



**PARK CITY ADMINISTRATIVE PUBLIC HEARING
SUMMIT COUNTY, UTAH
November 30, 2023**

The Planning Department of Park City, Utah, will hold a Public Hearing with an anchor location for public participation at the Marsac Municipal Building, Planning Department Conference Room, at 445 Marsac Avenue, Park City, Utah. Meetings will also be available online with options to listen, watch, or participate virtually.

1. REGULAR AGENDA - 12:00PM

- 1.A. **331 Daly Avenue - Administrative Conditional Use Permit** - The Applicant Requests Approval for Retaining Walls Greater than Six Feet in the Rear and Side Setbacks. PL-23-05858.
(A) Public Hearing; (B) Action
- 1.B. **703 Park Avenue - Modification to Administrative Conditional Use Permit** - The Applicant Proposes to Add 40 Additional Outdoor Dining Seats Without Increasing Existing Dining Occupancy. PL-23-05873
(A) Public Hearing; (B) Continued to December 14, 2023
- 1.C. **151 Main Street (Grappa) - Administrative Conditional Use Permit** - The Applicant Requests Approval for A Temporary Improvement Outdoor Dining Globe in the Historic Residential - 1 Zoning District. PL-23-05937.
(A) Public Input (B) Action

Pursuant to the Americans with Disabilities Act, individuals needing special accommodations during the meeting should notify the Planning Department at 435-615-5060 or planning@parkcity.org at least 24 hours prior to the meeting.

***Parking is available at no charge for Council meeting attendees who park in the China Bridge parking structure.**

Planning Department Staff Report



Subject: 331 Daly Avenue
Application: PL-23-05858
Author: Lillian Zollinger, Planner II
Date: November 30, 2023
Type of Item: Administrative Conditional Use Permit

Recommendation

(I) Review the request for retaining walls constructed greater than six feet in height in the Rear and Side Setback, (2) conduct a public hearing, and (3) consider approving an Administrative Conditional Use Permit based on the Findings of Fact, Conclusions of Law, and Conditions of Approval outlined in the draft Final Action letter (Exhibit A).

Description

Applicant: James Hardy
Location: 331 Daly Avenue
Zoning District: Historic Residential - 1 (HR-1)
Adjacent Land Uses: Single Family Dwellings
Reason for Review: The Planning Director Designee reviews and takes Final Action on Administrative Conditional Use Permits¹

ACUP Administrative Conditional Use Permit
CUP Conditional Use Permit
HDDR Historic District Design Review
HR-1 Historic Residential - 1
LMC Land Management Code

Terms that are capitalized as proper nouns throughout this staff report are defined in LMC § [15-15-1](#).

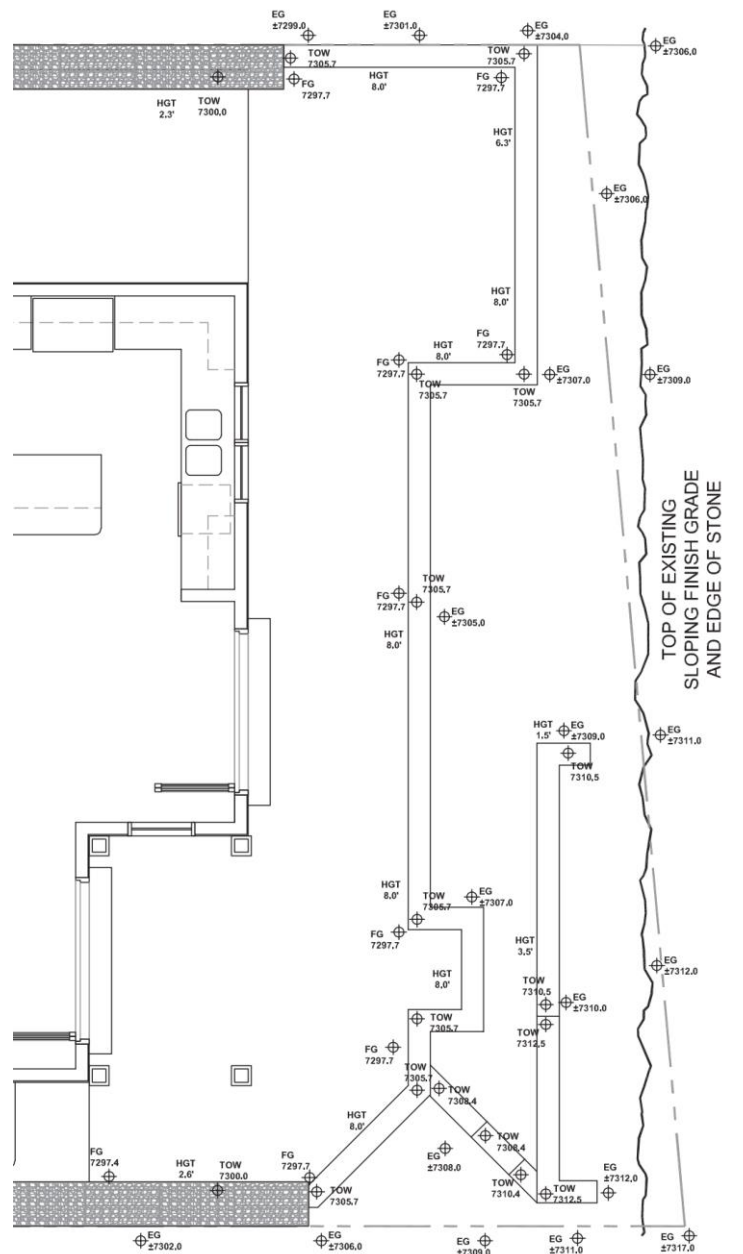
Background

On October 14, 2021, the Planning Department approved a Historic District Design Review (HDDR) to construct a new Single-Family Dwelling at 331 Daly Avenue (PL-21-04782, Exhibit C and Exhibit D). The approved HDDR plans do not identify the exact heights of each proposed retaining wall. The tallest retaining wall labeled on the approved set of plans is six feet in height. On August 30, 2023, upon inspection of the poured walls, they were found to be greater than six feet in height and required an Administrative Conditional Use Permit, pursuant to LMC [§ 15-2.2-3](#).

The new proposal is a slightly different configuration from the approved and includes retaining walls in the Rear and Side Setbacks ranging from one and a half feet to eight feet in height. The new proposed retaining walls reduce the amount of terracing but

¹ LMC [§ 15-1-8\(E\)](#).

increase the height of the longest wall. Staff recommends the North most wall, in the Side Setback be reduced. The North wall was proposed to be 3.3 feet in height. Staff recommends the North wall be reduced from eight feet to as low as possible.



Proposed retaining wall heights

See the Draft Final Action Letter (Exhibit A) for the full analysis.

Exhibits

Exhibit A: Draft Final Action Letter

Exhibit B: Proposed Plans

Exhibit C: 331 Daly Avenue 2021 HDDR Staff Report

Exhibit D: 331 Daly Avenue 2021 HDDR Final Action Letter



Planning Department

November 30, 2023

James Hardy
1816 Prospector Ave #102
Park City, UT 84060

James Glascock
(801) 975-0222
james@jlhardy.com

NOTICE OF PLANNING DIRECTOR ACTION

Description

Address: 331 Daly Avenue

Zoning District: Historic Residential - 1 (HR-1)

Application: Administrative Conditional Use Permit

Project Number: PL-23-05858

Action: APPROVED WITH CONDITIONS (See Below)

Date of Final Action: November 30, 2023

Project Summary: The Applicant Requests Approval for Multiple Retaining Walls Constructed Greater than Six Feet in Height in the Rear and Side Setbacks.

Action Taken

On November 30, 2023, the Interim Planning Director conducted a public hearing and approved three retaining walls greater than six feet in height in the Rear and Side Setbacks, according to the following Findings of Fact, Conclusions of Law, and Conditions of Approval.

Findings of Fact

1. The Site is located at 331 Daly Avenue.
2. The Site is in the Historic Residential – 1 (HR-1) Zoning District.
3. The plans for the new Single-Family Dwelling on a vacant Lot were approved through a Historic District Design Review (PL-21-04782) by Planning staff on October 14, 2021.
4. The 331 Daly Avenue Lot is 44.45 feet in width and 84.4 feet in length.
5. The 331 Daly Avenue Lot Area is 3,756 square feet.

6. LMC [§ 15-2.2-3\(E\)](#) establishes a Maximum Building Footprint formula: $(A/2) \times 0.9^{A/1875}$. For a 3,756-square-foot Lot the Maximum Building Footprint is 1,920.66 square feet. The approved building footprint for the Single-Family Dwelling is 1,726 square feet and complies.
7. LMC [§ 15-2.2-3](#) establishes a 12-foot Front Setback 13-foot Rear Setback in the HR-1 Zoning District for Lots between 75 feet and 100 feet in length. The Front Setback is 12 feet, and the Rear Setback is 13 feet, nine inches for the 84.4-foot-deep Lot. LMC [§ 15-2.2-3](#) establishes 5-foot Side Setbacks for Lots between 37.5 feet and 50 feet in Width. The Side Setbacks are five feet each.
8. The HDDR plans approved on October 14, 2021, indicated four total retaining walls at no more than 6 feet above Final Grade. The retaining walls built in the Rear and Side Setback are not constructed to the approved plans, include a change in placement of the walls, and an increase in height. One retaining wall falls in the North Side Setback, one in the South Side Setback, and one in the Rear Setback.
9. LMC [§ 15-4-2](#) establishes that retaining walls “may exceed six feet (6’) in height subject to approval of an Administrative Conditional Use permit”.
10. The three concrete retaining walls approved through this Administrative Conditional Use Permit in the Rear and Side Setbacks are proposed to be eight feet in height.
11. The Planning Director Designee evaluates the proposal based on the following 16 criteria for Conditional Use Permits:

CUP Review Criteria	Analysis of Constructed Walls
Size and Location of the Site	Condition of Approval 6: The retaining walls are in a similar location to the approved location, but have a different configuration, and two levels of terracing instead of three.
Traffic	No required mitigation
Utility Capacity	Complies: The proposed walls do not encroach into any easement.
Emergency Vehicle Access	No required mitigation
Parking	No required mitigation
Internal Vehicular and Pedestrian Circulation System	No required mitigation
Fencing, Screening, and Landscaping	Conditions of Approval 5 and 7: As conditioned, the retaining walls comply with LMC § 15-5-5 and LMC § 15-4-2 . The Applicant will regrade the site to match the natural grade as much as possible and

	revegetate between walls. Condition of Approval 5 prohibits changes from Existing Grade to Final Grade that exceed four feet. Condition of Approval 7 requires the Applicant to provide an updated plan that is compliant with LMC § 15-5-5 and PCMC Chapter 11-21, <i>Utah Wildlife Urban Interface</i>.
Building Mass, Bulk, and Orientation	Condition of Approval 7 : As built, the walls are eight feet height from Final Grade, partially visible from the Right-of-Way, and partially compliant with the Historic District Design Guidelines in LMC § 15-13-8(B)(1)(d). While the new location for the retaining walls reduce the number of walls, it also increases the height of the walls, and decreases terracing, which is encouraged in the Historic District Design Guidelines. Condition of Approval 7 requires the Final Grade to be within four feet of Existing Grade and requires the Applicant to install plant material between the walls to reduce the visual impact.
Useable Open Space	No required mitigation
Signs and Lighting	No required mitigation
Physical Design and Compatibility with Surrounding Structures	Complies: The new retaining walls are compliant with the Historic District Design Guidelines in LMC § 15-13-8(B)(1)(d), which encourages concrete as a material for retaining walls.
Noise, Vibration, Odors, Stream, or Other Mechanical Factors	No required mitigation
Control of Delivery and Service Vehicles, Loading and Unloading Zones, and Screening of Trash and Recycling Pickup Areas	No required mitigation
Expected Ownership and Management	Condition of Approval 6: The Temporary Certificate of Occupancy (TCO) or CO shall not be issued until the as-built-structure and all plans submitted under the building permit (22-716) are verified by the Planning Department to be compliant with the Land Management Code, what was approved under the HDDR (PL-21-04782), and what is required under this ACUP.

Within and Adjoining the Site, Environmentally Sensitive Lands, Physical Mine Hazards, Historic Mine Waste and Park City Soils Ordinance, Steep Slopes, and Appropriateness of the Proposed Structure to the Existing Topography of the Site	Complies: The rear of the property has a slope that ranges from 55-75% and is a Very Steep Slope ¹ . The Single-Family Dwelling Building Footprint does not fall on a Steep Slope, and does not require a Steep Slope Conditional Use Permit (SSCUP), pursuant to LMC § 15-2.2-6(A)(1) . The retaining walls fall within the Very Steep Slope, however they are less than the 200 square feet required to trigger a SSCUP, and do not require that permit, pursuant to LMC § 15-2.2-6(A)(1) .
Reviewed for Consistency with the Goals and Objectives of the Park City General Plan	Complies: The Single-Family Dwelling is consistent with the Park City General Plan's Goal 1, in encouraging growth in existing neighborhoods.

12. The Development Review Committee reviewed the proposal on October 3, 2023. The Engineering Department required an updated Engineering report for the retaining walls, which the Applicant submitted, and the Engineering Department deemed satisfactory.
13. Planning Staff published public notice to the City website, City Hall, and the property on November 15, 2023. Planning Staff mailed courtesy notices to the adjacent property owners on November 15, 2023.

Conclusions of Law

1. The proposal complies with the Land Management Code requirements pursuant to Section 15-1-10(E), Section 15-2.2 *Historic Residential (HR-1) District*, and Chapter 15-4-2 *Fences and Retaining Walls*.
2. The Use is compatible with surrounding Structures in Use, scale, mass, and circulation.
3. The effects of any differences in Use or scale have been mitigated through careful planning.

Conditions of Approval

1. Final building plans and construction details shall reflect substantial compliance with the plans reviewed November 30, 2023, by the Planning Department. Any changes, modifications, or deviations from the approved design that have not been approved in advance by the Planning Department may result in a stop work order.
2. The Applicant is responsible for notifying the Planning Department of any changes, modifications, or deviations from the approved scope of work and shall

¹ LMC [§ 15-15-1](#)

be submitted in writing for review and approval/denial in accordance with the applicable standards by the Planning Director or designee prior construction.

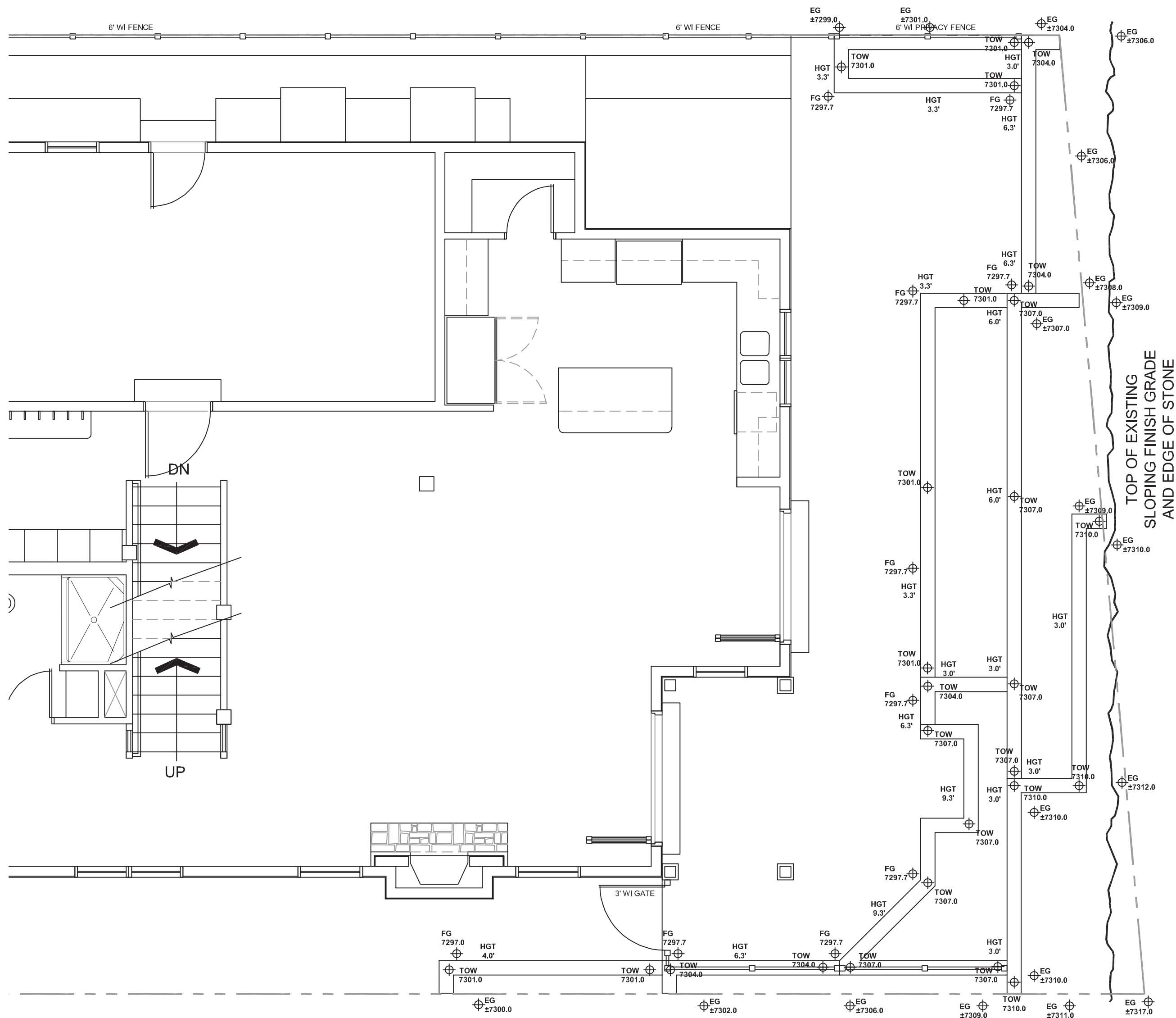
3. A building permit is required for any retaining wall greater than four feet.
4. Any future project proposals shall be subject to a Historic District Design Review before construction may begin.
5. All Significant Vegetation on Site will either be maintained or replaced in kind. The landscaping on the site shall be returned to natural grade as much as possible, and the Final Grade must be within four feet of Existing Grade.
6. The Temporary Certificate of Occupancy (CO) or CO shall not be issued until the as-built-structure and all plans submitted under the building permit (22-716) are verified by the Planning Department to be compliant with the Land Management Code, what was approved under the HDDR (PL-21-04782), and what is required under this ACUP.
7. The Applicant shall provide an updated landscape plan that is compliant with LMC [§ 15-5-5](#) and PCMC [Chapter 11-21](#), *Utah Wildlife Urban Interface*. The space between the retaining walls shall have perennial plant material installed to reduce the visual impact of the walls.

If you have questions or concerns regarding this Final Action Letter, please call (435) 615-5068 or email lillian.zollinger@parkcity.org.

Sincerely,

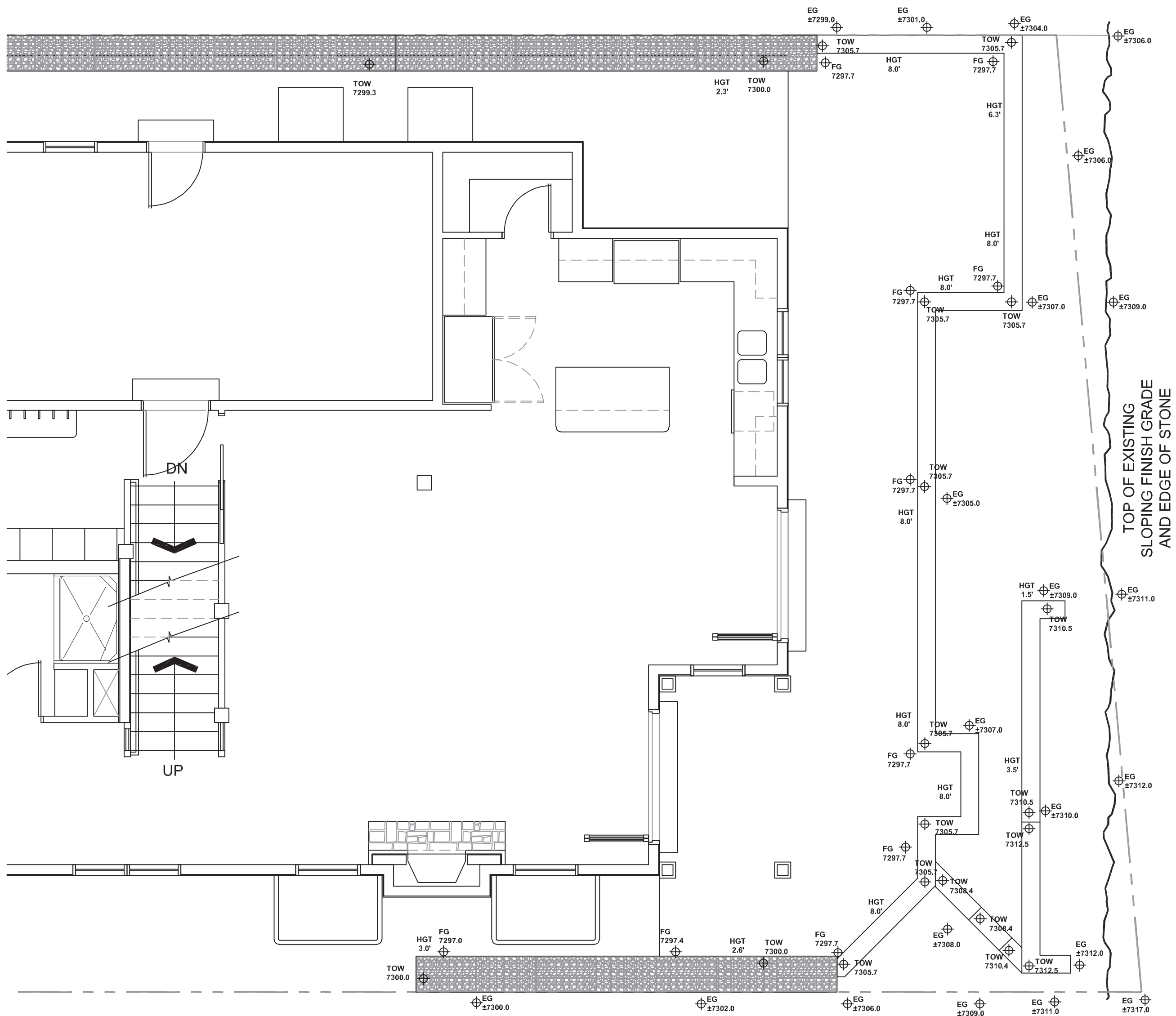
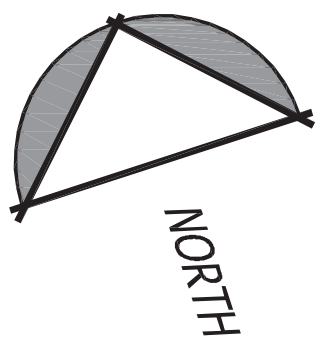
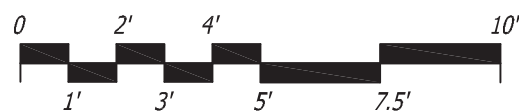
Rebecca Ward,
Interim Planning Director

CC: Lillian Zollinger, Project Planner



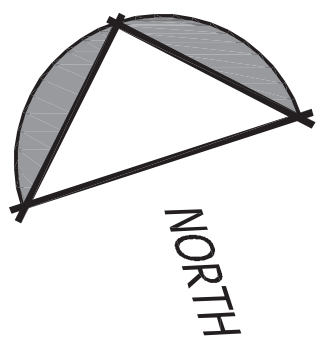
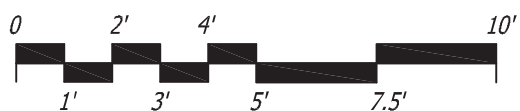
ORIGINAL REAR RET'NG WALL
MAIN FLOOR PLAN

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



REVISED REAR RET'NG WALL
MAIN FLOOR PLAN

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



James B. Glascock, Architect P.C.
Architecture ■ Planning
18901 EAST LARK DRIVE
QUEEN CREEK, AZ 85142
801 - 860 - 8905 GLASCOCK@MTCON.NET

Project

21-004

NEW RESIDENCE - REVISED RETAINING WALLS

LOT #6 DALY WEST SUBDIVISION - 331 DALY AVENUE - PARK CITY, UTAH

FOR: JI HARDY CONSTRUCTION, INC.
1816 PROSPECTOR AVE #102, PARK CITY, UTAH 84060

Date

09-20-23

Revisions

1	2	3	4	5	6	7	8	9	10

SD-3

Planning Department Staff Report



Subject: 331 Daly Avenue
Application: PL-21-04782
Author: Browne Sebright, Planner II
Date: October 14, 2021
Type of Item: Administrative – Historic District Design Review

PLANNING DEPARTMENT

Recommendation

Staff recommends the Planning Director (1) review the proposed plans for 331 Daly Avenue, (2) conduct a public hearing, and (3) consider approving the Historic District Design Review based on the Findings of Fact, Conclusions of Law, and Conditions of Approval in the Draft Final Action Letter (Exhibit A).

Description

Applicant: James Hardy, James Glascock
Location: 331 Daly Avenue
Zoning District: Historic Residential - 1 (HR-1) Zoning District
Adjacent Land Uses: Residential, Open Space
Reason for Review: The Planning Department reviews and approves all Historic District Design Review applications associated with a Building Permit to build or modify any Building located within the Historic Districts

Acronyms

HDDR Historic District Design Review Application
HR-1 Historic Residential - 1 (HR-1) Zoning District
LMC Land Management Code
ROW Right-of-Way

Terms that are capitalized as proper nouns throughout this staff report are defined in LMC § [15-15-1](#).

Background

The Applicant is proposing to construct a new Single-Family Dwelling on a vacant Lot. The property is located in the Historic Residential - 1 (HR-1) Zoning District.

The Applicant submitted a Historic District Design Review Pre-Application (PL-21-04782) on March 22, 2021, to build a Single-Family Dwelling on the vacant Lot. Staff took the Pre-Application project to the Design Review Team five times in 2021, on March 24, May 12, May 19, June 16, and July 7. The Applicant made changes to the design as outlined by Staff and submitted a complete Historic District Design Review (HDDR) Application on September 23, 2021. Staff took the full HDDR project to the Design Review Team on September 15, 2021.

Staff notified the Applicant that the Application was complete on September 23, 2021,

and an HDDR hearing was scheduled for October 14, 2021.

This Site is not listed on the Historic Sites Inventory, nor has it been included in previous historic resource surveys.

Analysis

(I) The proposal complies with the HR-1 Zoning District Requirements outlined in [LMC § 15-2.2-3](#).

Single-Family Dwellings are allowed uses in the HR-1 District.

HR-1 - [LMC § 15-2.2-3](#)

Standard	Zoning Requirement	Analysis of Proposal
Lot Size – square feet (SF)	1,875 SF minimum for a Single-Family Dwelling	3,756 SF; <i>Complies</i>
Lot Width – feet (ft.)	25 ft. minimum	44.5 feet; <i>Complies</i>
Maximum Building Footprint	1,920.66 square feet	1,726 square feet; <i>Complies</i>
Front Yard Setbacks – feet (ft.)	10 ft. minimum	10.75 feet; <i>Complies</i>
Rear Yard Setbacks – feet (ft.)	10 ft. minimum	13.5 feet; <i>Complies</i>
Side Yard Setbacks – feet (ft.)	5 ft. minimum	5 feet each; <i>Complies</i>
Building Height	27 feet above Existing Grade	26 feet; <i>Complies</i>
Parking Requirements	2 spaces per dwelling unit; minimum interior dimension of eleven feet (11') wide by twenty feet (20') deep.	2 spaces; <i>Complies</i>

(II) The proposal meets the standards of the Design Guidelines for New Residential Infill Construction in Historic Districts outlined in the LMC § [15-13-8](#).

A. Universal Guidelines	Analysis of Proposal
Universal Guideline No. 1 New infill residential buildings shall reflect the historic character—simple building forms, unadorned materials, restrained ornamentation—of Park City’s Historic Sites.	Complies; the proposal reflects historic character of Park City Historic Sites.
Universal Guideline No. 2 New infill residential buildings shall not directly imitate existing historic structures in Park City. Roof pitch, shape, and configuration, as well as scale of building elements found on Historic Sites may be duplicated, but building elements such as moldings, cornice details, brackets, and porch supports shall not be directly imitated. Reconstruction of non-surviving historic buildings is allowed.	Complies; the proposal does not directly imitate existing historic structures in Park City.
Universal Guideline No. 3 A style of architecture shall be selected, and all elevations of the new infill residential building shall be designed in a manner consistent with a contemporary interpretation of the chosen selected style. Stylistic elements shall not simply be applied to exteriors. Styles that never appeared in Park City shall be avoided. Styles that radically conflict with the character of Park City’s Historic Sites shall also be avoided. Styles that never appeared in Park City shall be avoided.	Complies; a style of architecture has been selected and all elevations of the proposal are a contemporary interpretation of the chosen selected style.
Universal Guideline No. 4 New infill residential buildings shall differentiate from historic structures but be compatible with historic structures in materials, features, size, scale, and proportion, and massing to protect the integrity of the Historic District as a whole. The massing of the new infill residential buildings shall be further broken up into volumes that reflect the original massing of historic buildings; larger masses shall be located at the rear of the lot.	Complies; the proposal differentiates from historic structures but is compatible with materials, features, size, scale, proportion, and massing.

Universal Guideline No. 5 Building and site design shall respect the existing topography, the character-defining site features, including existing trees and vegetation, and shall minimize cut, fill, and the use of retaining walls.	Complies; the proposal respects existing topography, character defining site features, and minimizes cut and fill and the use of retaining walls.
Universal Guideline No. 6 Exterior elements—roofs, entrances, eaves, chimneys, porches, windows, doors, steps, garages, etc.— of the new infill residential building shall be of human scale and shall be compatible with neighboring Historic Structures.	Complies; the exterior elements are of human scale and compatible with neighboring Historic Structures.
Universal Guideline No. 7 Scale and height of new infill residential buildings shall follow the predominant pattern and respect the architecture of the Streetscape or character area with special consideration given to Historic Sites.	Complies; the proposed scale and height follow the predominant pattern and respects the architecture of the Streetscape.
Universal Guideline No. 8 Size and mass of a structure shall be compatible with the size of the site so that lot coverage, building bulk, and mass are compatible with Historic Sites within the Streetscape or character area.	Complies; the proposal complies as the size and mass of the structure is compatible with the size of the site.
Universal Guideline No. 9 New construction activity shall not physically damage nearby Historic Sites	New construction activity shall not physically damage nearby Historic Sites.

Universal Guideline No. 10 New infill residential buildings shall reinforce visual unity within the context of the Streetscape or character area. The specific context of each Streetscape or character area is an important feature of the Historic District. The context of each Streetscape or character area shall be considered in its entirety, as one would see it when standing on the street viewing both sides of the street for the entire length of the Streetscape or character area. Special consideration should be given to adjacent and neighboring Historic Sites in order to reinforce existing rhythms and patterns.	Complies; the proposal reinforces visual unity within the context of the Streetscape.
Universal Guideline No. 11 New materials should reflect the character of the Historic District. Sustainable technology is constantly changing resulting in new alternative materials. New alternative materials may be reviewed by the Design Review Team for compliance being judged on the following characteristics: • Longevity (50 year lifespan) • Energy performance • Durable in this climate • Environmental benefit (high recycled content, locally sourced) • Compatibility with the character of the Historic District	Complies; The proposed materials reflect the character of the Historic District.
B. Specific Guidelines	Analysis of Proposal
1. Site Design	
a. Building Setback and Orientation	Complies; the proposed Lot coverage is compatible with the surrounding Historic Sites and the building is located in a way that follows the predominant pattern of the street. The primary entrance is clearly defined and oriented toward the street. The pattern of built and open space is maintained.
b. Topography and Grading	Complies; the original topography of the site has been maintained where feasible. The Building responds to the natural features of the Site.

c. Landscaping and Vegetation	Complies; The landscape plan balances water efficient irrigation methods and drought tolerant and native plant material with the existing plant material on site.
d. Retaining Walls	Complies; the proposed retaining walls are consistent with historic retaining walls in terms of mass, scale, design, materials, and scale of materials.
e. Parking Areas and Driveways	Complies; The new driveway will be less than 27' wide, and two parking spaces are provided.
2. Primary Structures	
a. Mass, Scale, and Height	Complies; the proposed Structure is compatible with surrounding Structures and abides by height restrictions in the HR-1 Zone. The front Façade is a similar scale to the surrounding as viewed from the Daly Avenue Public Right-of-Way.
b. Foundation	Complies; the foundation materials for the proposed addition are simple in form and minimally visible above grade when viewed from the primary public right-of- way.
c. Doors	Complies; the front door is a similar scale to those seen in the Historic Districts. The other proposed doors are an appropriate scale for the Structure.
d. Windows	Complies; the proposed ratios of solid-to-void are compatible with surrounding historic buildings.
e. Roofs	Complies; the main roof is visually compatible with roof shapes and orientation of surrounding Historic Sites and adjacent buildings that contribute to the character of the Historic District.
3. Mechanical and Utility Systems and Service Equipment	Complies; All mechanical and utility equipment is located below grade and is not visible from the street.
4. Materials	Complies; the proposed materials on the new build are compatible in scale, proportion, texture, finish and color to materials used on Historic Structures in the Historic District. The primary siding materials appear similar to those on historic structures in the Streetscape or character area. Building materials are proposed to be applied in a manner similar to that used historically.
5. Paint and Color	Complies;
6. Garages	Complies;
a. Garages: General Compatibility	Complies; the Applicant has proposed a 8' x 8' single- car garage door.
7. Decks	Complies; the proposed decks on the front and rear façades are compatible.

Department Review

The Design Review Team and Planning Department reviewed this application.

Notice

Staff published notice on the City's website and posted notice to the property on September 29, 2021. Staff mailed courtesy notice to property owners within 100 feet on September 29, 2021. LMC [§ 15-1-21](#).

Public Input

There was no public input received at the time this Staff Report was published.

Alternatives

- The Planning Director may approve the HDDR Application,
- The Planning Director may deny the HDDR Application and direct staff to make Findings for the denial; or
- The Planning Director may request additional information and continue the discussion to October 21, 2021.

Exhibits

Exhibit A: Draft Final Action Letter

Attachment 1 – Standard Conditions of Approval

Attachment 2 – Approved Plans



Planning Department

October 14, 2021

James Glascock
18901 East Lark Drive
Queen Creek, Arizona 85142

NOTICE OF PLANNING DEPARTMENT ACTION

<u>Application #</u>	PL-21-04782
<u>Subject</u>	Historic District Design Review (HDDR)
<u>Address</u>	331 Daly Avenue
<u>Description</u>	New Single-Family Dwelling
<u>Action Taken</u>	Approved
<u>Date of Action</u>	October 14, 2021

Summary of Staff Action

Staff reviewed this HDDR application for compliance with Land Management Code (LMC) Chapter 15-13, *Design Guidelines for Historic Districts and Historic Sites*. Staff reviewed the non-Historic Site in accordance with Land Management Code (LMC) Section 15-13-8, *Design Guidelines for New Residential Infill Construction in Historic Districts*, and LMC Chapter 15-2.2, *Historic Residential – 1 (HR-1) District*. On October 14, 2021, the Planning Director approved plans for the project located at 331 Daly Avenue subject to the following Findings of Fact, Conclusions of Law, and Conditions of Approval:

Findings of Fact

1. The Site is located at 331 Daly Avenue.
2. The Site is located within the Historic Residential – 1 (HR-1) Zoning District.
3. The Applicant proposes to construct a new Single-Family Dwelling.
4. Staff reviewed 331 Daly Avenue's HDDR application for compliance with LMC Chapter 15-13, *Design Guidelines for Historic Districts and Historic Sites*.
5. The application was reviewed per LMC § 15-13-8 *Design Guidelines for New Residential Infill Construction in Historic Districts* and LMC Chapter 15-2.2, *Historic Residential – 1 (HR-1) District*.
6. Staff published notice on the City's website and posted notice to the property on September 29, 2021.
7. Staff mailed courtesy notice to property owners within 300 feet on September 29, 2021.

