



**PLANNING DEPARTMENT ADMINISTRATIVE PUBLIC HEARING
SUMMIT COUNTY, UTAH
March 7, 2024**

The Planning Department of Park City, Utah, will hold a Public Hearing in person at the Marsac Municipal Building, Planning Department Conference Room, at 445 Marsac Avenue, Park City, Utah 84060. Meetings will also be available online and may have options to listen, watch, or participate virtually.

1. REGULAR AGENDA - 12:00PM

- 1.A. **316 Woodside Avenue - Extension of Approval** - The Applicant Seeks an Extension of Approval for a Conditional Use Permit and Steep Slope Conditional Use Permit to Construct an Addition to a Historic Structure on a Steep Slope and Within the Required Front Setback. Original Applications Approved March 8, 2023 (PL-21-05086 & PL-22-05483). PL-24-06048
(A) Public Hearing; (B) Action
- 1.B. **243 Woodside Avenue - Historic District Design Review** - The Applicant Proposes to Construct a New Single Family Dwelling on a Vacant Lot in the Historic Residential - 1 Zoning District. PL-23-05841.
(A) Public Hearing; (B) Action
- 1.C. **1049 Woodside Avenue - Modification to Historic District Design Review** - The Applicant Requests Approval for a Roof Modification on an Existing Non-Historic Structure in the Historic Residential - 1 Zoning District. PL-24-06032.
(A) Public Hearing; (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 meeting attendees who park in the China Bridge parking structure.**



Planning Department

March 7, 2024

Matthew Safchik
P.O. Box 2251
Park City, UT 84060

CC: Steven A Swanson, Architect

NOTICE OF PLANNING DEPARTMENT ACTION

Description

Address: 316 Woodside Avenue

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

Application: Extension of Approval

Project Number: PL-24-06048

Action: APPROVED WITH CONDITIONS (See Below)

Date of Final Action: March 7, 2024

Project Summary: Extension of Approval request for a Conditional Use Permit (PL-22-05483) and Steep Slope Conditional Use Permit (PL-21-05086) for the construction of an addition to a Significant Historic Site on a Steep Slope and within the required Front Setback.

Action Taken

On March 7, 2024, the Planning Director held a public hearing and approved an Extension of Approval for a Conditional Use Permit and Steep Slope Conditional Use Permit subject to the following Findings of Fact, Conclusions of Law, and Conditions of Approval.

Findings of Fact

1. The Site is located at 316 Woodside Avenue.
2. The Site is located within the Historic Residential – 1 (HR-1) Zoning District.
3. 316 Woodside Avenue is designated as a Significant Historic Structure on Park City's Historic Sites Inventory.
4. The subject property has a slope of approximately 40% and is considered a Very Steep Slope.



Planning Department

5. The Applicant proposes to construct an addition to the Significant Structure over a Steep Slope and four feet six inches in the required Front Setback.
6. On November 29, 2021, the Applicant submitted a Historic District Design Review Application.
7. On November 29, 2021, the Applicant submitted a Steep Slope Conditional Use Permit Application.
8. On December 16, 2022, the Applicant submitted a Conditional Use Permit Application.
9. Staff reviewed 316 Woodside Avenue's SSCUP application for compliance with the 16 Conditional Use criteria for Steep Slopes in LMC §15-2.2-6(B).
10. Staff reviewed 316 Woodside Avenue's HDDR application for compliance with LMC Chapter 15-13, Design Guidelines for Historic Districts and Historic Sites.
11. The application was reviewed per LMC § 15-13-2 Design Guidelines for Historic Residential Sites and LMC Chapter 15-2.2, Historic Residential – 1 (HR-1) District.
12. On March 8, 2023, the Planning Commission Reviewed the SSCUP and CUP Applications, conducted a public hearing, and approved the Applications.
13. Pursuant to LMC § 15-1-10(G) the SSCUP and CUP approvals are due to expire on March 8, 2024.
14. On February 13, 2024, the Applicant submitted an Extension of Approval Application to the Planning Department.
15. Staff published a courtesy notice in the Park Record and Park City's website on February 20, 2024, and posted a notice to the property on February 20, 2024.
16. Staff mailed notice to property owners within 300 feet on February 20, 2024.
17. On March 7, 2024, the Planning Director reviewed the Extension of Approval request, conducted a public hearing, and approved the request.
18. The Analysis Section of the March 8, 2023 Planning Commission Staff Report is incorporated herein.

Conclusions of Law

1. The SSCUP and CUP, as conditioned, are consistent with the Park City Land Management Code, specifically section 15-2.2-6.
2. The Use is consistent with the Park City General Plan, as amended.
3. The effects of any differences in use or scale have been mitigated through careful planning.
4. The Applicant submitted a request for an Extension of Approval prior to the expiration of the SSCUP and CUP approvals.



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Conditions of Approval

1. Final building plans and construction details shall reflect substantial compliance with the plans approved March 7, 2024, by the Planning Director. 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, the 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. Residential fire sprinklers are required for all new or renovation construction on this lot, per requirements of the Chief Building Official.
6. 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.
7. Any areas disturbed during construction surrounding the proposed work shall be brought back to its original state.
8. 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.
9. Historic exterior features (all-inclusive but namely, the pop-out roof, sidelight windows and siding) shall be preserved.
10. Distinctive materials, components, finishes and examples of craftsmanship should be retained and preserved.
11. Deteriorated or damaged historic features and elements should be repaired rather than replaced.



Planning Department

12. Construction should be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment could be restored.
13. The Applicant will be required to acquire and record an encroachment agreement, subject to the City Engineer's approval for the proposed driveway.
14. The driveway shall remain 12' in length maximum, the front door access shall read as not part of the driveway either with different material or color to differentiate the walkway from the driveway.
15. Prior to submitting a building permit, the Application shall submit a plan demonstrating how they will provide the temporary shoring needed during construction, subject to City Engineer approval.
16. The Applicant shall submit a geotechnical report and design of the temporary shoring and final slope stability prior to submitting a building permit, subject to City Engineer approval.
17. The Applicant shall provide soil stabilization details documenting how the disturbed area will be restored and stabilized, to be approved by the City Engineer prior to submission of a building permit.
18. City Engineer review and approval of all lot grading, utility installations, public improvements and drainage plans for compliance with City standards is a condition precedent to building permit issuance.
19. The Engineering Department requires the submittal of a storm drainage analysis. The storm drainage study must include the calculations showing the required storm drainage volume storage to match the pre and post development conditions for a 100-year 24-hour event.
20. All additional Conditions of Approval listed within the Historic District Design Review approval (PL-21-05087) shall also apply.

If you have questions regarding your application or the action taken, please don't hesitate to contact Caitlyn Tubbs at 435-615-5063 or caitlyn.tubbs@parkcity.org.

Sincerely,

Rebecca Ward
Planning Director



Planning Department

Cc: Caitlyn Tubbs, Senior Historic Preservation Planner
Project File

Planning Department Staff Report



Subject: 243 Woodside Avenue
Application: PL-23-05841
Author: Lillian Zollinger, Planner II
Date: March 7, 2024
Type of Item: Historic District Design Review

Recommendation

(I) Review the Historic District Design Review (HDDR) at 243 Woodside Avenue, (II) conduct a public hearing, and (III) consider approving the HDDR based on the Findings of Fact, Conclusions of Law, and Conditions of Approval outlined in the Draft Final Action Letter (Exhibit A).

Description

Applicant: Tim and Kerry Suter, represented by Jeff Schindewolf
Location: 243 Woodside Avenue
Zoning District: Historic Residential - 1
Adjacent Land Uses: Single-Family Dwellings
Reason for Review: The Planning Director reviews and takes Final Action on HDDRs¹

DRT	Design Review Team
HDDR	Historic District Design Review
HR-1	Historic Residential - 1
LMC	Land Management Code
ROW	Right-of-Way
SFD	Single-Family Dwelling
SSCUP	Steep Slope Conditional Use Permit

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

Background

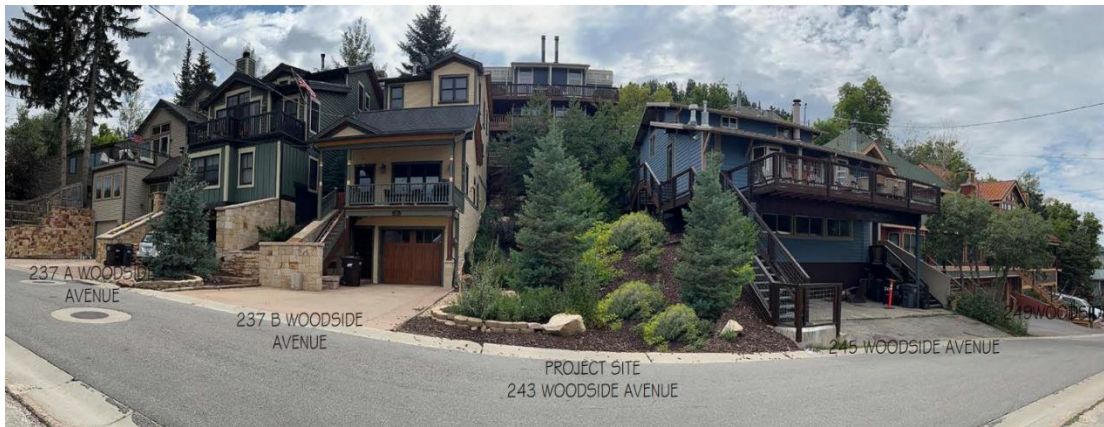
243 Woodside Avenue is in the Historic Residential – 1 (HR-1) Zoning District and is a vacant Lot with landscaping improvements. 243 Woodside is a part of the 239 Woodside Replat Lot Line Adjustment (see Exhibit C).

In conjunction with the HDDR, on February 14, 2024, the Planning Commission approved a Steep Slope Conditional Use Permit (SSCUP) ([Staff Report](#); [Audio](#)).

¹ LMC [§ 15-2.1-6\(B\)](#)

Analysis

243 Woodside Avenue is located on a vacant landscaped uphill lot with an average slope of 31%.



(I) The proposal to construct a Single-Family Dwelling complies with HR-1 Zoning District requirements outlined in LMC Chapter 15-2.2.

One of the purposes of the HR -1 Zoning District is to establish review criteria for new Development on Steep Slopes to mitigate impacts to mass and scale and the environment.²

LMC [§ 15-2.2-3](#) outlines lot and site requirements for the HR-1 Zoning District, shown in the table below:

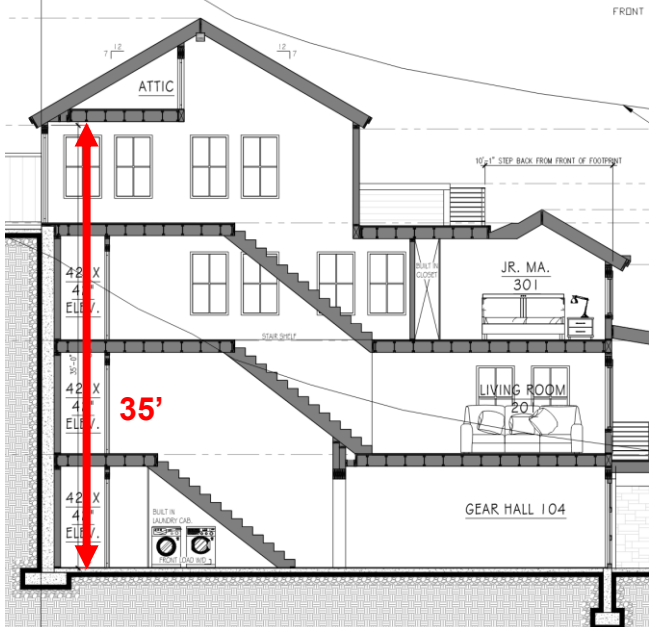
Zoning Requirement	Analysis
Minimum Lot Size - 1,875 square feet (sf)	Complies: 1,875 sf
Maximum Lot Size – 3,750 sf	Complies: 1,875 sf
Minimum Lot Width- 25'	Complies: 25'
Maximum Building Footprint - 844 sf ³	Complies: 844 sf
Front and Rear Setbacks- 10' each	Complies: 10' Front Setback 10' Rear Setback LMC § 15-2.2-3(H)(9) allows for fences six feet or less in the Rear Setback. The Applicant proposes a six-foot fence in the Rear Setback. LMC § 15-2.2-3(H)(9) requires hot tubs and mechanical equipment to be three feet from the Rear Lot line and screened. The Applicant

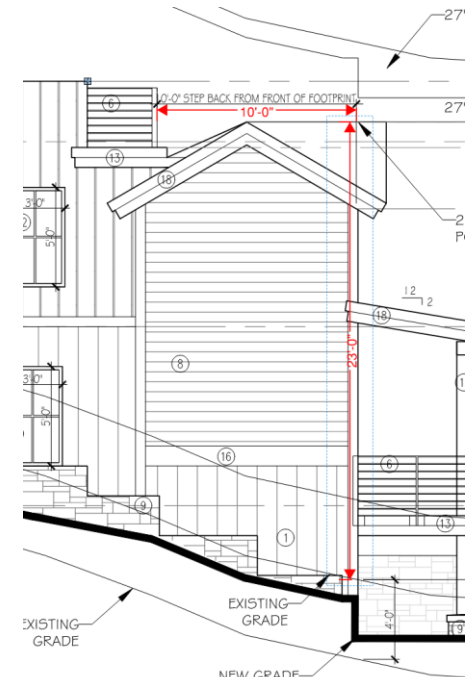
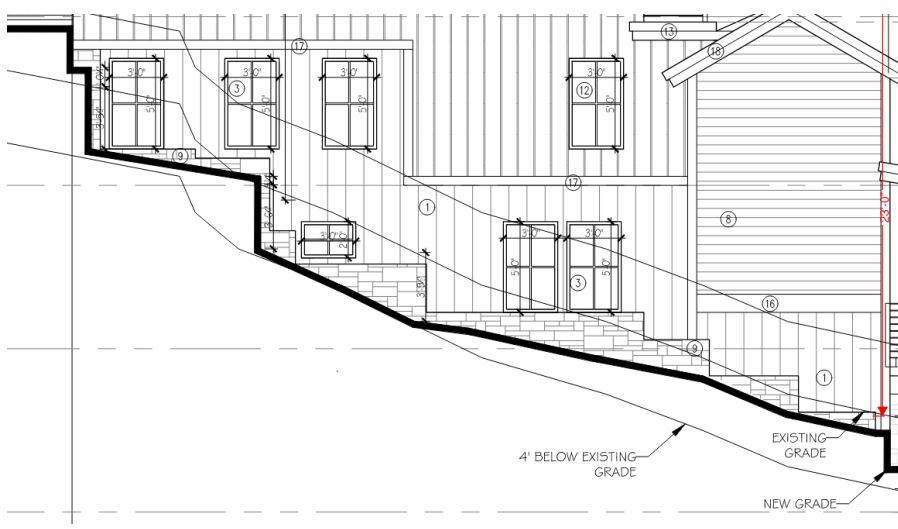
² LMC [§ 15-2.2-1](#)

³ MAXIMUM FP = (A/2) x 0.9^{A/1875} where FP = maximum Building Footprint and A = Lot Area.

	proposes a hot tub three feet from the Rear Setback, screened by the fence. LMC § 15-2.2-3(G)(6) allows for driveways and an approved Parking Area exception in the Front Setback. The Applicant proposes one parking space in the garage, and one parking space partially in the Front Setback.
Side Setbacks – 3' each	Complies: 3' each Side Setback LMC § 15-2.2-3(J)(7) allows for fences six feet or less in the Side Setback. The Applicant proposes a six-foot fence on the Side Lot line. LMC § 15-2.2-3(J)(11) requires hot tubs and mechanical equipment to be three feet from the Side Lot line and screened. The Applicant proposes a hot tub three feet from the Side Lot line, screened by the fence.

LMC [§ 15-2.2-5](#) outlines structure's height requirements, shown in the table below:

Zoning Requirement	Analysis
Building Height- 27 feet above Existing Grade	Complies: 26' 11.5"
Maximum interior height of 35 feet, measured from the lowest finish floor plane to the point of the highest wall top plate that supports the ceiling joists or roof rafters	Complies: 35' maximum interior height 

A ten foot (10') minimum horizontal step in the downhill façade is required. The horizontal step shall take place at a maximum height of twenty three feet (23') from where the Building Footprint meets the lowest point of existing Grade.	Complies: The structure steps back 10 feet at 23 feet. 
Roof Pitch- 7:12 -12:12	Complies: 7:12
Final Grade within 4 feet of Existing Grade	Complies: The proposed final grade is within four feet of existing grade as shown below: 



(II) The proposal to construct a Single-Family Dwelling complies with criteria outlined in LMC Chapter 15-3, *Off-Street Parking*.

LMC [§ 15-3-6\(A\)](#) requires two parking spaces for a SFD. The proposed SFD has two parking spaces, in tandem. LMC [§ 15-3-4\(A\)\(1\)](#) requires a parking space in a single garage of 11’ wide by 20’ deep. LMC [§ 15-3-3\(F\)\(1\)](#) requires parking spaces be nine feet wide by 18 feet deep. One proposed space is in the garage and 11’ by 20’. The second space is partially in the Front Setback, as an allowed exception pursuant to LMC [§ 15-2.2-3\(G\)\(6\)](#), and nine feet by 18 feet. Both spaces are compliant.

(III) The proposal to construct a Single-Family Dwelling complies with criteria outlined in LMC § 15-13-8, *Design Guidelines For New Residential Infill Construction In Historic Districts*.

The Design Review Team reviewed this proposal on September 27 and November 22, 2023, and found the final design to be compliant with the Design Guidelines.

B. Specific Guidelines

1. Site Design	Analysis of Proposal
a) Building Setback and Orientation • Front Setback – 10’ • Rear Setback - 10’ • Side Setbacks – 3’	Complies: • Front Setback – 10’ • Rear Setback – 10’ • Side Setbacks – 3’

b) Topography and Grading: LMC § 15-13-8(B)(1)(b) states, “Building and site design shall respond to natural features. New infill residential buildings shall step down or up to follow the existing contours of steep slopes. A new site’s natural slope shall be respected in a new building design in order to minimize cuts into hillsides, minimize fill, and minimize retaining walls.”	See Condition of Approval 18: The proposed design steps up with the slope of the site, and the number of retaining walls is minimized, due to the Final grade being within 4’ of Existing Grade. No retaining walls shall be in the Right-of-Way.
c) Landscaping and Vegetation	See Condition of Approval 21: The proposed vegetation shall be at least 50% Water Wise and compliant with 15-5-5(N) . The Applicant shall provide an updated Water Wise irrigation plan at building permit submission.
d) Retaining Walls – LMC § 15-13-8(B)(1)(d) states, “a site shall be contoured in a way that reduces the need for retaining walls.”	Complies: The proposed design uses retaining walls for the garage entrance. The SFD is designed so retaining walls are not needed to retain soil.
e) Fences	Complies: LMC § 15-2.2-3(H)(9) and § 15-2.2-3(J)(7) allow for fences up to six feet as an exception in the Rear and Side Setbacks. The proposed fence is six feet in height and compliant with the exception.
g) Gazebos, Pergolas, and other Shade Structures	See Condition of Approval 20: Pergolas or similar shade structures are not allowed exceptions in the setbacks.
h) Parking Area & Driveways Pursuant to LMC 15-3-6(A) , Single-Family Dwellings in the HR-1 Zone require two parking spaces.	Complies: The proposed SFD will have two parking spaces: one in a garage measured 11 feet by 20 feet, and one parking spot, partially in the Front Setback, leading into the garage, measured nine feet by 18 feet. As analyzed above, both are compliant with parking dimension requirements found in LMC § 15-3-4 . LMC § 15-13-8(B)(1)(h)(7) encourages 10-foot driveways widths in Historic Zoning Districts and the proposed 10-ft driveway width is compliant.
2. Primary Structures	Analysis of Proposal
a) Mass, Scale, & Height	Complies: The SFD is compliant with zone regulations regarding building footprint, setbacks, and height.

b) Foundation -- LMC 15-13-8(B)(2)(b) states, "Foundation materials shall be simple in form and minimally visible above grade when viewed from the primary public right-of-way."	Complies: The foundation is mostly covered, and where portions show, the foundation is covered in stone and compliant.
c) Doors -- LMC § 15-13-8(B)(2)(c) states, "All buildings that face the street shall have a well-defined primary entrance."	Complies: The front door is set in front of the garage door by one foot and on the main level, facing the street.
d) Windows -- LMC § 15-13-8(B)(2)(d) states, "Ratios of solid-to-void that are compatible with surrounding historic buildings shall be used" and "Windows shall be historic size and shall relate to the human scale of the Historic District."	Complies: The solid-to-void ratio balanced, and amount of glazing is appropriate on each side of the structure. The window styles are limited in design types, and a majority match the historic 2:1 ratio.
e) Roofs – LMC § 15-2.2-5 requires a roof pitch of at least 7:12. LMC § 15-13-8(B)(2)(e) , states, "Roofs of new residential infill buildings shall be visually compatible with roof shapes and orientation of surrounding Historic Sites and adjacent buildings that contribute to the character of the Historic District."	Complies: The primary roof pitch is 7:12, and the height and slope of the secondary roofs (also 7:12) are compliant with roofs in the Historic District, and on the streetscape. The primary roof pitch and standing seam metal roof is consistent with the style of the Historic District.
i) Porches	Complies: The design complies with LMC § 15-13-8(B)(2)(i) which states, "Locate porches on new infill construction in a way that follows the predominant pattern of historic porches along the street." The front porch is covered, extends across the main façade, and the height of the porch matches the level of porches seen across the streetscape.
3. Mechanical and Utility Systems and Service Equipment	Complies: The proposed mechanical equipment is at the rear of the property and will be screened from neighboring properties with a fence.
4. Materials	See Condition of Approval 19: Pursuant to LMC § 15-13-8(B)(4) , the proposed materials of board and batten siding, standing seam roof, metal railings, wood clad windows, and stone are compliant with the Historic District.

5. Paint and Color	Complies: The proposed plans indicate painted and board and batten siding. LMC § 15-13-8(B)(5)(d) states, “Materials, such as wood, that are traditionally painted shall have an opaque rather than transparent finish.” See Condition of Approval 20.
6. Garages LMC § 15-13-8(B)(6)(b) states, “Single vehicle garage doors not greater than 9 feet wide by 9 feet high shall be used to access the garage.”	Complies: The proposed SFD will have single-car garage, with a seven-foot tall by nine-foot-wide door, which is compliant with the Historic District Design Guidelines.
7. Decks LMC § 15-13-8(7)(a) states “Decks shall be constructed in inconspicuous areas where visually minimized from the primary public right-of-way, usually on the tertiary façade.”	Complies: The proposed deck is on the tertiary level and screened from the Right-of-Way, as it is set back from the front of the structure by 10’. The deck is also screened from the sides by extending the board and batten siding to hide portions of the deck.

(IV)The Development Review Committee⁴ reviewed the proposal on February 6, 2024, and required Conditions of Approval 17 and 18.

The Engineering Department requires Condition of Approval 17 and 18.

17. The Applicant shall obtain an Encroachment Agreement for driveway access with the Engineering Department.

18. No retaining walls shall be in the Right-of-Way.

Notice

Staff published notice on the City’s website and the Utah Public Notice website, and posted notice to the property on February 22, 2024. Staff mailed courtesy notice to property owners within 100 feet on February 22, 2024. LMC § [15-1-21](#).

Public Input

Staff did not receive any public input at the time this report was published.

Alternatives

- The Planning Director may approve the HDDR Application;

⁴ 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).

- 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 a date certain.

Exhibits

Exhibit A: Draft Final Action Letter

Exhibit B: Proposed Plans

Exhibit C: 249 Woodside Lot Line Adjustment



Planning Department

March 7, 2024

Tim and Kerry Suter
509 E 46th St
Austin, TX 78751

CC: Jeff Schindewolf
(801) 809-5295
jeff@jsarc.net

NOTICE OF PLANNING DIRECTOR ACTION

Description

Address: 243 Woodside Avenue

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

Application: Historic District Design Review

Project Number: PL-23-05841

Action: APPROVED WITH CONDITIONS (See Below)

Date of Final Action: March 7, 2024

Project Summary: The Applicant Proposes to Construct a New Single-Family Dwelling on a Steep Slope on a Vacant Lot.

Action Taken

On March 7, 2024, the Planning Director conducted a public hearing and approved the proposal for a new Single-Family Dwelling at 243 Woodside Avenue built into a Steep Slope, on a vacant lot according to the following Findings of Fact, Conclusions of Law, and Conditions of Approval.

Findings of Fact

1. The Site is located at 243 Woodside Avenue, part of the 239 Woodside Replat Lot Line Adjustment, and is a vacant lot.
2. The Site is located within the Historic Residential – 1 (HR-1) Zoning District.
3. The Applicant proposes construction of a new Single-Family Dwelling (SFD) on the vacant lot.



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4. 243 Woodside Avenue is located on an uphill lot with an average slope of 31%.
5. The new SFD proposes an excess of 200 square feet located on an existing Slope of thirty percent (30%) or greater, therefore, a SSCUP application is required.
6. On February 14, 2024, the Planning Commission approved the SSCUP application.
7. The minimum Lot size in the HR-1 Zoning District is 1,875 square feet. 243 Woodside Avenue is 1,875 square feet.
8. The minimum Lot width in the HR-1 Zoning District is 25 feet. 243 Woodside Avenue is 25 feet in width.
9. The maximum building footprint in the HR-1 Zoning District for a Lot that is 1,875 square feet is 844 square feet. The proposed building footprint is 844 square feet.
10. Minimum Front and Rear setbacks for Lots 75' in depth in the HR-1 Zoning District is 10' each. The proposed SFD meets a 10 foot Setback for both the Front and Rear setbacks.
11. Minimum Side Setbacks for Lots 25' in width are three feet each in the HR-1 Zoning District. The proposed SFD meets a three-foot side setback for each side.
12. The maximum building height is 27 feet from Existing grade in the HR-1 Zoning District. The proposed maximum building height is 26' 11.5" from Existing grade.
13. The HR-1 Zoning District requires a ten-foot minimum horizontal step in the downhill façade. The proposed SFD steps back at 10 feet at 23 feet from the lowest point of existing grade.
14. Final Grade must be within four feet of existing grade in the HR-1 Zoning District. The proposed final grade is within four feet of Existing grade.
15. Structures cannot exceed 35 feet from the lowest finish floor plane to the point of highest wall top plate that supports the ceiling joists or roof rafters in the HR-1 Zoning District. The proposal has an interior height of 35 feet, as defined.
16. The roof pitch for the Contributing Roof Form must be between 7:12 and 12:12 in the HR-1 Zoning District. The proposed Contributing Roof Form is 7:12.
17. Pursuant to Land Management Code (LMC) § 15-11-12(D), HDDR applications are subject to the following criteria:



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1. Site Design	Analysis of Proposal
a) Building Setback and Orientation • Front Setback – 10' • Rear Setback - 10' • Side Setbacks – 3'	Complies: • Front Setback – 10' • Rear Setback – 10' • Side Setbacks – 3'
b) Topography and Grading: LMC § 15-13-8(B)(1)(b) states, "Building and site design shall respond to natural features. New infill residential buildings shall step down or up to follow the existing contours of steep slopes. A new site's natural slope shall be respected in a new building design in order to minimize cuts into	See Condition of Approval 18: The proposed design steps up with the slope of the site, and the number of retaining walls is minimized, due to the Final grade being within 4' of Existing Grade. No retaining walls shall be in the Right-of-Way.
c) Landscaping and Vegetation	See Condition of Approval 21: The proposed vegetation shall be at least 50% Water Wise and compliant with 15-5-5(N) . The Applicant shall provide an updated Water Wise irrigation plan at building permit submission.
d) Retaining Walls – LMC § 15-13-8(B)(1)(d) states, "a site shall be contoured in a way that reduces the need for retaining	Complies: The proposed design uses retaining walls for the garage entrance. The SFD is designed so retaining walls are not needed to retain soil.
e) Fences	Complies: LMC § 15-2.2-3(H)(9) and § 15-2.2-3(J)(7) allow for fences up to six feet as an exception in the Rear and Side Setbacks. The proposed fence is six feet in height and compliant with the exception.
g) Gazebos, Pergolas, and other Shade Structures	See Condition of Approval 20: Pergolas or similar shade structures are not allowed exceptions in the setbacks.



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h) Parking Area & Driveways Pursuant to LMC 15-3-6(A), Single-Family Dwellings in the HR-1 Zone require two parking spaces.	Complies: The proposed SFD will have two parking spaces: one in a garage measured 11 feet by 20 feet, and one parking spot, partially in the Front Setback, leading into the garage, measured nine feet by 18 feet. As analyzed above, both are compliant with parking dimension requirements founds in LMC § 15-3-4. LMC § 15-13-8(B)(1)(h)(7) encourages 10-foot driveways widths in Historic Zoning Districts and the proposed 10-ft
2. Primary Structures	Analysis of Proposal
a) Mass, Scale, & Height	Complies: The SFD is compliant with zone regulations regarding building footprint, setbacks, and height.
b) Foundation -- LMC 15-13-8(B)(2)(b) states, "Foundation materials shall be simple in form and minimally visible above grade when viewed from the primary public right-of-	Complies: The foundation is mostly covered, and where portions show, the foundation is covered in stone and compliant.
c) Doors -- LMC § 15-13-8(B)(2)(c) states, "All buildings that face the street shall have a well-defined primary entrance."	Complies: The front door is set in front of the garage door by one foot and on the main level, facing the street.
d) Windows -- LMC § 15-13-8(B)(2)(d) states, "Ratios of solid-to-void that are compatible with surrounding historic buildings shall be used" and "Windows shall be historic size and shall relate to the human scale of the Historic District."	Complies: The solid-to-void ratio balanced, and amount of glazing is appropriate on each side of the structure. The window styles are limited in design types, and a majority match the historic 2:1 ratio.
e) Roofs – LMC § 15-2.2-5 requires a roof pitch of at least 7:12. LMC § 15-13-8(B)(2)(e), states, "Roofs of new residential infill buildings shall be visually compatible with roof shapes and orientation of surrounding Historic Sites and adjacent buildings that	Complies: The primary roof pitch is 7:12, and the height and slope of the secondary roofs (also 7:12) are compliant with roofs in the Historic District, and on the streetscape. The primary roof pitch and standing seam metal roof is consistent with the style of the Historic District.



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i) Porches	Complies: The design complies with LMC § 15-13-8(B)(2)(i) which states, "Locate porches on new infill construction in a way that follows the predominant pattern of historic porches along the street." The front porch is covered, extends across the main façade, and the height of the porch matches the level of porches seen across the streetscape.
3. Mechanical and Utility Systems and Service Equipment	Complies: The proposed mechanical equipment is at the rear of the property and will be screened from neighboring properties with a fence.
4. Materials	See Condition of Approval 19: Pursuant to LMC § 15-13-8(B)(4) , the proposed materials of board and batten siding, standing seam roof, metal railings, wood clad windows, and stone are compliant with the Historic District.
5. Paint and Color	Complies: The proposed plans indicate painted and board and batten siding. LMC § 15-13-8(B)(5)(d) states, "Materials, such as wood, that are traditionally painted shall have an opaque rather than transparent finish." See Condition of Approval 20.
6. Garages LMC § 15-13-8(B)(6)(b) states, "Single vehicle garage doors not greater than 9 feet wide by 9 feet high shall be used to access the	Complies: The proposed SFD will have single-car garage, with a seven-foot tall by nine-foot-wide door, which is compliant with the Historic District Design Guidelines.
7. Decks LMC § 15-13-8(7)(a) states "Decks shall be constructed in inconspicuous areas where visually minimized from the primary public right-of-way, usually on the tertiary façade."	Complies: The proposed deck is on the tertiary level and screened from the Right-of-Way, as it is set back from the front of the structure by 10'. The deck is also screened from the sides by extending the board and batten siding to hide portions of the deck.



Planning Department

18. Staff published notice on the City's website and posted notice to the property on February 22, 2024. Staff mailed courtesy notice to property owners within 100 feet and posted notice to the property on February 22, 2024.

Conclusions of Law

1. The proposal complies with the LMC requirements pursuant to Chapter 15-2.2, Historic Residential – 1 District.
2. The proposal complies with the LMC requirements pursuant to Chapter 15-3, Off-Street Parking.
3. The proposal complies with the LMC requirements pursuant to Chapter 15-13-8, Design Guidelines For New Residential Infill Construction In Historic Districts.

Conditions of Approval

1. Final building plans and construction details shall reflect substantial compliance with the plans reviewed March 7, 2024, by the Planning Director. 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 Director approves an extension.
3. The applicant is responsible for notifying the Planning Department prior to making any changes to the approved plans.
4. Minor 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. Major changes, modifications, or deviations from the approved scope of work require a Modification application, possible noticing period, and applicable fees prior to construction.
5. Residential fire sprinklers are required for all new or renovation construction on this lot, per requirements of the Chief Building Official.
6. 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 with State and Federal law.



Planning Department

7. Any areas disturbed during construction surrounding the proposed work shall be brought back to their original state.
8. City approval of a Construction Mitigation Plan (CMP) is a condition precedent to the issuance of any building permits. The CMP shall include language regarding the method of protecting adjacent structures.
9. City Engineer review and approval of all lot grading, utility installations, public improvements, and drainage plans for compliance with City standards is a condition precedent to building permit issuance.
10. All outdoor lighting must be down-directed, fully shielded, with bulbs 3000 degree Kelvin or less. A fully shielded light is installed in such a manner that all light emitted either directly from the bulb, or indirectly by reflection or refraction, is below the horizontal plane through the fixture's lowest light-emitting part. The top and sides of a Fully Shielded fixture are made of completely opaque material such that light only escapes through the bottom of the fixture. Final lighting details shall show compliance with this condition and shall be reviewed by the Planning Staff prior to installation.
11. Construction waste should be diverted from landfill and recycled when possible.
12. The Applicant shall submit a geotechnical report and final slope stability prior to submitting a building permit, subject to City Engineer approval.
13. The Applicant shall provide soil stabilization and drainage details documenting how the disturbed area will be restored and stabilized prior to submitting a building permit, subject to City Engineer approval.
14. The Applicant shall submit a landscape bond prior to issuance of a building permit to ensure the stabilization and vegetation rehabilitation are complete prior to submission of a building permit.
15. Prior to submitting a building permit, the Applicant shall submit a plan demonstrating how they will provide the temporary shoring needed during construction, subject to City Engineer approval.
16. Retaining walls cannot exceed the height approved in the SSCUP, without requesting a modification.
17. The Applicant shall obtain an Encroachment Agreement for driveway access with the Engineering Department.
18. No retaining walls shall be in the Right-of-Way.
19. Wood siding, windows, and doors shall be painted or stained opaque.
20. Pergolas or similar shade structures are not allowed to be built in the Setbacks.



