

Planning Commission Staff Report

File #3S23/SUB-000332-2023

Consideration of a Mixed-Use Master Plan for the Properties
Located at 1860 & 1904 W. 4700 S.; 1859 & 1881 & 1883 &
1903 W. 4655 S., in Taylorsville, Utah.



Department of Community Development

Date:	May 5, 2023
Meeting Date:	May 9, 2023
Agenda Item:	Consideration of a Mixed-Use Master Plan for the Properties Located at 1860 & 1904 W. 4700 S.; 1859 & 1881 & 1883 & 1903 W. 4655 S., in Taylorsville, Utah.
Subject Property Address:	1860 & 1904 W. 4700 S.; 1859 & 1881 & 1883 & 1903 W. 4655 S.
Applicant:	Jake Larson, Lartet Properties, LLC
Author:	Jim Spung, AICP, Senior Planner
Parcel #:	21033800260000; 21033800250000; 21033800140000; 21033800150000; 21033800130000
Applicable Ordinances:	Including, but not limited to Chapter 13.08; 13.12; 13.21; 13.23; 13.24; 13.27; 13.28; and 13.30
Agenda Item #:	3

Attachments:

Exhibit A: Zoning Map

Exhibit B: General Plan Map

Exhibit C: Subject Property Aerial Image

Exhibit D: Subject Property Vicinity Map

Exhibit E: Current Site Photos

Exhibit F: ALTA Survey

Exhibit G: Mixed-Use Master Plan Concept

Exhibit H: Building Elevation Concept

Summary:

Jake Larson is requesting Planning Commission review and approval of a mixed-use master plan for the properties located at 1860 & 1904 W. 4700 S.; 1859 & 1881 & 1883 & 1903 W. 4655 S., in Taylorsville, Utah (see Exhibit C). The applicant's proposal includes the removal of three single-family structures and two duplex structures over two phases, to make way for the construction of 32 new townhouse units, as illustrated in Exhibit G.

Site Description

The subject property is made up of five (5) individual parcels of unplatted land and are currently developed according to the table below. The aerial image and site photos included in Exhibits C and E provide more information regarding the current development of the properties.

Parcel ID	Address	Parcel Area (sq. ft)	Zoning & Current Use
21033800260000	1860 W. 4700 S.	12,632	Mixed Use (MU) Single-Family Dwelling
21033800250000	1904 W. 4700 S.	13,068	Mixed Use (MU) Single-Family Dwelling
21033800150000	1859 W. 4655 S.	22,215	Mixed Use (MU) Single-Family Dwelling
21033800140000	1881 & 1883 W. 4655 S.	22,215	Mixed Use (MU) Duplex Dwelling
21033800130000	1901 & 1903 W. 4655 S.	20,037	Mixed Use (MU) Duplex Dwelling

Surrounding zoning designations are as follows:

North	South	East	West
Single-Family R-1-8	Community Commercial (CC)	Limited Commercial (LC)	Mixed-Use (MU)

General Plan Analysis

The Proposed Land Use Map in the General Plan sets the foundation for all land uses within the City of Taylorsville. The land use plan identifies general land use classifications and in some cases the intensity within the classification. Each land use classification on the Proposed Land Use Map corresponds with compatible classifications on the official Taylorsville Zoning Map.

The subject property is designated as "High-Density Mixed-Use" on the Proposed Land Use Map. The General Plan includes the following statement describing the intent of the High-Density Mixed-Use designation (pg 3-5):

“The High Density Mixed Use (HDMU) classification allows a residential density of up to 12 dwelling units per acre or more in a mixed use setting.”

The applicant’s proposal is consistent with the City’s General Plan and would result in a density of 15 dwelling units per acre.

Land Development Code Analysis

The property is in the Mixed-Use (MU) zoning district. Section [13.23.260\(E\)](#) of the Taylorsville Land Development Code (LDC) requires that prior to development in a mixed-use zoning district, the Planning Commission review and approve a master plan. An approved master plan will inform future development applications for the subdivision, administrative conditional use, and site plan reviews preceding development permits.

LDC [Section 13.23.260](#) establishes the development standards regulating development in the Mixed Use zoning district. Below are select standards from that section as they relate to this project.

Code Reference	Review Criteria	Staff’s Analysis
13.23.260(B)(1)	<i>All exterior building elevations visible from adjacent properties or streets may, upon the director’s request, be reviewed and approved by the planning commission.</i>	Planning Commission to review and approve.
13.23.260(C)(1)	<i>Coverage for both buildings and paved areas (parking, loading, and circulation) shall not exceed eighty five percent (85%), thereby reserving a minimum of fifteen percent (15%) for landscaped areas and open space.</i>	The plans indicate the following landscape areas and percentages: Phase 1 = 10,333 sq. ft. (19.6%) Phase 2 = 12,567 sq. ft. (33.1%) Total = 22,900 sq. ft. (24.1%)
13.23.260(C)(2)	<i>Parking terraces and underground parking is strongly encouraged. Surface parking (permanent or temporary) may be allowed in addition to, or in lieu of a parking structure, upon the approval of the planning commission, where it is screened from streets and where it can be shown that the phasing plan, design, size, and scope of the project substantially provides a walkable community.</i>	Surface parking is proposed and requires approval from the Planning Commission. Phase 1 includes 18 units and 49 vehicle parking stalls (2.7 stalls/unit). Phase 2 includes 14 additional units and 32 parking stalls. This brings the parking ratio to 2.5 stalls/unit.

Code Reference	Review Criteria	Staff's Analysis
13.23.260(E)(7)	<i>Usable open space shall be provided within the mixed use development and is dependent upon size, scale, and nature of the development as determined by the director. Approved open space may include, but is not limited to, commons, pocket parks, plazas, courtyards, landscape features, water fountains and features, greenbelts, and trail connections. A "village green", as a common area, may be required adjacent to mass transit connections or other significant activity. Building materials used within open space areas shall be related to the materials of adjacent buildings and shall be a nonskid finish. Design shall encourage comfortable and safe pedestrian use including landscaping, seating areas, and lighting, as appropriate.</i>	Phase 1 includes a common open space/amenity area of approximately 2,400 square feet. Phase 2 includes a common open space/amenity area of 5,135 square feet.
13.23.260(E)(10)(a)	<i>All accesses within a mixed use development shall have connectivity with existing and future street patterns. A grid street pattern or modified grid pattern is required. Cul-de- sac streets will not be approved unless it can be demonstrated that no other practical way exists to make connectivity. In order to uphold and enhance traditional neighborhood development principles, private streets are discouraged and gated communities are prohibited.</i>	Phase 1 includes a new private street connecting 4700 S. and 4655 S. Phase 2 would widen the northern portion of the private street. Two new access drives would also be incorporated along the eastern and western property lines to provide access to the Phase 2 units.
13.23.260(E)(10)(b)	<i>Street widths shall comply with applicable city standards. In general, streets shall be designed to meet the level of travel and service while incorporating principles of traffic calming and pedestrian compatibility, i.e., tree lined streets with pedestrianways and linkages, decreasing the need for pavement width by spreading traffic through a grid or modified street hierarchy system.</i>	The City Engineer and Planning Commission may allow exceptions to applicable street standards outlined in Section 13.21.110.

Based on the table above, staff recommends the Planning Commission discuss the following:

1. Exterior building elevations visible from adjacent properties or streets, per 13.23.260(B)(1).
2. Surface parking location, design, and screening, per 13.23.260(C)(2).
3. The orientation and setbacks of proposed homes.
4. Usable open space provided on-site, for both phases.
5. The building envelopes of the proposed lots.
6. Site vehicle and pedestrian circulation and access.

Construction activity is not permitted on-site until applicable development permits have been issued by the City.

Public Comment

The LDC does not require a public hearing be held for consideration of a mixed-use master plan. A public hearing will be required prior to consideration of the preliminary plat.

Findings

1. This application was initiated by Jake Larson, Lartet Properties, LLC.
2. The subject property is made up of 5 parcels with 2.08 acres.
3. The applicant's proposal includes the removal of three single-family structures and two duplex structures over two phases, to make way for the construction of 32 new townhouse units, as illustrated in Exhibit G.
4. The subject property is in the Mixed-Use (MU) zoning district.
5. The subject property is in the "High-Density Mixed-Use" designation in the City's General Plan.
6. The proposal includes a residential density of 15 dwelling units per acre.
7. Section [13.23.260\(E\)](#) of the Taylorsville Land Development Code (LDC) requires that prior to development in a mixed-use zoning district, the Planning Commission review and approve a master plan.
8. An approved master plan will inform future development applications for the subdivision, administrative conditional use, and site plan reviews preceding development permits.

Conditions of Approval

Staff does not recommend conditions of approval associated with this application.

Conditions of approval may be imposed during the subdivision, administrative conditional use, and/or site plan reviews.

Staff Recommendation

Staff's recommendation for File#3S23/SUB-000332-2023, a mixed-use master plan for the properties located at 1860 & 1904 W. 4700 S.; 1859 & 1881 & 1883 & 1903 W. 4655 S., in Taylorsville, Utah as identified in Exhibit G, will be discussed with Planning Commissioners at the public meeting.

Possible Motions

Approval:

I move that we approve File #3S23/SUB-000332-2023, a mixed-use master plan for the properties located at 1860 & 1904 W. 4700 S.; 1859 & 1881 & 1883 & 1903 W. 4655 S., in Taylorsville, Utah as identified in Exhibit G, subject to the findings outlined in this Staff Report.