8. The Analysis Section of the Staff Report is incorporated herein.

Conclusions of Law:

1. The proposal complies with the Land Management Code requirements pursuant to Chapter 15-2.2, *Historic Residential – 1 (HR-1) District*.
2. The proposal meets the criteria for the *Design Guidelines for New Residential Infill Construction in Historic Districts* outlined in the LMC § 15-13-8.

Conditions of Approval:

1. Final building plans and construction details shall reflect substantial compliance with the plans approved October 14, 2021, by the Planning Department. Any changes, modifications, or deviations from the approved design that have not been approved in advance by the Planning and Building Departments may result in a stop work order.
2. If the Applicant does not obtain a complete building permit within one year of the date of this approval, this HDDR approval will expire unless the Applicant submits a written extension request to the Planning Department prior to the expiration date and the Planning Department approves an extension.
3. The applicant is responsible for notifying the Planning Department prior to making any changes to the approved plans.
4. Any changes, modifications, or deviations from the approved scope of work shall be submitted in writing for review and approval/denial in accordance with the applicable standards by the Planning Director or designee prior to construction.
5. Receipt and approval of a Construction Mitigation Plan (CMP) by the Building Department is a condition precedent to the issuance of any building permit. The CMP shall consider and mitigate the impacts to the existing neighboring structures, and existing infrastructure/ streets from the construction. All anticipated road closures shall be described and permitted in advance by the Building Department.
6. The City Engineer shall review and approve all grading, utility installations, public improvements, drainage plans, and flood plain issues for compliance with City and Federal standards, and this is a condition precedent to building permit issuance.
7. The designer, architect, and/or applicant shall be responsible for coordinating the approved architectural drawings and documents with the approved construction drawings and documents. The overall aesthetics of the approved HDDR architectural plans shall take precedence. Any discrepancies found among these documents that would cause a change in the approved construction drawings shall be reviewed and approved by Planning Staff prior to construction.
8. Residential fire sprinklers are required for all new or renovation construction on this lot, per requirements of the Chief Building Official.
9. The property is located outside the Park City Landscaping and Maintenance of Soil Cover Ordinance (Soils Ordinance) and therefore not regulated by the City for mine related impacts. If the property owner does encounter mine waste or mine waste impacted soils they must handle the material in accordance to State and Federal law.
10. Any areas disturbed during construction surrounding the proposed work shall be brought back to its original state.

11. New construction activity shall not physically damage nearby Historic Sites.
12. New materials should reflect the character of the Historic District.
13. No more than two feet (2') of the foundation shall be visible above Final Grade on the secondary and tertiary façades; no more than 8" of foundation shall be visible above Final Grade on the primary façade.
14. Downspouts shall be located away from architectural features and shall be visually minimized when viewed from the primary public right-of-way.
15. All proposed mechanical equipment and hot tubs shall meet all Setback requirements per LMC § 15-2.4-3 and shall be screened. All proposed mechanical equipment and utility systems and service equipment shall be noted and shown in plan on the construction documents. If the equipment is located on a secondary façade, it shall be placed behind the midpoint of the structure or in a location that is not visible from the primary public right-of-way Street. Ground-level equipment shall be screened using landscape elements such as low fences, low stone walls, or perennial plant materials.
16. No doors or windows may be vinyl or aluminum; all new doors and windows shall be wood or aluminum-clad wood.
17. Synthetic building materials shall not be used unless the materials are made of a minimum of 50% recycled and/or reclaimed material.
18. All exterior wood shall have an opaque rather than transparent finish. When possible, low-VOC (volatile organic compound) paints and finishes shall be used. Rustic, unfinished wood is inappropriate.
19. All exterior lighting, on porches, decks, garage doors, entryways, etc. shall be down directed and fully shielded to prevent glare onto adjacent property and public rights-of-way and shall comply with the City's outdoor lighting code in LMC Section 15-5-5(J). Final lighting details will be reviewed by the Planning Staff prior to installation.
20. Construction waste should be diverted from the landfill and recycled when possible.
21. To the extent possible, existing Significant Vegetation shall be maintained on Site and protected during construction. When approved by the Planning Department in writing to be removed, the Significant Vegetation shall be replaced with equivalent landscaping in type and size. Multiple trees equivalent in caliper to the size of the removed Significant Vegetation may be considered instead of replacement in kind and size.
22. Per LMC § 15-2.2-3(K) Site plans and Building designs must resolve snow release issues to the satisfaction of the Chief Building Official.
23. Project Conditions shall apply (attached).

If you have questions regarding your application or the action taken please contact the project Planner, Browne Sebright, at 435-615-5036 or browne.sebright@parkcity.org.

Sincerely,



Gretchen Milliken,
Planning Director

CC: Browne Sebright, Planner II

Attachments

Attachment 1: Standard Conditions of Approval

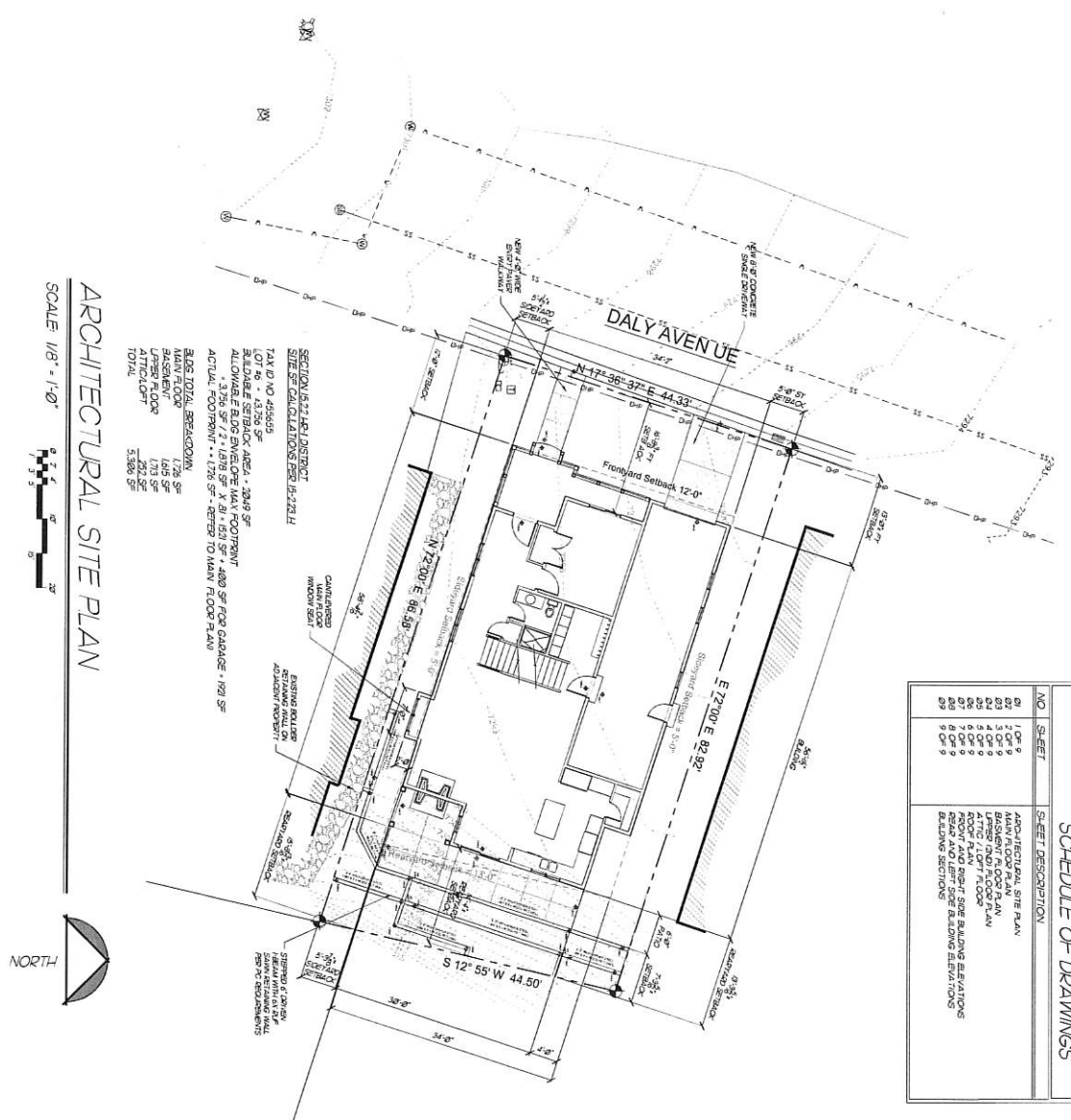
Attachment 2: Approved Plans

Exhibit A: Standard Conditions of Approval

PARK CITY MUNICIPAL CORPORATION STANDARD PROJECT CONDITIONS

1. The applicant is responsible for compliance with all conditions of approval.
2. The proposed project is approved as indicated on the final approved plans, except as modified by additional conditions imposed by the Planning Commission at the time of the hearing. The proposed project shall be in accordance with all adopted codes and ordinances; including, but not necessarily limited to: the Land Management Code (including Chapter 5, Architectural Review); International Building, Fire and related Codes (including ADA compliance); the Park City Design Standards, Construction Specifications, and Standard Drawings (including any required snow storage easements); and any other standards and regulations adopted by the City Engineer and all boards, commissions, agencies, and officials of the City of Park City.
3. A building permit shall be secured for any new construction or modifications to structures, including interior modifications, authorized by this permit.
4. All construction shall be completed according to the approved plans on which building permits are issued. Approved plans include all site improvements shown on the approved site plan. Site improvements shall include all roads, sidewalks, curbs, gutters, drains, drainage works, grading, walls, landscaping, lighting, planting, paving, paths, trails, public necessity signs (such as required stop signs), and similar improvements, as shown on the set of plans on which final approval and building permits are based.
5. All modifications to plans as specified by conditions of approval and all final design details, such as materials, colors, windows, doors, trim dimensions, and exterior lighting shall be submitted to and approved by the Planning Department, Planning Commission, or Historic Preservation Board prior to issuance of any building permits. Any modifications to approved plans after the issuance of a building permit must be specifically requested and approved by the Planning Department, Planning Commission and/or Historic Preservation Board in writing prior to execution.
6. Final grading, drainage, utility, erosion control and re-vegetation plans shall be reviewed and approved by the City Engineer prior to commencing construction. Limits of disturbance boundaries and fencing shall be reviewed and approved by the Planning, Building, and Engineering Departments. Limits of disturbance fencing shall be installed, inspected, and approved prior to building permit issuance.
7. An existing conditions survey identifying existing grade shall be conducted by the applicant and submitted to the Planning and Building Departments prior to issuance of a footing and foundation permit. This survey shall be used to assist the Planning Department in determining existing grade for measurement of building heights, as defined by the Land Management Code.
8. A Construction Mitigation Plan (CMP), submitted to and approved by the Planning, Building, and Engineering Departments, is required prior to any construction. A CMP shall address the following, including but not necessarily limited to: construction staging, phasing, storage of materials, circulation, parking, lights, signs, dust, noise, hours of operation, re-vegetation of disturbed areas, service and delivery, trash pick-up, re-use of construction materials, and disposal of excavated materials. Construction staging areas shall be clearly defined and placed so as to minimize site disturbance. The CMP shall include a landscape plan for re-vegetation of all areas disturbed during construction, including but not limited to: identification of existing vegetation and replacement of significant vegetation or trees removed during construction.
9. Any removal of existing building materials or features on historic buildings shall be

- approved and coordinated by the Planning Department according to the LMC, prior to removal.
10. The applicant and/or contractor shall field verify all existing conditions on historic buildings and match replacement elements and materials according to the approved plans. Any discrepancies found between approved plans, replacement features and existing elements must be reported to the Planning Department for further direction, prior to construction.
 11. Final landscape plans, when required, shall be reviewed and approved by the Planning Department prior to issuance of building permits. Landscaping shall be completely installed prior to occupancy, or an acceptable guarantee, in accordance with the Land Management Code, shall be posted in lieu thereof. A landscaping agreement or covenant may be required to ensure landscaping is maintained as per the approved plans.
 12. All proposed public improvements, such as streets, curb and gutter, sidewalks, utilities, lighting, trails, etc. are subject to review and approval by the City Engineer in accordance with current Park City Design Standards, Construction Specifications and Standard Drawings. All improvements shall be installed or sufficient guarantees, as determined by the City Engineer, posted prior to occupancy.
 13. The Snyderville Basin Water Reclamation District shall review and approve the sewer plans, prior to issuance of any building plans. A Line Extension Agreement with the Snyderville Basin Water Reclamation District shall be signed and executed prior to building permit issuance. Evidence of compliance with the District's fee requirements shall be presented at the time of building permit issuance.
 14. The planning and infrastructure review and approval are transferable with the title to the underlying property so that an approved project may be conveyed or assigned by the applicant to others without losing the approval. The permit cannot be transferred off the site on which the approval was granted.
 15. When applicable, access on state highways shall be reviewed and approved by the State Highway Permits Officer. This does not imply that project access locations can be changed without Planning Commission approval.
 16. Vesting of all permits and approvals terminates upon the expiration of the approval as defined in the Land Management Code, or upon termination of the permit.
 17. No signs, permanent or temporary, may be constructed on a site or building without a sign permit, approved by the Planning and Building Departments. All multi-tenant buildings require an approved Master Sign Plan prior to submitting individual sign permits.
 18. All exterior lights must be in conformance with the applicable Lighting section of the Land Management Code. Prior to purchase and installation, it is recommended that exterior lights be reviewed by the Planning Department.
 19. All projects located within the Soils Ordinance Boundary require a Soil Mitigation Plan to be submitted and approved by the Building and Planning departments prior to the issuance of a Building permit.



ARCHITECTURAL SITE PLAN

SCALE: 1/8" = 1'-0"

SECTION 15.2.2.4.1 DISTRICT
 SITE # 240.04.14.10.00 PER 15.2.2.4.1.1
 TAX ID NO 455555
 LOT 50 E 3355 S
 SLURRY SITE
 ALLOWED FLOOR AREA: 3048 SF
 ALLOWED FLOOR ENVELOPE MAX FOOTPRINT
 3375 SF / 21.1875 SF X 21.1875 SF + 400 SF FOR GARAGE + 100 SF
 ACTUAL FOOTPRINT: 1776 SF - BETTER TO MAIN FLOOR PLAN

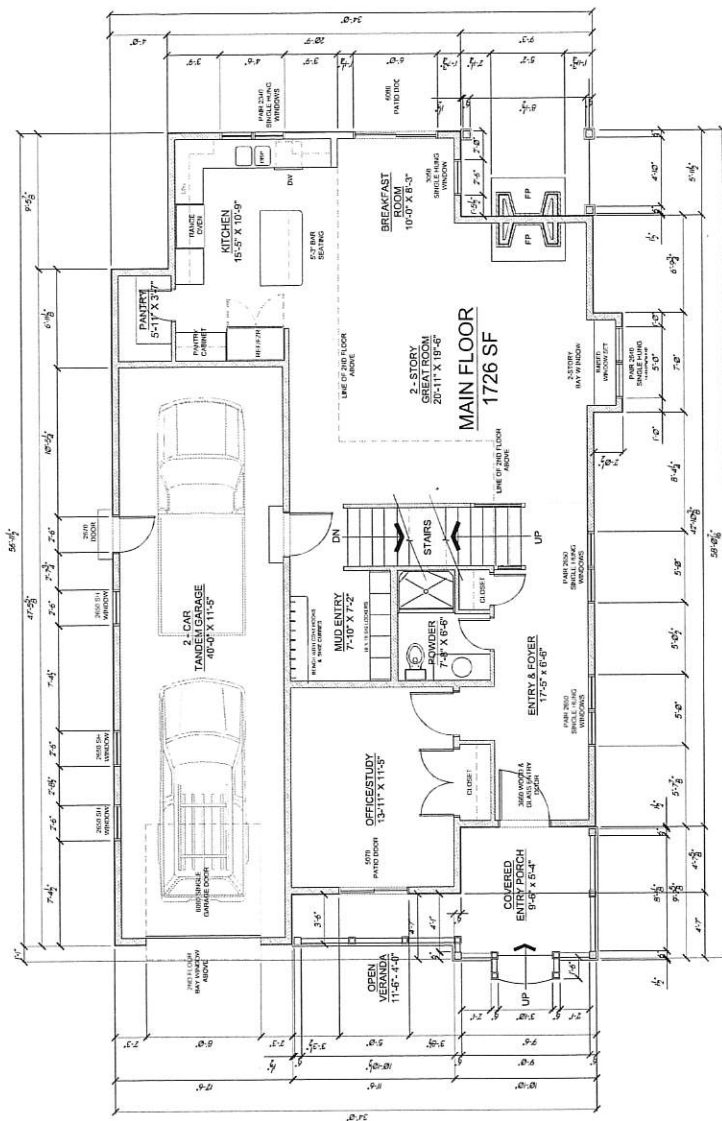
BLDG TOTAL BREAKDOWN
 MAIN FLOOR 1776 SF
 BASEMENT FLOOR 1416 SF
 ATTIC/LOFT 202 SF
 TOTAL 5386 SF

SCHEDULE OF DRAWINGS	
NO.	SHEET DESCRIPTION
01	1 OF 9 ARCHITECTURAL SITE PLAN
02	2 OF 9 MAIN FLOOR PLAN
03	3 OF 9 BASEMENT FLOOR PLAN
04	4 OF 9 ATTIC/LOFT FLOOR PLAN
05	5 OF 9 FRONT AND REAR SIDE BUILDING ELEVATIONS
06	6 OF 9 REAR AND LEFT SIDE BUILDING ELEVATIONS
07	7 OF 9 REAR AND LEFT SIDE BUILDING ELEVATIONS
08	8 OF 9 REAR AND LEFT SIDE BUILDING ELEVATIONS
09	9 OF 9 REAR AND LEFT SIDE BUILDING ELEVATIONS

Date	Revisions	Project	James B. Glascock, Architect P.C. Architecture ■ Planning 18901 EAST LARK DRIVE QUEEN CREEK, AZ 85142 801 - 860 - 8905 GLASCOCK@MTCO.NET
10-12-21	1 OF 9	21-004 NEW RESIDENCE LOT 50 DALY WEST SUBDIVISION - 331 DALY AVENUE - PARK CITY, UTAH FOR J. HARDY CONSTRUCTION SUITE # 302, 64 WEST 4500 SOUTH, MURRAY, UTAH 84107	



MAIN FLOOR PLAN
SCALE: 1/4" = 1'-0"



209

10-12-21

Revisions

21-004

Project

NEW RESIDENCE

LOT 45 DAILY WEST SUBDIVISION - 531 DAILY AVENUE - PARK CITY, UTAH

SUITE # 3020 84 WEST 4500 SOUTH ALBERTA, UTAH 84017

James B. Glascock, Architect P.C.

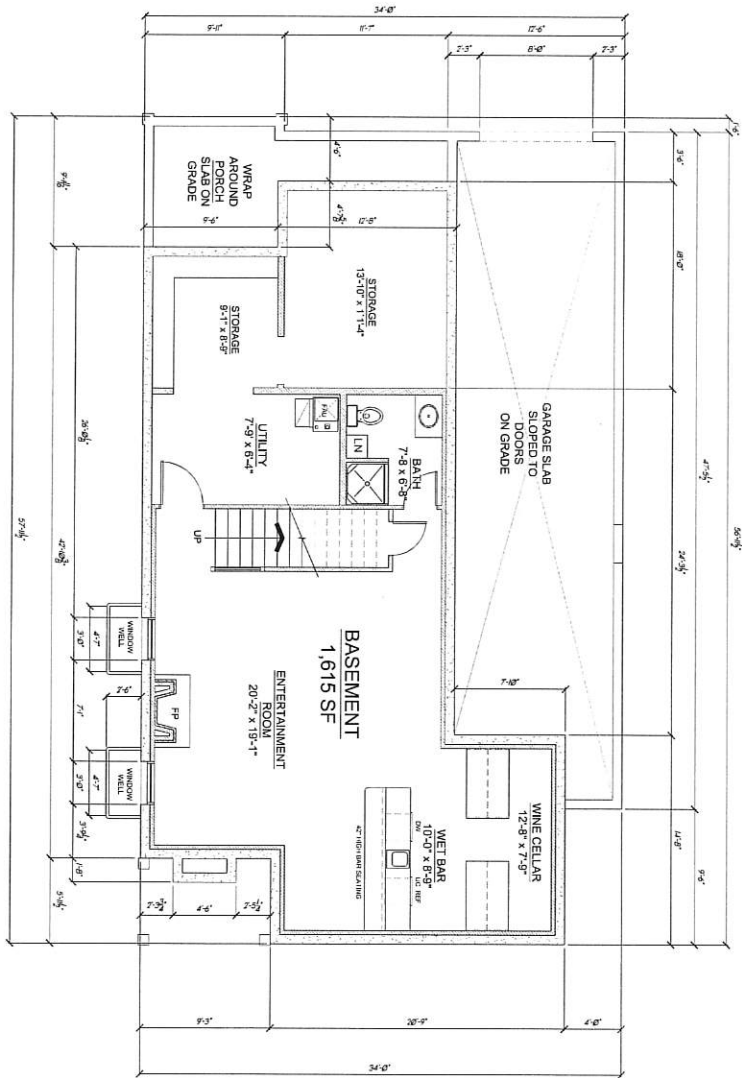
Architecture • Planning

18901 EAST LARK DRIVE

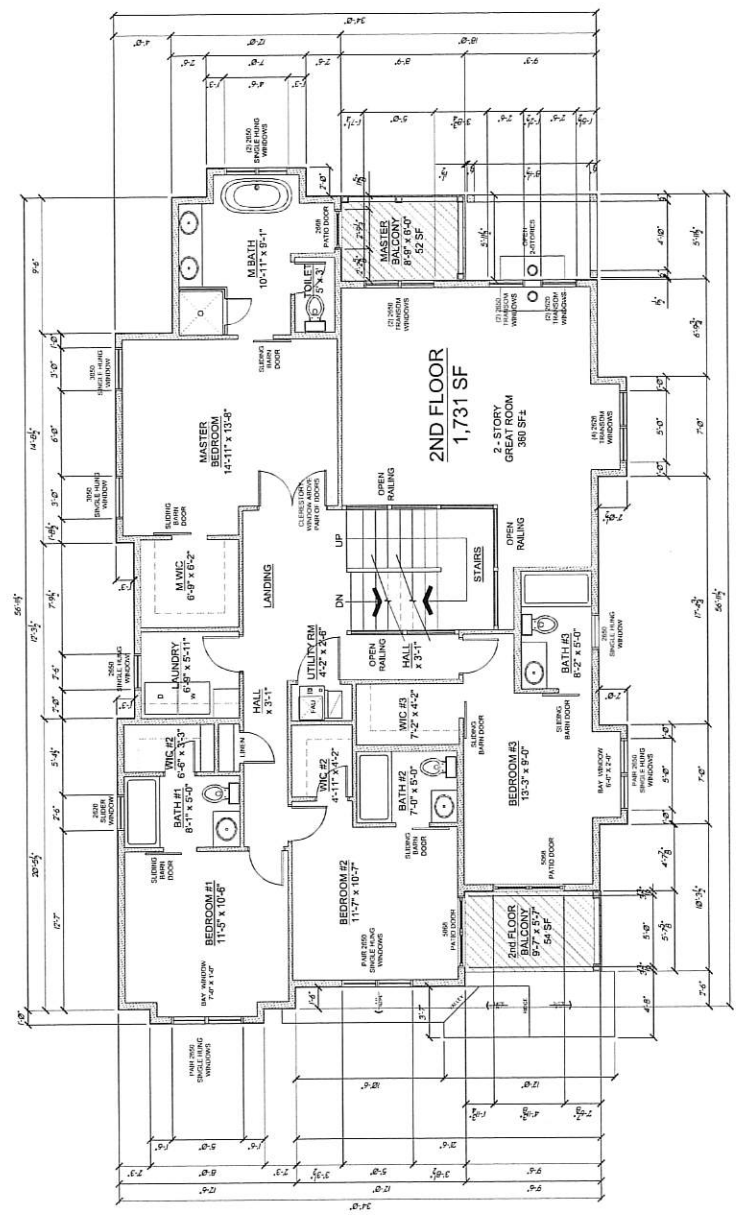
QUEEN CREEK, AZ 85142

801-860-8905 GLASCOCK@MTCOM.NET

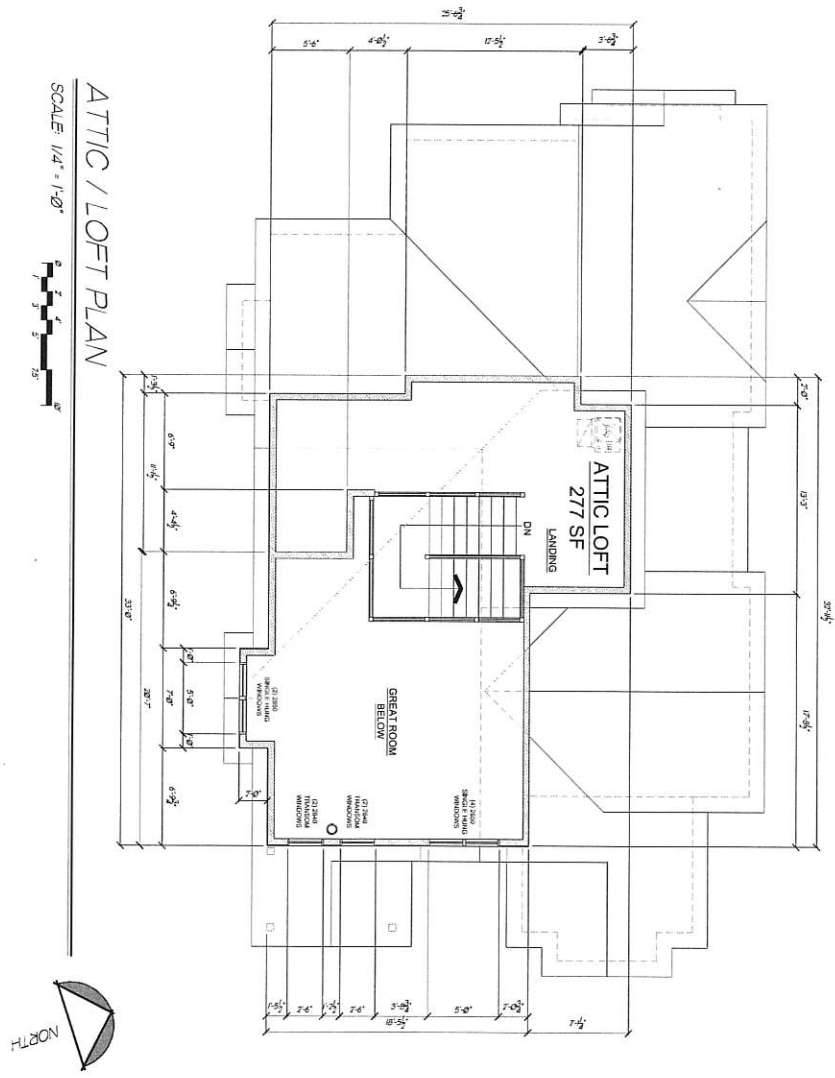
SCALE: 1/4" = 1'-0"



Date	Revisions	Project	
10-12-21	1 2 3 4 5 6 7 8 9 10 11 12	21-004 ALL RIGHTS RESERVED. JAMES B. GLASCOCK, ARCHITECT - COPYRIGHT This drawing is based on all of the information collected in the field and is not a final drawing. It is not to be used for construction without the approval of the architect. It is not to be used for any other purpose without the written consent of the architect. It is not to be used for any other purpose without the written consent of the architect. It is not to be used for any other purpose without the written consent of the architect.	James B. Glascock, Architect P.C. Architecture ■ Planning 18901 EAST LARK DRIVE QUEEN CREEK, AZ 85142 801-860-8905 GLASCOCK@MTCO.NET
3 OF 9	1 2 3 4 5 6 7 8 9 10 11 12	NEW RESIDENCE LOT 46 DAILY WEST SUBDIVISION - 531 DAILY AVENUE - PARK CITY, UTAH FOO: 531 DAILY LUG SUITE # 302B, 64 WEST 4800 SOUTH MURRAY, UTAH 84007	



2ND FLOOR PLAN
 SCALE: 1/4" = 1'-0"



ATTIC / LOFT PLAN
SCALE 1/4" = 1'-0"



Date	Revisions	Project	ALL RIGHTS RESERVED, JAMES B. GLASCOCK, ARCHITECT - COPYRIGHT THIS DRAWING IS THE PROPERTY OF JAMES B. GLASCOCK, ARCHITECT. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. NO PART OF THIS DRAWING IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF JAMES B. GLASCOCK, ARCHITECT.	James B. Glascock, Architect P.C. Architecture ■ Planning 18901 EAST LARK DRIVE QUEEN CREEK, AZ 85142 801 - 860 - 8905 GLASCOCK@MTCON.NET
10-12-21	1 2 3 4 5 6 7 8 9 10	21-004 NEW RESIDENCE LOT #6 DALY WEST SUBDIVISION - 331 DALY AVENUE - PARK CITY, UTAH FOR 331 DALY LLC SUITE # 300, 84 WEST 4500 SOUTH, MURRAY, UTAH 84107		

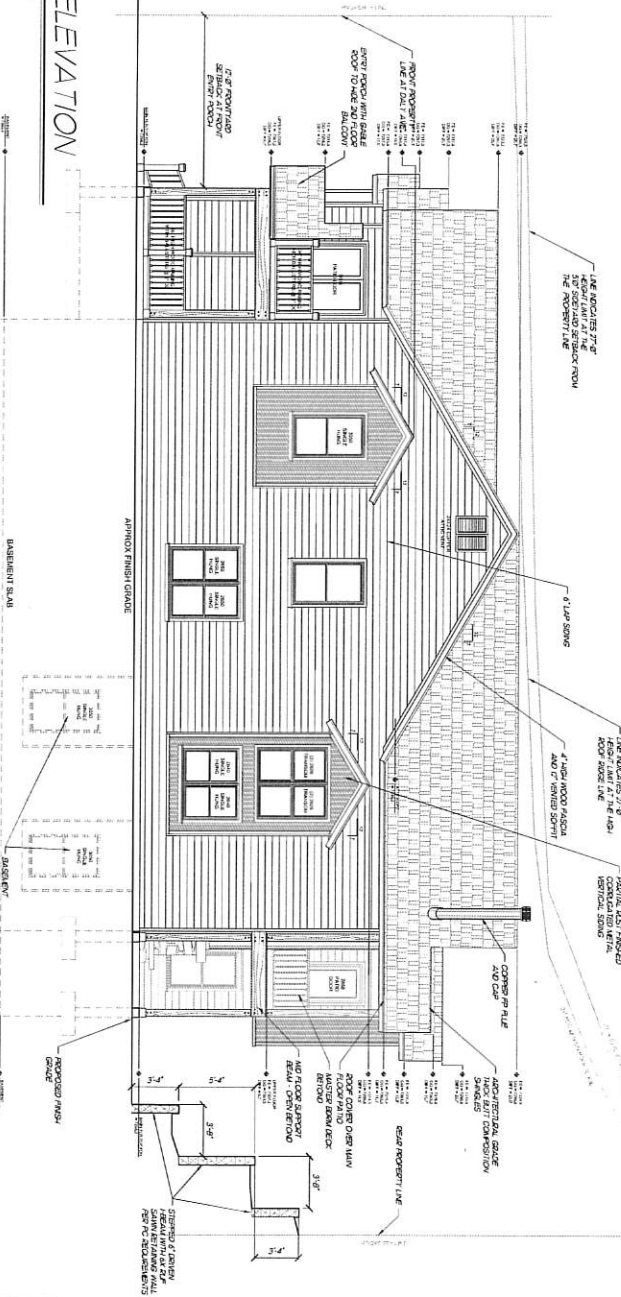
5 OF 9



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

SOUTH - RIGHT SIDE ELEVATION

SCALE 1/4" = 1'-0"



WEST (DALY AVE) - FRONT ELEVATION

SCALE 1/4" = 1'-0"



Date	Revisions
10-12-21	
7 OF 9	

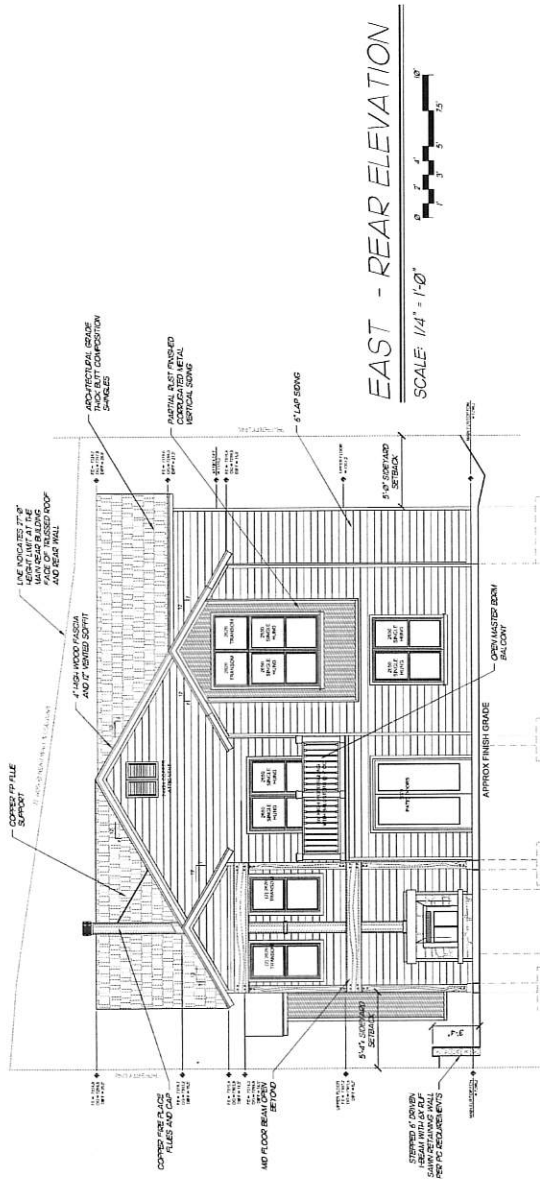
Project
21-004
NEW RESIDENCE
LOT 46 DALY WEST SUBDIVISION - 331 DALY AVENUE - PARK CITY, UTAH
FOR: 331 DALY LLC
SUITE # 300, 64 WEST 4500 SOUTH, MURRAY, UTAH 84107

James B. Glascock, Architect P.C.
 Architecture ■ Planning
 18901 EAST LARK DRIVE
 QUEEN CREEK, AZ 85142
 801 - 860 - 8905 GLASCOCK@MTCON.NET

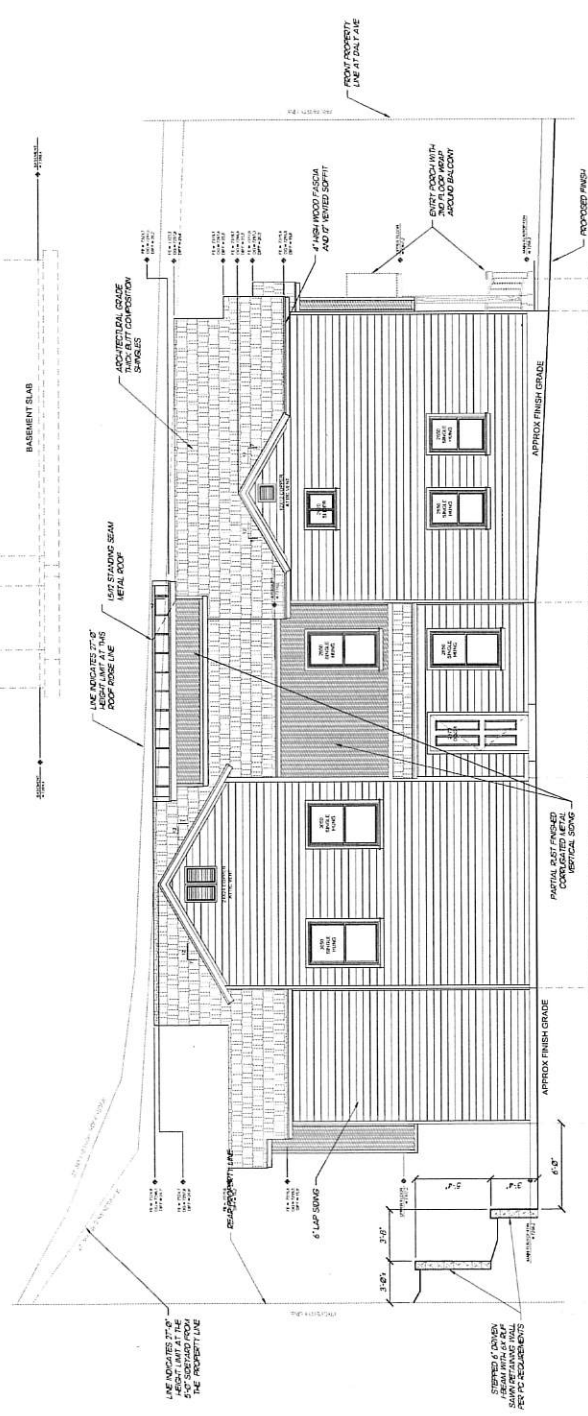
James B. Glascock, Architect P.C.
 Architecture • Planning
 18901 EAST LARK DRIVE
 QUEEN CREEK, AZ 85142
 801-860-8905 GLASCOCK@MTCOM.NET

