

Planning Petition Information for PLNSUB2017-01027 Sugarhouse Heights Planned Development

Request Type: Planned Development

Location: 2660 S. Highland Drive

Zone: R-1/5,000 Single-Family Residential District

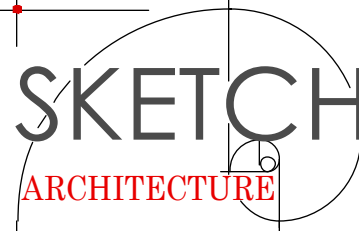
Request Description: David Desso, applicant representative, has proposed to construct four (4) detached single-family homes at 2660 S. Highland Drive. The project requires the demolition of an existing single-family home that has frontage on Highland Drive, as well as an accessory structure located to the rear of the home.

The applicant is requesting the approval of a Planned Development as the proposal involves the creation of two (2) new lots without frontage on a public street, which is not permitted by the Zoning Ordinance unless the project is reviewed and approved as a Planned Development. At this time, the Applicant has not requested relief from any other requirements of the Zoning Ordinance.

Staff Contact: Ashley Scarff at ashley.scarff@slcgov.com or (801) 535-7660



1
0
SITE | Site Plan - L1+L2+L3+L4
1/8" = 1'-0"



Julio Garcia 801-810-1331
jgarcia@sketch-architecture.com
www.sketch-architecture.com
1143 Surrey Drive, North Salt Lake, Utah 84054

PROJECT:
2660 HIGHLAND

2660 Highland Dr
Salt Lake City, UT 84106

DATE

REVISIONS
DESCRIPTION

No.

PRELIMINARY SITE
LOTS 1, 2, 3 & 4

PHASE:
Design
Development

APRIL 22/2018

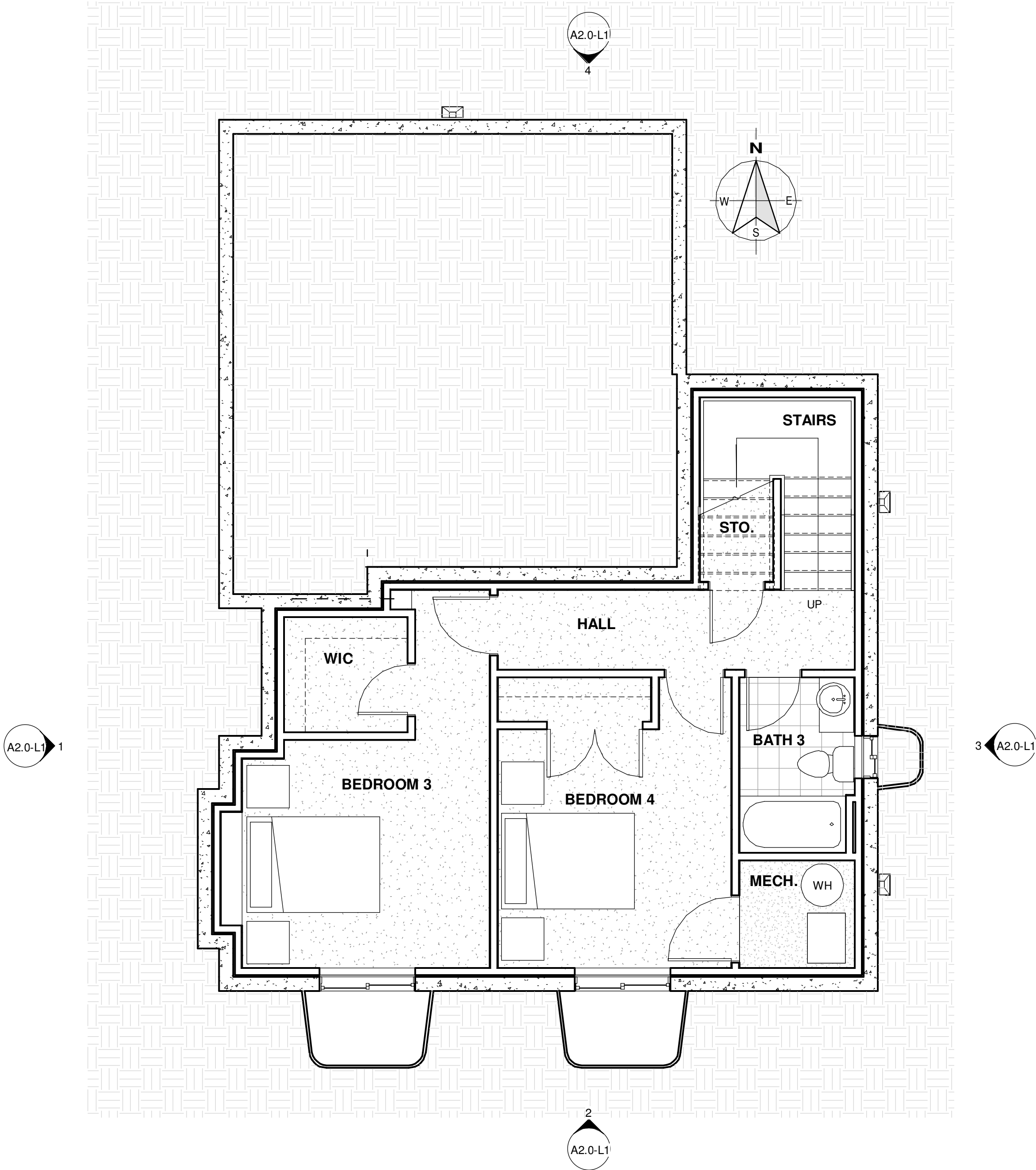
SHEET No.

0 SITE

18 07 2660 HIGHLAND

REVISIONS	DATE	DESCRIPTION
No.		



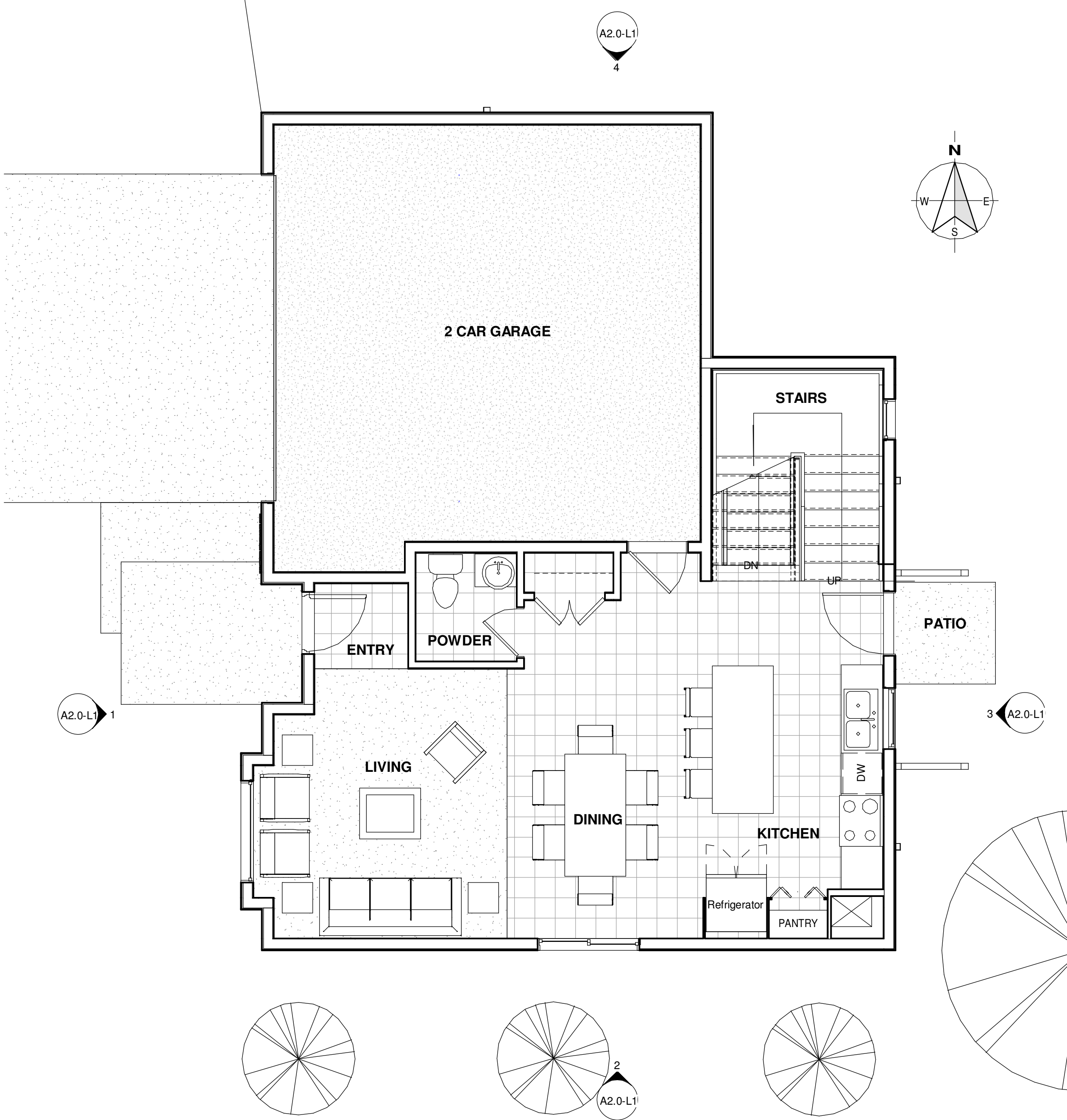


2 | 0 Basement - L1
A1.0-L1 | 1/4" = 1'-0"

PLAN LEGEND

	CONCRETE WALL		ENGINEERED WOOD FLOORING
	EARTH		2X6 EXTERIOR WALL
	CONCRETE SLAB		2X4 STUD WALL
	CARPET FLOORING		THERMAL OR ACOUSTIC INSULATION
	TILE FLOORING		EXTERIOR WALLS ABOVE GRADE= R-23
			WALLS BELOW GRADE= R-11
			ALL THERMAL INSULATION TO MATCH APPROVED RESCHECK
			FUTURE WALLS OR OVERHEAD ELEMENTS

- NOTES:**
- 1- ALL DIMENSIONS TO STUD FACE.
 - 2- PROVIDE 1" AIR SPACE BETWEEN CONCRETE AND STUD WALL
 - 3- KITCHEN DESIGN BY CABINET, COUNTERTOP MANUFACTURER, BUILDER & OWNER
 - 4- FIELD VERIFY ALL DIMENSIONS AND EXISTING CONDITIONS PRIOR TO ALL COMPONENTS INSTALLATION
 - 5- TUBS AND SHOWERS WITH TILED WALLS REQUIRE A PORTLAND CEMENT APPLICATION, FIBER-CEMENT OR GLASS MAT GYPSUM BACKER. GREEN BOARD IS NOT ALLOWED IN THIS APPLICATION.
 - 6- PROVIDE MINIMUM 4-MIL POLYETHYLENE VAPOR RETARDER OVER INSULATION ON THE WARM SIDE OF ALL EXTERIOR WALLS AND ROOFCEILINGS. IRC R601.3



1 | 1 First Floor - L1
A1.0-L1 | 1/4" = 1'-0"

LOT 1 SUMMARY	
BASEMENT	610
1ST FLOOR	681
2ND FLOOR	932
TOTAL LIVABLE	2223
GARAGE	478

PROJECT:	
2660 HIGHLAND	
2660 Highland Dr Salt Lake City, UT 84106	
REVISIONS	
DATE	DESCRIPTION
No.	