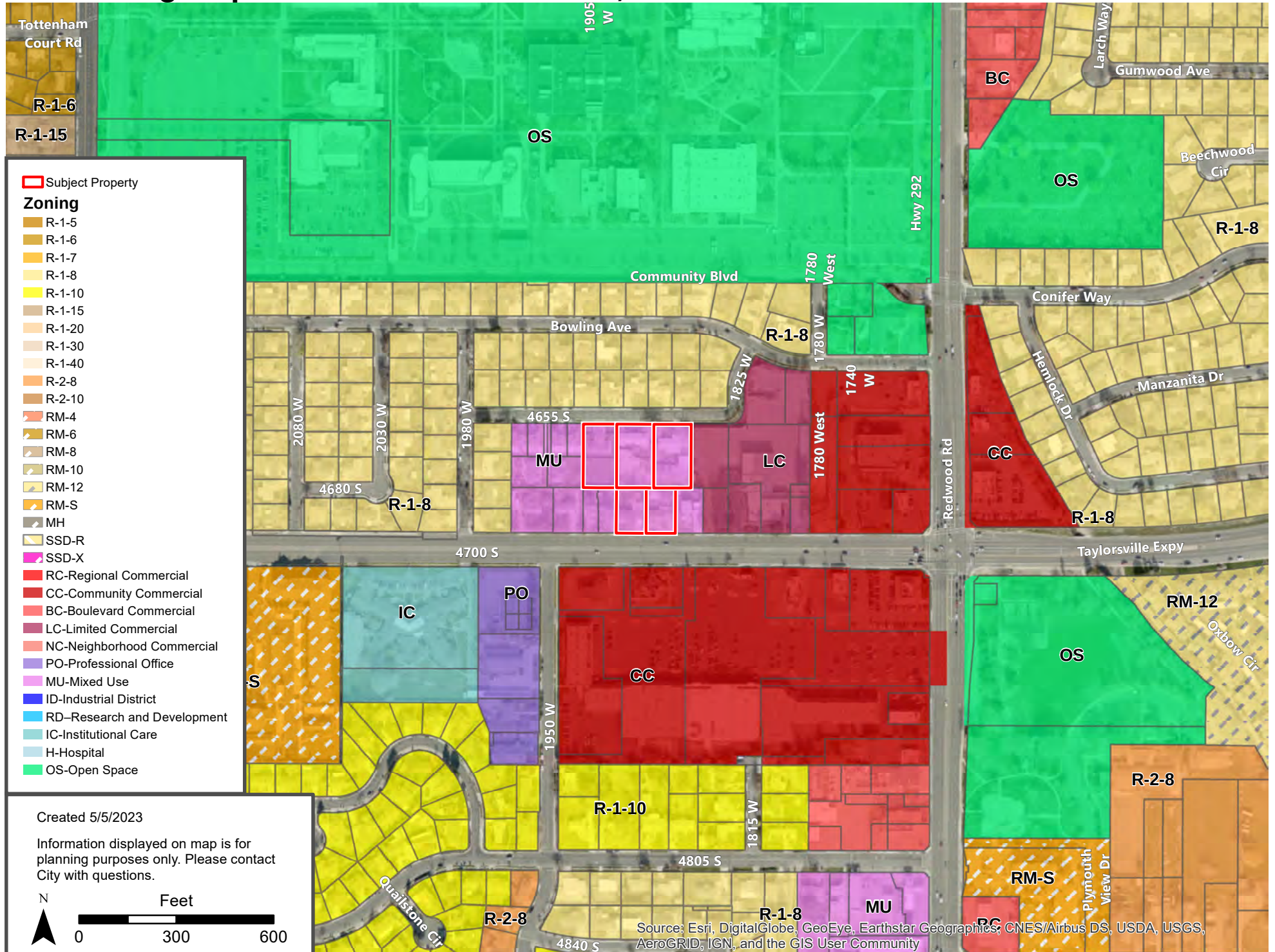
Continue:

I move that we continue File #3S23/SUB-000332-2023, a mixed-use master plan for the properties located at 1860 & 1904 W. 4700 S.; 1859 & 1881 & 1883 & 1903 W. 4655 S., in Taylorsville, Utah to a date [specify date], for the following reasons:

Denial:

I move that we deny File#3S23/SUB-000332-2023, a mixed-use master plan for the properties located at 1860 & 1904 W. 4700 S.; 1859 & 1881 & 1883 & 1903 W. 4655 S., in Taylorsville, Utah, for the following reasons:

Exhibit A Zoning Map: 1860 & 1904 W. 4700 S.; 1859 & 1881 & 1883 & 1903 W. 4655 S.



General Plan Map: 1860 & 1904 W. 4700 S.; 1859 & 1881 & 1883 & 1903 W. 4655 S.

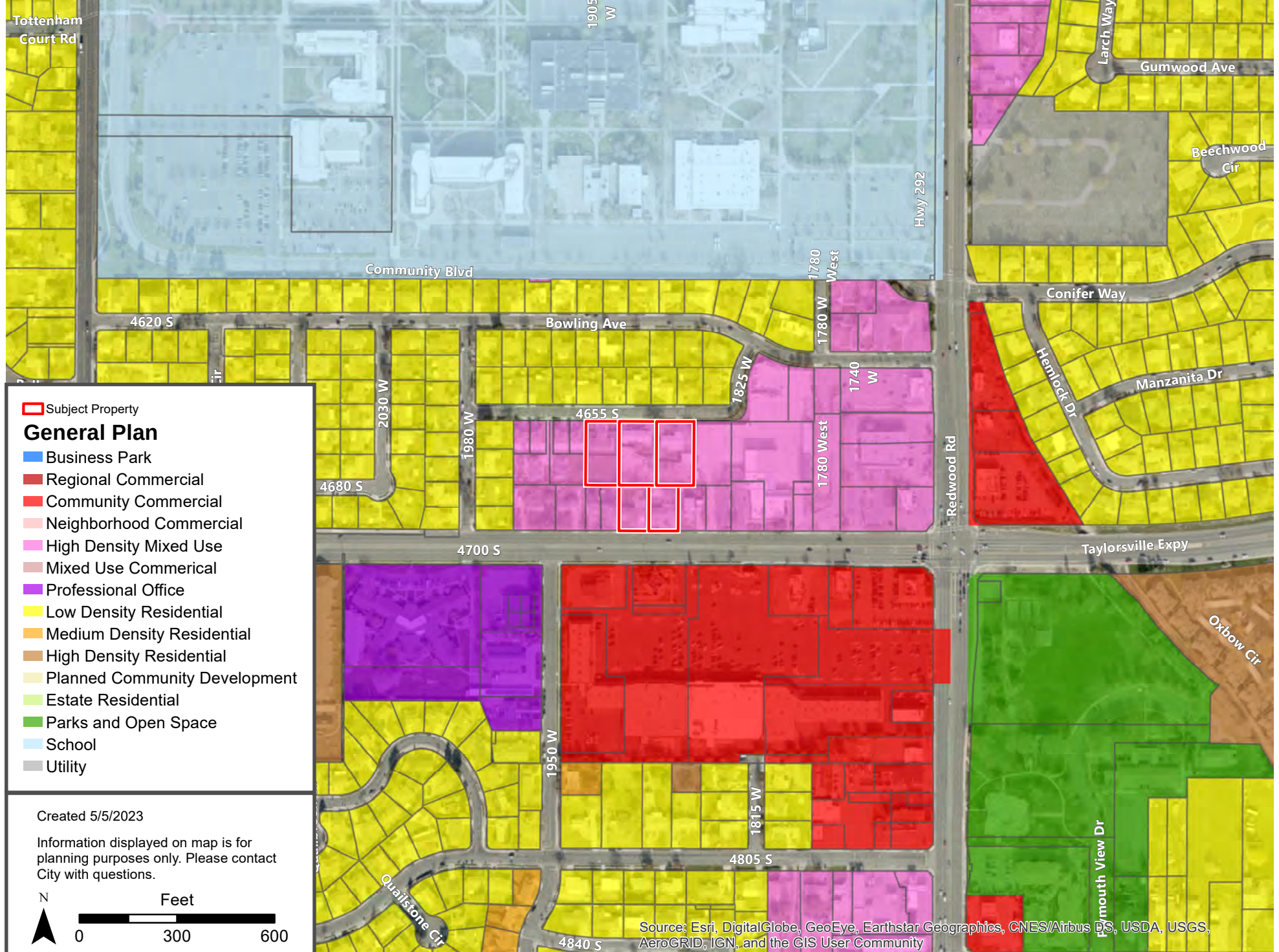
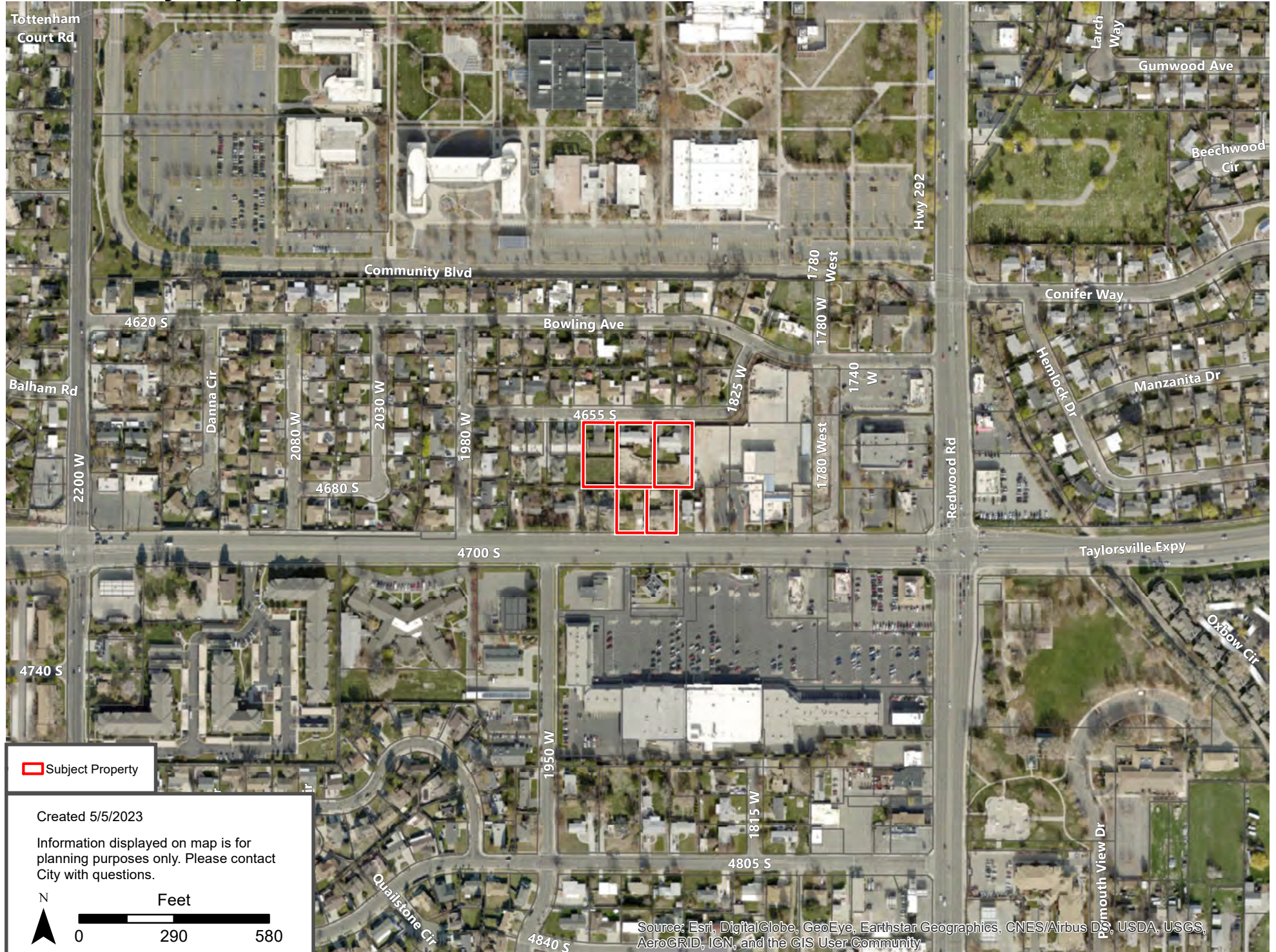


Exhibit C **Site Map: 1860 & 1904 W. 4700 S.; 1859 & 1881 & 1883 & 1903 W. 4655 S.**



Exhibit D Vicinity Map: 1860 & 1904 W. 4700 S.; 1859 & 1881 & 1883 & 1903 W. 4655 S.

















1859

1859





[illegible]

Title	Report	Legal	Description
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- [illegible]

The location of the utilities shown hereon are a combination of observed evidence of utilities above ground appurtenances and underground plans to determine the location of any subterranean uses. Lacking excavation, the exact location of underground features could not be accurately, completely, and reliably depicted.

