



**PLANNING DEPARTMENT ADMINISTRATIVE PUBLIC HEARING
SUMMIT COUNTY, UTAH
March 21, 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. **560 Park Avenue - Historic District Design Review** - The Applicant Proposes to Construct a New Single Family Dwelling on a Vacant Lot in the Historic Residential Zoning District. PL-23-05789.
(A) Public Hearing; (B) Action
- 1.B. **554 Park Avenue - Historic District Design Review** - The Applicant Proposes to Construct a New Single Family Dwelling on a Vacant Lot in the Historic Residential Zoning District. PL-23-05788.
(A) Public Hearing; (B) Action
- 1.C. **327 McHenry Avenue - Modification of Historic District Design Review Approval** - The Applicant Proposes a Modification of the Historic District Design Review Approval for 327 McHenry Avenue's Landscaping Plan to Include a Swimming Pool, Associated Mechanical Equipment, Retaining Walls, and Plantings. PL-23-05981
(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 Staff Report



Subject: 560 Park Avenue
Application: PL-23-05789
Author: Lillian Zollinger, Planner II
Date: March 21, 2024
Type of Item: Historic District Design Review

Recommendation

(I) Review the Historic District Design Review (HDDR) for the construction of a new Single-Family Dwelling at 560 Park 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: Scott Rynders, represented by Jonathan DeGray
Location: 560 Park Avenue
Zoning District: Historic Residential - 1
Adjacent Land Uses: Single-Family Dwellings, Commercial
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

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

Background

560 Park Avenue is in the Historic Residential – 1 (HR-1) Zoning District and is a vacant Lot. 560 Park Avenue is Lot 3 of the Cardinal Park Plat Amendment. The Applicant proposes to construct a new Single-Family Dwelling (SFD) on the Lot.



¹ LMC [§ 15-2.1-6\(B\)](#)

Analysis

560 Park Avenue is located on a vacant, mostly flat lot with a slight downhill slope, and a part of the Cardinal Park Plat Amendment.



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

A SFD is an Allowed Use in the HR-1 Zoning District.²

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

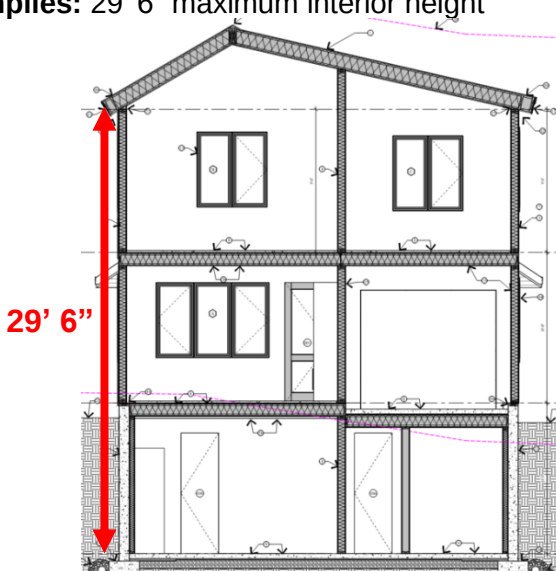
Zoning Requirement	Analysis
Minimum Lot Size - 1,875 square feet (sf)	Complies: 2,437.5 sf
Maximum Lot Size – 3,750 sf	Complies: 2,437.5 sf
Minimum Lot Width- 25'	Complies: 32.5'
Maximum Building Footprint – 1,063 sf ³	Complies: 1,063 sf
Front and Rear Setbacks- 10' each	Complies: 10' Front Setback 10' Rear Setback LMC § 15-2.2-3(G)(4) notes an exception, "Roof overhangs, eaves or cornices projecting not more than three feet (3') into the Front Setback." The Applicant proposes a roof overhang of one foot, four inches into the Front Setback. LMC § 15-2.2-3(H)(10) , states " Patios, decks, pathways, steps, or similar Structures not more than thirty inches (30") above Final Grade, not including any required handrail, and located at least one foot (1') from the

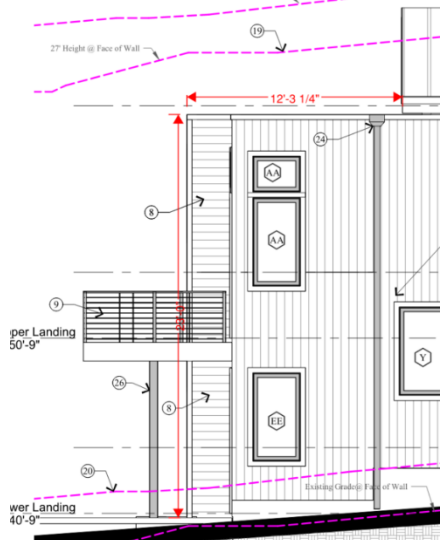
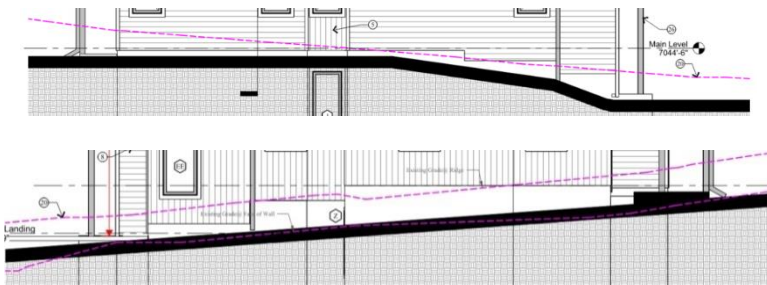
² LMC [§ 15-2.2-1](#)

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

	Rear Lot Line.” The Applicant proposes a patio that extends four feet six inches into the Rear Setback, flush with grade, and is compliant.
Side Setbacks – 3’ each	See Condition of Approval 16: 3’ each Side Setback LMC § 15-2.2-3(J)(4) states, “A one foot (1’) roof or eave overhang is permitted on Lots with a Side Setback of less than five feet (5’).” The Applicant proposes roof overhangs in the Side Setbacks that are over one foot into the Setback. The side roof overhangs shall not exceed one foot into the Side Setbacks.

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’ 7”
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: 29’ 6” 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 in the downhill façade for 12 feet, three inches at 23 feet in height.

	
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, which is 11' by 21'. 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, *Regulations For New Residential Infill Construction (and Non-Historic Residential Sites) In Historic Districts*.

The Design Review Team reviewed this proposal on August 23 and September 13, 2023, and found the final design to be compliant with the Design Regulations.

B. Specific Regulations

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' See analysis above.
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."	Complies: The proposed design steps down with the slight slope of the site and the Final Grade is within four feet of Existing Grade.
c) Landscaping and Vegetation	See Condition of Approval 15: 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.
g) 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 11 feet by 17 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 11 foot, four inch 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 concrete 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 four feet and on the main level, facing the street. The front entrance has a front covered porch that spans the width of the SFD to define the entrance.

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 is balanced, and the 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 - 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."	Complies: The front porch is covered, extends across the main façade, and the dimensions of the porch is similar to porches on Park Avenue.
3. Mechanical and Utility Systems and Service Equipment	Complies: The Development Review Committee reviewed the proposal on February 20, 2024, and did not require Conditions of Approval.
4. Materials	Complies: Pursuant to LMC § 15-13-8(B)(4) , the proposed materials of painted wood siding, metal siding accents, standing seam roof, wood doors and windows, and concrete are compliant with the Historic District.
5. Paint and Color- 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 14: The proposed plans indicate painted wood siding.
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 an eight-foot tall by nine-foot-wide door, which is compliant with the Historic District Design Regulations.
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 façade, screened from the Right-of-Way, and appropriately sized for the SFD.

(IV)The Development Review Committee⁴ reviewed the proposal on February 20, 2024, and did not require Conditions of Approval.

Notice

Staff published notice on the City’s website and the Utah Public Notice website, and posted notice to the property on March 7, 2024. Staff mailed courtesy notice to property owners within 100 feet on March 7, 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;
- 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: Roof Height

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).



Planning Department

March 21, 2024

Scott Rynders
(949) 449-5068
scott@rynderscorp.com

CC: Jonathan DeGray
(435) 649-7263
degrayarch@qwestoffice.net

NOTICE OF PLANNING DIRECTOR ACTION

Description

Address: 560 Park Avenue

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

Application: Historic District Design Review

Project Number: PL-23-05789

Action: APPROVED WITH CONDITIONS (See Below)

Date of Final Action: March 21, 2024

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

Action Taken

On March 21, 2024, the Planning Director conducted a public hearing and approved the proposal for a new Single-Family Dwelling at 560 Park Avenue 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 560 Park Avenue, part of the Cardinal Park Plat Amendment 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.



Planning Department

4. The minimum Lot size in the HR-1 Zoning District is 1,875 square feet. 560 Park Avenue is 2,437.5 square feet.
5. The minimum Lot width in the HR-1 Zoning District is 25 feet. 560 Park Avenue is 32.5 feet in width.
6. The maximum building footprint in the HR-1 Zoning District for a Lot that is 2,437.5 square feet is 1,063 square feet. The proposed building footprint is 1,063 square feet.
7. 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.
8. 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.
9. The maximum building height is 27 feet from Existing grade in the HR-1 Zoning District. The proposed maximum building height is 26' 7" from Existing grade.
10. The HR-1 Zoning District requires a ten-foot minimum horizontal step in the downhill façade. The proposed SFD steps back at 12 feet, three inches at 23 feet from the lowest point of existing grade.
11. 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.
12. 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 29 feet, 6 inches as defined.
13. 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.
14. Pursuant to Land Management Code (LMC) § 15-11-12(D), HDDR applications are subject to the following criteria:

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' See analysis above.



Planning Department

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."	Complies: The proposed design steps down with the slight slope of the site and the Final Grade is within four feet of Existing Grade.
c) Landscaping and Vegetation	See Condition of Approval 15: 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.
g) 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 11 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 11 foot, four inch 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 concrete 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 four feet and on the main level, facing the street. The front entrance has a front covered porch that spans the width of the SFD to define the entrance.



Planning Department

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 is balanced, and the 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 - 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."	Complies: The front porch is covered, extends across the main façade, and the dimensions of the porch is similar to porches on Park Avenue.
3. Mechanical and Utility Systems and Service Equipment	Complies: The Development Review Committee reviewed the proposal on February 20, 2024, and did not require Conditions of Approval.
4. Materials	Complies: Pursuant to LMC § 15-13-8(B)(4) , the proposed materials of painted wood siding, metal siding accents, standing seam roof, wood doors and windows, and concrete are compliant with the Historic District.
5. Paint and Color- 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 14: The proposed plans indicate painted wood siding.
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 an eight-foot tall by nine-foot-wide door, which is compliant with the Historic District Design Regulations.



Planning Department

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 façade, screened from the Right-of-Way, and appropriately sized for the SFD.
---	--

15. Staff published notice on the City’s website and posted notice to the property on March 7, 2024. Staff mailed courtesy notice to property owners within 100 feet and posted notice to the property on March 7, 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 Regulations 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 21, 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.



Planning Department

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.
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. 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.
13. The Applicant shall obtain an Encroachment Agreement for driveway access with the Engineering Department.
14. Wood siding, windows, and doors shall be painted or stained opaque.
15. The Applicant shall submit an updated landscape and irrigation plan with the building permit application compliant with LMC 15-5-5(N).
16. The side roof overhangs shall not exceed one foot into the Side Setbacks.

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



Planning Department

Sincerely,

Rebecca Ward,
Planning Director

CC: Lillian Zollinger, Planner II

DRAFT

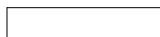
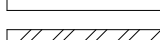
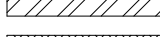
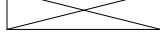
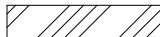
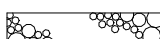
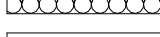
560 PARK AVENUE
HISTORIC DISTRICT DESIGN REVIEW SET
Cardinal Park Plat Amended CPPA-3
PARK CITY, UTAH 84060

CONSULTANTS	
1	1
2	2
3	3
4	4
5	5
6	6
7	7
8	8
9	9
10	10
11	11
12	12
13	13
14	14
15	15
16	16
17	17
18	18
19	19
20	20
21	21
22	22
23	23
24	24
25	25
26	26
27	27
28	28
29	29
30	30
31	31
32	32
33	33
34	34
35	35
36	36
37	37
38	38
39	39
40	40
41	41
42	42
43	43
44	44
45	45
46	46
47	47
48	48
49	49
50	50
51	51
52	52
53	53
54	54
55	55
56	56
57	57
58	58
59	59
60	60
61	61
62	62
63	63
64	64
65	65
66	66
67	67
68	68
69	69
70	70
71	71
72	72
73	73
74	74
75	75
76	76
77	77
78	78
79	79
80	80
81	81
82	82
83	83
84	84
85	85
86	86
87	87
88	88
89	89
90	90
91	91
92	92
93	93
94	94
95	95
96	96
97	97
98	98
99	99
100	100

STRUCTURAL SHEN ENGINEERING, INC. HENRY SHEN 2225 EAST MURRAY HOLLADAY RD. SUITE 208, HOLLADAY, UTAH 84117 TEL. (801) 466-2625 FAX. (801) 466-2656 EMAIL: sheneng@msn.com	CIVIL ALIANCE ENGINEERING MICHAEL DEMKOWICZ 324 MAIN STREET P.O.BOX 2664, PARK CITY, UT 84060 TEL. (435) 649-9467
---	---

STRUCTURAL SHEN ENGINEERING, INC. HENRY SHEN 2225 EAST MURRAY HOLLADAY RD. SUITE 208, HOLLADAY, UTAH 84117 TEL. (801) 466-2625 FAX. (801) 466-2656 EMAIL: sheneng@msn.com	CIVIL ALIANCE ENGINEERING MICHAEL DEMKOWICZ 324 MAIN STREET P.O.BOX 2664, PARK CITY, UT 84060 TEL. (435) 649-9467
---	---

LEGEND

	BRICK & STONE	<u>OFFICE</u>	ROOM NAME
	EARTH	103	ROOM NUMBER
	CONCRETE		FLOOR, POINT ELEV.
	CONCRETE MASONRY UNIT		CENTER LINE
	STEEL (LARGE SCALE)		ROUND, DIA.
	RIGID INSULATION		CHANNEL
	ROUGH WOOD		ANGLE
	BLOCKING		DETAIL
	ALUMINUM (LARGE SCALE)		SECTION CUT, DETAIL
	GRAVEL		BUILDING SECTION
	FINISHED WOOD		KEYED NOTES
	BATT OR BLOWN INSULATION		WINDOW TYPE
	PLASTER, SAND, GROUT, MORTAR		DOOR NUMBER
	STEEL (SMALL SCALE)		REVISION
	BITUMINOUS PAVING		INTERIOR WALL ELEV.
	PLYWOOD		WALL TYPE
	GYPSUM BOARD		

CODE ANALYSIS	
---------------	--

AREA CALCULATIONS (S/F)		
	AREA	TOTAL
LOWER LEVEL LIVING	1,063	
MID LEVEL LIVING	820	
GARAGE	245	
UPPER LEVEL LIVING	1,088	
TOTAL LIVING		2,973
LOD/DISTURBED AREA		2,437.5
LOT AREA		2,437.5
ALLOWABLE FOOTPRINT		1,063
PROPOSED FOOTPRINT		1,063

APPLICABLE CODES

2021 IRC, Except Residential Provisions of Chapter 11, Energy Efficiency 2015 IRC, 2021 IPC, 2021 IMC, 2020 NEC, 2021 IFGC, 2015 IECC, 2015 IFC, NFPA 13D

2021 International Swimming Pool & Spa Code

2006 Utah Wildland Urban Interface Code

OCCUPANCY: R2

CONSTRUCTION TYPE: VB BUILDING TO BE FIRE SPRINKLED: CONTRACTOR TO PROVIDE APPROVALS PRIOR TO INSTALLATION.

AREA CALCULATIONS (S/F)		
	AREA	TOTAL
LOWER LEVEL LIVING	1,063	
MID LEVEL LIVING	820	
GARAGE	245	
UPPER LEVEL LIVING	1,088	
TOTAL LIVING		2,973
LOD/DISTURBED AREA		2,437.5
LOT AREA		2,437.5
ALLOWABLE FOOTPRINT		1,063
PROPOSED FOOTPRINT		1,063

APPLICABLE CODES

2021 IRC, Except Residential Provisions of Chapter 11, Energy Efficiency 2015 IRC, 2021 IPC, 2021 IMC, 2020 NEC, 2021 IFGC, 2015 IECC, 2015 IFC, NFPA 13D

2021 International Swimming Pool & Spa Code

2006 Utah Wildland Urban Interface Code

OCCUPANCY: R2

CONSTRUCTION TYPE: VB BUILDING TO BE FIRE SPRINKLED: CONTRACTOR TO PROVIDE APPROVALS PRIOR TO INSTALLATION.

AREA CALCULATIONS (S/F)		
	AREA	TOTAL
LOWER LEVEL LIVING	1,063	
MID LEVEL LIVING	820	
GARAGE	245	
UPPER LEVEL LIVING	1,088	
TOTAL LIVING		2,973
LOD/DISTURBED AREA		2,437.5
LOT AREA		2,437.5
ALLOWABLE FOOTPRINT		1,063
PROPOSED FOOTPRINT		1,063

APPLICABLE CODES

2021 IRC, Except Residential Provisions of Chapter 11, Energy Efficiency 2015 IRC, 2021 IPC, 2021 IMC, 2020 NEC, 2021 IFGC, 2015 IECC, 2015 IFC, NFPA 13D

2021 International Swimming Pool & Spa Code

2006 Utah Wildland Urban Interface Code

OCCUPANCY: R2

CONSTRUCTION TYPE: VB BUILDING TO BE FIRE SPRINKLED: CONTRACTOR TO PROVIDE APPROVALS PRIOR TO INSTALLATION.

AREA CALCULATIONS (S/F)		
	AREA	TOTAL
LOWER LEVEL LIVING	1,063	
MID LEVEL LIVING	820	
GARAGE	245	
UPPER LEVEL LIVING	1,088	
TOTAL LIVING		2,973
LOD/DISTURBED AREA		2,437.5
LOT AREA		2,437.5
ALLOWABLE FOOTPRINT		1,063
PROPOSED FOOTPRINT		1,063

APPLICABLE CODES

2021 IRC, Except Residential Provisions of Chapter 11, Energy Efficiency 2015 IRC, 2021 IPC, 2021 IMC, 2020 NEC, 2021 IFGC, 2015 IECC, 2015 IFC, NFPA 13D

2021 International Swimming Pool & Spa Code

2006 Utah Wildland Urban Interface Code

OCCUPANCY: R2

CONSTRUCTION TYPE: VB BUILDING TO BE FIRE SPRINKLED: CONTRACTOR TO PROVIDE APPROVALS PRIOR TO INSTALLATION.

--

INDEX TO DRAWINGS	
SHEET #	SHEET DESCRIPTION
A0.0	COVER SHEET
CIVIL	
1	SURVEY

RENDERINGS

SD.1	BIRDSEYE IMAGES

ARCHITECTURAL

A0.1	ARCHITECTURAL SITE PLAN
A0.2	LANDSCAPE PLAN
A0.3	LOD & SWPPP PLAN
A1.1	LOWER & MAIN LEVEL FLOOR PLAN
A1.2	UPPER LEVEL FLOOR & ROOF PLANS
A2.1	NORTH & EAST ELEVATIONS
A2.2	SOUTH & WEST ELEVATIONS
A3.1	BUILDING SECTION
A5.1	GENERAL NOTES & DETAILS
A5.2	ROOF DETAILS
A6.1	SCHEDULES

ABREVIATIONS

A/C	AIR CONDITIONING	F.D.	FLOOR DRAIN	PR.	PAIR
ACOUST.	ACOUSTICAL	FND	FOUNDATION	R.D.	ROOF DRAIN
ADD.	ADDENDUM	FIN.	FINISH	REG.	REGULAR
ADJ.	ADJUSTABLE	FLR.	FLOOR	R.S.	ROUGH-SAWN
ALLOW.	ALLOWANCE	F.R.	FIRE RATED	RAD.	RADIUS
ALUM.	ALUMINUM	FTG.	FOOTING	REIN.	REINFORCING
APPROX.	APPROXIMATE	G	GAS	REQD.	REQUIRED
B.D.	BOARD	G.I.	GALVANIZED IRON	REV.	REVISED
B.U.	BUILT-UP	GAL.	Gauge	RM.	ROOM
B.W.	BOTH WAYS	GALV.	GALVANIZED	R.O.	ROUGH OPENING
BLDG.	BUILDING	GRD.	GRADE	S & R	SHELF AND ROD
BLK.	BLOCK	G.W.B.	GYPSPUM WALL BOARD	S.C.	SOLID CORE
BRK.	BRICK	G.L.B.	GULI-LAM BEAM	SCHED.	SCHEDULE
C.I.	CAST IRON	H.B.	HOT RIBB	SHT.	SHEET
C.J.	CONTROL JOINT	HD.	HEAD	SIM.	SIMILAR
C.M.U.	CONCRETE MASONRY UNIT	H.M.	HOLLOW METAL	SPEC.	SPECIFICATION
CLG.	CEILING	HOR.	HORIZONTAL	STD.	STANDARD
COL.	COLUMN	I.D.	INSIDE DIAMETER	STL.	STEEL
COMP.	COMPACTED/COMPOSITE	INT.	INTERIOR	STRUCT.	STRUCTURAL
CONC.	CONCRETE	IRRIQ.	IRRIGATION	SYS.	SYSTEM
CONST.	CONSTRUCTION	INSUL.	INSULATION	T & B	TOP AND BOTTOM
CONTR.	CONTRACTOR	JB.	JAMB	T & G	TONGUE AND GROOVE
CONTINUOUS	CONTINUOUS	JNT.	JOINT	TOP OF	TOP OF
D.F.	DRINKING FOUNTAIN/DOUGLAS FIR	M.R.	MOISTURE RESISTANT	T.O.F.	TOP OF FOOTING
DIA.	DIAMETER	MANFR	MANUFACTURER	T.O.W.	TOP OF WALL
DIM.	DIMENSION	MAX.	MAXIMUM	TYP.	TYPICAL
DN.	DOWN	MECH.	MECHANICAL	T.S.	STEEL TUBE COLUMN
DWG.	DRAWING	MIN.	MINIMUM	U.N.O.	UNLESS NOTED OTHERWISE
DTL.	DETAIL	(N)	NEW	VERT.	VERTICAL
EA.	EACH	N.I.C.	NOT IN CONTRACT	V.T.R.	VENT THRU ROOF
E.E.	EXHAUST FAN	N.T.S.	NOT TO SCALE	W.	WATER
E.I.F.S.	EXT. INSUL. FINISH SYSTEM	NO.	NUMBER	WD.	WOOD
E.J.	EXPANSION JOINT	O.C.	ON CENTER	W/	WITH
ELEC.	ELECTRIC/ELECTRICAL	O.D.	OUTSIDE DIAMETER	WP.	WATERPROOF
ELEV.	ELEVATION	O.F.D.	OVERFLOW DRAIN	W.R.	WATER RESISTANT
EQ.	EQUAL	OPNG	OPENING	W.H.	WATER HEATER
E.T.	EXPANSION TANK	PLYWD.	PLYWOOD	W.S.	WATER SOFTNER
EXIST. (E)	EXISTING	PNT.	PAINT	W.W.F.	WELDED WIRE FABRIC
EXT.	EXTERIOR	PNTD.	PAINTED	W.W.M.	WOVEN WIRE MESH

GENERAL NOTES

1. THIS DESIGN IS AN ORIGINAL UNPUBLISHED WORK AND MAY NOT BE DUPLICATED, PUBLISHED AND/OR USED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT/ENGINEER.
2. THESE SHEETS - LISTED BY DRAWING INDEX , ALL ACCOMPANYING SPECIFICATIONS FOR MATERIALS, WORKMANSHIP QUALITY, AND NOTES HAVE BEEN PREPARED SOLELY FOR THE CONSTRUCTION AND FINISH OF PROJECT IMPROVEMENTS, COMPLETE AND READY FOR OCCUPANCY AND USE.
3. ALL WORK IS TO BE PERFORMED IN ACCORDANCE WITH PERTINENT JURISDICTIONAL CODES, RESTRICTIONS, COVENANTS, AND/OR ORDINANCES. ANY CONFLICT BETWEEN DESIGN AND REQUIREMENT SHALL BE REPORTED TO THE ARCHITECT/ENGINEER BEFORE PROCEEDING.
4. ANY AND ALL PROPOSED CHANGE, MODIFICATIONS AND/OR SUBSTITUTION SHALL BE REPORTED TO THE ARCHITECT/ENGINEER BEFORE PROCEEDING.
5. IN THE EVENT OF CONFLICT BETWEEN THE DESIGN DOCUMENTS AND/OR JURISDICTIONAL REQUIREMENTS, THE MORE RESTRICTIVE FROM THE STANDPOINT OF SAFETY AND PHYSICAL SECURITY SHALL APPLY.
6. ANY INSTALLATION, FINISH, OR COMPONENT INTENDED TO PROVIDE ENCLOSURE, WEATHER ABILITY OR APPEARANCE QUALITY SHALL BE PRODUCED AS A REPRESENTATIVE SAMPLE PRIOR TO PROCEEDING WITH COMPLETION. WORK PERFORMED WITHOUT WRITTEN APPROVAL OF SUCH SAMPLE BY THE ARCHITECT/ENGINEER SHALL BE DONE AT THE RISK OF THE CONTRACTOR. A MINIMUM OF TWO (2) WORKING DAYS NOTICE SHALL BE GIVEN.
7. ALL WORK SHALL BE INSPECTED BY GOVERNING AGENCIES IN ACCORDANCE WITH THEIR REQUIREMENTS. JURISDICTIONAL APPROVAL SHALL BE SECURED BEFORE PROCEEDING WITH WORK.
8. BUILDING DESIGN IS GENERALLY PREDICATED UPON PROVISIONS OF THE 2015 IRC AND AMENDMENTS AS MAY HAVE BEEN LOCALLY ENACTED. ALL REQUIREMENTS OF THE JURISDICTIONAL FIRE SAFETY/PREVENTION DISTRICT SHALL BE ACCOMMODATED BY THIS DESIGN AND ANY CONSEQUENT CONSTRUCTION.
9. ALL 2 1/2 lb. GAS PIPE SYSTEM METER SETS REQUIRE PRIOR APPROVAL FROM QUESTAR GAS COMPANY. PROVIDE A LETTER FROM QUESTAR APPROVING SYSTEM.
10. ALL FIELD WELDING OR TORCH WORK, WILL REQUIRE A SEPARATE "HOT WORK" PERMIT PRIOR TO BEGINNING WORK. IFC 105.6.11.
11. TOWER CRANES REQUIRE A SEPARATE PERMIT. CONTACT BUILDING DEPARTMENT FOR REQUIREMENTS.
12. EXCAVATION NOT TO EXCEED 2:1 SLOPE WITH OUT A SOILS REPORT.
13. BUILDING SHALL COMPLY WITH THE PROVISIONS IN THE (WUI) WILDLAND - URBAN INTERFACE CODE AS ADOPTED BY THE STATE OF UTAH AND AMENDED BY PARK CITY PER LMC 11-21.

1. THIS DESIGN IS AN ORIGINAL UNPUBLISHED WORK AND MAY NOT BE DUPLICATED, PUBLISHED AND/OR USED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT/ENGINEER.
2. THESE SHEETS - LISTED BY DRAWING INDEX , ALL ACCOMPANYING SPECIFICATIONS FOR MATERIALS, WORKMANSHIP QUALITY, AND NOTES HAVE BEEN PREPARED SOLELY FOR THE CONSTRUCTION AND FINISH OF PROJECT IMPROVEMENTS, COMPLETE AND READY FOR OCCUPANCY AND USE.
3. ALL WORK IS TO BE PERFORMED IN ACCORDANCE WITH PERTINENT JURISDICTIONAL CODES, RESTRICTIONS, COVENANTS, AND/OR ORDINANCES. ANY CONFLICT BETWEEN DESIGN AND REQUIREMENT SHALL BE REPORTED TO THE ARCHITECT/ENGINEER BEFORE PROCEEDING.
4. ANY AND ALL PROPOSED CHANGE, MODIFICATIONS AND/OR SUBSTITUTION SHALL BE REPORTED TO THE ARCHITECT/ENGINEER BEFORE PROCEEDING.
5. IN THE EVENT OF CONFLICT BETWEEN THE DESIGN DOCUMENTS AND/OR JURISDICTIONAL REQUIREMENTS, THE MORE RESTRICTIVE FROM THE STANDPOINT OF SAFETY AND PHYSICAL SECURITY SHALL APPLY.
6. ANY INSTALLATION, FINISH, OR COMPONENT INTENDED TO PROVIDE ENCLOSURE, WEATHER ABILITY OR APPEARANCE QUALITY SHALL BE PRODUCED AS A REPRESENTATIVE SAMPLE PRIOR TO PROCEEDING WITH COMPLETION. WORK PERFORMED WITHOUT WRITTEN APPROVAL OF SUCH SAMPLE BY THE ARCHITECT/ENGINEER SHALL BE DONE AT THE RISK OF THE CONTRACTOR. A MINIMUM OF TWO (2) WORKING DAYS NOTICE SHALL BE GIVEN.
7. ALL WORK SHALL BE INSPECTED BY GOVERNING AGENCIES IN ACCORDANCE WITH THEIR REQUIREMENTS. JURISDICTIONAL APPROVAL SHALL BE SECURED BEFORE PROCEEDING WITH WORK.
8. BUILDING DESIGN IS GENERALLY PREDICATED UPON PROVISIONS OF THE 2015 IRC AND AMENDMENTS AS MAY HAVE BEEN LOCALLY ENACTED. ALL REQUIREMENTS OF THE JURISDICTIONAL FIRE SAFETY/PREVENTION DISTRICT SHALL BE ACCOMMODATED BY THIS DESIGN AND ANY CONSEQUENT CONSTRUCTION.
9. ALL 2 1/2 lb. GAS PIPE SYSTEM METER SETS REQUIRE PRIOR APPROVAL FROM QUESTAR GAS COMPANY. PROVIDE A LETTER FROM QUESTAR APPROVING SYSTEM.
10. ALL FIELD WELDING OR TORCH WORK, WILL REQUIRE A SEPARATE "HOT WORK" PERMIT PRIOR TO BEGINNING WORK. IFC 105.6.11.
11. TOWER CRANES REQUIRE A SEPARATE PERMIT. CONTACT BUILDING DEPARTMENT FOR REQUIREMENTS.
12. EXCAVATION NOT TO EXCEED 2:1 SLOPE WITH OUT A SOILS REPORT.
13. BUILDING SHALL COMPLY WITH THE PROVISIONS IN THE (WUI) WILDLAND - URBAN INTERFACE CODE AS ADOPTED BY THE STATE OF UTAH AND AMENDED BY PARK CITY PER LMC 11-21.

1. THIS DESIGN IS AN ORIGINAL UNPUBLISHED WORK AND MAY NOT BE DUPLICATED, PUBLISHED AND/OR USED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT/ENGINEER.
2. THESE SHEETS - LISTED BY DRAWING INDEX , ALL ACCOMPANYING SPECIFICATIONS FOR MATERIALS, WORKMANSHIP QUALITY, AND NOTES HAVE BEEN PREPARED SOLELY FOR THE CONSTRUCTION AND FINISH OF PROJECT IMPROVEMENTS, COMPLETE AND READY FOR OCCUPANCY AND USE.
3. ALL WORK IS TO BE PERFORMED IN ACCORDANCE WITH PERTINENT JURISDICTIONAL CODES, RESTRICTIONS, COVENANTS, AND/OR ORDINANCES. ANY CONFLICT BETWEEN DESIGN AND REQUIREMENT SHALL BE REPORTED TO THE ARCHITECT/ENGINEER BEFORE PROCEEDING.
4. ANY AND ALL PROPOSED CHANGE, MODIFICATIONS AND/OR SUBSTITUTION SHALL BE REPORTED TO THE ARCHITECT/ENGINEER BEFORE PROCEEDING.
5. IN THE EVENT OF CONFLICT BETWEEN THE DESIGN DOCUMENTS AND/OR JURISDICTIONAL REQUIREMENTS, THE MORE RESTRICTIVE FROM THE STANDPOINT OF SAFETY AND PHYSICAL SECURITY SHALL APPLY.
6. ANY INSTALLATION, FINISH, OR COMPONENT INTENDED TO PROVIDE ENCLOSURE, WEATHER ABILITY OR APPEARANCE QUALITY SHALL BE PRODUCED AS A REPRESENTATIVE SAMPLE PRIOR TO PROCEEDING WITH COMPLETION. WORK PERFORMED WITHOUT WRITTEN APPROVAL OF SUCH SAMPLE BY THE ARCHITECT/ENGINEER SHALL BE DONE AT THE RISK OF THE CONTRACTOR. A MINIMUM OF TWO (2) WORKING DAYS NOTICE SHALL BE GIVEN.
7. ALL WORK SHALL BE INSPECTED BY GOVERNING AGENCIES IN ACCORDANCE WITH THEIR REQUIREMENTS. JURISDICTIONAL APPROVAL SHALL BE SECURED BEFORE PROCEEDING WITH WORK.
8. BUILDING DESIGN IS GENERALLY PREDICATED UPON PROVISIONS OF THE 2015 IRC AND AMENDMENTS AS MAY HAVE BEEN LOCALLY ENACTED. ALL REQUIREMENTS OF THE JURISDICTIONAL FIRE SAFETY/PREVENTION DISTRICT SHALL BE ACCOMMODATED BY THIS DESIGN AND ANY CONSEQUENT CONSTRUCTION.
9. ALL 2 1/2 lb. GAS PIPE SYSTEM METER SETS REQUIRE PRIOR APPROVAL FROM QUESTAR GAS COMPANY. PROVIDE A LETTER FROM QUESTAR APPROVING SYSTEM.
10. ALL FIELD WELDING OR TORCH WORK, WILL REQUIRE A SEPARATE "HOT WORK" PERMIT PRIOR TO BEGINNING WORK. IFC 105.6.11.
11. TOWER CRANES REQUIRE A SEPARATE PERMIT. CONTACT BUILDING DEPARTMENT FOR REQUIREMENTS.
12. EXCAVATION NOT TO EXCEED 2:1 SLOPE WITH OUT A SOILS REPORT.
13. BUILDING SHALL COMPLY WITH THE PROVISIONS IN THE (WUI) WILDLAND - URBAN INTERFACE CODE AS ADOPTED BY THE STATE OF UTAH AND AMENDED BY PARK CITY PER LMC 11-21.

1. THIS DESIGN IS AN ORIGINAL UNPUBLISHED WORK AND MAY NOT BE DUPLICATED, PUBLISHED AND/OR USED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT/ENGINEER.
2. THESE SHEETS - LISTED BY DRAWING INDEX , ALL ACCOMPANYING SPECIFICATIONS FOR MATERIALS, WORKMANSHIP QUALITY, AND NOTES HAVE BEEN PREPARED SOLELY FOR THE CONSTRUCTION AND FINISH OF PROJECT IMPROVEMENTS, COMPLETE AND READY FOR OCCUPANCY AND USE.
3. ALL WORK IS TO BE PERFORMED IN ACCORDANCE WITH PERTINENT JURISDICTIONAL CODES, RESTRICTIONS, COVENANTS, AND/OR ORDINANCES. ANY CONFLICT BETWEEN DESIGN AND REQUIREMENT SHALL BE REPORTED TO THE ARCHITECT/ENGINEER BEFORE PROCEEDING.
4. ANY AND ALL PROPOSED CHANGE, MODIFICATIONS AND/OR SUBSTITUTION SHALL BE REPORTED TO THE ARCHITECT/ENGINEER BEFORE PROCEEDING.
5. IN THE EVENT OF CONFLICT BETWEEN THE DESIGN DOCUMENTS AND/OR JURISDICTIONAL REQUIREMENTS, THE MORE RESTRICTIVE FROM THE STANDPOINT OF SAFETY AND PHYSICAL SECURITY SHALL APPLY.
6. ANY INSTALLATION, FINISH, OR COMPONENT INTENDED TO PROVIDE ENCLOSURE, WEATHER ABILITY OR APPEARANCE QUALITY SHALL BE PRODUCED AS A REPRESENTATIVE SAMPLE PRIOR TO PROCEEDING WITH COMPLETION. WORK PERFORMED WITHOUT WRITTEN APPROVAL OF SUCH SAMPLE BY THE ARCHITECT/ENGINEER SHALL BE DONE AT THE RISK OF THE CONTRACTOR. A MINIMUM OF TWO (2) WORKING DAYS NOTICE SHALL BE GIVEN.
7. ALL WORK SHALL BE INSPECTED BY GOVERNING AGENCIES IN ACCORDANCE WITH THEIR REQUIREMENTS. JURISDICTIONAL APPROVAL SHALL BE SECURED BEFORE PROCEEDING WITH WORK.
8. BUILDING DESIGN IS GENERALLY PREDICATED UPON PROVISIONS OF THE 2015 IRC AND AMENDMENTS AS MAY HAVE BEEN LOCALLY ENACTED. ALL REQUIREMENTS OF THE JURISDICTIONAL FIRE SAFETY/PREVENTION DISTRICT SHALL BE ACCOMMODATED BY THIS DESIGN AND ANY CONSEQUENT CONSTRUCTION.
9. ALL 2 1/2 lb. GAS PIPE SYSTEM METER SETS REQUIRE PRIOR APPROVAL FROM QUESTAR GAS COMPANY. PROVIDE A LETTER FROM QUESTAR APPROVING SYSTEM.
10. ALL FIELD WELDING OR TORCH WORK, WILL REQUIRE A SEPARATE "HOT WORK" PERMIT PRIOR TO BEGINNING WORK. IFC 105.6.11.
11. TOWER CRANES REQUIRE A SEPARATE PERMIT. CONTACT BUILDING DEPARTMENT FOR REQUIREMENTS.
12. EXCAVATION NOT TO EXCEED 2:1 SLOPE WITH OUT A SOILS REPORT.
13. BUILDING SHALL COMPLY WITH THE PROVISIONS IN THE (WUI) WILDLAND - URBAN INTERFACE CODE AS ADOPTED BY THE STATE OF UTAH AND AMENDED BY PARK CITY PER LMC 11-21.

1. THIS DESIGN IS AN ORIGINAL UNPUBLISHED WORK AND MAY NOT BE DUPLICATED, PUBLISHED AND/OR USED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT/ENGINEER.
2. THESE SHEETS - LISTED BY DRAWING INDEX , ALL ACCOMPANYING SPECIFICATIONS FOR MATERIALS, WORKMANSHIP QUALITY, AND NOTES HAVE BEEN PREPARED SOLELY FOR THE CONSTRUCTION AND FINISH OF PROJECT IMPROVEMENTS, COMPLETE AND READY FOR OCCUPANCY AND USE.
3. ALL WORK IS TO BE PERFORMED IN ACCORDANCE WITH PERTINENT JURISDICTIONAL CODES, RESTRICTIONS, COVENANTS, AND/OR ORDINANCES. ANY CONFLICT BETWEEN DESIGN AND REQUIREMENT SHALL BE REPORTED TO THE ARCHITECT/ENGINEER BEFORE PROCEEDING.
4. ANY AND ALL PROPOSED CHANGE, MODIFICATIONS AND/OR SUBSTITUTION SHALL BE REPORTED TO THE ARCHITECT/ENGINEER BEFORE PROCEEDING.
5. IN THE EVENT OF CONFLICT BETWEEN THE DESIGN DOCUMENTS AND/OR JURISDICTIONAL REQUIREMENTS, THE MORE RESTRICTIVE FROM THE STANDPOINT OF SAFETY AND PHYSICAL SECURITY SHALL APPLY.
6. ANY INSTALLATION, FINISH, OR COMPONENT INTENDED TO PROVIDE ENCLOSURE, WEATHER ABILITY OR APPEARANCE QUALITY SHALL BE PRODUCED AS A REPRESENTATIVE SAMPLE PRIOR TO PROCEEDING WITH COMPLETION. WORK PERFORMED WITHOUT WRITTEN APPROVAL OF SUCH SAMPLE BY THE ARCHITECT/ENGINEER SHALL BE DONE AT THE RISK OF THE CONTRACTOR. A MINIMUM OF TWO (2) WORKING DAYS NOTICE SHALL BE GIVEN.
7. ALL WORK SHALL BE INSPECTED BY GOVERNING AGENCIES IN ACCORDANCE WITH THEIR REQUIREMENTS. JURISDICTIONAL APPROVAL SHALL BE SECURED BEFORE PROCEEDING WITH WORK.
8. BUILDING DESIGN IS GENERALLY PREDICATED UPON PROVISIONS OF THE 2015 IRC AND AMENDMENTS AS MAY HAVE BEEN LOCALLY ENACTED. ALL REQUIREMENTS OF THE JURISDICTIONAL FIRE SAFETY/PREVENTION DISTRICT SHALL BE ACCOMMODATED BY THIS DESIGN AND ANY CONSEQUENT CONSTRUCTION.
9. ALL 2 1/2 lb. GAS PIPE SYSTEM METER SETS REQUIRE PRIOR APPROVAL FROM QUESTAR GAS COMPANY. PROVIDE A LETTER FROM QUESTAR APPROVING SYSTEM.
10. ALL FIELD WELDING OR TORCH WORK, WILL REQUIRE A SEPARATE "HOT WORK" PERMIT PRIOR TO BEGINNING WORK. IFC 105.6.11.
11. TOWER CRANES REQUIRE A SEPARATE PERMIT. CONTACT BUILDING DEPARTMENT FOR REQUIREMENTS.
12. EXCAVATION NOT TO EXCEED 2:1 SLOPE WITH OUT A SOILS REPORT.
13. BUILDING SHALL COMPLY WITH THE PROVISIONS IN THE (WUI) WILDLAND - URBAN INTERFACE CODE AS ADOPTED BY THE STATE OF UTAH AND AMENDED BY PARK CITY PER LMC 11-21.

1. THIS DESIGN IS AN ORIGINAL UNPUBLISHED WORK AND MAY NOT BE DUPLICATED, PUBLISHED AND/OR USED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT/ENGINEER.
2. THESE SHEETS - LISTED BY DRAWING INDEX , ALL ACCOMPANYING SPECIFICATIONS FOR MATERIALS, WORKMANSHIP QUALITY, AND NOTES HAVE BEEN PREPARED SOLELY FOR THE CONSTRUCTION AND FINISH OF PROJECT IMPROVEMENTS, COMPLETE AND READY FOR OCCUPANCY AND USE.
3. ALL WORK IS TO BE PERFORMED IN ACCORDANCE WITH PERTINENT JURISDICTIONAL CODES, RESTRICTIONS, COVENANTS, AND/OR ORDINANCES. ANY CONFLICT BETWEEN DESIGN AND REQUIREMENT SHALL BE REPORTED TO THE ARCHITECT/ENGINEER BEFORE PROCEEDING.
4. ANY AND ALL PROPOSED CHANGE, MODIFICATIONS AND/OR SUBSTITUTION SHALL BE REPORTED TO THE ARCHITECT/ENGINEER BEFORE PROCEEDING.
5. IN THE EVENT OF CONFLICT BETWEEN THE DESIGN DOCUMENTS AND/OR JURISDICTIONAL REQUIREMENTS, THE MORE RESTRICTIVE FROM THE STANDPOINT OF SAFETY AND PHYSICAL SECURITY SHALL APPLY.
6. ANY INSTALLATION, FINISH, OR COMPONENT INTENDED TO PROVIDE ENCLOSURE, WEATHER ABILITY OR APPEARANCE QUALITY SHALL BE PRODUCED AS A REPRESENTATIVE SAMPLE PRIOR TO PROCEEDING WITH COMPLETION. WORK PERFORMED WITHOUT WRITTEN APPROVAL OF SUCH SAMPLE BY THE ARCHITECT/ENGINEER SHALL BE DONE AT THE RISK OF THE CONTRACTOR. A MINIMUM OF TWO (2) WORKING DAYS NOTICE SHALL BE GIVEN.
7. ALL WORK SHALL BE INSPECTED BY GOVERNING AGENCIES IN ACCORDANCE WITH THEIR REQUIREMENTS. JURISDICTIONAL APPROVAL SHALL BE SECURED BEFORE PROCEEDING WITH WORK.
8. BUILDING DESIGN IS GENERALLY PREDICATED UPON PROVISIONS OF THE 2015 IRC AND AMENDMENTS AS MAY HAVE BEEN LOCALLY ENACTED. ALL REQUIREMENTS OF THE JURISDICTIONAL FIRE SAFETY/PREVENTION DISTRICT SHALL BE ACCOMMODATED BY THIS DESIGN AND ANY CONSEQUENT CONSTRUCTION.
9. ALL 2 1/2 lb. GAS PIPE SYSTEM METER SETS REQUIRE PRIOR APPROVAL FROM QUESTAR GAS COMPANY. PROVIDE A LETTER FROM QUESTAR APPROVING SYSTEM.
10. ALL FIELD WELDING OR TORCH WORK, WILL REQUIRE A SEPARATE "HOT WORK" PERMIT PRIOR TO BEGINNING WORK. IFC 105.6.11.
11. TOWER CRANES REQUIRE A SEPARATE PERMIT. CONTACT BUILDING DEPARTMENT FOR REQUIREMENTS.
12. EXCAVATION NOT TO EXCEED 2:1 SLOPE WITH OUT A SOILS REPORT.
13. BUILDING SHALL COMPLY WITH THE PROVISIONS IN THE (WUI) WILDLAND - URBAN INTERFACE CODE AS ADOPTED BY THE STATE OF UTAH AND AMENDED BY PARK CITY PER LMC 11-21.

7. ALL WORK SHALL BE INSPECTED BY GOVERNING AGENCIES IN ACCORDANCE WITH THEIR REQUIREMENTS. JURISDICTIONAL APPROVAL SHALL BE SECURED BEFORE PROCEEDING WITH WORK.
8. BUILDING DESIGN IS GENERALLY PREDICATED UPON PROVISIONS OF THE 2015 IRC AND AMENDMENTS AS MAY HAVE BEEN LOCALLY ENACTED. ALL REQUIREMENTS OF THE JURISDICTIONAL FIRE SAFETY/PREVENTION DISTRICT SHALL BE ACCOMMODATED BY THIS DESIGN AND ANY CONSEQUENT CONSTRUCTION.
9. ALL 2 1/2 IN. GAS PIPE SYSTEM METER SETS REQUIRES PRIOR APPROVAL FROM QUESTAR GAS COMPANY. PROVIDE A LETTER FROM QUESTAR APPROVING SYSTEM.
10. ALL FIELD WELDING OR TORCH WORK, WILL REQUIRE A SEPARATE "HOT WORK" PERMIT PRIOR TO BEGINNING WORK. IFC 105.6.11.
11. TOWER CRANES REQUIRE A SEPARATE PERMIT. CONTACT BUILDING DEPARTMENT FOR REQUIREMENTS.
12. EXCAVATION NOT TO EXCEED 2:1 SLOPE WITH OUT A SOILS REPORT.
13. BUILDING SHALL COMPLY WITH THE PROVISIONS IN THE (WUJ) WILDLAND - URBAN INTERFACE CODE AS ADOPTED BY THE STATE OF UTAH AND AMENDED BY PARK CITY PER LMC 11-21.

7. ALL WORK SHALL BE INSPECTED BY GOVERNING AGENCIES IN ACCORDANCE WITH THEIR REQUIREMENTS. JURISDICTIONAL APPROVAL SHALL BE SECURED BEFORE PROCEEDING WITH WORK.
8. BUILDING DESIGN IS GENERALLY PREDICATED UPON PROVISIONS OF THE 2015 IRC AND AMENDMENTS AS MAY HAVE BEEN LOCALLY ENACTED. ALL REQUIREMENTS OF THE JURISDICTIONAL FIRE SAFETY/PREVENTION DISTRICT SHALL BE ACCOMMODATED BY THIS DESIGN AND ANY CONSEQUENT CONSTRUCTION.
9. ALL 2 1/2 IN. GAS PIPE SYSTEM METER SETS REQUIRES PRIOR APPROVAL FROM QUESTAR GAS COMPANY. PROVIDE A LETTER FROM QUESTAR APPROVING SYSTEM.
10. ALL FIELD WELDING OR TORCH WORK, WILL REQUIRE A SEPARATE "HOT WORK" PERMIT PRIOR TO BEGINNING WORK. IFC 105.6.11.
11. TOWER CRANES REQUIRE A SEPARATE PERMIT. CONTACT BUILDING DEPARTMENT FOR REQUIREMENTS.
12. EXCAVATION NOT TO EXCEED 2:1 SLOPE WITH OUT A SOILS REPORT.
13. BUILDING SHALL COMPLY WITH THE PROVISIONS IN THE (WUJ) WILDLAND - URBAN INTERFACE CODE AS ADOPTED BY THE STATE OF UTAH AND AMENDED BY PARK CITY PER LMC 11-21.

7. ALL WORK SHALL BE INSPECTED BY GOVERNING AGENCIES IN ACCORDANCE WITH THEIR REQUIREMENTS. JURISDICTIONAL APPROVAL SHALL BE SECURED BEFORE PROCEEDING WITH WORK.
8. BUILDING DESIGN IS GENERALLY PREDICATED UPON PROVISIONS OF THE 2015 IRC AND AMENDMENTS AS MAY HAVE BEEN LOCALLY ENACTED. ALL REQUIREMENTS OF THE JURISDICTIONAL FIRE SAFETY/PREVENTION DISTRICT SHALL BE ACCOMMODATED BY THIS DESIGN AND ANY CONSEQUENT CONSTRUCTION.
9. ALL 2 1/2 IN. GAS PIPE SYSTEM METER SETS REQUIRES PRIOR APPROVAL FROM QUESTAR GAS COMPANY. PROVIDE A LETTER FROM QUESTAR APPROVING SYSTEM.
10. ALL FIELD WELDING OR TORCH WORK, WILL REQUIRE A SEPARATE "HOT WORK" PERMIT PRIOR TO BEGINNING WORK. IFC 105.6.11.
11. TOWER CRANES REQUIRE A SEPARATE PERMIT. CONTACT BUILDING DEPARTMENT FOR REQUIREMENTS.
12. EXCAVATION NOT TO EXCEED 2:1 SLOPE WITH OUT A SOILS REPORT.
13. BUILDING SHALL COMPLY WITH THE PROVISIONS IN THE (WUJ) WILDLAND - URBAN INTERFACE CODE AS ADOPTED BY THE STATE OF UTAH AND AMENDED BY PARK CITY PER LMC 11-21.

