



**PARK CITY BOARD OF ADJUSTMENT MEETING
SUMMIT COUNTY, UTAH
August 20, 2024**

The Board of Adjustment of Park City, Utah, will hold its regular meeting in person at the Marsac Municipal Building, City Council Chambers, 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. MEETING CALLED TO ORDER AT 5:00PM**
- 2. ROLL CALL**
- 3. MINUTES APPROVAL**
 - 3.A. Consideration to Approve the Board of Adjustment Meeting Minutes from July 16, 2024
- 4. STAFF AND BOARD COMMUNICATIONS AND DISCLOSURES**
 - 4.A. **Board of Adjustment Chair Election** - Pursuant to Land Management Code Section 15-10-5, the Board of Adjustment Will Elect One of Its Members to Serve as Chair for a Term of One Year.
- 5. PUBLIC COMMUNICATIONS**
- 6. REGULAR AGENDA**
 - 6.A. **1251 Kearns Boulevard - Variance** - The Applicant Proposes to Relocate an Existing Sign within the Frontage Protection Zone and General Commercial Zoning District. PL-24-06198
(A) Public Hearing; (B) Action
 - 6.B. **844 Empire Avenue – Variance** – The Applicant Requests a Variance from the Front Setback Requirements of LMC § 15-2.2-3(F) in the Historic Residential – 1 Zoning District and from the Requirements of LMC § 15-13-2 *Regulations For Historic Residential Sites* to Construct an Accessory Building. PL-24-06051 (45 mins.)
(A) Public Hearing; (B) Action
- 7. ADJOURNMENT**

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.**



**PARK CITY MUNICIPAL CORPORATION
BOARD OF ADJUSTMENT MEETING
SUMMIT COUNTY, UTAH
MINUTES OF JULY 16, 2024**

BOARD MEMBERS IN ATTENDANCE: Ruth Gezelius-Chair, Stefanie Wilson (participated online), John Stafsholt, Jennifer Franklin, Mary Wintzer

STAFF: Planning Director, Rebecca Ward; Senior City Attorney, Mark Harrington; Assistant Planning Director, Elissa Martin

1. ROLL CALL

Chair Ruth Gezelius called the meeting to order at 5:00 p.m. and identified the Board Members present.

2. MINUTES APPROVAL

A. Consideration to Approve the Board of Adjustment Meeting Minutes from June 18, 2024.

A correction was made to the minutes by Jennifer Franklin. A change was also made to correct a reference to "Commissioner" to "Board Member". There were no further corrections.

MOTION: Board Member Franklin moved to APPROVE the Minutes of June 18, 2024, as presented and corrected. Board Member Stafsholt seconded the motion. The motion passed with the unanimous consent of the Board. Mary Wintzer was not present for the vote.

3. STAFF AND BOARD COMMUNICATIONS AND DISCLOSURES

A. Board of Adjustment Chair Election - Pursuant to Land Management Code Section 15-10-5, the Board of Adjustment Will Elect One of Its Members to Serve as Chair for a Term of One Year.

Chair Gezelius reported that she has served two consecutive terms as Chair and needs to pass the responsibility onto another member of the Board. She appreciated the time she has served as Chair. She welcomed volunteers or nominations. It was reported that the next meeting is scheduled for August 20, 2024. The matter could be tabled to that meeting if desired by the Board to allow for all Board Members to be present.

Board Member Wintzer joined the meeting.

Board Member Wintzer indicated that she cannot be present at the next meeting scheduled for August 20, 2024. She stated that Chair Gezelius has been very steady and dependable and while it is unprecedented for a Chair to continue to serve, because the Board meets so seldom and Chair Gezelius has been exceptional as Chair, she asked that consideration be given to her to continuing on. Chair Gezelius stated that legal counsel has indicated that because she has served two consecutive terms she cannot continue on.

MOTION: Board Member Stafsholt moved to CONTINUE the Election of a Chair to the next Board of Adjustment Meeting scheduled for August 20, 2024. Board Member Franklin seconded the motion. The motion passed with the unanimous consent of the Board.

4. PUBLIC COMMUNICATIONS

New Assistant Planning Director, Elissa Martin, was introduced. She joined staff on July 1, 2024. She grew up in Park City and knows the community very well.

There were no further public communications.

5. REGULAR AGENDA

- A. 844 Empire Avenue – Variance – The Applicant Requests a Variance from the Front Setback Requirements of LMC § 15-2.2-3(F) in the Historic Residential – 1 Zoning District to Construct a Detached Garage. PL-24-06051.

Director Ward reported that the applicant has requested that the above matter be continued to the next meeting. She asked that the public hearing be conducted, however, this evening.

Chair Gezelius opened the public hearing. There were no public comments. The public hearing was closed.

MOTION: Board Member Franklin moved to CONTINUE the Variance Request for 844 Empire Avenue to the next scheduled meeting at the applicant's request. Board Member Stafsholt seconded the motion. The motion passed with the unanimous consent of the Board.

6. ADJOURN

MOTION: Board Member Franklin moved to ADJOURN. Board Member Stafsholt seconded the motion. The motion passed with the unanimous consent of the Board.

The Board of Adjustment Meeting adjourned at approximately 5:10 p.m.

Approved by _____
Ruth Gezelius, Board of Adjustment Chair

PENDING APPROVAL

Board of Adjustment Staff Report



Subject: 1251 Kearns Boulevard
Application: PL-24-06198
Authors: Lillian Zollinger, Planner III
Date: August 20, 2024
Type of Item: Variance

Recommendation

(I) Review the proposed Variance to relocate a Non-Complying sign in the Frontage Protection Zone to accommodate the Park City Engineering Department’s project to widen the four-foot sidewalk along Kearns Boulevard into a 12-foot-wide multi-use pathway, (II) conduct a public hearing, and (III) consider approving the Variance based on the Findings of Fact, Conclusions of Law, and Conditions of Approval outlined in the Draft Final Action Letter (Exhibit A).

Description

Applicant: Park City Municipal, represented by Philip Adams
Location: 1251 Kearns Boulevard
Zoning District: General Commercial
Frontage Protection Zone
Adjacent Land Uses: Commercial
Reason for Review: The Board of Adjustment reviews and takes Final Action on Variances.¹

FPZ Frontage Protection Zone
LMC Land Management Code

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

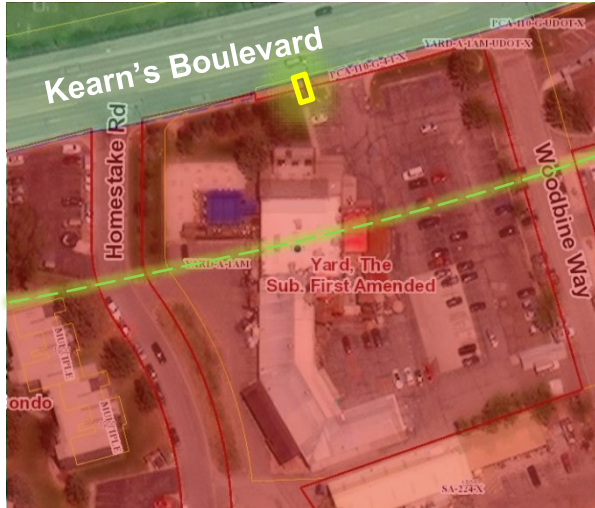
Background

1251 Kearns Boulevard (The Blind Dog restaurant, The Boneyard, and the Kimball Arts Center) is in the General Commercial Zoning District and Frontage Protection Zone (FPZ) and is Lot 1 of The Yard Subdivision – First Amended (Exhibit G). The site was formerly the Anderson Lumber Store, constructed in 1972 (Exhibit D). When Anderson Lumber was built, a 19-foot-tall sign viewed from Kearns Boulevard was installed approximately 9.5 feet from Kearns Boulevard prior to enactment of the FPZ regulations and is an existing Non-Complying sign.

The Applicant proposes relocating the 1972 sign to the southeast, set back approximately

¹ LMC [§ 15-1-8\(l\)](#)

24.5 feet from Kearns Boulevard within the FPZ to accommodate the Park City Municipal Engineering Department’s project to widen the four-foot sidewalk to create a 12-foot-wide multi-use pathway (see Exhibit C for the Applicant’s request). The new location reduces the Non-Complying sign from 20.5 feet into the FPZ to 5.5 feet into the FPZ.



Parcel and zone map – outlining the FPZ.

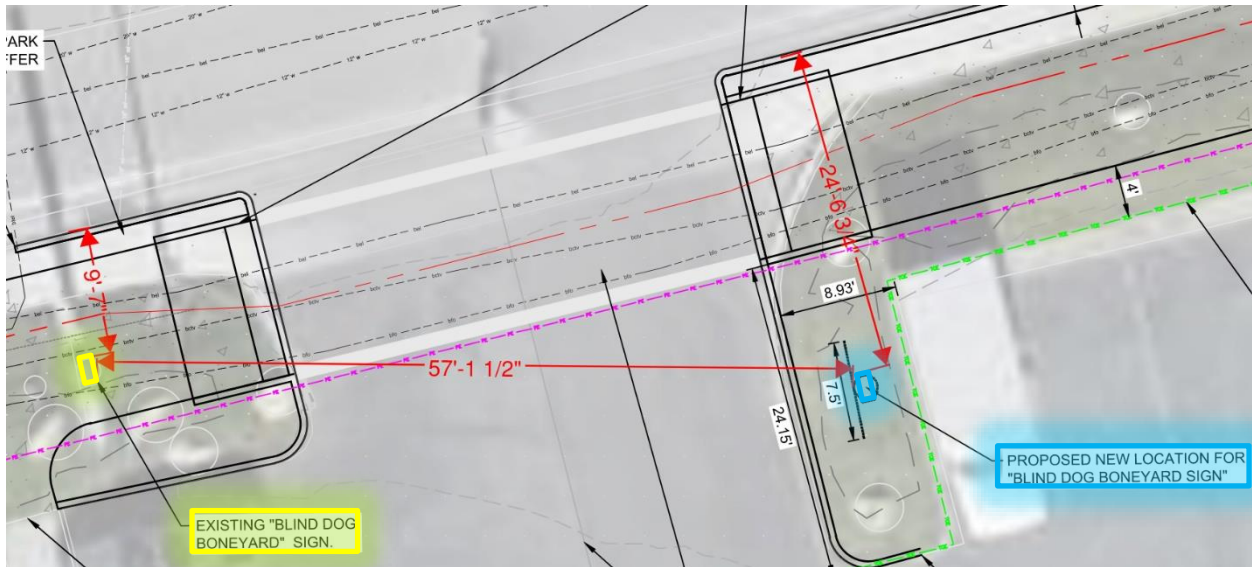


Rendering of proposed location provided by the applicant.

Analysis

(I) The Applicant seeks a Variance from the Frontage Protection Zone Setback outlined in Land Management Code Chapter 15-2.20.

1251 Kearns Boulevard is in the Frontage Protection Zone (FPZ). LMC [§ 15-2.20-4](#) prohibits Structures within 30 feet of Kearns Boulevard. The Applicant requests a Variance to relocate the sign from its existing location to accommodate the Park City Municipal Engineering Department’s project to expand the four-foot-wide sidewalk along Kearns Boulevard to a 12-foot-wide multi-use path to improve pedestrian and bicyclist connectivity and safety in the Bonanza Park neighborhood. The Applicant proposes to relocate the sign (highlighted in yellow below) to a location approximately 58 feet southeast (highlighted in blue below), which would be set back approximately 24.5 feet from Kearns Boulevard (see Exhibit B). The Applicant cannot move the sign further south due to existing utility paths. The new location reduces the Non-Complying sign from 20.5 feet into the FPZ to 5.5 feet into the FPZ.



Proposed plans provided by applicant. Staff measured the existing and proposed distances shown in red.

As a result, the Applicant requests the Board of Adjustment consider granting a Variance to the FPZ regulations, outlined below.

(II) The proposal shall be reviewed under the Variance criteria outlined in LMC § 15-10-8(C).

In order to grant the requested Variance to the 30-foot FPZ Setback, the Board of Adjustment must find that the five criteria outlined in LMC [§ 15-10-8](#) are met. The Applicant bears the burden of proving that all the conditions justifying a Variance have been met.

Outlined below are the five Variance criteria with staff analysis in *italics*. Please see Exhibit C to review the Applicant’s Narrative.

1. Literal enforcement of the Land Management Code would cause an unreasonable hardship for the Applicant that is not necessary to carry out the general purpose of the Land Management Code.²

The purpose of the FPZ is to:

- 1. preserve Park City’s scenic view corridors,*
- 2. preserve and enhance the rural resort character of Park City’s entry corridor,*
- 3. provide a significant landscaped buffer between Development and highway Uses,*
- 4. minimize curb cuts, driveways and Access points to highways, and*
- 5. allow for future pedestrian and vehicular improvements along the highway corridors (Land Management Code (LMC) [§ 15-2.20-1](#)).*

² In determining whether or not enforcement of the Zoning Ordinance would cause unreasonable hardship under LMC [§ 15-10-8\(C\)\(1\)](#), the Board of Adjustment may not find an unreasonable hardship unless the alleged hardship is located on or associated with the Property for which the Variance is sought and comes from circumstances peculiar to the Property, not from conditions that are general to the neighborhood. In determining whether or not the enforcement of the LMC would cause unreasonable hardship, the Board may not find an unreasonable hardship if the hardship is self-imposed or economic.

The Applicant's request to relocate the sign allows for future pedestrian improvements along Kearns Boulevard and relocates an existing sign that was installed prior to the FPZ regulations, outlined in Section 2 below.

2. There are special circumstances attached to the Property that do not generally apply to other Properties in the same zone.

The existing sign is set back approximately nine-and-a-half feet from Kearns Boulevard and was installed in 1972. The FPZ regulations were first enacted in the 1976 LMC, which required Planning Commission review of any Structure built within the 100-foot Setback from Park Avenue (S.R. 224) (Exhibit E). In the 1980 LMC, the FPZ was expanded to apply to Park Avenue (S.R. 224) and Kearns Boulevard (S.R. 248) (Exhibit F). As a result, because the existing sign was installed in 1972 prior to the enactment of the FPZ regulations, the existing sign is a Non-Complying Structure, which LMC [§ 15-15-1](#) defines as:

A Structure that:

- 1. legally existed before its current zoning designation; and*
- 2. because of subsequent zoning changes, does not conform to the zoning regulation's Setback, Height restrictions, or other regulations that govern the Structure.*

Pursuant to LMC [§ 15-9-6](#), a Non-Complying Structure may not be moved, enlarged, or altered, or it loses its Non-Complying Structure status, and new construction must comply with the underlying Zoning District:

A Non-Complying Structure shall not be moved in whole or in part, for any distance whatsoever, to any other location on the same or any other lot unless the entire Structure shall thereafter comply with the regulations of the zone in which it will be located (LMC [§ 15-9-6\(B\)](#)).

The relocation of the existing sign reduces the Non-Conformity because it increases the setback from just under ten feet to 24.5 feet from Kearns Boulevard, a required relocation to improve the pedestrian and bicyclist access in the Bonanza Park neighborhood.

3. Granting the variance is essential to the enjoyment of a substantial Property right possessed by other Property in the same zone.

Other properties along Kearns Boulevard do not have existing non-complying signs in the proposed area of improvements. If the sign was not relocated, it would become the only property in the area with a smaller path width. The relocation of the existing sign is required in order to improve pedestrian and bicyclist access in the Bonanza Park neighborhood.

4. The variance will not substantially affect the General Plan and will not be contrary to the public interest.

The requested Variance supports the goals and objectives of the [General Plan](#), including:

- Objective 3A - “Streets, pedestrian paths and bike paths should contribute to a system of fully connected and interesting routes to all destinations. Their design should encourage pedestrian and bicycle use by being small and spatially defined by buildings, trees, signs, and lighting; and by discouraging high-speed traffic.”
- Objective 3.4 – “Create safe bike/pedestrian pathways between all public spaces within the City limits.”
- Objective 3.5 - “Identify needed connectivity of roads, sidewalks, and trail systems to decrease vehicle miles traveled and increase direct pedestrian/bicycle routes to neighborhood amenities, as identified in individual neighborhood plans.”

Additionally, on July 11, 2024, the City Council adopted [the Bonanza Park Small Area Plan](#), a supplement to the General Plan, to guide the future development of this neighborhood. One of the goals for the neighborhood is to create a safe and intuitive network for pedestrians, cyclists, and transit users. The 12-foot-wide pathway is part of the Connectivity Vision for this neighborhood, which will eventually span the length of Kearns Boulevard from Park Avenue to Bonanza Drive:



Bonanza Park Small Area Plan, page 70.

5. The spirit of the Land Management Code is observed, and substantial justice done.

The proposed relocation allows for a Non-Complying Structure to remain while accommodating a Park City Municipal project to improve the pedestrian, cyclist, and transit user experience along a busy highway corridor. No changes to enlarge the sign are proposed – its presence in the FPZ will be reduced because it will be set back from Kearns Boulevard 24.5 feet rather than the current nine-and-a-half feet. The new location reduces the Non-Complying sign from 20.5 feet into the FPZ to 5.5 feet into the FPZ.

Department Review

The Planning Department and City Attorney’s Office 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 August 6, 2024. Staff mailed courtesy notice to property owners within 300 feet on August 6, 2024. The *Park Record* published courtesy notice on August 6, 2024.³

Public Input

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

Alternatives

- The Board may approve the Variance.
- The Board may deny the Variance and direct staff to make Findings for the denial.
- The Board 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: Applicant’s Narrative

Exhibit D: 1972 Park Record Article – Anderson Lumber Construction

Exhibit E: 1976 Frontage Protection Zone

Exhibit F: 1980 Frontage Protection Zone

Exhibit G: The Yard Subdivision First Amended

³ LMC [§ 15-1-21](#)



Planning Department

August 20, 2024

Mark Fisher
PO Box 1816
Park City, UT 54060

CC: Philip Adams
philip.adams@parkcity.org
435-800-5142

NOTICE OF BOARD OF ADJUSTMENT ACTION

Description

Address: 1251 Kearns Boulevard

Zoning District: General Commercial
Frontage Protection Zone

Application: Variance

Project Number: PL-24-06198

Action: APPROVED WITH CONDITIONS (See Below)

Date of Final Action: August 20, 2024

Project Summary: The Applicant Proposes to Move an Existing Sign within the Frontage Protection Zone.

Action Taken

On August 20, 2024, the Board of Adjustment conducted a public hearing and approved the Variance of the Frontage Protection Zone Setback Area according to the following Findings of Fact, Conclusions of Law, and Conditions of Approval.

Findings of Fact

1. 1251 Kearns Boulevard is in the General Commercial (GC) Zoning District and Frontage Protection Zone (FPZ) and is Lot 1 of The Yard Subdivision – First Amended.
2. The site was formerly the Anderson Lumber Store, constructed in 1972. When Anderson Lumber was built, a 19-foot-tall sign viewed from Kearns Boulevard



Planning Department

was installed approximately 9.5 feet from Kearns Boulevard prior to enactment of the FPZ regulations adopted in 2000.

3. The Sign is an existing Non-Complying Structure, as outlined in LMC § 15-9-6.
4. The Applicant proposes to move the sign from its existing location to a location approximately 58 feet southeast, which would be approximately 24.5 feet from the ROW, and still within the FPZ 30' Setback Area.
5. The new location reduces the Non-Complying sign from 20.5 feet into the FPZ to 5.5 feet into the FPZ.
6. The Applicant requests a Variance from the 30' FPZ Setback Area to relocate the sign to be able to construct a 12' multi-use pathway. There are no other changes proposed.
7. The Applicant's request to relocate the sign allows for future pedestrian improvements along Kearns Boulevard and relocates an existing sign that was installed prior to the FPZ regulations, outlined in Section 2 below.
8. The relocation of the existing sign reduces the Non-Conformity because it increases the setback from just under ten feet to 24.5 feet from Kearns Boulevard, a required relocation to improve the pedestrian and bicyclist access in the Bonanza Park neighborhood.
9. Other properties along Kearns Boulevard do not have existing non-complying signs in the proposed area of improvements. If the sign was not relocated, it would become the only property in the area with a smaller path width. The relocation of the existing sign is required in order to improve pedestrian and bicyclist access in the Bonanza Park neighborhood.
10. The requested Variance supports the goals and objectives of the General Plan, including:
 - Objective 3A - "Streets, pedestrian paths and bike paths should contribute to a system of fully connected and interesting routes to all destinations. Their design should encourage pedestrian and bicycle use by being small and spatially defined by buildings, trees, signs, and lighting; and by discouraging high-speed traffic."
 - Objective 3.4 - "Create safe bike/pedestrian pathways between all public spaces within the City limits."
 - Objective 3.5 - "Identify needed connectivity of roads, sidewalks, and trail systems to decrease vehicle miles traveled and increase direct pedestrian/bicycle routes to neighborhood amenities, as identified in individual neighborhood plans."



Planning Department

11. The proposed relocation allows for a Non-Complying Structure to remain while accommodating a Park City Municipal project to improve the pedestrian, cyclist, and transit user experience along a busy highway corridor. No changes to enlarge the sign are proposed – its presence in the FPZ will be reduced because it will be set back from Kearns Boulevard 24.5 feet rather than the current nine-and-a-half feet. The new location reduces the Non-Complying sign from 20.5 feet into the FPZ to 5.5 feet into the FPZ.
12. Staff published notice on the City's website and the Utah Public Notice website and posted notice to the property on August 6, 2024. Staff mailed courtesy notice to property owners within 300 feet on August 6, 2024. The Park Record published courtesy notice on August 6, 2024.

Conclusions of Law

1. The Applicant proved their request meets the five criteria outlined in Land Management Code Section 15-10-8:
 - i. Literal enforcement of the HR-1 Zoning District causes an unreasonable hardship that is not necessary to carry out the general purpose of the zoning ordinance.
 - ii. There are special circumstances attached to the Property that do not generally apply to other properties in the same district.
 - iii. Granting the Variance is essential to the enjoyment of a substantial property right possessed by other properties in the same zone.
 - iv. The proposal is consistent with the General Plan and not contrary to the public interest.
 - v. The spirit of the Land Management Code is observed by this application and substantial justice is done.

Conditions of Approval

1. The Variance is limited to the proposed location for the existing Sign, approximately 24.5 feet from the nearest ROW. No other modifications to the Sign, its height or design are proposed or approved.
2. Basic maintenance and minor repairs are allowed. A Sign Permit is required for changes to the design of the sign.
3. Removal of the Sign in its new location invalidates this Variance.
4. Lighting is prohibited on the sign.
5. Any other construction in the Frontage Protection Zone on this site requires Planning Review and compliance with LMC § 15-2.20-4.



Planning Department

6. The proposed path, other essential public facilities, or minor remodels or improvements to paths or facilities requires an Administrative Permit or Administrative Conditional Use Permit pursuant to LMC § 15-2.20-4(F).

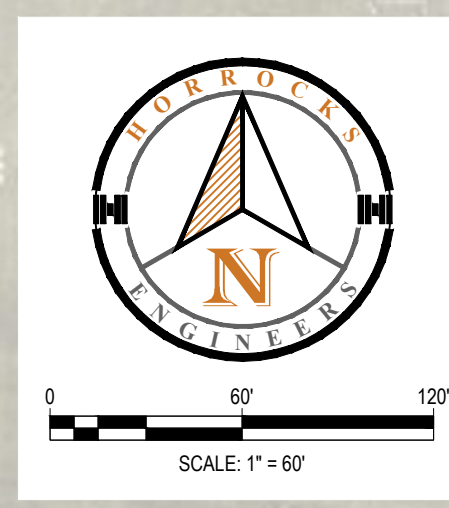
If you have questions or concerns regarding this Final Action Letter, please call (435) - 615-5068 or email lillian.zollinger@parkcity.org.

Sincerely,

Ruth Gezelius
Board of Adjustment Chair

CC: Lillian Zollinger, Planner III

DRAFT



VICINITY MAP



HORROCKS ENGINEERS
 4905 South 1500 West, Suite 100
 Riverdale, UT 84405
 (801) 621-1025
 www.horrock.com

WARNING
 IF THIS BAR DOES NOT MEASURE 2" THEN DRAWING IS NOT TO SCALE

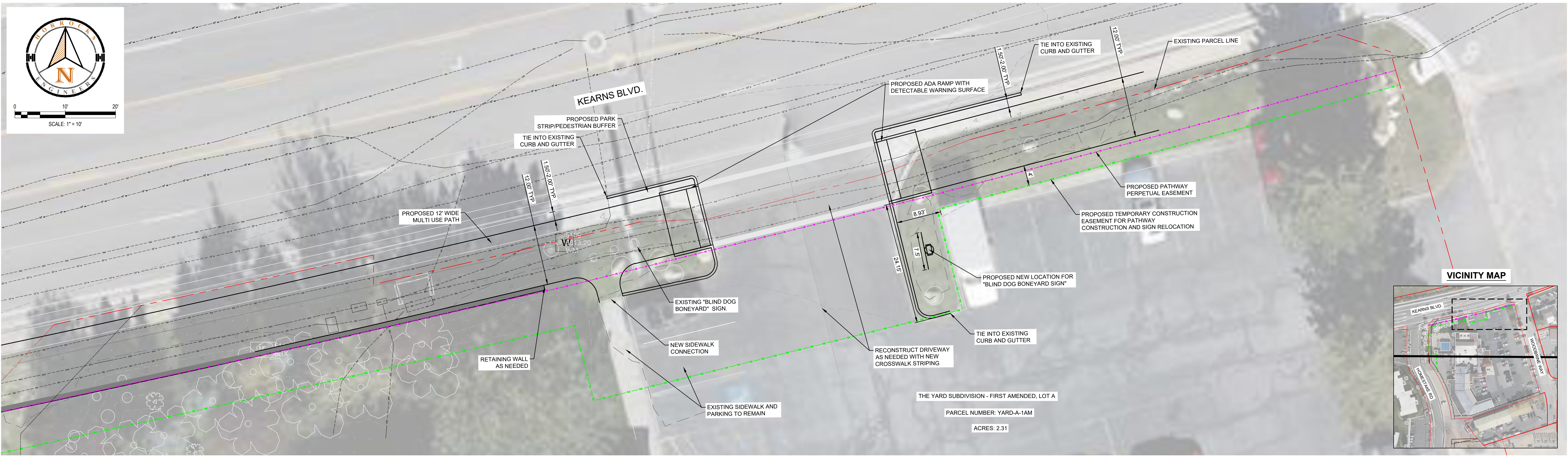
REVISIONS	REV #	DATE

DRAWING INFO
DATE: 7/16/2024
DESIGNED: MH
DRAWN: MH
CHECKED: ZS
PROJECT: UT-7970-23-PCMC

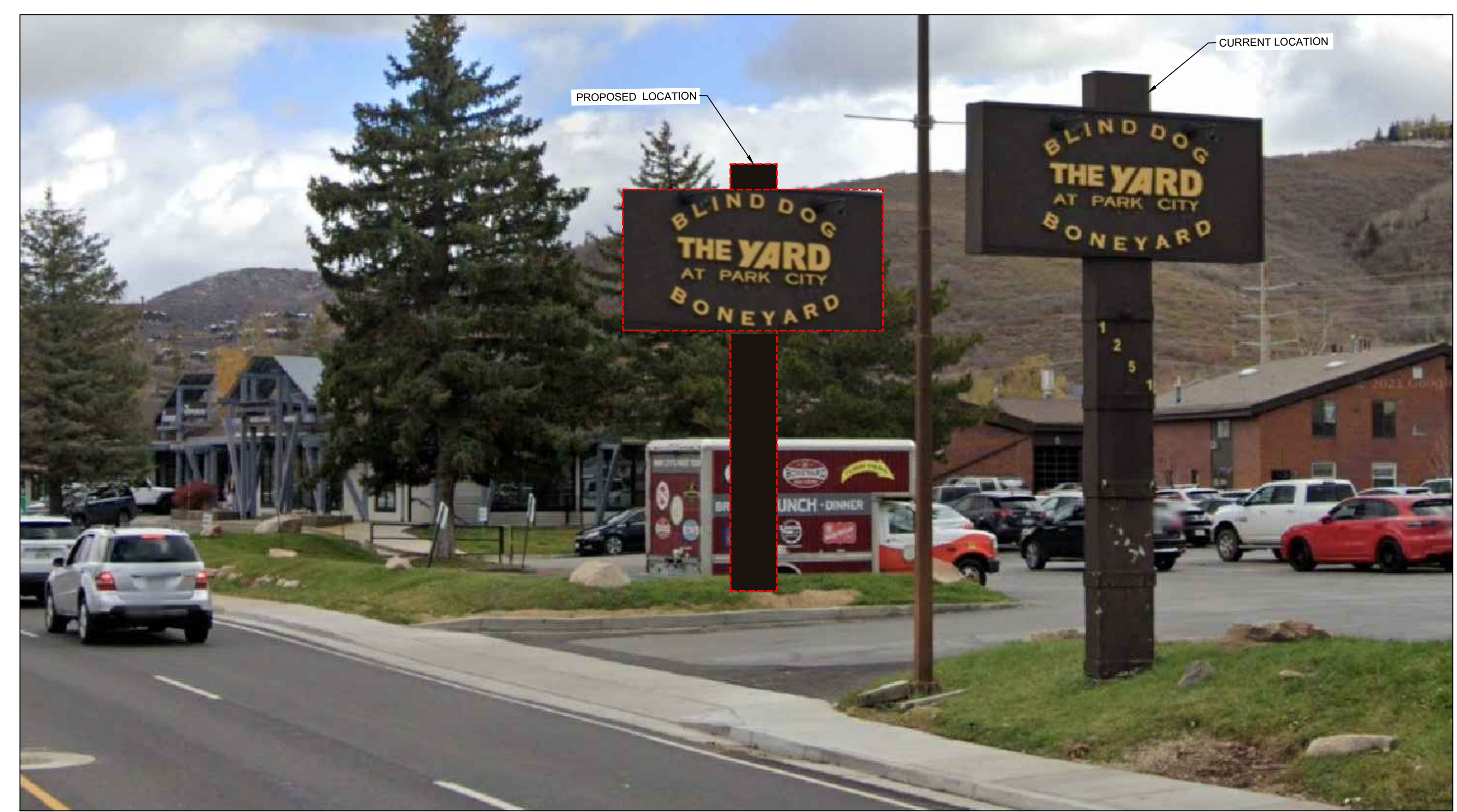
PRELIMINARY
 NOT FOR CONSTRUCTION

PCMC - HOMESTAKE ROAD IMPROVEMENTS - CP0527
 PARK CITY, UTAH
 "THE YARD" SIGN RELOCATION

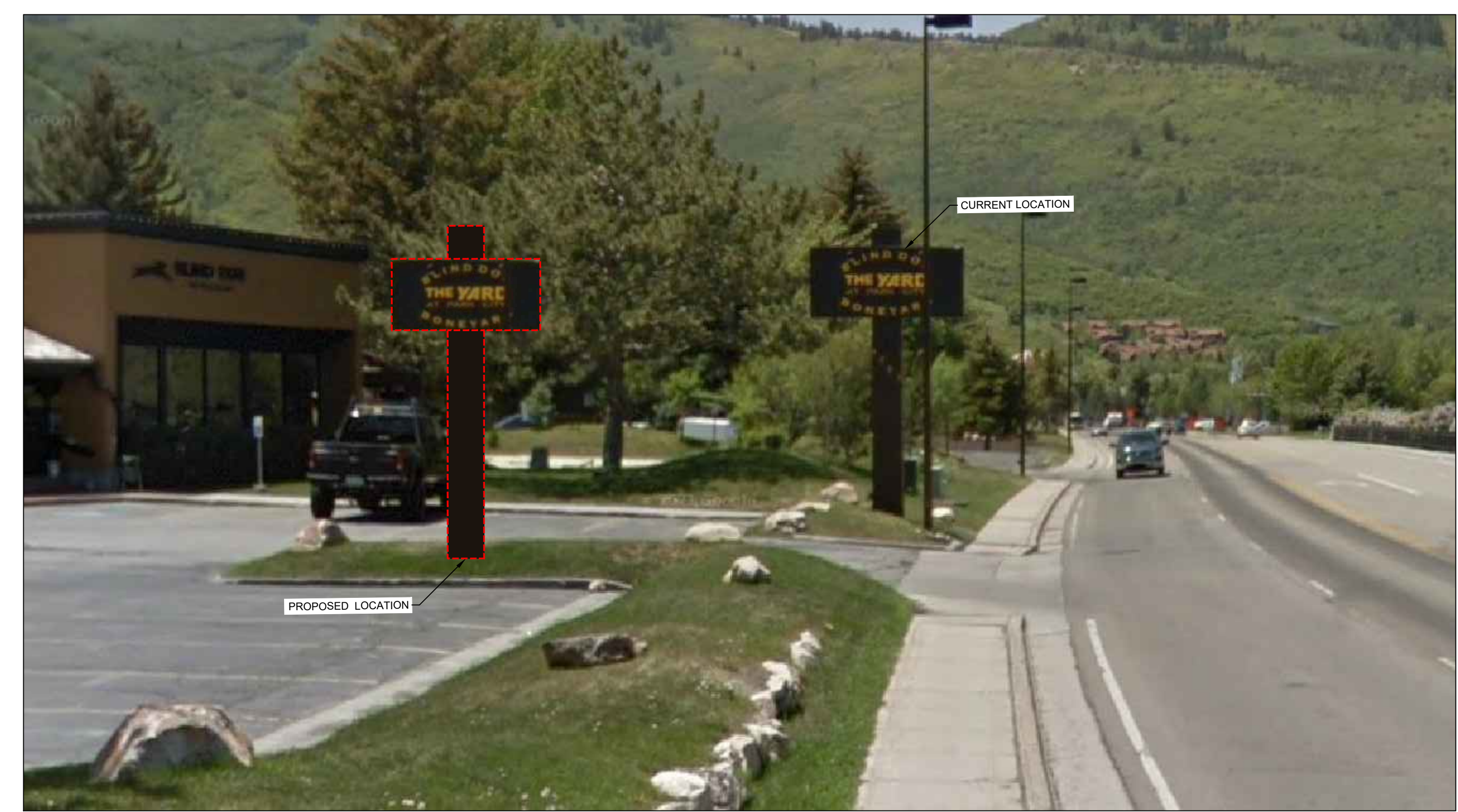
CP-01
 PAGE 1



SIGN LOOKING EAST



SIGN LOOKING WEST



HORROCKS ENGINEERS
 4905 South 1500 West, Suite 100
 Riverdale, UT 84405
 (801) 621-1025
 www.horrocks.com

WARNING
 IF THIS BAR DOES NOT MEASURE 2" THEN DRAWING IS NOT TO SCALE

REVISIONS	REV #	DATE

DRAWING INFO
 DATE: 7/16/2024
 DESIGNED: MH
 DRAWN: MH
 CHECKED: ZS
 PROJECT: UT-7970-23-PCMC
*SEE GENERAL NOTES SHEET

PRELIMINARY
 NOT FOR CONSTRUCTION

PCMC - HOMESTAKE ROAD IMPROVEMENTS - CP0527
 PARK CITY, UTAH
 "THE YARD" SIGN RELOCATION

CP-02
 PAGE 2

PCMC - HOMESTAKE ROAD IMPROVEMENTS - CP0527
"THE YARD" SIGN RELOCATION - ADJACENT PROPERTY OWNER LIST

7/22/2024

PARCEL NUMBER	PARCEL OWNER	OWNER ADDRESS	OWNER CITY	OWNER STATE	OWNER ZIP
PCA-110-X	PARK CITY CORPORATION	PO BOX 1480	PARK CITY	UTAH	84060-1480
PCA-110-G-5-A	EMPORIUM PROPERTIES LLC	PO BOX 683010	PARK CITY	UTAH	84068
PCA-110-G-1-X	PARK CITY MUNICIPAL CORPORATION C/O CITY ATTORNEY	PO BOX 1480	PARK CITY	UTAH	84060
SA-224-Z	VR CPC HOLDINGS INC	390 INTERLOCKEN CRESCENT STE 1000 FLOOR 7	BROOMFIELD	COLORADO	80021
SA-224-Z-X	PARK CITY MUNICIPAL CORP	PO BOX 1480	PARK CITY	UTAH	84060-1480
SA-224-X	PARK CITY MUNICIPAL CORP	PO BOX 1480	PARK CITY	UTAH	84060-1480
S-22	PACIFICORP C/O NORMAN ROSS	825 NE MULTNOMAH ST STE 1900	PORTLAND	OREGON	97232-2151
YARD-B-1AM-X	PARK CITY MUNICIPAL CORPORATION	PO BOX 1480	PARK CITY	UTAH	84060
YARD-A-1AM	1251 KEARNS LLC	PO BOX 683010	PARK CITY	UTAH	84068
HOMESTAKE CONDOMINIUM ASSOCIATION INC. - SEE INDIVIDUAL OWNER INFO BELOW		NOT FOUND	NOT FOUND	NOT FOUND	NOT FOUND
HS-7-42	FABIO F FERREIRA	PO BOX 681416	PARK CITY	UTAH	84068
HS-6-36	SONIA A ESPINO	PO BOX 117	PARK CITY	UTAH	84060
HS-5-30	DORA L HOOGCARSPER TRUSTEE	1466 WILLOW	LAKE FORREST	ILLINOIS	60045
HS-4-24	FELICE 1900 HOMESTAKE PROPERTY LLC	1635 800 N	PRICE	UTAH	84501
HS-3-18	HOMESTAKE MD LLC	1590 JEANNE PLACE	CARLSBAD	CALIFORNIA	92008
HS-2-9	ELIZABETHE JENIFERANNE WILLIAMS TRUSTEE	5048 GISE STREET	PORT TOWNSEND	WASHINGTON	98368
HS-1-6	JOHN R BURDICK	PO BOX 1772	PARK CITY	UTAH	84060-1772
COM-PARK PLAZA CONDO - SEE INDIVIDUAL OWNER INFO BELOW		NOT FOUND	NOT FOUND	NOT FOUND	NOT FOUND
CPP-1	CRV PARK CITY LLC	5695 HIGHLAND DR	SALT LAKE CITY	UTAH	84121
CPP-2	PEEK ROBERT L TRUSTEE	2844 HOLIDAY RANCH LOOP RD	PARK CITY	UTAH	84060
CPP-4	CARRIE ANNE BETTIS	PO BOX 2263	PARK CITY	UTAH	84060
CPP-5	CARRIE ANNE BETTIS	PO BOX 2263	PARK CITY	UTAH	84060
CPP-6	C-PARK PLAZA LLC	PO BOX 421	PARK CITY	UTAH	84060
CPP-7	C-PARK PLAZA LLC	PO BOX 421	PARK CITY	UTAH	84060
CPP-8	C-PARK PLAZA LLC	PO BOX 421	PARK CITY	UTAH	84060
CPP-9	PC CRUZ UNIT 9 LLC	PO BOX 564	DRAPER	UTAH	84020
CPP-10	YURIVIA HERNANDEZ BARRIOS	PO BOX 2042	PARK CITY	UTAH	84060
CPP-11	PC GARCIA UNIT 11 LLC	1254 E CANBERRA DR	SANDY	UTAH	84094
CPP-12	ZIRCON PROPERTIES LLC	2933 ESTATES CIR	PARK CITY	UTAH	84060
CPP-13	UNIT 13 LLC	PO BOX 794	PARK CITY	UTAH	84060
CPP-14	UNIT 13 LLC	PO BOX 794	PARK CITY	UTAH	84060
CLAIMJUMPER CONDOMINIUM ASSOCIATION, INC - SEE INDIVIDUAL OWNER INFO BELOW		NOT FOUND	NOT FOUND	NOT FOUND	NOT FOUND
CJ-361-U	HOWARD OCHS	11 BECHWOOD BLVD	RYE BROOK	NEW YORK	10573
CJ-358-U	ARNOLDO ALVARADO	1800 HOMESTAKE RD #358-U	PARK CITY	UTAH	84060
CJ-364-U	1800 HOMESTAKE LLC	2416 HOLIDAY RANCH LOOP RD	PARK CITY	UTAH	84060
CJ-367-U	CRAIG LEE	8546 SENDA CIR	SANDY	UTAH	84093
CJ-353-U	HYON JUNG LEE	801 TALISMAN DR	PALO ALTO	CALIFORNIA	94303
CJ-351-U	GENE MORRELLO	1800 HOMESTAKE RD #351-U	PARK CITY	UTAH	84060
CJ-355-U	PATRICK & YASNA WILSON	PO BOX 681686	PARK CITY	UTAH	84068-1686
CJ-349-U	B GREGORY FRIEDMAN	PO BOX 681255	PARK CITY	UTAH	84068-1255
CJ-347-U	REGIS PERRET	1800 HOMESTAKE RD #347-U	PARK CITY	UTAH	84060
CJ-345-U	TOMAS CRUZ-VILLALVAZO	PO BOX 564	DRAPER	UTAH	84020
CJ-341-U	KIMBERLY & JEFFREY A KUEHEN	1800 HOMESTAKE RD #341-U	PARK CITY	UTAH	84098-4611
CJ-343-U	NEIL BAND	PO BOX 980206	PARK CITY	UTAH	84098

“THE YARD” sign relocation
1251 Kearns Blvd.
Applicant – Park City Municipal Corporation

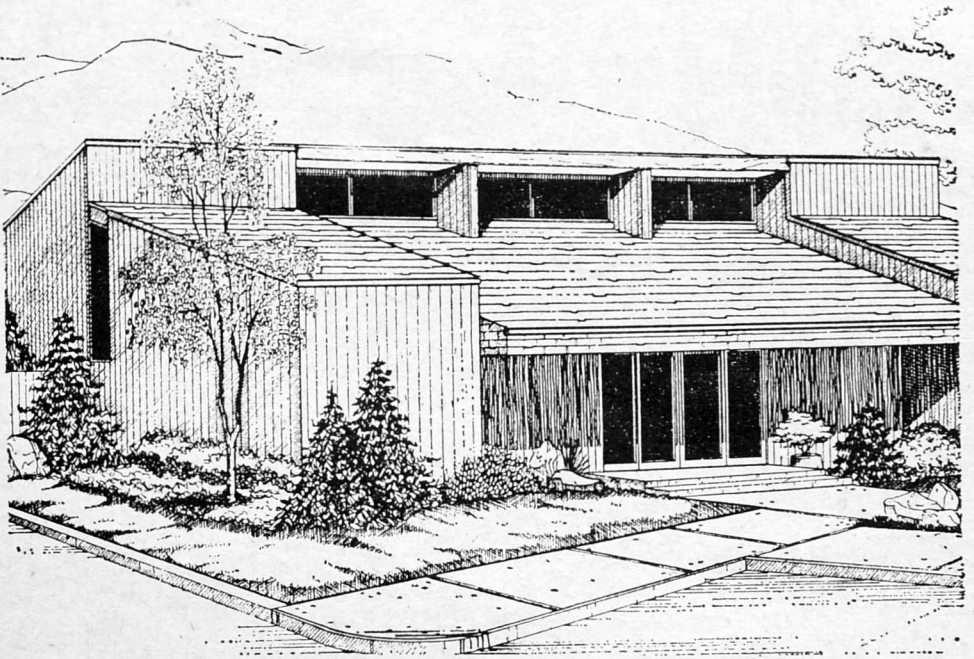
SUMMARY

The Park City Municipal Corporation requests a variance to the existing land use code for the above referenced address in order to construct a 12’ wide multi-use path. In particular, PCMC desires to relocate the existing historic “Yard” pylon sign approximately 20’ to the east and 5’ south from its current location in order to make way for the path. The existing landowner has agreed to grant a perpetual 15’ easement at no cost to the City. The only condition to the granting of the easement is that the signage be allowed to remain close to the current location. The signage has been in its current location since 1972 and is critical to the two (2) restaurants that are currently in operation. The path cannot be constructed without displacing the sign. The sign cannot be relocated 5’ to the immediate south due to existing gradient and utility issues. Again, the easement will not be granted unless the sign can be relocated. PCMC is currently acquiring easements for the construction of the path from the intersection of Kearns/Park Ave (224) to Bonanza Drive. The path is a critical element of the Dan’s to Jan’s pedestrian study. The ability to construct the multi-use path serves a greater public benefit and will provide superior safety for bicyclists and pedestrians.

JUSTIFICATION FOR VARIANCE DUE TO EXISTING CONDITIONS

- 1.) Enforcement of the land management code will prohibit the construction of the proposed 15’ multi-use corridor along Kearns Blvd. (US 248). The current sidewalk, which is used by both cyclists and pedestrians, is four (4) feet wide. It does not meet current City standards. This is a significant life safety issue.
- 2.) The original sign was in place prior to the adoption of the Frontage Protection Zone. The sign is historic in nature, and important to the historical fabric of Park City. The applicant, Park City Municipal Corporation, is not requesting permission to construct a new sign. Rather, PCMC requests permission to relocate the sign to construct the much-needed multi-use path. The relocation of the sign serves dual benefits – life safety and historic preservation.
- 3.) Granting this variance will facilitate the construction of the multi-use corridor from the intersection of Park Ave. (224/248) to Bonanza Drive. The ultimate beneficiary will be residents and visitors.
- 4.) The variance will not significantly alter the viewshed along the Kearns Blvd. corridor. Again, the existing sign is being relocated to make way for the multi-use path. The variance (relocation) will provide a greater benefit to the public interest as opposed to keeping it in the same location.
- 5.) The spirit of the Land Management Code is not compromised by the relocation. The relocation makes the area safer for all; therefore, justice is done.

Philip Adams
Senior Project Manager
Engineering
PCMC



An artist's sketch of the new Anderson Lumber Company at Park City. The 7200 square foot building with natural cedar wood siding will conform to the architectural atmosphere within the community.

Construction Moving Ahead Rapidly on New Anderson Lumber Store Outlet in Park City

Construction is now under way on a new, full service lumber yard and store for Anderson Lumber Company at Park City, according to E. LeRoy Anderson, president of the pioneer Utah-Idaho firm.

An attractive 7200 square foot building with natural cedar wood siding will conform to new arch-

itectural atmosphere within the community. The store will display a complete line of brand name building materials, hardware, tools, garden supplies and other related products. In addition, the yard will have 5000 square feet of covered storage for various lumber products and timber.

Situated on a 2-acre lot that will be fully landscaped and has a 25-foot setback from U.S. Highway 248 north of Park City and will provide off-street parking for at least 28 cars.

Founded in Logan in 1890, the Anderson corporation now operates 7 yards in Utah and 8 in Idaho.

"We are eagerly awaiting the completion of our Park City yard," said Mr. Anderson, "and look forward to serving the progressive and very promising Heber Valley area. We will offer the full range of building materials and all accessories for both the home-owner and the builder. The Anderson firm has been built on integrity and service and we will make every effort to live up to the reputation built up in other areas."

The Anderson company also operates a building materials wholesale outlet in Salt Lake City and a complete cabinet and fixture division in Ogden.

Willi Gurski will manage the Park City branch of Anderson Lumber.

The Gurski family, Willi and Barbara with their three daughters and one son, are now residents of the area.

After 6 years as Assistant Manager of the Anderson Lumber Company in Pocatello, Idaho Willi was appointed Manager of

the new business here in Park City and is planning to have a Grand Opening as near Labor Day as possible.

Willi came to this country in 1952 from Poland when his parents emigrated here. They settled in Idaho and he has lived there until May 15 of this year.

His children Selena, Leslie and Vicki will be entering school this fall—leaving the 2 year old Belinda Jo at home with her mother.



WILLI GURSKI

parcel of land for the purpose, whether immediate or future, of building or development as a lot.