By graphic plotting only, this property is in zone(s) X (Other Areas) of the Flood Insurance Rate Map, Community Panel No. 49035C290 G, which bears an Effective Date of September 25, 2009.

This surveyor was not provided with current zoning classification and building setback requirements, height and floor space area restrictions as set forth in that classification, as provided by the insurer; thus, these items are not shown hereon.

Theresa B. Le, a single woman, as to Parcel 1 and 2;
 Sommar Farms, LLC, as to Parcel 3;
 Carol Larson, as Trustee, or the successor trustees of The Carol Larson Trust, dated August 27, 1993 as to Parcel 4;
 C. Jay Larson and Natalie K. Larson, as Trustees, or the successor trustees, of the Larson Family Trust, dated August 10, 1992, as to Parcel 5

1901 West 40th South Taylorsville, Utah, 84129
 1881-1883 West 4555 South Taylorsville, Utah, 84129
 1859 West 4655 South Taylorsville, Utah, 84129
 1904 West 4700 South Taylorsville, Utah, 84129
 1860 West 4700 South Taylorsville, Utah, 84129

To: C. Jay Larson and Natalie K. Larson,
Sommer Farms, LLC, Carol Larson, C. Jay
Larson and Natalie K. Larson, Theresa B. Le,
Old Republic Title,
Old Republic National Title Insurance Company;

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1, 2, 3, 4, 5, 8, 13, 16 and 18 of Table A thereof. The fieldwork was completed on March 23, 2023.

Date of Plat or Map: April 10, 2023

PREPARED BY:

CIVIL ENGINEERING + SURVEYING



10718 SOUTH BECKSTEAD LANE, STE. 102, SOUTH JORDAN, UT 84095
Phone: 435-503-7641

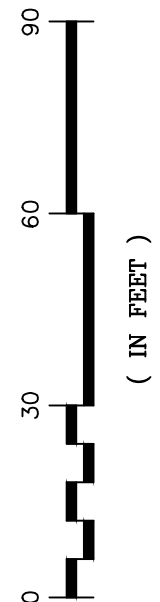
ALTA/NSPS LAND TITLE SURVEY
TAYLORSVILLE GARDEN TOWNHOMES

Prepared for:

LARTET CONSTRUCTION

SW Quarter, Section 3, T2S., R1W., S.L.B. & M.

GRAPHIC SCALE



Prepared By: TAJ	Date: 04/10/2023
Surveyed By: RD	Date: 03/23/2023
Checked By: BEM	Date: 04/10/2023

SHEET NO. 1 OF 2

SVY

PROJECT ID: S23-059	DATE: 04/10/2023
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FILE NAME

04/10/2023
BRIAN FAY MITCHELL
No. 5707871
STATE OF UTAH

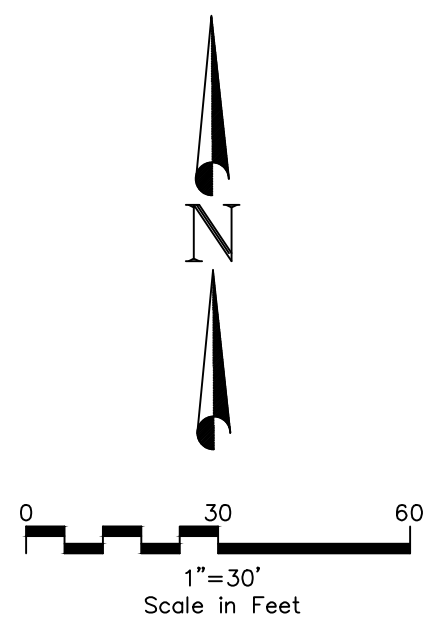
ALTA/NSPS LAND TITLE SURVEY
TAYLORSVILLE GARDEN TOWNHOMES
LOCATED IN THE SOUTHWEST QUARTER SECTION 3, TOWNSHIP 2 SOUTH, RANGE 1 WEST,
SALT LAKE BASE AND MERIDIAN
TAYLORSVILLE CITY, SALT LAKE COUNTY, UTAH
APRIL 2023

Encroachment Statement

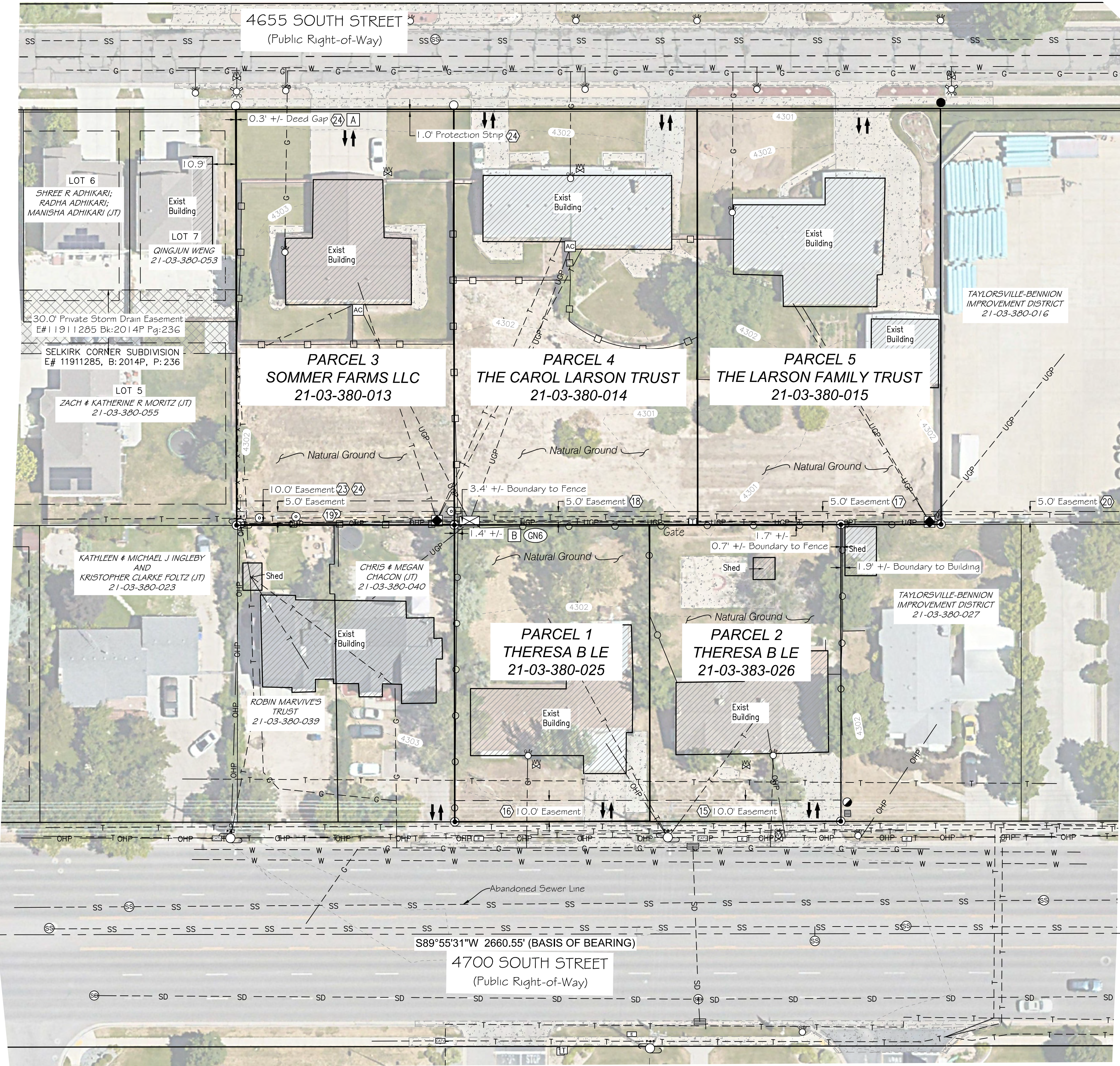
- A Deed gap varies up to 4.2' +/-.
B Fence Encroachment varies up to 1.4 +/-.

Benchmark Info

The Benchmark for the project is the
South Quarter Corner of Section 3,
T.2S., R.1W., SLB&M
Elevation= 4299.573'
Datum is NAVD 88 derived from
UTAH TURN GPS System



Found Southwest Corner
Section 3, T.2S., R.1W., SLB&M
2.5" Flat Brass Cap Ring and Lid



Legend of Symbols
& Abbreviations

- Boundary Line
- Section Line
- Road Center Line
- Adjacent Parcel
- Easement Line
- Right-of-Way Line
- Existing Wire Fence
- Existing Chain Link Fence
- Existing Wood Fence
- Curb and Gutter (C&G)
- Existing Sanitary Sewer
- Existing Storm Drain
- Existing Telephone
- Existing Underground Power
- Existing Overhead Power
- Existing Water
- Existing Gas
- Set yellow rebar/cap stamped "CIR"
- 3" White Pipe
- Found "Epic Eng" rivet (Held)
- Found metal spike
- 12" Corrugated Pipe
- Storm Drain Inlet Boxes
- Water Valve
- Fire Hydrant
- Sewer Manhole
- Storm Drain Manhole
- Power and Telephone Pole
- Power Vault
- Communications Box
- Electric Box
- Telephone Pedestal
- Gas Meter
- Water Meter
- Access Point
- Title Report Exception Item
- Record Bearing and Distance
- Guy Wire
- A/C Unit
- Underground Communication Vault
- Encroachment Item
- General Notes Item

GRAPHIC SCALE



SHEET NO. 2 OF 2

SVY

PROJECT ID: S23-059 DATE: 04/10/2023
FILE NAME:

ALTA/NSPS LAND TITLE SURVEY
TAYLORSVILLE GARDEN TOWNHOMES

Prepared for:

LARIET CONSTRUCTION

SW Quarter, Section 3, T2S., R1W., S.L.B. & M.