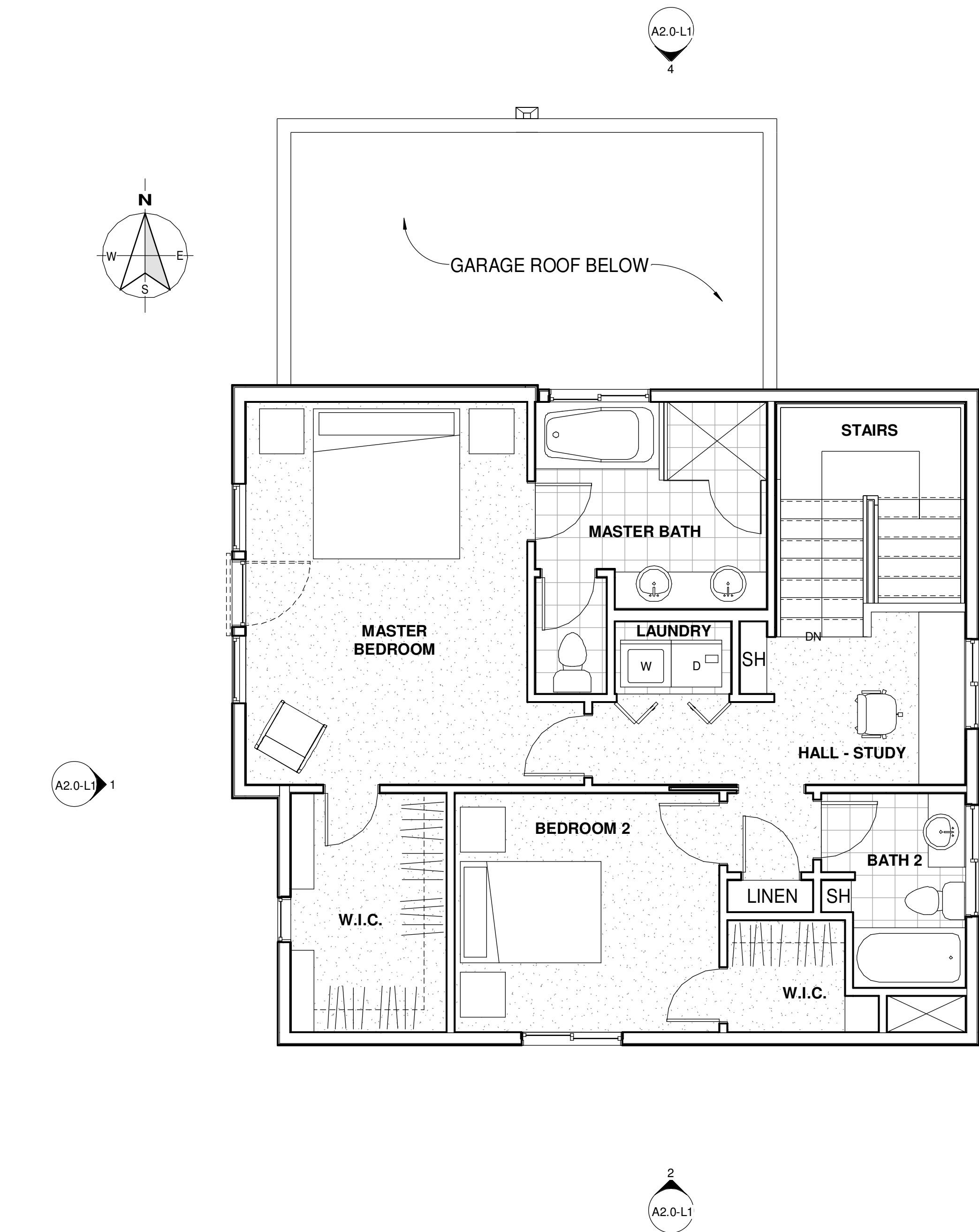
Basement & First Floor Plan

PHASE:
Design
Development

APRIL 22/2018
SHEET No.
A1.0-L1
18 07 2660 HIGHLAND

PROJECT:		2660 HIGHLAND	
DATE			
REVISIONS			
DESCRIPTION			
No.			
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Second Floor & Roof Plan	
PHASE:	Design Development



1 | 2 Second Floor - L1
A1.1-L1 | 1/4" = 1'-0"

PLAN LEGEND

	CONCRETE WALL		ENGINEERED WOOD FLOORING
	EARTH		2X6 EXTERIOR WALL
	CONCRETE SLAB		2X4 STUD WALL
	CARPET FLOORING		THERMAL OR ACOUSTIC INSULATION
	TILE FLOORING		EXTERIOR WALLS ABOVE GRADE= R-23 WALLS BELOW GRADE= R-11
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			FUTURE WALLS OR OVERHEAD ELEMENTS

NOTES:

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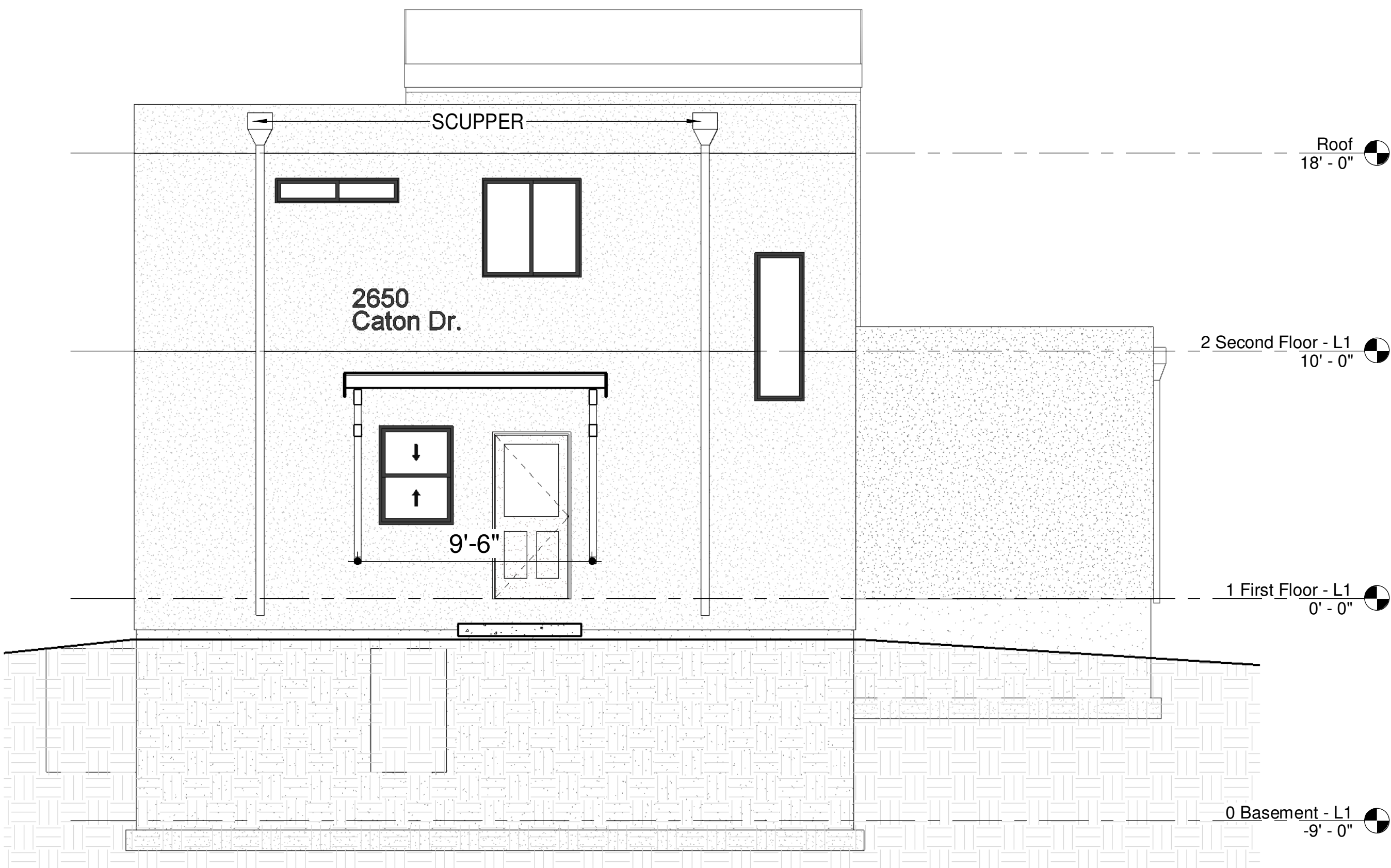
2 | Roof Plan - L1
A1.1-L1 | 1/4" = 1'-0"