7. ALL WORK SHALL BE INSPECTED BY GOVERNING AGENCIES IN ACCORDANCE WITH THEIR REQUIREMENTS. JURISDICTIONAL APPROVAL SHALL BE SECURED BEFORE PROCEEDING WITH WORK.
8. BUILDING DESIGN IS GENERALLY PREDICATED UPON PROVISIONS OF THE 2015 IRC AND AMENDMENTS AS MAY HAVE BEEN LOCALLY ENACTED. ALL REQUIREMENTS OF THE JURISDICTIONAL FIRE SAFETY/PREVENTION DISTRICT SHALL BE ACCOMMODATED BY THIS DESIGN AND ANY CONSEQUENT CONSTRUCTION.
9. ALL 2 1/2 IN. GAS PIPE SYSTEM METER SETS REQUIRES PRIOR APPROVAL FROM QUESTAR GAS COMPANY. PROVIDE A LETTER FROM QUESTAR APPROVING SYSTEM.
10. ALL FIELD WELDING OR TORCH WORK, WILL REQUIRE A SEPARATE "HOT WORK" PERMIT PRIOR TO BEGINNING WORK. IFC 105.6.11.
11. TOWER CRANES REQUIRE A SEPARATE PERMIT. CONTACT BUILDING DEPARTMENT FOR REQUIREMENTS.
12. EXCAVATION NOT TO EXCEED 2:1 SLOPE WITH OUT A SOILS REPORT.
13. BUILDING SHALL COMPLY WITH THE PROVISIONS IN THE (WUJ) WILDLAND - URBAN INTERFACE CODE AS ADOPTED BY THE STATE OF UTAH AND AMENDED BY PARK CITY PER LMC 11-21.

7. ALL WORK SHALL BE INSPECTED BY GOVERNING AGENCIES IN ACCORDANCE WITH THEIR REQUIREMENTS. JURISDICTIONAL APPROVAL SHALL BE SECURED BEFORE PROCEEDING WITH WORK.
8. BUILDING DESIGN IS GENERALLY PREDICATED UPON PROVISIONS OF THE 2015 IRC AND AMENDMENTS AS MAY HAVE BEEN LOCALLY ENACTED. ALL REQUIREMENTS OF THE JURISDICTIONAL FIRE SAFETY/PREVENTION DISTRICT SHALL BE ACCOMMODATED BY THIS DESIGN AND ANY CONSEQUENT CONSTRUCTION.
9. ALL 2 1/2 IN. GAS PIPE SYSTEM METER SETS REQUIRES PRIOR APPROVAL FROM QUESTAR GAS COMPANY. PROVIDE A LETTER FROM QUESTAR APPROVING SYSTEM.
10. ALL FIELD WELDING OR TORCH WORK, WILL REQUIRE A SEPARATE "HOT WORK" PERMIT PRIOR TO BEGINNING WORK. IFC 105.6.11.
11. TOWER CRANES REQUIRE A SEPARATE PERMIT. CONTACT BUILDING DEPARTMENT FOR REQUIREMENTS.
12. EXCAVATION NOT TO EXCEED 2:1 SLOPE WITH OUT A SOILS REPORT.
13. BUILDING SHALL COMPLY WITH THE PROVISIONS IN THE (WUJ) WILDLAND - URBAN INTERFACE CODE AS ADOPTED BY THE STATE OF UTAH AND AMENDED BY PARK CITY PER LMC 11-21.

7. ALL WORK SHALL BE INSPECTED BY GOVERNING AGENCIES IN ACCORDANCE WITH THEIR REQUIREMENTS. JURISDICTIONAL APPROVAL SHALL BE SECURED BEFORE PROCEEDING WITH WORK.
8. BUILDING DESIGN IS GENERALLY PREDICATED UPON PROVISIONS OF THE 2015 IRC AND AMENDMENTS AS MAY HAVE BEEN LOCALLY ENACTED. ALL REQUIREMENTS OF THE JURISDICTIONAL FIRE SAFETY/PREVENTION DISTRICT SHALL BE ACCOMMODATED BY THIS DESIGN AND ANY CONSEQUENT CONSTRUCTION.
9. ALL 2 1/2 IN. GAS PIPE SYSTEM METER SETS REQUIRES PRIOR APPROVAL FROM QUESTAR GAS COMPANY. PROVIDE A LETTER FROM QUESTAR APPROVING SYSTEM.
10. ALL FIELD WELDING OR TORCH WORK, WILL REQUIRE A SEPARATE "HOT WORK" PERMIT PRIOR TO BEGINNING WORK. IFC 105.6.11.
11. TOWER CRANES REQUIRE A SEPARATE PERMIT. CONTACT BUILDING DEPARTMENT FOR REQUIREMENTS.
12. EXCAVATION NOT TO EXCEED 2:1 SLOPE WITH OUT A SOILS REPORT.
13. BUILDING SHALL COMPLY WITH THE PROVISIONS IN THE (WUJ) WILDLAND - URBAN INTERFACE CODE AS ADOPTED BY THE STATE OF UTAH AND AMENDED BY PARK CITY PER LMC 11-21.

Jonathan DeGray
Architect
P.O. Box 1674, 614 Main Street, Suite 302, Park City,
Utah 84060 Tel. 435-649-7263,
E-mail: degrayarch@questoffice.net

Jonathan DeGray
Architect
P.O. Box 1674, 614 Main Street, Suite 302, Park City,
Utah 84060 Tel. 435-649-7263,
E-mail: degrayarch@questoffice.net

PROJECT DESCRIPTION:
Cardinal Park Plat Amended CPPA-3
560 Park Avenue
Park City, Ut 84060

PROJECT DESCRIPTION:
Cardinal Park Plat Amended CPPA-3
560 Park Avenue
Park City, Ut 84060

COVER SHEET

REVISIONS:

DATE:
2/13/2024 9:57:34 PM

PROJECT NUMBER:
Rossie Hill

SHEET NUMBER:

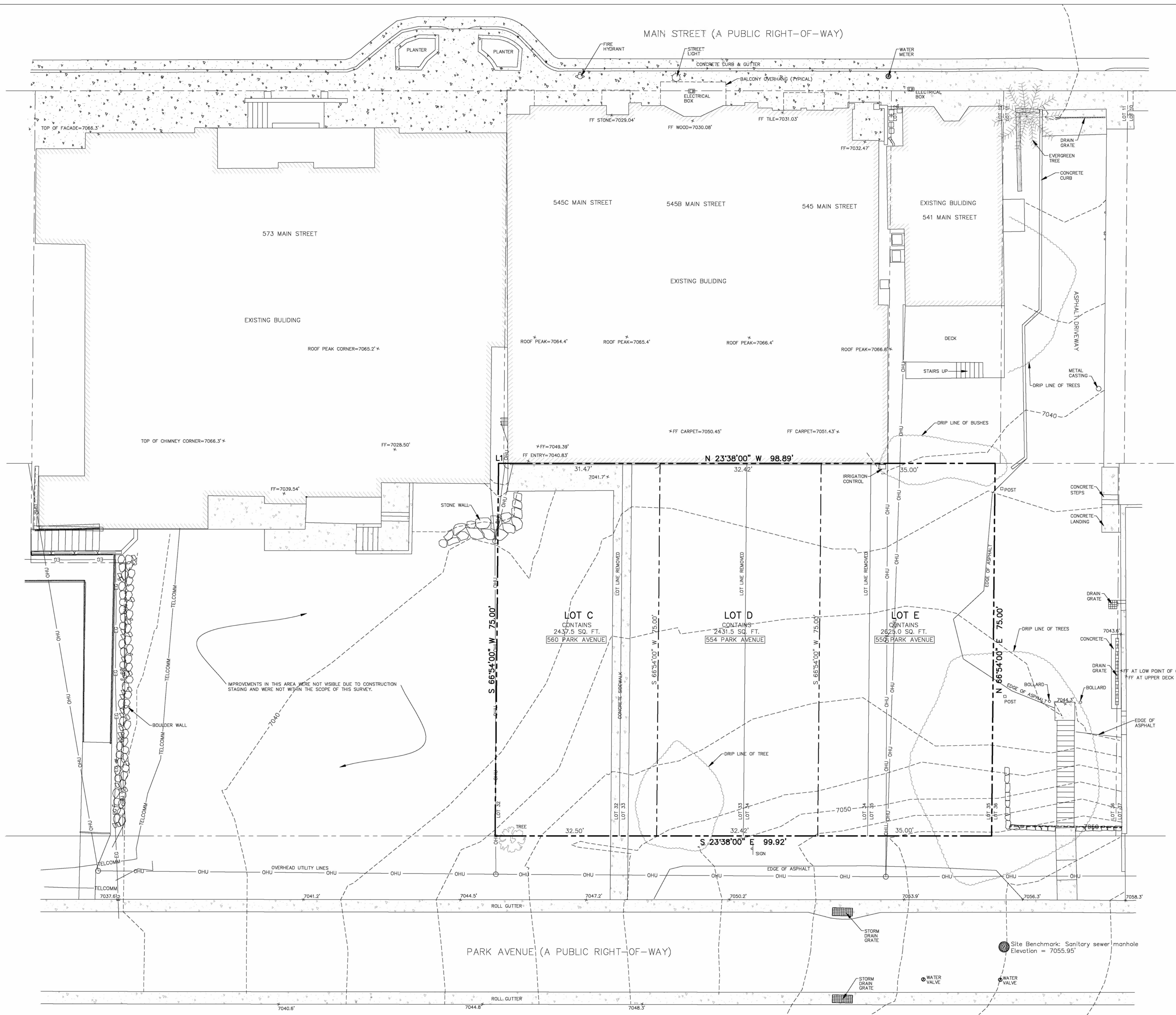
A0.0

Page 16 of 14

SHEET NUMBER:

A0.0

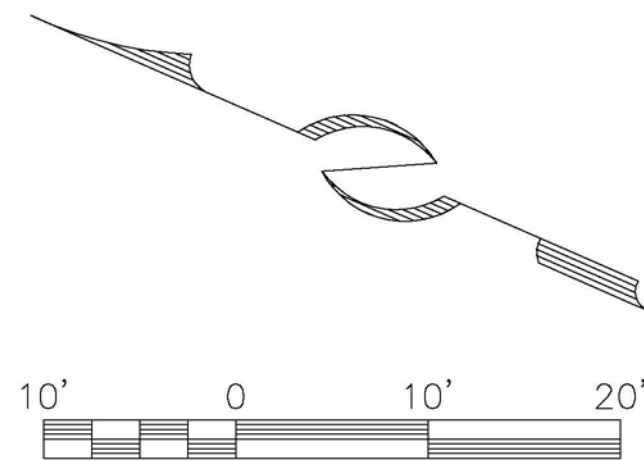
Page 16 of 14



NOTES

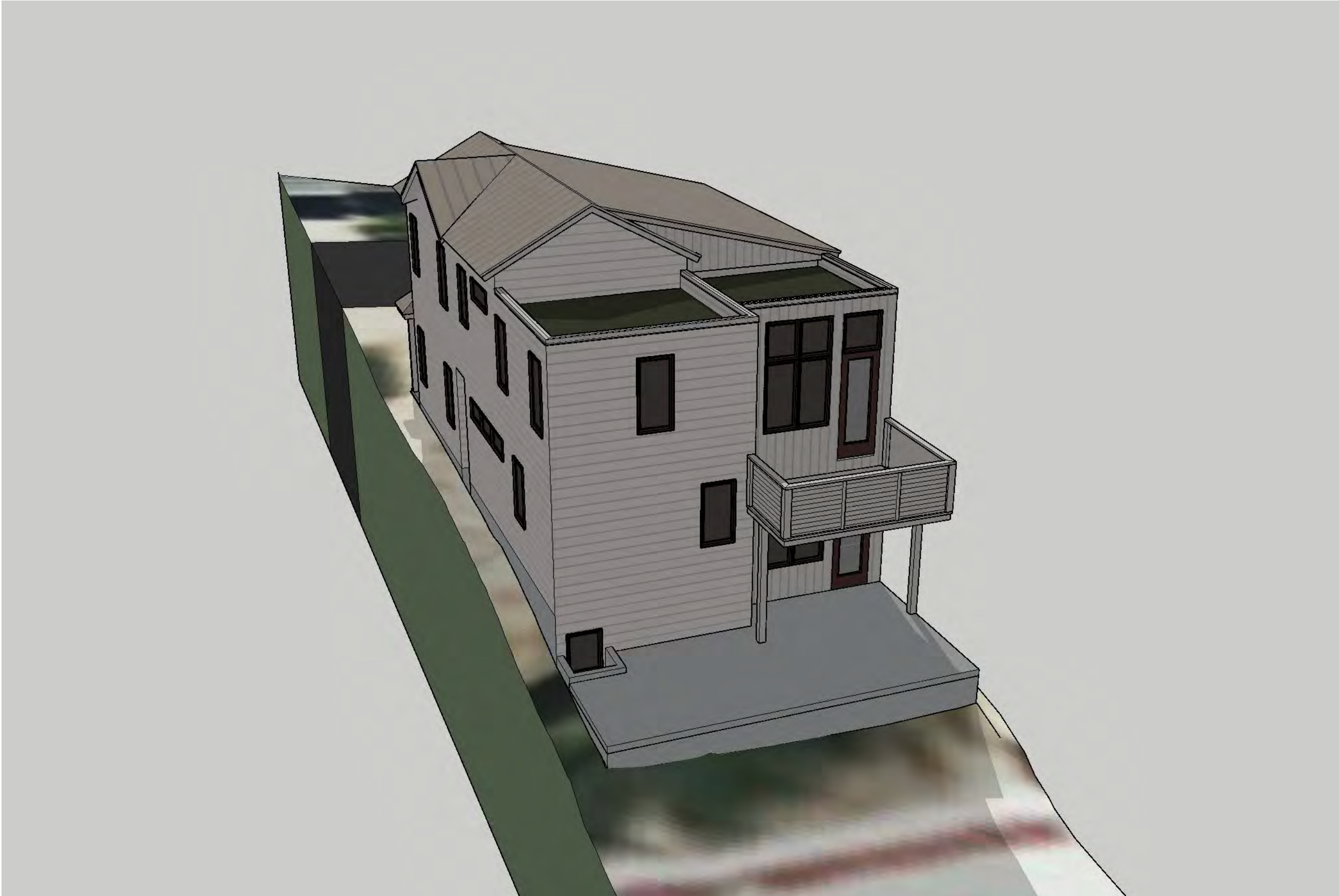
1. Site Benchmark: Sanitary sewer manhole
Elevation=7055.95'
2. The architect is responsible for verifying building setbacks, zoning requirements and building heights.
3. This topographic map is based on a field survey performed on December 3, 2012.
4. Property corners were set or found during a survey performed February 14, 2012.
5. Snow coverage at the time of the survey was approximately 0" to 6"
As a result, actual elevations may vary from elevations shown on this survey. In addition, monuments, improvements and/or conditions may exist which are not shown on this survey.

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 23°48'44" W	1.03



 CONSULTING ENGINEERS LAND PLANNERS SURVEYORS 323 Main Street P.O. Box 2664 Park City, Utah 84060-2664	(435) 649-9467	STAFF: MARSHALL KING MARTY MORRISON HARRISON HOLLEY	TOPOGRAPHIC MAP APRIL INN RESIDENTIAL PARKING PROPOSAL FOR: 545 MAIN STREET HOLDINGS, LLC JOB NO.: 1-3-14 FILE: X:\ParkCitySurvey\dwg\srvt\topo2014\010314-april-parking.dwg	SHEET 1 OF 1
	DATE: 8/21/14			

THE GRAPHIC MATERIAL AND DESIGN ON THIS SHEET ARE INSTRUMENTS OF SERVICE AND REMAIN AT ALL TIMES THE PROPERTY OF JONATHAN DEGRAY. ARCHITECT P.C. REPRODUCTION OR REUSE OF THE MATERIAL AND DESIGN CONTAINED HEREIN IS PROHIBITED WITHOUT THE WRITTEN CONSENT OF JONATHAN DEGRAY. ARCHITECT P.C. VIOLATORS WILL BE PROSECUTED TO THE FULLEST EXTENT OF THE LAW.
JONATHAN DEGRAY ARCHITECT P.C. ALL RIGHTS RESERVED



Jonathan DeGray
A r c h i t e c t

P.O. Box 1674, 614 Main Street, Suite 302, Park City, Utah 84060
Tel. 435-649-7263, E-mail: degrayarcl@qwestoffice.net

560 Park Avenue
PARK CITY, UTAH 84060

PROJECT DESCRIPTION:

SHEET DESCRIPTION:

REVISIONS:

DATE:

PROJECT NUMBER:

SHEET NUMBER:

BIRDSEYE IMAGES

3D.1

SITE PLAN NOTES:

2. STABILIZATION CONSTRUCTION ENTRANCE FOR A MINIMUM OF 50' FROM ROADWAY, A FILTER FABRIC SHALL BE INSTALLED OVER A COMPACTED SUBGRADE. A 6" LAYER OF 1"-2" AGGREGATE SHALL BE PLACED OVER THIS MEMBRANE. DAILY INSPECTION FOR SEDIMENT BUILD UP AND/OR LOSS OF GRAVEL WILL BE ENFORCED, AND REMEDIED AT ONCE.

3.SNOW REMOVAL SNOW PLOWED FROM DRIVE SHALL NOT BE PUSHED ONTO THE STREET.

1. DRAINAGE TO COMPLY WITH IRC CHAPTER 4

1. DRAINAGE TO COMPLY WITH IRC CHAPTER 4
2. MAXIMUM ALTERED SLOPES AT 2:1.
3. MINIMUM SLOPE FOR DRAINAGE = 2%.
4. DRAIN AWAY FROM BUILDING.
5. CONTAIN DRAINAGE ON PROPERTY.
6. BOULDER RETAINING WALLS NOT TO EXCEED 4'-0" EXPOSED HEIGHT.
7. EXCAVATION NOT TO EXCEED 2:1 SLOPE WITH OUT A SOILS REPORT.

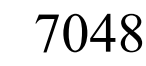
1. ALL UTILITY LINES TO BE UNDERGROUND.
2. ABOVE GRADE UTILITY BOX TO BE IN SCREENED LOCATION.

	WATER SERVICE LID
	UTILITY POLE
	SEWER MANHOLE
	ELECTRIC METER BOX
	GAS METER
	STORM DRAIN MANHOLE
	SEWER CLEAN OUT
	WATER METER
	ROAD SIGNAGE
	LOD FENCE
	SURFACE DRAINAGE FLOW
	EXISTING CONTOUR LINE
	NEW CONTOUR LINE
	WATER LINE
	SEWER LINE
	GAS LINE
	OVERHEAD UTILITY LINE
	FOUNDATION DRAIN LINE
	FIRE HYDRANT

NOTE:

1. SWPPP SIGN AND SWPPP DOCUMENT MUST BE ON SITE DURING CONSTRUCTION.
2. DOWNSTREAM SEDIMENT TRAPS NEED TO EXTEND UP BOTH SIDES FAR ENOUGH TO PREVENT OFFSITE DESPOSITION. FIELD VERIFY.

LOD DISTURBED AREA: 1875 S/F



Architectural Site Plan

$$1/4'' = 1'-0''$$

PROJECT DESCRIPTION:
Cardinal Park Plat Amended CPPA-3

HEET DESCRIPTION:
ARCHITECTURAL SITE PLAN

REVISIONS:

DATE:
2/13/2024 9:57:35 PM

PROJECT NUMBER:
Rossie Hill

SHEET NUMBER:

A0.1

THE GRAPHIC MATERIAL AND DESIGN ON THIS SHEET ARE INSTRUMENTS OF SERVICE
JONATHAN DEGRAY - ARCHITECT P.C. ALL RIGHTS RESERVED


$$1/4'' = 1'-0''$$

NATIVE GRASS SEED MIX

The seed mix shall be utilized in areas specified for native grasses. This mixture shall be applied at a sufficient rate so that germination and subsequent coverage reaches 80% in representative 10'x10' area. If coverage does not reach 80% reseedling must occur. Apply at a rate of 80 lbs./acre on the following percentages:

20% Crested Wheatgrass, 10% Streambank Wheatgrass, 20% Pubescent Wheatgrass, 15% Perennial Ryegrass, 15% Mountain Bromegrass, 10% Indian Bluegrass, 10% Alpine Bluegrass.

* In addition, add 10 lbs./acre each of *Linum lewisii* and *Penstemon Eatoni* with native grass seed mixture.

1. CONTRACTOR TO VERIFY LOCATION OF ALL UTILITIES PRIOR TO INITIATION OF EXCAVATION OR PLANTING OPERATIONS
2. ANY DAMAGE TO EXISTING UTILITIES ON SITE OR ADJACENT PROPERTY SHALL BE CONTRACTORS RESPONSIBILITY.
3. ALL PLANT MATERIAL SHALL CONFORM TO CURRENT AMERICAN ASSOCIATION OF NURSERYMAN'S STANDARD SPECIFICATIONS.
4. ALL PLANT MATERIAL SHALL BE INSTALLED AS PER DRAWINGS, DETAILS, AND SPECIFICATIONS.
5. CONTRACTOR SHALL VERIFY ALL QUANTITIES. IN CASE OF A DISCREPANCY, THE ILLUSTRATED LOCATIONS SHALL DICTATE COUNT.
6. CONTRACTOR SHALL COORDINATE ALL PLANTING WITH IRRIGATION CONTRACTOR, AS NEEDED.
7. IN THE EVENT OF A DISCREPANCY NOTIFY THE ARCHITECT OR OWNER IMMEDIATELY.
8. NO SUBSTITUTIONS SHALL BE ALLOWED WITHOUT WRITTEN PERMISSION OF THE ARCHITECT OR OWNER.
9. SHRUB BEDS SHALL RECEIVE 6" OF TOPSOIL.
10. ALL SHRUB BEDS SHALL HAVE 3" OF DECOMPOSED BARK MULCH INSTALLED.
11. SHRUB BED EDGING SHALL BE PRESSURE TREATED WOOD OR "Trex" EDGING. IT SHALL SEPARATE ALL SHRUB BEDS/ NATIVE GRASS LOCATIONS.
12. ALL PLANTS AND ALL PLANT STAKES SHALL BE SET PLUMB.
13. ALL ROOT WRAPPING MATERIAL MADE OF SYNTHETICS OR PLASTICS SHALL BE REMOVED AT TIME OF PLANTING AND PROPERLY DISCARDED.
14. NO BARE ROOT STOCK SHALL BE USED.

SHEET DESCRIPTION:

DATE:
2/13/2024 9:57:36 PM

PROJECT NUMBER
Rossie Hill

SHEET NUMBER:

Page 20 of 110

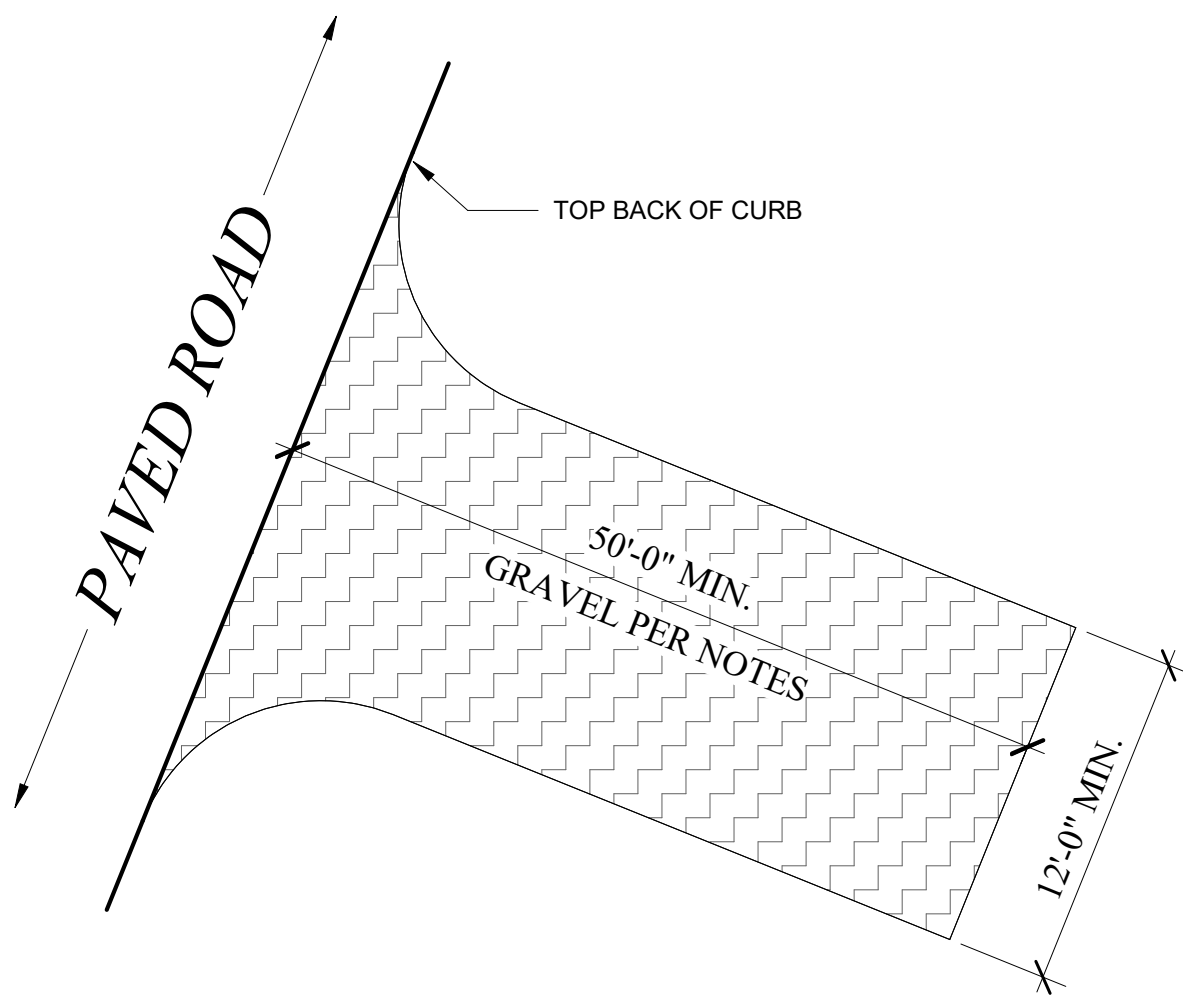
P.O. Box 1674, 614 Main Street, Suite 302, Park City,
Utah 84060 Tel. 435-649-7263,
E-mail: degrayarch@qwestoffice.net

LEGEND AND APPROVED PARTS LIST			
ITEM	DESCRIPTION	ACCEPTABLE MANUFACTURER	MODELS
(1)	5" DIA. MANHOLE, PRECAST CONCRETE ECCENTRIC CONE AND WALL SECTIONS		ASTM C 478
(2)	METER VAULT FRAME AND COVER (STD. PLAN 529)		
(3)	POLYPROPYLENE ENCASED GRADE 60 STEEL STEPS AT 13" C-C, 13-1/2" TREAD WIDTH	M.A. INDUSTRIES OR APP'VD EQ.	PS2-PDFD
(4)	2" CURB VALVE, F.I.P. x CTS	MUELLER	B-25172N
(5)	2" DIA. BRASS NIPPLE x 4" LENGTH, M.I.P.		
(6)	2" BRONZE UNION, F.I.P., THREADED		
(7)	1-1/2" BRASS NIPPLE x 4" LENGTH, 2" x 1-1/2" BRONZE BELL REDUCER, AND 1-1/2" CLOSE BRASS NIPPLE (1-1/2" YOKE ONLY)		
(8)	1-1/2" METER YOKE COMMERCIAL SERVICE: WITH BYPASS RESIDENTIAL SERVICE: WITHOUT BYPASS IRRIGATION SERVICE: WITHOUT BYPASS	MUELLER	1-1/2"x15" B2423-2-01N (WITH BYPASS) 1-1/2"x15" B2422-2N (WITHOUT BYPASS)
		FORD	1-1/2" VBHH76-15B-11-66-NL (WITH BYPASS) 1-1/2" VBHH76-15-11-66-NL (WITHOUT BYPASS)
	2" METER YOKE COMMERCIAL SERVICE: WITH BYPASS RESIDENTIAL SERVICE: WITHOUT BYPASS IRRIGATION SERVICE: WITHOUT BYPASS	MUELLER	2"x15" B2423-2-01N (WITH BYPASS) 2"x15" B2422-2N (WITHOUT BYPASS)
		FORD	2" VBHH77-15B-11-77-NL (WITH BYPASS) 2" VBHH77-15-11-77-NL (WITHOUT BYPASS)
(9)	2" CONNECTION, F.I.P. x CTS AND 2" BRASS NIPPLE x 4" LENGTH (OUTLET); 1-1/2" YOKE ONLY: ADD 2"x1-1/2" BRONZE BELL REDUCER AND 1-1/2" CLOSE BRASS NIPPLE	MUELLER	H-15451N
		FORD	C-14-66-G-NL
(10)	METER, SUPPLIED AND INSTALLED BY PCMC		
(11)	PIPE SUPPORTS (4) 16"x8"x8" CMU BLOCK, (2) METER SUPPORT RODS, GALVANIZED		
(12)	MXU AND WIRING, SUPPLIED AND INSTALLED BY PCMC		
(13)	MXU REMOTE LOCATION CONDUIT WITH END CAPS, SCH 40 PVC (STD. PLAN 531)		
(14)	END CAP AND MARKER, CTS x F.I.P., (OUTLET)		H-15451N AND H-10035N

DETAIL NOTES

- LOCATE METER VAULT PER APPROVED PLANS AND SET METER BOX PLUMB
- SST INSERT STIFFENERS REQUIRED ON ALL CTS TUBING CONNECTIONS

 PARK CITY MUNICIPAL CORPORATION WATER	DATE 3/2014	1-1/2" and 2" SINGLE METER OUTSIDE SETTING	STD. PLAN
	REV.		524 S



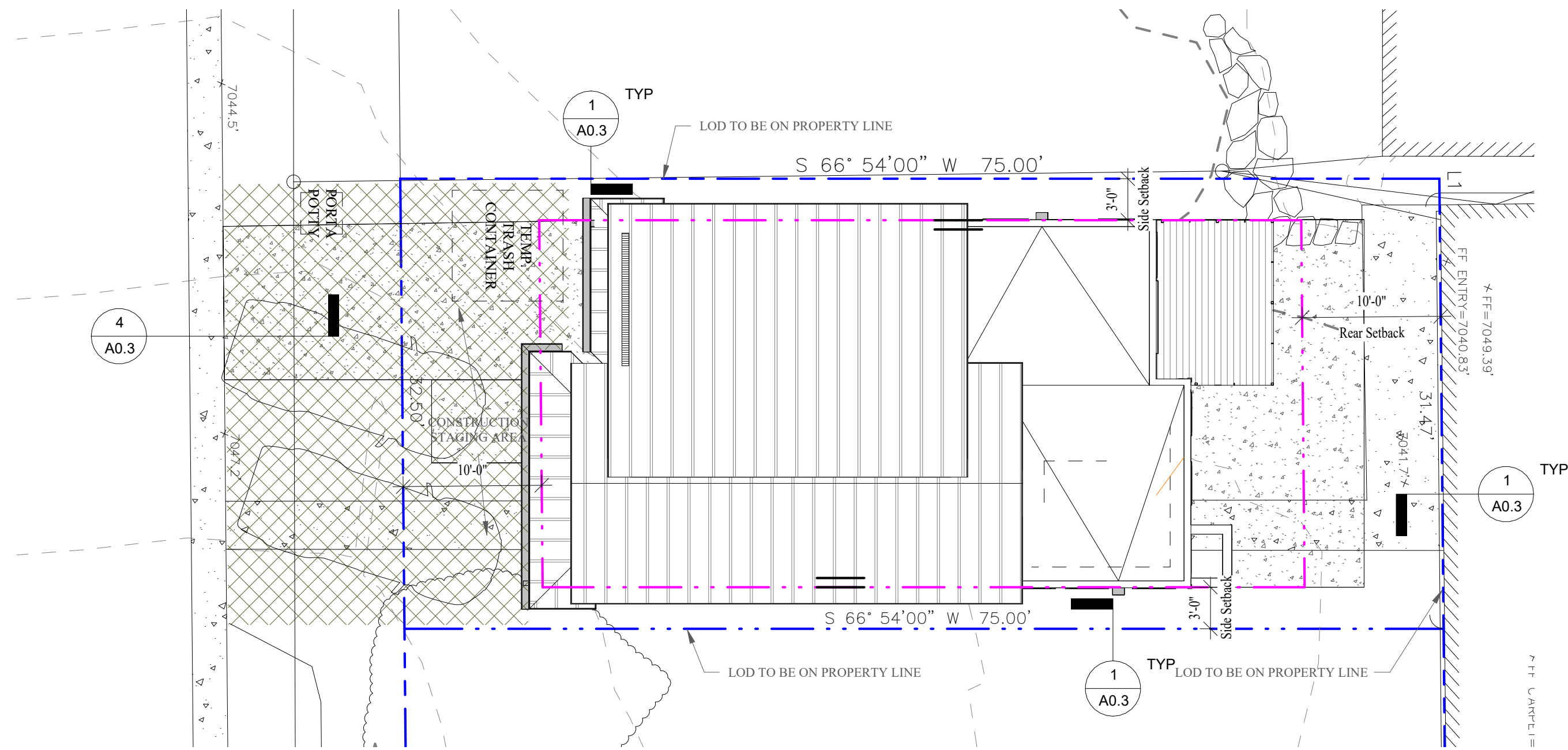
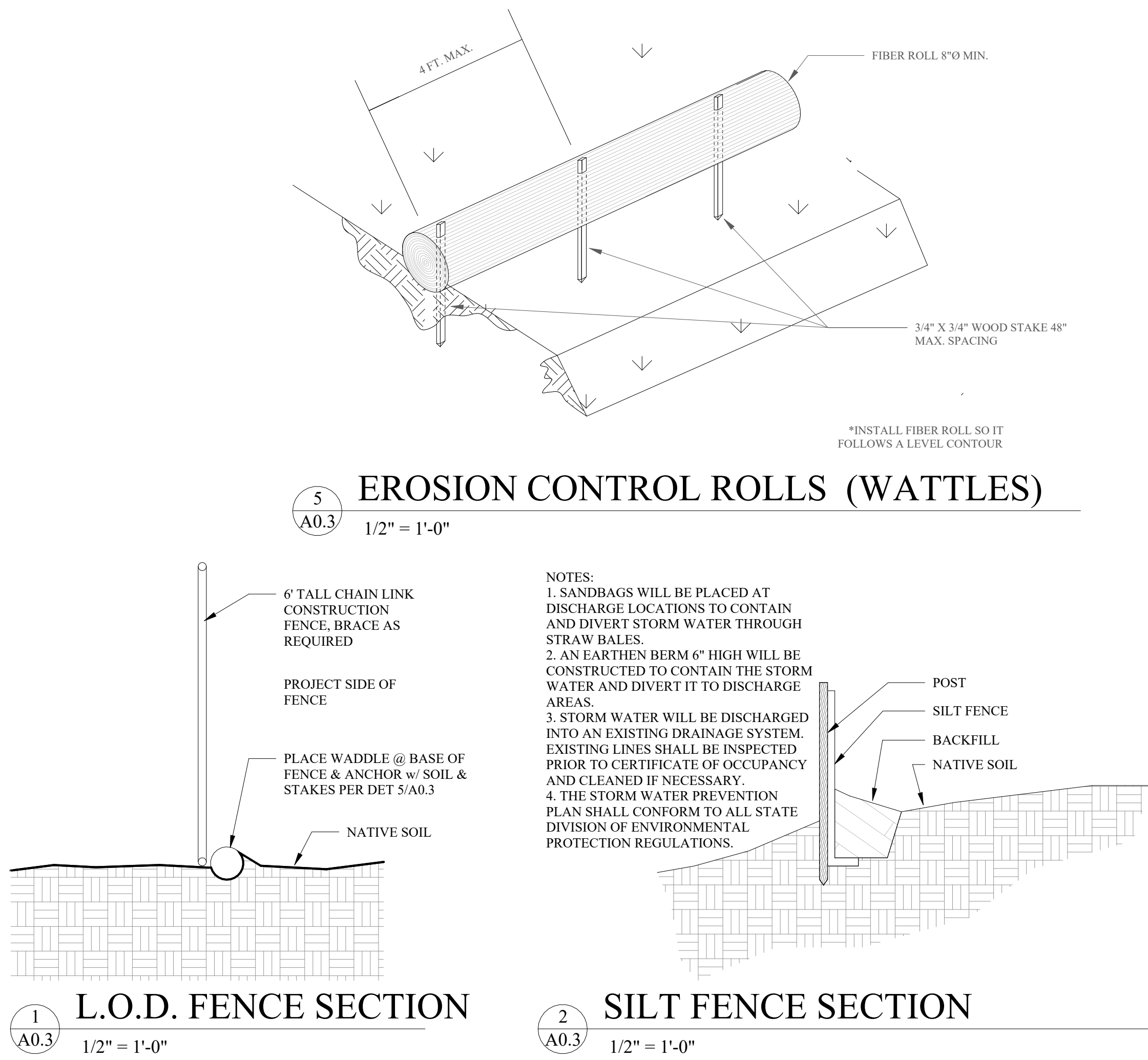
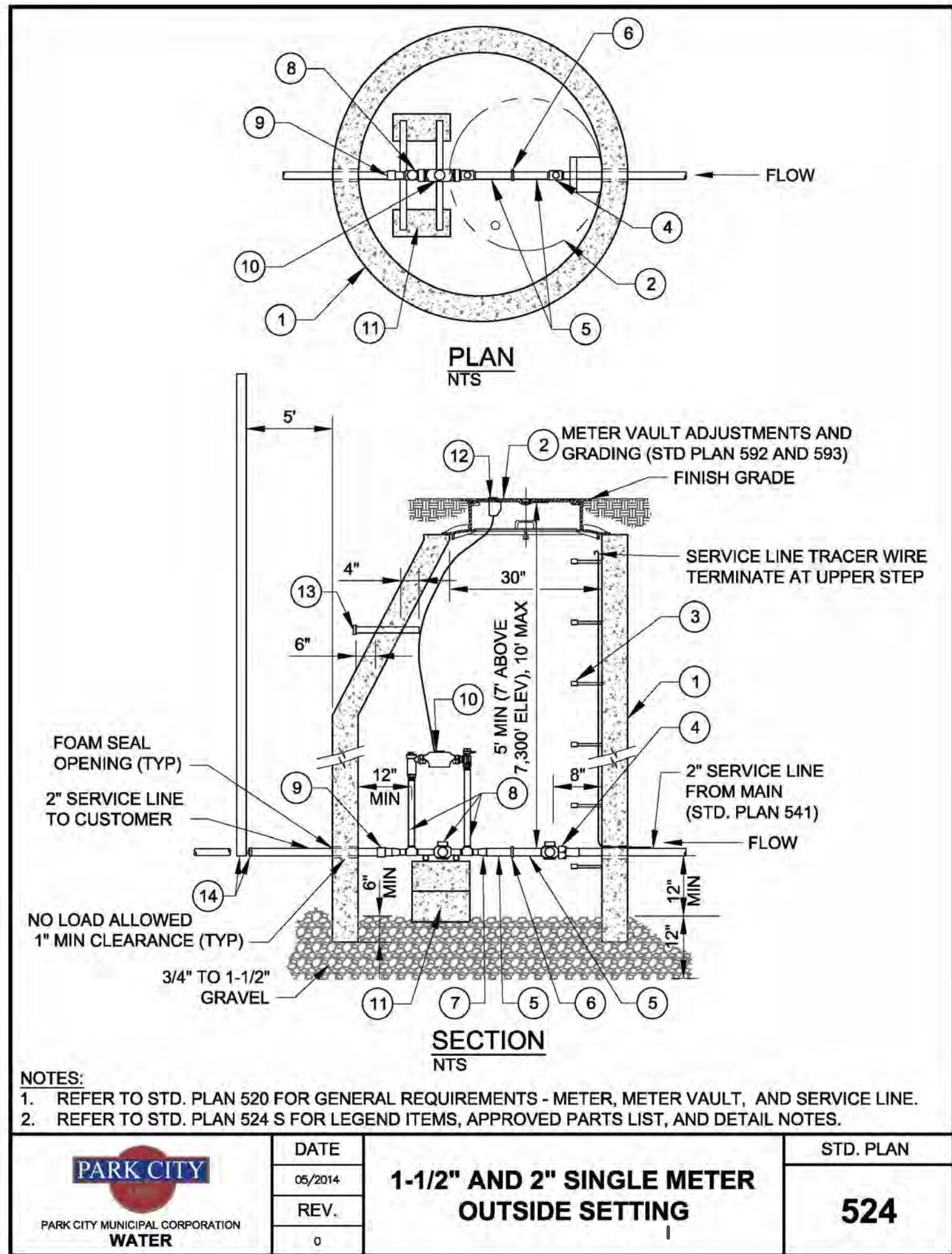
INSTALLATION:

1. PLACE COARSE AGGREGATE 1" TO 2 1/2" SIZE TO A MIN. DEPTH OF 4" AND WIDTH x LENGTH = MIN. 12' X 50'
2. CLEAR AND GRUB AREA AND GRADE TO PROVIDE SLOPE SHOWN OF DRIVEWAY. IF ADJACENT TO WATERWAY USE MAX. SLOPE OF 2%.
3. COMPACT SUB GRADE AND PLACE FILTER PLACE FILTER FABRIC BENEATH AGGREGATE IF PROJECT HAS A DURATION OF 3 MONTHS OR MORE

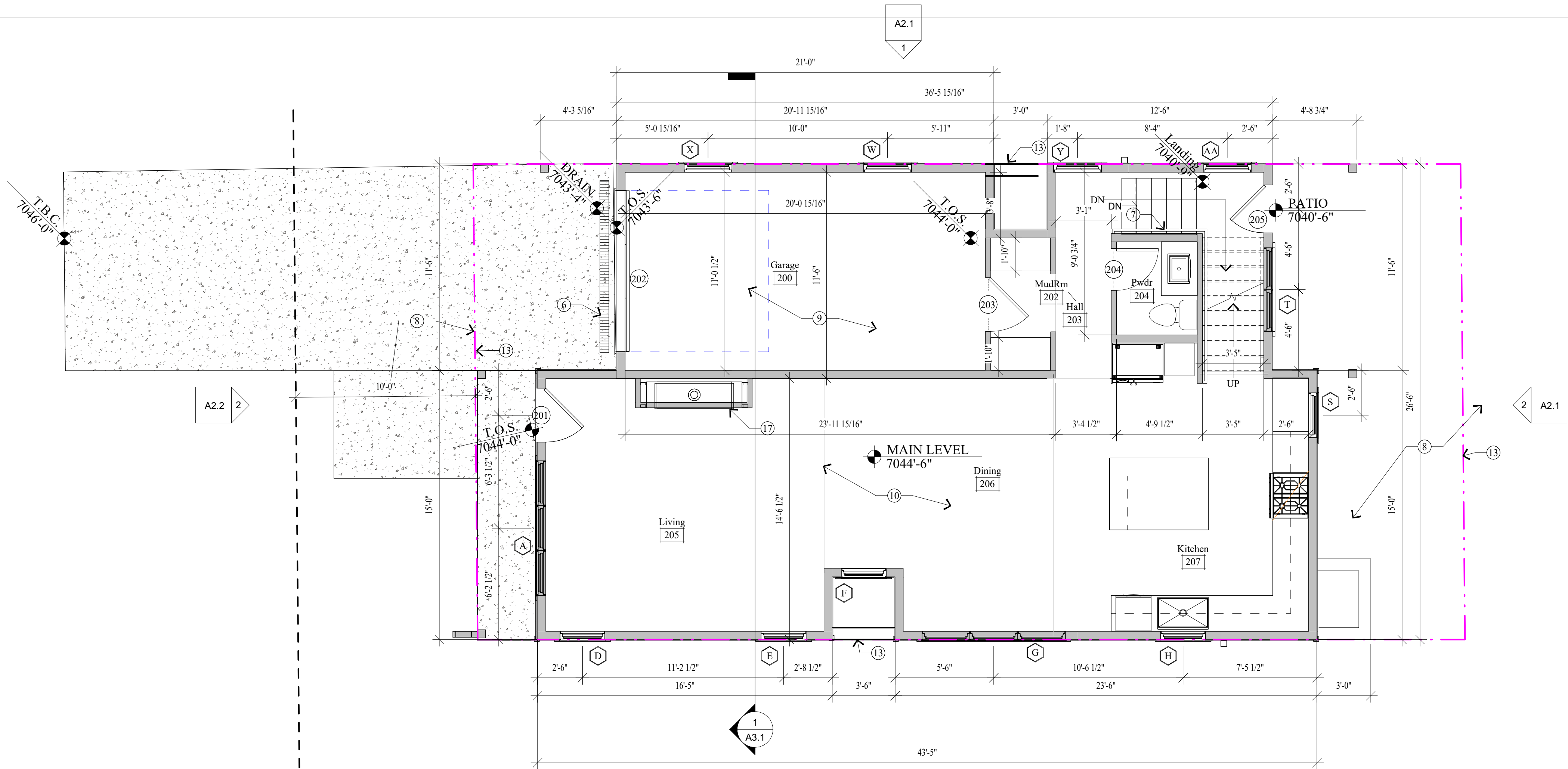
MAINTENANCE

1. INSPECT DAILY FOR LOSS OF GRAVEL OR SEDIMENT BUILDUP.
2. INSPECT ADJACENT ROADWAY FOR SEDIMENT DEPOSIT AND CLEAR BY SWEEPING OR SHOVELING.
3. REPAIR ENTRANCE AND REPLACE GRAVEL AS REQ.
4. EXPAND STABILIZED AREA AS REQ. TO ACCOMMODATE TRAFFIC AND OFF SITE STREET PARKING AND PREVENT EROSION AT DRIVEWAY.