7. FENCES, WALLS AND HEDGES. Higher than normal fences, walls, and hedges may be erected or allowed within the buildable area, provided that any physical structure over six (6) feet in height shall require conditional use approval and a building permit. Fences, walls and hedges shall not exceed four (4) feet in height within any required front yard or side street side yard and shall not exceed six (6) feet within any required rear yard or interior side yard. Where a fence wall or hedge occurs along a property line separating two lots and there is a difference in the grade of the properties, the fence, wall or hedge may be erected or allowed to the maximum height permitted on either side of the property line.
8. FRONTAGE PROTECTION ZONES. Frontage along both sides of State Highways U-224 and U-248 are established as frontage protection zones. The Planning Commission shall review all proposals for development within one hundred(100) feet of the right-of-way line of these highways to determine the most effective means of establishing open space in the frontage area. The frontage protection zone applies to Highway U-224 from the north city line to 15th Street.
9. CLEAR VIEW OF INTERSECTING STREETS. In all zones, no obstruction to view in excess of two (2) feet in height above road grade, shall be placed on any corner lot within a triangular area formed by the streets and a line connecting them at points forty (40) feet from the intersection of the street lines except a reasonable number of trees pruned high enough to permit unobstructed vision to automobile drivers.
10. PUBLIC UTILITY STRUCTURES. Public utility structures may be permitted on less than the required size lots in any district as approved by the Planning Commission.
11. ARCHITECTURAL REVIEW. All buildings housing uses listed as permitted or requiring special use permit shall be reviewed by the Planning staff to assure compliance with Park City's architectural design objectives. Architectural review shall consider the criteria listed in Chapter VI, Section 3 (g) ARCHITECTURAL CRITERIA.
12. ZERO SIDE YARD REQUIREMENTS. In subdivisions or planned unit development wherein the arrangement and placement of buildings are considered and designation of the same is indicated on both the preliminary and final plats the Planning Commission may, after review, approve said subdivision or Planned Unit Development waving one of the required side yards. The remaining side-yard must, however, be at least one and one-half times the normal required side yard.

5.7. FENCES, WALLS AND HEDGES. Higher than normal fences, walls, and hedges may be erected or allowed within the buildable area, provided that any physical structure over six feet in height shall receive conditional use approval and a building permit. Fences, walls and hedges shall not exceed four feet in height within any required front yard or side street side yard and shall not exceed six feet within any required rear yard or interior side yard. Where a fence, wall or hedge occurs along a property line separating two lots and there is a difference in the grade of the properties, the fence, wall or hedge may be erected or allowed to the maximum height permitted on either side of the property line.

5.8. FRONTAGE PROTECTION ZONES. Frontage along both sides of State Highways U-224 and U-248 are established as frontage protection zones. The planning commission shall review all proposals for development within 100 feet of the right-of-way line of these highways to determine the most effective means of establishing open space in the frontage area. The frontage protection zone applies to Highway U-224 from the north city line to 15th Street.

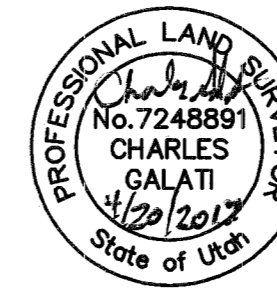
5.9. CLEAR VIEW OF INTERSECTING STREETS. In all zones, no obstruction to view in excess of two feet in height above road grade, shall be placed on any corner lot within a triangular area formed by the streets and a line connecting them at points 40 feet from the intersection of the street lines, except a reasonable number of trees pruned high enough to permit automobile drivers an unobstructed vision.

5.10. PUBLIC UTILITY STRUCTURES. Public utility structures may be permitted on less than the required size lots in any district as approved by the planning commission.

5.11. ARCHITECTURAL REVIEW. All building housing uses listed as permitting or requiring a special use permit shall be reviewed by the planning staff to assure compliance with Park City's architectural design objectives. Architectural review shall consider the criteria listed in this and all other applicable ordinances.

5.12. ZERO SIDE YARD REQUIREMENTS. In subdivisions or planned unit developments wherein the arrangement and placement of buildings are considered and designation of the same is indicated on both the preliminary and final plats, the planning commission may, after review, approve the subdivision or planned unit development waving one of the required side yards. The remaining side yard must, however, be at least one and one-half times the normal required side yard.

5.13. CONDOMINIUMS. Existing structures shall not be condominiumized without first receiving the review and recommendation of the Planning Commission. The improvements for a Condominium project not in existence as of the effective date of this ordinance shall be subject to and controlled by section 4.4 of the City's subdivision ordinance.



SURVEYOR'S CERTIFICATE

I, Charles Galati, certify that I am a Professional Land Surveyor and that I hold Certificate No. 7248891, as prescribed by the laws of the State of Utah, and that by authority of the owner, this Subdivision Plat map of THE YARD SUBDIVISION—FIRST AMENDED has been prepared under my direction and that the same has been monumented on the ground as shown on this plat. I further certify that the information on this plat is accurate.

LEGAL DESCRIPTION

Lot 1, The Yard Subdivision, a parcel combination plat, according to the official plat thereof on file and of record in the Summit County Recorder's Office.

OWNER'S DEDICATION AND CONSENT TO RECORD

KNOW ALL MEN BY THESE PRESENTS, that 1251 Kearns, L.L.C., a Utah limited liability company, the undersigned owner of the herein described tract of land, to be known hereafter as THE YARD SUBDIVISION—FIRST AMENDED, does hereby certify that it has caused this Plat to be prepared, and does hereby consent to the recordation of this subdivision plat and public road right of way dedication as shown on this plat.

In witness whereof the undersigned has executed this certificate and dedication this 20th day of April, 2017.

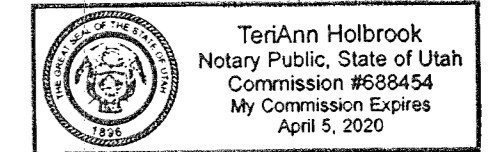
By: Mark J. Fischer
Mark J. Fischer, Manager
1251 Kearns, L.L.C., a Utah limited liability company

ACKNOWLEDGMENT

State of Utah)
) ss.
County of Summit)

On the 20th day of April, 2017, Mark J. Fischer personally appeared before me, whose identity is personally known to me or proven on the basis of satisfactory evidence, and who by me duly sworn/affirmed, did say that he is the Manager of 1251 Kearns, L.L.C., a Utah limited liability company, and that said document was signed by him on behalf of said limited liability company, by authority of its Operating Agreement or Resolution of its Members, and he acknowledged to me that he executed THE YARD SUBDIVISION—FIRST AMENDED.

Teri Ann Holbrook
A Notary Public commissioned in Utah
Teri Ann Holbrook
Printed Name



Residing in: Salt Lake City
My Commission Expires: April 5, 2020

NOTES

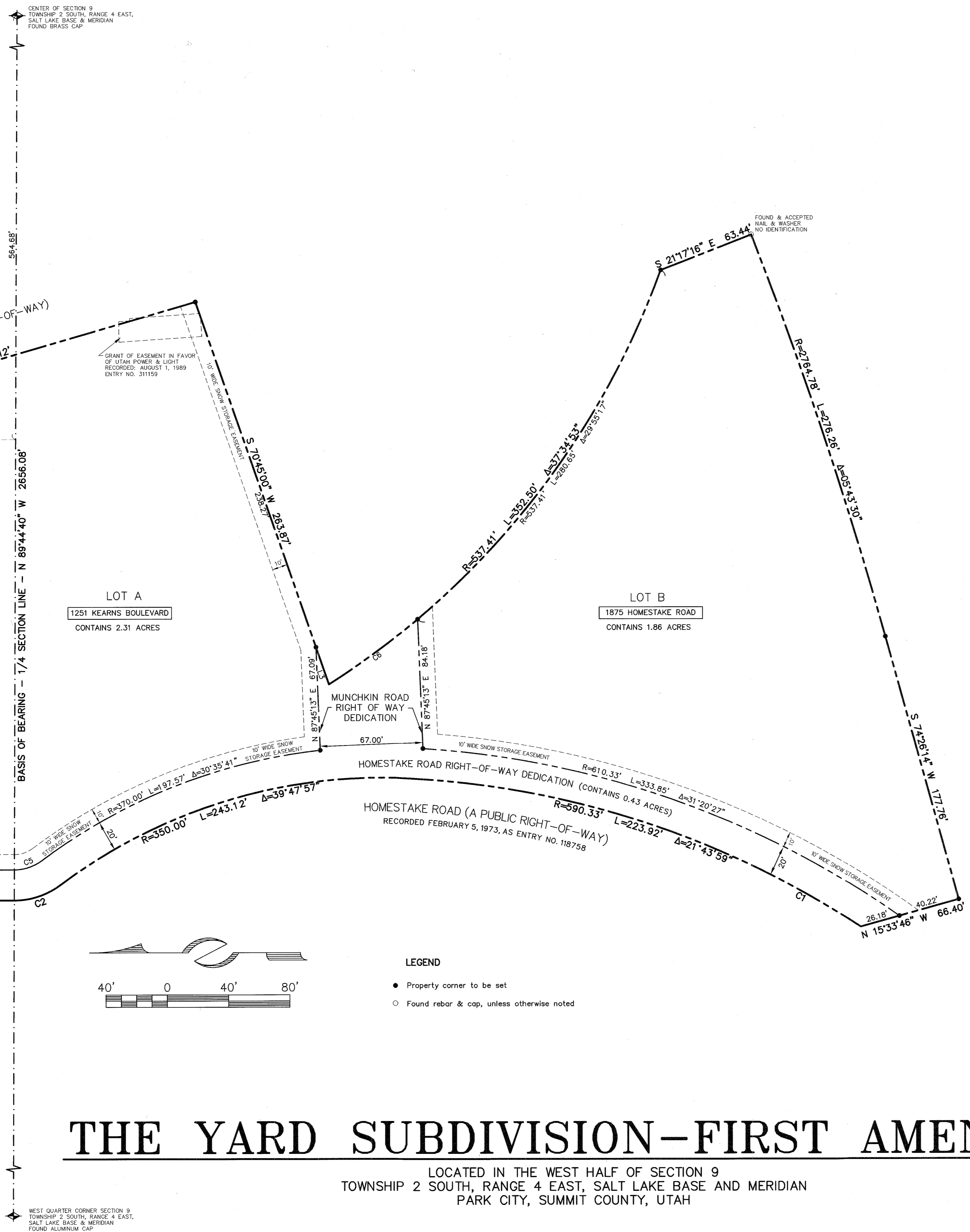
- This plat is subject to the Conditions of Approval in Ordinance 2017-14.
- A right-of-way easement in favor of Mountain States Telephone and Telegraph Company recorded December 15, 1972 as Entry No. 118288 exists on Lot A. The location of the easement is not disclosed.
- A right-of-way easement in favor of Mountain States Telephone and Telegraph Company recorded December 10, 1973 as Entry No. 121750 exists on Lot A. The location of the easement is not disclosed.
- The Boundary Survey recorded December 3, 2010, as Entry No. S-7246 in the office of the Summit County Recorder is pertinent to this plat.
- The Yard Subdivision plat recorded January 7, 2011, as Entry No. 914591 in the office of the Summit County Recorder is pertinent to this plat.
- Access to Homestake Road and Munchkin Road shall be granted to Lot A. A driveway curb cut shall be provided to Lot A with any future road construction. Access to Woodbine Way for Lot A shall be maintained.
- Wastewater service to The Yard Subdivision—First Amended, Lots A and B, shall be provided by the Snyderville Basin Water Reclamation District. At the time of recording this plat, a public wastewater line is not adjacent to Lot B. It shall be the responsibility of the owner of Lot B to extend the public wastewater system to the Lot according to the requirements of a Line Extension Agreement with the District.
- This development is over 1.0 acre and shall be required to meet the MS4 storm water permit requirements for common developments.
- Modified 130 sprinklers will be required for new construction by the Chief Building Official at the time of review of the building permit submittal.

LINE TABLE		
LINE	BEARING	DISTANCE
L1	SOUTH	5.86
L2	N 43°09'27" E	24.40
L3	S 70°45'00" W	25.60

CURVE TABLE			
CURVE	RADIUS	LENGTH	DELTA
C1	590.33	89.79	08°24'54"
C2	50.56	32.47	36°48'00"
C3	4481.93	111.73	01°25'42"
C4	1677.02	95.24	03°15'13"
C5	30.56	19.63	36°48'00"
C6	537.41	71.85	07°39'36"

THE YARD SUBDIVISION—FIRST AMENDED

LOCATED IN THE WEST HALF OF SECTION 9
TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN
PARK CITY, SUMMIT COUNTY, UTAH



 CONSULTING ENGINEERS LAND PLANNERS SURVEYORS 323 Main Street P.O. Box 2664 Park City, Utah 84090-2664 (435) 649-9467	SNYDERVILLE BASIN WATER RECLAMATION DISTRICT REVIEWED FOR CONFORMANCE TO SNYDERVILLE BASIN WATER RECLAMATION DISTRICT STANDARDS ON THIS 21 st DAY OF April, 2017 BY: <u>[Signature]</u> S.B.W.R.D.	PLANNING COMMISSION APPROVED BY THE PARK CITY PLANNING COMMISSION THIS 8TH DAY OF MARCH, 2017 BY: <u>[Signature]</u> CHAIRMAN	ENGINEER'S CERTIFICATE I FIND THIS PLAT TO BE IN ACCORDANCE WITH INFORMATION ON FILE IN MY OFFICE THIS 24 th DAY OF April, 2017 BY: <u>[Signature]</u> PARK CITY ENGINEER	APPROVAL AS TO FORM APPROVED AS TO FORM THIS 26 th DAY OF April, 2017 BY: <u>[Signature]</u> PARK CITY ATTORNEY	CERTIFICATE OF ATTEST I CERTIFY THIS SUBDIVISION PLAT WAS APPROVED BY PARK CITY COUNCIL THIS 30TH DAY OF MARCH, 2017 BY: <u>[Signature]</u> PARK CITY RECORDER	COUNCIL APPROVAL AND ACCEPTANCE APPROVAL AND ACCEPTANCE BY THE PARK CITY COUNCIL THIS 30TH DAY OF MARCH, 2017 BY: <u>[Signature]</u> MAYOR	RECORDED STATE OF UTAH, COUNTY OF SUMMIT, AND FILED AT THE REQUEST OF <u>Coalition Title Agency</u> # 32.00 FEE RECORDED BY: <u>[Signature]</u> TIME 10:23:58 DATE 4-25-17 ENTRY NO. 01068309
	YARD SUBDIVISION FIRST AMENDD Page 23 of 114						

Board of Adjustment Staff Report



Subject: 844 Empire Avenue
Application: PL-24-06051
Author: Jacob Klopfenstein, Planner I
Date: August 20, 2024
Type of Item: Variance

Recommendation

(I) Review the requested Variance to Front Setback Requirements of Land Management Code § 15-2.2-3(F) and § 15-2.2-3(G) for an Accessory Building at 844 Empire Avenue, (II) conduct a public hearing, and (III) consider denying the Variance based on the Findings of Fact and Conclusions of Law outlined in the draft Final Action Letter (Exhibit A).

Description

Applicant: Todd Gilbert
Jonathan DeGray, Applicant Representative

Location: 844 Empire Avenue

Zoning District: Historic Residential – 1

Adjacent Land Uses: Residential, Public Right-of-Way

Reason for Review: Variances require Board of Adjustment Review and Final Action.¹

HPB Historic Preservation Board
HR-1 Historic Residential – 1
LMC Land Management Code

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

Background

844 Empire Avenue is a Significant Historic Site on Park City’s Historic Sites Inventory² that sustained damage in a fire in 2014. The site has been vacant since the fire. The Significant Historic Structure is unique in that the front façade—the primary façade—faces the platted but unbuilt 9th Street right-of-way, shown in the 1940s tax photo below, taken from [the Historic Site Form](#):

¹ LMC § [15-1-8\(I\)](#)

² LMC § [15-11-10\(D\)\(2\)\(ad\)](#)



Figure 1: 1940s tax photo of 844 Empire Avenue showing the Significant Historic Structure's frontage along the platted but unbuilt 9th Street right-of-way.



Figure 2: The Applicant's Existing Conditions Survey.

844 Empire Avenue is an unusual lot subject to LMC [§ 15-4-17 Setback Requirements For Unusual Lot Configurations](#) because it fronts the platted, un-built 9th Street right-of-way, Empire Avenue, and Crescent Tram Road, requiring a Planning Director Setback Determination. In 2015, the Planning Director determined the property has three front yards with 10-foot minimum Setbacks:

- One adjacent to the 9th Street right-of way north of the structure,
- One along Empire Avenue west of the structure, and
- One along Crescent Tram Road south of the structure.

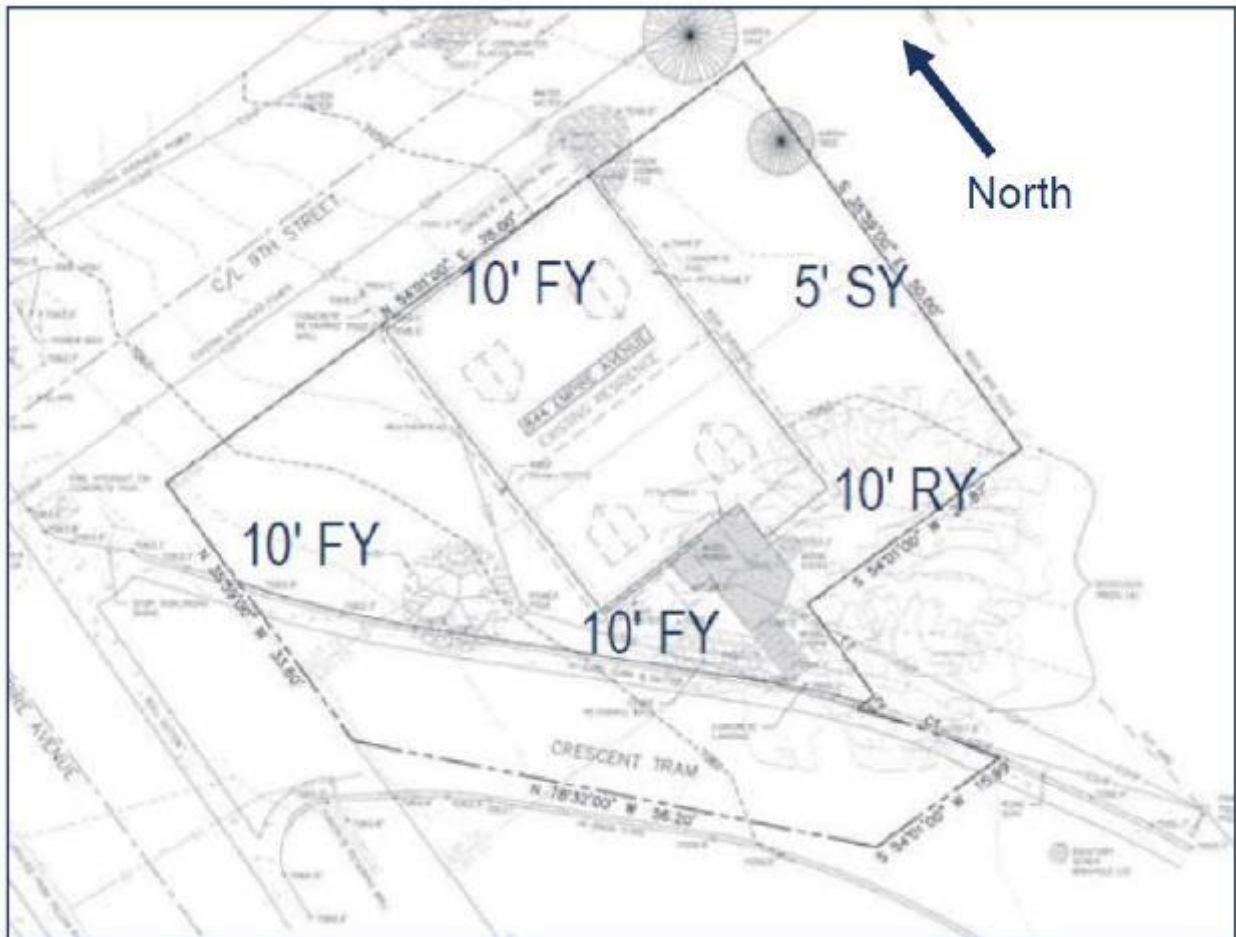


Figure 3: 2015 Planning Director Determination establishing Setbacks for 844 Empire Avenue.

The Applicant proposes constructing an addition to the east of the Significant Historic Structure and building a detached two-story Accessory Building within the Front Setbacks to the west of the existing structure:

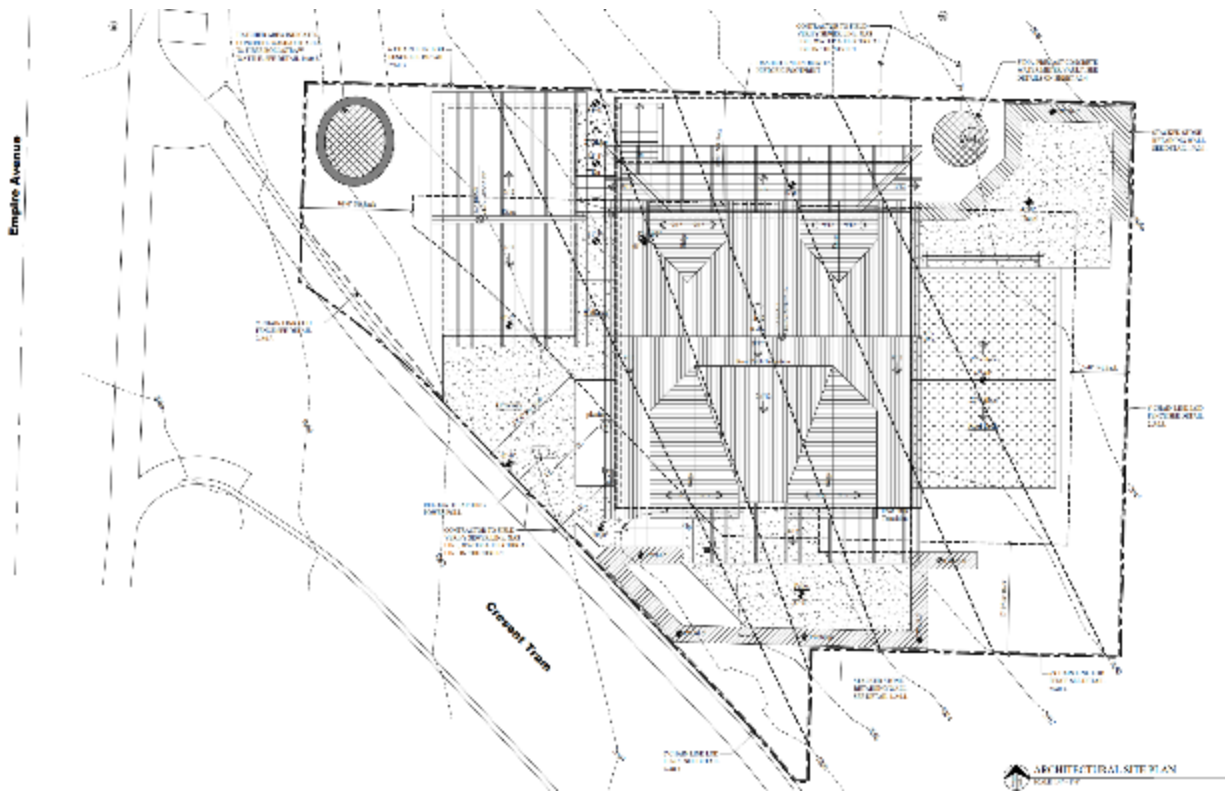


Figure 4: Applicant's site plan showing the addition to the east and the detached Accessory Building within the Front Setbacks to the west.



Figure 5: Applicant's photo and rendering showing the existing structure from Empire Avenue and the proposed two-story detached Accessory Building.



Figure 6: Applicant's photo showing existing conditions from Crescent Tram Road and a rendering of the proposed detached Accessory Building.

On February 7, 2024 the Historic Preservation Board conducted a site visit to examine the damaged materials resulting from the 2014 fire. The Historic Preservation Board approved the Applicant's Material Deconstruction and Panelization request to facilitate the rehabilitation of the Historic Structure and addition ([Meeting Packet](#), [Minutes](#) p. 3-8).

The Applicant also petitioned the Planning Commission to remove Plat Note 3 of the 844 Empire Avenue Plat Amendment, which required that vehicle access to the site be from Empire Avenue or through platted un-built 9th Street in a location approved by the City Engineer. On March 13, 2024, the Planning Commission conducted a public hearing and denied the Plat Amendment ([Meeting Packet](#), [Minutes](#) p. 13-24). The Planning Commission ratified the Final Action denial on April 10, 2024 ([Meeting Packet](#); [Minutes](#), p. 5-9).

In denying the Plat Amendment, the Planning Commission found, in part, that no relevant facts had changed since the adoption of [Ordinance 2016-26](#) approving the 844

Empire Avenue Plat Amendment. The Planning Commission also did not find Good Cause to approve the Plat Amendment, required by [LMC § 15-7.1-6](#).

On April 22, 2024, the Applicant appealed the Planning Commission's denial of the Plat Amendment. On May 20, 2024, the Appeal Panel conducted a public hearing and continued the appeal to June 3, 2024.

On June 3, 2024, the Appeal Panel heard the appeal and voted 2-1 to grant the appeal, reversing the Planning Commission's decision to deny the Plat Amendment ([Meeting Packet, Minutes](#) p. 2-10). The Appeal Panel found, in part, that the Planning Commission erred in finding that no relevant facts had change since 2016, because:

- i. The current City Engineer has concluded that there are no [sight] line issues on Crescent Tram Road, as defined in the LMC, and it is a safe driveway location;
- ii. The speed limit on Crescent Tram Road has been reduced since 2016, from 25 mph to 20 mph; and
- iii. The installation of stairs at 9th Avenue, and the utility works at Empire Avenue, have occurred since 2016 and have made the previous platted driveway location impossible.³

In 2024, the City completed construction of public access stairs in the 9th Street right-of-way between Norfolk Avenue and Empire Avenue, as shown below. The 9th Street right-of-way also includes power lines and utility infrastructure adjacent to Empire Avenue.

³ See Exhibit C, 844 Empire Appeal Final Action Letter, p. 3



Figure 7: Public access stairs were constructed in the 9th Street right-of-way north of 844 Empire Avenue in 2024.



Figure 8: 844 Empire Avenue vicinity map.

The Appeal Panel also found that the Planning Commission erred in finding that there was not Good Cause to approve the Plat Amendment. The Appeal Panel found that the Planning Commission should have found Good Cause based on the following reasons:

- a. Allowing access from Crescent Tram Road allows the Applicant off-street parking in an area where on-street parking is limited and congested.
- b. Allowing access from Crescent Tram Road remedies the fact that Park City directed changes at Empire Drive and 9th Street, made the platted driveway options memorialized on the applicant's plat impossible, through no fault of the applicant.
- c. Allowing on-site parking improves safety for the homeowner and the community, reduces traffic, and allows for others to access on-street parking, reducing the need for others without on-site parking from circulating the neighborhood to find on-street parking spaces.
- d. The Proposed driveway satisfies Clear View requirements of the Land Management Code [Chapter 15-3](#) Off-Street Parking.
- e. The plat amendment otherwise complied with applicable zone standards.⁴

The Applicant now requests Board of Adjustment consideration of their Variance application. A pending Historic District Design Review application will be reviewed by

⁴ See Exhibit C, 844 Empire Appeal Final Action Letter, p. 4

staff for conformance with LMC [§ 15-13-2 Regulations for Historic Residential Sites](#) pursuant to the Board of Adjustment's determination regarding the proposed Front Setback Variances for the proposed Accessory Building.

Analysis

The Board of Adjustment hears Variance requests, holds a public hearing, and takes Final Action. The Board of Adjustment may impose additional requirements on the Applicant to mitigate any harmful effects of the Variance or serve the purpose of the standard or requirement that is waived or modified.⁵

(I) The Applicant seeks a Variance from the Front Setback Requirements of Land Management Code § 15-2.2-3(F) and § 15-2.2-3(G) to Construct an Accessory Building on a Significant Historic Site.

On June 2, 2016, the City Council approved [Ordinance No. 2016-26](#), approving the 844 Empire Avenue Plat Amendment to create one Lot for the Significant Historic Site. Finding of Fact 15 states that pursuant to [LMC § 15-4-17](#), the Planning Director determined the Lot has three Front Lot Lines, one Side Lot Line, and one Rear Lot Line with the following setbacks:

- a. From 9th Street, platted un-built ROW, front yard, ten feet (10') minimum. This is the historic front of the structure.
- b. From Empire Avenue, front yard, ten feet (10') minimum.
- c. From Crescent Tram, front yard, ten feet (10') minimum
- d. From the south neighbor, rear yard, ten feet (10') minimum. This side is opposite of the historic front of the house.
- e. From the east neighboring property, side yard, five feet (5') minimum.⁶

The Setback configuration is shown in the diagram below, based on the 2015 Planning Director determination regarding the unusual configuration of the Lot:

⁵ [LMC § 15-10-8](#)

⁶ Prior to the inclusion of the above Setbacks determination in Ordinance 2016-26, Planning staff presented this Setback configuration to the Planning Commission and City Council on the following dates:

- March 23, 2016: Planning Commission ([Packet](#), p. 51-70; [Minutes](#) p. 7-10)
- May 11, 2016: Planning Commission ([Packet](#), p. 41-64; [Minutes](#) p. 3-13)
 - The Planning Commission forwarded a positive recommendation for the Plat Amendment application to the City Council and the above Setbacks determination was included as a Finding of Fact in the recommendation.
- June 2, 2016: City Council ([Packet](#), p. 442-468; [Minutes](#) p. 11-12).

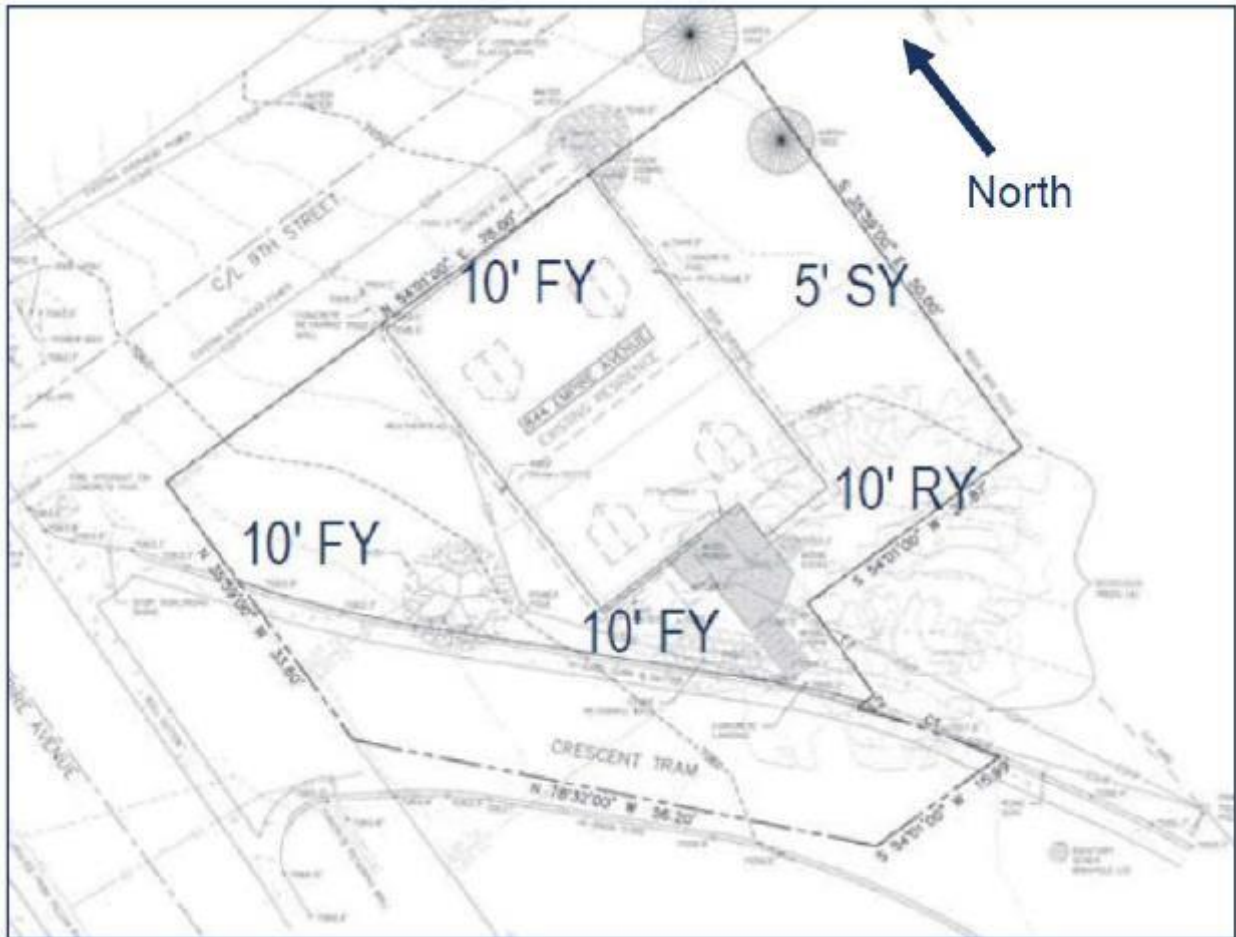


Figure 9: 2015 Planning Director Determination diagram showing Setbacks for 844 Empire Avenue.

The proposed Accessory Building encroaches into the Front Setbacks on the northwest and southwest sides of the property, as shown below on the Applicant's submitted plans. Approximate setback lines are highlighted below on the Applicant's site plan in red:

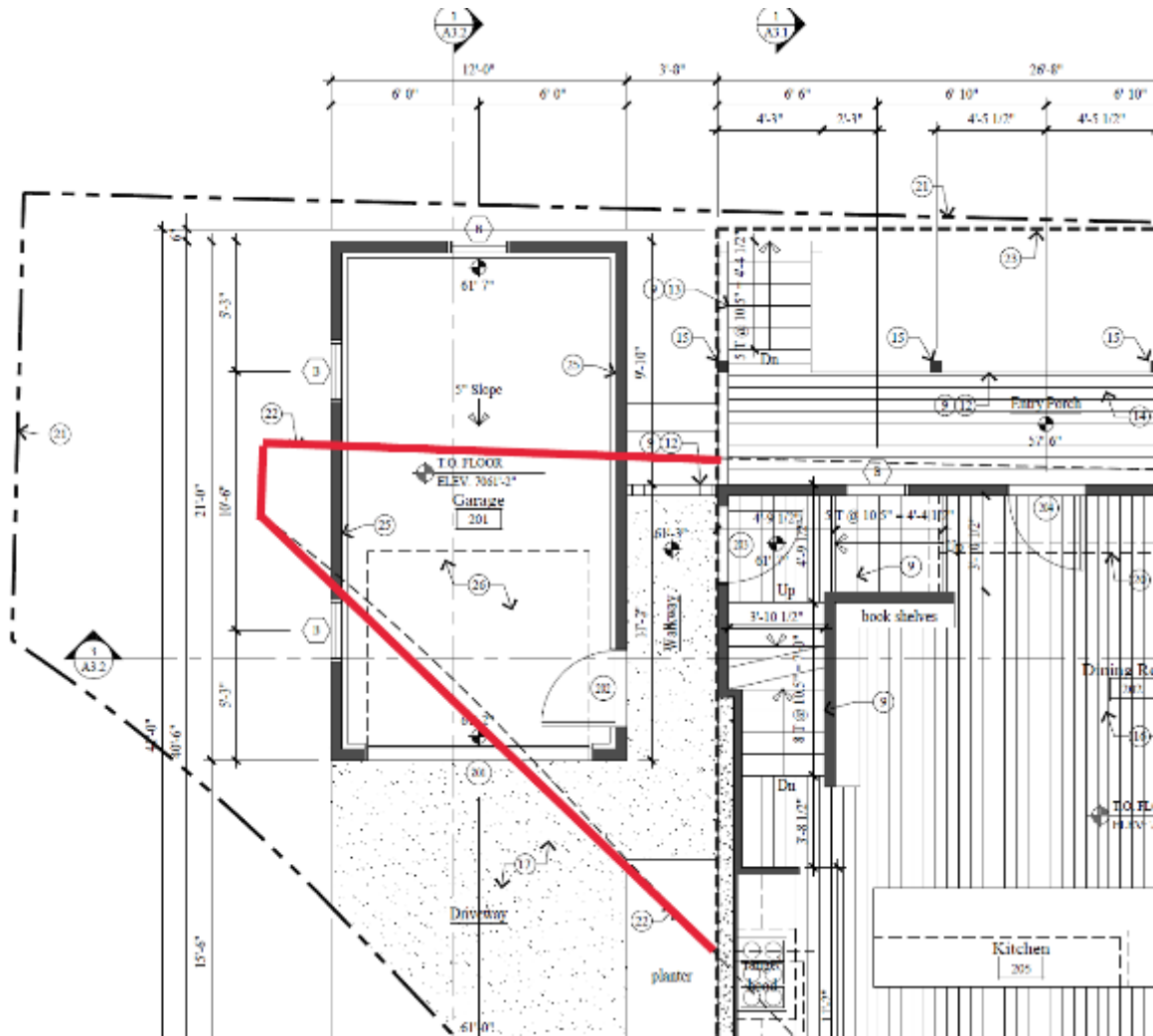


Figure 10: 844 Empire Avenue plans showing Accessory Building encroaching into front setbacks, shown in red. (Exhibit B, Applicant's Submittal).

LMC [§ 15-2.2-3\(F\)](#) establishes a 10-foot Front Setback for a lot of this size in the HR-1 Zoning District. Accessory Buildings are an exception to the side and rear Setbacks in the HR-1 Zoning District. However, LMC [§ 15-2.2-3\(G\)](#) excludes Accessory Buildings as an allowed exception to Front Setbacks in the HR-1 Zoning District.

The Applicant requests a Variance as follows:

- Reducing the Front Setback on Crescent Tram Road by approximately 5 feet.
- Reducing the Front Setback on the platted but unbuilt 9th Street right-of-way by approximately 9 feet.

(II) The Applicant bears the burden of proving the five Variance criteria in Land Management Code [§ 15-10-8\(C\)](#) are met.

In order to grant the requested Variance, the Board of Adjustment must find that all five criteria in LMC [§ 15-10-8\(C\)](#) are met. The Applicant bears the burden of providing that

all the conditions justifying a Variance have been met.

In determining whether or not enforcement of the ordinance will cause unreasonable hardship under LMC [§ 15-10-8\(C\)\(1\)](#), the Board of Adjustment may not find an unreasonable hardship unless the alleged hardship is located on or associated with the Property for which the Variance is sought and comes from circumstances peculiar to the Property, not from conditions that are general to the neighborhood. In determining whether or not enforcement of the LMC would cause unreasonable hardship, the Board of Adjustment may not find an unreasonable hardship if the hardship is self-imposed or economic.

The five criteria in LMC [§ 15-10-8\(C\)\(1\)](#) are outlined below, with staff analysis. See Exhibit B for the Applicant's full analysis and submittal.

1. Literal enforcement of the Land Management Code would cause an unreasonable hardship for the Applicant that is not necessary to carry out the general purpose of the Land Management Code.

Regarding this Variance criterion, the Applicant states: *"This property has an unusual shape and has 3 front yards which creates an unusual hardship specific to this property. Literal enforcement of the code would prohibit building the accessory garage in the 9th Street front yard. 9th Street is an undeveloped ROW that for all intents and purposes acts as the rear yard for this property. Allowing the variance does not affect the general purpose of the LMC."*

Literal enforcement of the LMC prevents the Applicant from constructing a detached two-story Accessory Building as proposed. Staff finds that this Variance criterion is not met because the lack of a detached two-story Accessory Building on the property does not constitute an unreasonable hardship.

The purpose of the HR-1 Zoning District is to:

- A. preserve present land Uses and character of the Historic residential Areas of Park City;
- B. encourage the preservation of Historic Buildings and/or Structures;
- C. encourage construction of Historically Compatible Structures that contribute to the character and scale of the Historic District and maintain existing residential neighborhoods;
- D. define Development parameters that are consistent with the General Plan policies for the Historic core; and
- E. establish Development review criteria for new Development on Steep Slopes which mitigate impacts to mass and scale and the environment.⁷

The detached two-story Accessory Building, as proposed, does not encourage the character of the Historic residential area and is not Historically Compatible because it would impede the visibility of the Significant Historic Site from Empire Avenue. Pursuant

⁷ LMC [§ 15-2.2-1](#)

to [LMC § 15-13-2\(B\)\(4\)\(a\)\(3\)](#), additions to Historic Structures should be visually subordinate when viewed from the primary public right-of-way.



Figure 11: Applicant's rendering showing the detached two-story Accessory Building in the context of the primary facade of the Significant Historic Structure when viewed from Empire Avenue.

Additionally, while LMC [§ 15-13-2\(B\)\(9\)\(b\)](#) allows for new accessory structures to be located on a site with a Historic Structure at the street front (1) if a pattern of front yard historic accessory structures has been established along the street, and (2) the proposed placement does not create any danger or hazards to traffic by obstructing the view of the street, in this case, the Historic Structures in the character area do not support an Accessory Building. The Engineering Department confirmed the proposed Accessory Building would not create a danger or hazard to traffic by obstructing the view of the street. Also, while there is an Accessory Structure and addition for two Historic Sites visible from Crescent Tram Road, shown below, these are at the rear of the Historic Sites and there is no established pattern of historic front yard accessory structures for this character area.



Figure 12: 803 Norfolk Avenue, with an Accessory Building along Crescent Tram Road at the rear of the Historic Site



Figure 13: A rear addition at 823 Norfolk Avenue, at the rear of the Historic Site

There is no established pattern along nearby Empire Avenue of detached Accessory Buildings within the Front Setback, shown in the images below:



Figure 14: 932 and 929 Empire Avenue



Figure 15: 841, 901, and 911 Empire Avenue

Denial of the Variance to accommodate a detached two-story Accessory Building is not an unreasonable hardship. Since the Appeal Panel reversed the Planning Commission's denial of the Applicant's Plat Amendment, the Applicant now can build a parking pad from Crescent Tram Road to access 844 Empire Avenue. Pursuant to LMC [§ 15-2.2-3\(F\)](#), driveways leading to an approved Parking Area, such as a parking pad, and approved parking pads, are an allowed exception to the Front Setback for 844 Empire Avenue, allowing the Applicant to park on site, without construction of an incompatible detached two-story Accessory Building.

2. There are special circumstances attached to the Property that do not generally apply to other Properties in the same zone.

Regarding this Variance criterion, the Applicant states: *"The property has been determined to have three front yards. It is an unusually shaped lot. The only access point to provide off-street parking is off Crescent Tram. These conditions do not generally apply to other properties in the zone."*

While in 2015, the Planning Director determined the 844 Empire Avenue Lot was an unusual configuration with three front yards, one rear yard, and one side yard pursuant to [LMC § 15-4-17](#), as noted above, addressing unusual Lots is established through code. 844 Empire Avenue is a Significant Historic Site and is subject to the same regulations as other properties designated Historic Sites on Park City's Historic Sites Inventory. The Planning Director's determination was in part due to the historic primary façade facing the 9th Street right-of-way. The Historic Preservation Board approval requires restoration of this Historic primary façade.



SA 143

Figure 16: 1940s tax photo of 844 Empire Avenue showing the Significant Historic Structure's frontage along the platted but unbuilt 9th Street right-of-way.

Pursuant to [LMC § 15-13-2 Regulations For Historic Residential Sites](#), additions to Historic Structures are evaluated when viewed from the primary right-of-way, including:

- [LMC § 15-13-2\(B\)\(9\)\(a\)](#): New accessory buildings on flat or downhill sites with a historic building shall generally be located to the rear of the site, unless dictated by the Streetscape or character area are to be located in the front yard. As demonstrated above, the Streetscape and character area do not support an Accessory Building in the Front Setback.
- [LMC § 15-13-2\(B\)\(9\)\(b\)](#): New accessory structures on a site with a historic building may be located at the street front if 1) a pattern of front yard historic accessory structures has been established along the street, and 2) the proposed placement does not create any danger or hazard to traffic by obstructing the view of the street. Please see the analysis above.
- [LMC § 15-13-2\(B\)\(1\)\(a\)\(1\)](#): Maintain the existing front and side yard setbacks of Historic Sites. The Applicant requests reductions to the front yard setbacks, increasing the massing proposed as part of the rehabilitation and addition, diminishing the prominence of the Significant Historic Structure when viewed from Empire Avenue.
- [LMC § 15-13-2\(B\)\(1\)\(g\)\(1\)](#): Minimize the visual impacts of on-site parking by incorporating landscape treatments for driveways, walkways, paths, building(s) and accessory structures in a comprehensive, complementary and integrated design. A parking pad would be much less impactful to the Historic Site and landscaping

treatments could minimize visibility as part of the Applicant's Historic District Design Review application.

- [LMC § 15-13-2\(B\)\(1\)\(g\)\(3\)](#): When locating new off-street parking areas, the existing topography of the site and integral site features should be minimally impacted. A parking pad will be much less impactful than a detached two-story Accessory Building.
- [LMC § 15-13-2\(B\)\(1\)\(g\)\(4\)](#): Off-street parking areas should be located within the rear yard and beyond the rear wall plane of the primary structure. If locating a parking area in the rear yard is not physically possible, the off-street parking area and associated vehicles should be visually buffered from adjacent properties and the primary public right-of-way. Consider providing a driveway along the side yard of the property where feasible. The Applicant has an opportunity to install a driveway and parking pad, without the massing of a detached two-story Accessory Building.
- [LMC § 15-13-2\(B\)\(4\)\(a\)\(3\)](#): Additions should be visually subordinate to historic buildings when viewed from the primary public right-of-way. As discussed above, the proposed Accessory Building will impact visibility of the Significant Historic Structure when viewed from Empire Avenue.

3. Granting the Variance is essential to the enjoyment of a substantial Property right possessed by other Property in the same zone.

Regarding this Variance criterion, the Applicant states: *“Most other properties along Empire Ave., and Crescent Tram have direct driveway access off their respective streets to a garage. Due to the limited options available for off-street parking this property cannot enjoy the same benefits without the requested variance.”*

Pursuant to LMC [§ 15.2.2-4](#), existing Historic Buildings are exempt from Off-Street Parking requirements. If a property owner chooses to provide Off-Street Parking for such properties, the parking must comply with the requirements of LMC [§ 15-3-4 Specific Parking Area and Driveway Standards for Single-Family Residences](#) and [LMC § 15-2.2-3 Historic Residential – 1 Lot and Site Requirements](#). Staff finds that this Variance criterion is not met because Off-Street Parking is not required by the LMC for 844 Empire Avenue, and therefore is not essential to the enjoyment of the property. Additionally, the Applicant may construct a parking pad within the Front Setback, an allowed exception in the Historic Residential – 1 Zoning District pursuant to [LMC § 15-2.2-3\(G\)\(6\)](#).

Additionally, on-Street Parking, with a residential parking permit, is available for this neighborhood. Many properties in the area have direct driveway access from their streets to a garage; however, detached garages are not common, as shown in the photos above.

Therefore, without the requested Variance, the Applicant still enjoys property rights possessed by properties in the Historic Residential – 1 Zoning District and exceeds some Historic Sites in that the Appeal Panel's determination allows the Applicant to have access from Crescent Tram, opening up on-site parking for the Significant Historic Site, unlike other Historic Sites with restrictions that do not allow for on-site parking.

4. The Variance will not substantially affect the General Plan and will not be contrary to the public interest.

Regarding this Variance criterion, the Applicant states: *“Allowing the garage will be a benefit to the neighborhood by providing off-street parking and storage. The accessory building will be in character with surrounding properties that have accessory structures. These attributes are all supportive of the General Plan and are not contrary to the public interest.”*

[Historic Character Goal 15](#) of the General Plan is to “[p]reserve the integrity, mass, scale, compatibility and historic fabric of the nationally and locally designated historic resources and districts for future generations.” Historic Character Goal 15 also notes that though it may evolve over time, the built environment of historic districts “should stay true to its architectural roots, specifically relative to the integrity, mass, scale and historic fabric of the mining boom era (1872-1929).”