LOT 1 SUMMARY

BASEMENT	610
1ST FLOOR	681
2ND FLOOR	932
TOTAL LIVABLE	2223
GARAGE	478



1 Front - L1
A2.0-L1 1/4" = 1'-0"

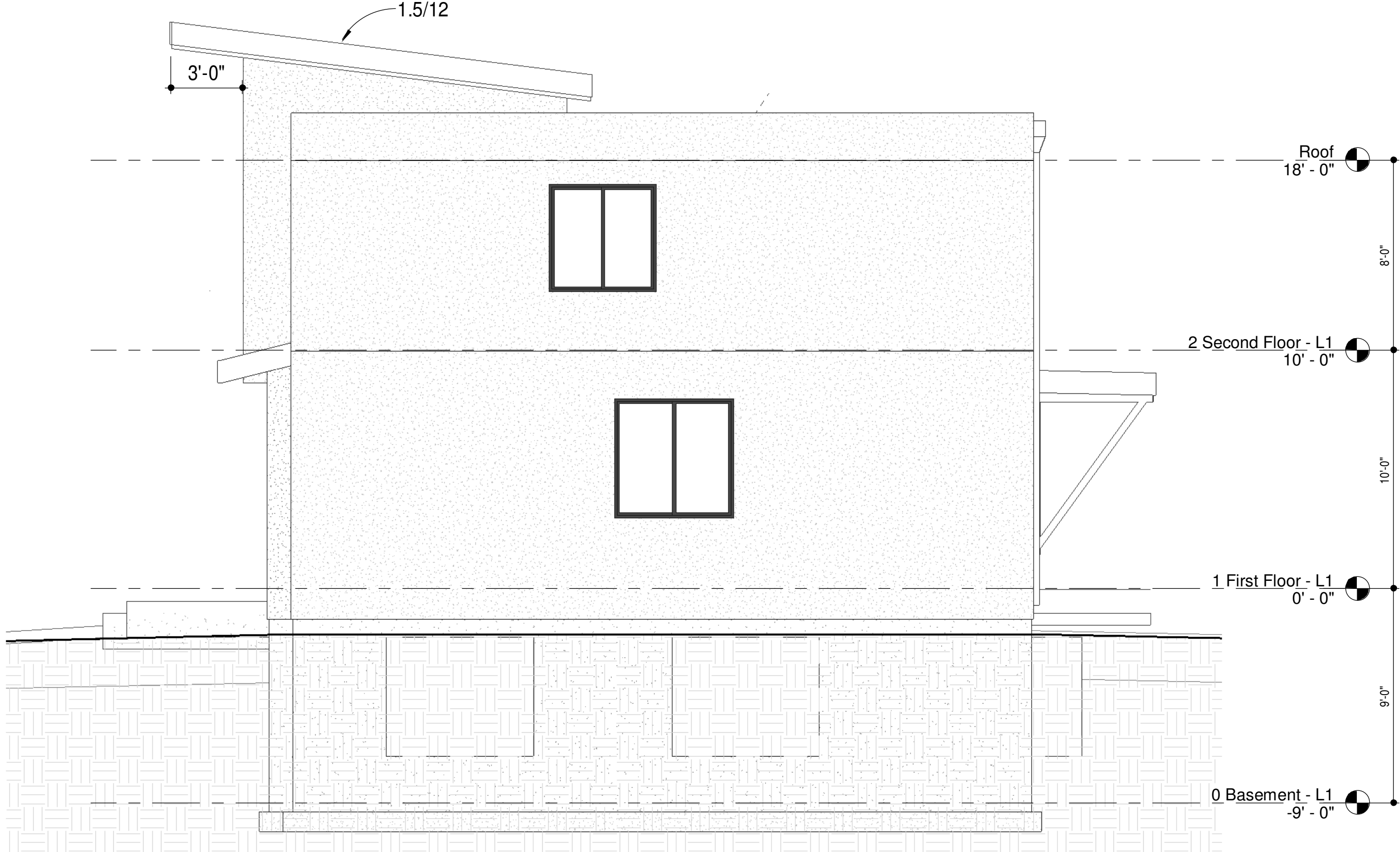


3 Rear - L1
A2.0-L1 1/4" = 1'-0"

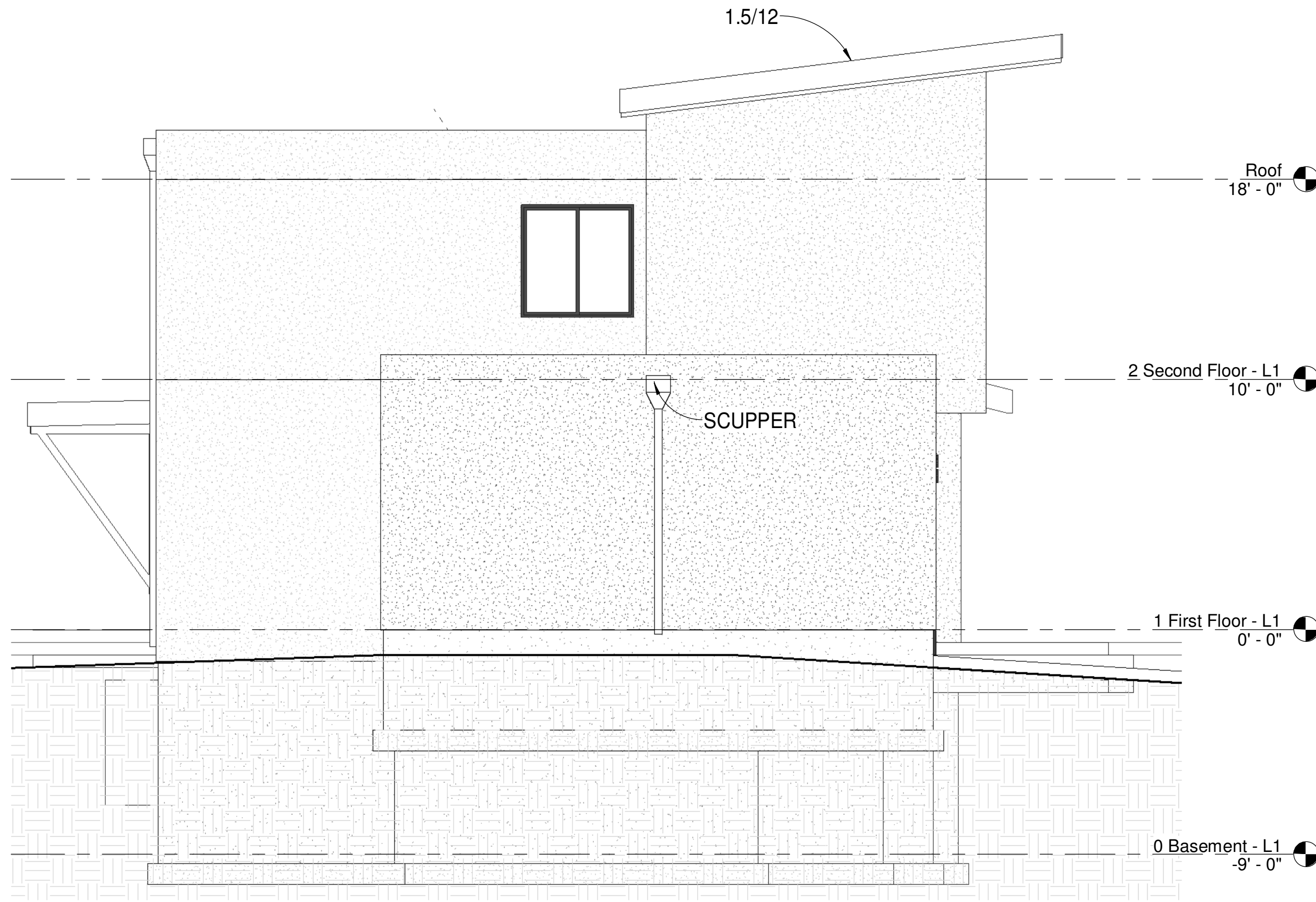
EXTERIOR ELEVATION LEGEND

- DIRECT APPLIED STUCCO SYSTEM. COLOR AS SELECTED BY OWNER AND BUILDER.
- T&G WOOD SIDING. COLOR AS SELECTED BY OWNER AND BUILDER.
- ASPHALT SHINGLE ROOFING. TYPE AND COLOR AS SELECTED BY OWNER AND BUILDER.
- CONCRETE WALL
- SOIL

ALL CHANGES IN EXTERIOR WALL SIDING SYSTEMS OF DISSIMILAR MATERIALS TO OCCUR ONLY AT INTERIOR CORNERS, UNLESS SPECIFIED OTHERWISE. FOR ANY QUESTIONS CONTACT BUILDER.



2 Right Side - L1
A2.0-L1 1/4" = 1'-0"



4 Left Side - L1
A2.0-L1 1/4" = 1'-0"

REVISIONS	DATE	DESCRIPTION	No.
1		Initial Design	1
2		Revised Design	2
3		Final Design	3
4		Construction Documents	4
5		Final Construction Documents	5



3 Front View L1
A2.1-L1



4 Rear Left View L1
A2.1-L1

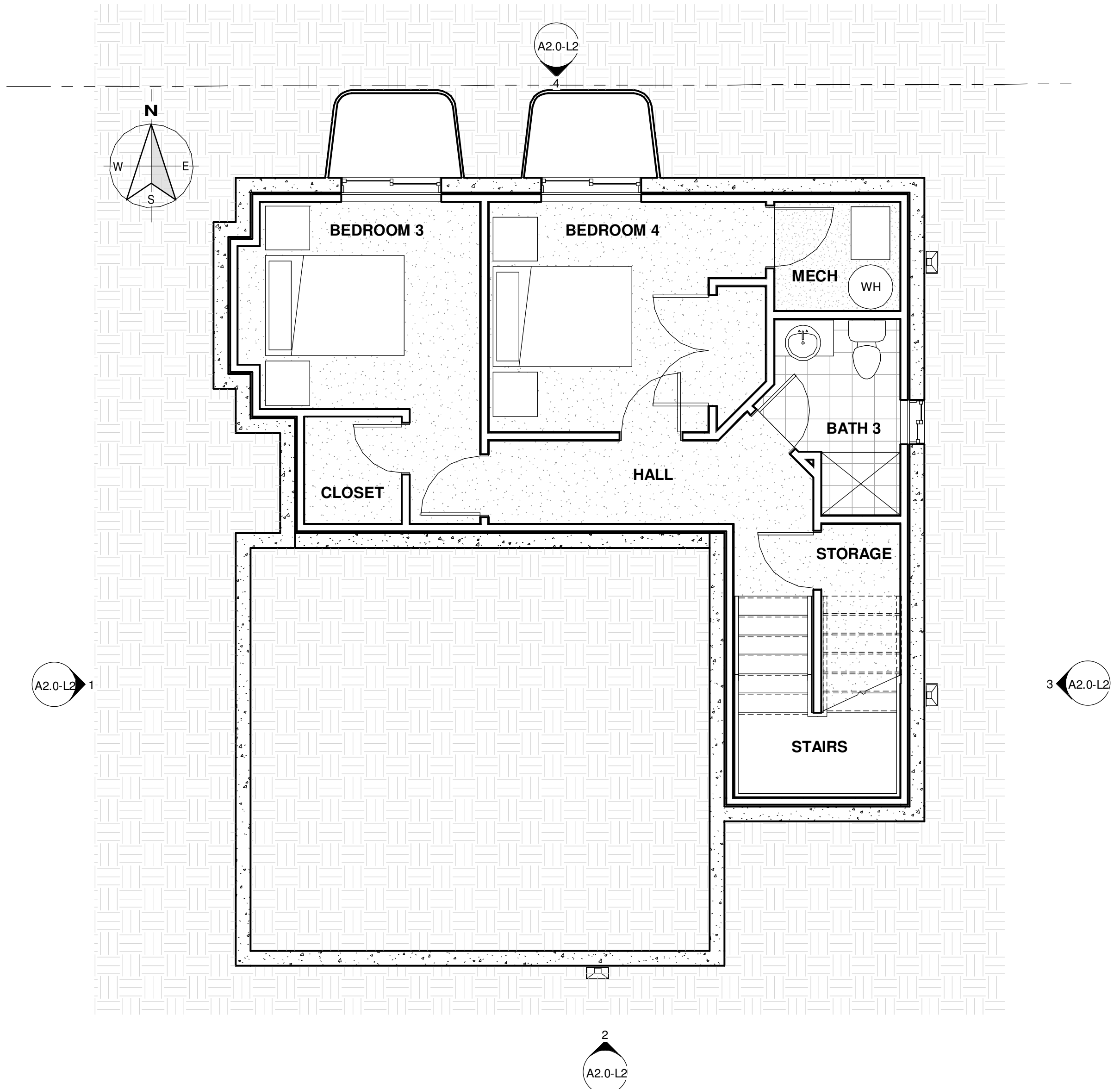
LOT 1 SUMMARY	
BASEMENT	610
1ST FLOOR	681
2ND FLOOR	932
TOTAL LIVABLE	2223
GARAGE	478



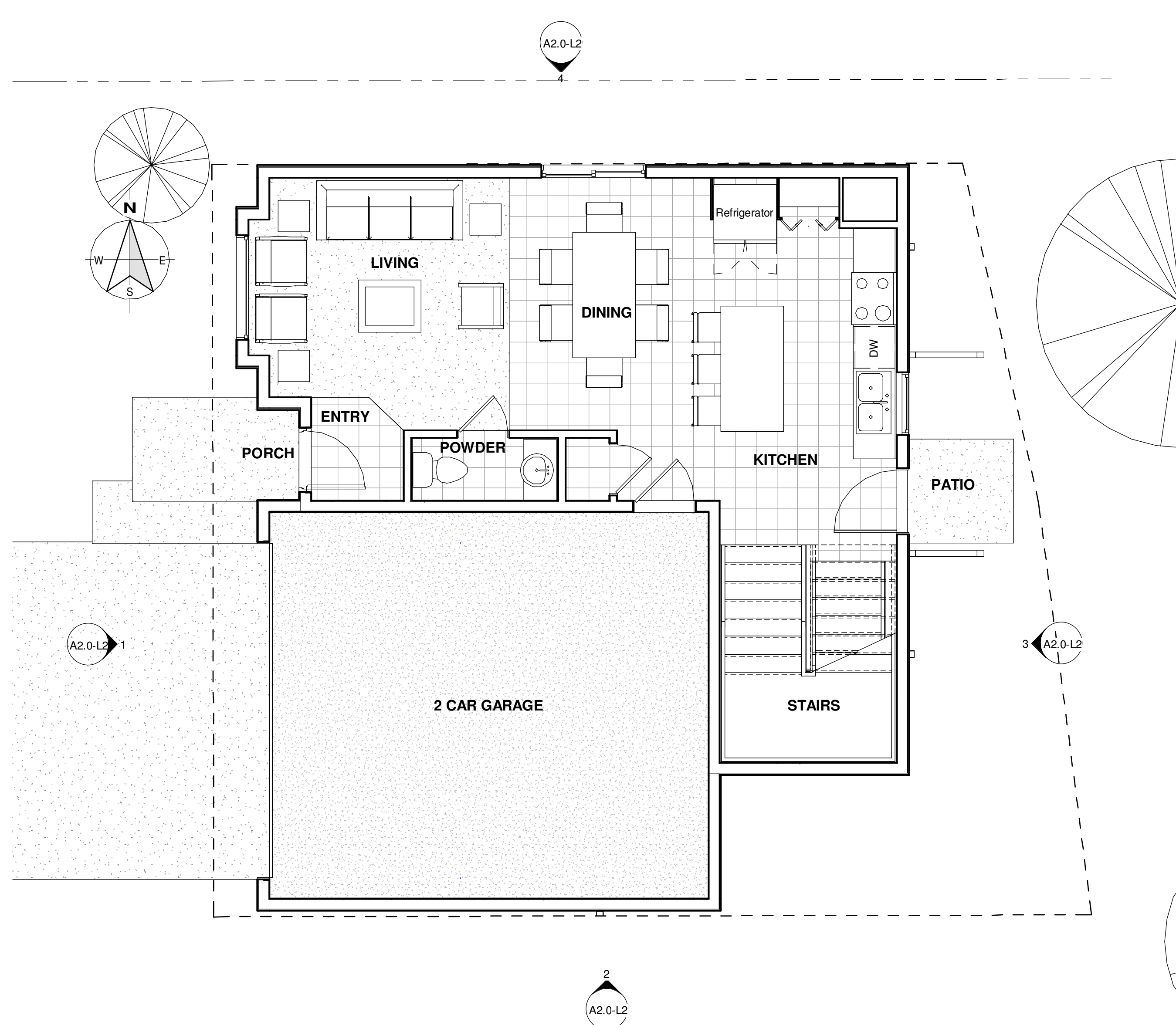
2 Front Left View L1
A2.1-L1



1 Front Right View L1
A2.1-L1



1 | 0 Basement - L2
A1.0-L2 | 1/4" = 1'-0"



2 | 1 First Floor - L2
A1.0-L2 | 1/4" = 1'-0"

PLAN LEGEND

	CONCRETE WALL		ENGINEERED WOOD FLOORING
	EARTH		2X6 EXTERIOR WALL
	CONCRETE SLAB		2X4 STUD WALL
	CARPET FLOORING		THERMAL OR ACOUSTIC INSULATION
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LOT 2 SUMMARY	
BASEMENT	554
1ST FLOOR	620
2ND FLOOR	932
TOTAL LIVABLE	2106
GARAGE	425

REVISIONS		DATE
No.	DESCRIPTION	Date
1	Revision 1	

Basement & First Floor Plan

PHASE:
Design
Development

APRIL 22/2018

SHEET No.