NEW RESIDENCE
 21-004
 LOT # 331 DAILY WEST SUBDIVISION - 331 DAILY AVENUE - PARK CITY, UTAH
 SUITE # 300, 84 WEST 4800 SOUTH ALBERTA, UTAH 84107
 FOR 331 DAILY LLC
 DATE: 10-12-21

Revisions	Date
809	10-12-21



EAST - REAR ELEVATION



NORTH - LEFT SIDE ELEVATION

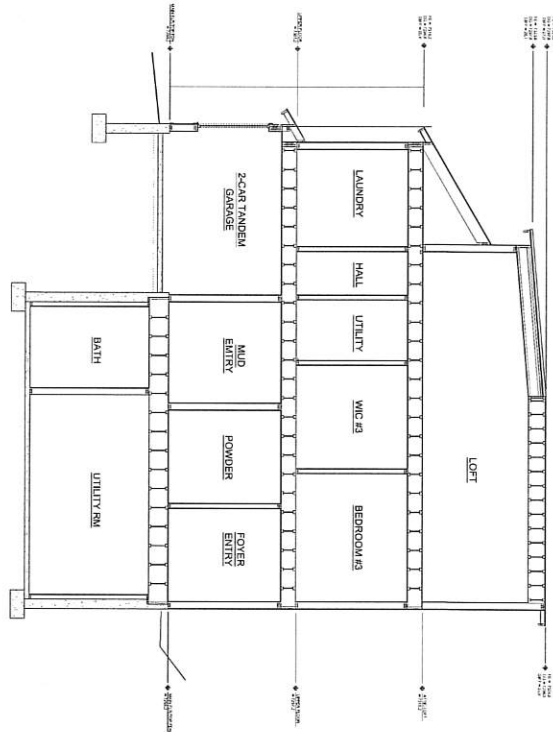
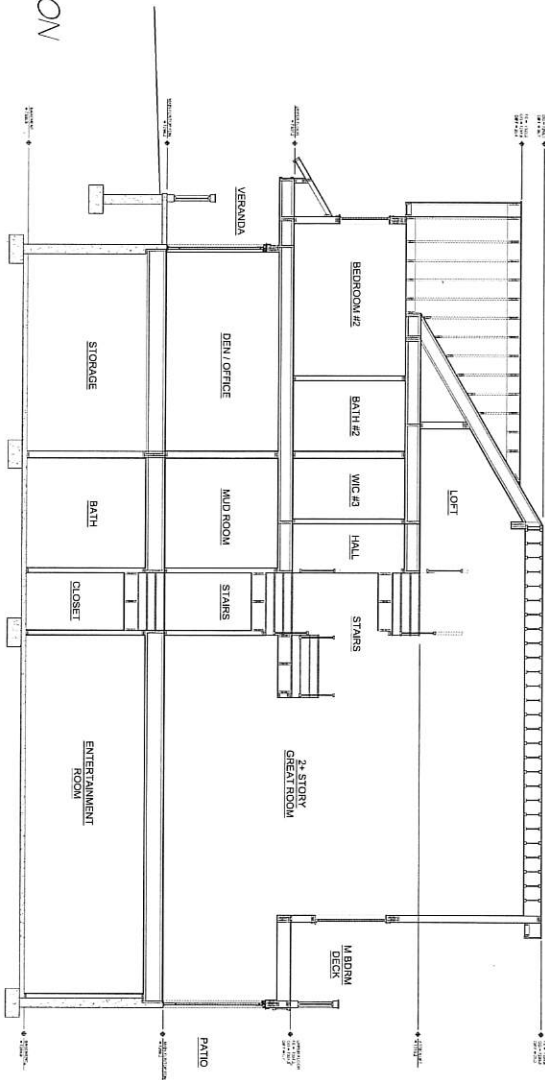


BASEMENT SLAB

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

EAST - WEST BLDG SECTION @ HIGH ROOF RIDGE

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



NORTH - SOUTH BLDG SECTION @ HIGH ROOF RIDGE

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



Date	Revisions	Project	James B. Glascock, Architect P.C. Architecture • Planning
10-12-21	1 2 3 4 5 6 7 8 9 10	21-004 ALL RIGHTS RESERVED, JAMES B. GLASCOCK, ARCHITECT - COPYRIGHT This drawing is to be used only for the project and site identified on this drawing. It is not to be used for any other project or site without the written consent of James B. Glascock, Architect P.C. Any use of this drawing for any other project or site without the written consent of James B. Glascock, Architect P.C. is strictly prohibited.	18901 EAST LARK DRIVE QUEEN CREEK, AZ 85142 801 - 860 - 8905 GLASCOCK@MTCON.NET
9 OF 9		NEW RESIDENCE LOT #6 DAILY WEST SUBDIVISION - 531 DAILY AVENUE - PARK CITY, UTAH PCD: 331 DAILY LLC SUITE # 300, 64 WEST 4500 SOUTH MURRAY, UTAH 84107	

Planning Department Staff Report



Subject: 703 Park Avenue
Application: PL-23-05873
Author: Lillian Zollinger, Planner II
Date: November 30, 2023
Type of Item: Modification to Administrative Conditional Use Permit

Recommendation

(I) Open a Public Hearing; and (II) continue the public hearing and consideration of the 703 Park Ave Modification of Outdoor Dining to December 14, 2023.

Description

Applicant: High West Properties, LLC represented by Michelle Billington
Location: 703 Park Avenue | High West Saloon
Zoning District: Historic Recreation Commercial
Adjacent Land Uses: Residential, Commercial
Reason for Review: The Interim Planning Director reviews Modifications to Administrative Conditional Use Permits¹

Background

The Applicant requests additional time to provide information for the increase in Outdoor Dining.

¹ LMC [§ 15-1-8\(E\)](#)

Planning Department Staff Report



Subject: 151 Main Street, Grappa
Application: PL-23-05937
Author: Jack Niedermeyer
Date: November 30, 2023
Type of Item: Administrative Conditional Use Permit

Recommendation

(I) Review the proposed Administrative Conditional Use Permit to install a Temporary Globe and Platform in the Historic Commercial Zoning District; (II) conduct a public hearing, and (III) consider approving the Administrative Conditional Use Permit based on the Findings of Fact, Conclusions of Law, and Conditions of Approval outlined in the Draft Final Action Letter (Exhibit A).

Description

Applicant: Grappa
Location: 151 Main Street
Zoning District: Historic Commercial Business
Historic Residential-2: Subzone A

Adjacent Land Uses: Residential, Commercial
Reason for Review: The Planning Department reviews and takes Final Action on Administrative Conditional Use Permits.¹

HCB Historic Commercial Business
HR-2 Historic Residential-2: Subzone A
LMC Land Management Code
GC General Commercial

Terms that are capitalized as proper nouns throughout this staff report are defined in LMC § [15-15-1](#).

Summary

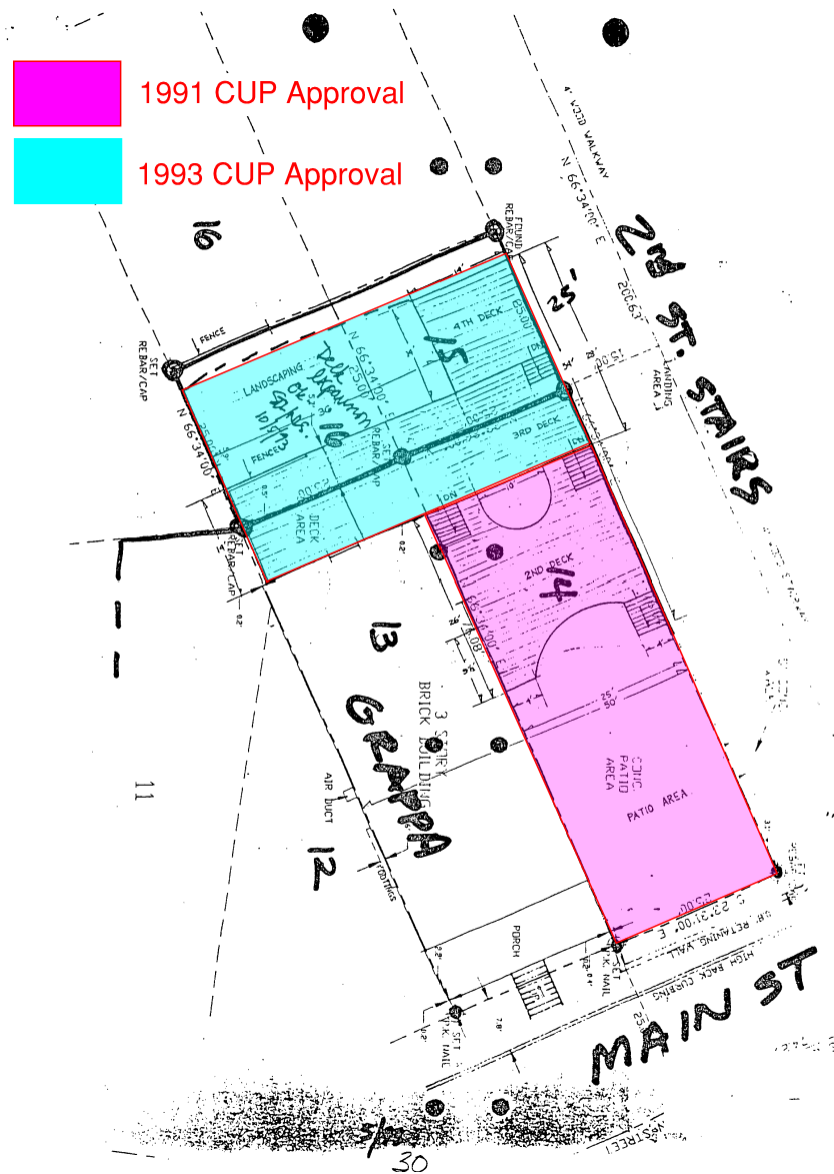
151 Main Street is part of the 151 Main Street Subdivision (Exhibit C) within the Historic Commercial Business (HCB) and Historic Residential-2: Subzone A (HR-2) Zoning Districts. 151 Main Street is a Landmark Historic Site listed on the Park City Historic Sites Inventory.²

¹ LMC [§ 15-1-10](#)

² LMC [§ 15-11-10](#)

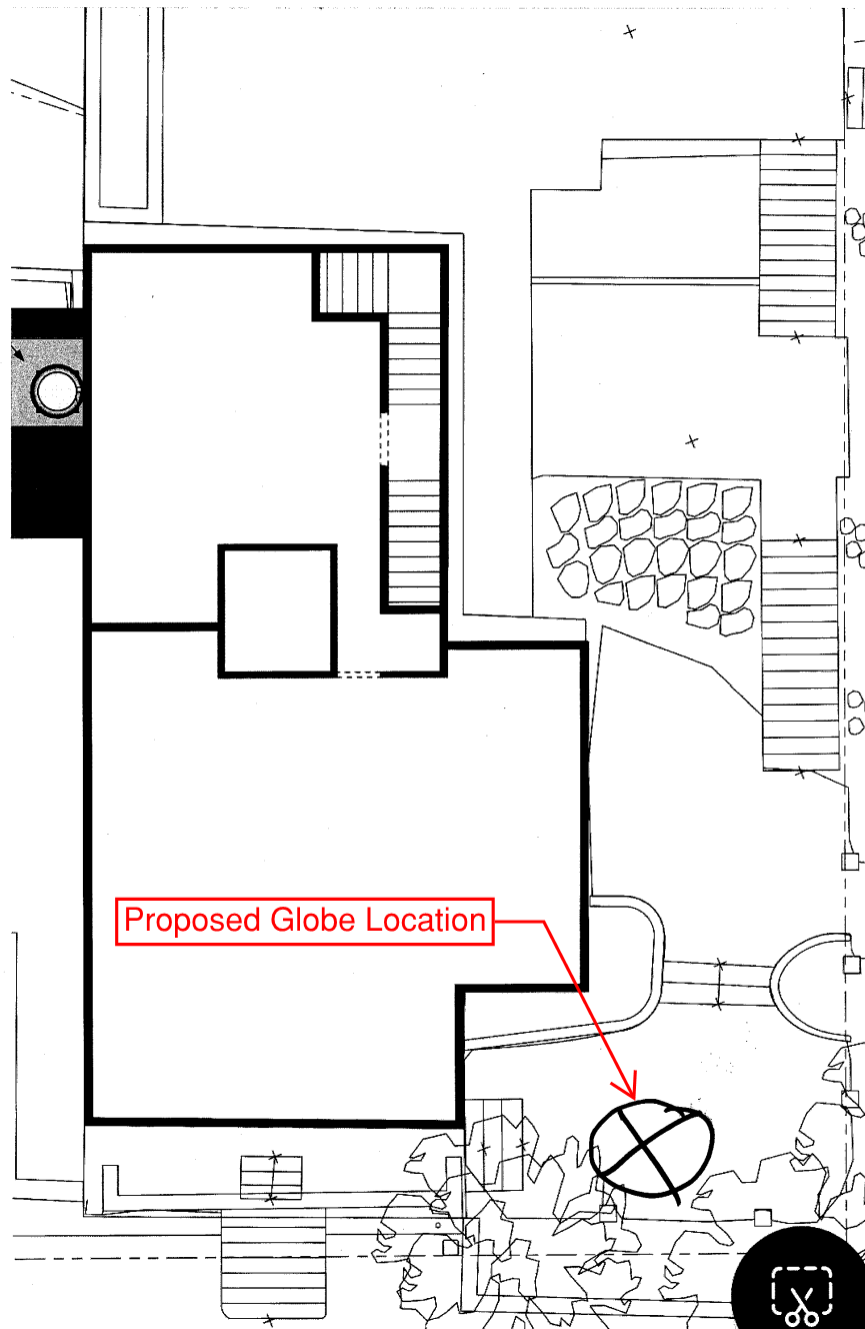
151 Main Street is a restaurant. In 1991, the Planning Commission approved a CUP for outdoor dining on the second deck and patio area located to the north of the Historic Structure. In 1993, the Planning Commission approved an Amendment to the 1991 CUP, which allowed for the expansion of outdoor dining from the patio to the third and fourth decks at the rear of the building. Both approvals are attached as Exhibit D.

Exhibit from 1993 CUP Extension



The Applicant proposes to install a Temporary Globe and Platform on the concrete patio of 151 Main Street. This portion of the property is located entirely within the HCB Zoning District and was approved for outdoor dining in 1991. The globe is proposed to be installed on December 15, 2023, and uninstalled by April 30, 2024.

Proposed Globe Location



Analysis

(I) The proposal complies with the Historic Commercial Business Zoning District Requirements outlined in LMC Chapter 15-2.6

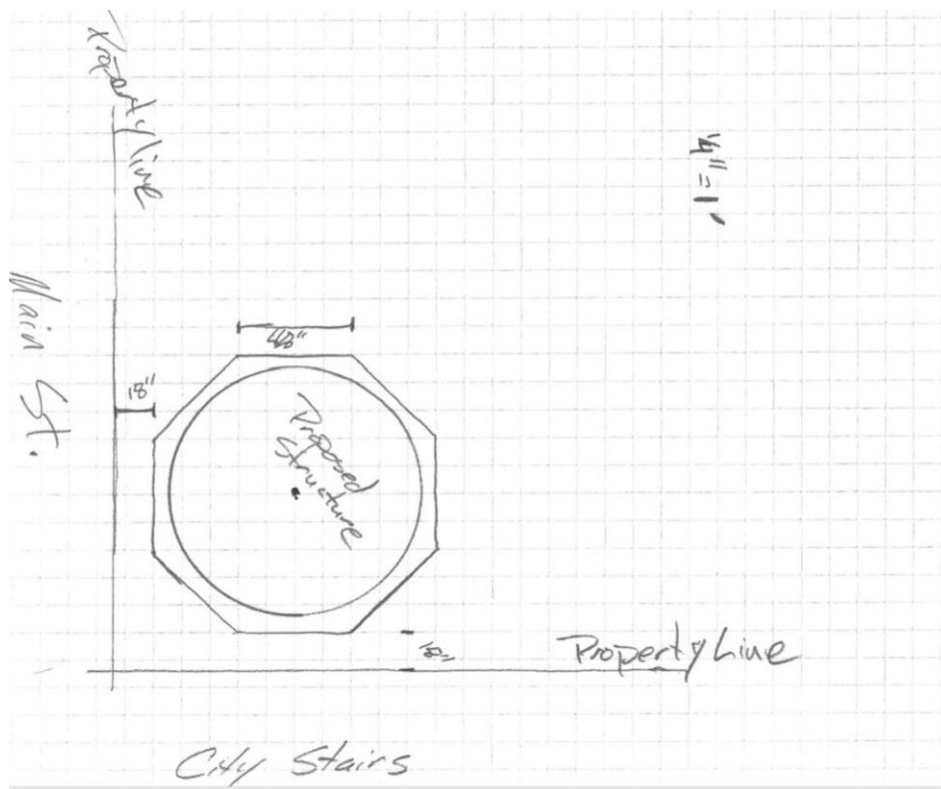
151 Main Street is within the HCB and the HR-2: Subzone A Zoning Districts. The Temporary Globe will not be located on the HR-2: Subzone A portion of the property

(See *Condition of Approval 4*), but rather is proposed to be installed in the HCB portion of the property that was approved for outdoor dining as part of the 1991 CUP (Exhibit D). The Temporary Globe is proposed to be installed on December 15, 2023, and uninstalled by April 30, 2024.

LMC [§ 15-15-1](#) defines a Temporary Improvement as “[a] Structure built, or installed, and maintained during construction of a Development, or during a Special Event or activity and then removed prior to release of the performance Guarantee . . .” The proposed Temporary Globe and Platform are a Temporary Improvement. Per LMC [§ 15-2.6-2](#) a Temporary Improvement requires an Administrative Conditional Use Permit.

The Temporary Globe has eight sides with each a length of 49 inches, and a maximum height of eight feet, 11 inches. The Temporary Globe has an area of 80.4 square feet and will be installed on top of a square platform that is 11 feet long and 11 feet wide, for a total area of 121 square feet.

Site Plan with Dimensions



Per LMC [§ 15-2.6-3](#) *Lot and Site Requirements*, there are no minimum required Front, Rear, or Side Setback dimensions in the HCB Zoning District.³ The Temporary Globe shall be located within the property boundaries of 151 Main Street (see *Condition of Approval 4*).

³ LMC § 15-2.6-3

The Temporary Globe has a height of 8 feet 11 inches and is compliant with the maximum building height requirement for the HCB Zoning District of 45 feet.⁴

(II) The proposal complies with the Temporary Structures criteria outlined in LMC § 15-4-16.

Temporary Structure Requirements	Analysis of Proposal
The proposed Use should not diminish existing parking. Any net loss of parking shall be mitigated in the Applicant's plan.	Complies/Conditions of Approval Recommended 151 Main Street received CUP approval for outdoor dining in 1991. In 1993, 151 Main Street received CUP approval for an expansion of outdoor dining (Exhibit D). Parking requirements were evaluated at the time of approval in 1991 and 1993. The Temporary Globe and Platform are proposed to be installed on the concrete patio. This area was specifically approved for outdoor dining as part of the 1991 CUP approval. The proposal does not increase the area of outdoor dining previously approved in the 1991 and 1993 CUPs and therefore does not trigger the need for additional parking.
The proposed Use shall not impede pedestrian circulation, emergency Access, or any other public safety measure.	Complies: The Pedestrian Circulation System will not be impacted by the proposed Temporary Globe. On November 21, 2023, the Park City Fire District reviewed the proposed Temporary Globe and Platform and raised no concerns.
The Use shall not violate the Noise Ordinance, Municipal Code Chapter 6-3.	Conditions of Approval Recommended: <i>Condition of Approval 5:</i> "Use of the Temporary Globe shall

⁴ LMC [§ 15-2.6-5](#).

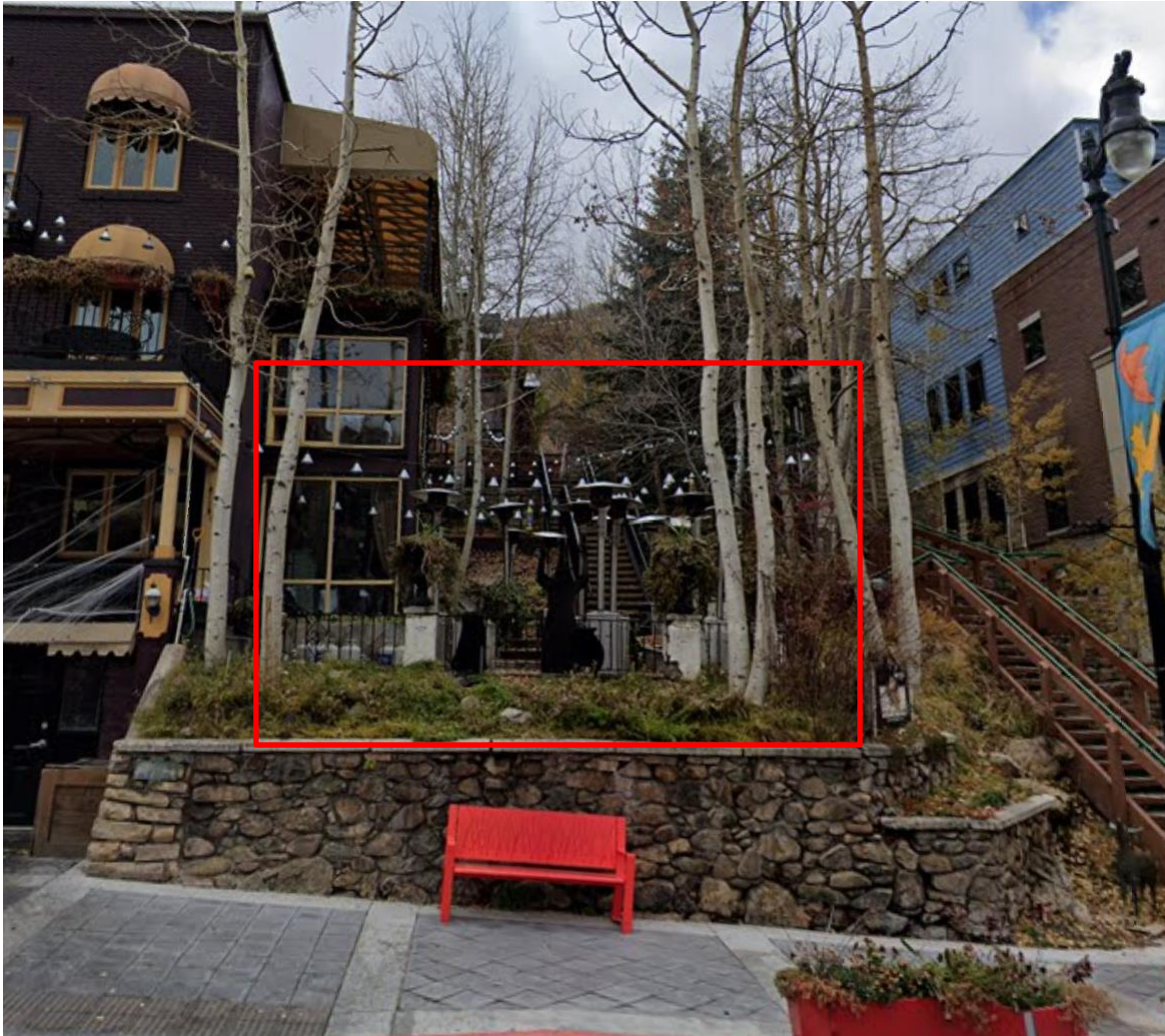
	comply with the Park City Municipal Code Chapter 6-3 and the Conditions of Approval associated with the 1993 Administrative Conditional Use Permit.”
The Use shall comply with the LMC, the signage shall comply with the Sign Code, Title 12, and the lighting shall comply with Illumination Section 12-4-9.	Complies: The proposal does not include the installation of signs or lights. <i>See Condition of Approval 6</i>
The Use shall not violate the Summit County Health Code, the Fire Code, or State Regulations on mass gathering.	Complies: The Development Review Committee (DRC) reviewed the proposal on November 21, 2023, and raised no concerns.
The Use shall not violate the International Building Code.	Conditions of Approval Recommended: The proposed construction requires a building and fire permit. <i>See Condition of Approval 7:</i> .

(III) The proposal complies with the Conditional Use Permit criteria outlined in LMC § 15-1-10(E).

CUP Review Criteria	Analysis of Proposal
Size and Location of the Site	No Mitigation Required 151 Main Street faces Main Street. The Temporary Globe will be approximately 18 inches from the property line abutting Main Street and 18 inches from the property line shared with the Unbuilt Second Street Public Right-of-Way. 151 Main Street is 0.16 acres, the proposal does not increase the size of the Lot.
Traffic	No Mitigation Required The Temporary Globe will be used by customers of Grappa, which is already approved for outdoor dining.
Utility Capacity	No Mitigation Required INSERT DRC
Emergency Vehicle Access	No Mitigation Required

	On November 21, 2023, the Park City Fire District reviewed the proposed Temporary Globe and Platform and raised no concerns.
Parking	No Mitigation Required 151 Main Street received CUP approval for outdoor dining in 1991. In 1993, 151 Main Street received CUP approval for an expansion of outdoor dining (Exhibit D). Parking requirements were evaluated at the time of approval in 1991 and 1993. The Temporary Globe and Platform are proposed to be installed on the concrete patio. This area was specifically approved for outdoor dining as part of the 1991 CUP approval. The proposal does not increase the area of outdoor dining previously approved in the 1991 and 1993 CUPs and therefore does not trigger the need for additional parking.
Internal Vehicular Pedestrian System	No Mitigation Required The Internal Vehicular Pedestrian System will not be impacted by the proposed Temporary Globe. On November 21, 2023, the Park City Fire District reviewed the proposed Temporary Globe and Platform and raised no concerns.
Fencing, Screening and Landscaping	No Mitigation Required The Temporary Globe and Platform will be constructed on an existing deck. No fencing, screening, or landscaping is proposed.

Proposed Globe Location



Building Mass, Bulk, and Orientation	No Mitigation Required
Usable Open Space	No Mitigation Required
Signs and Lighting	Condition of Approval Recommended <i>See Condition of Approval 6</i>
Physical Design and Compatibility with Surrounding Structures	
151 Main Street is a Historic Landmark Site in the HCB and HR -2: Subzone A Zoning Districts.	
Pursuant to LMC §15-11-12(A)(3) , the proposal is not required to complete the full Historic District Design Review process. However, adherence to the following standards is required:	
Compliance with LMC §15-13-3 <i>Design Guidelines for Historic Commercial Sites</i> is	

required:

- New construction, such as additions, exterior alterations, repairs, upgrades, etc. shall not destroy historic materials, features, and spatial relationships that characterize the historic site or historic building. New construction shall differentiate from the historic structure and, at the same time, be compatible with the historic structure in materials, features, size, scale and proportion, and massing to protect the integrity of the historic structure, the historic site, and the Historic District.
 - See *Condition of Approval 9*.
- New buildings shall not be significantly taller or shorter than adjacent historic buildings.
 - The proposed globe will be 8'-11" tall.
- The application of synthetic or substitute materials, such as vinyl or aluminum siding, over original wood siding may cause, conceal, or accelerate physical deterioration and is not appropriate.
 - The proposed materials are stained wood and glass. No vinyl or synthetic building materials are proposed or approved.

Compliance with LMC Section [§15-13-9](#) Design Guidelines for Historic Commercial Infill Construction is required:

- Secondary structures such as barns and sheds typically had siding of unpainted wood (horizontal lap or vertical board and batten) or corrugated metal panels.
 - The proposed materials are stained wood and glass. No vinyl or synthetic building materials are proposed or approved.
- If synthetic materials are proposed, the synthetic material shall have a similar appearance and profile to historic siding and trim materials. Synthetic materials shall be applied as traditional materials were historically; introducing artificial patterns is not appropriate.

The Design Review Team reviewed this Application on November 22, 2023, and raised no concerns.

Noise, Vibration, Odors Stream, or Other Mechanical Factors	Condition of Approval Recommended <i>See Condition of Approval 5</i>
Control of Delivery and Service Vehicles, Loading and Unloading Zones, and Screening of Trash and Recycling Pickup Areas	No Mitigation Required
Expected Ownership and Management	No Mitigation Required The Ownership is private.
Within and adjoining the Site, Environmentally Sensitive Lands, Physical Mine Hazards, Historic Mine	No Mitigation Required The Temporary Globe and Platform are

Waste and Park City Soils Ordinance, Steep Slopes, and appropriateness of the proposed Structure to the existing topography of the Site; and	proposed to be installed on an existing deck. As a result, Environmentally Sensitive Lands, Soils, Steep Slopes, and topography will not be further disturbed.
Reviewed for Consistency with the Goals and Objectives of the Park City General Plan	Complies: The proposal complies with Neighborhood 6, Strategy 8, <i>Old Town: Main Street as the Heart of Park City</i> . The proposed Temporary Globe will not diminish the Historic Character of the Historic Significant Site and allows for continued use of an approved Outdoor Dining area in the winter months.

The Applicant also proposes to continue the approval of the Temporary Globe and Platform for future years, with future installation on October 15, 2024, and take-down on April 30, 2025. Pursuant to INSERT CITATION IN BUILDING CODE, the Temporary Globe may not be installed for more than 180 days. As a result, the approval is conditioned on installation on November 1 through April 30 of each year.

(IV) The Development Review Committee reviewed the proposal on November 21, 2023, and raised no issues.⁵

Notice

Staff published notice on the City's website and the Utah Public Notice website and posted notice to the property on November 15, 2023. Staff mailed courtesy notice to property owners within 300 feet on November 15, 2023. The *Park Record* published notice on November 15, 2023.⁶

Public Input

Public input is attached as **Exhibit X** or
Staff did not receive any public input at the time this report was published.

Alternatives

- The Planning Director may approve the Administrative Conditional Use Permit
- The Planning Director may deny the Administrative Conditional Use Permit and direct staff to make Findings for the denial; or

⁵ The Development Review Committee meets the first and third Tuesday of each month to review and provide comments on Planning Applications, including review by the Building Department, Engineering Department, Sustainability Department, Transportation Planning Department, Code Enforcement, the City Attorney's Office, Local Utilities including Rocky Mountain Power and Dominion Energy, the Park City Fire District, Public Works, Public Utilities, and the Snyderville Basin Water Reclamation District (SBWRD).

⁶ LMC [§ 15-1-21](#).

- The Planning Director may request additional information and continue the discussion to a date certain.

Exhibits

Exhibit A: Draft Final Action Letter

Exhibit B: Applicant Statement and Proposed Plans

Exhibit C: 151 Main Street Subdivision

Exhibit D: 1991 CUP and 1993 CUP Extension

Exhibit E: Ordinance No. 06-43



Planning Department

November 30, 2023

Bruce Frazier
PO Box 3537
Park City, UT 84060
435-647-2908

CC: Grappa

NOTICE OF PLANNING DIRECTOR ACTION

Description

Address:	151 Main Street
Zoning District:	Historic Commercial Business (HCB), Historic Residential-2: Subzone A (HR-2: Subzone A).
Application:	Administrative Conditional Use Permit
Project Number:	PL-23-05937
Action:	APPROVED WITH CONDITIONS (See Below)
Date of Final Action:	November 30, 2023
Project Summary:	The Applicant proposes to construct a Temporary Improvement Globe and Platform on a Significant Historic Site in the Historic Commercial Business and Historic Residential-2: Subzone A Zoning Districts.

Action Taken

On November 30, 2023, the Planning Director Designee conducted a public hearing and approved the Temporary globe and platform according to the following findings of fact, conclusions of law, and conditions of approval.

Findings of Fact

1. The Site is located at 151 Main Street.
2. The Site is located in the Historic Commercial Business and Historic Residential-2: Subzone A Zoning Districts.



Planning Department

3. 151 Main Street is a Landmark Historic Site listed on the Park City Historic Sites Inventory.
4. 151 Main Street is a restaurant.
5. In 1991, the Planning Commission approved a Conditional Use Permit for outdoor dining on the second deck and patio area located to the north of the Historic Structure.
6. In 1993, the Planning Commission approved an Amendment to the 1991 Conditional Use Permit, which allowed for the expansion of outdoor dining from the patio to the third and fourth decks at the rear of the Historic Structure.
7. The Applicant proposes to construct a Temporary Improvement globe and wooden platform on the concrete patio of 151 Main Street.
8. The Temporary Improvement Globe is proposed to be located entirely within the Historic Commercial Business Zoning District.
9. The Temporary Improvement Globe is proposed to be located entirely within the portion of the property that was approved for outdoor dining as part of the 1991 Conditional Use Permit.
10. The temporary structure shall be constructed on December 15, 2023, and taken down by April 30, 2023.
11. Staff reviewed the 151 Main Street Administrative Conditional Use Permit Application for compliance with LMC Chapter 15-2.6, *Historic Commercial Business Zoning District Requirements*, LMC Section 15-4-16, *Temporary Structures*, LMC Section 15-1-10(E), *Conditional Use Permit Review Criteria*.
12. Staff posted notice to the City website, City Hall, and the property on November 15, 2023.
13. Staff mailed courtesy notices to the adjacent property owners on November 15, 2023.

Conclusions of Law

1. The proposal complies with the Land Management Code requirements pursuant to Chapter 15-2.6, *Historic Commercial Business Zoning District Requirements*, LMC Section 15-4-16, *Temporary Structures*, LMC Section 15-1-10(E), *Conditional Use Permit Review Criteria*.

Conditions of Approval

1. Final building plans and construction details shall reflect substantial compliance with the plans reviewed on November 30, 2023, by the Planning Department. Any changes, modifications, or deviations from the approved design that have



Planning Department

not been approved in advance by the Planning Department may result in a stop work order.

2. The Applicant is responsible for notifying the Planning Department prior to making any changes to the approved plans.
3. Any changes, modifications, or deviations from the approved scope of work shall be submitted in writing for review and approval/denial in accordance with the applicable standards by the Planning Director or designee prior construction.
4. The Temporary Improvement globe shall be located entirely within the Historic Commercial Business Zoned portion of the property recorded as 151 Main Street.
5. The Temporary Improvement globe shall comply with the Park City Noise Ordinance, the Noise Ordinance Hours, Municipal Code Chapter 6-3, and the Conditions of Approval associated with the 1993 Administrative Conditional Use Permit.
6. There are no proposed or approved signs or lights.
7. The Applicant shall obtain a Building and Fire Permit prior to construction of the Temporary Improvement globe.
8. The Temporary Improvement globe shall be constructed on December 15, 2023, and taken down on April 30, 2024.
9. This approval is limited to the construction of a Temporary Globe and platform. Changes to the existing Historic Structure are not approved as part of this Final Action Letter.

If you have questions or concerns regarding this Final Action Letter, please call (435)-615-5064 or email jack.niedermeyer@parkcity.org.