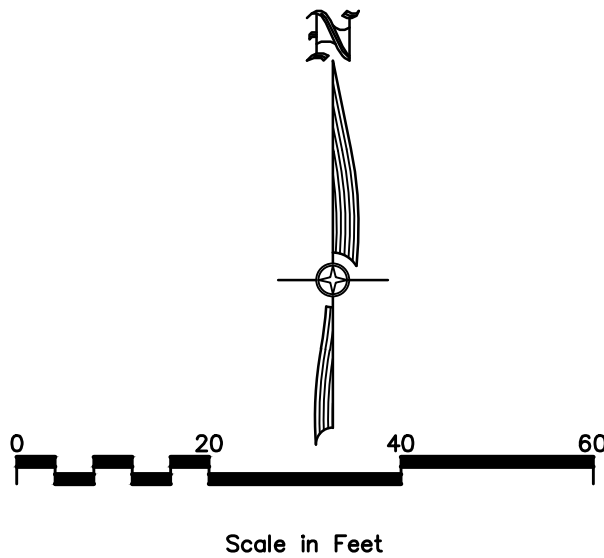
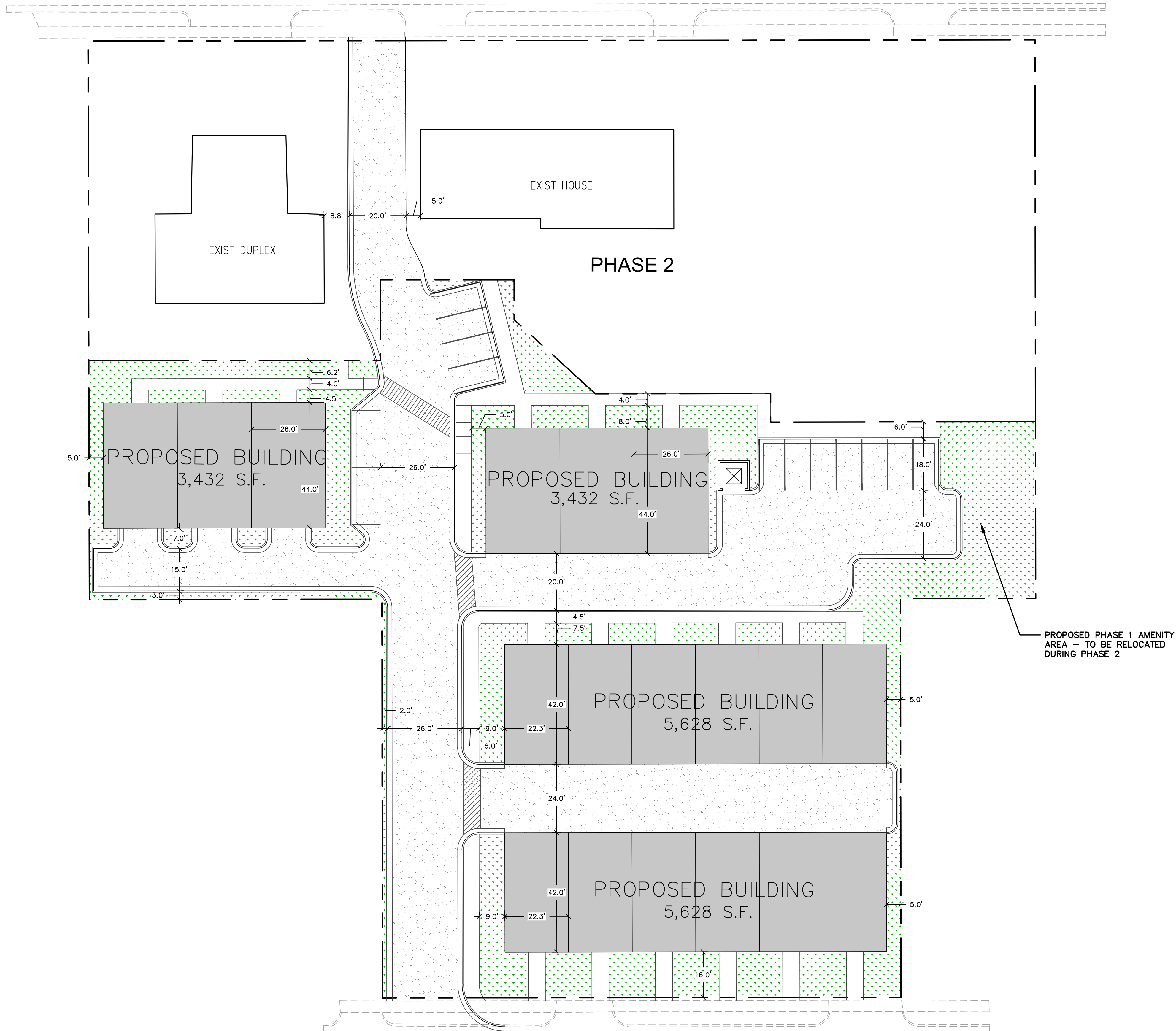
PREPARED BY:

CIVIL ENGINEERING
+ SURVEYING

10718 SOUTH BECKSTEAD LANE, STE. 102, SOUTH JORDAN, UT 84095
Phone: 435-503-7641

NO. DATE DESCRIPTION OF REVISION REVISIONS

INITIAL



PHASE 1 AREAS:	
LOT	SQ. FT. / ACRES
BUILDING FOOTPRINT	52,682 SQ. FT. / 1.21 ACRES
ASPHALT	18,120 SQ. FT. / 0.42 ACRES
LANDSCAPING	19,028 SQ. FT. / 0.44 ACRES
CONCRETE	10,333 SQ. FT. / 0.21 ACRES
	5,202 SQ. FT. / 0.12 ACRES

- NOTE:
- ALL AREA CALCULATIONS ARE APPROXIMATE AND CAN CHANGE DUE TO CONSTRUCTION TOLERANCES.

PHASE 1 LANDSCAPING AREAS:	
	SQ. FT. CITY REQ'T
TOTAL OPEN SPACE	10,333 SQ. FT. (15% REQUIRED: 19.61% PROVIDED)

- NOTE:
- PARKING AREA DOES NOT INCLUDE TRUCK MANUVERING AREA OR LANDSCAPED BUFFER AS DIMENSIONED.
 - LANDSCAPED AREAS DO NOT INCLUDE HARD SURFACE AREAS(WALKWAYS, BIKE RACKS, CURB & GUTTERS).
 - ALL AREA CALCULATIONS ARE APPROXIMATE AND CAN CHANGE DUE TO CONSTRUCTION TOLERANCES.

- GENERAL NOTES:
- 6 FOOT VINYL PRIVACY FENCE TO BE ADDED ALONG ALL ADJACENT PROPERTIES OF THIS PROPOSED DEVELOPMENT. DEVELOPER TO COORDINATE FENCE TYPE AND HEIGHT ALONG THE EAST PROPERTY LINES THAT BORDER TAYLORSVILLE BENNIION IMPROVEMENT DISTRICT.
 - STREET LIGHTING TO BE COORDINATED WITH CITY ENGINEER AS PART OF FINAL PLAT APPROVAL.
 - CONCEPT LANDSCAPE PLAN THAT INCORPORATES DROUGHT-RESISTANT PLANTS PER 13.23.260(F)(3) TO BE PRESENTED AT FINAL PLAT REVIEW AND APPROVAL.

PARKING CALCULATIONS:
-18 UNITS
-36 GARAGE STALLS
-13 SURFACE STALLS
-PARKING RATIO: 2.7 STALLS/UNIT

DENSITY CALCULATIONS:
-1.21 ACRES
-DENSITY: 14.9 UNITS/ACRE

CIVIL ENGINEERING + SURVEYING

10718 SOUTH BECKSTEAD LANE, STE. 102
SOUTH JORDAN, UT 84095 - 801-949-5296

TAYLORSVILLE GARDEN TOWNHOMES
1904 WEST 4700 SOUTH TAYLORSVILLE, UTAH 84129

SITE LAYOUT CONCEPT PLAN – PHASE 1

SCOTT D. THORSEN
No. 354291
STATE OF UTAH

SHEET NO. EXH

PROJECT ID: A-1000
FILE NAME: PRJ-TGT

DATE: 05/04/23
SCALE: 1"=20'

NO. REVISIONS BY DATE
DESIGNER: SDT PROJECT ENGINEER: SDT

NOT FOR
CONSTRUCTION

Window Schedule			
Width	Height	Head Height	Count
1'-0"	1'-0"	2'-10"	1
1'-6"	2'-0"	7'-6"	2
2'-0"	2'-6"	6'-6"	6
2'-6"	5'-0"	6'-6"	10
3'-0"		6'-6"	30
5'-0"	4'-0"	7'-2"	5
6'-0"			5

Door Schedule		
Width	Height	Count
2'-4"	6'-8"	25
2'-6"	6'-8"	15
2'-8"	6'-8"	35
3'-0"	6'-8"	10
16'-0"	6'-0"	5

- FLOOR PLAN GENERAL NOTES
1. ALL DIMENSIONS ARE TO FACE-OF-STUD (F.O.S.) UNLESS NOTED OTHERWISE.

2. CEILING HEIGHTS MEASURED FROM PLYWOOD OR CONCRETE - SEE SECTIONS

3. ALL GRID LINES AT EXTERIOR WALLS ARE ALIGNED TO EXTERIOR FACE OF STUD. ALL GRID LINES BETWEEN UNITS ARE AT CENTER LINE OF WALL ASSEMBLY.