A1.0-L2

18 07 2660 HIGHLAND

LOT 2 SUMMARY	
BASEMENT	554
1ST FLOOR	620
2ND FLOOR	932
TOTAL LIVABLE	
	2106
GARAGE	425

1 | 2 Second Floor - L2
A1.1-L2 | 1/4" = 1'-0"

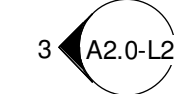
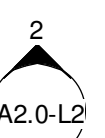
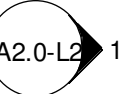
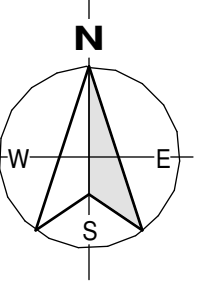
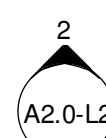
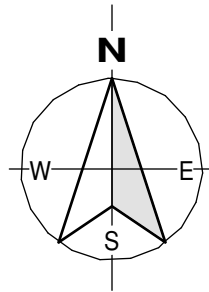
2 | Roof Plan - L2
A1.1-L2 | 1/4" = 1'-0"

PLAN LEGEND

	CONCRETE WALL		ENGINEERED WOOD FLOORING
	EARTH		2X6 EXTERIOR WALL
	CONCRETE SLAB		2X4 STUD WALL
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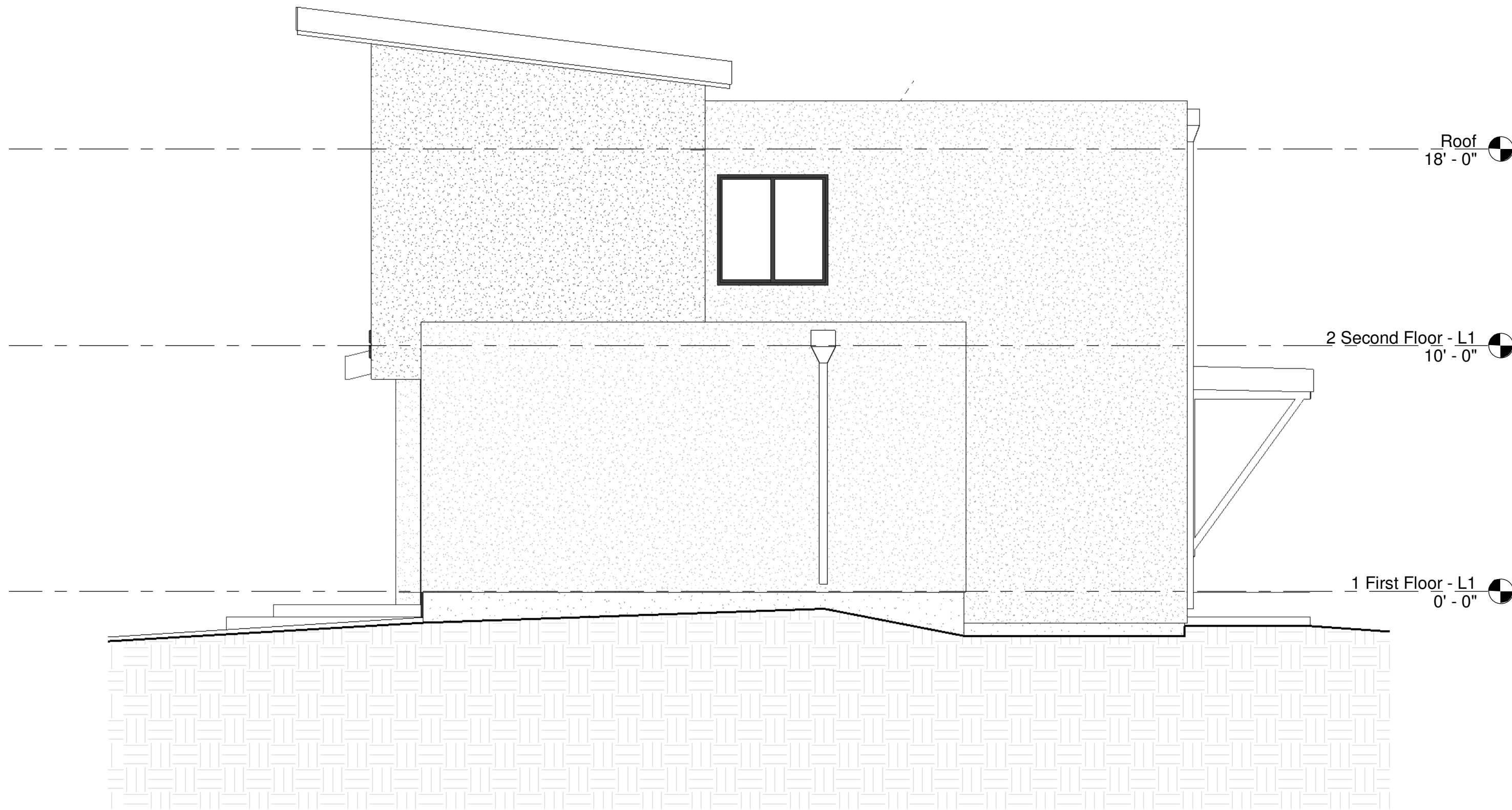
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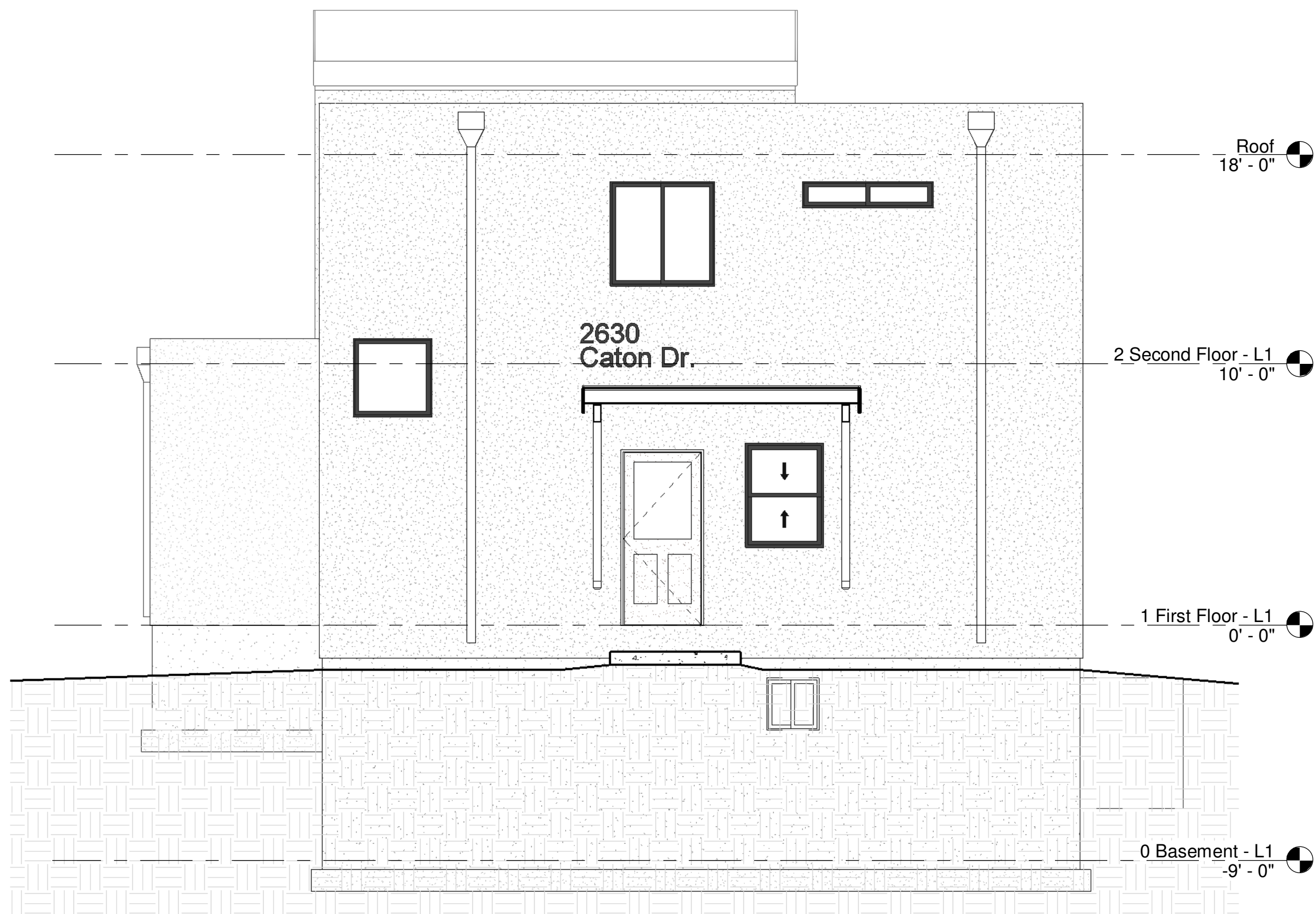




1 Front - L2
A2.0-L2 1/4" = 1'-0"



2 Right Side - L2
A2.0-L2 1/4" = 1'-0"



3 Rear - L2
A2.0-L2 1/4" = 1'-0"

EXTERIOR ELEVATION LEGEND

- DIRECT APPLIED STUCCO SYSTEM. COLOR AS SELECTED BY OWNER AND BUILDER.
- T&G WOOD SIDING. COLOR AS SELECTED BY OWNER AND BUILDER.
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- CONCRETE WALL
- SOIL

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4 Left Side - L2
A2.0-L2 1/4" = 1'-0"

REVISIONS	DATE	DESCRIPTION	No.