The Park City General Plan’s [Detailed Strategies for Historic Character](#) acknowledges that historic structures represent their era of significance, but that “the district as a whole is not frozen in time.” The strategies document goes on to note that “[i]t is necessary to create appropriate infill, spur investment, and promote the economic vitality of the community.” The Detailed Strategies document also states that massing and setbacks of new construction should compliment and reinforce visual dominance of historic structures, and additions and modifications made to historic structures should be visually compatible with the historic structure⁸.

As noted above, the Historic Preservation Board approved the Applicant’s Material Deconstruction and Panelization request on February 7, 2024 to facilitate the rehabilitation of the structure, as well as a new addition to the Historic Structure, in accordance with the above General Plan goals and strategies.

However, the proposed detached two-story Accessory Building—which was not part of the Historic Preservation Board’s purview—impacts the visibility of the Significant Historic Site from Empire Avenue and does not comply with [LMC § 15-13-2 Regulations For Historic Residential Sites](#), as noted above. Therefore, the requested Variance is not aligned with the goals of the General Plan and is contrary to public interest.

5. The spirit of the Land Management Code is observed and substantial justice done.

Regarding this Variance criterion, the Applicant states: *“With the 9th street ROW appearing to be a form of open space, the accessory building will appear like any other accessory building situated in a traditional rear yard. This will follow in the spirit of the LMC while allowing this applicant to enjoy a similar property right possessed by their neighbors.”*

⁸ Park City General Plan [Detailed Strategies for Historic Character](#), p. 125

The purpose of the Historic Residential – 1 Zoning District is, in part, to preserve present land Uses and character of the Historic residential Areas of Park City, and encourage the preservation of Historic Buildings and/or Structures.⁹

Pursuant to LMC [§ 15-2.2-3\(G\)](#), driveways leading to an approved Parking Area, such as a parking pad, and approved parking pads, are an allowed exception to the Front Setbacks for the HR-1 Zoning District. The Applicant can now access the property from Crescent Tram Road following the Appeal Panel’s reversal of the Planning Commission’s denial of the Applicant’s Plat Amendment petition, as noted above.

Pursuant to LMC [§ 15-13-2](#), new accessory buildings shall be located on the rear of sites with historic buildings, and additions should be visually subordinate to historic buildings when viewed from the primary public right-of-way. Accessory Buildings are not allowed as an exception to the Front Setbacks in the Historic Residential – 1 Zoning District, pursuant to LMC [§ 15-2.2-3\(G\)](#). As a result, the spirit of the LMC is not observed and substantial justice is not achieved through the requested Variance.

Approval or denial of the Variance by the Board of Adjustment constitutes Final Action that may be appealed following the procedures found in LMC [§ 15-1-18](#).

Department Review

The Planning Department and City Attorney’s Office reviewed this report.

Notice

Staff published notice on the City’s website and the Utah Public Notice website on July 30, 2024, and posted notice to the property on June 26, 2024. Staff mailed courtesy notice to property owners within 300 feet on June 28, 2024. The *Park Record* published notice on July 30, 2024.¹⁰

Public Input

Please see Exhibit D for public input.

Alternatives

- The Board of Adjustment may deny the requested Variance.
- The Board of Adjustment may approve the requested Variance and direct staff to make Findings for the approval.
- The Board of Adjustment may request additional information and continue the item to a date certain or uncertain.

Exhibits

Exhibit A: Draft Final Action Letter

Exhibit B: Applicant’s Submittal

Exhibit C: 844 Empire Appeal Final Action Letter

⁹ LMC [§ 15-2.2-1](#)

¹⁰ LMC [§ 15-1-21](#)

Exhibit D: Public Input

Exhibit E: Applicant's Addition and Renovation Plans for 844 Empire Avenue



Planning Department

August 20, 2024

Jonathan DeGray
degrayarch@qwestoffice.net
435-649-7263

CC: Todd Gilbert

NOTICE OF BOARD OF ADJUSTMENT ACTION

Description

Address: 844 Empire Avenue
Zoning District: Historic Residential – 1 (HR – 1)
Application: Variance
Project Number: PL-24-06051
Action: DENIED
Date of Final Action: August 20, 2024
Project Summary: The Applicant Requests a Variance from the Front Setback Requirements of Land Management Code Section 15-2.2-3(F) in the Historic Residential – 1 Zoning District to Construct a Detached Garage.

Action Taken

On August 20, 2024, the Board of Adjustment conducted a public hearing and denied the Variance from the required Front Setbacks according to the following findings of fact and conclusions of law.

Findings of Fact

1. The Site is located at 844 Empire Avenue.
2. The Site is located within the Historic Residential – 1 (HR – 1) Zoning District.
3. The existing Structure is designated to the Park City Historic Sites Inventory as a Significant Historic Structure.
4. The existing Structure was constructed c. 1904.
5. The Structure sustained heavy damage in a fire in 2014.



Planning Department

6. The Site is Lot 1 of the 844 Empire Avenue Plat Amendment, which was approved in 2016.
7. Ordinance 2016-26 Finding of Fact 13 states that the width of the 844 Empire Lot is 31 feet wide.
8. Ordinance 2016-26 Finding of Fact 15 states that pursuant to LMC Section 15-4-17, the Planning Director determined the Lot has three Front Lot Lines, one Side Lot Line, and one Rear Lot Line with the following setbacks:
 - a. From 9th Street, platted un-built ROW, front yard, ten feet (10') minimum. This is the historic front of the structure.
 - b. From Empire Avenue, front yard, ten feet (10') minimum.
 - c. From Crescent Tram, front yard, ten feet (10') minimum
 - d. From the south neighbor, rear yard, ten feet (10') minimum. This side is opposite of the historic front of the house.
 - e. From the east neighboring property, side yard, five feet (5') minimum.
9. On February 7, 2024, the Historic Preservation Board conducted a site visit to examine the fire-damaged materials at 844 Empire Avenue and approved the Applicant's Material Deconstruction and Panelization request to facilitate the rehabilitation of the Historic Structure and an addition.
 - a. The Applicant intends to construct an addition to the Historic Structure on the east side of the building, as well as a detached garage on the west.
10. On March 13, 2024, the Planning Commission conducted a public hearing and denied the Appellant's Plat Amendment to remove Plat Note 3 of the 844 Empire Avenue Plat Amendment, which required that vehicle access to the site be from Empire Avenue or through platted un-built 9th Street in a location approved by the City Engineer. The Planning Commission ratified the Final Action denial on April 10, 2024.
11. On April 22, 2024, Applicant appealed the Planning Commission's denial of the Plat Amendment. On May 20, 2024, the Appeal Panel conducted a public hearing and continued the appeal to June 3, 2024.
12. On June 3, 2024, the Appeal Panel heard the appeal and voted 2-1 to grant the appeal, reversing the Planning Commission's decision to deny the Plat Amendment.
13. In 2024, the City completed construction of public access stairs in the 9th Street right-of-way between Norfolk Avenue and Empire Avenue, adjacent to 844 Empire Avenue.
14. The Applicant requested a Variance as follows:



Planning Department

- a. Reducing the Front Setback on Crescent Tram Road by approximately 8 feet.
 - b. Reducing the Front Setback on the platted but unbuilt 9th Street right-of-way by approximately 10 feet.
15. To grant the requested Variance, the Board of Adjustment must find that all five criteria in LMC Section 15-10-8(C) are met.
16. The Applicant bears the burden of proving that all the conditions justifying a Variance have been met.
17. The five criteria outlined in LMC Section 15-10-8(C)(1) are outlined below with analysis:
- a. **Literal enforcement of the Land Management Code would cause an unreasonable hardship for the Applicant that is not necessary to carry out the general purpose of the Land Management Code.**
 - i. Literal enforcement of the LMC prevents the Applicant from constructing a detached garage as proposed. This Variance criterion is not met because the lack of a garage on the property does not constitute an unreasonable hardship.
 - ii. The Accessory Building, as proposed, does not encourage the character of the Historic residential area and is not Historically Compatible because it would impede the visibility of the Significant Historic Site from Empire Avenue. Pursuant to LMC § 15-13-2(B)(4)(a)(3), additions to Historic Structures should be visually subordinate when viewed from the primary public right-of-way.
 - iii. While LMC § 15-13-2(B)(9)(b) allows for new accessory structures to be located on a site with a Historic Structure at the street front (1) if a pattern of front yard historic accessory structures has been established along the street, and (2) the proposed placement does not create any danger or hazards to traffic by obstructing the view of the street, in this case, the Historic Structures in the character area do not support an Accessory Building. The Engineering Department confirmed the proposed Accessory Building would not create a danger or hazard to traffic by obstructing the view of the street. Also, while there is an Accessory Structure and addition for two Historic Sites visible from Crescent Tram Road, these are at the rear of the Historic Sites and there is no established pattern of front yard historic accessory structures for this character area.



Planning Department

There is also no established pattern along nearby Empire Avenue of detached Accessory Buildings within the Front Setback.

- iv. Denial of an Accessory Building to accommodate a garage is not an unreasonable hardship. Since the Appeal Panel reversed the Planning Commission's denial of the Applicant's Plat Amendment, the Applicant now can access a parking pad from Crescent Tram Road to 844 Empire Avenue. Pursuant to LMC § 15-2.2-3(F), driveways leading to an approved Parking Area, such as a parking pad, and approved parking pads, are an allowed exception to the Front Setbacks for 844 Empire Avenue, allowing the Applicant to park on site, without construction of an incompatible Accessory Building.

b. There are special circumstances attached to the Property that do not generally apply to other Properties in the same zone.

- i. While in 2015, the Planning Director determined the 844 Empire Avenue Lot was an unusual configuration with three front yards, one rear yard, and one side yard pursuant to LMC § 15-4-17, as noted above, addressing unusual Lots is established through code. 844 Empire Avenue is a Significant Historic Site and is subject to the same regulations as other properties designated Historic Sites on Park City's Historic Sites Inventory.
- ii. Pursuant to LMC § 15-13-2 Regulations For Historic Residential Sites, this requires additional protections of the Historic Structure when viewed from the primary right-of-way, including:
 - 1. LMC § 15-13-2(B)(9)(a): New accessory buildings on flat or downhill sites with a historic building shall generally be located to the rear of the site, unless dictated by the Streetscape or character area are to be located in the front yard. As demonstrated above, the Streetscape and character area do not support an Accessory Building in the Front Setback.
 - 2. LMC § 15-13-2(B)(9)(b): New accessory structures on a site with a historic building may be located at the street front if 1) a pattern of front yard historic accessory structures has been established along the street, and 2) the proposed placement does not create any danger or hazard to traffic by



Planning Department

obstructing the view of the street. Please see the analysis above.

3. LMC § 15-13-2(B)(1)(a)(1): Maintain the existing front and side yard setbacks of Historic Sites. The Applicant requests reductions to the front yard setbacks, increasing the massing proposed as part of the rehabilitation and addition, diminishing the prominence of the Significant Historic Structure when viewed from Empire Avenue.
4. LMC § 15-13-2(B)(1)(g)(1): Minimize the visual impacts of on-site parking by incorporating landscape treatments for driveways, walkways, paths, building(s) and accessory structures in a comprehensive, complementary and integrated design. A parking pad would be much less impactful to the Historic Site and landscaping treatments could minimize visibility as part of the Applicant's Historic District Design Review application.
5. LMC § 15-13-2(B)(1)(g)(3): When locating new off-street parking areas, the existing topography of the site and integral site features should be minimally impacted. A parking pad will be much less impactful than a detached two-story Accessory Building.
6. LMC § 15-13-2(B)(1)(g)(4)I: Off-street parking areas should be located within the rear yard and beyond the rear wall plane of the primary structure. If locating a parking area in the rear yard is not physically possible, the off-street parking area and associated vehicles should be visually buffered from adjacent properties and the primary public right-of-way. Consider providing a driveway along the side yard of the property where feasible. The Applicant has an opportunity to install a driveway and parking pad, without the massing of a detached Accessory Building.
7. LMC § 15-13-2(B)(4)(a)(3): Additions should be visually subordinate to historic buildings when viewed from the primary public right-of-way. As discussed above, the proposed Accessory Building will impact visibility of the



Planning Department

Significant Historic Structure when viewed from Empire Avenue.

c. Granting the variance is essential to the enjoyment of a substantial Property right possessed by other Property in the same zone.

- i. Pursuant to LMC § 15.2.2-4, existing Historic Buildings are exempt from Off-Street Parking requirements. If a property owner chooses to provide Off-Street Parking for such properties, the parking must comply with the requirements of LMC § 15-3-4 and LMC § 15-2.2-3. Staff finds that this Variance criterion is not met because Off-Street Parking is not required by the LMC for 844 Empire Avenue, and therefore is not essential to the enjoyment of the property. Additionally, the Applicant may construct a parking pad within the Front Setback, an allowed exception pursuant to LMC § 15-2.2-3(G)(6).
- ii. Without the requested Variance, the Applicant still enjoys property rights possessed by properties in the HR-1 Zoning District and exceeds some Historic Sites in that the Appeal Panel's determination allows the Applicant to have access from Crescent Tram, opening up on-site parking for the Significant Historic Site, unlike other Historic Sites with restrictions that do not allow for on-site parking.

d. The variance will not substantially affect the General Plan and will not be contrary to the public interest.

- i. Historic Character Goal 15 of the General Plan is to “[p]reserve the integrity, mass, scale, compatibility and historic fabric of the nationally and locally designated historic resources and districts for future generations.” Historic Character Goal 15 also notes that though it may evolve over time, the built environment of historic districts “should stay true to its architectural roots, specifically relative to the integrity, mass, scale and historic fabric of the mining boom era (1872-1929).”
- ii. The Park City General Plan’s Detailed Strategies for Historic Character acknowledges that historic structures represent their era of significance, but that “the district as a whole is not frozen in time.” The strategies document goes on to note that “[i]t is necessary to create appropriate infill, spur investment, and promote



Planning Department

the economic vitality of the community.” The Detailed Strategies document also states that massing and setbacks of new construction should compliment and reinforce visual dominance of historic structures, and additions and modifications made to historic structures should be visually compatible with the historic structure .

- iii. As noted above, the Historic Preservation Board approved the Applicant’s Material Deconstruction and Panelization request on February 7, 2024 to facilitate the rehabilitation of the structure, as well as a new addition to the Historic Structure, in accordance with the above General Plan goals and strategies. However, the proposed Accessory Building—which was not part of the Historic Preservation Board’s purview—blocks the visibility of the Significant Historic Site from Empire Avenue and does not comply with LMC § 15-13-2 *Regulations For Historic Residential Sites*, as noted above, and the requested Variance is not aligned with the goals of the General Plan and is therefore contrary to public interest.

e. The spirit of the Land Management Code is observed and substantial justice done.

- i. The purpose of the HR-1 Zoning District is, in part, to preserve present land Uses and character of the Historic residential Areas of Park City, and encourage the preservation of Historic Buildings and/or Structures.
- ii. Pursuant to LMC § 15-2.2-3(G), driveways leading to an approved Parking Area, such as a parking pad, and approved parking pads, are an allowed exception to the Front Setbacks for the HR-1 Zoning District. The Applicant can now access the property from Crescent Tram Road following the Appeal Panel’s reversal of the Planning Commission’s denial of the Applicant’s Plat Amendment petition, as noted above.
- iii. Pursuant to LMC § 15-13-2, new accessory buildings shall be located on the rear of sites with historic buildings, and additions should be visually subordinate to historic buildings when viewed from the primary public right-of-way. Accessory Buildings are not allowed as an exception to the Front Setbacks in the HR-1 Zoning District, pursuant to LMC § 15-2.2-3(G). As a result, the spirit of the



Planning Department

LMC is not observed and substantial justice is not achieved through the requested Variance.

Conclusions of Law

1. Literal enforcement of the Land Management Code for this Property does not cause unreasonable hardship and is not necessary to carry out the general purpose of the Land Management Code.
2. Special circumstances are not attached to the Property that do not generally apply to other properties in the same district.
3. Granting the Variance is not essential to the enjoyment of a substantial property right possessed by other Properties in the same zone.
4. The proposal is not consistent with the General Plan.
5. The spirit of the zoning ordinance is not observed, and substantial justice is not done.
6. The Applicant did not meet the burden that all the conditions justifying a Variance have been met.

Denial of the Variance by the Board of Adjustment constitutes Final Action that may be appealed to a district court pursuant to LMC Section 15-1-18. If you have questions or concerns regarding this Final Action Letter, please call 385-481-2037 or email Jacob.Klopfenstein@parkcity.org.

Sincerely,

Ruth Gezelius
Board of Adjustment Chair

CC: Jacob Klopfenstein

February 12, 2024

Park City Municipal Corporation
443 Marsac Avenue
Park City, Utah 84060

Attn: Caitlyn Tubbs, Planner

Re: Accessory Garage location variance request
844 Empire Avenue

Dear Caitlyn,

Per your direction I am forwarding the accompanying variance application and supporting documentation. We are requesting relief from the front yard setback requirement for an accessory structure along the undeveloped 9th Street ROW.

The following are facts associated with the property for consideration.

1. The property at 844 Empire is an unusually shaped lot.
2. The property has a significant historic home on it that is condemned.
3. Per the planning director's determination, the site has three front yards. These are located on Crescent Tram, Empire Avenue, and the undeveloped 9th Street right of way, see attached site plan.
4. As part of the planned remodel and addition to the home we are proposing to add a free-standing accessory garage on the west side of the property.
5. City engineer has required that the driveway be located off Crescent Tram.
6. Placement of a minimal garage size puts the building one foot from the 9th Street ROW property line.
7. The contemporary front entrance to the home has been along Crescent Tram. The contemporary rear yard has been along the 9th Street ROW.
8. Since the accessory garage sits one foot from the 9th Street ROW we need a variance to allow this location as the Planning Directors determination has found that this is a front yard.
9. 844 Empire currently has no on-site parking or adjacent street parking. The addition of the garage will allow for one-off street space.

LMC 15-10-8, Section C, addresses the requirements that must be met for approval of a variance. Below are the code requirements followed by a response in **bold italic** type.

1. Literal enforcement of the land management code would cause an unreasonable hardship for the applicant that is not necessary to carry out the general purpose of the Land Management Code.
This property has an unusual shape and has 3 front yards which creates an unusual hardship specific to this property. Literal enforcement of the code would prohibit building the accessory garage in the 9th Street front yard. 9th Street is an undeveloped ROW that for all intents and purposes acts as the rear yard for this property. Allowing the variance does not affect the general purpose of the LMC.
2. There are special circumstances attached to the property that do not generally apply to other properties in the same zone.
The property has been determined to have three front yards. It is an unusually shaped lot. The only access point to provide off-street parking is off Crescent Tram. These conditions do not generally apply to other properties in the zone.
3. Granting the variance is essential to the enjoyment of a substantial property right possessed by other property in the same zone.
Most other properties along Empire Ave., and Crescent Tram have direct driveway access off their respective streets to a garage. Due to the limited options available for off-street parking this property cannot enjoy the same benefits without the requested variance.
4. The variance will not substantially affect the General Plan and will not be contrary to the public interest; and
Allowing the garage will be a benefit to the neighborhood by providing off-street parking and storage. The accessory building will be in character with surrounding properties that have accessory structures. These attributes are all supportive of the General Plan and are not contrary to the public interest.
5. The spirit of the Land Management Code is observed, and substantial justice done.
With the 9th street ROW appearing to be a form of open space, the accessory building will appear like any other accessory building situated in a traditional rear yard. This will follow in the spirit of the LMC while allowing this applicant to enjoy a similar property right possessed by their neighbors.

Attached documents include the application form, HDDR application Set.

Please let me know if you have any questions regarding this request.

Sincerely,



Jonathan DeGray - Architect

NEW RESIDENCE HISTORIC DISTRICT DESIGN REVIEW

844 EMPIRE AVENUE, PARK CITY, UTAH 84060

CONSULTANTS

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: degrayarch@gwestoffice.net

NEW RESIDENCE
HISTORIC DISTRICT DESIGN REVIEW
844 EMPIRE AVENUE, PARK CITY, UTAH 84060

LEGEND

	BRICK & STONE		OFFICE
	EARTH		ROOM NAME 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

APPLICABLE CODES
2021 IRC 2021 IBC
2021 IPC 2021 IMC
2020 NEC 2021 IFGC
2015 IECC RES. 2021 IFC
2018 IECC COM. 2021 IEBC

OCCUPANCY: R2

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

AREA CALCULATIONS (S/F)			
LIVING AREA	EXISTING	NEW	TOTAL
LOWER LEVEL	987	112	1099
ASSECCORY BLDG.		252	252
MAIN LEVEL	1020	-1	1019
UPPER LEVEL	473	-88	561
TOTAL	2480	275	2931
GARAGE			252
ENTRY PORCH			133
PATIO			338
LOD/DISTURBED AREA			990
LOT AREA			3242
PROPOSED FOOTPRINT			1351
ALLOWABLE FOOTPRINT			1351

INDEX TO DRAWINGS

#	SHEET #	SHEET DESCRIPTION
1	Aa	COVER SHEET
SURVEY		
2	1of1	PLAT AMENMENT
3	1of1	EXISTING CONDITIONS AND TOPOGRAPHIC MAP
ARCHITECTURAL		
4	AB.1	AS-BUILTS FLOOR PLANS
5	AB.2	AS-BUILTS ELEVATIONS
6	3D.1	CRESENT TRAM VIEW
7	3D.2	EMPIRE VIEW
8	3D.3	9th STREET STAIRS VIEWS
9	3D.4	BIRDS EYE IMAGES
10	A0.1	ARCHITECTURAL SITE PLAN
11	A0.2	LANDSCAPE PLAN
12	A0.3	SWPP PLAN
13	A0.4	PARK CITY WATER DETAILS
14	A1.1	LOWER LEVEL PLAN
15	A1.2	MAIN LEVEL PLAN
16	A1.3	UPPER LEVEL PLAN, LOW ROOF PLAN
17	A1.4	HIGH ROOF PLAN
18	A2.1	SOUTH ELEVATION, EAST ELEVATION AND WEST ELEVATION - GARAGE
19	A2.2	NORTH ELEVATION, WEST ELEVATION AND EAST ELEVATION - GARAGE
20	A3.1	BUILDING SECTIONS
21	A3.2	BUILDING SECTIONS
22	A5.1	ARCHITECTURAL NOTES AND DETAILS
23	A5.2	ROOF FLASHING DETAILS
24	A6.1	DOOR, WINDOW AND ROOM SCHEDULES

ABBREVIATIONS

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	REINF.	REINFORCING
APPROX.	APPROXIMATE	G	GAS	REVD.	REVISED
B.D.	BOARD	G.I.	GALVANIZED IRON	REV.	REVISOR
B.U.	BUILT-UP	GA.	GUAGE	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.	GYPSUM WALL BOARD	S.C.	SOLID CORE
BRK.	BRICK	G.L.B.	GLU-LAM BEAM	SCHED.	SCHEDULE
C.I.	CAST IRON	H.B.	HOSE BIBB	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	ID.	INSIDE DIAMETER	STL.	STEEL
COMP.	COMPACTED/COMPOSITE	INT.	INTERIOR	STRUC.T.	STRUCTURAL
CONC.	CONCRETE	IRRI.G.	IRRIGATION	SYS.	SYSTEM
CONST.	CONSTRUCTION	INSUL.	INSULATION	T & B	TOP AND BOTTOM
CONTR.	CONTRACTOR	JB.	JAMB	T & G	TONGUE AND GROOVE
CONT.	CONTINUOUS	JNT.	JOINT	T.O.	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.F.	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	OF.D.	OVERFLOW DRAIN	WR.	WATER RESISTANT
EQ.	EQUAL	OPNG.	OPENING	WH.	WATER HEATER
E.T.	EXPANSION TANK	PLYWD.	PLYWOOD	WS.	WATER SOFTNER
EXIST. (E)	EXISTING	PNT.	PAINTED	W.W.F.	WELDED WIRE FABRIC
EXT.	EXTERIOR	PNTD.	PAINTED	W.W.M.	WOVEN WIRE MESH

GENERAL NOTES

- THIS DESIGN IS AN ORIGINAL UNPUBLISHED WORK AND MAY NOT BE DUPLICATED, PUBLISHED AND/OR USED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT/ENGINEER.
- 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.
- 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.
- ANY AND ALL PROPOSED CHANGE, MODIFICATIONS AND/OR SUBSTITUTION SHALL BE REPORTED TO THE ARCHITECT/ENGINEER BEFORE PROCEEDING.
- 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.
- 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.
- ALL WORK SHALL BE INSPECTED BY GOVERNING AGENCIES IN ACCORDANCE WITH THEIR REQUIREMENTS. JURISDICTIONAL APPROVAL SHALL BE SECURED BEFORE PROCEEDING WITH WORK.
- 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.
- ALL 2/5 lb. GAS PIPE SYSTEM METER SETS REQUIRES PRIOR APPROVAL FROM QUESTAR GAS COMPANY. PROVIDE A LETTER FROM QUESTAR APPROVING SYSTEM.
- ALL FIELD WELDING OR TORCH WORK, WILL REQUIRE A SEPARATE "HOT WORK" PERMIT PRIOR TO BEGINNING WORK. IFC 105.6.1.1.
- TOWER CRANES REQUIRE A SEPARATE PERMIT. CONTACT BUILDING DEPARTMENT FOR REQUIREMENTS.
- EXCAVATION NOT TO EXCEED 2:1 SLOPE WITH OUT A SOILS REPORT.
- 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.

COVER SHEET

REVISIONS:

DATE:

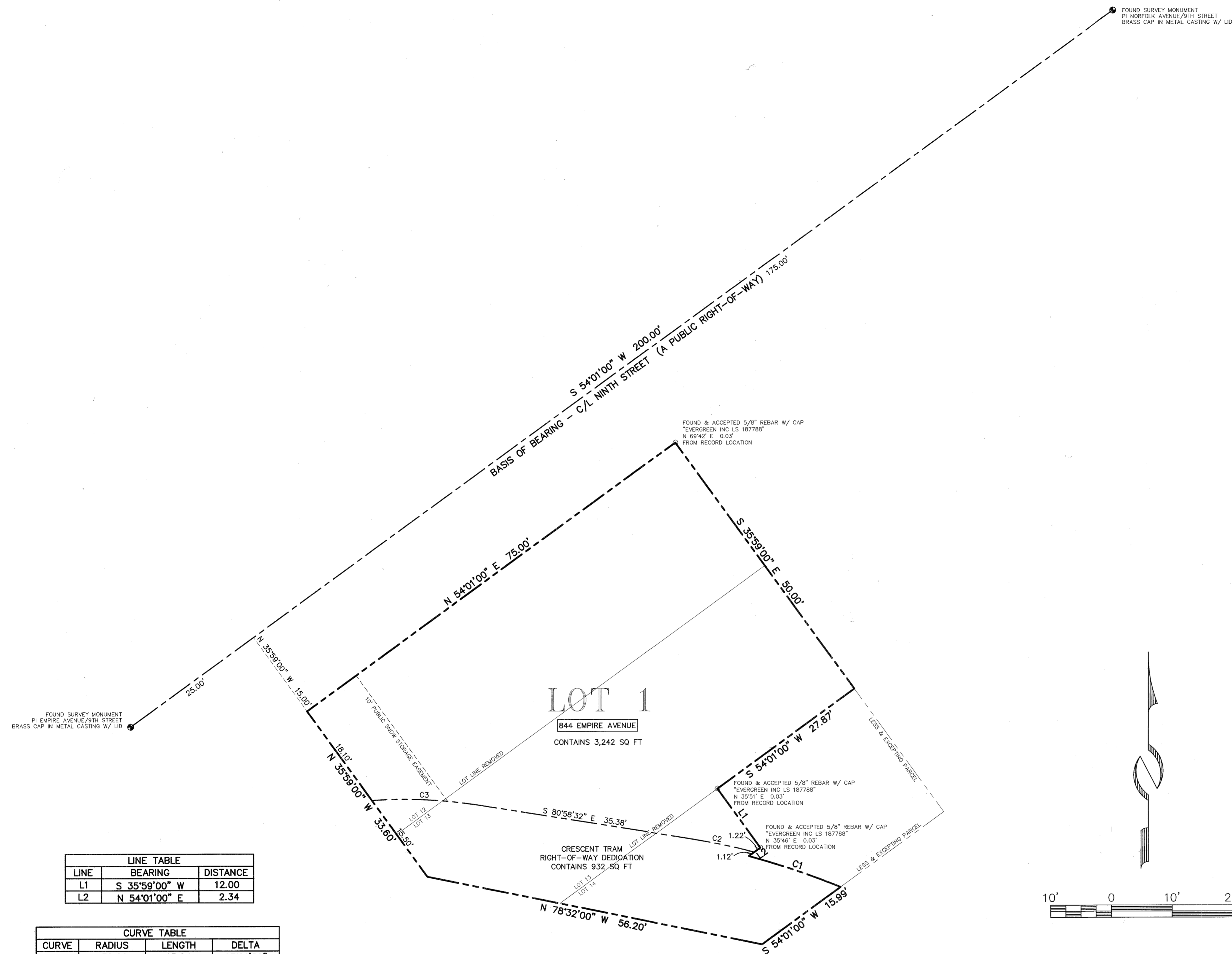
FEBRUARY 16, 2024

PROJECT NUMBER:

2305-01

SHEET NUMBER:

Aa



LINE	BEARING	DISTANCE
L1	S 35°59'00\" W	12.00
L2	N 54°01'00\" E	2.34

CURVE	RADIUS	LENGTH	DELTA
C1	130.00	15.94	07°01'29\"
C2	110.00	10.82	05°38'10\"
C3	77.50	17.47	12°55'07\"



SURVEYOR'S CERTIFICATE

I, Martin A. Morrison, certify that I am a Registered Land Surveyor and that I hold Certificate No. 4938739, as prescribed by the laws of the State of Utah, and that by authority of the owners, I have prepared this Record of Survey map of 844 EMPIRE AVENUE PLAT AMENDMENT and that the same has been or will be monumented on the ground as shown on this plat. I further certify that the information on this plat is accurate.

BOUNDARY DESCRIPTION

Lot 12, Block 14, Snyder's Addition to Park City.
 Also, a part of Lots 13 and 14, in Block 14, Snyder's Addition to Park City described as follows: Beginning at the Southwest corner of Lot 11, Block 14; and running thence South 54°01' West 75 feet; thence South 35°59' East 8.6 feet; thence South 78°32' East 56.2 feet; thence North 54°01' East 37 feet; thence North 35°59' West 50 feet to the point of beginning.

Less and excepting the following land conveyed to Robert G. Ward and Margery W. Ward, his wife, grantee, as show in that certain Quit-Claim Deed recorded December 28, 1983, as Entry No. 214633, in Book 283, at page 299, of Official Records, more particularly described as follows:

Beginning at the Northeast corner of Lot 14, Block 14, Snyder's Addition to Park City, Utah; and running thence South 35°59' East along the Easterly boundary of said Lot 14, 25 feet; thence South 54°01' West along the Southerly boundary of said Lot 14, 21.01 feet to a point on the Northerly side of the Crescent right-of-way; thence along said Northerly side of the Crescent right-of-way, being a 130-foot radius curve to the left (radius point bears South 22°14'19\" West), 15.94 feet; thence North 54°01' East 2.34 feet; thence North 35°59' West 12 feet to a point on the Northerly boundary of said Lot 14; thence North 54°01' East along said Northerly boundary of Lot 14, 27.87 feet to the point of beginning.

OWNER'S DEDICATION AND CONSENT TO RECORD

KNOW ALL MEN BY THESE PRESENTS that CRESCENT TRAM LLC, a Utah limited liability company, the undersigned owner of the herein described tract of land, to be known hereafter as 844 EMPIRE PLAT AMENDMENT, does hereby certify that it has caused this Plat Amendment to be prepared, and does hereby consent to the recordation of this Plat.

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

In witness whereof, the undersigned set his hand this 24th day of April, 2017.

By: Todd Gilbert
 Todd Gilbert, Manager
 CRESCENT TRAM LLC, a Utah limited liability company

ACKNOWLEDGMENT

State of CALIFORNIA
 County of SAN FRANCISCO : ss.

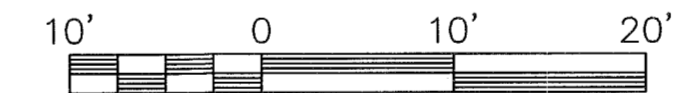
On this 24th day of APRIL, 2017, Todd Gilbert personally appeared before me, whose identity is personally known to me or proven on the basis of satisfactory evidence, and who by me duly sworn/affirmed, did say that he is the Manager of CRESCENT TRAM LLC, a Utah limited liability company, and that said document was signed by him on behalf of said limited liability company by authority of its Operating Agreement or Resolution of its Members, and he acknowledged to me that he executed the 844 EMPIRE PLAT AMENDMENT.

A Notary Public Commissioned in CALIFORNIA
GILANNA JOY SANDS
 Printed Name
 Residing in: SAN FRANCISCO, CA
 My commission expires: 08/16/2019

COMMISSION NAME: GILANNA JOY SANDS
 EXPIRATION DATE: 08/16/2019
 COUNTY: SAN FRANCISCO, CALIFORNIA
 COMMISSION NUMBER: 2123850

NOTE

- This subdivision is subject to the Conditions of Approval in Ordinance 2016-26.
- Fire sprinklers shall be required for all new construction or substantial renovations, as determined by the Park City Building Department during building permit review.
- Drive access to the site shall be from Empire Avenue or through platted un-built 9th Street in a location approved by the City Engineer.



A PARCEL COMBINATION PLAT
 A COMBINATION OF LOT 12 AND PART OF LOTS 13 AND 14 IN BLOCK 14, SNYDER'S ADDITION TO PARK CITY SURVEY

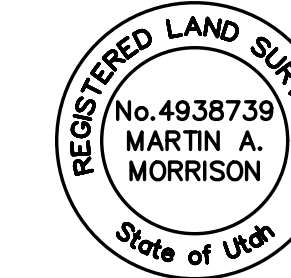
844 EMPIRE AVENUE PLAT AMENDMENT

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

 (435) 649-9467 CONSULTING ENGINEERS LAND PLANNERS SURVEYORS 323 Main Street P.O. Box 2664 Park City, Utah 84060-2664	SNYDERVILLE BASIN WATER RECLAMATION DISTRICT REVIEWED FOR CONFORMANCE TO SNYDERVILLE BASIN WATER RECLAMATION DISTRICT STANDARDS ON THIS <u>26th</u> DAY OF <u>April</u> , 2017 BY <u>S.B.W.R.D.</u>	PLANNING COMMISSION APPROVED BY THE PARK CITY PLANNING COMMISSION THIS 11th DAY OF <u>May</u> , 2017 BY <u>S.B.W.R.D.</u> CHAIR	ENGINEER'S CERTIFICATE I FIND THIS PLAT TO BE IN ACCORDANCE WITH INFORMATION ON FILE IN MY OFFICE THIS <u>16th</u> DAY OF <u>MAY</u> , 2017 BY <u>[Signature]</u> PARK CITY ENGINEER	APPROVAL AS TO FORM APPROVED AS TO FORM THIS <u>17th</u> DAY OF <u>May</u> , 2017 BY <u>[Signature]</u> PARK CITY ATTORNEY	COUNCIL APPROVAL AND ACCEPTANCE APPROVAL AND ACCEPTANCE BY THE PARK CITY COUNCIL THIS 2nd DAY OF JUNE, 2016 BY <u>[Signature]</u> MAYOR Pro Tem	CERTIFICATE OF ATTEST I CERTIFY THIS RECORD OF SURVEY MAP WAS APPROVED BY PARK CITY COUNCIL THIS 2nd DAY OF JUNE, 2016 BY <u>[Signature]</u> PARK CITY RECORDER	RECORDED STATE OF UTAH, COUNTY OF SUMMIT, AND FILED AT THE REQUEST OF <u>Alliance Engineering Inc</u> DATE <u>6/1/17</u> TIME <u>8:19am</u> ENTRY NO. <u>1070614</u> \$31.00 FEE <u>Betty Leonard</u> deputy RECORDER
	4/18/17 JOB NO.: 17-8-15 FILE: X:\SnydersAddition\dwg\sr\plat2015\170815.dwg						

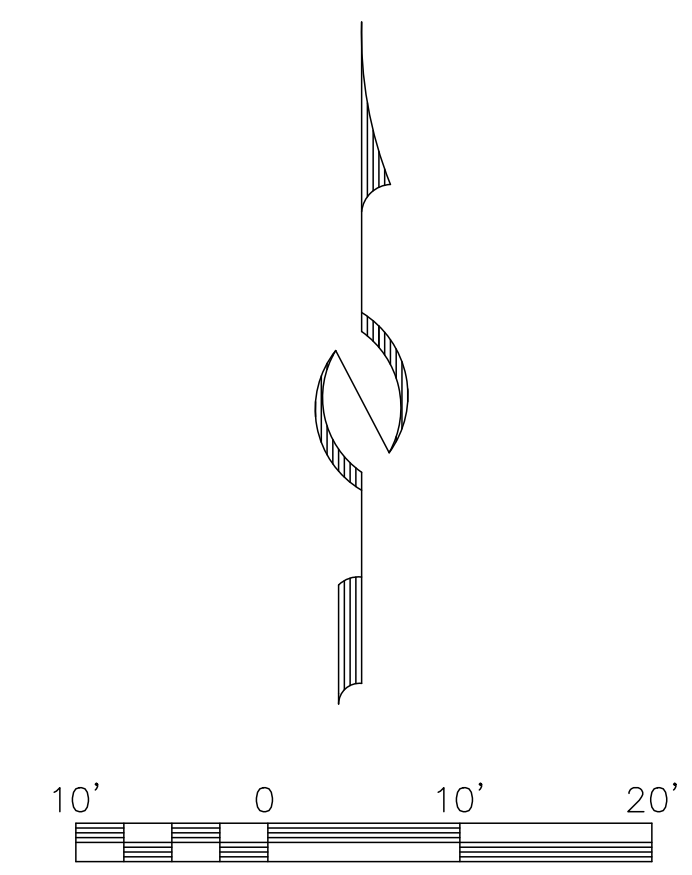
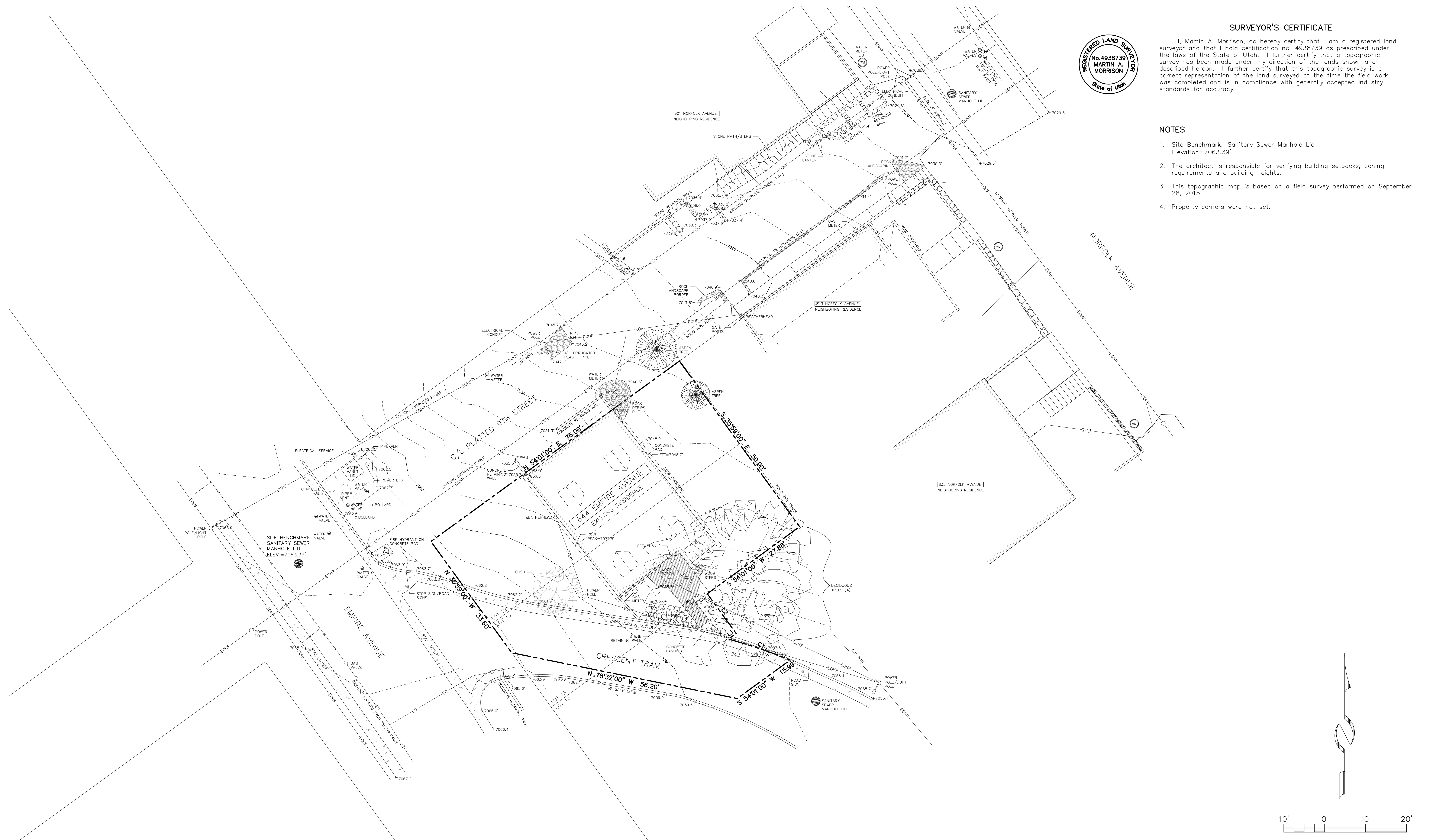
SURVEYOR'S CERTIFICATE

I, Martin A. Morrison, do hereby certify that I am a registered land surveyor and that I hold certification no. 4938739 as prescribed under the laws of the State of Utah. I further certify that a topographic survey has been made under my direction of the lands shown and described hereon. I further certify that this topographic survey is a correct representation of the land surveyed at the time the field work was completed and is in compliance with generally accepted industry standards for accuracy.



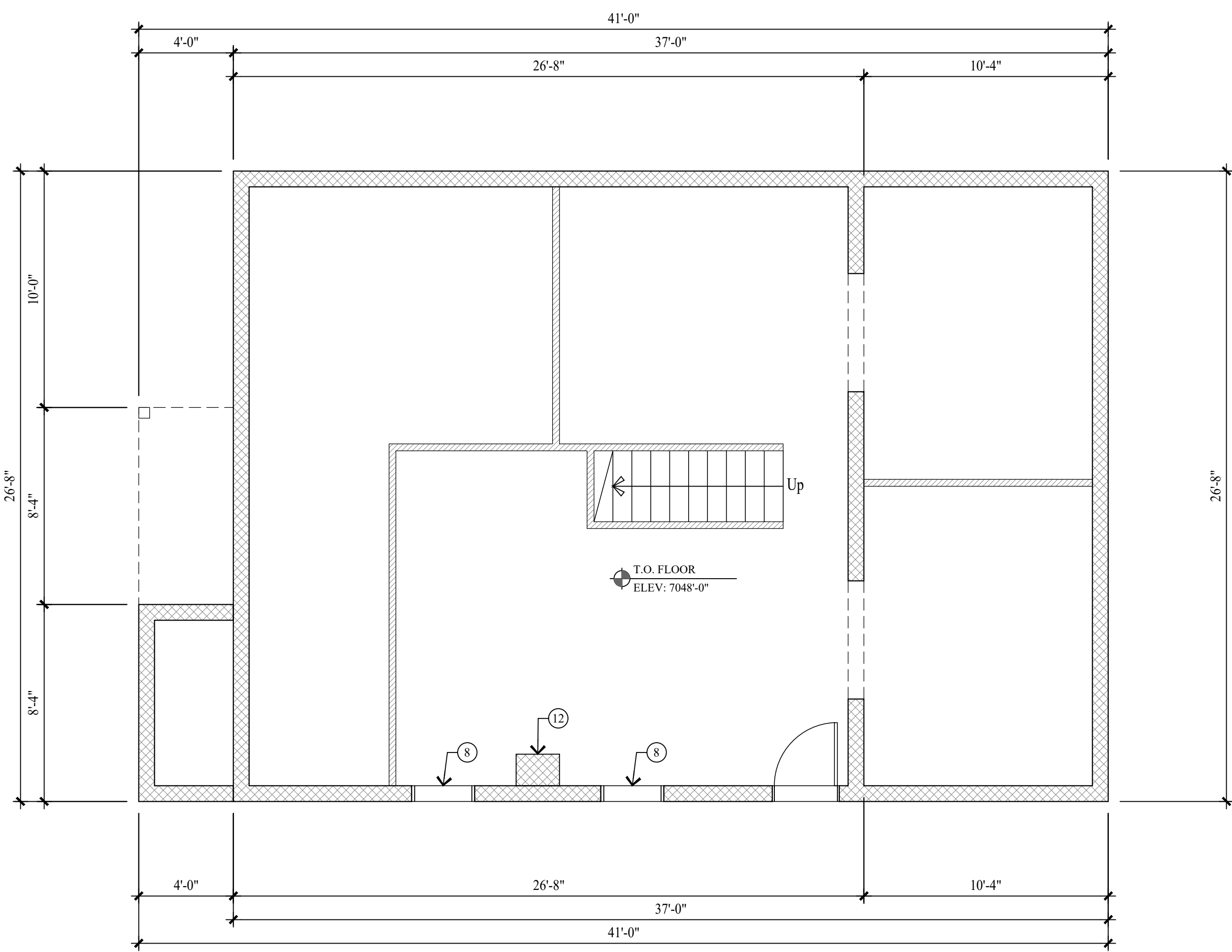
NOTES

1. Site Benchmark: Sanitary Sewer Manhole Lid
Elevation=7063.39'
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 September 28, 2015.
4. Property corners were not set.

