-E, ARGON MIN	U-0.16

6. ALL EXTERIOR DIMENSIONS ARE TO OUTSIDE FACE LINES UP WITH THE OUTSIDE FACE OF SHEATHING/ C.I.F. WHICH LINES UP WITH THE FOUNDATION/C.I.F. WALL.
7. ALL TOILETS ARE TO HAVE A MAX. FLOW RATE OF 1.6 GALLONS PER FLUSH. ALL SHOWER FIXTURES ARE TO HAVE A MAX. FLOW RATE OF 2.6 GALLONS PER MINUTE.
8. DOORS AND SIDELIGHTS TO BE TEMPERED IF WITHIN 24" OF THE FLOOR OR A DOOR. WINDOWS WITHIN 60" OF A SHOWER DRAIN MUST BE TEMPERED.
9. GARAGE SHALL HAVE 5/8" TYPE X DRYWALL, AND 20 MIN FIRE RATED OR 1 3/4" SOLID CORE DOOR
10. WALL SHALL HAVE A RAINSCREEN FORMED FROM A WEATHER BARIER OF EPS FOAM, WITH 3/4" PLYWOOD NAILERS GLUED TO THE FOAM, AND SIDING ATTACHED TO THE NAILERS. THE ASSEMBLY SHALL PROVIVE A 3/4" AIR SPACE BEHIND THE SIDING.

FINISH MATERIALS GENERAL NOTES

1. ALL SHOWERS SHALL BE FINISHED WITH A NON-ABSORBENT MATERIAL TO A HEIGHT OF NOT LESS THAN 70" ABOVE THE DRAIN INLET. PROVIDE WATER PROOF MEMBRANE THE FULL HEIGHT OF SHOWER AND OVERLAP THE SHOWER PAN.
2. THE GARAGE WALLS AND CEILING SHALL BE 5/8" TYPE "X" GYPSUM BOARD.
3. ALL LATHING, PLASTERING AND INSTALLATION OF GYP. BD. SHALL COMPLY WITH IBC REQUIREMENTS. UPPER LEVEL SHEETROCK SHALL BE 5/8" TYPE "X" GYPSUM BOARD OR PLASTER W/ INCORPORATED PHASE CHANGE MATERIAL FOR ADDITIONAL HEAT RETENTION.
4. ALL WALLS, CEILING AND SOFFITS UNDER STAIRS SHALL BE 5/8" TYPE "X" GYPSUM BOARD.

GENERAL STAIR NOTES

1. STAIRS MUST MEET IRC- R314 OR UTAH R311.5.3. AS PER UTAH R311.5.3 MIN OF 9" TREAD, AND 8" RISER.
2. ALL GUARD RAILS TO BE SO THAT A 4" SPHERE CAN NOT PASS THROUGH.
3. ALL RAILS ARE TO BE 36" FROM EITHER THE LANDING OR FROM NOSING OF STAIR
4. MIN. STAIR WIDTH TO BE 36" .
5. HANDGRIP PORTION OF HANDRAIL SHALL NOT BE LESS THAN 1-1/4" AND NO MORE THAN 2" IN CROSS SECTIONAL DIMENSION.
   HANDRAILS PROJECTING FROM THE WALL ARE TO HAVE 1-1/2" SPACE MIN. BETWEEN THE WALL AND THE HANDRAIL.
6. HEAD ROOM AT ALL STAIRS ARE TO BE MIN. 6'-8".
7. HANDRAILS MAY PROJECT INTO THE REQUIRED WIDTH 3 1/2" FROM EACH SIDE OF THE STAIR. STRINGERS, TRIM, AND OTHER SIMILAR DECORATIVE FEATURES MAY PROJECT INTO THE REQUIRED WIDTH 1-1/2" FROM EACH SIDE.

WALL TYPES

1. ICF + 4"EPS
2. 2 x 4 INTERIOR WALL
3. 2 x 6 INTERIOR WALL
4. 2x6" + 6" EPS FOAM EXTERIOR WALL, WOOD SIDING
5. 2x6" + 6" EPS FOAM EXTERIOR WALL, PANEL SIDING
6. 2x6" + 6" EPS FOAM EXTERIOR WALL, METAL SIDING
8. 2x6" + 6" EPS FOAM EXTERIOR WALL, CONCRETE EFIS

SQUARE FOOTAGE

BASEMENT: 1141 SQFT
MAIN LEVEL: 1713 SQ FT
TOWER LEVEL: 112 SQ FT
TOTAL CONDITIONED: 2966 SQ FT
GARAGE: 592 SQ FT

ROOM FINISH SCHEDULE

KEY	CEILING HT.	FLOOR FINISH	WALL FINISH	MOLDING
UA	8'4" CEILING	SEALED CONCRETE	CONCRETE	PINE/FIR
UB	8'4" CEILING	WOOD	CONCRETE	PINE/FIR

HELIOCENTRIC
Design • Engineering

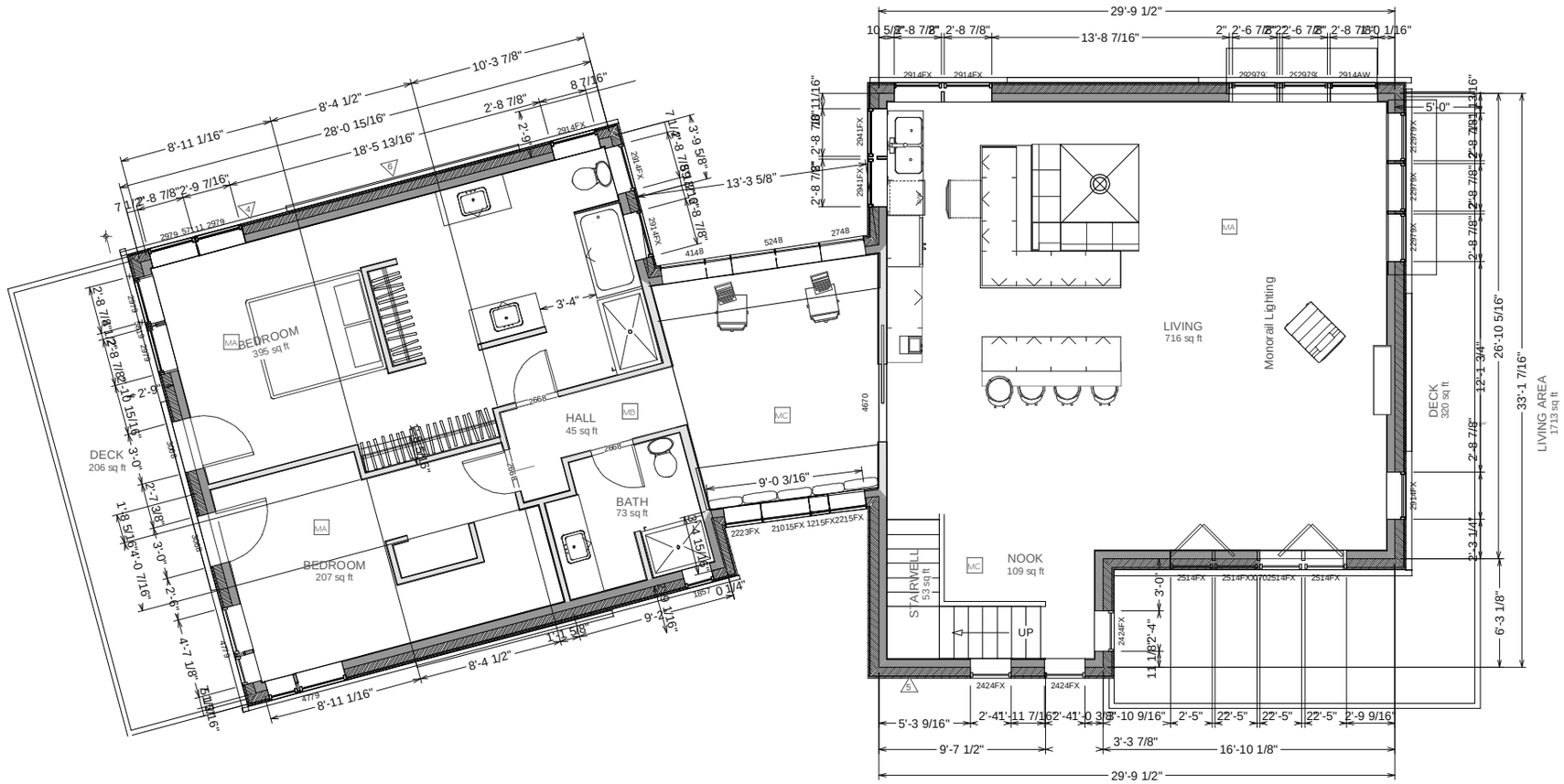
Zeigle Residence
XXX Address ,Brighton Utah.

3/14/2013

A-102

MAIN LEVEL FLOOR PLAN

Scale: 1/4"=1'-0" (11 X 17 HALF SCALE - 1/8"=1"-0")



WALL TYPES

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5. 2x6" + 6" EPS FOAM EXTERIOR WALL, PANEL SIDING
6. 2x6" + 6" EPS FOAM EXTERIOR WALL, METAL SIDING
8. 2x6" + 6" EPS FOAM EXTERIOR WALL, CONCRETE EFIS

SQUARE FOOTAGE

BASEMENT: 1141 SQFT
MAIN LEVEL: 1713 SQ FT
TOWER LEVEL: 112 SQ FT
TOTAL CONDITIONED: 2966 SQ FT
GARAGE: 592 SQ FT

ROOM FINISH SCHEDULE

KEY	CEILING HT.	FLOOR FINISH	WALL FINISH	MOLDING
MA	VAULTED CEILING	CONCRETE	5/8 Drywall	pine/fir
MB	COVED CEILING	CONCRETE	5/8 Drywall	pine/fir
MC	FLAT CEILING	CONCRETE	5/8 Drywall	pine/fir
MD	VAULTED CEILING	WOOD	5/8 Drywall	pine/fir

HELIOCENTRIC
Design • Engineering

Zeigle Residence

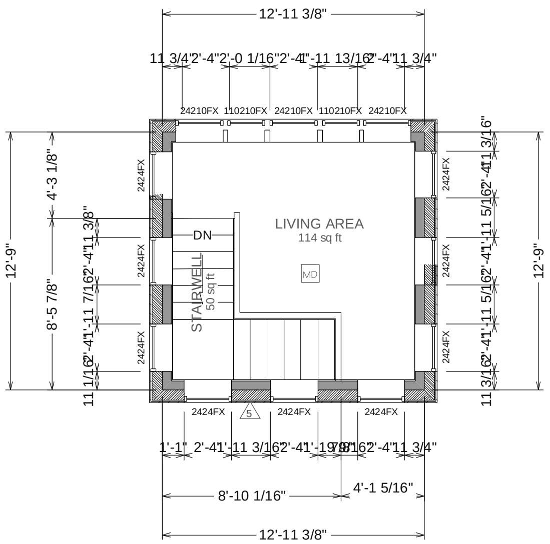
XXX Address ,Brighton Utah.