1 Front View L2
A2.1-L2



4 Rear Left View L2
A2.1-L2



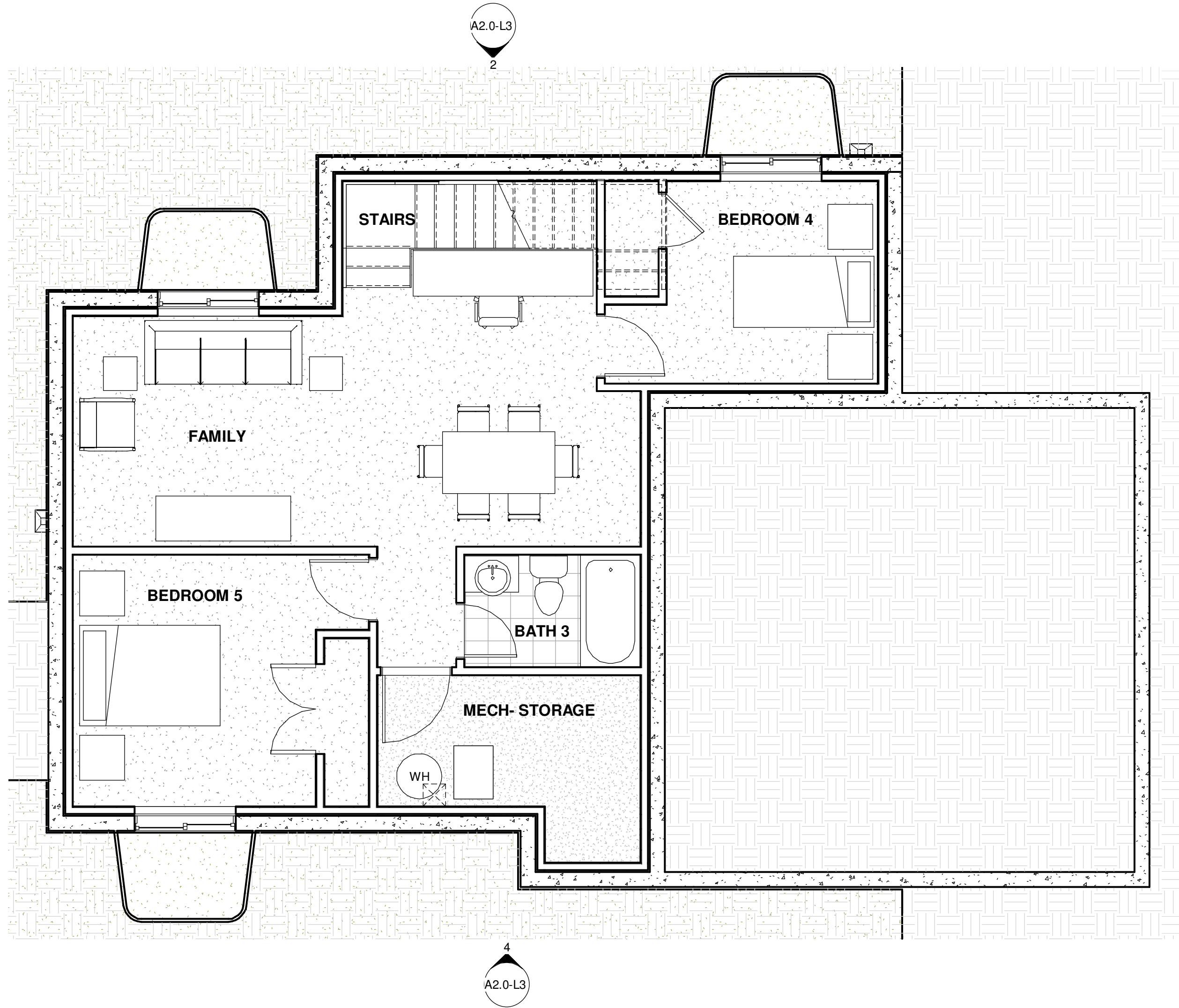
2 Front Left View L2
A2.1-L2



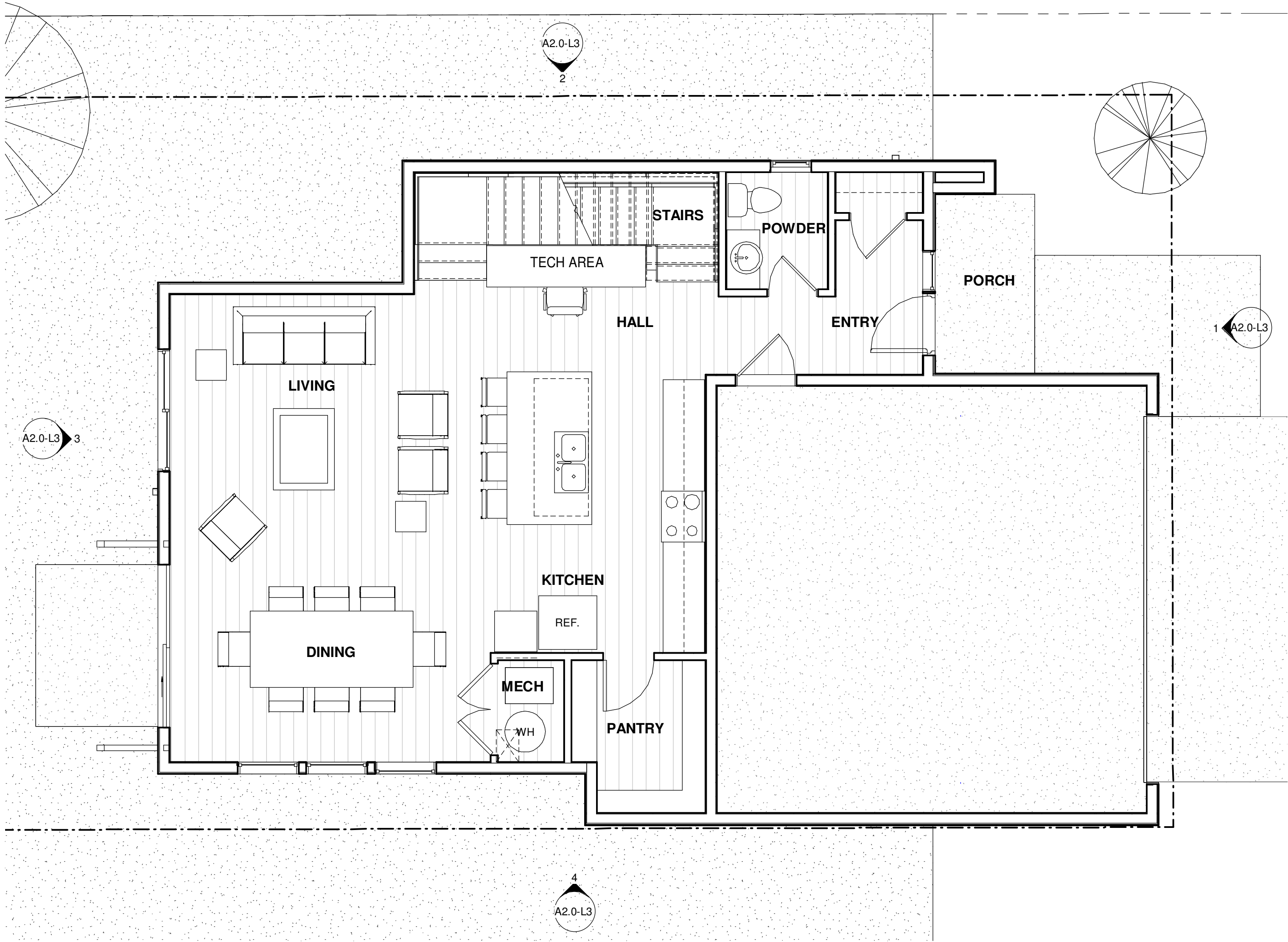
3 Front Right View L2
A2.1-L2

LOT 2 SUMMARY	
BASEMENT	554
1ST FLOOR	620
2ND FLOOR	932
TOTAL LIVABLE	
	2106
GARAGE	
	425

REVISIONS		No.
DATE	DESCRIPTION	



2 0 Basement - L3
A1.0-L3 1/4" = 1'-0"



1 1 First Floor - L3
A1.0-L3 1/4" = 1'-0"

LOT 3 SUMMARY	
BASEMENT	795
1ST FLOOR	885
2ND FLOOR	1385
TOTAL LIVABLE	3065
GARAGE	485

PROJECT::		2660 HIGHLAND	
		2660 Highland Dr Salt Lake City, UT 84106	
REVISIONS		DATE	
No.	DESCRIPTION		
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Basement & First Floor Plan

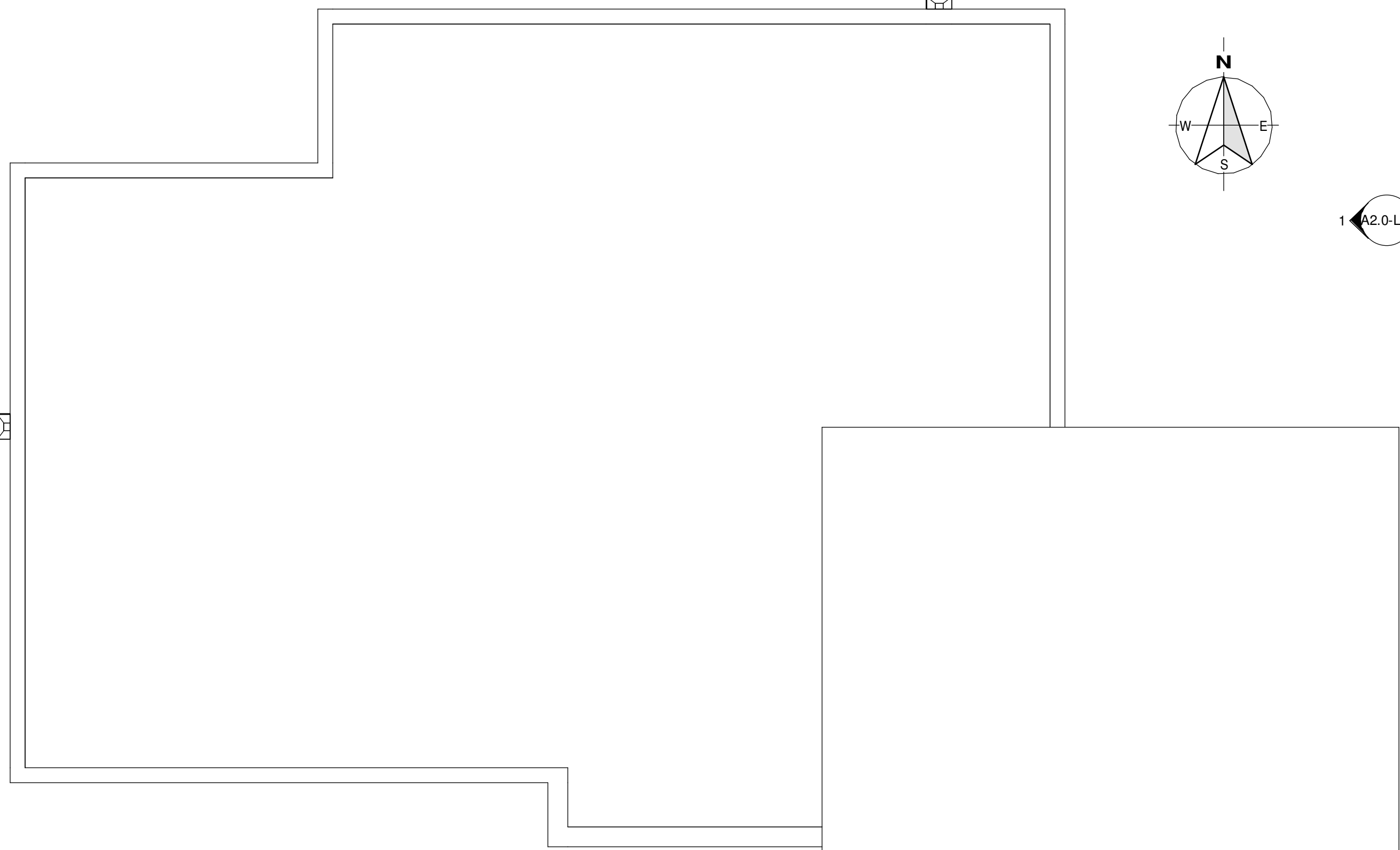
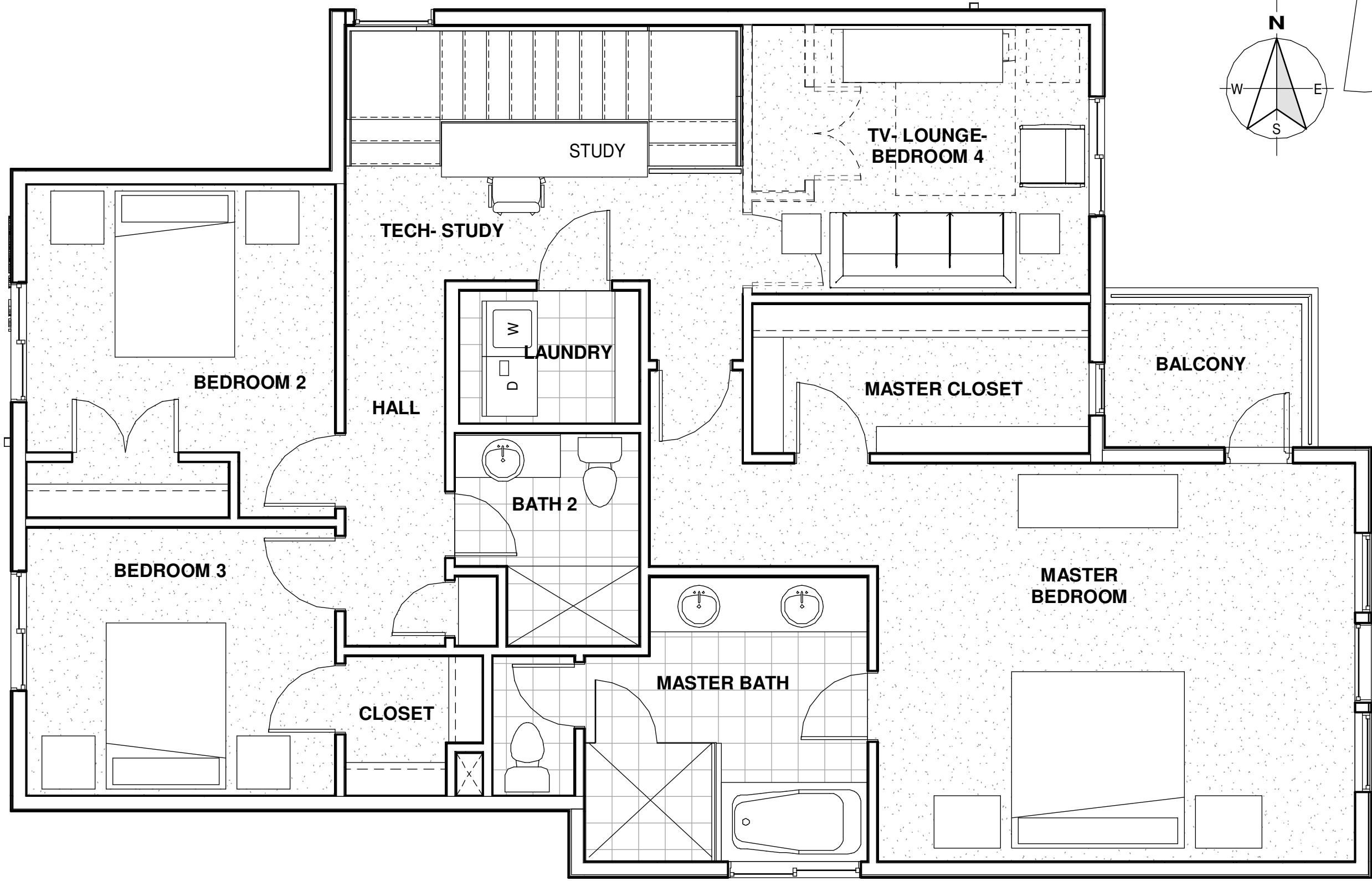
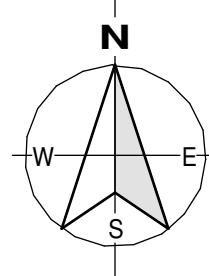
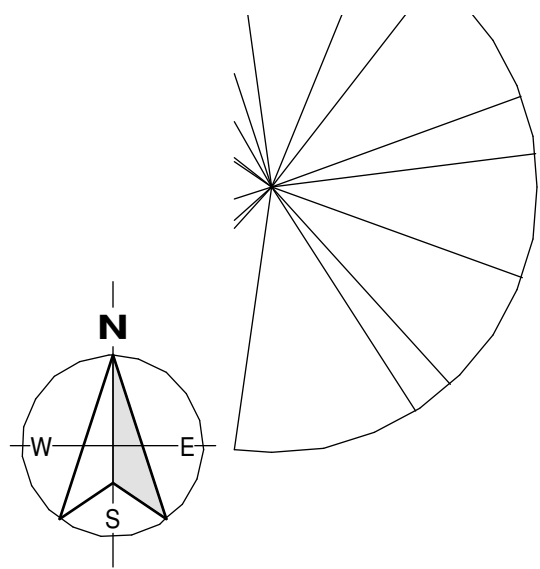
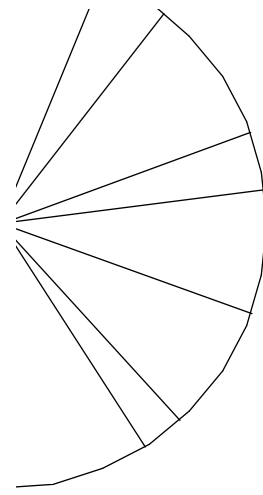
PHASE:
Design
Development

APRIL 22/2018

SHEET No.