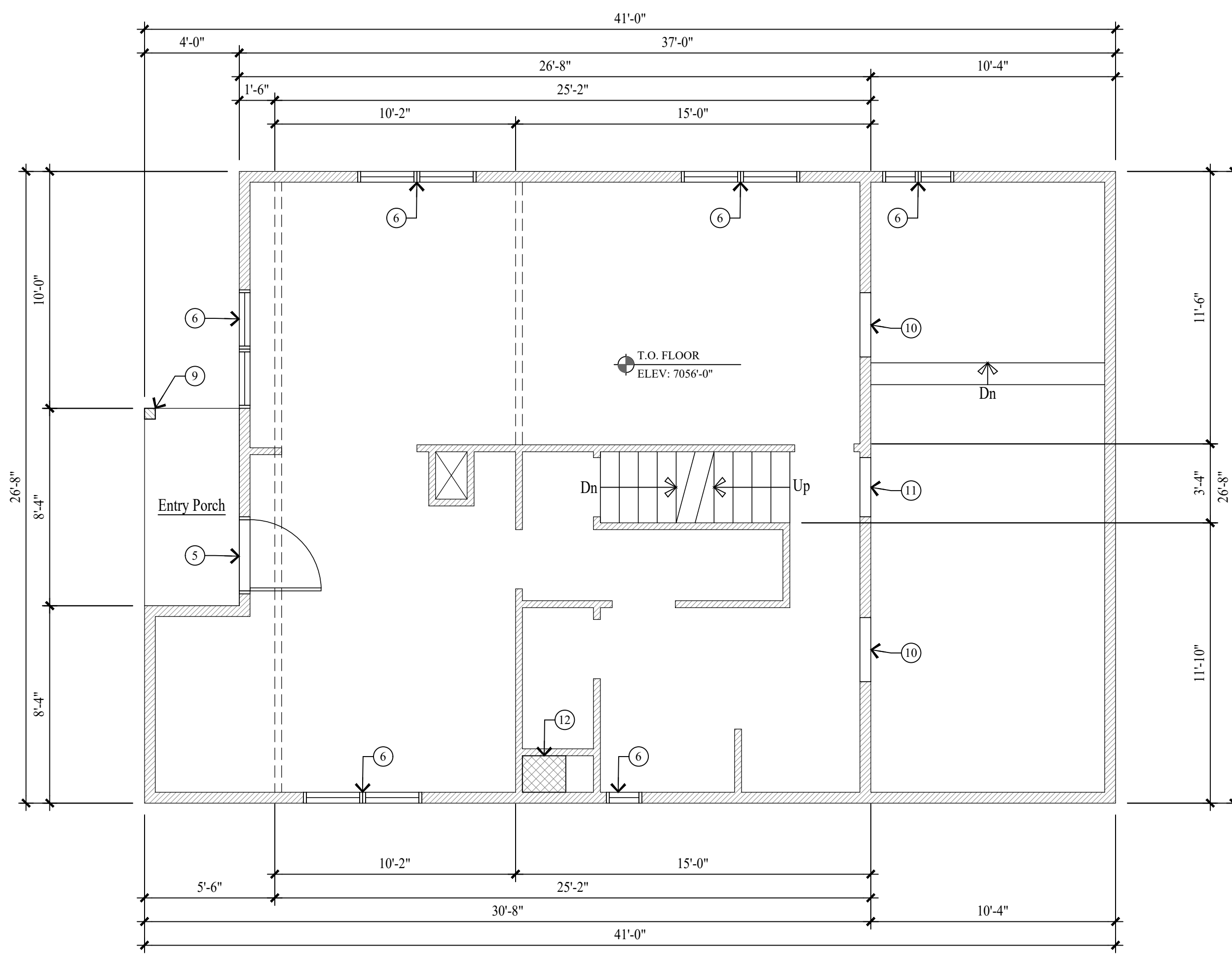


<p>(435) 649-9467 CONSULTING ENGINEERS LAND PLANNERS SURVEYORS 323 Mah Street P.O. Box 2664 Park City, Utah 84060-2664</p>	<p>STAFF: MARSHALL KING MARTY MORRISON JESSE MORENO</p>	<p>EXISTING CONDITIONS & TOPOGRAPHIC MAP 844 EMPIRE AVENUE BLOCK 14, SNYDER'S ADDITION TO PARK CITY</p>	<p>SHEET 1 OF 1</p>
	<p>DATE: 10/12/15</p>	<p>FOR: TODD M. GILBERT</p>	<p>JOB NO.: 17-8-15</p>

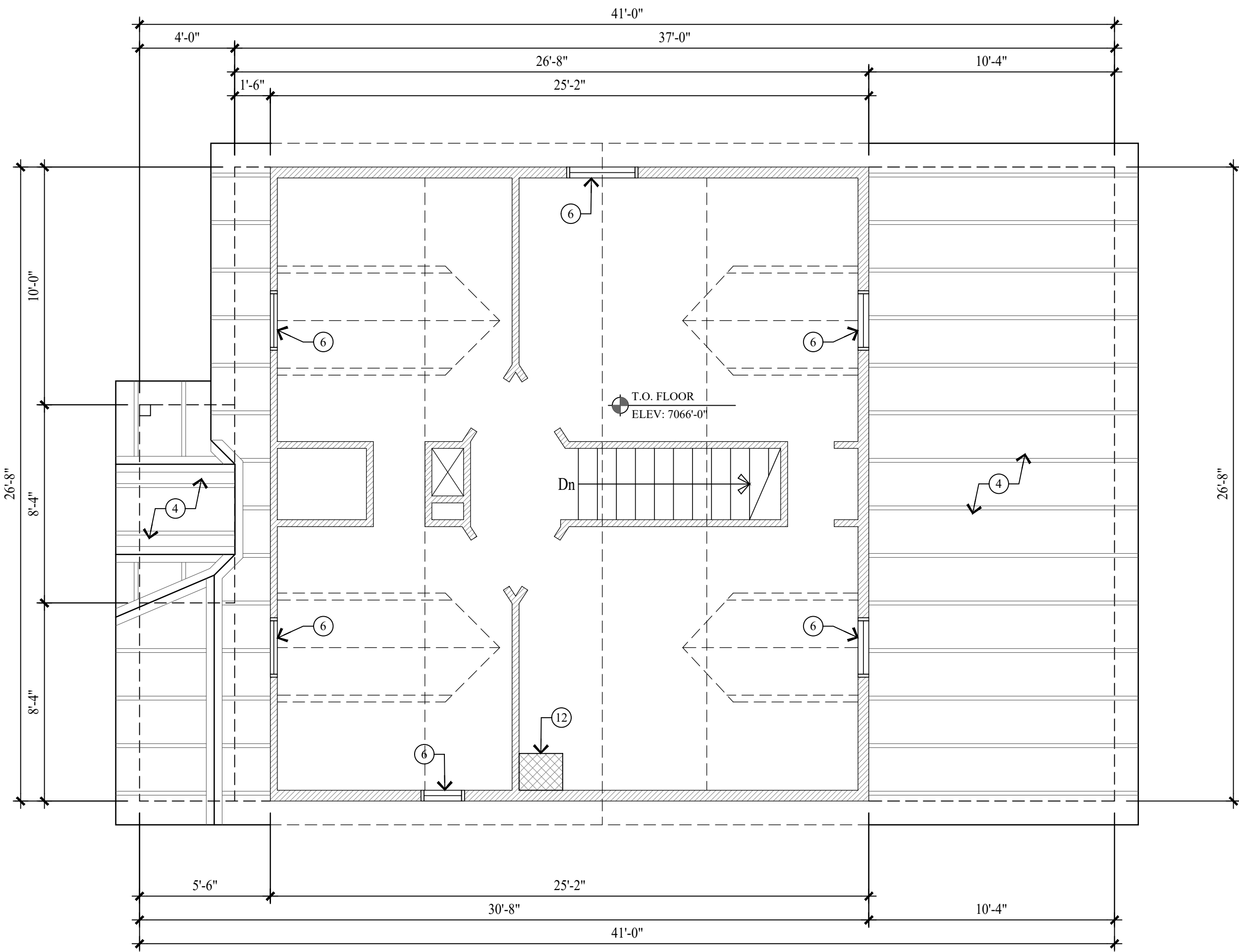
THE GRAPHIC MATERIAL AND DESIGN ON THIS SHEET ARE INSTRUMENTS OF SERVICE AND REMAIN AT ALL TIMES THE PROPERTY OF JONATHAN DEGRAY - ARCHITECT P.C. REPRODUCTION OR REUSE OF THE MATERIAL AND DESIGN CONTAINED HEREIN IS PROHIBITED WITHOUT THE WRITTEN CONSENT OF JONATHAN DEGRAY - ARCHITECT P.C. VIOLATORS WILL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



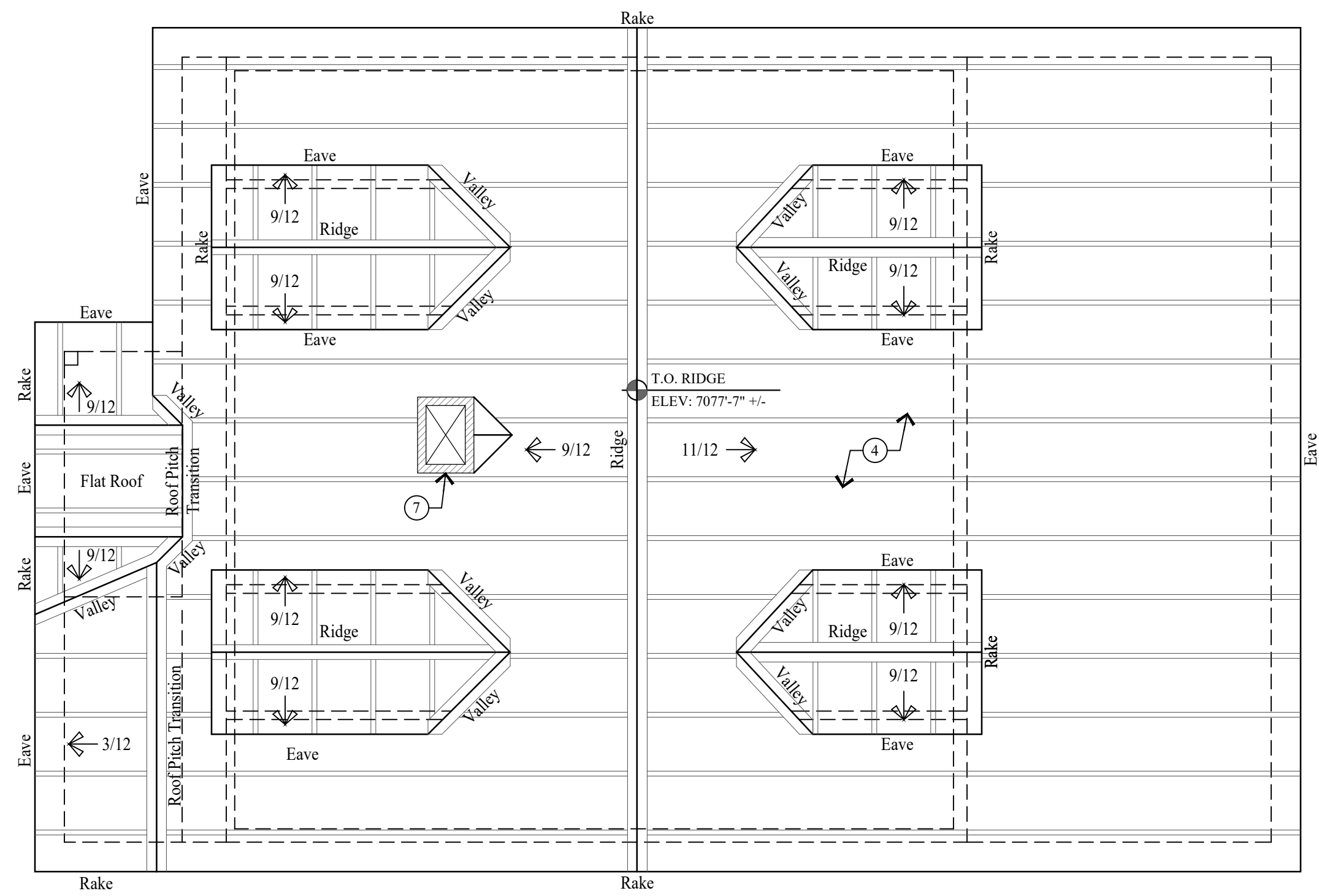
BASEMENT LEVEL PLAN
 SCALE: 1/4" = 1'-0"



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



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



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

WALL LEGEND

- EXISTING WALL
- EXISTING MASONRY / STONE / CONC.

ALL DIMENSIONS ARE APPROXIMATE AND ARE TO BE FIELD VERIFIED PRIOR TO ANY CONSTRUCTION

KEY NOTES

- 1 1x8 HORIZONTAL LAP SIDING.
- 2 1x4 VERTICAL SIDING.
- 3 ALL FLASHING, DRIP METAL, TRIM, FASCIA AND SOFFIT ARE IN POOR SHAPE AND NEEDS REPAIR.
- 4 STANDING SEAM METAL ROOF.
- 5 EXTERIOR DOOR, NOT ORIGINAL.
- 6 WINDOWS ARE ALUMINUM FRAME W/ INSULATED GLASS.
- 7 FRAMED CHIMNEY.
- 8 WINDOWS OPENINGS HAVE BEEN FRAMED IN.
- 9 6x6 WOOD COLUMN, NOT ORIGINAL.
- 10 WINDOWS OPENING.
- 11 DOOR OPENING.
- 12 THE MASONRY CHIMNEY IS ORIGINAL TO THE HISTORIC STRUCTURE. THE CHIMNEY NO LONGER FUNCTIONS AS A SMOKE FLUE.

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: degrayarch@guestoffice.net

NEW RESIDENCE
 HISTORIC DISTRICT DESIGN REVIEW

844 EMPIRE AVENUE, PARK CITY, UTAH 84060

AS-BUILTS
 FLOOR PLANS

SHEET DESCRIPTION:

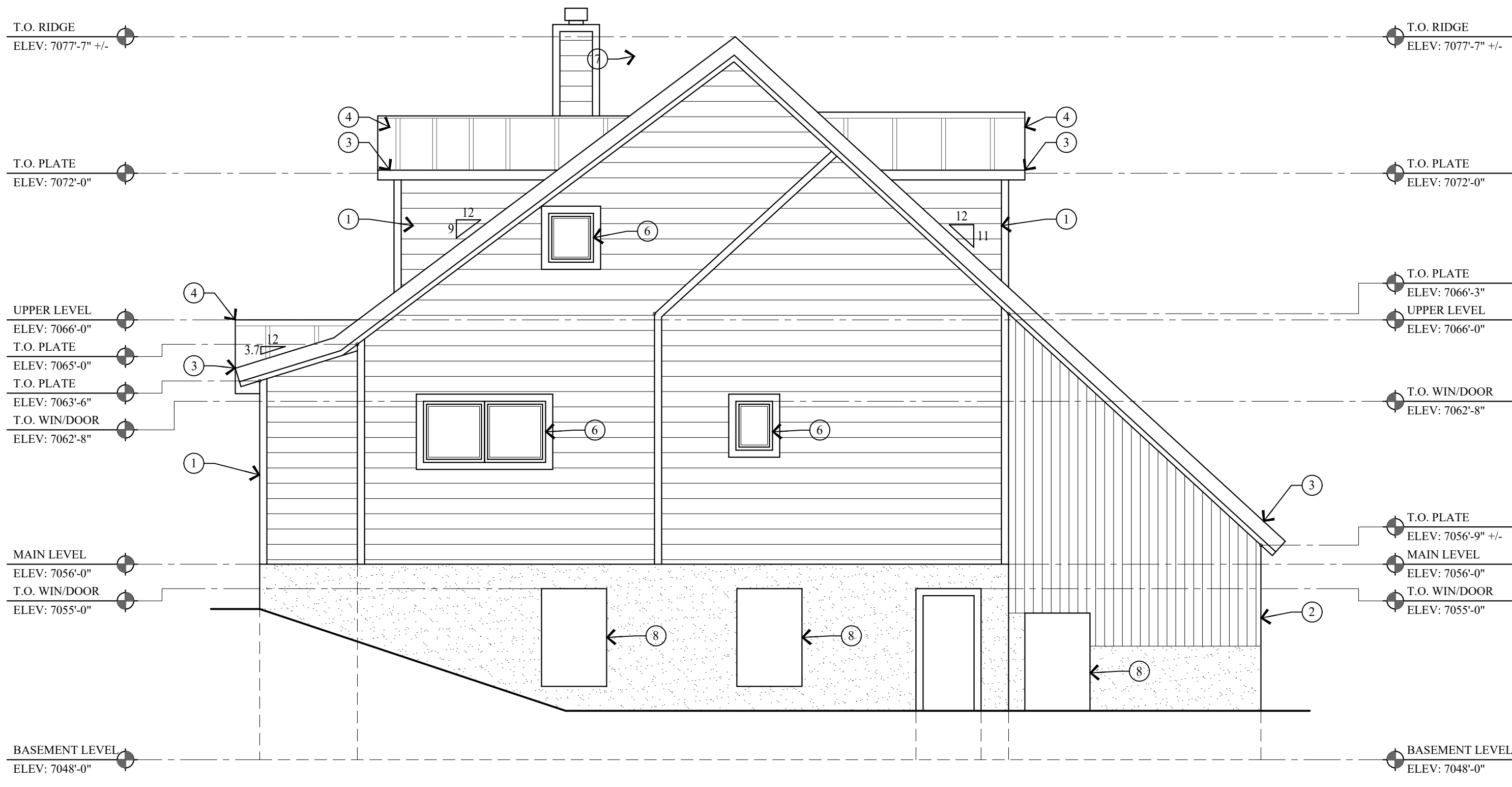
REVISIONS:

DATE:
 FEBRUARY 16, 2024

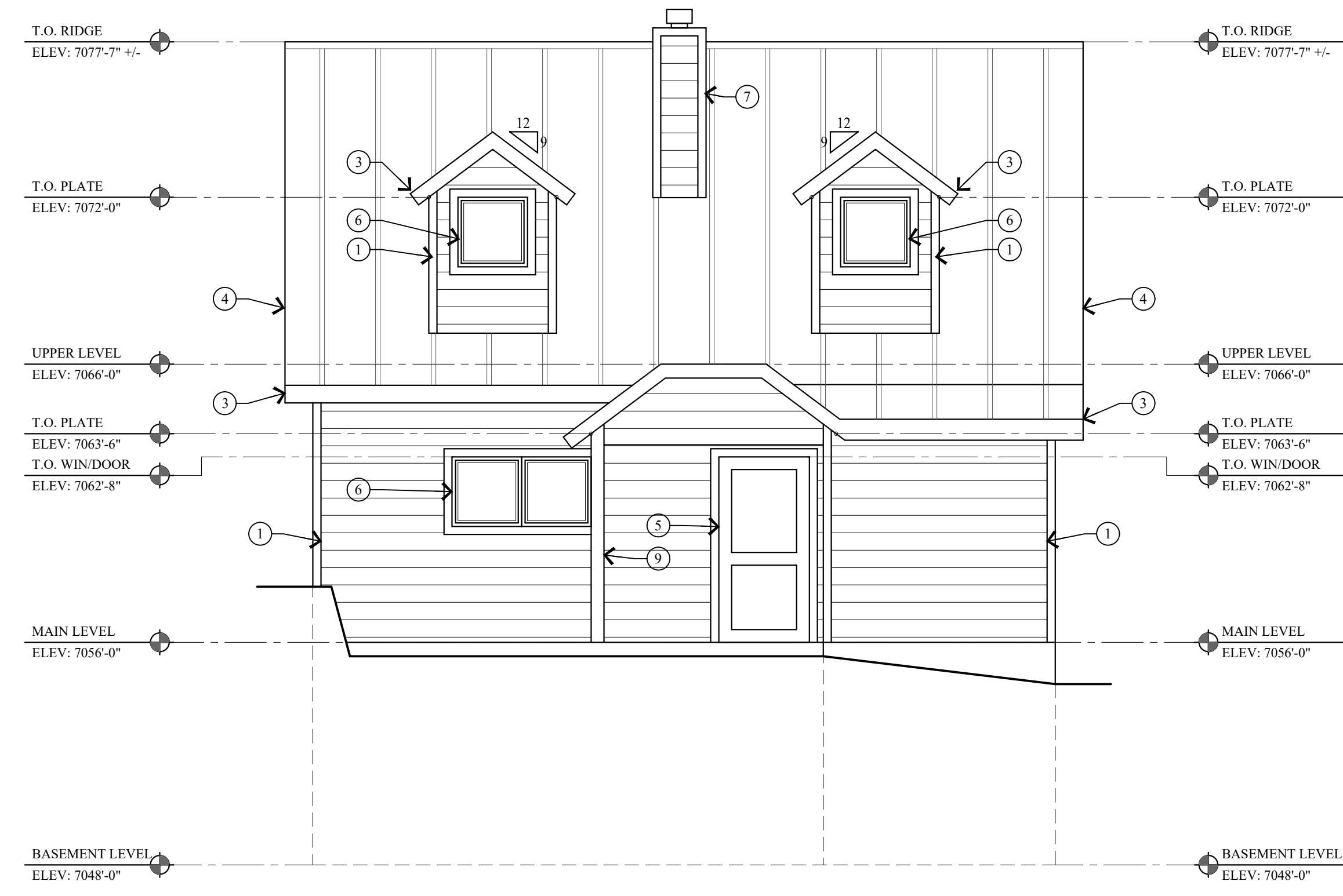
PROJECT NUMBER:
 2305-01

SHEET NUMBER:
AB.1

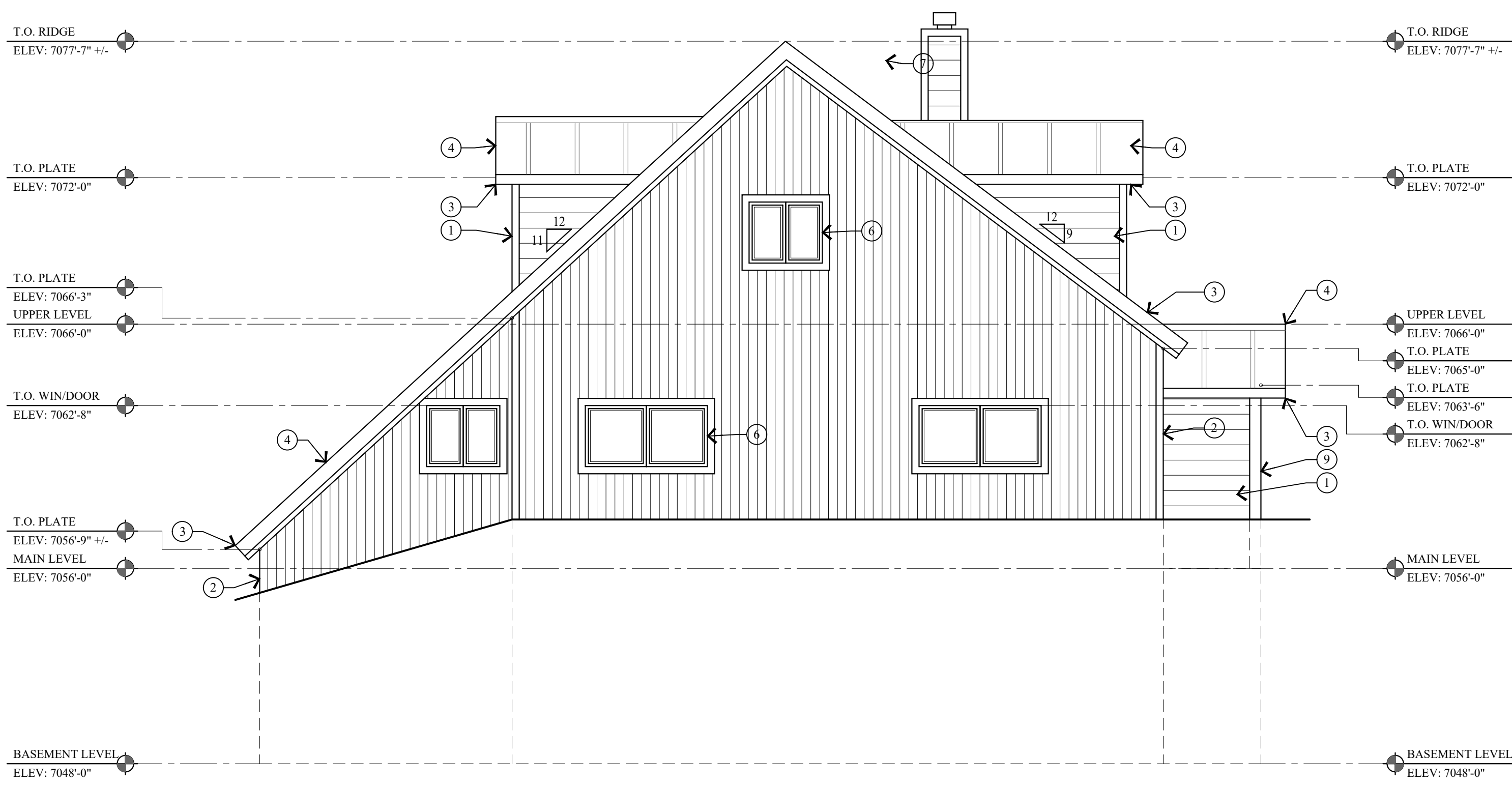
THE GRAPHIC MATERIAL AND DESIGN ON THIS SHEET ARE INSTRUMENTS OF SERVICE AND REMAIN AT ALL TIMES THE PROPERTY OF JONATHAN DEGRAY - ARCHITECT P.C. REPRODUCTION OR REUSE OF THE MATERIAL AND DESIGN CONTAINED HEREIN IS PROHIBITED WITHOUT THE WRITTEN CONSENT OF JONATHAN DEGRAY - ARCHITECT P.C. VIOLATORS WILL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



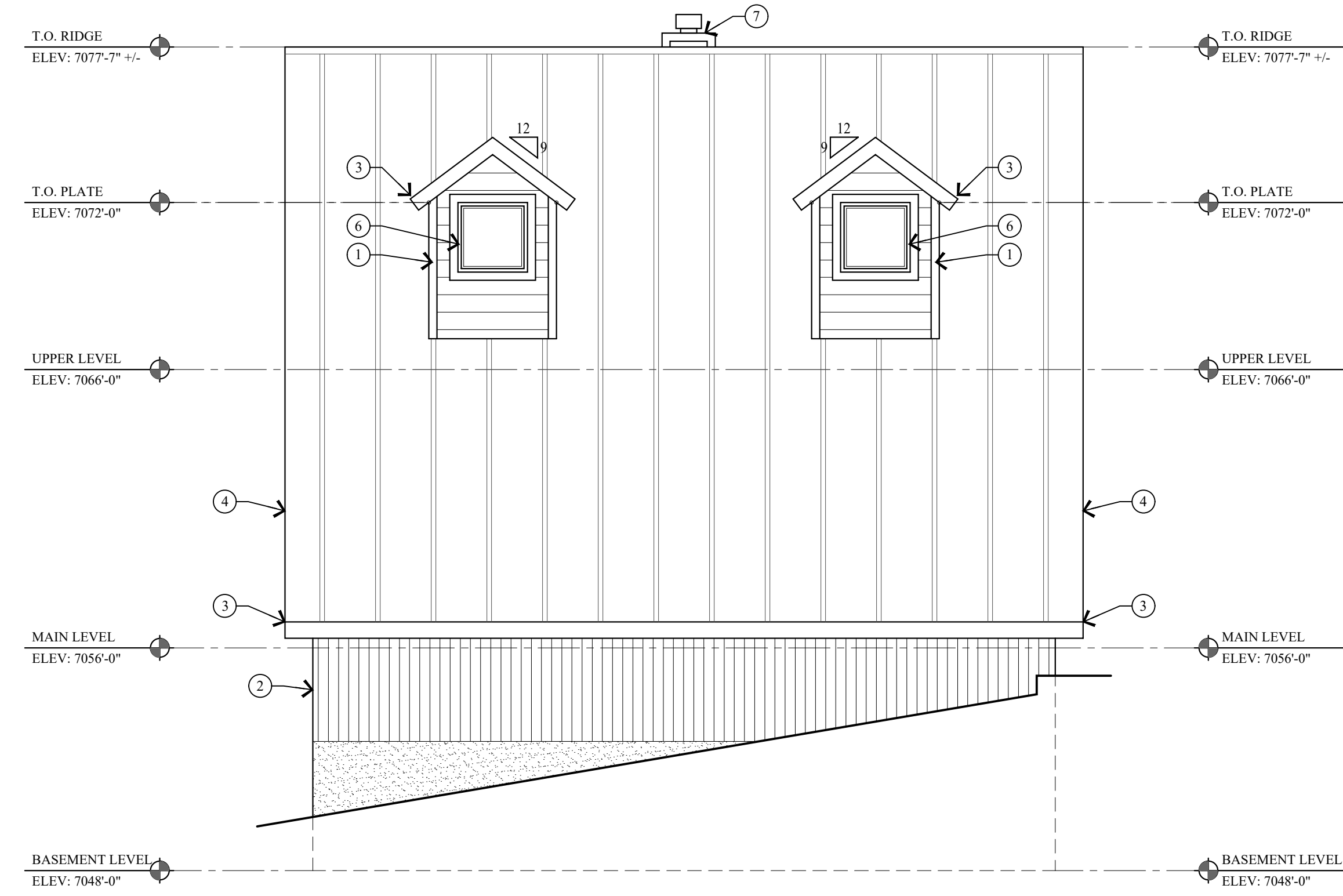
1 EAST ELEVATION
AB.2 SCALE: 1/4" = 1'-0"



2 SOUTH ELEVATION
AB.2 SCALE: 1/4" = 1'-0"



3 WEST ELEVATION
AB.2 SCALE: 1/4" = 1'-0"



4 NORTH ELEVATION
AB.2 SCALE: 1/4" = 1'-0"

KEY NOTES

- 1 1x8 HORIZONTAL LAP SIDING.
- 2 1x4 VERTICAL SIDING.
- 3 ALL FLASHING, DRIP METAL, TRIM, FASCIA AND SOFFIT ARE IN POOR SHAPE AND NEEDS REPAIR.
- 4 STANDING SEAM METAL ROOF.
- 5 EXTERIOR DOOR, NOT ORIGINAL.
- 6 WINDOWS ARE ALUMINUM FRAME W/ INSULATED GLASS.
- 7 FRAMED CHIMNEY.
- 8 WINDOWS OPENINGS HAVE BEEN FRAMED IN.
- 9 6x6 WOOD COLUMN, NOT ORIGINAL.

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

PROJECT DESCRIPTION:
 NEW RESIDENCE
 HISTORIC DISTRICT DESIGN REVIEW
 844 EMPIRE AVENUE, PARK CITY, UTAH 84060

SHEET DESCRIPTION:
 AS-BUILTS
 ELEVATIONS

REVISIONS:

DATE:
 FEBRUARY 16, 2024

PROJECT NUMBER:
 2305-01

SHEET NUMBER:
AB.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



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. 435-648-7263, E-mail: degreyarch@westoffice.net

PROJECT DESCRIPTION:
844 EMPIRE AVENUE
PARK CITY, UTAH

SHEET DESCRIPTION:
CRESCENT TRAM
VIEW

REVISIONS:

DATE:

PROJECT NUMBER:

SHEET NUMBER:

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



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. 435-648-7263, E-mail: degreyarch@qwestoffice.net

844 EMPIRE AVENUE
PARK CITY, UTAH

PROJECT DESCRIPTION:

EMPIRE VIEW

SHEET DESCRIPTION:

REVISIONS:

DATE:

PROJECT NUMBER:

SHEET NUMBER:

3D.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



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. 435-648-7263, E-mail: degreyarch@qwestoffice.net

844 EMPIRE AVENUE
PARK CITY, UTAH

PROJECT DESCRIPTION:

9TH ST. STAIRS VIEWS

SHEET DESCRIPTION:

REVISIONS:

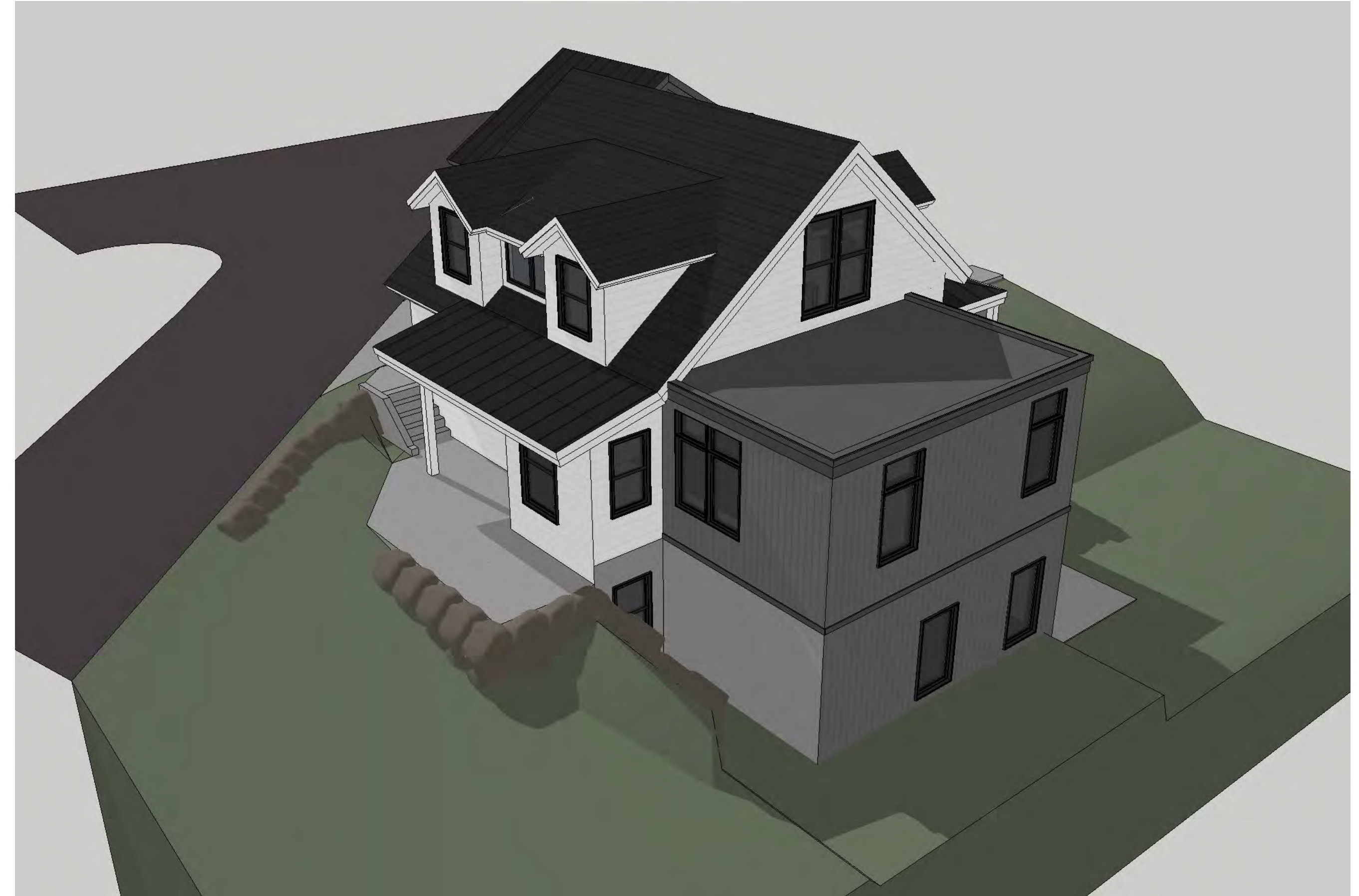
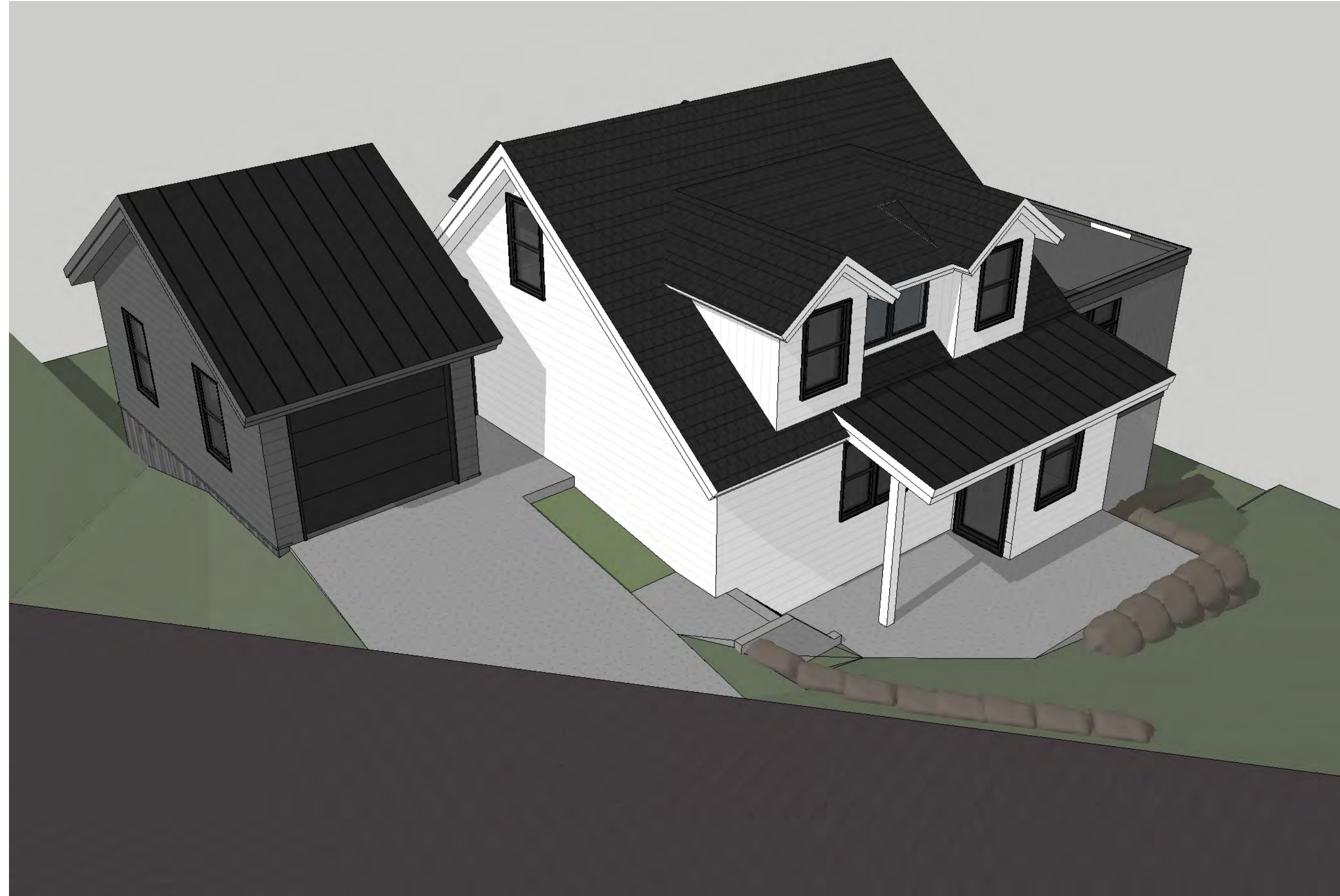
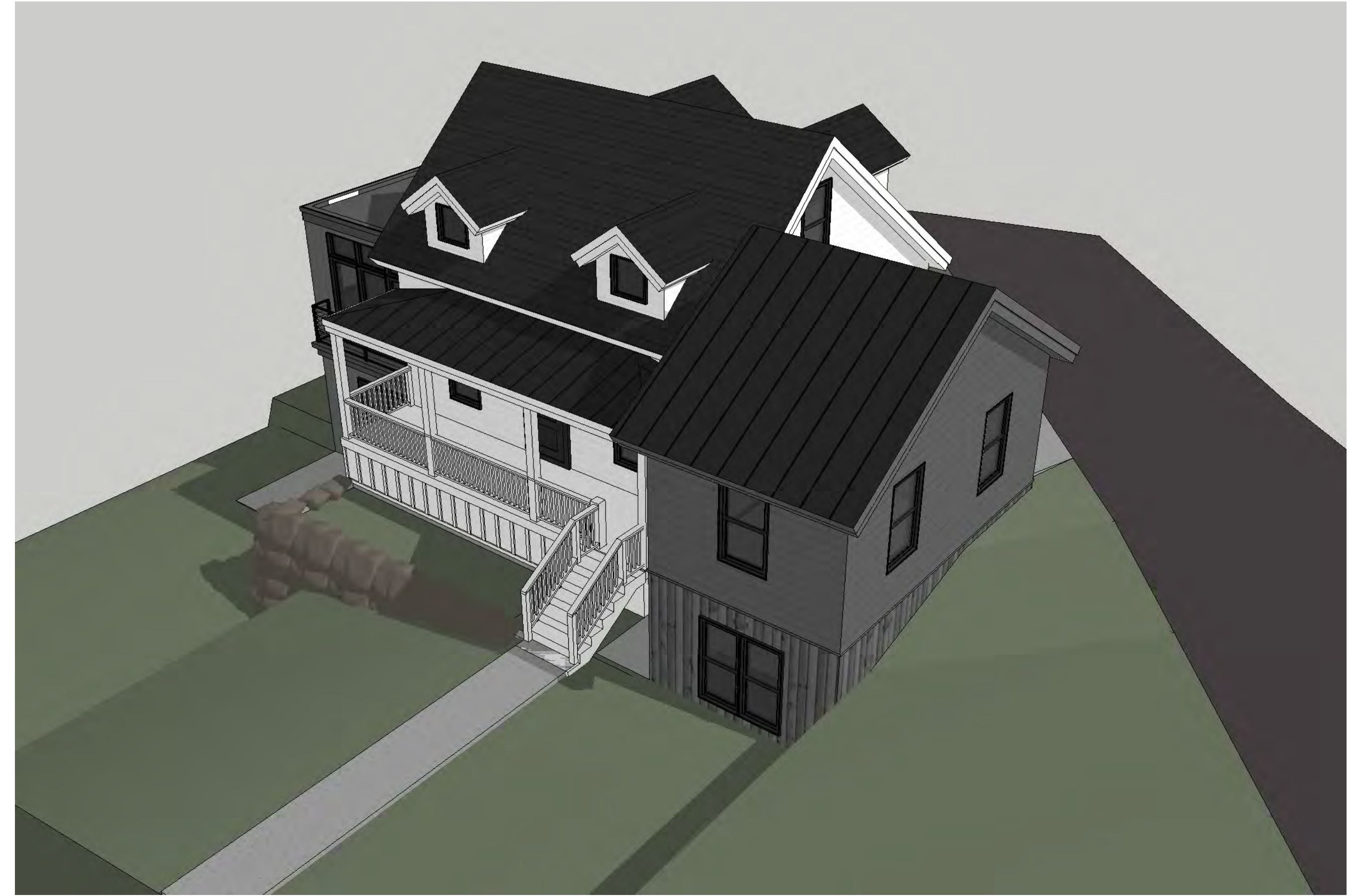
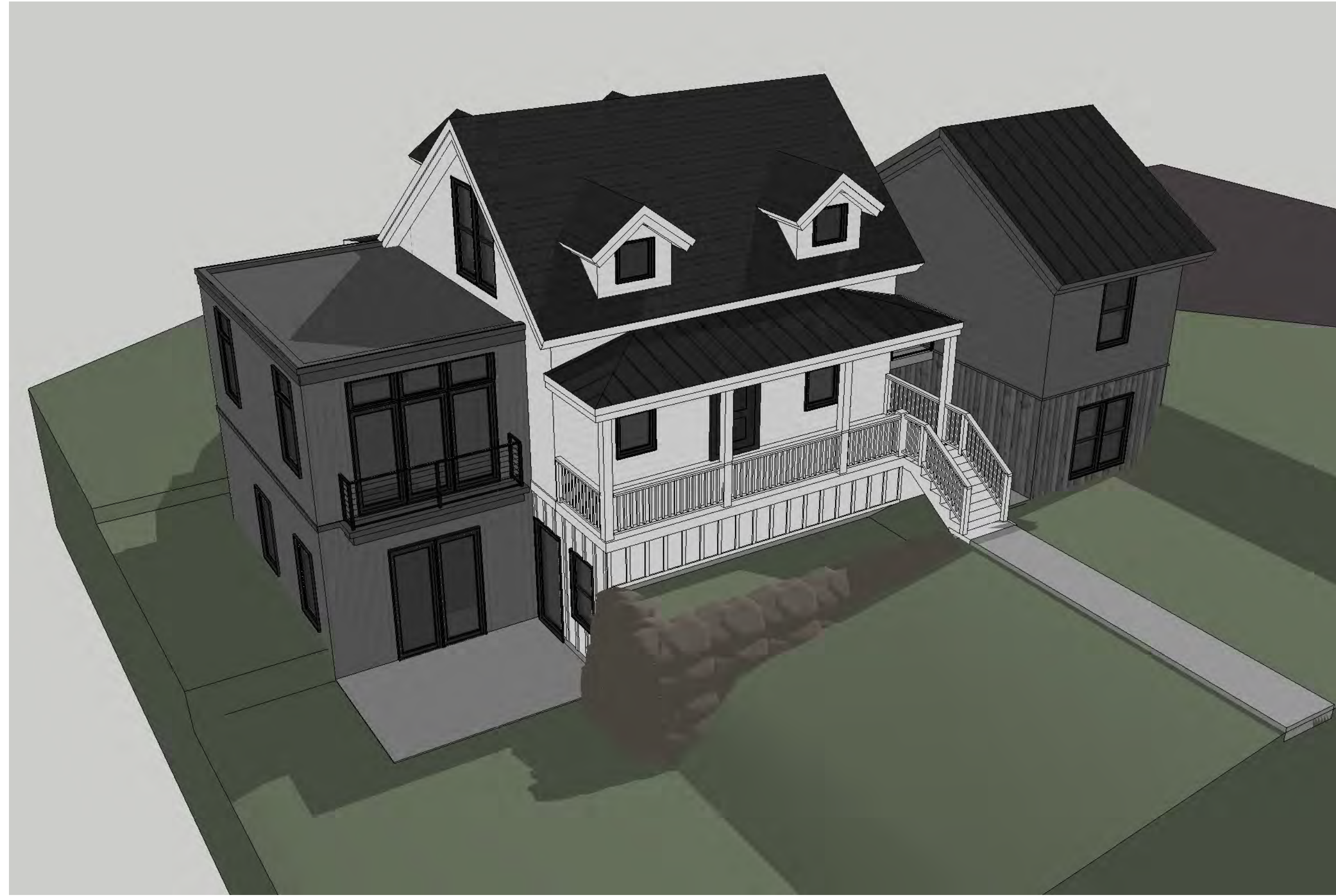
DATE:

PROJECT NUMBER:

SHEET NUMBER:

3D.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



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. 435-648-7263, E-mail: degreyarch@qwestoffice.net

844 EMPIRE AVENUE
PARK CITY, UTAH

PROJECT DESCRIPTION:

BIRDSEYE IMAGES

SHEET DESCRIPTION:

REVISIONS:

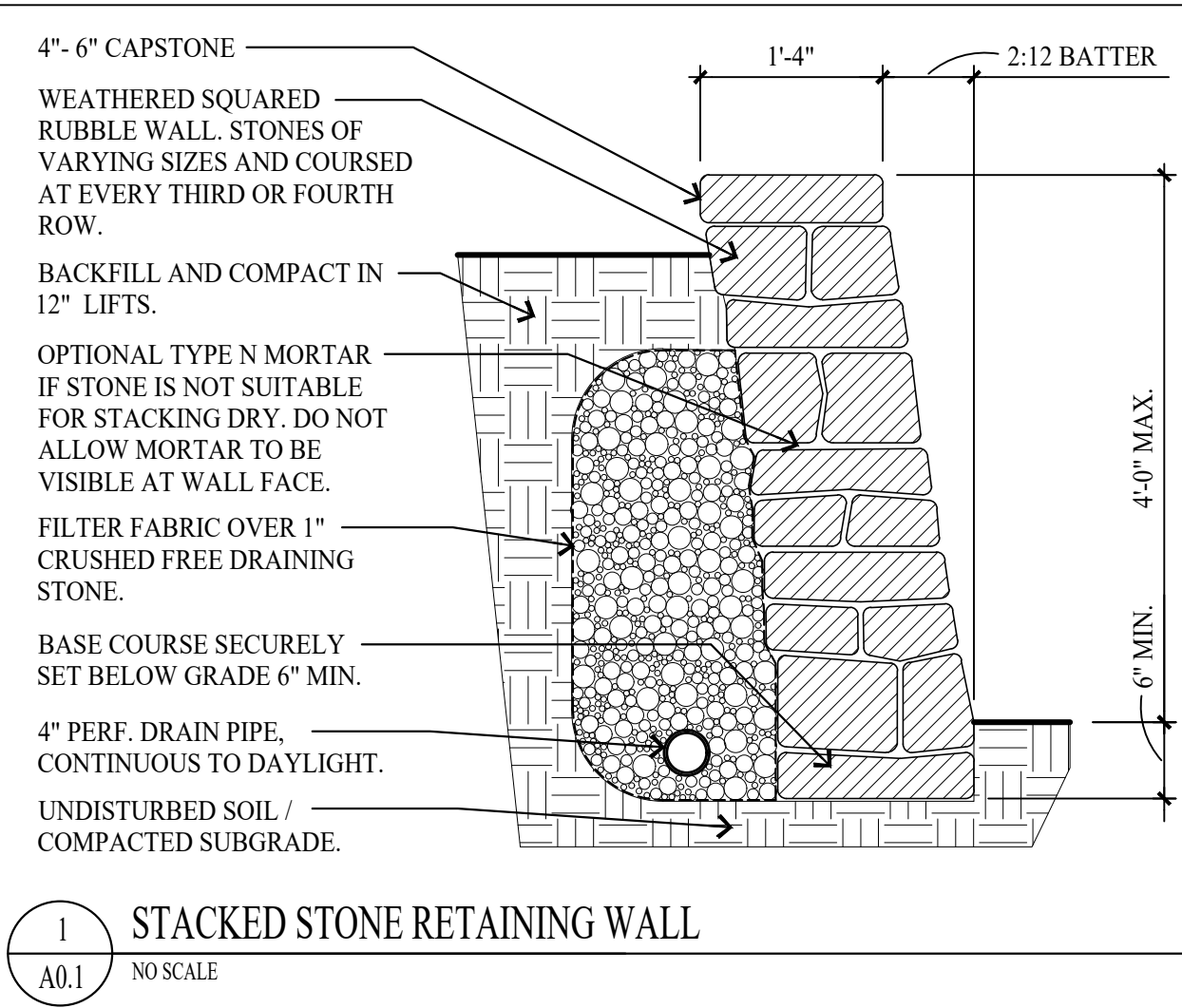
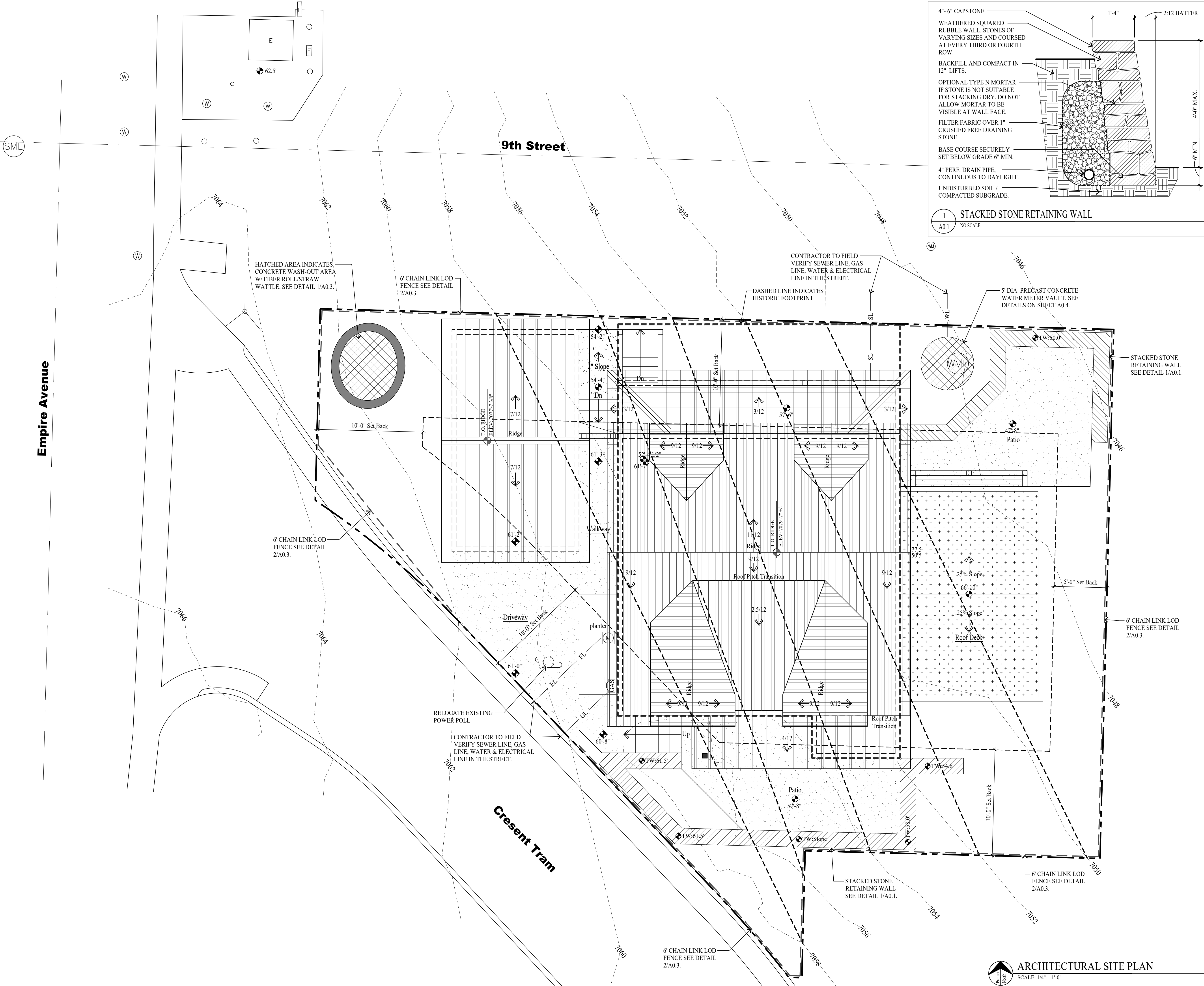
DATE:

PROJECT NUMBER:

SHEET NUMBER:

3D.4

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.