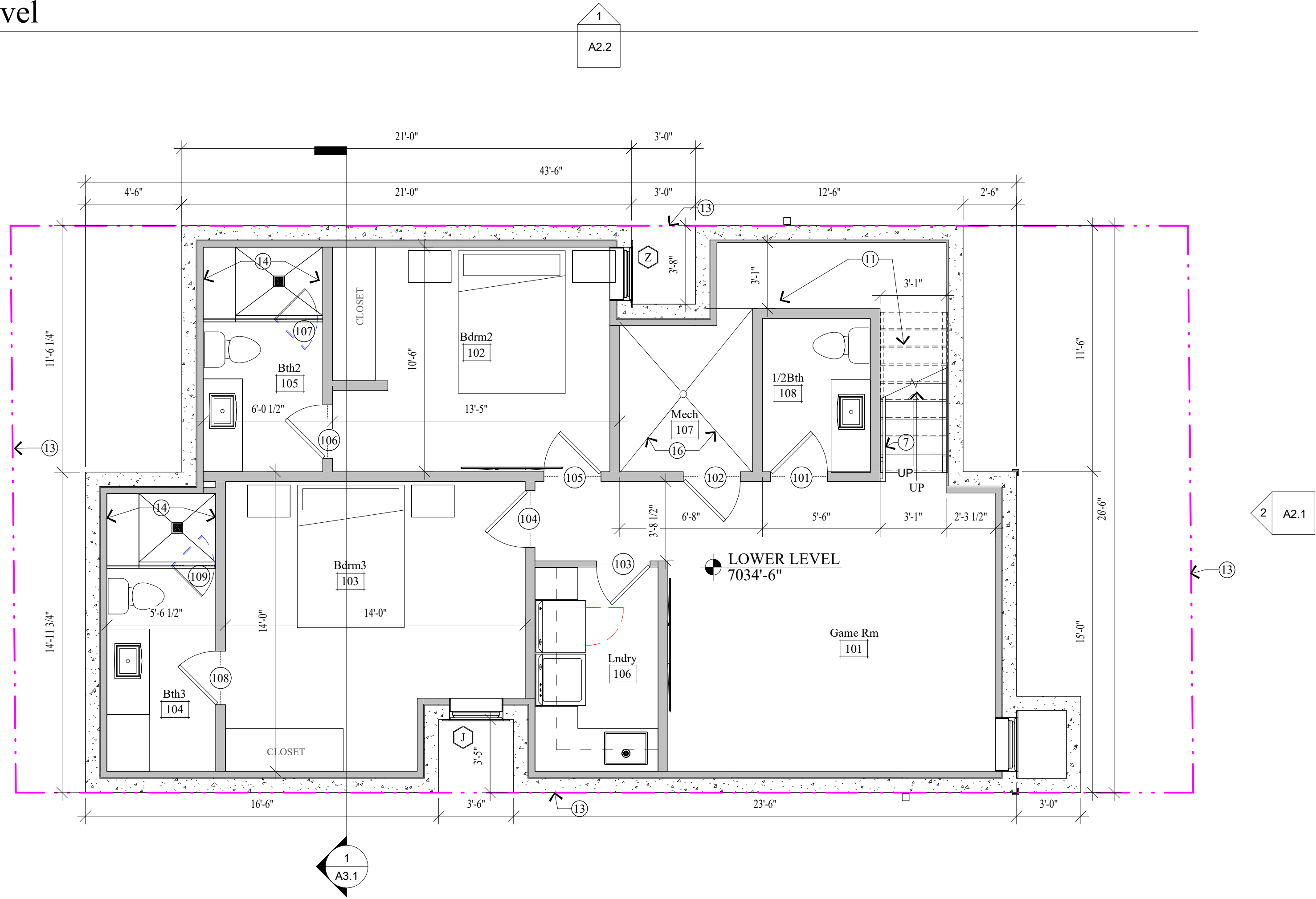
STABILIZED CONSTRUCTION ENTRANCE



THE GRAPHIC MATERIAL AND DESIGN ON THIS SHEET ARE INSTRUMENTS OF SERVICE AND REMAIN AT ALL TIMES THE PROPERTY OF JONATHAN DEGRAY - ARCHITECT P.C. REPRODUCTION OR REUSE OF THE MATERIAL AND DESIGN CONTAINED HEREIN IS PROHIBITED WITHOUT THE WRITTEN CONSENT OF JONATHAN DEGRAY - ARCHITECT P.C. VIOLATORS WILL BE PROSECUTED TO THE FULLEST EXTENT OF THE LAW.
JONATHAN DEGRAY - ARCHITECT P.C. ALL RIGHTS RESERVED



2
A1.1
Main Level
1/4" = 1'-0"



1
A1.1
Lower Level
1/4" = 1'-0"

GENERAL NOTES

- EXISTING 2x FRAMED WALL
NEW CONCRETE WALL
NEW 2x FRAMED WALL
(E) INDICATES EXISTING
(N) INDICATES NEW
- ALL DIMENSIONS ARE APPROXIMATE AND ARE TO BE FIELD VERIFIED PRIOR TO ANY CONSTRUCTION.
 - EXTERIOR WALLS TO BE 2x6 FRAMING OR 2x4 FURRED TO 2x6 W/ BIB INSULATION R-21 - TYP. ALL INTERIOR WALLS TO BE 2x4 FRAMING, U.N.O. W/ BIB INSULATION R-15 - TYP. ALL INTERIOR PLUMBING AND BEARING WALLS TO BE 2x6 FRAMING, U.N.O. W/ BIB INSULATION R-21 - TYP. ALL FLOOR JOIST TO BE 9-1/2" TJI FRAMING U.N.O. W/ BIB INSULATION R-39 - TYP. ALL ROOF JOIST TO BE 9-1/2" TJI FRAMING U.N.O. W/ BIB INSULATION R-39 - TYP.
 - SPRINKLERS TO BE ON THE WARM SIDE OF THE BUILDING ENVELOPE. ANTIFREEZE WILL NO LONGER BE ALLOWED IN FIRE SPRINKLER SYSTEMS.
 - AIR LEAKAGE: THE BUILDING THERMAL ENVELOPE SHALL BE CONSTRUCTED TO LIMIT AIR LEAKAGE IN ACCORDANCE WITH SECTIONS M1102.4.1 - M1102.4.4.
 - HOME HARDENING SHALL COMPLY WITH THE WILDLAND - URBAN INTERFACE CODE AS ADOPTED BY THE STATE OF UTAH AND AMENDED BY PARK CITY PER LMC 11-21, H 603.4

KEY NOTES

- CLASS A NON-REFLECTIVE STANDING SEAM METAL ROOF. METAL ROOF TO BE ICC-ES APPROVED, ON ICE AND WATER EMBRANE ON 5/8" EXTERIOR SHEATHING ON ROOF JOIST - SEE STRUCTURAL FOR SIZE AND SPACING. ROOF MATERIAL SHALL COMPLY WITH THE WILDLAND - URBAN INTERFACE CODE AS ADOPTED BY THE STATE OF UTAH AND AMENDED BY PARK CITY PER LMC 11-21, H 603.4.
- CONTINUOUS RIDGE & EVE VENTS
- DOUBLE INSULATED ALUMINUM GLAD LOW E WOOD WINDOWS. ALL WINDOWS TO HAVE A MIN. U-VALUE OF .31
- GUTTERS AND DOWNSPOUTS TO TIE INTO EXISTING FRENCH DRAIN. PROVIDE WEATHER PROOF GFI OUTLET AT BASE & HEATAPE THRU GUTTER TO BELOW FROST.
- DECK, 2x6 TREX DECKING CONCEALED FASTENERS - SEE STRUCTURAL FOR SIZE AND SPACING OF JOISTS
- TRECH DRAIN, DRAIN TO DAYLIGHT
- STAIRS & RAILINGS PER CODE. FOR TYPICAL STAIRWAY, HANDRAILING AND GUARDRAILING NOTES & DETAILS SEE SHEET A5.1.
- 4" REINFORCED HEATED CONCRETE DRIVEWAY / PATIO / PORCH ON 4" GRAVEL BASE.
- SUSPENDED CONCRETE GARAGE FLOOR W/ HEATED TOPPING SLAB
- 1-1/2" GYPCRETE W/ HYDRAULIC HEATING ON 3/4" PLYWOOD ON FLOOR JOIST - SEE STRUCTURAL FOR SIZE AND SPACING.
- ENCLOSED ACCESSIBLE SPACE UNDER STAIRS SHALL HAVE WALLS, UNDER STAIR SURFACE AND ANY SOFFITS PROTECTED ON THE ENCLOSED SIDE WITH 1/2" GYPSUM BOARD.
- PROPERTY LINE.
- SET BACK LINE.
- TUBS AND SHOWERS WITH TILED WALLS REQUIRE A PORTLAND CEMENT APPLICATION, FIBER-CEMENT OR GLASS MAT GYP. BACKER.
- SINGLE PLY MEMBRANE ROOF. SLOPE MIN. 1/2" IN 12". TO SCUPPER, INSTALL PER MANUFACTURERS RECOMMENDATIONS. PROVIDE WARRANTY.
- SLOPE SLAB MIN 1/4" PER FOOT TO DRAIN, DRAIN TO DAYLIGHT
- MONTIGO DISTINCTION D4815 GAS FIREPLACE

PROJECT DESCRIPTION:

Cardinal Park Plat Amended CPPA-3

560 Park Avenue
Park City, Ut 84060

SHEET DESCRIPTION:

LOWER & MAIN LEVEL FLOOR
PLAN

REVISIONS:

DATE:
2/13/2024 9:57:41 PM

PROJECT NUMBER:
Rossie Hill

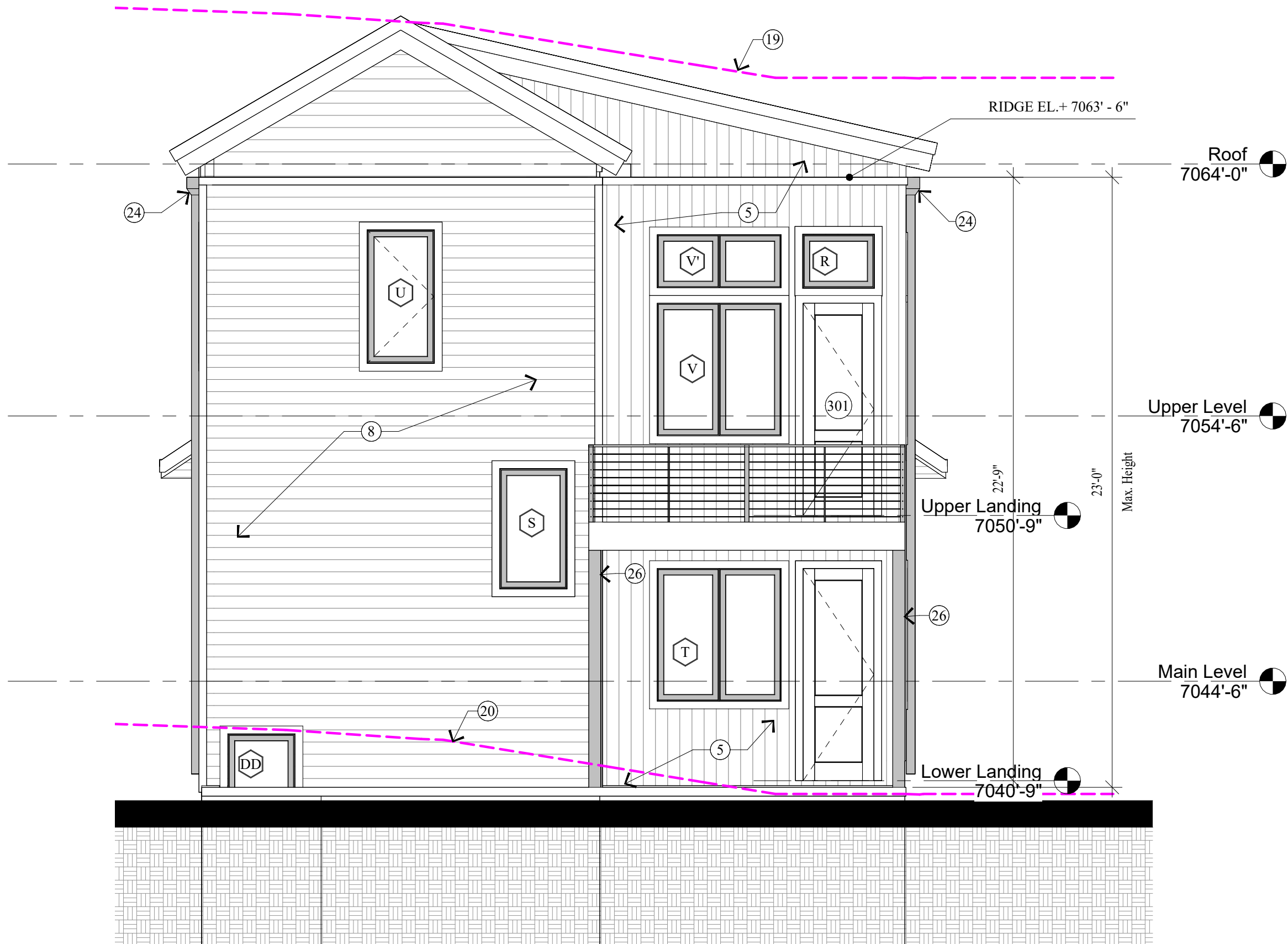
SHEET NUMBER:

A1.1

Jonathan DeGray
Architect

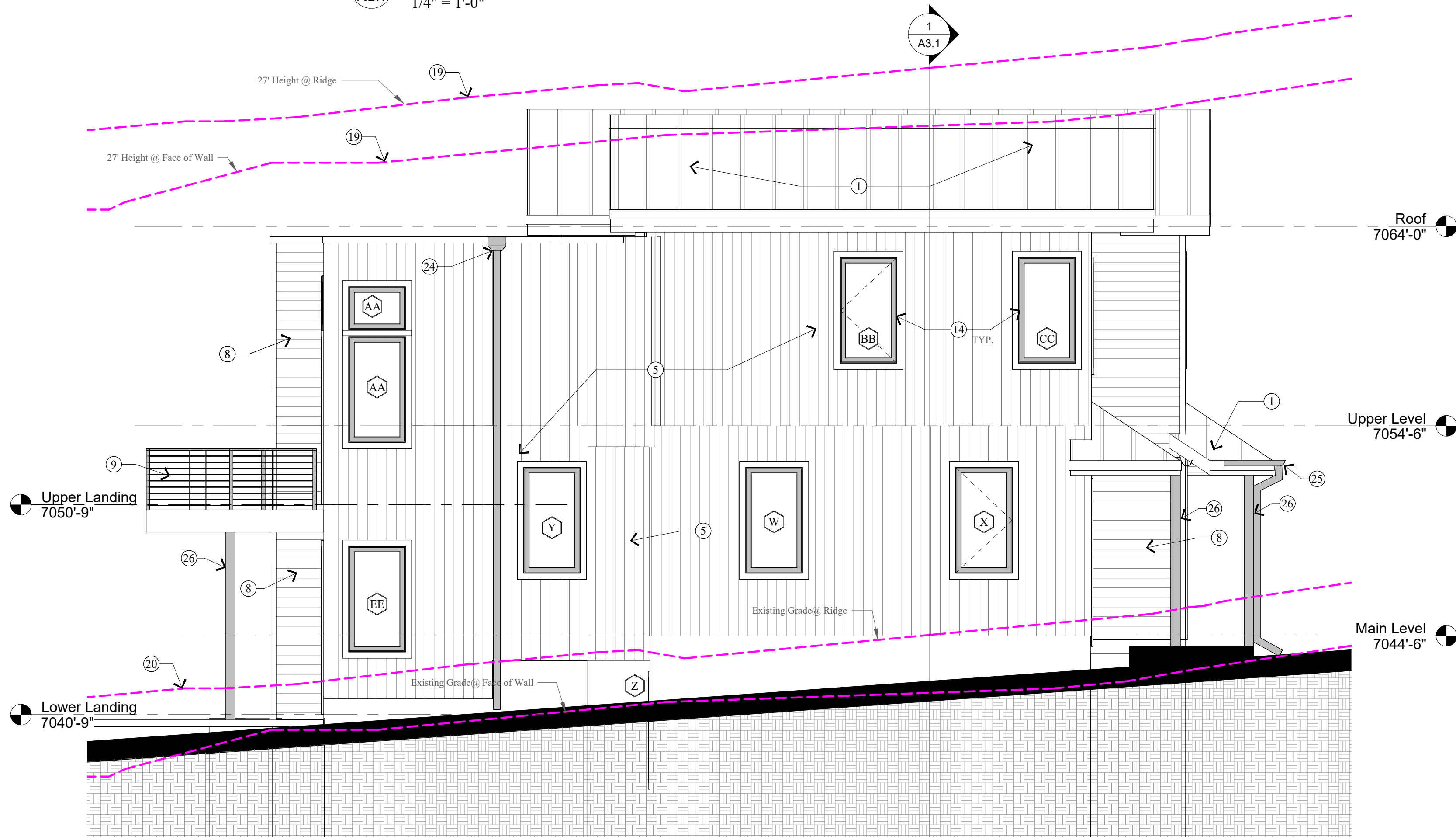
P.O. Box 1674, 614 Main Street, Suite 302, Park City,
Utah 84060 Tel. 435-649-7263,
E-mail: deggrayarch@qwestoffice.net

THE GRAPHIC MATERIAL AND DESIGN ON THIS SHEET ARE INSTRUMENTS OF SERVICE AND REMAIN AT ALL TIMES THE PROPERTY OF JONATHAN DEGRAY - ARCHITECT P.C. REPRODUCTION OR REUSE OF THE MATERIAL AND DESIGN CONTAINED HEREIN IS PROHIBITED WITHOUT THE WRITTEN CONSENT OF JONATHAN DEGRAY - ARCHITECT P.C. VIOLATORS WILL BE PROSECUTED TO THE FULLEST EXTENT OF THE LAW.
JONATHAN DEGRAY - ARCHITECT P.C. ALL RIGHTS RESERVED



2
A2.1
East Elevation

1/4" = 1'-0"



1
A2.1
North Elevation

1/4" = 1'-0"

GENERAL NOTES

- EXISTING 2x FRAMED WALL
- NEW CONCRETE WALL
- NEW 2x FRAMED WALL
- (E) INDICATES EXISTING
- (N) INDICATES NEW

- ALL DIMENSIONS ARE APPROXIMATE AND ARE TO BE FIELD VERIFIED PRIOR TO ANY CONSTRUCTION.
- EXTERIOR WALLS TO BE 2x6 FRAMING OR 2x4 FURRED TO 2x6 W/ BIB INSULATION R-23 - TYP. ALL INTERIOR WALLS TO BE 2x4 FRAMING, U.N.O. W/ BIB INSULATION R-15 - TYP. ALL INTERIOR PLUMBING AND BEARING WALLS TO BE 2x6 FRAMING, U.N.O. W/ BIB INSULATION R-23 - TYP. ALL FLOOR JOIST TO BE 9 1/2" T.J. FRAMING U.N.O. W/ BIB INSULATION R-39 - TYP. ALL ROOF JOIST TO BE 9 1/2" T.J. FRAMING U.N.O. W/ BIB INSULATION R-39 - TYP.
- SPRINKLERS TO BE ON THE WARM SIDE OF THE BUILDING ENVELOPE. ANTIFREEZE WILL NO LONGER BE ALLOWED IN FIRE SPRINKLER SYSTEMS.
- AIR LEAKAGE: THE BUILDING THERMAL ENVELOPE SHALL BE CONSTRUCTED TO LIMIT AIR LEAKAGE IN ACCORDANCE WITH SECTIONS N1102.4.1 - N1102.4.4.
- HOME HARDENING SHALL COMPLY WITH THE WILDLAND - URBAN INTERFACE CODE AS ADOPTED BY THE STATE OF UTAH AND AMENDED BY PARK CITY PER LMC 11-21, H 803.4

KEY NOTES

- CLASS A NON-REFLECTIVE STANDING SEAM METAL ROOF. METAL ROOF TO BE ICC-ES APPROVED. ON ICE AND WATER MEMBRANE ON 5/8" EXTERIOR SHEATHING ON ROOF JOIST - SEE STRUCTURAL FOR SIZE AND SPACING. ROOF MATERIAL SHALL COMPLY WITH THE WILDLAND - URBAN INTERFACE CODE AS ADOPTED BY THE STATE OF UTAH AND AMENDED BY PARK CITY PER LMC 11-21, H 803.4.
- CONTINUOUS RIDGE & EVE EVENTS
- CONCRETE RETAINING WALL
- 2x6 TREX DECKING ON 2x P.T. OPEN DECK JOIST - SEE STRUCTURAL FOR SIZE AND SPACING.
- 1x6 VERTICAL T&G SIDING - STAINED ON WEATHER RESISTIVE BARRIER ON EXTERIOR SHEATHING PER STRUCTURAL ON 2x6 STUD WALL @ 16" O.C., HORIZ. BLOCKING 2x4 O/C
- HANDRAILING AND GUARDRAILING NOTES & DETAILS ON SEE SHEET A5.1.
- 4" REINFORCED HEATED CONCRETE / DRIVEWAY / PATIO / PORCH ON 4" GRAVEL BASE.
- 1x6 CEDAR HORIZONTAL SHIPLAP SIDING - STAINED ON WEATHER RESISTIVE BARRIER ON EXTERIOR SHEATHING PER STRUCTURAL ON 2x6 STUD WALL @ 16" O.C.
- STEEL CABLE RAIL, 1-1/2"x1-1/2" CORNER POSTS 1"x2" TOP RAIL MIN. 3" ABOVE SURFACE, 1-1/2"x1/4" INTERMEDIATE POSTS FOR TYPICAL STAIRWAY.
- 2x4 CEDAR OUTSIDE CORNER BOARD, 2x2 CEDAR INSIDE CORNER BOARD - STAINED TYPICAL
- 1 1/2" x 3 1/2" CONTINUOUS METAL DRIP EDGE. TYP. @ BOTTOM OF SHINGLES, ICE & WATER SHIELD OVER DRIP EDGE TO 3'-0" INSIDE WARM WALL TYP.
- 1x6 FASCIA BOARD - STAINED.
- 1x CEDAR SOFFIT - STAINED. SOFFIT TO BE VENTED @ ALL ROOF EAVES.
- WINDOWS AND DOORS W/ LOW E INSULATED GLASS - SEE SHEET A6.1 FOR SCHEDULES TYPICAL.
- COL. PER STRUCTURAL FUR OUT TO 8" SQUARE COVER W/ FLAT SEALED METAL SIDING ON WEATHER RESISTIVE BARRIER
- 1x4 PICTURE FRAME TRIM, JAMB AND SILL - STAINED.
- ROOF TO WALL SURFACE: EXTEND BITUTHANE MEMBRANE OVER ROOF DECK & UP ALL WALL SURFACES ABOVE ROOFING 2'-0" MIN. TYPICAL.
- MAX DISTANCE FROM 1ST LEVEL TOP OF SUBFLOOR TO TOP FLOOR TOP ROOF BEARING IS 35'-0".
- LINE 27'-0" HEIGHT ABOVE EXISTING GRADE.
- EXISTING GRADE LINE.
- FINISH GRADE TO SLOPE AWAY FROM HOUSE A MIN. OF 6" WITHIN THE FIRST 10'. TYPICAL IRC R401.3
- FOUNDATION - SEE STRUCTURAL FOR SIZE AND REINFORCING.
- FOOTING - SEE STRUCTURAL FOR SIZE AND REINFORCING.
- SCUPPER & DOWNSPOUT & HEAT TAPE @ FLAT ROOF
- GUTTER & DOWNSPOUT w/ HEAT TAPE
- 6x8 STAINED TIMBER COLUMN

PROJECT DESCRIPTION:

Cardinal Park Plat Amended CPPA-3

560 Park Avenue
Park City, Ut 84060

SHEET DESCRIPTION:

NORTH & EAST ELEVATIONS

REVISIONS:

DATE:
2/13/2024 9:57:44 PM

PROJECT NUMBER:
Rossie Hill

SHEET NUMBER:

A2.1



GENERAL NOTES

- EXISTING 2x FRAMED WALL
NEW CONCRETE WALL
NEW 2x FRAMED WALL
(E) INDICATES EXISTING
(N) INDICATES NEW

- ALL DIMENSIONS ARE APPROXIMATE AND ARE TO BE FIELD VERIFIED PRIOR TO ANY CONSTRUCTION.
- EXTERIOR WALLS TO BE 2x6 FRAMING OR 2x4 FURRED TO 2x6 W/ BIB INSULATION R-23 - TYP. ALL INTERIOR WALLS TO BE 2x4 FRAMING, U.N.O. W/ BIB INSULATION R-15 - TYP. ALL INTERIOR PLUMBING AND BEARING WALLS TO BE 2x6 FRAMING, U.N.O. W/ BIB INSULATION R-23 - TYP. ALL FLOOR JOIST TO BE 8-12" T.J. FRAMING U.N.O. W/ BIB INSULATION R-39 - TYP. ALL ROOF JOIST TO BE 8-12" T.J. FRAMING U.N.O. W/ BIB INSULATION R-39 - TYP.
- SPRINKLERS TO BE ON THE WARM SIDE OF THE BUILDING ENVELOPE. ANTIFREEZE WILL NO LONGER BE ALLOWED IN FIRE SPRINKLER SYSTEMS.
- AIR LEAKAGE: THE BUILDING THERMAL ENVELOPE SHALL BE CONSTRUCTED TO LIMIT AIR LEAKAGE IN ACCORDANCE WITH SECTIONS 11102.4.1 - 11102.4.4.
- HOME HARDENINGS SHALL COMPLY WITH THE WILDLAND - URBAN INTERFACE CODE AS ADOPTED BY THE STATE OF UTAH AND AMENDED BY PARK CITY PER LMC 11-21, H 803.4

KEY NOTES

- CLASS A NON-REFLECTIVE STANDING SEAM METAL ROOF. METAL ROOF TO BE ICC-ES APPROVED. ON ICE AND WATER SHIMMER ON 5/8" EXTERIOR SHEATHING ON ROOF JOIST - SEE STRUCTURAL FOR SIZE AND SPACING. ROOF MATERIAL SHALL COMPLY WITH THE WILDLAND - URBAN INTERFACE CODE AS ADOPTED BY THE STATE OF UTAH AND AMENDED BY PARK CITY PER LMC 11-21, H 803.4
- CONTINUOUS RIDGE & EVE VENTS
- CONCRETE RETAINING WALL
- 2x6 TREX DECKING ON 2x P.T. OPEN DECK JOIST - SEE STRUCTURAL FOR SIZE AND SPACING
- 1x6 VERTICAL T&G SIDING - STAINED ON WEATHER RESISTIVE BARRIER ON EXTERIOR SHEATHING PER STRUCTURAL ON 2x6 STUD WALL @ 16" O.C. HORIZ. BLOCKING 24" O.C
- HANDRAILING AND GUARDRAILING NOTES & DETAILS ON SEE SHEET A5.1
- 4" REINFORCED HEATED CONCRETE / DRIVEWAY / PATIO / PORCH ON 4" GRAVEL BASE
- 1x6 CEDAR HORIZONTAL SHIPLAP SIDING - STAINED ON WEATHER RESISTIVE BARRIER ON EXTERIOR SHEATHING PER STRUCTURAL ON 2x6 STUD WALL @ 16" O.C
- STEEL CABLE RAIL 1-1/2"x1-1/2" CORNER POSTS 1"x2" TOP RAIL MIN. 3" ABOVE SURFACE. 1-1/2"x1/4" INTERMEDIATE POSTS FOR TYPICAL STAIRWAY.
- 2x4 CEDAR OUTSIDE CORNER BOARD, 2x2 CEDAR INSIDE CORNER BOARD - STAINED TYPICAL
- 1 1/2" x 3 1/2" CONTINUOUS METAL DRIP EDGE TYP. @ BOTTOM OF SHINGLES. ICE & WATER SHIELD OVER DRIP EDGE TO 3'-0" INSIDE WARM WALL TYP.
- 1x6 FASCIA BOARD - STAINED
- 1x CEDAR SOFFIT - STAINED. SOFFIT TO BE VENTED @ ALL ROOF EAVES
- WINDOWS AND DOORS W/ LOW E INSULATED GLASS - SEE SHEET A6.1 FOR SCHEDULES TYPICAL
- COL. PER STRUCTURAL FUR OUT TO 8" SQUARE COVER W/ FLAT SEAMED METAL SIDING ON WEATHER RESISTIVE BARRIER
- 1x4 PICTURE FRAME TRIM, JAMB AND SILL - STAINED
- ROOF TO WALL SURFACE: EXTEND BITUTHANE MEMBRANE OVER ROOF DECK & UP ALL WALL SURFACES ABOVE ROOFING 2'-0" MIN. TYPICAL
- MAX DISTANCE FROM 1ST LEVEL TOP OF SUBFLOOR TO TOP FLOOR TOP ROOF BEARING IS 35'-0"
- LINE 27'-0" HEIGHT ABOVE EXISTING GRADE
- EXISTING GRADE LINE
- FINISH GRADE TO SLOPE AWAY FROM HOUSE A MIN. OF 8" WITHIN THE FIRST 10'. TYPICAL IRC R401.3
- FOUNDATION - SEE STRUCTURAL FOR SIZE AND REINFORCING
- FOOTING - SEE STRUCTURAL FOR SIZE AND REINFORCING
- SCUPPER & DOWNSPOUT & HEAT TAPE @ FLAT ROOF
- GUTTER & DOWNSPOUT W/ HEAT TAPE
- 6X6 STAINED TIMBER COLUMN

PROJECT DESCRIPTION:

Cardinal Park Plat Amended CPPA-3

SHEET DESCRIPTION:

SOUTH & WEST ELEVATIONS

REVISIONS:

DATE:
2/13/2024 9:57:45 PM

PROJECT NUMBER:
Rossie Hill

SHEET NUMBER:
A2.2

Jonathan DeGray
Architect

P.O. Box 1674, 614 Main Street, Suite 302, Park City,
Utah 84060 Tel. 435-649-7263,
E-mail: deggrayarch@qwestoffice.net

560 Park Avenue
Park City, Ut 84060



KEY NOTES

1

CLASS A NON-REFLECTIVE STANDING SEAM METAL ROOF. METAL ROOF TO BE ICC-ES APPROVED. ON SHARKSKIN COMP OR EQUIV. MEMBRANE, ICE & WATER SHIELD FROM EDGE OF EVE TO 3' INSIDE WARM WALL, 6' WIDE IN VALLEYS AND 2' UP ALL VERTICAL WALLS. EXTERIOR ROOF SHEATHING ON 12" ENGINEERED I-JOISTS - R-50 BIBS INSULATION, POLYAMIDE VAPOR BARRIER AT LIVING SPACE, 1/2" GYPSUM BOARD, 3 COATS PAINT - SEE STRUCTURAL FOR SIZE AND SPACING. ROOF MATERIAL SHALL COMPLY WITH THE WILDLAND - URBAN INTERFACE CODE AS ADOPTED BY THE STATE OF UTAH AND AMENDED BY PARK CITY PER LMC 11-21, H 603.4.

2

CONTINUOUS RIDGE VENT.

3

TYPICAL, 2x6 EXTERIOR WALL, R-25 BIBS INSULATION, DBL TOP PLATE @ BEARING, SINGLE NON BEARING, DOUBLE BOTTOM PLATE @ GYP. CRETE, SINGLE TREATED FIR AT SLAB ON GRADE. SHEATHING PER STRUCT. EXTERIOR FINISHES PER EXTERIOR ELEVATIONS OVER WEATHER RESISTIVE BARRIER. 1/2" GYPSUM WALL BOARD OVER POLYAMIDE VAPOR BARRIER.

4

TYPICAL, INTERIOR WALL, 2X4 OR 2X6 STUDS @ 16" O.C. DBL TOP PLATE @ BEARING, SINGLE NON BEARING, DOUBLE BOTTOM PLATE @ GYP. CRETE, SINGLE TREATED FIR AT SLAB ON GRADE. 1/2" GYPSUM WALL, ACOUSTIC BATTS BETWEEN BEDROOM AND BEDROOMS AND LIVING SPACES, 3 COATS OF PAINT.

5

CONCRETE WINDOW WELL W/ EGRESS LADDER.

6

4" REINFORCED HYDRONIC HEATED CONCRETE GARAGE FLOOR ON WATERPROOF MEMBRANE OVER FRAMING PER STRUCTURAL.

7

EXTERIOR FINISHES - SEE SHEETS A2.1 AND A2.2.

8

1 1/2" GYPCRETE W/ HYDRAUNIC HEATING ON 3/4" PLYWOOD ON FLOOR JOIST - SEE STRUCTURAL FOR SIZE AND SPACING. ACOUSTICS BATTS BETWEEN LEVELS.

9

4" REINFORCED CONCRETE SLAB W/ HYDRONIC HEATING (CONTINUOUS) ON 2" RIGID FOAM INSULATION 4" WIDE @ PERIMETER, 1" REMAINING ON 4" GRAVEL BASE CLEANED/GRADED. EXPANSION JOINT @ PERIMETER

10

1 1/2" x 3 1/2" CONTINUOUS METAL DRIP EDGE.

11

1x6 FASCIA - STAINED.

12

1x CEDAR SOFFIT - STAINED. SOFFIT TO BE VENTED @ ALL ROOF EAVES.

13

WINDOWS AND DOORS W/ INSULATED GLASS -SEE SHEET A6.1 FOR SCHEDULES.

14

EXTERIOR WINDOW / DOOR TRIM - SEE SHEETS A2.1 AND A2.2.

15

1/2" TYPE "X" ON GARAGE CEILING AND WALL SEPARATING THE GARAGE AND OR SUPPORTING LIVING SPACE.

16

TREATED WOOD SILL PLATE W/ 1/2" ANCHOR BOLTS EMBEDDED 7" INTO CONCRETE, SPACED 32" O.C. U.N.O. ON PLANS. PLATE WASHERS SHALL 3"x3"x1/4" AND USED ON EACH BOLT. SEE STRUCTURAL SHEAR WALL SCHEDULE.

17

CUT STONE SILL/CAP CONTINUOUS.

18

STRUCTURAL BEAM - SEE STRUCTURAL FOR SIZE AND DETAILS.

19

ROOF TO WALL SURFACE: EXTEND BITUTHANE MEMBRANE OVER ROOF DECK & UP WALL SURFACE 24".

20

LINE 27'-0" HEIGHT ABOVE EXISTING GRADE.

21

EXISTING GRADE LINE.

22

FINISH GRADE TO SLOPE AWAY FROM HOUSE A MIN. OF 6" WITHIN THE FIRST 10'. IRC R401.3

23

FOUNDATION - SEE STRUCTURAL FOR SIZE AND REINFORCING. TUFF N DRY WATERPROOF OR EQUIV. 2X2 TREATED FUR FURRING @ STAIRS WET APPLIED FOAM INSULATION ALL OTHER 2X4 FURRING 1/2" AIR SPACE MIN. TYPICAL, BATT INSULATION, FIRE REPARDANT FACING @ UNFINISHED WALLS,

24

FOOTING - SEE STRUCTURAL FOR SIZE AND REINFORCING.

25

4" PERF. DRAIN PIPE WRAPPED IN FILTER FABRIC IN 12" OF FREE DRAINING GRAVEL.

26

ALL LUMBER IN CONTACT WITH CONCRETE OR MASONRY INCLUDING LEDGERS AND FURRING WALLS MUST BE PRESERVATIVELY TREATED OR FOUNDATION GRADE REDWOOD.

27

SOLID BLOCKING AND HURRICANE HOLD DOWN AT EACH RAFTER OR SIMPSON VPA.

28

FIRE BLOCK STUD SPACES AT SOFFIT, FLOOR AND CEILING JOIST LINES, AT 10 FT. VERTICALLY AND HORIZONTALLY, AND AT ANY OTHER LOCATIONS NOT SPECIFICALLY MENTIONED WHICH COULD AFFORD PASSAGE FOR FLAMES - IRC R302.11

29

PARAPET WALL MIN. 36" ABOVE FINISHED SURFACE OF DECK. IMPERVIOUS MEMBRANE FROM ROOF OVER WALL INTEGRATED INTO DECK WATERPROOFING. CAP TO MATCH DRIP EDGE. PRESTAINED WOOD SIDING FACE & END OF WALL.

30

FOR TYPICAL STAIRWAY, HANDRAILING AND GUARDRAILING NOTES & DETAILS SEE SHEET 5.1.

Jonathan DeGray
Architect

P.O. Box 1674, 614 Main Street, Suite 302, Park City,
Utah 84060 Tel. 435-649-7263,
E-mail: deggrayarch@qwestoffice.net

PROJECT DESCRIPTION:

Cardinal Park Plat Amended CPPA-3

560 Park Avenue
Park City, Ut 84060

BUILDING SECTION

REVISIONS:

DATE:
2/13/2024 9:57:46 PM

PROJECT NUMBER:
Rossie Hill

SHEET NUMBER:
A3.1

Page 26 of 110

THE GRAPHIC MATERIAL AND DESIGN ON THIS SHEET ARE INSTRUMENTS OF SERVICE AND REMAIN AT ALL TIMES THE PROPERTY OF JONATHAN DEGRAY - ARCHITECT P.C. REPRODUCTION OR REUSE OF THE MATERIAL AND DESIGN CONTAINED HEREIN IS PROHIBITED WITHOUT THE WRITTEN CONSENT OF JONATHAN DEGRAY - ARCHITECT P.C. VIOLATORS WILL BE PROSECUTED TO THE FULLEST EXTENT OF THE LAW.
JONATHAN DEGRAY - ARCHITECT P.C. ALL RIGHTS RESERVED

DOOR SCHEDULE										
MARK (X)	TYPE	SIZE			DOOR MAT'L	DOOR FINISH	FRAME MAT'L	FRAME FINSH	HDWR TYPE	REMARKS
		WIDTH	HEIGHT	THICK.						
LOWER LEVEL DOORS										
101	STYLE & RAIL	2'-8"	8'-0"	1 3/4"	WOOD	STAIN & VARNISH	WOOD	STAIN & VARNISH		
102	STYLE & RAIL	2'-8"	8'-0"	1 3/4"	WOOD	STAIN & VARNISH	WOOD	STAIN & VARNISH		
103	STYLE & RAIL	2'-6"	8'-0"	1 3/4"	WOOD	STAIN & VARNISH	WOOD	STAIN & VARNISH		
104	STYLE & RAIL	2'-8"	8'-0"	1 3/4"	WOOD	STAIN & VARNISH	WOOD	STAIN & VARNISH		
105	STYLE & RAIL	2'-8"	8'-0"	1 3/4"	WOOD	STAIN & VARNISH	WOOD	STAIN & VARNISH		
106	STYLE & RAIL	2'-6"	8'-0"	1 3/4"	WOOD	STAIN & VARNISH	WOOD	STAIN & VARNISH		
107	SHOWER	2'-0"	7'-0"	1/2"	GLASS	CLEAR	GLASS	GLASS		TEMP - EUROGLASS ENCLOSURE
108	STYLE & RAIL	2'-6"	8'-0"	1 3/4"	WOOD	STAIN & VARNISH	WOOD	STAIN & VARNISH		
109	SHOWER	2'-0"	7'-0"	1/2"	GLASS	CLEAR	GLASS	GLASS		TEMP - EUROGLASS ENCLOSURE

MID LEVEL DOORS										
201	ENTRY DOOR	3'-0"	8'-0"	1 3/4"	WOOD/GLASS	STAIN & VARNISH	WOOD	STAIN & VARNISH		WEATHERTIGHT w/ TEMPERED GLASS
202	Garage Door	9'-0"	8'-0"	2"	WOOD	STAIN & VARNISH	WOOD	STAIN & VARNISH		
203	STYLE & RAIL	3'-0"	8'-0"	1 3/4"	WOOD	STAIN & VARNISH	WOOD	STAIN & VARNISH		20 MIN w/ WEATHERTIGHT
204	STYLE & RAIL	2'-4"	8'-0"	1 3/4"	WOOD	STAIN & VARNISH	WOOD	STAIN & VARNISH		
205	STYLE & RAIL EXT.	2'-8"	8'-0"	1 3/4"	WOOD	STAIN & VARNISH	WOOD	STAIN & VARNISH		

TOP LEVEL DOORS										
301	STYLE & RAIL EXT.	2'-8"	8'-0"	1 3/4"	WOOD	STAIN & VARNISH	WOOD	STAIN & VARNISH		
302	STYLE & RAIL EXT.	2'-8"	8'-0"	1 3/4"	WOOD	STAIN & VARNISH	WOOD	STAIN & VARNISH		
303	STYLE & RAIL EXT.	2'-8"	8'-0"	1 3/4"	WOOD	STAIN & VARNISH	WOOD	STAIN & VARNISH		
304	SHOWER	2'-0"	7'-0"	1/2"	GLASS	CLEAR	GLASS	GLASS		TEMP - EUROGLASS ENCLOSURE
305	STYLE & RAIL EXT.	2'-8"	8'-0"	1 3/4"	WOOD	STAIN & VARNISH	WOOD	STAIN & VARNISH		
306	STYLE & RAIL EXT.	2'-8"	8'-0"	1 3/4"	WOOD	STAIN & VARNISH	WOOD	STAIN & VARNISH		
307	STYLE & RAIL EXT.	2'-8"	8'-0"	1 3/4"	WOOD	STAIN & VARNISH	WOOD	STAIN & VARNISH		
308	SHOWER	2'-0"	7'-0"	1/2"	GLASS	CLEAR	GLASS	GLASS		TEMP - EUROGLASS ENCLOSURE
309	STYLE & RAIL EXT.	2'-8"	8'-0"	1 3/4"	WOOD	STAIN & VARNISH	WOOD	STAIN & VARNISH		
310	STYLE & RAIL EXT.	2'-8"	8'-0"	1 3/4"	WOOD	STAIN & VARNISH	WOOD	STAIN & VARNISH		
311	SHOWER	2'-0"	7'-0"	1/2"	GLASS	CLEAR	GLASS	GLASS		TEMP - EUROGLASS ENCLOSURE

DOOR NOTES

- ALL DOOR OPENINGS TO BE FIELD VERIFIED BY CONTRACTOR BEFORE INSTALLATION.
- ALL DOORS TO BE 1 3/4" SOLID CORE UNLESS NOTED OTHERWISE.
- SHOWER DOORS AND GLASS SHOWER ENCLOSURES SHALL BE TEMPERED GLASS. IRC SECTION R308.3 AND R308.4
- FRENCH/PATIO/TERRACE DOORS TO BE SUPPLIED BY WINDOW MANUFACTURE TO HAVE A U-VALUE OF .31 MINIMUM.
- AUTOMATIC GARAGE DOOR OPENERS SHALL BE TESTED IN
- ACCORDANCE WITH UL325. - IRC 309.4.

WINDOW SCHEDULE

MARK (X)	SIZE		TYPE	FRAME MAT'L	EXTERIOR FINISH	INTERIOR FINISH	GLAZING	REMARKS
	WIDTH	HEIGHT						
A	7'-6"	5'-0"	TRIPPLE CASEMENT		MANUFACTURE			
B	4'-8"	5'-0"	DOUBLE CASEMENT		MANUFACTURE	STAIN & VARNISH	INSULATED - LOW E	
C	4'-8"	5'-0"	DOUBLE CASEMENT		MANUFACTURE	STAIN & VARNISH	INSULATED - LOW E	
D	2'-6"	5'-0"	CASEMENT		MANUFACTURE	STAIN & VARNISH	INSULATED - LOW E	
E	2'-6"	5'-0"	CASEMENT		MANUFACTURE	STAIN & VARNISH	INSULATED - LOW E	
F	2'-6"	5'-0"	CASEMENT		MANUFACTURE	STAIN & VARNISH	INSULATED - LOW E	
G	8'-0"	1'-6"	TRIPPLE FIXED		MANUFACTURE	STAIN & VARNISH	INSULATED - LOW E	
H	2'-6"	5'-0"	CASEMENT		MANUFACTURE	STAIN & VARNISH	INSULATED - LOW E	
J	2'-6"	5'-0"	CASEMENT		MANUFACTURE	STAIN & VARNISH	INSULATED - LOW E	
K	2'-6"	5'-0"	CASEMENT		MANUFACTURE	STAIN & VARNISH	INSULATED - LOW E	
L	2'-6"	5'-0"	CASEMENT		MANUFACTURE	STAIN & VARNISH	INSULATED - LOW E	
M	2'-6"	5'-0"	CASEMENT		MANUFACTURE	STAIN & VARNISH	INSULATED - LOW E	
N	3'-0"	1'-6"	CASEMENT		MANUFACTURE	STAIN & VARNISH	INSULATED - LOW E	
P	2'-6"	5'-0"	CASEMENT		MANUFACTURE	STAIN & VARNISH	INSULATED - LOW E	
Q	2'-6"	5'-0"	CASEMENT		MANUFACTURE	STAIN & VARNISH	INSULATED - LOW E	
R	2'-8"	2'-0"	FIXED		MANUFACTURE	STAIN & VARNISH	INSULATED - LOW E	
S	2'-6"	4'-6"	CASEMENT		MANUFACTURE	STAIN & VARNISH	INSULATED - LOW E	
T	4'-8"	5'-0"	DOUBLE CASEMENT		MANUFACTURE	STAIN & VARNISH	INSULATED - LOW E	
U	2'-6"	5'-0"	CASEMENT		MANUFACTURE	STAIN & VARNISH	INSULATED - LOW E	
V	4'-8"	5'-0"	DOUBLE CASEMENT		MANUFACTURE	STAIN & VARNISH	INSULATED - LOW E	
V'	4'-8"	2'-0"	DOUBLE CASEMENT		MANUFACTURE	STAIN & VARNISH	INSULATED - LOW E	
W	2'-8"	5'-0"	CASEMENT		MANUFACTURE	STAIN & VARNISH	INSULATED - LOW E	
X	2'-8"	5'-0"	CASEMENT		MANUFACTURE	STAIN & VARNISH	INSULATED - LOW E	
Y	2'-8"	5'-0"	CASEMENT		MANUFACTURE	STAIN & VARNISH	INSULATED - LOW E	
Z	2'-6"	5'-0"	CASEMENT		MANUFACTURE	STAIN & VARNISH	INSULATED - LOW E	
AA	2'-8"	5'-0"	CASEMENT		MANUFACTURE	STAIN & VARNISH	INSULATED - LOW E	
AA	2'-8"	2'-0"	FIXED		MANUFACTURE	STAIN & VARNISH	INSULATED - LOW E	
BB	2'-8"	5'-0"	CASEMENT		MANUFACTURE	STAIN & VARNISH	INSULATED - LOW E	
CC	2'-8"	5'-0"	CASEMENT		MANUFACTURE	STAIN & VARNISH	INSULATED - LOW E	
DD	2'-6"	5'-0"	CASEMENT		MANUFACTURE	STAIN & VARNISH	INSULATED - LOW E	
EE	2'-8"	5'-0"	CASEMENT		MANUFACTURE	STAIN & VARNISH	INSULATED - LOW E	

WINDOW NOTES

- ALL WINDOWS OPENINGS TO BE FIELD VERIFIED BY CONTRACTOR BEFORE INSTALLATION.
- GLAZING IN HAZARDOUS LOCATION IS REQUIRED TO BE GLAZED WITH SAFETY MATERIAL. IRC SECTION R308.3 AND R308.4.
- ALL WINDOWS IN BATHROOMS MUST BE TEMPERED GLASS
- TEMPERED GLASS SHALL BE PROVIDED IN: FRAMELESS GLASS DOORS, GLASS IN DOORS, GLASS WITHIN A 24" ARC OF DOORS, GLAZING LESS THAN 60" ABOVE A WALKING SURFACE THAT IS WITHIN 5 FEET STAIRS. OR GLAZING WITHIN 5 FEET OF SPAS OR POOLS, CERTAIN FIXED PANELS, AND SIMILAR GLAZED OPENINGS SUBJECT TO HUMAN IMPACT. IRC R308
- EGRESS WINDOWS: FINISH SILL HT. MIN 44" FROM FLOOR MIN. CLEAR OPENING OF 5.7 S/F MIN NET CLEAR OPENING 20" WIDTH AND 24" HT.
- ALL WINDOWS TO HAVE A MIN. U-VALUE OF .31

ROOM FINISH SCHEDULE

NO.	NAME	FLOOR		FLOOR				CEILING		REMARKS
		MAT'L	BASE	NORTH	SOUTH	EAST	WEST	HEIGHT	MAT'L	
LOWER LEVEL										
101	Game Rm									
102	Bdrm2									
103	Bdrm3									
104	Bth3									
105	Bth2									
106	Lndry									
107	Mech									
108	1/2Bth									
MAIN LEVEL										
200	Garage									
202	MudRm									
203	Hall									
204	Pwdr									
205	Living									
206	Dining									
207	Kitchen									
UPPER LEVEL										
301	MstrBdrm									
302	MBth									
303	MWC									
304	Hall									
305	Bdrm4									
306	Bth4									
307	Bth5									
308	Bdrm5									

SHEET DESCRIPTION:

Cardinal Park Plat Amended CPPA-3

560 Park Avenue
Park City, Ut 84060

SHEET DESCRIPTION:

SCHEDULES

REVISIONS:

DATE:
2/13/2024 9:57:47 PM

PROJECT NUMBER:
Rossie Hill

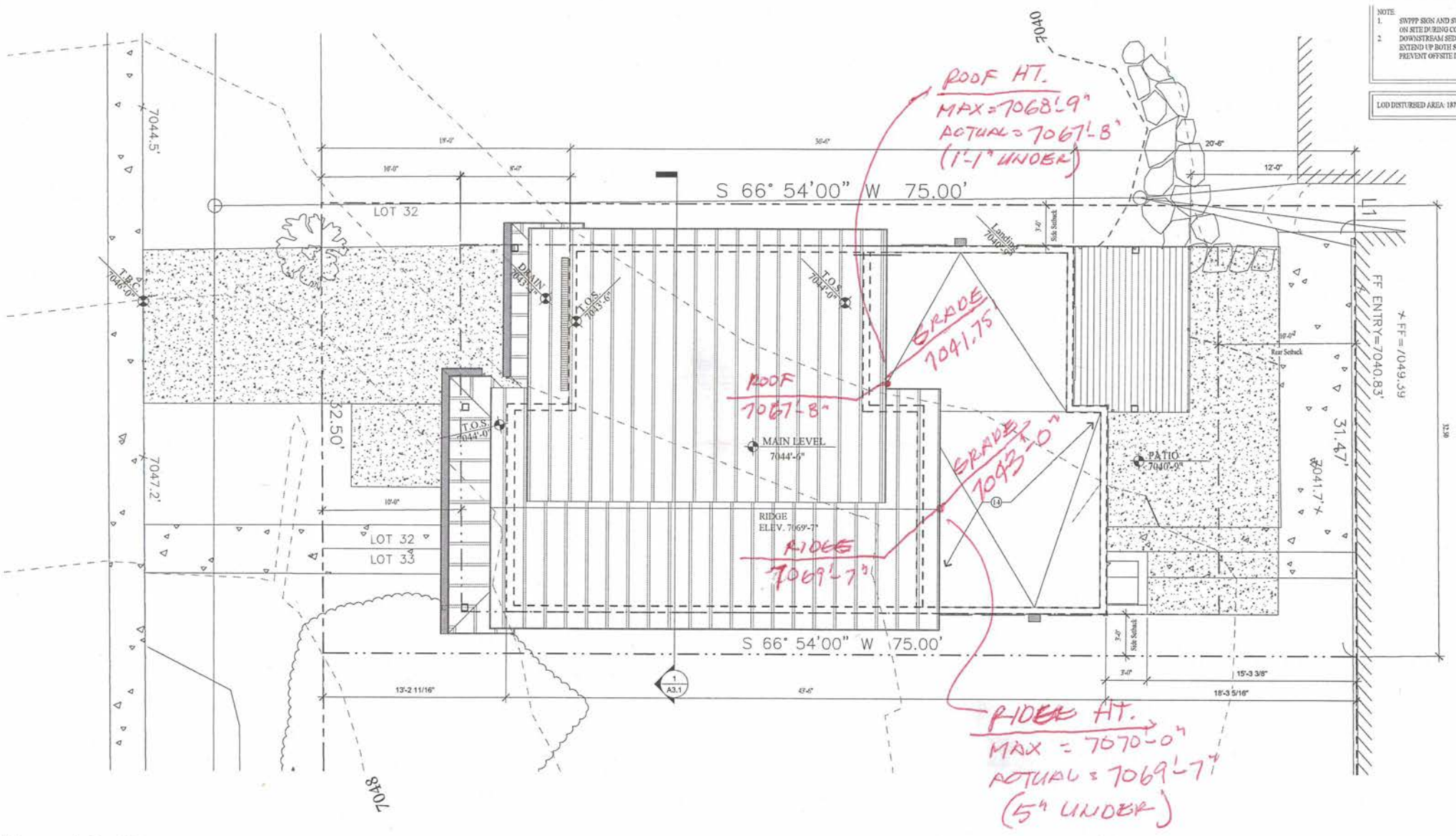
SHEET NUMBER:

A6.1

Jonathan DeGray
Architect

P.O. Box 1674, 614 Main Street, Suite 302, Park City,
Utah 84060 Tel. 435-649-7263,
E-mail: degreyarch@qwestoffice.net

NOTE
 1. SWPPP SIGN AND SWPPP
 ON SITE DURING CONSTRUCTION
 2. DOWNSTREAM SEDIMENT
 EXTEND UP BOTH SIDES
 PREVENT OFF-SITE DRAINAGE
 LOD DISTURBED AREA: 1875 SQ



Architectural Site Plan
 1'-0"

560 PARK

Planning Department Staff Report



Subject: 554 Park Avenue
Application: PL-23-05788
Author: Lillian Zollinger, Planner II
Date: March 21, 2024
Type of Item: Historic District Design Review

Recommendation

(I) Review the Historic District Design Review (HDDR) at 554 Park 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: Scott Rynders, represented by Jonathan DeGray
Location: 554 Park Avenue
Zoning District: Historic Residential - 1
Adjacent Land Uses: Single-Family Dwellings, Commercial
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

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

Background

554 Park Avenue is in the Historic Residential – 1 (HR-1) Zoning District and is a vacant Lot. 554 Park Avenue is Lot 2 of the Cardinal Park Plat Amendment. The Applicant proposes to construct a new Single-Family Dwelling (SFD) on the Lot.