3/14/2013

A-103

TOWER

Scale: 3/8"=1'-0" (11 X 17 HALF SCALE - 3/16"=1"-0")



WINDOW SCHEDULE								
NUMBER	QTY	FLOOR	SIZE	DIMENSIONS	WIDTH	HEIGHT	DESCRIPTION	HEADER
W01	4	0	1414FX	16"X16"FX	16 "	16 "	FIXED GLASS	2X4X20 (2)
W02	1	0	1415FX	16 1/16"X16 3/4"FX	16 1/16 "	16 3/4 "	FIXED GLASS	2X4X20 1/16 (2)
W03	1	0	2424FX	28"X28"FX	28 "	28 "	FIXED GLASS	2X6X32 (2)
W04	1	0	2620FX	29 11/16"X24"FX	29 11/16 "	24 "	FIXED GLASS	2X6X33 5/8 (2)
W05	3	0	2020FX	24"X24"FX	24 "	24 "	FIXED GLASS	2X6X28 (2)
W06	1	0	41120FX	59 1/8"X24"FX	59 1/8 "	24 "	FIXED GLASS	2X12X63 1/8 (2)
W08	1	1	2748	31"X56"	31 "	56 "	MULLED UNIT	2X6X35 (2)
W09	1	0	6720FX	79 7/16"X24"FX	79 7/16 "	24 "	FIXED GLASS	2X12X83 1/2 (2)
W10	2	1	1212FX	13 5/8"X13 1/2"FX	13 5/8 "	13 1/2 "	FIXED GLASS	2X4X17 5/8 (2)
W11	1	1	1215FX	13 5/8"X17"FX	13 5/8 "	17 "	FIXED GLASS	2X4X17 5/8 (2)
W12	1	1	4148	49 1/16"X56 1/8"	49 1/16 "	56 1/8 "	MULLED UNIT	2X6X35 (2)
W13	1	1	5248	62 1/8"X56"	62 1/8 "	56 "	MULLED UNIT	2X6X35 (2)
W14	1	1	1857	20"X67"	20 "	67 "	MULLED UNIT	2X8X24 1/16 (2)
W15	1	1	2424FX	28"X28"FX	28 "	28 "	FIXED GLASS	2X6X32 (2)
W16	1	1	4779	54 7/8"X93"	54 7/8 "	93 "	MULLED UNIT	2X6X36 7/8 (2)
W17	2	0	2920FX	32 7/8"X24"FX	32 7/8 "	24 "	FIXED GLASS	2X6X36 7/8 (2)
W18	2	0	4026FX	48"X30"FX	48 "	30 "	FIXED GLASS	2X8X52 (2)
W20	1	1	2215FX	25 9/16"X17"FX	25 9/16 "	17 "	FIXED GLASS	2X4X29 9/16 (2)
W21	1	1	2215FX	25 3/4"X17"FX	25 3/4 "	17 "	FIXED GLASS	2X4X29 3/4 (2)
W22	1	1	2223FX	25 5/8"X27"FX	25 5/8 "	27 "	FIXED GLASS	2X6X29 9/16 (2)
W23	1	1	2223FX	25 3/4"X27"FX	25 3/4 "	27 "	FIXED GLASS	2X6X29 13/16 (2)
W26	2	1	2424FX	28"X28"FX	28 "	28 "	FIXED GLASS	2X0X32 (2)
W27	4	1	2514FX	29"X16"FX	29 "	16 "	FIXED GLASS	2X6X33 (2)
W28	1	1	29111FX	32 7/8"X23 1/4"FX	32 7/8 "	23 1/4 "	FIXED GLASS	2X0X36 7/8 (2)
W29	1	1	2914AW	32 7/8"X16"AW	32 7/8 "	16 "	AWNING	2X6X36 7/8 (2)
W30	8	1	2914FX	32 7/8"X16"FX	32 7/8 "	16 "	FIXED GLASS	2X6X36 7/8 (2)
W31	1	1	2915FX	32 7/8"X16 15/16"FX	32 7/8 "	16 15/16 "	FIXED GLASS	2X0X36 7/8 (2)
W32	2	1	2917FX	32 7/8"X19"FX	32 7/8 "	19 "	FIXED GLASS	2X0X36 7/8 (2)
W33	1	1	2919FX	32 7/8"X21 1/4"FX	32 7/8 "	21 1/4 "	FIXED GLASS	2X0X36 7/8 (2)
W34	1	1	2919FX	32 7/8"X21"FX	32 7/8 "	21 "	FIXED GLASS	2X0X36 7/8 (2)
W35	1	1	2920AW	32 7/8"X24"AW	32 7/8 "	24 "	AWNING	2X6X36 7/8 (2)
W36	1	1	2920FX	32 7/8"X24"FX	32 7/8 "	24 "	FIXED GLASS	2X6X36 7/8 (2)
W37	7	1	2941FX	32 7/8"X48 3/4"FX	32 7/8 "	48 3/4 "	FIXED GLASS	2X8X36 7/8 (2)
W38	9	1	2979	32 7/8"X93"	32 7/8 "	93 "	MULLED UNIT	2X6X36 7/8 (2)
W39	1	1	4779	55 1/8"X93"	55 1/8 "	93 "	MULLED UNIT	2X4X24 (2)
W40	1	1	57111	66 5/8"X23 5/16"	66 5/8 "	23 5/16 "	MULLED UNIT	
W41	1	1	5819	67 3/4"X21"	67 3/4 "	21 "	MULLED UNIT	
W42	9	2	2424FX	28"X28"FX	28 "	28 "	FIXED GLASS	2X6X32 (2)
W43	3	2	24210FX	28"X34"FX	28 "	34 "	FIXED GLASS	2X6X32 (2)
W44	1	0	1415FX	16 1/16"X16 3/4"FX	16 1/16 "	16 3/4 "	FIXED GLASS	2X4X20 (2)
W45	1	1	21023FX	33 9/16"X27"FX	33 9/16 "	27 "	FIXED GLASS	2X6X37 1/2 (2)
W46	1	1	21015FX	33 9/16"X17"FX	33 9/16 "	17 "	FIXED GLASS	2X4X37 1/2 (2)
W47	2	2	110210FX	22"X34"FX	22 "	34 "	FIXED GLASS	2X6X26 (2)

DOOR SCHEDULE								
NUMBER	QTY	FLOOR	SIZE	DIMENSIONS	WIDTH	HEIGHT	DESCRIPTION	HEADER
D01	1	0	3068 R EX	36"X80"X1 3/4" R EX	36 "	80 "	EXT. 2 PANEL 2 GLASS	2X8X40 (2)
D02	1	0	2668 L IN	30"X80"X1 3/8" L IN	30 "	80 "	HINGED-DEFAULT	2X6X34 (2)
D03	2	0	2668 R IN	30 1/16"X80"X1 3/8" R IN	30 1/16 "	80 "	HINGED-DEFAULT	2X6X34 1/16 (2)
D04	1	0	2668 R IN	30"X80"X1 3/8" R IN	30 "	80 "	HINGED-DEFAULT	2X6X34 (2)
D06	1	0	3068 R EX	36"X80"X1 3/4" R EX	36 "	80 "	EXT. HINGED	2X8X40 (2)
D07	1	0	3070 L EX	36"X84"X1 3/4" L EX	36 "	84 "	EXT. HINGED-GLASS - ALDER (HONEY)	2X8X40 (2)
D08	2	0	4568	53 1/4"X80"	53 1/4 "	80 "	BIFOLD	2X8X57 1/4 (2)
D09	2	0	8070	96"X84"	96 "	84 "	GARAGE - CHARCOAL	2X12X100 (2)
D10	1	1	10070 EX	120"X84" EX	120 "	84 "	EXT. BIFOLD-GLASS - ALDER (HONEY)	2X10X127 (2)
D11	1	1	2668 L IN	30"X80"X1 3/8" L IN	30 "	80 "	HINGED-DEFAULT	2X6X34 (2)
D12	2	1	2668 R IN	30"X80"X1 3/8" R IN	30 "	80 "	HINGED-DEFAULT	2X6X34 (2)
D13	1	1	3068 L EX	36"X80"X1 3/4" L EX	36 "	80 "	EXT. 2 PANEL 2 GLASS	2X8X40 (2)
D14	1	1	3068 R EX	36"X80"X1 3/4" R EX	36 "	80 "	EXT. 2 PANEL 2 GLASS	2X8X40 (2)
D15	1	1	4670 DBL	54"X84"X1 3/8" DBL	54 "	84 "	POCKET-DEFAULT	2X12X58 (2)
D16	1	0	3068 R EX	36"X80"X1 3/4" R EX	36 "	80 "	EXT. HINGED-GLASS	2X8X40 (2)

WALL TYPES

- 1 ICF + 4"EPS
- 2 2 x 4 INTERIOR WALL
- 3 2 x 6 INTERIOR WALL
- 4 2x6" + 6" EPS FOAM EXTERIOR WALL, WOOD SIDING
- 5 2x6" + 6" EPS FOAM EXTERIOR WALL, PANEL SIDING
- 6 2x6" + 6" EPS FOAM EXTERIOR WALL, METAL SIDING
- 8 2x6" + 6" EPS FOAM EXTERIOR WALL, CONCRETE EFIS

SQUARE FOOTAGE

BASEMENT: 1141 SQFT
MAIN LEVEL: 1713 SQ FT
TOWER LEVEL: 112 SQ FT
TOTAL CONDITIONED: 2966 SQ FT
GARAGE: 592 SQ FT

KEY	CEILING HT.	FLOOR FINISH	WALL FINISH	MOLDING
TA	VAULTED CEILING	2x6 T&G PINE	PLASTER	AS PER OWNER
TB	VAULTED CEILING	TILE	PLASTER	AS PER OWNER

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GENERAL ROOFING NOTES

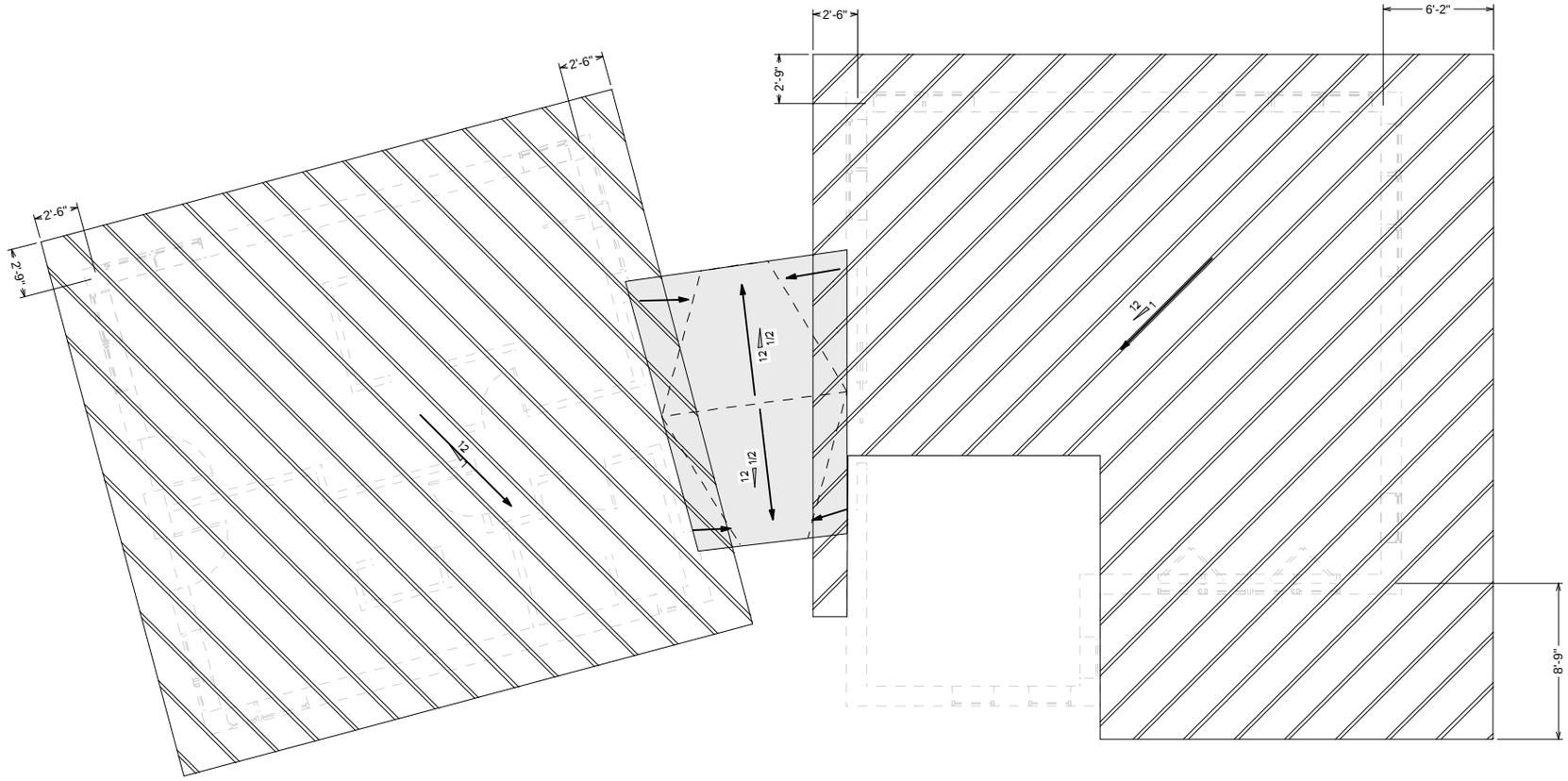
1. ICE & WATER SHIELD ULTRA (ASTM D 1970), VENTILATED, UNDER LOW SLOPE METAL ROOFING