Sincerely,

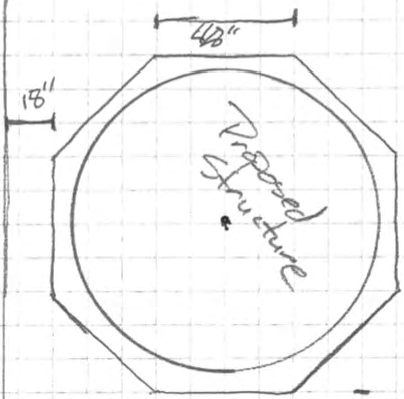
Rebecca Ward
Planning Director Designee

CC: Jack Niedermeyer, Planner 1

Property Line

1/4" = 1'

Main St.



Property Line

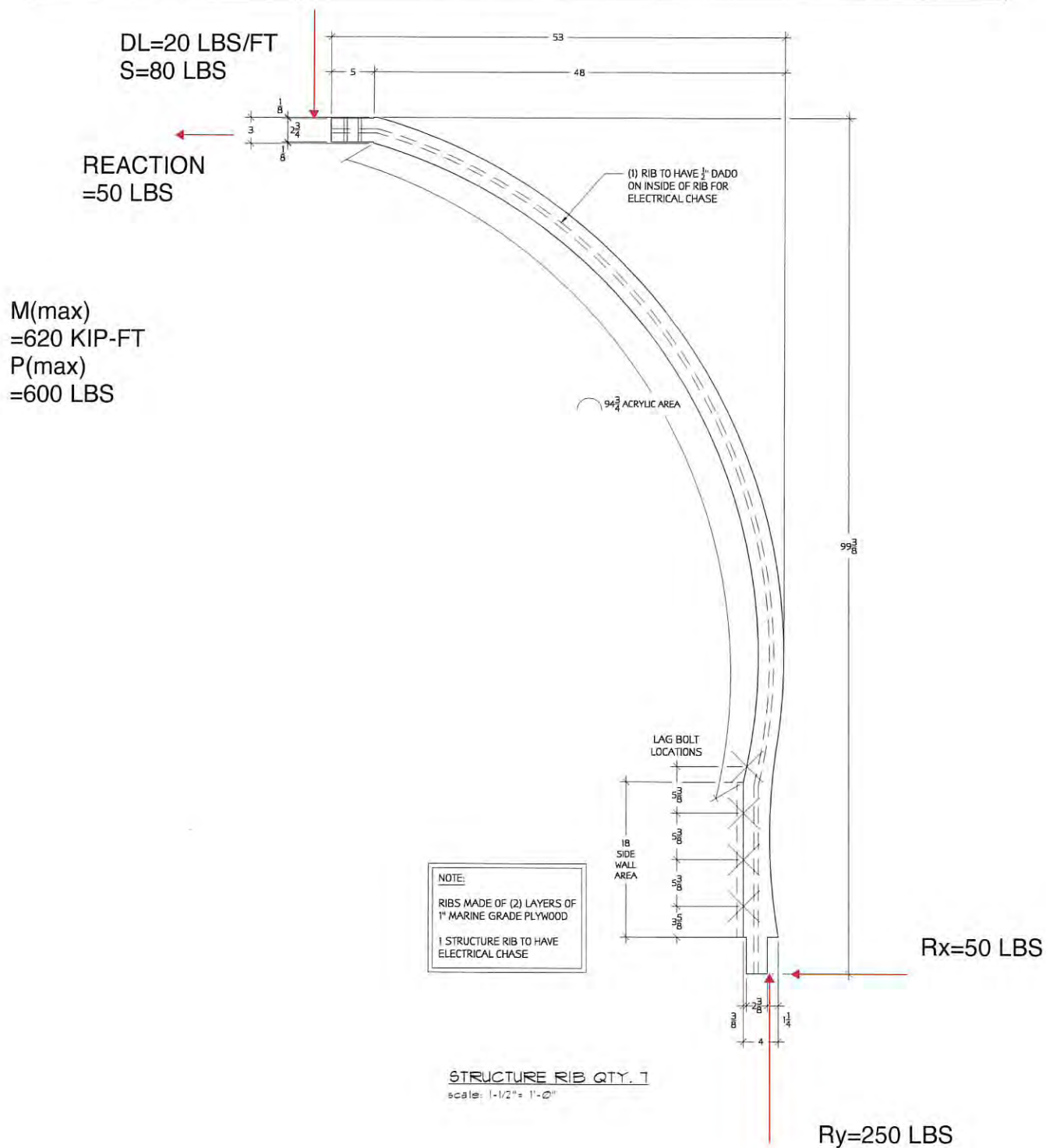
City Stairs



Project #:20-077
Project: CAFE GALLERIA IGLOO
By: RYAN HAZELWOOD, PE

Date: 10/14/2020

RIB DESIGN FORCES



WOOD STRESS CHECKS

FORCES - FROM MODEL

$$M := 300 \text{ lbf} \cdot \text{ft}$$

max bending moment

$$P := 250 \text{ lbf}$$

max compression

SECTION PROPERTIES

$$b := 2.25 \text{ in}$$

width of rib

$$h := 3.5 \text{ in}$$

height of rib

$$s := \frac{b \cdot h^2}{6} = 4.594 \text{ in}^3$$

section modulus

$$A := b \cdot h = 7.875 \text{ in}^2$$

area

$$\sigma_b := \frac{M}{s} = 784 \frac{\text{lbf}}{\text{in}^2}$$

$$\sigma_c := \frac{P}{A} = 32 \frac{\text{lbf}}{\text{in}^2}$$

WOOD PROPERTIES

$$F_b := 900 \text{ psi}$$

$$F_c := 1350 \text{ psi}$$

ANALYSIS

$$\sigma_b < F_b \text{ AND } \sigma_c < F_c$$

STRUCTURAL CALCULATIONS

PROJECT:
INSIGHT EXHIBITS - CAFÉ GALLERIA IGLOO

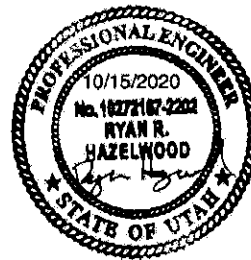
PROJECT NUMBER:
20-077

CLIENT:
INSIGHT EXHIBITS
1367 S 700 EAST
SALT LAKE CITY, UT

DATE:
9/27/2020

BY:
RYAN HAZELWOOD, PE

APPROVED BY:
RYAN HAZELWOOD, PE



HAZELWOOD ENGINEERING
5325 SOUTH COTTONWOOD CLUB CIRCLE
HOLLADAY, UT 84117
P: 801-810-5061



Project #: 20-077

Date 9/27/2020

Project: INSIGHT EXHIBITS - CAFÉ GALLERIA IGLOO

By: RYAN HAZELWOOD, PE

PROJECT INFORMATION

ADDRESS: USA

LOCATION: DESIGN IS BASED ON
THE BELOW GENERAL
CRITERIA

PROJECT DESCRIPTION

STRUCTURAL CALCULATIONS FOR "IGLOO"
STRUCTURE

DESIGN CRITERIA

STRUCTURE TYPE: TEMPORARY

DESIGN CODE: 2018 IBC

RISK CATEGORY: II

DESIGN LOADS

ROOF LOADS

DL 5 PSF

FLOOR LOADS

10 PSF

SNOW LOADS

GROUND SNOW LOADS (P_g) 150 PSF

EXPOSURE FACTOR (C_e) 1.0

THERMAL FACTOR (C_t) 1.2

IMPORTANCE FACTOR (I_s) 1.0

ROOF SNOW LOAD 126 PSF

WIND LOADS

WIND SPEED 115 MPH

EXPOSURE C

SEISMIC LOADS

S_s 2.0 g

S_1 0.8 g

SITE CLASS C

WALL LOADS

EXT 5 PSF

DEFLECTION CRITERIA

	TOTAL	LIVE
<u>ROOF</u>	L/240	L/360
<u>FLOOR</u>	L/360	L/480
<u>WALL</u>		L/240

FOUNDATION CRITERIA

SOILS REPORT

COMPANY PRESUMPTIVE

DATE

NUMBER

ALLOWABLE BEARING PRESSURE 1500 PSF

PASSIVE PRESSURE PSF

ACTIVE PRESSURE PSF

AT REST PRESSURE PSF

COEFFICIENT OF FRICTION (μ)



Project #: 20-077

Date: 9/27/2020

Project: INSIGHT EXHIBITS - CAFÉ GALLERIA IGLOO

By: RYAN HAZELWOOD, PE

SEISMIC FORCE ANALYSIS - ELFP

PER CHAPTER 12 ASCE 7-10

BUILDING HEIGHT 8.83 ft

STRUCTURE TYPE All other structural systems

Notes: applies to x and y direction.

SEISMIC INPUT DATA

SITE CLASS	C	T0	0.10 per Fig 22-12
I_E	1	TS	0.52 sec
S_s	2.000	TL	8 sec
S_1	0.8	Sa	NA
F_a	1.00	Ct	0.02
F_v	1.30	x	0.75
S_{MS}	2.000 g	Ta	0.10
S_{M1}	1.040 g	R	1.5
S_{DS}	1.333 g	Ω_o	2.5
S_{D1}	0.693 g	Cs	0.89
SDC	D	k	1

STORIES 1

ANALYSIS

STORY	HEIGHT (FT)	ABOVE GRADE (FT)	WEIGHT (K)	wh^k	C	F (K)	V (K)	M (K-FT)
DOME	8.83	8.83	1.3	11.9	1.00	1.19	1.19	0.0
BASE							1.19	

ΣW (K) Σwh^k
1.3425 11.85428



Project #: 20-077

Date: 9/27/2020

Project: INSIGHT EXHIBITS - CAFÉ GALLERIA IGLOO

By: RYAN HAZELWOOD, PE

WIND FORCE ANALYSIS - DIRECTIONAL PROCEDURE

PER CHAPTER 27 ASCE 7-10

STRUCTURE TYPE MWFRS
ENCLOSURE CLASS ENCLOSED

Notes:

WIND SPEED	115 MPH	ROOF	
EXPOSURE	C	GABLE	NEITHER
K_d (FLAT)	0.85	K_d (DOME)	1.0
		SLOPE	0.5 /12
K_{zt}	1.0	θ	2
G	0.85	h	25 FT
h	0 FT		
GC_{pi}	0.18	STORIES	2

STORY	ROOF (Y/N)	STORY HEIGHT (FT)	ABOVE GRADE (FT)	X-WIDTH (FT)	Y-WIDTH (FT)	P_x (PSF)	P_y (PSF)
DOME	YES	5.33	8.83	10	10	31.8	31.8
FLAT	NO	3.5	3.5	10	10	28.8	28.8

RESULTS

	V_x (K)	V_y (K)	V_x SUM (K)	V_y SUM (K)	M_x (K-FT)	M_y (K-FT)
DOME	0.8	0.8	0.8	0.8	0.0	0.0
FLAT	0.5	0.5	1.4	1.4	4.5	4.5
TOTAL			1.4	1.4		

F/D 0.5 hD/D 0.375

Roof Pressure Coefficients for a domed roof at f/D=0.5

	hD/D=0	hD/D=0.25	hD/D=0.36	hD/D=0.5
A	0.8	0.8	0.8	0.8
B	-1.2		-1.4	-1.5
C	0		-0.4	-0.5

EXTERNAL PRESSURE COEFFICIENTS

Case A	0 ft	2.5 ft	5 ft	7.5 ft	10 ft
A to B		0.8	-0.3	-1.4	
B to C				-1.4	-0.9
					-0.5
Case B	0 ft	2.5 ft	5 ft	7.5 ft	10 ft
A to B		0.8	-0.3	-1.4	
B to C				-1.4	-0.9
					-0.5

		<u>DESIGN PRESSURE (PSF)</u>				
Case A	0 ft	2.5 ft	5 ft	7.5 ft	10 ft	
A to B		28.2	-13.8	-45.4		
B to C			-45.4	-31.0	-19.5	

Case B					
A to B	28.2	-13.8	-45.4		
B to C			-45.4	-31.0	-19.5

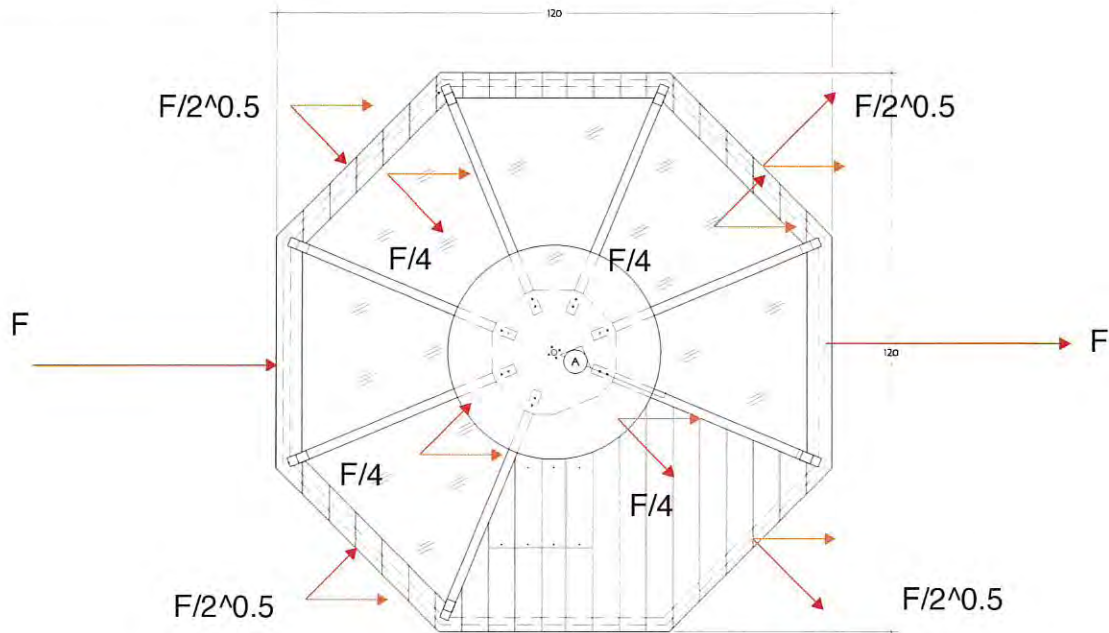
<u>C&C DESIGN PRESSURE (PSF)</u>		
ZONE	POSITIVE	NEGATIVE
0 TO 60	31.0	-31.0
60 TO 90	19.5	-31.0



Project #:20-077
Project:CAFE GALLERIA IGLOO
By:RYAN HAZELWOOD, PE

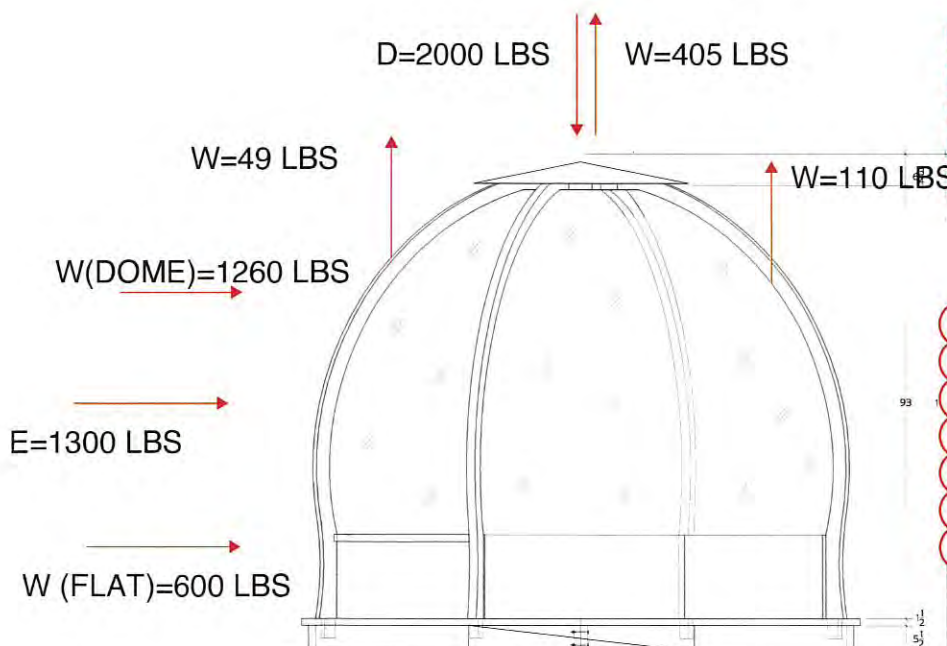
Date: 10/14/2020

RESULTANT FORCES



GENERAL VIEW - TOP
scale: 3/4" = 1'-0"

PANEL FACTORS



GENERAL VIEW - ELEVATION W/O DOOR
scale: 3/4" = 1'-0"

SEISMIC O.T.
 $1300 \times 0.7 \times 4.5 -$
 $2000 \times 0.9 \times 5$
 $= -4900 \text{ LBS} - \text{OK}$

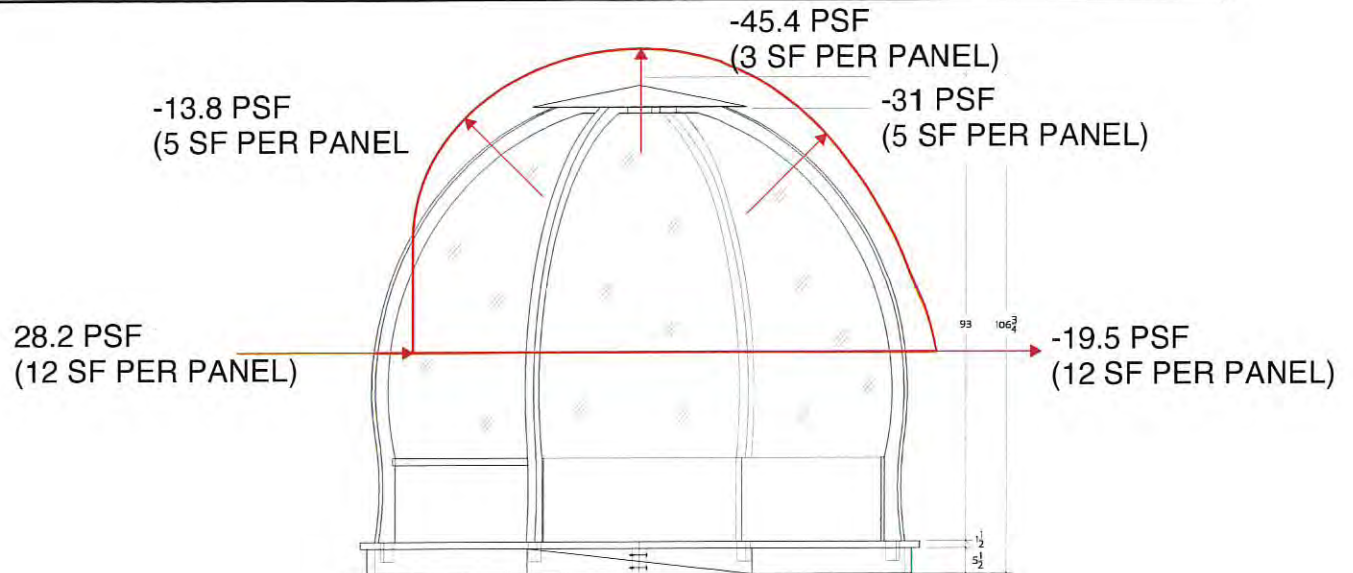
WIND O.T.
 $(1260 \times 5.75' +$
 $600 \times 1.75' + 49 \times 7.5 + 40$
 $5 \times 5 + 110 \times 2.5) \times 0.6$
 $-(2000 \times 5 \times 0.9)$
 $= -2400 \text{ LBS} - \text{OK}$



Project #:20-077
Project:CAFE GALLERIA IGLOO
By:RYAN HAZELWOOD, PE

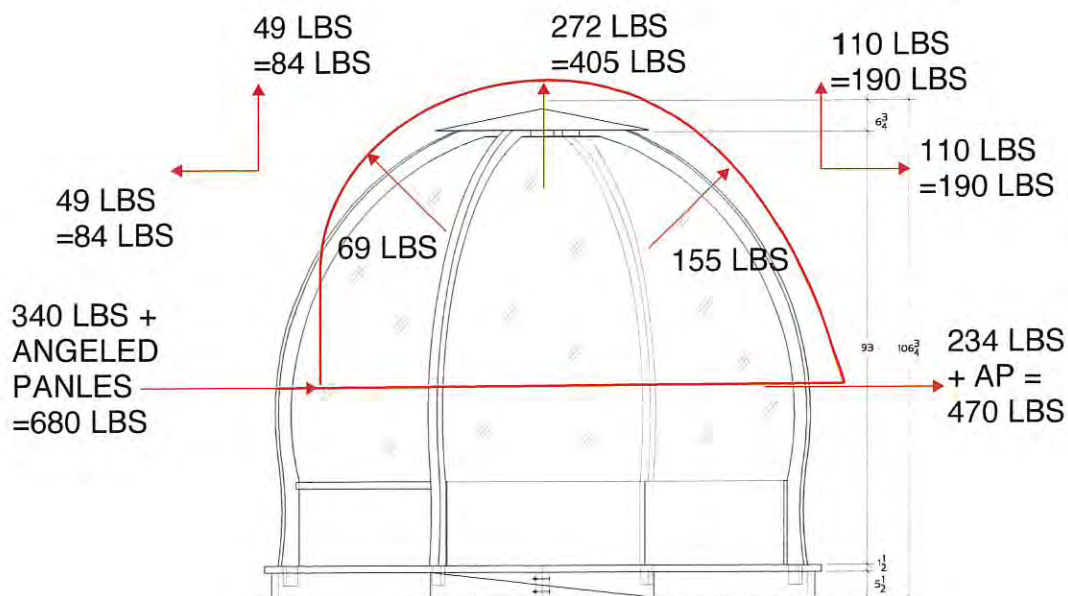
Date: 10/14/2020

DOMES DESIGN PRESSURES

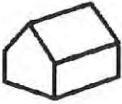


GENERAL VIEW - ELEVATION W/O DOOR
scale: 3/4" = 1'-0"

CASE A&B



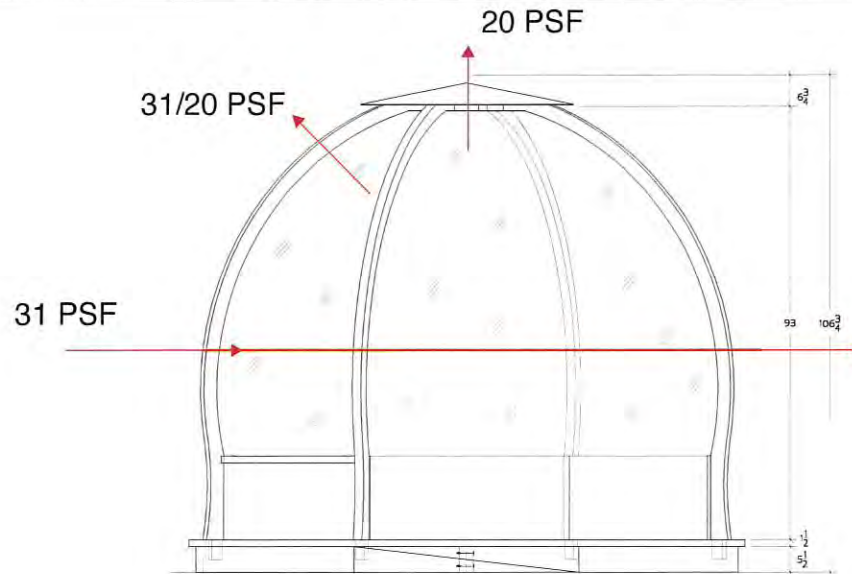
GENERAL VIEW - ELEVATION W/O DOOR
scale: 3/4" = 1'-0"
FORCE



Project #:20-077
Project:CAFE GALLERIA IGLOO
By:RYAN HAZELWOOD, PE

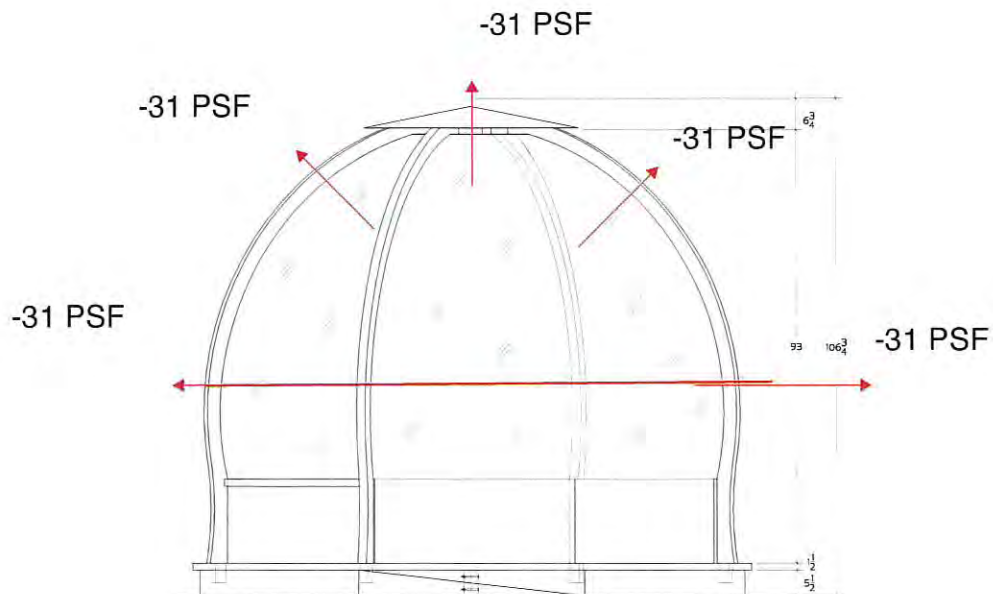
Date: 10/14/2020

C&C DOME DESIGN PRESSURES



GENERAL VIEW - ELEVATION W/O DOOR
scale: 3/4" = 1'-0"

POSITIVE PRESSURE



GENERAL VIEW - ELEVATION W/O DOOR
scale: 3/4" = 1'-0"

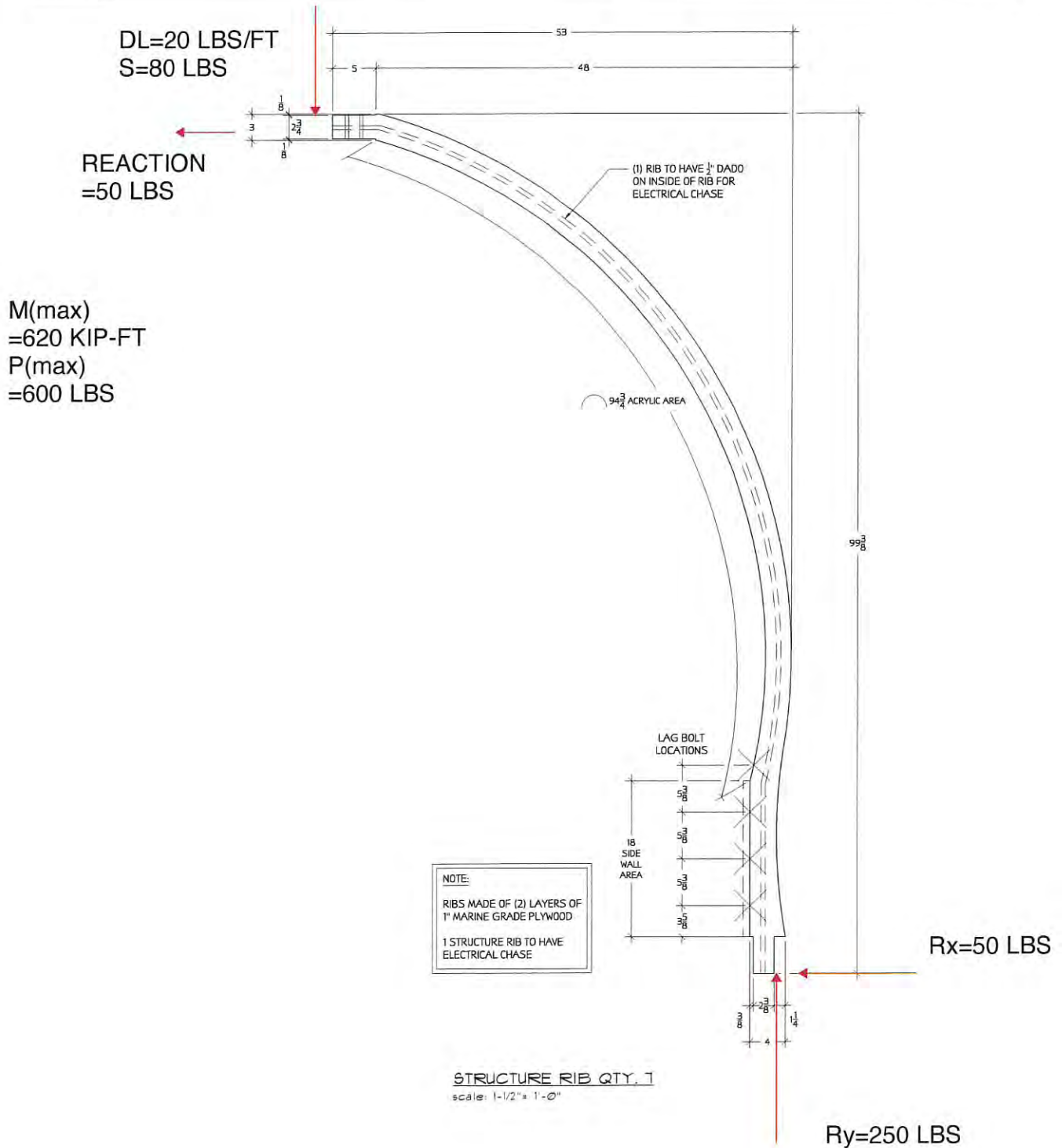
NEGATIVE PRESSURE



Project #:20-077
Project:CAFE GALLERIA IGLOO
By:RYAN HAZELWOOD, PE

Date: 10/14/2020

RIB DESIGN FORCES



WOOD STRESS CHECKS

FORCES - FROM MODEL

$$M := 300 \text{ lbf} \cdot \text{ft}$$

max bending moment

$$P := 250 \text{ lbf}$$

max compression

SECTION PROPERTIES

$$b := 2.25 \text{ in}$$

width of rib

$$h := 3.5 \text{ in}$$

height of rib

$$s := \frac{b \cdot h^2}{6} = 4.594 \text{ in}^3$$

section modulus

$$A := b \cdot h = 7.875 \text{ in}^2$$

area

$$\sigma_b := \frac{M}{s} = 784 \frac{\text{lbf}}{\text{in}^2}$$

$$\sigma_c := \frac{P}{A} = 32 \frac{\text{lbf}}{\text{in}^2}$$

WOOD PROPERTIES

$$F_b := 900 \text{ psi}$$

$$F_c := 1350 \text{ psi}$$

ANALYSIS

$$\sigma_b < F_b \text{ AND } \sigma_c < F_c$$

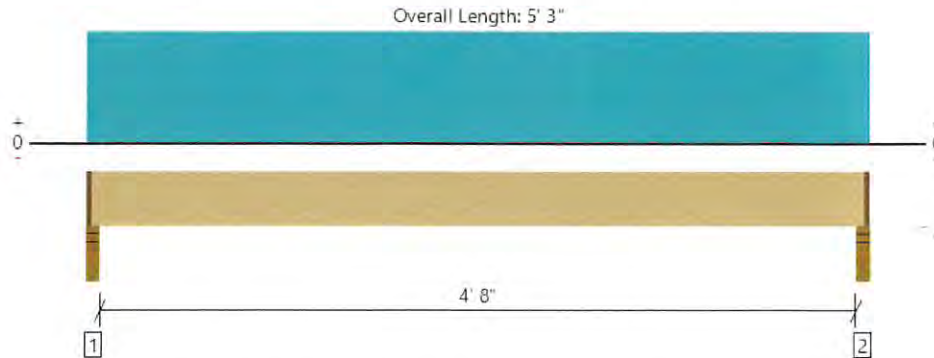
FLOOR			
Member Name	Results	Current Solution	Comments
JOIST	Passed	1 piece(s) 2 x 6 Douglas Fir-Larch No. 2 @ 16" OC	
PLANKS	Passed	1 piece(s) 2 x 6 Douglas Fir-Larch No. 2 (Plank)	

ForteWEB Software Operator	Job Notes
Ryan Hazelwood Hazelwood Engineering, LLC (612) 237-8108 ryan@hazelwood-eng.com	



10/15/2020 3:36:56 AM UTC
ForteWEB v3.0
File Name: 20-077 CAFE GALLAERIA IGLOO

FLOOR, JOIST
1 piece(s) 2 x 6 Douglas Fir-Larch No. 2 @ 16" OC



All locations are measured from the outside face of left support (or left cantilever end). All dimensions are horizontal.

Design Results	Actual @ Location	Allowed	Result	LDF	Load: Combination (Pattern)
Member Reaction (lbs)	242 @ 2' 1/2"	1434 (2.25")	Passed (17%)	--	1.0 D + 1.0 L (All Spans)
Shear (lbs)	180 @ 9"	990	Passed (18%)	1.00	1.0 D + 1.0 L (All Spans)
Moment (Ft-lbs)	280 @ 2' 7 1/2"	848	Passed (33%)	1.00	1.0 D + 1.0 L (All Spans)
Live Load Defl. (in)	0.030 @ 2' 7 1/2"	0.121	Passed (L/999+)	--	1.0 D + 1.0 L (All Spans)
Total Load Defl. (in)	0.035 @ 2' 7 1/2"	0.242	Passed (L/999+)	--	1.0 D + 1.0 L (All Spans)
TJ-Pro™ Rating	N/A	N/A	N/A	--	N/A

System : Floor
Member Type : Joist
Building Use : Residential
Building Code : IBC 2015
Design Methodology : ASD

- Deflection criteria: LL (L/480) and TL (L/240).
- Allowed moment does not reflect the adjustment for the beam stability factor.
- A 15% increase in the moment capacity has been added to account for repetitive member usage.
- Applicable calculations are based on NDS.
- No composite action between deck and joist was considered in analysis.

Supports	Bearing Length			Loads to Supports (lbs)			Accessories
	Total	Available	Required	Dead	Floor Live	Total	
1 - Stud wall - SPF	3.50"	2.25"	1.50"	42	210	252	1 1/4" Rim Board
2 - Stud wall - SPF	3.50"	2.25"	1.50"	42	210	252	1 1/4" Rim Board

- Rim Board is assumed to carry all loads applied directly above it, bypassing the member being designed.

Lateral Bracing	Bracing Intervals	Comments
Top Edge (Lu)	5' 1" o/c	
Bottom Edge (Lu)	5' 1" o/c	

- Maximum allowable bracing intervals based on applied load.

Vertical Load	Location (Side)	Spacing	Dead (0.90)	Floor Live (1.00)	Comments
1 - Uniform (PSF)	0 to 5' 3"	16"	12.0	60.0	FLOOR

Weyerhaeuser Notes

Weyerhaeuser warrants that the sizing of its products will be in accordance with Weyerhaeuser product design criteria and published design values. Weyerhaeuser expressly disclaims any other warranties related to the software. Use of this software is not intended to circumvent the need for a design professional as determined by the authority having jurisdiction. The designer of record, builder or framer is responsible to assure that this calculation is compatible with the overall project. Accessories (Rim Board, Blocking Panels and Squash Blocks) are not designed by this software. Products manufactured at Weyerhaeuser facilities are third-party certified to sustainable forestry standards. Weyerhaeuser Engineered Lumber Products have been evaluated by ICC-ES under evaluation reports ESR-1153 and ESR-1387 and/or tested in accordance with applicable ASTM standards. For current code evaluation reports, Weyerhaeuser product literature and installation details refer to www.woodyhaeuser.com/woodproducts/document-library.