Planning Department

21. The Applicant shall submit an updated landscape and irrigation plan with the building permit application compliant with LMC 15-5-5(N).

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,
Planning Director

CC: Lillian Zollinger, Planner II

DRAFT

SUTER FAMILY

243 WOODSIDE | PARK CITY, UTAH 84060



DRAWING INDEX		PROJECT INFORMATION		
T1.1	COVER SHEET AND CODE REVIEW		PROJECT # : 2311 PROJECT DATE OF ISSUE: HDDR SET FEBRUARY 8, 2024	
G0.1	GENERAL NOTES			
G0.2	SITE CONTEXT PHOTOS			
G0.3	PHOTOS ACROSS VALLEY FROM CITY BUILDING			
G0.4	STREET ELEVATION EXISTING AND NEW			
CIVIL DRAWINGS				
SURVEY		SURVEY OF EXISTING CONDITIONS		
C1.1	SITE PLAN WITH 1ST LEVEL	1/8" = 1'-0"	CONTRACTORS, SUBCONTRACTORS, AND OTHERS WHO PROVIDE LABOR AND/OR MATERIALS REFERENCING THESE DRAWINGS ARE RESPONSIBLE FOR OBTAINING AND REVIEWING ALL CURRENT CONSTRUCTION DOCUMENTS.	
C1.2	SITE PLAN WITH 2ND LEVEL	1/8" = 1'-0"		
C1.3	SITE PLAN WITH 3RD LEVEL	1/8" = 1'-0"		
C1.4	SITE PLAN WITH 4TH LEVEL	1/8" = 1'-0"		
C1.5	SITE PLAN WITH ROOF PLAN	1/8" = 1'-0"		
C1.6	SITE PLAN WITH MITIGATION PLAN	1/8" = 1'-0"	CONTRACTORS, SUBCONTRACTORS, AND OTHERS ARE TO REPORT ANY DISCREPANCIES OR ERRORS TO ARCHITECT IMMEDIATELY. ANY CHANGES TO THE PROJECT WILL BE VERIFIED WITH THE OWNER BY THE ARCHITECT AND REVISIONS WILL BE ISSUED BY ARCHITECT. CONTRACTORS ARE NOT TO MAKE ALTERATIONS OF ANY KIND WITHOUT THE PRIOR WRITTEN CONSENT OF ARCHITECT. DISCREPANCIES NOT REPORTED PRIOR TO CONSTRUCTION ARE RESPONSIBILITY OF CONTRACTOR.	
L1.1	LANDSCAPE PLAN	1/8" = 1'-0"		
ARCHITECTURAL DRAWINGS				
A1.0	FOUNDATION PLAN	1/4" = 1'-0"		CONTRACTORS SHALL NOT SCALE FROM DRAWINGS. DIMENSIONS ARE PROVIDED TO ALLOW FOR ACCURATE CONSTRUCTION OF BUILDING. QUESTIONS ARISING FROM DIMENSIONS SHOULD BE RESOLVED BY CONTACTING ARCHITECT AND/OR STRUCTURAL ENGINEER.
A1.1	1ST & 2ND LEVELS FLOOR PLANS	1/4" = 1'-0"		
A1.2	3RD & 4TH LEVELS FLOOR PLANS	1/4" = 1'-0"		
A2.0	SECTION AND ELEVATION NOTES			
A2.1	FRONT AND REAR ELEVATIONS	1/4" = 1'-0"		
A2.2	RIGHT ELEVATION	1/4" = 1'-0"	OWNER: KERRY AND TIM SUTER PHONE - EMAIL - ARCHITECT: JEFF SCHINDEWOLF, JSARC PHONE (801) 809-5295 EMAIL JEFF@JSARC.NET STRUCTURAL ENGINEER: - PHONE - EMAIL - CONTRACTOR: - PHONE - EMAIL -	
A2.3	LEFT ELEVATION	1/4" = 1'-0"		
A2.4	3D RENDERINGS WITH MATERIALS	1/4" = 1'-0"		
A2.5	3D MODEL WITH HEIGHT PARAMETERS	1/4" = 1'-0"		
A2.6	CONTEXTUAL ANALYSIS	1/4" = 1'-0"		
A3.1	BUILDING SECTION	1/4" = 1'-0"	CODE SUMMARY	
A3.2	BUILDING SECTION	1/4" = 1'-0"		
A4.0	ROOF AND REFLECTED CEILING NOTES			
A4.1	ROOF PLAN	1/4" = 1'-0"		
A4.2	1ST & 2ND REFLECTED CEILING PLANS	1/4" = 1'-0"		
A4.3	3RD & 4TH REFLECTED CEILING PLANS	1/4" = 1'-0"	APPLICABLE CODE: 2021 INTERNATIONAL RESIDENTIAL CODE (I.R.C.) 2021 INTERNATIONAL BUILDING CODE (I.B.C.) 2021 INTERNATIONAL PLUMBING CODE (I.P.C.) 2021 INTERNATIONAL FIRE CODE (I.F.G.C.) 2021 INTERNATIONAL MECHANICAL CODE (I.M.C.) 2021 NATIONAL ELECTRIC CODE (N.E.C.) 2021 INTERNATIONAL ENERGY CONSERVATION CODE (I.E.C.C.) UTAH STATE ADOPTED CODE: JANUARY 1, 2024 PROJECT LOCATION: LOT: #2 SERIAL NUMBER: 239-WS-2 SUBDIVISION: 239 WOODSIDE REPLAT ADDRESS: 243 WOODSIDE AVE. PARK CITY, UT 84060 LOT SIZE: 1,875 S.F. (.04 ACRES) OCCUPANCY: HR1 FIRE SPRINKLERS REQUIRED TO BE COMPLIANT WITH NFPA-13D AND AS MODIFIED BY PCFD	
A5.1	DOOR SCHEDULE			
A5.2	WINDOW SCHEDULE			
SQUARE FOOT SUMMARY				
SQUARE FOOTAGE CALCULATIONS				
HDA		BUILDER / REALTOR		
LOT SIZE AREA	1,875 SQ. FT.	1ST LEVEL AREA	844 SQ. FT.	
LOD AREA	2,225 SQ. FT.	1ST LEVEL MINUS GARAGE	540 SQ. FT.	
PRIVATE AREA	- SQ. FT.	2ND LEVEL AREA	855 SQ. FT.	
TRANSITIONAL AREA	- SQ. FT.	3RD LEVEL AREA	796 SQ. FT.	
MECHANICAL AREA	- SQ. FT.	4TH LEVEL AREA	476 SQ. FT.	
LOWER FLOOR AREA	540 SQ. FT.	TOTAL AREA	2,971 SQ. FT.	
2ND LEVEL	855 SQ. FT.	HDA AREA = AREA DEFINED BY HDA		
3RD LEVEL	855 SQ. FT.			
4TH LEVEL	477 SQ. FT.			
TOTAL LIVABLE AREA	2,727 SQ. FT.			
GARAGE INTERIOR AREA	303 SQ. FT.			
BUILDING FOOTPRINT	844 SQ. FT.	BUILDER / REALTOR AREA = AREA CALCULATED TO EXTERIOR OF ALL WALLS INCLUDING GARAGE & MECHANICAL		
2ND LEVEL PATIO AREA	114 SQ. FT.			
3RD LEVEL PATIO AREA	NOT USED			
4TH LEVEL PATIO AREA	269 SQ. FT.			
ENTRY PATIO AREA	33 SQ. FT.			
ITEMS INCLUDED WITH THESE DOCUMENTS				
1. 243 WOODSIDE AUTHORITY TO ACT				
2. HDDR PHYSICAL CONDITIONS WORKSHEET				
3. HRRD STANDARD APPLICATION				
4. 2021 CLP STEEP SLOPE APPLICATION				
5. ADDRESS LIST FOR HOMES WITHIN 300'				
6. WUJ WORKSHEET				
7. CURRENT, WITHIN 30 DAYS, TITLE REPORT TO BE DEFERRED UNTIL PLANNING DEPARTMENT DEEM APPROPRIATE TO ORDER.				

GENERAL PROJECT NOTES

- 1

THE MOST RECENT ADOPTED INTERNATIONAL CODES, STATE, AND MUNICIPALTY AMENDMENTS SHALL GOVERN.
- 2

ALL DIMENSIONS ARE TO FACE OF WALL UNLESS NOTED OTHERWISE.
- 3

ALL DIAGONAL WALLS ARE AT A 45° ANGLE UNLESS NOTED OTHERWISE. SEE FLOOR PLANS. CONTRACTOR TO VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION.
- 4

SEE STRUCTURAL CALCULATIONS FOR ADDITIONAL GENERAL STRUCTURAL NOTES AND REQUIREMENTS. ANY NOTES AND/OR REQUIREMENTS FROM STRUCTURAL ENGINEER SHALL GOVERN EXCEPT WHEN REQUIREMENTS SET FORTH IN THIS SPECIFICATION EXCEED ENGINEER'S REQUIREMENTS.
- 5

PASSENGER ELEVATORS, LIMITED USE AND LIMITED APPLICATION ELEVATORS OR PRIVATE RESIDENCE ELEVATORS SHALL COMPLY WITH ASME A17.1/CSA B44.

GENERAL SITE NOTES

- 1

ALL FINISH GRADING TO SLOPE AWAY FROM PROPOSED STRUCTURES AT 5 % SLOPE (MIN.) FOR A MINIMUM OF 10'-0" FROM HOUSE.
- 2

DRAINAGE PATTERN OF FINISH GRADING SHALL NOT CHANGE DRAINAGE PATTERN ONTO ADJACENT PROPERTIES.
- 3

WHERE REQUIRED BY GOVERNING AUTHORITY A CONSTRUCTION ENTRANCE MAY BE NECESSARY. WIDTH OF ENTRANCE TO BE A MINIMUM OF 10'-0" WIDE, BUT NOT LESS THAN FULL WIDTH OF POINTS WHERE INGRESS OR EGRESS OCCURS. AT HIGH TRAFFIC SITES, THE ENTRANCE SHOULD BE WIDE ENOUGH FOR TWO VEHICLES TO PASS SAFELY. ENTRANCE IS TO BE FLARED WHERE IT MEETS THE EXISTING ROAD TO PROVIDE TURNING RADIUS. THE MINIMUM LENGTH IS 50'-0" OR 30'-0" ON RESIDENTIAL LOTS. TOTAL DEPTH OF ROCK SHOULD BE 6". THE BASE LAYER AGGREGATE SIZE SHOULD BE 2"-8" IN DIA. AND THE TOP CRUSHED STONE OF 2" IN DIA. OR RECYCLED CONCRETE EQUIVALENT.

GENERAL CONCRETE NOTES

- 1

ALL WORK SHALL BE IN STRICT ACCORDANCE WITH THE LATEST EDITION OF THE INTERNATIONAL RESIDENTIAL CODE, ACI 318-95, AND LOCAL ORDINANCES.
- 2

CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS PRIOR TO POURING CONCRETE.
- 3

CONTRACTOR SHALL COORDINATE WITH MECHANICAL, ELECTRICAL, AND PLUMBING CONTRACTORS PRIOR TO POURING CONCRETE. PROVIDE SLEEVES, BLOCK-OUTS, ETC. AS REQUIRED.
- 4

CONTRACTOR SHALL PROVIDE ALL SHORING AS REQUIRED. BRACE WALLS AS REQUIRED UNTIL FLOOR DIAPHRAGMS ARE IN PLACE.
- 5

SEE STRUCTURAL CALCULATIONS FOR ADDITIONAL STRUCTURAL MEMBER REQUIREMENTS.
- 6

ALL EXTERIOR FOOTINGS SHALL BEAR 36" (MIN.) BELOW FINISH GRADE, OR UNCONDITIONED CRAWL SPACE.
- 7

TOP OF FOUNDATION WALL TO BE 6" ABOVE FINISH GRADE TYPICAL.
- 8

COORDINATE TOP OF CONCRETE & BOTTOM OF FOOTING ELEVATIONS WITH FLOOR PLANS, FOOTING & FOUNDATION PLAN, AND ELEVATIONS.
- 9

FOOTINGS, FOUNDATION AND SLABS SHALL BE CONSTRUCTED ON PROPERLY PREPARED MATERIAL. SUBBASE TO BE UNDISTURBED, NATURAL SOILS OR ENGINEERED FILL PER THE SOILS ENGINEER'S RECOMMENDATIONS. ENGINEERED FILL SHALL BE TESTED AND APPROVED BY A LICENSED SOILS ENGINEER.
- 10

PROVIDE 4" GRANULAR FILL UNDER ALL SLABS.
- 11

ALL REINFORCING STEEL SHALL BE DEFORMED BARS CONFORMING TO THE STANDARD SPECIFICATIONS ASTM A615 GRADE 60, AND MUST BE PROPERLY TIED INTO PLACE PRIOR TO POURING CONCRETE (FIELD BENT DOWELS MAY BE GRADE 40)
- 12

ALL SPLICES IN CONTINUOUS CONCRETE REINFORCING BARS SHALL LAP 40 BAR DIAMETERS MIN. ALL SPLICES SHALL BE MADE IN A COMPRESSION ZONE UNLESS OTHERWISE NOTED. ALL CONT. REINFORCING SHALL TERMINATE WITH A 90° BEND OR SEPARATE CORNER BARS.
- 13

ALL REINFORCING STEEL SHALL BE DETAILED AND PLACED IN ACCORDANCE WITH ACI DETAILING MANUAL AND CURRENT ACI STANDARDS.
- 14

TO MINIMIZE CRACKING OF SLABS, PROVIDE #4 BARS @ 18" O.C. EACH WAY 1" CLEAR FROM TOP. TYPICAL ALL SLABS ON GRADE.
- 15

ALL EXTERIOR FOOTINGS SHALL BE PROPERLY FORMED. INTERIOR FOOTINGS MAY BE MONOLITHIC WITH SLAB.
- 16

POSITION ALL WINDOW AND DOOR BUCKS TO ALLOW BASEMENT HEAD HEIGHTS TO BE AS PER WINDOW AND DOOR SCHEDULE
- 17

FOUNDATION REBAR INSPECTIONS REQUIRED FOR FOUNDATION WALLS OVER 8'-0" TALL. FORMS ARE NOT TO BE INSTALLED ON ONE SIDE UNTIL AFTER REBAR HAS BEEN INSPECTED AND APPROVED BY BUILDING OFFICIAL.

GENERAL CONCRETE NOTES (CONTINUED)

- 18

ALL CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3,500 P.S.I. IN 28 DAYS. FLAT SLABS AND CONCRETE RETAINING WALLS SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 4,000 P.S.I. SEE STRUCTURAL CALCULATIONS FOR ADDITIONAL CONCRETE REQUIREMENTS.
- 19

RECESS FOUNDATION AND POUR SLAB THROUGH, TYPICAL ALL GARAGE DOORS AND STORE FRONT TYPE WINDOWS AS INDICATED ON FOOTING AND FOUNDATION PLAN.
- 20

PROVIDE ISOLATION JOINTS AROUND COLUMNS, SPREAD FOOTINGS, CONTROL JOINTS, ETC. AS REQUIRED.
- 21

DEPRESS SLAB AS REQUIRED IN AREAS OF CERAMIC TILE AND AS REQUIRED FOR SPECIAL ENTRY MATS, ETC. COORDINATE WITH FLOOR PLANS.
- 22

GARAGE FLOOR TO HAVE 2 % SLOPE (MIN.) TOWARD EXTERIOR GARAGE DOORS.
- 23

HOLD DOWNS SHALL BE POSITIONED AS INDICATED BY STRUCTURAL ENGINEER. ALL HOLD DOWNS TO BE POSITIONED TO ALLOW ATTACHMENT TO FULL HEIGHT DOUBLE STUDS.
- 24

CONTRACTOR IS RESPONSIBLE FOR PROPER LOCATING AND PLACING OF ALL ANCHOR BOLTS, HOLD DOWNS, ANCHORS, STRAPS, ETC. INSTALL AS PER MANUFACTURER'S RECOMMENDATIONS.
- 25

WHERE FOUNDATION WALLS OR FOOTINGS SUPPORT MASONRY WALLS, PROVIDE MATCHING DOWELS OF SAME SIZE AND SPACING.

GENERAL FRAMING NOTES

- 1

ALL WORK SHALL BE IN STRICT ACCORDANCE WITH THE LATEST EDITION OF THE INTERNATIONAL RESIDENTIAL CODE, AND LOCAL ORDINANCES.
- 2

COORDINATE ALL FLOOR FRAMING WITH FLOOR PLANS TO VERIFY STEPS AND/OR OPENINGS IN FLOOR FRAMING.
- 3

CONTRACTOR TO CONSULT STRUCTURAL CALCULATIONS TO VERIFY ALL FRAMING MEMBER SIZES, LOCATIONS, AND LOAD PATHS, AND ADDITIONAL STRUCTURAL MEMBER REQUIREMENTS.
- 4

ALL DIMENSIONS AND CONDITIONS TO BE VERIFIED BY BUILDER PRIOR TO ANY WORK.
- 5

PROVIDE SHOP DRAWINGS (TO BE REVIEWED BY ENGINEER AND ARCHITECT) FOR ALL STRUCTURAL STEEL.
- 6

FRAMING SHALL BE AS INDICATED IN STRUCTURAL PLANS. CONTRACTOR SHALL OBTAIN WRITTEN AUTHORIZATION FOR ANY VARIATIONS FROM THESE PLANS.
- 7

ALL STRUCTURAL MEMBERS SHALL CONFORM TO THE U.S. DEPARTMENT OF COMMERCE STANDARD PS-56 AND THE INTERNATIONAL RESIDENTIAL CODE.
- 8

ALL STRUCTURAL PLYWOOD SHALL BE STRUCTURAL GRADE I OR STRUCTURAL GRADE II.
- 9

ALL JOISTS, RAFTERS BEAMS, HEADERS AND COLUMNS SHALL BE DOUGLAS FIR LARCH NO.2 OR BETTER, UNLESS NOTED OTHERWISE.
- 10

ALL WOOD CONNECTIONS MUST CARRY THE CAPACITY OF THE SUPPORTED MEMBERS. CONTRACTOR IS RESPONSIBLE FOR CONNECTION IF OTHER THAN STANDARD CONNECTIONS ARE REQUIRED. SEE PROJECT ENGINEER FOR ADDITIONAL ASSISTANCE.
- 11

ALL EXTERIOR HOUSE WALLS TO BE 2" X 6" D.F.#2 OR BETTER AT 16" O.C. SEE STRUCTURAL FOR SHEAR WALL REQUIREMENTS.
- 12

ALL INTERIOR HOUSE WALLS TO BE 2"x6" D.F.#2 OR BETTER AT 16" O.C.
- 13

ALL LUMBER IN CONTACT WITH CONCRETE OR WITHIN 6" OF EARTH SHALL BE EITHER FOUNDATION REDWOOD MARKED BY THE REDWOOD INSPECTION SERVICE OR PRESSURE TREATED LUMBER.
- 14

NOT USED
- 15

ALL CORNERS, INTERSECTIONS, AND BEAMS MUST HAVE ONE OF THE DOUBLE TOP CHORDS CONTINUOUS, LAPPED AS PER CODE, OR STRAPPED WITH SIMPSON ST22.
- 16

FLOOR JOISTS SHALL HAVE ALL BLOCKING, BRACING, BRIDGING, ETC. AS RECOMMENDED BY THE I.R.C. AND THE MANUFACTURER.
- 17

CONNECT ALL WOOD TO CONCRETE, WOOD TO STEEL, AND WOOD TO WOOD WITH SIMPSON OR APPROVED EQUAL CONNECTIONS UNLESS MEMBER IS TOP BEARING AS PER ENGINEER.
- 18

WHEN POSSIBLE BEAMS SHALL BE RECESSED IN FLOOR/CEILING ASSEMBLY. BEAMS SHALL NOT PENETRATE CEILING PLANE.
- 19

ALL JOISTS AND RAFTERS SHALL HAVE SOLID BLOCKING AT THE BEARING LOCATIONS. CONNECT BLOCKING TO TOP OF WALL WITH SIMPSON A34 FRAMING ANCHORS. ROOF JOISTS TO HAVE HURRICANE CLIPS AT 24" O.C. MINIMUM, UNLESS NOTED OTHERWISE.
- 20

ALL COLUMNS SHALL EXTEND DOWN THROUGH THE STRUCTURE TO THE FOUNDATION. ALL COLUMNS SHALL BE BRACED AT ALL FLOOR LEVELS. COLUMNS SHALL BE AS WIDE AS THE MEMBER THEY SUPPORT.

GENERAL FRAMING NOTES (CONTINUED)

- 21

BALLOON FRAME WALLS AT SCOISSOR GABLE ENDS.
- 22

ALL HEADERS (6'-0" IN LENGTH OR LESS) SHALL BE SUPPORTED BY ONE TRIMMER AND A KING STUD EACH END. MINIMUM. ALL BEAMS (LONGER THAT 6'-0" IN LENGTH) SHALL BE SUPPORTED BY TWO TRIMMERS AND A KING STUD EACH END, MINIMUM, UNLESS NOTED OTHERWISE.
- 23

COORDINATE SHEATHING REQUIREMENTS WITH SHEAR WALL SCHEDULES AND STRUCTURAL CALCULATIONS.
- 24

ALL EXTERIOR SHEATHING TO BE O.S.B. WITH 8D COMMON NAILS AT 6" O.C. FOR EDGE NAILING AND 12" O.C. FIELD NAILING UNLESS NOTED OTHERWISE. BLOCK ALL PANEL EDGES AND START SHEATHING AT BASEPLATE AND NAIL INTO BOTH PLATES. SHEATHING MUST BE CONTINUOUS FROM BASE PLATE TO TOP PLATE. COORDINATE WITH SHEAR WALLS AS INDICATED ABOVE.
- 25

NAILS OR OTHER APPROVED SHEATHING CONNECTIONS SHALL BE DRIVEN FLUSH BUT NOT BREAK THE SURFACE OF THE SHEATHING. NAIL ALL SHEAR WALLS AS PER SHEAR WALL SCHEDULE AND STRUCTURAL CALCULATIONS.
- 26

SEE CURRENT EDITION OF THE INTERNATIONAL RESIDENTIAL CODE FOR ADDITIONAL STANDARD NAILING REQUIREMENTS.
- 27

ALL FLOOR SHEATHING SHALL BE GLUED AND SCREWED IN PLACE. NO SQUEAKING SHALL OCCUR.
- 28

ALL ROOF PITCHES TO BE AS NOTED ON ROOF FRAMING PLAN.
- 29

ALL EAVES TO BE AS NOTED ON ELEVATIONS, ROOF PLAN, AND REFLECTED CEILING PLAN. ALL FASOIA ELEVATIONS SHALL BE AS INDICATED ON ELEVATION DRAWINGS.
- 30

BRACE ROOF TO SHEAR WALL WITH DIAGONAL BRACING @ 4" O.C..
- 31

PREFABRICATED AND ENGINEERED TRUSSES ARE TO BE USED FOR THE ROOF UNLESS NOTED OTHERWISE. INSTALL PER MANUFACTURER'S RECOMMENDATIONS AND SPECIFICATIONS. TRUSS MANUFACTURER SHALL DESIGN TRUSSES FOR ALL LOADS PER CURRENT I.R.C. INCLUDING UNBALANCED SNOW LOADS, SNOW DRIFTING, SNOW BUILD-UPS IN VALLEYS AND ON EAVES, ETC.. TRUSSES TO BE DESIGNED TO CARRY POINT LOADS INDICATED IN FRAMING PLANS AND STRUCTURAL CALCULATIONS.
- 32

THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION OF THE TRUSSES AS PER TRUSS MANUFACTURER'S RECOMMENDATIONS. NO PREFABRICATED TRUSS SHALL BE MODIFIED IN THE FIELD.
- 33

FULL BEARING IS REQUIRED UNDER ROOF TRUSSES. BLOCK THE STUDS TO THE CONCRETE FOUNDATION. USE LUS26 HANGERS FOR ALL MONO- JACK TRUSSES, HUS26 HANGERS FOR ALL TRUSSES ON GIRDBERS AND HGS28-2 GIRDER TO GIRDER HANGERS.
- 34

ALL ROOF SHEATHING TO BE AS INDICATED ON PLANS AND IN STRUCTURAL CALCULATIONS. BLOCK ALL PANEL EDGES UNLESS NOTED OTHERWISE. PROVIDE (2) 2 X SHAPED BLOCKING AT RIDGES UNLESS CONTINUOUS MEMBER EXISTS.
- 35

COMPLETELY SHEATH ROOF UNDER OVER BUILD AREAS PRIOR TO FRAMING OVERBUILD. OVER BUILD AREAS TO BE FRAMED AS PER STRUCTURAL DETAILS. FRAME SO AS TO AVOID POINT LOADS ON ROOF.
- 36

TRUSS MANUFACTURER SHALL FIELD VERIFY ALL TRUSS REQUIREMENTS AND DIMENSIONS PRIOR TO FABRICATION.
- 37

BOTTOM CHORDS OF TRUSSES ACTING AS CEILING MEMBERS MUST BE ABLE TO SUPPORT A 10 P.S.F. LIVE LOAD AS PER I.R.C.
- 38

THE TRUSS MANUFACTURER SHALL BE RESPONSIBLE FOR THE DESIGN AND FABRICATION OF ALL PRE-ENGINEERED TRUSSES.
- 39

TRUSS MANUFACTURER SHALL INDICATE PROPER BRACING OF ALL COMPRESSION CHORD MEMBERS AS WELL AS PROPER BRACING DURING TRUSS ERECTION.
- 40

FABRICATION OF TRUSSES SHALL BE AS APPROVED BY ICB EXCEPT THAT THIS SPECIFICATION SHALL GOVERN WHEN IT EXCEEDS ICB REQUIREMENTS.
- 41

TRUSS MANUFACTURER SHALL PROVIDE SHOP DRAWINGS FOR TRUSS DESIGN. FABRICATE TRUSSES FROM APPROVED SHOP DRAWINGS ONLY.
- 42

FABRICATE TRUSSES IN JIGS WITH MEMBERS ACCURATELY CUT TO PROVIDE GOOD BEARING AT JOINTS. JOINTS SHALL BE ACCEPTABLE IF THE AVERAGE OPENING BETWEEN ENDS OF MEMBERS IMMEDIATELY AFTER FABRICATION IS LESS THAN 1/16". EXCEPT THAT TRUSS COMPRESSION CHORD JOINTS AT SPLICES AND RIDGES SHALL HAVE FULL CONTACT BETWEEN MEMBERS.
- 43

EACH CHORD SECTION SHALL BE ENGAGED IN TWO PANEL POINTS BEFORE BEING SPLICED.
- 44

UNLESS OTHERWISE NOTED, PROVIDE 1/8" CAMBER FOR EACH 6 FEET OF HORIZONTAL TRUSS LENGTH.
- 45

TRUSS FABRICATORS USING METAL PLATES MUST HAVE FABRICATION PLANT INSPECTED FOUR TIMES PER YEAR BY AN INDEPENDENT TESTING LABORATORY IN ACCORDANCE WITH T.P.I. REGULATIONS. COPIES OF INSPECTIONS ARE TO BE MADE AVAILABLE UPON REQUEST.
- 46

ELEVATION AND SECTION DRAWING IN THIS PLAN SET HAVE ROOF STRUCTURE DRAWN WITH HEAL HEIGHTS OF 12" MIN. FOR ALL TRUSS MEMBERS. HEAL HEIGHTS MAY BE MODIFIED BY TRUSS MANUFACTURER AS REQUIRED FOR ROOF SURFACES TO BE COPLANAR. COORDINATE WITH FRAMING CONTRACTOR AND STICK FRAMED AREAS.

GENERAL MASONRY NOTES

- 1

OWNER TO SELECT FINISH MASONRY MATERIALS AND COLORS.
- 2

MASONRY VENEER TO BE ATTACHED AND SUPPORTED AS PER STRUCTURAL DRAWINGS AND IRC 703.8

THERMAL & MOISTURE PROTECTION NOTES

- 1

PROVIDE 4" PERFORATED DRAIN PIPE ON CRUSHED ROCK BED AT FOOTING PERIMETER. DRAIN TO SUMP UNLESS NOTED OTHERWISE.
- 2

APPLY TUFF-N-DRI WATERPROOFING, OR APPROVED EQUAL, TO ALL FOUNDATION WALLS. INSTALL AS PER MANUFACTURER'S RECOMMENDATIONS.
- 3

PROVIDE CONTINUOUS VAPOR BARRIER TO WARM SIDE (WINTER) OF ALL EXTERIOR WALLS.
- 4

ALL EXTERIOR WALLS TO BE INSULATED WITH R-21 INSULATION, MINIMUM.
- 5

COVER SHEATHING OF ALL EXTERIOR WALLS WITH CONTINUOUS TYVEK HOUSE WRAP OR APPROVED EQUAL.
- 6

PROVIDE VENTILATION OF ATTIC AND CRAWL SPACES AS PER I.R.C. SEE ELEVATIONS FOR LOCATION AND TYPE OF ATTIC VENTING.
- 7

ALL ATTIC AREAS TO BE INSULATED WITH R-49 BLOWN INSULATION, MINIMUM.
- 8

PROVIDE 'GRACE' OR EQ. WEATHER BARRIER OVER ALL ROOF SHEATHING.
- 9

PROVIDE CORROSION RESISTANT CONTINUOUS METAL DRIP-EDGE AT ROOF PERIMETER.
- 10

PROVIDE CONTINUOUS FASCIA AND SOFFIT WITH CONTINUOUS SOFFIT VENT AS PER DETAILS. FINISH MATERIAL TO BE SELECTED BY OWNER.
- 11

INSPECTION OF WEATHER RESISTIVE BARRIER AND FLASHING IS REQUIRED AS PER IRC SECTION R109.1.5 AND AMENDED BY THE STATE OF UTAH.
- 12

PROVIDE ONE (1) S.F. OF VENTILATION PER 1500 S.F. OF CRAWL SPACE AS PER IRC. PLACEMENT OF VENTILATION TO BE SUCH THAT CROSS VENTILATION CAN OCCURE. CRAWL SPACE MAY ALSO BE MECHANICALLY VENTILATED.
- 13

CEILING AND FLOOR ASSEMBLIES TO BE INSULATED WITH R-49 INSULATION, MINIMUM.

GENERAL WINDOW AND DOOR NOTES

- 1

ALL WINDOWS TO HAVE HEADS AT 8'-0" ABOVE FINISH FLOOR, UNLESS NOTED OTHERWISE. COORDINATE WITH FLOOR PLANS, ELEVATIONS, WINDOW AND DOOR SCHEDULE.
- 2

ALL WINDOW SIZES AS PER FLOOR PLANS AND/OR WINDOW SCHEDULE. POSITION AS INDICATED ON FLOOR PLANS AND ELEVATIONS.
- 3

WINDOW AND DOOR MANUFACTURERS TO BE SELECTED BY OWNER.
- 4

ALL WINDOW AND DOOR FINISH AND TRIM COLORS TO BE SELECTED BY OWNER.
- 5

ALL ARCHED WINDOWS TO BE ARCHED AS PER ELEVATIONS. COORDINATE WITH OWNER, FRAMING CONTRACTOR, AND WINDOW MANUFACTURER.
- 6

ALL GLASS IN DOORS, SIDELIGHT UNITS, OR WINDOWS WITHIN 5'-0" OF A BATHTUB, SHOWER ENCLOSURE, STAIR TREAD, OR SPA SHALL BE TEMPERED GLASS ACCORDING TO CURRENT INTERNATIONAL RESIDENTIAL CODE REQUIREMENTS. SEE FLOOR PLANS AND/OR WINDOW AND DOOR SCHEDULES.
- 7

ALL DOORS BETWEEN GARAGES AND RESIDENCES TO BE TWENTY MINUTE FIRE RATED ASSEMBLIES WITH SELF CLOSING HARDWARE, AS REQUIRED BY I.R.C.
- 8

ALL WINDOWS SHALL HAVE A MAXIMUM U-FACTOR OF .33 AND SHGC OF .19 OR AS REQUIRED BY MUNICIPALITY.

GENERAL FINISH NOTES

- 1

COORDINATE CABINET DESIGN, CONSTRUCTION AND INSTALLATION WITH MECHANICAL AND ELECTRICAL CONTRACTORS. OWNER TO SELECT CABINET MANUFACTURER, STYLES, FINISHES, AND COLORS.
- 2

ALL INTERIOR WALLS TO BE WRAPPED WITH 5/8" GYPSUM WALL BOARD, TAPED, FILLED, AND FINISHED AS PER ROOM FINISH SCHEDULE AND OWNER.
- 3

SEE FLOOR PLANS AND/OR FINISH SCHEDULE FOR FINISH FLOOR MATERIALS.
- 4

OWNER TO SELECT ALL FINISH MATERIALS, COLORS, HARDWARE, FIXTURES, APPLIANCES, ETC.. CONTRACTOR TO INSTALL AS PER OWNER.
- 5

OWNER TO SELECT CLOSET ORGANIZER SYSTEMS. COORDINATE CLOSET DESIGN WITH ELECTRICAL AS REQUIRED. CONTRACTOR TO INSTALL.
- 6

RAILING TO BE AS PER I.R.C. ALL BALUSTERS TO BE AT 4" O.C., AND SHALL NOT ALLOW 4" SPHERE TO PASS THROUGH, AS PER I.R.C.
- 7

ALL ARCHWAYS TO BE SEGMENTED ARCHES. ARCH RADIUS TO EQUAL ARCH WIDTH. ALLOW FOR 12" ABOVE ARCH TO CEILING OR SOFFIT FOR TRIM UNLESS NOTED OTHERWISE. JUMP POINT FOR ARCH SHALL BE AT 7'-0" A.F.F. UNLESS NOTED OTHERWISE.