4. COORDINATE WITH ALL ENLARGED PLANS/SECTIONS FOR ADDITIONAL INFORMATION AND DETAILS.

5. SEE SHEET G002 FOR PROJECT GENERAL NOTES. REVIEW ALL NOTES PRIOR TO CONSTRUCTION.

6. COORDINATE WITH STRUCTURAL FRAMING PLANS AND SHEAR WALL PLANS FOR LOCATIONS OF COLUMNS, BEAMS, SHEAR WALLS, ETC.

7. COORDINATE WITH BUILDER/OWNER FOR ALL INTERIOR FINISHES

8. COORDINATE WITH ELECTRICAL DRAWINGS FOR ALL LIGHTING, POWER AND DATA REQUIREMENTS.

9. ALL EXTERIOR WALLS ARE ASSUMED TO BE 2X8 STUD WALLS UNLESS SHOWN/NOTED OTHERWISE.

10. ALL INTERIOR WALLS ARE ASSUMED TO BE 2X4 STUD WALLS UNLESS SHOWN/NOTED OTHERWISE.

11. IN BATH AREAS, INSTALL 2x4 BLOCKING AT TOILET PAPER AND TOWEL BAR LOCATIONS, SEE DETAILS.

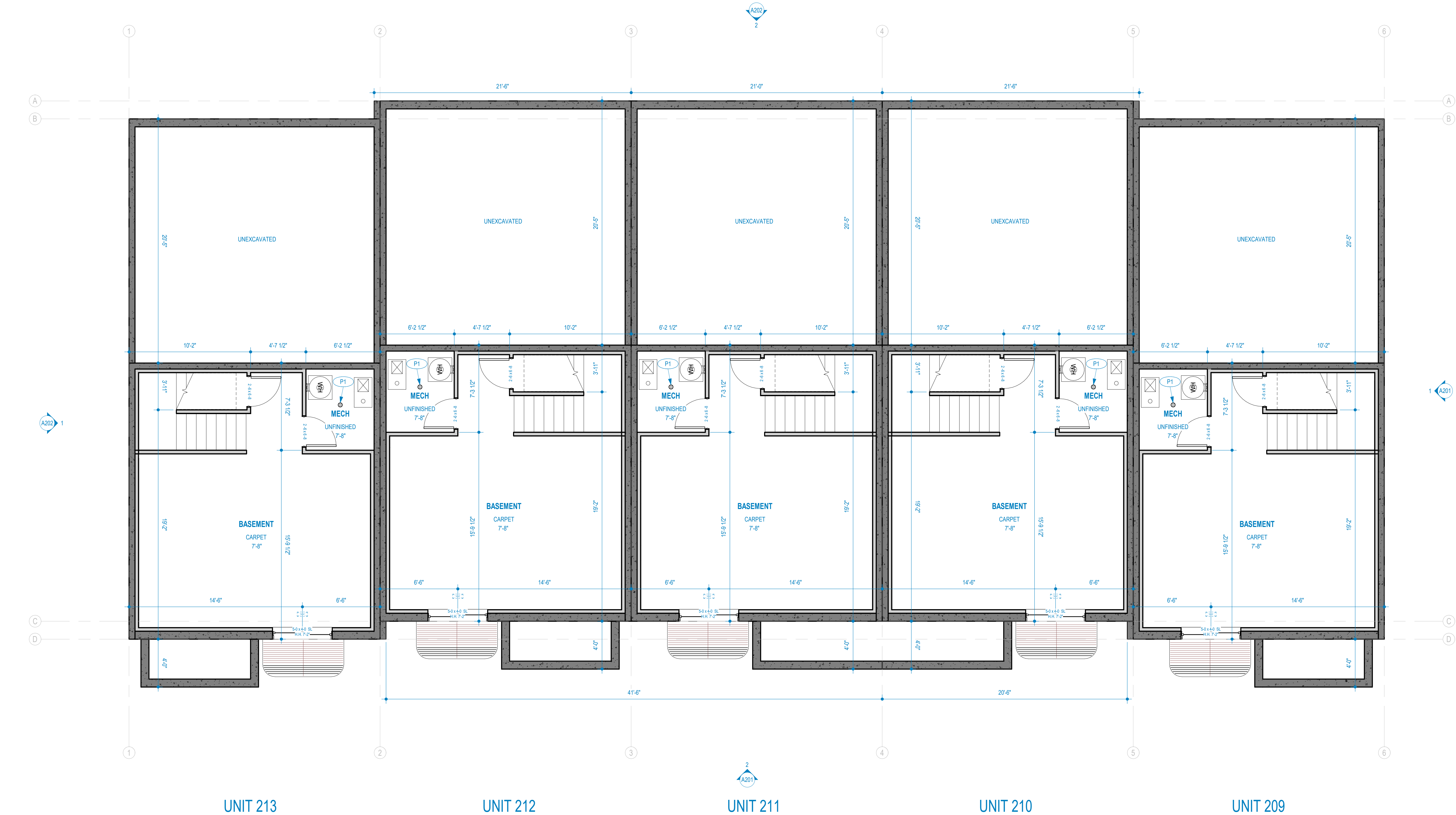
12. IN KITCHENS, INSTALL 2X6 BLOCKING AT 89" A.F.F. ON CENTER FOR UPPER CABINET INSTALLATION.

13. VERIFY ALL BEDROOMS INCLUDE A CODE-REQUIRED EGRESS WINDOW PER IRC SECTION R310

FLOOR PLAN LEGEND

HATCH PATTERN	DESCRIPTION
	CONCRETE FOUNDATION
	WOOD STUD WALL - 2x4
	WOOD STUD WALL - 2x6
	WOOD STUD WALL - 2x8
	WOOD STUD WALL - FIRE RATED - 2x4
	WOOD STUD WALL - FIRE RATED - 2x6

SCHEDULE NOTES	
SEE GENERAL NOTES PAGE(S) FOR ADDITIONAL CODE REQUIREMENTS AND SPECIFICATIONS	
XX THE FOLLOWING KEYNOTES REFERENCE THIS SYMBOL WHERE SHOWN ON PLANS	
FN - FRAMING NOTES	
TAG	DESCRIPTION
G1	WRAPPED COLUMN SEE DETAIL ****
G5	WINDOW / DOOR TRIM PER DETAILS ON A602
G6	5/4 5.5" FIBER CEMENT TRIM
G7	CORBEL PER DETAILS ON SHEET A601
R2	ASPHALT ROOF VENT. SPACED EVENLY. OFFSET DEMISING WALL 5'-0" MIN. PER CODE IF APPLICABLE
P - PLUMBING	
TAG	DESCRIPTION
M6	50 GALLON WATER HEATER *
P1	FLOOR DRAIN. SIZE TO MEET DEMAND. WRAP OPENING w/ FRP *
P2	DOUBLE SINK w/ DISPOSAL & SPRAYER *
P6	TUB / SHOWER *
P7	PEDESTAL SINK *
P8	60" x 34" SHOWER PAN *
P10	TOILET *
P15	VANTY SINK *
M - MECHANICAL	
TAG	DESCRIPTION
M3	FURNACE *
M4	AIR CONDITIONER CONDENSING UNIT *
M10	GAS METER
M20	DRYER EXHAUST VENT
C - CASEWORK	
TAG	DESCRIPTION
C3	24" DEEP x 36" HIGH BASE CABINET *
C6	12" DEEP UPPER CABINETS
C20	12" VENTILATED WIRE SHELF *
C22	(5) 16" VENTILATED WIRE SHELVES STARTING @ 24" ABOVE FLOOR *
C32	24" DEEP x 36" HIGH BASE CABINET
C33	12" DEEP UPPER CORNER CABINETS
RA - RAILING	
TAG	DESCRIPTION
K - KITCHEN EQUIPMENT	
TAG	DESCRIPTION
K1	REFRIGERATOR *
K2	DISHWASHER *
K3	ELECTRIC RANGE *
K4	MICROWAVE OVER RANGE



Window Schedule			
Width	Height	Head Height	Count
1'-0"	1'-0"	2'-10"	1
1'-6"	2'-0"	7'-6"	2
2'-0"	2'-6"	6'-9"	6
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- FLOOR PLAN GENERAL NOTES
1. ALL DIMENSIONS ARE TO FACE-OF-STUD (F.O.S.) UNLESS NOTED OTHERWISE.

2. CEILING HEIGHTS MEASURED FROM PLYWOOD OR CONCRETE - SEE SECTIONS

3. ALL GRID LINES AT EXTERIOR WALLS ARE ALIGNED TO EXTERIOR FACE OF STUD. ALL GRID LINES BETWEEN UNITS ARE AT CENTER LINE OF WALL ASSEMBLY.

4. COORDINATE WITH ALL ENLARGED PLANS/SECTIONS FOR ADDITIONAL INFORMATION AND DETAILS.

5. SEE SHEET G002 FOR PROJECT GENERAL NOTES. REVIEW ALL NOTES PRIOR TO CONSTRUCTION.

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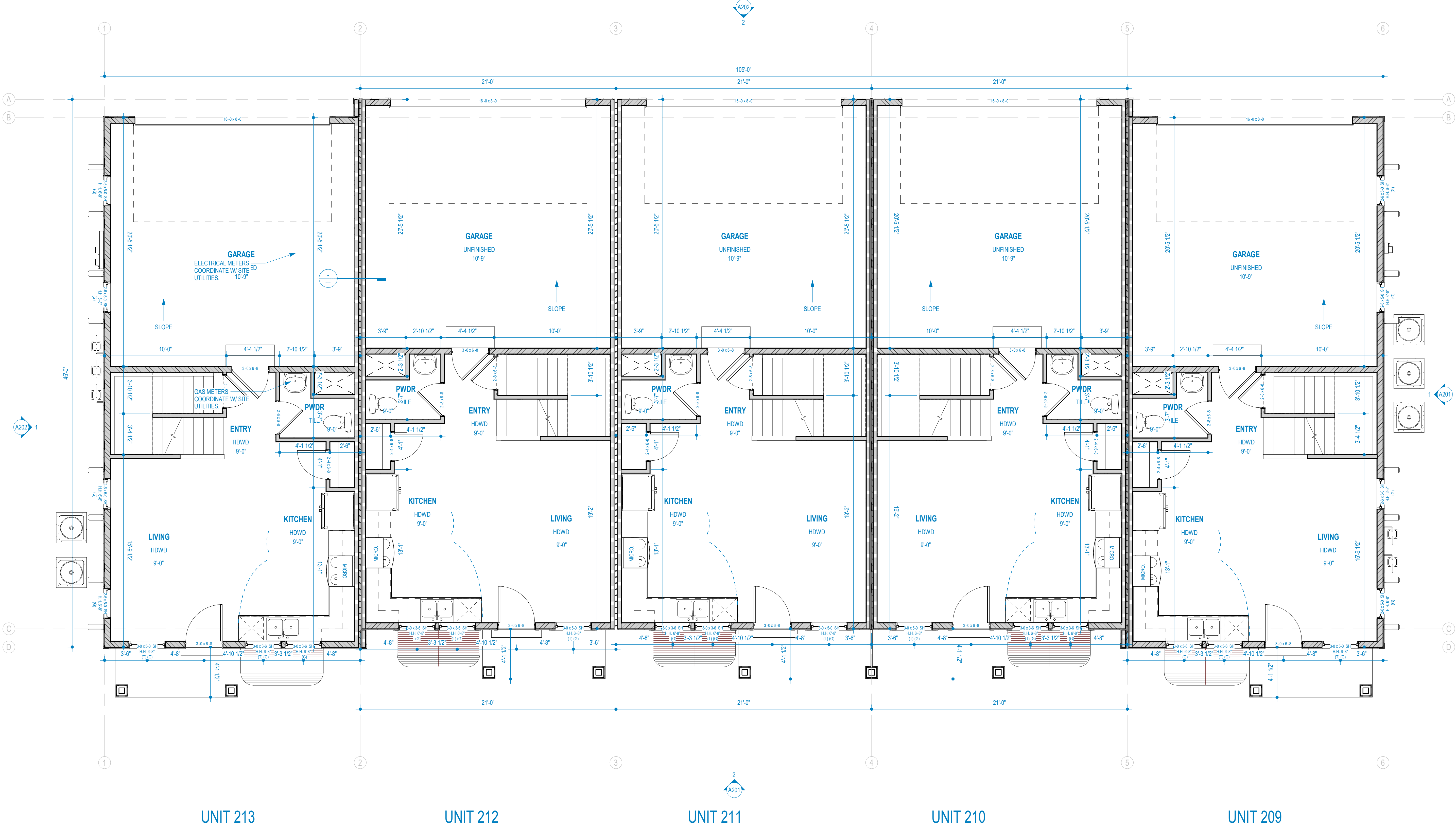
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13. VERIFY ALL BEDROOMS INCLUDE A CODE-REQUIRED EGRESS WINDOW PER IRC SECTION R310

SCHEDULE NOTES	
SEE GENERAL NOTES PAGE(S) FOR ADDITIONAL CODE REQUIREMENTS AND SPECIFICATIONS	
XX THE FOLLOWING KEYNOTES REFERENCE THIS SYMBOL WHERE SHOWN ON PLANS	
FN - FRAMING NOTES	
TAG	DESCRIPTION
G1	WRAPPED COLUMN SEE DETAIL *****
G5	WINDOW / DOOR TRIM PER DETAILS ON A602
G6	5/4 5.5" FIBER CEMENT TRIM
G7	CORBEL PER DETAILS ON SHEET A601
R2	ASPHALT ROOF VENT. SPACED EVENLY. OFFSET DEMISING WALL 5'-0" MIN. PER CODE IF APPLICABLE
P - PLUMBING	
TAG	DESCRIPTION
M6	50 GALLON WATER HEATER
P1	FLOOR DRAIN. SIZE TO MEET DEMAND. WRAP OPENING w/ FRP
P2	DOUBLE SINK w/ DISPOSAL & SPRAYER
P6	TUB / SHOWER
P7	PEDESTAL SINK
P8	60" x 34" SHOWER PAN
P10	TOILET
P16	WATER VALVE
M - MECHANICAL	
TAG	DESCRIPTION
M3	FURNACE
M4	AIR CONDITIONER CONDENSING UNIT
M10	GAS METER
M20	DRYER EXHAUST VENT
C - CASEWORK	
TAG	DESCRIPTION
C3	24" DEEP x 36" HIGH BASE CABINET
C6	12" DEEP UPPER CABINETS
C20	12" VENTILATED WIRE SHELF
C22	(5) 16" VENTILATED WIRE SHELVES STARTING @ 24" ABOVE FLOOR
C32	24" DEEP x 36" HIGH BASE CABINET
C33	12" DEEP UPPER CORNER CABINETS
RA - RAILING	
TAG	DESCRIPTION
K - KITCHEN EQUIPMENT	
TAG	DESCRIPTION
K1	REFRIGERATOR
K2	DISHWASHER
K3	ELECTRIC RANGE
K4	MICROWAVE OVER RANGE