   OR

   TPO OR PVC MEMBRANE ROOFING

2. ROOFING MATERIAL SHALL BE CORRUGATED STEEL

3. VENT PENATRATIONS SHALL BE A MINIMUM OF 3" DIAMETER PIPE STARTING NO LESS THAN 12" BEFORE EXITING THE ROOF AND THE TERMINATION OF THE PIPE SHALL BE NO LESS THAN 6" ABOVE ANTICIPATED SNOW LEVELS.



ROOF PLAN

Scale: 1/4"=1'-0" (11 X 17 HALF SCALE - 1/8"=1'-0")

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FRONT (SOUTH) ELEVATION

Scale: 1/4"=1'-0" (11 X 17 HALF SCALE - 1/8"=1'-0")

WEST ELEVATION

Scale: 1/4"=1'-0" (11 X 17 HALF SCALE - 1/8"=1'-0")

ELEVATION CALLOUT LEGEND

1-METAL SIDING
2-METAL ROOFING SYSTEM
3-PLYWOOD SIDING
4-42" GUARD RAIL AS PER IBC.
5-WINDOWS & DOORS AS PER FLOORPLANS & WINDOW SCHEDULE
6-PHOTOVOLTAIC PANELS
7-ARCHITECTURAL CONCRETE STUCCO OVER FOAM INSULATION
8-8X8 BUILT-UP WOOD COLUMNS
9-12" SQUARE CUT FASCIA

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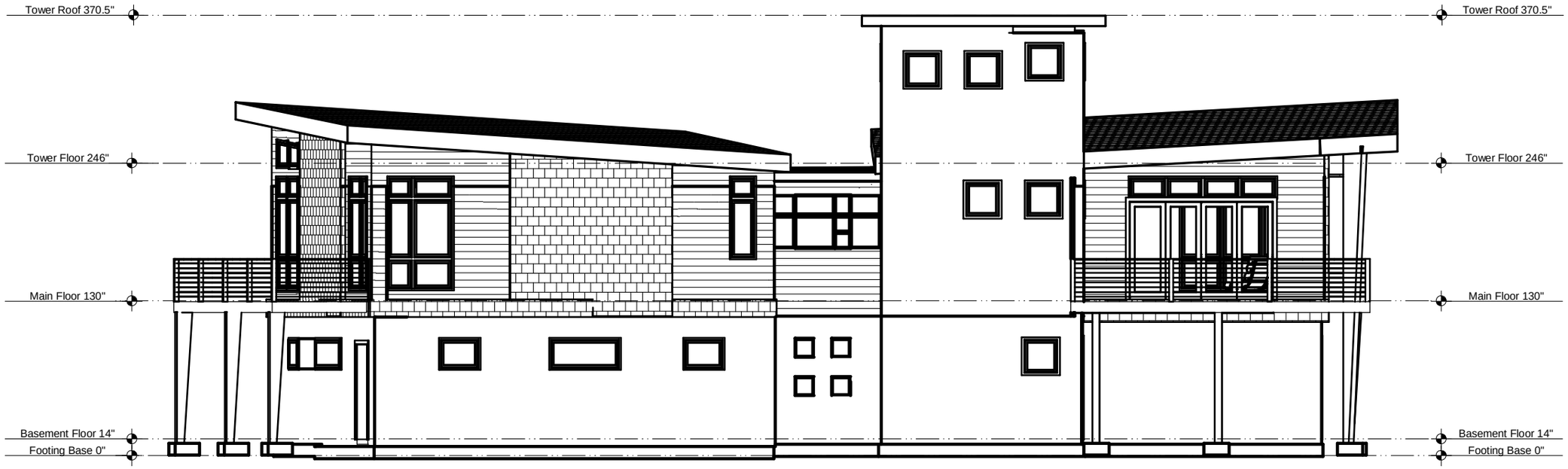

NORTH ELEVATION

Scale: 1/4"=1'-0" (11 X 17 HALF SCALE - 1/8"=1"-0")

EAST ELEVATION

Scale: 1/4"=1'-0" (11 X 17 HALF SCALE - 1/8"=1"-0")

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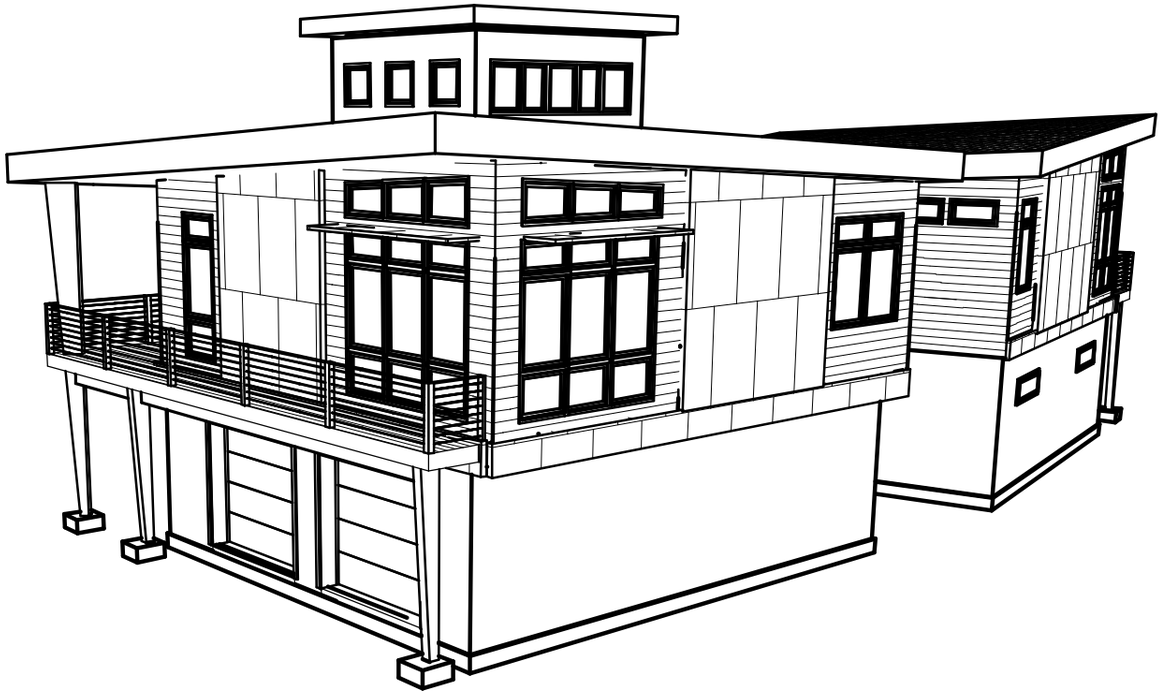
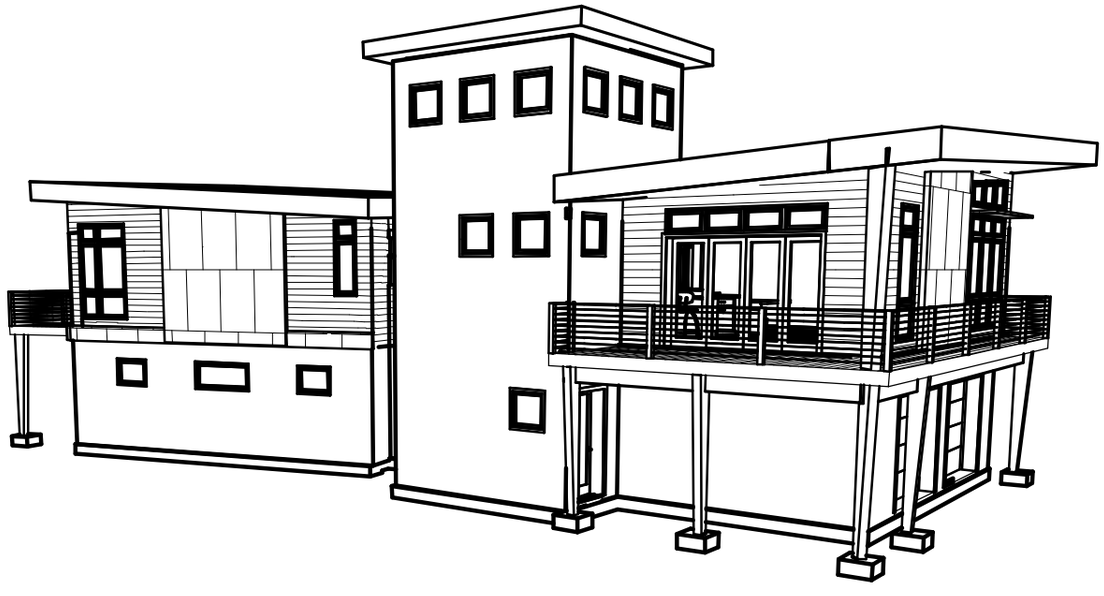