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

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 REMEDIATED AT ONCE.

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

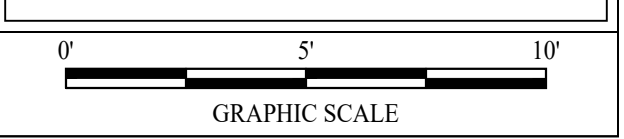
SNOW REMOVAL
 SNOW PLOWED FROM DRIVE SHALL NOT BE PUSHED ONTO THE STREET.

LEGEND

- (WM) WATER MANHOLE LID
- (SML) SEWER MANHOLE LID
- (EM) ELECTRIC METER BOX
- (GAS) GAS METER
- (W) WATER VALVE
- (WM) WATER METER
- (SDM) STORM DRAIN MANHOLE
- (P) POWER POLE
- (SL) STREET LIGHT
- (E) DATUM ELEVATION
- (F) FIRE HYDRANT
- (T) TELECOM BOX
- (E) ELECTRICAL BOX
- (E) SEWER CLEAN OUT
- LOD FENCE
- SURFACE DRAINAGE FLOW
- - - EXISTING CONTOUR LINE
- - - ORIGINAL CONTOUR LINE
- NEW CONTOUR LINE
- PROPERTY LINE
- SET BACK LINE
- HISTORIC FOOTPRINT LINE
- X- FENCE LINE
- WL- WATER LINE
- SL- SEWER LINE
- GL- GAS LINE
- EL- BURIED ELECTRICAL LINE

LOD DISTURBED AREA: 858 S/F

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.



Jonathan DeGray
 Architect

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

NEW RESIDENCE
 HISTORIC DISTRICT DESIGN REVIEW

844 EMPIRE AVENUE, PARK CITY, UTAH 84060

ARCHITECTURAL SITE PLAN

REVISIONS:

DATE: FEBRUARY 16, 2024

PROJECT NUMBER: 2305-01

SHEET NUMBER:

A0.1

ARCHITECTURAL SITE PLAN
 SCALE: 1/4" = 1'-0"

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.

Empire Avenue

9th Street

Crescent Tram

PLANT SCHEDULE							
SYMBOL	KEY	QUANTITY	COMMON NAME	SCIENTIFIC NAME	SIZE	SPACING	COMMENTS
DECIDUOUS TREES							
	A	2	Rocky Mtn. Maple	Acer Glabrum	3" Dia.	3'-8"	
	B	5	Aspen	Populus tremuloides	3" Dia.	6'-10"	
SHRUBS							
	C	10	Red twig dogwood	Cornus sericea "baileyi"	5 Gal.		Spacing as noted
	D	10	Red Chokeberry	Aronia arbutifolia	5 Gal.		Spacing as noted
GROUND COVER and HYDROSEEDING							
	E	25	Mountain Lover	Pachistima Myrsinites	4" Pots	12"-18"	Distribute Equally
	F	25	Creeping Mahonia	Mahonia Repens	1 Gal.	12"-18"	Distribute Equally
	G	990 S/F	Wood Chips				3" Thick Layer

GENERAL NOTES

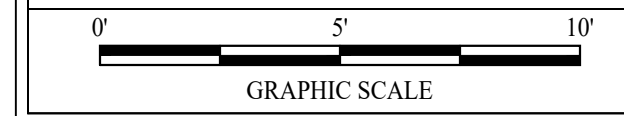
- PLANTING NOTES:
- CONTRACTOR TO VERIFY LOCATION OF ALL UTILITIES PRIOR TO INITIATION OF EXCAVATION OR PLANTING OPERATIONS. ANY DAMAGE TO EXISTING UTILITIES ON SITE OR ADJACENT PROPERTY SHALL BE CONTRACTORS RESPONSIBILITY.
 - ALL PLANT MATERIAL SHALL CONFORM TO CURRENT AMERICAN ASSOCIATION OF NURSERYMANS 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 PLANTING AND PROPERLY DISCARDED.
 - NO BARE ROOT STOCK SHALL BE USED.

LEGEND

- WATER MANHOLE LID
- SEWER MANHOLE LID
- ELECTRIC METER BOX
- GAS METER
- WATER VALVE
- WATER METER
- STORM DRAIN MANHOLE
- POWER POLE
- STREET LIGHT
- DATUM ELEVATION
- FIRE HYDRANT
- TELECOM BOX
- ELECTRICAL BOX
- SEWER CLEAN OUT
- LOD FENCE
- SURFACE DRAINAGE FLOW
- EXISTING CONTOUR LINE
- ORIGINAL CONTOUR LINE
- NEW CONTOUR LINE
- PROPERTY LINE
- SET BACK LINE
- HISTORIC FOOTPRINT LINE
- FENCE LINE
- WATER LINE
- SEWER LINE
- GAS LINE
- BURIED ELECTRICAL LINE

LOD DISTURBED AREA: 858 S/F

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.



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

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: degrayarch@westoffice.net

NEW RESIDENCE
HISTORIC DISTRICT DESIGN REVIEW

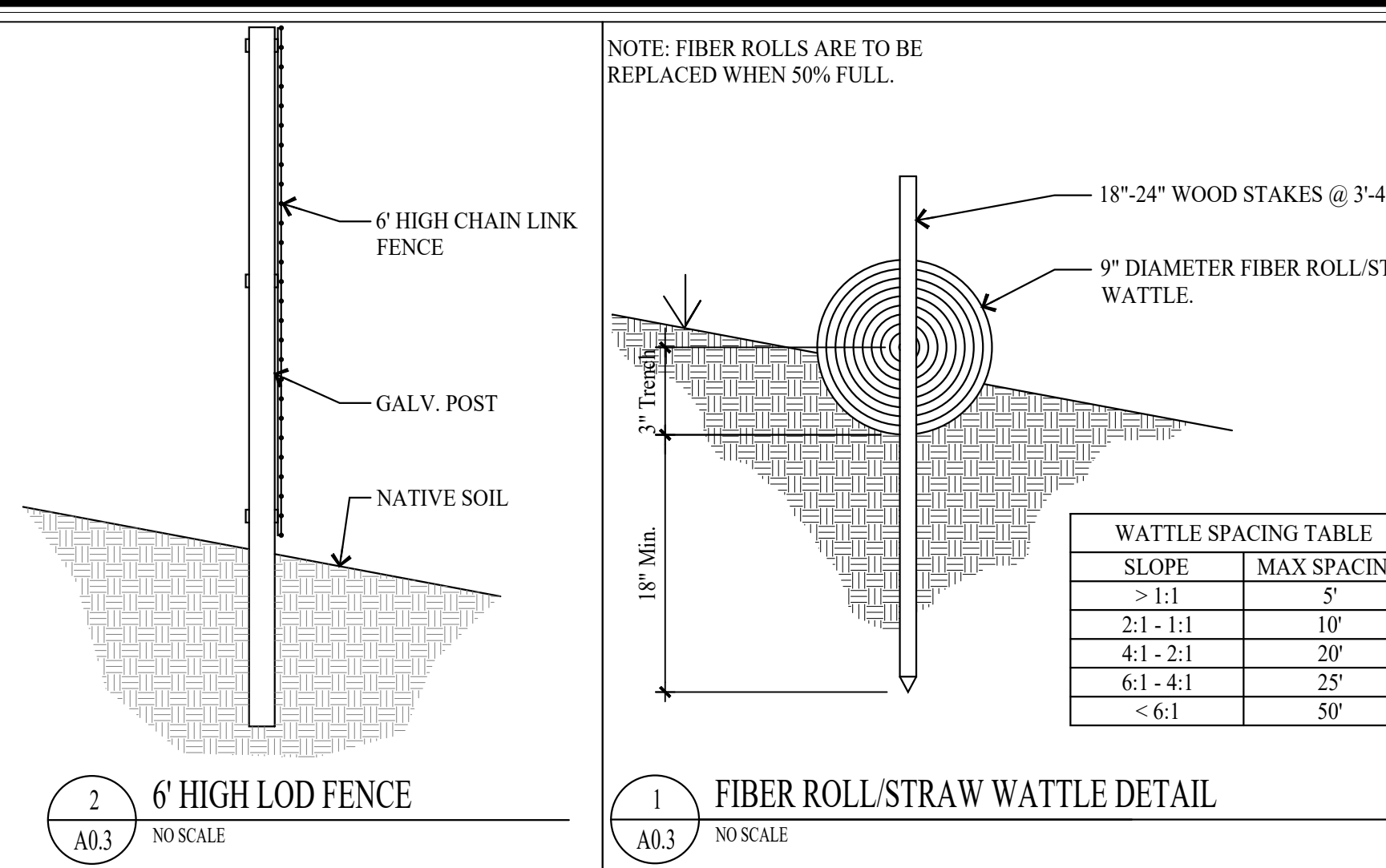
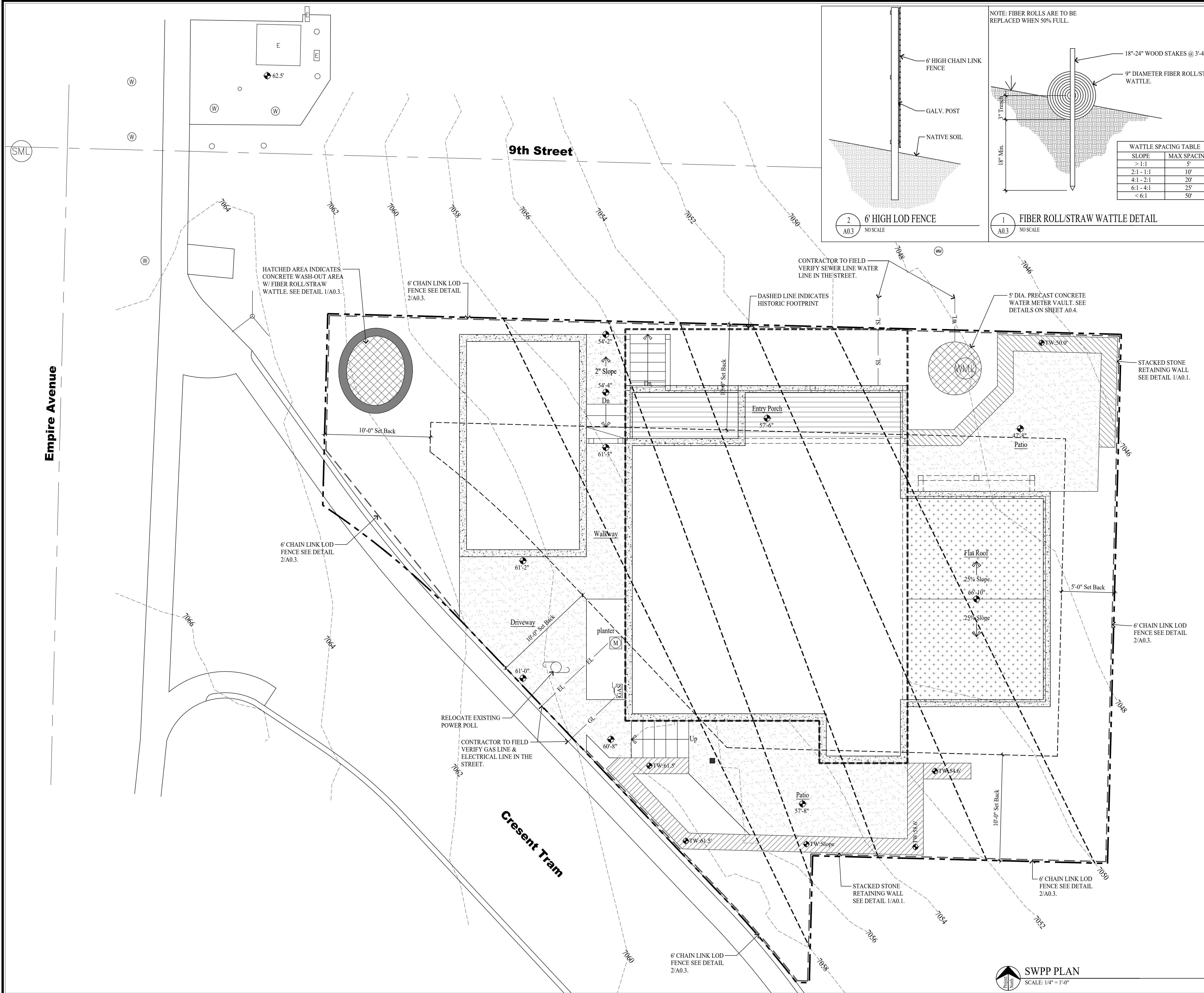
LANDSCAPE PLAN

DATE:
FEBRUARY 16, 2024

PROJECT NUMBER:
2305-01

SHEET NUMBER:
A0.2

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.



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

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 REMEDIATED AT ONCE.

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

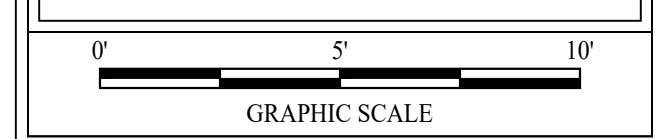
SNOW REMOVAL
 SNOW PLOWED FROM DRIVE SHALL NOT BE PUSHED ONTO THE STREET.

LEGEND

- (WML) WATER MANHOLE LID
- (SML) SEWER MANHOLE LID
- (M) ELECTRIC METER BOX
- (GAS) GAS METER
- (W) WATER VALVE
- (WM) WATER METER
- (SDM) STORM DRAIN MANHOLE
- (P) POWER POLE
- (S) STREET LIGHT
- (D) DATUM ELEVATION
- (F) FIRE HYDRANT
- (T) TELECOM BOX
- (E) ELECTRICAL BOX
- (SCL) SEWER CLEAN OUT
- LOD FENCE
- SURFACE DRAINAGE FLOW
- EXISTING CONTOUR LINE
- ORIGINAL CONTOUR LINE
- NEW CONTOUR LINE
- PROPERTY LINE
- SET BACK LINE
- HISTORIC FOOTPRINT LINE
- X- FENCE LINE
- WL- WATER LINE
- SL- SEWER LINE
- GL- GAS LINE
- EL- BURIED ELECTRICAL LINE

LOD DISTURBED AREA: 858 S/F

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.



Jonathan DeGray
 Architect

P.O. Box 1674, 614 Main Street, Suite 302, Park City, Utah 84080
 Tel. 435-649-7263, E-mail: degrayarch@westoffice.net

NEW RESIDENCE
 HISTORIC DISTRICT DESIGN REVIEW

844 EMPIRE AVENUE, PARK CITY, UTAH 84060

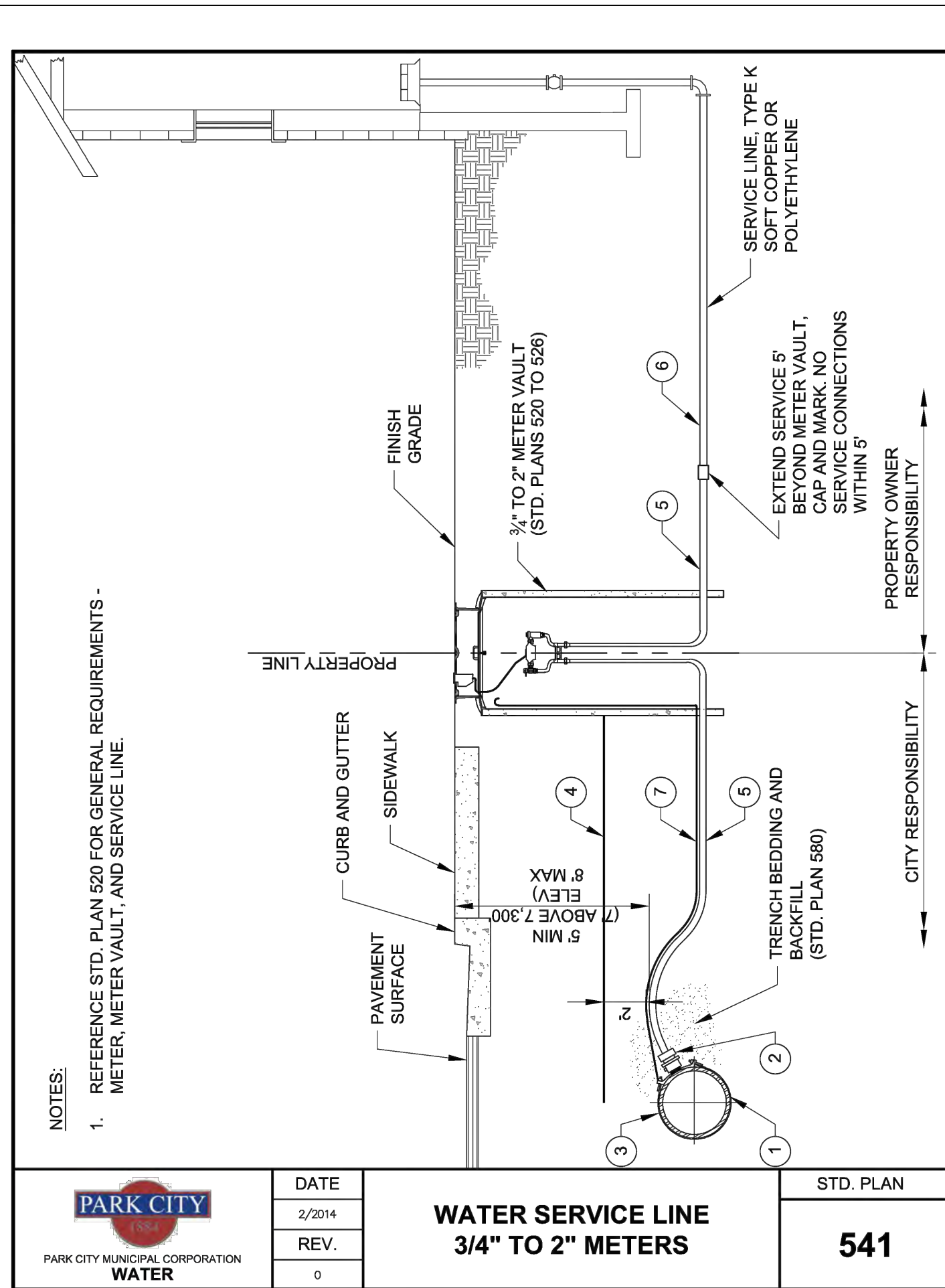
SWPPP PLAN

DATE: FEBRUARY 16, 2024

PROJECT NUMBER: 2305-01

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.

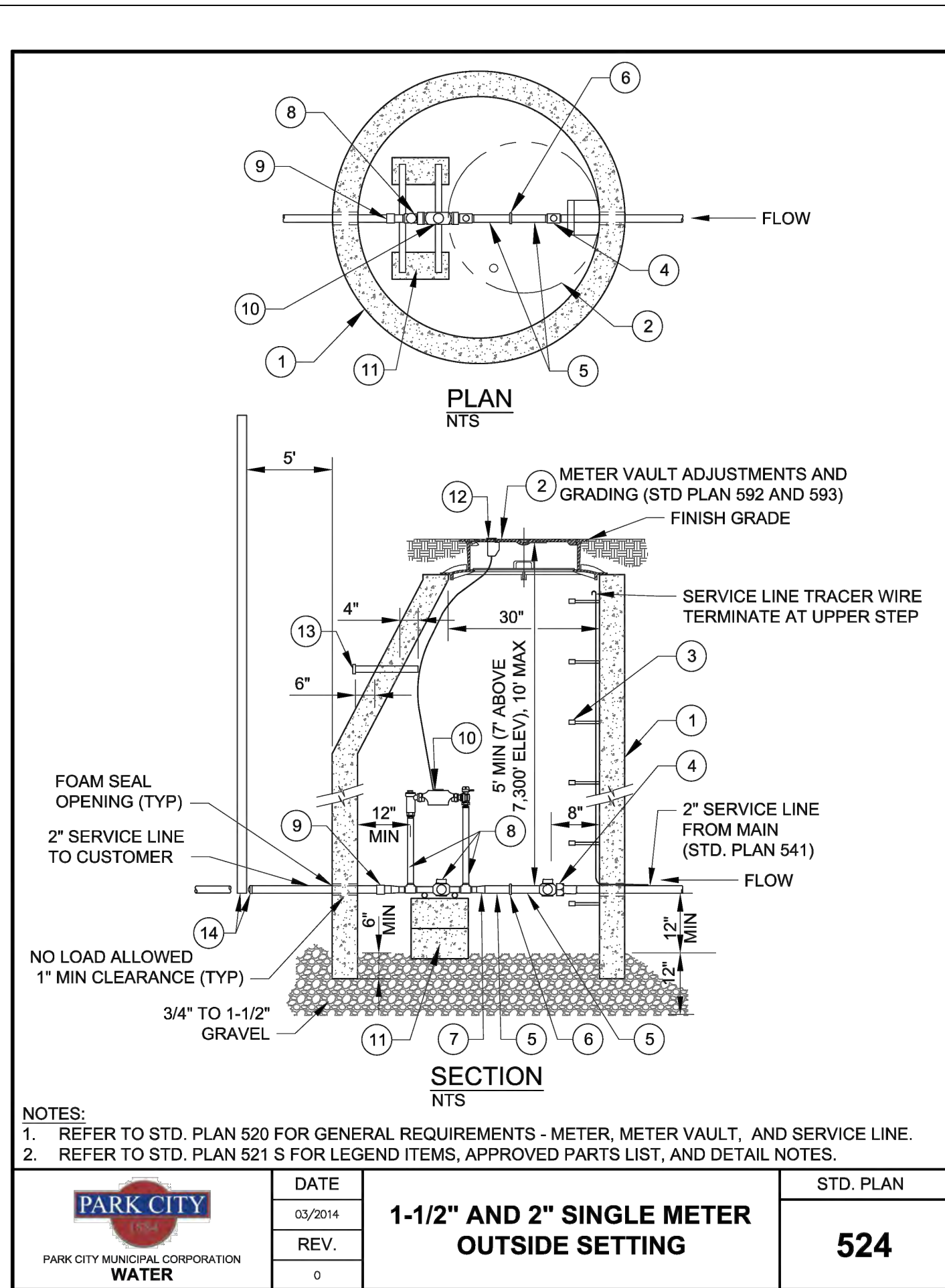


	DATE	2/2014	WATER SERVICE LINE 3/4" TO 2" METERS	541
	REV.	0		
	STD. PLAN			

LEGEND AND APPROVED PARTS LIST			
ITEM	DESCRIPTION	ACCEPTABLE MANUFACTURER	MODELS
1	BRONZE SERVICE SADDLE; DI & AC PIPE; DOUBLE STRAP PVC PIPE; TWO-PIECE BOLTED	MUELLER FORD	DI & AC PIPE; BR28 SERIES; 1-1/2" SERVICE, CC THDS; 2" SERVICE FIP THDS PVC PIPE; H-13000 SERIES; 1-1/2" SERVICE, CC THDS; 2" SERVICE FIP THDS DI & AC PIPE; STYLE 202B; 2" SERVICE, FIP THDS PVC PIPE; 1-1/2" SERVICE, STYLE S902, CC THDS; 2" SERVICE, STYLE S912, FIP THDS
2	BRASS CORPORATION STOP, INLET CC THREAD, OUTLET CTS COMPRESSION	MUELLER FORD	B-25008N FB1100-(SERVICE SIZE)-G-NL
3	POLYETHYLENE ENCASUREMENT, HIGH DENSITY CROSS LAMINATED (HDCL) POLYETHYLENE FILM, AWWA C105 & AWWA C703E METHOD C	CHRISTY'S OR APPROVED EQUAL	AWWA C703E METHOD C (4 MIL)
4	DETECTABLE UNDERGROUND WARNING TAPE, 5-MIL MINIMUM, ALUMINUM BACKING BLUE BACKGROUND, 6" WIDE	SETON OR APP'VD EQUAL	85525
5	WATER SERVICE LINE: HIGH-DENSITY POLYETHYLENE TUBING (CTS), BLUE, SDR 9, AWWA C901 1-1/2" DIA. SERVICE: 3/4" AND 1" SINGLE METER 1-1/2" DIA. SERVICE: 3/4" AND 2" DUAL METERS 2" DIA. SERVICE: 1-1/2" AND 2" SINGLE METER 2" DIA. SERVICE: 1-1/2" DUAL METERS	ADS OR APP'VD EQUAL	
6	WATER SERVICE LINE: HIGH-DENSITY POLYETHYLENE TUBING (CTS), BLUE, SDR 9, AWWA C901, OR, TYPE K COPPER, SOFT, AWWA C800	ADS OR APP'VD EQUAL	
7	TRACER WIRE: 12 GA. SOLID, BLUE PVC INSULATION; WIRE-WIRE CONNECTORS SILICONE-FILLED WIRE NUTS	IDEAL INDUSTRIES	TWISTER DB PLUS OR APP'VD EQUAL

DETAIL NOTES			
1.	COORDINATE SERVICE SIZE WITH CITY PRIOR TO ORDERING MATERIALS		
2.	LOCATE SERVICE PER APPROVED PLANS		
3.	NO SERVICE LINE FITTINGS ALLOWED BETWEEN CORPORATION STOP AND METER VAULT CURB STOP VALVE		
4.	APPLY WAX TAPE COATING SYSTEM TO SERVICE SADDLE BOLTS AND NUTS, AWWA C217. SYSTEM TO INCLUDE FILLER MATERIAL, TAPE COATING, AND PROTECTIVE OUTERWRAP. DENSO NORTH AMERICA, TRENTON, OR APPROVED EQUAL, (STD. PLAN 534)		

	DATE	5/2014	WATER SERVICE LINE 3/4" TO 2" METERS	541 S
	REV.			
	STD. PLAN			

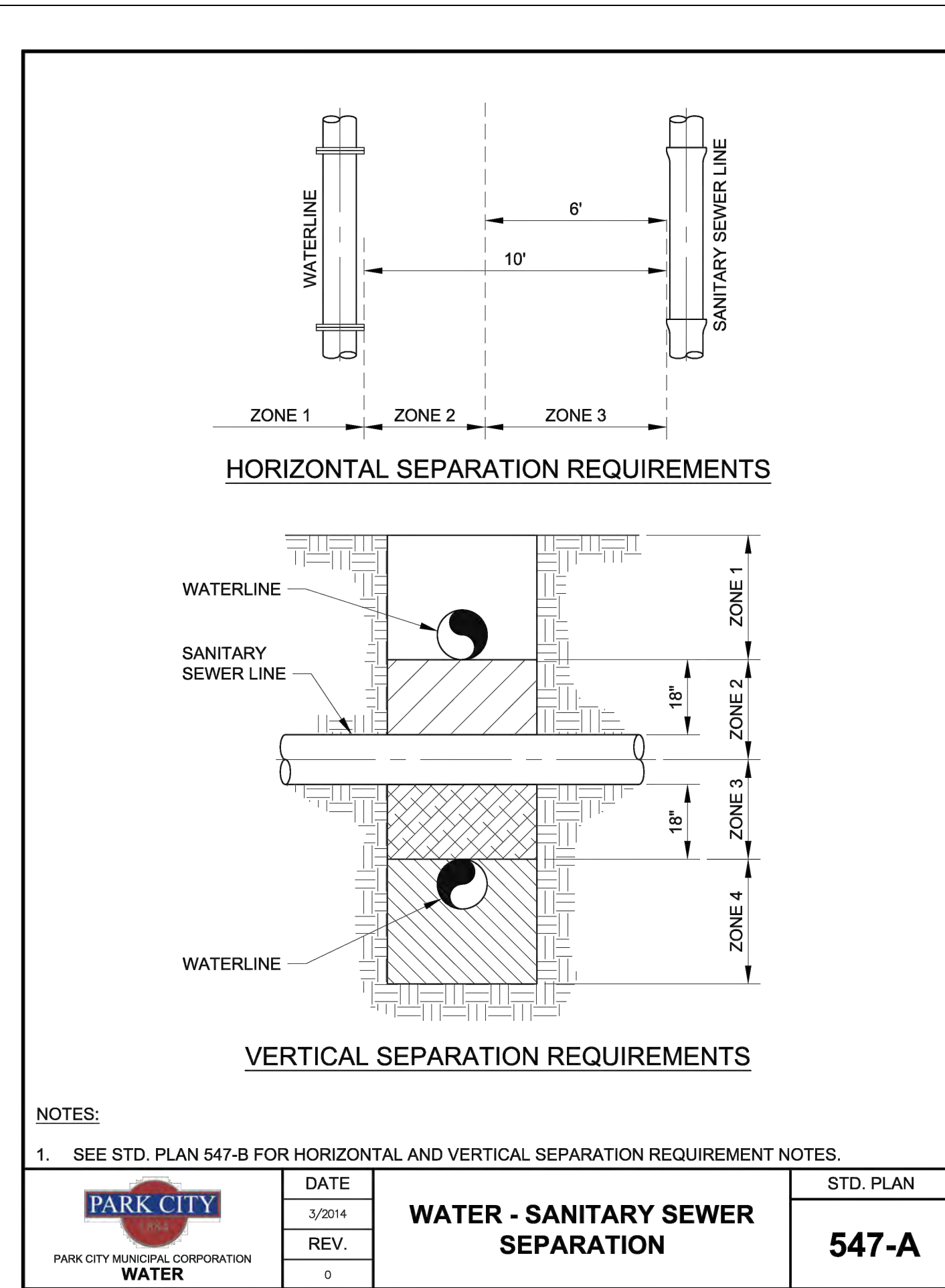


	DATE	03/2014	1-1/2" AND 2" SINGLE METER OUTSIDE SETTING	524
	REV.	0		
	STD. PLAN			

LEGEND AND APPROVED PARTS LIST			
ITEM	DESCRIPTION	ACCEPTABLE MANUFACTURER	MODELS
1	5" DIA. MANHOLE, PRECAST CONCRETE ECCENTRIC DOME 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, 15-1/2" 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 FORD	1-1/2"x15" B2423-2-01N (WITH BYPASS) 1-1/2"x15" B2422-2N (WITHOUT BYPASS) 1-1/2" VBHH76-15B-11-66-NL (WITH BYPASS) 1-1/2" VBHH76-15-11-66-NL (WITHOUT BYPASS)
9	2" METER YOKE COMMERCIAL SERVICE: WITH BYPASS RESIDENTIAL SERVICE: WITHOUT BYPASS IRRIGATION SERVICE: WITHOUT BYPASS	MUELLER FORD	2"x15" B2423-2-01N (WITH BYPASS) 2"x15" B2422-2N (WITHOUT BYPASS) 2" VBHH77-15B-11-77-NL (WITH BYPASS) 2" VBHH77-15-11-77-NL (WITHOUT BYPASS)
10	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 FORD	H-15451N C-14-66-G-NL
11	METER, SUPPLIED AND INSTALLED BY PCMC		
12	PIPE SUPPORTS (4) 16"x8"x8" CMU BLOCK, (2) METER SUPPORT RODS, GALVANIZED		
13	MXU AND WIRING, SUPPLIED AND INSTALLED BY PCMC		
14	MXU REMOTE LOCATION CONDUIT WITH END CAPS, SCH 40 PVC (STD. PLAN 531)		
15	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		

	DATE	3/2014	1-1/2" and 2" SINGLE METER OUTSIDE SETTING	524 S
	REV.			
	STD. PLAN			



	DATE	3/2014	WATER - SANITARY SEWER SEPARATION	547-A
	REV.	0		
	STD. PLAN			

LEGEND AND APPROVED PARTS LIST			
ITEM	DESCRIPTION	ACCEPTABLE MANUFACTURER	MODELS
1	5" DIA. MANHOLE, PRECAST CONCRETE ECCENTRIC DOME 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, 15-1/2" 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 FORD	1-1/2"x15" B2423-2-01N (WITH BYPASS) 1-1/2"x15" B2422-2N (WITHOUT BYPASS) 1-1/2" VBHH76-15B-11-66-NL (WITH BYPASS) 1-1/2" VBHH76-15-11-66-NL (WITHOUT BYPASS)
9	2" METER YOKE COMMERCIAL SERVICE: WITH BYPASS RESIDENTIAL SERVICE: WITHOUT BYPASS IRRIGATION SERVICE: WITHOUT BYPASS	MUELLER FORD	2"x15" B2423-2-01N (WITH BYPASS) 2"x15" B2422-2N (WITHOUT BYPASS) 2" VBHH77-15B-11-77-NL (WITH BYPASS) 2" VBHH77-15-11-77-NL (WITHOUT BYPASS)
10	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 FORD	H-15451N C-14-66-G-NL
11	METER, SUPPLIED AND INSTALLED BY PCMC		
12	PIPE SUPPORTS (4) 16"x8"x8" CMU BLOCK, (2) METER SUPPORT RODS, GALVANIZED		
13	MXU AND WIRING, SUPPLIED AND INSTALLED BY PCMC		
14	MXU REMOTE LOCATION CONDUIT WITH END CAPS, SCH 40 PVC (STD. PLAN 531)		
15	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		

	DATE	5/2014	WATER - SANITARY SEWER SEPARATION NOTES	547-B
	REV.			
	STD. PLAN			

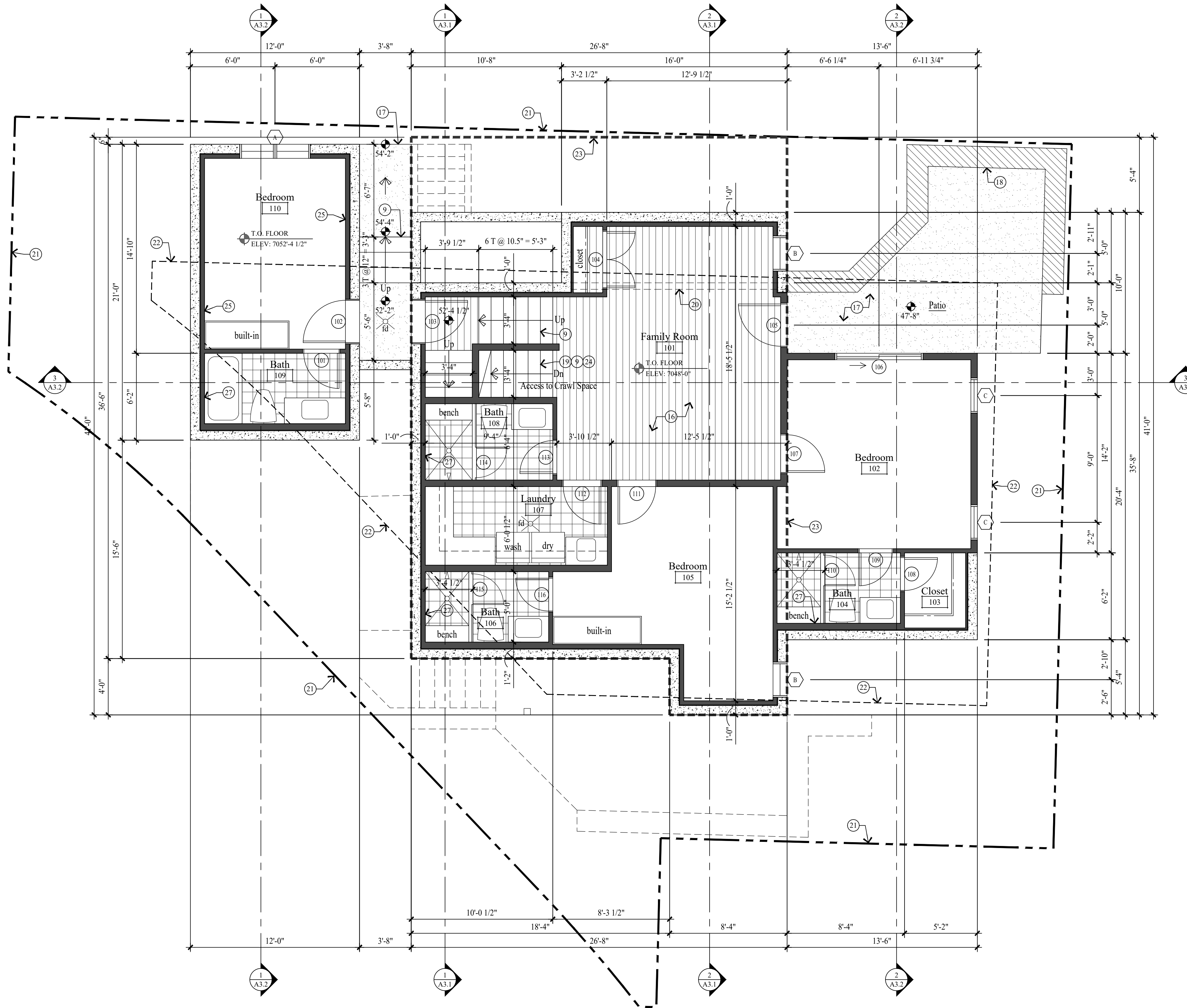
Jonathan DeGray
Architect

NEW RESIDENCE
HISTORIC DISTRICT DESIGN REVIEW
844 EMPIRE AVENUE, PARK CITY, UTAH 84060

PAK CITY WATER DETAILS

DATE: FEBRUARY 16, 2024
PROJECT NUMBER: 2305-01
SHEET NUMBER: A0.4

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.



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

GENERAL NOTES

- NEW CONCRETE WALL
 - NEW 2x FRAMED WALL
 - HISTORIC FOOTPRINT LINE
 - PROPERTY LINE
 - SET BACK LINE
 - (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 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" TJI FRAMING U.N.O. W/ BIB INSULATION R-38 - TYP. ALL ROOF JOIST TO BE 9 1/2" TJI FRAMING U.N.O. W/ BIB INSULATION R-38 - TYP.
 3. FIRE 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 N1102.4.1 - N1102.4.4.
 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 6034

KEY NOTES

1. ARCHITECTURAL GRADE 40 YEAR ASPHALT SHINGLE ON ICE AND WATER MEMBRANE ON 5/8" EXT. PLYWOOD ON ROOF JOIST, SEE STRUCT. FOR SIZE & SPACING. ROOF SHALL COMPLY WITH THE WILDLAND - URBAN INTERFACE CODE.
2. CLASS A NON-REFLECTIVE STANDING SEAM METAL ROOF TO BE CCC'S APPROVED. ICE & WATER MEMBRANE ON 5/8" EXT. PLYWOOD ON ROOF JOIST, SEE STRUCT. FOR SIZE & SPACING. ROOF SHALL COMPLY WITH THE WILDLAND - URBAN INTERFACE CODE.
3. ROOF DECK: REINFORCED WATERPROOF MEMBRANE OVER 3/4" EXTERIOR PLYWOOD ON 11 7/8" LVL JOIST TAPERED TO 9" FOR 2% MIN. SLOPE - SEE STRUCT. FOR SPACING & DETAILS.
4. COMPOSITE RIDGE VENT; COBRA OR EQUAL. METAL RIDGE VENT AT METAL ROOF.
5. 2"x3" CONTINUOUS METAL DRIP EDGE OVER 1x6 ON 1x10 BUILT-UP FASCIA W/ 1x CEDAR SOFFIT, VENTED - PAINT/STAIN.
6. 2"x3" CONTINUOUS METAL DRIP EDGE OVER 1x4 ON 1x8 BUILT-UP FASCIA W/ 1x CEDAR SOFFIT, VENTED - PAINT/STAIN.
7. GUTTERS AND DOWNSPOUTS TO TIE INTO EXISTING FRENCH DRAIN.
8. SNOW RETENTION BARS, S-5 X-GARD 2.0 OR EQUAL - SEE SHEET A5.2
9. FOR TYPICAL STAIRWAY, HANDRAILING AND GUARDRAILING NOTES & DETAILS ON SEE SHEET A5.1.
10. 36" HIGH GUARD RAILING: 2x SHAPED HARDWOOD CONTINUOUS TOP CAP, W/ 5/32" DIA. 316 STAINLESS STEEL CABLE, WORKING LOAD: 750# BREAKING LOAD: 2000#. HORIZONTAL SPACED LESS THAN 4". THROUGH 3x3 TUBE STEEL POST.
11. 36" HIGH GUARD RAILING: 2"x4 1/2" SHAPED HARDWOOD CONTINUOUS TOP CAP, TOP AND BOTTOM RAIL TO BE 1 1/2" x 2 1/2" TUBE STEEL. BOTTOM RAIL TO BE TURNED FLAT, W/ 1/2" STEEL BALLAST, VERTICAL, SPACED LESS THAN 4". 4"x4" WOOD END / MID POSTS.
12. 36" HIGH RAILING: 2x4 SHAPED TOP RAIL W/ 2x2 BALLAST SPACED LESS THAN 4" W/ 2x4 BOTTOM RAIL - PAINTED.
13. ENTRY STAIRS: WOOD STRINGERS AND STAIRS. NOTES & DETAILS ON SEE SHEET A5.1.
14. ENTRY PORCH: 2x6 TREX DECKING ON 2x P.T. TAPERED SLEEPERS ON REINF. WATERPROOF MEMBRANE ON 3/4" EXTERIOR PLYWOOD ON 2x P.T. TAPERED DECK JOIST - SEE STRUCTURAL FOR SIZE AND SPACING.
15. 6x6 COLUMN - PAINT/STAIN.
16. 1 1/2" GYPCRETE W/ HYDRAUNIC HEATING ON 3/4" PLYWOOD ON FLOOR JOIST - SEE STRUCTURAL FOR SIZE AND SPACING.
17. 4" REINFORCED HEATED CONCRETE PATIO / DRIVEWAY / STEPS ON 4" GRAVEL BASE.
18. STACKED STONE RETAINING WALL, NOT TO EXCEED 4'-0" HIGH. SEE DETAIL 1/A0.1.
19. ENCLOSED ACCESSIBLE SPACE UNDER STAIRS SHALL HAVE WALLS, UNDER-STAIR SURFACE AND ANY SOFFITS PROTECTED ON THE ENCLOSED SIDE WITH 1/2" GYPSUM BOARD.
20. DASHED LINES INDICATE WALL / BEAM ABOVE.
21. PROPERTY LINE.
22. SET BACK LINE.
23. DASHED LINE INDICATES HISTORIC FOOTPRINT.
24. CRAWL SPACE: 6 MIL POLYETHYLENE VAPOR RETARDER ON 4" GRAVEL BASE - CLEANED AND GRADED. SEE MECHANICAL NOTE 21 & 25 ON SHEET MEP.0.
25. 5/8" TYPE "X" ON GARAGE CEILING AND WALL SEPARATING THE GARAGE AND LIVING SPACE.
26. GARAGE SLAB: 5" CONCRETE ON 16 GAUGE B-36 FORMLOCK METAL DECKING, SLOPED. SEE STRUCTURAL FOR REINFORCING AND DETAILS.
27. TUBS AND SHOWERS WITH TILED WALLS TO HAVE A POLYSTYRENE FOAM SYSTEM, WEDI OR EQUAL.
28. HEATILATOR "CRAVE 6048-C" DIRECT VENT FIREPLACE. FRAME ON 10" PLATFORM. SEALED GAS APPLIANCE. ANSI Z21.88-2019.
29. BALCONY: 2x6 TREX DECKING ON 2x P.T. JOIST - SEE STRUCTURAL FOR SIZE AND SPACING.