Window Schedule			
Width	Height	Head Height	Count
1'-0"	1'-0"	2'-10"	1
1'-6"	2'-0"	7'-6"	2
2'-0"	2'-6"	6'-8"	6
2'-6"	5'-0"	6'-8"	10
3'-0"	5'-0"	6'-8"	30
5'-0"	4'-0"	7'-2"	5
6'-0"			5

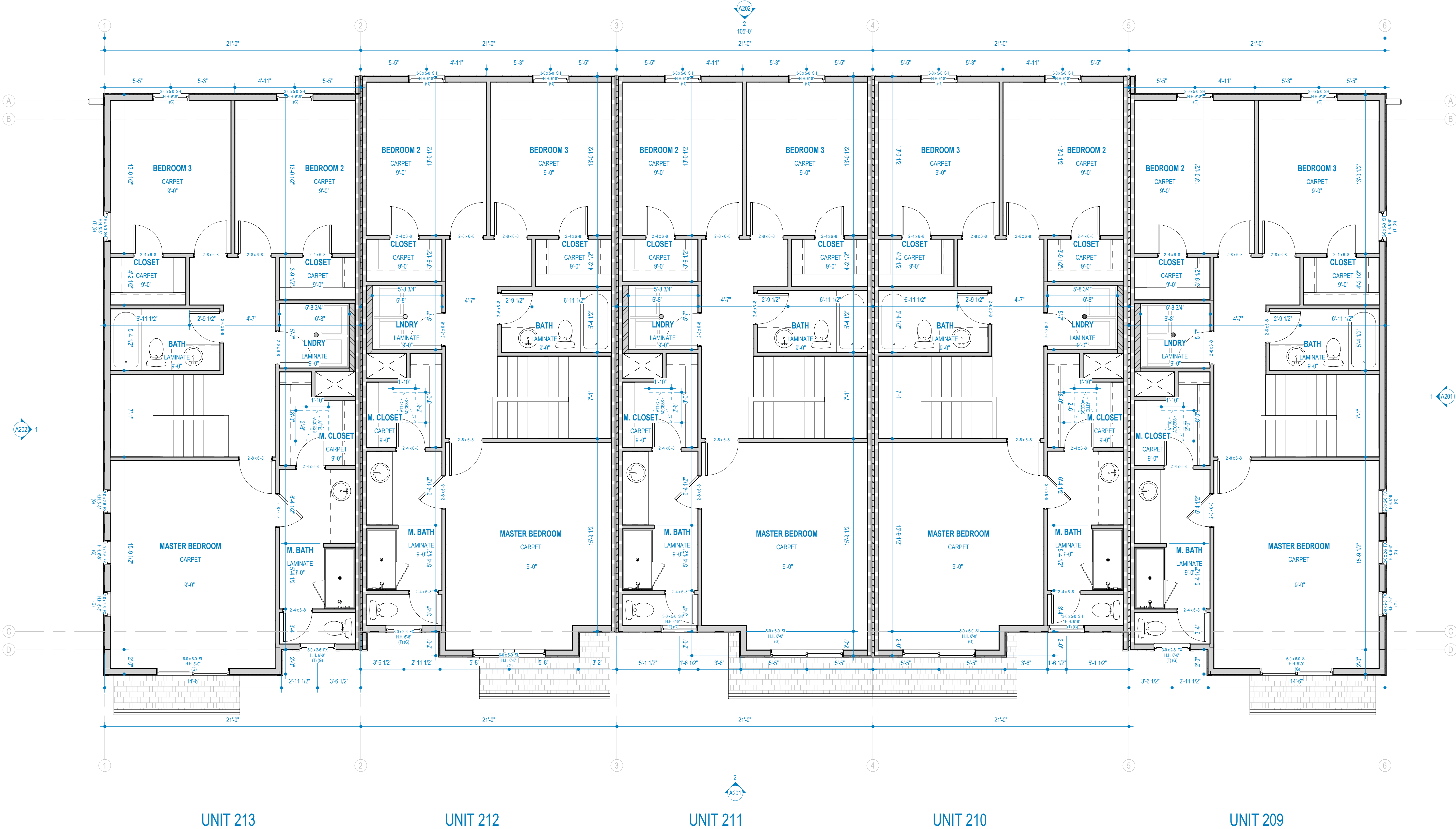
Door Schedule		
Width	Height	Count
2'-4"	6'-8"	25
2'-6"	6'-8"	15
2'-8"	6'-8"	35
3'-0"	6'-8"	10
16'-0"	8'-0"	5

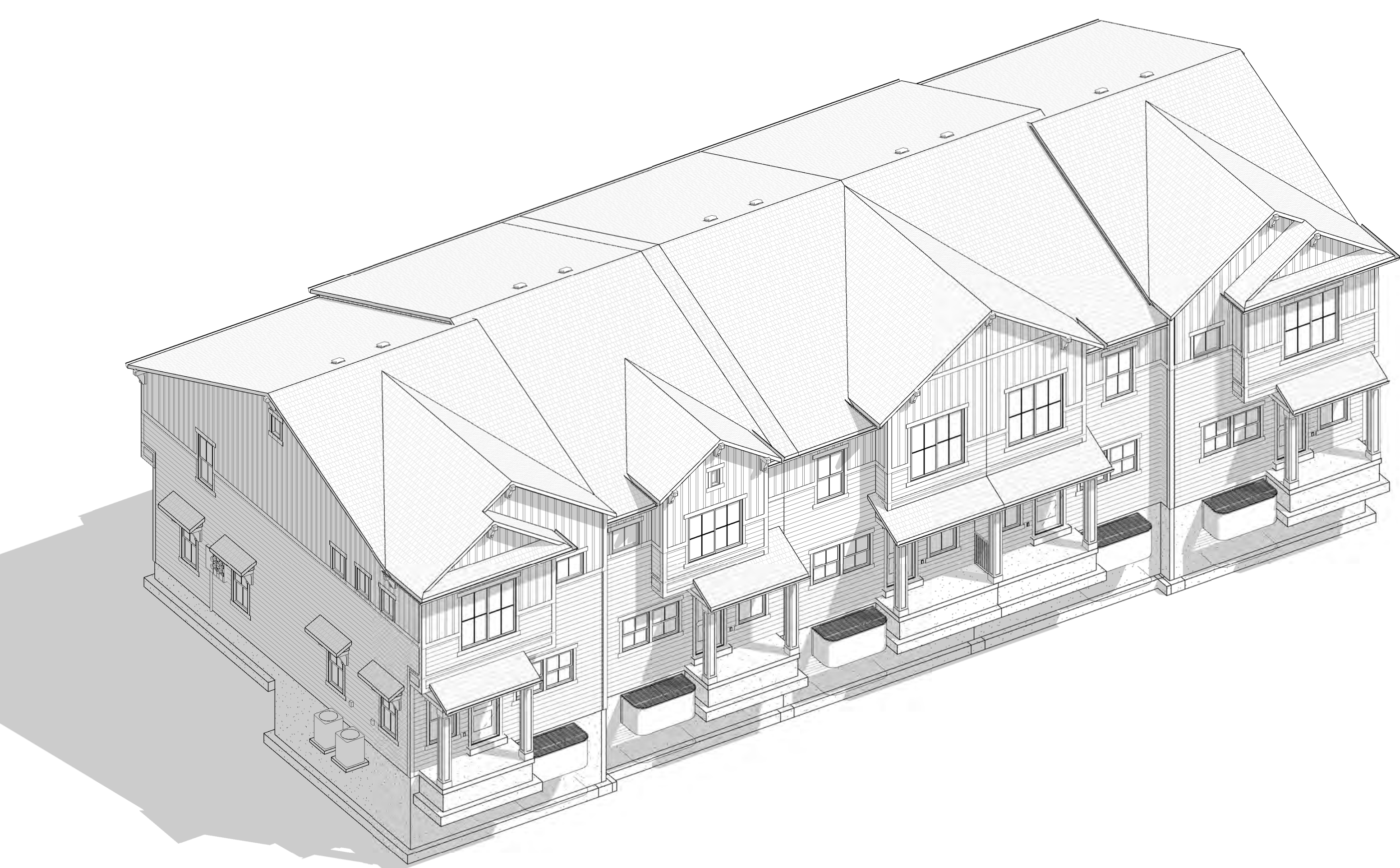
- FLOOR PLAN GENERAL NOTES**
- ALL DIMENSIONS ARE TO FACE-OF-STUD (F.O.S.) UNLESS NOTED OTHERWISE.
 - CEILING HEIGHTS MEASURED FROM PLYWOOD OR CONCRETE - SEE SECTIONS
 - ALL GRID LINES AT EXTERIOR WALLS ARE ALIGNED TO EXTERIOR FACE OF STUD. ALL GRID LINES BETWEEN UNITS ARE AT CENTER LINE OF WALL ASSEMBLY.
 - COORDINATE WITH ALL ENLARGED PLANS/SECTIONS FOR ADDITIONAL INFORMATION AND DETAILS.
 - SEE SHEET G002 FOR PROJECT GENERAL NOTES. REVIEW ALL NOTES PRIOR TO CONSTRUCTION.
 - COORDINATE WITH STRUCTURAL FRAMING PLANS AND SHEAR WALL PLANS FOR LOCATIONS OF COLUMNS, BEAMS, SHEAR WALLS, ETC.
 - COORDINATE WITH BUILDER/OWNER FOR ALL INTERIOR FINISHES
 - COORDINATE WITH ELECTRICAL DRAWINGS FOR ALL LIGHTING, POWER AND DATA REQUIREMENTS.
 - ALL EXTERIOR WALLS ARE ASSUMED TO BE 2X8 STUD WALLS UNLESS SHOWN/NOTED OTHERWISE.
 - ALL INTERIOR WALLS ARE ASSUMED TO BE 2X4 STUD WALLS UNLESS SHOWN/NOTED OTHERWISE.
 - IN BATH AREAS, INSTALL 2x4 BLOCKING AT TOILET PAPER AND TOWEL BAR LOCATIONS, SEE DETAILS.
 - IN KITCHENS, INSTALL 2X6 BLOCKING AT 89" A.F.F. ON CENTER FOR UPPER CABINET INSTALLATION.
 - VERIFY ALL BEDROOMS INCLUDE A CODE-REQUIRED EGRESS WINDOW PER IRC SECTION R310