A1.0-L3

18 07 2660 HIGHLAND

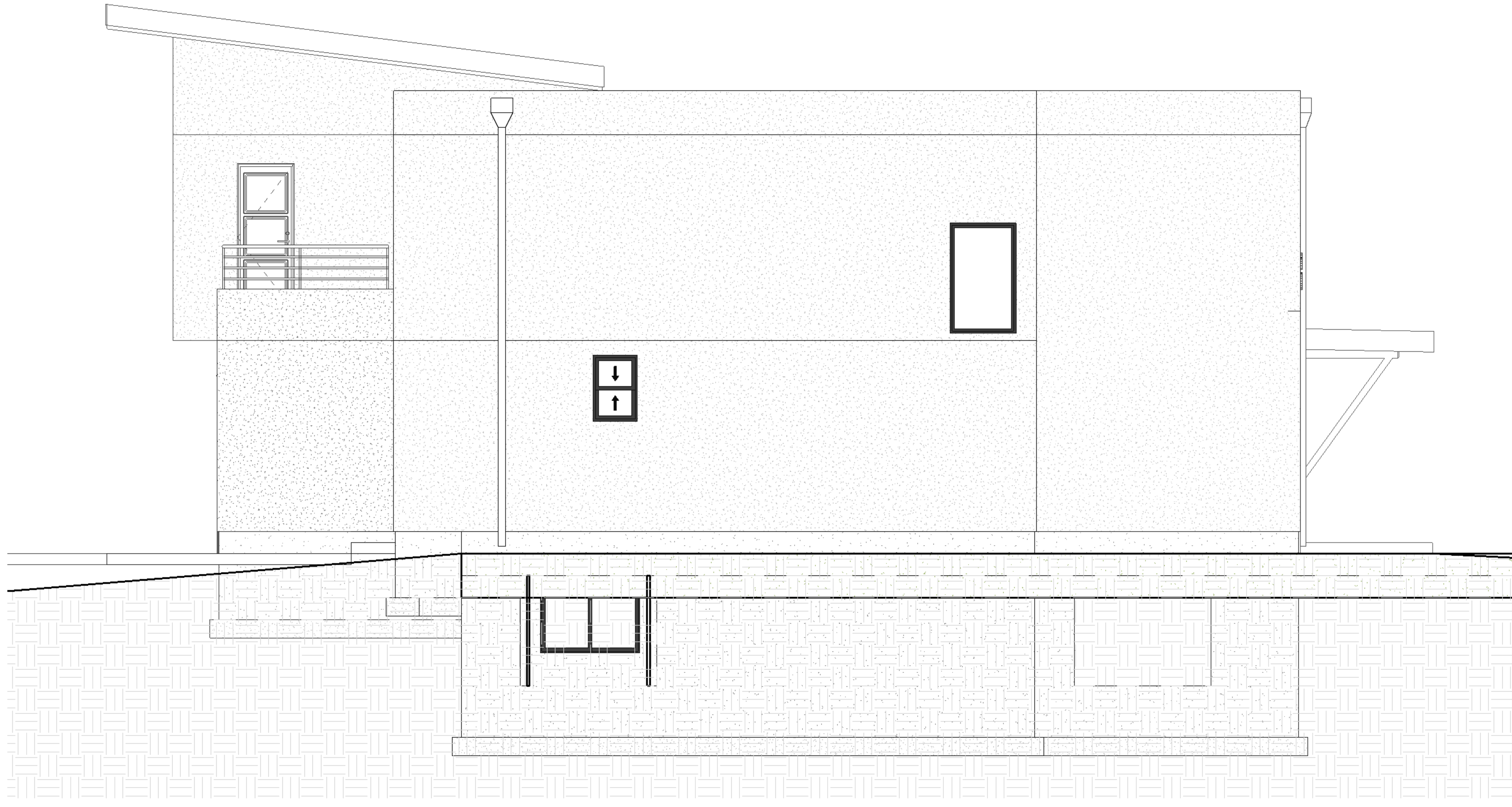


LOT 3 SUMMARY	
BASEMENT	795
1ST FLOOR	885
2ND FLOOR	1385
TOTAL LIVABLE	
3065	
GARAGE	
485	

PROJECT:	
2660 HIGHLAND	
2660 Highland Dr Salt Lake City, UT 84106	
REVISIONS	
DATE	DESCRIPTION
No.	



1 | Front - L3
A2.0-L3 | 1/4" = 1'-0"



2 | Right Side - L3
A2.0-L3 | 1/4" = 1'-0"

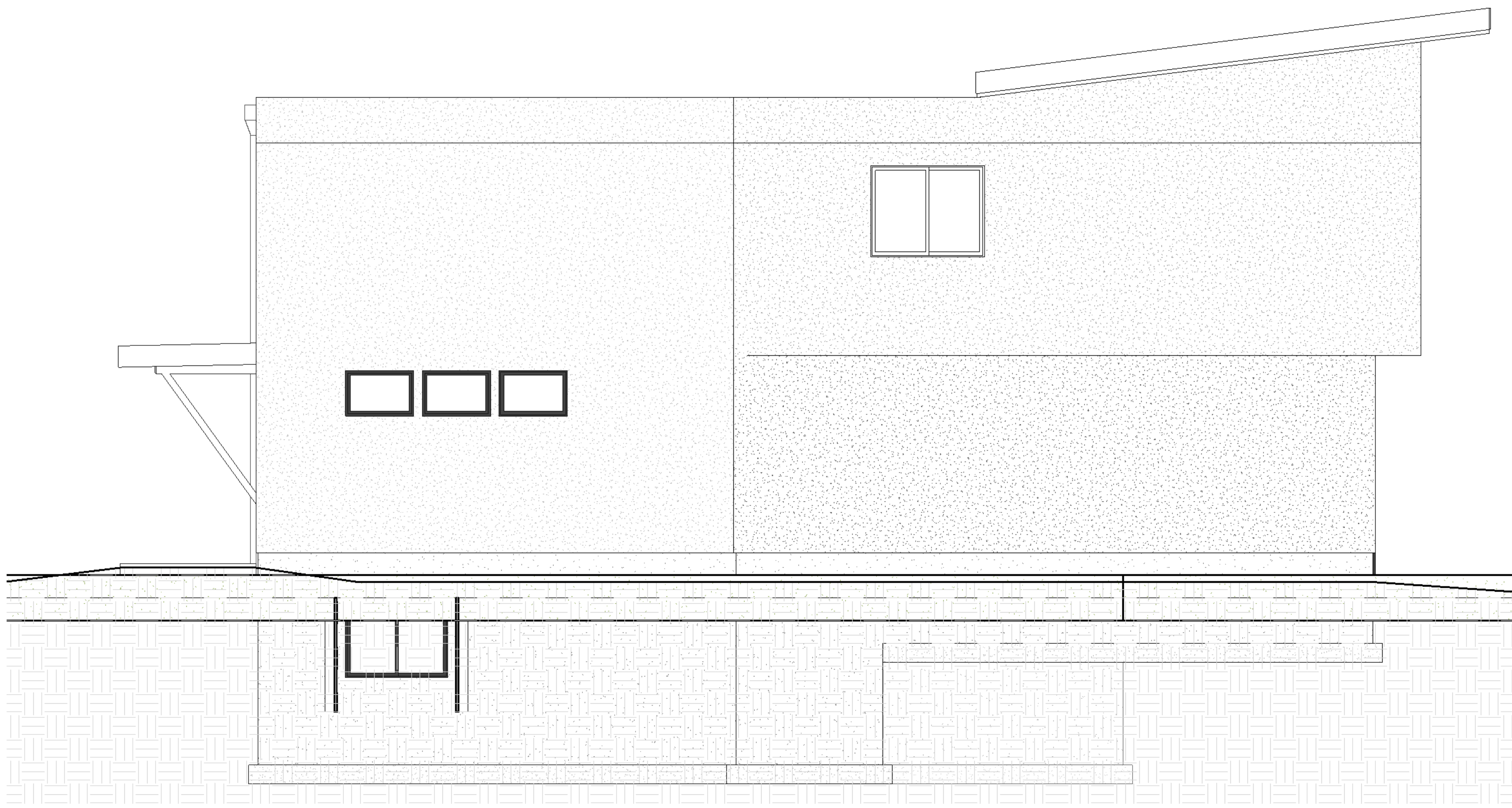


3 | Rear - L3
A2.0-L3 | 1/4" = 1'-0"

EXTERIOR ELEVATION LEGEND

- DIRECT APPLIED STUCCO SYSTEM. COLOR AS SELECTED BY OWNER AND BUILDER.
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- ASPHALT SHINGLE ROOFING. TYPE AND COLOR AS SELECTED BY OWNER AND BUILDER.
- CONCRETE WALL
- SOIL

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4 | Left Side - L3
A2.0-L3 | 1/4" = 1'-0"

REVISIONS	DATE	DESCRIPTION	No.
1		REVISIONS	
2		REVISIONS	
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99		REVISIONS	
100		REVISIONS	



1 Front View L3
A2.1-L3



3 Front Right View L3
A2.1-L3



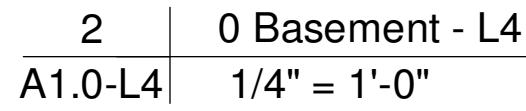
2 Front Left View L3
A2.1-L3



4 Rear Right View L3
A2.1-L3

LOT 3 SUMMARY	
BASEMENT	795
1ST FLOOR	885
2ND FLOOR	1385
TOTAL LIVABLE	3065
GARAGE	485

REVISIONS	DESCRIPTION	No.
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3	REVISIONS	
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97	REVISIONS	
98	REVISIONS	
99	REVISIONS	
100	REVISIONS	



This architectural floor plan depicts a single-story residence with a large, open central hall. The layout includes the following rooms and features:

- STAIRS:** Located in the upper left corner, featuring a staircase and a built-in bookshelf.
- PATIO:** Situated to the left of the stairs, accessible via a curved doorway.
- KITCHEN:** Located in the lower left, containing a double sink (DW), a stove, and a refrigerator.
- DINING:** Adjacent to the kitchen, featuring a large rectangular table and chairs.
- LIVING:** A large central area with a sofa, armchairs, and a coffee table.
- PORCH:** Located on the right side, accessible from the living area.
- ENTRY:** A small area between the living room and the porch.
- POWDER:** A bathroom located near the entry.
- Hall:** A large central hall with a tiled floor, providing access to all rooms and a large closet.

The plan also includes several circular features: a large circular area at the bottom center, a smaller circular area at the top center, and a circular area on the right side. A compass rose is located in the bottom right corner, indicating North (N), South (S), East (E), and West (W). The drawing is labeled with 'A2.0-L4' in the top left and bottom center, and '1' in the top right.