The product application, input design loads, dimensions and support information have been provided by ForteWEB Software Operator

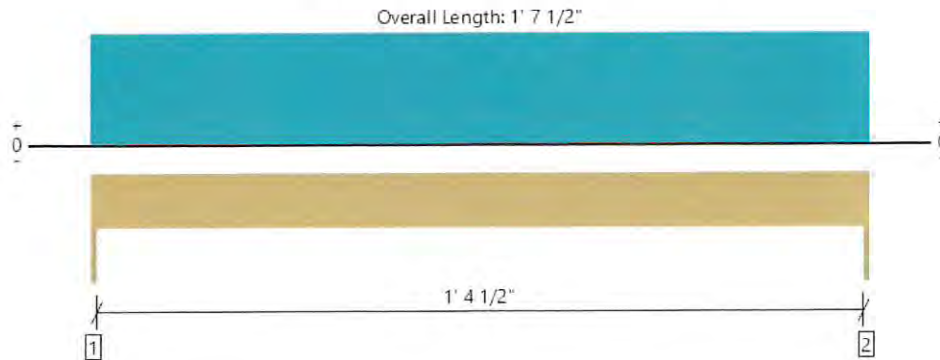
ForteWEB Software Operator	Job Notes
Ryan Hazelwood Hazelwood Engineering, LLC (612) 237-8108 ryan@hazelwood-eng.com	



10/15/2020 3:36:56 AM UTC
ForteWEB v3.0, Engine: V8.1.3.1, Data: V8.0.0.0
File Name: 20-077 CAFE GALLAERIA IGLOO

FLOOR, PLANKS

1 piece(s) 2 x 6 Douglas Fir-Larch No. 2 (Plank)



All locations are measured from the outside face of left support (or left cantilever end). All dimensions are horizontal.

Design Results	Actual @ Location	Allowed	Result	LDF	Load: Combination (Pattern)
Member Reaction (lbs)	60 @ 0	5156 (1.50")	Passed (1%)	--	1.0 D + 1.0 L (All Spans)
Shear (lbs)	42 @ 3"	990	Passed (4%)	1.00	1.0 D + 1.0 L (All Spans)
Moment (Ft-lbs)	24 @ 9 3/4"	231	Passed (11%)	1.00	1.0 D + 1.0 L (All Spans)
Live Load Defl. (in)	0.004 @ 9 3/4"	0.041	Passed (L/999+)	--	1.0 D + 1.0 L (All Spans)
Total Load Defl. (in)	0.005 @ 9 3/4"	0.081	Passed (L/999+)	--	1.0 D + 1.0 L (All Spans)

System : Wall
Member Type : Header
Building Use : Residential
Building Code : IBC 2015
Design Methodology : ASD

- Deflection criteria: LL (L/480) and TL (L/240).
- Member has been designed in flat (plank) orientation with vertical (gravity) loads applied to wide strand face.
- Allowed moment does not reflect the adjustment for the beam stability factor.
- Applicable calculations are based on NDS.

Supports	Bearing Length			Loads to Supports (lbs)			Accessories
	Total	Available	Required	Dead	Floor Live	Total	
1 - Trimmer - SPF	1.50"	1.50"	1.50"	11	49	60	None
2 - Trimmer - SPF	1.50"	1.50"	1.50"	11	49	60	None

Lateral Bracing	Bracing Intervals	Comments
Top Edge (Lu)	1' 8" o/c	
Bottom Edge (Lu)	1' 8" o/c	

•Maximum allowable bracing intervals based on applied load.

Vertical Loads	Location (Side)	Tributary Width	Dead (0.90)	Floor Live (1.00)	Comments
0 - Self Weight (PLF)	0 to 1' 7 1/2"	N/A	2.1	--	
1 - Uniform (PSF)	0 to 1' 7 1/2"	1'	12.0	60.0	Default Load

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The product application, input design loads, dimensions and support information have been provided by ForteWEB Software Operator

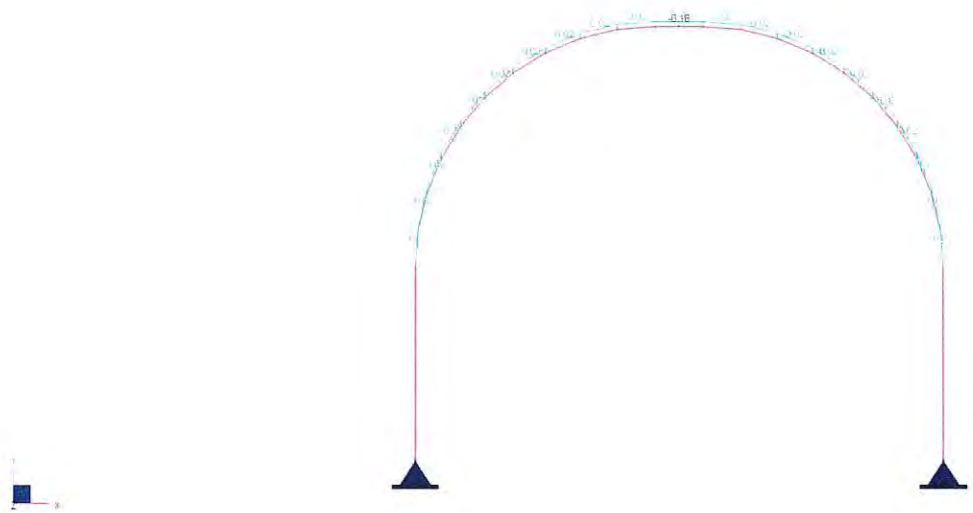
ForteWEB Software Operator	Job Notes
Ryan Hazelwood Hazelwood Engineering, LLC (612) 237-8108 ryan@hazelwood-eng.com	



10/15/2020 3:36:56 AM UTC
ForteWEB v3.0, Engine: V8.1.3.1, Data: V8.0.0.0
File Name: 20-077 CAFE GALLAERIA IGLOO

Company/Project: igloo / rib		ENERCALC 3D (C) ENERCALC INC.
Engineer: hazelwood-eng	Date/Time: Thu Oct 15 03:20:59 2020	

LC 3 IBC 2015ASD_Eq 16-10b



Load Cases

LoadCase	Label	Type
1	Default	Dead-D
2	snow	Snow-S

Load Combinations

LoadComb	Label	P-Delta	LoadCase	Factor
1	Default	No	Default	1.00
2	IBC-2015ASD_Eq16-9	No	Default	1.00
3	IBC-2015ASD_Eq16-10b	No	Default snow	1.00 1.00
4	Combination_1	No	snow	1.00

Point Loads

Units: Force [kip]; Moment [kip-ft]; Coord-Sys: Local=0, Global=1;
 Direction: 0=X, 1=Y, 2=Z, 3=OX, 4=OY, 5=OZ

Line Loads

Units: Force [kip/ft]; Coord-Sys: Local=0, Global=1; Direction: 0=X, 1=Y, 2=Z

Support Reactions

Units: Force Reactions Rx, Ry, Rz [kip]; Moment Reactions Rox, Roy, Roz [kip-ft]

Load Combination 2: IBC-2015ASD_Eq16-9

Node	Rx	Ry	Rz	Rox	Roy	Roz
11	0.000	0.000	0.000	0.000	0.000	0.000
22	0.000	0.000	0.000	0.000	0.000	0.000
23	0.025	0.167	0.000	0.000	0.000	0.000
24	-0.025	0.167	0.000	0.000	0.000	0.000

Load Combination 3: IBC-2015ASD_Eq16-10b

Node	Rx	Ry	Rz	Rox	Roy	Roz
11	0.000	0.000	0.000	0.000	0.000	0.000
22	0.000	0.000	0.000	0.000	0.000	0.000
23	0.049	0.247	0.000	0.000	0.000	0.000
24	-0.049	0.247	0.000	0.000	0.000	0.000

Member End Forces and Moments

Units: Force Fx, Fy, Fz [kip]; Moment Mx, My, Mz [kip-ft]

Load Combination 2: IBC-2015ASD_Eq16-9

Member	Node	Fx (Axial)	Fy (Major)	Fz (Minor)	Mx (Torsion)	My (Minor)	Mz (Major)
1	1	-0.168	-0.012	0.000	0.000	0.000	-0.102
	2	-0.153	-0.014	0.000	0.000	0.000	-0.112
2	2	-0.153	0.011	0.000	0.000	0.000	-0.112
	3	-0.138	0.007	0.000	0.000	0.000	-0.105
3	3	-0.135	0.028	0.000	0.000	0.000	-0.105
	4	-0.120	0.022	0.000	0.000	0.000	-0.085
4	4	-0.115	0.041	0.000	0.000	0.000	-0.085
	5	-0.102	0.033	0.000	0.000	0.000	-0.056
5	5	-0.096	0.048	0.000	0.000	0.000	-0.056
	6	-0.084	0.038	0.000	0.000	0.000	-0.023
6	6	-0.077	0.051	0.000	0.000	0.000	-0.023
	7	-0.067	0.039	0.000	0.000	0.000	0.013
7	7	-0.060	0.049	0.000	0.000	0.000	0.013
	8	-0.051	0.035	0.000	0.000	0.000	0.045
8	8	-0.045	0.043	0.000	0.000	0.000	0.045
	9	-0.039	0.028	0.000	0.000	0.000	0.073
9	9	-0.034	0.034	0.000	0.000	0.000	0.073
	10	-0.031	0.019	0.000	0.000	0.000	0.094
10	10	-0.027	0.024	0.000	0.000	0.000	0.094
	11	-0.026	0.008	0.000	0.000	0.000	0.107
11	12	-0.168	-0.012	0.000	0.000	0.000	-0.102
	13	-0.153	-0.014	0.000	0.000	0.000	-0.112
12	13	-0.153	0.011	0.000	0.000	0.000	-0.112
	14	-0.138	0.007	0.000	0.000	0.000	-0.105
13	14	-0.135	0.028	0.000	0.000	0.000	-0.105
	15	-0.120	0.022	0.000	0.000	0.000	-0.085
14	15	-0.115	0.041	0.000	0.000	0.000	-0.085
	16	-0.102	0.033	0.000	0.000	0.000	-0.056
15	16	-0.096	0.048	0.000	0.000	0.000	-0.056
	17	-0.084	0.038	0.000	0.000	0.000	-0.023
16	17	-0.077	0.051	0.000	0.000	0.000	-0.023
	18	-0.067	0.039	0.000	0.000	0.000	0.013
17	18	-0.060	0.049	0.000	0.000	0.000	0.013
	19	-0.051	0.035	0.000	0.000	0.000	0.045
18	19	-0.045	0.043	0.000	0.000	0.000	0.045
	20	-0.039	0.028	0.000	0.000	0.000	0.073
19	20	-0.034	0.034	0.000	0.000	0.000	0.073
	21	-0.031	0.019	0.000	0.000	0.000	0.094
20	21	-0.027	0.024	0.000	0.000	0.000	0.094
	22	-0.026	0.008	0.000	0.000	0.000	0.107
21	22	-0.025	0.010	0.000	0.000	0.000	0.107
	11	-0.025	-0.010	0.000	0.000	0.000	0.107
22	12	-0.167	-0.025	0.000	0.000	0.000	0.102
	23	-0.167	-0.025	0.000	0.000	0.000	0.000
23	1	-0.167	0.025	0.000	0.000	0.000	-0.102
	24	-0.167	0.025	0.000	0.000	0.000	0.000

Load Combination 3: IBC-2015ASD_Eq16-10b

Member	Node	Fx (Axial)	Fy (Major)	Fz (Minor)	Mx (Torsion)	My (Minor)	Mz (Major)
1	1	-0.250	-0.030	0.000	0.000	0.000	-0.196
	2	-0.234	-0.031	0.000	0.000	0.000	-0.220
2	2	-0.236	0.006	0.000	0.000	0.000	-0.220
	3	-0.221	0.003	0.000	0.000	0.000	-0.217
3	3	-0.218	0.037	0.000	0.000	0.000	-0.217
	4	-0.203	0.031	0.000	0.000	0.000	-0.190
4	4	-0.196	0.062	0.000	0.000	0.000	-0.190
	5	-0.183	0.054	0.000	0.000	0.000	-0.144
5	5	-0.172	0.082	0.000	0.000	0.000	-0.144
	6	-0.160	0.072	0.000	0.000	0.000	-0.084
6	6	-0.147	0.096	0.000	0.000	0.000	-0.084
	7	-0.136	0.084	0.000	0.000	0.000	-0.013
7	7	-0.122	0.105	0.000	0.000	0.000	-0.013
	8	-0.113	0.091	0.000	0.000	0.000	0.064
8	8	-0.098	0.108	0.000	0.000	0.000	0.064
	9	-0.092	0.093	0.000	0.000	0.000	0.143
9	9	-0.076	0.107	0.000	0.000	0.000	0.143
	10	-0.072	0.091	0.000	0.000	0.000	0.220
10	10	-0.057	0.101	0.000	0.000	0.000	0.220
	11	-0.056	0.086	0.000	0.000	0.000	0.294
11	12	-0.250	-0.030	0.000	0.000	0.000	-0.196
	13	-0.234	-0.031	0.000	0.000	0.000	-0.220
12	13	-0.236	0.006	0.000	0.000	0.000	-0.220
	14	-0.221	0.003	0.000	0.000	0.000	-0.217
13	14	-0.218	0.037	0.000	0.000	0.000	-0.217
	15	-0.203	0.031	0.000	0.000	0.000	-0.190
14	15	-0.196	0.062	0.000	0.000	0.000	-0.190
	16	-0.183	0.054	0.000	0.000	0.000	-0.144
15	16	-0.172	0.082	0.000	0.000	0.000	-0.144
	17	-0.160	0.072	0.000	0.000	0.000	-0.084
16	17	-0.147	0.096	0.000	0.000	0.000	-0.084
	18	-0.136	0.084	0.000	0.000	0.000	-0.013
17	18	-0.122	0.105	0.000	0.000	0.000	-0.013
	19	-0.113	0.091	0.000	0.000	0.000	0.064
18	19	-0.098	0.108	0.000	0.000	0.000	0.064
	20	-0.092	0.093	0.000	0.000	0.000	0.143
19	20	-0.076	0.107	0.000	0.000	0.000	0.143
	21	-0.072	0.091	0.000	0.000	0.000	0.220
20	21	-0.057	0.101	0.000	0.000	0.000	0.220
	22	-0.056	0.086	0.000	0.000	0.000	0.294
21	22	-0.049	0.090	0.000	0.000	0.000	0.294
	11	-0.049	-0.090	0.000	0.000	0.000	0.294
22	12	-0.247	-0.049	0.000	0.000	0.000	0.196
	23	-0.247	-0.049	0.000	0.000	0.000	0.000
23	1	-0.247	0.049	0.000	0.000	0.000	-0.196
	24	-0.247	0.049	0.000	0.000	0.000	0.000

Member Segmental Forces and Moments

Units: Distance (%); Force Fx, Fy, Fz [kip]; Moment Mx, My, Mz [kip-ft]

Load Combination 2: IBC-2015ASD_Eq16-9

Member	Distance	Fx (Axial)	Fy (Major)	Fz (Minor)	Mx (Torsion)	My (Minor)	Mz (Major)
1	0.000	-0.168	-0.012	0.000	0.000	0.000	-0.102
	0.050	-0.167	-0.012	0.000	0.000	0.000	-0.102
	0.100	-0.167	-0.012	0.000	0.000	0.000	-0.103
	0.150	-0.166	-0.012	0.000	0.000	0.000	-0.103
	0.200	-0.165	-0.013	0.000	0.000	0.000	-0.104
	0.250	-0.164	-0.013	0.000	0.000	0.000	-0.104
	0.300	-0.163	-0.013	0.000	0.000	0.000	-0.105
	0.350	-0.163	-0.013	0.000	0.000	0.000	-0.105
	0.400	-0.162	-0.013	0.000	0.000	0.000	-0.106
	0.450	-0.161	-0.013	0.000	0.000	0.000	-0.106
	0.500	-0.160	-0.013	0.000	0.000	0.000	-0.107
	0.550	-0.160	-0.013	0.000	0.000	0.000	-0.107
	0.600	-0.159	-0.013	0.000	0.000	0.000	-0.108
	0.650	-0.158	-0.013	0.000	0.000	0.000	-0.108
	0.700	-0.157	-0.013	0.000	0.000	0.000	-0.109
	0.750	-0.156	-0.013	0.000	0.000	0.000	-0.109
	0.800	-0.156	-0.013	0.000	0.000	0.000	-0.110
	0.850	-0.155	-0.013	0.000	0.000	0.000	-0.110
	0.900	-0.154	-0.013	0.000	0.000	0.000	-0.111
	0.950	-0.153	-0.013	0.000	0.000	0.000	-0.111
	1.000	-0.153	-0.014	0.000	0.000	0.000	-0.112
2	0.000	-0.153	0.011	0.000	0.000	0.000	-0.112
	0.050	-0.152	0.010	0.000	0.000	0.000	-0.111
	0.100	-0.151	0.010	0.000	0.000	0.000	-0.111
	0.150	-0.151	0.010	0.000	0.000	0.000	-0.111
	0.200	-0.150	0.010	0.000	0.000	0.000	-0.110
	0.250	-0.149	0.010	0.000	0.000	0.000	-0.110
	0.300	-0.148	0.009	0.000	0.000	0.000	-0.110
	0.350	-0.147	0.009	0.000	0.000	0.000	-0.109
	0.400	-0.147	0.009	0.000	0.000	0.000	-0.109
	0.450	-0.146	0.009	0.000	0.000	0.000	-0.108
	0.500	-0.145	0.009	0.000	0.000	0.000	-0.108
	0.550	-0.144	0.008	0.000	0.000	0.000	-0.108
	0.600	-0.144	0.008	0.000	0.000	0.000	-0.107
	0.650	-0.143	0.008	0.000	0.000	0.000	-0.107
	0.700	-0.142	0.008	0.000	0.000	0.000	-0.107
	0.750	-0.141	0.008	0.000	0.000	0.000	-0.106
	0.800	-0.141	0.008	0.000	0.000	0.000	-0.106
	0.850	-0.140	0.007	0.000	0.000	0.000	-0.106
	0.900	-0.139	0.007	0.000	0.000	0.000	-0.106
	0.950	-0.138	0.007	0.000	0.000	0.000	-0.105
	0.975	-0.138	0.007	0.000	0.000	0.000	-0.105
	1.000	-0.138	0.007	0.000	0.000	0.000	-0.105
3	0.000	-0.135	0.028	0.000	0.000	0.000	-0.105
	0.050	-0.134	0.028	0.000	0.000	0.000	-0.104
	0.100	-0.133	0.028	0.000	0.000	0.000	-0.103
	0.150	-0.133	0.027	0.000	0.000	0.000	-0.102
	0.200	-0.132	0.027	0.000	0.000	0.000	-0.101
	0.250	-0.131	0.027	0.000	0.000	0.000	-0.100
	0.300	-0.130	0.027	0.000	0.000	0.000	-0.099
	0.350	-0.130	0.026	0.000	0.000	0.000	-0.098
	0.400	-0.129	0.026	0.000	0.000	0.000	-0.097
	0.450	-0.128	0.026	0.000	0.000	0.000	-0.096
	0.500	-0.128	0.025	0.000	0.000	0.000	-0.095
	0.550	-0.127	0.025	0.000	0.000	0.000	-0.094
	0.600	-0.126	0.025	0.000	0.000	0.000	-0.093
	0.650	-0.125	0.024	0.000	0.000	0.000	-0.092
	0.700	-0.125	0.024	0.000	0.000	0.000	-0.091
	0.750	-0.124	0.024	0.000	0.000	0.000	-0.090
	0.800	-0.123	0.024	0.000	0.000	0.000	-0.089

	C.850	-0.122	0.023	0.000	0.000	0.000	-0.088
	C.900	-0.122	0.023	0.000	0.000	0.000	-0.087
	C.950	-0.121	0.023	0.000	0.000	0.000	-0.086
	C.975	-0.121	0.022	0.000	0.000	0.000	-0.086
	1.000	-0.120	0.022	0.000	0.000	0.000	-0.085
4	0.000	-0.115	0.041	0.000	0.000	0.000	-0.085
	C.050	-0.115	0.040	0.000	0.000	0.000	-0.084
	C.100	-0.114	0.040	0.000	0.000	0.000	-0.082
	C.150	-0.113	0.040	0.000	0.000	0.000	-0.080
	C.200	-0.113	0.039	0.000	0.000	0.000	-0.079
	C.250	-0.112	0.039	0.000	0.000	0.000	-0.077
	C.300	-0.111	0.038	0.000	0.000	0.000	-0.076
	C.350	-0.111	0.038	0.000	0.000	0.000	-0.074
	C.400	-0.110	0.038	0.000	0.000	0.000	-0.073
	C.450	-0.109	0.037	0.000	0.000	0.000	-0.071
	C.475	-0.109	0.037	0.000	0.000	0.000	-0.071
	C.500	-0.109	0.037	0.000	0.000	0.000	-0.070
	C.550	-0.108	0.036	0.000	0.000	0.000	-0.069
	C.600	-0.107	0.036	0.000	0.000	0.000	-0.067
	C.650	-0.107	0.036	0.000	0.000	0.000	-0.066
	C.700	-0.106	0.035	0.000	0.000	0.000	-0.064
	C.750	-0.105	0.035	0.000	0.000	0.000	-0.063
	C.800	-0.105	0.034	0.000	0.000	0.000	-0.062
	C.850	-0.104	0.034	0.000	0.000	0.000	-0.060
	C.900	-0.103	0.033	0.000	0.000	0.000	-0.059
	C.950	-0.103	0.033	0.000	0.000	0.000	-0.058
	C.975	-0.102	0.033	0.000	0.000	0.000	-0.057
	1.000	-0.102	0.033	0.000	0.000	0.000	-0.056
5	0.000	-0.096	0.048	0.000	0.000	0.000	-0.056
	C.050	-0.095	0.048	0.000	0.000	0.000	-0.055
	C.100	-0.094	0.047	0.000	0.000	0.000	-0.053
	C.150	-0.094	0.047	0.000	0.000	0.000	-0.051
	C.200	-0.093	0.046	0.000	0.000	0.000	-0.049
	C.250	-0.093	0.046	0.000	0.000	0.000	-0.047
	C.300	-0.092	0.045	0.000	0.000	0.000	-0.045
	C.350	-0.091	0.045	0.000	0.000	0.000	-0.044
	C.400	-0.091	0.044	0.000	0.000	0.000	-0.042
	C.450	-0.090	0.044	0.000	0.000	0.000	-0.040
	C.475	-0.090	0.043	0.000	0.000	0.000	-0.039
	C.500	-0.090	0.043	0.000	0.000	0.000	-0.038
	C.550	-0.089	0.043	0.000	0.000	0.000	-0.037
	C.600	-0.088	0.042	0.000	0.000	0.000	-0.035
	C.650	-0.088	0.042	0.000	0.000	0.000	-0.033
	C.700	-0.087	0.041	0.000	0.000	0.000	-0.032
	C.750	-0.087	0.041	0.000	0.000	0.000	-0.030
	C.800	-0.086	0.040	0.000	0.000	0.000	-0.029
	C.850	-0.085	0.040	0.000	0.000	0.000	-0.027
	C.900	-0.085	0.039	0.000	0.000	0.000	-0.026
	C.950	-0.084	0.039	0.000	0.000	0.000	-0.024
	C.975	-0.084	0.038	0.000	0.000	0.000	-0.023
	1.000	-0.084	0.038	0.000	0.000	0.000	-0.023
6	0.000	-0.077	0.051	0.000	0.000	0.000	-0.023
	C.050	-0.076	0.050	0.000	0.000	0.000	-0.021
	C.100	-0.076	0.049	0.000	0.000	0.000	-0.019
	C.150	-0.075	0.049	0.000	0.000	0.000	-0.017
	C.200	-0.075	0.048	0.000	0.000	0.000	-0.015
	C.250	-0.074	0.048	0.000	0.000	0.000	-0.013
	C.300	-0.074	0.047	0.000	0.000	0.000	-0.011
	C.350	-0.074	0.047	0.000	0.000	0.000	-0.011
	C.400	-0.073	0.046	0.000	0.000	0.000	-0.009
	C.450	-0.073	0.046	0.000	0.000	0.000	-0.007
	C.500	-0.072	0.045	0.000	0.000	0.000	-0.006
	C.550	-0.071	0.044	0.000	0.000	0.000	-0.004
	C.600	-0.071	0.044	0.000	0.000	0.000	-0.002
	C.650	-0.070	0.043	0.000	0.000	0.000	0.000
	C.700	-0.070	0.042	0.000	0.000	0.000	0.000
	C.750	-0.069	0.042	0.000	0.000	0.000	0.000
	C.800	-0.069	0.041	0.000	0.000	0.000	0.000

	0.850	-0.068	0.041	0.000	0.000	0.000	0.008
	0.900	-0.068	0.040	0.000	0.000	0.000	0.009
	0.950	-0.067	0.039	0.000	0.000	0.000	0.011
	0.975	-0.067	0.039	0.000	0.000	0.000	0.012
	1.000	-0.067	0.039	0.000	0.000	0.000	0.013
7	0.000	-0.060	0.049	0.000	0.000	0.000	0.013
	0.050	-0.059	0.048	0.000	0.000	0.000	0.014
	0.100	-0.059	0.047	0.000	0.000	0.000	0.016
	0.150	-0.058	0.047	0.000	0.000	0.000	0.018
	0.200	-0.058	0.046	0.000	0.000	0.000	0.020
	0.250	-0.058	0.045	0.000	0.000	0.000	0.022
	0.300	-0.057	0.045	0.000	0.000	0.000	0.024
	0.350	-0.057	0.044	0.000	0.000	0.000	0.025
	0.400	-0.056	0.043	0.000	0.000	0.000	0.027
	0.450	-0.056	0.043	0.000	0.000	0.000	0.029
	0.500	-0.056	0.042	0.000	0.000	0.000	0.030
	0.550	-0.055	0.041	0.000	0.000	0.000	0.032
	0.550	-0.055	0.041	0.000	0.000	0.000	0.032
	0.600	-0.055	0.041	0.000	0.000	0.000	0.034
	0.650	-0.054	0.040	0.000	0.000	0.000	0.035
	0.700	-0.054	0.039	0.000	0.000	0.000	0.037
	0.750	-0.054	0.039	0.000	0.000	0.000	0.038
	0.800	-0.053	0.038	0.000	0.000	0.000	0.040
	0.850	-0.053	0.037	0.000	0.000	0.000	0.041
	0.900	-0.052	0.037	0.000	0.000	0.000	0.043
	0.950	-0.052	0.036	0.000	0.000	0.000	0.044
	0.975	-0.052	0.036	0.000	0.000	0.000	0.045
	1.000	-0.051	0.035	0.000	0.000	0.000	0.045
8	0.000	-0.045	0.043	0.000	0.000	0.000	0.045
	0.050	-0.045	0.042	0.000	0.000	0.000	0.047
	0.100	-0.045	0.041	0.000	0.000	0.000	0.049
	0.150	-0.044	0.041	0.000	0.000	0.000	0.050
	0.200	-0.044	0.040	0.000	0.000	0.000	0.052
	0.250	-0.044	0.039	0.000	0.000	0.000	0.054
	0.300	-0.044	0.039	0.000	0.000	0.000	0.055
	0.350	-0.043	0.038	0.000	0.000	0.000	0.057
	0.400	-0.043	0.037	0.000	0.000	0.000	0.058
	0.450	-0.043	0.036	0.000	0.000	0.000	0.059
	0.500	-0.042	0.036	0.000	0.000	0.000	0.061
	0.525	-0.042	0.035	0.000	0.000	0.000	0.062
	0.550	-0.042	0.035	0.000	0.000	0.000	0.062
	0.600	-0.042	0.034	0.000	0.000	0.000	0.064
	0.650	-0.041	0.034	0.000	0.000	0.000	0.065
	0.700	-0.041	0.033	0.000	0.000	0.000	0.066
	0.750	-0.041	0.032	0.000	0.000	0.000	0.068
	0.800	-0.041	0.031	0.000	0.000	0.000	0.069
	0.850	-0.040	0.031	0.000	0.000	0.000	0.070
	0.900	-0.040	0.030	0.000	0.000	0.000	0.071
	0.950	-0.040	0.029	0.000	0.000	0.000	0.072
	0.975	-0.039	0.029	0.000	0.000	0.000	0.073
	1.000	-0.039	0.028	0.000	0.000	0.000	0.073
9	0.000	-0.034	0.034	0.000	0.000	0.000	0.073
	0.050	-0.034	0.033	0.000	0.000	0.000	0.075
	0.100	-0.034	0.033	0.000	0.000	0.000	0.076
	0.150	-0.034	0.032	0.000	0.000	0.000	0.077
	0.200	-0.034	0.031	0.000	0.000	0.000	0.079
	0.250	-0.033	0.030	0.000	0.000	0.000	0.080
	0.300	-0.033	0.030	0.000	0.000	0.000	0.081
	0.350	-0.033	0.029	0.000	0.000	0.000	0.082
	0.400	-0.033	0.028	0.000	0.000	0.000	0.083
	0.450	-0.033	0.027	0.000	0.000	0.000	0.084
	0.500	-0.033	0.027	0.000	0.000	0.000	0.085
	0.550	-0.032	0.026	0.000	0.000	0.000	0.086
	0.600	-0.032	0.025	0.000	0.000	0.000	0.087
	0.650	-0.032	0.024	0.000	0.000	0.000	0.088
	0.700	-0.032	0.024	0.000	0.000	0.000	0.089
	0.750	-0.032	0.023	0.000	0.000	0.000	0.090
	0.800	-0.031	0.022	0.000	0.000	0.000	0.091
	0.850	-0.031	0.021	0.000	0.000	0.000	0.092
	0.900	-0.031	0.021	0.000	0.000	0.000	0.093

	0.950	-0.031	0.020	0.000	0.000	0.000	0.094
	0.975	-0.031	0.019	0.000	0.000	0.000	0.094
	1.000	-0.031	0.019	0.000	0.000	0.000	0.094
10	0.000	-0.027	0.024	0.000	0.000	0.000	0.094
	0.050	-0.027	0.023	0.000	0.000	0.000	0.095
	0.100	-0.027	0.022	0.000	0.000	0.000	0.096
	0.150	-0.027	0.021	0.000	0.000	0.000	0.097
	0.200	-0.027	0.020	0.000	0.000	0.000	0.098
	0.250	-0.027	0.020	0.000	0.000	0.000	0.099
	0.300	-0.027	0.019	0.000	0.000	0.000	0.099
	0.350	-0.027	0.018	0.000	0.000	0.000	0.100
	0.400	-0.027	0.017	0.000	0.000	0.000	0.101
	0.450	-0.027	0.017	0.000	0.000	0.000	0.101
	0.500	-0.027	0.016	0.000	0.000	0.000	0.102
	0.550	-0.027	0.015	0.000	0.000	0.000	0.103
	0.600	-0.027	0.014	0.000	0.000	0.000	0.103
	0.650	-0.027	0.013	0.000	0.000	0.000	0.104
	0.700	-0.027	0.013	0.000	0.000	0.000	0.104
	0.750	-0.026	0.012	0.000	0.000	0.000	0.105
	0.800	-0.026	0.011	0.000	0.000	0.000	0.105
	0.850	-0.026	0.010	0.000	0.000	0.000	0.106
	0.900	-0.026	0.010	0.000	0.000	0.000	0.106
	0.950	-0.026	0.009	0.000	0.000	0.000	0.106
	0.975	-0.026	0.008	0.000	0.000	0.000	0.107
	1.000	-0.026	0.008	0.000	0.000	0.000	0.107
11	0.000	-0.168	-0.012	0.000	0.000	0.000	-0.102
	0.050	-0.167	-0.012	0.000	0.000	0.000	-0.102
	0.100	-0.167	-0.012	0.000	0.000	0.000	-0.103
	0.150	-0.166	-0.012	0.000	0.000	0.000	-0.103
	0.200	-0.165	-0.013	0.000	0.000	0.000	-0.104
	0.250	-0.164	-0.013	0.000	0.000	0.000	-0.104
	0.300	-0.163	-0.013	0.000	0.000	0.000	-0.105
	0.350	-0.163	-0.013	0.000	0.000	0.000	-0.105
	0.400	-0.162	-0.013	0.000	0.000	0.000	-0.106
	0.450	-0.161	-0.013	0.000	0.000	0.000	-0.106
	0.500	-0.160	-0.013	0.000	0.000	0.000	-0.107
	0.550	-0.160	-0.013	0.000	0.000	0.000	-0.107
	0.600	-0.159	-0.013	0.000	0.000	0.000	-0.108
	0.650	-0.158	-0.013	0.000	0.000	0.000	-0.108
	0.700	-0.157	-0.013	0.000	0.000	0.000	-0.109
	0.750	-0.156	-0.013	0.000	0.000	0.000	-0.109
	0.800	-0.156	-0.013	0.000	0.000	0.000	-0.110
	0.850	-0.155	-0.013	0.000	0.000	0.000	-0.110
	0.900	-0.154	-0.013	0.000	0.000	0.000	-0.111
	0.950	-0.153	-0.013	0.000	0.000	0.000	-0.111
	1.000	-0.153	-0.014	0.000	0.000	0.000	-0.112
12	0.000	-0.153	0.011	0.000	0.000	0.000	-0.112
	0.050	-0.152	0.010	0.000	0.000	0.000	-0.111
	0.100	-0.151	0.010	0.000	0.000	0.000	-0.111
	0.150	-0.151	0.010	0.000	0.000	0.000	-0.111
	0.200	-0.150	0.010	0.000	0.000	0.000	-0.110
	0.250	-0.149	0.010	0.000	0.000	0.000	-0.110
	0.300	-0.148	0.009	0.000	0.000	0.000	-0.110
	0.350	-0.147	0.009	0.000	0.000	0.000	-0.109
	0.400	-0.147	0.009	0.000	0.000	0.000	-0.109
	0.450	-0.146	0.009	0.000	0.000	0.000	-0.108
	0.500	-0.145	0.009	0.000	0.000	0.000	-0.108
	0.550	-0.144	0.008	0.000	0.000	0.000	-0.108
	0.600	-0.144	0.008	0.000	0.000	0.000	-0.107
	0.650	-0.143	0.008	0.000	0.000	0.000	-0.107
	0.700	-0.142	0.008	0.000	0.000	0.000	-0.107
	0.750	-0.141	0.008	0.000	0.000	0.000	-0.106
	0.800	-0.141	0.008	0.000	0.000	0.000	-0.106
	0.850	-0.140	0.007	0.000	0.000	0.000	-0.106
	0.900	-0.139	0.007	0.000	0.000	0.000	-0.106
	0.950	-0.138	0.007	0.000	0.000	0.000	-0.105
	0.975	-0.138	0.007	0.000	0.000	0.000	-0.105
	1.000	-0.138	0.007	0.000	0.000	0.000	-0.105
13	0.000	-0.135	0.028	0.000	0.000	0.000	-0.105