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: degrayarch@qwestoffice.net

NEW RESIDENCE
HISTORIC DISTRICT DESIGN REVIEW

844 EMPIRE AVENUE, PARK CITY, UTAH 84060

LOWER LEVEL PLAN

REVISIONS:

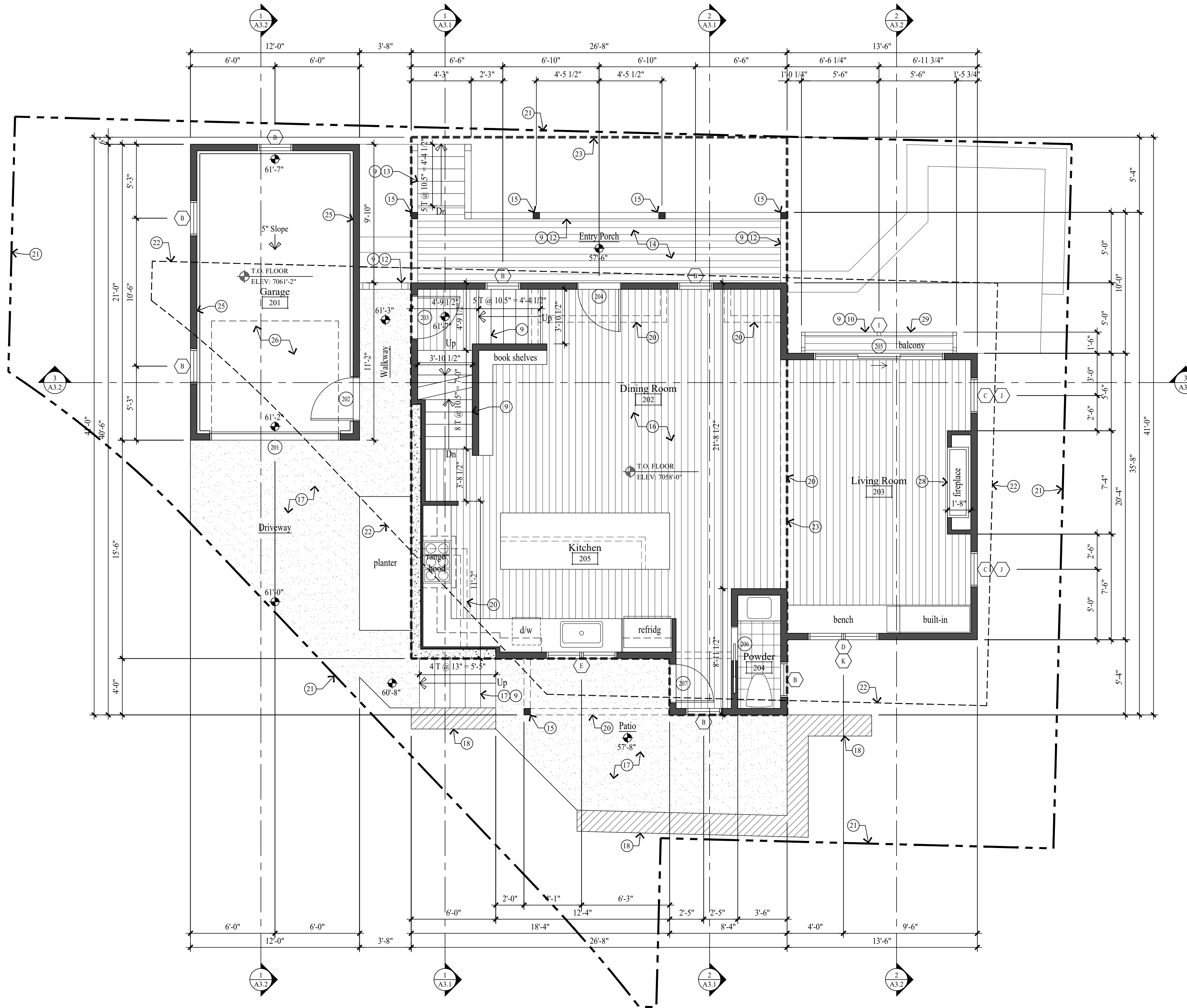
DATE:
FEBRUARY 16, 2024

PROJECT NUMBER:
2305-01

SHEET NUMBER:

A1.1

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.



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

GENERAL NOTES

- NEW CONCRETE WALL
 - NEW 2x6 FRAMED WALL
 - HISTORIC FOOTPRINT LINE
 - PROPERTY LINE
 - SET BACK LINE
 - (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 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" TJI FRAMING U.N.O. W/ BIB INSULATION R-38 - TYP. ALL ROOF JOIST TO BE 9 1/2" TJI FRAMING U.N.O. W/ BIB INSULATION R-38 - TYP.
 3. FIRE 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 N1102.4.1 - N1102.4.4.
 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 6034

KEY NOTES

- 1 ARCHITECTURAL GRADE 40 YEAR ASPHALT SHINGLE ON ICE AND WATER MEMBRANE ON 5/8" EXT. PLYWOOD ON ROOF JOIST, SEE STRUCT. FOR SIZE & SPACING. ROOF SHALL COMPLY WITH THE WILDLAND - URBAN INTERFACE CODE.
- 2 CLASS A NON-REFLECTIVE STANDING SEAM METAL ROOF TO BE OCC'S APPROVED. ICE & WATER MEMBRANE ON 5/8" EXT. PLYWOOD ON ROOF JOIST, SEE STRUCT. FOR SIZE & SPACING. ROOF SHALL COMPLY WITH THE WILDLAND - URBAN INTERFACE CODE.
- 3 ROOF DECK: REINFORCED WATERPROOF MEMBRANE OVER 3/4" EXTERIOR PLYWOOD ON 11 7/8" LVL JOIST TAPERED TO 9" FOR 2% MIN. SLOPE - SEE STRUCT. FOR SPACING & DETAILS.
- 4 COMPOSITE RIDGE VENT; COBRA OR EQUAL. METAL RIDGE VENT AT METAL ROOF.
- 5 2"x3" CONTINUOUS METAL DRIP EDGE OVER 1x6 ON 1x10 BUILT-UP FASCIA W/ 1x CEDAR SOFFIT, VENTED - PAINT/STAIN.
- 6 2"x3" CONTINUOUS METAL DRIP EDGE OVER 1x4 ON 1x8 BUILT-UP FASCIA W/ 1x CEDAR SOFFIT, VENTED - PAINT/STAIN.
- 7 GUTTERS AND DOWNSPOUTS TO TIE INTO EXISTING FRENCH DRAIN.
- 8 SNOW RETENTION BARS, S-5 X-GARD 2.0 OR EQUAL - SEE SHEET A5.2
- 9 FOR TYPICAL STAIRWAY, HANDRAILING AND GUARDRAILING NOTES & DETAILS ON SEE SHEET A5.1.
- 10 36" HIGH GUARD RAILING: 2x SHAPED HARDWOOD CONTINUOUS TOP CAP, W/ 5/32" DIA. 316 STAINLESS STEEL CABLE, WORKING LOAD: 750# BREAKING LOAD: 2000#. HORIZONTAL SPACED LESS THAN 4". THROUGH 3x3 TUBE STEEL POST.
- 11 36" HIGH GUARD RAILING: 2"x4 1/2" SHAPED HARDWOOD CONTINUOUS TOP CAP, TOP AND BOTTOM RAIL TO BE 1 1/2" x 2 1/2" TUBE STEEL. BOTTOM RAIL TO BE TURNED FLAT, W/ 1/2" STEEL BALLAST, VERTICAL, SPACED LESS THAN 4". 4"x4" WOOD END / MID POSTS.
- 12 36" HIGH RAILING: 2x4 SHAPED TOP RAIL W/ 2x2 BALLAST SPACED LESS THAN 4" W/ 2x4 BOTTOM RAIL - PAINTED.
- 13 ENTRY STAIRS: WOOD STRINGERS AND STAIRS. NOTES & DETAILS ON SEE SHEET A5.1.
- 14 ENTRY PORCH: 2x6 TREX DECKING ON 2x P.T. TAPERED SLEEPERS ON REINF. WATERPROOF MEMBRANE ON 3/4" EXTERIOR PLYWOOD ON 2x P.T. TAPERED DECK JOIST - SEE STRUCTURAL FOR SIZE AND SPACING.
- 15 6x6 COLUMN - PAINT/STAIN.
- 16 1 1/2" GYPCRETE W/ HYDRAUNIC HEATING ON 3/4" PLYWOOD ON FLOOR JOIST - SEE STRUCTURAL FOR SIZE AND SPACING.
- 17 4" REINFORCED HEATED CONCRETE PATIO / DRIVEWAY / STEPS ON 4" GRAVEL BASE.
- 18 STACKED STONE RETAINING WALL, NOT TO EXCEED 4'-0" HIGH. SEE DETAIL 1/A0.1.
- 19 ENCLOSED ACCESSIBLE SPACE UNDER STAIRS SHALL HAVE WALLS, UNDER-STAIR SURFACE AND ANY SOFFITS PROTECTED ON THE ENCLOSED SIDE WITH 1/2" GYPSUM BOARD.
- 20 DASHED LINES INDICATE WALL / BEAM ABOVE.
- 21 PROPERTY LINE.
- 22 SET BACK LINE.
- 23 DASHED LINE INDICATES HISTORIC FOOTPRINT.
- 24 CRAWL SPACE: 6 MIL POLYETHYLENE VAPOR RETARDER ON 4" GRAVEL BASE - CLEANED AND GRADED. SEE MECHANICAL NOTE 21 & 25 ON SHEET MEP.0.
- 25 5/8" TYPE "X" ON GARAGE CEILING AND WALL SEPARATING THE GARAGE AND LIVING SPACE.
- 26 GARAGE SLAB: 5" CONCRETE ON 16 GAUGE B-36 FORMLOCK METAL DECKING, SLOPED. SEE STRUCTURAL FOR REINFORCING AND DETAILS.
- 27 TUBS AND SHOWERS WITH TILED WALLS TO HAVE A POLYSTYRENE FOAM SYSTEM, WEDI OR EQUAL.
- 28 HEATILATOR "CRAVE 6048-C" DIRECT VENT FIREPLACE. FRAME ON 10" PLATFORM. SEALED GAS APPLIANCE. ANSI Z21.88-2019.
- 29 BALCONY: 2x6 TREX DECKING ON 2x P.T. JOIST - SEE STRUCTURAL FOR SIZE AND SPACING.

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: degrayarch@qwestoffice.net

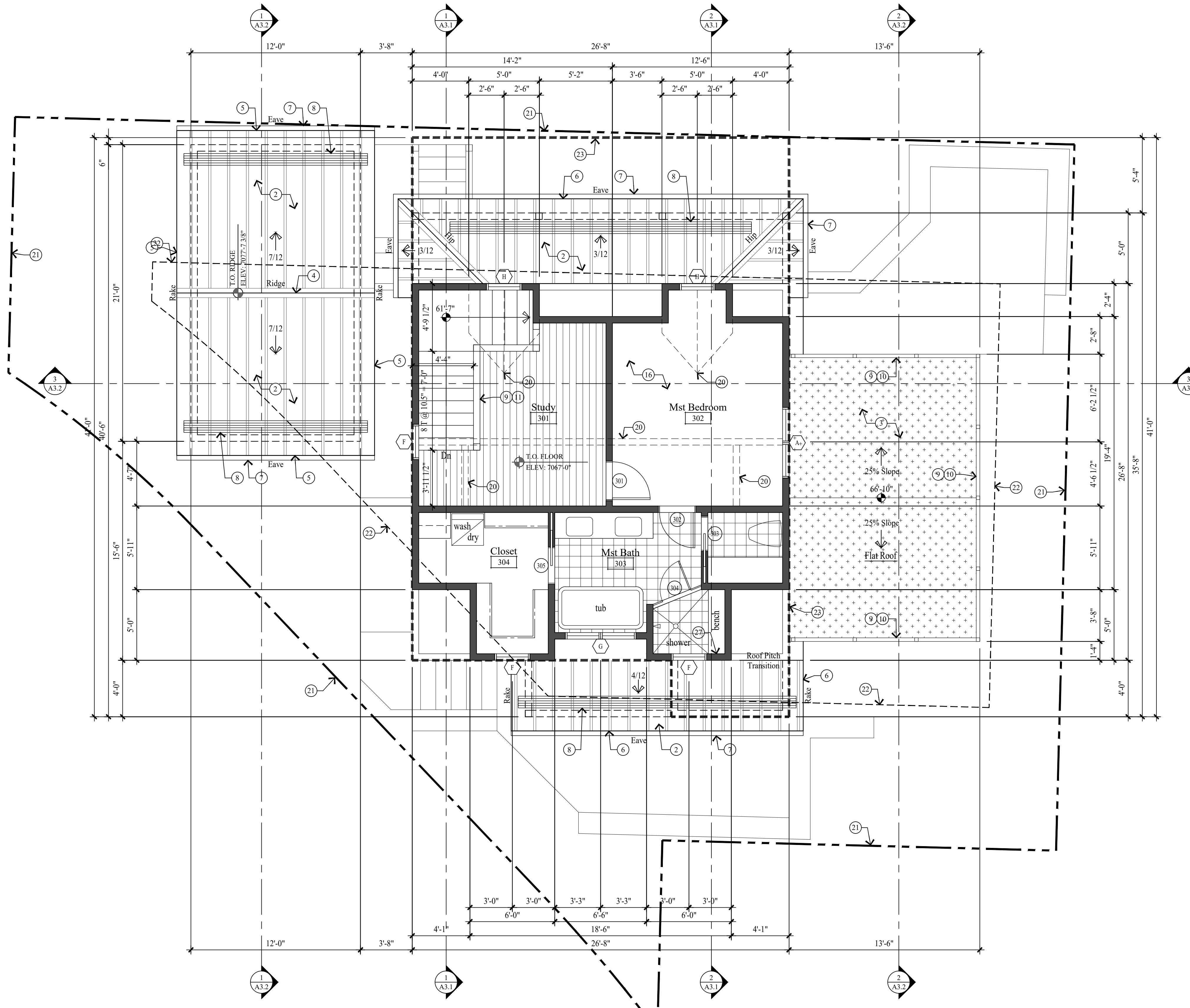
NEW RESIDENCE
HISTORIC DISTRICT DESIGN REVIEW

844 EMPIRE AVENUE, PARK CITY, UTAH 84060

MAIN LEVEL PLAN

DATE: FEBRUARY 16, 2024
PROJECT NUMBER: 2305-01
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.



UPPER LEVEL PLAN, LOW ROOF PLAN
SCALE: 1/4" = 1'-0"

GENERAL NOTES

- NEW CONCRETE WALL
 - NEW 2x FRAMED WALL
 - HISTORIC FOOTPRINT LINE
 - PROPERTY LINE
 - SET BACK LINE
 - (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 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" TJI FRAMING U.N.O. W/ BIB INSULATION R-38 - TYP. ALL ROOF JOIST TO BE 9 1/2" TJI FRAMING U.N.O. W/ BIB INSULATION R-38 - TYP.
 3. FIRE 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 N1102.4.1 - N1102.4.4.
 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 6034.

KEY NOTES

- 1 ARCHITECTURAL GRADE 40 YEAR ASPHALT SHINGLE ON ICE AND WATER MEMBRANE ON 5/8" EXT. PLYWOOD ON ROOF JOIST, SEE STRUCT. FOR SIZE & SPACING. ROOF SHALL COMPLY WITH THE WILDLAND - URBAN INTERFACE CODE.
- 2 CLASS A NON-REFLECTIVE STANDING SEAM METAL ROOF TO BE CCC'S APPROVED. ICE & WATER MEMBRANE ON 5/8" EXT. PLYWOOD ON ROOF JOIST, SEE STRUCT. FOR SIZE & SPACING. ROOF SHALL COMPLY WITH THE WILDLAND - URBAN INTERFACE CODE.
- 3 ROOF DECK: REINFORCED WATERPROOF MEMBRANE OVER 3/4" EXTERIOR PLYWOOD ON 11 7/8" LVL JOIST TAPERED TO 9" FOR 2% MIN. SLOPE - SEE STRUCT. FOR SPACING & DETAILS.
- 4 COMPOSITE RIDGE VENT; COBRA OR EQUAL. METAL RIDGE VENT AT METAL ROOF.
- 5 2"x3" CONTINUOUS METAL DRIP EDGE OVER 1x6 ON 1x10 BUILT-UP FASCIA W/ 1x CEDAR SOFFIT, VENTED - PAINT/STAIN.
- 6 2"x3" CONTINUOUS METAL DRIP EDGE OVER 1x4 ON 1x8 BUILT-UP FASCIA W/ 1x CEDAR SOFFIT, VENTED - PAINT/STAIN.
- 7 GUTTERS AND DOWNSPOUTS TO TIE INTO EXISTING FRENCH DRAIN.
- 8 SNOW RETENTION BARS, S-5 X-GARD 2.0 OR EQUAL - SEE SHEET AS.2
- 9 FOR TYPICAL STAIRWAY, HANDRAILING AND GUARDRAILING NOTES & DETAILS ON SEE SHEET AS.1.
- 10 36" HIGH GUARD RAILING: 2x SHAPED HARDWOOD CONTINUOUS TOP CAP, W/ 5/32" DIA. 316 STAINLESS STEEL CABLE, WORKING LOAD: 750# BREAKING LOAD: 2000#. HORIZONTAL, SPACED LESS THAN 4". THROUGH 3x3 TUBE STEEL POST.
- 11 36" HIGH GUARD RAILING: 2"x4 1/2" SHAPED HARDWOOD CONTINUOUS TOP CAP, TOP AND BOTTOM RAIL TO BE 1 1/2" x 2 1/2" TUBE STEEL. BOTTOM RAIL TO BE TURNED FLAT, W/ 1/2" STEEL BALLAST, VERTICAL, SPACED LESS THAN 4". 4"x4" WOOD END / MID POSTS.
- 12 36" HIGH RAILING: 2x4 SHAPED TOP RAIL W/ 2x2 BALLAST SPACED LESS THAN 4" W/ 2x4 BOTTOM RAIL - PAINTED.
- 13 ENTRY STAIRS: WOOD STRINGERS AND STAIRS. NOTES & DETAILS ON SEE SHEET AS.1.
- 14 ENTRY PORCH: 2x6 TREX DECKING ON 2x P.T. TAPERED SLEEPERS ON REINF. WATERPROOF MEMBRANE ON 3/4" EXTERIOR PLYWOOD ON 2x P.T. TAPERED DECK JOIST - SEE STRUCTURAL FOR SIZE AND SPACING.
- 15 6x6 COLUMN - PAINT/STAIN.
- 16 1 1/2" GYPCRETE W/ HYDRAUNIC HEATING ON 3/4" PLYWOOD ON FLOOR JOIST - SEE STRUCTURAL FOR SIZE AND SPACING.
- 17 4" REINFORCED HEATED CONCRETE PATIO / DRIVEWAY / STEPS ON 4" GRAVEL BASE.
- 18 STACKED STONE RETAINING WALL, NOT TO EXCEED 4'-0" HIGH. SEE DETAIL 1/A0.1.
- 19 ENCLOSED ACCESSIBLE SPACE UNDER STAIRS SHALL HAVE WALLS, UNDER-STAIR SURFACE AND ANY SOFFITS PROTECTED ON THE ENCLOSED SIDE WITH 1/2" GYPSUM BOARD.
- 20 DASHED LINES INDICATE WALL / BEAM ABOVE.
- 21 PROPERTY LINE.
- 22 SET BACK LINE.
- 23 DASHED LINE INDICATES HISTORIC FOOTPRINT.
- 24 CRAWL SPACE: 6 MIL POLYETHYLENE VAPOR RETARDER ON 4" GRAVEL BASE - CLEANED AND GRADED. SEE MECHANICAL NOTE 21 & 25 ON SHEET MEP.0.
- 25 5/8" TYPE "X" ON GARAGE CEILING AND WALL SEPARATING THE GARAGE AND LIVING SPACE.
- 26 GARAGE SLAB: 5" CONCRETE ON 16 GAUGE B-36 FORMLOCK METAL DECKING, SLOPED. SEE STRUCTURAL FOR REINFORCING AND DETAILS.
- 27 TUBS AND SHOWERS WITH TILED WALLS TO HAVE A POLYSTYRENE FOAM SYSTEM, WEDI OR EQUAL.
- 28 HEATILATOR "CRAVE 6048-C" DIRECT VENT FIREPLACE. FRAME ON 10" PLATFORM. SEALED GAS APPLIANCE. ANSI Z21.88-2019.
- 29 BALCONY: 2x6 TREX DECKING ON 2x P.T. JOIST - SEE STRUCTURAL FOR SIZE AND SPACING.

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: degrayarch@westoffice.net

NEW RESIDENCE
HISTORIC DISTRICT DESIGN REVIEW

844 EMPIRE AVENUE, PARK CITY, UTAH 84060

UPPER LEVEL PLAN
LOW ROOF PLAN

DATE: FEBRUARY 16, 2024

PROJECT NUMBER: 2305-01

SHEET NUMBER: A1.3

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.

NOTE:
SEE SHEET A5.2 FOR TYPICAL ROOF FLASHING DETAILS.

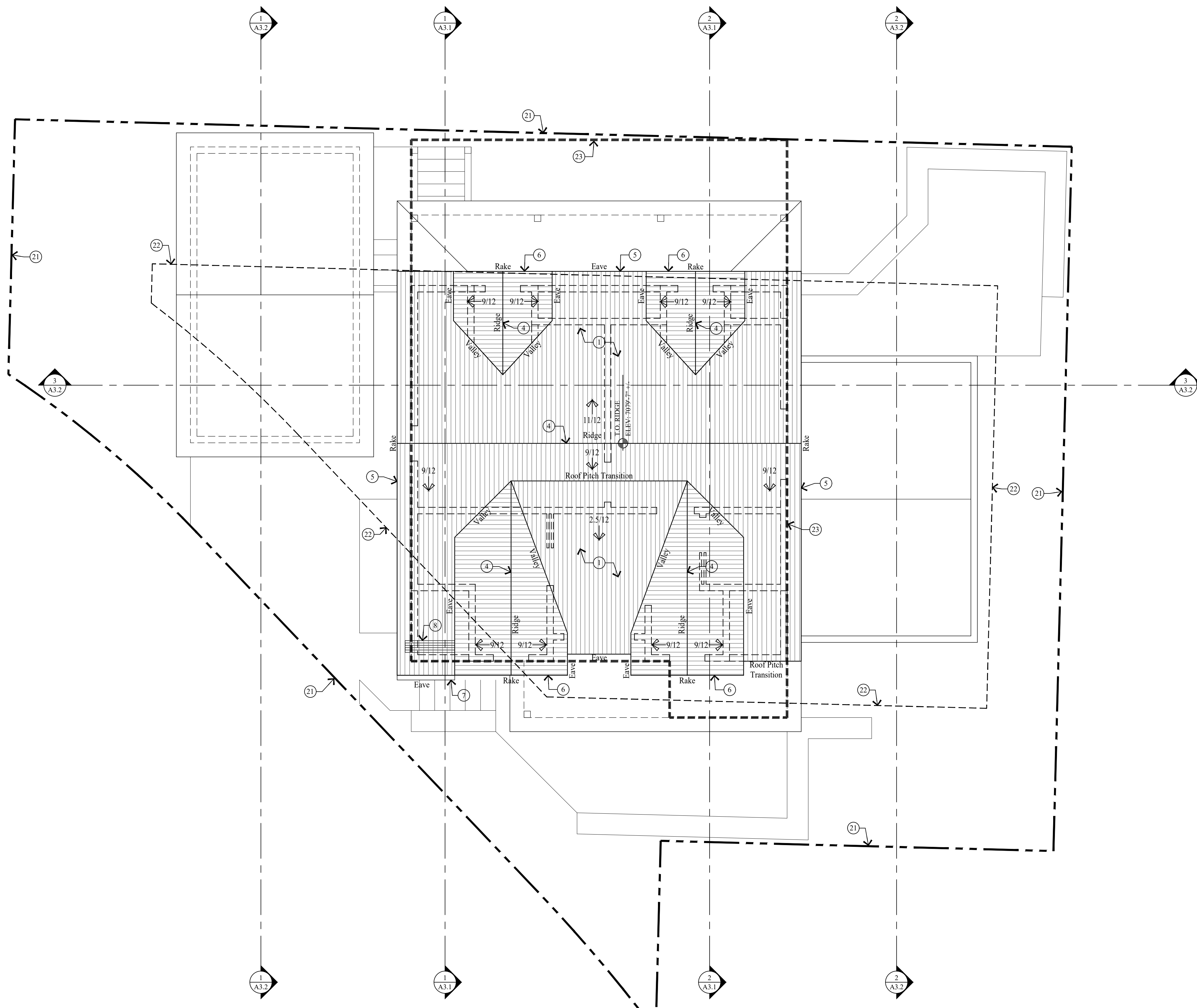
NOTE:
1'-0" TYPICAL ROOF OVERHANG U.N.O.

GENERAL NOTES

- NEW CONCRETE WALL
 - NEW 2x FRAMED WALL
 - HISTORIC FOOTPRINT LINE
 - PROPERTY LINE
 - SET BACK LINE
 - (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 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" TJI FRAMING U.N.O. W/ BIB INSULATION R-38 - TYP. ALL ROOF JOIST TO BE 9 1/2" TJI FRAMING U.N.O. W/ BIB INSULATION R-38 - TYP.
 3. FIRE 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 N1102.4.1 - N1102.4.4.
 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 6034

KEY NOTES

- 1 ARCHITECTURAL GRADE 40 YEAR ASPHALT SHINGLE ON ICE AND WATER MEMBRANE ON 5/8" EXT. PLYWOOD ON ROOF JOIST, SEE STRUCT. FOR SIZE & SPACING. ROOF SHALL COMPLY WITH THE WILDLAND - URBAN INTERFACE CODE.
- 2 CLASS A NON-REFLECTIVE STANDING SEAM METAL ROOF TO BE CCES APPROVED. ICE & WATER MEMBRANE ON 5/8" EXT. PLYWOOD ON ROOF JOIST, SEE STRUCT. FOR SIZE & SPACING. ROOF SHALL COMPLY WITH THE WILDLAND - URBAN INTERFACE CODE.
- 3 ROOF DECK: REINFORCED WATERPROOF MEMBRANE OVER 3/4" EXTERIOR PLYWOOD ON 11 7/8" LVL JOIST TAPERED TO 9" FOR 2% MIN. SLOPE - SEE STRUCT. FOR SPACING & DETAILS.
- 4 COMPOSITE RIDGE VENT; COBRA OR EQUAL. METAL RIDGE VENT AT METAL ROOF.
- 5 2"x3" CONTINUOUS METAL DRIP EDGE OVER 1x6 ON 1x10 BUILT-UP FASCIA W/ 1x CEDAR SOFFIT, VENTED - PAINT/STAIN.
- 6 2"x3" CONTINUOUS METAL DRIP EDGE OVER 1x4 ON 1x8 BUILT-UP FASCIA W/ 1x CEDAR SOFFIT, VENTED - PAINT/STAIN.
- 7 GUTTERS AND DOWNSPOUTS TO TIE INTO EXISTING FRENCH DRAIN.
- 8 SNOW RETENTION BARS, S-5 X-GARD 2.0 OR EQUAL - SEE SHEET A5.2
- 9 FOR TYPICAL STAIRWAY, HANDRAILING AND GUARDRAILING NOTES & DETAILS ON SEE SHEET A5.1.
- 10 36" HIGH GUARD RAILING: 2x SHAPED HARDWOOD CONTINUOUS TOP CAP, W/ 5/32" DIA. 316 STAINLESS STEEL CABLE, WORKING LOAD: 750# BREAKING LOAD: 2000#. HORIZONTAL SPACED LESS THAN 4". THROUGH 3x3 TUBE STEEL POST.
- 11 36" HIGH GUARD RAILING: 2"x4 1/2" SHAPED HARDWOOD CONTINUOUS TOP CAP, TOP AND BOTTOM RAIL TO BE 1 1/2" x 2 1/2" TUBE STEEL. BOTTOM RAIL TO BE TURNED FLAT, W/ 1/2" STEEL BALLAST, VERTICAL, SPACED LESS THAN 4", 4"x4" WOOD END / MID POSTS.
- 12 36" HIGH RAILING: 2x4 SHAPED TOP RAIL W/ 2x2 BALLAST SPACED LESS THAN 4" W/ 2x4 BOTTOM RAIL - PAINTED.
- 13 ENTRY STAIRS: WOOD STRINGERS AND STAIRS. NOTES & DETAILS ON SEE SHEET A5.1.
- 14 ENTRY PORCH: 2x6 TREX DECKING ON 2x P.T. TAPERED SLEEPERS ON REINF. WATERPROOF MEMBRANE ON 3/4" EXTERIOR PLYWOOD ON 2x P.T. TAPERED DECK JOIST - SEE STRUCTURAL FOR SIZE AND SPACING.
- 15 6x6 COLUMN - PAINT/STAIN.
- 16 1 1/2" GYPCRETE W/ HYDRAUNIC HEATING ON 3/4" PLYWOOD ON FLOOR JOIST - SEE STRUCTURAL FOR SIZE AND SPACING.
- 17 4" REINFORCED HEATED CONCRETE PATIO / DRIVEWAY / STEPS ON 4" GRAVEL BASE.
- 18 STACKED STONE RETAINING WALL, NOT TO EXCEED 4'-0" HIGH. SEE DETAIL 1/A0.1.
- 19 ENCLOSED ACCESSIBLE SPACE UNDER STAIRS SHALL HAVE WALLS, UNDER STAIR SURFACE AND ANY SOFFITS PROTECTED ON THE ENCLOSED SIDE WITH 1/2" GYPSUM BOARD.
- 20 DASHED LINES INDICATE WALL / BEAM ABOVE.
- 21 PROPERTY LINE.
- 22 SET BACK LINE.
- 23 DASHED LINE INDICATES HISTORIC FOOTPRINT.
- 24 CRAWL SPACE: 6 MIL POLYETHYLENE VAPOR RETARDER ON 4" GRAVEL BASE - CLEANED AND GRADED. SEE MECHANICAL NOTE 21 & 25 ON SHEET MEP.0.
- 25 5/8" TYPE "X" ON GARAGE CEILING AND WALL SEPARATING THE GARAGE AND LIVING SPACE.
- 26 GARAGE SLAB: 5" CONCRETE ON 16 GAUGE B-36 FORMLOCK METAL DECKING, SLOPED. SEE STRUCTURAL FOR REINFORCING AND DETAILS.
- 27 TUBS AND SHOWERS WITH TILED WALLS TO HAVE A POLYSTYRENE FOAM SYSTEM, WEDI OR EQUAL.
- 28 HEATILATOR "CRAVE 6048-C" DIRECT VENT FIREPLACE. FRAME ON 10" PLATFORM. SEALED GAS APPLIANCE. ANSI Z21.88-2019.
- 29 BALCONY: 2x6 TREX DECKING ON 2x P.T. JOIST - SEE STRUCTURAL FOR SIZE AND SPACING.



HIGH ROOF PLAN
SCALE: 1/4" = 1'-0"

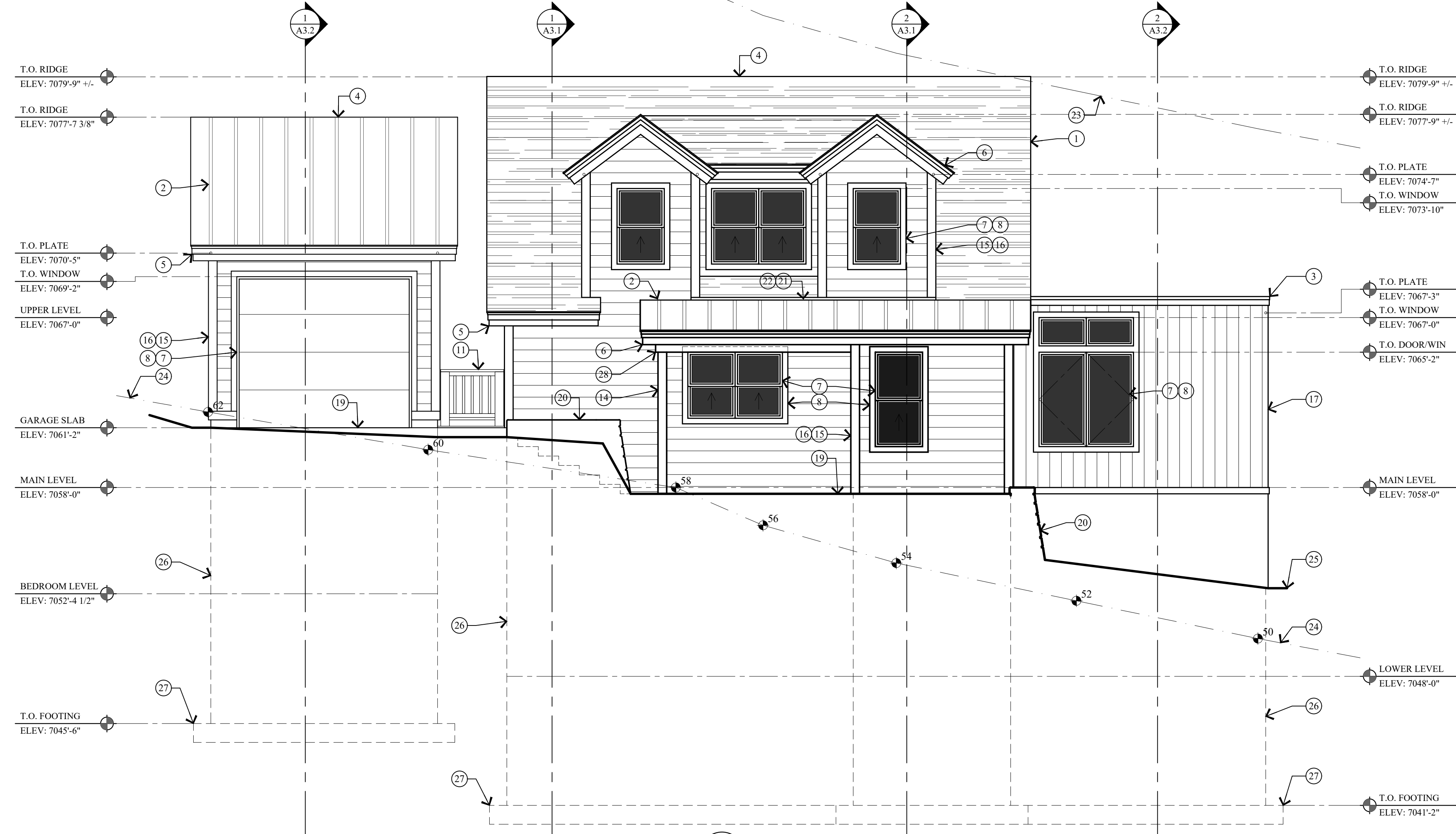
Jonathan DeGray
A r c h i t e c t
P.O. Box 1674, 614 Main Street, Suite 302, Park City, Utah 84060
Tel. 435-649-7263, E-mail: degrayarch@westoffice.net

NEW RESIDENCE
HISTORIC DISTRICT DESIGN REVIEW
844 EMPIRE AVENUE, PARK CITY, UTAH 84060

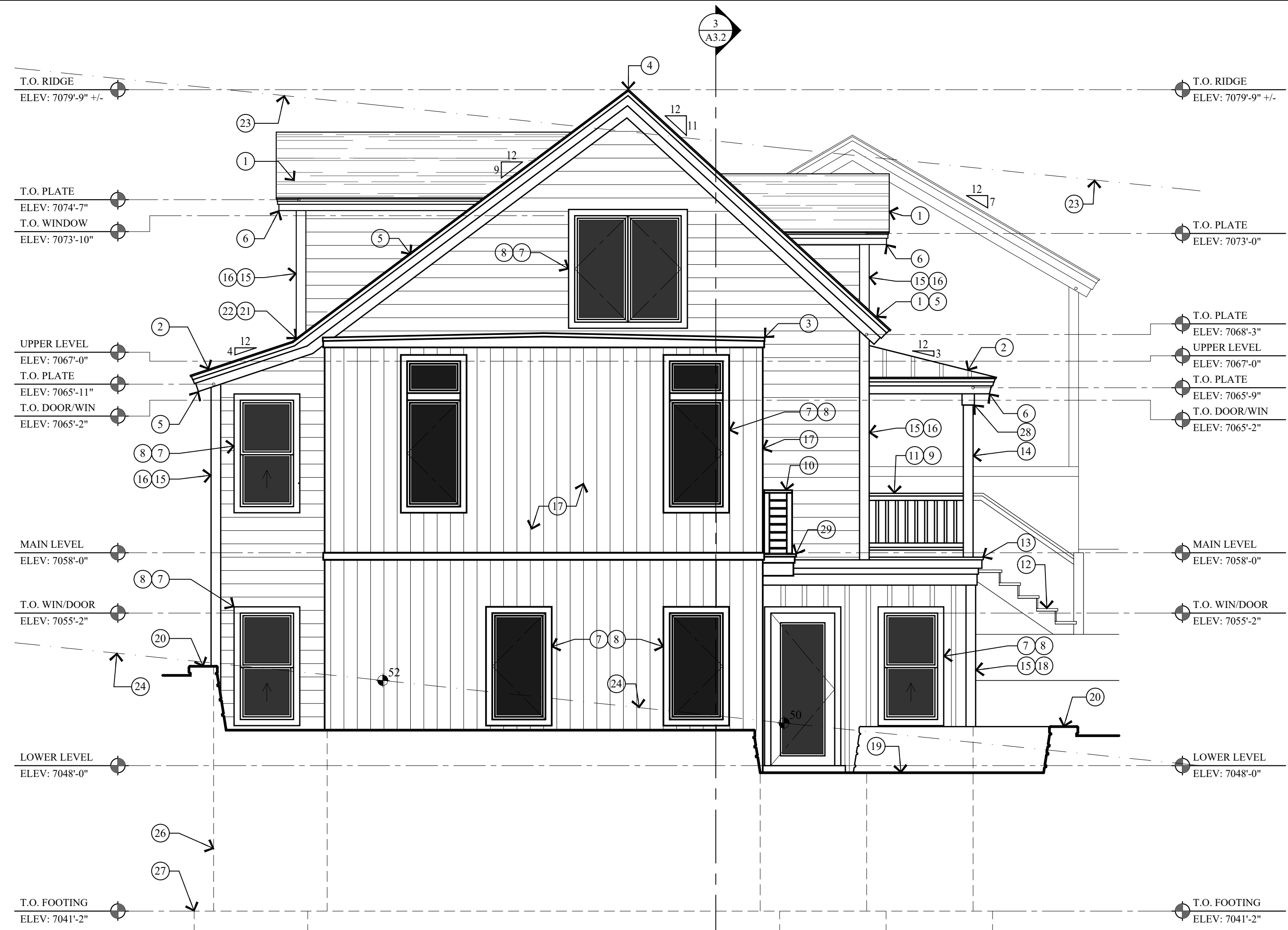
HIGH ROOF PLAN

DATE:	FEBRUARY 16, 2024
PROJECT NUMBER:	2305-01
SHEET NUMBER:	A1.4

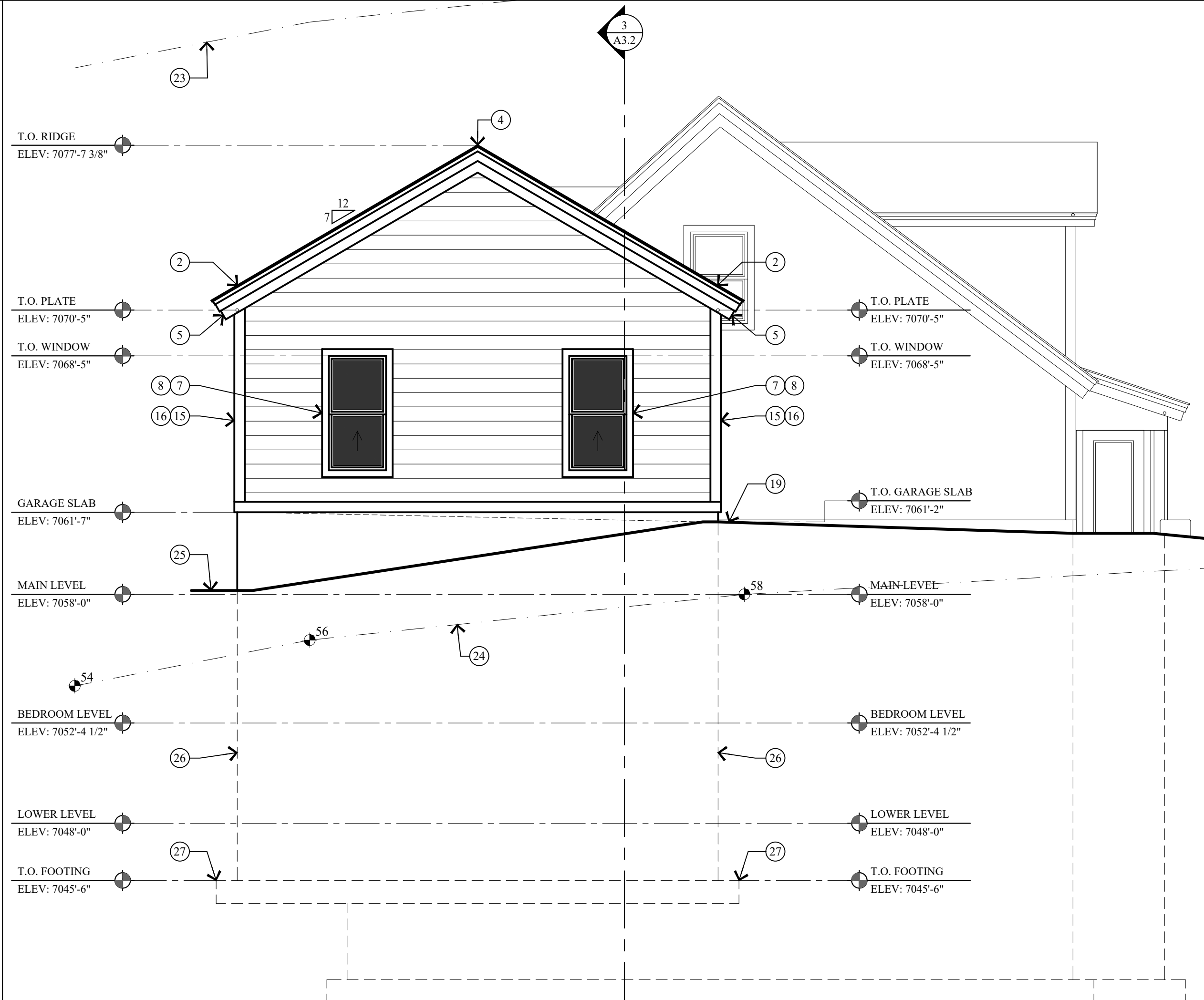
THE GRAPHIC MATERIAL AND DESIGN ON THIS SHEET ARE INSTRUMENTS OF SERVICE AND REMAIN AT ALL TIMES THE PROPERTY OF JONATHAN DEGRAY - ARCHITECT P.C. REPRODUCTION OR REUSE OF THE MATERIAL AND DESIGN CONTAINED HEREIN IS PROHIBITED WITHOUT THE WRITTEN CONSENT OF JONATHAN DEGRAY - ARCHITECT P.C. VIOLATORS WILL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



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



2 EAST ELEVATION
SCALE: 1/4" = 1'-0"



3 WEST ELEVATION - GARAGE
SCALE: 1/4" = 1'-0"

KEY NOTES

- 1 ARCHITECTURAL GRADE 40 YEAR ASPHALT SHINGLE ON ICE AND WATER MEMBRANE ON 5/8" EXT. PLYWOOD ON ROOF JOIST. SEE STRUCT. FOR SIZE & SPACING. ROOF SHALL COMPLY WITH THE WILDLAND - URBAN INTERFACE CODE.
- 2 CLASS A NON-REFLECTIVE STANDING SEAM METAL ROOF, TO BE ICC-ES APPROVED, ON ICE & WATER MEMBRANE ON 5/8" EXT. PLYWOOD ON ROOF JOIST. SEE STRUCT. FOR SIZE & SPACING. ROOF SHALL COMPLY WITH THE WILDLAND - URBAN INTERFACE CODE.
- 3 FLAT ROOF: REINFORCED WATERPROOF MEMBRANE OVER 3/4" EXTERIOR PLYWOOD ON 11 7/8 LVL JOIST TAPERED TO 9" FOR 2% MIN. SLOPE - SEE STRUCT. FOR SPACING & DETAILS.
- 4 COMPOSITE RIDGE VENT, COBRA OR EQUAL. METAL RIDGE VENT AT METAL ROOF.
- 5 2"x3" CONTINUOUS METAL DRIP EDGE OVER 1x6 ON 1x10 BUILT-UP FASCIA W/ 1x CEDAR SOFFIT, VENTED - PAINT/STAIN.
- 6 2"x3" CONTINUOUS METAL DRIP EDGE OVER 1x4 ON 1x8 BUILT-UP FASCIA W/ 1x CEDAR SOFFIT, VENTED - PAINT/STAIN.
- 7 WINDOWS AND DOORS W/ INSULATED GLASS - SEE SHEET A6.1 FOR SCHEDULES.
- 8 WINDOW AND DOOR TRIM TO BE 2x4 WOOD HEAD, JAMB & SILL - PAINT/STAIN.
- 9 FOR TYPICAL STAIRWAY, HANDRAILING AND GUARDRAILING NOTES & DETAILS ON SEE SHEET A5.1.
- 10 36" HIGH GUARD RAILING: 2x SHAPED HARDWOOD CONTINUOUS TOP CAP W/ 5/32" DIA. 316 STAINLESS STEEL CABLE, WORKING LOAD: 750# BREAKING LOAD: 2000#. HORIZONTAL, SPACED LESS THAN 4", THROUGH 3x3 TUBE STEEL POST.
- 11 36" HIGH RAILING: 2x4 SHAPED TOP RAIL W/ 2x2 BALLAST SPACED LESS THAN 4" W/ 2x4 BOTTOM RAIL - PAINTED/STAIN.
- 12 ENTRY STAIRS: WOOD STRINGERS AND STAIRS. NOTES & DETAILS ON SEE SHEET A5.1.
- 13 ENTRY PORCH: 2x6 TREX DECKING ON 2x P.T. TAPERED SLEEPERS ON REINF. WATERPROOF MEMBRANE ON 3/4" EXTERIOR PLYWOOD ON 2x P.T. TAPERED DECK JOIST - SEE STRUCTURAL FOR SIZE AND SPACING.
- 14 6x6 COLUMN - PAINT/STAIN.
- 15 2x4 CEDAR OUTSIDE CORNER BOARD, 2x2 CEDAR INSIDE CORNER BOARD - STAINED
- 16 1x8 HORIZONTAL CEDAR LAP SIDING - PAINT/STAINED, ON TYVEK HOMEWRAP ON 1/2" EXT. PLYWOOD ON 2x6 STUD WALL @ 16" O.C.
- 17 1x8 VERTICAL ON CEDAR SIDING - PAINTED/STAINED, ON TYVEK HOMEWRAP ON 1/2" EXT. PLYWOOD ON 2x6 STUD WALL @ 16" O.C.
- 18 VERTICAL BOARD AND BATTEN SIDING - PAINT/STAINED ON TYVEK HOMEWRAP ON 1/2" EXT. PLYWOOD ON 2x6 STUD WALL @ 16" O.C.
- 19 4" REINFORCED HEATED CONCRETE PATIO / DRIVEWAY / STEPS ON 4" GRAVEL BASE.
- 20 STACKED STONE RETAINING WALL, NOT TO EXCEED 4'-0" HIGH. SEE DETAIL 1/A0.1.
- 21 FLASHING AND COUNTER FLASHING - TYPICAL.
- 22 ROOF TO WALL SURFACE: EXTEND BITUMHANE MEMBRANE OVER ROOF DECK & UP WALL SURFACE 24".
- 23 LINE 27'-0" HEIGHT ABOVE EXISTING GRADE.
- 24 EXISTING GRADE LINE.
- 25 FINISH GRADE TO SLOPE AWAY FROM HOUSE A MIN. OF 6" WITHIN THE FIRST 10'. IRC R401.3
- 26 FOUNDATION - SEE STRUCTURAL FOR SIZE AND REINFORCING.
- 27 FOOTING - SEE STRUCTURAL FOR SIZE AND REINFORCING.
- 28 STRUCTURAL BEAM - SEE STRUCTURAL DRAWINGS FOR SIZE AND DETAILS.
- 29 BALCONY: 2x6 TREX DECKING ON 2x P.T. JOIST - SEE STRUCTURAL FOR SIZE AND SPACING.