¹ LMC [§ 15-2.1-6\(B\)](#)

Analysis

554 Park Avenue is located on a vacant, mostly flat lot with a slight downhill slope, and a part of the Cardinal Park Plat Amendment.



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

A SFD is an Allowed Use in the HR-1 Zoning District.²

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

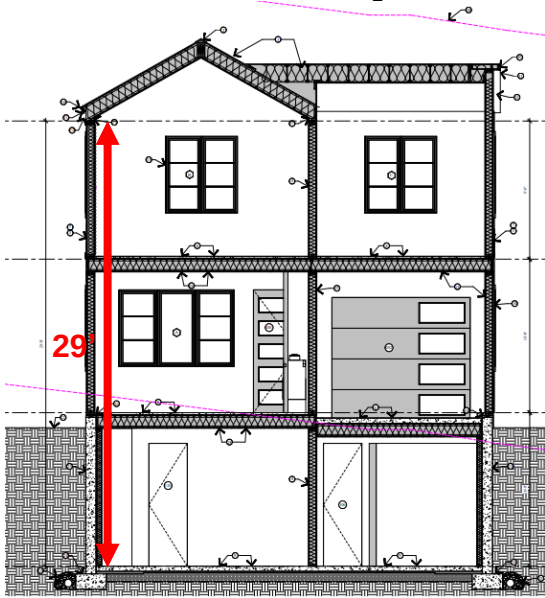
Zoning Requirement	Analysis
Minimum Lot Size - 1,875 square feet (sf)	Complies: 2,431.5 sf
Maximum Lot Size – 3,750 sf	Complies: 2,431.5 sf
Minimum Lot Width- 25'	Complies: 32.42'
Maximum Building Footprint - 1060.5 sf ³	Complies: 1,033 sf
Front and Rear Setbacks- 10' each	Complies: 10' Front Setback 10' Rear Setback LMC § 15-2.2-3(H)(10) , states “ Patios, decks, pathways, steps, or similar Structures not more than thirty inches (30”) above Final Grade, not including any required handrail, and located at least one foot (1') from the Rear Lot Line.” The Applicant proposes a patio that extends four feet six inches into the Rear Setback, flush with grade, and is compliant.

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.

Side Setbacks – 3' each	Complies: 3' each Side Setback LMC § 15-2.2-3(J)(4) states, “A one foot (1') roof or eave overhang is permitted on Lots with a Side Setback of less than five feet (5').” The Applicant proposes roof overhang that is six inches into the Setback and is compliant.
-------------------------	--

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: 27' 0"
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: 29' 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 in the downhill façade for 12 feet, four inches at 23 feet in height.

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 21'. 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, *Regulations For New Residential Infill Construction (and Non-Historic Residential Sites) In Historic Districts*.

The Design Review Team reviewed this proposal on August 23 and September 13,

2023, and found the final design to be compliant with the Design Regulations.

B. Specific Regulations

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' See analysis above.
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."	Complies: The proposed design steps down with the slight slope of the site and the Final Grade is within four feet of Existing Grade.
c) Landscaping and Vegetation	See Condition of Approval 15: 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.
g) 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 12 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 12-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 concrete 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 four feet and on the main level, facing the street. The front entrance has a front covered porch that spans the width of the SFD to define the entrance.
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 is balanced, and the 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 - 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."	Complies: The front porch is covered, extends across the main façade, and the dimensions of the porch is similar to porches on Park Avenue.
3. Mechanical and Utility Systems and Service Equipment	Complies: The proposed mechanical equipment is at the side of the property, flush to the structure, and shall be screened from neighboring properties. The Development Review Committee reviewed the proposal on February 20, 2024, and did not require Conditions of Approval.
4. Materials	Complies: Pursuant to LMC § 15-13-8(B)(4) , the proposed materials of painted wood siding, metal siding accents, standing seam roof, wood doors and windows, and concrete are compliant with the Historic District.
5. Paint and Color- 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 14: The proposed plans indicate painted wood siding.

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 an nine-foot-tall by nine-foot-wide door, which is compliant with the Historic District Design Regulations.
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 façade, screened from the Right-of-Way, and appropriately sized for the SFD.

(IV)The Development Review Committee⁴ reviewed the proposal on February 20, 2024, and did not require Conditions of Approval.

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;
- 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: Roof Height

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).



Planning Department

March 21, 2024

Scott Rynders
(949) 449-5068
scott@rynderscorp.com

CC: Jonathan DeGray
(435) 649-7263
degrayarch@qwestoffice.net

NOTICE OF PLANNING DIRECTOR ACTION

Description

Address: 554 Park Avenue

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

Application: Historic District Design Review

Project Number: PL-23-05788

Action: APPROVED WITH CONDITIONS (See Below)

Date of Final Action: March 21, 2024

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

Action Taken

On March 21, 2024, the Planning Director conducted a public hearing and approved the proposal for a new Single-Family Dwelling at 554 Park Avenue 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 554 Park Avenue, part of the Cardinal Park Plat Amendment 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.



Planning Department

4. The minimum Lot size in the HR-1 Zoning District is 1,875 square feet. 554 Park Avenue is 2,431.5 square feet.
5. The minimum Lot width in the HR-1 Zoning District is 25 feet. 554 Park Avenue is 32.42 feet in width.
6. The maximum building footprint in the HR-1 Zoning District for a Lot that is 1,875 square feet is 1,060.5 square feet. The proposed building footprint is 1,033 square feet.
7. 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.
8. 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.
9. The maximum building height is 27 feet from Existing grade in the HR-1 Zoning District. The proposed maximum building height is 27' 0" from Existing grade.
10. The HR-1 Zoning District requires a ten-foot minimum horizontal step in the downhill façade. The proposed SFD steps back at 12 feet, four inches at 23 feet from the lowest point of existing grade.
11. 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.
12. 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 29 feet, as defined.
13. 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.
14. Pursuant to Land Management Code (LMC) § 15-11-12(D), HDDR applications are subject to the following criteria:

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' See analysis above.



Planning Department

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."	Complies: The proposed design steps down with the slight slope of the site and the Final Grade is within four feet of Existing Grade.
c) Landscaping and Vegetation	See Condition of Approval 15: 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.
g) 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 12 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 12-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 concrete 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 four feet and on the main level, facing the street. The front entrance has a front covered porch that spans the width of the SFD to define the entrance.



Planning Department

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 is balanced, and the 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 - 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."	Complies: The front porch is covered, extends across the main façade, and the dimensions of the porch is similar to porches on Park Avenue.
3. Mechanical and Utility Systems and Service Equipment	Complies: The proposed mechanical equipment is at the side of the property, flush to the structure, and shall be screened from neighboring properties. The Development Review Committee reviewed the proposal on February 20, 2024, and did not require Conditions of Approval.
4. Materials	Complies: Pursuant to LMC § 15-13-8(B)(4) , the proposed materials of painted wood siding, metal siding accents, standing seam roof, wood doors and windows, and concrete are compliant with the Historic District.
5. Paint and Color- 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 14: The proposed plans indicate painted wood siding.
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 an nine-foot-tall by nine-foot-wide door, which is compliant with the Historic District Design Regulations.



Planning Department

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 façade, screened from the Right-of-Way, and appropriately sized for the SFD.
---	---

15. Staff published notice on the City’s website and posted notice to the property on March 7, 2024. Staff mailed courtesy notice to property owners within 100 feet and posted notice to the property on March 7, 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 Regulations 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 21, 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.



Planning Department

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.
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. 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.
13. The Applicant shall obtain an Encroachment Agreement for driveway access with the Engineering Department.
14. Wood siding, windows, and doors shall be painted or stained opaque.
15. 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.



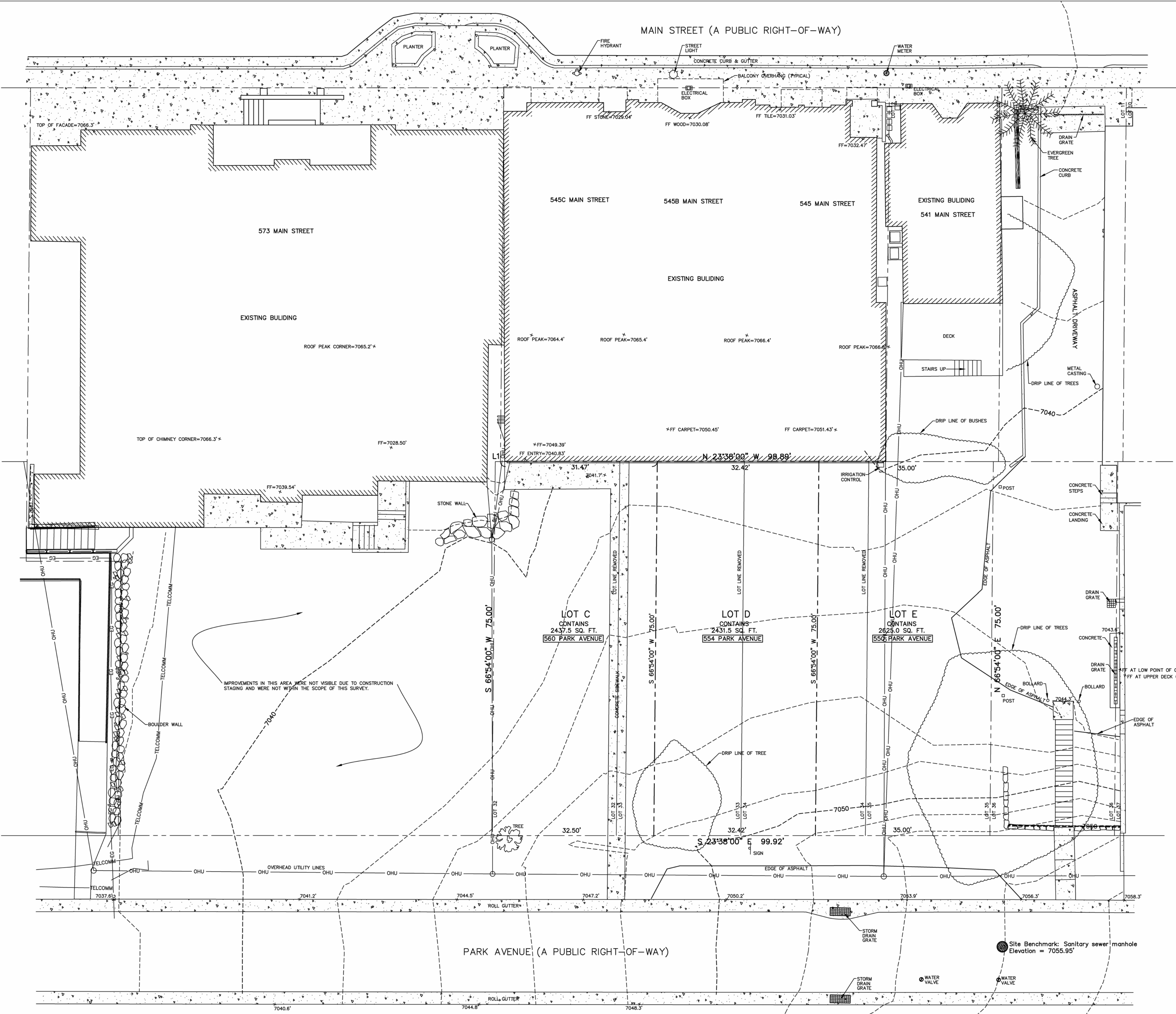
Planning Department

Sincerely,

Rebecca Ward,
Planning Director

CC: Lillian Zollinger, Planner II

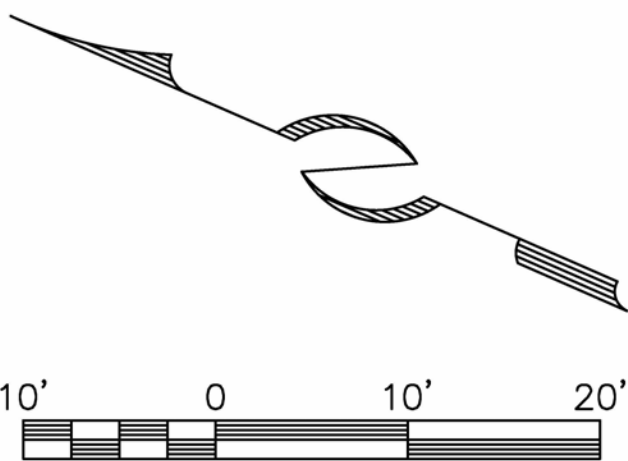
DRAFT



NOTES

1. Site Benchmark: Sanitary sewer manhole
Elevation=7055.95'
2. The architect is responsible for verifying building setbacks, zoning requirements and building heights.
3. This topographic map is based on a field survey performed on December 3, 2012.
4. Property corners were set or found during a survey performed February 14, 2012.
5. Snow coverage at the time of the survey was approximately 0" to 6"
As a result, actual elevations may vary from elevations shown on this survey. In addition, monuments, improvements and/or conditions may exist which are not shown on this survey.

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 23°48'44" W	1.03





Jonathan DeGray
A r c h i t e c t

P.O. Box 1674, 614 Main Street, Suite 302, Park City, Utah 84060
Tel. 435-649-7263 E-mail: deggrayarch@qwestoffice.net

554 Park Avenue
PARK CITY, UTAH 84060

PROJECT DESCRIPTION:

SHEET DESCRIPTION:

REVISIONS:

DATE:

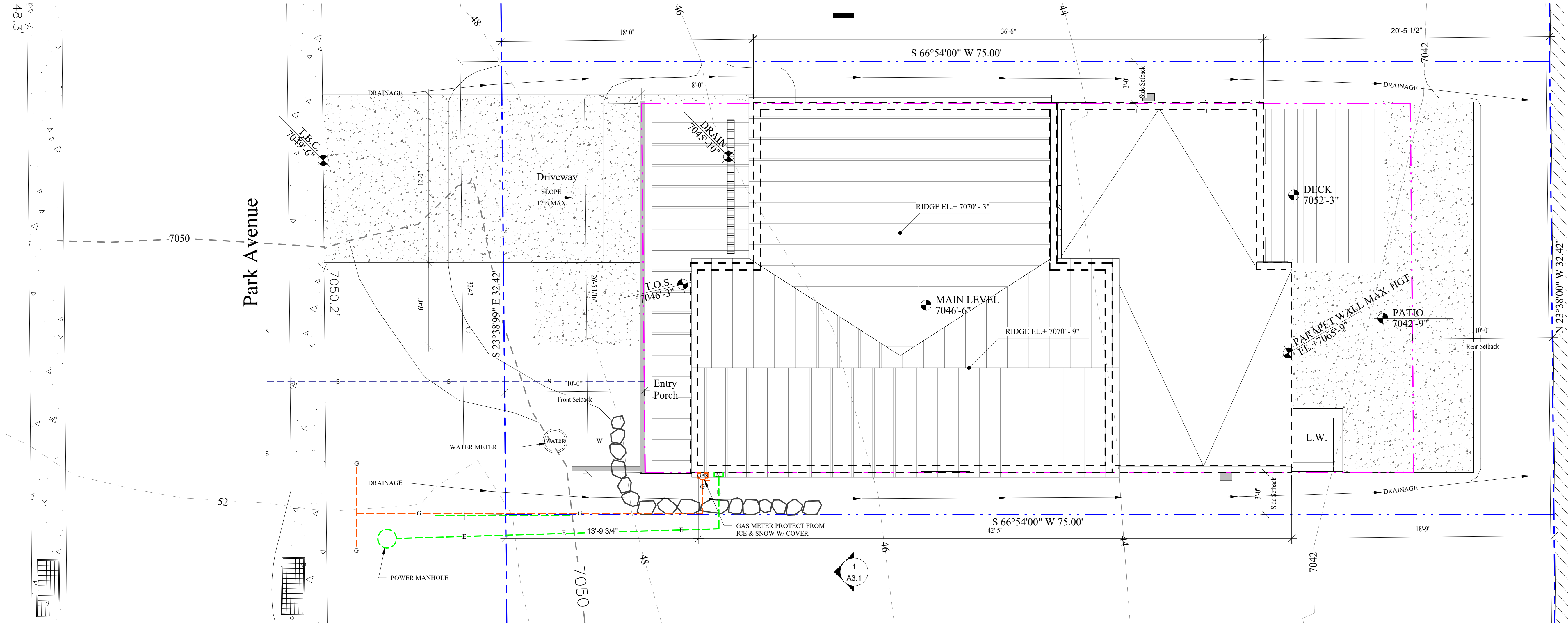
PROJECT NUMBER:

SHEET NUMBER:

BIRDSEYE IMAGES

3D.1

THE GRAPHIC MATERIAL AND DESIGN ON THIS SHEET ARE INSTRUMENTS OF SERVICE AND REMAIN AT ALL TIMES THE PROPERTY OF JONATHAN DEGRAY - ARCHITECT P.C. REPRODUCTION OR REUSE OF THE MATERIAL AND DESIGN CONTAINED HEREIN IS PROHIBITED WITHOUT THE WRITTEN CONSENT OF JONATHAN DEGRAY - ARCHITECT P.C. VIOLATORS WILL BE PROSECUTED TO THE FULLEST EXTENT OF THE LAW.
JONATHAN DEGRAY - ARCHITECT P.C. ALL RIGHTS RESERVED



1
A0.1

Architectural Site Plan

1/4" = 1'-0"

GENERAL NOTES

SITE PLAN NOTES:
1. ALL SURFACE WATER SHALL DRAIN AWAY FROM THE HOUSE AT ALL POINTS. DIRECT THE DRAINAGE WATER TO THE STREET OR AN APPROVED DRAINAGE COURSE BUT NOT ONTO THE NEIGHBORING PROPERTIES. THE GRADE SHALL FALL A MINIMUM OF 6" WITHIN THE FIRST 10 FEET. -IRC R401.3
2. STABILIZE THE CONSTRUCTION ENTRANCE FOR A MINIMUM OF 50' FROM ROADWAY. A FILTER FABRIC SHALL BE INSTALLED OVER A COMPACTED SUBGRADE. A 6" LAYER OF 1"-2" AGGREGATE SHALL BE PLACED OVER THIS MEMBRANE. DAILY INSPECTION FOR SEDIMENT BUILD UP AND/OR LOSS OF GRAVEL WILL BE ENFORCED, AND REMEDIED AT ONCE.
3. SNOW REMOVAL: SNOW PLOWED FROM DRIVE SHALL NOT BE PUSHED ONTO THE STREET.

GRADING NOTES
1. DRAINAGE TO COMPLY WITH IRC CHAPTER 4
2. MAXIMUM ALTERED SLOPES AT 2:1.
3. MINIMUM SLOPE FOR DRAINAGE = 2%.
4. DRAIN AWAY FROM BUILDING.
5. CONTAIN DRAINAGE ON PROPERTY.
6. BOULDER RETAINING WALLS NOT TO EXCEED 4'-0" EXPOSED HEIGHT.
7. EXCAVATION NOT TO EXCEED 2:1 SLOPE WITH OUT A SOILS REPORT.

UTILITY NOTES
1. ALL UTILITY LINES TO BE NDERGROUND.
2. ABOVE GRADE UTILITY BOX TO BE IN SCREENED LOCATION.
3. GAS METER TO BE PROTECTED FROM ICE & SNOW

LEGEND

- WATER SERVICE LID
- UTILITY POLE
- SEWER MANHOLE
- ELECTRIC METER BOX
- GAS METER
- STORM DRAIN MANHOLE
- SEWER CLEAN OUT
- WATER METER
- ROAD SIGNAGE
- LOD FENCE
- SURFACE DRAINAGE FLOW
- EXISTING CONTOUR LINE
- NEW CONTOUR LINE
- WL — WATER LINE
- SL — SEWER LINE
- GL — GAS LINE
- OH — OVERHEAD UTILITY LINE
- FD — FOUNDATION DRAIN LINE
- FIRE HYDRANT

NOTE:
1. SWPPP SIGN AND SWPPP DOCUMENT MUST BE ON SITE DURING CONSTRUCTION.
2. DOWNSTREAM SEDIMENT TRAPS NEED TO EXTEND UP BOTH SIDES FAR ENOUGH TO PREVENT OFFSITE DEPOSITION. FIELD VERIFY.

LOD DISTURBED AREA: 2432 S/F

PROJECT DESCRIPTION:
HDDR Architectural Plans
Cardinal Park Lot 2

SHEET DESCRIPTION:
ARCHITECTURAL SITE PLAN

REVISIONS:

DATE: 2/29/2024 12:43:23 PM

PROJECT NUMBER:
Cardinal Park

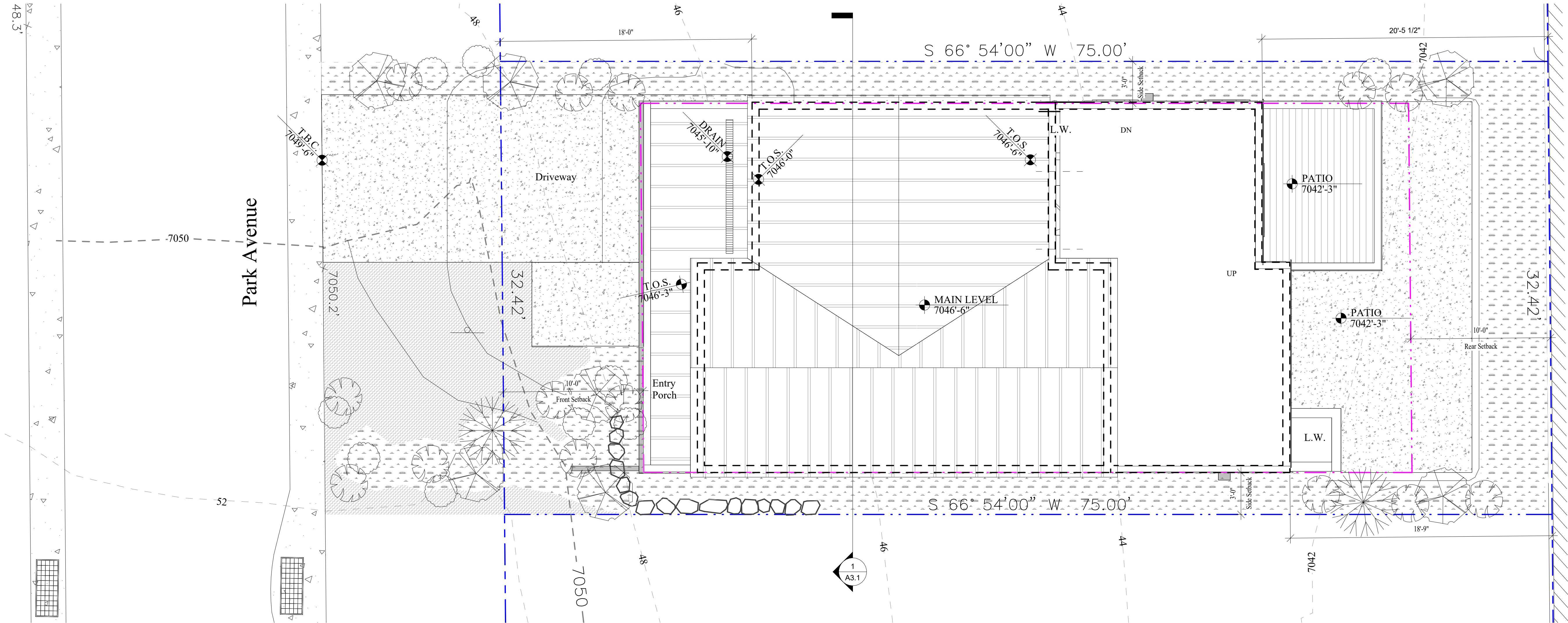
SHEET NUMBER:

A0.1

Jonathan DeGray
Architect

P.O. Box 1674, 614 Main Street, Suite 302, Park City,
Utah 84060 Tel. 435-649-7263,
E-mail: deggrayarch@qwestoffice.net

554 Park Avenue
Park City, Ut 84060



PLANT SCHEDULE						
SYMBOL	KEY	#	COMMON NAME	SCIENTIFIC NAME	SIZE	SPACING
DECIDUOUS TREES						
	A	6	Rocky Mtn. Maple	Acer Glabrum	3" Dia.	3'-8'
	B	12	Aspen	Populus tremuloides	3" Dia.	6'-10'
SHRUBS						
	C	12	Red twig dogwood	Cornus sericea "baileyi"	5 Gal.	Spacing as noted on plan
	D	8	Mountain Sage	Artemesia Tridentata Vaseyana	5 Gal.	Spacing as noted on plan
GROUND COVER and HYDROSEEDING						
	E	3	Mountain Lover	Pachistima Myrsinites	4" Pots	12"-18" Distribute Equally
	F	3	Creeping Mahonia	Mahonia Repens	1 Gal.	12"-18" Distribute Equally
	G	211 S/F	Wood Chips		Small	3" Thick Layer
	H	2812 S/F	Native Grass Seed Mix		1 lb/1500	Hydroseed See seed mix below

NATIVE GRASS SEED MIX
The seed mix shall be utilized in areas specified for native grasses. This mixture shall be applied at a sufficient rate so that germination and subsequent coverage reaches 80% in arepresentative 10'x10' area. If coverage does not reach 80% reseedling must occur. Apply at a rate of 80 lbs./acre on the following percentages:
20% Crested Wheatgrass, 10% Streambank Wheatgrass, 20% Pubescent Wheatgrass, 15% Perennial Ryegrass, 15% Mountain Bromegrass, 10% Indian Ryegrass, 10% Alpine Bluegrass.
* In addition, add 10 lbs./ acre each of Linum lewisii and Penstemon Eatonii with native grass seed mixture.

- PLANTING NOTES**
- CONTRACTOR TO VERIFY LOCATION OF ALL UTILITIES PRIOR TO INITIATION OF EXCAVATION OR PLANTING OPERATIONS. ANY DAMAGE TO EXISTING UTILITIES ON SITE OR ADJACENT PROPERTY SHALL BE CONTRACTORS RESPONSIBILITY.
 - ALL PLANT MATERIAL SHALL CONFORM TO CURRENT AMERICAN ASSOCIATION OF NURSERYMANS STANDARD
 - SPECIFICATIONS.
 - ALL PLANT MATERIAL SHALL BE INSTALLED AS PER DRAWINGS, DETAILS, AND SPECIFICATIONS.
 - CONTRACTOR SHALL VERIFY ALL QUANTITIES. IN CASE OF A DISCREPANCY, THE ILLUSTRATED LOCATIONS SHALL DICTATE COUNT.
 - CONTRACTOR SHALL COORDINATE ALL PLANTING WITH IRRIGATION CONTRACTOR, AS NEEDED.
 - IN THE EVENT OF A DISCREPANCY NOTIFY THE ARCHITECT OR OWNER IMMEDIATELY.
 - NO SUBSTITUTIONS SHALL BE ALLOWED WITHOUT WRITTEN PERMISSION OF THE ARCHITECT OR OWNER.
 - SHRUB BEDS SHALL RECEIVE 6" OF TOPSOIL.
 - ALL SHRUB BEDS SHALL HAVE 3" OF DECOMPOSED BARK MULCH INSTALLED.
 - SHRUB BED EDGING SHALL BE PRESSURE TREATED WOOD OR "TREX" EDGING. IT SHALL SEPARATE ALL SHRUB BEDS/ NATIVE GRASS LOCATIONS.
 - ALL PLANTS AND ALL PLANT STAKES SHALL BE SET PLUMB.
 - ALL ROOT WRAPPING MATERIAL MADE OF SYNTHETICS OR PLASTICS SHALL BE REMOVED AT TIME OF OF PLANTING AND PROPERLY DISCARDED.
 - NO BARE ROOT STOCK SHALL BE USED.

1
A0.2
Landscape Plan
1/4" = 1'-0"

Jonathan DeGray
Architect
P.O. Box 1674, 614 Main Street, Suite 302, Park City,
Utah 84060 Tel. 435-649-7263,
E-mail: deggrayarch@qwestoffice.net

PROJECT DESCRIPTION:
HDDR Architectural Plans
Cardinal Park Lot 2
554 Park Avenue
Park City, Ut 84060

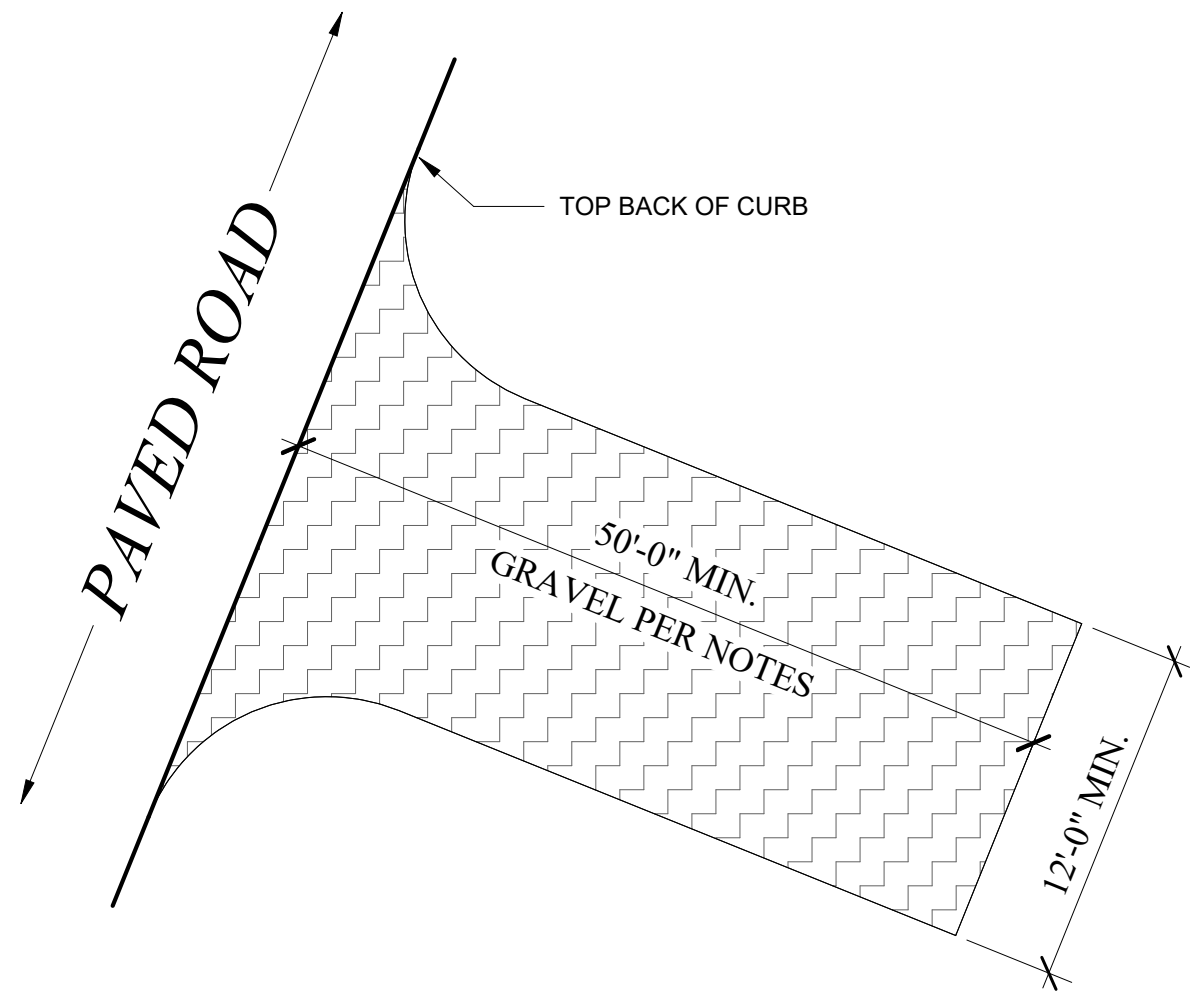
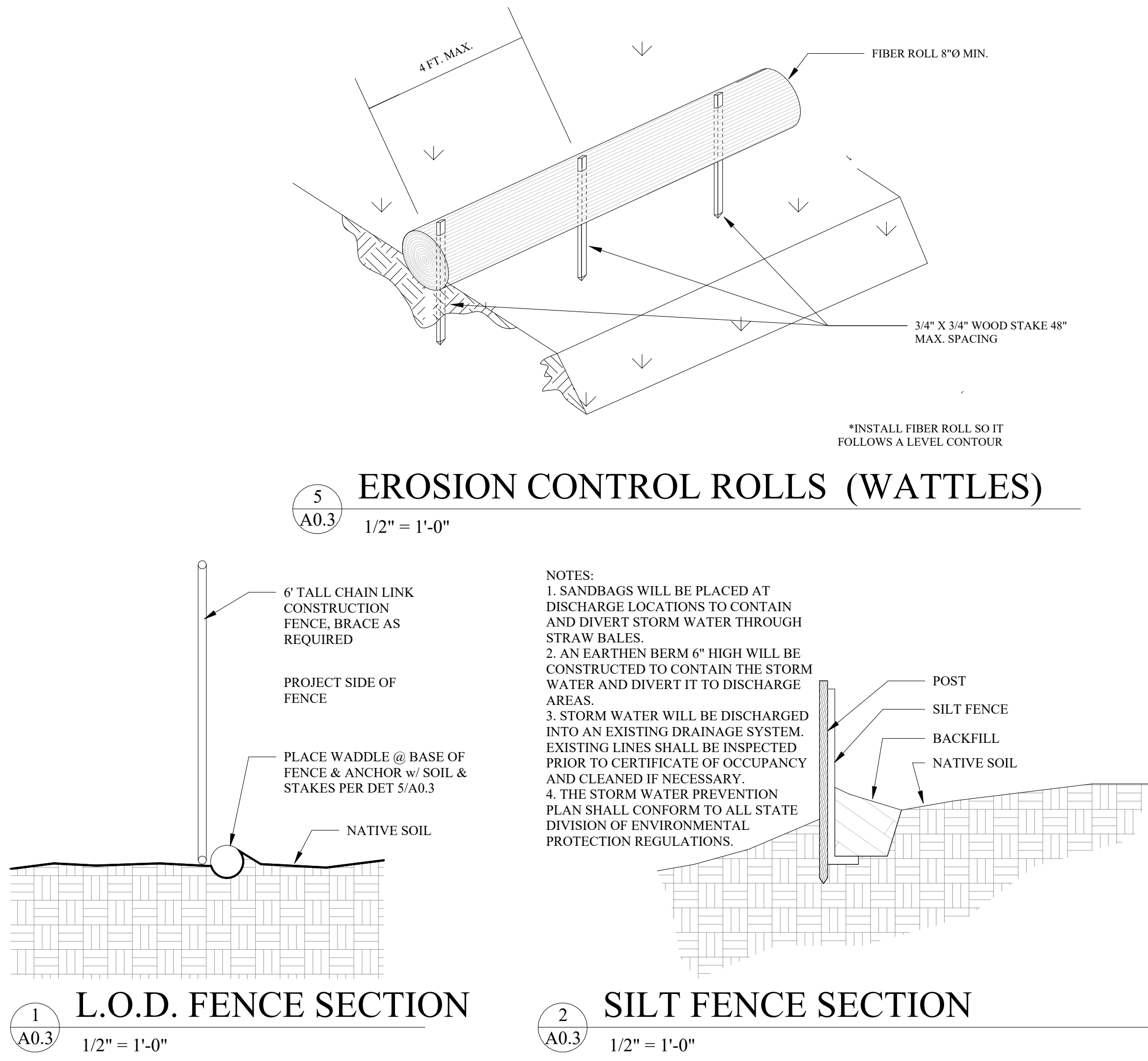
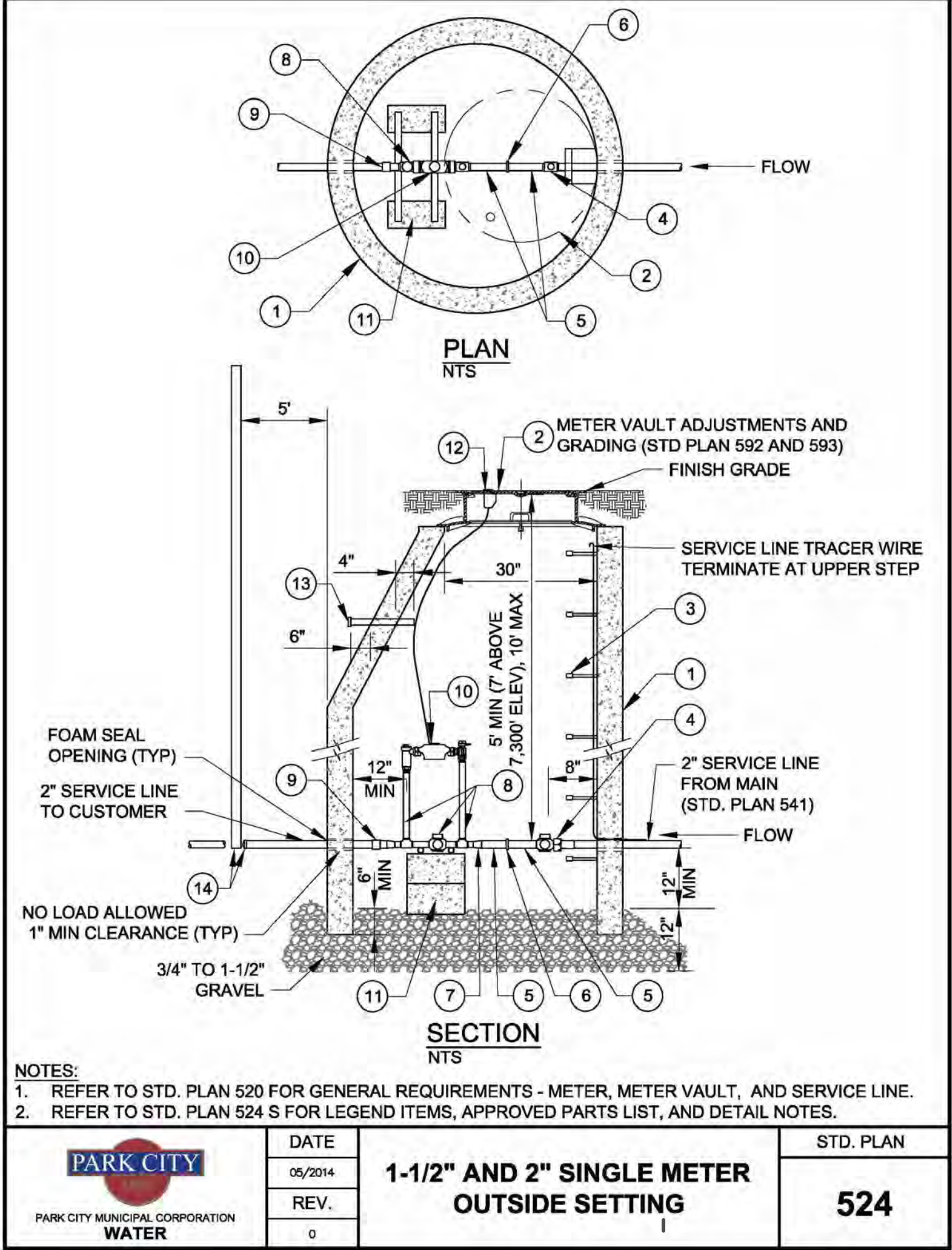
SHEET DESCRIPTION:
LANDSCAPE PLAN

REVISIONS:
D\A2/29/2024 12:43:24 PM

PROJECT NUMBER:
Cardinal Park

SHEET NUMBER:
A0.2

LEGEND AND APPROVED PARTS LIST			
ITEM	DESCRIPTION	ACCEPTABLE MANUFACTURER	MODELS
①	5' DIA. MANHOLE, PRECAST CONCRETE ECCENTRIC CONE AND WALL SECTIONS		ASTM C 478
②	METER VAULT FRAME AND COVER (STD. PLAN 529)		
③	POLYPROPYLENE ENCASED GRADE 60 STEEL STEPS AT 13" C-C, 13-1/2" TREAD WIDTH	M.A. INDUSTRIES OR APP'VD EQ.	PS2-PDFD
④	2" CURB VALVE, F.I.P. x CTS	MUELLER	B-25172N
⑤	2" DIA. BRASS NIPPLE x 4" LENGTH, M.I.P.		
⑥	2" BRONZE UNION, F.I.P., THREADED		
⑦	1-1/2" BRASS NIPPLE x 4" LENGTH, 2" x 1-1/2" BRONZE BELL REDUCER, AND 1-1/2" CLOSE BRASS NIPPLE (1-1/2" YOKE ONLY)		
⑧	1-1/2" METER YOKE COMMERCIAL SERVICE: WITH BYPASS RESIDENTIAL SERVICE: WITHOUT BYPASS IRRIGATION SERVICE: WITHOUT BYPASS	MUELLER	1-1/2"x15" B2423-2-01N (WITH BYPASS) 1-1/2"x15" B2422-2N (WITHOUT BYPASS)
		FORD	1-1/2" VBHH76-158-11-66-NL (WITH BYPASS) 1-1/2" VBHH76-15-11-66-NL (WITHOUT BYPASS)
	2" METER YOKE COMMERCIAL SERVICE: WITH BYPASS RESIDENTIAL SERVICE: WITHOUT BYPASS IRRIGATION SERVICE: WITHOUT BYPASS	MUELLER	2"x15" B2423-2-01N (WITH BYPASS) 2"x15" B2422-2N (WITHOUT BYPASS)
		FORD	2" VBHH77-158-11-77-NL (WITH BYPASS) 2" VBHH77-15-11-77-NL (WITHOUT BYPASS)
⑨	2" CONNECTION, F.I.P. x CTS AND 2" BRASS NIPPLE x 4" LENGTH (OUTLET); 1-1/2" YOKE ONLY: ADD 2"x1-1/2" BRONZE BELL REDUCER AND 1-1/2" CLOSE BRASS NIPPLE	MUELLER	H-15451N
		FORD	C-14-66-G-NL
⑩	METER, SUPPLIED AND INSTALLED BY PCMC		
⑪	PIPE SUPPORTS (4) 16"x8"x8" CMU BLOCK, (2) METER SUPPORT RODS, GALVANIZED		
⑫	MXU AND WIRING, SUPPLIED AND INSTALLED BY PCMC		
⑬	MXU REMOTE LOCATION CONDUIT WITH END CAPS, SCH 40 PVC (STD. PLAN 531)		
⑭	END CAP AND MARKER, CTS x F.I.P. (OUTLET)		H-15451N AND H-10035N
DETAIL NOTES			
1. LOCATE METER VAULT PER APPROVED PLANS AND SET METER BOX PLUMB 2. SST INSERT STIFFENERS REQUIRED ON ALL CTS TUBING CONNECTIONS			
PARK CITY PARK CITY MUNICIPAL CORPORATION WATER		DATE 3/2014 REV.	STD. PLAN 524 S



INSTALLATION:

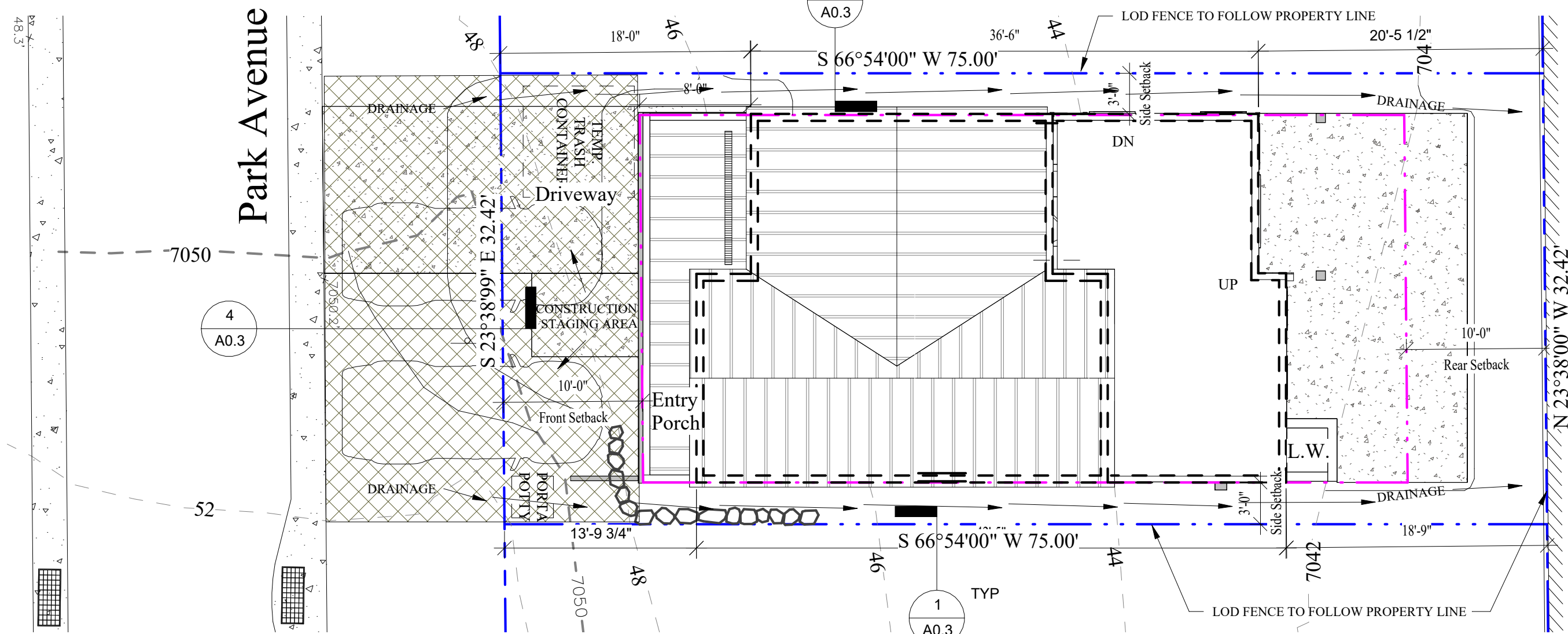
1. PLACE COARSE AGGREGATE 1" TO 2 1/2" SIZE TO A MIN. DEPTH OF 4" AND WIDTH x LENGTH = MIN. 12' X 50'
2. CLEAR AND GRUB AREA AND GRADE TO PROVIDE SLOPE SHOWN OF DRIVEWAY. IF ADJACENT TO WATERWAY USE MAX. SLOPE OF 2%.
3. COMPACT SUB GRADE AND PLACE FILTER PLACE FILTER FABRIC BENEATH AGGREGATE IF PROJECT HAS A DURATION OF 3 MONTHS OR MORE

MAINTENANCE

1. INSPECT DAILY FOR LOSS OF GRAVEL OR SEDIMENT BUILDUP.
2. INSPECT ADJACENT ROADWAY FOR SEDIMENT DEPOSIT AND CLEAR BY SWEEPING OR SHOVELING.
3. REPAIR ENTRANCE AND REPLACE GRAVEL AS REQ.
4. EXPAND STABILIZED AREA AS REQ. TO ACCOMMODATE TRAFFIC AND OFF SITE STREET PARKING AND PREVENT EROSION AT DRIVEWAY.