	0.050	-0.134	0.028	0.000	0.000	0.000	-0.104
	0.100	-0.133	0.028	0.000	0.000	0.000	-0.103
	0.150	-0.133	0.027	0.000	0.000	0.000	-0.102
	0.200	-0.132	0.027	0.000	0.000	0.000	-0.101
	0.250	-0.131	0.027	0.000	0.000	0.000	-0.100
	0.300	-0.130	0.027	0.000	0.000	0.000	-0.099
	0.350	-0.130	0.026	0.000	0.000	0.000	-0.098
	0.400	-0.129	0.026	0.000	0.000	0.000	-0.097
	0.450	-0.128	0.026	0.000	0.000	0.000	-0.096
	0.500	-0.128	0.025	0.000	0.000	0.000	-0.095
	0.550	-0.127	0.025	0.000	0.000	0.000	-0.094
	0.600	-0.126	0.025	0.000	0.000	0.000	-0.093
	0.650	-0.125	0.024	0.000	0.000	0.000	-0.092
	0.700	-0.125	0.024	0.000	0.000	0.000	-0.091
	0.750	-0.124	0.024	0.000	0.000	0.000	-0.090
	0.800	-0.123	0.024	0.000	0.000	0.000	-0.089
	0.850	-0.122	0.023	0.000	0.000	0.000	-0.088
	0.900	-0.122	0.023	0.000	0.000	0.000	-0.087
	0.950	-0.121	0.023	0.000	0.000	0.000	-0.086
	0.975	-0.121	0.022	0.000	0.000	0.000	-0.086
	1.000	-0.120	0.022	0.000	0.000	0.000	-0.085
14	0.000	-0.115	0.041	0.000	0.000	0.000	-0.085
	0.050	-0.115	0.040	0.000	0.000	0.000	-0.084
	0.100	-0.114	0.040	0.000	0.000	0.000	-0.082
	0.150	-0.113	0.040	0.000	0.000	0.000	-0.080
	0.200	-0.113	0.039	0.000	0.000	0.000	-0.079
	0.250	-0.112	0.039	0.000	0.000	0.000	-0.077
	0.300	-0.111	0.038	0.000	0.000	0.000	-0.076
	0.350	-0.111	0.038	0.000	0.000	0.000	-0.074
	0.400	-0.110	0.038	0.000	0.000	0.000	-0.073
	0.450	-0.109	0.037	0.000	0.000	0.000	-0.071
	0.475	-0.109	0.037	0.000	0.000	0.000	-0.071
	0.500	-0.109	0.037	0.000	0.000	0.000	-0.070
	0.550	-0.108	0.036	0.000	0.000	0.000	-0.069
	0.600	-0.107	0.036	0.000	0.000	0.000	-0.067
	0.650	-0.107	0.036	0.000	0.000	0.000	-0.066
	0.700	-0.106	0.035	0.000	0.000	0.000	-0.064
	0.750	-0.105	0.035	0.000	0.000	0.000	-0.063
	0.800	-0.105	0.034	0.000	0.000	0.000	-0.062
	0.850	-0.104	0.034	0.000	0.000	0.000	-0.060
	0.900	-0.103	0.033	0.000	0.000	0.000	-0.059
	0.950	-0.103	0.033	0.000	0.000	0.000	-0.058
	0.975	-0.102	0.033	0.000	0.000	0.000	-0.057
	1.000	-0.102	0.033	0.000	0.000	0.000	-0.056
15	0.000	-0.096	0.048	0.000	0.000	0.000	-0.056
	0.050	-0.095	0.048	0.000	0.000	0.000	-0.055
	0.100	-0.094	0.047	0.000	0.000	0.000	-0.053
	0.150	-0.094	0.047	0.000	0.000	0.000	-0.051
	0.200	-0.093	0.046	0.000	0.000	0.000	-0.049
	0.250	-0.093	0.046	0.000	0.000	0.000	-0.047
	0.300	-0.092	0.045	0.000	0.000	0.000	-0.045
	0.350	-0.091	0.045	0.000	0.000	0.000	-0.044
	0.400	-0.091	0.044	0.000	0.000	0.000	-0.042
	0.450	-0.090	0.044	0.000	0.000	0.000	-0.040
	0.475	-0.090	0.043	0.000	0.000	0.000	-0.039
	0.500	-0.090	0.043	0.000	0.000	0.000	-0.038
	0.550	-0.089	0.043	0.000	0.000	0.000	-0.037
	0.600	-0.088	0.042	0.000	0.000	0.000	-0.035
	0.650	-0.088	0.042	0.000	0.000	0.000	-0.033
	0.700	-0.087	0.041	0.000	0.000	0.000	-0.032
	0.750	-0.087	0.041	0.000	0.000	0.000	-0.030
	0.800	-0.086	0.040	0.000	0.000	0.000	-0.029
	0.850	-0.085	0.040	0.000	0.000	0.000	-0.027
	0.900	-0.085	0.039	0.000	0.000	0.000	-0.026
	0.950	-0.084	0.039	0.000	0.000	0.000	-0.024
	0.975	-0.084	0.038	0.000	0.000	0.000	-0.023
	1.000	-0.084	0.038	0.000	0.000	0.000	-0.023
16	0.000	-0.077	0.051	0.000	0.000	0.000	-0.023
	0.050	-0.076	0.050	0.000	0.000	0.000	-0.021
	0.100	-0.076	0.049	0.000	0.000	0.000	-0.019

	0.150	-0.075	0.049	0.000	0.000	0.000	-0.017
	0.200	-0.075	0.048	0.000	0.000	0.000	-0.015
	0.250	-0.074	0.048	0.000	0.000	0.000	-0.013
	0.300	-0.074	0.047	0.000	0.000	0.000	-0.011
	0.300	-0.074	0.047	0.000	0.000	0.000	-0.011
	0.350	-0.073	0.046	0.000	0.000	0.000	-0.009
	0.400	-0.073	0.046	0.000	0.000	0.000	-0.007
	0.450	-0.072	0.045	0.000	0.000	0.000	-0.006
	0.500	-0.072	0.045	0.000	0.000	0.000	-0.004
	0.550	-0.071	0.044	0.000	0.000	0.000	-0.002
	0.600	-0.071	0.044	0.000	0.000	0.000	-0.000
	0.611	-0.070	0.043	0.000	0.000	0.000	0.000
	0.650	-0.070	0.043	0.000	0.000	0.000	0.001
	0.700	-0.070	0.042	0.000	0.000	0.000	0.003
	0.750	-0.069	0.042	0.000	0.000	0.000	0.005
	0.800	-0.069	0.041	0.000	0.000	0.000	0.006
	0.850	-0.068	0.041	0.000	0.000	0.000	0.008
	0.900	-0.068	0.040	0.000	0.000	0.000	0.009
	0.950	-0.067	0.039	0.000	0.000	0.000	0.011
	0.975	-0.067	0.039	0.000	0.000	0.000	0.012
	1.000	-0.067	0.039	0.000	0.000	0.000	0.013
17	0.000	-0.060	0.049	0.000	0.000	0.000	0.013
	0.050	-0.059	0.048	0.000	0.000	0.000	0.014
	0.100	-0.059	0.047	0.000	0.000	0.000	0.016
	0.150	-0.058	0.047	0.000	0.000	0.000	0.018
	0.200	-0.058	0.046	0.000	0.000	0.000	0.020
	0.250	-0.058	0.045	0.000	0.000	0.000	0.022
	0.300	-0.057	0.045	0.000	0.000	0.000	0.024
	0.350	-0.057	0.044	0.000	0.000	0.000	0.025
	0.400	-0.056	0.043	0.000	0.000	0.000	0.027
	0.450	-0.056	0.043	0.000	0.000	0.000	0.029
	0.500	-0.056	0.042	0.000	0.000	0.000	0.030
	0.550	-0.055	0.041	0.000	0.000	0.000	0.032
	0.600	-0.055	0.041	0.000	0.000	0.000	0.034
	0.650	-0.054	0.040	0.000	0.000	0.000	0.035
	0.700	-0.054	0.039	0.000	0.000	0.000	0.037
	0.750	-0.054	0.039	0.000	0.000	0.000	0.038
	0.800	-0.053	0.038	0.000	0.000	0.000	0.040
	0.850	-0.053	0.037	0.000	0.000	0.000	0.041
	0.900	-0.052	0.037	0.000	0.000	0.000	0.043
	0.950	-0.052	0.036	0.000	0.000	0.000	0.044
	0.975	-0.052	0.036	0.000	0.000	0.000	0.045
	1.000	-0.051	0.035	0.000	0.000	0.000	0.045
18	0.000	-0.045	0.043	0.000	0.000	0.000	0.045
	0.050	-0.045	0.042	0.000	0.000	0.000	0.047
	0.100	-0.045	0.041	0.000	0.000	0.000	0.049
	0.150	-0.044	0.041	0.000	0.000	0.000	0.050
	0.200	-0.044	0.040	0.000	0.000	0.000	0.052
	0.250	-0.044	0.039	0.000	0.000	0.000	0.054
	0.300	-0.044	0.039	0.000	0.000	0.000	0.055
	0.350	-0.043	0.038	0.000	0.000	0.000	0.057
	0.400	-0.043	0.037	0.000	0.000	0.000	0.058
	0.450	-0.043	0.036	0.000	0.000	0.000	0.059
	0.500	-0.042	0.036	0.000	0.000	0.000	0.061
	0.525	-0.042	0.035	0.000	0.000	0.000	0.062
	0.550	-0.042	0.035	0.000	0.000	0.000	0.062
	0.600	-0.042	0.034	0.000	0.000	0.000	0.064
	0.650	-0.041	0.034	0.000	0.000	0.000	0.065
	0.700	-0.041	0.033	0.000	0.000	0.000	0.066
	0.750	-0.041	0.032	0.000	0.000	0.000	0.068
	0.800	-0.041	0.031	0.000	0.000	0.000	0.069
	0.850	-0.040	0.031	0.000	0.000	0.000	0.070
	0.900	-0.040	0.030	0.000	0.000	0.000	0.071
	0.950	-0.040	0.029	0.000	0.000	0.000	0.072
	0.975	-0.039	0.029	0.000	0.000	0.000	0.073
	1.000	-0.039	0.028	0.000	0.000	0.000	0.073
19	0.000	-0.034	0.034	0.000	0.000	0.000	0.073
	0.050	-0.034	0.033	0.000	0.000	0.000	0.075
	0.100	-0.034	0.033	0.000	0.000	0.000	0.076
	0.150	-0.034	0.032	0.000	0.000	0.000	0.077

	0.200	-0.034	0.031	0.000	0.000	0.000	0.079
	0.250	-0.033	0.030	0.000	0.000	0.000	0.080
	0.300	-0.033	0.030	0.000	0.000	0.000	0.081
	0.350	-0.033	0.029	0.000	0.000	0.000	0.082
	0.400	-0.033	0.028	0.000	0.000	0.000	0.083
	0.450	-0.033	0.027	0.000	0.000	0.000	0.084
	0.500	-0.033	0.027	0.000	0.000	0.000	0.085
	0.550	-0.032	0.026	0.000	0.000	0.000	0.086
	0.600	-0.032	0.025	0.000	0.000	0.000	0.087
	0.650	-0.032	0.024	0.000	0.000	0.000	0.088
	0.700	-0.032	0.024	0.000	0.000	0.000	0.089
	0.750	-0.032	0.023	0.000	0.000	0.000	0.090
	0.800	-0.031	0.022	0.000	0.000	0.000	0.091
	0.850	-0.031	0.021	0.000	0.000	0.000	0.092
	0.900	-0.031	0.021	0.000	0.000	0.000	0.093
	0.950	-0.031	0.020	0.000	0.000	0.000	0.094
	0.975	-0.031	0.019	0.000	0.000	0.000	0.094
	1.000	-0.031	0.019	0.000	0.000	0.000	0.094
20	0.000	-0.027	0.024	0.000	0.000	0.000	0.094
	0.050	-0.027	0.023	0.000	0.000	0.000	0.095
	0.100	-0.027	0.022	0.000	0.000	0.000	0.096
	0.150	-0.027	0.021	0.000	0.000	0.000	0.097
	0.200	-0.027	0.020	0.000	0.000	0.000	0.098
	0.250	-0.027	0.020	0.000	0.000	0.000	0.099
	0.300	-0.027	0.019	0.000	0.000	0.000	0.099
	0.350	-0.027	0.018	0.000	0.000	0.000	0.100
	0.400	-0.027	0.017	0.000	0.000	0.000	0.101
	0.450	-0.027	0.017	0.000	0.000	0.000	0.101
	0.500	-0.027	0.016	0.000	0.000	0.000	0.102
	0.550	-0.027	0.015	0.000	0.000	0.000	0.103
	0.600	-0.027	0.014	0.000	0.000	0.000	0.103
	0.650	-0.027	0.013	0.000	0.000	0.000	0.104
	0.700	-0.027	0.013	0.000	0.000	0.000	0.104
	0.750	-0.026	0.012	0.000	0.000	0.000	0.105
	0.800	-0.026	0.011	0.000	0.000	0.000	0.105
	0.850	-0.026	0.010	0.000	0.000	0.000	0.106
	0.900	-0.026	0.010	0.000	0.000	0.000	0.106
	0.950	-0.026	0.009	0.000	0.000	0.000	0.106
	0.975	-0.026	0.008	0.000	0.000	0.000	0.107
	1.000	-0.026	0.008	0.000	0.000	0.000	0.107
21	0.000	-0.025	0.010	0.000	0.000	0.000	0.107
	0.050	-0.025	0.009	0.000	0.000	0.000	0.107
	0.100	-0.025	0.008	0.000	0.000	0.000	0.108
	0.150	-0.025	0.007	0.000	0.000	0.000	0.108
	0.200	-0.025	0.006	0.000	0.000	0.000	0.108
	0.250	-0.025	0.005	0.000	0.000	0.000	0.109
	0.300	-0.025	0.004	0.000	0.000	0.000	0.109
	0.350	-0.025	0.003	0.000	0.000	0.000	0.109
	0.400	-0.025	0.002	0.000	0.000	0.000	0.109
	0.450	-0.025	0.001	0.000	0.000	0.000	0.109
	0.500	-0.025	0.000	0.000	0.000	0.000	0.109
	0.550	-0.025	0.000	0.000	0.000	0.000	0.109
	0.600	-0.025	-0.001	0.000	0.000	0.000	0.109
	0.650	-0.025	-0.002	0.000	0.000	0.000	0.109
	0.700	-0.025	-0.003	0.000	0.000	0.000	0.109
	0.750	-0.025	-0.004	0.000	0.000	0.000	0.109
	0.800	-0.025	-0.005	0.000	0.000	0.000	0.109
	0.850	-0.025	-0.006	0.000	0.000	0.000	0.108
	0.900	-0.025	-0.007	0.000	0.000	0.000	0.108
	0.950	-0.025	-0.008	0.000	0.000	0.000	0.108
	0.975	-0.025	-0.009	0.000	0.000	0.000	0.107
	1.000	-0.025	-0.010	0.000	0.000	0.000	0.107
22	0.000	-0.167	-0.025	0.000	0.000	0.000	0.102
	0.050	-0.167	-0.025	0.000	0.000	0.000	0.097
	0.100	-0.167	-0.025	0.000	0.000	0.000	0.092
	0.150	-0.167	-0.025	0.000	0.000	0.000	0.086
	0.200	-0.167	-0.025	0.000	0.000	0.000	0.081
	0.250	-0.167	-0.025	0.000	0.000	0.000	0.076
	0.300	-0.167	-0.025	0.000	0.000	0.000	0.071
	0.350	-0.167	-0.025	0.000	0.000	0.000	0.066

	0.400	-0.167	-0.025	0.000	0.000	0.000	0.061
	0.425	-0.167	-0.025	0.000	0.000	0.000	0.059
	0.450	-0.167	-0.025	0.000	0.000	0.000	0.056
	0.500	-0.167	-0.025	0.000	0.000	0.000	0.051
	0.550	-0.167	-0.025	0.000	0.000	0.000	0.046
	0.600	-0.167	-0.025	0.000	0.000	0.000	0.041
	0.650	-0.167	-0.025	0.000	0.000	0.000	0.036
	0.700	-0.167	-0.025	0.000	0.000	0.000	0.031
	0.750	-0.167	-0.025	0.000	0.000	0.000	0.025
	0.800	-0.167	-0.025	0.000	0.000	0.000	0.020
	0.850	-0.167	-0.025	0.000	0.000	0.000	0.015
	0.900	-0.167	-0.025	0.000	0.000	0.000	0.010
	0.950	-0.167	-0.025	0.000	0.000	0.000	0.005
	1.000	-0.167	-0.025	0.000	0.000	0.000	0.000
23	0.000	-0.167	0.025	0.000	0.000	0.000	-0.102
	0.050	-0.167	0.025	0.000	0.000	0.000	-0.097
	0.100	-0.167	0.025	0.000	0.000	0.000	-0.092
	0.150	-0.167	0.025	0.000	0.000	0.000	-0.086
	0.200	-0.167	0.025	0.000	0.000	0.000	-0.081
	0.250	-0.167	0.025	0.000	0.000	0.000	-0.076
	0.300	-0.167	0.025	0.000	0.000	0.000	-0.071
	0.350	-0.167	0.025	0.000	0.000	0.000	-0.066
	0.400	-0.167	0.025	0.000	0.000	0.000	-0.061
	0.425	-0.167	0.025	0.000	0.000	0.000	-0.059
	0.450	-0.167	0.025	0.000	0.000	0.000	-0.056
	0.500	-0.167	0.025	0.000	0.000	0.000	-0.051
	0.550	-0.167	0.025	0.000	0.000	0.000	-0.046
	0.600	-0.167	0.025	0.000	0.000	0.000	-0.041
	0.650	-0.167	0.025	0.000	0.000	0.000	-0.036
	0.700	-0.167	0.025	0.000	0.000	0.000	-0.031
	0.750	-0.167	0.025	0.000	0.000	0.000	-0.025
	0.800	-0.167	0.025	0.000	0.000	0.000	-0.020
	0.850	-0.167	0.025	0.000	0.000	0.000	-0.015
	0.900	-0.167	0.025	0.000	0.000	0.000	-0.010
	0.950	-0.167	0.025	0.000	0.000	0.000	-0.005
	0.975	-0.167	0.025	0.000	0.000	0.000	-0.003
	1.000	-0.167	0.025	0.000	0.000	0.000	0.000

Load Combination 3: IBC-2015ASD_Eql6-10b

Member	Distance	Fx (Axial)	Fy (Major)	Fz (Minor)	Mx (Torsion)	My (Minor)	Mz (Major)
1	0.000	-0.250	-0.030	0.000	0.000	0.000	-0.196
	0.050	-0.249	-0.030	0.000	0.000	0.000	-0.198
	0.100	-0.248	-0.030	0.000	0.000	0.000	-0.199
	0.150	-0.247	-0.030	0.000	0.000	0.000	-0.200
	0.200	-0.247	-0.030	0.000	0.000	0.000	-0.201
	0.250	-0.246	-0.030	0.000	0.000	0.000	-0.202
	0.300	-0.245	-0.030	0.000	0.000	0.000	-0.203
	0.350	-0.244	-0.030	0.000	0.000	0.000	-0.205
	0.400	-0.244	-0.030	0.000	0.000	0.000	-0.206
	0.450	-0.243	-0.030	0.000	0.000	0.000	-0.207
	0.500	-0.242	-0.030	0.000	0.000	0.000	-0.208
	0.550	-0.241	-0.030	0.000	0.000	0.000	-0.209
	0.600	-0.240	-0.030	0.000	0.000	0.000	-0.211
	0.650	-0.240	-0.030	0.000	0.000	0.000	-0.212
	0.700	-0.239	-0.030	0.000	0.000	0.000	-0.213
	0.750	-0.238	-0.031	0.000	0.000	0.000	-0.214
	0.800	-0.237	-0.031	0.000	0.000	0.000	-0.215
	0.850	-0.237	-0.031	0.000	0.000	0.000	-0.216
	0.900	-0.236	-0.031	0.000	0.000	0.000	-0.218
	0.950	-0.235	-0.031	0.000	0.000	0.000	-0.219
	1.000	-0.234	-0.031	0.000	0.000	0.000	-0.220
2	0.000	-0.236	0.006	0.000	0.000	0.000	-0.220
	0.050	-0.235	0.006	0.000	0.000	0.000	-0.220
	0.100	-0.235	0.006	0.000	0.000	0.000	-0.220
	0.150	-0.234	0.006	0.000	0.000	0.000	-0.219
	0.200	-0.233	0.005	0.000	0.000	0.000	-0.219
	0.250	-0.232	0.005	0.000	0.000	0.000	-0.219
	0.300	-0.232	0.005	0.000	0.000	0.000	-0.219
	0.350	-0.231	0.005	0.000	0.000	0.000	-0.219
	0.400	-0.230	0.005	0.000	0.000	0.000	-0.218

	0.450	-0.229	0.005	0.000	0.000	0.000	-0.218
	0.500	-0.228	0.004	0.000	0.000	0.000	-0.218
	0.550	-0.228	0.004	0.000	0.000	0.000	-0.218
	0.600	-0.227	0.004	0.000	0.000	0.000	-0.218
	0.650	-0.226	0.004	0.000	0.000	0.000	-0.218
	0.700	-0.225	0.004	0.000	0.000	0.000	-0.217
	0.750	-0.225	0.003	0.000	0.000	0.000	-0.217
	0.800	-0.224	0.003	0.000	0.000	0.000	-0.217
	0.850	-0.223	0.003	0.000	0.000	0.000	-0.217
	0.900	-0.222	0.003	0.000	0.000	0.000	-0.217
	0.950	-0.222	0.003	0.000	0.000	0.000	-0.217
	0.975	-0.221	0.003	0.000	0.000	0.000	-0.217
	1.000	-0.221	0.003	0.000	0.000	0.000	-0.217
3	0.000	-0.218	0.037	0.000	0.000	0.000	-0.217
	0.050	-0.217	0.037	0.000	0.000	0.000	-0.215
	0.100	-0.216	0.036	0.000	0.000	0.000	-0.214
	0.150	-0.216	0.036	0.000	0.000	0.000	-0.212
	0.200	-0.215	0.036	0.000	0.000	0.000	-0.211
	0.250	-0.214	0.036	0.000	0.000	0.000	-0.210
	0.300	-0.213	0.035	0.000	0.000	0.000	-0.208
	0.350	-0.213	0.035	0.000	0.000	0.000	-0.207
	0.400	-0.212	0.035	0.000	0.000	0.000	-0.205
	0.450	-0.211	0.034	0.000	0.000	0.000	-0.204
	0.500	-0.211	0.034	0.000	0.000	0.000	-0.203
	0.550	-0.210	0.034	0.000	0.000	0.000	-0.201
	0.600	-0.209	0.033	0.000	0.000	0.000	-0.200
	0.650	-0.208	0.033	0.000	0.000	0.000	-0.199
	0.700	-0.208	0.033	0.000	0.000	0.000	-0.197
	0.750	-0.207	0.033	0.000	0.000	0.000	-0.196
	0.800	-0.206	0.032	0.000	0.000	0.000	-0.195
	0.850	-0.205	0.032	0.000	0.000	0.000	-0.194
	0.900	-0.205	0.032	0.000	0.000	0.000	-0.192
	0.950	-0.204	0.031	0.000	0.000	0.000	-0.191
	0.975	-0.204	0.031	0.000	0.000	0.000	-0.191
	1.000	-0.203	0.031	0.000	0.000	0.000	-0.190
4	0.000	-0.196	0.062	0.000	0.000	0.000	-0.190
	0.050	-0.195	0.062	0.000	0.000	0.000	-0.188
	0.100	-0.195	0.062	0.000	0.000	0.000	-0.185
	0.150	-0.194	0.061	0.000	0.000	0.000	-0.183
	0.200	-0.193	0.061	0.000	0.000	0.000	-0.180
	0.250	-0.193	0.060	0.000	0.000	0.000	-0.178
	0.300	-0.192	0.060	0.000	0.000	0.000	-0.176
	0.350	-0.191	0.060	0.000	0.000	0.000	-0.173
	0.400	-0.191	0.059	0.000	0.000	0.000	-0.172
	0.450	-0.190	0.059	0.000	0.000	0.000	-0.169
	0.500	-0.189	0.058	0.000	0.000	0.000	-0.166
	0.550	-0.189	0.058	0.000	0.000	0.000	-0.164
	0.600	-0.188	0.058	0.000	0.000	0.000	-0.162
	0.650	-0.187	0.057	0.000	0.000	0.000	-0.159
	0.700	-0.187	0.057	0.000	0.000	0.000	-0.157
	0.750	-0.186	0.056	0.000	0.000	0.000	-0.155
	0.800	-0.185	0.056	0.000	0.000	0.000	-0.153
	0.850	-0.185	0.056	0.000	0.000	0.000	-0.151
	0.900	-0.184	0.055	0.000	0.000	0.000	-0.148
	0.950	-0.183	0.055	0.000	0.000	0.000	-0.146
	0.975	-0.183	0.054	0.000	0.000	0.000	-0.145
	1.000	-0.183	0.054	0.000	0.000	0.000	-0.144
5	0.000	-0.172	0.082	0.000	0.000	0.000	-0.144
	0.050	-0.171	0.082	0.000	0.000	0.000	-0.141
	0.100	-0.171	0.081	0.000	0.000	0.000	-0.138
	0.150	-0.170	0.081	0.000	0.000	0.000	-0.135
	0.200	-0.169	0.080	0.000	0.000	0.000	-0.131
	0.250	-0.169	0.080	0.000	0.000	0.000	-0.128
	0.300	-0.168	0.079	0.000	0.000	0.000	-0.125
	0.350	-0.168	0.079	0.000	0.000	0.000	-0.122
	0.400	-0.167	0.078	0.000	0.000	0.000	-0.119
	0.450	-0.166	0.078	0.000	0.000	0.000	-0.116
	0.475	-0.166	0.077	0.000	0.000	0.000	-0.114
	0.500	-0.166	0.077	0.000	0.000	0.000	-0.113
	0.550	-0.165	0.077	0.000	0.000	0.000	-0.110

	0.600	-0.165	0.076	0.000	0.000	0.000	-0.107
	0.650	-0.164	0.076	0.000	0.000	0.000	-0.104
	0.700	-0.163	0.075	0.000	0.000	0.000	-0.101
	0.750	-0.163	0.075	0.000	0.000	0.000	-0.098
	0.800	-0.162	0.074	0.000	0.000	0.000	-0.095
	0.850	-0.162	0.074	0.000	0.000	0.000	-0.092
	0.900	-0.161	0.073	0.000	0.000	0.000	-0.089
	0.950	-0.160	0.073	0.000	0.000	0.000	-0.087
	0.975	-0.160	0.072	0.000	0.000	0.000	-0.085
	1.000	-0.160	0.072	0.000	0.000	0.000	-0.084
6	0.000	-0.147	0.096	0.000	0.000	0.000	-0.084
	0.050	-0.146	0.096	0.000	0.000	0.000	-0.080
	0.100	-0.146	0.095	0.000	0.000	0.000	-0.076
	0.150	-0.145	0.094	0.000	0.000	0.000	-0.072
	0.200	-0.145	0.094	0.000	0.000	0.000	-0.069
	0.250	-0.144	0.093	0.000	0.000	0.000	-0.065
	0.300	-0.144	0.093	0.000	0.000	0.000	-0.061
	0.350	-0.143	0.092	0.000	0.000	0.000	-0.058
	0.400	-0.143	0.091	0.000	0.000	0.000	-0.054
	0.450	-0.142	0.091	0.000	0.000	0.000	-0.051
	0.500	-0.142	0.090	0.000	0.000	0.000	-0.047
	0.550	-0.141	0.090	0.000	0.000	0.000	-0.044
	0.600	-0.141	0.089	0.000	0.000	0.000	-0.040
	0.650	-0.140	0.088	0.000	0.000	0.000	-0.037
	0.700	-0.140	0.088	0.000	0.000	0.000	-0.033
	0.750	-0.139	0.087	0.000	0.000	0.000	-0.030
	0.800	-0.139	0.087	0.000	0.000	0.000	-0.026
	0.850	-0.138	0.086	0.000	0.000	0.000	-0.023
	0.900	-0.138	0.085	0.000	0.000	0.000	-0.020
	0.950	-0.137	0.085	0.000	0.000	0.000	-0.016
	0.975	-0.137	0.085	0.000	0.000	0.000	-0.015
	1.000	-0.136	0.084	0.000	0.000	0.000	-0.013
7	0.000	-0.122	0.105	0.000	0.000	0.000	-0.013
	0.050	-0.121	0.104	0.000	0.000	0.000	-0.009
	0.100	-0.121	0.103	0.000	0.000	0.000	-0.005
	0.150	-0.120	0.103	0.000	0.000	0.000	-0.001
	0.160	-0.120	0.102	0.000	0.000	0.000	0.000
	0.200	-0.120	0.102	0.000	0.000	0.000	0.003
	0.250	-0.120	0.101	0.000	0.000	0.000	0.007
	0.300	-0.119	0.101	0.000	0.000	0.000	0.011
	0.350	-0.119	0.100	0.000	0.000	0.000	0.015
	0.400	-0.118	0.099	0.000	0.000	0.000	0.019
	0.450	-0.118	0.099	0.000	0.000	0.000	0.023
	0.500	-0.118	0.098	0.000	0.000	0.000	0.027
	0.550	-0.117	0.097	0.000	0.000	0.000	0.031
	0.600	-0.117	0.096	0.000	0.000	0.000	0.034
	0.650	-0.116	0.096	0.000	0.000	0.000	0.038
	0.700	-0.116	0.095	0.000	0.000	0.000	0.042
	0.750	-0.116	0.094	0.000	0.000	0.000	0.046
	0.800	-0.115	0.094	0.000	0.000	0.000	0.049
	0.850	-0.115	0.093	0.000	0.000	0.000	0.053
	0.900	-0.114	0.092	0.000	0.000	0.000	0.057
	0.950	-0.114	0.092	0.000	0.000	0.000	0.060
	0.975	-0.114	0.091	0.000	0.000	0.000	0.062
	1.000	-0.113	0.091	0.000	0.000	0.000	0.064
8	0.000	-0.098	0.108	0.000	0.000	0.000	0.064
	0.050	-0.097	0.107	0.000	0.000	0.000	0.068
	0.100	-0.097	0.106	0.000	0.000	0.000	0.072
	0.150	-0.097	0.106	0.000	0.000	0.000	0.076
	0.200	-0.097	0.105	0.000	0.000	0.000	0.080
	0.250	-0.096	0.104	0.000	0.000	0.000	0.085
	0.300	-0.096	0.103	0.000	0.000	0.000	0.089
	0.350	-0.096	0.103	0.000	0.000	0.000	0.093
	0.400	-0.095	0.102	0.000	0.000	0.000	0.097
	0.450	-0.095	0.101	0.000	0.000	0.000	0.101
	0.500	-0.095	0.101	0.000	0.000	0.000	0.105
	0.525	-0.095	0.100	0.000	0.000	0.000	0.107
	0.550	-0.094	0.100	0.000	0.000	0.000	0.109
	0.600	-0.094	0.099	0.000	0.000	0.000	0.113
	0.650	-0.094	0.098	0.000	0.000	0.000	0.116

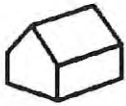
	0.700	-0.094	0.098	0.000	0.000	0.000	0.120
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	0.800	-0.093	0.096	0.000	0.000	0.000	0.128
	0.850	-0.093	0.095	0.000	0.000	0.000	0.132
	0.900	-0.092	0.095	0.000	0.000	0.000	0.135
	0.950	-0.092	0.094	0.000	0.000	0.000	0.139
	0.975	-0.092	0.094	0.000	0.000	0.000	0.141
	1.000	-0.092	0.093	0.000	0.000	0.000	0.143
9	0.000	-0.076	0.107	0.000	0.000	0.000	0.143
	0.050	-0.076	0.106	0.000	0.000	0.000	0.147
	0.100	-0.076	0.105	0.000	0.000	0.000	0.151
	0.150	-0.076	0.104	0.000	0.000	0.000	0.155
	0.200	-0.075	0.103	0.000	0.000	0.000	0.159
	0.250	-0.075	0.103	0.000	0.000	0.000	0.163
	0.300	-0.075	0.102	0.000	0.000	0.000	0.167
	0.350	-0.075	0.101	0.000	0.000	0.000	0.171
	0.400	-0.075	0.100	0.000	0.000	0.000	0.175
	0.450	-0.074	0.100	0.000	0.000	0.000	0.179
	0.500	-0.074	0.099	0.000	0.000	0.000	0.183
	0.525	-0.074	0.099	0.000	0.000	0.000	0.185
	0.550	-0.074	0.098	0.000	0.000	0.000	0.187
	0.600	-0.074	0.097	0.000	0.000	0.000	0.191
	0.650	-0.074	0.097	0.000	0.000	0.000	0.194
	0.700	-0.074	0.096	0.000	0.000	0.000	0.198
	0.750	-0.073	0.095	0.000	0.000	0.000	0.202
	0.800	-0.073	0.094	0.000	0.000	0.000	0.206
	0.850	-0.073	0.094	0.000	0.000	0.000	0.209
	0.900	-0.073	0.093	0.000	0.000	0.000	0.213
	0.950	-0.073	0.092	0.000	0.000	0.000	0.217
	0.975	-0.073	0.092	0.000	0.000	0.000	0.218
	1.000	-0.072	0.091	0.000	0.000	0.000	0.220
10	0.000	-0.057	0.101	0.000	0.000	0.000	0.220
	0.050	-0.057	0.101	0.000	0.000	0.000	0.224
	0.100	-0.057	0.100	0.000	0.000	0.000	0.228
	0.150	-0.057	0.099	0.000	0.000	0.000	0.232
	0.200	-0.057	0.098	0.000	0.000	0.000	0.236
	0.250	-0.057	0.098	0.000	0.000	0.000	0.240
	0.300	-0.057	0.097	0.000	0.000	0.000	0.244
	0.350	-0.057	0.096	0.000	0.000	0.000	0.247
	0.400	-0.057	0.095	0.000	0.000	0.000	0.251
	0.450	-0.057	0.094	0.000	0.000	0.000	0.255
	0.500	-0.057	0.094	0.000	0.000	0.000	0.259
	0.550	-0.057	0.093	0.000	0.000	0.000	0.262
	0.600	-0.057	0.092	0.000	0.000	0.000	0.266
	0.650	-0.056	0.091	0.000	0.000	0.000	0.269
	0.700	-0.056	0.091	0.000	0.000	0.000	0.273
	0.750	-0.056	0.090	0.000	0.000	0.000	0.277
	0.800	-0.056	0.089	0.000	0.000	0.000	0.280
	0.850	-0.056	0.088	0.000	0.000	0.000	0.284
	0.900	-0.056	0.087	0.000	0.000	0.000	0.287
	0.950	-0.056	0.087	0.000	0.000	0.000	0.290
	0.975	-0.056	0.086	0.000	0.000	0.000	0.292
	1.000	-0.056	0.086	0.000	0.000	0.000	0.294
11	0.000	-0.250	-0.030	0.000	0.000	0.000	-0.196
	0.050	-0.249	-0.030	0.000	0.000	0.000	-0.198
	0.100	-0.248	-0.030	0.000	0.000	0.000	-0.199
	0.150	-0.247	-0.030	0.000	0.000	0.000	-0.200
	0.200	-0.247	-0.030	0.000	0.000	0.000	-0.201
	0.250	-0.246	-0.030	0.000	0.000	0.000	-0.202
	0.300	-0.245	-0.030	0.000	0.000	0.000	-0.203
	0.350	-0.244	-0.030	0.000	0.000	0.000	-0.205
	0.400	-0.244	-0.030	0.000	0.000	0.000	-0.206
	0.450	-0.243	-0.030	0.000	0.000	0.000	-0.207
	0.500	-0.242	-0.030	0.000	0.000	0.000	-0.208
	0.550	-0.241	-0.030	0.000	0.000	0.000	-0.209
	0.600	-0.240	-0.030	0.000	0.000	0.000	-0.211
	0.650	-0.240	-0.030	0.000	0.000	0.000	-0.212
	0.700	-0.239	-0.030	0.000	0.000	0.000	-0.213
	0.750	-0.238	-0.031	0.000	0.000	0.000	-0.214
	0.800	-0.237	-0.031	0.000	0.000	0.000	-0.215