ISOMETRIC VIEW A



ISOMETRIC VIEW B

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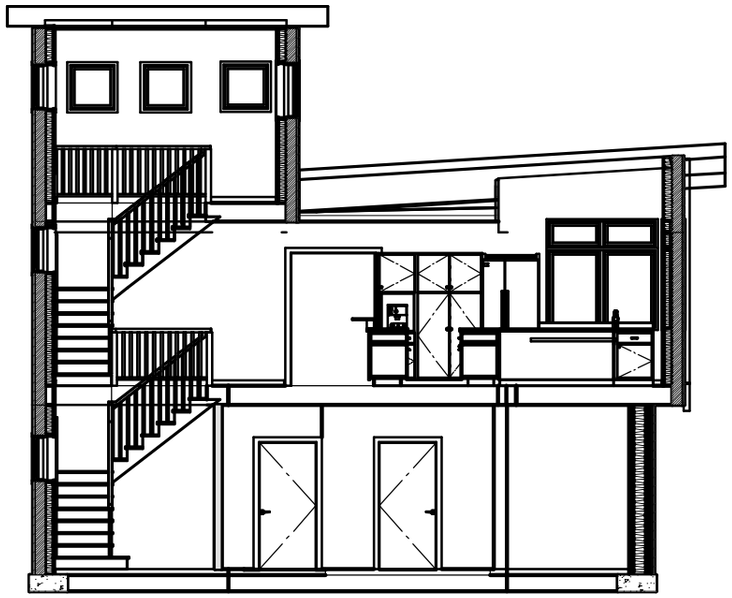
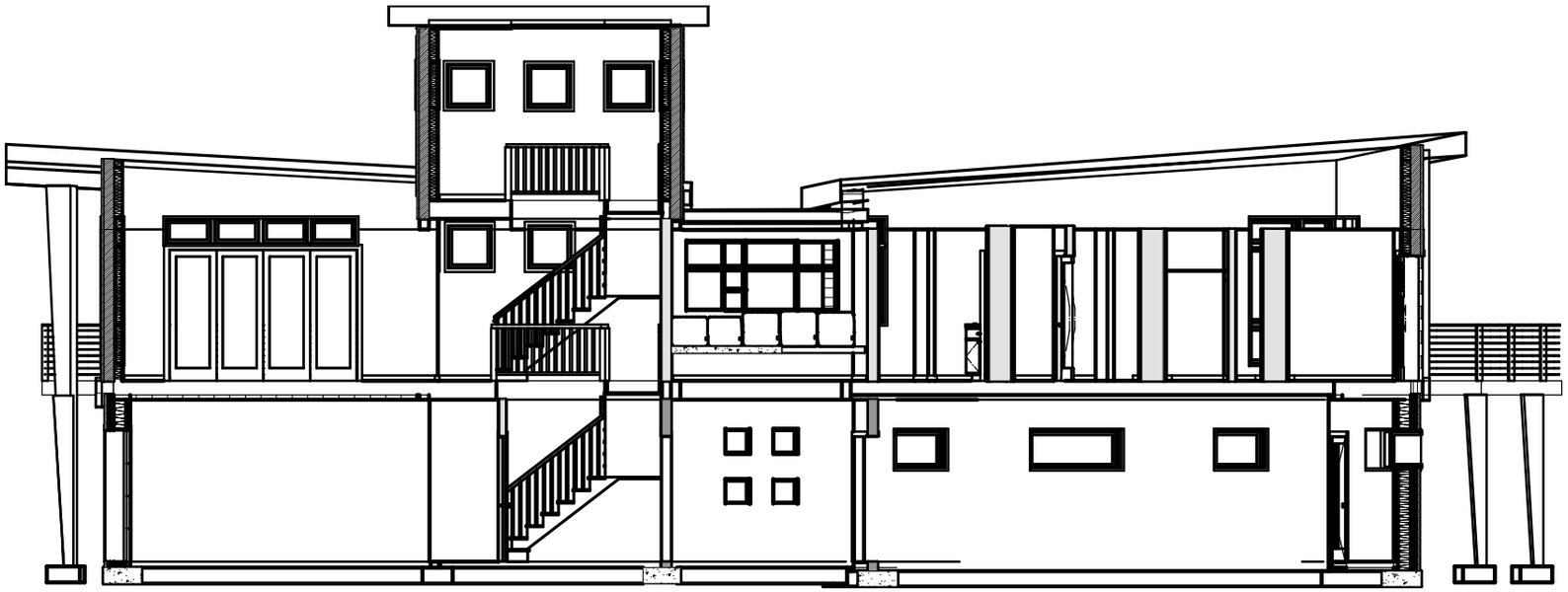
BUILDING SECTION A

Scale: 1/4"=1'-0" (11 X 17 HALF SCALE - 1/8"=1"-0")



ELEVATION CALLOUT LEGEND

1-VERTICAL RUSTED METAL SIDING
2-CORRUGATED RUSTED METAL ROOFING SYSTEM
3-PLYWOOD SIDING
4-42" GUARD RAIL AS PER IBC.
5-WINDOWS & DOORS AS PER FLOORPLANS & WINDOW SCHEDULE
6-PHOTOVOLTAIC PANELS
7-8X8 BUILT-UP WOOD COLUMNS
8-12" SQUARE CUT FASCIA



BUILDING SECTION B

Scale: 1/4"=1'-0" (11 X 17 HALF SCALE - 1/8"=1"-0")

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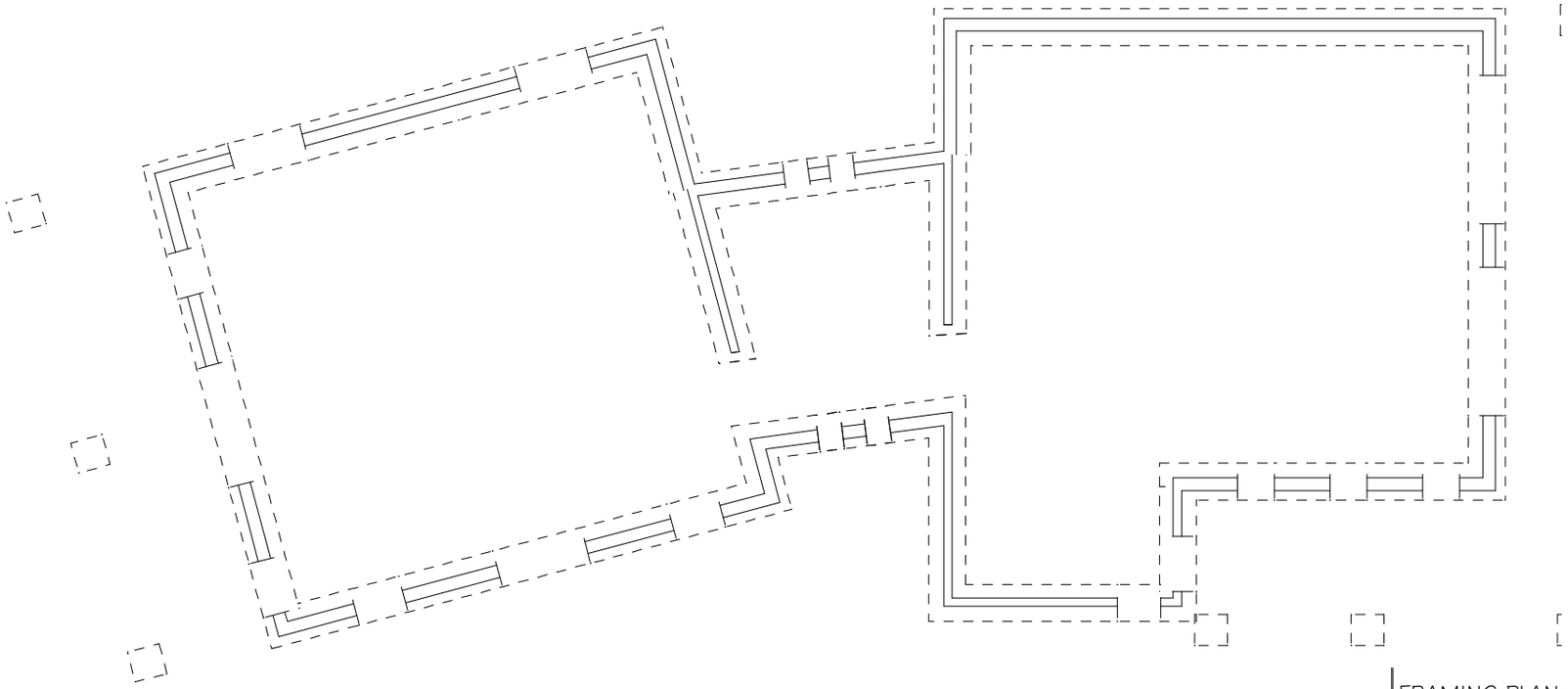
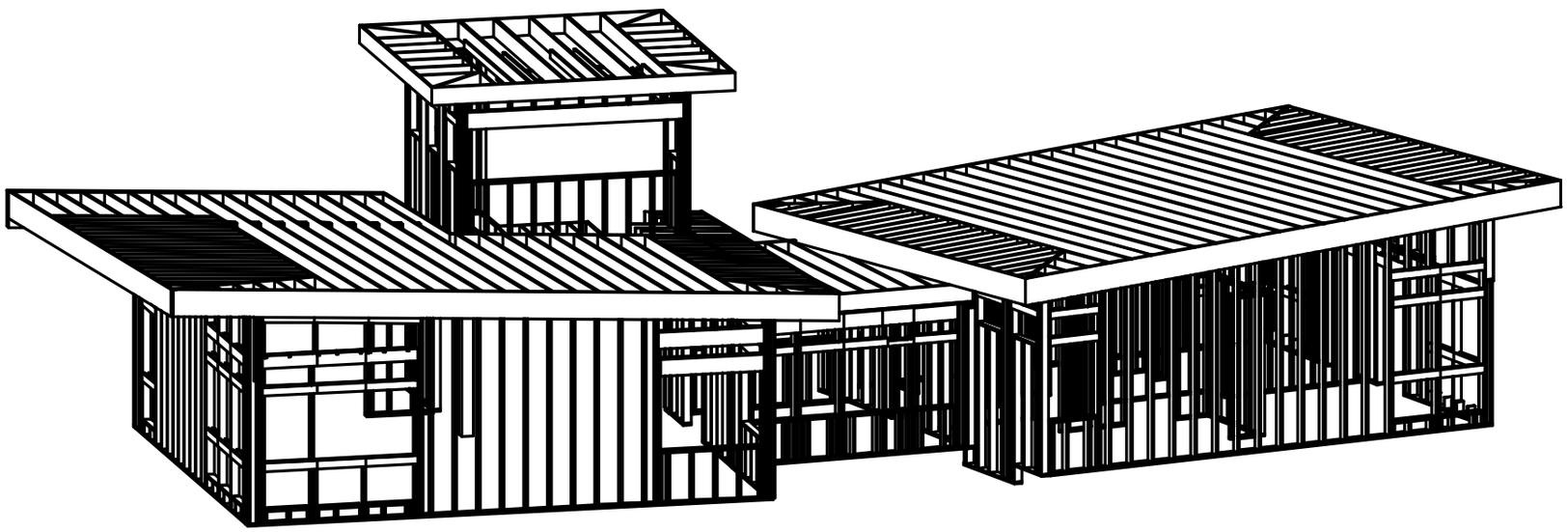
FOUNDATION PLAN

Scale: 1/5"=1'-0" (11 X 17 HALF SCALE - 1/10"=1'-0")



FRAMING PLAN OVERVIEW

Scale: 1/4"=1'-0" (11 X 17 HALF SCALE - 1/8"=1'-0")