STABILIZED CONSTRUCTION ENTRANCE

1/4" = 1'-0"



Jonathan DeGray
Architect

P.O. Box 1674, 614 Main Street, Suite 302, Park City,
Utah 84060 Tel. 435-649-7263,
E-mail: deggrayarch@qwestoffice.net

PROJECT DESCRIPTION:
HDDR Architectural Plans
Cardinal Park Lot 2

554 Park Avenue
Park City, Ut 84060

SHEET DESCRIPTION:
LOD & SWPPP PLAN

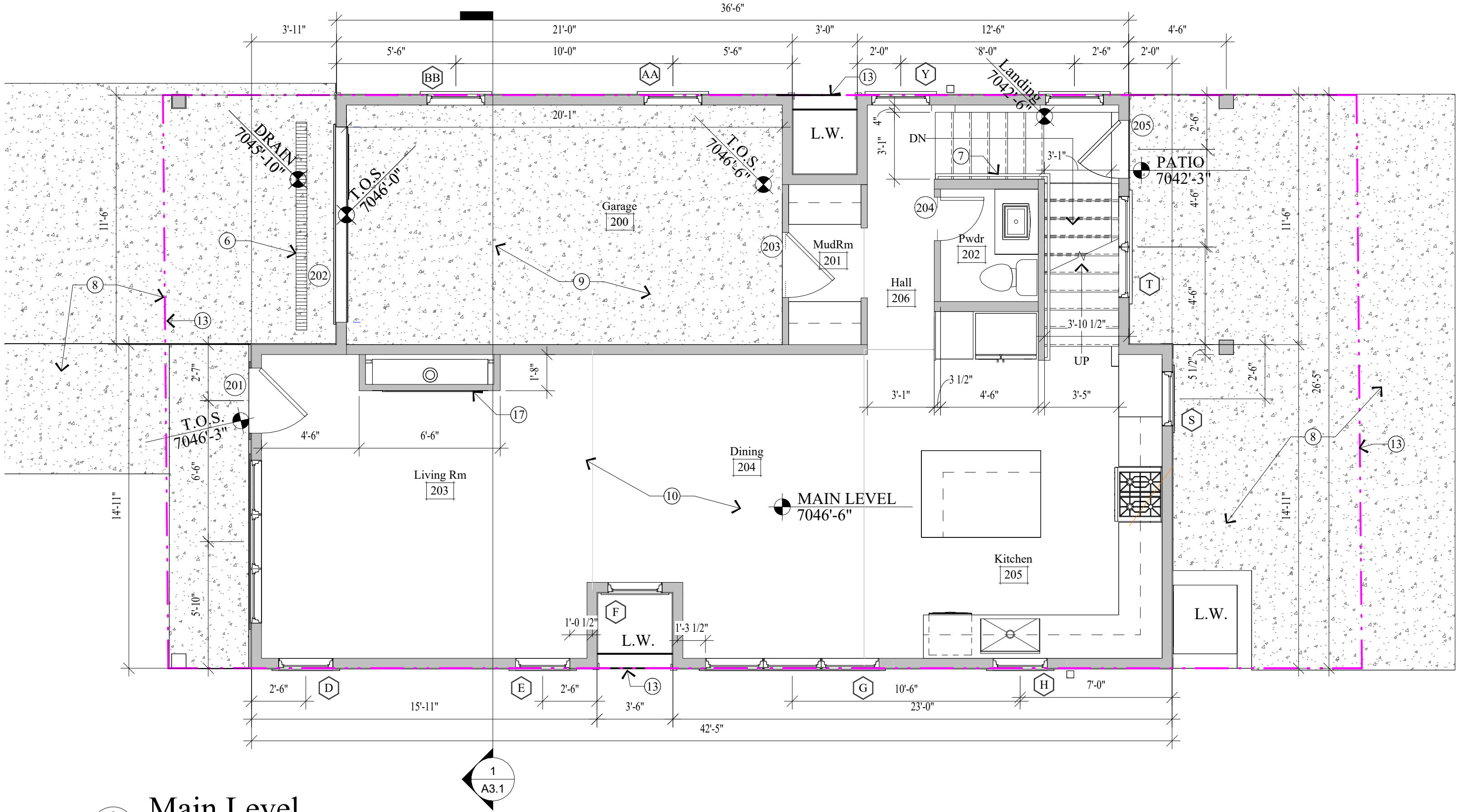
REVISIONS:

DATE/TIME
02/29/2024 12:43:26 PM

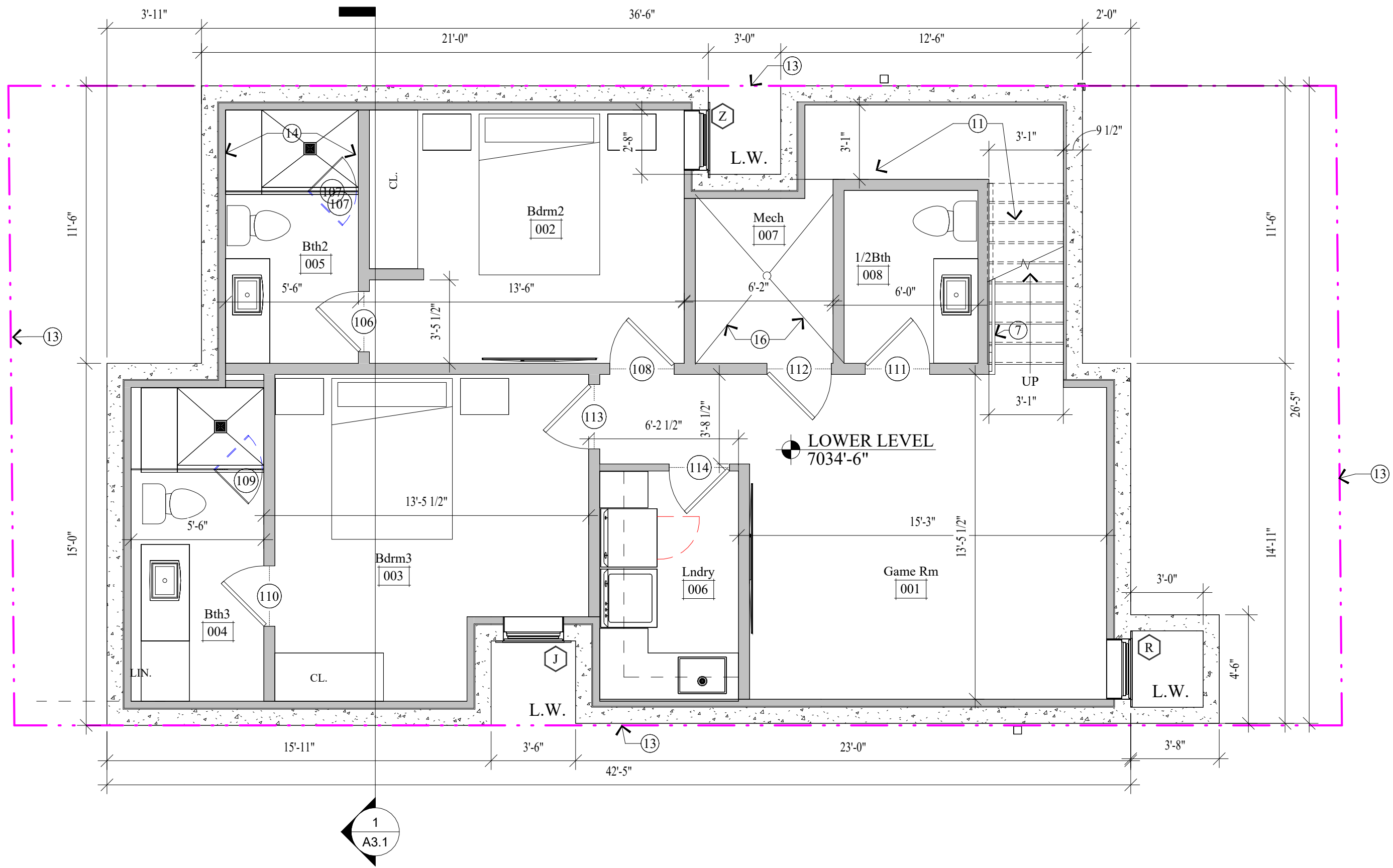
PROJECT NUMBER:
Cardinal Park

SHEET NUMBER:
A0.3

THE GRAPHIC MATERIAL AND DESIGN ON THIS SHEET ARE INSTRUMENTS OF SERVICE AND REMAIN AT ALL TIMES THE PROPERTY OF JONATHAN DEGRAY - ARCHITECT P.C. REPRODUCTION OR REUSE OF THE MATERIAL AND DESIGN CONTAINED HEREIN IS PROHIBITED WITHOUT THE WRITTEN CONSENT OF JONATHAN DEGRAY - ARCHITECT P.C. VIOLATORS WILL BE PROSECUTED TO THE FULLEST EXTENT OF THE LAW.
JONATHAN DEGRAY - ARCHITECT P.C. ALL RIGHTS RESERVED



2 Main Level
1/4" = 1'-0"



1 Lower Level
1/4" = 1'-0"

GENERAL NOTES

- EXISTING 2x FRAMED WALL
- NEW CONCRETE WALL
- NEW 2x FRAMED WALL
- (E) INDICATES EXISTING
- (N) INDICATES NEW
- 1. ALL DIMENSIONS ARE APPROXIMATE AND ARE TO BE FIELD VERIFIED PRIOR TO ANY CONSTRUCTION.
- 2. EXTERIOR WALLS TO BE 2x6 FRAMING OR 2x4 FURRED TO 2x6 W/ BIB INSULATION R-21. TYP. ALL INTERIOR WALLS TO BE 2x4 FRAMING, U.N.O. W/ BIB INSULATION R-15. TYP. ALL INTERIOR PLUMBING AND BEARING WALLS TO BE 2x6 FRAMING, U.N.O. W/ BIB INSULATION R-21. TYP. ALL FLOOR JOIST TO BE 9-1/2" TJI FRAMING U.N.O. W/ BIB INSULATION R-39. TYP. ALL ROOF JOIST TO BE 9-1/2" TJI FRAMING U.N.O. W/ BIB INSULATION R-39. TYP.
- 3. SPRINKLERS TO BE ON THE WARM SIDE OF THE BUILDING ENVELOPE. ANTIFREEZE WILL NO LONGER BE ALLOWED IN FIRE SPRINKLER SYSTEMS.
- 4. AIR LEAKAGE: THE BUILDING THERMAL ENVELOPE SHALL BE CONSTRUCTED TO LIMIT AIR LEAKAGE IN ACCORDANCE WITH SECTIONS M1102.4.1 - M1102.4.4.
- 5. HOME HARDENING SHALL COMPLY WITH THE WILDLAND - URBAN INTERFACE CODE AS ADOPTED BY THE STATE OF UTAH AND AMENDED BY PARK CITY PER LMC 11-21, H 603.4

KEY NOTES

1. CLASS A NON-REFLECTIVE STANDING SEAM METAL ROOF. METAL ROOF TO BE ICC-ES APPROVED. ON ICE AND WATER MEMBRANE ON SIP EXTERIOR SHEATHING ON ROOF JOIST - SEE STRUCTURAL FOR SIZE AND SPACING. ROOF MATERIAL SHALL COMPLY WITH THE WILDLAND - URBAN INTERFACE CODE AS ADOPTED BY THE STATE OF UTAH AND AMENDED BY PARK CITY PER LMC 11-21, H 603.4.
2. CONTINUOUS RIDGE & EVE VENTS
3. DOUBLE INSULATED ALUMINUM GLAD LOW E WOOD WINDOWS. ALL WINDOWS TO HAVE A MIN. U-VALUE OF .31
4. GUTTERS AND DOWNSPOUTS TO TIE INTO EXISTING FRENCH DRAIN. PROVIDE WEATHER PROOF GFI OUTLET AT BASE & HEATPIPE THRU GUTTER TO BELOW FROST.
5. DECK 2x6 TREX DECKING CONCEALED FASTENERS - SEE STRUCTURAL FOR SIZE AND SPACING OF JOISTS
6. TRECH DRAIN, DRAIN TO DAYLIGHT
7. STAIRS & RAILINGS PER CODE. FOR TYPICAL STAIRWAY: HANDRAILING AND GUARDRAILING NOTES & DETAILS SEE SHEET A5.1
8. 4" REINFORCED HEATED CONCRETE DRIVEWAY / PATIO / PORCH ON 4" GRAVEL BASE.
9. SUSPENDED CONCRETE GARAGE FLOOR W/ HEATED TOPPING SLAB
10. 1-1/2" GYPCRETE W/ HYDRAULIC HEATING ON 3/4" PLYWOOD ON FLOOR JOIST - SEE STRUCTURAL FOR SIZE AND SPACING.
11. ENCLOSED ACCESSIBLE SPACE UNDER STAIRS SHALL HAVE WALLS, UNDER STAIR SURFACE AND ANY SOFFITS PROTECTED ON THE ENCLOSED SIDE WITH 1/2" GYPSUM BOARD.
12. PROPERTY LINE.
13. SET BACK LINE.
14. TUBS AND SHOWERS WITH TILED WALLS REQUIRE A PORTLAND CEMENT APPLICATION, FIBER-CEMENT OR GLASS MAT GYP. BACKER.
15. SINGLE PLY MEMBRANE ROOF. SLOPE MIN. 1/2" IN 12". TO SCUPPER, INSTALL PER MANUFACTURERS RECOMMENDATIONS. PROVIDE WARRANTY.
16. SLOPE SLAB MIN 1/4" PER FOOT TO DRAIN, DRAIN TO DAYLIGHT
17. MONTIGO DISTINCTION D4815 GAS FIREPLACE

PROJECT DESCRIPTION:
HDDR Architectural Plans
Cardinal Park Lot 2

SHEET DESCRIPTION:
LOWER & MAIN LEVEL FLOOR
PLAN

REVISIONS:

DATE: 2/29/2024 12:43:28 PM

PROJECT NUMBER:
Cardinal Park

SHEET NUMBER:

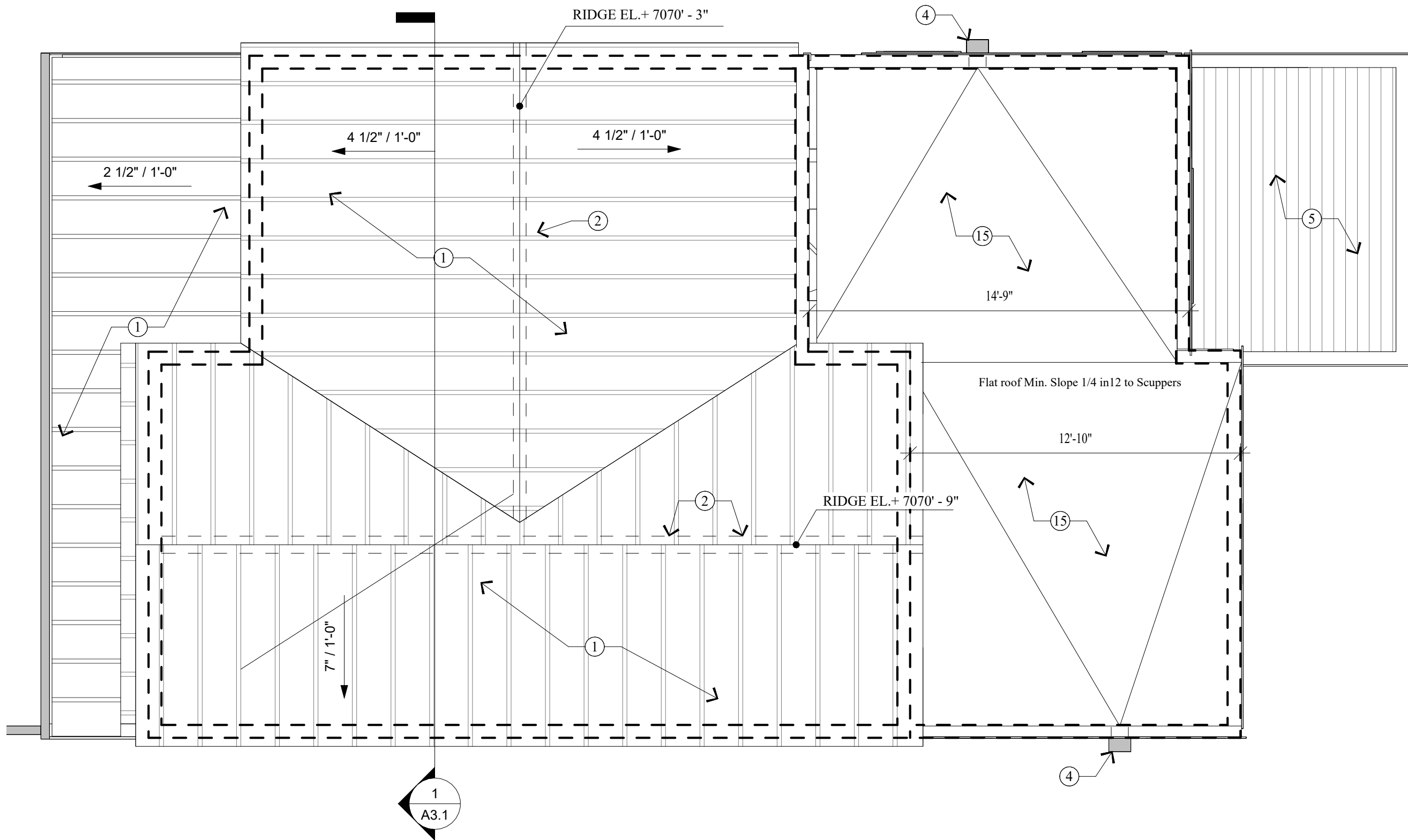
A1.1

Jonathan DeGray
Architect

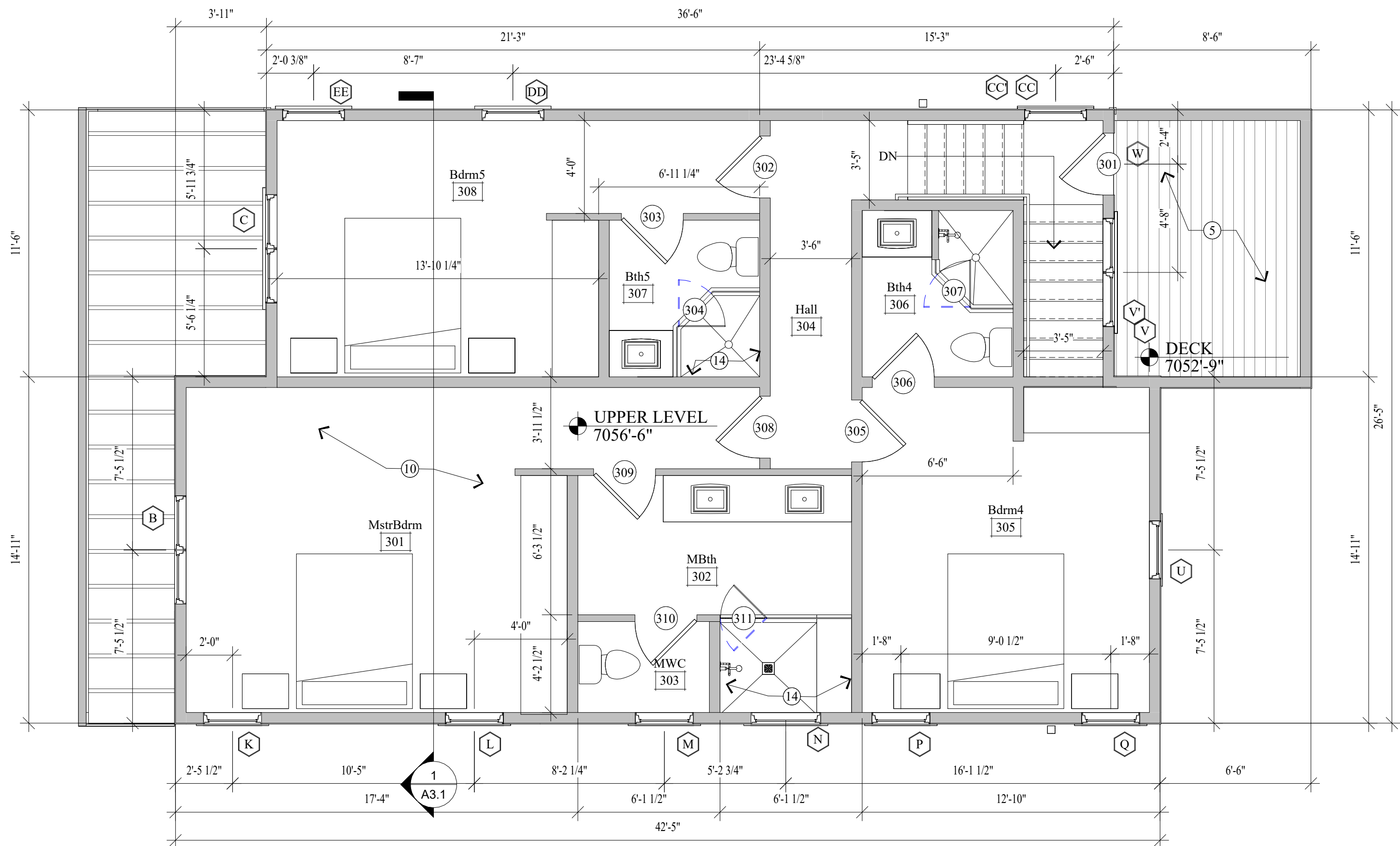
P.O. Box 1674, 614 Main Street, Suite 302, Park City,
Utah 84060 Tel. 435-649-7263,
E-mail: deggrayarch@qwestoffice.net

554 Park Avenue
Park City, Ut 84060

THE GRAPHIC MATERIAL AND DESIGN ON THIS SHEET ARE INSTRUMENTS OF SERVICE AND REMAIN AT ALL TIMES THE PROPERTY OF JONATHAN DEGRAY - ARCHITECT P.C. REPRODUCTION OR REUSE OF THE MATERIAL AND DESIGN CONTAINED HEREIN IS PROHIBITED WITHOUT THE WRITTEN CONSENT OF JONATHAN DEGRAY - ARCHITECT P.C. VIOLATORS WILL BE PROSECUTED TO THE FULLEST EXTENT OF THE LAW.
JONATHAN DEGRAY - ARCHITECT P.C. ALL RIGHTS RESERVED



2 Roof
1/4" = 1'-0"



1 Upper Level
1/4" = 1'-0"

GENERAL NOTES

- EXISTING 2x FRAMED WALL
NEW CONCRETE WALL
NEW 2x FRAMED WALL
(E) INDICATES EXISTING
(N) INDICATES NEW

- ALL DIMENSIONS ARE APPROXIMATE AND ARE TO BE FIELD VERIFIED PRIOR TO ANY CONSTRUCTION
- EXTERIOR WALLS TO BE 2x6 FRAMING OR 2x4 FURRED TO 2x6 W/ BIB INSULATION R-21 - TYP. ALL INTERIOR WALLS TO BE 2x4 FRAMING, U.N.O. W/ BIB INSULATION R-15 - TYP. ALL INTERIOR PLUMBING AND BEARING WALLS TO BE 2x6 FRAMING, U.N.O. W/ BIB INSULATION R-21 - TYP. ALL FLOOR JOIST TO BE 9-1/2" TJI FRAMING U.N.O. W/ BIB INSULATION R-39 - TYP. ALL ROOF JOIST TO BE 9-1/2" TJI FRAMING U.N.O. W/ BIB INSULATION R-39 - TYP.
- SPRINKLERS TO BE ON THE WARM SIDE OF THE BUILDING ENVELOPE. ANTIFREEZE WILL NO LONGER BE ALLOWED IN FIRE SPRINKLER SYSTEMS.
- AIR LEAKAGE: THE BUILDING THERMAL ENVELOPE SHALL BE CONSTRUCTED TO LIMIT AIR LEAKAGE IN ACCORDANCE WITH SECTIONS M1102.4.1 - M1102.4.4.
- HOME HARDENING SHALL COMPLY WITH THE WILDLAND - URBAN INTERFACE CODE AS ADOPTED BY THE STATE OF UTAH AND AMENDED BY PARK CITY PER LMC 11-21, H 603.4

KEY NOTES

- CLASS A NON-REFLECTIVE STANDING SEAM METAL ROOF. METAL ROOF TO BE CC-ES APPROVED. ON ICE AND WATER EMBRANE ON 5/8" EXTERIOR SHEATHING ON ROOF JOIST - SEE STRUCTURAL FOR SIZE AND SPACING. ROOF MATERIAL SHALL COMPLY WITH THE WILDLAND - URBAN INTERFACE CODE AS ADOPTED BY THE STATE OF UTAH AND AMENDED BY PARK CITY PER LMC 11-21, H 603.4.
- CONTINUOUS RIDGE & EVE VENTS
- DOUBLE INSULATED ALUMINUM CLAD LOW E WOOD WINDOWS. ALL WINDOWS TO HAVE A MIN. U-VALUE OF .31
- GUTTERS AND DOWNSPOUTS TO TIE INTO EXISTING FRENCH DRAIN. PROVIDE WEATHER PROOF GFI OUTLET AT BASE & HEATPAE THRU GUTTER TO BELOW FROST.
- DECK 2x6 TREX DECKING CONCEALED FASTENERS - SEE STRUCTURAL FOR SIZE AND SPACING OF JOISTS
- TRECH DRAIN, DRAIN TO DAYLIGHT
- STAIRS & RAILINGS PER CODE. FOR TYPICAL STAIRWAY, HANDRAILING AND GUARDRAILING NOTES & DETAILS SEE SHEET A5.1
- 4" REINFORCED HEATED CONCRETE DRIVEWAY / PATIO / PORCH ON 4" GRAVEL BASE.
- SUSPENDED CONCRETE GARAGE FLOOR W/ HEATED TOPPING SLAB
- 1-1/2" GYPCORETE W/ HYDRAUNIC HEATING ON 3/4" PLYWOOD ON FLOOR JOIST - SEE STRUCTURAL FOR SIZE AND SPACING.
- ENCLOSED ACCESSIBLE SPACE UNDER STAIRS SHALL HAVE WALLS, UNDER STAIR SURFACE AND ANY SOFFITS PROTECTED ON THE ENCLOSED SIDE WITH 1/2" GYPSUM BOARD.
- PROPERTY LINE.
- SET BACK LINE.
- TUBS AND SHOWERS WITH TILED WALLS REQUIRE A PORTLAND CEMENT APPLICATION, FIBER-CEMENT OR GLASS MAT GYP. BACKER.
- SINGLE PLY MEMBRANE ROOF. SLOPE MIN. 1/2" IN 12" TO SCUPPER. INSTALL PER MANUFACTURERS RECOMMENDATIONS. PROVIDE WARRANTY.
- SLOPE SLAB MIN 1/4" PER FOOT TO DRAIN, DRAIN TO DAYLIGHT
- MONTIGO DISTINCTION D4815 GAS FIREPLACE

PROJECT DESCRIPTION:
HDDR Architectural Plans
Cardinal Park Lot 2

554 Park Avenue
Park City, Ut 84060

SHEET DESCRIPTION:
UPPER LEVEL FLOOR & ROOF
PLANS

REVISIONS:

DATE: 2/29/2024 12:43:29 PM

PROJECT NUMBER:
Cardinal Park

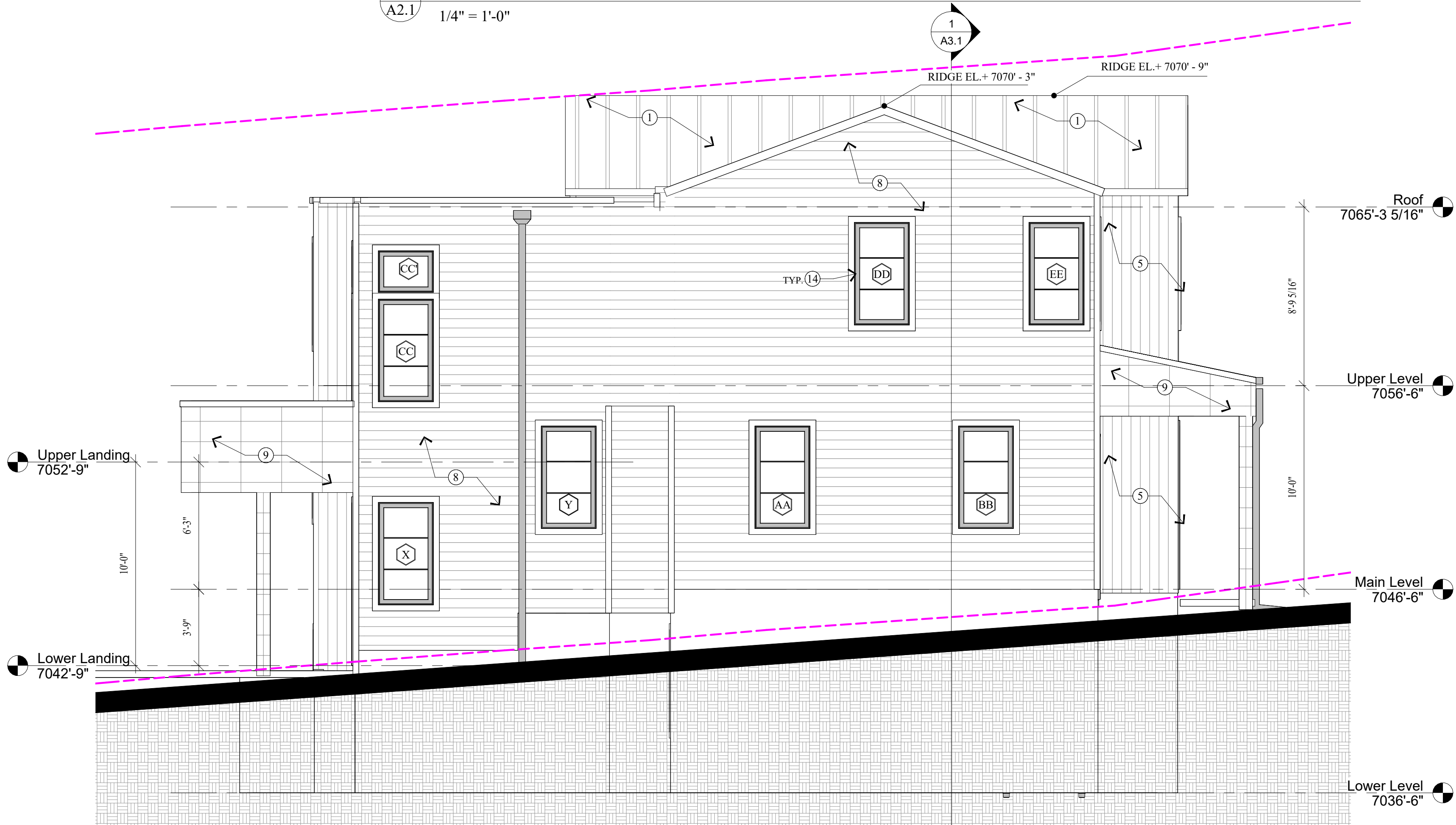
SHEET NUMBER:

A1.2

THE GRAPHIC MATERIAL AND DESIGN ON THIS SHEET ARE INSTRUMENTS OF SERVICE AND REMAIN AT ALL TIMES THE PROPERTY OF JONATHAN DEGRAY - ARCHITECT P.C. REPRODUCTION OR REUSE OF THE MATERIAL AND DESIGN CONTAINED HEREIN IS PROHIBITED WITHOUT THE WRITTEN CONSENT OF JONATHAN DEGRAY - ARCHITECT P.C. VIOLATORS WILL BE PROSECUTED TO THE FULLEST EXTENT OF THE LAW.
JONATHAN DEGRAY - ARCHITECT P.C. ALL RIGHTS RESERVED



2
A2.1
East Elevation
1/4" = 1'-0"



1
A2.1
North Elevation
1/4" = 1'-0"

GENERAL NOTES

- EXISTING 2x FRAMED WALL
- NEW CONCRETE WALL
- NEW 2x FRAMED WALL
- (E) INDICATES EXISTING
- (N) INDICATES NEW

- ALL DIMENSIONS ARE APPROXIMATE AND ARE TO BE FIELD VERIFIED PRIOR TO ANY CONSTRUCTION.
- EXTERIOR WALLS TO BE 2x6 FRAMING OR 2x4 FURRED TO 2x6 W/ BIB INSULATION R-23 - TYP. ALL INTERIOR WALLS TO BE 2x4 FRAMING, U.N.O. W/ BIB INSULATION R-15 - TYP. ALL INTERIOR PLUMBING AND BEARING WALLS TO BE 2x6 FRAMING, U.N.O. W/ BIB INSULATION R-23 - TYP. ALL FLOOR JOIST TO BE 8 1/2" TJI FRAMING U.N.O. W/ BIB INSULATION R-39 - TYP. ALL ROOF JOIST TO BE 8-12" TJI FRAMING U.N.O. W/ BIB INSULATION R-39 - TYP.
- SPRINKLERS TO BE ON THE WARM SIDE OF THE BUILDING ENVELOPE. ANTIFREEZE WILL NO LONGER BE ALLOWED IN FIRE SPRINKLER SYSTEMS.
- AIR LEAKAGE: THE BUILDING THERMAL ENVELOPE SHALL BE CONSTRUCTED TO LIMIT AIR LEAKAGE IN ACCORDANCE WITH SECTIONS N1102.4.1 - N1102.4.4.
- HOME HARDENING SHALL COMPLY WITH THE WILDLAND - URBAN INTERFACE CODE AS ADOPTED BY THE STATE OF UTAH AND AMENDED BY PARK CITY PER LMC 11-21, H 803.4

KEY NOTES

- CLASS A NON-REFLECTIVE STANDING SEAM METAL ROOF. METAL ROOF TO BE ICC-ES APPROVED. ON ICE AND WATER MEMBRANE ON 5/8" EXTERIOR SHEATHING ON ROOF JOIST - SEE STRUCTURAL FOR SIZE AND SPACING. ROOF MATERIAL SHALL COMPLY WITH THE WILDLAND - URBAN INTERFACE CODE AS ADOPTED BY THE STATE OF UTAH AND AMENDED BY PARK CITY PER LMC 11-21, H 803.4.
- CONTINUOUS RIDGE & EVE VENTS
- CONCRETE RETAINING WALL
- 2x6 TREX DECKING ON 2x P.T. OPEN DECK JOIST - SEE STRUCTURAL FOR SIZE AND SPACING.
- 1x6 VERTICAL T&G SIDING - STAINED ON WEATHER RESISTIVE BARRIER ON EXTERIOR SHEATHING PER STRUCTURAL ON 2x6 STUD WALL @ 16" O.C. HORIZ. BLOCKING 2x4 PVC
- FOR TYPICAL STAIRWAY, HANDRAILING AND GUARDRAILING NOTES & DETAILS ON SEE SHEET A5.1.
- 4" REINFORCED HEATED CONCRETE / DRIVEWAY / PATIO / PORCH ON 4" GRAVEL BASE.
- 1x6 CEDAR HORIZONTAL SHIPLAP SIDING - STAINED ON WEATHER RESISTIVE BARRIER ON EXTERIOR SHEATHING PER STRUCTURAL ON 2x6 STUD WALL @ 16" O.C.
- FLAT SEAMED METAL SIDING ON WEATHER RESISTIVE BARRIER
- 2x4 CEDAR OUTSIDE CORNER BOARD, 2x2 CEDAR INSIDE CORNER BOARD - STAINED TYPICAL
- 1 1/2" x 3 1/2" CONTINUOUS METAL DRIP EDGE, TYP. @ BOTTOM OF SHINGLES, ICE & WATER SHIELD OVER DRIP EDGE TO 3'-0" INSIDE WARM WALL TYP.
- 1x6 FASCIA BOARD - STAINED.
- 1x CEDAR SOFFIT - STAINED. SOFFIT TO BE VENTED @ ALL ROOF EAVES.
- WINDOWS AND DOORS W/ LOW E INSULATED GLASS - SEE SHEET A6.1 FOR SCHEDULES TYPICAL.
- COL. PER STRUCTURAL FUR OUT TO 8" SQUARE COVER W/ FLAT SEAMED METAL SIDING ON WEATHER RESISTIVE BARRIER
- 1x4 PICTURE FRAME TRIM, JAMB AND SILL - STAINED.
- ROOF TO WALL SURFACE; EXTEND BITUTHANE MEMBRANE OVER ROOF DECK & UP ALL WALL SURFACES ABOVE ROOFING 2'-0" MIN. TYPICAL.
- MAX DISTANCE FROM 1ST LEVEL TOP OF SUBFLOOR TO TOP FLOOR TOP ROOF BEARING IS 35'-0".
- LINE 27'-0" HEIGHT ABOVE EXISTING GRADE.
- EXISTING GRADE LINE.
- FINISH GRADE TO SLOPE AWAY FROM HOUSE A MIN. OF 6" WITHIN THE FIRST 10'. TYPICAL (IRC R401.3
- FOUNDATION - SEE STRUCTURAL FOR SIZE AND REINFORCING.
- FOOTING - SEE STRUCTURAL FOR SIZE AND REINFORCING.
- SCUPPER & DOWNSPOUT & HEAT TAPE @ FLAT ROOF
- GUTTER & DOWNSPOUT W/ HEAT TAPE

PROJECT DESCRIPTION:

HDDR Architectural Plans
Cardinal Park Lot 2

554 Park Avenue
Park City, Ut 84060

SHEET DESCRIPTION:

NORTH & EAST ELEVATIONS

REVISIONS:

D\A2/29/2024 12:43:31 PM

PROJECT NUMBER:
Cardinal Park

SHEET NUMBER:

A2.1



GENERAL NOTES

- EXISTING 2x FRAMED WALL
NEW CONCRETE WALL
NEW 2x FRAMED WALL
(E) INDICATES EXISTING
(N) INDICATES NEW
- ALL DIMENSIONS ARE APPROXIMATE AND ARE TO BE FIELD VERIFIED PRIOR TO ANY CONSTRUCTION.
 - EXTERIOR WALLS TO BE 2x6 FRAMING OR 2x4 FURRED TO 2x6 W/ BIB INSULATION R-23 - TYP. ALL INTERIOR WALLS TO BE 2x4 FRAMING, U.N.O. W/ BIB INSULATION R-15 - TYP. ALL INTERIOR PLUMBING AND BEARING WALLS TO BE 2x6 FRAMING, U.N.O. W/ BIB INSULATION R-23 - TYP. ALL FLOOR JOIST TO BE 8-12" T.J. FRAMING U.N.O. W/ BIB INSULATION R-39 - TYP. ALL ROOF JOIST TO BE 8-12" T.J. FRAMING U.N.O. W/ BIB INSULATION R-39 - TYP.
 - SPRINKLERS TO BE ON THE WARM SIDE OF THE BUILDING ENVELOPE. ANTIFREEZE WILL NO LONGER BE ALLOWED IN FIRE SPRINKLER SYSTEMS.
 - AIR LEAKAGE: THE BUILDING THERMAL ENVELOPE SHALL BE CONSTRUCTED TO LIMIT AIR LEAKAGE IN ACCORDANCE WITH SECTIONS N1102.4.1 - N1102.4.4.
 - HOME HARDENING SHALL COMPLY WITH THE WILDLAND - URBAN INTERFACE CODE AS ADOPTED BY THE STATE OF UTAH AND AMENDED BY PARK CITY PER LMC 11-21, H 803.4

KEY NOTES

- CLASS A NON-REFLECTIVE STANDING SEAM METAL ROOF. METAL ROOF TO BE ICC-ES APPROVED. ON ICE AND WATER MEMBRANE ON 2" EXTERIOR SHEATHING ON ROOF JOIST - SEE STRUCTURAL FOR SIZE AND SPACING. ROOF MATERIAL SHALL COMPLY WITH THE WILDLAND - URBAN INTERFACE CODE AS ADOPTED BY THE STATE OF UTAH AND AMENDED BY PARK CITY PER LMC 11-21, H 803.4
- CONTINUOUS RIDGE & EVE VENTS
- CONCRETE RETAINING WALL
- 2x6 TREX DECKING ON 2x P.T. OPEN DECK JOIST - SEE STRUCTURAL FOR SIZE AND SPACING
- 1x6 VERTICAL T&G SIDING - STAINED ON WEATHER RESISTIVE BARRIER ON EXTERIOR SHEATHING PER STRUCTURAL ON 2x6 STUD WALL @ 16" O.C. HORIZ. BLOCKING 24" O.C.
- FOR TYPICAL STAIRWAY, HANDRAILING AND GUARDRAILING NOTES & DETAILS ON SEE SHEET A5.1
- 4" REINFORCED HEATED CONCRETE / DRIVEWAY / PATIO / PORCH ON 4" GRAVEL BASE
- 1x6 CEDAR HORIZONTAL SHIPLAP SIDING - STAINED ON WEATHER RESISTIVE BARRIER ON EXTERIOR SHEATHING PER STRUCTURAL ON 2x6 STUD WALL @ 16" O.C.
- FLAT SEAMED METAL SIDING ON WEATHER RESISTIVE BARRIER
- 2x4 CEDAR OUTSIDE CORNER BOARD, 2x2 CEDAR INSIDE CORNER BOARD - STAINED TYPICAL
- 1 1/2" x 3 1/2" CONTINUOUS METAL DRIP EDGE. TYP. @ BOTTOM OF SHINGLES. ICE & WATER SHIELD OVER DRIP EDGE TO 3'-0" INSIDE WARM WALL TYP.
- 1x6 FASCIA BOARD - STAINED
- 1x CEDAR SOFFIT - STAINED. SOFFIT TO BE VENTED @ ALL ROOF EAVES
- WINDOWS AND DOORS W/ LOW E INSULATED GLASS - SEE SHEET A6.1 FOR SCHEDULES TYPICAL
- COL. PER STRUCTURAL FUR OUT TO 8" SQUARE COVER W/ FLAT SEAMED METAL SIDING ON WEATHER RESISTIVE BARRIER
- 1x4 PICTURE FRAME TRIM, JAMB AND SILL - STAINED
- ROOF TO WALL SURFACE. EXTEND BITUTHANE MEMBRANE OVER ROOF DECK & UP ALL WALL SURFACES ABOVE ROOFING 2'-0" MIN. TYPICAL
- MAX DISTANCE FROM 1ST LEVEL TOP OF SUBFLOOR TO TOP FLOOR TOP ROOF BEARING IS 35'-0"
- LINE 27'-0" HEIGHT ABOVE EXISTING GRADE.
- EXISTING GRADE LINE.
- FINISH GRADE TO SLOPE AWAY FROM HOUSE A MIN. OF 6" WITHIN THE FIRST 10'. TYPICAL IRC R401.3
- FOUNDATION - SEE STRUCTURAL FOR SIZE AND REINFORCING.
- FOOTING - SEE STRUCTURAL FOR SIZE AND REINFORCING.
- SCUPPER & DOWNSPOUT & HEAT TAPE @ FLAT ROOF
- GUTTER & DOWNSPOUT W/ HEAT TAPE

Jonathan DeGray
Architect

P.O. Box 1674, 614 Main Street, Suite 302, Park City,
Utah 84060 Tel. 435-649-7263,
E-mail: degreyarch@qwestoffice.net

PROJECT DESCRIPTION:
HDDR Architectural Plans
Cardinal Park Lot 2

554 Park Avenue
Park City, Ut 84060

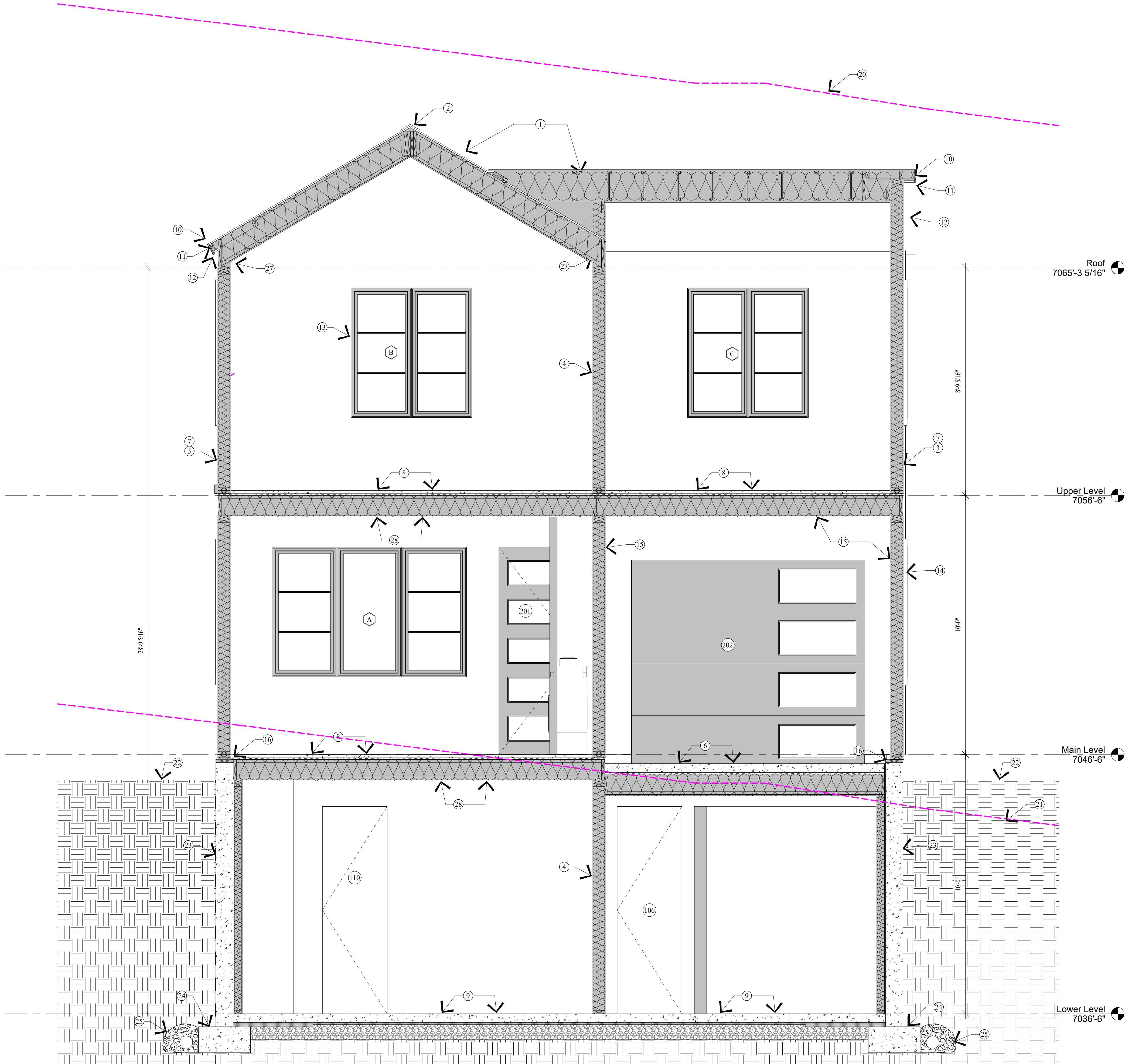
SHEET DESCRIPTION:
SOUTH & WEST ELEVATIONS

REVISIONS:

DATE: 2/29/2024 12:43:32 PM

PROJECT NUMBER:
Cardinal Park

SHEET NUMBER:
A2.2



1 Building Section
A3.1 1/2" = 1'-0"

KEY NOTES

- 1 CLASS A NON-REFLECTIVE STANDING SEAM METAL ROOF. METAL ROOF TO BE ICC-ES APPROVED. ON SHARKSKIN COMP OR EQUIV. MEMBRANE, ICE & WATER SHIELD FROM EDGE OF EVE TO 3' INSIDE WARM WALL, 6' WIDE IN VALLEYS AND 2' UP ALL VERTICAL WALLS. EXTERIOR ROOF SHEATHING ON 12" ENGINEERED I-JOISTS - R-30 BIBS INSULATION, POLYAMIDE VAPOR BARRIER AT LIVING SPACE, 1/2" GYPSUM BOARD, 3 COATS PAINT. SEE STRUCTURAL FOR SIZE AND SPACING. ROOF MATERIAL SHALL COMPLY WITH THE WILDLAND - URBAN INTERFACE CODE AS ADOPTED BY THE STATE OF UTAH AND AMENDED BY PARK CITY PER LMC 11-21, H 603.4.
- 2 CONTINUOUS RIDGE VENT.
- 3 TYPICAL, 2x6 EXTERIOR WALL, R-25 BIBS INSULATION, DBL TOP PLATE @ BEARING, SINGLE NON BEARING, DOUBLE BOTTOM PLATE @ GYP CRETE, SINGLE TREATED FIR AT SLAB ON GRADE. SHEATHING PER STRUCT. EXTERIOR FINISHES PER EXTERIOR ELEVATIONS OVER WEATHER RESISTIVE BARRIER. 1/2" GYPSUM WALL BOARD OVER POLYAMIDE VAPOR BARRIER.
- 4 TYPICAL, INTERIOR WALL, 2X4 OR 2X6 STUDS @ 16" O.C, DBL TOP PLATE @ BEARING, SINGLE NON BEARING, DOUBLE BOTTOM PLATE @ GYP CRETE, SINGLE TREATED FIR AT SLAB ON GRADE. 1/2" GYPSUM WALL, ACOUSTIC BATTS BETWEEN BEDROOM AND BEDROOMS AND LIVING SPACES, 3 COATS OF PAINT.
- 5 CONCRETE WINDOW WELL W/ EGRESS LADDER.
- 6 4" REINFORCED HYDRONIC HEATED CONCRETE GARAGE FLOOR ON WATERPROOF MEMBRANE OVER FRAMING PER STRUCTURAL.
- 7 EXTERIOR FINISHES - SEE SHEETS A2.1 AND A2.2.
- 8 1 1/2" GYPCRETE W/ HYDRAUNIC HEATING ON 3/4" PLYWOOD ON FLOOR JOIST - SEE STRUCTURAL FOR SIZE AND SPACING. ACOUSTICS BATTS BETWEEN LEVELS.
- 9 4" REINFORCED CONCRETE SLAB W/ HYDRONIC HEATING (CONTINUOUS) ON 2" RIGID FOAM INSULATION 4" WIDE @ PERIMETER, 1" REMAINING ON 4" GRAVEL BASE CLEANED/GRADED. EXPANSION JOINT @ PERIMETER
- 10 1 1/2" x 3 1/2" CONTINUOUS METAL DRIP EDGE.
- 11 1x6 FASCIA - STAINED.
- 12 1x CEDAR SOFFIT - STAINED. SOFFIT TO BE VENTED @ ALL ROOF EAVES.
- 13 WINDOWS AND DOORS W/ INSULATED GLASS -SEE SHEET A6.1 FOR SCHEDULES.
- 14 EXTERIOR WINDOW / DOOR TRIM - SEE SHEETS A2.1 AND A2.2.
- 15 1/2" TYPE "X" ON GARAGE CEILING AND WALL SEPARATING THE GARAGE AND OR SUPPORTING LIVING SPACE.
- 16 TREATED WOOD SILL PLATE W/ 1/2" ANCHOR BOLTS EMBEDDED 7" INTO CONCRETE, SPACED 32" O.C. U.N.O. ON PLANS. PLATE WASHERS SHALL 3"x3"x1/4" AND USED ON EACH BOLT. SEE STRUCTURAL SHEAR WALL SCHEDULE.
- 17 CUT STONE SILL/CAP CONTINUOUS.
- 18 STRUCTURAL BEAM - SEE STRUCTURAL FOR SIZE AND DETAILS.
- 19 ROOF TO WALL SURFACE, EXTEND BITUTHANE MEMBRANE OVER ROOF DECK & UP WALL SURFACE 24".
- 20 LINE 27'-0" HEIGHT ABOVE EXISTING GRADE.
- 21 EXISTING GRADE LINE.
- 22 FINISH GRADE TO SLOPE AWAY FROM HOUSE A MIN. OF 6' WITHIN THE FIRST 10'. IRC R401.3
- 23 FOUNDATION - SEE STRUCTURAL FOR SIZE AND REINFORCING. TUFF N DRY WATERPROOF OR EQUIV. 2X2 TREATED FUR FURRING @ STAIRS WET. APPLIED FOAM INSULATION ALL OTHER 2X4 FURRING 1/2" AIR SPACE MIN. TYPICAL, BATT INSULATION, FIRE REPARDANT FACING @ UNFINISHED WALLS,
- 24 FOOTING - SEE STRUCTURAL FOR SIZE AND REINFORCING.
- 25 4" PERF. DRAIN PIPE WRAPPED IN FILTER FABRIC IN 12" OF FREE DRAINING GRAVEL.
- 26 ALL LUMBER IN CONTACT WITH CONCRETE OR MASONRY INCLUDING LEDGERS AND FURRING WALLS MUST BE PRESERVATIVELY TREATED OR FOUNDATION GRADE REDWOOD.
- 27 SOLID BLOCKING AND HURRICANE HOLD DOWN AT EACH RAFTER OR SIMPSON VPA.
- 28 FIRE BLOCK STUD SPACES AT SOFFIT, FLOOR AND CEILING JOIST LINES, AT 10 FT. VERTICALLY AND HORIZONTALLY, AND AT ANY OTHER LOCATIONS NOT SPECIFICALLY MENTIONED WHICH COULD AFFORD PASSAGE FOR FLAMES - IRC R302.11
- 29 PARAPET WALL MIN. 36" ABOVE FINISHED SURFACE OF DECK. IMPERVIOUS MEMBRANE FROM ROOF OVER WALL INTEGRATED INTO DECK WATERPROOFING. CAP TO MATCH DRIP EDGE. PRESTAINED WOOD SIDING FACE & END OF WALL.
- 30 FOR TYPICAL STAIRWAY, HANDRAILING AND GUARDRAILING NOTES & DETAILS SEE SHEET 5.1.