GENERAL MECHANICAL, ELECTRICAL, AND PLUMBING

- 1

MECHANICAL AND PLUMBING SYSTEMS ARE DESIGN BUILD. IT IS RECOMMENDED THAT THE CONTRACTOR CONSULT A LICENSED ENGINEER DURING DESIGN OF THESE SYSTEMS.
- 2

IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO ASSURE REQUIRED PLUMBING AND ELECTRICAL SERVICE TO ALL FIXTURES AS INDICATED ON PLANS AND AS REQUIRED BY BUILDING CODES AND OWNER.
- 3

ALL VENTS AND OTHER MECHANICAL OR PLUMBING ELEMENTS THAT PENETRATE ROOF ARE NOT TO BE VISIBLE FROM FRONT OF BUILDING.
- 4

ALL ELECTRICAL FINISH HARDWARE TO BE SELECTED BY OWNER.
- 5

ALL LIGHTS, SWITCHES, OUTLETS, AND SMOKE DETECTORS IN ALL BEDROOMS, KITCHENS, AND LAUNDRY ROOMS TO BE ARC FAULT PROTECTED.

GENERAL ENERGY EFFICIENCY NOTES

- 1

ROOF TRUSSES ARE TO BE CONSTRUCTED WITH RAISED HEELS TO ALLOW INSULATION TO CONTINUE TO AND OVER EXTERIOR WALLS. SEE BUILDING SECTIONS.
- 2

EXTERIOR CORNERS SHALL BE FRAMED AS "CALIFORNIA" CORNERS TO ALLOW FOR CORNER INSULATION.
- 3

AIRTIGHT DRYWALL SYSTEMS SHALL BE USED (USE VAPOR BARRIERS AT ALL EXTERIOR WALLS AND CEILINGS).
- 4

INSULATE AT ALL FLOOR/CEILING ASSEMBLY CONNECTIONS. (I.E. BEHIND RIM BOARDS AND JOIST BEARING LOCATIONS)
- 5

PROVIDE RIGID FOUNDATION INSULATION R10 MIN. AT INSIDE OF STEM WALLS AND 4'-0" TO INTERIOR OF CONCRETE SLAB AT WALK OUT BASEMENT CONDITIONS. WITH THERMAL BREAK BETWEEN STEM WALL AND SLAB. AT RADIANT SLAB FLOOR CONDITIONS PROVIDE A MINIMUM OF 4'-0" R15 TO INTERIOR OF SLAB PLUS INTERIOR OF STEM WALL (6'-0" MIN. TOTAL) PROVIDE R5 THERMAL BREAK BETWEEN SLAB AND STEM WALL AT ALL CONDITIONS 12" BELOW GRADE AND ABOVE.
- 6

ALL EXTERIOR DOORS SHALL BE WEATHER STRIPPED AND AIR TIGHT ASSEMBLIES.
- 7

SEAL AROUND ALL ELECTRICAL, PLUMBING, OR MECHANICAL PENETRATIONS AT EXTERIOR WALL AND IN CEILING/FLOOR OR CEILING ROOF ASSEMBLIES.
- 8

CAULK AROUND ALL EXTERIOR DOOR AND WINDOW PENETRATIONS.
- 9

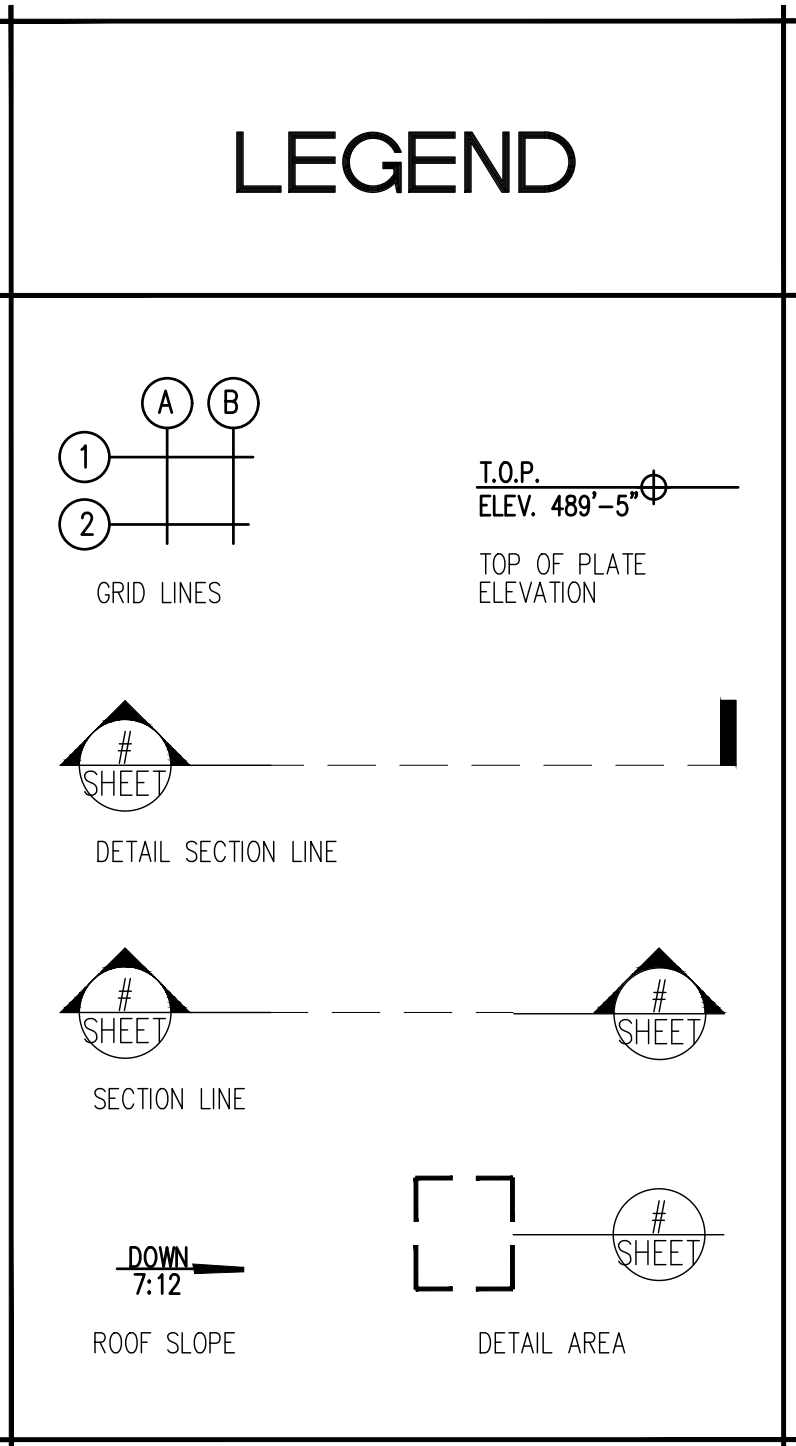
SEAL AND INSULATE AROUND ALL MECHANICAL DUCTS.
- 10

ALL MECHANICAL UNITS SUCH AS FORCED AIR UNIT, BOILER, AND WATER HEATER TO BE 90% EFFICIENT MIN. .
- 11

AIR BARRIER AND INSULATION INSTALLATION SHALL CONFORM TO IRC N1102.4.1.1 AND TABLE N1102.4.1.1
- 12

DUCT TESTING IS REQUIRED ON ALL PERMITS WHERE AIR HANDLERS OR MORE THAN 35% OF DUCTWORK IS OUTSIDE OF THE THERMAL ENVELOPE.
- 13

ALL MECHANICAL ROOMS WITH OPEN AIR COMBUSTION DUCTS SHALL CONFORM TO IRC N1102.4.4





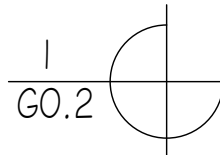
STONE RETAINING



PHOTO 02



PHOTO 04



EXISTING SITE ARIAL
SCALE: NTS



PHOTO 03



WOOD RETAINING



AERIAL OF EXISTING
SPA AND RETAINING
TO BE REMOVED



PHOTO 01



PROJ# 2311		DATE: FEBRUARY 8, 2024		REVISION:	
SUTER RESIDENCE		243 WOODSIDE AVE. PARK CITY, UTAH 84060		SITE ANALYSIS PHOTOS	
G0.2		JSARC		JEFF@JSARC.NET 801.809.5295 1612 UTE BLVD SUITE 212 PARK CITY, UTAH 84098	



2
GO.3

VIEW FROM CITY HALL

NTS



1
GO.3

VIEW FROM CITY HALL

NTS

PROJ# 2311			
DATE: FEBRUARY 8, 2024			
	REVISION:		
SUTER RESIDENCE 243 WOODSIDE AVE. PARK CITY, UTAH 84060			
VIEW CITY HALL PHOTOS			
G0.3			
JSARC JEFF@JSARC.NET 801.809.5295 1612 UTE BLVD SUITE 212 PARK CITY, UTAH 84098			

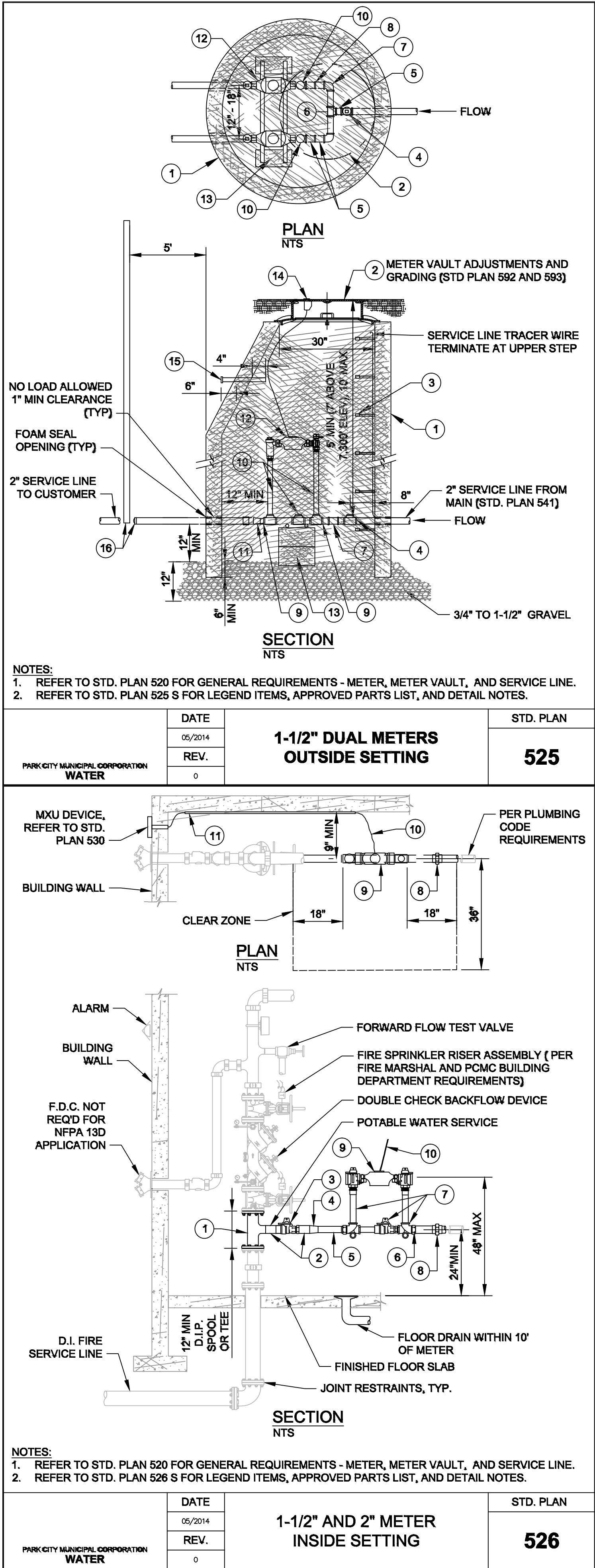


1
60.4 STREET ELEVATION EXISTING
SCALE: NTS



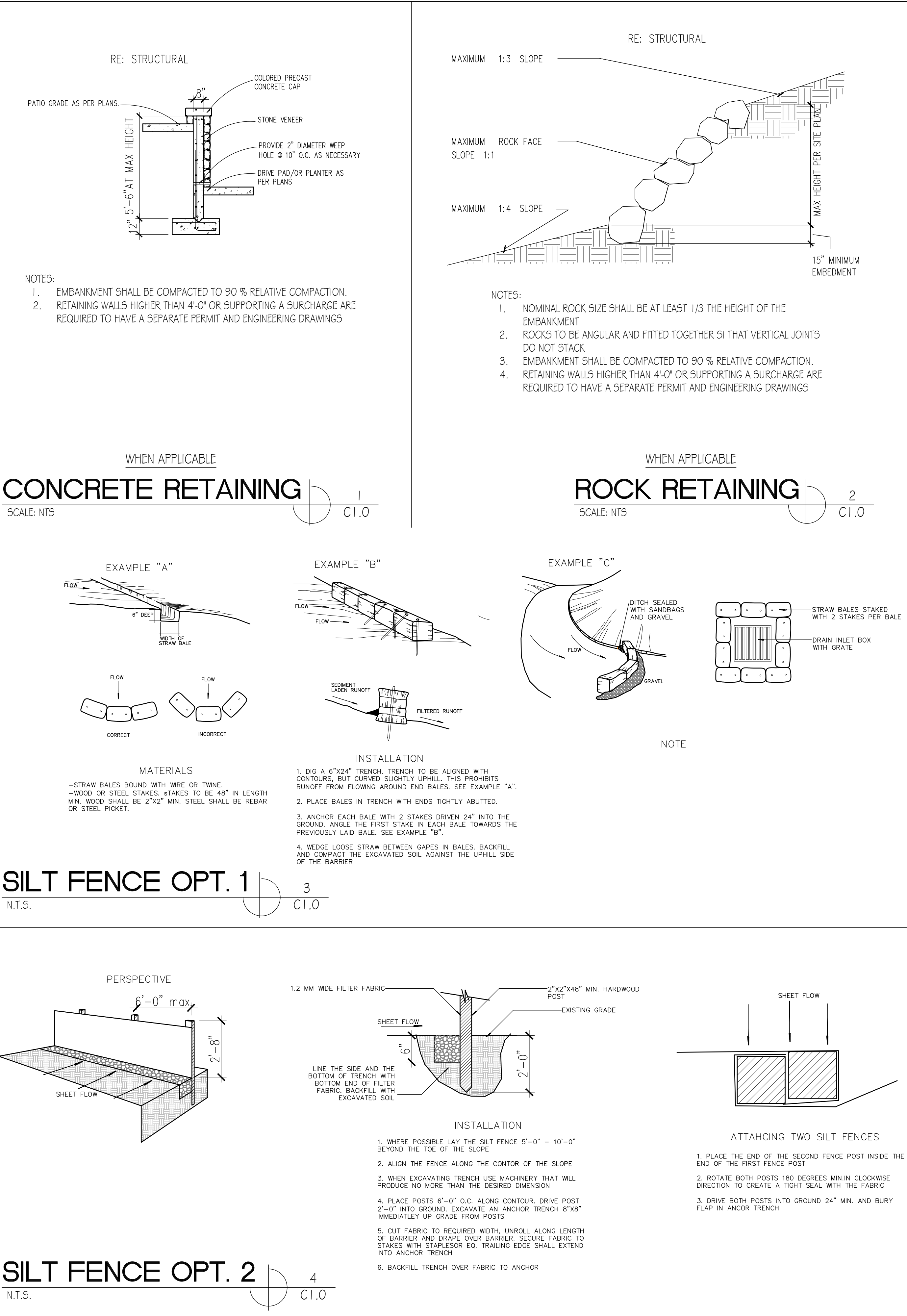
2
60.4 STREET ELEVATION W MODEL INSERT
SCALE: NTS

PROJ# 2311	
DATE: FEBRUARY 8, 2024	REVISION:
SUTER RESIDENCE 243 WOODSIDE AVE. PARK CITY, UTAH 84060	
STREET ELEVATION EXISTING AND NEW	
G0.4	
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PARK CITY DUAL 1-1/2" WATER METER DETAIL

5
N.T.S. C1.0



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DATE: FEBRUARY 8, 2024

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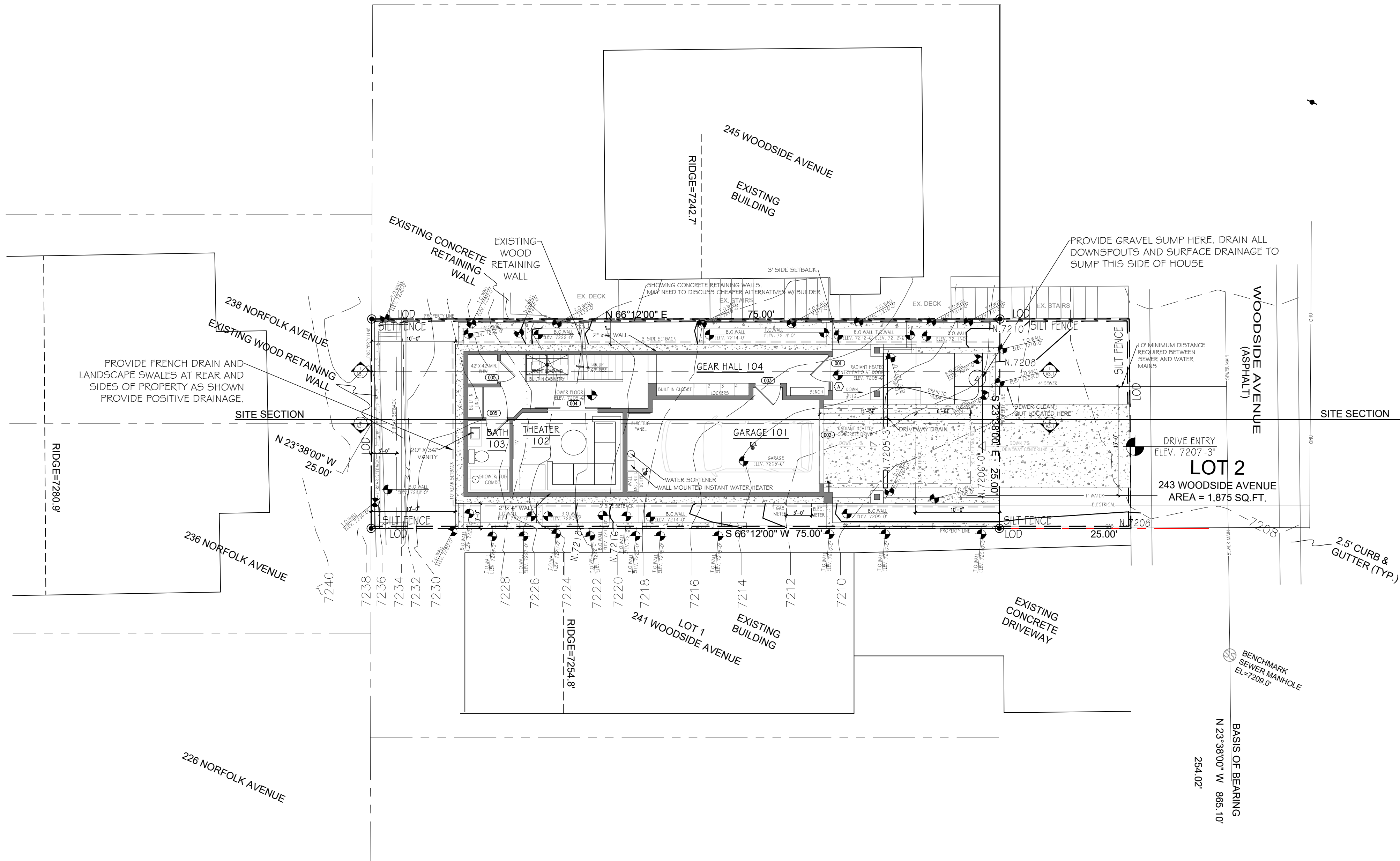
SITE DETAILS
AND NOTES

C1.0

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801.809.5295
1612 UTE BLVD SUITE 212
PARK CITY, UTAH 84098

SITE NOTE:
GRADING HAS BEEN PREVIOUSLY
MODIFIED FROM ORIGINAL STATE
INCREASING SLOPE TO 30% OR
ABOVE AS SHOWN ON SLOPE
ANALYSIS.

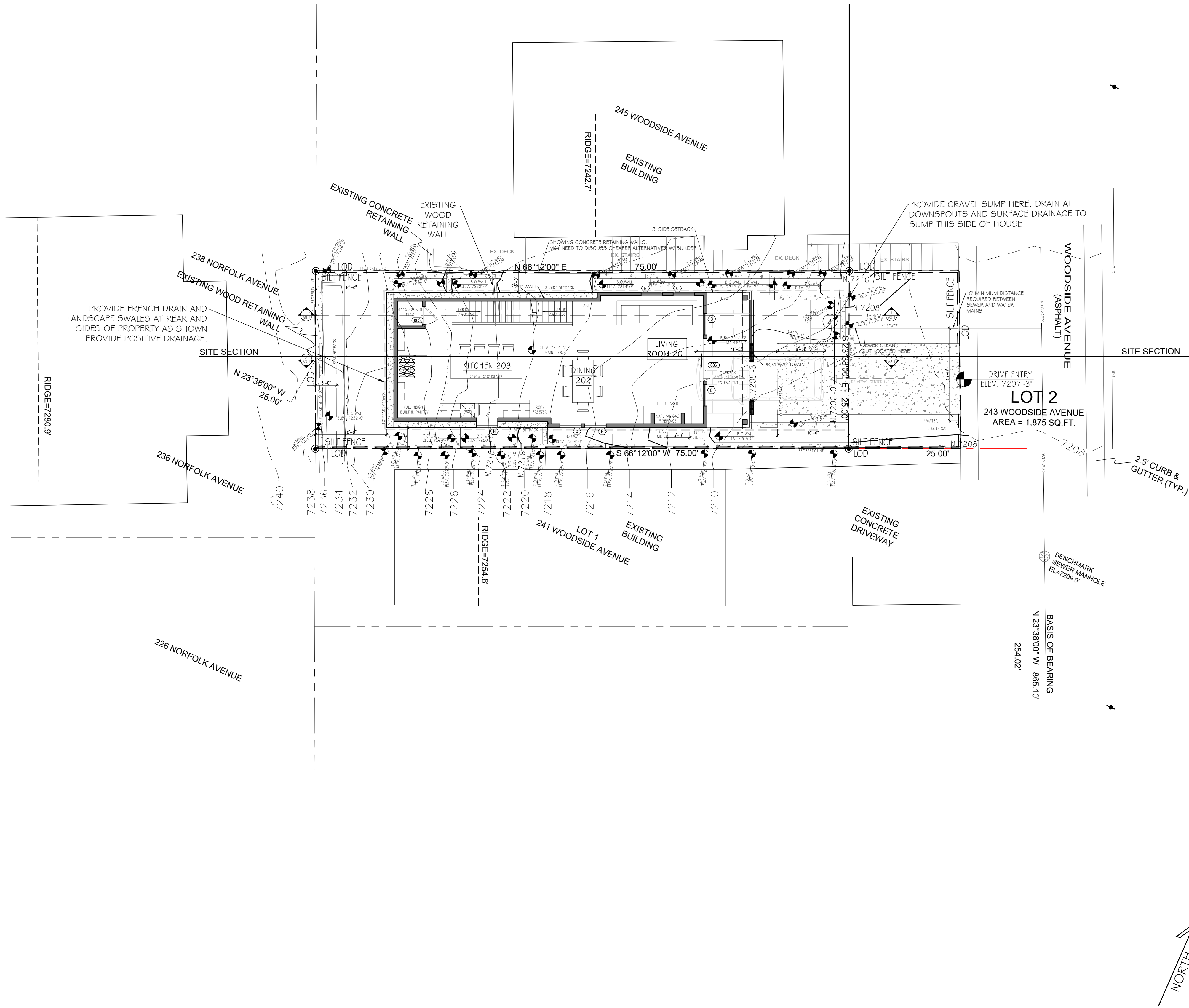


SQUARE FOOTAGE CALCULATIONS			
HOA		BUILDER / REALTOR	
LOT SIZE AREA	1,875 SQ. FT.	1ST LEVEL AREA	844 SQ. FT.
LOD AREA	2,225 SQ. FT.	1ST LEVEL MINUS GARAGE	540 SQ. FT.
PRIVATE AREA	- SQ. FT.	2ND LEVEL AREA	855 SQ. FT.
TRANSITIONAL AREA	- SQ. FT.	3RD LEVEL AREA	796 SQ. FT.
MECHANICAL AREA	- SQ. FT.	4TH LEVEL AREA	476 SQ. FT.
LOWER FLOOR AREA	540 SQ. FT.	TOTAL AREA	2,971 SQ. FT.
2ND LEVEL	855 SQ. FT.	HOA AREA = AREA DEFINED BY HOA	
3RD LEVEL	855 SQ. FT.		
4TH LEVEL	477 SQ. FT.		
TOTAL LIVABLE AREA	2,727 SQ. FT.		
GARAGE INTERIOR AREA	303 SQ. FT.	BUILDER / REALTOR AREA = AREA CALCULATED TO EXTERIOR OF ALL WALLS INCLUDING GARAGE + MECHANICAL	
BUILDING FOOTPRINT	844 SQ. FT.		
2ND LEVEL PATIO AREA	114 SQ. FT.		
3RD LEVEL PATIO AREA	NOT USED		
4TH LEVEL PATIO AREA	269 SQ. FT.		
ENTRY PATIO AREA	33 SQ. FT.		

SITE PLAN WITH 1ST LEVEL

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

SITE NOTE:
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INCREASING SLOPE TO 30% OR
ABOVE AS SHOWN ON SLOPE
ANALYSIS.

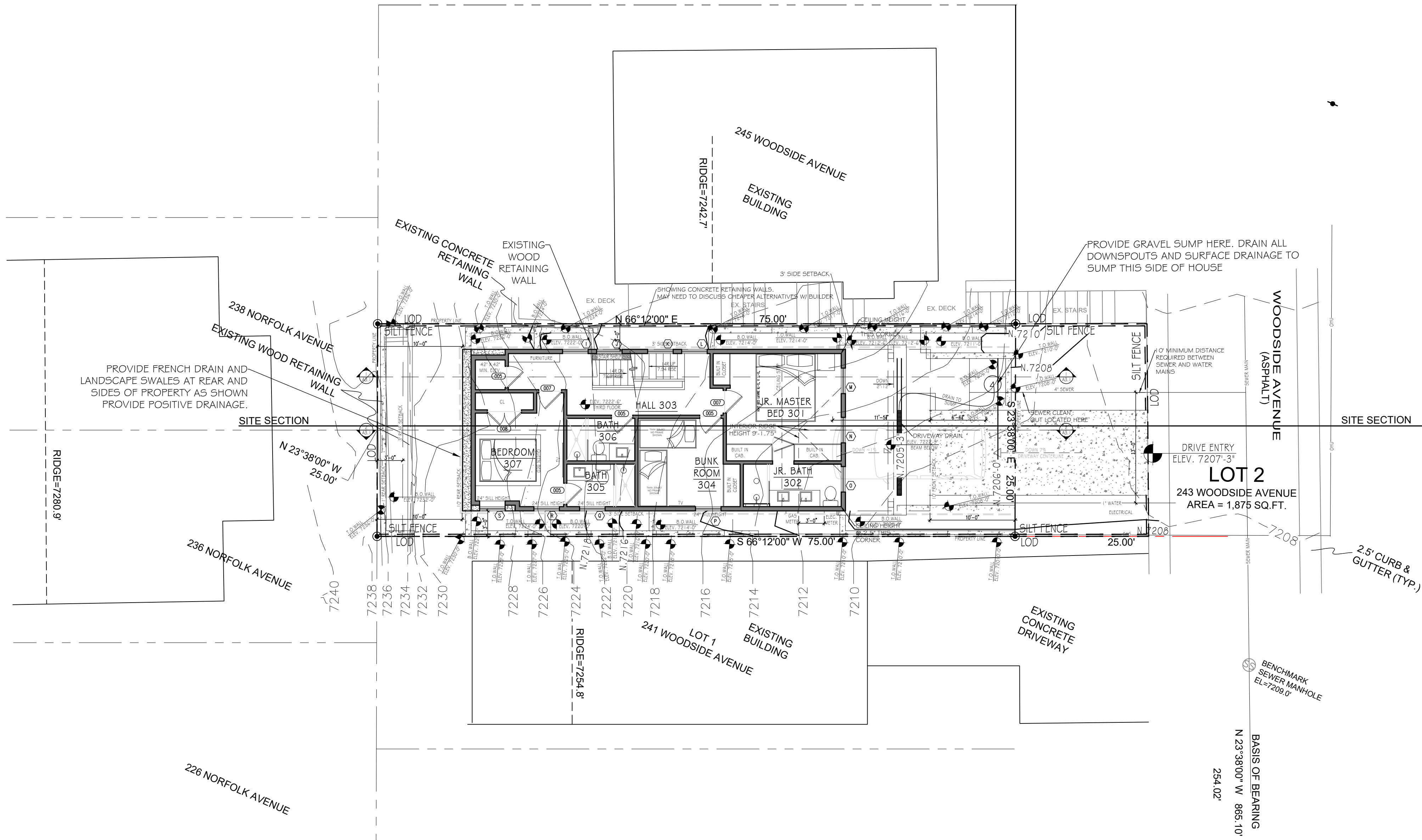


SQUARE FOOTAGE CALCULATIONS			
HOA		BUILDER / REALTOR	
LOT SIZE AREA	1,875 SQ. FT.	1ST LEVEL AREA	844 SQ. FT.
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BUILDING FOOTPRINT	844 SQ. FT.		
2ND LEVEL PATIO AREA	114 SQ. FT.		
3RD LEVEL PATIO AREA	NOT USED		
4TH LEVEL PATIO AREA	269 SQ. FT.		
ENTRY PATIO AREA	33 SQ. FT.		

SITE PLAN WITH 2ND LEVEL

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

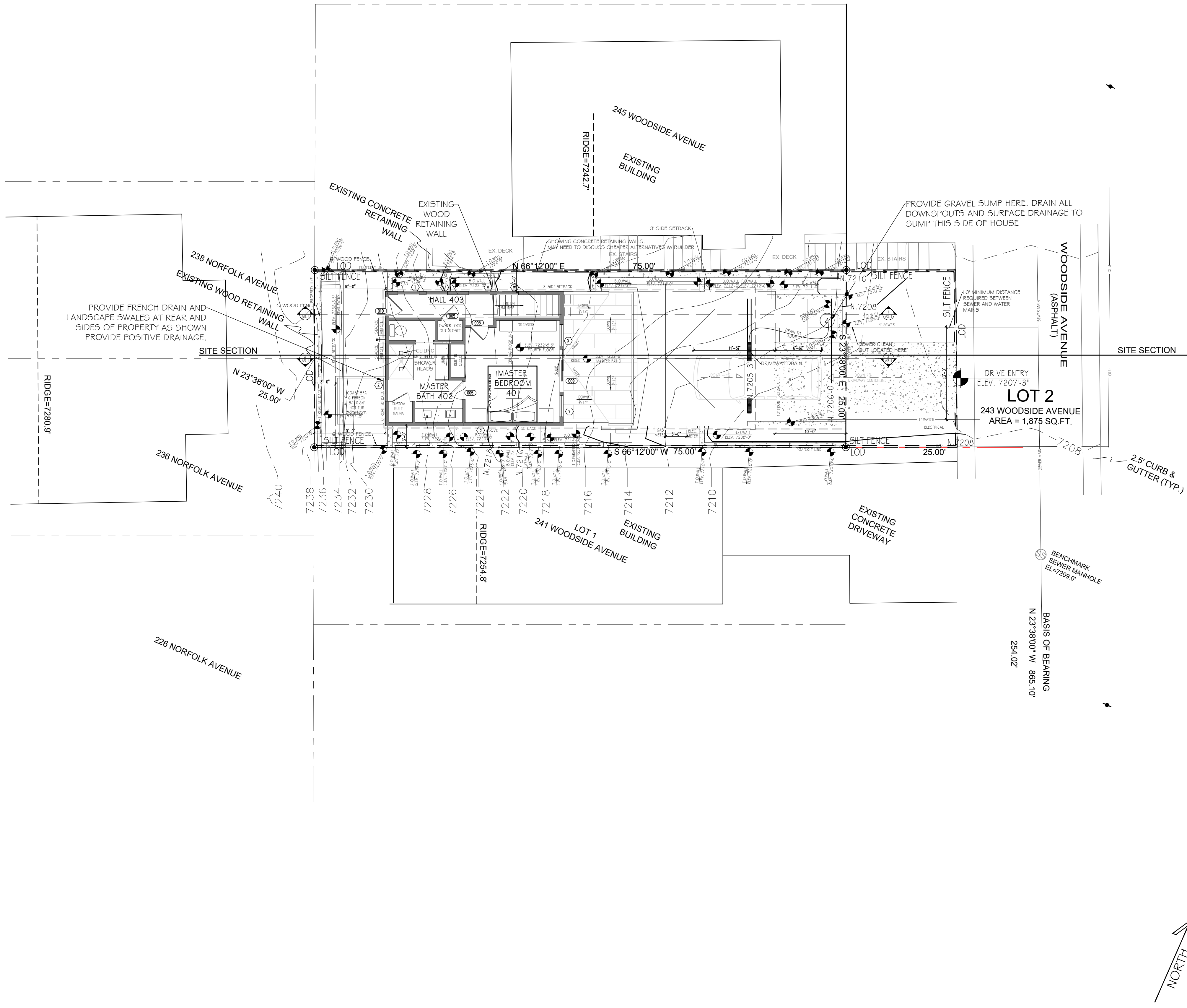
SITE NOTE:
GRADING HAS BEEN PREVIOUSLY
MODIFIED FROM ORIGINAL STATE
INCREASING SLOPE TO 30% OR
ABOVE AS SHOWN ON SLOPE
ANALYSIS.



SQUARE FOOTAGE CALCULATIONS			
HOA		BUILDER / REALTOR	
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BUILDING FOOTPRINT	844 SQ. FT.		
2ND LEVEL PATIO AREA	114 SQ. FT.		
3RD LEVEL PATIO AREA	NOT USED		
4TH LEVEL PATIO AREA	269 SQ. FT.		
ENTRY PATIO AREA	33 SQ. FT.		