	0.850	-0.237	-0.031	0.000	0.000	0.000	-0.216
	0.900	-0.236	-0.031	0.000	0.000	0.000	-0.218
	0.950	-0.235	-0.031	0.000	0.000	0.000	-0.219
	1.000	-0.234	-0.031	0.000	0.000	0.000	-0.220
12	0.000	-0.236	0.006	0.000	0.000	0.000	-0.220
	0.050	-0.235	0.006	0.000	0.000	0.000	-0.220
	0.100	-0.235	0.006	0.000	0.000	0.000	-0.220
	0.150	-0.234	0.006	0.000	0.000	0.000	-0.219
	0.200	-0.233	0.005	0.000	0.000	0.000	-0.219
	0.250	-0.232	0.005	0.000	0.000	0.000	-0.219
	0.300	-0.232	0.005	0.000	0.000	0.000	-0.219
	0.350	-0.231	0.005	0.000	0.000	0.000	-0.219
	0.400	-0.230	0.005	0.000	0.000	0.000	-0.218
	0.450	-0.229	0.005	0.000	0.000	0.000	-0.218
	0.500	-0.228	0.004	0.000	0.000	0.000	-0.218
	0.550	-0.228	0.004	0.000	0.000	0.000	-0.218
	0.600	-0.227	0.004	0.000	0.000	0.000	-0.218
	0.650	-0.226	0.004	0.000	0.000	0.000	-0.218
	0.700	-0.225	0.004	0.000	0.000	0.000	-0.217
	0.750	-0.225	0.003	0.000	0.000	0.000	-0.217
	0.800	-0.224	0.003	0.000	0.000	0.000	-0.217
	0.850	-0.223	0.003	0.000	0.000	0.000	-0.217
	0.900	-0.222	0.003	0.000	0.000	0.000	-0.217
	0.950	-0.222	0.003	0.000	0.000	0.000	-0.217
	0.975	-0.221	0.003	0.000	0.000	0.000	-0.217
	1.000	-0.221	0.003	0.000	0.000	0.000	-0.217
13	0.000	-0.218	0.037	0.000	0.000	0.000	-0.217
	0.050	-0.217	0.037	0.000	0.000	0.000	-0.215
	0.100	-0.216	0.036	0.000	0.000	0.000	-0.214
	0.150	-0.216	0.036	0.000	0.000	0.000	-0.212
	0.200	-0.215	0.036	0.000	0.000	0.000	-0.211
	0.250	-0.214	0.036	0.000	0.000	0.000	-0.210
	0.300	-0.213	0.035	0.000	0.000	0.000	-0.208
	0.350	-0.213	0.035	0.000	0.000	0.000	-0.207
	0.400	-0.212	0.035	0.000	0.000	0.000	-0.205
	0.450	-0.211	0.034	0.000	0.000	0.000	-0.204
	0.500	-0.211	0.034	0.000	0.000	0.000	-0.203
	0.550	-0.210	0.034	0.000	0.000	0.000	-0.201
	0.600	-0.209	0.033	0.000	0.000	0.000	-0.200
	0.650	-0.208	0.033	0.000	0.000	0.000	-0.199
	0.700	-0.208	0.033	0.000	0.000	0.000	-0.197
	0.750	-0.207	0.033	0.000	0.000	0.000	-0.196
	0.800	-0.206	0.032	0.000	0.000	0.000	-0.195
	0.850	-0.205	0.032	0.000	0.000	0.000	-0.194
	0.900	-0.205	0.032	0.000	0.000	0.000	-0.192
	0.950	-0.204	0.031	0.000	0.000	0.000	-0.191
	0.975	-0.204	0.031	0.000	0.000	0.000	-0.191
	1.000	-0.203	0.031	0.000	0.000	0.000	-0.190
14	0.000	-0.196	0.062	0.000	0.000	0.000	-0.190
	0.050	-0.195	0.062	0.000	0.000	0.000	-0.188
	0.100	-0.195	0.062	0.000	0.000	0.000	-0.185
	0.150	-0.194	0.061	0.000	0.000	0.000	-0.183
	0.200	-0.193	0.061	0.000	0.000	0.000	-0.180
	0.250	-0.193	0.060	0.000	0.000	0.000	-0.178
	0.300	-0.192	0.060	0.000	0.000	0.000	-0.176
	0.350	-0.191	0.060	0.000	0.000	0.000	-0.173
	0.400	-0.191	0.059	0.000	0.000	0.000	-0.171
	0.450	-0.190	0.059	0.000	0.000	0.000	-0.169
	0.500	-0.189	0.058	0.000	0.000	0.000	-0.166
	0.550	-0.189	0.058	0.000	0.000	0.000	-0.164
	0.600	-0.188	0.058	0.000	0.000	0.000	-0.162
	0.650	-0.187	0.057	0.000	0.000	0.000	-0.159
	0.700	-0.187	0.057	0.000	0.000	0.000	-0.157
	0.750	-0.186	0.056	0.000	0.000	0.000	-0.155
	0.800	-0.185	0.056	0.000	0.000	0.000	-0.153
	0.850	-0.185	0.056	0.000	0.000	0.000	-0.151
	0.900	-0.184	0.055	0.000	0.000	0.000	-0.148
	0.950	-0.183	0.055	0.000	0.000	0.000	-0.146
	0.975	-0.183	0.054	0.000	0.000	0.000	-0.145
	1.000	-0.183	0.054	0.000	0.000	0.000	-0.144

15	0.000	-0.172	0.082	0.000	0.000	0.000	-0.144
	0.050	-0.171	0.082	0.000	0.000	0.000	-0.141
	0.100	-0.171	0.081	0.000	0.000	0.000	-0.138
	0.150	-0.170	0.081	0.000	0.000	0.000	-0.135
	0.200	-0.169	0.080	0.000	0.000	0.000	-0.131
	0.250	-0.169	0.080	0.000	0.000	0.000	-0.128
	0.300	-0.168	0.079	0.000	0.000	0.000	-0.125
	0.350	-0.168	0.079	0.000	0.000	0.000	-0.122
	0.400	-0.167	0.078	0.000	0.000	0.000	-0.119
	0.450	-0.166	0.078	0.000	0.000	0.000	-0.116
	0.475	-0.166	0.077	0.000	0.000	0.000	-0.114
	0.500	-0.166	0.077	0.000	0.000	0.000	-0.113
	0.550	-0.165	0.077	0.000	0.000	0.000	-0.110
	0.600	-0.165	0.076	0.000	0.000	0.000	-0.107
	0.650	-0.164	0.076	0.000	0.000	0.000	-0.104
	0.700	-0.163	0.075	0.000	0.000	0.000	-0.101
	0.750	-0.163	0.075	0.000	0.000	0.000	-0.098
	0.800	-0.162	0.074	0.000	0.000	0.000	-0.095
	0.850	-0.162	0.074	0.000	0.000	0.000	-0.092
	0.900	-0.161	0.073	0.000	0.000	0.000	-0.089
	0.950	-0.160	0.073	0.000	0.000	0.000	-0.087
	0.975	-0.160	0.072	0.000	0.000	0.000	-0.085
	1.000	-0.160	0.072	0.000	0.000	0.000	-0.084
16	0.000	-0.147	0.096	0.000	0.000	0.000	-0.084
	0.050	-0.146	0.096	0.000	0.000	0.000	-0.080
	0.100	-0.146	0.095	0.000	0.000	0.000	-0.076
	0.150	-0.145	0.094	0.000	0.000	0.000	-0.072
	0.200	-0.145	0.094	0.000	0.000	0.000	-0.069
	0.250	-0.144	0.093	0.000	0.000	0.000	-0.065
	0.300	-0.144	0.093	0.000	0.000	0.000	-0.061
	0.350	-0.143	0.092	0.000	0.000	0.000	-0.058
	0.400	-0.143	0.091	0.000	0.000	0.000	-0.054
	0.450	-0.142	0.091	0.000	0.000	0.000	-0.051
	0.500	-0.142	0.090	0.000	0.000	0.000	-0.047
	0.550	-0.141	0.090	0.000	0.000	0.000	-0.044
	0.600	-0.141	0.089	0.000	0.000	0.000	-0.040
	0.650	-0.140	0.088	0.000	0.000	0.000	-0.037
	0.700	-0.140	0.088	0.000	0.000	0.000	-0.033
	0.750	-0.139	0.087	0.000	0.000	0.000	-0.030
	0.800	-0.139	0.087	0.000	0.000	0.000	-0.026
	0.850	-0.138	0.086	0.000	0.000	0.000	-0.023
	0.900	-0.138	0.085	0.000	0.000	0.000	-0.020
	0.950	-0.137	0.085	0.000	0.000	0.000	-0.016
	0.975	-0.137	0.085	0.000	0.000	0.000	-0.015
	1.000	-0.136	0.084	0.000	0.000	0.000	-0.013
17	0.000	-0.122	0.105	0.000	0.000	0.000	-0.013
	0.050	-0.121	0.104	0.000	0.000	0.000	-0.009
	0.100	-0.121	0.103	0.000	0.000	0.000	-0.005
	0.150	-0.120	0.103	0.000	0.000	0.000	-0.001
	0.160	-0.120	0.102	0.000	0.000	0.000	0.000
	0.200	-0.120	0.102	0.000	0.000	0.000	0.003
	0.250	-0.120	0.101	0.000	0.000	0.000	0.007
	0.300	-0.119	0.101	0.000	0.000	0.000	0.011
	0.350	-0.119	0.100	0.000	0.000	0.000	0.015
	0.400	-0.118	0.099	0.000	0.000	0.000	0.019
	0.450	-0.118	0.099	0.000	0.000	0.000	0.023
	0.500	-0.118	0.098	0.000	0.000	0.000	0.027
	0.550	-0.117	0.097	0.000	0.000	0.000	0.031
	0.600	-0.117	0.096	0.000	0.000	0.000	0.034
	0.650	-0.116	0.096	0.000	0.000	0.000	0.038
	0.700	-0.116	0.095	0.000	0.000	0.000	0.042
	0.750	-0.116	0.094	0.000	0.000	0.000	0.046
	0.800	-0.115	0.094	0.000	0.000	0.000	0.049
	0.850	-0.115	0.093	0.000	0.000	0.000	0.053
	0.900	-0.114	0.092	0.000	0.000	0.000	0.057
	0.950	-0.114	0.092	0.000	0.000	0.000	0.060
	0.975	-0.114	0.091	0.000	0.000	0.000	0.062
	1.000	-0.113	0.091	0.000	0.000	0.000	0.064

18	0.000	-0.098	0.108	0.000	0.000	0.000	0.064
	0.050	-0.097	0.107	0.000	0.000	0.000	0.068
	0.100	-0.097	0.106	0.000	0.000	0.000	0.072
	0.150	-0.097	0.106	0.000	0.000	0.000	0.076
	0.200	-0.097	0.105	0.000	0.000	0.000	0.080
	0.250	-0.096	0.104	0.000	0.000	0.000	0.085
	0.300	-0.096	0.103	0.000	0.000	0.000	0.089
	0.350	-0.096	0.103	0.000	0.000	0.000	0.093
	0.400	-0.095	0.102	0.000	0.000	0.000	0.097
	0.450	-0.095	0.101	0.000	0.000	0.000	0.101
	0.500	-0.095	0.101	0.000	0.000	0.000	0.105
	0.525	-0.095	0.100	0.000	0.000	0.000	0.107
	0.550	-0.094	0.100	0.000	0.000	0.000	0.109
	0.600	-0.094	0.099	0.000	0.000	0.000	0.113
	0.650	-0.094	0.098	0.000	0.000	0.000	0.116
	0.700	-0.094	0.098	0.000	0.000	0.000	0.120
	0.750	-0.093	0.097	0.000	0.000	0.000	0.124
	0.800	-0.093	0.096	0.000	0.000	0.000	0.128
	0.850	-0.093	0.095	0.000	0.000	0.000	0.132
	0.900	-0.092	0.095	0.000	0.000	0.000	0.135
	0.950	-0.092	0.094	0.000	0.000	0.000	0.139
	0.975	-0.092	0.094	0.000	0.000	0.000	0.141
	1.000	-0.092	0.093	0.000	0.000	0.000	0.143
19	0.000	-0.076	0.107	0.000	0.000	0.000	0.143
	0.050	-0.076	0.106	0.000	0.000	0.000	0.147
	0.100	-0.076	0.105	0.000	0.000	0.000	0.151
	0.150	-0.076	0.104	0.000	0.000	0.000	0.155
	0.200	-0.075	0.103	0.000	0.000	0.000	0.159
	0.250	-0.075	0.103	0.000	0.000	0.000	0.163
	0.300	-0.075	0.102	0.000	0.000	0.000	0.167
	0.350	-0.075	0.101	0.000	0.000	0.000	0.171
	0.400	-0.075	0.100	0.000	0.000	0.000	0.175
	0.450	-0.074	0.100	0.000	0.000	0.000	0.179
	0.500	-0.074	0.099	0.000	0.000	0.000	0.183
	0.525	-0.074	0.099	0.000	0.000	0.000	0.185
	0.550	-0.074	0.098	0.000	0.000	0.000	0.187
	0.600	-0.074	0.097	0.000	0.000	0.000	0.191
	0.650	-0.074	0.097	0.000	0.000	0.000	0.194
	0.700	-0.074	0.096	0.000	0.000	0.000	0.198
	0.750	-0.073	0.095	0.000	0.000	0.000	0.202
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	0.850	-0.073	0.094	0.000	0.000	0.000	0.209
	0.900	-0.073	0.093	0.000	0.000	0.000	0.213
	0.950	-0.073	0.092	0.000	0.000	0.000	0.217
	0.975	-0.073	0.092	0.000	0.000	0.000	0.218
	1.000	-0.072	0.091	0.000	0.000	0.000	0.220
20	0.000	-0.057	0.101	0.000	0.000	0.000	0.220
	0.050	-0.057	0.101	0.000	0.000	0.000	0.224
	0.100	-0.057	0.100	0.000	0.000	0.000	0.228
	0.150	-0.057	0.099	0.000	0.000	0.000	0.232
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	0.300	-0.057	0.097	0.000	0.000	0.000	0.244
	0.350	-0.057	0.096	0.000	0.000	0.000	0.247
	0.400	-0.057	0.095	0.000	0.000	0.000	0.251
	0.450	-0.057	0.094	0.000	0.000	0.000	0.255
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	0.800	-0.056	0.089	0.000	0.000	0.000	0.280
	0.850	-0.056	0.088	0.000	0.000	0.000	0.284
	0.900	-0.056	0.087	0.000	0.000	0.000	0.287
	0.950	-0.056	0.087	0.000	0.000	0.000	0.290
	0.975	-0.056	0.086	0.000	0.000	0.000	0.292
	1.000	-0.056	0.086	0.000	0.000	0.000	0.294
21	0.000	-0.049	0.090	0.000	0.000	0.000	0.294
	0.050	-0.049	0.089	0.000	0.000	0.000	0.298

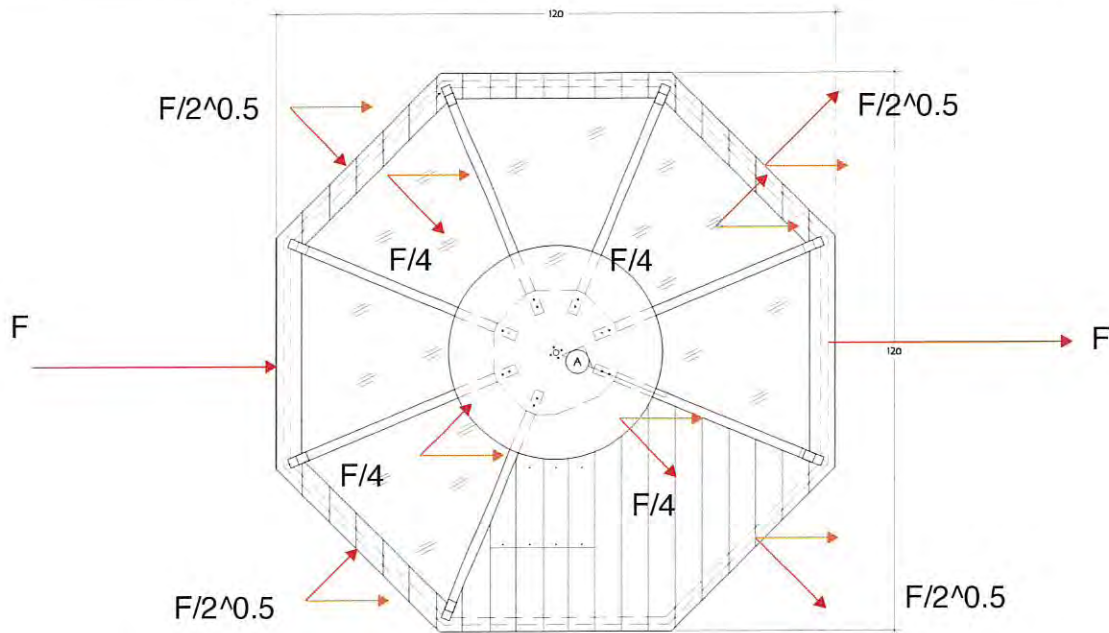
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	0.500	-0.049	-0.080	0.000	0.000	0.000	0.336
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	0.600	-0.049	-0.082	0.000	0.000	0.000	0.329
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	0.900	-0.049	-0.088	0.000	0.000	0.000	0.303
	0.950	-0.049	-0.089	0.000	0.000	0.000	0.298
	1.000	-0.049	-0.090	0.000	0.000	0.000	0.294
22	0.000	-0.247	-0.049	0.000	0.000	0.000	0.196
	0.050	-0.247	-0.049	0.000	0.000	0.000	0.187
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	0.200	-0.247	-0.049	0.000	0.000	0.000	0.157
	0.250	-0.247	-0.049	0.000	0.000	0.000	0.147
	0.300	-0.247	-0.049	0.000	0.000	0.000	0.137
	0.350	-0.247	-0.049	0.000	0.000	0.000	0.128
	0.400	-0.247	-0.049	0.000	0.000	0.000	0.118
	0.425	-0.247	-0.049	0.000	0.000	0.000	0.113
	0.450	-0.247	-0.049	0.000	0.000	0.000	0.108
	0.500	-0.247	-0.049	0.000	0.000	0.000	0.098
	0.550	-0.247	-0.049	0.000	0.000	0.000	0.088
	0.600	-0.247	-0.049	0.000	0.000	0.000	0.079
	0.650	-0.247	-0.049	0.000	0.000	0.000	0.069
	0.700	-0.247	-0.049	0.000	0.000	0.000	0.059
	0.750	-0.247	-0.049	0.000	0.000	0.000	0.049
	0.800	-0.247	-0.049	0.000	0.000	0.000	0.039
	0.850	-0.247	-0.049	0.000	0.000	0.000	0.029
	0.900	-0.247	-0.049	0.000	0.000	0.000	0.020
	0.950	-0.247	-0.049	0.000	0.000	0.000	0.010
	1.000	-0.247	-0.049	0.000	0.000	0.000	0.000
23	0.000	-0.247	0.049	0.000	0.000	0.000	-0.196
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	0.150	-0.247	0.049	0.000	0.000	0.000	-0.167
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	0.300	-0.247	0.049	0.000	0.000	0.000	-0.137
	0.350	-0.247	0.049	0.000	0.000	0.000	-0.128
	0.400	-0.247	0.049	0.000	0.000	0.000	-0.118
	0.425	-0.247	0.049	0.000	0.000	0.000	-0.113
	0.450	-0.247	0.049	0.000	0.000	0.000	-0.108
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	0.600	-0.247	0.049	0.000	0.000	0.000	-0.079
	0.650	-0.247	0.049	0.000	0.000	0.000	-0.069
	0.700	-0.247	0.049	0.000	0.000	0.000	-0.059
	0.750	-0.247	0.049	0.000	0.000	0.000	-0.049
	0.800	-0.247	0.049	0.000	0.000	0.000	-0.039
	0.850	-0.247	0.049	0.000	0.000	0.000	-0.029
	0.900	-0.247	0.049	0.000	0.000	0.000	-0.020
	0.950	-0.247	0.049	0.000	0.000	0.000	-0.010
	0.975	-0.247	0.049	0.000	0.000	0.000	-0.005
	1.000	-0.247	0.049	0.000	0.000	0.000	0.000



Project #:20-077
Project: CAFE GALLERIA IGLOO
By: RYAN HAZELWOOD, PE

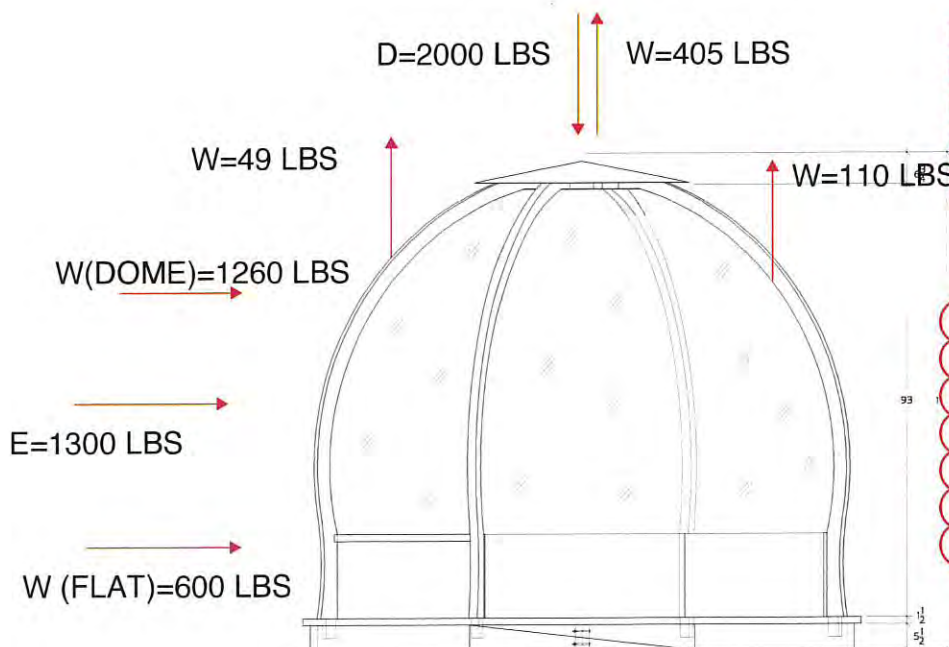
Date: 10/14/2020

RESULTANT FORCES



GENERAL VIEW - TOP
scale: 3/4" = 1'-0"

PANEL FACTORS



SEISMIC O.T.
 $1300 \times 0.7 \times 4.5 -$
 $2000 \times 0.9 \times 5$
 $= -4900 \text{ LBS} - \text{OK}$

WIND O.T.
 $(1260 \times 5.75' +$
 $600 \times 1.75' + 49 \times 7.5 + 40$
 $5 \times 5 + 110 \times 2.5) \times 0.6$
 $-(2000 \times 5 \times 0.9)$
 $= -2400 \text{ LBS} - \text{OK}$

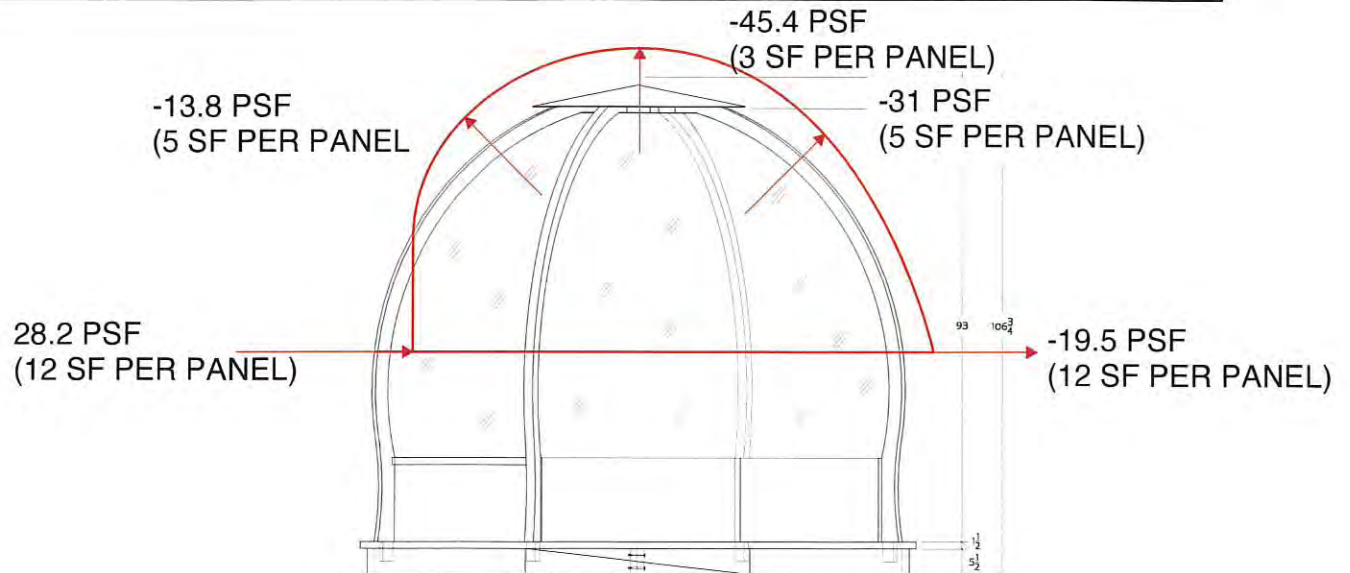
GENERAL VIEW - ELEVATION W/O DOOR
scale: 3/4" = 1'-0"



Project #:20-077
Project:CAFE GALLERIA IGLOO
By:RYAN HAZELWOOD, PE

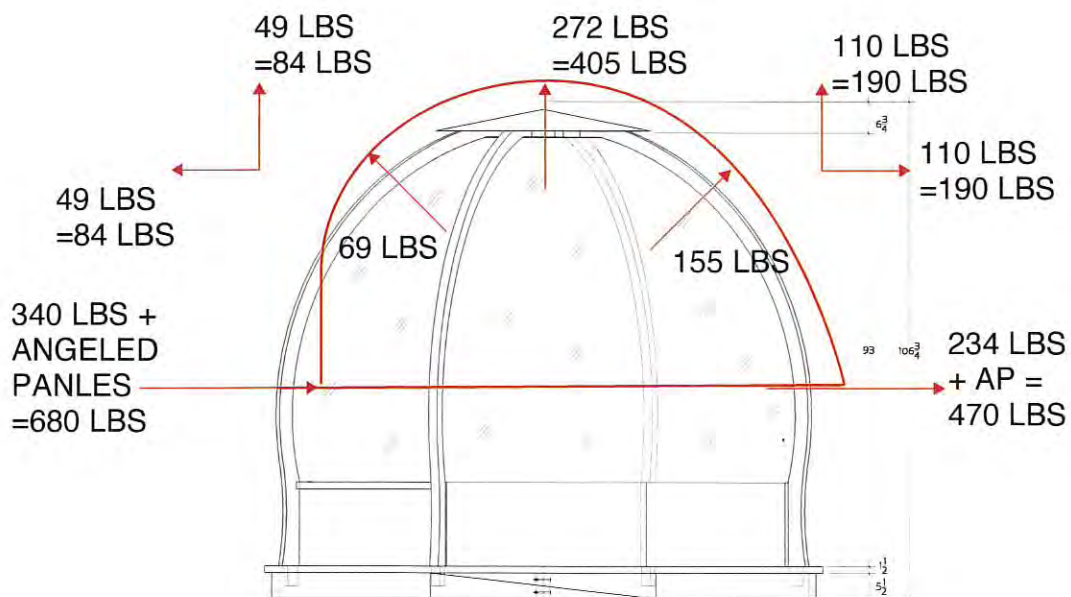
Date: 10/14/2020

DOMED DESIGN PRESSURES

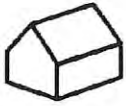


GENERAL VIEW - ELEVATION W/O DOOR
scale: 3/4" = 1'-0"

CASE A&B



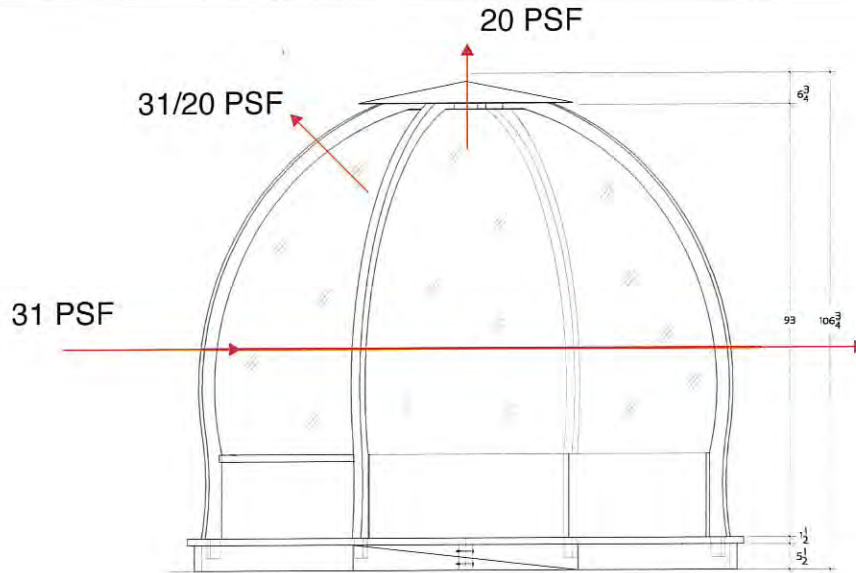
GENERAL VIEW - ELEVATION W/O DOOR
scale: 3/4" = 1'-0"
FORCE



Project #:20-077
Project:CAFE GALLERIA IGLOO
By:RYAN HAZELWOOD, PE

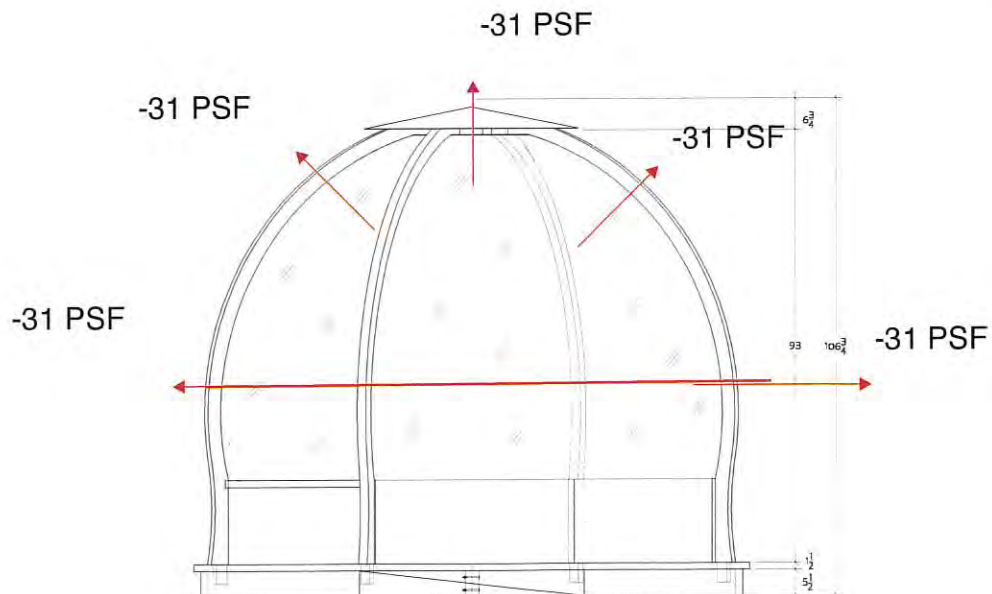
Date: 10/14/2020

C&C DOME DESIGN PRESSURES



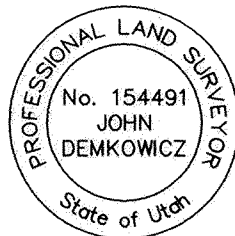
GENERAL VIEW - ELEVATION W/O DOOR
scale: 3/4" = 1'-0"

POSITIVE PRESSURE



GENERAL VIEW - ELEVATION W/O DOOR
scale: 3/4" = 1'-0"

NEGATIVE PRESSURE



SURVEYOR'S CERTIFICATE

I, John Demkowicz, certify that I am a Registered Land Surveyor and that I hold Certificate No. 154491, as prescribed by the laws of the State of Utah, and that by authority of the owner(s), I have prepared this Record of Survey map of 151 MAIN STREET SUBDIVISION and that the same has been monumented on the ground as shown on this plat. I further certify that the information on this plat is accurate.

John Demkowicz
John Demkowicz

11-14-06
Date

BOUNDARY DESCRIPTION

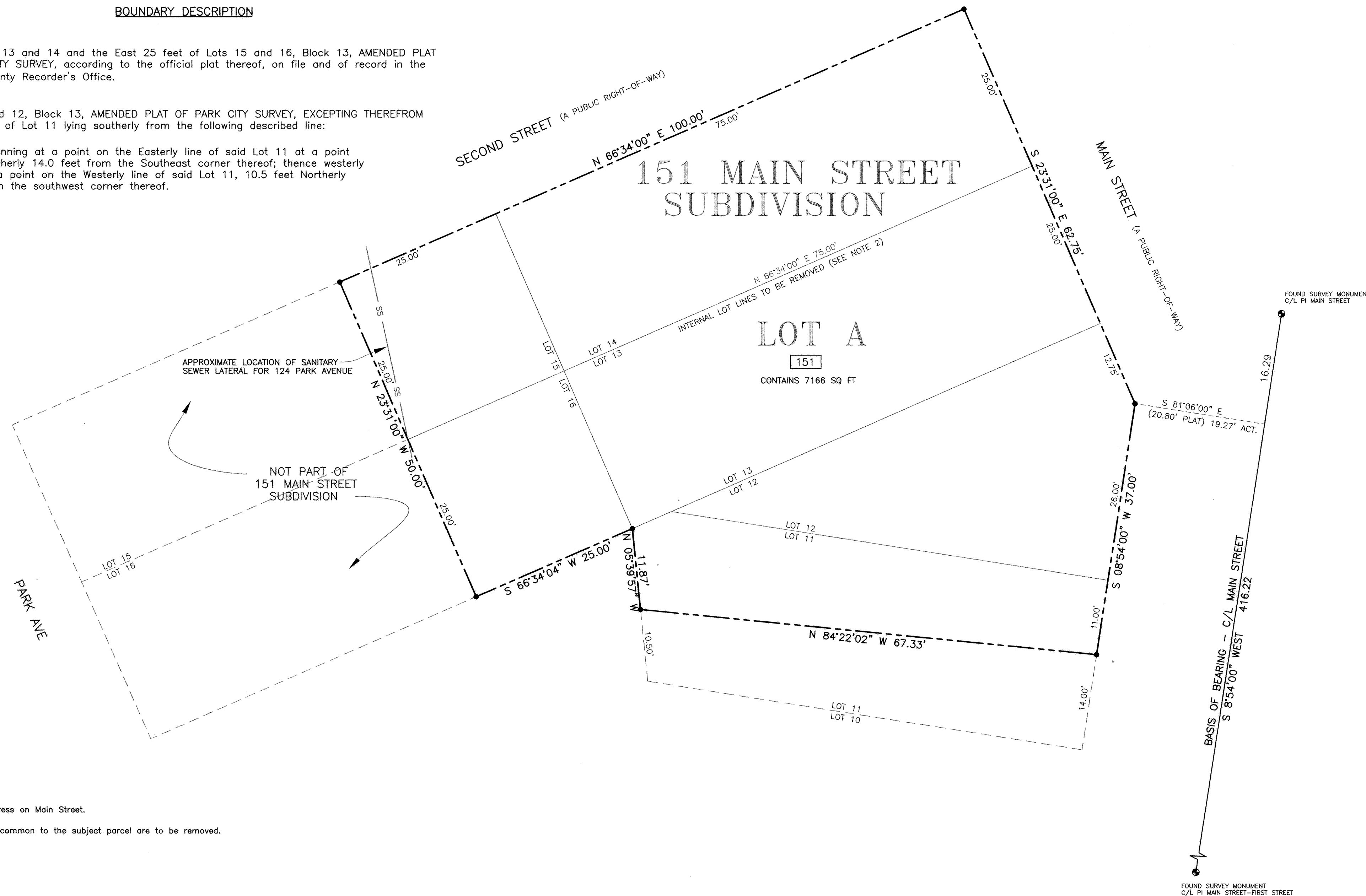
Parcel 1:

All of LOTS 13 and 14 and the East 25 feet of Lots 15 and 16, Block 13, AMENDED PLAT OF PARK CITY SURVEY, according to the official plat thereof, on file and of record in the Summit County Recorder's Office.

Parcel 2:

LOTS 11 and 12, Block 13, AMENDED PLAT OF PARK CITY SURVEY, EXCEPTING THEREFROM that portion of Lot 11 lying southerly from the following described line:

Beginning at a point on the Easterly line of said Lot 11 at a point Northerly 14.0 feet from the Southeast corner thereof; thence westerly to a point on the Westerly line of said Lot 11, 10.5 feet Northerly from the southwest corner thereof.



NOTE:

- 1) 151 Street address on Main Street.
- 2) All internal lot lines common to the subject parcel are to be removed.

LEGEND

- Found survey monument.
- Property corners were set. See recorded survey #S-4580.

A PLAT AMENDMENT A RESUBDIVISION OF LOTS 11-16 IN BLOCK 13, PARK CITY SURVEY 151 MAIN STREET SUBDIVISION

LOCATED IN SECTION 16
TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN
PARK CITY, SUMMIT COUNTY, UTAH

OWNER'S DEDICATION AND CONSENT TO RECORD

KNOW ALL MEN BY THESE PRESENTS that 151 MAIN STREET L.C. the undersigned owner of the herein described tract of land, to be known hereafter as the 151 MAIN STREET SUBDIVISION, do hereby certify that they have caused this Plat Amendment to be prepared. 151 MAIN STREET L.C. hereby consents to the recordation of this Plat Amendment.

ALSO, the owner, or his representative, hereby irrevocably offers for dedication to the City of Park City all the streets, land for local government uses, easements, parks, and required utilities and easements shown on the plat and construction drawings in accordance with an irrevocable offer of dedication.