PROJECT DESCRIPTION:

HDDR Architectural Plans
Cardinal Park Lot 2

554 Park Avenue
Park City, Ut 84060

SHEET DESCRIPTION:

BUILDING SECTION

REVISIONS:

DA2/29/2024 12:43:33 PM

PROJECT NUMBER:
Cardinal Park

SHEET NUMBER:

A3.1

DOOR SCHEDULE										
MARK (X)	TYPE	SIZE			DOOR MAT'L	DOOR FINISH	FRAME MAT'L	FRAME FINSH	HDWR TYPE	REMARKS
		WIDTH	HEIGHT	THICK.						
LOWER LEVEL DOORS										
106	STYLE & RAIL	2'-6"	8'-0"	1 3/4"	WOOD	STAIN & VARNISH	WOOD	STAIN & VARNISH		
107	SHOWER	2'-0"	7'-0"	1/2"	GLASS	CLEAR	GLASS	GLASS		TEMP - EUROGLASS ENCLOSURE
108	STYLE & RAIL	2'-8"	8'-0"	1 3/4"	WOOD	STAIN & VARNISH	WOOD	STAIN & VARNISH		
109	SHOWER	2'-0"	7'-0"	1/2"	GLASS	CLEAR	GLASS	GLASS		TEMP - EUROGLASS ENCLOSURE
110	STYLE & RAIL	2'-6"	8'-0"	1 3/4"	WOOD	STAIN & VARNISH	WOOD	STAIN & VARNISH		
111	STYLE & RAIL	2'-8"	8'-0"	1 3/4"	WOOD	STAIN & VARNISH	WOOD	STAIN & VARNISH		
112	STYLE & RAIL	2'-8"	8'-0"	1 3/4"	WOOD	STAIN & VARNISH	WOOD	STAIN & VARNISH		
113	STYLE & RAIL	2'-8"	8'-0"	1 3/4"	WOOD	STAIN & VARNISH	WOOD	STAIN & VARNISH		
114	STYLE & RAIL	2'-6"	8'-0"	1 3/4"	WOOD	STAIN & VARNISH	WOOD	STAIN & VARNISH		

MID LEVEL DOORS										
201		3'-0"	8'-0"	2"						
202		9'-0"	8'-0"	2"						
203	STYLE & RAIL	3'-0"	8'-0"	1 3/4"	WOOD	STAIN & VARNISH	WOOD	STAIN & VARNISH		
204	STYLE & RAIL	2'-0"	8'-0"	1 3/4"	WOOD	STAIN & VARNISH	WOOD	STAIN & VARNISH		
205	STYLE & RAIL EXT.	2'-8"	8'-0"	1 3/4"	WOOD	STAIN & VARNISH	WOOD	STAIN & VARNISH		THRESHOLD, WEATHER TIGHT TEMPERED

TOP LEVEL DOORS										
301	STYLE & RAIL EXT.	2'-8"	8'-0"	1 3/4"	WOOD	STAIN & VARNISH	WOOD	STAIN & VARNISH		THRESHOLD, WEATHER TIGHT TEMPERED
302	STYLE & RAIL EXT.	2'-8"	8'-0"	1 3/4"	WOOD	STAIN & VARNISH	WOOD	STAIN & VARNISH		THRESHOLD, WEATHER TIGHT TEMPERED
303	STYLE & RAIL EXT.	2'-8"	8'-0"	1 3/4"	WOOD	STAIN & VARNISH	WOOD	STAIN & VARNISH		THRESHOLD, WEATHER TIGHT TEMPERED
304	SHOWER	2'-0"	7'-0"	1/2"	GLASS	CLEAR	GLASS	GLASS		TEMP - EUROGLASS ENCLOSURE
305	STYLE & RAIL EXT.	2'-8"	8'-0"	1 3/4"	WOOD	STAIN & VARNISH	WOOD	STAIN & VARNISH		THRESHOLD, WEATHER TIGHT TEMPERED
306	STYLE & RAIL EXT.	2'-8"	8'-0"	1 3/4"	WOOD	STAIN & VARNISH	WOOD	STAIN & VARNISH		THRESHOLD, WEATHER TIGHT TEMPERED
307	SHOWER	2'-0"	7'-0"	1/2"	GLASS	CLEAR	GLASS	GLASS		TEMP - EUROGLASS ENCLOSURE
308	STYLE & RAIL EXT.	2'-8"	8'-0"	1 3/4"	WOOD	STAIN & VARNISH	WOOD	STAIN & VARNISH		THRESHOLD, WEATHER TIGHT TEMPERED
309	STYLE & RAIL EXT.	2'-8"	8'-0"	1 3/4"	WOOD	STAIN & VARNISH	WOOD	STAIN & VARNISH		THRESHOLD, WEATHER TIGHT TEMPERED
310	STYLE & RAIL EXT.	2'-8"	8'-0"	1 3/4"	WOOD	STAIN & VARNISH	WOOD	STAIN & VARNISH		THRESHOLD, WEATHER TIGHT TEMPERED
311	SHOWER	2'-0"	7'-0"	1/2"	GLASS	CLEAR	GLASS	GLASS		TEMP - EUROGLASS ENCLOSURE

DOOR NOTES

- ALL DOOR OPENINGS TO BE FIELD VERIFIED BY CONTRACTOR BEFORE INSTALLATION.
- ALL DOORS TO BE 1 3/4" SOLID CORE UNLESS NOTED OTHERWISE.
- SHOWER DOORS AND GLASS SHOWER ENCLOSURES SHALL BE TEMPERED GLASS. IRC SECTION R308.3 AND R308.4
- FRENCH/PATIO/TERRACE DOORS TO BE SUPPLIED BY WINDOW MANUFACTURE TO HAVE A U-VALUE OF .31 MINIMUM.
- AUTOMATIC GARAGE DOOR OPENERS SHALL BE TESTED IN
- ACCORDANCE WITH UL325. - IRC 309.4.

WINDOW SCHEDULE

MARK (X)	SIZE		TYPE	FRAME MAT'L	EXTERIOR FINISH	INTERIOR FINISH	GLAZING	REMARKS
	WIDTH	HEIGHT						
A	7'-6"	5'-0"	TRIPPLE CASEMENT					
B	4'-8"	5'-0"	DOUBLE CASEMENT		MANUFACTURE	STAIN & VARNISH	INSULATED - LOW E	
C	4'-8"	5'-0"	DOUBLE CASEMENT		MANUFACTURE	STAIN & VARNISH	INSULATED - LOW E	
D	2'-6"	5'-0"	CASEMENT		MANUFACTURE	STAIN & VARNISH	INSULATED - LOW E	
E	2'-6"	5'-0"	CASEMENT		MANUFACTURE	STAIN & VARNISH	INSULATED - LOW E	
F	2'-6"	5'-0"	CASEMENT		MANUFACTURE	STAIN & VARNISH	INSULATED - LOW E	
G	8'-0"	1'-6"	TRIPPLE FIXED		MANUFACTURE	STAIN & VARNISH	INSULATED - LOW E	
H	2'-6"	5'-0"	CASEMENT		MANUFACTURE	STAIN & VARNISH	INSULATED - LOW E	
J	2'-6"	5'-0"	CASEMENT		MANUFACTURE	STAIN & VARNISH	INSULATED - LOW E	
K	2'-6"	5'-0"	CASEMENT		MANUFACTURE	STAIN & VARNISH	INSULATED - LOW E	
L	2'-6"	5'-0"	CASEMENT		MANUFACTURE	STAIN & VARNISH	INSULATED - LOW E	
M	2'-6"	5'-0"	CASEMENT		MANUFACTURE	STAIN & VARNISH	INSULATED - LOW E	
N	3'-0"	1'-6"	CASEMENT		MANUFACTURE	STAIN & VARNISH	INSULATED - LOW E	
P	2'-6"	5'-0"	CASEMENT		MANUFACTURE	STAIN & VARNISH	INSULATED - LOW E	
Q	2'-6"	5'-0"	CASEMENT		MANUFACTURE	STAIN & VARNISH	INSULATED - LOW E	
R	2'-6"	5'-0"	CASEMENT		MANUFACTURE	STAIN & VARNISH	INSULATED - LOW E	
S	2'-6"	4'-6"	CASEMENT		MANUFACTURE	STAIN & VARNISH	INSULATED - LOW E	
T	4'-8"	5'-0"	DOUBLE CASEMENT		MANUFACTURE	STAIN & VARNISH	INSULATED - LOW E	
U	2'-6"	5'-0"	CASEMENT		MANUFACTURE	STAIN & VARNISH	INSULATED - LOW E	
V	4'-8"	5'-0"	DOUBLE CASEMENT		MANUFACTURE	STAIN & VARNISH	INSULATED - LOW E	
V'	4'-8"	2'-0"	DOUBLE CASEMENT		MANUFACTURE	STAIN & VARNISH	INSULATED - LOW E	
W	2'-8"	2'-0"	FIXED		MANUFACTURE	STAIN & VARNISH	INSULATED - LOW E	
X	2'-8"	5'-0"	CASEMENT		MANUFACTURE	STAIN & VARNISH	INSULATED - LOW E	
Y	2'-8"	5'-0"	CASEMENT		MANUFACTURE	STAIN & VARNISH	INSULATED - LOW E	
Z	2'-6"	5'-0"	CASEMENT		MANUFACTURE	STAIN & VARNISH	INSULATED - LOW E	
AA	2'-8"	5'-0"	CASEMENT		MANUFACTURE	STAIN & VARNISH	INSULATED - LOW E	
BB	2'-8"	5'-0"	CASEMENT		MANUFACTURE	STAIN & VARNISH	INSULATED - LOW E	
CC	2'-8"	5'-0"	CASEMENT		MANUFACTURE	STAIN & VARNISH	INSULATED - LOW E	
CC'	2'-8"	2'-0"	FIXED		MANUFACTURE	STAIN & VARNISH	INSULATED - LOW E	
DD	2'-8"	5'-0"	CASEMENT		MANUFACTURE	STAIN & VARNISH	INSULATED - LOW E	
EE	2'-8"	5'-0"	CASEMENT		MANUFACTURE	STAIN & VARNISH	INSULATED - LOW E	

WINDOW NOTES

- ALL WINDOWS OPENINGS TO BE FIELD VERIFIED BY CONTRACTOR BEFORE INSTALLATION.
- GLAZING IN HAZARDOUS LOCATION IS REQUIRED TO BE GLAZED WITH SAFETY MATERIAL. IRC SECTION R308.3 AND R308.4.
- ALL WINDOWS IN BATHROOMS MUST BE TEMPERED GLASS
- TEMPERED GLASS SHALL BE PROVIDED IN: FRAMELESS GLASS DOORS, GLASS IN DOORS, GLASS WITHIN A 24" ARC OF DOORS, GLAZING LESS THAN 60" ABOVE A WALKING SURFACE THAT IS WITHIN 5 FEET STAIRS. OR GLAZING WITHIN 5 FEET OF SPAS OR POOLS, CERTAIN FIXED PANELS, AND SIMILAR GLAZED OPENINGS SUBJECT TO HUMAN IMPACT. IRC R308
- EGRESS WINDOWS: FINISH SILL HT. MIN 44" FROM FLOOR MIN. CLEAR OPENING OF 5.7 S/F MIN NET CLEAR OPENING 20" WIDTH AND 24" HT.
- ALL WINDOWS TO HAVE A MIN. U-VALUE OF .31

ROOM FINISH SCHEDULE

NO.	NAME	FLOOR		FLOOR				CEILING		REMARKS
		MAT'L	BASE	NORTH	SOUTH	EAST	WEST	HEIGHT	MAT'L	
LOWER LEVEL										
001	Game Rm									
002	Bdrm2									
003	Bdrm3									
004	Bth3									
005	Bth2									
006	Lndry									
007	Mech									
008	1/2Bth									
MAIN LEVEL										
200	Garage									
201	MudRm									
202	Pwdr									
203	Living Rm									
204	Dining									
205	Kitchen									
206	Hall									
UPPER LEVEL										
301	MstrBdrm									
302	MBth									
303	MWC									
304	Hall									
305	Bdrm4									
306	Bth4									
307	Bth5									
308	Bdrm5									

PROJECT DESCRIPTION:

HDDR Architectural Plans
Cardinal Park Lot 2

554 Park Avenue
Park City, Ut 84060

SHEET DESCRIPTION:

SCHEDULES

REVISIONS:

DA2/29/2024 12:43:34 PM

PROJECT NUMBER:
Cardinal Park

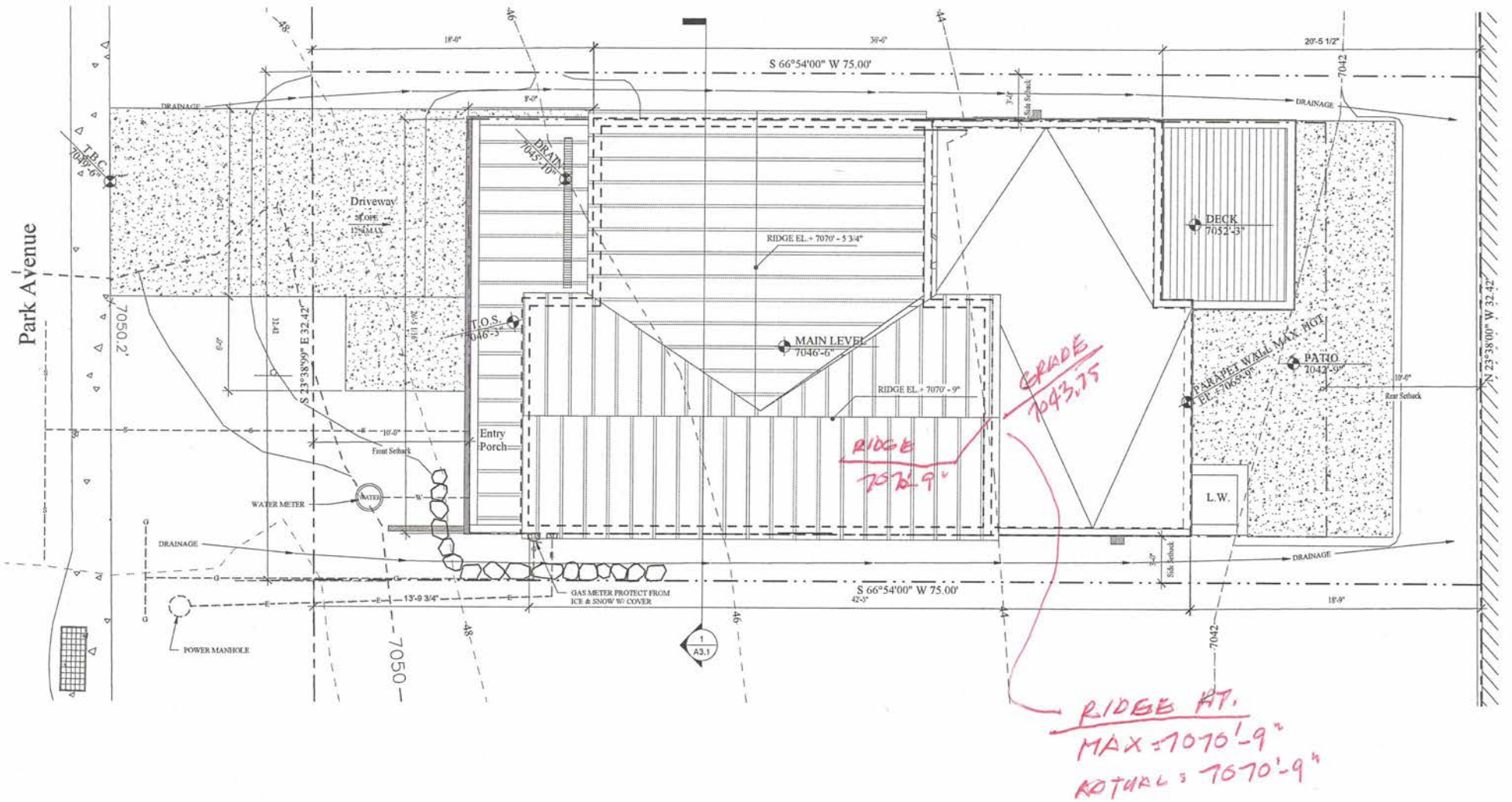
SHEET NUMBER:

A6.1

Jonathan DeGray
Architect

P.O. Box 1674, 614 Main Street, Suite 302, Park City,
Utah 84060 Tel. 435-649-7263,
E-mail: deggrayarch@qwestoffice.net

Park Avenue



554 PARK

Planning Department Staff Report



Subject: 327 McHenry Avenue
Application: PL-23-05981
Author: Caitlyn Tubbs, Sr. Preservation Planner
Date: March 21, 2024
Type of Item: Modification of Approval

Recommendation

(I) Review the proposed Modification of Approval, (II) hold a public hearing, and (III) consider approving the landscaping and swimming pool modification of the Historic District Design Review approval at 327 McHenry Avenue based on the Findings of Fact, Conclusions of Law, and Conditions of Approval outlined in the Draft Final Action Letter (Exhibit A).

Description

Applicant: Matthew Christensen
Location: 327 McHenry Avenue
Zoning District: Historic Residential Low-Density (HRL)
Adjacent Land Uses: Residential
Reason for Review: The Planning Director, or their Designee, reviews all requests for modifications to Historic District Design Reviews.¹

CUP Conditional Use Permit
HDDR Historic District Design Review
HRL Historic Residential Low Density
LMC Land Management Code
SSCUP Steep Slope Conditional Use Permit

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

Summary

The Applicant is currently building a new Single-Family Dwelling in the Historic Residential Low Density (HRL) Zoning District and is nearing completion of the project. This application is a request to modify the approved landscaping plan to include a ten-foot by twenty-foot swimming pool and associated mechanical equipment in the rear yard. This is the third request to modify the 327 McHenry Historic District Design Review (HDDR) approval.

Background

On August 24, 2021, the Planning Director held a public hearing and approved the HDDR for a new Single-Family Dwelling (PL-21-04878) in the HRL Zone ([Staff Report](#)).

¹ LMC [§15-1-8](#)

On September 21, 2022, the Applicant submitted a Conditional Use Permit for a proposed Private Recreation Facility to construct a swimming pool in the backyard of the subject property.

On October 10, 2022, the Applicant submitted a Historic District Design Review Pre-Application for proposed modifications to the approved landscaping to install a swimming pool.

On January 9, 2023, the Applicant submitted a Modification of Approval application to revise the HDDR's approved landscaping plan to accommodate a swimming pool. On March 2, 2023, the Planning Director held a public hearing and approved the requested modifications with conditions of approval ([Staff Report](#)).

On June 29, 2023, the Applicant submitted a second Modification of Approval application to exchange the exterior siding materials and install an A/C condenser on the northern side of the home. On August 3, 2023, the Planning Director Designee held a public hearing and approved the requested Modification with conditions of approval (see Staff Report, Exhibit G).

On December 12, 2023, the Applicant submitted the current Modification of Approval application for a revision to the approved modified landscaping plan.

On February 28, 2004, the Planning Commission held a public hearing and approved the Applicant's Steep Slope Conditional Use Permit and Conditional Use Permit for a Private Recreation Facility with conditions of approval ([Staff Report](#)).

Analysis

The Planning Director, or their Designee, is responsible for taking Final Action on Historic District Design Reviews for new construction and modifications thereto.² This is the third request to modify the 327 McHenry HDDR approval.

The subject property is located within the Historic Residential Low-Density (HRL) Zoning District. According to LMC [§ 15-2.1-1](#), the purpose of the HRL Zoning District is to:

- A. Reduce density that is accessible only by substandard Streets so these Streets are not impacted beyond their reasonable carrying capacity;
- B. Provide an Area of lower density Residential Use within the old portion of Park City;
- C. Preserve the character of Historic residential Development in Park City;
- D. Encourage the preservation of Historic Buildings and/or Structures;
- E. Encourage construction of Historically Compatible Structures that contribute to the character and scale of the Historic District, and maintain existing residential neighborhoods;
- F. Establish Development review criteria for new Development on Steep Slopes

² LMC [§ 15-1-8](#)

- which mitigate impacts to mass and scale and the environment, and;
- G. Define Development parameters that are consistent with the General Plan policies for the Historic core.

Private Recreation Facilities³ (e.g. swimming pools) are permitted as a Conditional Use in the HRL Zoning District.⁴ This application is a request to modify the approved landscaping plan to include an in-ground swimming pool in the rear yard, measuring ten feet (10') in width, twenty feet (20') in length and five feet (5') in depth. The proposed mechanical equipment associated with the pool will be installed underground to the north. Pursuant to LMC [§ 15-2.1-3 – Lot and Site Requirements](#), mechanical equipment must be located at least 3 feet from a Side Lot Line and must be screened.

Section [§ 15-13-8](#) of the LMC outlines the design standards for new infill construction in Historic Districts. Because this modification request is specifically focused on landscaping and mechanical equipment, the analysis herein will focus on those items.

Following a public hearing held on March 2, 2023, the Planning Director conditionally approved a landscape plan that included a pool and hot tub with a combined size of approximately 37 feet by 20 feet (see Figure 1, right). Condition of Approval #1 of the Final Action Letter required the Applicant to obtain a Conditional Use Permit (CUP) for the swimming pool prior to obtaining a building permit for the pool installation.

During the March 2, 2023, public hearing, the Planning Director reiterated landscapes in Historic Districts ideally return to a natural or original state, with minimal manipulation of the site (See Minutes, p. 8, Exhibit F). The approved modified landscape plan included three “levels”: the first contained the patio and proposed pool area, the second was a smaller patio that stepped down northwest toward the rear of the property, and the third was a lower level to the southwest of the pool that was to

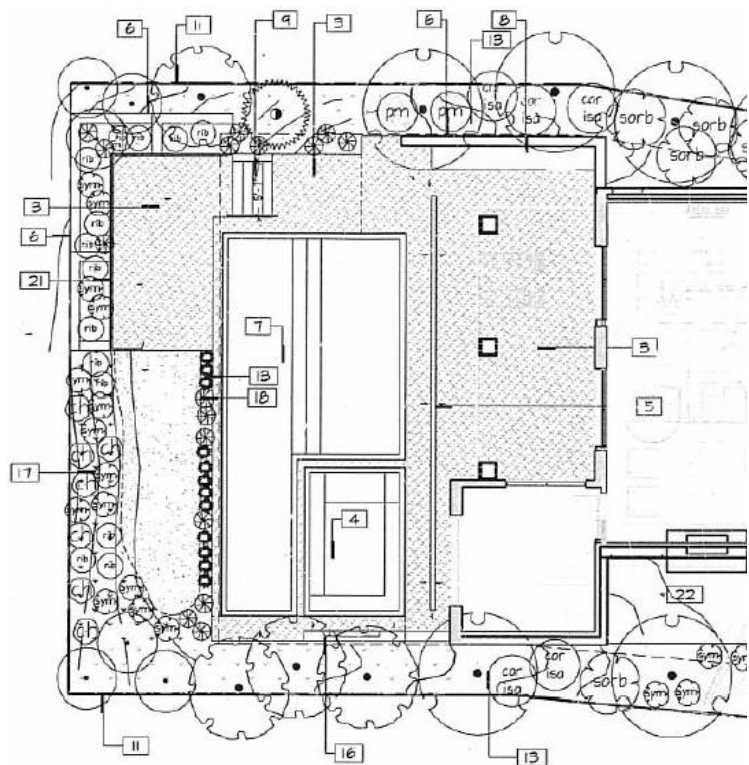


Figure 1: Modified landscape plan as approved by Planning Director on March 2, 2023.

³ LMC [§ 15-15-1](#) – Recreation Facility, Private: “[r]ecreation facilities operated on private Property and not open to the general public, including Recreation Facilities such as swimming pools, tennis courts, outdoor Pickleball Courts, and similar facilities for the Use by Owners and guests.”

⁴ LMC [§ 15-2.1-2](#)

be a flat grassy area. These “levels” were to be retained by three concrete retaining planters filled with shrubs and grasses to obscure the concrete.

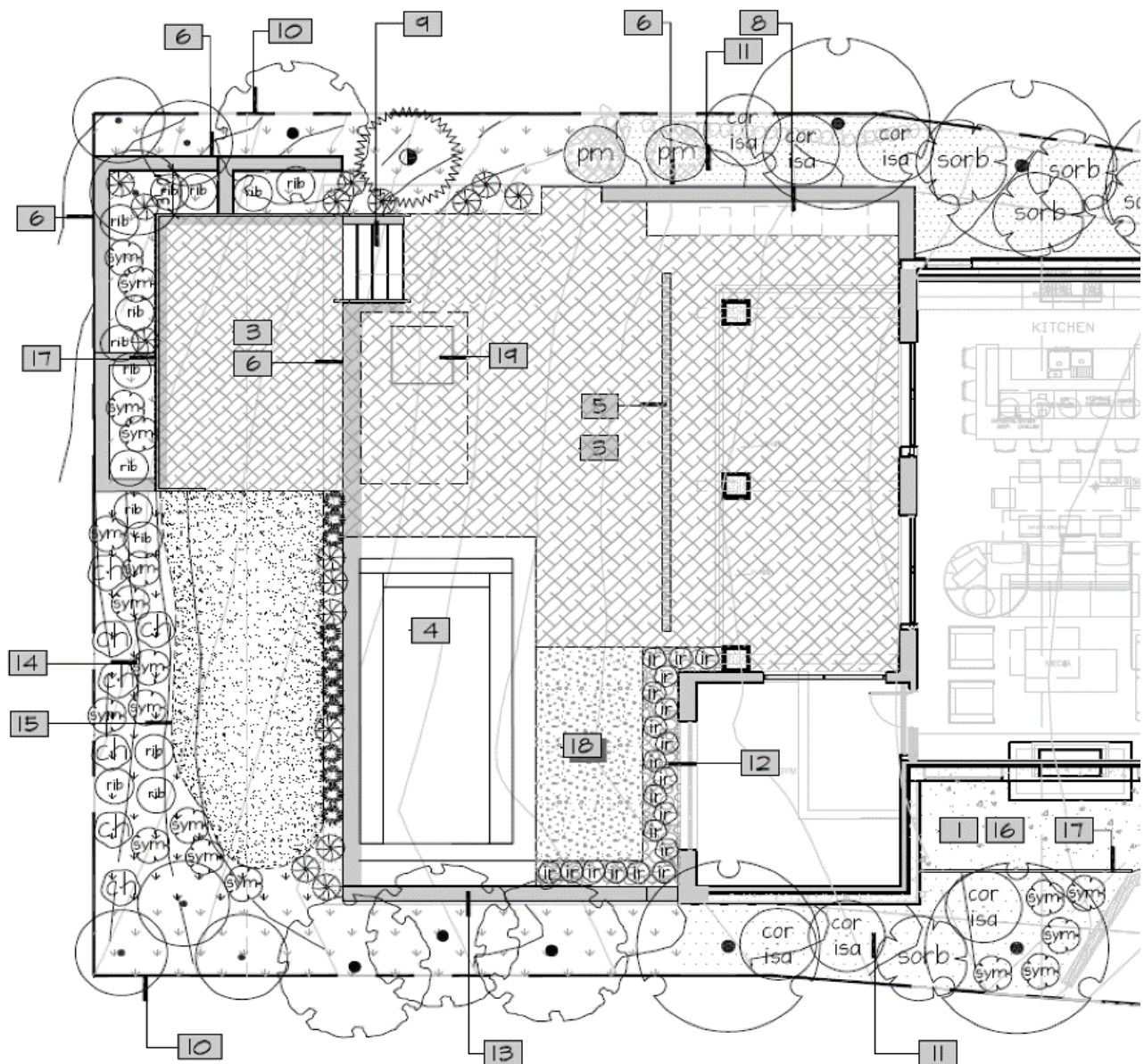


Figure 2: Proposed landscape plan

The current proposal (Figure 3, above) is to modify this approved landscape plan by reducing the size of the swimming pool walls to accommodate additional plantings. Additional trees and shrubs have been proposed in the perimeter of this area. The northwestern corner of the property would still have three four-foot-tall retaining walls that would be utilized as planters to obscure the concrete. The westernmost retaining wall would be located immediately adjacent to the rear property line and would not be

obscured by plant materials.

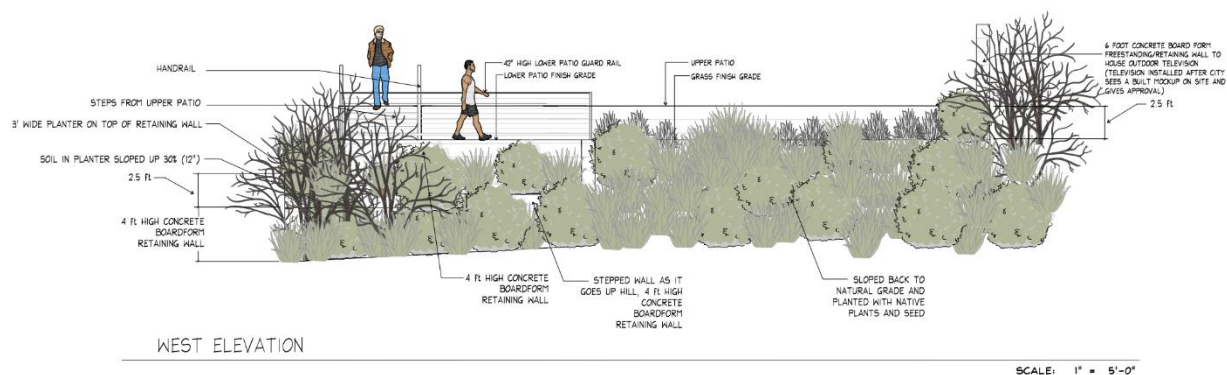


Figure 3: Elevation of proposed retaining walls and landscaping along western property line. Retaining walls create "levels" on the northern (left) side and Site is re-graded to match up with adjoining properties to the south and west (right).

LMC [§ 15-13-8\(B\)\(1\)](#) sets the following criteria for Site Design:

Topography and Grading:

- 1) The natural topography and original grading of a site shall be maintained when feasible.
- 2) 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.
- 3) A new site's natural slope shall be respected in a new building design in order to minimize cuts into the hillsides, minimize fill, and minimize retaining walls.

Complies – The Applicant has proposed some grading of the property to facilitate an outdoor living area, pool, and patio. The Applicant has proposed to regrade the southwestern portion of the site to join up with the grade on the neighboring City property to the west. This would result in a vertical change ranging between two and four feet in the southwestern ten-foot-deep corner of the property. The proposed retaining walls are visually softened and minimized with planted shrubs and the Applicant has designed the terracing of the property to approximately follow the existing contours and provide usable space for the occupants.

Landscaping and Vegetation:

- 1) Existing landscape features that contribute to the character of the Historic District and existing landscaping features that provide environmental sustainability benefits shall be respected and maintained.
- 2) Established on-site native plantings shall be maintained. During construction, established vegetation shall be protected to avoid damage. Damaged, aged, or diseased trees shall be replaced as necessary. Vegetation that may encroach upon or damage a new building may be removed, but shall be replaced with

similar vegetation near the original location.

- 3) A detailed landscape plan, particularly for areas viewable from the primary public right of way, which respects the manner and materials traditionally used in the Historic Districts, shall be provided. When planning for the long-term sustainability of a landscape system, all landscape relationships on the site, including those between plantings and between the site and its structure(s) shall be considered.
- 4) Landscape plans shall balance water efficient irrigation methods and drought tolerant and native plant material with existing plant material and site features that contribute to the character to the Historic District.
- 5) Use to advantage storm water management features such as gutters, downspouts, site topography, and vegetation that can improve the soil water retention and permeability of a site.
- 6) The use of Water Wise Landscaping or permaculture strategies for landscape design shall be considered in order to maximize water conservation. Where watering systems are necessary, systems that minimize water loss, such as drip irrigation, shall be used. These systems shall be designed to minimize their appearance from areas viewable from the primary public right of way.

Complies – [Chapter 11-21](#) of the Municipal Code governs the 2006 Utah Wildland-Urban Interface Code which outlines vegetation planting requirements surrounding structures. This Code is intended to minimize fire hazards in landscaping. Section 603.5.2.1 provides standards for vegetation within the Immediate Ignition Zone (0 to 5 feet from the Structure) and requires the removal of dead or dying vegetation and outlines a list of approved plant species (Municipal Code [§14-1-5](#)) that may be planted within this Zone. The plant species proposed by the Applicant are listed as approved specimens.

The Applicant also submitted an Arborist's Report (Exhibit C) on the vegetation that existed on the Site prior to the construction of the home. The Arborist found the four mature trees on the property (three mature Spruce and one mature Aspen) were either already dead or were stressed to the point of death and were not salvageable. The Applicant has removed these trees from the Site and proposed the addition of multiple deciduous and coniferous trees to replace the vegetation lost (see table below).

	Significant Vegetation	March 2, 2023 Approval	Current Proposal
Trees			
Mature Spruce, dead, dying	3	-	-
Mature Aspen, dead	1	-	-
Bigtooth Maple	-	6	6
Green Ash	-	1	1
Quaking Aspen	-	11	10

Gambel Oak	-	6	6
Dwarf Scotch Pine	-	2	2
Net gain/loss	-	+22	-1
Shrubs			
Rubber Rabbitbrush	-	7	7
Dogwood	-	5	6
Dwarf Mugo Pine	-	2	2
Alpine Currant	-	14	14
Ash Leaf Spirea	-	13	10
White Snowberry	-	29	31
Net gain/loss	-	+70	±0
Perennials			
Moonshine Yarrow	-	12	12
Alpine Columbine	-	7	7
Rosy Returns Daylily	-	25	25
Yellow Blade Iris	-	6	20
Black-Eyed Susan	-	6	6
Golden Columbine	-	-	7
Coral Bells	-	-	11
Net gain/loss	-	+56	+32
Grasses			
Overdam Reed Grass	-	19	19
Atlas Fescue	-	41	39
Net gain/loss	-	+60	-1
Sod/Groundcovers			
Dura Turf-Grass	-	194 sq. ft.	243 sq. ft.
Native Grass and Flower Mix	-	636 sq. ft.	636 sq. ft.
Net gain/loss	-	+830 sq. ft.	+49 sq. ft.

As part of the detailed landscape plan for the site the Applicant has included the installation of an irrigation system that will be adjusted to ensure minimal overspray of water onto structures or non-plant materials as well as drip irrigation for the shrubs and trees. The proposed shrubs and trees will be planted in a traditional design with plantings concentrated along the side property lines to provide privacy to the subject property and its neighbors.

Retaining Walls:

- 1) When feasible, a site shall be contoured in a way that reduces the need for retaining walls. When retaining walls are necessary, the visual impact shall be minimized by creating gradual steps or tiers and by using perennial plant material.
- 2) New retaining walls shall be consistent with historic retaining walls in terms of mass, scale, design, materials, and scale of materials. Simple board-formed concrete, stacked stone and other traditional materials are recommended over

concrete block, asphalt, or other modern concrete treatments.

Complies –*The proposed “flat” area will maintain the natural grade and will be planted with a water-wise sod and native seed mix. Condition of Approval #2 of the March 2, 2023 Final Action Letter prohibited the use of artificial turf on this property.*

The Applicant has proposed a retaining wall to hold the swimming pool and patio area as well as a stepped retaining wall at the northern corner of the property to facilitate a lower patio on the property. The retaining walls will include planting areas with a three-foot depth to provide an opportunity to screen the concrete retaining structure from view. The westernmost retaining wall is set immediately adjacent to the western property line and would be minimally screened by existing vegetation on the neighboring property.

The Applicant has also proposed a 6-foot freestanding board-form concrete wall by the swimming pool for the purpose of housing an outdoor entertainment center with a television and sound system. The Applicant has agreed to not install the entertainment center at this time and will return in the future for permitting for the television and sound system (see Exhibit F – Minutes, p. 10).

Department Review

The Planning Department reviewed this report.

Notice

Staff published notice on the City’s website and the Utah Public Notice website and posted notice to the property on March 4, 2024. Staff mailed a courtesy notice to property owners within 300 feet on March 7, 2024.

Public Input

Public input regarding this Modification request has been included as Exhibit I. Public input received as part of prior applications are included in their respective records.

Alternatives

- The Planning Director may approve the modification of approval.
- The Planning Director may deny the modification of approval 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 or uncertain.

Exhibits

Exhibit A: Draft Final Action Letter

Exhibit B: Proposed Landscaping Plan

Exhibit C – Applicant’s Arborist’s Report

Exhibit D – August 24, 2021 Final Action Letter – Original Approval
Exhibit E – March 2, 2023 Final Action Letter – First Modification
Exhibit F – March 2, 2023 Minutes
Exhibit G – August 3, 2023 Final Action Letter – Second Modification
Exhibit H – August 3, 2023 Modification Staff Report
Exhibit I – Public Input



Planning Department

March 21, 2024

Jerry Fiat
Jfiat727@gmail.com
(435)-513-1273

CC: Matthew Christensen

NOTICE OF PLANNING DIRECTOR DESIGNEE ACTION

Description

Address:	327 McHenry Avenue
Zoning District:	Historic Residential Low Density (HRL)
Application:	Modification of HDDR Approval
Project Number:	PL-23-05981
Action:	APPROVED WITH CONDITIONS (See Below)
Date of Final Action:	March 21, 2024
Project Summary:	The Applicant has proposed a modification of Historic District Design Review (HDDR) approval to amend the landscaping plan to include a swimming pool.

Action Taken

On March 21, 2024, the Planning Director conducted a public hearing and approved the Modification of Approval according to the following findings of fact, conclusions of law, and conditions of approval.

Findings of Fact

1. The Site is located at 327 McHenry Avenue.
2. The Site is located within the Historic Residential Low-Density (HRL) Zoning District.
3. On November 19, 2020, a Plat Amendment creating 331 McHenry Avenue Subdivision – First Amended was approved by City Council. Ordinance No. 20-50 was adopted. A ten-foot (10') public snow storage easement on McHenry Avenue was required to be recorded on the plat. Two existing easements, an



Planning Department

encroachment easement recorded August 2, 2010, and a five-foot (5') water line easement recorded June 24, 2009, were also recorded.

4. On July 12, 2021, the Planning Department received a Historic District Design Review (HDDR) application for the property at 327 McHenry Avenue; it was deemed complete on July 27, 2021.
5. The HDDR Application was approved by the Planning Director on August 24, 2021.
6. The Applicant is constructing a new Single-Family Dwelling at the subject property.
7. On January 9, 2023, the Planning Department received an Application to modify the HDDR approval to accommodate a swimming pool in the rear yard. On March 2, 2023, the Planning Director held a public hearing and approved the modified landscaping plan with conditions.
8. On June 29, 2023, the Planning Department received an Application to modify the HDDR approval to accommodate an A/C condenser in the Side Yard and modification of the exterior siding. On August 3, 2023, the Planning Director Designee held a public hearing and approved the modified landscaping plan with conditions.
9. On December 12, 2023, the Planning Department received an Application to modify the HDDR approval to amend the landscaping plan and reduce the size of the proposed swimming pool in the rear yard.
10. Staff reviewed the Applicant's proposed modifications for compliance with LMC Chapter 15-13, *Design Guidelines for Historic Districts and Historic Sites*.
11. Staff reviewed the application per LMC §15-13-8 *Design Guidelines for New Residential Infill Construction in Historic Districts* and LMC Chapter 15-2.1, *Historic Residential Low-Density Zoning District*.
12. Staff published notice on the City's website and at City Hall on March 7, 2024.
13. Staff posted a notice on the property on March 4, 2024.
14. Staff mailed courtesy notice to property owners within 100 feet on March 7, 2024.

Conclusions of Law

1. The proposed modifications comply with the Land Management Code requirements pursuant to Chapter 15-2.1, Historic Residential Low-Density (HRL) District.
2. The proposal meets the criteria for the *Design Guidelines for New Residential Infill Construction in Historic Districts* outlined in LMC §15-13-8.



Planning Department

Conditions of Approval

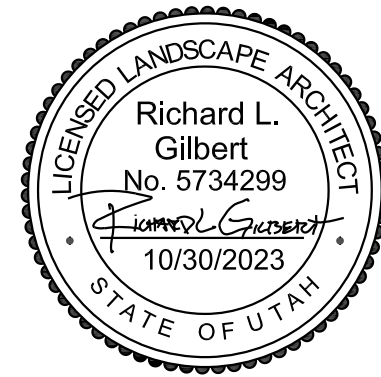
1. Final plans and construction details shall reflect substantial compliance with the plans approved March 21, 2024, by the Planning Department. Any changes, modifications, or deviations from the approved design that have not been approved in writing in advance by the Planning and/or Building Department(s) may result in a stop work order.
2. The Applicant is responsible for notifying the Planning Department and Building Department prior to making any changes to the approved plans.
3. Any changes, modifications, or deviations from the approved scope of work shall be submitted in writing for review and approval/denial in accordance with the applicable standards by the Planning Director, or their designee, prior to construction.
4. The proposed mechanical equipment shall meet all setback requirements set forth in LMC §15-2.1-3 and shall be screened from view.
5. All Conditions of Approval set forth in Ordinance 20-50, the HDDR Final Action Letter dated August 24, 2021, the HDDR Modification Final Action Letter dated March 2, 2023, the Second HDDR Modification Final Action Letter dated August 3, 2023, and the Steep Slope Conditional Use Permit/Conditional Use Permit Final Action Letter dated February 28, 2024 are incorporated herein and shall apply.

If you have questions or concerns regarding this Final Action Letter, please call (435)-615-5063 or email caitlyn.tubbs@parkcity.org.

Sincerely,

Rebecca Ward, Planning Director

CC: Caitlyn Tubbs, Senior Historic Preservation Planner
Project File



consultant:

project

CHRISTENSEN
RESIDENCE
327 MCHENRY AVE
PARK CITY, UT 84060

date

November 29, 2023

revisions

data

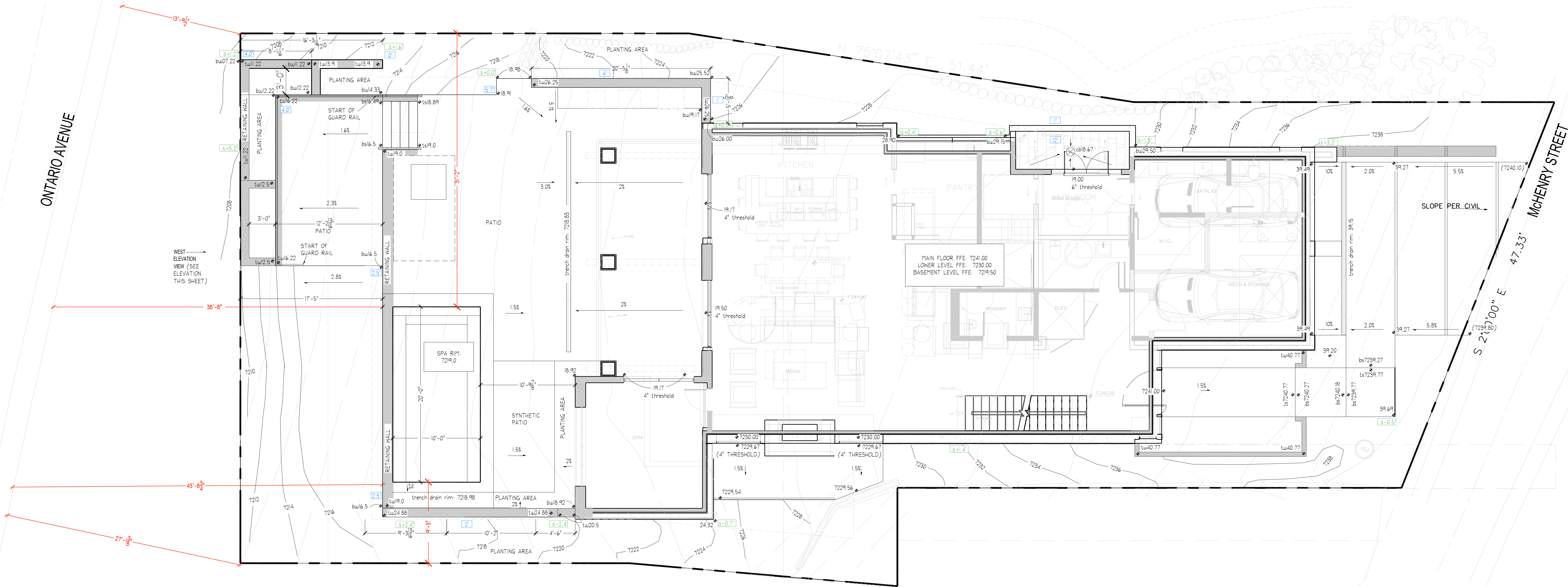
asd project no: 21077

title

GRADING
PLAN

sheet

LG101



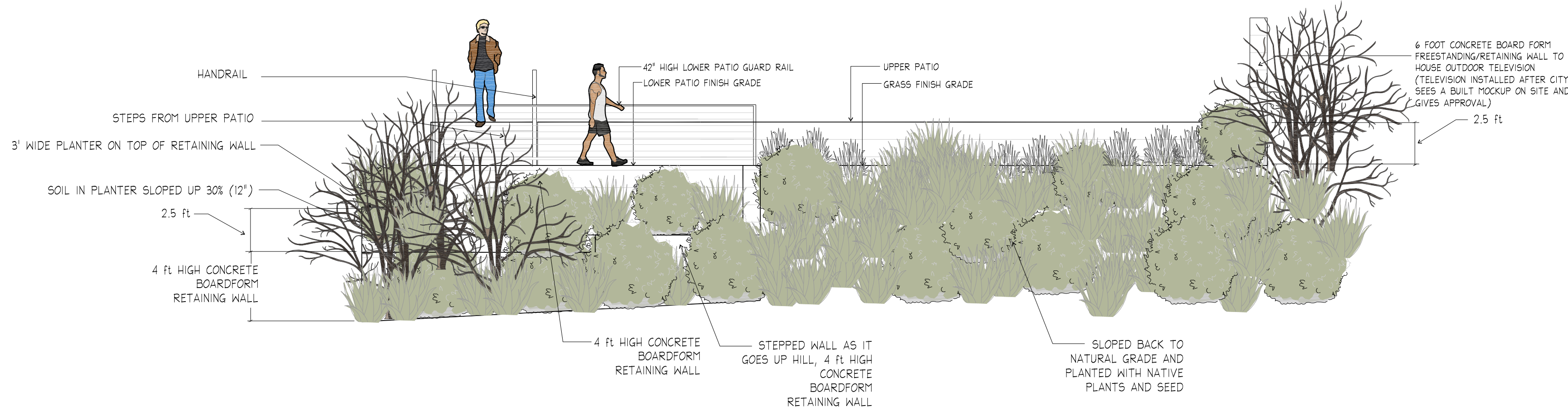
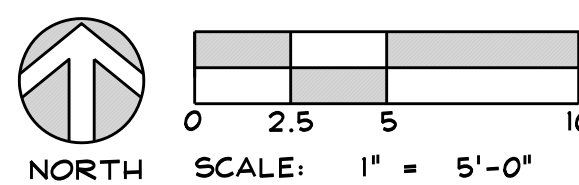
LEGEND

— 4320 —	PROPOSED CONTOUR LINE	• lu/bw4325	TOP OF WALL/ BOTTOM OF WALL
• (4325)	EXISTING SPOT ELEVATION	• bw/lu4325	BOTTOM/TOP OF STAIRS
• 4325	PROPOSED SPOT ELEVATION	• cb4325.00	CATCH BASIN RIM ELEVATION
• hp/lp4325	HIGH POINT / LOW POINT	Δ+3.5	DIFFERENCE BETWEEN EXISTING GRADE AND PROPOSED GRADE
1.5%	DIRECTION OF FLOW & SLOPE INDICATOR	3.5	PROPOSED WALL HEIGHT

GRADING & LAYOUT NOTES

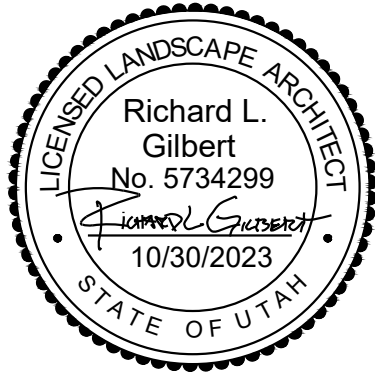
- FINISHED GRADES, CONTOURS, AND ELEVATIONS INDICATED ON THE GRADING AND DRAINAGE PLAN DESCRIBE FINAL SURFACE ELEVATIONS FOR COMPLETED CONSTRUCTION. THE CONTRACTOR SHALL REVIEW THE DETAILS AND SPECIFICATIONS TO ASCERTAIN SPECIFIC WORK LIMITS AND REQUIREMENTS.
- CONTRACTOR SHALL VERIFY ALL EXISTING GRADES IN THE FIELD AND REPORT ANY DISCREPANCIES TO THE OWNER'S REPRESENTATIVE.
- CONSULT ALL OF THE DRAWINGS AND SPECIFICATIONS FOR COORDINATION REQUIREMENTS BEFORE COMMENCING CONSTRUCTION.
- WHERE NEW PAVING OR EARTHWORK MEETS EXISTING PAVING OR EARTHWORK SMOOTHLY BLEND LINE AND GRADE OF EXISTING WITH NEW. ALL RIDGES AND VALLEYS SHALL HAVE A SMOOTH TRANSITIONS.
- GRADE EVENLY BETWEEN SPOT GRADES SHOWN ON DRAWINGS. ALL PAVED AREAS MUST DRAIN AT A MINIMUM OF ONE-EIGHTH INCH (1/8") PER FOOT. ANY DISCREPANCIES NOT ALLOWING THIS TO OCCUR SHALL BE REPORTED TO THE OWNERS REPRESENTATIVE PRIOR TO CONTINUING WORK.
- PRIOR TO COMMENCING ANY EXCAVATION WORK, THE CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES IN ACCORDANCE WITH THE REQUIRED PROCEDURES.
- THE LOCATION OF UNDERGROUND UTILITIES SHOWN ON THIS PLAN ARE DIAGRAMMATIC ONLY, AND ALL UTILITIES MAY NOT BE SHOWN. THE CONTRACTOR SHALL CONTACT THE PROPER LOCAL AUTHORITIES OR RESPECTIVE UTILITY COMPANY TO CONFIRM THE LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. ANY DAMAGE DUE TO FAILURE OF THE CONTRACTOR TO CONTACT THE PROPER AUTHORITIES SHALL BE BORNE BY THE CONTRACTOR.
- EXCAVATION REQUIRED WITHIN PROXIMITY OF EXISTING UTILITY LINES SHALL BE DONE BY HAND. CONTRACTOR SHALL REPAIR ANY DAMAGE TO EXISTING UTILITY LINES OR STRUCTURES INCURRED DURING CONSTRUCTION OPERATIONS AT NO COST TO OWNER.
- ANY AREA DISTURBED OUTSIDE THE LIMIT OF DISTURBANCE/PROPERTY LINE SHALL BE RESTORED TO ITS ORIGINAL CONDITIONS AT NO COST TO OWNER.
- CONTRACTOR SHALL SUPPLY AND MAINTAIN FOR THE DURATION OF CONSTRUCTION ALL NECESSARY DEVICES FOR EROSION, SEDIMENT AND DUST CONTROL, SUCH AS HAY BALES, GRAVEL, BOARDS, ETC., INCLUDING THOSE DEVICES NECESSARY FOR STOCKPILES AND PROTECTION OF ADJACENT PUBLIC WAYS AND SHALL REMOVE THE DEVICES AFTER PROJECT CLOSEOUT.
- REFER TO STRUCTURAL DETAILS AND RECOMMENDATIONS FOR ROCK WALL CONSTRUCTION.
- CUT AND FILL SLOPES SHALL BE CONSTRUCTED AS RECOMMENDED BY THE GEOTECHNICAL REPORT.
- INSTALL DRAINAGE PIPE ON BACKSIDE OF RETAINING WALLS AND SLOPE TO DAYLIGHT DRAINS AS REQUIRED.