SITE PLAN WITH 3RD LEVEL

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



SITE NOTE:
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MODIFIED FROM ORIGINAL STATE
INCREASING SLOPE TO 30% OR
ABOVE AS SHOWN ON SLOPE
ANALYSIS.

SQUARE FOOTAGE CALCULATIONS			
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ENTRY PATIO AREA	33 SQ. FT.		

SITE PLAN WITH 4TH LEVEL

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

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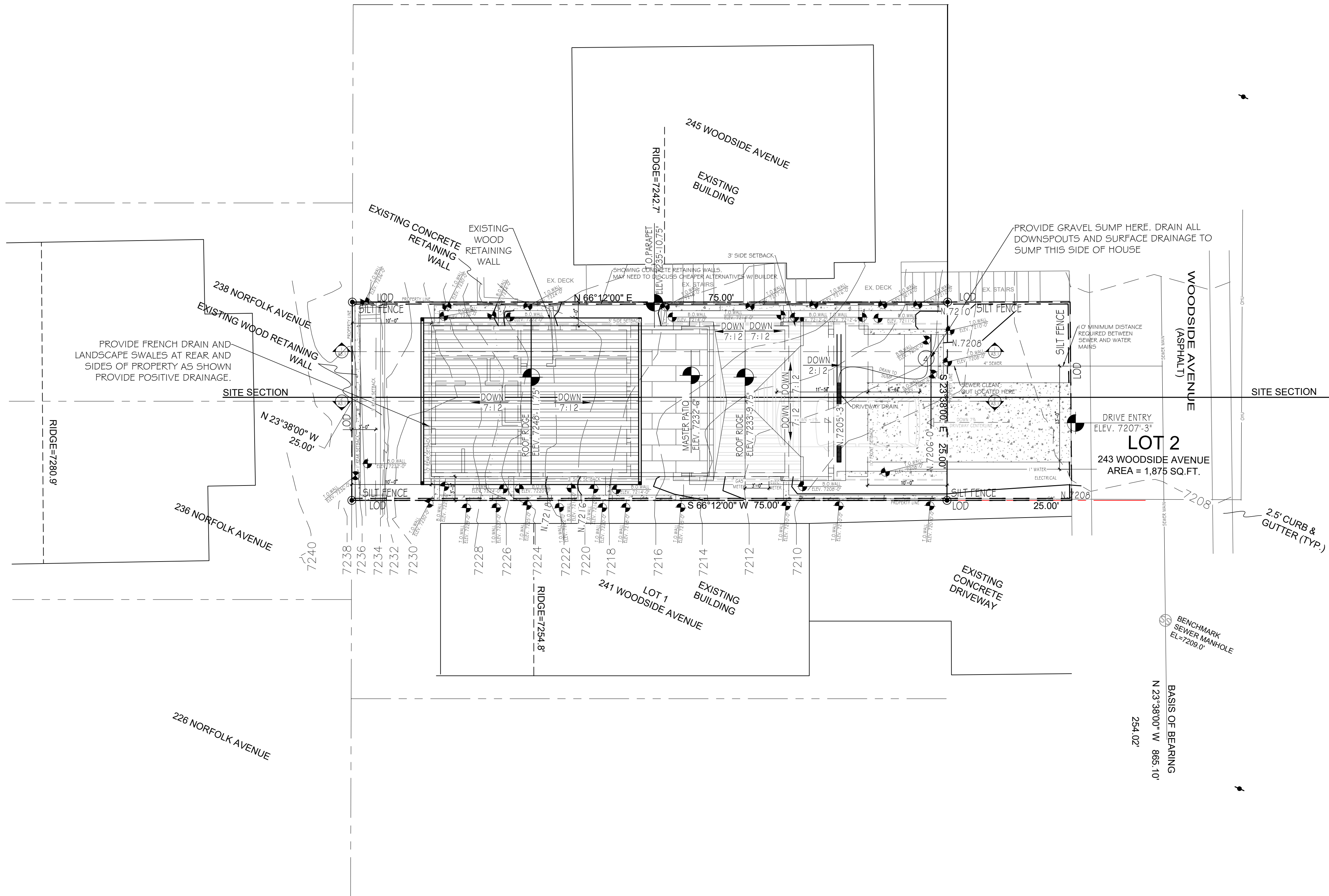
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SITE PLAN WITH
FOURTH LEVEL

C1.4

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INCREASING SLOPE TO 30% OR
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ANALYSIS.

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ENTRY PATIO AREA	33 SQ. FT.		

SITE PLAN WITH ROOF
SCALE: 1/8" = 1'-0"

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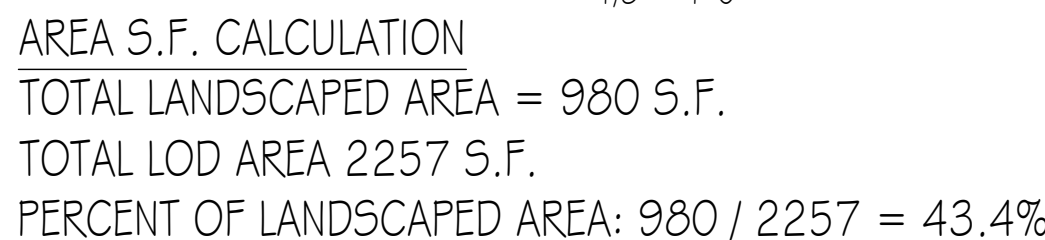
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SITE PLAN WITH
ROOF

C1.5

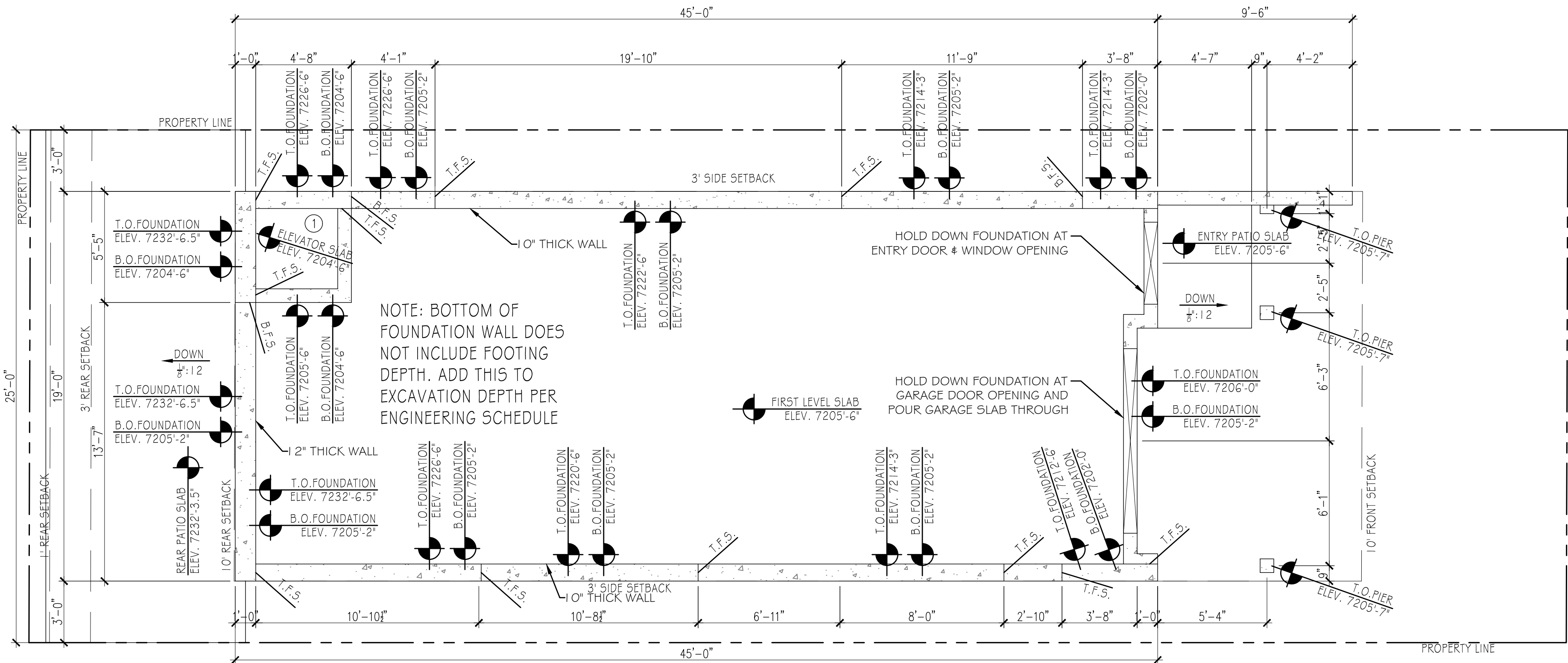
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SQUARE FOOTAGE CALCULATIONS			
HOA		BUILDER / REALTOR	
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ENTRY PATIO AREA	33 SQ. FT.		

VERIFY WALL THICKNESS W/ STRUCTURAL. EXCAVATION TO USE SHOTCRETE.

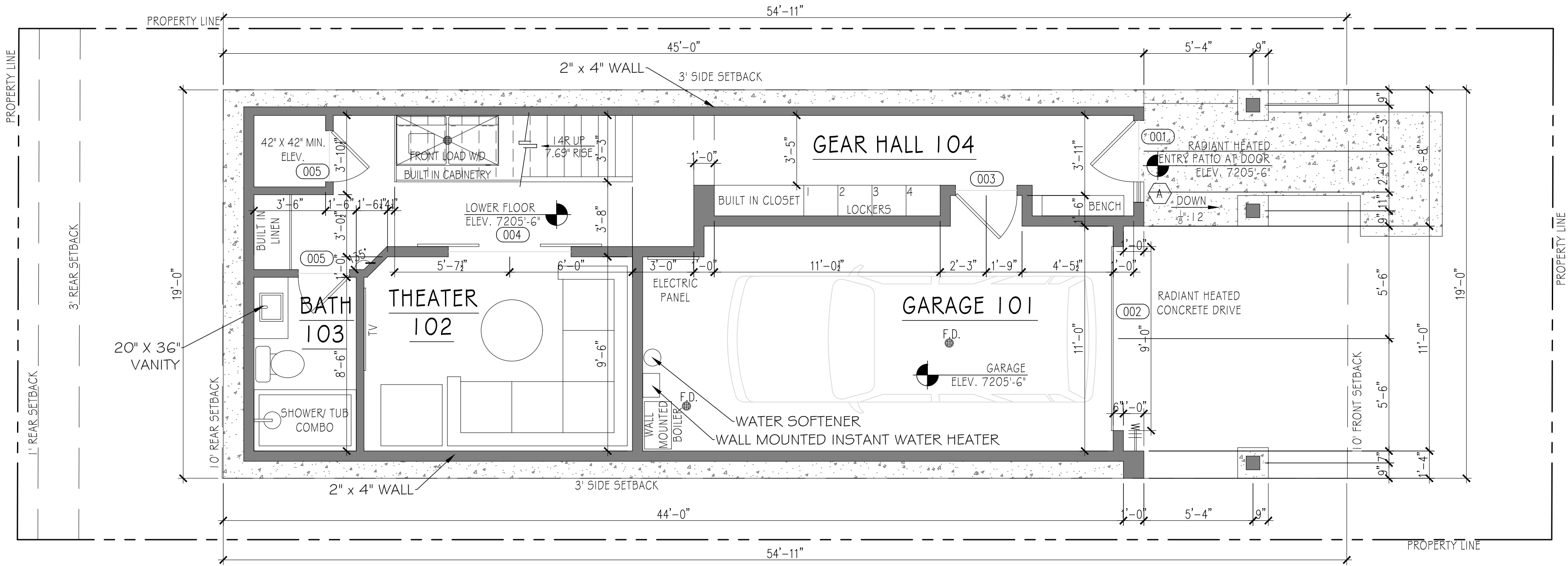
- ELEVATOR SLAB
ELEV. 7204'-6"
- ENTRY PATIO
ELEV. 7205'-6"
- GARAGE FLOOR
ELEV. 7205'-6"
- FIRST LEVEL
ELEV. 7205'-6"
- SECOND LEVEL
ELEV. 7214'-6"
- THIRD LEVEL
ELEV. 7223'-6"
- FOURTH LEVEL
ELEV. 7232'-9.5"
- REAR PATIO
ELEV. 7232'-3.5"



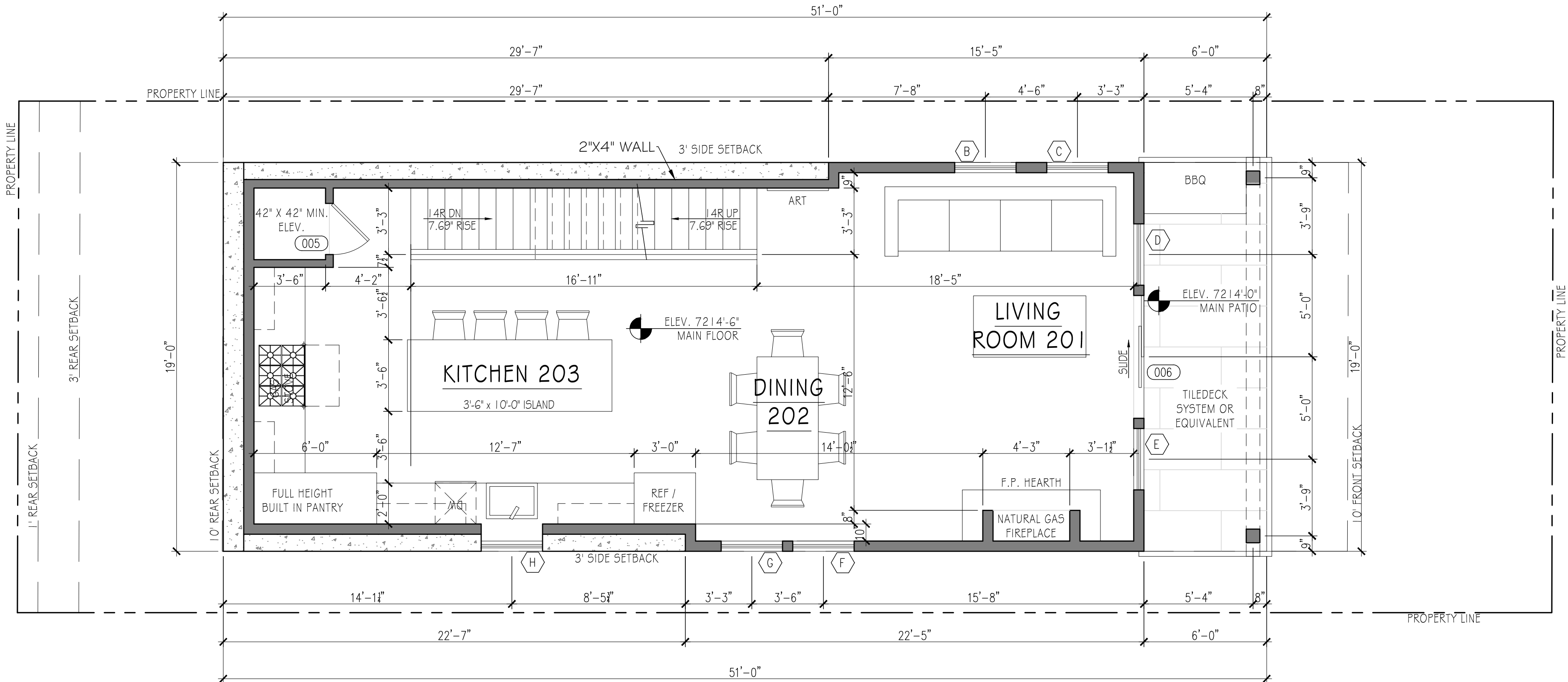
SECOND LEVEL FLOOR PLAN
SCALE: 1/4" = 1'-0"

- KEYED NOTES
- ALL CONCRETE SLABS IN ELEVATOR CORES TO BE 12" THICK AND 12" BELOW FINISHED FLOOR. CONCRETE PIT WALL SHALL BE 12" THICK. COORDINATE ALL STEEL EMBEDMENTS AND ELEVATOR RAIL ATTACHMENTS WITH MANUFACTURER AND ENGINEER.

SQUARE FOOTAGE CALCULATIONS			
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1
A1.1
LOWER LEVEL FLOOR PLAN
SCALE: 1/4" = 1'-0"



2
A1.1
SECOND LEVEL FLOOR PLAN
SCALE: 1/4" = 1'-0"

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DATE: FEBRUARY 8, 2024

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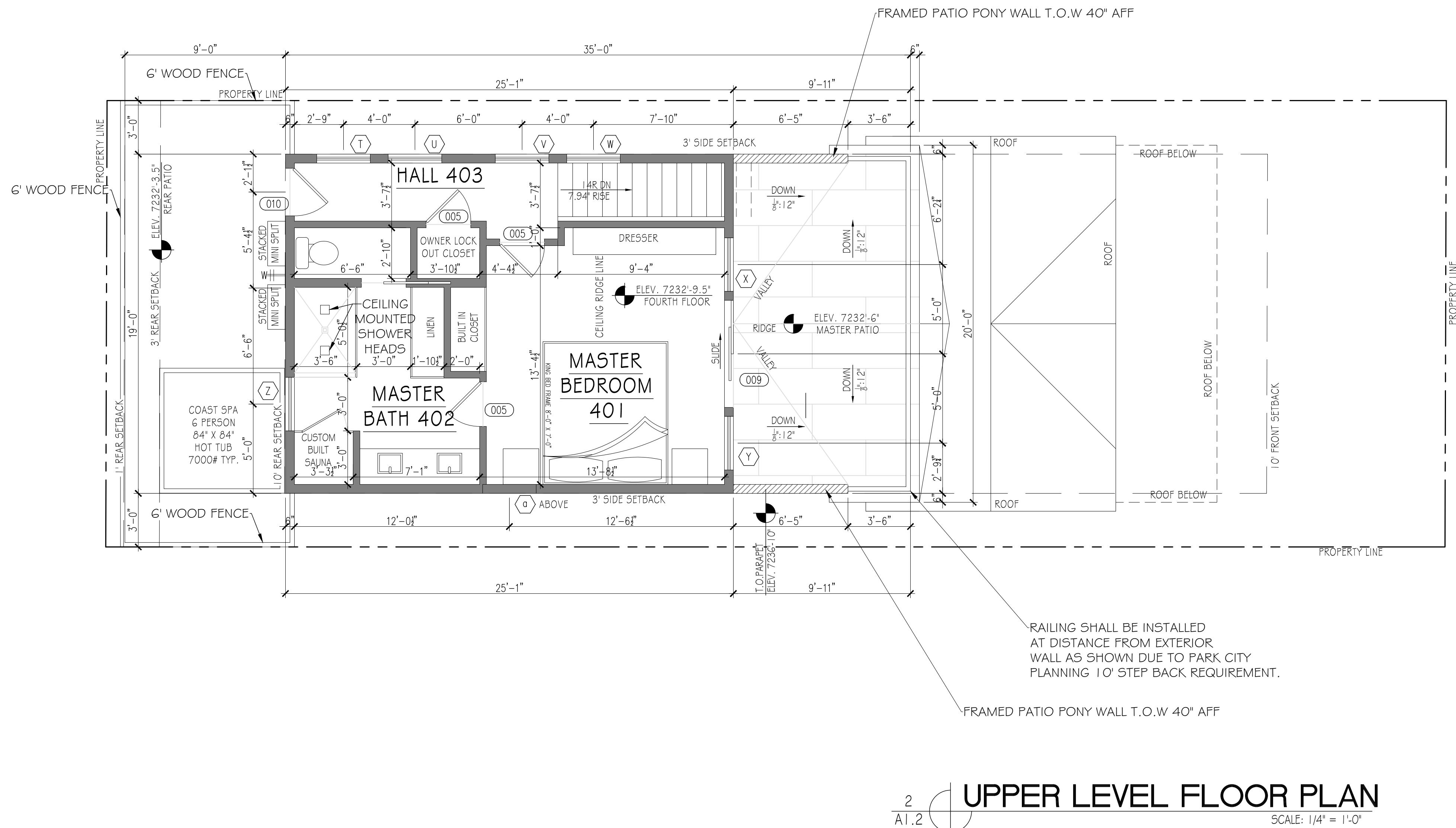
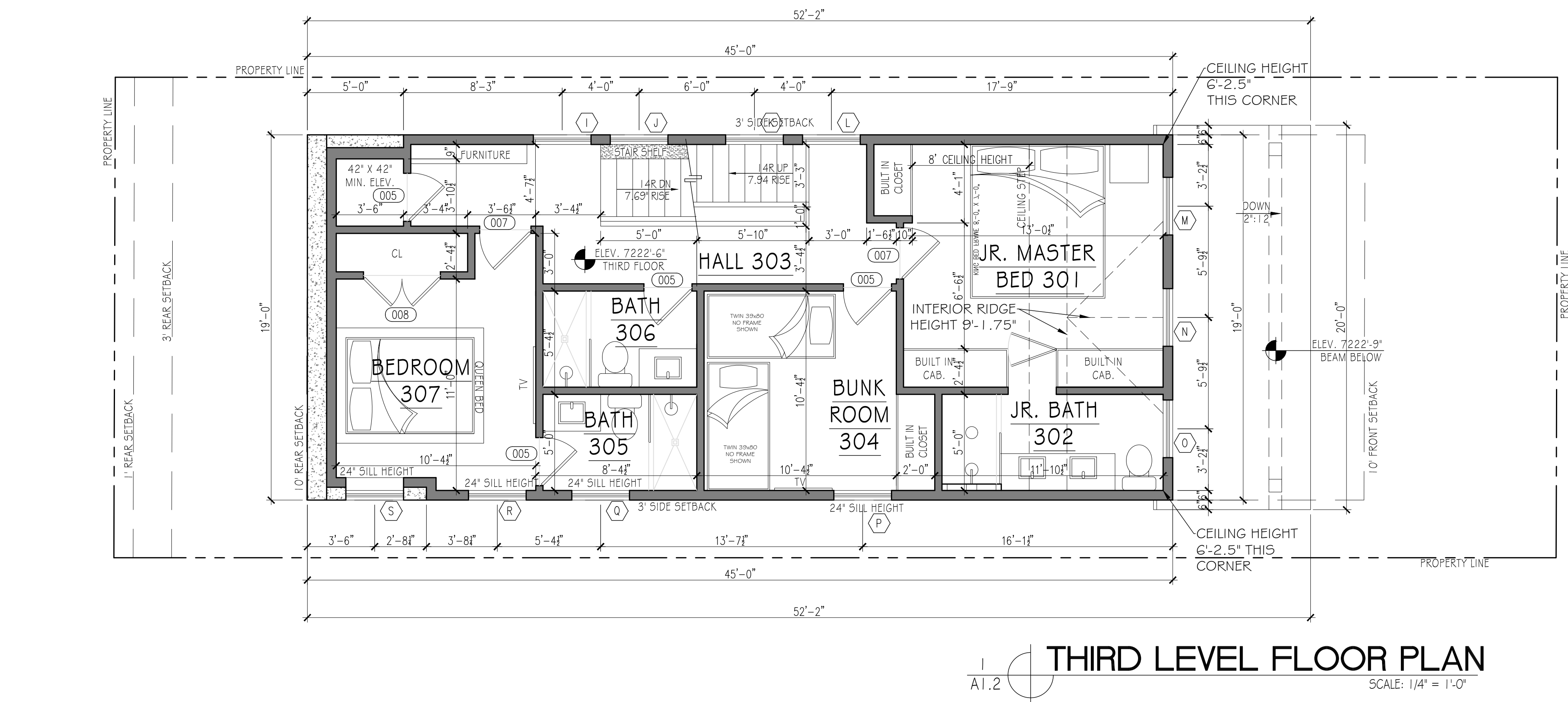
LOWER + SECOND
LEVEL FLOOR PLAN

A1.1

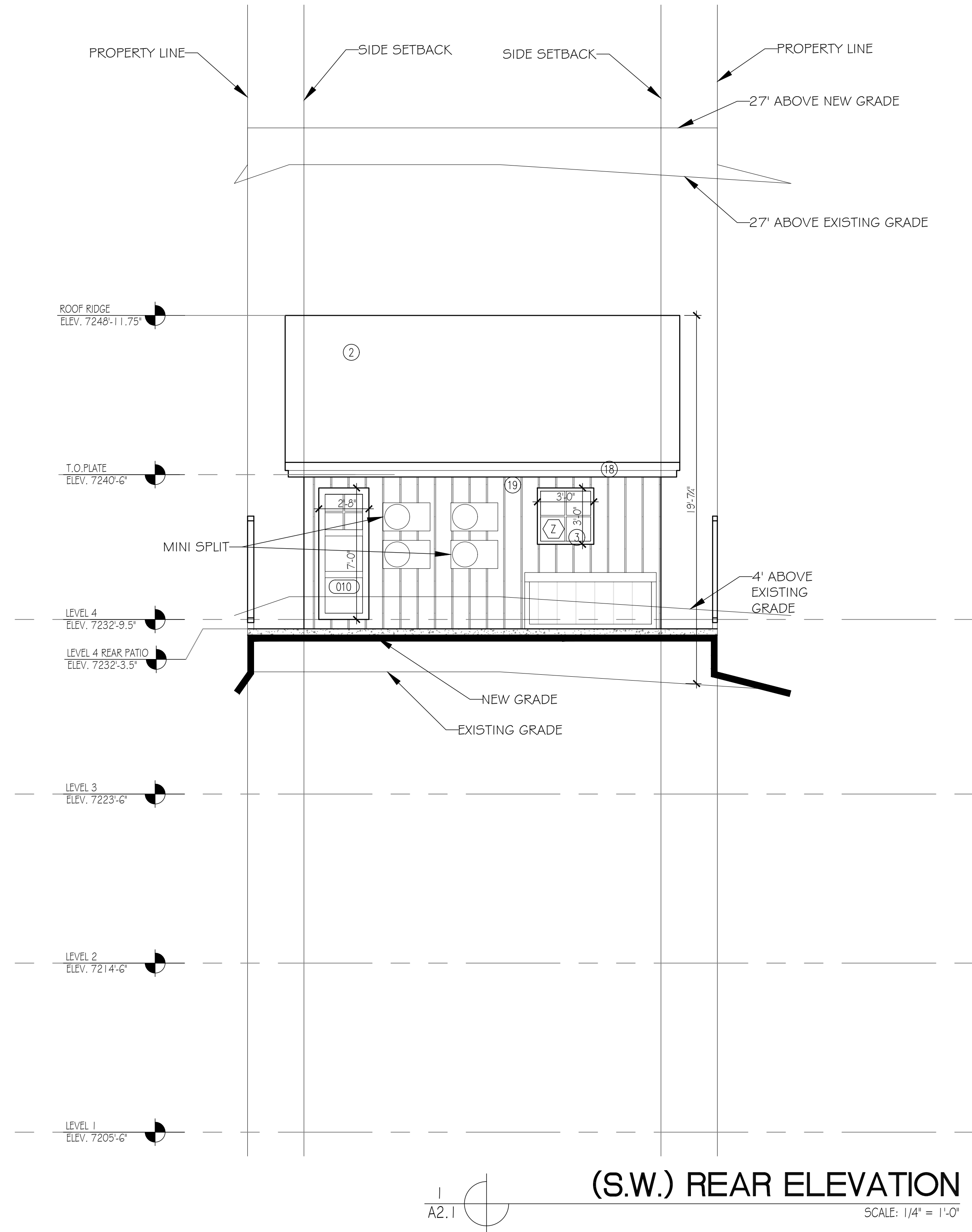
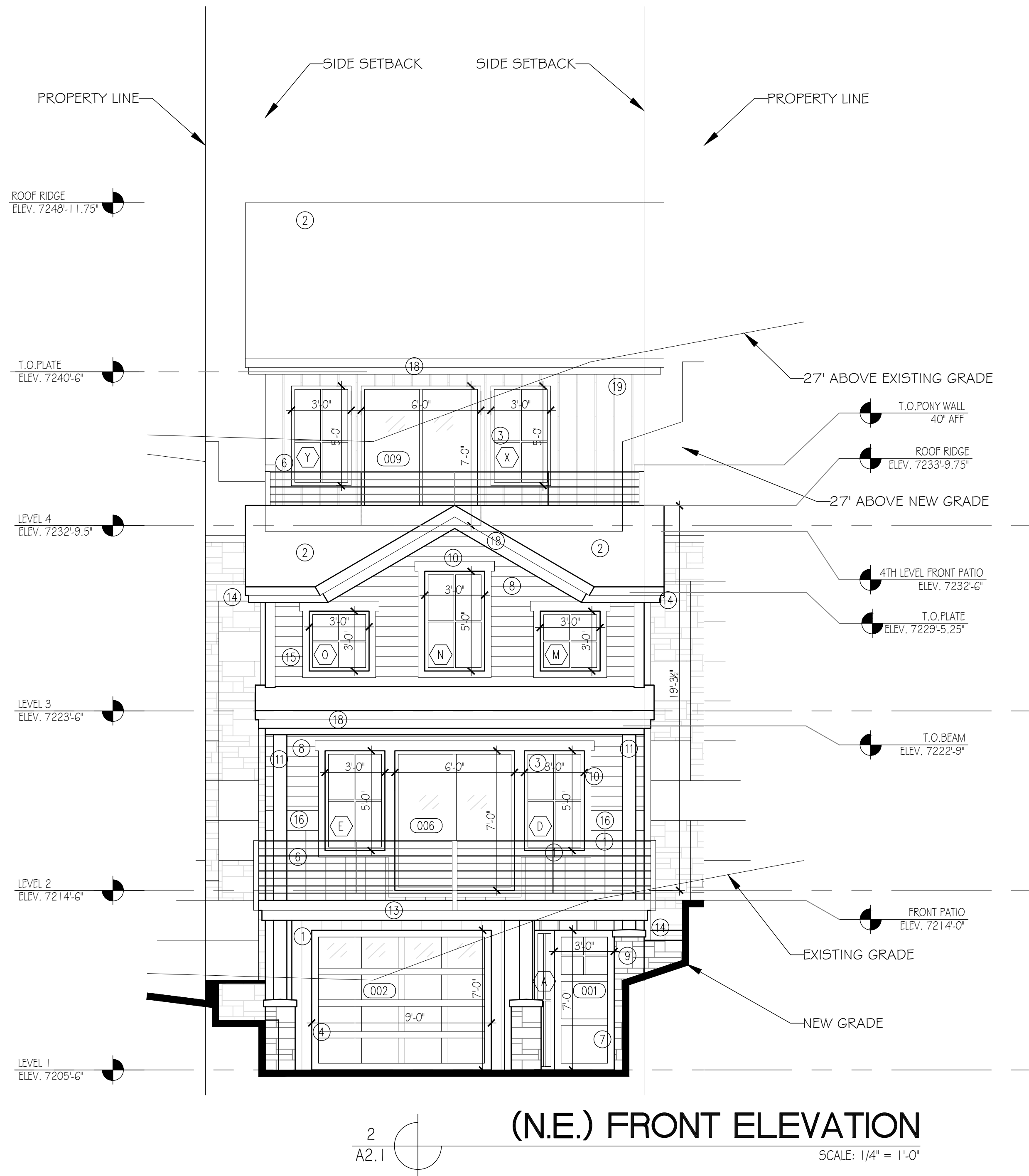
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SQUARE FOOTAGE CALCULATIONS			
HOA		BUILDER / REALTOR	
LOT SIZE AREA	1,875 SQ. FT.	1ST LEVEL AREA	844 SQ. FT.
LOD AREA	2,225 SQ. FT.	1ST LEVEL MINUS GARAGE	540 SQ. FT.
PRIVATE AREA	- SQ. FT.	2ND LEVEL AREA	855 SQ. FT.
TRANSITIONAL AREA	- SQ. FT.	3RD LEVEL AREA	796 SQ. FT.
MECHANICAL AREA	- SQ. FT.	4TH LEVEL AREA	476 SQ. FT.
LOWER FLOOR AREA	540 SQ. FT.	TOTAL AREA	2,971 SQ. FT.
2ND LEVEL	855 SQ. FT.	HOA AREA = AREA DEFINED BY HOA	
3RD LEVEL	855 SQ. FT.		
4TH LEVEL	477 SQ. FT.		
TOTAL LIVABLE AREA	2,727 SQ. FT.		
GARAGE INTERIOR AREA	303 SQ. FT.	BUILDER / REALTOR AREA = AREA CALCULATED TO EXTERIOR OF ALL WALLS INCLUDING GARAGE + MECHANICAL	
BUILDING FOOTPRINT	844 SQ. FT.		
2ND LEVEL PATIO AREA	114 SQ. FT.		
3RD LEVEL PATIO AREA	NOT USED		
4TH LEVEL PATIO AREA	269 SQ. FT.		
ENTRY PATIO AREA	33 SQ. FT.		