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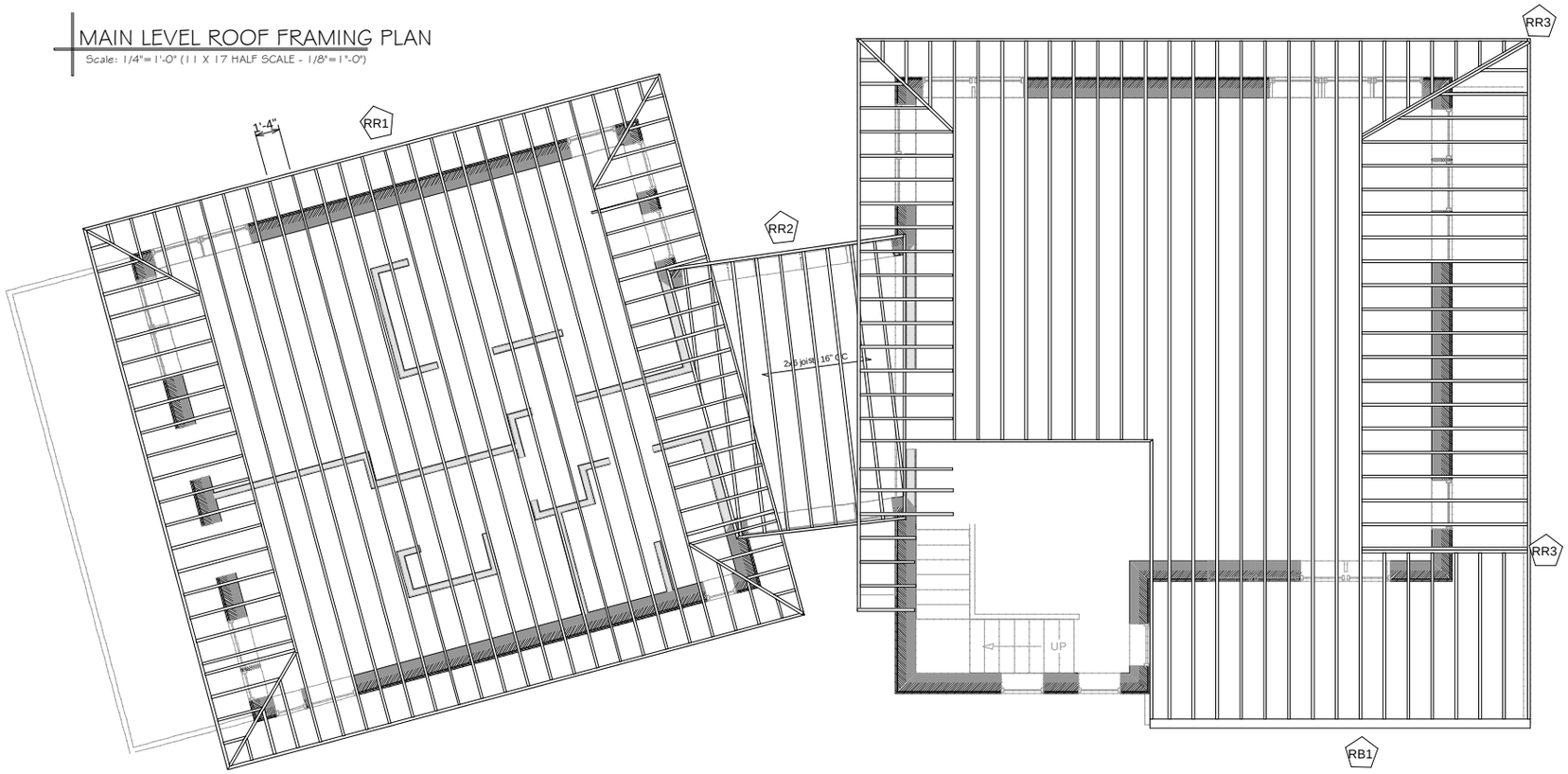
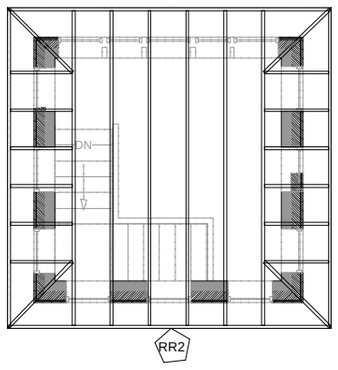
MAIN LEVEL ROOF FRAMING PLAN

Scale: 1/4"= 1'-0" (11 X 17 HALF SCALE - 1/8"=1"-0")



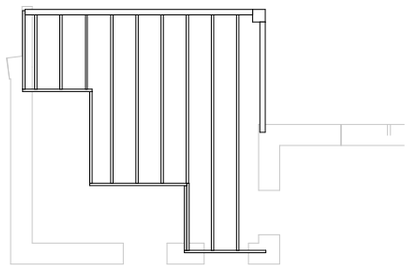
TOWER LEVEL ROOF FRAMING PLAN

Scale: 1/4"= 1'-0" (11 X 17 HALF SCALE - 1/8"=1"-0")



TOWER LEVEL FLOOR FRAMING PLAN

Scale: 1/4"= 1'-0" (11 X 17 HALF SCALE - 1/8"=1"-0")



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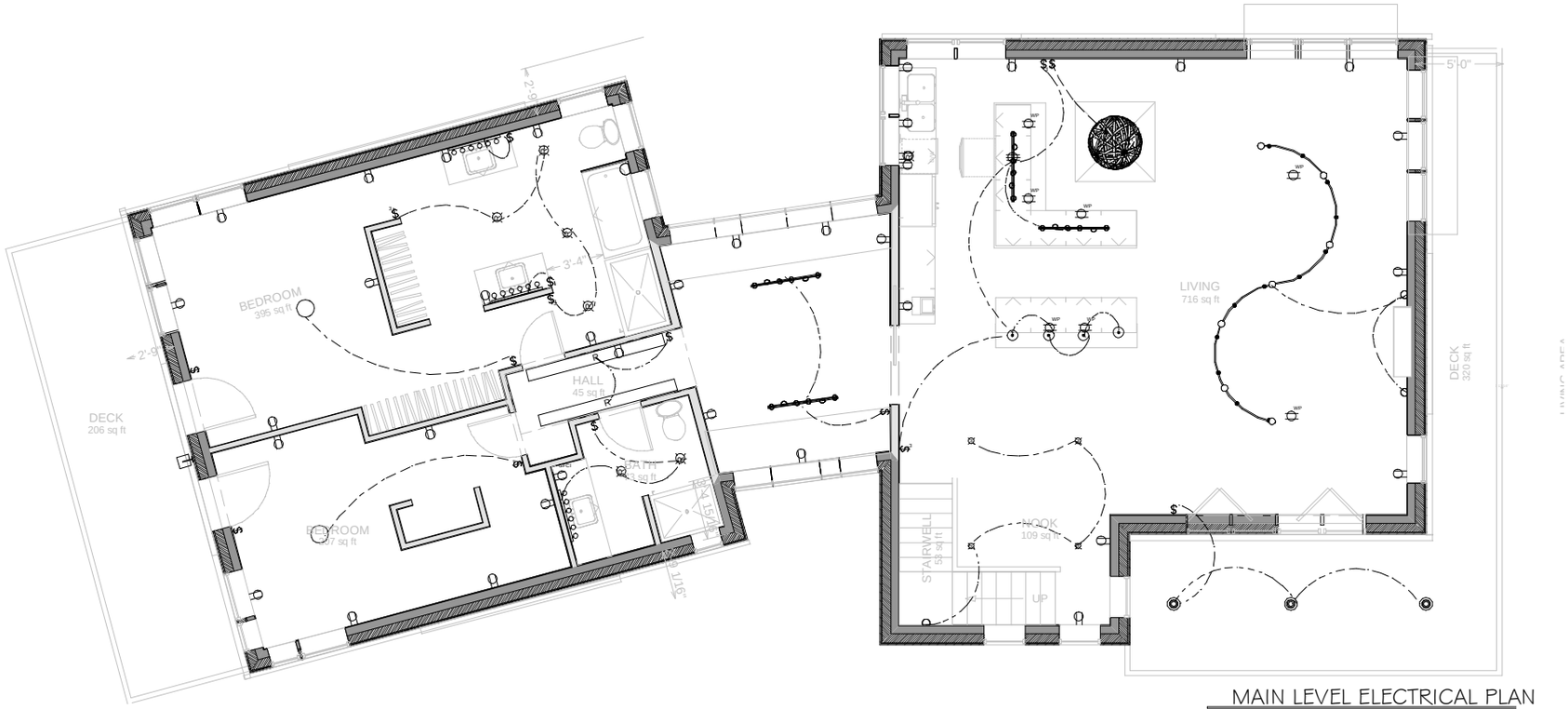
ELECTRICAL/MECHANICAL/PLUMBING GENERAL NOTES:

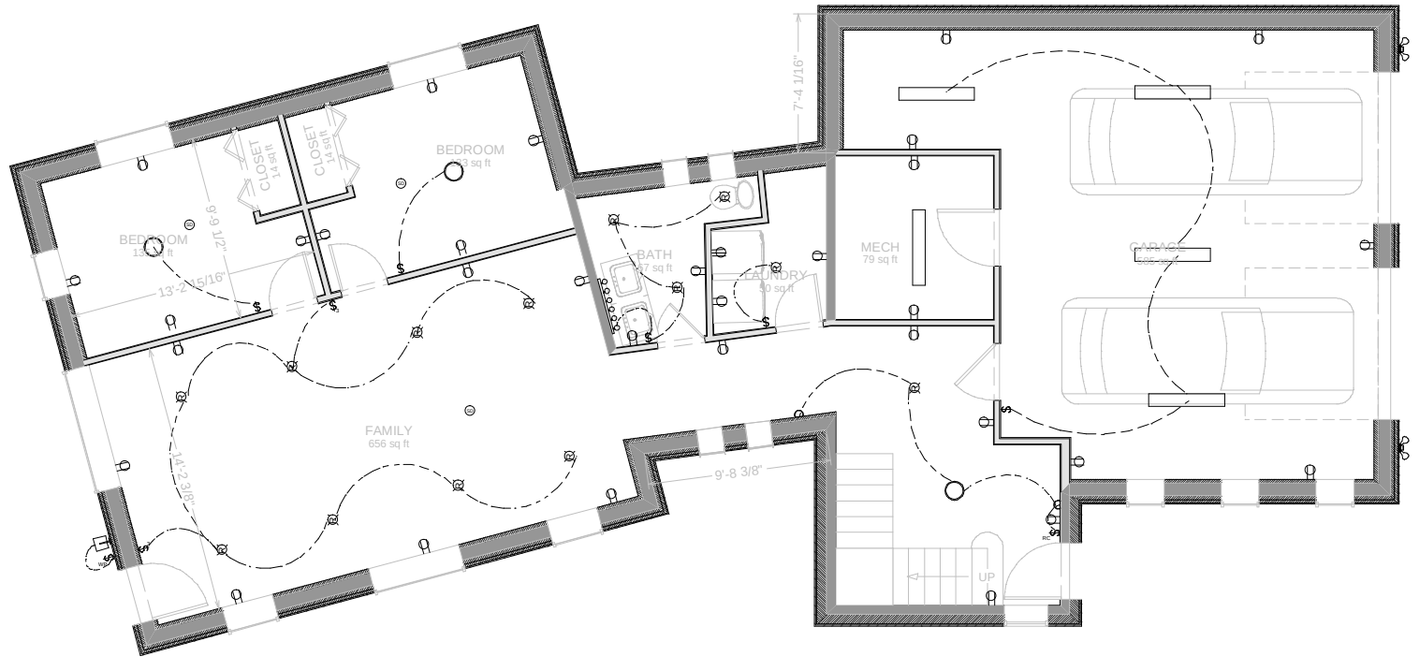
1. PROVIDE EXHAUST FANS CAPABLE OF 5 AIR CHANGES / HOUR @ ALL BATHROOMS, UTILITY
2. PROVIDE 30" CLEAR ABOVE RANGE TO COMBUSTIBLE MATERIALS.
3. ALL OUTLETS TO BE 12" A.F.F. U.N.O. ALL OUTLETS IN THE GARAGE SHALL BE 18" A.F.F.
4. ALL SWITCHES TO BE 42" ABOVE FIN FL. UNLESS NOTED OTHERWISE. ALL OUTLETS @ COUNTERTOPS TO BE +42" A.F.F.
5. ALL SWITCHES & OUTLETS @ BATHROOM COUNTERTOPS, KITCHEN COUNTERTOPS, GARAGE & EXTERIOR OF BUILDING TO BE G.F.C.I. EQUIPPED. ALL BEDROOMS SHALL BE GFCI/AFCI COMBINATION BREAKERS
6. ALL ELECTRIC PANELS SHALL COMPLY WITH 110-16 N.E.C. 30" CLEAR WIDTH & 6FT. CLEAR FLOOR TO HEAD.
7. SMOKE DETECTORS IN EVERY BEDROOM, IN HALLS LEADING TO BEDROOMS, AND AT EVERY LEVEL. BEDROOM MUST HAVE AFCI BREAKER PROTECTED OUTLETS. A CARBON MONOXIDE DETECTOR MUST BE PLACED AT EVERY FLOOR.
8. BATH RECEPTACLE OUTLETS SHALL BE SUPPLIED BY DEDICATED 20 AMP BRANCH
9. FREEZE-LESS BACKFLOW PREVENTION HOSE BIBS REQUIRED. SHOWER AND TUBS MUST LIMIT TEMP TO 120 F. HOT WATER SYSTEM MUST HAVE THERMAL EXPANSION CONTROL DEVICE. SEISMIC STRAPS REQUIERD ON WATER HEATER. FLOOR DRAIN REQUIRED @ WATER HEARTER LOCATION. PLUMBING VENTS SHOULD BE 2 FEET ABOVE OR 10' AWAY FROM AIR INTAKE OPENINGS.
10. ALL ELECTRICAL / MECHANICAL / PLUMBING WORK SHALL COMPLY WITH ALL LOCAL & NATIONAL CODES, PER LOCAL UTILITY COMPANY.
11. PROVIDE HIGH & LOW COMBUSTION AIR OPENINGS COVERED WITH |" CORROSION RESISTANT SCREEN.
12. PROVIDE COMBUSTIAN AIR FOR ALL GAS APPLIANCES AT A RATE OF 1/2 SQ. INCH PER 1000 BTU. COMBUSTIAN AIR SHALL BE OBTAINED FROM OUTDOORS OR FROM SPACES FREELY COMMUNICATING. WITH THE OUTDOORS. PROVIDE AN EXTERIOR COVER FOR ALL DUCTS OF 1/4" SCREEN. TWO SEPARATE COMBUSTIAN AIR DUCTS SHALL BE PROVIDED, ONE SHALL TERMINATE IN THE UPPER 12" OF THE ROOM , 1/4" SQ. INCH PER BTU, THE OTHER SHALL TERMINATE WITHIN 12" OF THE FLOOR, 1/4" SQ. INCH PER 1000 BTU.
13. AIR SUPPLY & RETURN AIR GRILL LOCATIONS INDICATED ARE SCHEMATIC ONLY / MECHANICAL CONTRACTOR SHALL VERIFY ALL AIR SUPPLY & RETURN GRILL LOCATIONS WITH ARCHITECT PRIOR TO INSTALLATION. MECHANICAL CONTRACTOR SHALL SUBMIT SHOP DRAWINGS AND CALCULATIONS VERIFYING ALL AIR SUPPLY & RETURN GRILL REQUIRED CAPACITIES.
14. DRYER VENT DUCT SHALL NOT EXCEED 14' RUN TOTAL TO THE EXTERIOR OF THE BUILDING. WITH NO MORE THAN (2) 90° BENDS.
15. DRYER VENT DUCT SHALL NOT EXCEED 14' RUN TOTAL TO THE EXTERIOR OF THE BUILDING. WITH NO MORE THAN (2) 90° BENDS.
16. HOUSE HEAT WILL BE PROVIDED BY ELECTRICAL HOT WATER HEATER. HEATING WILL BE CIRCULATED THROUGH IN-FLOOR RADIANT LOOPS, WATER RADIATORS, OR AIR-COIL BLOWERS.
17. ELECTRICAL PANELS LOCATED INSIDE THE GARAGE SHALL BE WRAPPED WITH 5/8" TYPE "X" GYP. BD.
18. THe house shall have a heat recovery ventilator, or other frest air ventilation, that will provide fresh air in accordance with ASHRAE 62.2
19. MECHANICAL CONTRACTOR SHALL SUBMIT HEAT LOSS/GAIN CALCULATIONS FOR ARCHITECT/BUILDING OFFICIAL REVIEW AND APPROVAL PRIOR TO INSTALLATION.
20. WATER HEATER TO BE PROVIDED WITH SEISMIC TIE DOWNS PER BLDG. OFFICIAL REQUIREMENTS. PROVIDE FLOOR DRAIN ADJACENT TO ALL CLOTHES WASHING MACHINES, WATER HEATERS AND WATER SOFTNERS.
21. GENERAL CONTRACTOR SHALL COORDINATE THE LOCATION OF ALL UTILITY METERS, ALL METERS SHALL BE LOCATED IN AN AREA THAT IS PROTECTED FROM SNOW AND ICE. VERIFY LOCATIONS WITH ARCHITECT/BUILDING OFFICIAL PRIOR TO INSTALLATION.
22. PROVIDE INSULATION @ ALL HEATING TRUNKS AND BRANCH SUPPLY DUCTS IN UNFINISHED AREAS, CRAWL SPACES, ATTICS, GARAGES, ETC.
23. ALL WATER CLOSETS SHALL HAVE A FLOW RATE OF 1.6 GALLONS OR LESS PER FLUSH.
24. ALL SHOWER HEADS WILL HAVE A FLOW RATE OF 2.5 GALLONS PER MIN. OR LESS.
25. HOSE BIBS SHALL BE NON-FREEZE TYPE BACK FLOW PREVENTER.
26. PLUMBING VENTS SHALL WHICH PENETRATE THE ROOF SHALL BE MIN. 2" DIA.
27. COORDINATE THE LOCATION OF A CULINARY WATER SYSTEM EXPANSION TANK WITH ARCH./BUILDING OFFICIAL PRIOR TO ORDER/INSTALLATION.
28. IF GAS PIPE SYSTEM IS OVER 4 OZ. PRESSURE PROVIDE SPECS. AND CALC'S. FOR SYATEM AND INCLUDE PIPE SIZES, ALSO INCLUDE REGULATOR VALVE SPECS. AND SHOW PLACEMENT ON PLANS. PROVIDE ALL CALC'S. AND SPECS. TO ARCHITECT / BUILDING OFFICIAL PRIOR TO ORDER INSTALLATION.
29. Corrugated stainless steel tubing (CSST) shall comply with state amendments USA IPC Appendix G103.3

WALL LEGEND	
	RECESSED CAN W/ FLOURESCENT BULB
	DATA & COMMUNICATION PORT
	{I\S1#2;" DIA. PVC CONDUIT RUN FOR ELEC./ DATA/COMM.}
TV	TV HOOK-UP
S	SMOKE DETECTOR HARDWIRE W/ BATTERY BACK UP W/ BUILT-IN CO DETECTOR
FAN	CEILING EXHAUST FAN
	QUESTROW LIGHITNG CONTROL CENTER
	KEY PAD
AFI	OUTLET AFI = ARK FAULT INERUPT ALL BEDROOMS. GFI = GROUND FAULT INTERUPT CIRCUIT
	220 = 220 POWER CLG. FAN
	2 TUBE 4' FLOURESCENT STRIP LIGHT W/ T-8 TUBES
H	HEAT LAMP
	WALL SCONCE, COORDINATE W/ OWNER
	CLG. MOUNT FIXTURE



MAIN LEVEL ELECTRICAL PLAN

Scale: 1/4"=1'-0" (11 X 17 HALF SCALE - 1/8"=1'-0")



LOWER LEVEL ELECTRICAL PLAN

Scale: 1/4"=1'-0" (11 X 17 HALF SCALE - 1/8"=1'-0")

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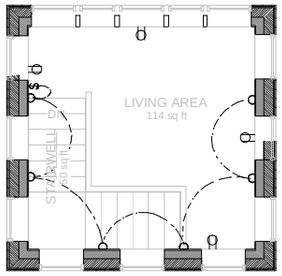
E-101

ELECTRICAL/MECHANICAL/PLUMBING GENERAL NOTES:

1. PROVIDE EXHAUST FANS CAPABLE OF 5 AIR CHANGES / HOUR @ ALL
2. BATHROOMS, UTILITY
3. PROVIDE 30" CLEAR ABOVE RANGE TO COMBUSTIBLE MATERIALS.
4. ALL OUTLETS TO BE 12" A.F.F. U.N.O. ALL OUTLETS IN THE GARAGE SHALL BE 18" A.F.F.
5. ALL SWITCHES TO BE 42" ABOVE FIN FL. UNLESS NOTED OTHERWISE. ALL OUTLETS @ COUNTERTOPS TO BE +42" A.F.F.
6. ALL SWITCS. ALL SWITCHES & OUTLETS @ BATHROOM COUNTERTOPS, KITCHEN COUNTERTOPS, GARAGE & EXTERIOR OF BUILDING TO BE G.F.I.A. EQUIPPED.
7. ALL ELECTRIC PANELS SHALL COMPLY WITH 110-16 N.E.C. 30" CLEAR WIDTH & 6FT. CLEAR FLOOR TO HEAD.
8. VERIFY ALL ELECTRIC FIXTURES W/ OWNER PRIOR TO ORDER & INSTALLATION. SUBMIT FIXTURE TO ARCHITECT FOR REVIEW AND APPROVAL.
9. ALL ELECTRICAL / MECHANICAL / PLUMBING WORK SHALL COMPLY WITH ALL LOCAL. & NATIONAL CODES, PER LOCAL UTILITY COMPANY.
10. PROVIDE HIGH & LOW COMBUSTION AIR OPENINGS COVERED WITH |" CORROSION RESISTANT SCREEN.
11. PROVIDE COMBUSTIAN AIR FOR ALL GAS APPLIANCES AT A RATE OF 1/2 SQ. INCH PER 1000 BTU. COMBUSTIAN AIR SHALL BE OBTAINED FROM OUTDOORS OR FROM SPACES FREELY COMMUNICATING. WITH THE OUTDOORS. PROVIDE AN EXTERIOR COVER FOR ALL DUCTS OF 1/4" SCREEN. TWO SEPARATE COMBUSTIAN AIR DUCTS SHALL BE PROVIDED, ONE SHALL TERMINATE IN THE UPPER 12" OF THE ROOM , 1/4" SQ. INCH PER BTU, THE OTHER SHALL TERMINATE WITHIN 12" OF THE FLOOR, 1/4" SQ. INCH PER 1000 BTU.
12. AIR SUPPLY & RETURN AIR GRILL LOCATIONS INDICATED ARE SCHEMATIC ONLY / MECHANICAL CONTRACTOR SHALL VERIFY ALL AIR SUPPLY & RETURN GRILL LOCATIONS WITH ARCHITECT PRIOR TO INSTALLATION. MECHANICAL CONTRACTOR SHALL SUBMIT SHOP DRAWINGS AND CALCULATIONS VERIFYING ALL AIR SUPPLY & RETURN GRILL REQUIRED CAPACITIES.
13. \LPROPERTY LINE REQUIREMENTS:
    VENTING OF APPLIANCES - NOT WITHIN 4' OF PROP LINE
    VENTING OF EXHAUST FANS OR DRYERS - NOT WITHIN 3' OF PROP LINE
    VENTING OF PLUMBING - NOT WITHIN 3' OF PROP. LINE
14. DRYER VENT DUCT SHALL NOT EXCEED 14' RUN TOTAL TO THE EXTERIOR OF THE BUILDING. WITH NO MORE THAN (2) 90° BENDS.
15.
16. EACH FURNACE SHALL BE PROVIDED WITH AN "APRIL AIRE" HUMIDIFIER WITH CONTROLS/HUMISTAT THAT ALLOW FOR FURNACE BLOWER AND HUMIDIFIER OPERATION INDEPENDANT OF HEATING CYCLE AT FURNACE.
17. ELECTRICAL PANELS LOCATED INSIDE THE GARAGE SHALL BE WRAPPED WITH 5/8" TYPE "X" GYP. BD.
18. ALL FURNACES SHALL BE MIN. 80% EFFICIENT, GAS FIRED, FORCED AIR, TEMP-STAR, AMMANA OR APPROVED EQUAL
19. MECHANICAL CONTRACTOR SHALL SUBMIT HEAT LOSS/GAIN CALCULATIONS FOR ARCHITECT/BUILDING OFFICIAL REVIEW AND APPROVAL PRIOR TO INSTALLATION.
20. WATER HEATER TO BE PROVIDED WITH SEISMIC TIE DOWNS PER BLDG. OFFICIAL REQUIREMENTS. PROVIDE FLOOR DRAIN ADJACENT TO ALL CLOTHES WASHING MACHINES, WATER HEATERS AND WATER SOFTNERS.
21. GENERAL CONTRACTOR SHALL COORDINATE THE LOCATION OF ALL UTILITY METERS, ALL METERS SHALL BE LOCATED IN AN AREA THAT IS PROTECTED FROM SNOW AND ICE. VERIFY LOCATIONS WITH ARCHITECT/BUILDING OFFICIAL PRIOR TO INSTALLATION.
22. PROVIDE INSULATION @ ALL HEATING TRUNKS AND BRANCH SUPPLY DUCTS IN UNFINISHED AREAS, CRAWL SPACES, ATTICS, GARAGES, ETC.
23. ALL WATER CLOSETS SHALL HAVE A FLOW RATE OF 1.6 GALLONS OR LESS PER FLUSH.
24. ALL SHOWER HEADS WILL HAVE A FLOW RATE OF 2.5 GALLONS PER MIN. OR LESS.
25. HOSE BIBS SHALL BE NON-FREEZE TYPE BACK FLOW PREVENTER.
26. PLUMBING VENTS SHALL WHICH PENETRATE THE ROOF SHALL BE MIN. 2" DIA.
27. COORDINATE THE LOCATION OF A CULINARY WATER SYSTEM EXPANSION TANK WITH ARCH./BUILDING OFFICIAL PRIOR TO ORDER/INSTALLATION.
28. IF GAS PIPE SYSTEM IS OVER 4 OZ. PRESSURE PROVIDE SPECS. AND CALCS. FOR SYATEM AND INCLUDE PIPE SIZES, ALSO INCLUDE REGULATOR VALVE SPECS. AND SHOW PLACEMENT ON PLANS. PROVIDE ALL CALCS. AND SPECS. TO ARCHITECT / BUILDING OFFICIAL PRIOR TO ORDER INSTALLATION.

WALL LEGEND

	RECESSED CAN W/ FLOURESCENT BULB
	DATA & COMMUNICATION PORT
PVC	{1\51#2;" DIA. PVC CONDUIT RUN FOR ELEC./ DATA/COMM.}
TV	TV HOOK-UP
S	SMOKE DETECTOR HARDWIRE W/ BATTERY BACK UP W/ BUILT-IN CO DETECTOR
FAN	CEILING EXHAUST FAN
	QUESTROW LIGHITNG CONTROL CENTER
	KEY PAD
AFI	OUTLET AFI = ARK FAULT INERUPT ALL BEDROOMS. GFI = GROUND FAULT INTERUPT CIRCUIT
	220 = 220 POWER CLG. FAN
	2 TUBE 4' FLOURESCENT STRIP LIGHT W/ T-8 TUBES
HL	HEAT LAMP
	WALL SCONCE, COORDINATE W/ OWNER
	CLG. MOUNT FIXTURE



TOWER LEVEL ELECTRICAL PLAN
Scale: 1/4"=1'-0" (11 X 17 HALF SCALE - 1/8"=1"-0")

GAS LINE PLAN (FOR COOKING GAS)
Scale: 1/4"=1'-0" (11 X 17 HALF SCALE - 1/8"=1"-0")

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Zeigle Residence
XXX Address ,Brighton Utah.

3/14/2013

E-102

SLVHD
Salt Lake Valley Health Department

Environmental Health Division
Royal DeLegge, Ph.D., L.E.H.S., R.S. • Division Director

March 15, 2013

John and Mary Zeigle
9770 Inspiration Circle
Sandy, Utah 84092

Phyllis Mayhew, P. E.
Stantec Consulting Services, Inc
3995 South 700 East, Suite 300
Salt Lake City, Utah 84107

Re: Request for Building near Water Source – 8096 S Brighton Loop Road
Parcel No. 24-35-154-002

Dear Mr. Zeigle and Ms. Mayhew:

The Salt Lake County Health Department, Division of Environmental Health, and Salt Lake City Corporation have reviewed your request to build a cabin within the 50 foot setback created for the protection of wetlands as required by the Salt Lake County Health Department's *Watershed Regulation #14*.

We have determined that this request can be approved with the following stipulations:

1. The Limit of Disturbance (LOD) for construction of the residence shall be no closer than 25 feet from the delineated wetlands. The structure will be allowed between 25 and 50 foot setback. This approval is per the site plan dated October 23, 2012 and attached herewith.

2. The location of the dwelling and the LOD, as shown in the site plan dated October 23, 2012, shall be located in the field by a licensed land surveyor and approved by Salt Lake City Watershed or Salt Lake County staff before construction begins.

3. For long term protection of the wetland, and to maintain the 25 and 50 foot buffer areas, this approval will be recorded at the Salt Lake County Recorder's Office under the current parcel number.

4. At no time will additional encroachment be allowed within the wetland and 50 foot buffer area under any other use or request.

5. All new utility connections for this lot will be outside the wetlands and buffer area identified within this Lot and adjacent roadway.

6. Groundwater and surface water will be protected from runoff or contamination.

Please note, the approval of this request will expire if construction has not started within one (1) year of the date of this approval letter.

Sincerely,

Royal Delegge, Ph. D., L.E.H.S., R.S.
Director, Environmental Health Division

Jeffrey T. Niermeyer, P. E.
Director, Salt Lake City Public Utilities

/kg

Cc: File

Acknowledge and Accepted:

John Zeigle
Date 3.19.2013

Mary Zeigle
Date 3.19.2013

Brighton Properties, Inc.
5781 Meadowcrest Drive
Murray, Utah 84107

April 26, 2013

Regards: Silver Lake Estates No. 1, Lot 30; Size of Dwelling – Ground Floor Square Area

To whom it may concern:

Brighton Properties, Inc. is the home owners association responsible for Silver Lake Estates, No.1 in Brighton, Utah. The Brighton Properties, Inc. Board of Directors has approved the architectural plans presented for Lot 30 owned by John and Mary Zeigle in writing via an e-mail on November 14, 2011. The ground floor area of the enclosed structure (excluding garage and decks), 1,150 square feet (SF), is approximately 25% smaller than the minimum 1,500 SF required in the protective covenants. We approved this exception because of the wetland constraints and the environmentally sensitive design which they have incorporated in to their plans.

New homes currently being built in this subdivision average 4000 - 5000 SF. This project's total finished living area is 2966 SF again demonstrating the conservative nature of the owner's intentions. At this time the board would not approve an even smaller footprint to be built in the commnnity.

If you have any questions regarding the board approval status please do not hesitate to contact me.

Sincerely,

Richard Marsh
President, Brighton Properties, Inc.

10733792
06/19/2009 08:29 AM $119.00
Book - 9737 Pg - 3144-3178
GARY W. OTT
RECORDER, SALT LAKE COUNTY, UTAH
PARSONS, BEHLE & LATIMER
201 S MAIN ST STE 1800
SLC UT 84145-0898
BY: CDC, DEPUTY - WI 35 P.

When Recorded Please Mail To:

Parsons Behle & Latimer
201 South Main Street, Suite 1800
Post Office Box 45898
Salt Lake City, Utah 84145-0898
Attention: Jonathan K. Butler

AMENDED AND RESTATED DECLARATION OF PROTECTIVE COVENANTS FOR THE SILVER LAKE ESTATES SUBDIVISIONS #1 & #2

THIS AMENDED AND RESTATED DECLARATION OF PROTECTIVE COVENANTS FOR THE SILVER LAKE ESTATES SUBDIVISIONS #1 & #2 (this "Declaration") is made and executed by BRIGHTON PROPERTIES, INC., a Utah nonprofit corporation ("Association"), for itself, and on behalf of the owners of the lots (collectively, the "Owners") comprising the Silver Lake Estates (as defined below) pursuant to the Resolution (as defined below), with respect to the following:

A. The Association and the Owners made and executed that certain DECLARATION OF PROTECTIVE COVENANTS GOVERNING THE SILVER LAKE ESTATES SUBDIVISIONS #1 & #2 for the Silver Lake Estates with respect to said property (the "Prior Declaration"). The Prior Declaration was recorded on August 29, 1996 as Entry No. 6442396 in Book 7477 at Page 0190 in the official records of Salt Lake County.

B. The Association and the Owners desire to amend and restate the Prior Declaration to, among other reasons, extend the term of the covenants and agreements contained therein and clarify and expand certain provisions.

C. This Declaration has been approved by a majority of the Owners at the annual meeting of the Association held on May 19, 2009 in accordance with the requirements of the Bylaws of the Association (the "Bylaws") and Sections 18 and 19 of the Prior Declaration. The resolution (the "Resolution") adopted and signed by a majority of the Owners is attached hereto as Exhibit A, which is incorporated herein by this reference.

NOW THEREFORE, for valuable consideration, the sufficiency of which is hereby acknowledged, the Association and the Owners state as follows:

KNOW All MEN BY THESE PRESENTS:

The Owners and the Association being the owners of all the following described premises, comprising two subdivisions, situate in the County of Salt Lake, State of Utah, to-wit:

LOTS 1 THROUGH 31, INCLUSIVE, SILVER LAKE ESTATES NO. 1, ACCORDING TO THE OFFICIAL PLAT THEREOF, ON FILE AND OF RECORD IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER, STATE OF UTAH.

installed that might disturb the peace, quiet, comfort or serenity of the surrounding properties without the prior written approval of the Committee.

10. Water: The quantity of water available being limited, no unreasonable outside watering shall be permitted except upon approval of the Committee.

11. Incinerators: No incinerators shall be kept or maintained on any lot.

12. Tanks: Any tanks for use in connection with any residence, including tanks for storage of gas, fuel oil, gasoline or oil, must be buried or kept screened by adequate planting or fencework, or must be located as approved by the Committee, so as to conceal the tank from neighboring lots or streets.

13. Vehicles: The Committee shall have authority to limit the use and stationing of trucks, buses, camping and house trailers, campers, snowmobiles, motorcycles and other vehicles on any lot or on any of the roads within the Silver Lakes Estates.

13. Native Growth and Terrain: The Committee shall have authority to prevent the removal of natural growth and require suitable retaining walls where the angle of repose of the grounds shall be altered by excavation within seven (7) feet of any boundary line of any lot unless the slope does not exceed one and one-half (11/2) feet horizontal to one (1) foot vertical.