In witness whereof, the undersigned set his hand this 14th day of Nov., 2006.

151 MAIN STREET L.C.
A Limited Liability Company

by: William B. White
William B. White Manager

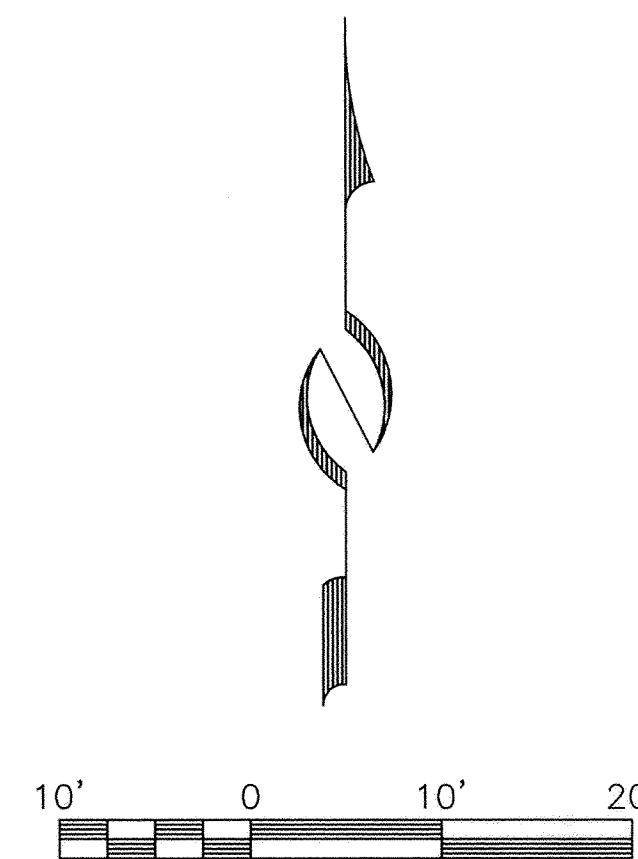
ACKNOWLEDGEMENT

State of Utah
County of Summit ss:

This instrument was acknowledged before me this 14th day of Nov, 2006 by
William B. White, the Manager of 151 MAIN STREET L.C., a Limited Liability Company.

Mary J. Carney
A Notary Public commissioned in Utah
Mary J. Carney
Printed Name

Residing in: Park City, UT
My commission expires: 6-13-2008



 CONSULTING ENGINEERS LAND PLANNERS SURVEYORS 323 Main Street P.O. Box 2664 Park City, Utah 84060-2664 (435) 648-9467	SNYDERVILLE BASIN WATER RECLAMATION DISTRICT REVIEWED FOR CONFORMANCE TO SNYDERVILLE BASIN WATER RECLAMATION DISTRICT STANDARDS ON THIS <u>15th</u> DAY OF <u>November</u> , 2006 A.D. BY <u>[Signature]</u> S.B.W.R.D.	PLANNING COMMISSION APPROVED BY THE PARK CITY PLANNING COMMISSION THIS 12 th DAY OF MAY, 2006 A.D. BY <u>[Signature]</u> CHAIRMAN	ENGINEER'S CERTIFICATE I FIND THIS PLAT TO BE IN ACCORDANCE WITH INFORMATION ON FILE IN MY OFFICE THIS <u>21st</u> DAY OF <u>NOVEMBER</u> , 2006 A.D. BY <u>[Signature]</u> PE PARK CITY ENGINEER	APPROVAL AS TO FORM APPROVED AS TO FORM THIS <u>15th</u> DAY OF <u>December</u> , 2006 A.D. BY <u>[Signature]</u> PARK CITY ATTORNEY	CERTIFICATE OF ATTEST I CERTIFY THIS RECORD OF SURVEY MAP WAS APPROVED BY PARK CITY COUNCIL THIS 29 TH DAY OF JUNE, 2006 A.D. BY <u>[Signature]</u> PARK CITY RECORDER	COUNCIL APPROVAL AND ACCEPTANCE APPROVAL AND ACCEPTANCE BY THE PARK CITY COUNCIL THIS 29 TH DAY OF JUNE, 2006 A.D. BY <u>[Signature]</u> MAYOR	RECORDED STATE OF UTAH, COUNTY OF SUMMIT, AND FILED AT THE REQUEST OF <u>Park City Title</u> DATE <u>12-19-06</u> TIME <u>9:05 am</u> BOOK <u> </u> PAGE <u> </u> FEE <u>\$31.00</u> <u>[Signature]</u> RECORDER
JOB NO.: 7-4-06 FILE: W:\OLD\Y\PCS\dwg\sr\Plat02\020202							

PARK CITY PLANNING DEPARTMENT
STAFF REPORT

TO: PLANNING COMMISSION
FROM: PLANNING STAFF *JC.*
DATE: MAY 22, 1991
RE: REQUEST FOR CONDITIONAL USE PERMIT FOR FREE STANDING
SIGN AND OUTDOOR DINING - ALPINE PROSPECTOR LODGE

=====

I. PROJECT STATISTICS

Applicant:	James W. Carr
Location:	151 Main Street
Proposal:	Outdoor Dining & Free Standing Sign
Zoning:	ECB - Historic Commercial Business
Adjacent Land Uses:	Residential, Commercial
Date of Application:	April 15, 1991
Project Planner:	Steve Osguthorpe
Date of Staff Report:	May 15, 1991
Staff Recommendation:	Approve Outdoor Dining with conditions. Continue Free Standing Sign

II. BACKGROUND INFORMATION/PROJECT DESCRIPTION

The Planning Staff has received an application from James Carr requesting Conditional Use approval for outdoor dining at 151 Main Street, and also for a free standing sign which requires Conditional Use approval in the Historic District. The outdoor dining will be on a new terrace which Mr. Carr is proposing to build on the north side of the Alpine Prospector Lodge. The free standing sign is proposed to be placed in a landscaped area on the north end of the parcel near the old town stairs.

The Terrace. The proposed terrace is designed to retain as much of the existing rock retaining wall along the Main Street sidewalk as possible. There will be a landscaped area between the wall and the actual pavement of the terrace which will be secured with a wrought iron rail to match the existing railing on the building's porch. the posts supporting the railing will be designed to match the existing porch columns.

Plans also include the stabilization and re-vegetation of the cliff towards the back of the proposed terrace. Large landscape boulders will be used for this purpose. A detailed landscape plan has been submitted which the Staff believes is well thought out.

25 EXHIBIT D -
1991CUP for Outdoor Dining

The terrace will be accessed from the existing porch on the building and also from the City stairs which currently have a small set of side stairs leading to Mr. Carr's property. The City is currently in the process of drafting an encroachment agreement to allow access and also to allow Mr. Carr to landscape a portion of City property adjacent to the City stairs.

Free Standing Sign. The free standing sign is proposed to be located in a landscaped area near the existing rock retaining wall. The Staff believes that the proposed location for the sign works well and that it could be an attractive addition to his project and to Main Street. There are few places on Main Street where a free standing sign can be successfully incorporated into a landscaped area, but there is ample opportunity in this location. A small portion of the sign is shown on the City's right-of-way and should be moved slightly to the south to assure that its location is entirely on-site.

A preliminary design for the sign has been submitted which indicates a wooden sign arched on the top supported by two wood poles with ball shaped finials. The design is rather nostalgic and is sensitive to the character of the historic district. The text of the sign is still in question, however. Mr. Carr has proposed that the sign read Alpine Prospector's Lodge within the arch at the top, and Sirloin & Seafood, The Terrace Restaurants on the main face of the sign. The City's sign code only allows for the name of the building or one business on a free standing sign.

III. ISSUES FOR DISCUSSION

1. Trash Containment. Concerns have been raised regarding the location and screening of trash receptacles. Mr. Carr has stated that he intends to keep the trash in containers in the kitchen until he can throw them in an approved dumpster. The Staff believes that a small area near the back door could also be screened off and incorporated into the landscaping should Mr. Carr determine that an outdoor location becomes necessary.
2. Free Standing Sign. The Staff is pleased with the general design of the free standing sign but is not comfortable recommending final approval until specific details of the sign have been worked out including its text and relief (e.g. routed letters, raised letters, painted letters, etc.). The Staff would prefer to see something more than just a painted board. A carved or sandblasted sign would be ideal, but a raised border with raised (applied) letters would make for an attractive sign.

Also, while a general color palette has been proposed for the sign, a specific assignment of the colors has not yet been determined. Presumably, the background color will be beige, the letters will be blue, and trim and accent details will be rust colored.

Finally, the Staff will be recommending that prior to permit issuance for the free standing sign or the terrace all necessary permits be obtained for the existing signs on the building. Mr. Carr discussed a building sign proposal with the Staff, but final approval was never acquired and permits were not issued.

OUTDOOR DINING 1991

V. STAFF RECOMMENDATION

Outdoor Dining. The Staff believes that this proposal would provide a refreshing change to this portion of upper Main Street and will help to generate additional activity in this area. The Staff, therefore, recommends conditional use approval for outdoor dining at 151 Main Street subject to the following conditions:

1. Prior to permit issuance, an encroachment agreement, as drafted and approved by the City Attorney, shall be signed by the applicant which will allow him to continue his landscaping into the City right-of-way and utilize the side stairs adjacent to his terrace.
2. The Planning Staff shall approve the type and color of furnishings used on the terrace.
3. All trash shall be disposed of in a previously approved receptacle location off-site or in an on-site containers which shall either be kept indoors or in an outdoor screened container toward the back of the property. All screening methods shall be approved by the Planning Staff.
4. Prior to permit issuance for construction of the terrace, all existing signage shall either be removed or permits shall be obtained.

Free Standing Sign. The free standing sign is not yet ready for final approval. The Staff therefore recommends that the Planning Commission either continue this item or condition its approval on the following:

1. The sign shall not be located on City property next to the stairs, but shall be contained entirely on-site.
2. The sign shall either have raised letters or be carved or sandblasted.
3. The overall height of the sign shall be no greater than 6 feet above finished grade.
3. Final details of the sign, including color, text and design shall be approved by the Planning Staff.
4. Prior to permit issuance for the sign, all existing signage shall either be removed or permits shall be obtained.

PARK CITY PLANNING DEPARTMENT
STAFF REPORT

TO: PLANNING COMMISSION
FROM: PLANNING STAFF *AL*
DATE: 25 AUGUST 1993
RE: GRAPPA RESTAURANT OUTDOOR DINING
=====

I. PROJECT STATISTICS

Project Name: Grappa (formerly the Alpine Prospector Lodge)
Applicant: William White
Location: 151 Main Street
Proposal: Amendment to CUP for additional outdoor dining
Zoning: HCB
Adjacent Land Uses: Vacant, residential
Date of Application: June 25, 1993
Project Planner: Susan Traylor Lykes
Staff Recommendation: APPROVE with conditions

II. BACKGROUND INFORMATION AND PROJECT DESCRIPTION

Applicant Bill White has purchased the Alpine Prospector Lodge and is converting the entire building into a restaurant. As part of the new restaurant operation, Mr. White would like to amend the existing CUP to allow the use of outdoor speakers and to expand their outdoor dining.

The attached schematic shows the existing dining area and new decks. The decks are allowed to be built to the lot line because the HCB zone has zero setbacks. The applicant is proposing dining on all of the deck area.

III. ISSUES FOR DISCUSSION

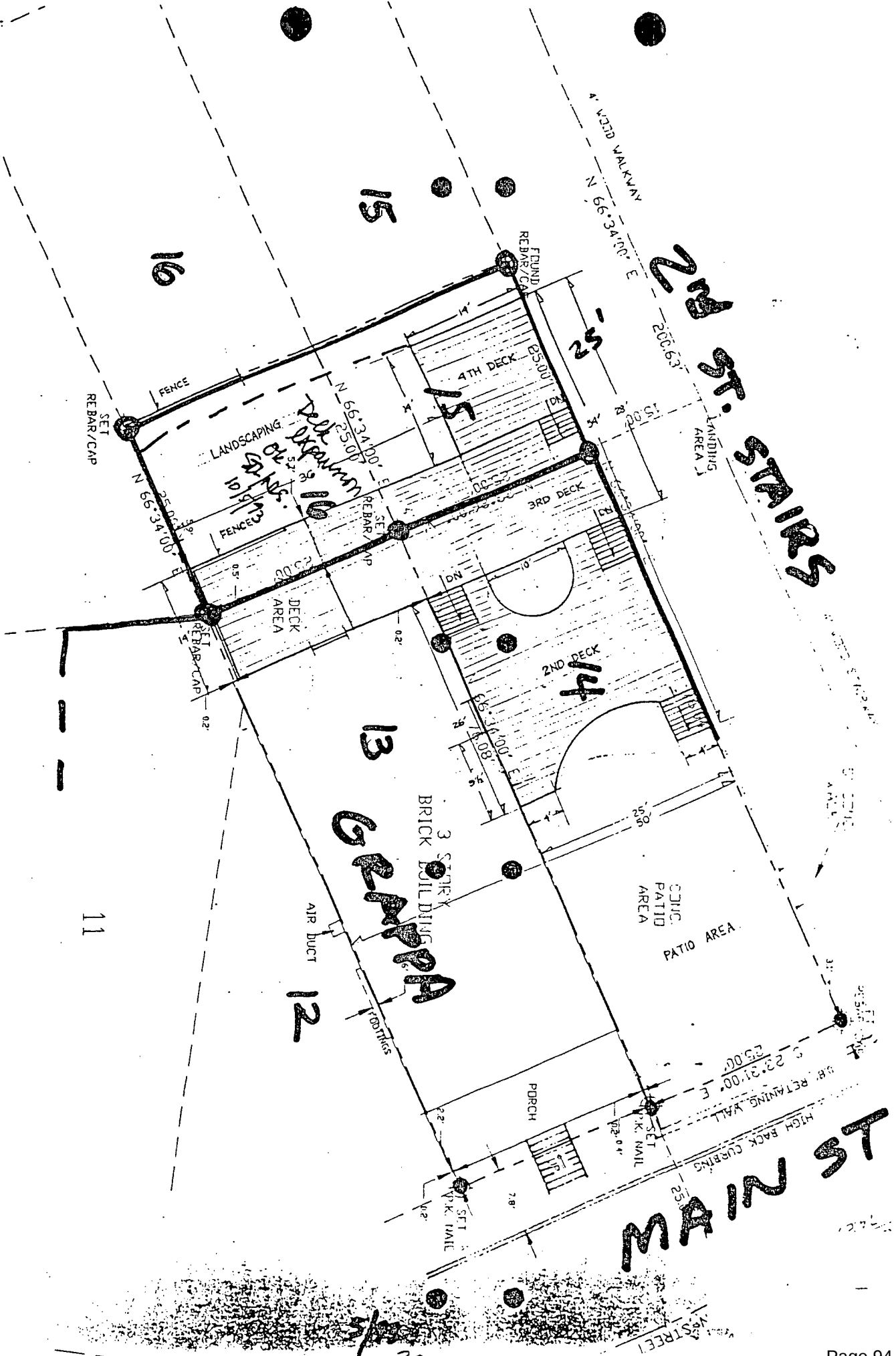
NOISE. The staff is most concerned about the generation of noise from the expanded outdoor use. As throughout the rest of Main Street, the commercial lots are adjacent to HR-1 (residential) lots. However, this location is particularly sensitive because of its location at the edge of the HCB zone. There is only one more commercial lot south of this building.

The staff believes that much of the concern about noise can be mitigated by prohibiting speakers on the fourth (highest) deck, in addition to the standard restrictions on outdoor speakers.

IV. STAFF RECOMMENDATION

The staff recommends APPROVAL of the expansion of outdoor dining at 151 Main Street and use of outdoor speakers with the following conditions.

1. Outdoor speakers will only be allowed in conjunction with dining on the existing patio area and decks two and three. Speakers shall not be placed on deck four. Hours of speaker operation shall be 11:00 am to 10:00 pm.
2. Sound levels of the music shall be kept at a volume so as not to be disruptive to adjacent property and shall not be audible beyond the boundaries of the outdoor dining area.
3. Speakers shall be placed at table level or below and shall not be directed off-site.



Ordinance No. 06-43

AN ORDINANCE APPROVING A SIX MONTH EXTENSION TO A PLAT AMENDMENT TO COMBINE ALL OF LOTS 12, 13, 14, AND PORTIONS OF LOTS 11, 15, AND 16 OF BLOCK 13 OF THE PARK CITY SURVEY INTO ONE LOT, LOCATED AT 151 MAIN STREET, PARK CITY, UTAH

WHEREAS, owners of the property known as 147 and 151 Main Street, have petitioned the City Council for approval of An extension to a subdivision plat; and

WHEREAS, proper notice was sent and the property posted according to requirements of the Land Management Code and State Law; and

WHEREAS, on May 19, 2005 the City Council held a public hearing to receive public input on the proposal and approved the plat amendment; and

WHEREAS, it is in the best interest of Park City Utah to approve the plat amendment.

NOW, THEREFORE, BE IT ORDAINED by the City Council of Park City, Utah as follows:

SECTION 1. FINDINGS OF FACT. The above recitals are hereby incorporated as findings of fact. The following are also adopted by City Council as findings of fact:

1. Plat amendments expire one year from the date of City Council approval.
2. The applicant is requesting a six month time extension to the expiration of the plat amendment approval.
3. No changes to the existing approval are proposed at this time.
4. Because no changes are proposed, no change in circumstance has occurred since the previous approval that would result in an unmitigated impact to the community as a result of the extension.
5. This application re-submits a lot combination plat that originally was reviewed and approved by City Council on June 6, 2002. The plat was never recorded, and the approval has expired, necessitating this new submission.
6. The Planning Commission reviewed this item at the May 12, 2005 meeting. A Public hearing was held. No public comment was received. The Planning Commission voted unanimously to forward a positive recommendation to the City Council to approve the plat amendment.
7. The project site is located at 151 Main Street. A historic building exists on the property which currently is operated as the restaurant Grappa.
8. The applicant proposes to combine the two lots under the existing building and patio area (lots 13&14) with the adjacent 11/2 lots to the south (11&12) and 2 adjacent 1/4 lots (15&16) to the west.
9. The applicant intends to expand the existing commercial use by installing a kitchen addition on the lots to the South, site of the temporary pocket park.
10. Lots 11, 12, 13 and 14 are zoned HCB, Historic Commercial Business. Lots 15 and 16 are zoned and HR-2, Historic Residential - 2.
11. The proposed plat creates a 7,166 square foot (s.f.) lot, 5,916 s.f. of which is zoned HCB, 1,250 s.f. of which is HR-2.

12. The lots in this application are zoned HCB, Historic Commercial Business and HR-2, Historic Residential - 2 (Exhibit C). The proposed plat creates a 7,166 square foot (s.f.) lot, 5,916 s.f. of which is zoned HCB, 1,250 s.f. of which is HR-2. No addition/expansion will be permitted on the HR-2 zoned portion of the property.
13. The LMC limits building area to a Floor Area Ratio (FAR) of 4.0 in the HCB District. Development of a FAR up to 1.5 is exempt from meeting a parking requirement if fees have been paid into the Main Street Special Improvement District (MSSID).
14. City records indicate that fees have been paid into the MSSID for lot 12, but not lot 11. The addition on lot 12 is exempt from any parking requirement, provided the proposed FAR does not exceed 1.5.
15. Development on lot 11, as well as any proposed addition that exceeds a FAR of 1.5 for the entire project will be required to provide parking on site or pay by fee in lieu of.
16. This project will undergo a Historic District Design Review process prior to any building permits being issued.
17. The easterly 25' of lots 15 and 16 are undeveloped except for only partially at grade decks and landscaping. They are used by Grappa for outdoor dining.
18. A Conditional Use Permit (CUP) was approved for Outdoor Dining at this location in 1991. In 1993, the applicant received an expansion to the existing CUP that allowed for expansion of the use from the second deck to the third and fourth decks at the rear of the building.
19. Outdoor Dining is prohibited in the HR-2 Zone. The use continues as an Existing, Non-Conforming Use. Section 15-9-5(B) of the LMC allows for exterior or interior improvements to a structure containing a non-conforming use to be allowed provided there is no expansion of the area of the non-conforming use.
20. Section 6-3-9(K) of the Park City Municipal Code incorporates regulations on noise. The existing CUP also has conditions regulating noise from outdoor speakers. Any complaints in regards to noise will be responded to on a complaint basis by the Park City Police Department.
21. In August 1998 the Redevelopment Agency of Park City (RDA) and Bill White entered into a 5 year renewable Public Recreation License Agreement to install a pocket park on portions of Mr. White's land. The applicant has exercised his right to terminate the agreement by providing notice to the RDA. As required by the agreement, the RDA anticipates removal of the existing landscaping improvements upon approval of a building permit application.

SECTION 2. CONCLUSIONS OF LAW. The City Council hereby adopts the following Conclusions of Law:

1. There is good cause for this extension.
2. The extension is consistent with the Park City Land Management Code and applicable State law regarding plat amendments.
3. Neither the public nor any person will be materially injured by the proposed plat extension.

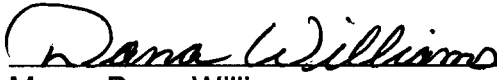
SECTION 3. CONDITIONS OF APPROVAL. The City Council hereby adopts the following Conditions of Approval:

1. The City Attorney and City Engineer review and approve the final form and content of the plat for compliance with the Land Management Code and conditions of approval prior to recordation.
2. The applicant will record the plat amendment at the County within six months from the date of City Council approval. If recordation has not occurred within six months time, this approval and the plat will be void.
3. No addition/expansion will be permitted on the HR-2 zoned portion of the property.
4. No building permit will be issued prior to recordation of the Plat Amendment.

SECTION 4. EFFECTIVE DATE. This Ordinance shall take effect upon publication.

PASSED AND ADOPTED this 29th day of June, 2006.

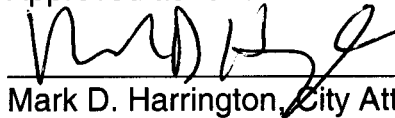
PARK CITY MUNICIPAL CORPORATION

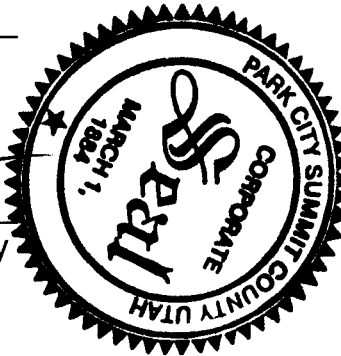

Mayor Dana Williams

Attest:


Janet M. Scott, City Recorder

Approved as to form:

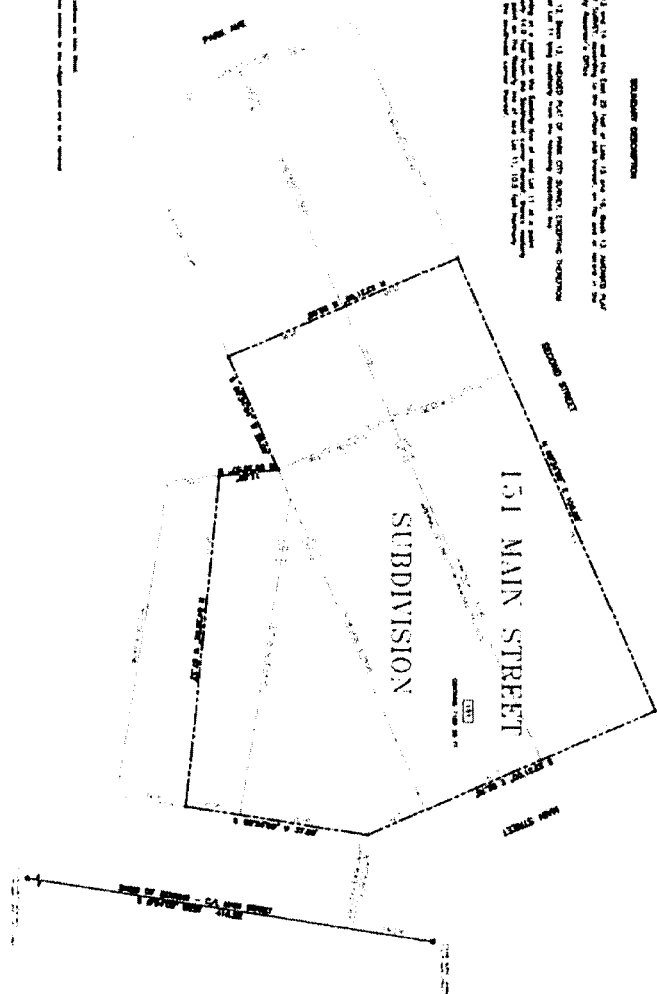

Mark D. Harrington, City Attorney



Adrian Superintendant

RECEIVED
JAN 11 1961
U. S. DEPARTMENT OF JUSTICE
FEDERAL BUREAU OF INVESTIGATION
WASHINGTON, D. C. 20535
TO : DIRECTOR, FBI
FROM : SAC, NEW YORK (100-38861)
SUBJECT: [REDACTED]
RE: [REDACTED]

10. *State Street, LLC*

[illegible]

1) **351** - How common is this disease?

2) How much do they contribute to the global burden of the disease?

3) How many people are affected?

4) How many people are affected?

5) How many people are affected?

A PLAT AMENDMENT
A RESUBDIVISION OF LOTS 11-16 IN BLOCK 13, PARK CITY SURVEY
151 MAIN STREET SUBDIVISION

LOCATED IN SECTION 18
TOWNSHIP 2 SOUTH, RANGE 6 EAST, SALT LAKE BASIN AND MERRIDAY
PARK CITY, SALT LAKE COUNTY, UTAH

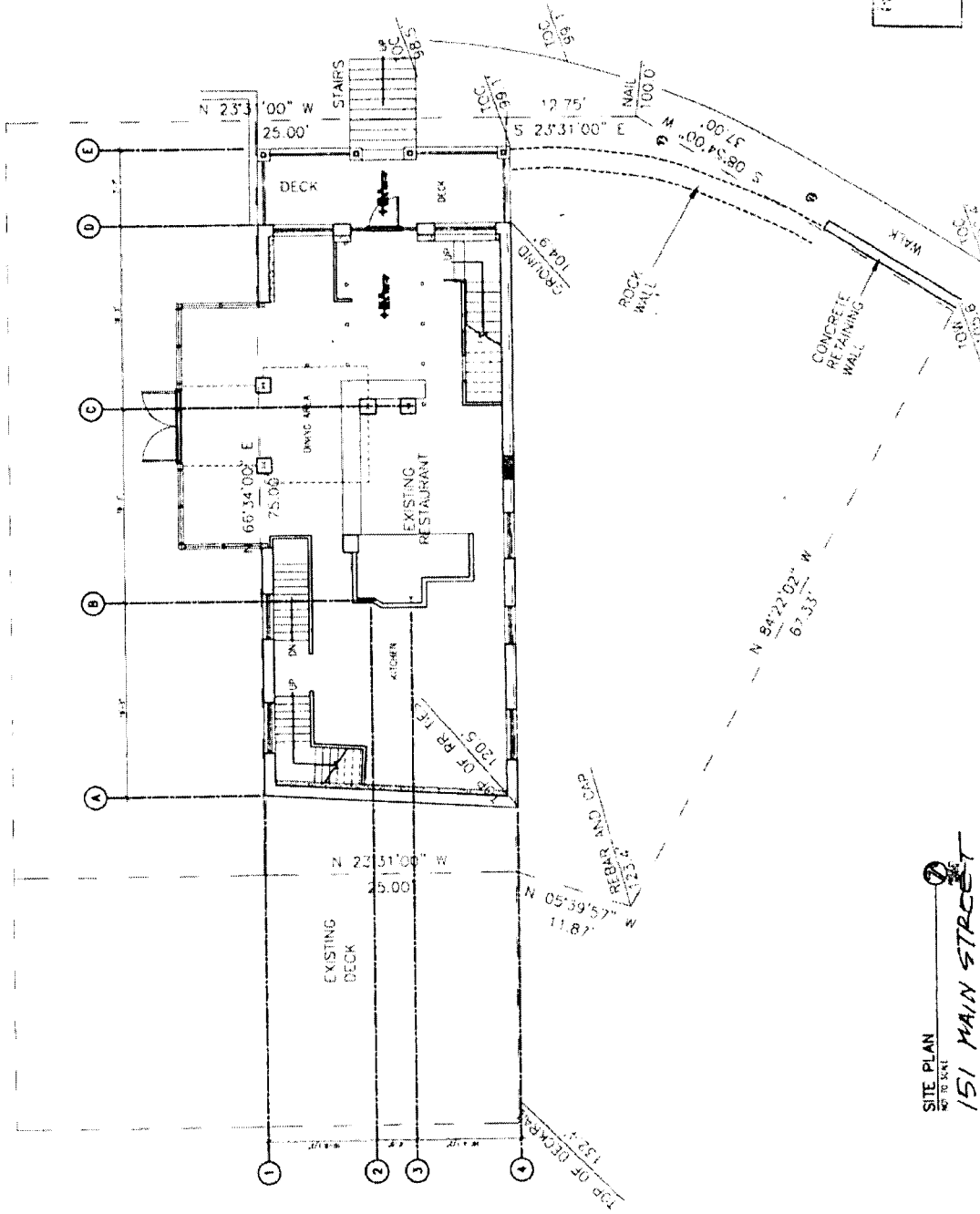
10 0 40 20

RECORDED	COUNCIL APPROVAL AND ACCEPTANCE	CERTIFICATE OF ATTEST	APPROVAL AS TO FORM	ENGINEER'S CERTIFICATE	PLANNING COMMISSION	STANDARD BULK RATE REGULATION DETAIL
STATE OF ILLINOIS COUNTY OF _____ CITY OF _____ BEFORE ME, the undersigned authority, on this _____ day of _____, 2005, personally appeared _____, known to me to be the person whose name is subscribed to the foregoing petition, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.	I, _____, Clerk of said Court, do hereby certify that the foregoing is a true and correct copy of the original as the same appears in the records of said Court.	I, _____, County Clerk, do hereby certify that the foregoing is a true and correct copy of the original as the same appears in the records of said Court.	I, _____, Mayor of said City, do hereby certify that the foregoing is a true and correct copy of the original as the same appears in the records of said City.	I, _____, Chairman of said Commission, do hereby certify that the foregoing is a true and correct copy of the original as the same appears in the records of said Commission.	I, _____, Engineer, do hereby certify that the foregoing is a true and correct copy of the original as the same appears in the records of said Engineer.	I, _____, Mayor of said City, do hereby certify that the foregoing is a true and correct copy of the original as the same appears in the records of said City.

EX. A - SUB. PLAT

MAIN STREET

RECORDED
MAR 16 2005
PLAN



SITE PLAN
151 MAIN STREET

EX. B - EXISTING
CONDITIONS

121 PARK AVE

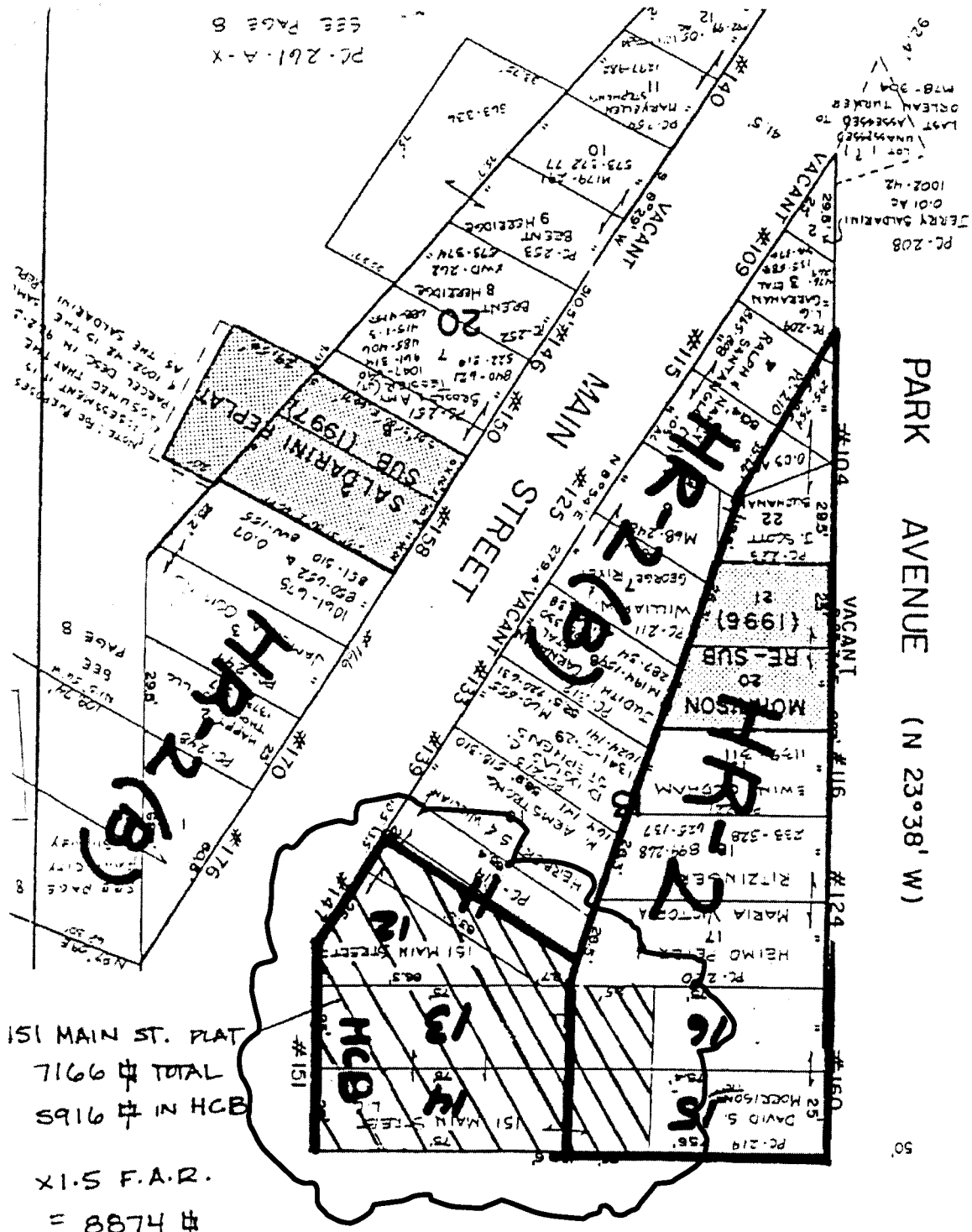
121 PARK AVE

PARK AVENUE (N 23°38' W)

#145 #151 #157 5. #161

24

Exhibit C

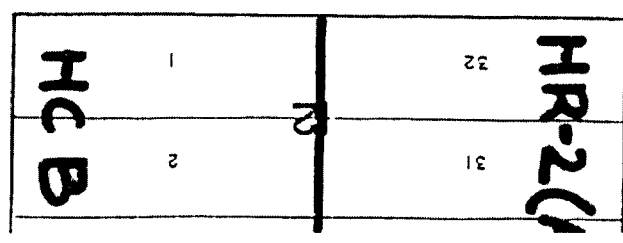


151 MAIN ST. PLAT
7166 # TOTAL
5916 # IN HCB

$\times 1.5 \text{ F.A.R.}$
 $= 8874 \text{ \#}$

EXISTING BLDG =
4493 #

MAX EXPANSION =
4381 中



W.E.

Bill White Enterprises
P.O. Box 3537
Park City, UT 84060

MAY 10 2006

May 10, 2006

Jonathan Weidenhamer
Project Planner
C/o Park City Planning
PO Box 1480
Park City, UT 84060-1480

Dear Jonathan,

I left a message for you this afternoon requesting an extension for the plat amendment process at 151 Main Street, Park City, Utah. We have run into some complications with the Sewer District regarding an errant sewer line crossing the back lot. While I investigate the implications of this, I respectfully request a 180-day extension to the process.

I understand and apologize that the project has languished, but I would not like to lose the opportunity to amend the plat or to start the process from the beginning because of this surprising issue.

I appreciate the patience of the Planning Department and assure you this issue will be resolved in a timely manner. It is my hope you will extend me the time to deal with this new wrinkle. Please contact me at your convenience and we can discuss this matter further should you desire.

Sincerely,

Bill White
Bill White
435.640.3060

Exhibit D – Request for extension