								PROJ# 2311	



- MATERIAL NOTES**
- 1 BOARD AND BAT VERTICAL SIDING, PAINTED EGGSHELL BLUE
 - 2 DARK GRAY PATINA STANDING SEAM ALUMINUM GABLE ROOF 7:12 SLOPE
 - 3 EXTERIOR WINDOWS TO BE WOOD CLAD WITH BLACK PEPPERED STEEL
 - 4 GARAGE DOOR TO BE WOOD CLEAR COAT FINISH
 - 5 DARK GRAY PAINTED ALUMINUM GUTTERS AND DOWNSPOUTS, SQUARE, TO MATCH STANDING SEAM ROOF
 - 6 RAILING FRAME TO BE $\frac{1}{2}$ " STEEL WITH PEPPERED BLACK FINISH W/ STEEL CABLE BALUSTERS
 - 7 FRONT DOOR TO BE CUSTOM WOOD DOOR, CLEAR STAIN TO MATCH GARAGE DOOR, GLAZING TOP 1/3
 - 8 6" WIDE HORIZONTAL SHIPLAP WOOD SIDING, PAINTED EGGSHELL BLUE
 - 9 NATURAL STONE VENEER
 - 10 DOOR AND WINDOW SURROUNDS TO BE 6" TOP BOARDS AND 4" SIDE AND BOTTOM BOARDS, WOOD, PAINTED WHITE, SEE DETAILS
 - 11 8" X 8" PAINTED DARK GRAY TUBE STEEL COLUMNS
 - 12 WINDOWS TO BE TRUE DIVIDED LIGHT & NOT SIMULATED
 - 13 DECK FASCIA ALUMINUM FASCIA PAINTED DARK GRAY
 - 14 RETAINING WALL 8" CONCRETE WITH THIN VENEER STONE FINISH
 - 15 DARK GRAY PATINA STANDING SEAM ALUMINUM SHED ROOF 4:12 SLOPE
 - 16 12" BOARD TRIM PAINTED WHITE
 - 17 6" BOARD TRIM PAINTED WHITE
 - 18 ROOF AND EAVE FASCIA ALUMINUM FASCIA PAINTED DARK GRAY
 - 19 10" FLAT PAN STANDING SEAM VERTICAL SIDING, PAINTED BLACK

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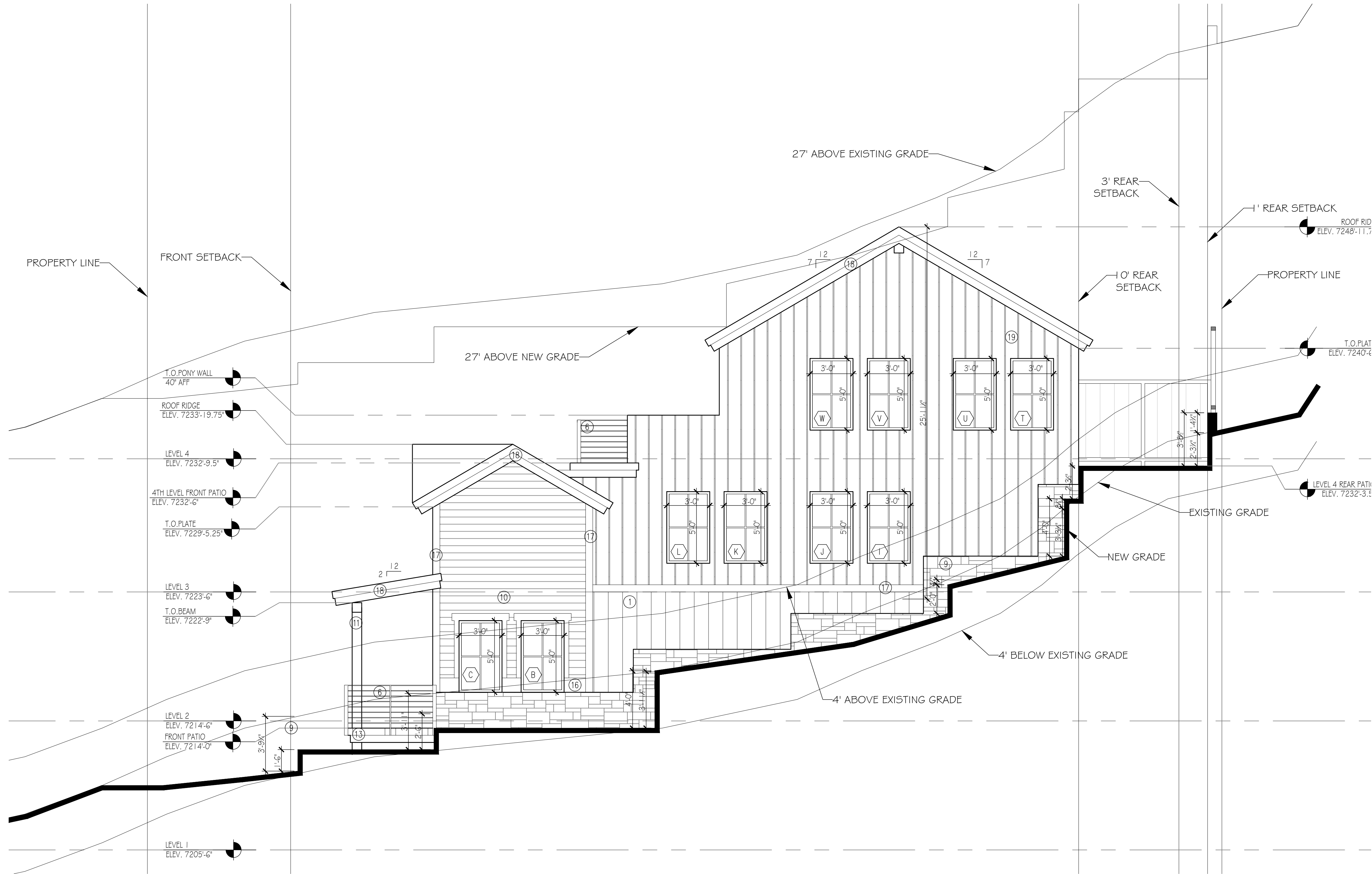
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RIGHT SIDE
ELEVATIONS

A2.1

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MATERIAL NOTES

- 1 BOARD AND BAT VERTICAL SIDING, PAINTED EGGSHELL BLUE
- 2 DARK GRAY PATINA STANDING SEAM ALUMINUM GABLE ROOF 7:12 SLOPE
- 3 EXTERIOR WINDOWS TO BE WOOD CLAD WITH BLACK PEPPERED STEEL
- 4 GARAGE DOOR TO BE WOOD CLEAR COAT FINISH
- 5 DARK GRAY PAINTED ALUMINUM GUTTERS AND DOWNSPOUTS, SQUARE, TO MATCH STANDING SEAM ROOF
- 6 RAILING FRAME TO BE 1/2" STEEL WITH PEPPERED BLACK FINISH W/ STEEL CABLE BALUSTERS
- 7 FRONT DOOR TO BE CUSTOM WOOD DOOR, CLEAR STAIN TO MATCH GARAGE DOOR, GLAZING TOP 1/3
- 8 6" WIDE HORIZONTAL SHIPLAP WOOD SIDING, PAINTED EGGSHELL BLUE
- 9 NATURAL STONE VENEER
- 10 DOOR AND WINDOW SURROUNDS TO BE 6" TOP AND BOTTOM BOARDS AND 4" SIDE BOARDS, WOOD, PAINTED WHITE, SEE DETAILS
- 11 8" X 8" PAINTED DARK GRAY TUBE STEEL COLUMNS
- 12 WINDOWS TO BE TRUE DIVIDED LIGHT # NOT SIMULATED
- 13 DECK FASCIA ALUMINUM FASCIA PAINTED DARK GRAY
- 14 RETAINING WALL 8" CONCRETE WITH THIN VENEER STONE FINISH
- 15 DARK GRAY PATINA STANDING SEAM ALUMINUM SHED ROOF 2:12 SLOPE
- 16 12" BOARD TRIM PAINTED WHITE
- 17 6" BOARD TRIM PAINTED WHITE
- 18 ROOF AND EAVE FASCIA ALUMINUM FASCIA PAINTED DARK GRAY
- 19 10" FLAT PAN STANDING SEAM SIDING, PAINTED BLACK

(N.W.) RIGHT SIDE ELEVATION
SCALE: 1/4" = 1'-0"

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RIGHT
ELEVATION

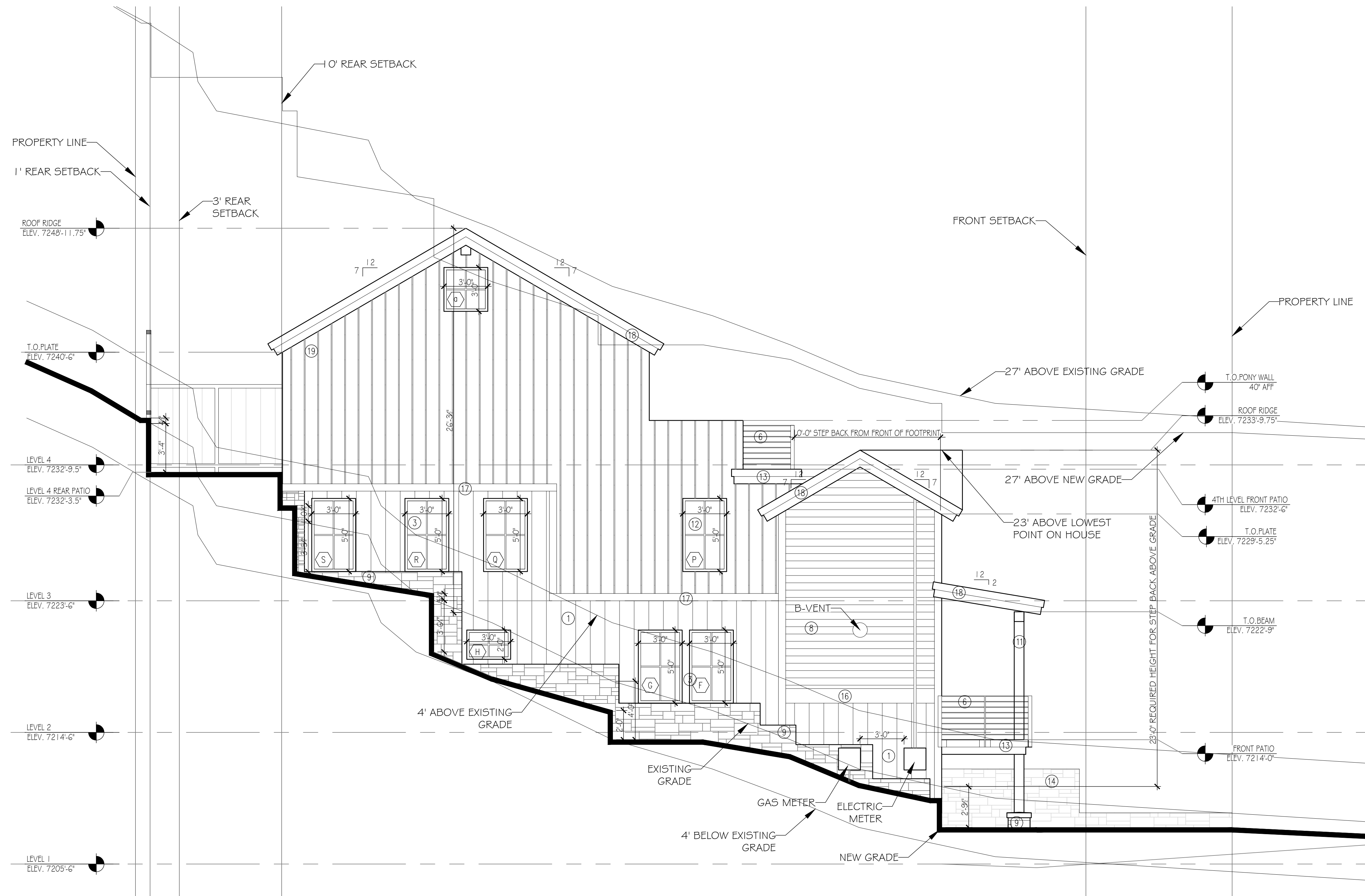
A2.2

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MATERIAL NOTES

- ① BOARD AND BAT VERTICAL SIDING, PAINTED EGGSHELL BLUE
- ② DARK GRAY PATINA STANDING SEAM ALUMINUM GABLE ROOF 7:12 SLOPE
- ③ EXTERIOR WINDOWS TO BE WOOD CLAD WITH BLACK PEPPERED STEEL.
- ④ GARAGE DOOR TO BE WOOD CLEAR COAT FINISH
- ⑤ DARK GRAY PAINTED ALUMINUM GUTTERS AND DOWNSPOUTS, SQUARE, TO MATCH STANDING SEAM ROOF
- ⑥ RAILING FRAME TO BE ½" STEEL WITH PEPPERED BLACK FINISH W/ STEEL CABLE BALUSTERS
- ⑦ FRONT DOOR TO BE CUSTOM WOOD DOOR. CLEAR STAIN TO MATCH GARAGE DOOR. GLAZING TOP 1/3
- ⑧ 6" WIDE HORIZONTAL SHIP LAP WOOD SIDING, PAINTED EGGSHELL BLUE
- ⑨ NATURAL STONE VENEER
- ⑩ DOOR AND WINDOW SURROUNDS TO BE 6" TOP AND BOTTOM BOARDS AND 4" SIDE BOARDS, WOOD, PAINTED WHITE, SEE DETAILS
- ⑪ 8" X 8" PAINTED DARK GRAY TUBE STEEL COLUMNS
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- ⑬ DECK FASCIA ALUMINUM FASCIA PAINTED DARK GRAY
- ⑭ RETAINING WALL 8" CONCRETE WITH THIN VENEER STONE FINISH
- ⑮ DARK GRAY PATINA STANDING SEAM ALUMINUM SHED ROOF 2:12 SLOPE
- ⑯ 12" BOARD TRIM PAINTED WHITE
- ⑰ 6" BOARD TRIM PAINTED WHITE
- ⑱ ROOF AND EAVE FASCIA ALUMINUM FASCIA PAINTED DARK GRAY
- ⑲ 10" FLAT PAN STANDING SEAM SIDING, PAINTED BLACK



(S.E.) LEFT SIDE ELEVATION

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



1
A2.4 (S) FRONT AXONOMETRIC
SCALE: 1/4" = 1'-0"



2
A2.4 (W) RIGHT AXONOMETRIC
SCALE: 1/4" = 1'-0"



3
A2.4 (N) REAR AXONOMETRIC
SCALE: 1/4" = 1'-0"



4
A2.4 (N) REAR AXONOMETRIC
SCALE: 1/4" = 1'-0"



5
A2.4 (S) FRONT AXONOMETRIC
SCALE: 1/4" = 1'-0"

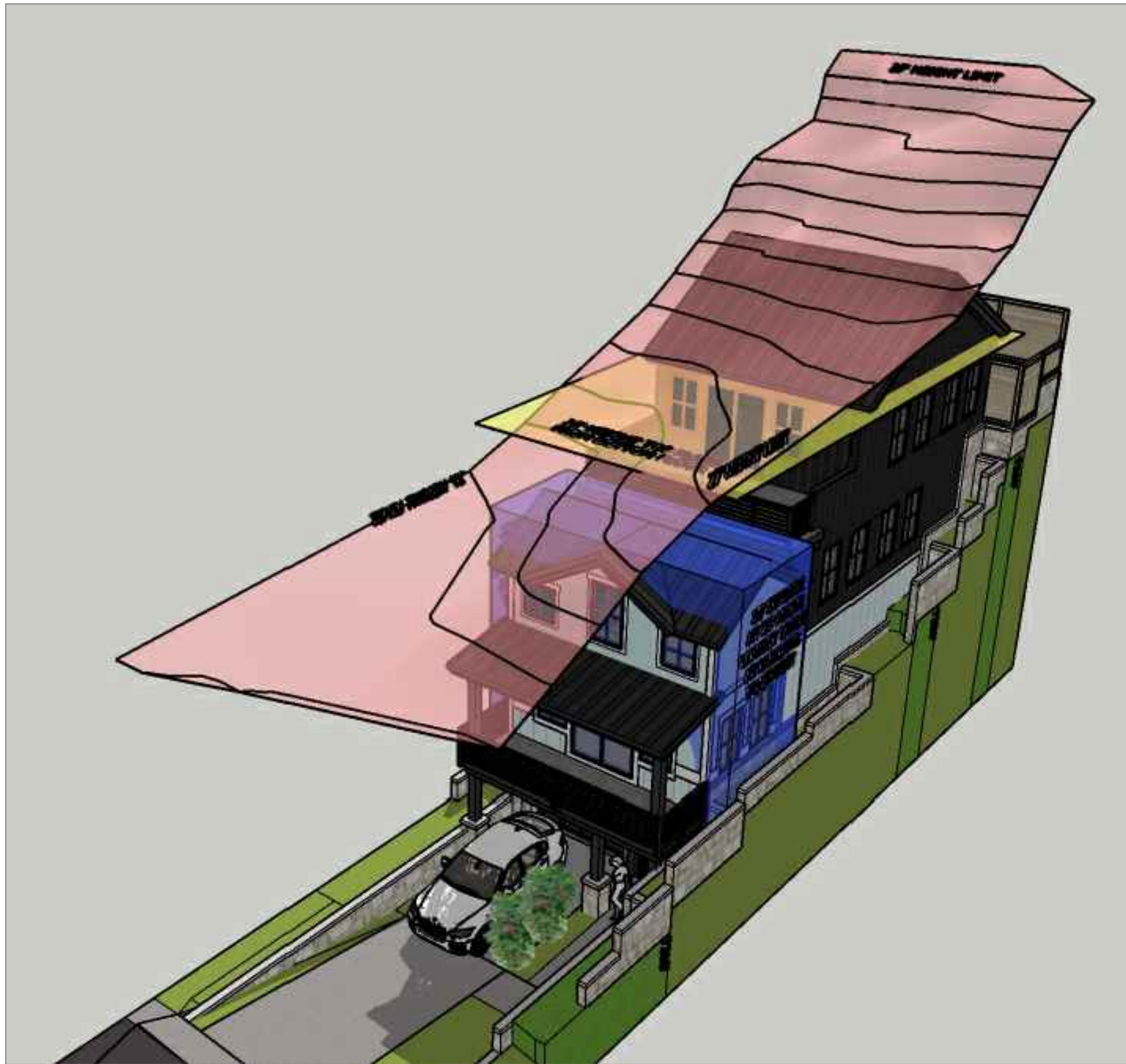


6
A2.4 (W) LEFT AXONOMETRIC
SCALE: 1/4" = 1'-0"

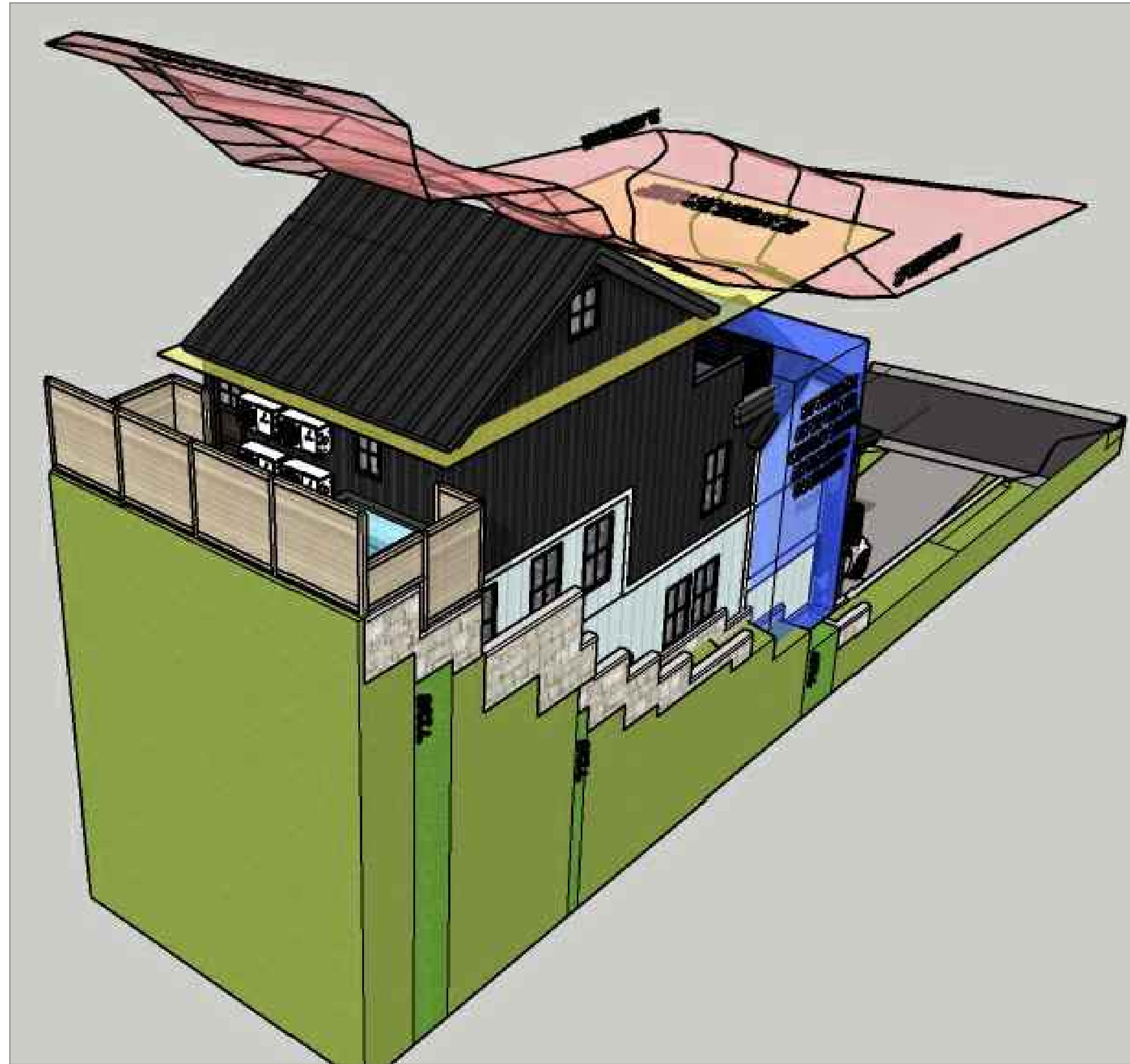
MATERIAL NOTES

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- 19 10" FLAT PAN STANDING SEAM VERTICAL SIDING, PAINTED BLACK

PROJ# 2311		
DATE: FEBRUARY 8, 2024		
REVISION:		
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RENDERING WITH MATERIALS		
A2.4		
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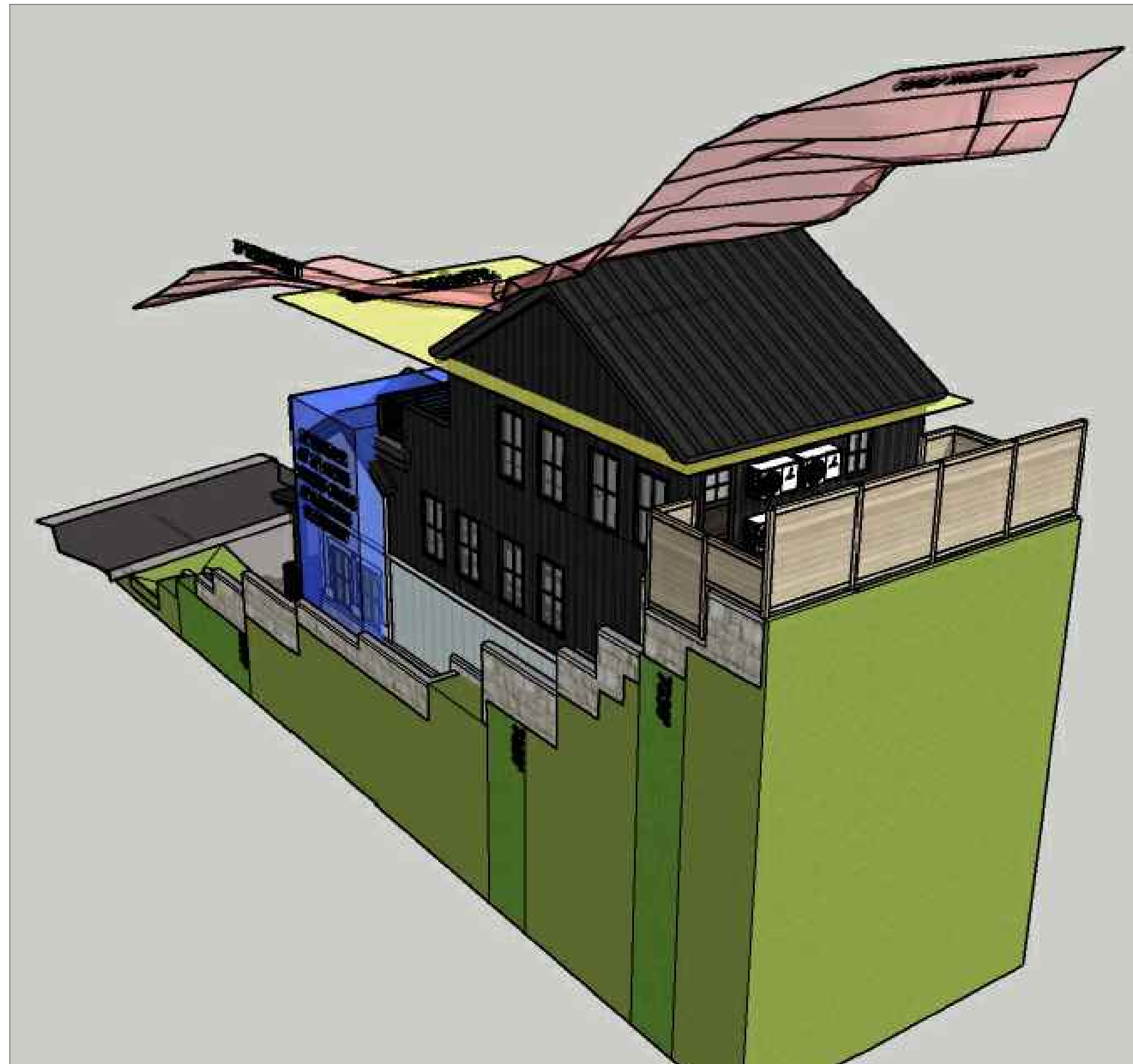
1
A2.5
FRONT RIGHT AXONOMETRIC
SCALE: 1/4" = 1'-0"



2
A2.5
REAR LEFT AXONOMETRIC
SCALE: 1/4" = 1'-0"



3
A2.5
FRONT LET AXONOMETRIC
SCALE: 1/4" = 1'-0"



4
A2.5
REAR RIGHT AXONOMETRIC
SCALE: 1/4" = 1'-0"

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RENDERING WITH
HEIGHT PARAMETERS

A2.5

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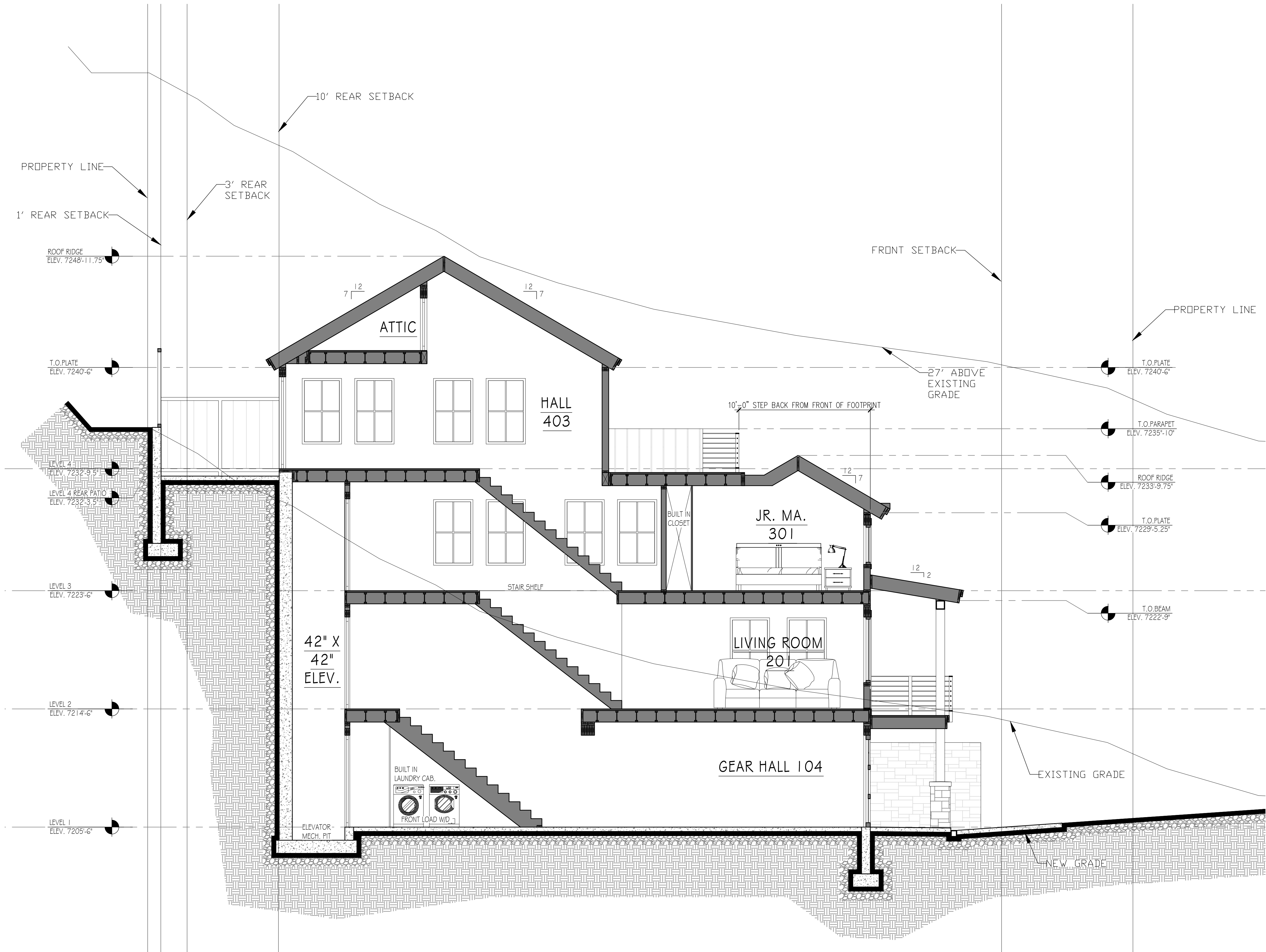
RIDGE ELEVATION: 7254'-9.5"
RIDGE ELEVATION: 7248'-11.75"
RIDGE ELEVATION: 7242'-8.5"



RIDGE ELEVATION: 7254'-9.5"
RIDGE ELEVATION: 7242'-8.5"
RIDGE ELEVATION: 7248'-11.75"



RIDGE ELEVATION: 7254'-9.5"
RIDGE ELEVATION: 7248'-11.75"
RIDGE ELEVATION: 7242'-8.5"



- GENERAL NOTES
- Ⓐ CONTRACTOR SHALL VERIFY EXISTING CONDITIONS WITH THOSE SHOWN ON PLANS AND NOTIFY ARCHITECT OF ANY DISCREPANCIES BEFORE PROCEEDING WITH CONSTRUCTION.
 - Ⓑ REVIEW ALL STRUCTURAL PLANS AND SPECIFICATIONS AS WELL AS STRUCTURAL CALCULATIONS FOR ALL STRUCTURAL REQUIREMENTS.
 - Ⓒ ALL WINDOWS AND DOORS TO BE AS INDICATED IN FLOOR PLANS, ELEVATIONS, AND WINDOW/DOOR SCHEDULES.
 - Ⓓ ALL INSULATION, VAPOR BARRIERS, BUILDING PAPER, ETC... AS INDICATED IN GENERAL NOTES.
 - Ⓔ ALL EXTERIOR MATERIALS TO BE AS INDICATED ON ELEVATION DRAWINGS.

BUILDING SECTION
A3.1
SCALE: 1/4" = 1'-0"

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2311

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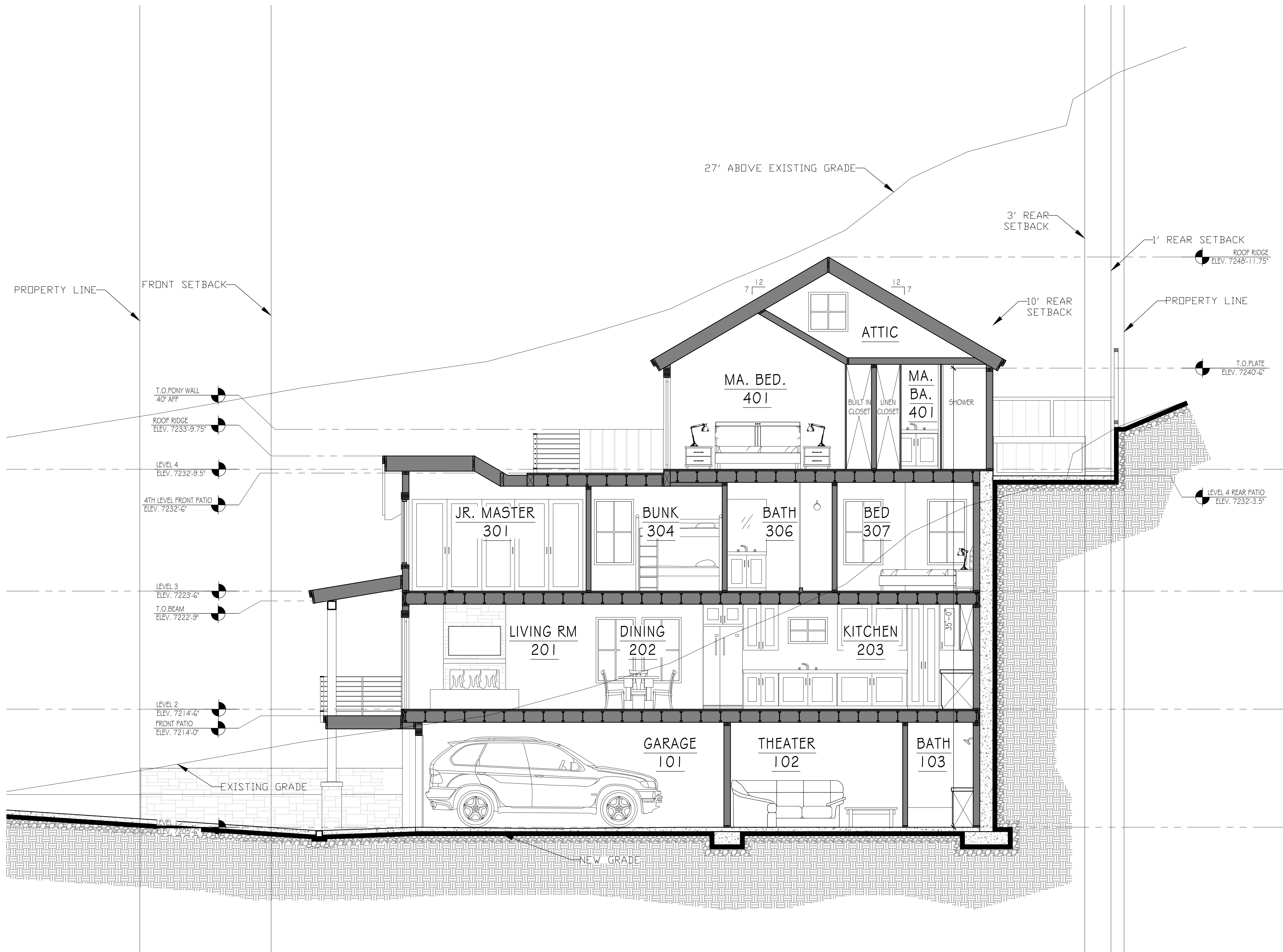
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**BUILDING
SECTION**

A3.1

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GENERAL NOTES

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- Ⓒ ALL WINDOWS AND DOORS TO BE AS INDICATED IN FLOOR PLANS, ELEVATIONS, AND WINDOW/DOOR SCHEDULES.
- Ⓓ ALL INSULATION, VAPOR BARRIERS, BUILDING PAPER, ETC... AS INDICATED IN GENERAL NOTES.
- Ⓔ ALL EXTERIOR MATERIALS TO BE AS INDICATED ON ELEVATION DRAWINGS.