14. Size of Dwelling: A single family dwelling constructed on a lot must occupy a ground floor area of enclosed structure, excluding garage and porches (decks), of not less than 1,500 square feet, unless a smaller area is approved in writing by the Board. The maximize size of single family dwelling on a lot in Silver Lake Estates #1 shall be 5,000 square feet and the maximize size of single family dwelling on a lot in Silver Lake Estates #2 shall be 10,000 square feet.

15. Owner's Association:

(a) The Association has been created to own water rights, contract for water rights and to construct, maintain and improve the water system, drainage, private streets, roads, general planning and all common community services within the Silver Lake Estates for the general benefit of all Owners. The Association is a nonprofit Utah corporation charged with the duties and invested with the powers prescribed by law and set forth in its Articles (as defined below), Bylaws and this Declaration.

(b) Every Owner, in accepting a deed or contract for the purchase of any lot, shall become a member (shareholder) of the Association and shall be subject to the obligations and regulations of said corporation. Membership in the Association shall be appurtenant to the lot in which the Owner has the applicable interest. A copy of the Articles of Incorporation for the Association (the "Articles") are attached hereto as Exhibit B and a copy of the Bylaws are attached hereto as Exhibit C.

(c) The affairs of the Association shall be conducted by the Board and such officers as the Board may elect or appoint in accordance with the Articles and the Bylaws, as the same may be amended from time to time.

To whom it may concern: October 26, 2011

Regards: Pipeline on Lot 30 Silver Lake, Brighton

An abandoned neighborhood water line was installed across lot 30 approximately 20-30 feet in from and parallel to Silver Lake road. The line is buried approximately 2-3 feet under the ground and leads to a now abandoned manhole well near the edge of the property. This buried pipeline has created a man-made depression across the length of the lot 30 property following along the old pipeline. This depression intersects the wetlands, yet is manmade.

If you have any questions regarding the abandoned line, please do not hesitate to contact me.

Sincerely,

Richard Marsh, President

Brighton Properties, Inc.

Stantec Consulting Services Inc.
3995 South 700 East Suite 300
Salt Lake City UT 84107
Tel: (801) 261-0090
Fax: (801) 266-1671

Stantec

April 29, 2013
File: 186201073

Salt Lake County Board of Adjustment
c/o Salt Lake County Planning and Development Services
2001 S. State Street, Suite N-3600
Salt Lake City, UT 84190

Reference: Application for Variance
FCOZ Application #27938
John and Mary Zeigle Residence located in Brighton, UT

Dear Boardmembers,

Stantec Consulting Services, Inc. (Stantec) is submitting this letter on behalf of John and Mary Zeigle in support of their request for a variance to allow 1,121 square feet of structural improvements rather than the allowed 500 feet to be constructed between 25-feet and 50-feet of the wetland for the Zeigle Residence per Section 19.72.060 and 19.92.040 of the Foothill Canyons Overlay Zone.

John and Mary Zeigle propose to build a permanent residence on the 0.51-acre Lot 30 of Silver Lake Estates No. 1 located in Brighton, Utah (see Figure 1 - Site Location Map). The footprint for the home is 1,713 square feet. Salt Lake City Public Utilities and the Salt Lake Valley Health Department granted the Zeigles permission to build the proposed residence within the 50-foot wetland setback (see letter dated March 15, 2013, attached hereto).

Figure 2 – Site Map illustrates the proposed home, topography, grading, existing trees and wetlands. The 0.51-acre lot is constrained by the following:

- Wetlands – 0.17-acres of jurisdictional wetlands are on the north side of the property (0.15-acres excluding area within utility and roadway easement);
- 50-foot wetland buffer – 0.25-acres;
- Utility and road easement on the west side of the property – 0.06-acres;
- Steep slopes exceeding 30-percent and large boulder on southwest corner of property – 0.01-acres;
- Silver Lake Estates Subdivision #1 require the home to occupy a ground floor area of not less than 1,500 square feet, excluding garage and porches/decks.

The requirements to receive a variance per Salt Lake County Ordinance Section 19.92.040 are addressed in the following paragraphs. The ordinance is listed in bold and our response follows.

19.92.040 B.1 The board of adjustment may grant a variance only if:

a. Literal enforcement of the zoning ordinance would cause an unreasonable hardship for the applicant that is not necessary to carry out the general purpose of the zoning ordinance;

Literal enforcement of the zoning ordinance would cause an unreasonable hardship for the Zeigles. The site is unbuildable without the variance. It is constrained by wetlands, wetland buffer, utility and road easement and steep slopes. With these constraints, 7-percent (1,642 square feet) of the 0.51-acre lot is buildable with a 50-foot wetland buffer. With a 25-foot wetland buffer, 20-percent (4,510 square feet) of the lot is buildable. Figure 2 - Site Map exhibits the minimal buildable area. Literal enforcement leaves no economic use for Lot 30.

Per Chapter 19.72 – Foothills and Canyons Overlay Zone, the proposed home has been designed and located to:

- Preserve the natural character of the lot;
- Avoid impacts to wetlands and maintain a wetland buffer;
- Minimize disturbance on the site;
- Minimize disturbance to existing trees;
- Avoid boulder and steep slopes on the south side of the lot;
- Fit with the natural slope of the land to minimize cuts and fills – if the home is located further south towards the lot line larger cuts or fills will be required; proposed grading is shown on Figure 2 – Site Map. Excavations to construct the footing will be 5-7 feet deep on the south side. If the home is located closer to the lot line it is not feasible to construct without disturbing the neighboring lot to the south. In addition, a drainage swale is located behind the building that is necessary to manage snow melt and surface water runoff.
- Be the smallest footprint that is practicable for a year round, residential home within the constraints of the lot – the footprint is 1,713 square feet with garage and ranges between 25 and 29 feet wide;
- Meet the requirements of Silver Lake Estates Subdivision #1 that requires the home to occupy a ground floor area of not less than 1,500 square feet, excluding garage and porches/decks;
- Comply with height requirements – if the building is placed further south the building will either exceed height limitations or a large excavation will be required that is not conducive with the natural terrain or allow for suitable driveway access;

- To be able to construct a drainage swale behind the home to manage snow melt and surface water runoff;
- To allow for safe vehicular and pedestrian access.

This requirement is addressed further in 19.92.040.B.2.

b. There are special circumstances attached to the property that do not generally apply to other properties in the same district;

Other properties within Silver Lake Estates are not constrained by 93% non-buildable area with the 50-foot wetland buffer and 80% non-buildable area with the 25-foot wetland buffer due to wetlands, wetland buffer, steep slopes and utility and roadway easement. Without these constraints, it would not be necessary to build within the 25-foot and 50-foot wetland buffer. Also, the wetland area on Lot 30 has increased in size since the approval of the subdivision.

c. Granting the variance is essential to the enjoyment of a substantial property right possessed by other property in the same district;

If the variance is not granted, the Zeigles are limited to a very small buildable area that would not allow them to have the same enjoyment of a substantial property right possessed by other property owners in Silver Lake Estates. Average home size in Silver Lake Estates is approximately 4,000 to 5,000 square feet and all homes include a garage. If the Zeigles are required to construct a smaller home, or omit the garage, they will not have the same enjoyment that they are entitled.

d. The variance will not substantially affect the general plan and will not be contrary to the public interest; and

The approval of the variance will not affect the general plan and will not be contrary to public interest. Salt Lake City Public Utilities and the Salt Lake Valley Health Department have granted the Zeigles permission to construct within the 50-foot wetland buffer.

e. The spirit of the zoning ordinance is observed and substantial justice done.

The Zeigle residence has been designed to be in compliance with the zoning ordinance. See response to Section 19.92.040.B.1.

19.92.040 B.2

a. In determining whether or not enforcement of the zoning ordinance would cause unreasonable hardship under subsection (B)(1), the board of adjustment may not find an unreasonable hardship unless the alleged hardship:

i. Is located on or associated with the property for which the variance is sought; and

The alleged hardship due to constraints on the property are located on the property for which

this variance is sought.

ii. Comes from circumstances peculiar to the property, not from conditions that are general to the neighborhood.

The hardship is a result of constraints on this specific property (wetlands, wetland buffer, utility and road easement and steep slopes). Most lots within the neighborhood are not subject to the same constraints.

b. In determining whether or not enforcement of the zoning ordinance would cause unreasonable hardship under subsection (B)(I), the board of adjustment may not find an unreasonable hardship if the hardship is self-imposed or economic.

The hardship is not self-imposed or economic. The lot is constrained by wetlands, wetland buffer, utility and roadway corridor and steep slopes that require a portion of the home to be constructed between the 25 and 50-foot wetland buffer. In addition, Silver Lake Estates Subdivision #1 requires the home to occupy a ground floor area of not less than 1,500 square feet, excluding garage and porches/decks.

The following alternatives to the proposed site plan are evaluated below:

1. *Move the home south to minimize acreage between 25 and 50-feet of the wetland*
   This alternative is not feasible for the following reasons:
   - If the home is located further south towards the lot line larger cuts and fills will be required to construct the home and to construct a feasible driveway
   - This plan would not be in compliance with the zoning guidance that requires the home to "fit with the natural slope of the land to minimize cuts and fills";
   - A minimum width of 4-5 feet is necessary to construct the footings without disturbing the adjacent property; excavations to construct the footing will be 5-7 feet deep on the south side;
   - It would not be possible to construct a drainage swale behind the home on the south side that is necessary to manage snow melt and surface water runoff.
2. *Construct a home as shown in Figure 2 (yellow area) with 500 square feet between 25 and 50-feet of the wetland.*
   This alternative is not feasible for the following reasons:
   - The home would be too narrow (width=16-feet);
   - This layout would not allow the Zeigles the same property right or enjoyment of their property as neighboring property owners with average home sizes between 4,000 to 5,000 square feet;
   - It would not be possible to have a garage with this layout which would cause a hardship for the Zeigles; for a year round residence in Brighton a garage is

mandatory due to the large amount of snow received annually; if a garage is not constructed the Zeigles would not have the same property right or enjoyment of their property as neighboring property owners.

3. *Other layouts of the home with 500 square feet between 25 and 50-feet of the wetland.* This alternative is not feasible for the following reasons:
   - The home would be too narrow or be a small box; this may be suitable for a cabin however the Zeigle family plans to have this structure be their full time residence;
   - Alternative layouts would not allow the Zeigles the same property right or enjoyment of their property as neighboring property owners with average home sizes between 4,000 to 5,000 square feet;
   - It would not be possible to have a garage with smaller layouts which would cause a hardship for the Zeigles; for a year round residence in Brighton a garage is mandatory due to the large amount of snow received annually; if a garage is not constructed the Zeigles would not have the same property right or enjoyment of their property as neighboring property owners.
   - A smaller residence would not meet the requirements of Silver Lake Estates Subdivision #1 that requires the home to occupy a ground floor area of not less than 1,500 square feet, excluding garage and porches/decks.

We would like to schedule a review for the variance application as soon as possible. Please contact me with any questions regarding the variance application for the proposed Zeigle Residence.

Regards,

STANTEC CONSULTING SERVICES INC.

Whitney McReynolds, PE, CPESC
Environmental Management
Tel: (801) 261-0090
Fax: (801) 266-1671
whitney.mcreynolds@stantec.com

Attachment: Salt Lake County Land Use & Development Application
Letter from Brighton Properties, Inc.
Site Plan

c. John and Mary Zeigle