1	1 First Floor - L4
A1.0-L4	1/4" = 1'-0"

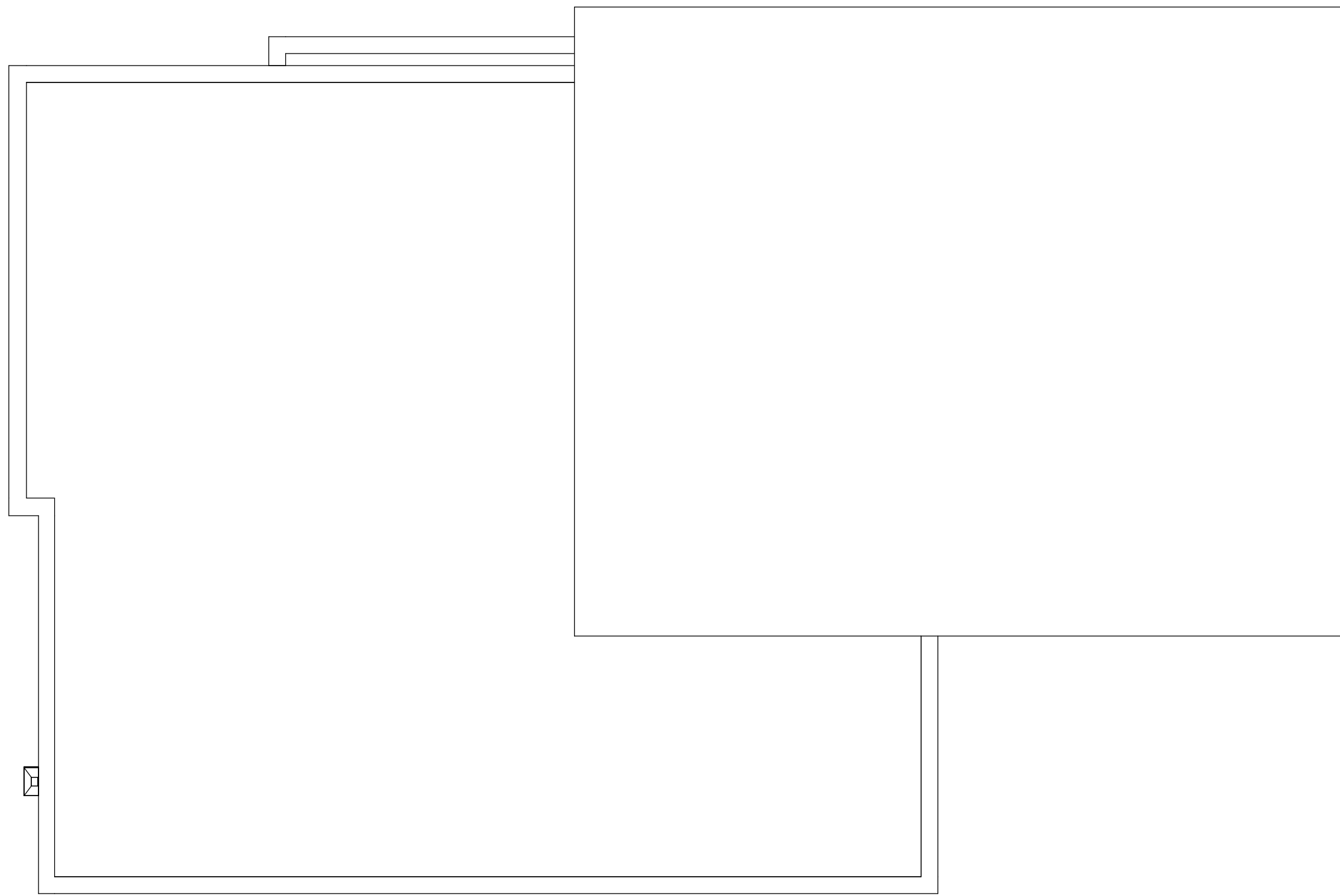
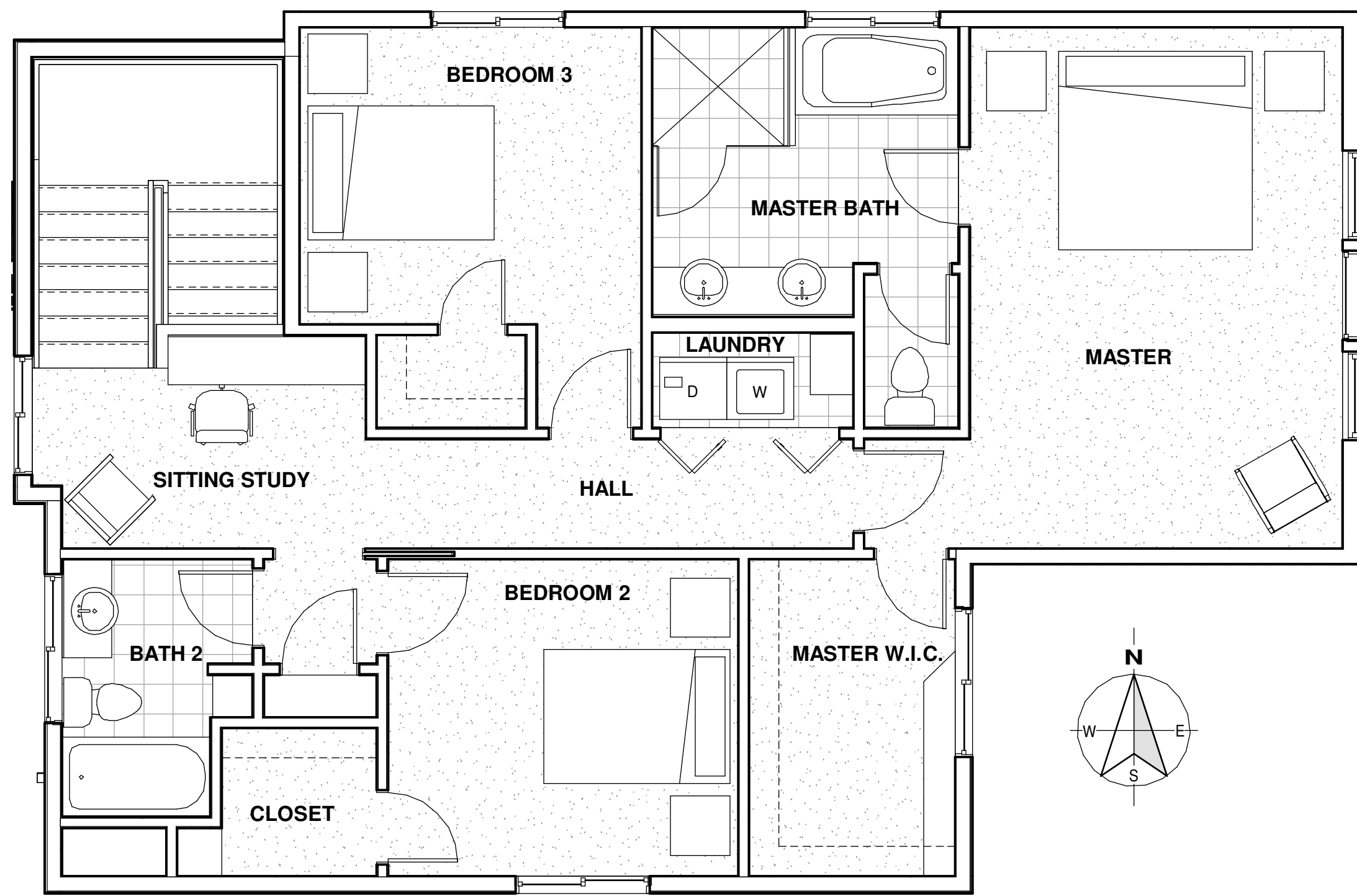
Julio Garcia 801-810-1331
Julio@sketch-architecture.com
www.sketch-architecture.com
1143 Surrey Drive, North Salt Lake, Utah 84054

PROJECT:		REVISIONS	
2660 HIGHLAND		No.	DATE
2660 Highland Dr Salt Lake City, UT 84106		1	Revision 1 Date 1

I HEREBY CERTIFY THAT THE ABOVE INFORMATION IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I AM NOT PROVIDING ANY INFORMATION THAT IS FALSE, MISLEADING, OR INCOMPLETE. I AM NOT PROVIDING ANY INFORMATION THAT IS UNLAWFUL, UNETHICAL, OR IN VIOLATION OF ANY APPLICABLE LAWS, REGULATIONS, OR STANDARDS. I AM NOT PROVIDING ANY INFORMATION THAT IS UNRELIABLE, UNACCURATE, OR UNVERIFIABLE. I AM NOT PROVIDING ANY INFORMATION THAT IS UNAVAILABLE, UNOBTAINABLE, OR UNUSABLE. I AM NOT PROVIDING ANY INFORMATION THAT IS UNKNOWABLE, UNDISCOVERABLE, OR UNDETECTABLE. I AM NOT PROVIDING ANY INFORMATION THAT IS UNPREDICTABLE, UNCONTROLLABLE, OR UNMANAGEABLE. I AM NOT PROVIDING ANY INFORMATION THAT IS UNSTABLE, UNFIXED, OR UNCHANGING. I AM NOT PROVIDING ANY INFORMATION THAT IS UNREASONABLE, UNPRACTICAL, OR UNFEASIBLE. I AM NOT PROVIDING ANY INFORMATION THAT IS UNWARRANTED, UNNECESSARY, OR UNWARRANTED. I AM NOT PROVIDING ANY INFORMATION THAT IS UNWARRANTED, UNNECESSARY, OR UNWARRANTED.

THE SECOND FLOOR AND DISCOVERED REBAR IN COLUMN AT TOWER 1, CORNERS, GYMNASIUM, GYMNASIUM REPRESENTATION MODELS THEREOF, ARE PROPERTY OF (P/N) (UNIT) BE	Basement & First Floor Plan
	PHASE:
	Design Development
	APRIL 22 / 2018
SHEET No.	A1.0-L4
	18 07 2660 HIGHLAND

LOT 4 SUMMARY	
BASEMENT	556
1ST FLOOR	645
2ND FLOOR	1165
TOTAL LIVABLE	2366
GARAGE	453



1 | 2 Second Floor - L4
A1.1.-L4 | 1/4" = 1'-0"

2 | Roof Plan - L4
A1.1.-L4 | 1/4" = 1'-0"

PROJECT:
2660 HIGHLAND

2660 Highland Dr
Salt Lake City, UT 84106

DATE

REVISIONS
DESCRIPTION

No.

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3. CONTRACTOR IS TO ENSURE THAT ALL NATIONAL, STATE, AND LOCAL CODES AND ORDINANCES ARE FOLLOWED.
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Second Floor & Roof Plan