BUILDING SECTION
A3.2
SCALE: 1/4" = 1'-0"

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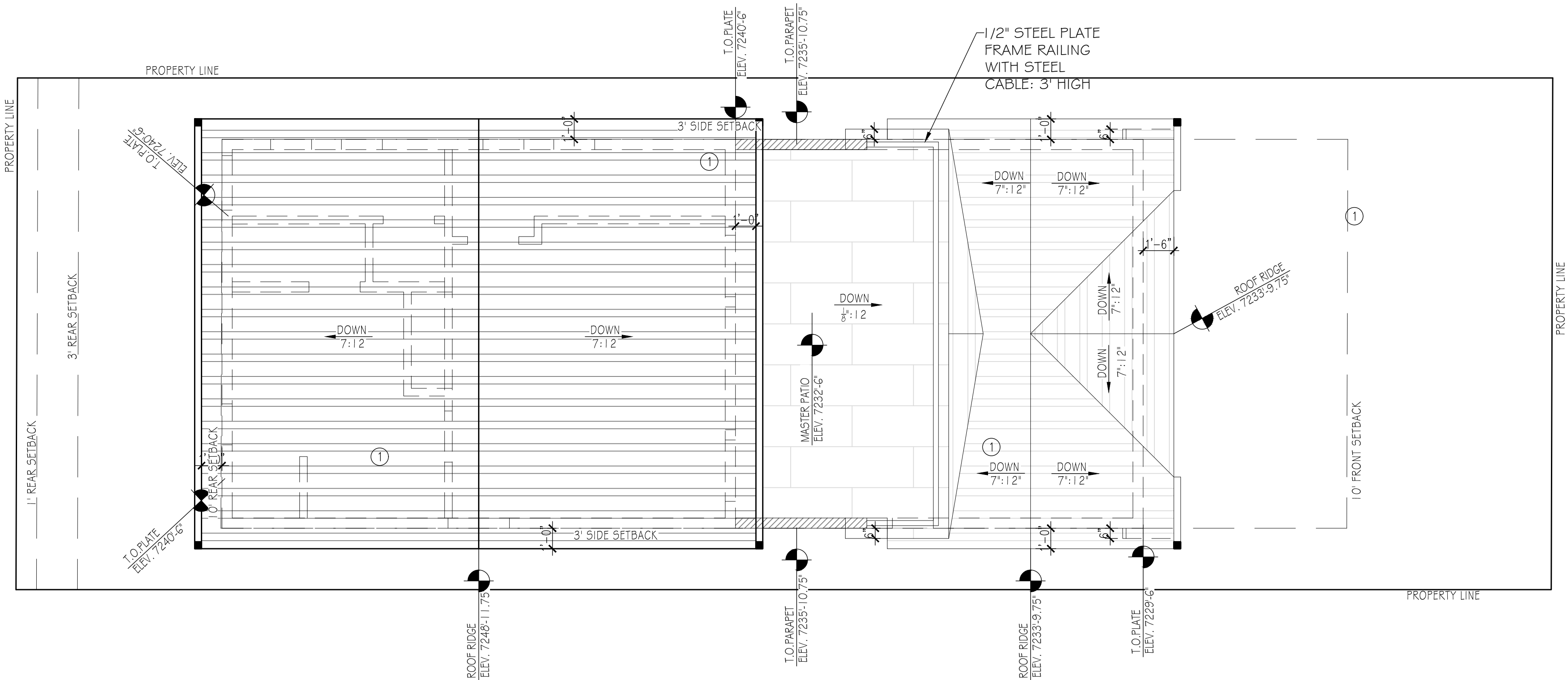
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**BUILDING
SECTION**

A3.2

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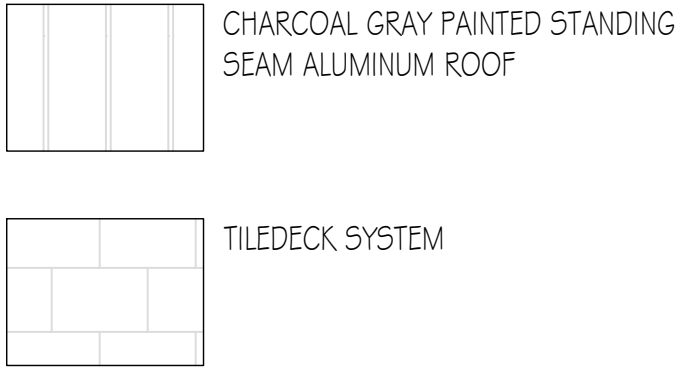


1
A4.1

ROOF PLAN

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

NOTE: WHERE FEASIBLE RUN ALL PIPES AND CONDUITS THAT PENETRATE ROOF IN CHIMNEY STACKS, PAINT ANY OTHERS BLACK TO REDUCE VISIBILITY.



KEY NOTES

- ① DASHED LINES INDICATES WALL BELOW

GENERAL NOTES

- Ⓐ CONTRACTOR SHALL VERIFY EXISTING CONDITIONS WITH THOSE SHOWN ON PLANS AND NOTIFY ARCHITECT OF ANY DISCREPANCIES BEFORE PROCEEDING WITH CONSTRUCTION.
- Ⓑ ALL CONSTRUCTION SHALL CONFORM TO 2021 I.R.C.
- Ⓒ ALL EXISTING BEARING CONDITIONS SHALL BE SECURELY SUPPORTED BY TEMPORARY SUPPORTS UNTIL NEW BEARING IS CONSTRUCTED. COORDINATE WITH FLOOR PLANS AND STRUCTURAL PLANS.
- Ⓓ SEE STRUCTURAL DRAWINGS AND CALCULATIONS FOR ALL STRUCTURAL REQUIREMENTS, INCLUDING FOUNDATION WALL SPECIFICATIONS, AND SHEARWALL AND HOLDDOWN REQUIREMENTS.
- Ⓔ SEE NOTE SHEET G0.1 AND A4.0 FOR ADDITIONAL INFORMATION
- Ⓕ ALL ROOF EAVES SHALL HAVE 4" BLACK METAL SQUARE GUTTERS. GUTTERS TO TERMINATE AT DOWNSPOUT LOCATIONS SHOWN THIS PAGE. SEE KEY BELOW.

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ROOF
PLAN

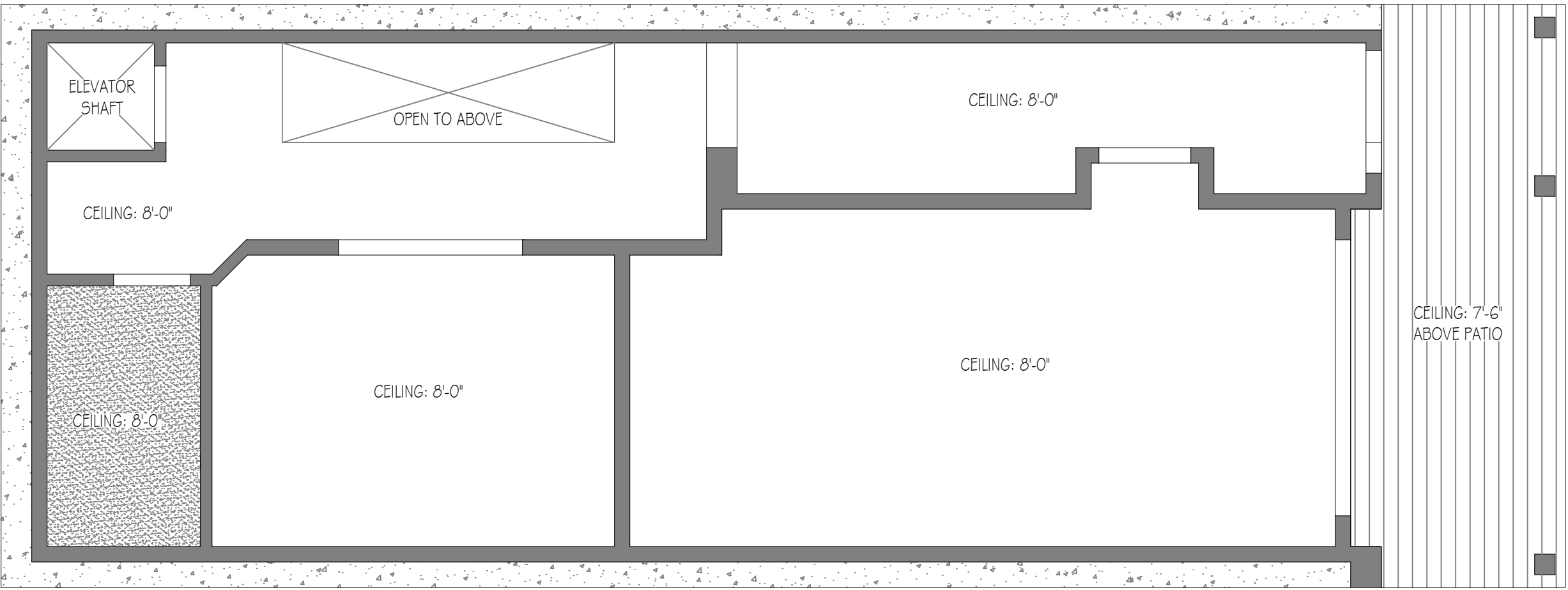
A4.1

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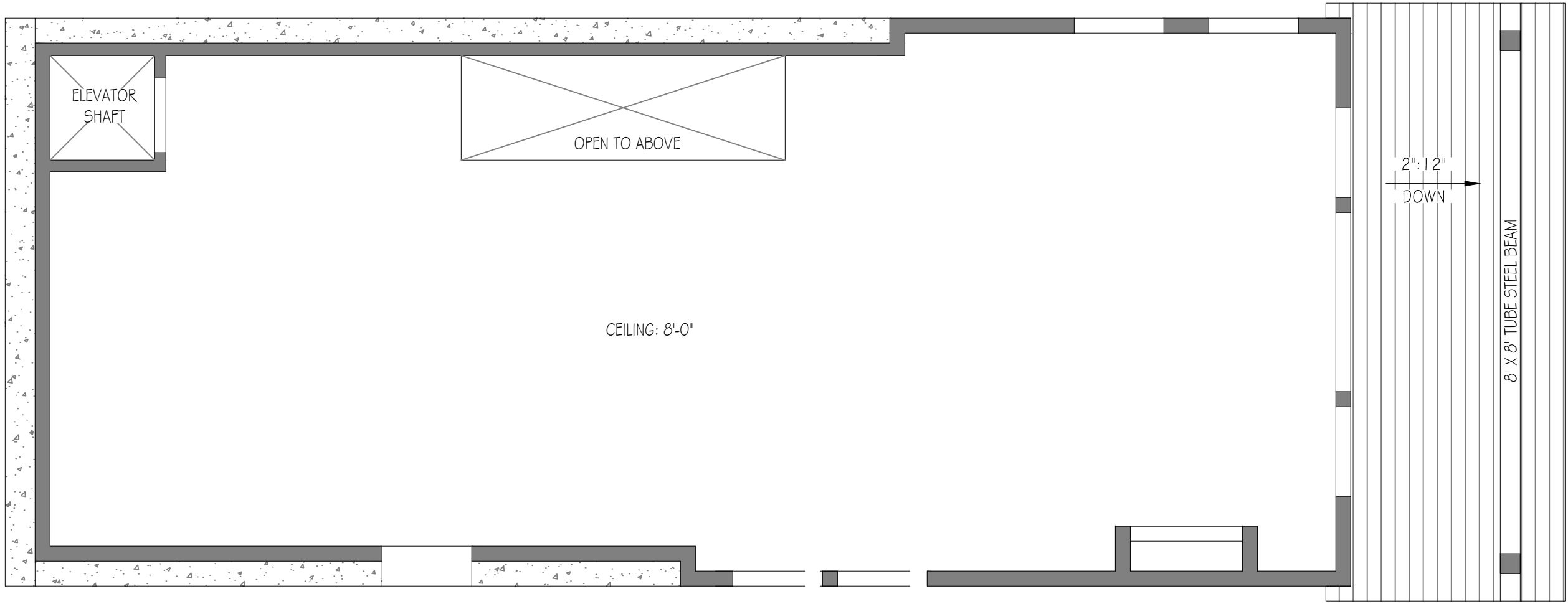
DATE: FEBRUARY 8, 2024

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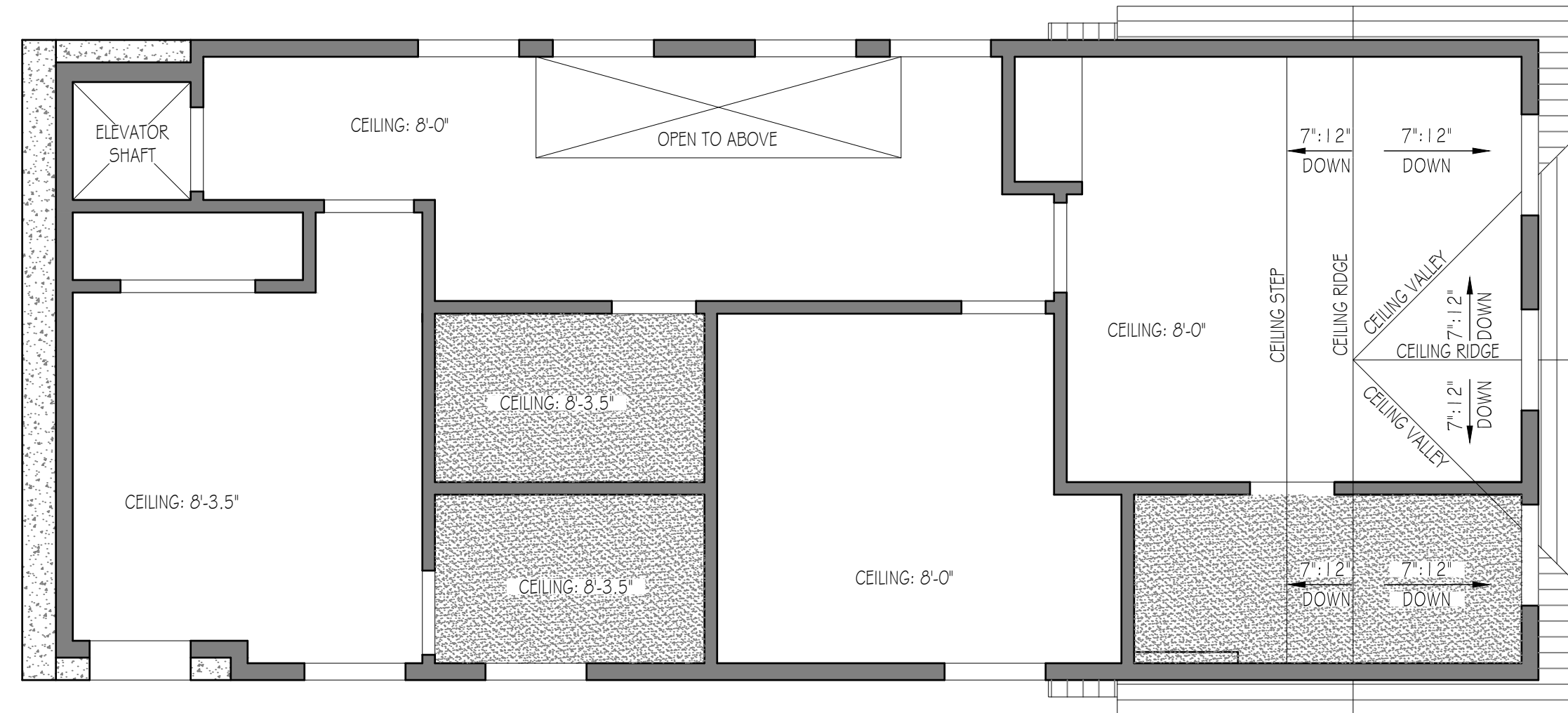


1
A4.2 FIRST LEVEL CEILING PLAN
SCALE: 1/4" = 1'-0"

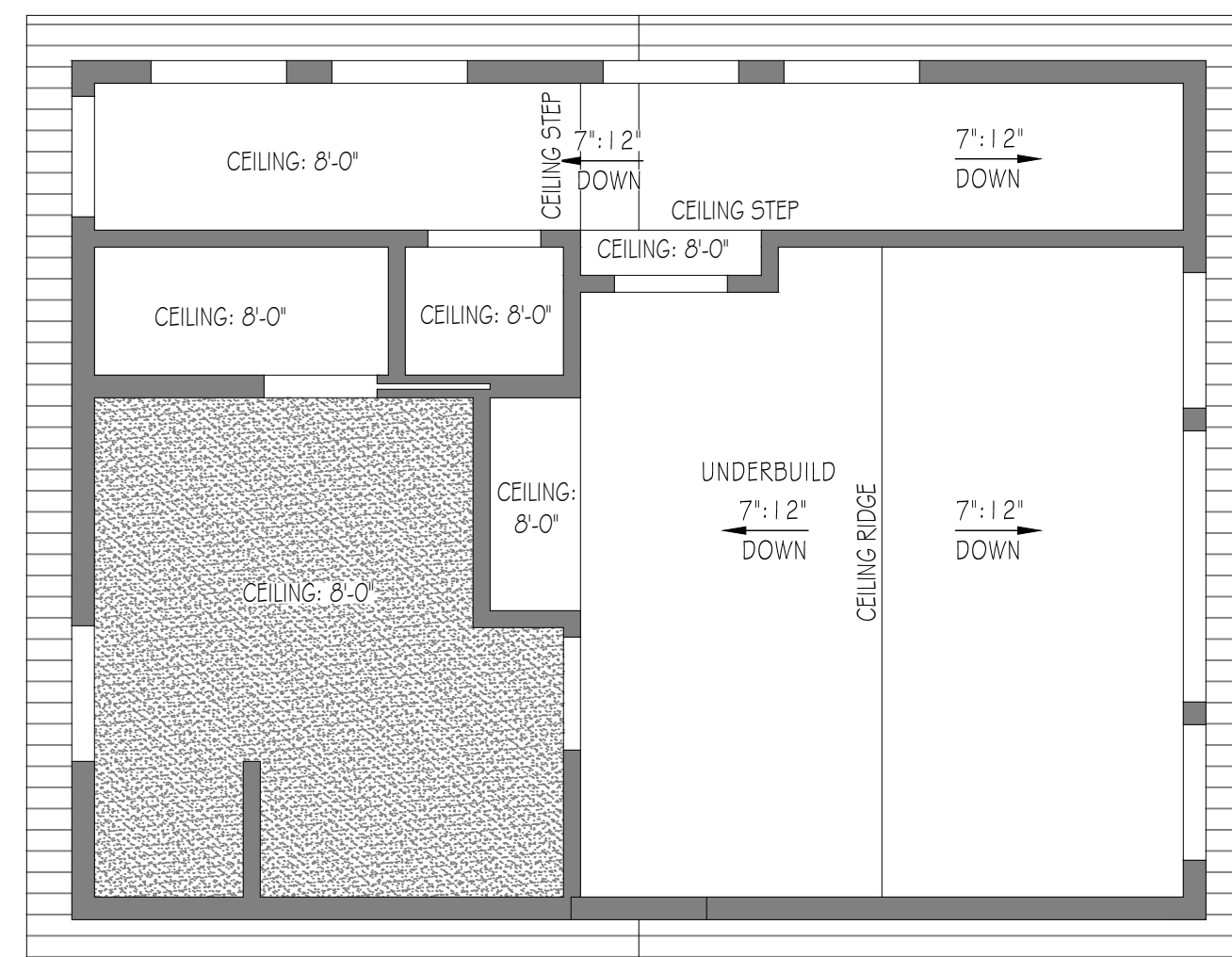


2
A4.2 SECOND LEVEL CEILING PLAN

- REFLECTED CEILING PLAN KEY
- WD2 (SEE A0.3 FOR FINISH SPECIFICATIONS)
 - 5/8" FIBER CEMENT BOARD OR EQ. IN WET AREAS PAINTED FINISH
 - 5/8" GYP BOARD W/ PAINTED FINISH
 - STRUCTURAL CONCRETE
 - NON WATER PROOF DECKING



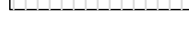
THIRD LEVEL CEILING PLAN



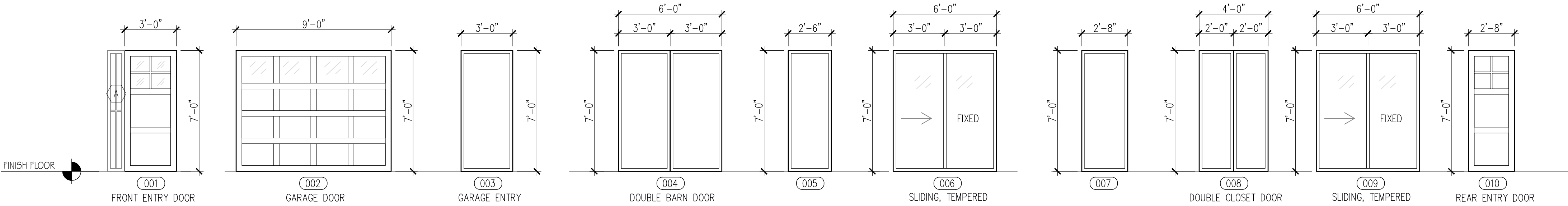
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A4.3

FOURTH LEVEL CEILING PLAN

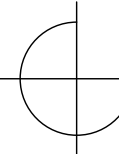
REFLECTED CEILING PLAN KEY

- | | |
|---|---|
|  | WD2 (SEE AB.3 FOR FINISH SPECIFICATIONS) |
|  | $\frac{5}{8}$ " FIBER CEMENT BOARD OR EQ. IN WET AREAS PAINTED FINISH |
|  | $\frac{5}{8}$ " GYP BOARD W/ PAINTED FINISH |
|  | STRUCTURAL CONCRETE |
|  | NON WATER PROOF DECKING |

DOOR SCHEDULE																
TAG	QUANTITY	DOOR							FRAME					REMARKS	TAG	
		SIZE			MATERIAL	FINISH	HARDWARE FINISH	LOCATION	DETAILS			MATERIAL	FINISH			
		WIDTH	HEIGHT	THICKNESS					HEAD	JAMB	SILL					
001	1	3'-0"	7'-0"	1 3/4"	GLASS / WOOD	STAIN	BLACK	EXTERIOR				WOOD / CLAD	PAINT	FRONT ENTRY DOOR, TEMPERED	001	
002	1	9'-0"	7'-0"	1 3/4"	GLASS / CLAD	PAINT	BLACK	EXTERIOR				WOOD / CLAD	PAINT	GARAGE DOOR	002	
003	1	3'-0"	7'-0"	1 3/4"	WOOD	STAIN	BLACK	INTERIOR				WOOD	PAINT	GARAGE ENTRY DOOR SHALL BE 20 MIN FIRE RATED, SELF CLOSING. ELECTRONIC DEADBOLT	003	
004	1	6'-0"	7'-0"	1 3/4"	WOOD	STAIN	BLACK	INTERIOR				WOOD	PAINT	DOUBLE BARN DOOR	004	
005	10	2'-6"	7'-0"	1 3/4"	WOOD	STAIN	BLACK	INTERIOR				WOOD	PAINT		005	
006	1	6'-0"	7'-0"	1 3/4"	GLASS / CLAD	PAINT	BLACK	EXTERIOR				WOOD / CLAD	PAINT	SLIDING, TEMPERED	006	
007	2	2'-8"	7'-0"	1 3/4"	WOOD	STAIN	BLACK	INTERIOR				WOOD	PAINT		007	
008	1	4'-0"	7'-0"	1 3/4"	WOOD	STAIN	BLACK	INTERIOR				WOOD	PAINT	DOUBLE CLOSET DOOR	008	
009	1	2'-6"	7'-0"	1 3/4"	GLASS / CLAD	PAINT	BLACK	EXTERIOR				WOOD / CLAD	PAINT	SLIDING, TEMPERED	009	
010	1	3'-6"	7'-0"	1 3/4"	GLASS / WOOD	STAIN	BLACK	EXTERIOR				WOOD / CLAD	PAINT	REAR ENTRY DOOR, TEMPERED	010	



1
A5.1



DOOR TYPES

NOTE: OWNER TO SELECT ALL DOOR HARDWARE

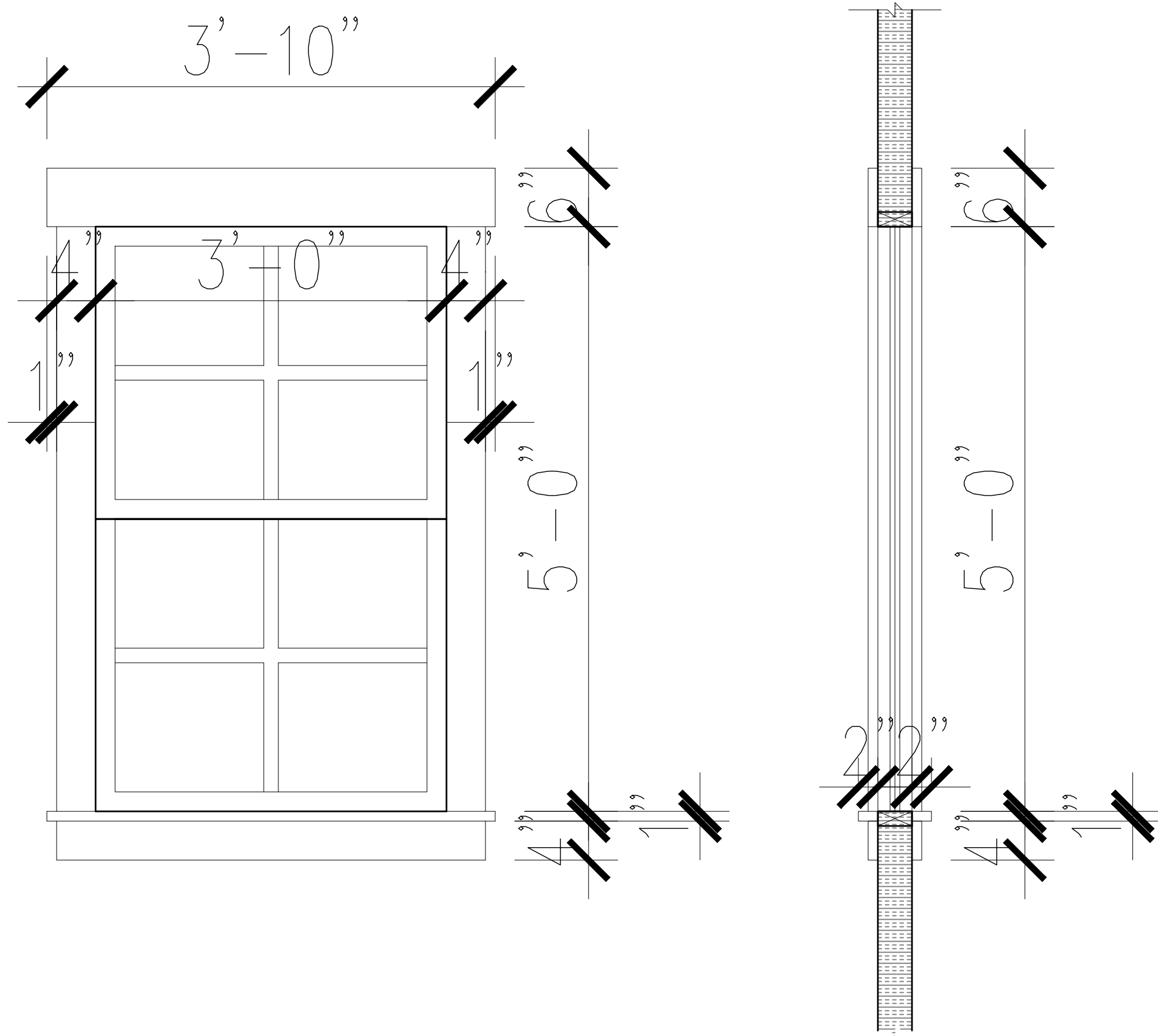
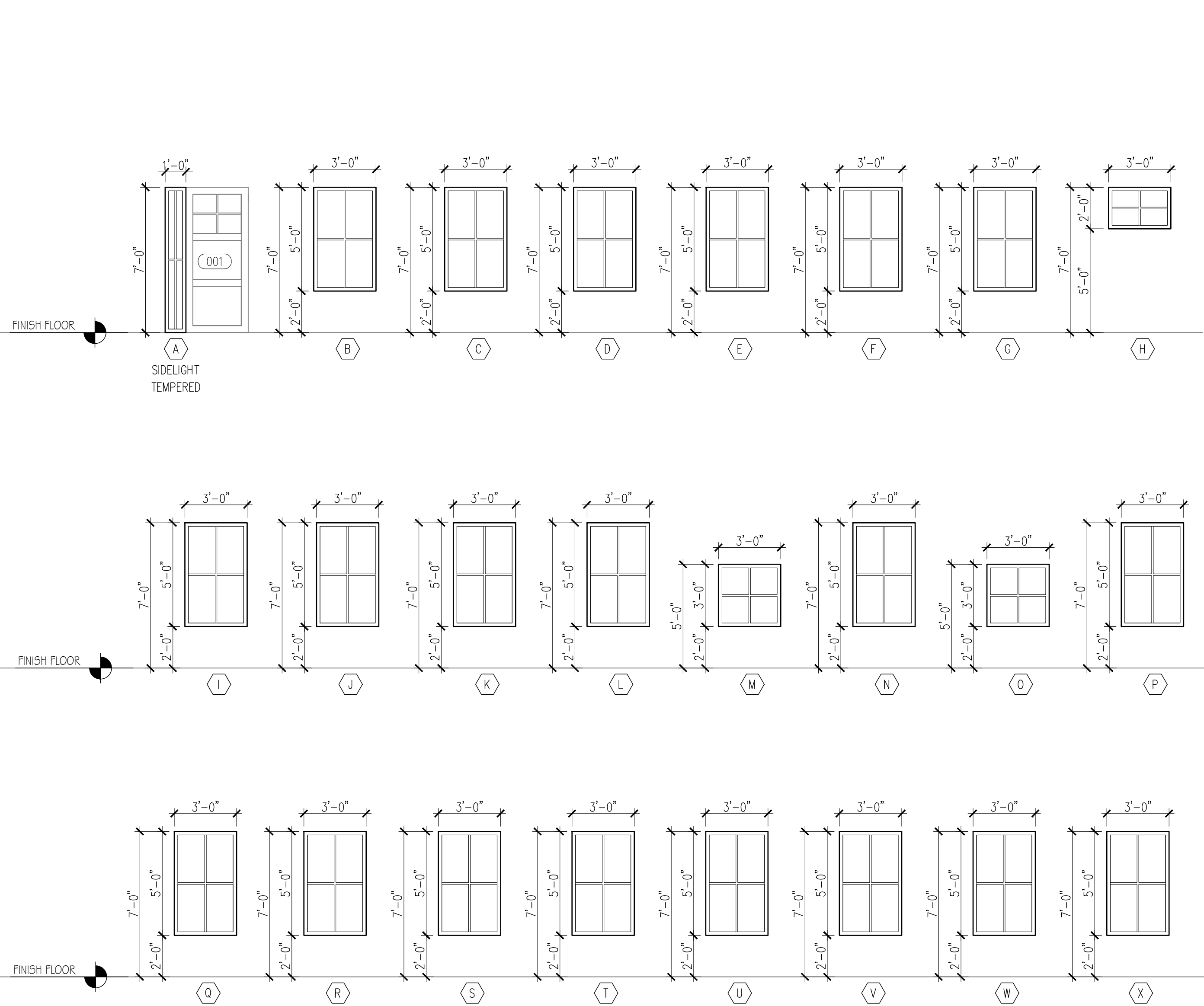
NOTE: GLASS IN ALL DOOR PANELS AND DOOR SIDELIGHT UNITS SHALL BE TEMPERED GLASS

NOTE: FIELD MEASURE ALL OPENINGS FOR ACCURACY BEFORE ORDERING DOORS AND WINDOWS

NOTE: WOOD SPECIES TO BE BEST QUALITY. TBD

NOTE: ALL GLASS DOORS WITH 50% OR GREATER GLAZED SURFACE SHALL HAVE A U VALUE OF .33 OR BETTER + AN SHGC OF .19 OR BETTER