SCALE & NORTH ARROW

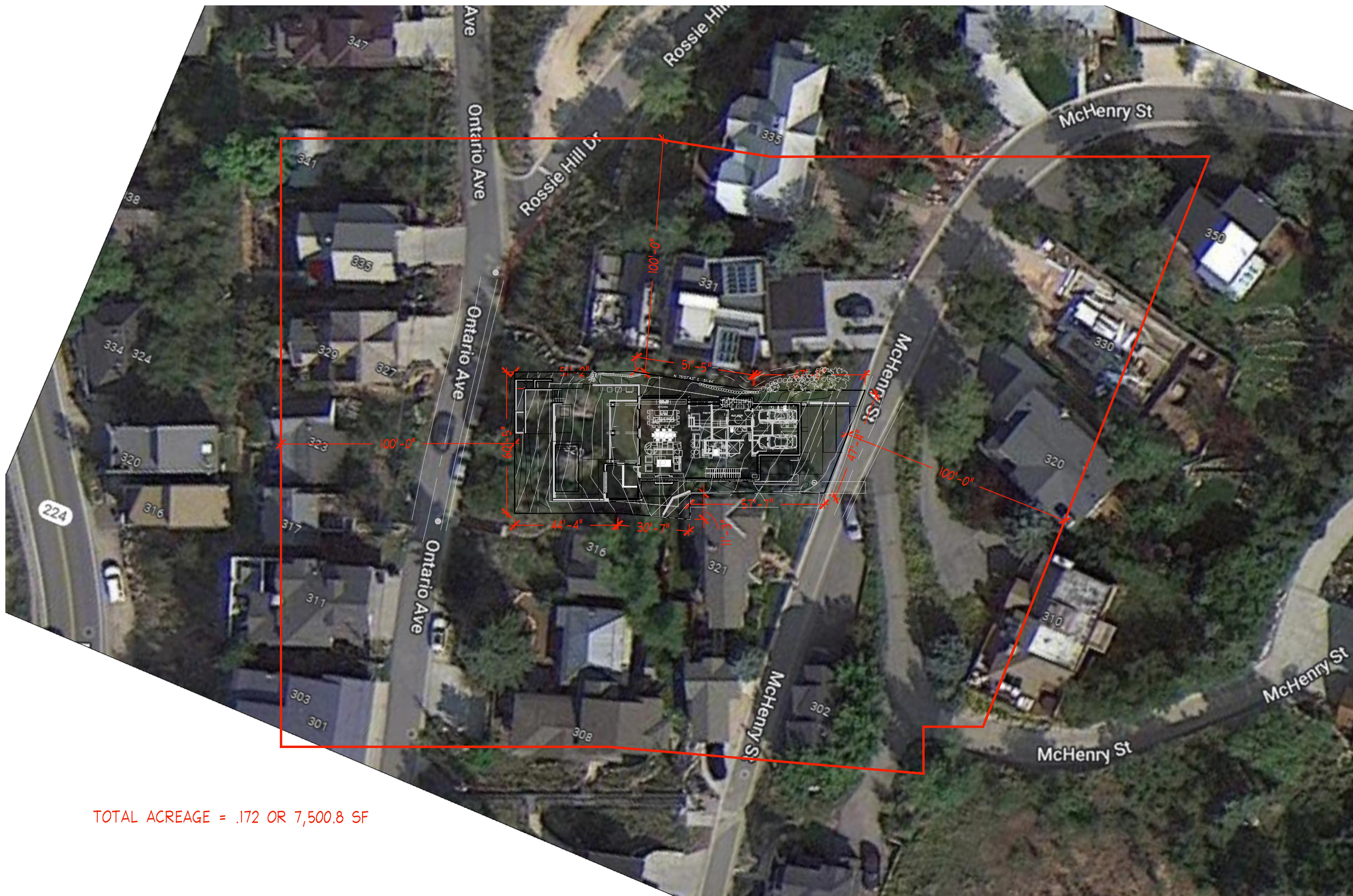


WEST ELEVATION

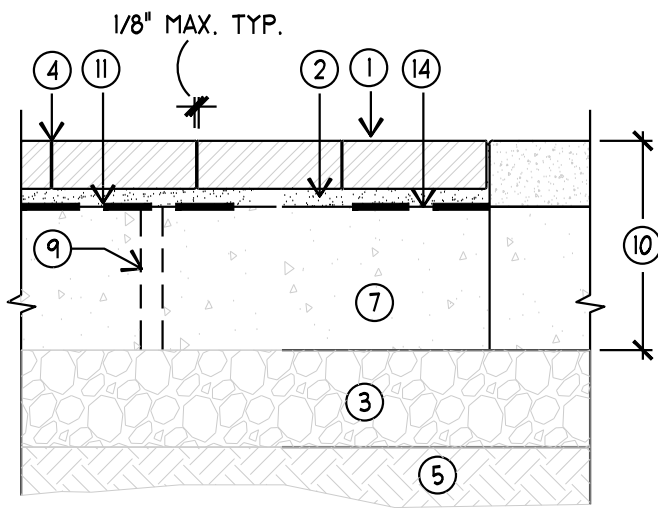
SCALE: 1" = 5'-0"



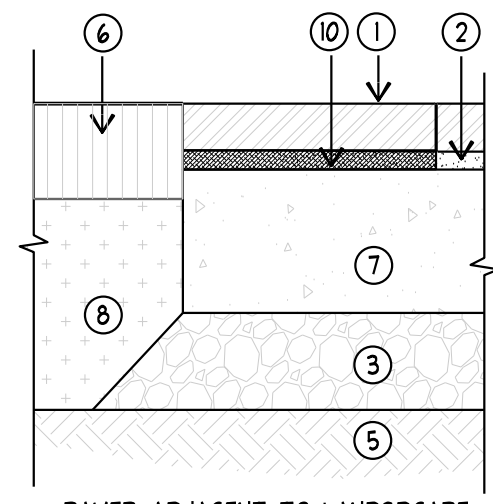
consultant:



TOTAL ACREAGE = .172 OR 7,500.8 SF



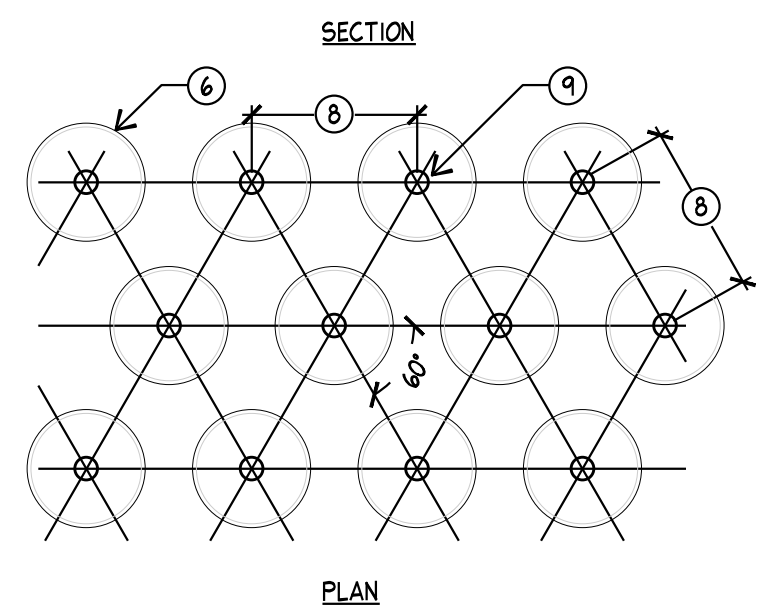
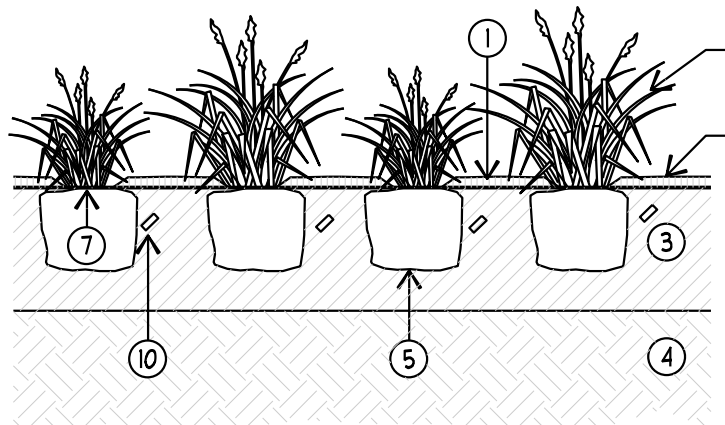
PAVER ADJACENT TO CONCRETE AREAS



PAVER ADJACENT TO LANDSCAPE AREAS

- 1 PAVES
- 2 BEDDING SAND
- 3 COMPACTED ROADBASE
- 4 POLYMERIC SAND SWEPT JOINT TYP.
- 5 COMPACTED SUBGRADE
- 6 MULCH, WHERE APPLICABLE
- 7 4" CONCRETE SUB-SLAB WITH WIRE MESH AND SNOW MELT TUBES WHEN CALLED OUT
- 8 TOPSOIL
- 9 PROVIDE 1" DRAINAGE WEEP HOLES AT 4FT. OC. AND AT LOW POINTS OF CONCRETE FLATWORK
- 10 VERSABOND GROUT, COVER ENTIRE PAVES BASE, NO DABBING.
- 11 VAPOR BARRIER

NOTES:
1. AREAS HEATED, CONSULT WITH GENERAL CONTRACTOR AND MECHANICAL ENGINEER.

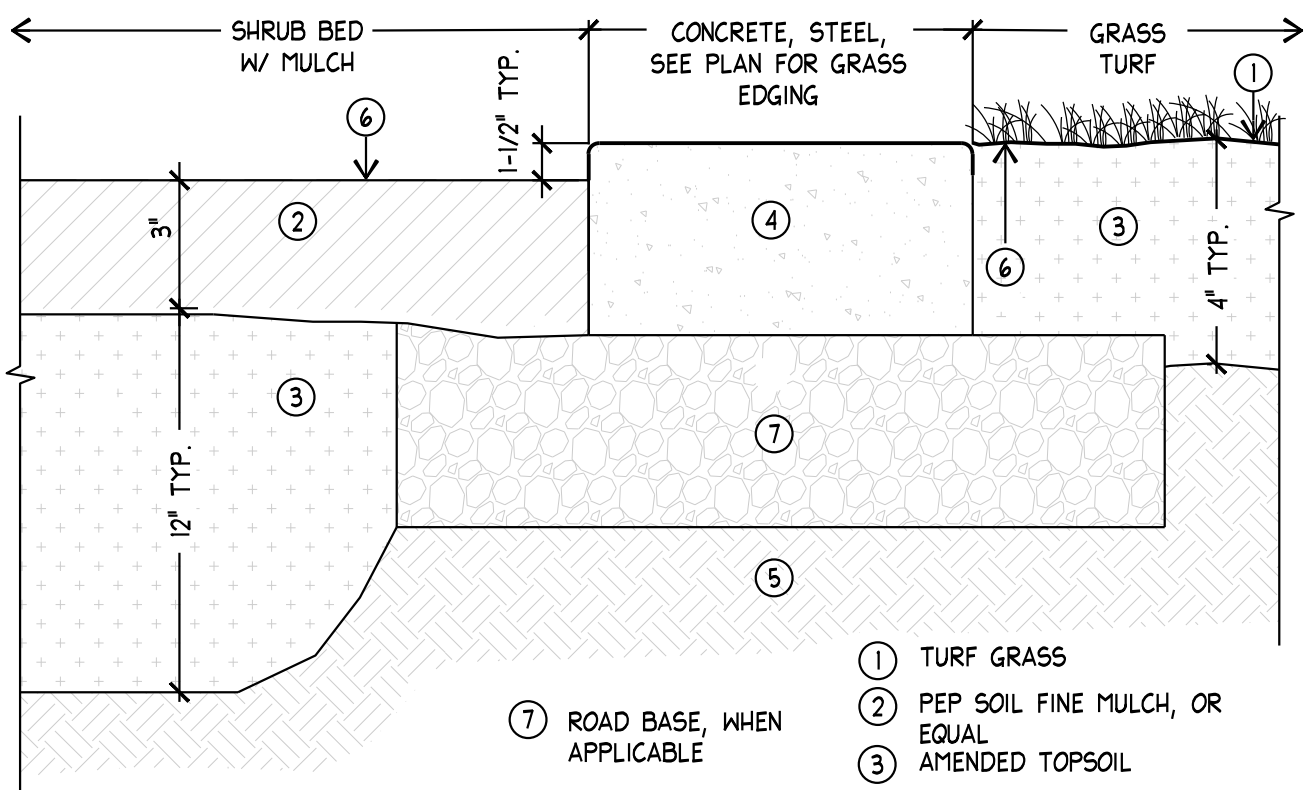


NOTES:
1. PRUNE DEAD, DISEASED, DAMAGED, OR RUBBING BRANCHES AT PLANTING TIME.
2. REMOVE ALL LABELS, WIRES, ETC. FROM PLANT.
3. WATER PLANTS THOROUGHLY FOLLOWING PLANTING TO SETTLE THE SOIL AROUND THE ROOTS.

A PERENNIAL / GROUNDCOVER

SCALE: NTS

SECTION/PLAN



B MULCH WITH TOPSOIL

SCALE: NTS

SECTION

D ADJOINING PROPERTIES, NEIGHBORING LOTS AND USES WITHIN 100' OF SUBJECT PROPERTY

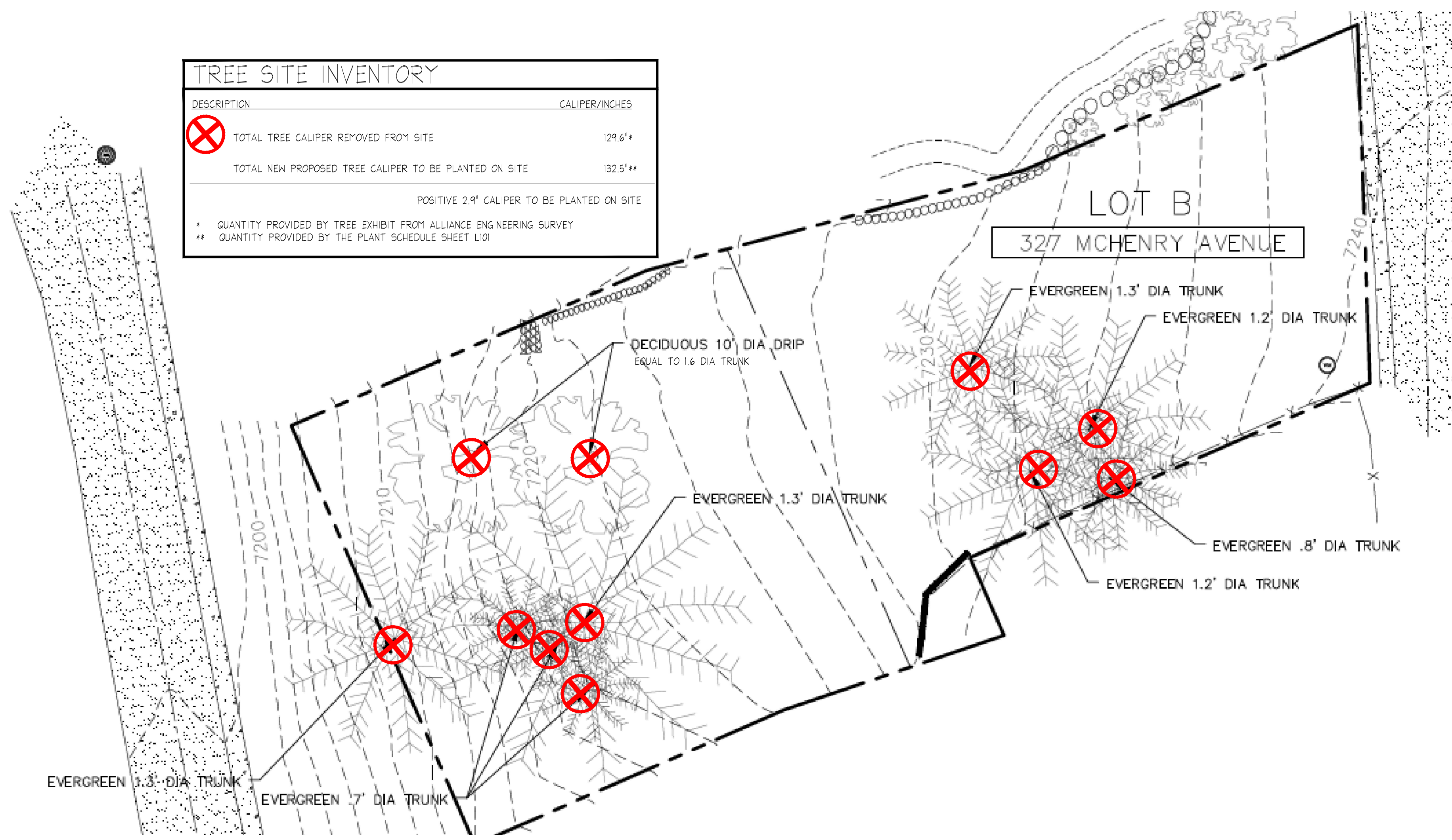
SCALE: 1"=40'-0"

C PAVES OVER CONCRETE SUB SLAB

SCALE: NTS

SECTION

TREE SITE INVENTORY	
DESCRIPTION	CALIPER/INCHES
 TOTAL TREE CALIPER REMOVED FROM SITE	129.6*
TOTAL NEW PROPOSED TREE CALIPER TO BE PLANTED ON SITE	132.5**
POSITIVE 2.9" CALIPER TO BE PLANTED ON SITE	
* QUANTITY PROVIDED BY TREE EXHIBIT FROM ALLIANCE ENGINEERING SURVEY	
** QUANTITY PROVIDED BY THE PLANT SCHEDULE SHEET L101	



D EXISTING TREE CALIPER VS. PROPOSED NEW PLANTED CALIPER

project

Christensen
Residence
327 MCHENRY AVE
PARK CITY, UT 84060

date
November 29, 2023

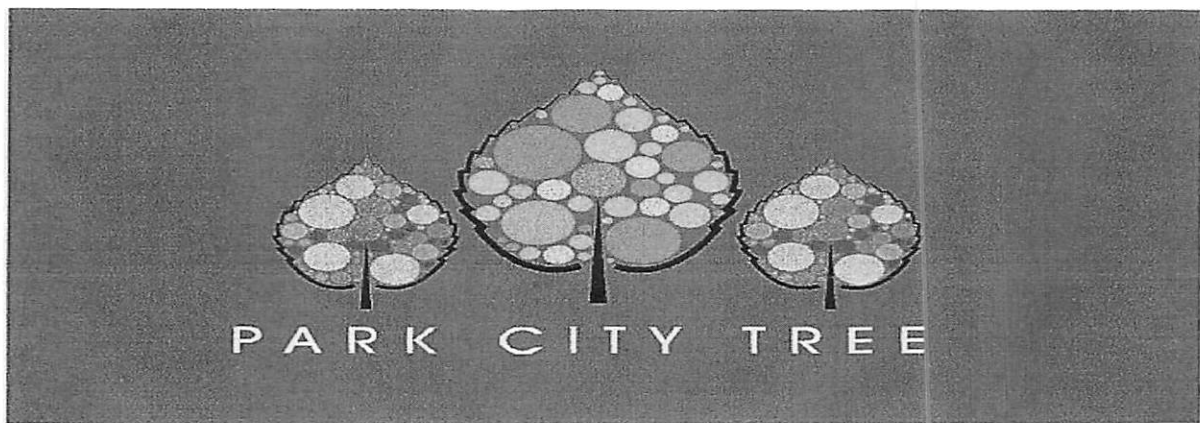
revisions

data
asd project no: 21077

title
LANDSCAPE
DETAILS

sheet

L501



The Tree Health Care Professionals

*DEEP ROOT FEEDINGS * SPRAYING * VERTICAL MULCHING * TRUNK INJECTIONS * ORGANIC APPLICATIONS*

TREE ASSESSMENT

ISA Certified Arborist

May 6th 2021

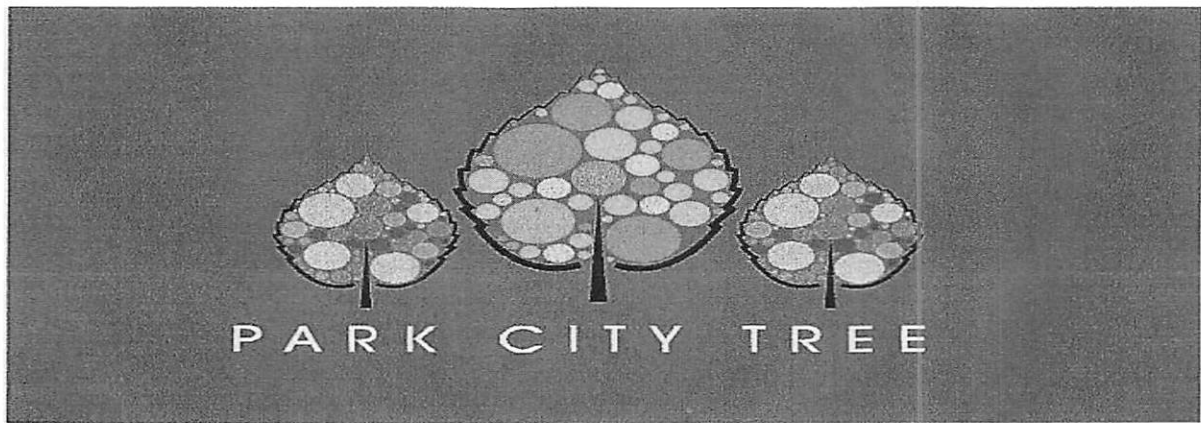
Jerry Fiat
327 McHenry
Park City, UT 84060

After inspection of the property at 327 McHenry Park City Utah I found two dead mature Spruce trees, one mature Spruce tree stressed, dying, and recommend removal. One dead mature Aspen tree.

I certify the accompanying diagram is accurate.

Sincerely,

Tim Morris
ISA Certified Arborist
UT- 4568A



The Tree Health Care Professionals

*DEEP ROOT FEEDINGS * SPRAYING * VERTICAL MULCHING * TRUNK INJECTIONS * ORGANIC APPLICATIONS*

TREE ASSESSMENT

ISA Certified Arborist

May 14th 2021

Jerry Fiat
331 McHenry
Park City, UT 84060

After inspection of the property at 331 McHenry Park City Utah I found two Crab Apple trees with fire blight, this will eventually overtake and kill the trees, the fire blight is at an advanced stage and no doubt was planted at this property with the existing problem. The junipers planted are stressed beyond any hope of the survival and need to be replaced.

Sincerely,

Tim Morris
ISA Certified Arborist
UT- 4568A



August 24, 2021

Matthew and Nina Christensen
327 McHenry Avenue,
Park City, Utah
84060

NOTICE OF PLANNING DEPARTMENT ACTION

<u>Application #</u>	PL-21-04878
<u>Subject</u>	Historic District Design Review (HDDR)
<u>Address</u>	327 McHenry Avenue
<u>Description</u>	New Single-Family Dwelling
<u>Action Taken</u>	Approved
<u>Date of Action</u>	August 24, 2021

Summary of Staff Action

Staff reviewed this HDDR application for compliance with Land Management Code (LMC) Chapter 15-13, *Design Guidelines for Historic Districts and Historic Sites*. Staff reviewed the non-Historic Site in accordance with Land Management Code (LMC) Section 15-13-8, *Design Guidelines for New Residential Infill Construction in Historic Districts*, and LMC Chapter 15-2.1, *Historic Residential (HRL) District*. The plans for the project located at 327 McHenry Avenue are approved subject to the following Findings of Fact, Conclusions of Law, and Conditions of Approval:

Findings of Fact

1. The Site is located at 327 McHenry Avenue.
2. The Site is located within the Historic Residential Low-Density (HRL) Zoning District.
3. On July 12, 2021, the Planning Department received a Historic District Design Review (HDDR) application for the property at 327 McHenry Avenue; it was deemed complete July 27, 2021.
4. The Applicant proposes to construct a new Single-Family Dwelling.
5. On November 19, 2020, a Plat Amendment creating 331 McHenry Avenue Subdivision- First Amended was approved by City Council. Ordinance No. 20-50 was adopted. A ten foot (10') public snow storage easement on McHenry Avenue was required to be recorded on the plat. Two existing easements, an encroachment easement recorded August 2, 2010 and a five foot (5') water line easement recorded June 24, 2009 were also recorded. At this time, the Plat has not yet been recorded.

6. Staff reviewed 327 McHenry's HDDR application for compliance with LMC Chapter 15-13, *Design Guidelines for Historic Districts and Historic Sites*.
7. The application was reviewed per LMC § 15-13-8 *Design Guidelines for New Residential Infill Construction in Historic Districts* and LMC Chapter 15-2.1, *Historic Residential Low-Density Zoning District*.
8. Staff published notice on the City's website and at City Hall on August 10, 2021.
9. Staff mailed courtesy notice to property owners within 300 feet on July 27, 2021.
10. The Analysis Section of the Staff Report is incorporated herein.

Conclusions of Law:

1. The proposal complies with the Land Management Code requirements pursuant to Chapter 15-2.1, *Historic Residential Low-Density (HRL) District*.
2. The proposal meets the criteria for the *Design Guidelines for New Residential Infill Construction in Historic Districts* outlined in the LMC § 15-13-8.

Conditions of Approval:

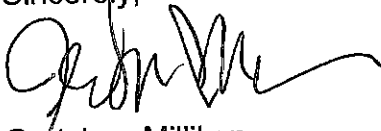
1. Final building plans and construction details shall reflect substantial compliance with the plans approved August 24, 2021 by the Planning Department. Any changes, modifications, or deviations from the approved design that have not been approved in advance by the Planning and Building Departments may result in a stop work order.
2. If the Applicant does not obtain a complete building permit by August 24, 2022, this HDDR approval will expire unless the Applicant submits a written extension request to the Planning Department prior to the expiration date and the Planning Department approves an extension.
3. The applicant is responsible for notifying the Building 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 his/her designee prior to construction.
5. Receipt and approval of a Construction Mitigation Plan (CMP) by the Building Department is a condition precedent to the issuance of any building permit. The CMP shall consider and mitigate the impacts to the existing neighboring structures, and existing infrastructure/ streets from the construction. All anticipated road closures shall be described and permitted in advance by the Building Department.
6. The City Engineer shall review and approve all appropriate grading, utility installations, public improvements, drainage plans, and flood plain issues for compliance with City and Federal standards, and this is a condition precedent to building permit issuance.
7. The designer, architect, and/or applicant shall be responsible for coordinating the approved architectural drawings and documents with the approved construction drawings and documents. The overall aesthetics of the approved HDDR architectural plans shall take precedence. Any discrepancies found among these documents that would cause a change in the approved construction drawings shall

- be reviewed and approved prior to construction.
8. Residential fire sprinklers are required for all new or renovation construction on this lot, per requirements of the Chief Building Official.
 9. The property is located outside the Park City Landscaping and Maintenance of Soil Cover Ordinance (Soils Ordinance) and therefore not regulated by the City for mine related impacts. If the property owner does encounter mine waste or mine waste impacted soils they must handle the material in accordance to State and Federal law.
 10. Any areas disturbed during construction surrounding the proposed work shall be brought back to its original state.
 11. New construction activity shall not physically damage nearby Historic Sites.
 12. New materials should reflect the character of the Historic District.
 13. No more than two feet (2') of the foundation shall be visible above Final Grade on the secondary and tertiary façades; no more than 8" of foundation shall be visible above Final Grade on the primary façade.
 14. Downspouts shall be located away from architectural features and shall be visually minimized when viewed from the primary public right-of-way.
 15. All proposed mechanical equipment and hot tubs shall meet all Setback requirements per LMC § 15-2.2-3 and shall be screened. All proposed mechanical equipment and utility systems and service equipment shall be noted and shown in plan on the construction documents. If the equipment is located on a secondary façade, it shall be placed behind the midpoint of the structure or in a location that is not visible from the primary public right-of-way along McHenry Street. Ground-level equipment shall be screened using landscape elements such as low fences, low stone walls, or perennial plant materials.
 16. No doors or windows may be vinyl or aluminum; all new doors and windows shall be wood or aluminum-clad wood.
 17. Synthetic building materials shall not be used unless the materials are made of a minimum of 50% recycled and/or reclaimed material.
 18. All exterior wood shall have an opaque rather than transparent finish. When possible, low-VOC (volatile organic compound) paints and finishes shall be used. Rustic, unfinished wood is inappropriate.
 19. All exterior lighting, on porches, decks, garage doors, entryways, etc. shall be down directed and shielded to prevent glare onto adjacent property and public rights-of-way and shall be subdued in nature. Light trespass into the night sky is prohibited. Final lighting details will be reviewed by the Planning Staff prior to installation.
 20. Construction waste should be diverted from the landfill and recycled when possible.
 21. To the extent possible, existing Significant Vegetation shall be maintained on Site and protected during construction. When approved by the Planning Department in writing to be removed, the Significant Vegetation shall be replaced with equivalent landscaping in type and size. Multiple trees equivalent in caliper to the size of the removed Significant Vegetation may be considered instead of replacement in kind and size.

22. Construction shall be organized and timed to minimize disturbance of Sensitive or Specially Valued Species occupying or using on-Site and adjacent natural Areas.
23. The new driveways shall not exceed twelve (12) feet in width.
24. Per LMC § 15-2.2-3(K) Site plans and Building designs must resolve snow release issues to the satisfaction of the Chief Building Official.
25. The Conditions of Approval noted on the approved HDDR plans shall also apply.
26. Project Conditions shall apply (attached).

If you have questions regarding your application or the action taken please contact the project Planner, Aiden Lillie, at 435-615-5067 or aiden.lillie@parkcity.org.

Sincerely,



Gretchen Milliken
Planning Director

CC: Aiden Lillie, Planner I

Attachments

Attachment 1: Standard Conditions of Approval
Attachment 2: Approved Plans

Exhibit A: Standard Conditions of Approval

PARK CITY MUNICIPAL CORPORATION STANDARD PROJECT CONDITIONS

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

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



Planning Department

March 2, 2023

Matthew Christensen
327 McHenry Avenue
Park City, Utah
84060

NOTICE OF PLANNING DEPARTMENT ACTION

<u>Application #</u>	PL-22-05410
<u>Subject</u>	Modification of HDDR Approval
<u>Address</u>	327 McHenry Avenue
<u>Description</u>	Modified Landscaping Plan
<u>Action Taken</u>	Approved
<u>Date of Action</u>	March 2, 2023

Summary of Staff Action

Staff reviewed this HDDR application for compliance with Land Management Code (LMC) Chapter 15-13, *Design Guidelines for Historic Districts and Historic Sites*. Staff reviewed the non-Historic Site in accordance with Land Management Code (LMC) Section 15-13-8, *Design Guidelines for New Residential Infill Construction in Historic Districts*, and LMC Chapter 15-2.1, *Historic Residential (HRL) District*. The plans for the project located at 327 McHenry Avenue are approved subject to the following Findings of Fact, Conclusions of Law, and Conditions of Approval:

Findings of Fact

1. The Site is located at 327 McHenry Avenue.
2. The Site is located within the Historic Residential Low-Density (HRL) Zoning District.
3. On July 12, 2021, the Planning Department received a Historic District Design Review (HDDR) application for the property at 327 McHenry Avenue; it was deemed complete July 27, 2021.
4. The Applicant is constructing a new Single-Family Dwelling.
5. On November 19, 2020, a Plat Amendment creating 331 McHenry Avenue Subdivision- First Amended was approved by City Council. Ordinance No. 20-50 was adopted. A ten foot (10') public snow storage easement on McHenry Avenue was required to be recorded on the plat. Two existing easements, an encroachment

easement recorded August 2, 2010 and a five foot (5') water line easement recorded June 24, 2009 were also recorded. At this time, the Plat has not yet been recorded.

6. Staff reviewed 327 McHenry's HDDR application for compliance with LMC Chapter 15-13, *Design Guidelines for Historic Districts and Historic Sites*.
7. The application was reviewed per LMC § 15-13-8 *Design Guidelines for New Residential Infill Construction in Historic Districts* and LMC Chapter 15-2.1, *Historic Residential Low-Density Zoning District*.
8. Staff published notice on the City's website and at City Hall on February 9, 2023.
9. Staff mailed courtesy notice to property owners within 300 feet on February 9, 2023.
10. The Analysis Section of the Staff Report is incorporated herein.

Conclusions of Law:

1. The proposal complies with the Land Management Code requirements pursuant to Chapter 15-2.1, *Historic Residential Low-Density (HRL) District*.
2. The proposal meets the criteria for the *Design Guidelines for New Residential Infill Construction in Historic Districts* outlined in the LMC § 15-13-8.

Conditions of Approval:

1. The Applicant shall obtain an approved Conditional Use Permit (CUP) prior to the issuance of a building permit for the installation of the proposed swimming pool.
2. The Applicant shall not install any outdoor television without review and approval by the Planning Department and all other applicable departments. Outdoor sound systems are required to comply with all standards in PCMC's Noise Ordinance (Chapter 6-3 of Municipal Code).
3. Applicant shall not install artificial turf.
4. Applicant shall provide a schedule of mature vegetation removed prior to construction and shall provide an exhibit of the proposed replacement trees to ensure the total caliper of mature trees replaced will be matched or exceeded by the new trees prior to the issuance of a building permit.
5. Final plans and construction details shall reflect substantial compliance with the plans approved March 2, 2023 by the Planning Department. Any changes, modifications, or deviations from the approved design that have not been approved in advance by the Planning and Building Departments may result in a stop work order.
6. If the Applicant does not obtain a complete building permit by March 2, 2024, this HDDR approval will expire unless the Applicant submits a written extension request to the Planning Department prior to the expiration date and the Planning Department approves an extension.
7. The applicant is responsible for notifying the Planning Department and Building Department prior to making any changes to the approved plans.
8. 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 his/her designee prior to construction.
9. Receipt and approval of a Construction Mitigation Plan (CMP) by the Building

- Department is a condition precedent to the issuance of any building permit. The CMP shall consider and mitigate the impacts to the existing neighboring structures, and existing infrastructure/ streets from the construction. All anticipated road closures shall be described and permitted in advance by the Building Department.
10. The City Engineer shall review and approve all appropriate grading, utility installations, public improvements, drainage plans, and flood plain issues for compliance with City and Federal standards, and this is a condition precedent to building permit issuance.
 11. 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.
 12. Any areas disturbed during construction surrounding the proposed work shall be brought back to its original state.
 13. New construction activity shall not physically damage nearby Historic Sites.
 14. No more than two feet (2') of the foundation shall be visible above Final Grade on the secondary and tertiary façades; no more than 8" of foundation shall be visible above Final Grade on the primary façade.
 15. All proposed mechanical equipment and hot tubs shall meet all Setback requirements per LMC § 15-2.2-3 and shall be screened. All proposed mechanical equipment and utility systems and service equipment shall be noted and shown in plan on the construction documents. If the equipment is located on a secondary façade, it shall be placed behind the midpoint of the structure or in a location that is not visible from the primary public right-of-way along McHenry Street. Ground-level equipment shall be screened using landscape elements such as low fences, low stone walls, or perennial plant materials.
 16. All exterior wood shall have an opaque rather than transparent finish. When possible, low-VOC (volatile organic compound) paints and finished shall be used. Rustic, unfinished wood is inappropriate.
 17. All exterior lighting, on porches, decks, garage doors, entryways, etc. shall be down directed and shielded to prevent glare onto adjacent property and public rights-of-way and shall be subdued in nature. Light trespass into the night sky is prohibited. Final lighting details will be reviewed by the Planning Staff prior to installation.
 18. To the extent possible, existing Significant Vegetation shall be maintained on Site and protected during construction. When approved by the Planning Department in writing to be removed, the Significant Vegetation shall be replaced with equivalent landscaping in type and size. Multiple trees equivalent in caliper to the size of the removed Significant Vegetation may be considered instead of replacement in kind and size.
 19. Construction shall be organized and timed to minimize disturbance of Sensitive or Specially Valued Species occupying or using on-Site and adjacent natural Areas.
 20. The new driveways shall not exceed twelve (12) feet in width.

21. Per LMC § 15-2.2-3(K) Site plans and Building designs must resolve snow release issues to the satisfaction of the Chief Building Official.
22. The Conditions of Approval noted on the approved HDDR plans shall also apply.
23. Project Conditions shall apply (attached).

If you have questions regarding your application or the action taken please contact the project Planner, Caitlyn Tubbs, at 435-615-5063 or caitlyn.tubbs@parkcity.org.

Sincerely,



Gretchen Milliken
Planning Director

CC: Caitlyn Tubbs, Sr. Historic Preservation Planner

Attachments

Attachment 1: Standard Conditions of Approval

Attachment 2: Approved Plans

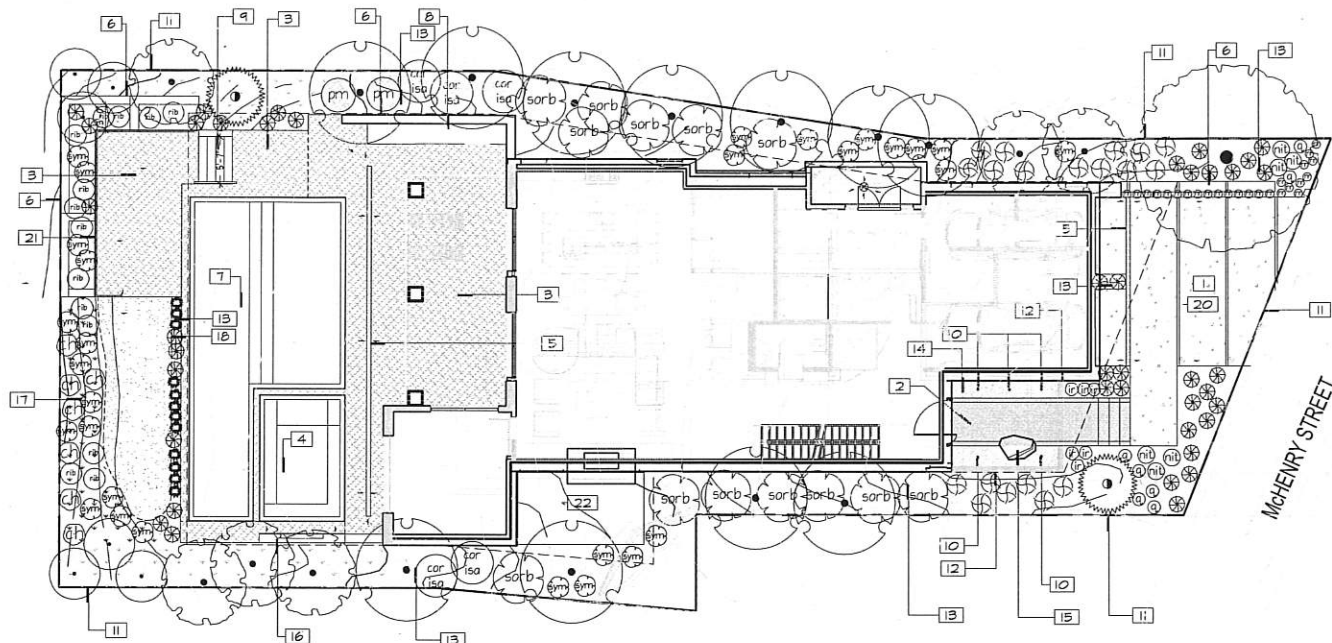
Exhibit A: Standard Conditions of Approval

PARK CITY MUNICIPAL CORPORATION STANDARD PROJECT CONDITIONS

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

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

ONTARIO AVE



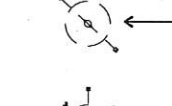
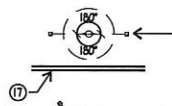
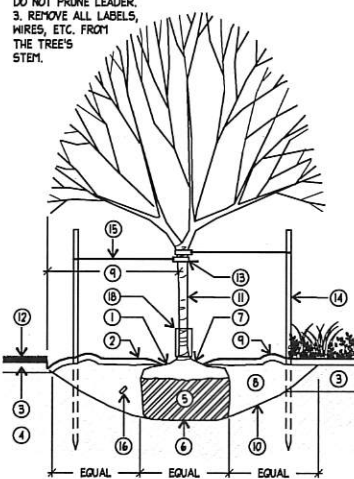
- CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING HIMSELF FAMILIAR WITH ALL UNDERGROUND UTILITIES, PIPES AND STRUCTURES. CONTRACTOR SHALL TAKE SOLE RESPONSIBILITY FOR ANY COSTS INCURRED DUE TO DAMAGE OF SAID UTILITIES.
- CONTRACTOR SHALL NOT WILLFULLY PROCEED WITH CONSTRUCTION AS DESIGNED WHEN IT IS OBVIOUS THAT OBSTRUCTIONS AND/OR GRADE DIFFERENCES EXIST THAT MAY NOT HAVE BEEN KNOWN DURING DESIGN. SUCH CONDITIONS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE OWNER'S REP. THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ALL NECESSARY REVISIONS DUE TO FAILURE TO GIVE SUCH NOTIFICATION. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY COORDINATION WITH SUBCONTRACTORS AS REQUIRED TO ACCOMPLISH THE LANDSCAPE CONSTRUCTION FOR THIS PROJECT.
- ALL PLANT MATERIAL SHALL BE APPROVED BY THE OWNER'S REPRESENTATIVE UPON DELIVERY TO THE SITE, AND PRIOR TO INSTALLATION. ANY PROPOSED SUBSTITUTIONS OF PLANT SPECIES SHALL BE MADE WITH PLANTS OF EQUIVALENT OVERALL FORM, HEIGHT, BRANCHING HABIT, FLOWER, LEAF, COLOR, FRUIT AND CULTURE ONLY AS APPROVED BY THE OWNER'S REPRESENTATIVE. THE CONTRACTOR SHALL SUPPLY ALL PLANT MATERIAL IN QUANTITIES SUFFICIENT TO COMPLETE THE PLANTING SHOWN ON THE DRAWINGS. IF DISCREPANCIES ARISE BETWEEN ACTUAL PLANTING AREA SIZES IN THE FIELD AND THOSE SHOWN ON THE PLANS, CONTRACTOR SHALL CONTACT THE OWNER'S REPRESENTATIVE FOR RESOLUTION. FAILURE TO MAKE SUCH CONFLICTS KNOWN WILL RESULT IN CONTRACTOR'S LIABILITY FOR MATERIALS RELOCATION.
- FINAL LOCATIONS OF ALL PLANT MATERIALS SHALL BE SUBJECT TO APPROVAL OF THE OWNER'S REPRESENTATIVE. TREES SHALL NOT BE PLANTED LESS THAN 5'-0" FROM CURBS OR HARD SURFACE AREAS UNLESS A ROOT BARRIER IS INSTALLED.
- CONTRACTOR SHALL PROVIDE SOIL ANALYSIS AND AMEND SOIL AS RECOMMENDED. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR THE LAST 7 INCHES OF GRADE IN TURF SOD AREAS (6 INCHES OF TOPSOIL AND 1 INCH FOR SOD) AND 15 INCHES IN SHRUB BED AREAS (3 INCHES OF BARK MULCH AND 12" OF AMENDED TOPSOIL). IF NECESSARY DIG SUBGRADE IN SHRUB BEDS AND TURF AREAS DOWN AS SPECIFIED BEFORE PLACING AMENDED TOPSOIL. THE PLANTING ISLANDS IN THE PARKING LOTS SHALL HAVE ALL ROAD BASE REMOVED PRIOR TO PLACEMENT OF TOPSOIL. REFER TO GRADING PLAN FOR FINISH GRADE AND DRAINAGE.

D PLANTING NOTES

- CONTRACTOR TO INSTALL A COMPLETE NEW AND OPERATIONAL IRRIGATION SYSTEM WITHIN THE LIMIT OF WORK. INSTALL ALL SPRINKLER HEADS WITH NOZZLES OF THE APPROPRIATE DEGREE AND RADIUS FOR THE AREA TO BE COVERED. ADJUST ALL NOZZLES TO ELIMINATE SPRAYING ONTO WALKS, BUILDINGS, ETC.
- CONTRACTOR TO MAINTAIN OPERATING PRESSURE FOR EACH ZONE TO THE LAST HEAD.
- THE IRRIGATION CONTRACTOR SHALL COORDINATE HIS WORK WITH OTHER CONTRACTORS FOR THE LOCATION AND INSTALLATION OF PIPE SLEEVES AND LATERALS THROUGH WALLS AND UNDER PAVING.
- INSTALL CHECK VALVE AS NEEDED TO PREVENT HEAD DRAINAGE FROM BUBBLING, SPRAY HEADS AND DRIP EMITTERS.
- MINIMUM SIZE PIPE ON ANY CIRCUIT IS 3/4".
- NEW IRRIGATION SYSTEM MAY INCLUDE BUT IS NOT LIMITED TO: IRRIGATION MAINLINES AND LATERAL LINES, IRRIGATION VALVES AND CONTROL WIRING, IRRIGATION CONTROLLER, ELECTRICAL CONNECTION, BACKFLOW PREVENTER, GATE VALVE, SLEEVING, ISOLATION VALVES, QUICK COUPLING VALVES, VALVE BOXES, AND IRRIGATION HEADS.
- IRRIGATION SYSTEM IS TO BE INSTALLED IN ACCORDANCE WITH ALL APPLICABLE CODES AND REGULATIONS.
- ALL IRRIGATION EQUIPMENT SHALL BE INSTALLED AS PER MANUFACTURER'S SPECS.
- CONTRACTOR SHALL SUBMIT SHOP DRAWINGS PRIOR TO INSTALLATION FOR APPROVAL BY OWNER'S REPRESENTATIVE.
- ONCE COMPLETE CONTRACTOR SHALL SUBMIT AS-BUILT DRAWINGS TO OWNER.

E IRRIGATION NOTES

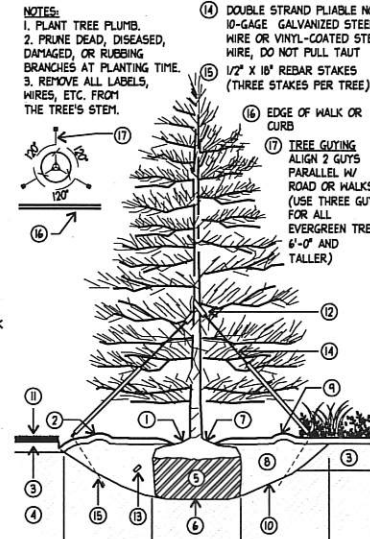
- NOTES:
1. PLANT TREE PLUMB.
 2. PRUNE DEAD, DISEASED, DAMAGED, OR RUBBING BRANCHES AT PLANTING TIME. DO NOT PRUNE LEADER.
 3. REMOVE ALL LABELS, WIRES, ETC. FROM THE TREE'S STEM.



C DECIDUOUS TREE WITH STAKING

SCALE: NTS

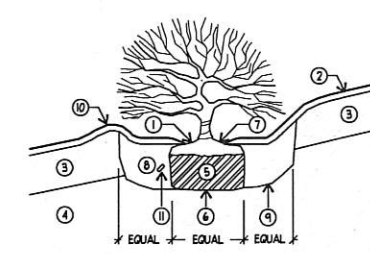
- MULCH 1" TO 2" BACK FROM TRUNK
- MULCH WHEN CALLED OUT
- AMENDED TOPSOIL- SEE TOPSOIL MIX NOTES
- UNDISTURBED SUBGRADE
- IF THE TREE IS BALLED AND BURLAPPED (OR CONTAINED IN A WIRE BASKET), CUT AND REMOVE THE ROPE, STRING, WIRE, AND/OR WIRE BASKET FROM AROUND THE TRUNK AND TOP 1/3 OF THE ROOT BALL
- SET ROOTBALL ON UNDISTURBED SUBGRADE
- TRUNK FLAIR- SET 1" TO 2" ABOVE FINISH GRADE
- MAKE THE HOLE WIDE, AS MUCH AS THREE TIMES THE DIAMETER OF THE ROOT BALL, BUT ONLY AS DEEP AS THE ROOT BALL. BACKFILL WITH 1/2 TOPSOIL BORROW FROM PIT AND 1/2 AMENDED TOPSOIL- SEE TOPSOIL MIX NOTES
- REMOVE SOD AT DRIPLINE OF TREE TO FORM TREE WELL OR A MIN. WIDTH OF 3'-0" DIA.
- ROUGHEN SIDES PRIOR TO BACKFILLING. SETTLE W/ WATER IN 12" LIFTS
- IF PLANTED IN LATE FALL, WRAP TRUNK, STARTING AT THE BOTTOM TO THE FIRST SET OF BRANCHES. REMOVE THE WRAP SPRING, AFTER THE LAST FROST. ONLY WRAP IF SUN HITS ITS TRUNK IN WINTER.
- DO NOT PLANT LAWN IN TREE PIT
- 3" OR WIDER NYLON WEBBING W/ METAL GROMMETS
- 6'-0" X 2" DIA. ROUND WOOD STAKES, TWO PER TREE (THE STAKES SHALL BE PLUMB AND SET AT THE SAME HEIGHT)
- DOUBLE STRAND PLIABLE NO. 10-GAGE GALVANIZED STEEL WIRE OR VINYL-COATED STEEL WIRE, DO NOT PULL TAUT
- FERTILIZER TABLET
- EDGE OF WALK OR CURB
- TREE GAUING ALIGN 2 STAKES PARALLEL W/ ROAD OR WALK (USE THREE STAKES FOR ALL DECIDUOUS TREES GREATER THAN 2" CAL.)