FLOOR PLAN LEGEND

HATCH PATTERN	DESCRIPTION
	CONCRETE FOUNDATION
	WOOD STUD WALL - 2x4
	WOOD STUD WALL - 2x6
	WOOD STUD WALL - 2x8
	WOOD STUD WALL - FIRE RATED - 2x4
	WOOD STUD WALL - FIRE RATED - 2x6

SCHEDULE NOTES	
• SEE GENERAL NOTES PAGE(S) FOR ADDITIONAL CODE REQUIREMENTS AND SPECIFICATIONS	
XX THE FOLLOWING KEYNOTES REFERENCE THIS SYMBOL WHERE SHOWN ON PLANS	
FN - FRAMING NOTES	
TAG	DESCRIPTION
G1	WRAPPED COLUMN SEE DETAIL ****
G5	WINDOW / DOOR TRIM PER DETAILS ON A602
G8	5/4 5.5" FIBER CEMENT TRIM
G7	CORBEL PER DETAILS ON SHEET A601
R2	ASPHALT ROOF VENT. SPACED EVENLY. OFFSET DEMISING WALL 5'-0" MIN. PER CODE IF APPLICABLE
P - PLUMBING	
TAG	DESCRIPTION
M6	50 GALLON WATER HEATER •
P1	FLOOR DRAIN. SIZE TO MEET DEMAND. WRAP OPENING w/ FRP •
P2	DOUBLE SINK w/ DISPOSAL & SPRAYER •
P6	TUB / SHOWER •
P7	PEDESTAL SINK •
P8	60" x 34" SHOWER PAN •
P10	TOILET •
P15	VANITY SINK •
M - MECHANICAL	
TAG	DESCRIPTION
M3	FURNACE •
M4	AIR CONDITIONER CONDENSING UNIT •
M10	GAS METER
M20	DRYER EXHAUST VENT
C - CASEWORK	
TAG	DESCRIPTION
C3	24" DEEP x 36" HIGH BASE CABINET •
C6	12" DEEP UPPER CABINETS
C20	12" VENTILATED WIRE SHELF •
C22	(5) 16" VENTILATED WIRE SHELVES STARTING @ 24" ABOVE FLOOR •
C32	24" DEEP x 36" HIGH BASE CABINET
C33	12" DEEP UPPER CORNER CABINETS
RA - RAILING	
TAG	DESCRIPTION
K - KITCHEN EQUIPMENT	
TAG	DESCRIPTION
K1	REFRIGERATOR •
K2	DISHWASHER •
K3	ELECTRIC RANGE •
K4	MICROWAVE OVER RANGE





ROOF VENTILATION: PER UNIT

1. TOTAL ATTIC AREA: SF TO SQ. IN. (TOTAL SF x 144)	978 SF 140832 SI
2. FREE AREA REQUIRED: (1/300 OF ATTIC SPACE)	469.44 SI
UPPER VENTING: (3'-0" MAX. BELOW RIDGE) -40% MIN. -50% MAX.	187.76 SI 234.72 SI
3. VENTING PROVIDED:	470 SI
UPPER: ROOF (TURTLE) VENTS 2 @ 144 SI	288 SI 288 SI
EAVE: (TOTAL REQ. - UPPER = 181.44) CONTINUOUS SOFFIT VENT @ 13 LF @ 14 SI/LF	182 SI 182 SI

ROOF PLAN LEGEND

HATCH PATTERN	DESCRIPTION
	ARCHITECTURAL GRADE, 30-YEAR ASPHALT SHINGLE ROOF SYSTEM. SEE SPECIFICATIONS.
	LOCATION OF SOFFIT VENT
	DOWNSPOUT LOCATION

SCHEDULE NOTES

- SEE GENERAL NOTES PAGE(S) FOR ADDITIONAL CODE REQUIREMENTS AND SPECIFICATIONS
- THE FOLLOWING KEYNOTES REFERENCE THIS SYMBOL WHERE SHOWN ON PLANS

R - ROOF ELEMENT

TAG	DESCRIPTION
RZ	ASPHALT ROOF VENT, SPACED EVENLY, OFFSET DEMISING WALL 5'-0" MIN. PER CODE IF APPLICABLE

NOTE:
1. ALL ROOF OVERHANGS WITHIN 4'-0" OF THE FIRE SEPARATION WALL TO BE FIRE RATED PER DETAIL 6 / A604

NOTE:
SEE ROOFING DETAILS ON A604

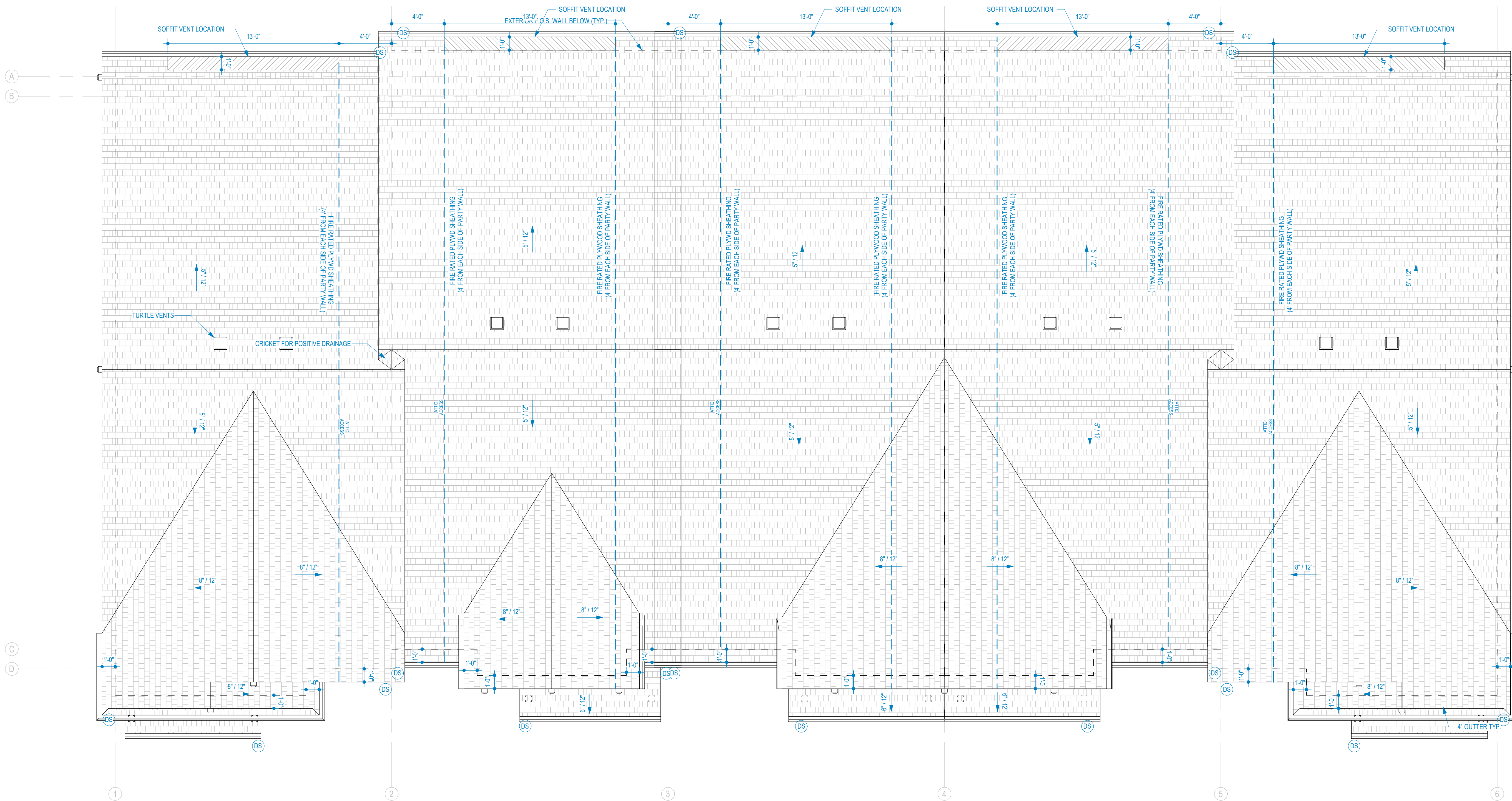
ROOF PLAN GENERAL NOTES

- SEE SHEETS G002 FOR PROJECT SPECIFICATIONS.
- COORDINATE WITH MECHANICAL, PLUMBING, AND ELECTRICAL DRAWINGS FOR PENETRATIONS.
- ROOFING CONTRACTOR SHALL REVIEW ALL SUBSTRATES PRIOR TO BEGINNING WORK.
- ALL ROOFING SHALL BE REVIEWED PRIOR TO INSTALLATION.
- CONTRACTOR IS RESPONSIBLE TO ASSUME THAT NO ROOF SLOPES CREATE DEAD SPOTS OR LOW SPOTS THAT MAY PREVENT DRAINAGE.
- CONTRACTOR SHALL REVIEW AND MAKE SURE ALL SLOPES FOR LOW ROOFS ARE MAINTAINED.
- FLASHING ALL PENETRATIONS WETHER SHOWN OR NOT
- FLASHING SHALL BE INSTALLED AT WALL AND ROOF INTERSECTIONS, DECK AND WALL INTERSECTIONS, AT GUTTERS, AT ALL CHANGES IN ROOF SLOPE OR DIRECTION, AND AROUND ROOF OPENINGS.
- PROVIDE GUTTERS & DOWNSPOUTS. CONTRACTOR TO FIELD VERIFY LOCATION OF DOWNSPOUTS PRIOR TO INSTALLATION.
- APPROVED CORROSION-RESISTANT FLASHING SHALL BE APPLIED SHINGLE FASHION IN SUCH A MANNER AS TO PREVENT ENTRY OF WATER INTO THE WALL CAVITY OR PENETRATION OF WATER TO THE BUILDING STRUCTURAL FRAMING COMPONENTS. THE FLASHING SHALL EXTEND TO THE SURFACE OF THE EXTERIOR WALL FINISH. APPROVED CORROSION-RESISTANT FLASHING SHALL BE INSTALLED AT ALL REQUIRED LOCATIONS PER LOCAL CODE.
- ALL ROOF TRUSSES TO HAVE RAISED ENERGY HEEL CONSTRUCTION TO ALLOW FOR FULL DEPTH INSULATION OVER EXTERIOR WALLS (COORDINATE INSULATION REQUIREMENTS WITH RESCHECKS).

- SLOPED ROOF
- A. ALL ROOF PITCHES LOWER THAN 4/12 MUST HAVE TWO (2) LAYERS OF FELT UNDERLAYMENT WITH 19" LAPS FOR THE SHALLOW PITCH
- B. PROVIDE 1 SF OF ATTIC SPACE VENTILATION FOR EVERY 150 SF OF ATTIC SPACE AS PER IBC 2015
- C. G.C. TO VERIFY ALL FEATURES, DIMENSIONS, AND CONDITIONS PRIOR TO CONSTRUCTION.
- D. PROVIDE 2'-0" ICE AND WATER SHIELD IN EACH VALLEY.
- E. PROVIDE ICE AND WATER SHIELD AT EACH EAVE 2'-0" PAST WARM SIDE OF WALL BELOW

- FLAT ROOF WITH MEMBRANE
1. PROVIDE TAPERED INSULATION WITH A MINUM OF 1/4" PER FOOT SLOPE TO MAINTAIN POSITIVE DRAINAGE TO ROOF DRAINS.
3. MECHANICAL UNITS ARE SHOWN FOR REFERENCE ONLY. REFER TO MECHANICAL DRAWINGS.
4. ALL ROOF EQUIPMENT SHALL BE HIDDEN FORM PUBLIC VIEW BY THE HEIGHT OF THE PARAPET.