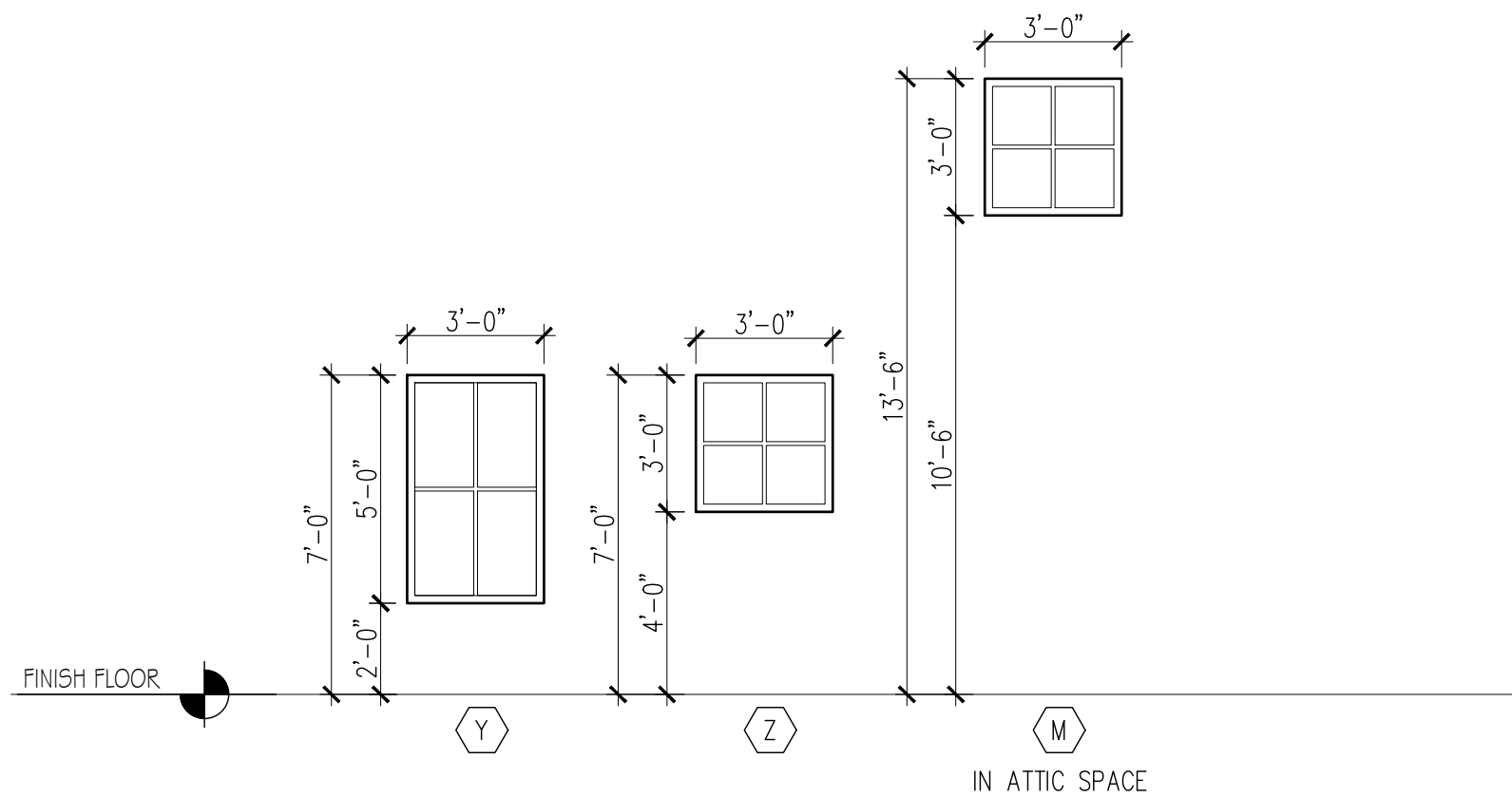
NOTE: CONTRACTOR SHALL COORDINATE WITH MANUFACTURER OF ALL LIFT AND SLIDE DOORS, PIVOT DOORS, AND SLIDER DOORS PRIOR TOO AND DURING POURING FOUNDATION AND FLOOR SLAB. MANUFACTURERS HAVE DIFFERENT BLOCK OUT REQUIREMENTS FOR SPECIFIC PRODUCTS



2
A5.2

WINDOW TRIM DETAILS

WINDOW SCHEDULE											
TAG	SIZE		FRAME / MATERIAL	INTERIOR FRAME FINISH	TYPE	HEAD HEIGHT	GLAZING	DETAILS		NOTES	TAG
	WIDTH	HEIGHT						U VALUE	SHGC		
A	1'-0"	7'-0"	WOOD / CLAD	PAINTED	FIXED	7'-0"	DOUBLE PANE LOW - E INSULATED	.35	.19	TEMPERED	A
B	3'-0"	5'-0"	WOOD / CLAD	PAINTED	CASEMENT	7'-0"	DOUBLE PANE LOW - E INSULATED	.35	.19		B
C	3'-0"	5'-0"	WOOD / CLAD	PAINTED	CASEMENT	7'-0"	DOUBLE PANE LOW - E INSULATED	.35	.19		C
D	3'-0"	5'-0"	WOOD / CLAD	PAINTED	FIXED	7'-0"	DOUBLE PANE LOW - E INSULATED	.35	.19		D
E	3'-0"	5'-0"	WOOD / CLAD	PAINTED	FIXED	7'-0"	DOUBLE PANE LOW - E INSULATED	.35	.19		E
F	3'-0"	5'-0"	WOOD / CLAD	PAINTED	CASEMENT	7'-0"	DOUBLE PANE LOW - E INSULATED	.35	.19		F
G	3'-0"	5'-0"	WOOD / CLAD	PAINTED	CASEMENT	7'-0"	DOUBLE PANE LOW - E INSULATED	.35	.19		G
H	3'-0"	2'-0"	WOOD / CLAD	PAINTED	CASEMENT	7'-0"	DOUBLE PANE LOW - E INSULATED	.35	.19		H
I	3'-0"	5'-0"	WOOD / CLAD	PAINTED	FIXED	7'-0"	DOUBLE PANE LOW - E INSULATED	.35	.19	TEMPERED	I
J	3'-0"	5'-0"	WOOD / CLAD	PAINTED	FIXED	7'-0"	DOUBLE PANE LOW - E INSULATED	.35	.19	TEMPERED	J
K	3'-0"	5'-0"	WOOD / CLAD	PAINTED	FIXED	7'-0"	DOUBLE PANE LOW - E INSULATED	.35	.19	TEMPERED	K
L	3'-0"	5'-0"	WOOD / CLAD	PAINTED	FIXED	7'-0"	DOUBLE PANE LOW - E INSULATED	.35	.19	TEMPERED	L
M	3'-0"	3'-0"	WOOD / CLAD	PAINTED	CASEMENT	5'-0"	DOUBLE PANE LOW - E INSULATED	.35	.19		M
N	3'-0"	5'-0"	WOOD / CLAD	PAINTED	CASEMENT	7'-0"	DOUBLE PANE LOW - E INSULATED	.35	.19	EGRESS	N
O	3'-0"	3'-0"	WOOD / CLAD	PAINTED	CASEMENT	5'-0"	DOUBLE PANE LOW - E INSULATED	.35	.19		O
P	3'-0"	5'-0"	WOOD / CLAD	PAINTED	CASEMENT	7'-0"	DOUBLE PANE LOW - E INSULATED	.35	.19	EGRESS	P
Q	3'-0"	5'-0"	WOOD / CLAD	PAINTED	CASEMENT	7'-0"	DOUBLE PANE LOW - E INSULATED	.35	.19	EGRESS	Q
R	3'-0"	5'-0"	WOOD / CLAD	PAINTED	CASEMENT	7'-0"	DOUBLE PANE LOW - E INSULATED	.35	.19	EGRESS	R
S	3'-0"	5'-0"	WOOD / CLAD	PAINTED	CASEMENT	7'-0"	DOUBLE PANE LOW - E INSULATED	.35	.19	EGRESS	S
T	3'-0"	5'-0"	WOOD / CLAD	PAINTED	FIXED	7'-0"	DOUBLE PANE LOW - E INSULATED	.35	.19	TEMPERED	T
U	3'-0"	5'-0"	WOOD / CLAD	PAINTED	FIXED	7'-0"	DOUBLE PANE LOW - E INSULATED	.35	.19	TEMPERED	U
V	3'-0"	5'-0"	WOOD / CLAD	PAINTED	FIXED	7'-0"	DOUBLE PANE LOW - E INSULATED	.35	.19	TEMPERED	V
W	3'-0"	5'-0"	WOOD / CLAD	PAINTED	FIXED	7'-0"	DOUBLE PANE LOW - E INSULATED	.35	.19	TEMPERED	W
X	3'-0"	5'-0"	WOOD / CLAD	PAINTED	CASEMENT	7'-0"	DOUBLE PANE LOW - E INSULATED	.35	.19		X
Y	3'-0"	5'-0"	WOOD / CLAD	PAINTED	CASEMENT	7'-0"	DOUBLE PANE LOW - E INSULATED	.35	.19		Y
Z	3'-0"	3'-0"	WOOD / CLAD	PAINTED	CASEMENT	7'-0"	DOUBLE PANE LOW - E INSULATED	.35	.19		Z
a	3'-0"	5'-0"	WOOD / CLAD	PAINTED	FIXED	13'-6"	DOUBLE PANE LOW - E INSULATED	.35	.19	IN ATTIC SPACE	a



NOTE: ALL WINDOWS AND DOOR LIGHTS TO HAVE ANTI GLARE GLAZING
NOTE: FIELD MEASURE ALL OPENINGS FOR ACCURACY BEFORE ORDERING DOORS AND WINDOWS
NOTE: WOOD SPECIES TO BE BEST QUALITY.

1
A5.2

WINDOW TYPES

PROJ#
2311

FEBRUARY 8, 2024

DATE:REVISION:

SUTER
RESIDENCE

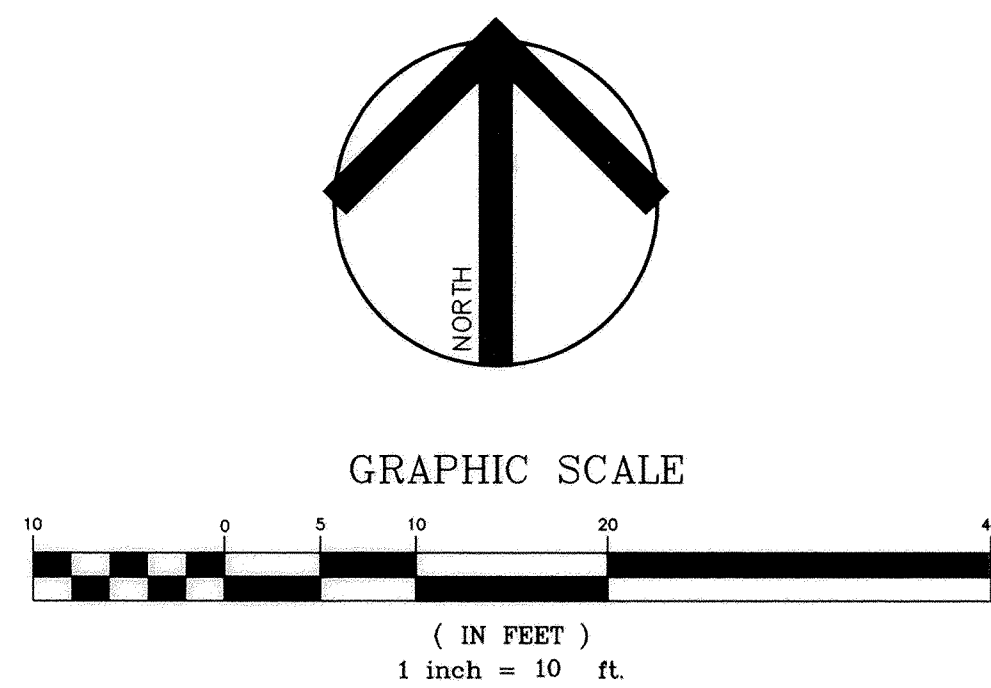
243 WOODSIDE AVE.
PARK CITY, UTAH 84060

WINDOW
SCHEDULE

A5.2

JSARC

JEFF@JSARC.NET
801.809.5295
1612 UTE BLVD SUITE 212
PARK CITY, UTAH 84098



THIRD STREET

MONUMENT NO LONGER EXISTS

(RECORD)
S 23°38'00" E
25.00'

21

22

BLOCK 2

23

24

25

26

WOODSIDE AVE.

BLOCK 31

MONUMENT NO LONGER EXISTS
FOUND MAG NAIL

SECOND STREET

239 WOODSIDE REPLAT A LOT LINE ADJUSTMENT

LYING WITHIN BLOCK 31
OF THE AMENDED PLAT OF THE
PARK CITY SURVEY

OWNER'S DEDICATION AND CONSENT TO RECORD

KNOW ALL MEN BY THESE PRESENTS THAT, the undersigned owner(s) of the herein described tract of land, to be known hereafter as the 239 WOODSIDE REPLAT, do hereby certify that I have caused this Plat to be prepared, and I/we, James Totoro, hereby consent(s) to the recordation of this Plat.

ALSO, the owner(s), or his/her representatives, 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 and irrevocable of dedication.

In witness whereof, I have hereunto set my hand this 26 day of March, 2007

James Totoro

ACKNOWLEDGMENT

State of Utah:
County of Summit:

On this 26 day of March, 2007, personally appeared before me, the undersigned Notary Public, in and for said County of Summit, in said State of Utah, James Totoro the person that executed the within instrument and known to me to be (or proved to me on the basis of satisfactory evidence) the person who executed the within instrument on behalf of said persons, being duly sworn acknowledged to me that he is the owner of the herein described tract of land and he signed the above Owner's Dedication and Consent to Record freely and voluntarily.

Sharon C. Bauman
Notary Public

My commission expires: 7-13-2010

DEED DESCRIPTION

LOT1:

NORTH HALF OF LOT 9 AND THE SOUTH HALF OF LOT 10, BLOCK 31, PARK CITY SURVEY ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE SUMMIT COUNTY RECORDERS OFFICE.

LOT2:

NORTH HALF OF LOT 10 AND THE SOUTH HALF OF LOT 11, BLOCK 31, PARK CITY SURVEY ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE SUMMIT COUNTY RECORDERS OFFICE.

NOTES:

PLEASE DISASSEMBLE THE EXISTING HOUSE AFTER RECEIVING ALL NECESSARY PLAN APPROVALS AND PERMITS.

THE HISTORIC CHARACTER AND FORM OF THE EXISTING HOME MUST BE RECONSTRUCTED ON ONE OF THE NEW LOTS CONSISTENT WITH THE HISTORIC DISTRICT DESIGN GUIDELINES AND THE FINDINGS OF THE HISTORIC PRESERVATION BOARD.

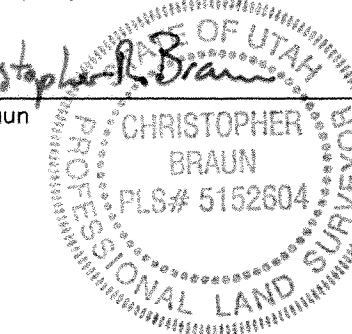
THE REMNANT HALF OF LOT 11 IS NOT RENDERED SEPARATELY DEVELOPABLE BY THIS PLAT.

SURVEYOR'S CERTIFICATE

I, Christopher R. Braun, certify that I am a Registered Land Surveyor and that I hold Certificate No. 5152604, as prescribed by the laws of the State of Utah, and this Plat was prepared under my direction in accordance with the requirements of Park City Municipal Corporation. I further certify that the property boundaries as shown are correct.

Christopher R. Braun
PLS 5152604

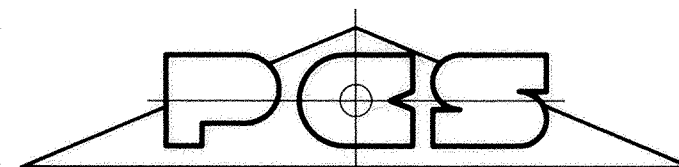
2/21/07
Date



LEGEND

○ SET REBAR & CAP
"PLS 5152604"
"C. BRAUN"
(UNLESS OTHERWISE NOTED)

[241] STREET ADDRESS ON WOODSIDE



PARK CITY SURVEYING
P.O. BOX 682993
PARK CITY, UTAH 84068
(435) 649-2918

PARK CITY PLANNING COMMISSION

APPROVED AND ACCEPTED BY THE
PARK CITY PLANNING COMMISSION ON THIS 13th
DAY OF DECEMBER A.D. 2006

Mukulish
CHAIRMAN

CERTIFICATE OF ATTEST

I CERTIFY THIS RECORD OF SURVEY
MAP WAS APPROVED BY PARK CITY
COUNCIL THIS 25th DAY
OF JANUARY, 2007 A.D.

BY [Signature]
PARK CITY RECORDER

SNYDERVILLE BASIN WATER RECLAMATION DISTRICT

REVIEWED FOR CONFORMANCE TO SNYDERVILLE BASIN WATER
RECLAMATION DISTRICT STANDARDS ON THIS 26th
DAY OF March, 2007 A.D.

BY [Signature]
S.B.W.R.D.

ENGINEERS CERTIFICATE

I FIND THIS PLAT TO BE IN
ACCORDANCE WITH INFORMATION ON
FILE IN MY OFFICE THIS 12th
DAY OF JUNE, 2007 A.D.

BY [Signature]
PARK CITY ENGINEER

APPROVAL AS TO FORM

APPROVED AS TO FORM THIS 13th
DAY OF June, 2007 A.D.

BY [Signature]
PARK CITY ATTORNEY

COUNCIL APPROVAL AND ACCEPTANCE

APPROVAL AND ACCEPTANCE BY THE PARK CITY
COUNCIL THIS 25th DAY OF JANUARY,
2007 A.D.

BY [Signature]
MAYOR

820315 RECORDED

STATE OF UTAH COUNTY OF SUMMIT AND FILED
AT THE REQUEST OF First American Title
DATE 7-25-07 TIME 9:14 am BOOK PAGE

\$32.00
FEE [Signature]
RECORDER

Planning Department Staff Report



Subject: 1049 Lowell Avenue
Application: PL-24-06032
Author: Lillian Zollinger, Planner II
Date: March 7, 2024
Type of Item: Modification of Historic District Design Review

Recommendation

(I) Review the proposed 1049 Lowell Avenue Historic District Design Review Modification; (II) conduct a public hearing; and (III) consider denying the Historic District Design Review Modification based on the Draft Ordinance Findings of Fact and Conclusions of Law (Exhibit A).

Description

Applicant: Sea and Ski Properties LLLP, represented by Leon Schwab
Location: 1049 Lowell Avenue
Zoning District: Historic Residential - 1
Adjacent Land Uses: Residential, Open Space
Reason for Review: Planning Director reviews and takes Final Action on Historic District Design Review Modifications¹

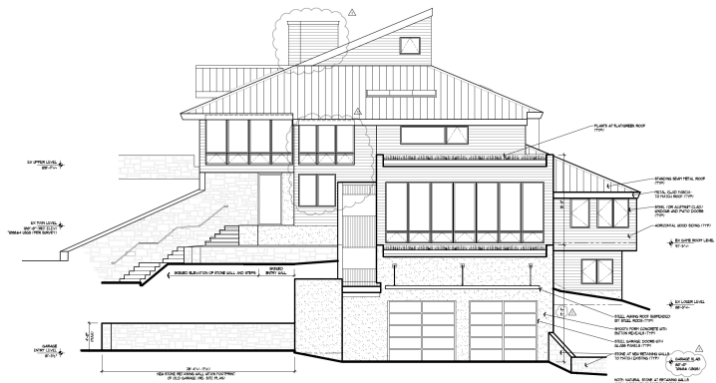
LMC Land Management Code
HDDR Historic District Design Review
HR - 1 Historic Residential - 1
SFD Single-Family Dwelling

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

Background

On April 9, 2021, the Applicant applied for an HDDR Modification Application (PL-20-04721) and received approval for the addition design from Staff.

The applicant added a proposed modification to the building permit (21-1271), which Planning rejected on February 28, 2023.



¹ LMC [§ 15-1-8](#)



On December 20, 2023, upon building inspection, the roof change had been made without applying for a Modification and without Planning approval.



Previous roof.



Existing, unapproved roof.

On January 23, 2024, the Applicant applied for a HDDR Modification. The Applicant requests approval for a roof modification in the rear. The previous gable roof was 14.9 feet tall, and the built inverted shed roof is 19.5 feet tall.

Exhibits

- Exhibit A: Draft Final Action Letter
- Exhibit B: As Built Plans
- Exhibit C: April 9, 2021 Final Action Letter of Approval
- Exhibit D: Applicant's Narrative



Planning Department

March 7, 2024

Leon Schwab
(801) 376-9990
Lschwab@maglebyconstruction.com

NOTICE OF PLANNING DIRECTOR ACTION

Description

Address: 1049 Lowell Avenue

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

Application: Historic District Design Review Modification

Project Number: PL-24-06032

Action: DENIED

Date of Final Action: March 7, 2024

Project Summary: The Applicant Requests A Roof Modification to a Single-Family Dwelling in the Historic Residential (HR-1) Zoning District.

Action Taken

On March 7, 2024, the Planning Director conducted a public hearing and denied the Historic District Design Review Modification for 1049 Lowell Avenue according to the following Findings of Fact and Conclusions of Law:

Findings of Fact

1. The Site is located at 1049 Lowell Avenue, Lot 2 of the Northstar Subdivision Lot 2 & 3 Lot Line Adjustment, with an existing Single Family Dwelling.
2. The Site is located within the Historic Residential – 1 (HR-1) Zoning District.
3. On April 9, 2021, the Applicant applied for an HDDR Modification Application, reduced some of the glazing, and received approval for the addition design from Staff.
4. On January 23, 2024, the Applicant applied for a HDDR Modification and requests approval for a roof modification in the rear. LMC [§ 15-2.2-3](#) outlines Lot and Site requirements for SFDs in the HR-1 Zoning District. The proposed



Planning Department

modifications do not impact the Lot and Site Requirements, such as Building Footprint or Setbacks.

5. LMC [§ 15-2.2-5](#) outlines building height requirements for the HR-1 Zoning District, shown in the table below:

Zoning Requirement	Analysis of Proposal
Building Height – 27 feet from Existing Grade	Complies: The modification increases the height of the roofline from 14.9 feet to 19.5 feet but stays under the 27' maximum and is compliant.
Maximum interior height of 35 feet -- LMC § 15-2.2-5(A) states, “[a] Structure shall have a maximum height of thirty-five feet (35’) measured from the lowest finish floor plane to the point of the highest wall top plate that supports the ceiling joists or roof rafters.”	Complies: The modification increases the interior height from approximately 12’ to 16’ and is compliant.
10’ Step-back	The modification does not impact this requirement.
Contributing Roof Pitch- between 7:12 and 12:12	The modification does not impact this requirement.
Final Grade within 4 feet of Existing Grade	The modification does not impact this requirement.

6. Pursuant to Land Management Code (LMC) [§ 15-11-12\(D\)](#), HDDR applications are subject to compliance with the Historic District Design Guidelines.
7. LMC [§ 15-13-8](#) outlines the Historic District Design Guidelines applicable to the proposed modifications, shown in below:

A. Universal Guidelines

3. “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.”	Does not comply: The roof style is modern and conflicts with the character of Park City’s Historic Sites.
6. “Exterior elements—roofs...of the new infill residential building shall be of human scale and shall be compatible with neighboring Historic Structures.”	Does not comply: The roof style is not compatible with neighboring Historic Structures with gable and shed roof.



Planning Department

a) Mass, Scale, & Height	Does not comply: The modifications are not compliant with zoning regulations regarding building height
--------------------------	---

B. Specific Guidelines

1. Primary Structures	Analysis of Proposal
b) Mass, Scale, & Height	Does not comply: The modifications are not compliant with zoning regulations regarding building height.
e) Roofs – LMC § 15-13-8(B)(2)(e), states: “ 1. Roofs of new residential infill buildings shall be visually compatible with roof shapes and orientation of surrounding Historic Sites and adjacent buildings that contribute to the character of the Historic District. Sloping of roof forms, such as gable, hip, and shed, should be the dominant roof shapes. Roofs composed of a combination of roof planes, but simple in form, are also encouraged. Roofs shall be in scale with those on historic structures. 2. Roof pitch shall be consistent with the style of architecture chosen for the structure and with adjacent buildings that contribute to the character of the Historic District, with special consideration given to Historic Sites. 3. The alignment that is created by similar heights of primary roofs and porches among historic buildings shall be maintained. This similarity of heights in building features contributes to the visual continuity along the Streetscape or character area. 7. Overhanging eaves, use of bargeboards, soffits, fascia boards, brackets, and boxed eave returns that are consistent with the style of the architecture of the new building and that are compatible with surrounding buildings shall be incorporated.”	Does not comply: The contributing roof form is not changing. The proposed pitch is 4:12. The roof has changed from a gable to an inverted shed roof, a style not seen in, nor compatible with the Historic District. Additionally, the inverted shed roof is cantilevered six feet over the exterior façade, a drastic overhang not compatible with the Historic District.



Planning Department

8. Staff published notice on the City's website and posted notice to the property on February 22, 2024.
9. Staff mailed courtesy notice to property owners within 100 feet and posted notice to the property on February 22, 2024.

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 does not comply with the Land Management Code requirements pursuant to Section 15-13-8, Design Guidelines For New Residential Infill Construction In Historic Districts.

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,
Planning Director

CC: Lillian Zollinger, Planner II

SITE NOTES

1.

SITE PLAN CREATED FROM 'BOUNDARY & TOPOGRAPHIC SURVEY' PROVIDED BY CHAD ANDERSON OF 'ELEMENT LAND SURVEYING', STAMPED AND DATED 8/28/18. REFER TO SURVEY FOR ADDITIONAL INFORMATION.

2.

DEMOLITION AND CONSTRUCTION WORK IS SUBJECT TO WILDLIFE URBAN INTERFACE (WUI) REQUIREMENTS.

3.

PROVIDE DEFENSIBLE SPACE FOR ALL STRUCTURES ON SITE IN ACCORDANCE WITH THE 2006 EDITION OF THE INTERNATIONAL WILDLAND URBAN INTERFACE CODE, AS ADOPTED BY THE STATE OF UTAH, WITH AMENDMENTS AS ADOPTED BY PARK CITY IN 2020. REFER TO THE 'WILDLAND URBAN INTERFACE GUIDE' PROVIDED BY PARK CITY BUILDING DEPARTMENT FOR SPECIFIC REQUIREMENTS.

4.

CONTRACTOR TO SUBMIT A CONSTRUCTION MITIGATION PLAN AND OBTAIN AN LOD INSPECTION AND APPROVAL PRIOR TO COMMENCEMENT OF ANY WORK.

5.

EXISTING DRIVEWAY WITH RADIANT HEAT TO REMAIN. DRIVEWAY TO BE PROTECTED FROM SURFACE AND STRUCTURAL DAMAGE DURING DEMOLITION AND CONSTRUCTION.

6.

DRAIN SURFACE WATER AWAY FROM THE HOUSE AT ALL POINTS. DIRECT DRAINAGE WATER TO THE STREET OR TO AN APPROVED DRAINAGE COURSE BUT NOT TO NEIGHBORING PROPERTIES.

LOD REQUIREMENTS

1.

PROPERTY CORNERS TO BE CLEARLY MARKED FOR NEW STRUCTURES AND DEMOLITION REMODELS LOCATED CLOSE TO PROPERTY LINES WILL ALSO REQUIRE PROPERTY LINE VERIFICATION.

2.

LOD FENCE TO BE INSTALLED USING MINIMUM 4-FOOT TALL CHAIN-LINK FENCING (6-FOOT CHAIN-LINK TYPICALLY REQUIRED IN THE HISTORIC DISTRICT).

3.

PORTABLE TOILET TO BE PLACED ON-SITE WITHIN THE APPROVED LOD AREA. A RIGHT-OF-WAY PERMIT IS REQUIRED IF THE TOILET IS TO BE PLACED ON A RIGHT-OF-WAY. PORTABLE TOILET NOT REQUIRED IF WRITTEN PERMISSION IS OBTAINED FROM THE OWNER TO USE TOILET INSIDE THE HOUSE.

4.

BUILDING CONSTRUCTION MATERIALS AND TRASH DUMPSTER (OR DUMPSTER TRAILER) MUST BE PLACED WITHIN THE APPROVED LOD AREA. RIGHT-OF-WAY PERMITS ARE REQUIRED IF THESE ITEMS ARE TO BE PLACED ON A RIGHT-OF-WAY. THE DUMPSTER (OR TRAILER) MUST BE ON SITE FOR DEMOLITION OR INTERIOR REMODEL PERMITS.

5.

APPROPRIATE EROSION CONTROL IS REQUIRED, INCLUDING PROTECTION OF STORM DRAINS.

6.

CONTRACTOR SIGN MUST BE ON-SITE AND CLEARLY VISIBLE FROM THE STREET. THE SIGN SHOULD INCLUDE THE CONTRACTOR'S COMPANY NAME, ADDRESS, PHONE NUMBER, AND EMERGENCY CONTACT PHONE NUMBER. THE SIGN MUST NOT EXCEED 12 SQUARE FEET.

7.

THE CONDITIONS ON THE SITE MUST MATCH THE APPROVED SET OF PLANS.

SUPPP NOTES / BMP's

1.

CONSTRUCTION SITE TO BE MAINTAINED IN A NEAT MANNER. TRASH AND OTHER DEBRIS SHALL NOT ACCUMULATE OUTSIDE OF THE DUMPSTER.

2.

MUD, DIRT AND OTHER SEDIMENTS TRACKED ONTO THE STREET SHALL BE CLEARED IMMEDIATELY.

3.

TO PREVENT EROSION, STRAW BALES, SILT SCREENS, WATTLES OR OTHER APPROVED DEVICES TO BE INSTALLED.

4.

STORM DRAINS WITHIN IMMEDIATE VICINITY OF THE SITE SHALL BE PROTECTED BY AN APPROVED METHOD, SUCH AS WATTLES.

5.

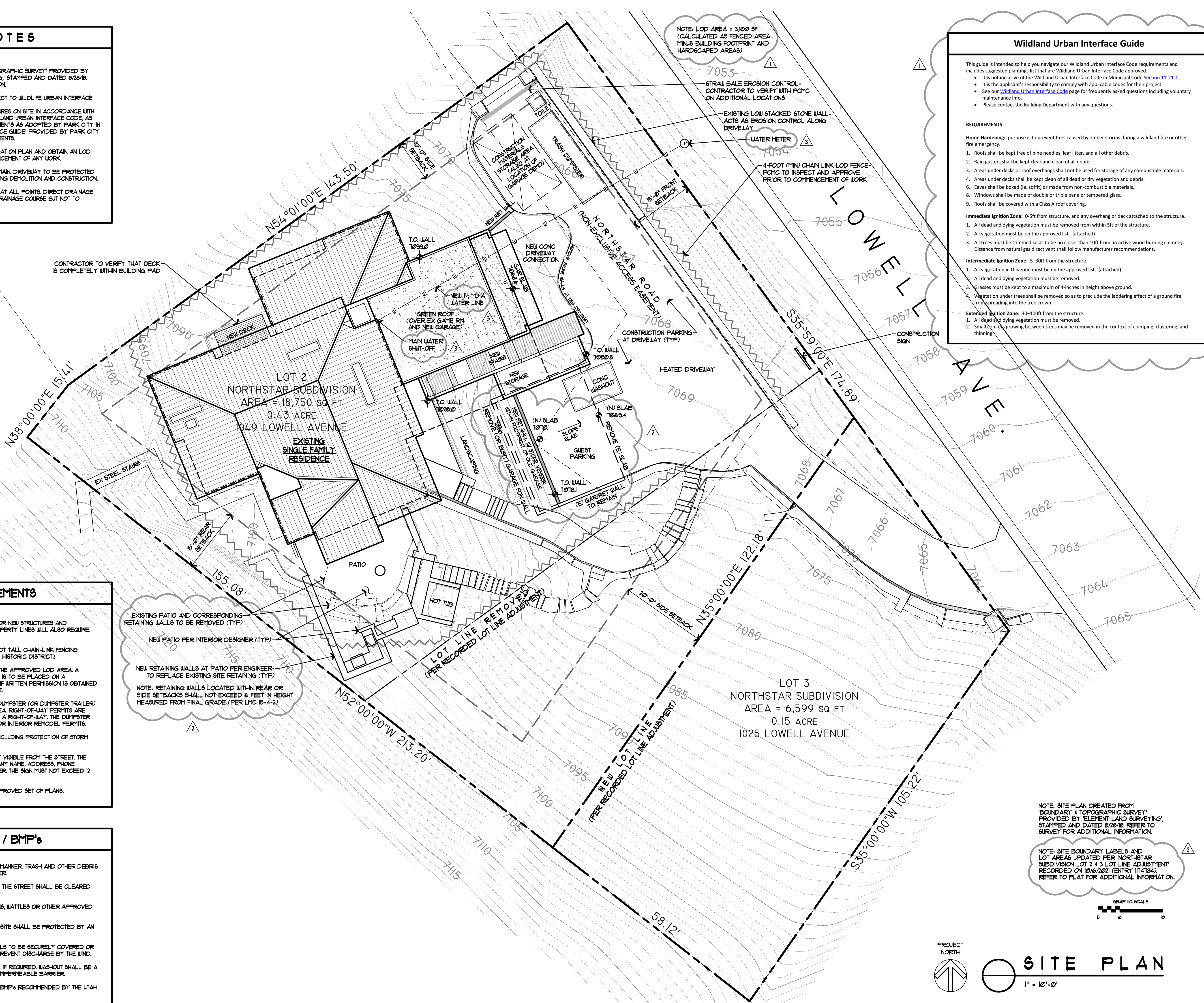
LOOSE PILES OF DIRT, SAND OR SIMILAR MATERIALS TO BE SECURELY COVERED OR SPRAYED WITH WATER AS OFTEN AS NEEDED TO PREVENT DISCHARGE BY THE WIND.

6.

CONTRACTOR TO PROVIDE A CONCRETE WASHOUT, IF REQUIRED. WASHOUT SHALL BE A CONTAINER OR A CONFINED AREA LINED WITH AN IMPERMEABLE BARRIER.

7.

REFER TO PARK CITY'S PUBLICATION IDENTIFYING BMP's RECOMMENDED BY THE UTAH DIVISION OF WATER QUALITY AND THE EPA.



