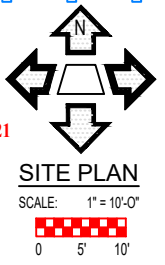


OWNER:
FLOORSPACE LLC
PARCEL #16-19-277-021



SITE PLAN
2346 PARK STREET
STEVE FLOOR
801-413-9003

CALL BLUESTAKES ●
1-800-662-4111 AT LEAST
48 HOURS PRIOR TO THE
COMMENCEMENT OF ANY
CONSTRUCTION.

Floorspace, LLC
J Steve Floor
2346 South Park Street
Salt Lake City, Utah 84106

ARCHITECT
d. kim anderson
3335 south 900 east street # 270
millcreek, utah 84106
phone (801) 355-4558

STRUCTURAL ENGINEER
JUNE ENGINEERING
June Wang
1908 View Street
Salt lake City, UTAH 84105
Phone 801-533-8090

CODE REVIEW		
ITEM	REQUIRED	PROVIDED
ZONING	R1-7 7,000 SF Min.	11,315 SF LOT
FRONT YARD	30'	EXISTING
SIDE YARD	4' MIN ON PROPERTY LINES	4' - 0"
REAR YARD	4'	4' - 0" + -
HEIGHT	17' MAX	17'-0"
AREAS	ADU - 650 SF GARAGE 720 SF EXISTING HOUSE 2,666 SF	TOATAL 4,034
LOT COVERAGE SEE MAX AREA SITE PLAN	60% MAXIMUM	35.65% - OK

FOLLOW ALL LOCAL AND CITY CODES - GOVERNING CODE IS IRC-2015

DRAWING INDEX	
SHEET NO.	SHEET NAME
	ARCHITECTURAL
SD1-0	TITLE SHEET, SITE PLAN, DRAWING INDEX and CODES
	STRUCTURAL

PLUMBING FIXTURES	
1	FULL BATH ROOM WITH SHOWER/TUB, TOILET AND SINK
1	DOUBLE KITCHEN SINK
1	WASHER HOOK-UP
2	OUTSIDE WATER FAUCETS
	NO SINK ADJACENT TO WASHER / DRYER

KEYED NOTES	GENERAL NOTES
1. NEW DRIVEWAY	1. OWNER TO HAVE FIRST RIGHT OF REFUSAL TO ALL DEMOLITION ITEMS
2. EXISTING WALKWAY	2. PROPERLY PROTECT EXISTING RESIDENCE - COVER TO PROTECT FROM DUST, WATER, ETC.
3. SEWER IN STREET - VERIFY 8" DEPTH OF EXISTING SEWER	3. PROPERLY SHORE ANY STRUCTURAL ITEM TO REMAIN
4. SIDE YARD	4. PROTECT PUBLIC FROM CONSTRUCTION ACTIVITIES
5. 4" CONCRETE LANDING ON GRAVEL 4" BASE	5. ALL EXPOSED SURFACES TO BE PAINTED - TYP.
6. RAIN GUTTER AND DOWN SPOUTS - OPTIONAL	6. VERIFY DEPTH OF SEWER IN STREET AND THAT THE NEW SEWER LINE IN THE BASEMENT WILL HAVE PROPER SLOPE TO SEWER MAIN LINE - FURNITURE IS NIC (NOT IN CONTRACT)
7. ASPHALT SHINGLES ON PRIMARY UNDERLAYMENT - (ASPHALT OR APPROVED SYNTHETIC) - RIDGE CAPS TO ALSO BE INSTALLED (UNHEATED GARAGE)	7. VERIFY ALL DIMENSIONS PRIOR TO COMMENCEMENT OF CONSTRUCTION ACTIVITIES - BRING ANY DISCREPANCIES TO THE ATTENTION OF THE OWNER AND / OR ARCHITECT
8. EXISTING GAS METER - PROPERLY SIZE AND EXTEND GAS LINE TO FURNACE IN THE NEW ADDITION - SIZED BY HVAC SUB CONTRACTOR	9. SEE SHEET A1-2 FOR ADDITIONAL GENERAL NOTES WHICH SHALL APPLY TO ALL SHEETS
9. NEW AND EXISTING WATER LINE	

DATE
JAN 2022

DATE
- -

REVISION
- -

No.
A A A

Floorspace, LLC

J Steve Floor

2346 SOUTH Park Street, Salt Lake City, Utah

Title Sheet, Site Plan

Drawing Index and Codes

d. kim anderson, architect

architecture - planning - interiors

3335 south 900 east - suite 270

millcreek, utah 84106

(801) 355-4558 - kim@dka-arch.com

drawn
dka

checked
dka

FILE No.

2019-018

FILE NAME

PLAN DWG

PROJECT No.

2019-018

SHEET No.

SD1.0