Jonathan DeGray
A r c h i t e c t

NEW RESIDENCE
HISTORIC DISTRICT DESIGN REVIEW

ELEVATIONS

PROJECT DESCRIPTION

SHEET DESCRIPTION

REVISIONS:

DATE:
FEBRUARY 16, 2024

PROJECT NUMBER:
2305-01

SHEET NUMBER:
A2.1

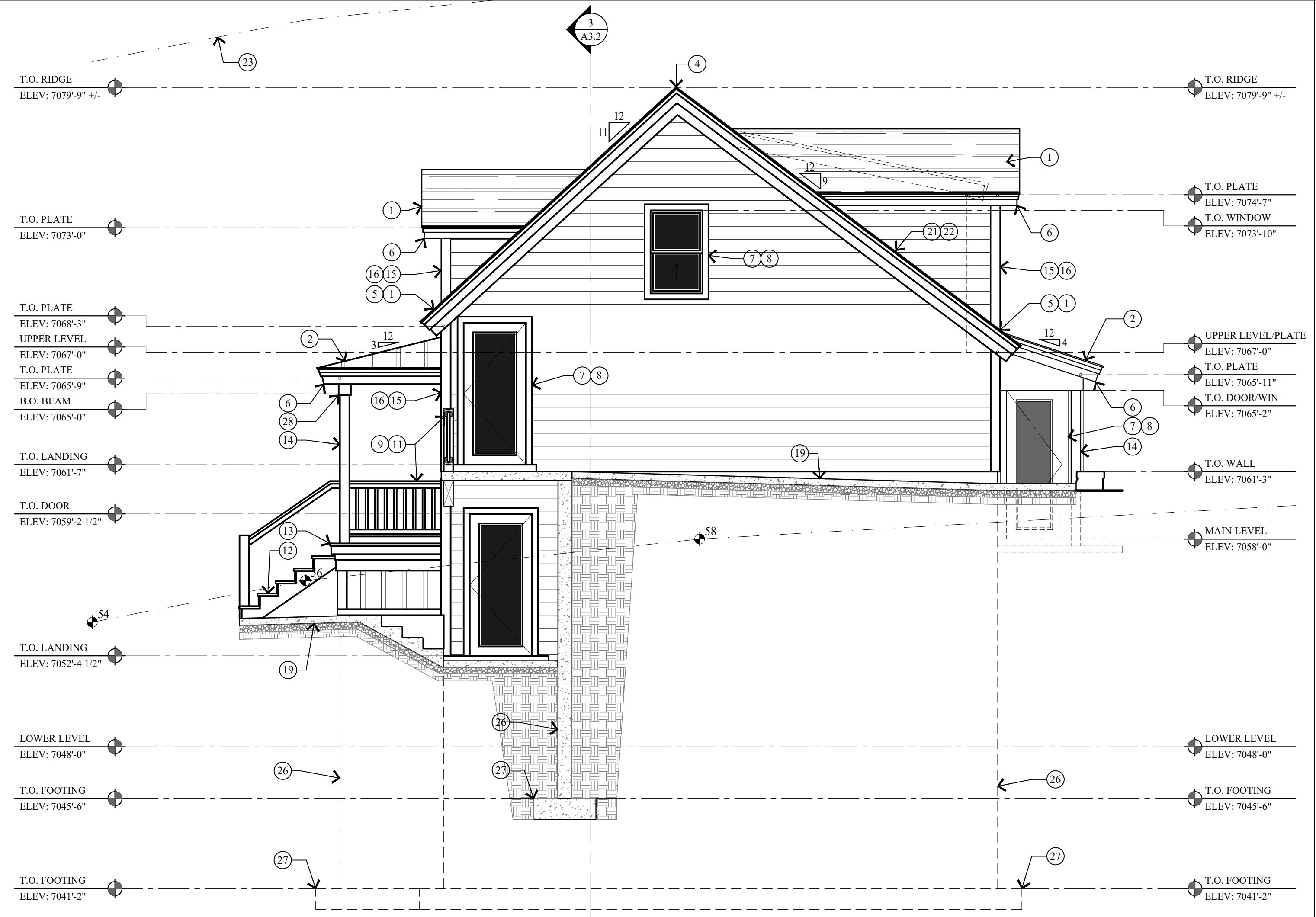
P.O. Box 1674, 614 Main Street, Suite 302, Park City, Utah 84060
Tel. 435-649-7263, E-mail: degrayarch@westoffice.net

844 EMPIRE AVENUE, PARK CITY, UTAH 84060

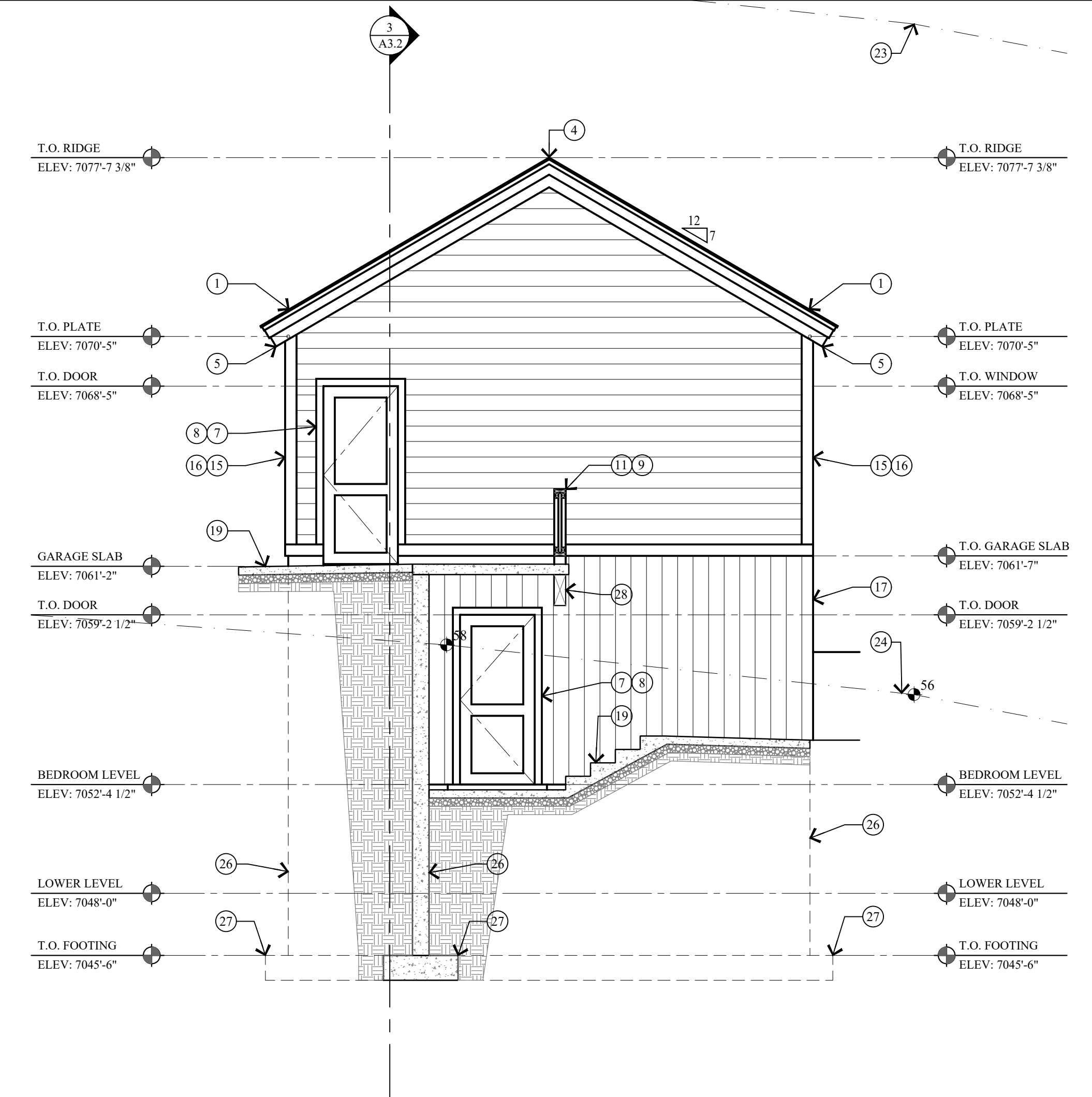
THE GRAPHIC MATERIAL AND DESIGN ON THIS SHEET ARE INSTRUMENTS OF SERVICE AND REMAIN AT ALL TIMES THE PROPERTY OF JONATHAN DEGRAY - ARCHITECT P.C. REPRODUCTION OR REUSE OF THE MATERIAL AND DESIGN CONTAINED HEREIN IS PROHIBITED WITHOUT THE WRITTEN CONSENT OF JONATHAN DEGRAY - ARCHITECT P.C. VIOLATORS WILL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



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



2 WEST ELEVATION
 SCALE: 1/4" = 1'-0"



3 EAST ELEVATION - GARAGE
 SCALE: 1/4" = 1'-0"

KEY NOTES

- 1 ARCHITECTURAL GRADE 40 YEAR ASPHALT SHINGLE ON ICE AND WATER MEMBRANE ON 5/8" EXT. PLYWOOD ON ROOF JOIST. SEE STRUCT. FOR SIZE & SPACING. ROOF SHALL COMPLY WITH THE WILDLAND - URBAN INTERFACE CODE.
- 2 CLASS A NON-REFLECTIVE STANDING SEAM METAL ROOF, TO BE ICC-ES APPROVED, ON ICE & WATER MEMBRANE ON 5/8" EXT. PLYWOOD ON ROOF JOIST. SEE STRUCT. FOR SIZE & SPACING. ROOF SHALL COMPLY WITH THE WILDLAND - URBAN INTERFACE CODE.
- 3 FLAT ROOF: REINFORCED WATERPROOF MEMBRANE OVER 3/4" EXTERIOR PLYWOOD ON 11 7/8 LVL JOIST TAPERED TO 9" FOR 2% MIN. SLOPE - SEE STRUCT. FOR SPACING & DETAILS.
- 4 COMPOSITE RIDGE VENT, COBRA OR EQUAL. METAL RIDGE VENT AT METAL ROOF.
- 5 2"x3" CONTINUOUS METAL DRIP EDGE OVER 1x6 ON 1x10 BUILT-UP FASCIA W/ 1x CEDAR SOFFIT, VENTED - PAINT/STAIN.
- 6 2"x3" CONTINUOUS METAL DRIP EDGE OVER 1x4 ON 1x8 BUILT-UP FASCIA W/ 1x CEDAR SOFFIT, VENTED - PAINT/STAIN.
- 7 WINDOWS AND DOORS W/ INSULATED GLASS - SEE SHEET A6.1 FOR SCHEDULES.
- 8 WINDOW AND DOOR TRIM TO BE 2x4 WOOD HEAD, JAMB & SILL - PAINT/STAIN.
- 9 FOR TYPICAL STAIRWAY, HANDRAILING AND GUARDRAILING NOTES & DETAILS ON SEE SHEET A5.1.
- 10 36" HIGH GUARD RAILING: 2x SHAPED HARDWOOD CONTINUOUS TOP CAP W/ 5/32" DIA. 316 STAINLESS STEEL CABLE, WORKING LOAD: 750# BREAKING LOAD: 2000#. HORIZONTAL, SPACED LESS THAN 4", THROUGH 3x3 TUBE STEEL POST.
- 11 36" HIGH RAILING: 2x4 SHAPED TOP RAIL W/ 2x2 BALLAST SPACED LESS THAN 4" W/ 2x4 BOTTOM RAIL - PAINTED/STAIN.
- 12 ENTRY STAIRS: WOOD STRINGERS AND STAIRS. NOTES & DETAILS ON SEE SHEET A5.1.
- 13 ENTRY PORCH: 2x6 TREX DECKING ON 2x P.T. TAPERED SLEEPERS ON REINF. WATERPROOF MEMBRANE ON 3/4" EXTERIOR PLYWOOD ON 2x P.T. TAPERED DECK JOIST - SEE STRUCTURAL FOR SIZE AND SPACING.
- 14 6x6 COLUMN - PAINT/STAIN.
- 15 2x4 CEDAR OUTSIDE CORNER BOARD, 2x2 CEDAR INSIDE CORNER BOARD - STAINED
- 16 1x8 HORIZONTAL CEDAR LAP SIDING - PAINT/STAINED, ON TYVEK HOMEWRAP ON 1/2" EXT. PLYWOOD ON 2x6 STUD WALL @ 16" O.C.
- 17 1x8 VERTICAL ON CEDAR SIDING - PAINTED/STAINED, ON TYVEK HOMEWRAP ON 1/2" EXT. PLYWOOD ON 2x6 STUD WALL @ 16" O.C.
- 18 VERTICAL BOARD AND BATTEN SIDING - PAINT/STAINED ON TYVEK HOMEWRAP ON 1/2" EXT. PLYWOOD ON 2x6 STUD WALL @ 16" O.C.
- 19 4" REINFORCED HEATED CONCRETE PATIO / DRIVEWAY / STEPS ON 4" GRAVEL BASE.
- 20 STACKED STONE RETAINING WALL, NOT TO EXCEED 4'-0" HIGH. SEE DETAIL 1/A0.1.
- 21 FLASHING AND COUNTER FLASHING - TYPICAL.
- 22 ROOF TO WALL SURFACE, EXTEND BITUMHANE MEMBRANE OVER ROOF DECK & UP WALL SURFACE 24".
- 23 LINE 27'-0" HEIGHT ABOVE EXISTING GRADE.
- 24 EXISTING GRADE LINE.
- 25 FINISH GRADE TO SLOPE AWAY FROM HOUSE A MIN. OF 6" WITHIN THE FIRST 10'. IRC R401.3
- 26 FOUNDATION - SEE STRUCTURAL FOR SIZE AND REINFORCING.
- 27 FOOTING - SEE STRUCTURAL FOR SIZE AND REINFORCING.
- 28 STRUCTURAL BEAM - SEE STRUCTURAL DRAWINGS FOR SIZE AND DETAILS.
- 29 BALCONY: 2x6 TREX DECKING ON 2x P.T. JOIST - SEE STRUCTURAL FOR SIZE AND SPACING.

Jonathan DeGray
 Architect

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

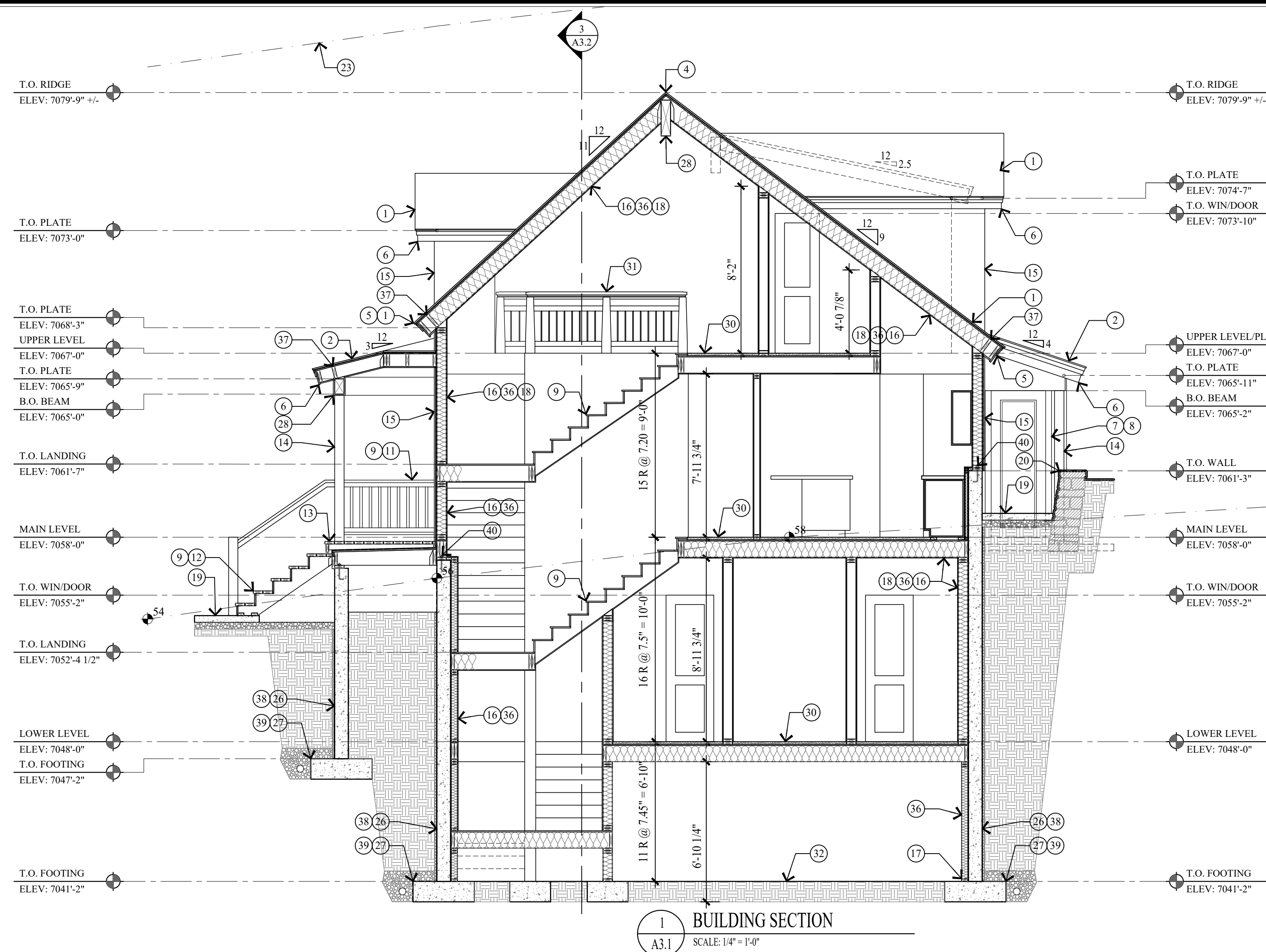
NEW RESIDENCE
 HISTORIC DISTRICT DESIGN REVIEW

844 EMPIRE AVENUE, PARK CITY, UTAH 84060

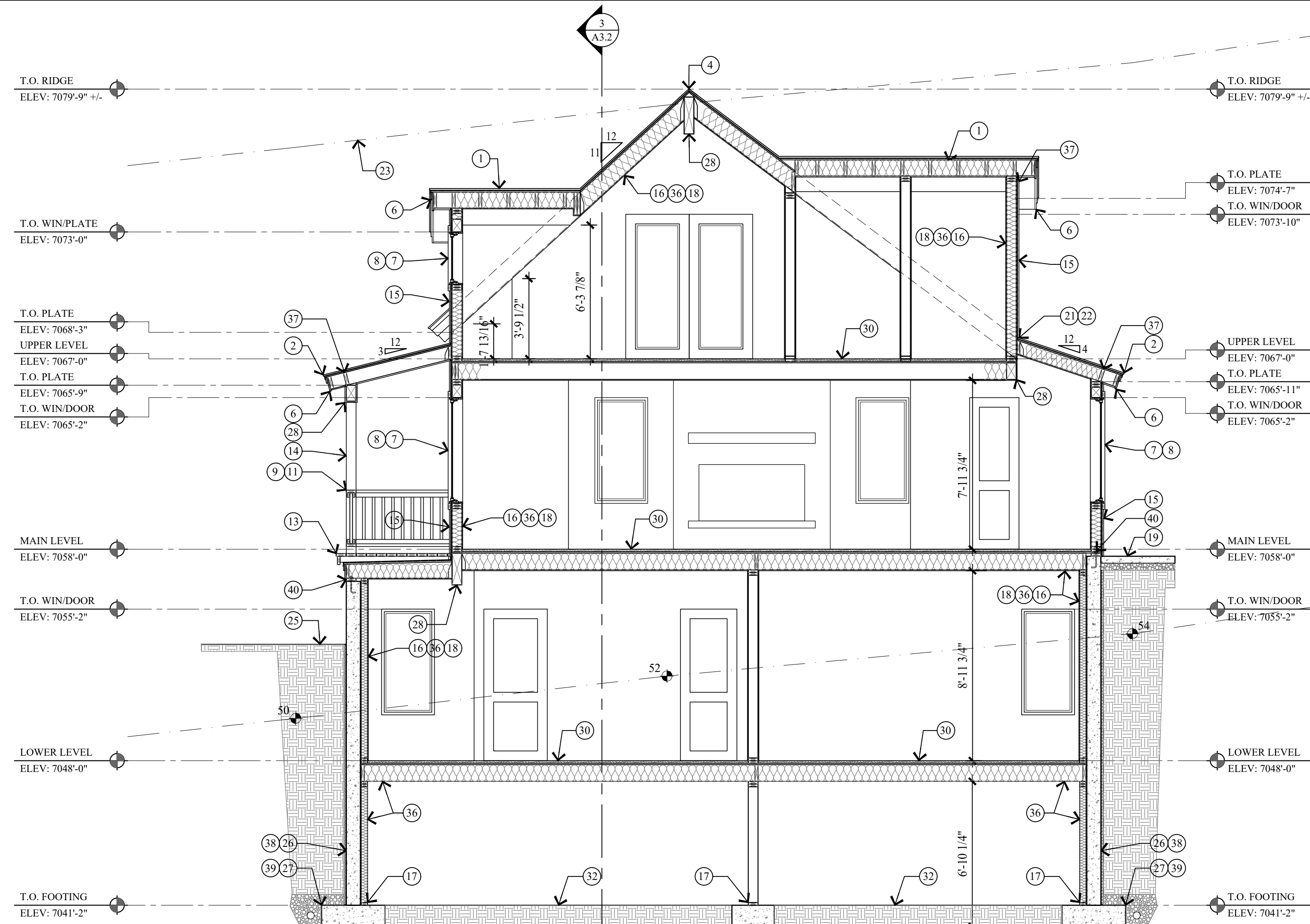
ELEVATIONS

DATE: FEBRUARY 16, 2024
 PROJECT NUMBER: 2305-01
 SHEET NUMBER: A2.2

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.



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



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

KEY NOTES

- 1 ARCHITECTURAL GRADE 40 YEAR ASPHALT SHINGLE ON ICE AND WATER MEMBRANE ON 5/8" EXT. PLYWOOD ON ROOF JOIST. SEE STRUCT. FOR SIZE & SPACING. ROOF SHALL COMPLY WITH THE WILDLAND - URBAN INTERFACE CODE.
- 2 CLASS A NON-REFLECTIVE STANDING SEAM METAL ROOF. TO BE ICC-ES APPROVED. ON ICE & WATER MEMBRANE ON 5/8" EXT. PLYWOOD ON ROOF JOIST. SEE STRUCT. FOR SIZE & SPACING. ROOF SHALL COMPLY WITH THE WILDLAND - URBAN INTERFACE CODE.
- 3 FLAT ROOF: REINFORCED WATERPROOF MEMBRANE OVER 3/4" EXTERIOR PLYWOOD ON 11 7/8 LVL JOIST TAPERED TO 9" FOR 2% MIN. SLOPE - SEE STRUCT. FOR SPACING & DETAILS.
- 4 COMPOSITE RIDGE VENT, COBRA OR EQUAL. METAL RIDGE VENT AT METAL ROOF.
- 5 2"x3" CONTINUOUS METAL DRIP EDGE OVER 1x6 ON 1x10 BUILT-UP FASCIA W/ 1x CEDAR SOFFIT. VENTED - PAINT/STAIN.
- 6 2"x3" CONTINUOUS METAL DRIP EDGE OVER 1x4 ON 1x8 BUILT-UP FASCIA W/ 1x CEDAR SOFFIT. VENTED - PAINT/STAIN.
- 7 WINDOWS AND DOORS W/ INSULATED GLASS - HARDWOOD CONTINUOUS TOP CAP. W/ 5/32" DIA. 316 STAINLESS STEEL CABLE. WORKING LOAD: 750# BREAKING LOAD: 2000#. HORIZONTAL, SPACED LESS THAN 4". THROUGH 3x3 TUBE STEEL POST.
- 8 WINDOW AND DOOR TRIM TO BE 2x4 WOOD HEAD, JAMB & SILL - PAINT/STAIN.
- 9 FOR TYPICAL STAIRWAY, HANDRAILING AND GUARDRAILING NOTES & DETAILS ON SEE SHEET A5.1.
- 10 36" HIGH GUARD RAILING: 2x SHAPED HARDWOOD CONTINUOUS TOP CAP. W/ 5/32" DIA. 316 STAINLESS STEEL CABLE. WORKING LOAD: 750# BREAKING LOAD: 2000#. HORIZONTAL, SPACED LESS THAN 4". THROUGH 3x3 TUBE STEEL POST.
- 11 36" HIGH RAILING: 2x4 SHAPED TOP RAIL W/ 2x2 BALLAST SPACED LESS THAN 4" W/ 2x4 BOTTOM RAIL - PAINTED/STAIN.
- 12 ENTRY STAIRS: WOOD STRINGERS AND STAIRS. NOTES & DETAILS ON SEE SHEET A5.1.
- 13 ENTRY PORCH: 2x6 TREX DECKING ON 2x P.T. TAPERED SLEEPERS ON REINF. WATERPROOF MEMBRANE ON 3/4" EXTERIOR PLYWOOD ON 2x P.T. TAPERED DECK JOIST - SEE STRUCTURAL FOR SIZE AND SPACING.
- 14 6x6 COLUMN - PAINT/STAIN.
- 15 EXTERIOR FINISHES - SEE SHEETS A2.1 AND A2.2.
- 16 1/2" GYPSUM BOARD ON 4 MIL POLYETHYLENE VAPOR RETARDER AT FLOOR JOIST, ROOF JOIST AND EXTERIOR WALLS.
- 17 ALL LUMBER IN CONTACT WITH CONCRETE OR MASONRY INCLUDING LEDGERS AND FURRING WALLS MUST BE PRESERVATIVELY TREATED OR FOUNDATION GRADE REDWOOD.
- 18 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
- 19 4" REINFORCED HEATED CONCRETE PATIO / DRIVEWAY / STEPS ON 4" GRAVEL BASE.
- 20 STACKED STONE RETAINING WALL, NOT TO EXCEED 4'-0" HIGH. SEE DETAIL 1/A0.1.
- 21 FLASHING AND COUNTER FLASHING - TYPICAL.
- 22 ROOF TO WALL SURFACE; EXTEND BITUTHANE MEMBRANE OVER ROOF DECK & UP WALL SURFACE 24".
- 23 LINE 27'-0" HEIGHT ABOVE EXISTING GRADE.
- 24 EXISTING GRADE LINE.
- 25 FINISH GRADE TO SLOPE AWAY FROM HOUSE A MIN. OF 6" WITHIN THE FIRST 10'. IRC R401.3
- 26 FOUNDATION - SEE STRUCTURAL FOR SIZE AND REINFORCING.
- 27 FOOTING - SEE STRUCTURAL FOR SIZE AND REINFORCING.
- 28 STRUCTURAL BEAM - SEE STRUCTURAL DRAWINGS FOR SIZE AND DETAILS.
- 29 BALCONY: 2x6 TREX DECKING ON 2x P.T. JOIST - SEE STRUCTURAL FOR SIZE AND SPACING.
- 30 1 1/2" GYPCRETE W/ HYDRAUNIC HEATING ON 3/4" PLYWOOD ON FLOOR JOIST - SEE STRUCTURAL FOR SIZE AND SPACING.
- 31 36" HIGH GUARD RAILING: 2"x4 1/2" SHAPED HARDWOOD CONTINUOUS TOP CAP. TOP AND BOTTOM RAIL TO BE 1 1/2" x 2 1/2 TUBE STEEL. STEEL BALLAST, VERTICAL, SPACED LESS THAN 4". 4"x4" WOOD END / MID POSTS.
- 32 CRAWL SPACE: 6 MIL POLYETHYLENE VAPOR RETARDER ON 4" GRAVEL BASE. CLEANED AND GRADED. SEE MECHANICAL NOTE 21 & 25 ON SHEET MEP-0.
- 33 5/8" TYPE "X" ON GARAGE CEILING AND WALL SEPARATING THE GARAGE AND LIVING SPACE.
- 34 GARAGE SLAB: 5" CONCRETE ON 16 GAUGE B-36 FORMLOCK METAL DECKING. SLOPED. SEE STRUCTURAL FOR REINFORCING AND DETAILS.
- 35 ENCLOSED ACCESSIBLE SPACE UNDER STAIRS SHALL HAVE WALLS, UNDER-STAIR SURFACE AND ANY SOFFITS PROTECTED ON THE ENCLOSED SIDE WITH 1/2" GYPSUM BOARD.
- 36 INSULATION: SEE GENERAL NOTE #2 ON FLOOR PLAN SHEETS FOR TYPE AND R-VALUE.
- 37 SOLID BLOCKING AND HURRICANE HOLD DOWN AT EACH RAFTER OR SIMPSON VPA.
- 38 DRAINAGE MATT ON WATERPROOF MEMBRANE
- 39 FILTER FABRIC OVER FREE DRAINING GRAVEL W/ 4" PERF. FOOTING DRAIN, DAYLIGHTED OR TIE INTO STORM DRAIN.
- 40 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.

Jonathan DeGray
A r c h i t e c t

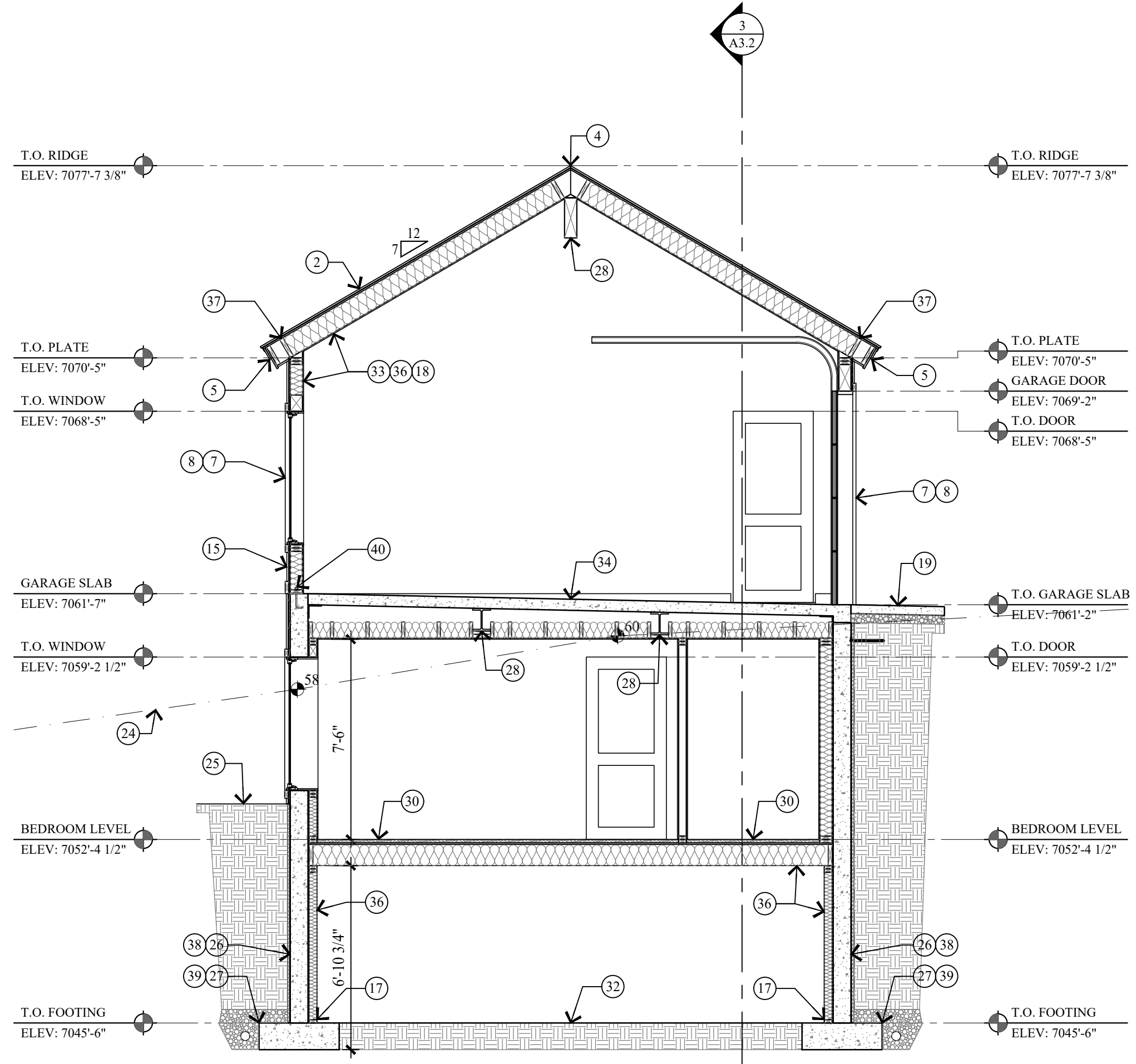
P.O. Box 1674, 614 Main Street, Suite 302, Park City, Utah 84060
Tel. 435-649-7263, E-mail: degrayarch@westoffice.net

NEW RESIDENCE
HISTORIC DISTRICT DESIGN REVIEW
844 EMPIRE AVENUE, PARK CITY, UTAH 84060

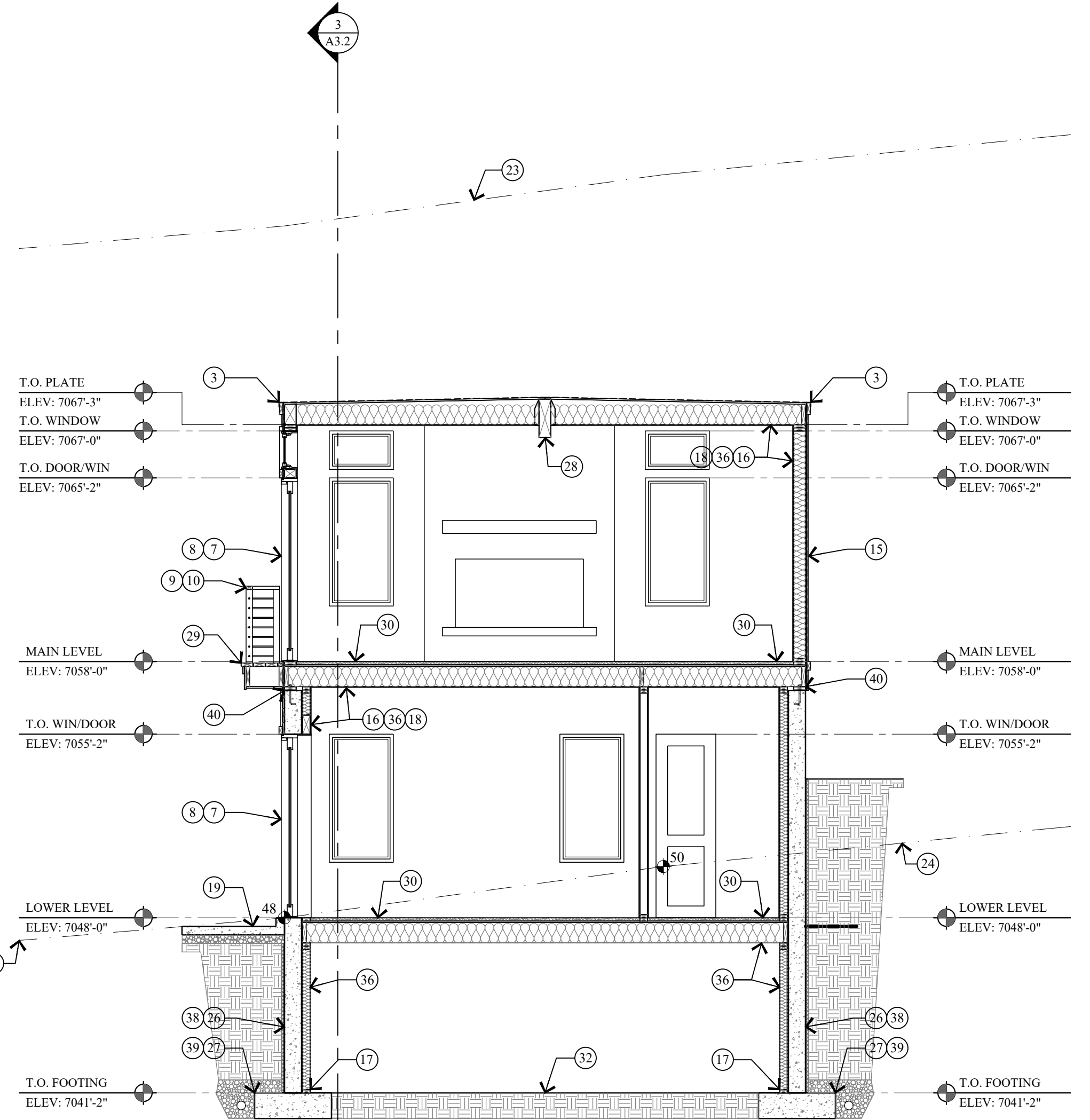
BUILDING SECTIONS

DATE:	FEBRUARY 16, 2024
PROJECT NUMBER:	2305-01
SHEET NUMBER:	A3.1

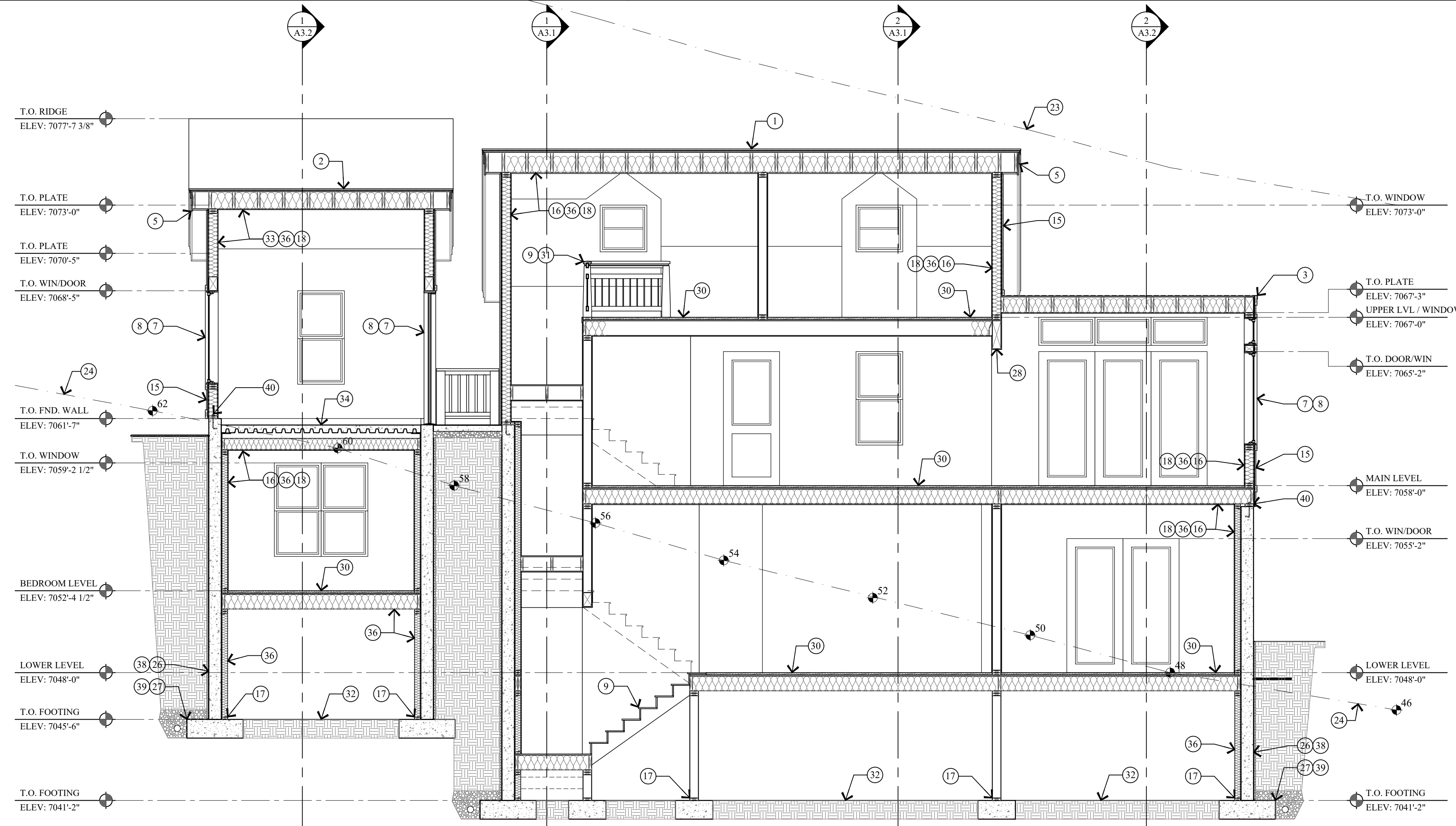
THE GRAPHIC MATERIAL AND DESIGN ON THIS SHEET ARE INSTRUMENTS OF SERVICE AND REMAIN AT ALL TIMES THE PROPERTY OF JONATHAN DEGRAY - ARCHITECT P.C. REPRODUCTION OR REUSE OF THE MATERIAL AND DESIGN CONTAINED HEREIN IS PROHIBITED WITHOUT THE WRITTEN CONSENT OF JONATHAN DEGRAY - ARCHITECT P.C. VIOLATORS WILL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



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



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



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

KEY NOTES

- 1 ARCHITECTURAL GRADE 40 YEAR ASPHALT SHINGLE ON ICE AND WATER MEMBRANE ON 5/8" EXT. PLYWOOD ON ROOF JOIST. SEE STRUCT. FOR SIZE & SPACING. ROOF SHALL COMPLY WITH THE WILDLAND - URBAN INTERFACE CODE.
- 2 CLASS A NON-REFLECTIVE STANDING SEAM METAL ROOF. TO BE ICC-ES APPROVED. ON ICE & WATER MEMBRANE ON 5/8" EXT. PLYWOOD ON ROOF JOIST. SEE STRUCT. FOR SIZE & SPACING. ROOF SHALL COMPLY WITH THE WILDLAND - URBAN INTERFACE CODE.
- 3 FLAT ROOF: REINFORCED WATERPROOF MEMBRANE OVER 3/4" EXTERIOR PLYWOOD ON 11 7/8 LVL JOIST TAPERED TO 9" FOR 2% MIN. SLOPE - SEE STRUCT. FOR SPACING & DETAILS.
- 4 COMPOSITE RIDGE VENT, COBRA OR EQUAL. METAL RIDGE VENT AT METAL ROOF.
- 5 2"x3" CONTINUOUS METAL DRIP EDGE OVER 1x6 ON 1x10 BUILT-UP FASCIA W/ 1x CEDAR SOFFIT. VENTED - PAINT/STAIN.
- 6 2"x3" CONTINUOUS METAL DRIP EDGE OVER 1x4 ON 1x8 BUILT-UP FASCIA W/ 1x CEDAR SOFFIT. VENTED - PAINT/STAIN.
- 7 WINDOWS AND DOORS W/ INSULATED GLASS - SEE SHEET A6.1 FOR SCHEDULES.
- 8 WINDOW AND DOOR TRIM TO BE 2x4 WOOD HEAD, JAMB & SILL - PAINT/STAIN.
- 9 FOR TYPICAL STAIRWAY, HANDRAILING AND GUARDRAILING NOTES & DETAILS ON SEE SHEET A5.1.
- 10 36" HIGH GUARD RAILING: 2x SHAPED HARDWOOD CONTINUOUS TOP CAP W/ 5/32" DIA. 316 STAINLESS STEEL CABLE. WORKING LOAD: 750# BREAKING LOAD: 2000#. HORIZONTAL, SPACED LESS THAN 4". THROUGH 3x3 TUBE STEEL POST.
- 11 36" HIGH RAILING: 2x4 SHAPED TOP RAIL W/ 2x2 BALLAST SPACED LESS THAN 4" W/ 2x4 BOTTOM RAIL - PAINTED/STAIN.
- 12 ENTRY STAIRS: WOOD STRINGERS AND STAIRS. NOTES & DETAILS ON SEE SHEET A5.1.
- 13 ENTRY PORCH: 2x6 TREX DECKING ON 2x P.T. TAPERED SLEEPERS ON REINF. WATERPROOF MEMBRANE ON 3/4" EXTERIOR PLYWOOD ON 2x P.T. TAPERED DECK JOIST - SEE STRUCTURAL FOR SIZE AND SPACING.
- 14 6x6 COLUMN - PAINT/STAIN.
- 15 EXTERIOR FINISHES - SEE SHEETS A2.1 AND A2.2.
- 16 1/2" GYPSUM BOARD ON 4 MIL POLYETHYLENE VAPOR RETARDER AT FLOOR JOIST, ROOF JOIST AND EXTERIOR WALLS.
- 17 ALL LUMBER IN CONTACT WITH CONCRETE OR MASONRY INCLUDING LEDGERS AND FURRING WALLS MUST BE PRESERVATIVELY TREATED OR FOUNDATION GRADE REDWOOD.
- 18 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
- 19 4" REINFORCED HEATED CONCRETE PATIO / DRIVEWAY / STEPS ON 4" GRAVEL BASE.
- 20 STACKED STONE RETAINING WALL, NOT TO EXCEED 4'-0" HIGH. SEE DETAIL 1/A0.1.
- 21 FLASHING AND COUNTER FLASHING - TYPICAL.
- 22 ROOF TO WALL SURFACE; EXTEND BITUTHANE MEMBRANE OVER ROOF DECK & UP WALL SURFACE 24".
- 23 LINE 27'-0" HEIGHT ABOVE EXISTING GRADE.
- 24 EXISTING GRADE LINE.
- 25 FINISH GRADE TO SLOPE AWAY FROM HOUSE A MIN. OF 6" WITHIN THE FIRST 10'. IRC R401.3
- 26 FOUNDATION - SEE STRUCTURAL FOR SIZE AND REINFORCING.
- 27 FOOTING - SEE STRUCTURAL FOR SIZE AND REINFORCING.
- 28 STRUCTURAL BEAM - SEE STRUCTURAL DRAWINGS FOR SIZE AND DETAILS.
- 29 BALCONY: 2x6 TREX DECKING ON 2x P.T. JOIST - SEE STRUCTURAL FOR SIZE AND SPACING.
- 30 1 1/2" GYPCRETE W/ HYDRAULIC HEATING ON 3/4" PLYWOOD ON FLOOR JOIST - SEE STRUCTURAL FOR SIZE AND SPACING.
- 31 36" HIGH GUARD RAILING: 2"x4 1/2" SHAPED HARDWOOD CONTINUOUS TOP CAP. TOP AND BOTTOM RAIL TO BE 1 1/2" x 1/2 TUBE STEEL. BOTTOM RAIL TO BE TURNED FLAT. W/ 1/2" STEEL BALLAST, VERTICAL, SPACED LESS THAN 4". 4"x4" WOOD END / MID POSTS.
- 32 CRAWL SPACE: 6 MIL POLYETHYLENE VAPOR RETARDER ON 4" GRAVEL BASE - CLEANED AND GRADED. SEE MECHANICAL NOTE 21 & 25 ON SHEET MEP.0.
- 33 5/8" TYPE "X" ON GARAGE CEILING AND WALL SEPARATING THE GARAGE AND LIVING SPACE.
- 34 GARAGE SLAB: 5" CONCRETE ON 16 GAUGE B-36 FORMLOCK METAL DECKING, SLOPED. SEE STRUCTURAL FOR REINFORCING AND DETAILS.
- 35 ENCLOSED ACCESSIBLE SPACE UNDER STAIRS SHALL HAVE WALLS, UNDER-STAIR SURFACE AND ANY SOFFITS PROTECTED ON THE ENCLOSED SIDE WITH 1/2" GYPSUM BOARD.
- 36 INSULATION: SEE GENERAL NOTE #2 ON FLOOR PLAN SHEETS FOR TYPE AND R-VALUE.
- 37 SOLID BLOCKING AND HURRICANE HOLD DOWN AT EACH RAFTER OR SIMPSON VPA.
- 38 DRAINAGE MATT ON WATERPROOF MEMBRANE
- 39 FILTER FABRIC OVER FREE DRAINING GRAVEL W/ 4" PERF. FOOTING DRAIN, DAYLIGHTED OR TIE INTO STORM DRAIN.
- 40 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.