2 ROOF ARTICULATION PERSPECTIVE

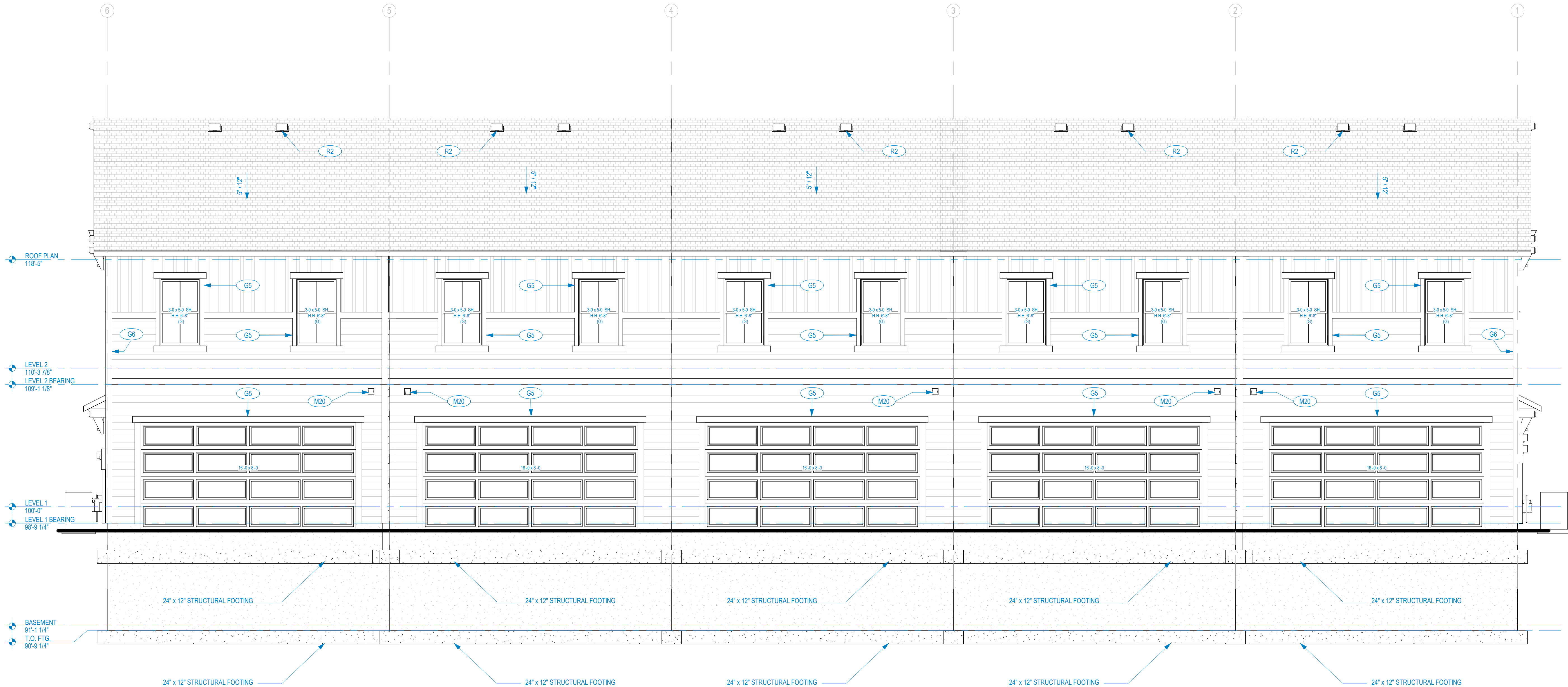


1 ROOF PLAN

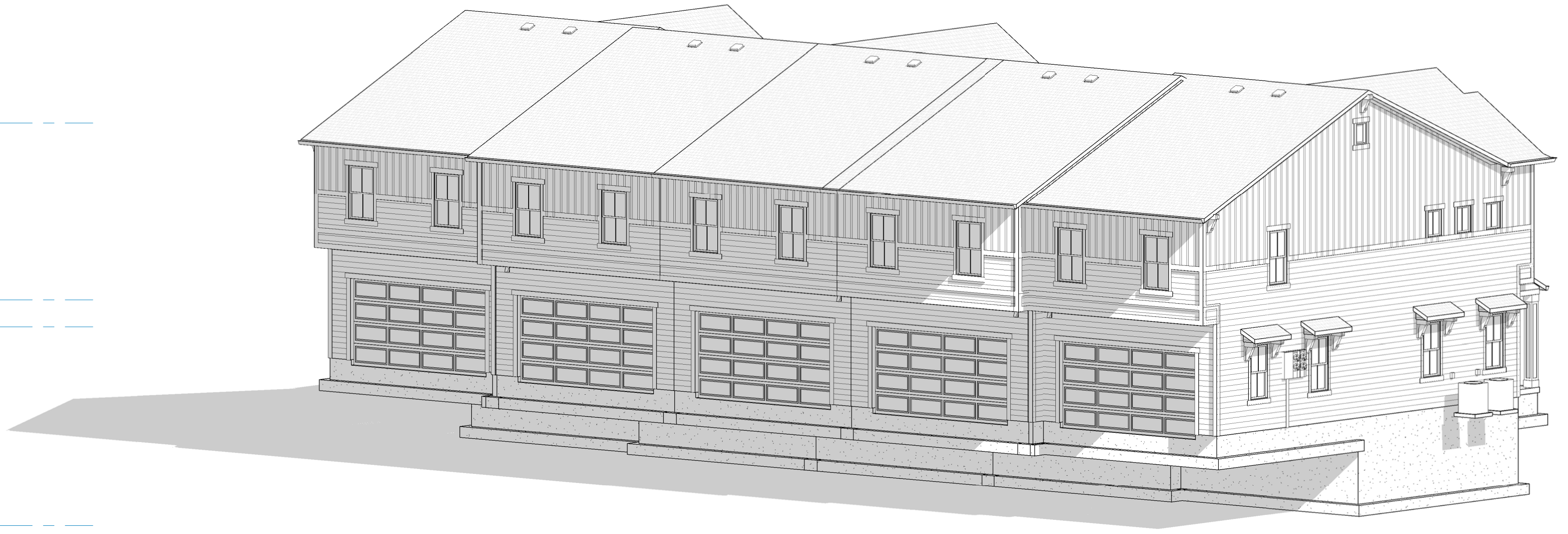
1/4" = 1'-0"



1 LEFT ELEVATION
1/4" = 1'-0"



2 REAR ELEVATION
1/4" = 1'-0"



3 REAR PERSPECTIVE

ELEVATION / SECTION GENERAL NOTES

- CONTRACTOR SHALL VERIFY THAT ALL GRADES SLOPE AWAY FROM BUILDING. SLOPE SHALL BE 6" SLOPE IN FIRST 10'-0" AS PER IBC.
- CONTRACTOR TO COORDINATE WITH CIVIL FOR LOCATION OF UTILITIES, & COORDINATE GAS & ELECTRICAL METERS ON BUILDING AND SHALL PROVIDE PROTECTION AS REQUIRED.
- CONTINUOUS METAL GUTTER TO SLOPE TO DOWNSPOUTS, SEE DETAILS
- CONNECT DOWNSPOUT TO STORM DRAIN CONNECTION AT GRADE AND DAYLIGHT 10' AWAY FROM STRUCTURE, MIN. SEE CIVIL PLANS FOR HOOKUP.
- PROVIDE TRANSITION OF SIDING MATERIALS AT INSIDE CORNER ONLY AS SHOWN ON DRAWINGS.
- PROVIDE FLASHING DIVERTER AT ALL LOCATION WHERE ROOF TERMINATES INTO SIDE OF WALL. DIVERTOR SHALL BE INSTALLED TO DIRECT WATER AWAY FROM WALL.
- CONTRACTOR TO COORDINATE WITH ROOF PLAN FOR ALL VENTING REQUIREMENTS.
- CONTRACTOR SHALL PROVIDE FLASHING AT ALL SIDING / MATERIAL TRANSITIONS WHETHER SHOWN OR NOT.
- COORDINATE EXPOSED STRUCTURAL BEAMS WITH ARCHITECTURAL AND INTERIOR DESIGNER FOR DETAILS AND FINAL FINISHES.

ELEVATION / SECTION MATERIAL LEGEND

HATCH PATTERN	DESCRIPTION
	FIBER CEMENT LAP SIDING WITH 8" EXPOSURE. PRIME AND PAINT AS SELECTED. SEE SPECIFICATIONS.
	FIBER CEMENT BOARD AND BATTEN SIDING. PRIME AND PAINT AS SELECTED. SEE SPECIFICATIONS.
NOTE: REFER TO MATERIAL SPECIFICATIONS DOCUMENT FOR DETAILED INFORMATION REGARDING EACH FINISH MATERIAL	

MATERIAL AREA CALCULATIONS

MATERIAL	FRONT	REAR	LEFT	RIGHT
BOARD AND BATTEN SIDING	377.71 SF 34.4%	317.09 SF 31.8%	420.91 SF 43%	420.91 SF 43%
LAP SIDING	719.63 SF 65.6%	679.49 SF 68.2%	557.74 SF 57%	557.74 SF 57%
TOTAL	1097.34 SF 100%	996.58 SF 100%	978.65 SF 100%	978.65 SF 100%

SCHEDULE NOTES

- SEE GENERAL NOTES PAGE(S) FOR ADDITIONAL CODE REQUIREMENTS AND SPECIFICATIONS
- XX THE FOLLOWING KEYNOTES REFERENCE THIS SYMBOL WHERE SHOWN ON PLANS

FN - FRAMING NOTES

TAG	DESCRIPTION
G1	WRAPPED COLUMN SEE DETAIL ****
G5	WINDOW / DOOR TRIM PER DETAILS ON A602
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G7	CORBEL PER DETAILS ON SHEET A601
R2	ASPHALT ROOF VENT. SPACED EVENLY. OFFSET DEMISING WALL 5'-0" MIN. PER CODE IF APPLICABLE

M - MECHANICAL

TAG	DESCRIPTION
M3	FURNACE
M4	AIR CONDITIONER CONDENSING UNIT
M10	GAS METER
M20	DRYER EXHAUST VENT

E - ELECTRICAL

TAG	DESCRIPTION
E10	ELECTRICAL PANEL
E15	ELECTRICAL METER BANK
E20	ELECTRICAL METER BANK - 4 PACK

R - ROOF ELEMENT

TAG	DESCRIPTION
R2	ASPHALT ROOF VENT. SPACED EVENLY. OFFSET DEMISING WALL 5'-0" MIN. PER CODE IF APPLICABLE