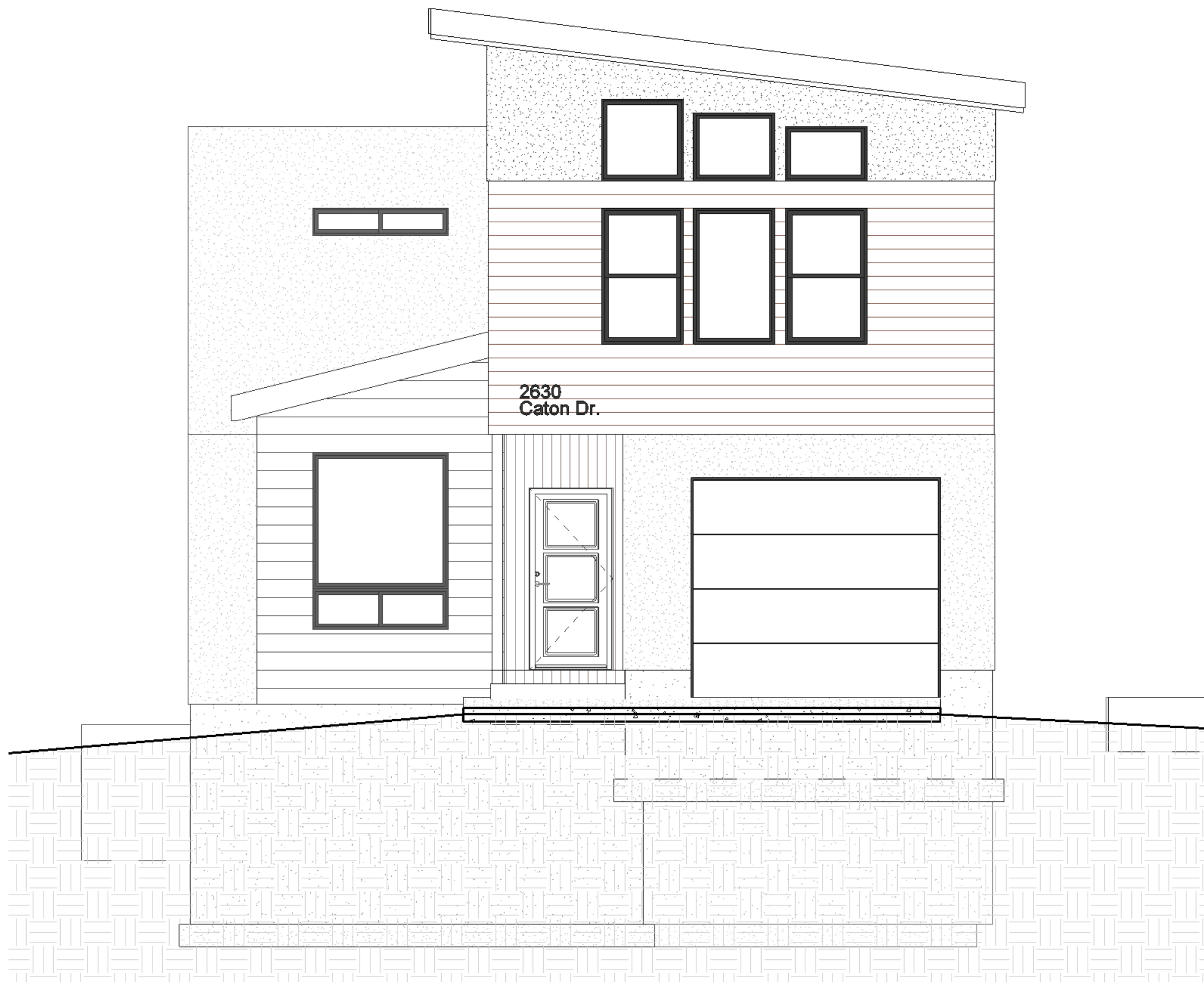
PHASE:
Design
Development

APRIL 22/2018

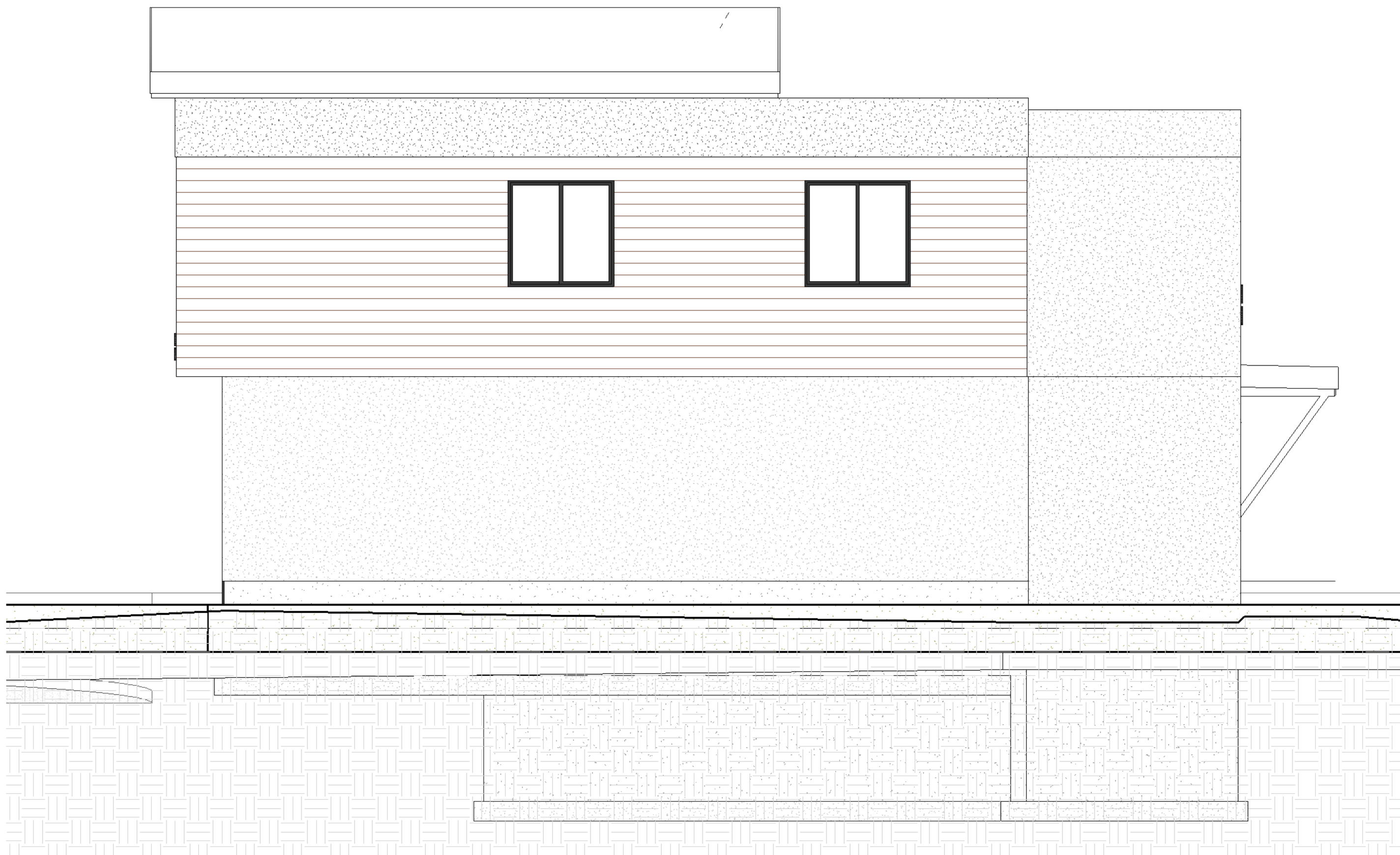
SHEET No.

A1.1.-L4

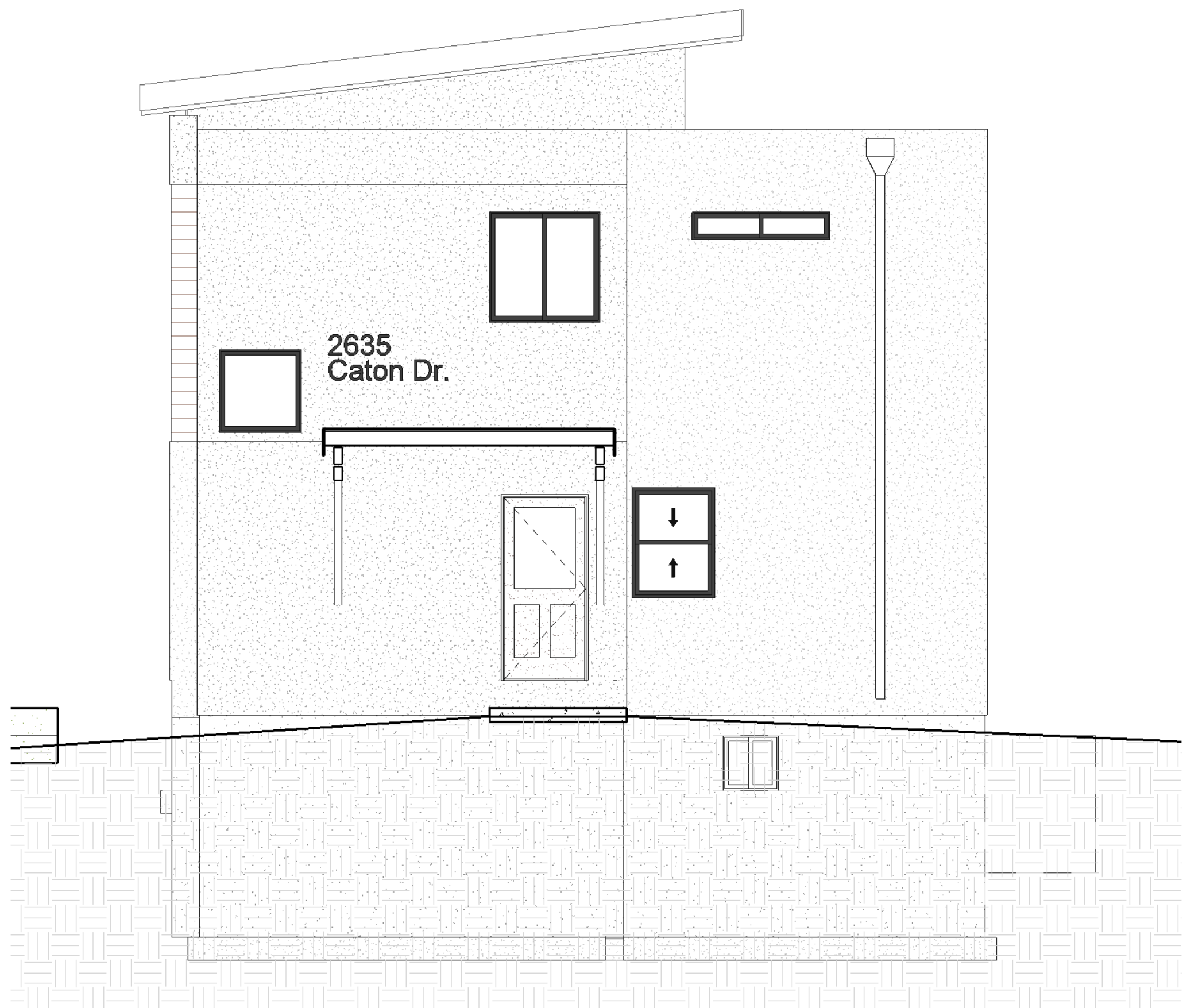
18 07 2660 HIGHLAND



1 | Front - L4
A2.0-L4 | 1/4" = 1'-0"



2 | Right Side - L4
A2.0-L4 | 1/4" = 1'-0"

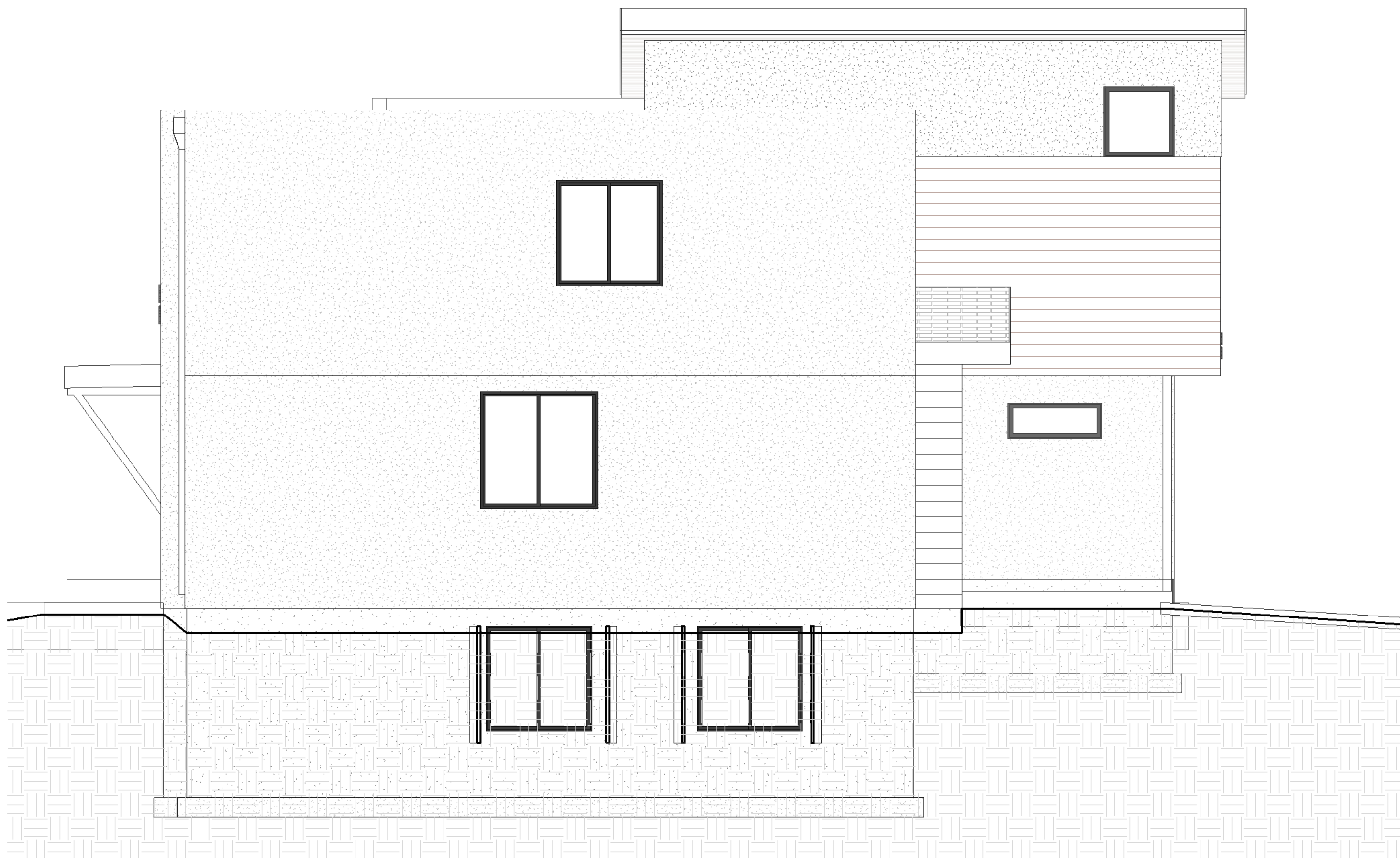


3 | Rear - L4
A2.0-L4 | 1/4" = 1'-0"

EXTERIOR ELEVATION LEGEND

- DIRECT APPLIED STUCCO SYSTEM. COLOR AS SELECTED BY OWNER AND BUILDER.
- T&G WOOD SIDING. COLOR AS SELECTED BY OWNER AND BUILDER.
- ASPHALT SHINGLE ROOFING. TYPE AND COLOR AS SELECTED BY OWNER AND BUILDER.
- CONCRETE WALL
- SOIL

ALL CHANGES IN EXTERIOR WALL SIDING SYSTEMS OF DISSIMILAR MATERIALS TO OCCUR ONLY AT INTERIOR CORNERS, UNLESS SPECIFIED OTHERWISE. FOR ANY QUESTIONS CONTACT BUILDER.



4 | Left Side - L4
A2.0-L4 | 1/4" = 1'-0"



1	Front View L4
A2.1-L4	



2	Front Right View I4
A2.1-L4	

LOT 4 SUMMARY	
BASEMENT	556
1ST FLOOR	645
2ND FLOOR	1165
TOTAL LIVABLE	2366
GARAGE	453



4	Rear Right View L4
A2.1-L4	



3	Front Left View L4
A2.1-L4	