A EVERGREEN TREE WITH GUYING

SCALE: NTS

- NOTES:
1. PLANT SHRUB PLUMB.
 2. PRUNE DEAD, DISEASED, DAMAGED, OR RUBBING BRANCHES AT PLANTING TIME. DO NOT PRUNE LEADER.
 3. REMOVE ALL LABELS, WIRES, ETC. FROM SHRUB.



B SHRUB

SCALE: NTS

SCALE: 1"=40'-0"

PLANT SCHEDULE

DECIDUOUS	BOTANICAL NAME	COMMON NAME	CONT.	CAL.	SIZE	QTY.
	Acer grandidentatum	Bigtooth Maple	B & B	2"		6
	Fraxinus pennsylvanica	Green Ash	B & B	3"		1
	Populus tremuloides	Quaking Aspen	B & B	3"		11
	Quercus gambellii	Gambel Oak	B & B	4'-6" H		6
EVERGREEN	BOTANICAL NAME	COMMON NAME	CONT.	CAL.	SIZE	QTY.
	Pinus sylvestris 'Glaucous Nana'	Dwarf Scotch Pine Patio Tree	B & B	4'-5" W		2
SHRUBS	BOTANICAL NAME	COMMON NAME	SIZE			
	Chrysothamnus nauseosus	Rubber Rabbitbrush	1 gal			7
	Cornus sericea 'Isanti'	Isanti Redosier Dogwood	5 gal			5
	Pinus mugo pumila	Dwarf Mugo Pine	5 gal			2
	Ribes alpinum	Alpine Currant	5 gal			14
	Sorbaria sorbifolia	Ash Leaf Spirea	5 gal			13
	Symphoricarpos albus	Common White Snowberry	5 gal			29
GRASSES	BOTANICAL NAME	COMMON NAME	SIZE			
	Calamagrostis acutifolia 'Overdam'	Overdam Reed Grass	1 gal			19
	Festuca mairei	Atlas Fescue	1 gal			41
PERENNIALS	BOTANICAL NAME	COMMON NAME	SIZE			
	Achillea hybrid 'Moonshine'	Moonshine Yarrow	1 gal			12
	Aquilegia alpina	Alpine Columbine	1 gal			7
	Hemerocallis hybrid 'Rosy Returns'	Rosy Returns Daylily	1 gal			25
	Iris pallida 'Aureo Variegata'	Variegated Yellow Blade Iris	1 gal			6
	Rudbeckia fulgida 'Goldsturm'	Goldsturm Black-eyed Susan	1 gal			6
GROUND COVERS	BOTANICAL NAME	COMMON NAME	CONT.			
	Dura Turf-Grass	Dura Turf-Grass	sod			194 sf
SOD/SEED	BOTANICAL NAME	COMMON NAME	CONT.			
	Native Grass and Flower Seed Mix	Native Grass and Flower Seed Mix	seed			636 sf

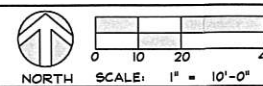
* QUANTITY INFORMATION PROVIDED FOR REFERENCE ONLY. CONTRACTOR RESPONSIBLE TO VERIFY ALL QUANTITIES.

REFERENCE SCHEDULE NOTES

SYMBOL	DESCRIPTION	QTY.
1	VEHICULAR RATED STONE PAVER OVER CONCRETE SUB SLAB HEATED DRIVE WAY, TYP. SEE SHEET L101 DETAIL G	439 sf
2	GALVANIZED MESH STEEL BRIDGE WALK AND STEPS	118 sf
3	PEDESTRIAN STONE PAVER OVER HEATED CONCRETE SUB SLAB PATIO, TYP. SEE SHEET L501 DETAIL G	1,048 sf
4	HOT TUB WITH A SAFETY COVER THAT MEETS LOCAL AND NATIONAL SAFETY CODES, SEE SHEETS L6101, 100, DETAIL #551, DETAIL #554 AND DETAIL #650	
5	CAST IRON TRENCH DRAIN, SEE GRADING PLAN L6101	
6	BOARD FORM CONCRETE RETAINING WALL, SEE ARCHITECTURAL AND STRUCTURAL PLANS	
7	POOL WITH A SAFETY COVER THAT MEETS LOCAL AND NATIONAL SAFETY CODES, SEE SHEETS L6101, 100, DETAIL #551, DETAIL #554 AND DETAIL #644	
8	OUTDOOR KITCHEN GRILL AND COUNTER	
9	STONE BLOCK STEPS OVER CONCRETE BASE, TYP.	
10	BUBBLER, TYP.	
11	PROPERTY LINE	
12	BOARD FORM CONCRETE WATER FEATURE WALLS	
13	3" DEEP SOIL PEP MULCH, TYP. SEE SHEET L501 DETAIL B	1,468 sf
14	BLACK MEXICAN BEACH PEBBLES TO BE PLACED IN BOTTOM OF WATER FEATURE	116 sf
15	BOULDER TO BE PLACED IN WATER FEATURE, COME UP 18" ABOVE FINISH BRIDGE DECK	
16	6" HIGH BOARD FORM CONCRETE PRIVACY WALL	
17	PLANT NATIVE SEED AND NATIVE SHRUBS PER PLANT SCHEDULE AND GRADE PER GRADING PLAN TO NATURAL GRADE	
18	6" X 3/8" THICK STEEL LANDSCAPE EDGE, TYP.	
20	HEATED DRIVEWAY (SNOW MELT, IF SNOW STORAGE IS NECESSARY ADJACENT LANDSCAPE TO BE USED), 2 GUEST PARKING STALLS	
21	GUARD RAIL TO MATCH HOUSE BALCONY GUARD RAIL ALONG PATIO	
22	POOL EQUIPMENT	

* QUANTITY INFORMATION PROVIDED FOR REFERENCE ONLY. CONTRACTOR RESPONSIBLE TO VERIFY ALL QUANTITIES.

SCALE & NORTH ARROW



Arc Sitio
Design, Inc
Landscape Architecture &
Architectural Site Design

1058 East 2100 South
Salt Lake City, Utah 84106
office 801.487.4923
fax 801.466.3046
www.arcsitedesign.com



consultant:

project

Christensen
Residence
327 MC HENRY AVE
PARK CITY, UT 84060

date

January 6, 2023

revisions

data

and project no: 21077

title

LANDSCAPE
PLAN

sheet

L101



consultant:

project

CHRISTENSEN
RESIDENCE
327 MCHENRY AVE
PARK CITY, UT 84060

date

January 18, 2023

revisions

data

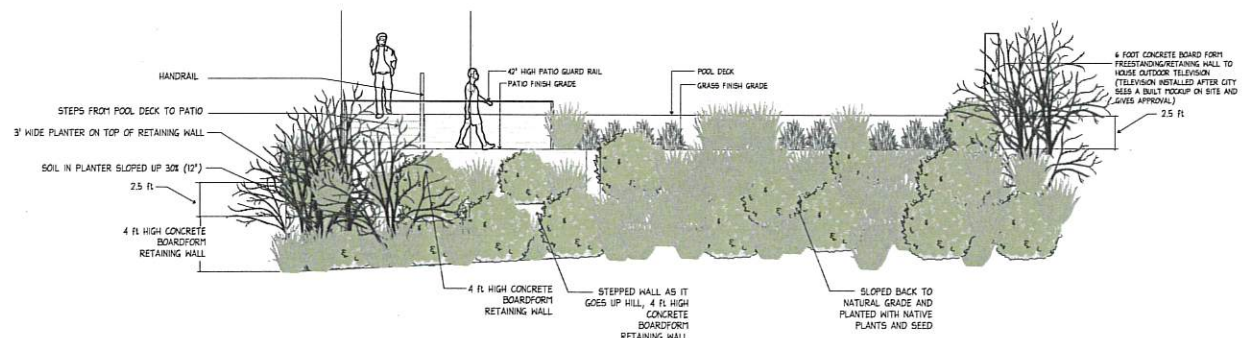
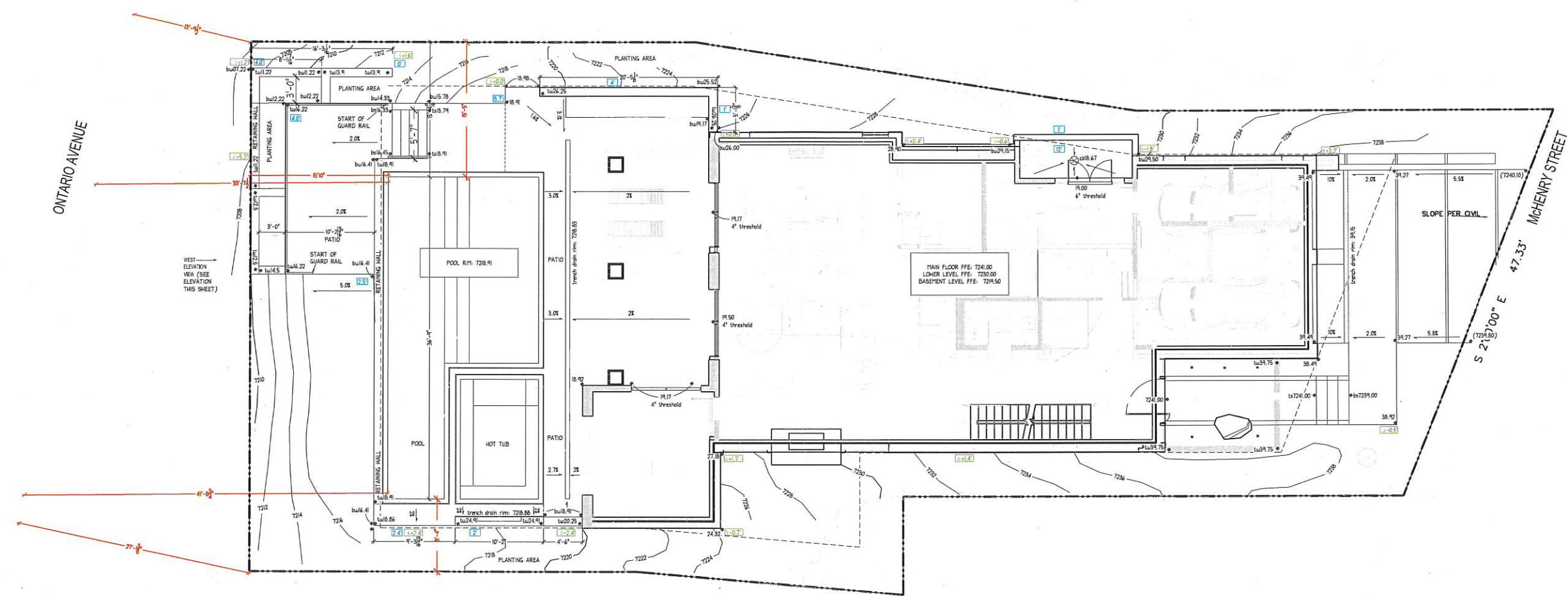
asd project no: 21077

title

GRADING
PLAN

sheet

LG101



WEST ELEVATION

SCALE: 1" = 5'-0"

LEGEND

— 4320 —	PROPOSED CONTOUR LINE	• bu/bu-4325	TOP OF WALL / BOTTOM OF WALL
• (4325)	EXISTING SPOT ELEVATION	• bu/bu-4325	BOTTOM/TOP OF STAIRS
• 4325	PROPOSED SPOT ELEVATION	• 4325.00	CATCH BASIN RIM ELEVATION
• hp/lp-4325	HIGH POINT / LOW POINT	• 1.3.3.3	DIFFERENCE BETWEEN EXISTING GRADE AND PROPOSED GRADE
— 1.34 —	DIRECTION OF FLOW & SLOPE INDICATOR	• 5.5	PROPOSED WALL HEIGHT

GRADING & LAYOUT NOTES

1. FINISHED GRADES, CONTOURS, AND ELEVATIONS INDICATED ON THE GRADING AND DRAINAGE PLAN DESCRIBE FINAL SURFACE ELEVATIONS FOR COMPLETED CONSTRUCTION. THE CONTRACTOR SHALL REVIEW THE DETAILS AND SPECIFICATIONS TO ASCERTAIN SPECIFIC WORK LIMITS AND REQUIREMENTS.
2. CONTRACTOR SHALL VERIFY ALL EXISTING GRADES IN THE FIELD AND REPORT ANY DISCREPANCIES TO THE OWNER'S REPRESENTATIVE.
3. CONSULT ALL OF THE DRAWINGS AND SPECIFICATIONS FOR COORDINATION REQUIREMENTS BEFORE COMMENCING CONSTRUCTION.
4. WHERE NEW PAVING OR EARTHWORK MEETS EXISTING PAVING OR EARTHWORK SMOOTHLY BLEND LINE AND GRADE OF EXISTING WITH NEW. ALL RIDGES AND VALLEYS SHALL HAVE A SMOOTH TRANSITION.
5. GRADE EVENLY BETWEEN SPOT GRADES SHOWN ON DRAWINGS. ALL PAVED AREAS MUST GRADE TO DRAIN AT A MINIMUM OF ONE-EIGHTH INCH (1/8") PER FOOT. ANY DISCREPANCIES NOT ALLOWING THIS TO OCCUR SHALL BE REPORTED TO THE OWNER'S REPRESENTATIVE PRIOR TO CONTINUING WORK.
6. PRIOR TO COMMENCING ANY EXCAVATION WORK, THE CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES IN ACCORDANCE WITH THE REQUIRED PROCEDURES.
7. THE LOCATION OF UNDERGROUND UTILITIES SHOWN ON THIS PLAN ARE DIAGNOSTIC ONLY, AND ALL UTILITIES MAY NOT BE SHOWN. THE CONTRACTOR SHALL CONTACT THE PROPER LOCAL AUTHORITIES OR RESPECTIVE UTILITY COMPANY TO CONFIRM THE LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. ANY DAMAGE DUE TO FAILURE OF THE CONTRACTOR TO CONTACT THE PROPER AUTHORITIES SHALL BE DONE BY THE CONTRACTOR.
8. EXCAVATION REQUIRED WITHIN PROXIMITY OF EXISTING UTILITY LINES SHALL BE DONE BY HAND. CONTRACTOR SHALL REPAIR ANY DAMAGE TO EXISTING UTILITY LINES OR STRUCTURES INCURRED DURING CONSTRUCTION OPERATIONS AT NO COST TO OWNER.
9. ANY AREA DISTURBED OUTSIDE THE LIMIT OF DISTURBANCE/PROPERTY LINE SHALL BE RESTORED TO ITS ORIGINAL CONDITIONS AT NO COST TO OWNER.
10. CONTRACTOR SHALL SUPPLY AND MAINTAIN FOR THE DURATION OF CONSTRUCTION ALL NECESSARY DEVICES FOR EROSION, SEDIMENT AND DUST CONTROL, SUCH AS HAY BALES, GRAVEL, BOARDS, ETC., INCLUDING THOSE DEVICES NECESSARY FOR STOCKPILES AND PROTECTION OF ADJACENT PUBLIC WAYS AND SHALL REMOVE THE DEVICES AFTER PROJECT CLOSURE.
11. REFER TO STRUCTURAL DETAILS AND RECOMMENDATIONS FOR ROCK WALL CONSTRUCTION.
12. CUT AND FILL SLOPES SHALL BE CONSTRUCTED AS RECOMMENDED BY THE GEOTECHNICAL REPORT.
13. INSTALL DRAINAGE PIPE ON BACKSIDE OF RETAINING WALLS AND SLOPE TO DAYLIGHT DRAINS AS REQUIRED.

SCALE & NORTH ARROW

NORTH

SCALE: 1" = 5'-0"

PARK CITY MUNICIPAL CORPORATION
ADMINISTRATIVE ACTION MEETING MINUTES
PLANNING DEPARTMENT
445 MARSAC AVENUE, PLANNING DEPARTMENT CONFERENCE ROOM
<https://us02web.zoom.us/j/88167820277>
MARCH 2, 2023

STAFF:

Gretchen Milliken, Planning Director; Olivia, Cvetko, Planner I; Lillian Zollinger, Planner I; Caitlyn Tubbs; Senior Historic Preservation Planner; JJ Trussell, Community Development Permit Coordinator

=====

The Planning Director called the meeting to order at 12:00 PM.

ROLL CALL

The Planning Director noted that Jerry Fiat, Debbie Axtell, Mary Wintzer, Matthew Christensen, Andy Kelsch, and Emily Jasperson are in attendance.

REGULAR AGENDA/PUBLIC HEARINGS/POSSIBLE ACTION

1700 PARK AVENUE 103B - ADMINISTRATIVE PERMIT - PL-23-05546 - The Applicant Proposes to Install an Exhaust Fan and Makeup Air Unit in the Frontage Protection Zone.

Planner Cvetko explained the proposal was in the General Commercial Zone and the site was to be used as a Restaurant. The proposed exhaust system was to aid in the Use as a Restaurant and requires an Administrative Permit. The location of the exhaust system would require the removal of one tree as approved by the Development Review Committee (DRC). The Applicant proposed to plant two other trees on the site to mitigate the removal.

The Planning Director, Gretchen Milliken, asked the Applicant, Andy XYZ, where and what kind of trees would be planted.

Andy Kelsch responded that the removed tree was a ponderosa pine, and that it would be replaced by two other ponderosa pines in two separate spots on the side and rear of the site.

Planning Director Milliken added an amendment to the Conditions of Approval- requiring the applicant to share the final proposed species and size with the Planning Department.

She noted that she had attended the meeting where the Fire Marshall had agreed that the exhaust system was too close to the tree and a potential fire risk. She noted that the exhaust would be fully screened from the street. Planning Director Milliken asked how far the system would jut out.

Andy Kelsch responded that it would be about 36 inches.

At 12:09 PM, the Planning Director opened a public hearing.

Mary Wintzer asked if the exhaust system faced Park Ave.

Andy Kelsch responded that it does not, and it faces Chase Bank.

Wintzer asked if this proposal was where the Verizon store was.

Andy Kelsch responded that it was.

Planning Director Milliken noted that it was a corner location.

Andy Kelsch noted that it was, and that the exhaust manufacture direction was 10 feet of clearance, and the removal of the tree allowed that space.

Planning Director Milliken noted that the exhaust would be behind a jut out of the building.

Andy Kelsch noted that you might be able to see a little bit of it, but that it would be the same color as the building and barley noticeable.

At 12:10 PM, the Planning Director closed the public hearing.

MOTION: The Planning Director approved the Administrative Permit for 1700 Park Avenue, as amended, based on the Findings of Fact, Conclusions of Law, and Conditions of Approval.

Findings of Fact

1. The Site is located at 1700 Park Avenue in the General Commercial District (GC) and Frontage Protection Zone (FPZ).
2. The applicant proposes to install an exhaust fan and makeup air unit within the FPZ.
3. The Site was subdivided and developed in 1973, prior to the adoption of the FPZ in 2000.

4. The 1973 Subdivision calls out an existing non-exclusive easement along the southern side of the property.
5. The existing and proposed Use complies with the General Commercial (GC) Zoning District requirements in LMC Chapter 15-2.18. The applicant is not proposing changes to the existing structure.
6. The Planning Director evaluates the proposal based on the following 16 criteria for Conditional Use Permits:
 - a. Size and Location of Site: No changes to the size or location of the site are proposed.
 - b. Traffic: The proposed installation will not impact traffic.
 - c. Utility Capacity: On February 21, 2023, the Development Review Committee reviewed the proposal and did not identify impacts to utility capacity.
 - d. Emergency Vehicle Access: On February 21, 2023, the Development Review Committee reviewed the proposal and determined it will not impede Emergency Vehicle Access.
 - e. Internal Vehicular and Pedestrian Circulation System: The installation will not impact either vehicle or pedestrian circulation.
 - f. Fencing, Screening, and Landscaping: The applicant is proposing to remove one mature tree and plant two additional trees. Pursuant to condition 4, the applicant will screen or paint the equipment to match the existing structure.
 - g. Building Mass, Bulk, and Orientation: Not Applicable.
 - h. Useable Open Space: Not Applicable.
 - i. Signs and Lighting: The applicant has a sign application in progress, PL-23-05508.
 - j. Physical Design and Compatibility with Surrounding Structures: Pursuant to condition 4, the applicant will screen or paint the equipment to match the existing structure.
 - k. Noise, Vibration, Odors, Steam, or Other Mechanical Factors: Proposed mechanical equipment noise impact is similar to other units in the proposed location.
 - l. Control of Delivery and Service Vehicles, Loading and Unloading Zones, and Screening of Trash and Recycling Pickup Areas: Not Applicable.
 - m. Expected Ownership and Management: Not Applicable.

- n. Within and Adjoining the Site, Environmentally Sensitive Lands, Physical Mine Hazards, Historic Mine Waste and Park City Soils Ordinance, Steep Slopes, and Appropriateness of the Proposed Structure to the Existing Topography of the Site: Not Applicable.
 - o. Review for Consistency with the Goals and Objectives of the Park City General Plan: The proposed Use of the Site is consistent with Goal 12 of the Park City General Plan— Foster diversity of jobs to provide greater economic stability and new opportunities for employment in Park City. Objective 12A is to retain and expand existing Park City businesses.
- 7. Staff posted notice to the City website, City Hall, and the property on February 13, 2023.
 - 8. Staff mailed courtesy notices to the adjacent property owners on February 13, 2023.

Conclusions of Law

- 1. The proposal complies with the Land Management Code requirements pursuant to Section 15-1-10(E), Section 15-2.18 General Commercial District, and Section 15-2.20 Frontage Protection Zone.
- 2. The use will be compatible with surrounding Structures in use, scale, mass, and circulation.
- 3. The effects of any differences in use or scale have been mitigated through careful planning.

Conditions of Approval

- 1. Final building plans and construction details shall reflect substantial compliance with the plans reviewed March 3, 2023, by the Planning Department. Any changes, modifications, or deviations from the approved design that have not been approved in advance by the Planning Department may result in a stop work order.
- 2. The Applicant is responsible for notifying the Planning Department of any changes, modifications, or deviations from the approved scope of work and shall be submitted in writing for review and approval/denial in accordance with the applicable standards by the Planning Director or designee prior construction.
- 3. No Construction Activity is permitted within 30' of the Public Right-of-Way within the Frontage Protection Zone.
- 4. The applicant shall screen or paint the mechanical equipment to blend in with the surrounding site.

7600 ROYAL STREET - ADMINISTRATIVE CONDITIONAL USE PERMIT - PL-23-05553 - The Applicant Proposes to Install a Temporary Yurt and Platform in the Recreation and Open Space and Sensitive Land Overlay Zone.

Planner Zollinger provided a presentation of the project request and clarified the actual affected area was PCA-1200-4. Zollinger indicated the location is part of the Deer Valley Resort and the Applicant is looking to install a Yurt from March 3rd to March 6th for a private event. The proposed yurt is 706 square feet in size, 15 feet in height and 30 feet in diameter. Zollinger stated it was compliant with SLO and ROS Zone standards. The proposed site is located on existing partially disturbed area and complies with all zoning requirements and Conditional Use Permit requirements. Zollinger listed Conditions of Approval 4-8. Staff recommended the Planning Director review the request, conduct a public hearing, and approve the Administrative Conditional Use Permit in accordance with the Findings of Fact, Conclusions of Law, and Conditions of Approval outlined in the Staff Report.

The Applicant was not in attendance.

Director Milliken asked about the hours of the private event. Zollinger said she was not sure but that it would need to follow the requirements of the noise ordinance for the evening use. The Planning Director asked that a Condition of Approval be added that the event not be in operation past noise ordinance. The Planning Director asked about the permanence of the concrete footings. Planning Zollinger responded that the site will need to be regraded and suggested that be added as a Condition of Approval as well. Director Milliken asked about occupancy of yurt and asked that a Condition of Approval be added to ensure occupancy does not exceed allowed amount.

At 12:17 PM, the Planning Director opened a public hearing.

Mary Wintzer asked if the structure would be inspected. Planner Zollinger responded in the affirmative.

At 12:18 PM, the Planning Director closed the public hearing.

MOTION: The Planning Director approved the Administrative Conditional Use Permit, as amended, for Parcel Number PCA-1200-4 (7600 Royal Street) based on the Findings of Fact, Conclusions of Law, and Conditions of Approval.

Findings of Fact

1. The Site is located at Parcel Number PCA-1200-4
2. The Site is located in the Recreation and Open Space (ROS) Zoning District.

3. The Applicant proposes to construct a Temporary Improvement vinyl yurt and plywood platform.
4. The temporary structures shall be constructed on March 3, 2023 and taken down on March 7, 2023 by 5pm.
5. Staff reviewed the Parcel Number PCA-1200-4 Administrative Conditional Use Permit Application for compliance with LMC Chapter 15-2.7, Recreation and Open Space (ROS) Zoning District, Chapter 15-2.21, Sensitive Land Overlay (SLO) Zoning District, Section 15-4-16, and Section 15-1-10(E).
6. Staff posted notice to the City website, City Hall, and the property on February 16, 2023.
7. Staff mailed courtesy notices to the adjacent property owners on February 16, 2023.

Conclusions of Law

1. The proposal complies with the Land Management Code requirements pursuant to Chapter 15-2.7, Recreation and Open Space (ROS) Zoning District, Chapter 15-2.21, Sensitive Land Overlay (SLO) Zoning District, Section 15-4-16, and Section 15-1-10(E).

Conditions of Approval

1. Final building plans and construction details shall reflect substantial compliance with the plans reviewed March 2, 2023, by the Planning Department. Any changes, modifications, or deviations from the approved design that have not been approved in advance by the Planning Department may result in a stop work order.
2. The Applicant is responsible for notifying the Planning Department prior to making any changes to the approved plans.
3. Any changes, modifications, or deviations from the approved scope of work shall be submitted in writing for review and approval/denial in accordance with the applicable standards by the Planning Director or designee prior construction.
4. The Temporary Improvement Structure (yurt) shall not be higher than 15 feet.
5. There are no proposed or approved signs or lights.
6. The yurt shall comply with the City Noise Ordinance, Chapter 6-3, and the Noise Ordinance hours.
7. The yurt shall be constructed on March 3, 2023, and taken down on March 7, 2023, by 5pm.
8. The Applicant is required to obtain a Building and Fire Permit upon construction of the yurt.
9. Any impact from the placement of temporary yurt on the existing grade shall be regraded and revegetated.
10. The number of occupants in the yurt shall not exceed the occupancy requirement listed on the structure.

327 MCHENRY AVENUE– MODIFICATION OF APPROVAL – PL-22-05410 -

The Applicant Proposes a Modification to the Historic District Design Review (HDDR) for an Updated Landscaping Plan.

The Planning Director prefaced the item that this application is solely for the landscaping and that the Conditional Use Permit for the swimming pool would be reviewed by the Planning Commission. Director Milliken stated the Planning Commission had reviewed the swimming pool request before and tabled the item until the landscaping had been reviewed and approved.

Planner Tubbs provided a presentation of the project request and indicated the property is located within the HR-1 Zone. Planner Tubbs provided background history of the project and showed the landscaping plan as originally approved. She then presented the proposed site plan and reviewed the proposed changes.

Planner Tubbs provided a summary of Significant Vegetation which was removed according to two arborist's reports and indicated the trees which would be replacing them. Planner Tubbs reiterated the swimming pool is being considered under a separate application and would be reviewed by the Planning Commission soon. Planner Tubbs stated the Applicant has agreed to remove the outdoor television and sound system from their proposal and would return for additional permits in the future if they decide to pursue it. Planner Tubbs reviewed Conditions of Approval #1, #2, and #20. Staff recommended the Planning Director review the proposal, conduct a public hearing, and consider approving the modification based off the Findings of Fact, Conclusions of Law, and Conditions of Approval outlined in the Staff Report and Draft Final Action Letter.

The Applicant was in attendance virtually. The Planning Director asked the Applicant if he had anything to add to Staff's presentation. The Applicant noted there had been multiple changes from the original proposal and stated they consulted with neighboring property owners to develop the planting plan for the trees. The Planning Director asked what caliper trees would be planted as replacements. The Applicant deferred the question to Jerry Fiat, who responded the caliper was listed on the landscaping plan. Planner Tubbs reviewed the landscaping plan and stated the listed calipers were two and three inches. The Applicant stated they were open to considering larger caliper replacement trees.

Director Milliken asked about the groundcover material at southwestern corner of the lot. The Applicant responded that they were open to the City's preference. Planner Tubbs stated the material listed on the landscaping plan was a water-wise turf sod. Director Milliken asked that a Condition of Approval be added to prohibit the use of artificial turf

beyond the patio in the backyard. The Applicant stated his support for the added Condition of Approval.

At approximately 12:31 PM, the Planning Director opened a public hearing.

Mary Wintzer agreed a four to six inch caliper would have a good chance of survival but stated there was not adequate room for the number of trees to grow. She continued to say she was disappointed that the amount of foliage originally on the lot would not be recovered due to the proposed swimming pool.

Debbie Axtell asked to see the presentation slide discussing Significant Vegetation. She stated there were many more than one aspen. Jerry Fiat responded the trees on the slide were listed in the arborist's reports, not necessarily all of the trees that had been removed. Director Milliken asked if there was a report of the total number of trees removed. Jerry Fiat responded all significant trees were accounted for on the plans. Planner Tubbs presented a survey of the site prior to construction that was provided during the original HDDR approval. Jerry Fiat stated the Applicant team would create an exhibit detailing all of the trees removed and that the replacement trees would exceed the trees removed. He suggested this survey be added as a Condition of Approval.

Debbie Axtell asked when the arborist's reports were created. Planner Tubbs projected the reports on the screen. Jerry Fiat reviewed the reports on screen and further clarified that the Arborists (Park City Tree) came out on May 6th 2021 and May 14th 2021 and listed dead/dying trees. Mary Wintzer restated the site had many more trees than those listed in the reports and supported the creation of the exhibit detailing the original trees.

Debbie Axtell asked about the site visit scheduled. Planner Tubbs responded the site visit was scheduled for 4:45pm on March 22nd; immediately prior to the Planning Commission meeting. Debbie asked that Staff look at the room available on the site to see how the proposed trees will fit. Jerry Fiat responded the landscape architect is the only person who can adequately address that.

Director Milliken asked about the space labeled "22" on the proposed plan and asked what was planned in that area. The Applicant indicated it was a patio and Planner Tubbs added there would also be mechanical equipment for the swimming pool in that space. The Planning Director wondered if that patio could be minimized to provide more room for trees. Director Milliken reiterated in the historic districts ideally landscape is returned to its natural, or original, state and to minimize the amount of hardscape and manipulation to the site. Mathew Christensen commented that this is a unique lot because it's one house instead of two, this project is less intrusive than if there were two homes removing mature vegetation. A lot of thought went into the creation of this plan,

with consideration for the neighbors and the regulations.

Gretchen Miliken suggested the following be added as conditions of approval:

Any speakers or sound system must be compliant with the noise ordinance

Attach a full assessment of mature trees to ensure we replace in kind

Provide a schedule that provides all removed and schedule including all replaced and ensure all caliber is equivalent to caliber removed.

Ensure any trees introduced are in the approved tree list (waterwise and drought tolerant)

Approved HDDR on condition that CUP is approved. If CUP is denied, they will need to return for another modification of landscaping

At 1:05 PM, the Planning Director closed the public hearing.

MOTION: The Planning Director Approved the Modification of the Historic District Design Review for 327 McHenry Avenue based on the Findings of Fact, Conclusions of Law, and Conditions of Approval.

Findings of Fact

1. The Site is located at 327 McHenry Avenue.
2. The Site is located within the Historic Residential Low-Density (HRL) Zoning District.
3. On July 12, 2021, the Planning Department received a Historic District Design Review (HDDR) application for the property at 327 McHenry Avenue; it was deemed complete July 27, 2021.
4. The Applicant is constructing a new Single-Family Dwelling.
5. On November 19, 2020, a Plat Amendment creating 331 McHenry Avenue Subdivision- First Amended was approved by City Council. Ordinance No. 20-50 was adopted. A ten foot (10') public snow storage easement on McHenry Avenue was required to be recorded on the plat. Two existing easements, an encroachment easement recorded August 2, 2010 and a five foot (5') water line easement recorded June 24, 2009 were also recorded. At this time, the Plat has not yet been recorded.
6. Staff reviewed 327 McHenry's HDDR application for compliance with LMC Chapter 15-13, *Design Guidelines for Historic Districts and Historic Sites*.
7. The application was reviewed per LMC § 15-13-8 *Design Guidelines for New Residential Infill Construction in Historic Districts* and LMC Chapter 15-2.1, *Historic Residential Low-Density Zoning District*.
8. Staff published notice on the City's website and at City Hall on February 9, 2023.
9. Staff mailed courtesy notice to property owners within 300 feet on February 9, 2023.
10. The Analysis Section of the Staff Report is incorporated herein.

Conclusions of Law:

1. The proposal complies with the Land Management Code requirements pursuant to Chapter 15-2.1, *Historic Residential Low-Density (HRL) District*.
2. The proposal meets the criteria for the *Design Guidelines for New Residential Infill Construction in Historic Districts* outlined in the LMC § 15-13-8.

Conditions of Approval:

1. The Applicant shall obtain an approved Conditional Use Permit (CUP) prior to the issuance of a building permit for the installation of the proposed swimming pool.
2. The Applicant shall not install any outdoor television without review and approval by the Planning Department and all other applicable departments. Outdoor sound systems are required to comply with all standards in PCMC's Noise Ordinance (Chapter 6-3 of Municipal Code).
3. Applicant shall not install artificial turf.
4. Applicant shall provide a schedule of mature vegetation removed prior to construction and shall provide an exhibit of the proposed replacement trees to ensure the total caliper of mature trees replaced will be matched or exceeded by the new trees prior to the issuance of a building permit.
5. Final plans and construction details shall reflect substantial compliance with the plans approved March 2, 2023 by the Planning Department. Any changes, modifications, or deviations from the approved design that have not been approved in advance by the Planning and Building Departments may result in a stop work order.
6. If the Applicant does not obtain a complete building permit by March 2, 2024, this HDDR approval will expire unless the Applicant submits a written extension request to the Planning Department prior to the expiration date and the Planning Department approves an extension.
7. The applicant is responsible for notifying the Planning Department and Building Department prior to making any changes to the approved plans.
8. 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 his/her designee prior to construction.
9. Receipt and approval of a Construction Mitigation Plan (CMP) by the Building Department is a condition precedent to the issuance of any building permit. The CMP shall consider and mitigate the impacts to the existing neighboring structures, and existing infrastructure/ streets from the construction. All anticipated road closures shall be described and permitted in advance by the Building Department.
10. The City Engineer shall review and approve all appropriate grading, utility installations, public improvements, drainage plans, and flood plain issues for

compliance with City and Federal standards, and this is a condition precedent to building permit issuance.

11. 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.
12. Any areas disturbed during construction surrounding the proposed work shall be brought back to its original state.
13. New construction activity shall not physically damage nearby Historic Sites.
14. No more than two feet (2') of the foundation shall be visible above Final Grade on the secondary and tertiary façades; no more than 8" of foundation shall be visible above Final Grade on the primary façade.
15. All proposed mechanical equipment and hot tubs shall meet all Setback requirements per LMC § 15-2.2-3 and shall be screened. All proposed mechanical equipment and utility systems and service equipment shall be noted and shown in plan on the construction documents. If the equipment is located on a secondary façade, it shall be placed behind the midpoint of the structure or in a location that is not visible from the primary public right-of-way along McHenry Street. Ground-level equipment shall be screened using landscape elements such as low fences, low stone walls, or perennial plant materials.
16. All exterior wood shall have an opaque rather than transparent finish. When possible, low-VOC (volatile organic compound) paints and finishes shall be used. Rustic, unfinished wood is inappropriate.
17. All exterior lighting, on porches, decks, garage doors, entryways, etc. shall be down directed and shielded to prevent glare onto adjacent property and public rights-of-way and shall be subdued in nature. Light trespass into the night sky is prohibited. Final lighting details will be reviewed by the Planning Staff prior to installation.
18. To the extent possible, existing Significant Vegetation shall be maintained on Site and protected during construction. When approved by the Planning Department in writing to be removed, the Significant Vegetation shall be replaced with equivalent landscaping in type and size. Multiple trees equivalent in caliper to the size of the removed Significant Vegetation may be considered instead of replacement in kind and size.
19. Construction shall be organized and timed to minimize disturbance of Sensitive or Specially Valued Species occupying or using on-Site and adjacent natural Areas.
20. The new driveways shall not exceed twelve (12) feet in width.
21. Per LMC § 15-2.2-3(K) Site plans and Building designs must resolve snow release issues to the satisfaction of the Chief Building Official.
22. The Conditions of Approval noted on the approved HDDR plans shall also apply.
23. Project Conditions shall apply (attached).

Administrative Action Meeting
March 2, 2023
Page 12

Director Milliken thanked all those in attendance of the meeting.

The Park City Administrative Action meeting adjourned at 1:07 PM.

Approved by Planning Director:

X



Gretchen Milliken
Planning Director



Planning Department

August 3, 2023

Jerry Fiat
Jfiat727@gmail.com
(435)-513-1273

CC: Matthew Christensen

NOTICE OF PLANNING DIRECTOR DESIGNEE ACTION

Description

Address: 327 McHenry Avenue

Zoning District: Historic Residential Low Density (HRL)

Application: Modification of HDDR Approval

Project Number: PL-23-05732

Action: APPROVED WITH CONDITIONS (See Below)

Date of Final Action: August 3, 2023

Project Summary: The Applicant has proposed a modification of Historic District Design Review (HDDR) approval to accommodate an alternative exterior siding material and mechanical equipment in the northern Side Yard.

Action Taken

On August 3, 2023, the Planning Director Designee conducted a public hearing and approved the Modification of Approval according to the following findings of fact, conclusions of law, and conditions of approval.

Findings of Fact

1. The Site is located at 327 McHenry Avenue.
2. The Site is located within the Historic Residential Low-Density (HRL) Zoning District.
3. On November 19, 2020, a Plat Amendment creating 331 McHenry Avenue Subdivision – First Amended was approved by City Council. Ordinance No. 20-50 was adopted. A ten-foot (10') public snow storage easement on McHenry



Planning Department

Avenue was required to be recorded on the plat. Two existing easements, an encroachment easement recorded August 2, 2010, and a five-foot (5') water line easement recorded June 24, 2009, were also recorded.

4. On July 12, 2021, the Planning Department received a Historic District Design Review (HDDR) application for the property at 327 McHenry Avenue; it was deemed complete on July 27, 2021.
5. The HDDR Application was approved by the Planning Director on August 24, 2021.
6. The Applicant is constructing a new Single-Family Dwelling at the subject property.
7. Staff reviewed the Applicant's proposed modifications for compliance with LMC Chapter 15-13, *Design Guidelines for Historic Districts and Historic Sites*.
8. Staff reviewed the application per LMC §15-13-8 *Design Guidelines for New Residential Infill Construction in Historic Districts* and LMC Chapter 15-2.1, *Historic Residential Low-Density Zoning District*.
9. Staff published notice on the City's website and at City Hall on July 19, 2023.
10. The Park Record published a legal notice on July 19, 2023.
11. Staff mailed courtesy notice to property owners within 100 feet on July 19, 2023.
12. The Analysis Section of the Staff Report is incorporated herein.

Conclusions of Law

1. The proposed modifications comply with the Land Management Code requirements pursuant to Chapter 15-2.1, Historic Residential Low-Density (HRL) District.
2. The proposal meets the criteria for the *Design Guidelines for New Residential Infill Construction in Historic Districts* outlined in LMC §15-13-8.

Conditions of Approval

1. Final plans and construction details shall reflect substantial compliance with the plans approved August 3, 2023, by the Planning Department. Any changes, modifications, or deviations from the approved design that have not been approved in writing in advance by the Planning and/or Building Department(s) may result in a stop work order.
2. The Applicant is responsible for notifying the Planning Department and Building Department prior to making any changes to the approved plans.



Planning Department

3. Any changes, modifications, or deviations from the approved scope of work shall be submitted in writing for review and approval/denial in accordance with the applicable standards by the Planning Director, or their designee, prior to construction.
4. The proposed mechanical equipment shall meet all setback requirements set forth in LMC §15-2.1-3 and shall be screened from view.
5. All Conditions of Approval set forth in Ordinance 20-50, the Final Action Letter dated August 24, 2021, and the Final Action letter dated March 2, 2023 are incorporated herein and shall apply.

If you have questions or concerns regarding this Final Action Letter, please call (435)-615-5063 or email caitlyn.tubbs@parkcity.org.

Sincerely,

A blue ink handwritten signature, appearing to read "Rebecca Ward", written over a horizontal line.

Rebecca Ward, Planning Director Designee

CC: Caitlyn Tubbs, Senior Historic Preservation Planner
Project File

Planning Department Staff Report



Subject: 327 McHenry Avenue
Application: PL-23-05732
Author: Caitlyn Tubbs, Sr. Preservation Planner
Date: August 3, 2023
Type of Item: Modification of Approval

Recommendation

(I) Hold a public hearing; and (II) consider approving the requested siding and mechanical equipment modification of the Historic District Design Review approval at 327 McHenry Avenue based on the Findings of Fact, Conclusions of Law, and Conditions of Approval outlined in the draft Final Action Letter (Exhibit A).

Description

Applicant: Matthew Christensen
Location: 327 McHenry Avenue
Zoning District: Historic Residential Low-Density (HRL)
Adjacent Land Uses: Residential
Reason for Review: The Planning Director, or their Designee, reviews all requests for modifications to Historic District Design Reviews¹.

HDDR Historic District Design Review
HPB Historic Preservation Board
HRL Historic Residential Low Density
LMC Land Management Code

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

Summary

The Applicant is building a new Single-Family Dwelling in the Historic Residential Low Density (HRL) Zone and is nearing completion of the project. The Applicant has proposed an alternative siding material than was originally approved with the Historic District Design Review (HDDR) proposal and has proposed the location of mechanical equipment (a chiller) within the interior side yard.

Background

On August 24, 2021 the Planning Director held a public hearing and approved the Historic District Design Review (HDDR) for a new Single-Family Dwelling (PL-21-04878) in the HRL Zone ([Staff Report](#)). On October 10, 2022, the Applicant submitted a pending Historic District Design Review Pre-Application for proposed modifications to the approved landscaping to install a swimming pool. On January 9, 2023, the Applicant

¹ LMC [§15-1-8](#)

submitted a request for Modification of HDDR approval to revise the proposed rear landscaping plan to accommodate a swimming pool. On March 2, 2023, the Planning Director held a public hearing and approved the requested modifications with conditions of approval ([Staff Report](#)). The Applicant now proposes modifications to siding and mechanical equipment locations.

Analysis

The Planning Director, or their Designee, is responsible for issuing final decisions on Historic District Design Reviews for new construction.²

The subject property is located within the Historic Residential Low-Density (HRL) Zoning District. Pursuant to LMC [§15-2.1-3 – Lot and Site Requirements](#), mechanical equipment must be located at least 3 feet from a Side Lot Line and must be screened. The Applicant has proposed locating a chiller unit adjacent to the Master Bathroom; it will be sited 5 feet from the northern Side Lot Line.

Section [§15-13-8](#) of the Land Management Code outlines the design standards for new infill construction in historic districts. Because this modification request is specifically focused on siding and mechanical equipment this section will focus on those items.

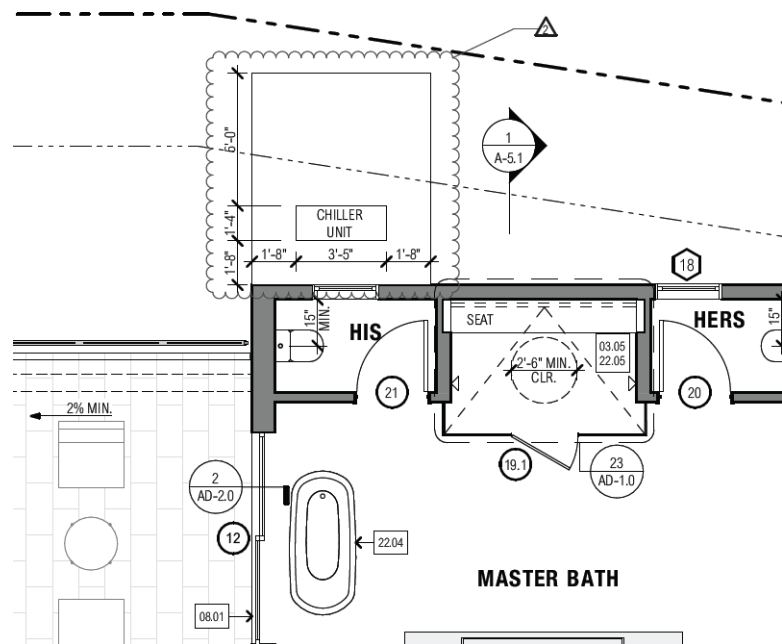


Figure 1: Applicant's Site Plan Indicating Location of Chiller Unit

The following table outlines applicable requirements from LMC [§15-13-8\(B\)\(3-5\)](#):

Requirement	Analysis of Proposal
3. Mechanical and Utility Systems and Service Equipment: Mechanical and/or utility equipment, including heating and air conditioning units, meters, and exposed pipes, shall be located on the back of the building or in another inconspicuous location.	Complies – - The proposed chiller is located within an interior side yard and is located beyond the mid-point of the Structure. - The chiller will be screened from view by the Applicant's

² LMC [§ 15-1-8](#)

When located on a secondary façade, the mechanical and/or utility equipment shall be located beyond the midpoint of the structure if feasible and visual impact of the equipment shall be minimized by incorporating it as an element of the building or landscape design. b) Ground-level equipment shall be screened from view using landscape elements such as fences, low stone walls, or perennial plant materials.	landscaping.
4. Materials: a) Building materials shall be compatible in scale, proportion, texture, finish and color to materials used on Historic Structures in the Historic District. The dimensions of masonry units, wood siding, and other building materials shall be similar to those used historically. b) The primary siding material for new structures shall appear similar to those on historic structures in the Streetscape or character area. Historically, the most common material on primary structures was painted horizontal lap siding with a reveal between 6 to 8 inches. c) Building materials shall be applied in the manner similar to that used historically. Typically, a 'hierarchy' of building materials should be used, with heavier, more durable materials for foundations and more refined materials above foundations.	Complies – a) The Applicant has proposed the use of 1 x 6 wooden shiplap siding (Kebony, #K90XX514). The proposed material is similar in material, scale, and proportion to other materials found on nearby Historic Structures and throughout the Historic District. b) The Applicant has proposed the use of 1 x 6 wooden shiplap siding (Kebony, #K90XX514). The proposed material is similar in material, scale, and proportion to other materials found on nearby Historic Structures and throughout the Historic District. c) The proposed Kebony siding will be applied on the exterior walls of the Single-Family Dwelling above the concrete foundation.
5. Paint and Color: a) Paint color is not regulated by the Design Guidelines. b & c) Original Materials such as brick and stone that was historically left unpainted shall not be painted.	Complies – a) The proposed siding includes a clear finish over the wooden material. The Kebony siding has a more homogenous color scheme with the grain pattern not

Materials, such as wood, that are traditionally painted shall have an opaque rather than transparent finish.	contrasting heavily with the wood coloring. b) The proposed siding includes a clear finish over the wooden material. The Kebony siding has a more homogenous color scheme with the grain pattern not contrasting heavily with the wood coloring. c) The proposed siding includes a clear finish over the wooden material. The Kebony siding has a more homogenous color scheme with the grain pattern not contrasting heavily with the wood coloring.
--	--

Department Review

The Planning Department reviewed this report.

Notice

Staff published notice on the City's website and the Utah Public Notice website and posted notice to the property on July 19, 2023. Staff mailed a courtesy notice to property owners within 300 feet on July 19, 2023.

Public Input

At the time this Report was published Staff had not received any public comment.

Alternatives

- The Planning Director's Designee may approve the modification of approval.
- The Planning Director's Designee may deny the modification of approval and direct staff to make Findings for the denial; or
- The Planning Director's Designee may request additional information and continue the discussion to a date uncertain.

Exhibits

Exhibit A – Draft Final Action Letter

Exhibit B – Applicant's Submittal Materials

Exhibit C – March 2, 2023 Final Action Letter – First Modification

Exhibit D – 311 McHenry First Amended Plat

Exhibit E – Kebony 1x6 Clear 90 Degree Shiplap Product Datasheet

3/12/2024

To Caitlin Tubbs and Members of HDDR

I am submitting a petition signed by Rossi Hill neighbors regarding 327 Mc Henry.

I would like to get this into the Record and was not able to at Planning Commission.

Many neighbors have attended meetings on this application through the last year so the fact that no one is giving additional input is because we are all exhausted by the process.

Thank you for your efforts,

Kind regards,

Mary Wintzer

320 Mc Henry Ave.

February 28, 2024

To Park City Planning Commission,

We the residents of McHenry Ave and adjoining neighbors respectfully request
that the Planning Commission deny the application for two CUPS at 327 McHenry.

Signed,

Name	Signature	Address
MARY WINTZER	Mary Wintzer	321 McHenry Ave.
Debbie Artell	Debbie Artell	321 McHenry Ave.
Christine Snyder	CS	638 Coalition View CT
Ed Artell	ED AXTELL	321 McHenry Ave.
Kathy Carey	Kathy Carey	300 McHenry
MARY MARGARET ERDOS HOLE	Mary M. Erdos Hole	310 Mc Henry
Morgan Hale	Morgan Hale	310 McHenry
CHARLENE BARKER	Charlene Barker	257 McHENRY
Kevin BARKER		257 McHENRY
Charlie Wintzer		320 Mc Henry