STATE OF UTAH
LANDS STOKER
1927005
MICHAEL J. STOKER
ARCHITECT
KAREN BACKSTROM, AIA, LEED AP - ARCHITECT
1133 SIDEWINDER DRIVE
PARK CITY, UTAH 84060
435-641-5916
www.stokerarch.com

LARCHER RESIDENCE

A REMODEL AND ADDITION

1049 LOWELL AVENUE, PARK CITY, UTAH 84098 - LOT 2 NORTH STAR SUBDIVISION

DATE

6/1/21

REVISIONS

1	7/14/21
2	3/7/22
3	9/13/22
4	

DRAWN

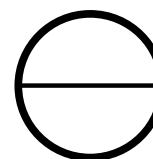
PROJECT 18-580-1

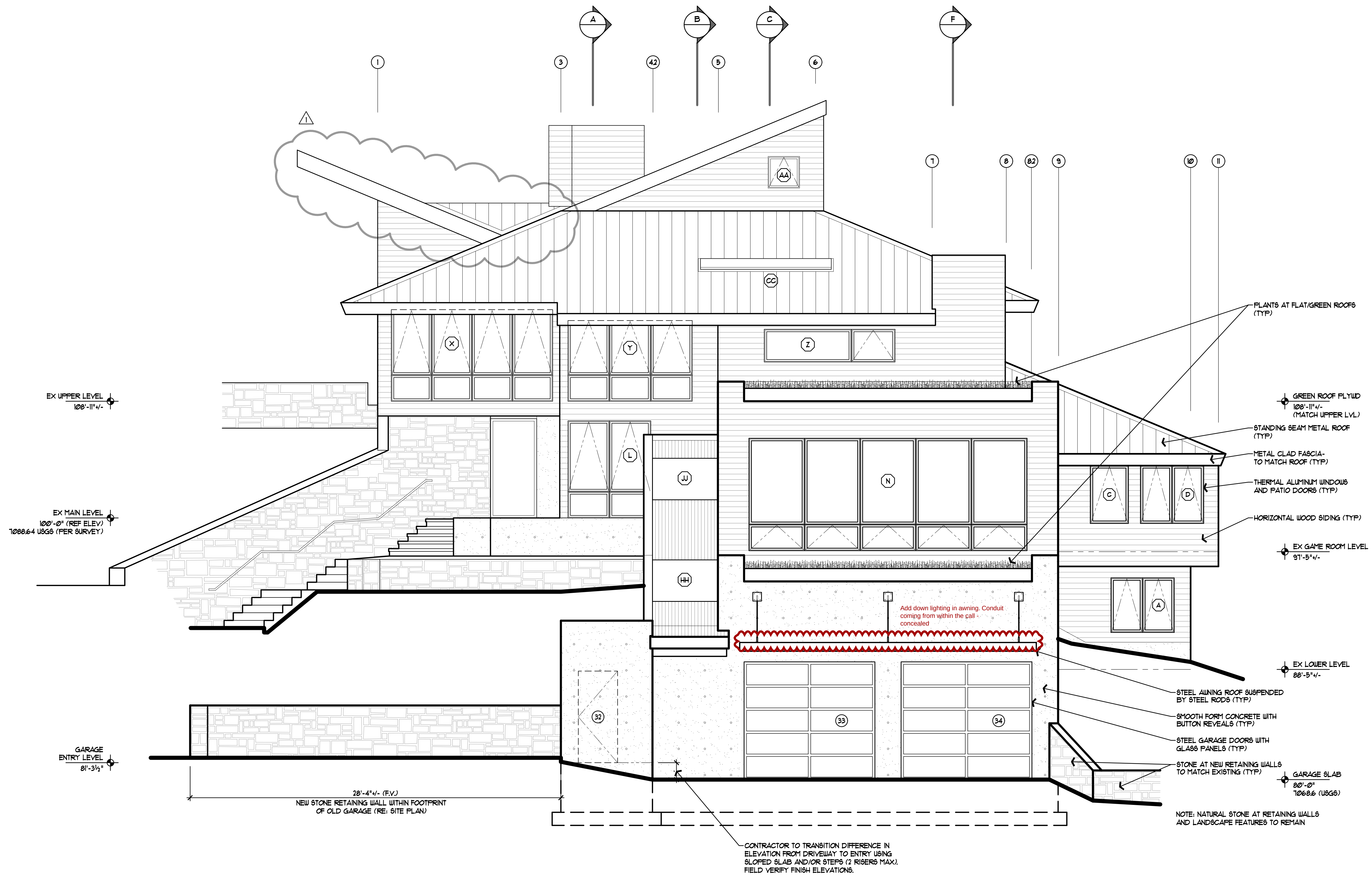
SHEET

SITE

THE GRAPHIC MATERIAL AND DESIGN ON THIS SHEET ARE INSTRUMENTS OF SERVICE AND REMAIN AT ALL TIMES THE PROPERTY OF STOKER ARCHITECTURE, INC. REPRODUCTION OR REUSE OF THE MATERIAL AND DESIGN CONTAINED HEREIN IS PROHIBITED WITHOUT THE WRITTEN CONSENT OF STOKER ARCHITECTURE, INC. © 2021 STOKER ARCHITECTURE, INC. ALL RIGHTS RESERVED.

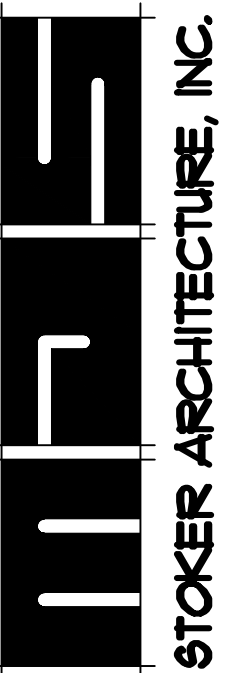
Page 61 of 74





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

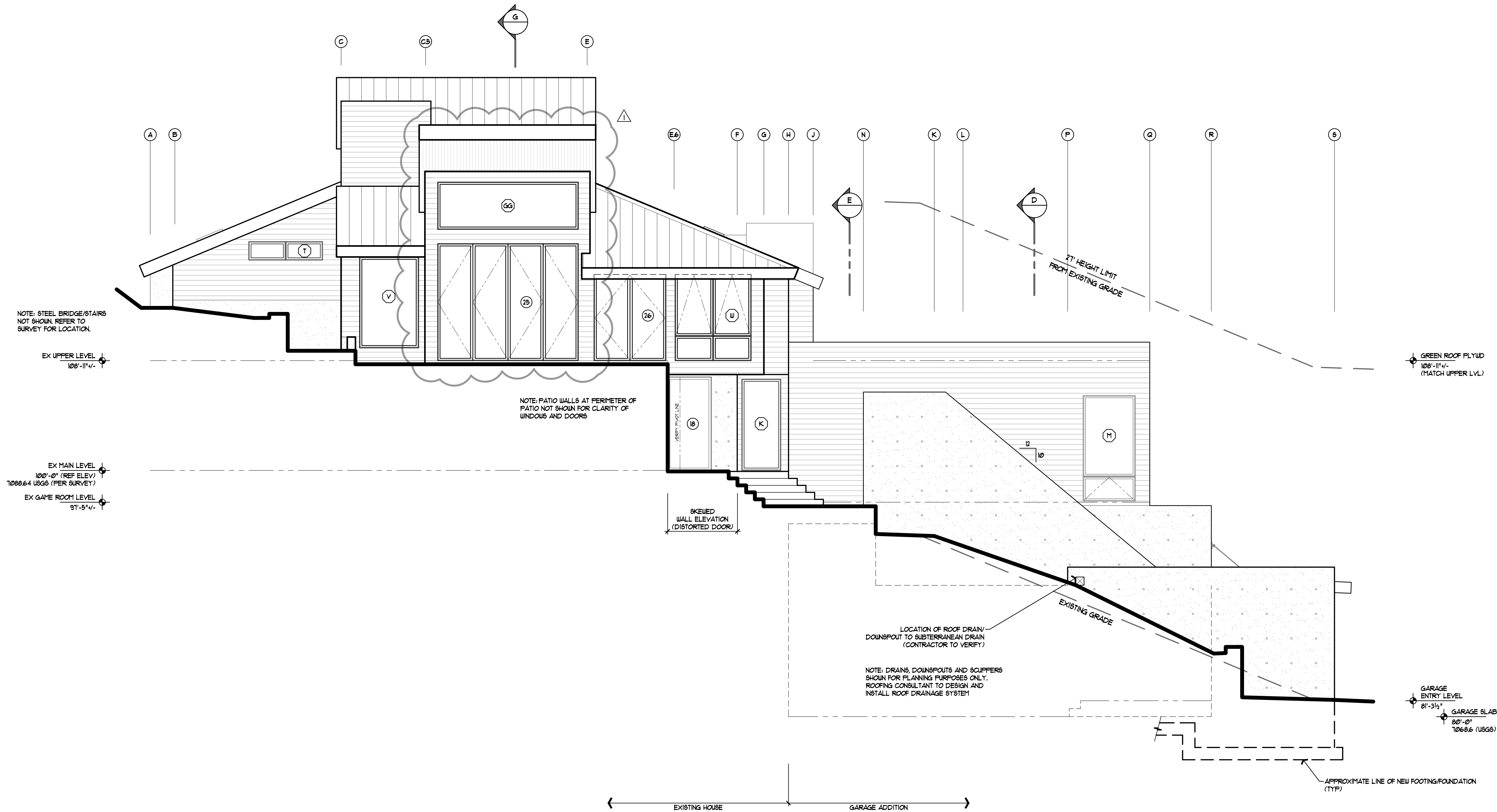
MICHAEL J. STOKER, AIA - ARCHITECT
KAREN BACKSTROM, AIA, LEED AP - ARCHITECT
1133 SIDEWINDER DRIVE
PARK CITY, UTAH 84060
435-641-5916
www.stokerarch.com



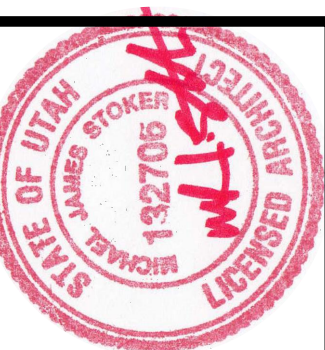
LARCHER RESIDENCE
A REMODEL AND ADDITION
10449 LOUELL AVENUE, PARK CITY, UTAH 84098 - LOT 2 NORTH STAR SUBDIVISION

Date	6/1/21
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Project	18-580-1
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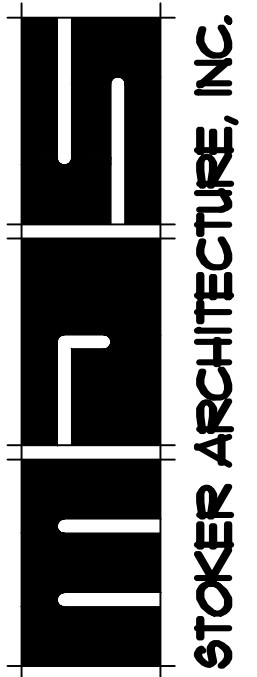
A-2.1



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



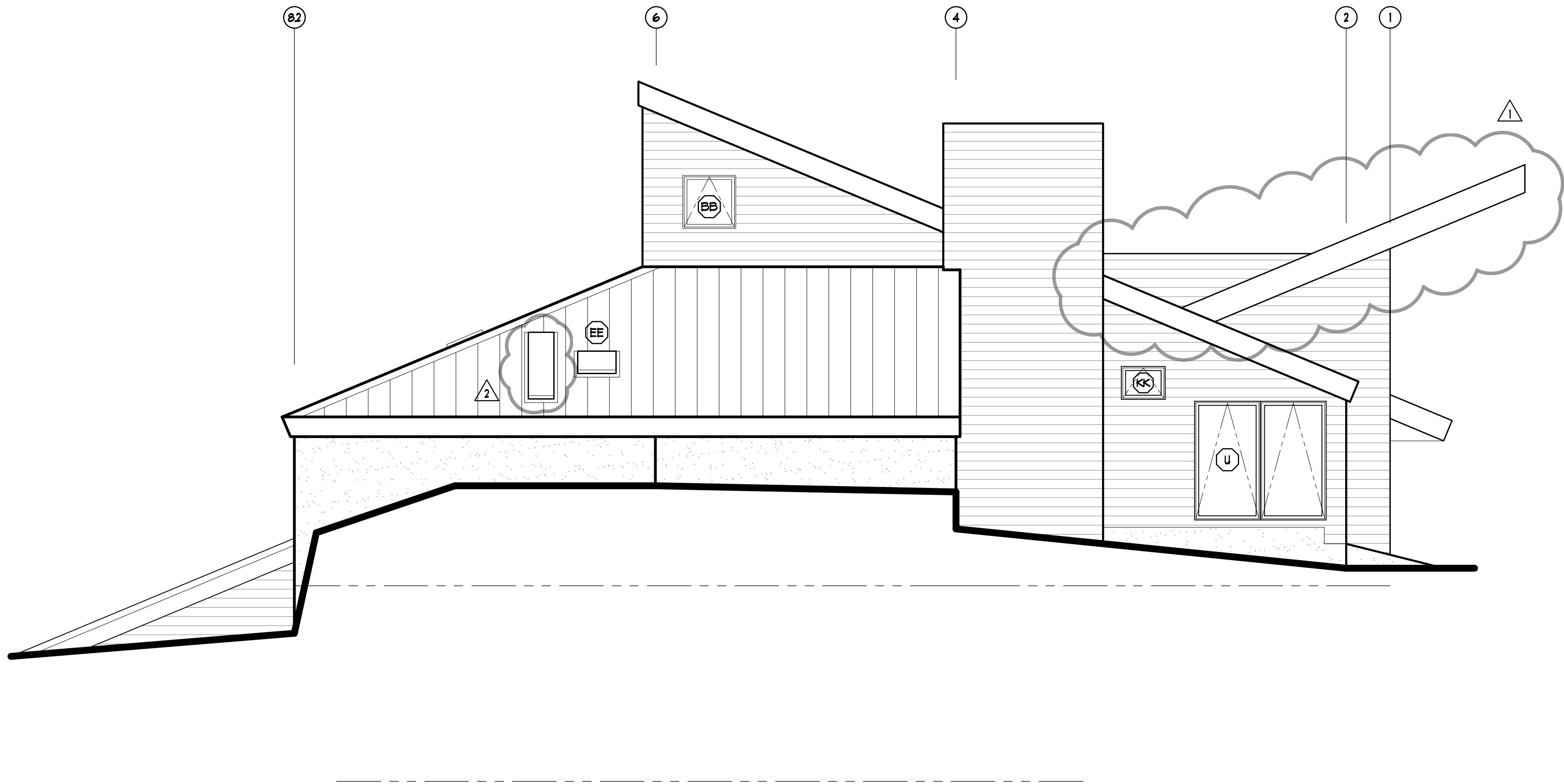
MICHAEL J. STOKER, AIA - ARCHITECT
KAREN BACKSTROM, AIA, LEED AP - ARCHITECT
1133 SIDEWINDER DRIVE
PARK CITY, UTAH 84090
435-641-5916
www.stokerarc.com



LARCHER RESIDENCE
A REMODEL AND ADDITION
1049 LOWELL AVENUE, PARK CITY, UTAH 84098 - LOT 2 NORTH STAR SUBDIVISION

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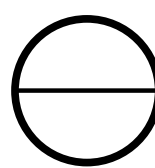
A-22



NOTE: STEEL BRIDGE/STAIRS
NOT SHOWN. REFER TO
SURVEY FOR LOCATION.

EX UPPER LEVEL
108'-11 1/4"

EX MAIN LEVEL
100'-0" (REF ELEV)
1088.64 USGS (PER SURVEY)

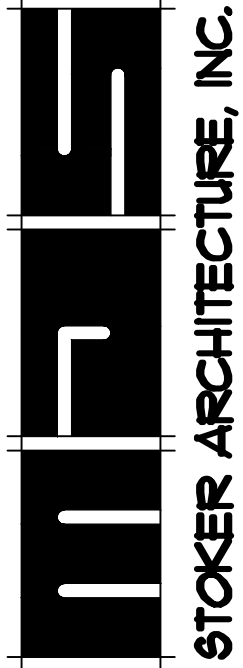
 **WEST ELEVATION**
1/4" = 1'-0"

LARCHER RESIDENCE

A REMODEL AND ADDITION
1049 LOWELL AVENUE, PARK CITY, UTAH 84098 - LOT 2 NORTH STAR SUBDIVISION

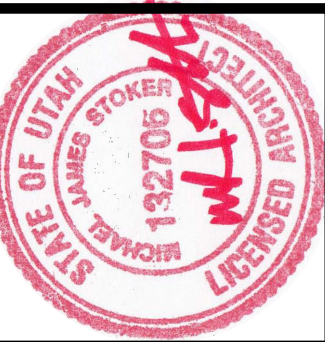
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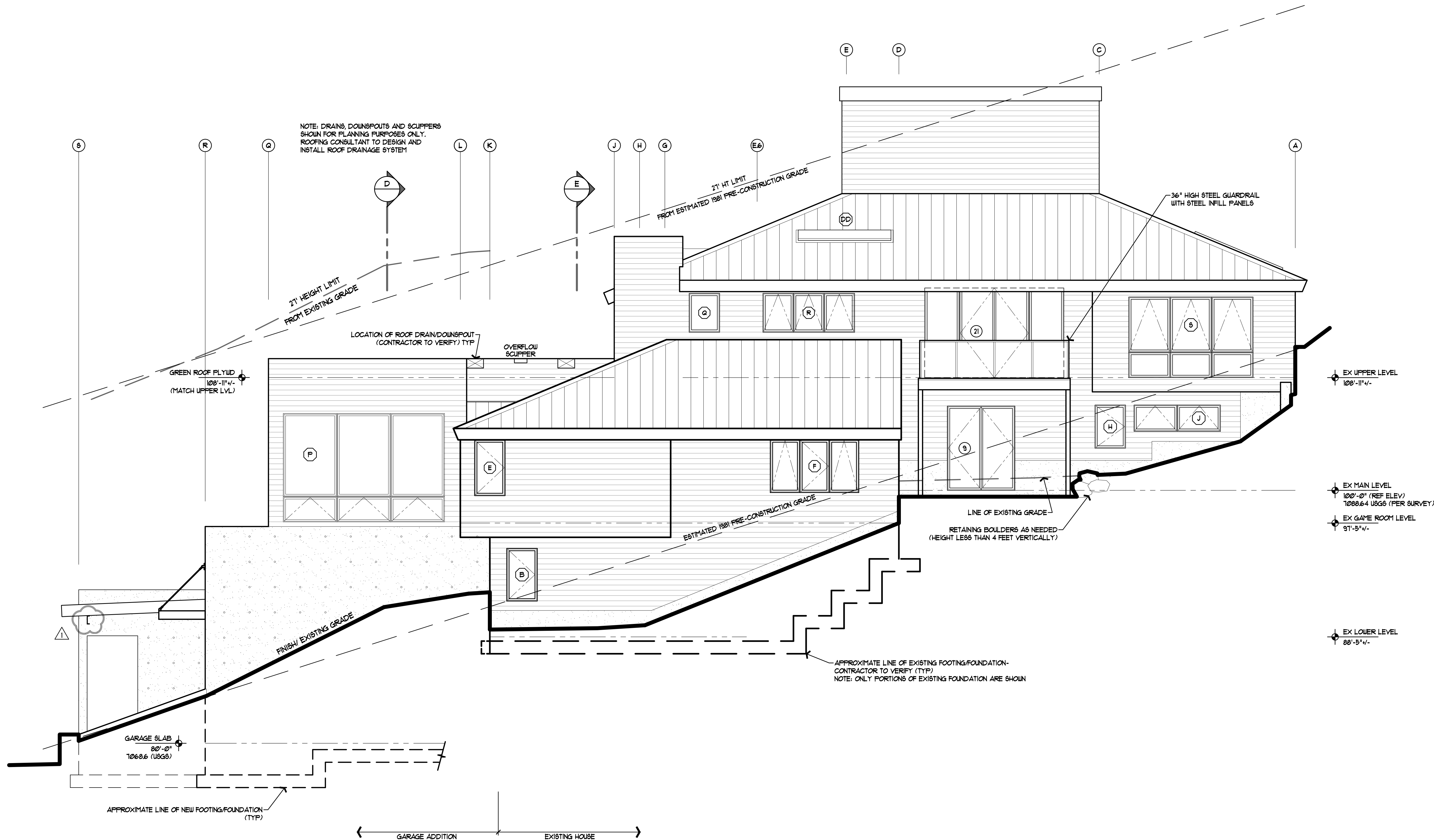
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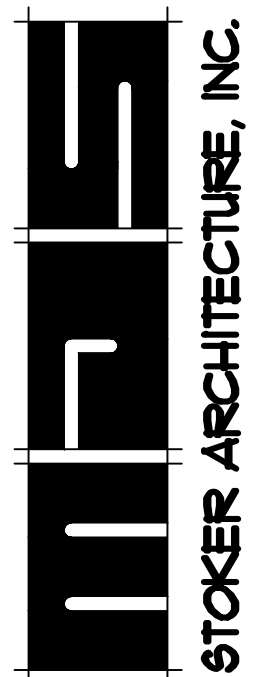
STOKER ARCHITECTURE, INC.

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LARCHER RESIDENCE

A REMODEL AND ADDITION

1049 LOWELL AVENUE, PARK CITY, UTAH 84098 - LOT 2 NORTH STAR SUBDIVISION

Date 6/1/21

Revisions

1 3/1/22

2

3

4

Drawn

Project 18-580-1

Sheet

A-2.4



Planning Department

April 9, 2021

David Larcher
2425 E. Camelback Road #750
Phoenix, AZ 85016

CC: Karen Backstrom

NOTICE OF PLANNING DEPARTMENT ACTION

<u>Application #</u>	PL-20-04721
<u>Subject</u>	Historic District Design Review (HDDR)
<u>Address</u>	1049 Lowell Avenue
<u>Description</u>	Remodel and addition to an existing non-historic Single-Family Dwelling
<u>Action Taken</u>	Approved Pending Plat Approval
<u>Date of Action</u>	Pending Plat Approval

Staff reviewed this Historic District Design Review application for compliance with Land Management Code (LMC) § 15-2.2 Historic Residential (HR-1) District and LMC § 15-13-8 Design Guidelines for New Residential Infill Construction in Historic Districts. The plans for the proposed remodel and addition to 1049 Lowell Avenue are approved, subject to the following Findings of Fact, and Conclusions of Law.

Findings of Fact:

1. The property is located at 1049 Lowell Avenue. The Legal Description is Lot 2 North Star Subdivision. Parcel Number NR-2.
2. The property is located in the Historic Residential (HR-1) District.
3. The Applicant proposes to demolish the existing detached garage Structure, remodel the Single-Family Dwelling, and construct an addition of an attached garage with living Area above.
4. On December 20, 2020, the Planning Department received a complete Historic District Design Review (HDDR) application for the property located at 1049 Lowell Avenue.
5. A Public Hearing for this HDDR was held on April 9, 2021. No public comment was received.
6. The proposal complies with LMC § 15-2.2-2 Uses, as a Single Family Dwelling is an Allowed Use in the HR-1 District.

7. Staff reviewed the HDDR for compliance with LMC § 15-2.2-3 Lot and Site

Zoning Requirement	Analysis of Proposal
(A) Minimum Lot Size – 1,875 square feet	Complies; Lot contains 14,483 square feet.
(B) Minimum Lot Width – 25 feet	Complies; Lot Width is 99'-11" as measured.
(E) Maximum Building Footprint – 4,500 square feet	Complies.
(F) Minimum Front and Rear Setbacks – 15 feet each for a total of 30 feet	Complies; Existing Structure maintains the Minimum Front and Rear Setbacks of 15 feet.
(I) Minimum Side Setbacks – 10 feet each for a total of 24 feet	Complies; Proposed Side Setbacks of the addition maintain the Minimum Side Setbacks. The existing detached garage Structure that encroaches into the south-east Side Setback is proposed to be demolished. The existing encroachment of the Single-Family Dwelling Structure that encroaches into the north-west Side Setback is an existing condition that is not proposed to be changed.

Requirements, including:

8. Staff reviewed the HDDR for compliance with LMC § 15-2.2-5 Building Height, including:

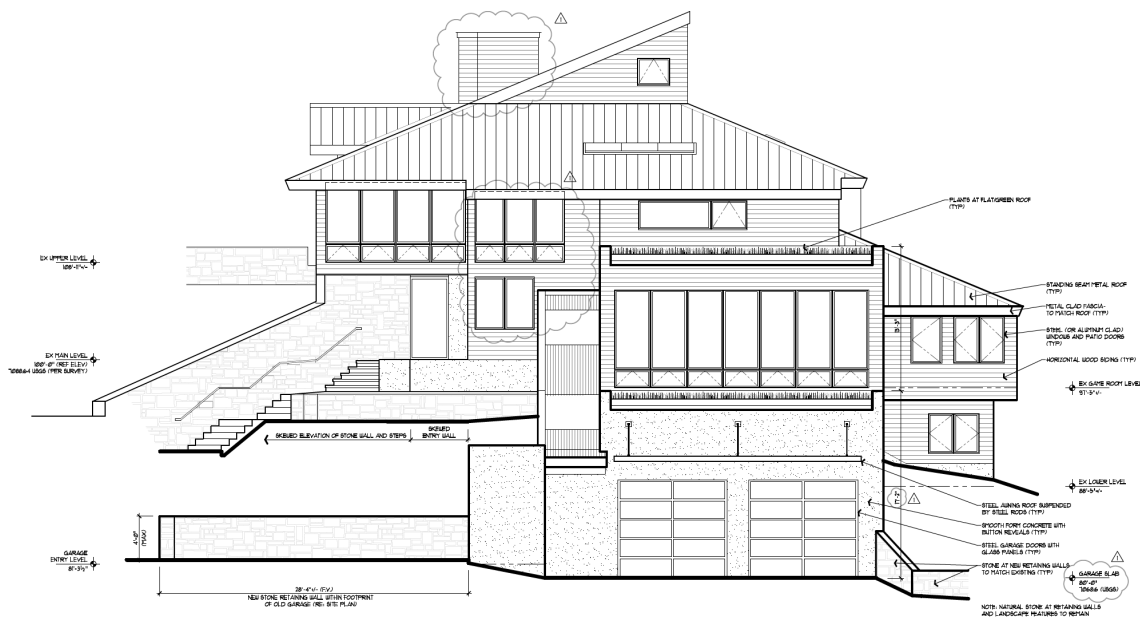
Zoning Requirement	Analysis of Proposal
Building Height – 27 feet from Existing Grade	Complies; Proposed height of the addition is 22'-8" as measured.
Final Grade within 4 feet of Existing Grade	Complies; Final Grade is within 4 vertical feet of Existing Grade around the periphery of the Structure, except for the placement of approved window wells, emergency egress, and a garage entrance.
(A) Maximum interior height of 35 feet	Complies.
(B) 10 foot minimum horizontal step	Complies; The 10 foot minimum horizontal step takes place at a maximum of 23' from where the Building Footprint meets the lowest point of existing Grade.
(C) Roof Pitch	Complies; The flat roof of the proposed addition was determined to be allowed as it is a Secondary Roof Form.
(D) Building Height	No exceptions are proposed.

Exceptions	
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9. The proposal complies with LMC § 15-2.2-6 Development On Steep Slopes. The addition is not proposed to be located on an existing slope of 30% or greater.
10. The proposal complies with LMC § 15-2.2-7 Parking Regulations. Per LMC § 15-3 Off-Street Parking, Two (2) Off-Street Parking Spaces are required for this Single-Family Dwelling. Minimum dimensions for a double-car garage are 20 feet wide by 20 feet deep; the proposed double-car garage measures 20'-8" wide by 20'-2" deep.
11. The proposal does not comply with LMC § 15-2.2-8 Architectural Review as the proposed plans do not comply with LMC § 15-13 Design Guidelines for Historic Districts.
12. Staff reviewed the HDDR, both the proposed remodel and addition, for compliance with LMC § 15-13-8 Design Guidelines for New Residential Infill Construction in Historic Districts, including:

A. Universal Guidelines	Analysis of Proposal
Universal Guideline 1.	Complies; The proposal uses simple building forms, unadorned materials, and restrained ornamentation.
Universal Guideline 2.	Complies; The proposal does not directly imitate existing historic structures.
Universal Guideline 3.	Complies.

Figure 1. Proposed Front (East) Elevation



Universal Guideline 4.	Complies; The building massing and scale of the addition is compatible with historic structures as the modules of the addition are similar in scale to building proportions of Historic Structures in the Historic District.
Universal Guideline 5.	Complies; The proposal respects the existing topography as the building mass steps along with grade, and minimizes cut and fill and the use of retaining walls as the building structure itself acts as the majority of site retention.
Universal Guideline 6.	Complies.
Universal Guideline 7.	Complies; The scale and height of the proposed addition follows the predominant pattern of the streetscape.
Universal Guideline 8.	Complies; The size and mass of the proposed remodel and addition is compatible with the size of the site.
Universal Guideline 9.	Complies; No nearby Historic Sites are damaged.
Universal Guideline 10.	Complies.
Universal Guideline 11.	No new materials are proposed.

Figure 4. Applicant's Submitted Streetscape, Lowell Avenue facing West (Exhibit C)



13. Staff reviewed the proposed remodel for compliance with LMC § 15-13-8 Design Guidelines for New Residential Infill Construction in Historic Districts, including:

B. Specific Guidelines	Analysis of Proposal
1. Site Design	
a. Building Setback and Orientation	Complies; The proposed remodel that adjusts the wall plane of the existing entrance door creates a more clearly defined primary entrance. The existing building orientation, lot coverage, and setbacks are not proposed to change.
b. Topography and Grading	Complies; The natural topography is maintained where feasible; the existing building acts as the primary form of retaining for the site.
c. Landscaping and Vegetation	Complies; Following the removal of the detached garage, that portion of the site is proposed to be filled in and re-landscaped. The submitted site plan does not specify proposed planting material.
d. Retaining Walls	Complies; There are minimal proposed retaining walls as the existing building acts as the majority of site retention; a retaining wall no greater than four foot (4') is proposed to be constructed out of stone to match the rest of the retaining walls on site.
h. Parking Areas & Driveways	Complies; The proposed driveway accessed from Lowell Avenue is not proposed to be changed. The driveway area that currently accesses the detached garage is proposed to be turned into a three (3) car parking area.
2. Primary Structures	
c. Doors	Complies; The proposed remodel that adjusts the wall plane of the existing entrance door creates a more clearly defined primary entrance.
d. Windows	Complies.
h. Chimneys and Stovepipes	Complies.
4. Materials	Complies; The proposed primary siding material is horizontal wood siding.

14. Staff reviewed the proposed addition for compliance with LMC § 15-13-8 Design Guidelines for New Residential Infill Construction in Historic Districts, including:

B. Specific Guidelines	Analysis of Proposal
1. Site Design	

a. Building Setback and Orientation	Complies; The proposed addition of the attached garage maintains a compatible lot coverage; the orientation of the existing structure is not proposed to change.
b. Topography and Grading	Complies; The natural topography is maintained where feasible; the existing building acts as the primary form of retaining for the site.
c. Landscaping and Vegetation	Complies; Following the removal of the detached garage, that portion of the site is proposed to be filled in and re-landscaped. The submitted site plan does not specify proposed planting material.
d. Retaining Walls	Complies; There are minimal proposed retaining walls as the existing building acts as the majority of site retention; a retaining wall at the north of the proposed garage entrance is proposed to be constructed out of stone to match the rest of the retaining walls on site.
h. Parking Areas & Driveways	Complies; The proposed driveway accessed from Lowell Avenue is not proposed to be changed. The driveway area that currently accesses the detached garage is proposed to be turned into a three (3) car parking area.
2. Primary Structures	
a. Mass, Scale & Height	Complies; The perceived scale of the addition is minimized from the primary public right-of-way as the building mass is stepped down from the primary façade of the main structure.
b. Foundation	Complies; The building module that consists of the garage entry/doors, covered entry, and enclosed stair is proposed to be constructed out of concrete; this application of concrete is consistent with the construction of basement garage entries on sloped lots in the Historic District.
d. Windows	Complies.
e. Roofs	Complies; The roof material of the addition consists of a green roof and a metal roof.
4. Materials	
6. Garages	
d. Attached Garages	Complies; The proposed garage is visually subordinate to the primary pedestrian entrance and the garage doors are no greater than 9 ft x 9 ft and no greater than 30% glass.
10. Additions to Existing Non-Historic	
Complies.	

Conclusions of Law

1. The Historic District Design Review application for the proposed remodel and addition to the existing non-historic Structure located at 1049 Lowell Avenue complies with the Park City Land Management Code, including LMC Chapter 15-2.2 *Historic Residential (HR-1) District*, LMC § 15-5-2 *Historic Districts and Historic Sites*, LMC Chapter 15-13 *Design Guidelines for Historic Districts and Historic Sites*.

If you have questions regarding your application or the action taken please don't hesitate to contact the project Planner, Brendan Conboy, at 435-615-5059 or Brendan.conboy@parkcity.org

Sincerely,

Brendan Conboy
Senior Planner

To: Planning Department

January 19, 2024

From: Magleby Construction (Leon Schwab)

Dear Lillian & Planning Department,

Thank you for your guidance as we work through the process. We are seeking your expertise and help as we coordinate with you about the small roof section over the patio at 1049 Lowell Ave. We are hoping with your collaboration that we can find a reasonable solution. Below is the history and the reason we are seeking your help and requesting some sort of variance or solution.

Originally the house was designed and permitted with a design approved by the city for construction. At some point during the demolition of the existing house the property owner and architect decided to redesign the small patio roof area. After this design change occurred a construction team was assigned to build the house. The construction team was given the updated plan with the updated roof to use for construction. It was unknown to the construction team that there was a slightly different roof plan permitted compared to the current plan to use for construction. We do not believe that the architect nor the property owner had any hidden agendas and were unaware that the change they had made would become an issue with city guidelines and ordinances. With the construction team assuming the plan given to them to build from was "approved" they had no reservations to build what they were given.

At the time of 4 way it is assumed that the working site manager (no longer works for Magleby so is not available for comment – we are trying to piece together what may have transpired) was approached by the inspector doing the framing inspection that the small patio roof was different than the city approved plans. At that time the Site Manager, with the help of the architect submitted the updated roof showing what had been built on site.

Looking at the history of submittals and approvals and rejections on the permit it shows that the Building Official approved the roof. It also shows that the Planning dept did not approve the roof change. This rejection came a week later. Again, trying to read between the lines of what the site manager assumed we believe that the site manager at some point (don't know when) saw that the planning dept did not approve but the building official did approve the change. We believe that the site manager assumed that the Building Officials approval superseded and was the "final approval." This was a mistake on the site manager's part for not taking more time to understand the timeline of the comments from the Planning dept and Building Official.

At this point in time we are requesting your help in hopes we can come to a reasonable solution.