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: degrayarch@westoffice.net

NEW RESIDENCE
HISTORIC DISTRICT DESIGN REVIEW
844 EMPIRE AVENUE, PARK CITY, UTAH 84060

BUILDING SECTIONS

REVISIONS:

DATE: FEBRUARY 16, 2024

PROJECT NUMBER: 2305-01

SHEET NUMBER:

A3.2

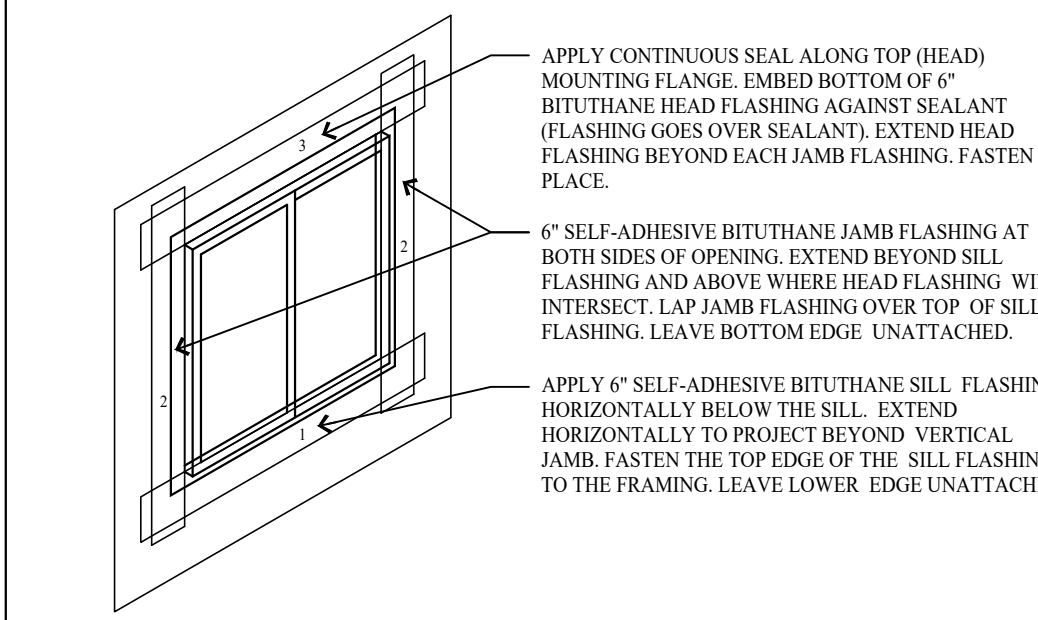
THE GRAPHIC MATERIAL AND DESIGN ON THIS SHEET ARE INSTRUMENTS OF SERVICE AND REMAIN AT ALL TIMES THE PROPERTY OF JONATHAN DEGRAY - ARCHITECT P.C. REPRODUCTION OR REUSE OF THE MATERIAL AND DESIGN CONTAINED HEREIN IS PROHIBITED WITHOUT THE WRITTEN CONSENT OF JONATHAN DEGRAY - ARCHITECT P.C. VIOLATORS WILL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

STAIRWAY HANDRAILING GUARDRAILING NOTES:

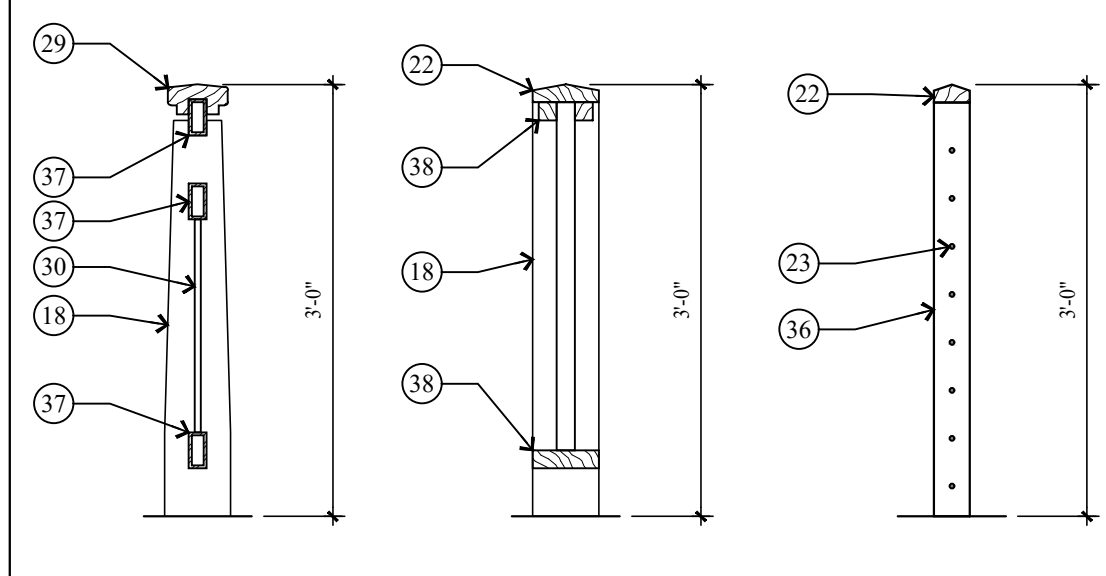
1. STAIRWAYS SHALL NOT BE LESS THAN 36 INCHES IN CLEAR WIDTH AT ALL POINTS ABOVE THE PERMITTED HANDRAIL HEIGHT AND BELOW THE REQUIRED HEADROOM HEIGHT. HANDRAILS SHALL NOT PROJECT MORE THAN 4.5 INCHES ON EITHER SIDE OF STAIRWAY AND THE MINIMUM CLEAR WIDTH OF THE STAIRWAY AT AND BELOW THE HANDRAIL HEIGHT, INCLUDING TREADS AND LANDINGS, SHALL NOT BE LESS THAN 31 1/2 INCHES WHERE A HANDRAIL IS INSTALLED ON ONE SIDE AND 27 INCHES WHERE HANDRAILS ARE PROVIDED ON BOTH SIDES. -IRC R311.7.1
2. THE MINIMUM HEADROOM IN ALL PARTS OF THE STAIRWAY SHALL NOT BE LESS THAN 6 FEET 8 INCHES MEASURED VERTICALLY FROM THE SLOPED LINE ADJOINING THE TREAD NOSING OR FROM THE FLOOR SURFACE OF THE LANDING OR PLATFORM ON THAT PORTION OF THE STAIRWAY. -IRC R311.7.2
3. THE MAXIMUM RISER HEIGHT SHALL BE 7 1/4 INCHES. THE RISER SHALL BE MEASURED VERTICALLY BETWEEN LEADING EDGES OF THE ADJACENT TREADS. THE GREATEST RISER HEIGHT WITHIN ANY FLIGHT OF STAIRS SHALL NOT EXCEED THE SMALLEST BY MORE THAN 3/8 INCH. -IRC R311.7.4.1
4. THE MINIMUM TREAD DEPTH SHALL BE 10 INCHES. THE TREAD DEPTH SHALL BE MEASURED HORIZONTALLY BETWEEN THE VERTICAL PLANES OF THE FOREMOST PROJECTION OF ADJACENT TREADS AND AT A RIGHT ANGLE TO THE TREADS LEADING EDGE. THE GREATEST TREAD DEPTH WITHIN ANY FLIGHT OF STAIRS SHALL NOT EXCEED THE SMALLEST BY MORE THAN 3/8 INCH. CONSISTENTLY SHAPED WINDERS AT THE WALKLINE SHALL BE ALLOWED WITHIN THE SAME FLIGHT OF STAIRS AS RECTANGULAR TREADS AND DO NOT HAVE TO BE WITHIN 3/8 INCH OF THE RECTANGULAR TREAD DEPTH. WINDER TREADS SHALL HAVE MINIMUM TREAD DEPTH OF 10 INCHES MEASURED BETWEEN THE VERTICAL PLANES OF THE FOREMOST PROJECTION OF ADJACENT TREADS AT THE INTERSECTIONS WITH THE WALKLINE. WINDER TREADS SHALL HAVE MINIMUM TREAD DEPTH OF 6 INCHES AT ANY POINT WITHIN THE CLEAR WIDTH OF STAIR. WITHIN ANY FLIGHT OF STAIRS, THE LARGEST WINDER TREAD DEPTH AT THE WALKLINE SHALL NOT EXCEED THE SMALLEST WINDER TREAD BY MORE THAN 3/8 INCH. -IRC R311.7.4.2
5. THE WIDTH OF EACH LANDING SHALL NOT BE LESS THAN THE WIDTH OF THE STAIRWAY SERVED. LANDINGS SHALL HAVE A MINIMUM DIMENSION OF 36 INCHES MEASURED IN THE DIRECTION OF TRAVEL. -IRC R311.7.5
6. HANDRAIL HEIGHT, MEASURED VERTICALLY FROM THE SLOPED PLANE ADJOINING THE TREAD NOSING, OR FINISH SURFACE OF THE RAMP SLOPE, SHALL BE NOT LESS THAN 34 INCHES AND NOT MORE THAN 38 INCHES. -IRC R311.7.7.1
7. HANDRAILS FOR STAIRWAYS SHALL BE CONTINUOUS FOR THE FULL LENGTH OF THE FLIGHT, FROM A POINT DIRECTLY ABOVE THE TOP RISER OF THE FLIGHT TO A POINT DIRECTLY ABOVE THE LOWEST RISER OF THE FLIGHT. HANDRAIL ENDS SHALL BE RETURNED OR SHALL TERMINATE IN NEWL POSTS OR SAFETY TERMINALS. HANDRAILS ADJACENT TO A WALL SHALL HAVE A SPACE OF NOT LESS THAN 1 1/2 INCH BETWEEN THE WALL AND THE HANDRAILS.
EXCEPTIONS:
1. HANDRAILS SHALL BE PERMITTED TO BE INTERRUPTED BY A NEWL POST AT THE TURN.
2. THE USE OF A VOLUTE, TURNOUT, STARTING EASING OR STARTING NEWL SHALL BE ALLOWED OVER THE LOWEST TREAD. -IRC R311.7.7.2
8. ALL REQUIRED HANDRAILS SHALL BE OF ONE OF THE FOLLOWING TYPES OR PROVIDE EQUIVALENT GRASPABILITY.
TYPE I: HANDRAILS WITH CIRCULAR CROSS SECTION SHALL HAVE AN OUTSIDE DIAMETER OF 1 1/2 INCHES AND NOT GREATER THAN 2 INCHES. IF THE HANDRAIL IS NOT CIRCULAR, IT SHALL HAVE A PERIMETER DIMENSION OF AT LEAST 4 INCHES AND NOT GREATER THAN 6 1/2 INCHES WITH A MAXIMUM CROSS SECTION OF DIMENSION OF 2 1/4 INCHES. EDGES SHALL HAVE A MINIMUM RADIUS OF 0.01 INCH.
TYPE II: HANDRAILS WITH A PERIMETER GREATER THAN 6 1/2 INCHES SHALL HAVE A GRASPABLE FINGER RECESS AREA ON BOTH SIDES OF THE PROFILE. THE FINGER RECESS SHALL BEGIN WITHIN A DISTANCE OF 1/2 INCH MEASURED VERTICALLY FROM THE TALLEST PORTION OF THE PROFILE AND ACHIEVE A DEPTH OF AT LEAST 1/8 INCH WITHIN 1/2 INCH BELOW THE WIDEST PORTION OF THE PROFILE. THE REQUIRED DEPTH SHALL CONTINUE FOR AT LEAST 1/2 INCH TO A LEVEL THAT IS NOT LESS THAN 1 1/2 INCHES BELOW THE TALLEST PORTION OF THE PROFILE. THE MINIMUM WIDTH OF THE HANDRAIL ABOVE THE RECESS SHALL BE 1 1/2 INCHES TO MAXIMUM OF 2 1/4 INCHES. EDGES SHALL HAVE A MINIMUM RADIUS OF 0.10 INCH. -IRC R311.7.7.3
9. GUARDS SHALL BE LOCATED ALONG OPEN-SIDED WALKING SURFACES, INCLUDING STAIRS, RAMP AND LANDINGS, THAT ARE LOCATED MORE THAN 30 INCHES MEASURED VERTICALLY TO THE FLOOR OR GRADE BELOW AT ANY POINT WITHIN 36 INCHES HORIZONTALLY TO THE EDGE OF THE OPEN SIDE. -IRC R312.1
10. GUARDS SHALL NOT BE LESS THAN 36 INCHES HIGH MEASURED VERTICALLY ABOVE THE ADJACENT WALKING SURFACE, ADJACENT FIXED SEATING OR THE LINE CONNECTING THE LEADING EDGES OF THE TREADS. -IRC R312.2
11. GUARDS SHALL NOT HAVE OPENINGS FROM THE WALKING SURFACE TO THE REQUIRED GUARD HEIGHT WHICH ALLOW PASSAGE OF A SPHERE 4 INCHES IN DIAMETER. -IRC R312.3
12. STAIR TREAD NOSING: THE RADIUS OF CURVATURE AT THE LEADING EDGE OF THE TREAD SHALL BE NO GREATER THAN 9/16 INCH. A NOSING NOT LESS THAN 3/8 INCH BUT NOT MORE THAN 1 1/4 INCHES SHALL BE PROVIDED ON STAIRWAYS WITH SOLID RISERS. THE GREATEST NOSING PROJECTION SHALL NOT EXCEED THE SMALLEST NOSING PROJECTION BY MORE THAN 3/8 INCH BETWEEN TWO STORIES, INCLUDING THE NOSING AT THE LEVEL OF FLOORS AND LANDINGS. BEVELING OF NOSING SHALL NOT EXCEED 1/8 INCH. RISERS SHALL BE VERTICAL OR SLOPED FROM THE UNDERSIDE OF THE LEADING EDGE OF THE TREAD ABOVE AT AN ANGLE NOT MORE THAN 30 DEGREES (0.51 RAD) FROM THE VERTICAL. OPEN RISERS ARE PERMITTED, PROVIDED THAT THE OPENING BETWEEN TREADS DOES NOT PERMIT THE PASSAGE OF A 4 INCH DIAMETER SPHERE. (UTAH STATE AMENDMENT) EXCEPTIONS:
A. A NOSING IS NOT REQUIRED WHERE THE TREAD DEPTH IS A MINIMUM OF 10 INCHES.
B. THE OPENING BETWEEN ADJACENT TREADS IS NOT LIMITED ON STAIRS WITH A TOTAL RISE OF 30 INCHES OR LESS. NOTE: THIS MEANS THAT CONCRETE STAIRS, WITHOUT NOSINGS, MUST HAVE A TREAD DEPTH OF 10 INCHES

TYVEK VAPOR/AIR BARRIER INSTALLATION:

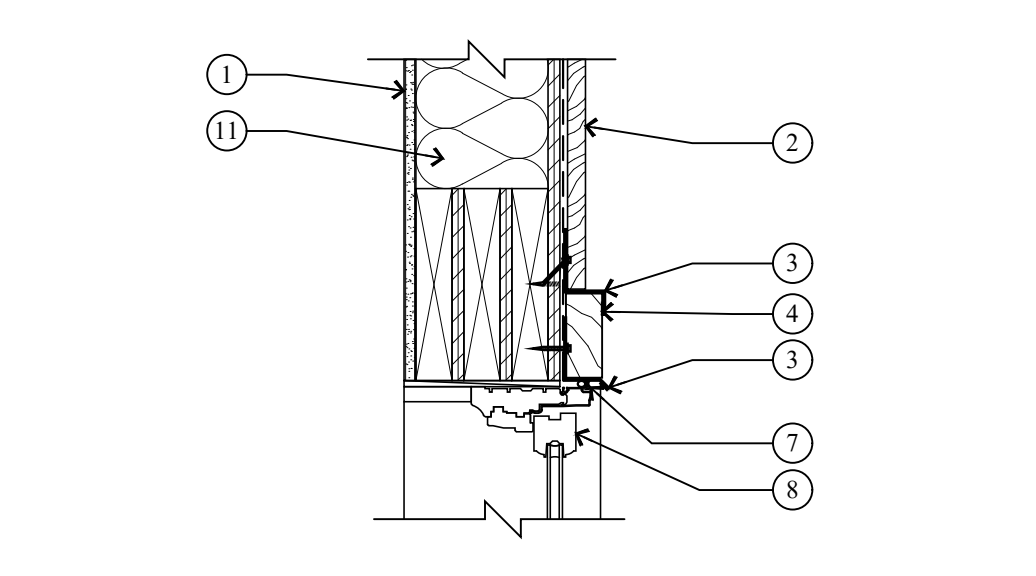
1. INSTALL AIR BARRIER AFTER SHEATHING IS INSTALLED AND BEFORE WINDOWS AND DOORS ARE INSTALLED. INSTALL LOWER LEVEL BARRIER PRIOR TO UPPER LAYERS TO ENSURE PROPER SHINGLING OF LAYERS.
2. OVERLAP AIR BARRIER AT CORNERS OF BUILDING BY A MINIMUM OF 12 INCHES.
3. OVERLAP AIR BARRIER VERTICAL SEAMS BY A MINIMUM OF 6 INCHES.
4. ENSURE BARRIER IS PLUM AND LEVEL WITH FOUNDATION, AND UNROLL EXTENDING AIR BARRIER OVER WINDOW AND DOOR OPENINGS.
5. ATTACH AIR BARRIER TO WOOD, INSULATED SHEATHING BOARD OR EXTERIOR GYPSUM WITH PLASTIC CAP NAILS EVERY 12" TO 18" ON VERTICAL STUD LINE WITH WOOD STUD FRAMING, AND SCREWS WITH WASHERS TO METAL STUD FRAMING. WHEN ATTACHING TO WOOD SHEATHING, A MINIMUM 1/8 INCH CROWN STAPLE MAY BE USED. WHEN ATTACHING TO MASONRY, USE ADHESIVE RECOMMENDED BY MANUFACTURER.
6. PREPARE WINDOW AND DOOR ROUGH OPENINGS AS FOLLOWS:
A. PREPARE EACH WINDOW ROUGH OPENING BY CUTTING A MODIFIED "T" PATTERN IN THE AIR BARRIER.
1. HORIZONTALLY CUT AIR BARRIER ALONG BOTTOM OF HEADER.
2. VERTICALLY CUT AIR BARRIER DOWN THE CENTER OF WINDOW OPENINGS FROM THE TOP OF THE WINDOW OPENING DOWN TO 2/3 OF THE WAY TO THE BOTTOM OF THE WINDOW OPENINGS.
3. DIAGONALLY CUT AIR BARRIER FROM THE BOTTOM OF THE VERTICAL CUT TO THE LEFT AND RIGHT CORNERS OF OPENING.
4. FOLD SIDE AND BOTTOM FLAPS INTO WINDOW OPENING AND FASTEN EVERY 6 INCHES. TRIM OFF EXCESS.
B. PREPARE EACH ROUGH DOOR OPENING BY CUTTING A STANDARD "T" PATTERN IN THE AIR BARRIER.
1. HORIZONTALLY CUT AIR BARRIER ALONG BOTTOM OF DOOR FRAME HEADER AND ALONG TOP OF SILL.
2. VERTICALLY CUT AIR BARRIER DOWN THE CENTER OF DOOR OPENINGS FROM THE TOP OF THE DOOR OPENING (HEADER) DOWN TO THE BOTTOM OF THE DOOR OPENING (SILL).
3. FOLD SIDE FLAPS INSIDE AROUND DOOR OPENINGS AND FASTEN EVERY 6 INCHES. TRIM OFF EXCESS.
7. TAPE ALL HORIZONTAL AND VERTICAL SEAM OF AIR BARRIER WITH DUPONT TYVEK TAPE.
8. SEAL ALL TEARS AND CUTS IN AIR BARRIER WITH DUPONT TYVEK TAPE.



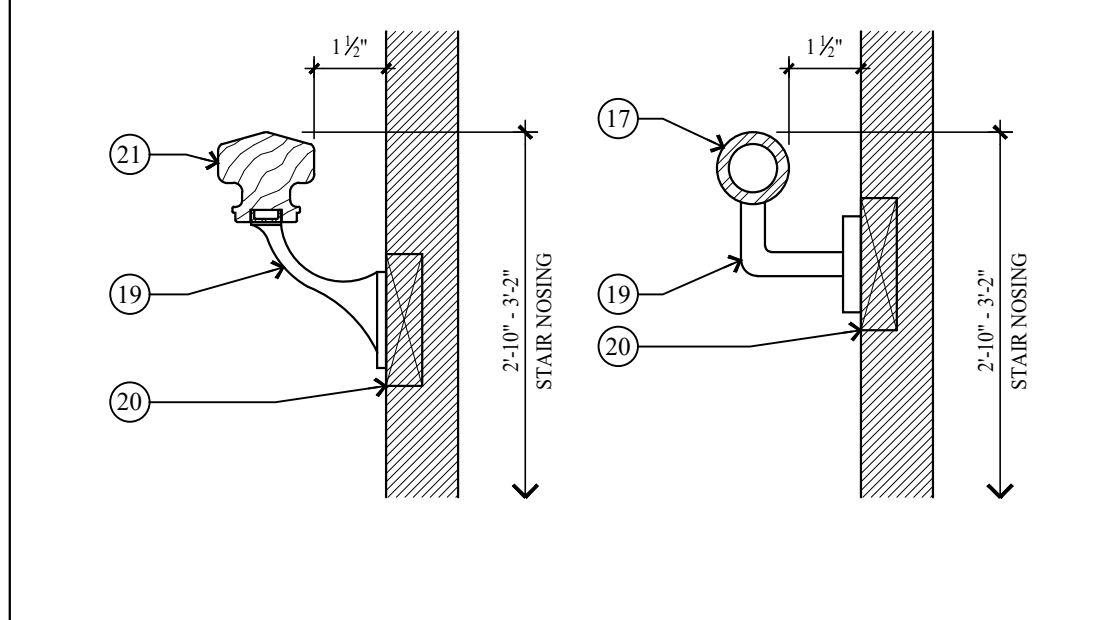
11 VAPOR BARRIER SILL, JAMB AND HEAD FLASHING
A5.1 NO SCALE



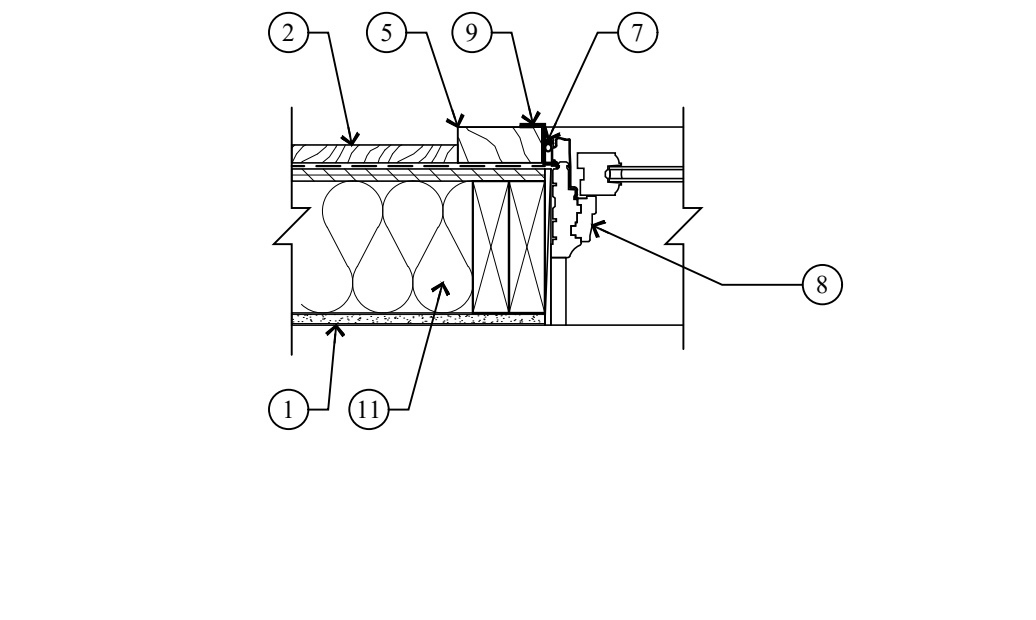
6 TYPICAL HANDRAIL/GUARDRAIL DETAILS
A5.1 SCALE: 3/4" = 1'-0"



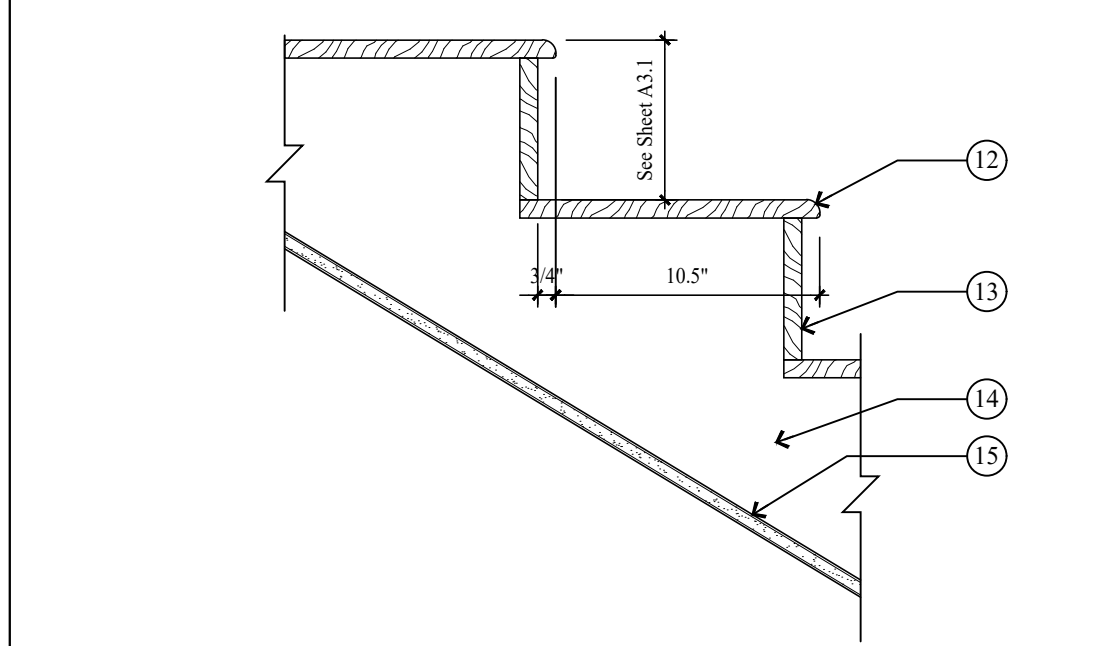
1 HEAD DETAIL
A5.1 SCALE: 1 1/2" = 1'-0"



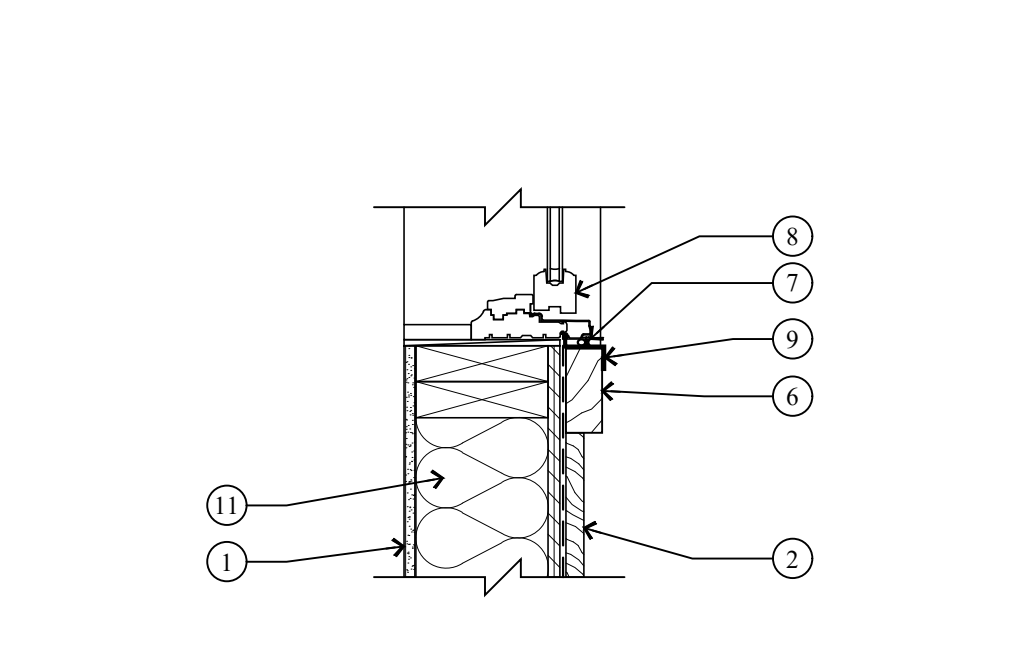
7 TYPICAL HANDRAIL DETAIL
A5.1 NO SCALE



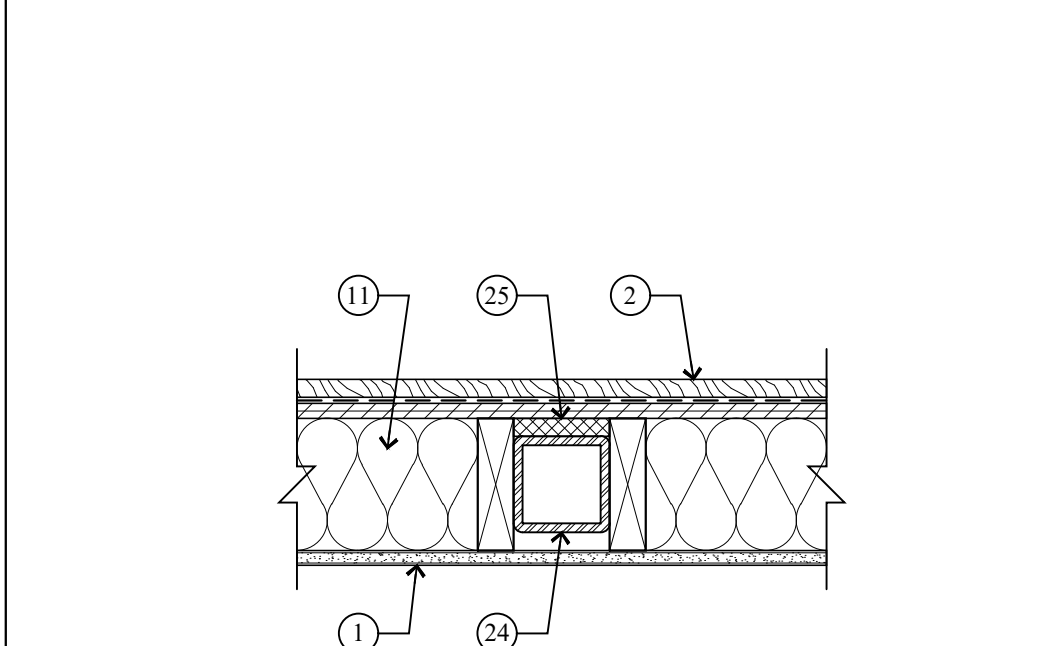
2 JAMB DETAIL
A5.1 SCALE: 1 1/2" = 1'-0"



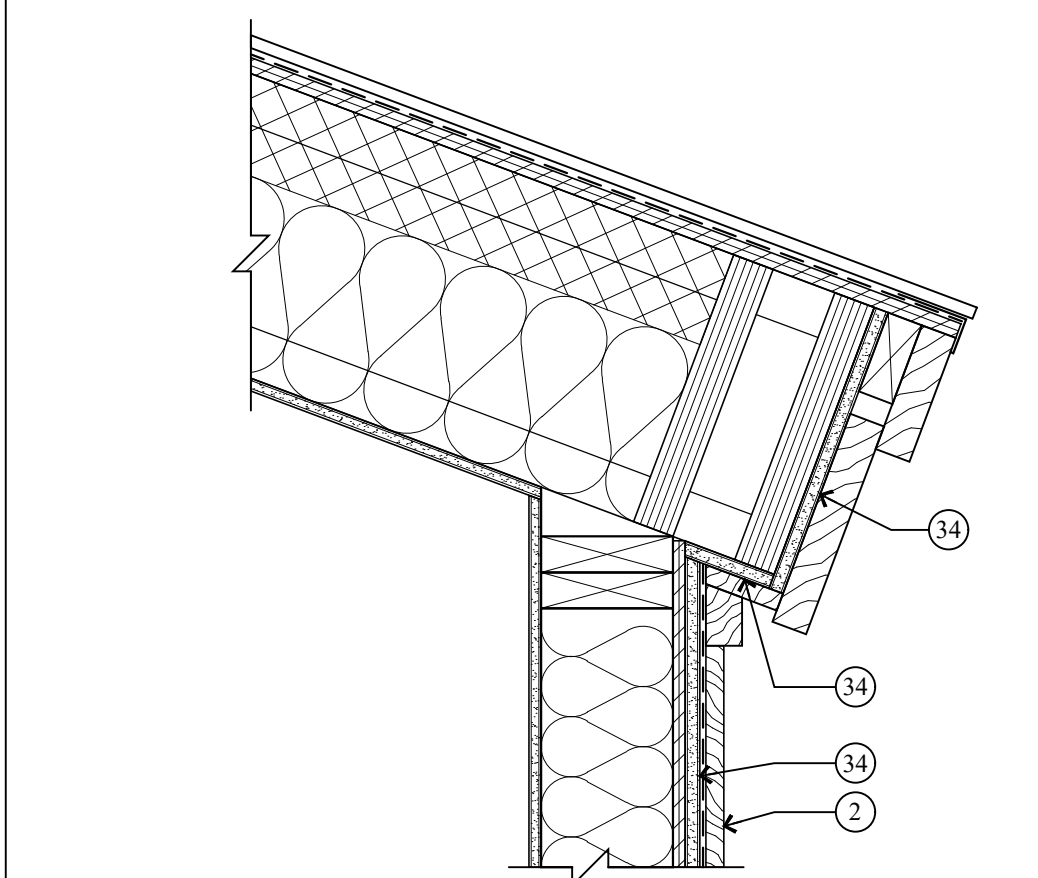
8 TYP. STAIR TREAD/RISER DETAIL
A5.1 SCALE: 1 1/2" = 1'-0"



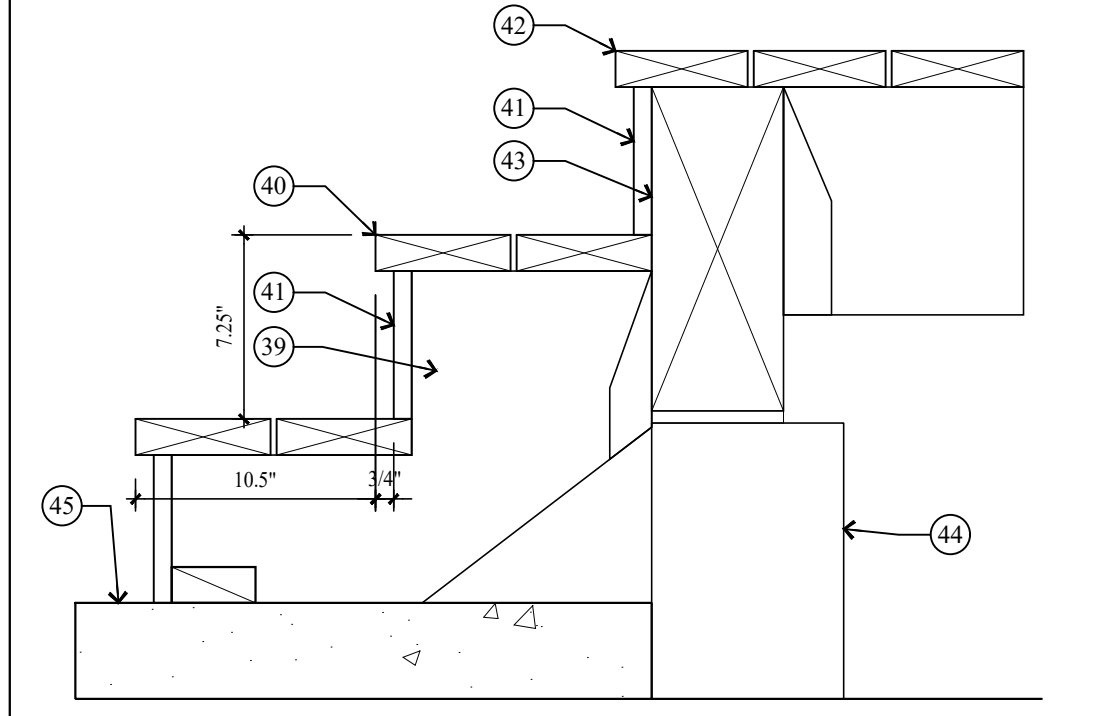
3 SILL DETAIL
A5.1 SCALE: 1 1/2" = 1'-0"



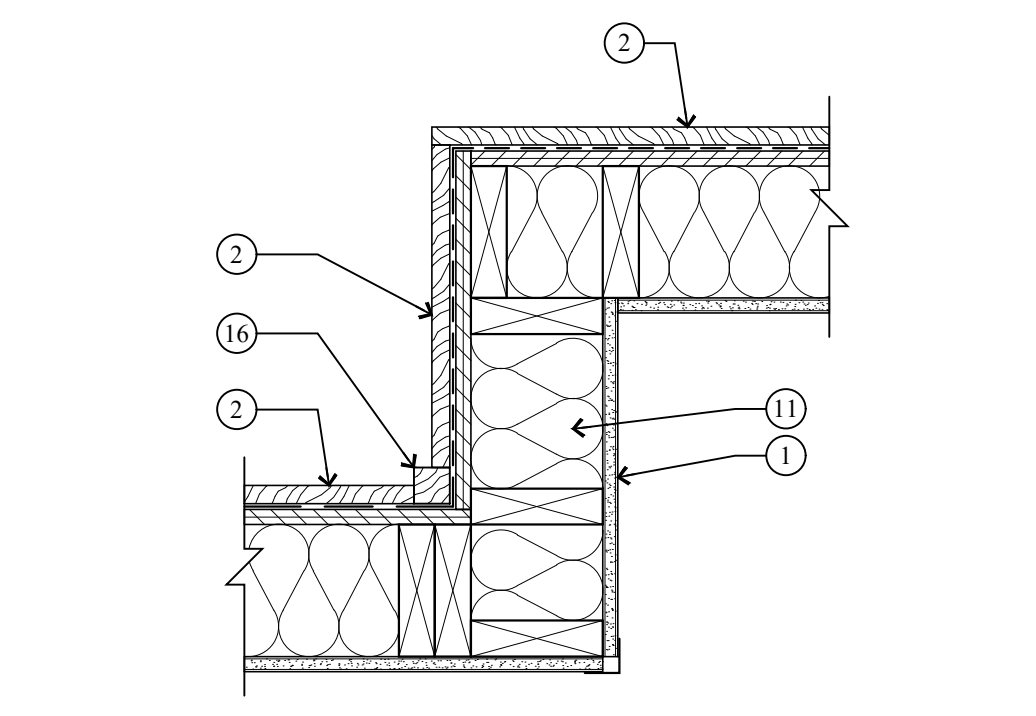
12 THERMAL BREAK DETAIL @ TUBE STEEL COLUMN
A5.1 SCALE: 1 1/2" = 1'-0"



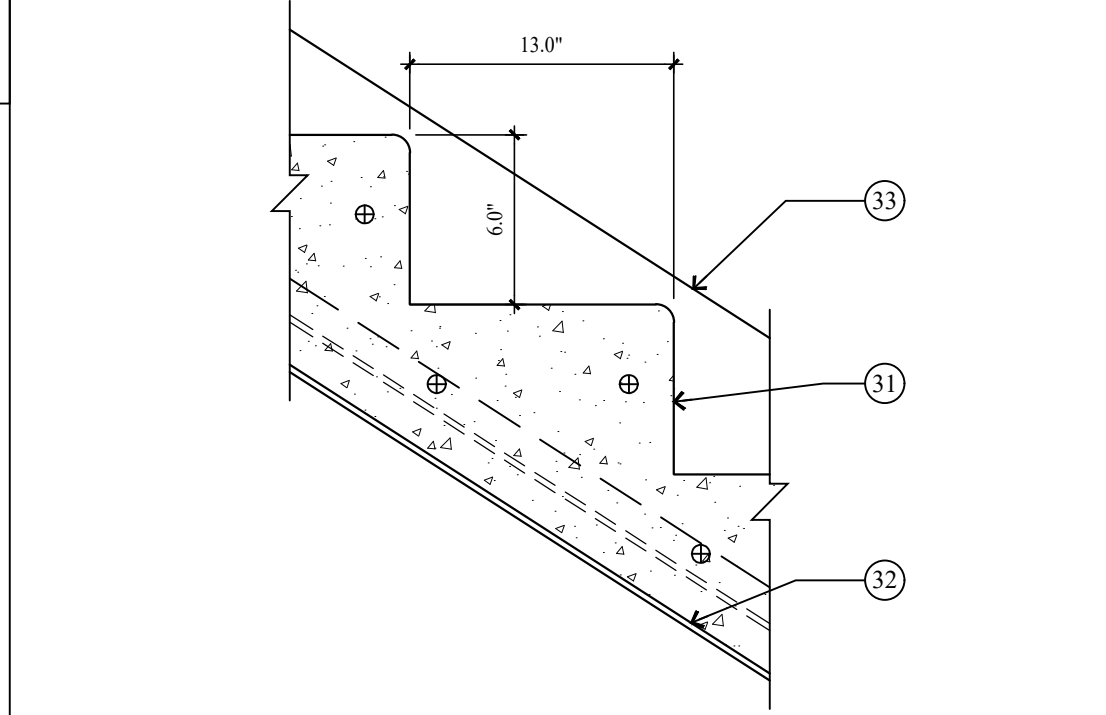
13 ROOF OVER HANG - TYP.
A5.1 SCALE: 1 1/2" = 1'-0"



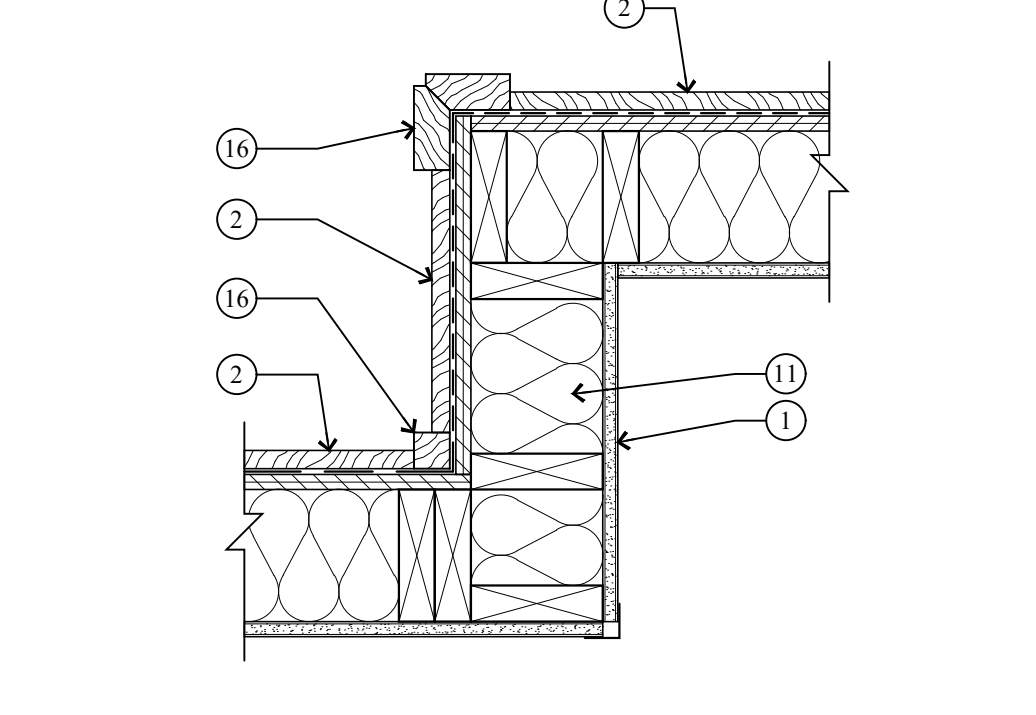
9 TYP. STAIR TREAD/RISER DETAIL
A5.1 SCALE: 1 1/2" = 1'-0"



4 INSIDE / OUTSIDE CORNER TRIM @ VERTICAL SIDING
A5.1 SCALE: 1 1/2" = 1'-0"



10 TYP. STAIR TREAD/RISER DETAIL
A5.1 SCALE: 1 1/2" = 1'-0"



5 INSIDE / OUTSIDE CORNER TRIM @ HORIZONTAL SIDING
A5.1 SCALE: 1 1/2" = 1'-0"

KEY NOTES

- 1 1/2" GYPSUM BOARD ON 2x6 STUDS @ 16" O.C.
- EXTERIOR SIDING ON AIR/VAPOR BARRIER ON 1/2" EXT. SHEATHING. SEE ELEVATIONS FOR SIDING TYPE.
- HEAD FLASHING/TRIM.
- 2x4 WINDOW/DOOR HEAD - STAINED
- 2x4 WINDOW/DOOR JAMB - STAINED
- 2x4 WINDOW SILL - STAINED
- BACKER ROD AND CAULK.
- WOOD ALUMINUM CLAD WINDOW W/ INSULATED GLASS - SEE SCHEDULE.
- METAL FLASHING.
- BEVELED 2x3 ON 2x12 CEDAR TRIM BOARD W/ METAL FLASHING.
- EXTERIOR WALLS TO BE 2x6 FRAMING W/ BIB INSULATION R-23 - TYP.
- 3/4" HARDWOOD TREAD. SEE STAIR NOTES.
- 3/4" HARDWOOD CLOSED RISER. SEE STAIR NOTES.
- 2x12 STRINGERS.
- 1/2" GYPSUM BOARD.
- 2x4 CEDAR OUTSIDE CORNER BOARD, 2x2 CEDAR INSIDE CORNER BOARD - STAINED
- 1 1/2" DIA. STEEL PIPE - PAINTED.
- 6x6 HARDWOOD END POST.
- HANDRAIL BRACKET.
- SOLID BACKING - TYP.
- HARDWOOD STANDARD MILL SHAPE HANDRAIL - STAINED.
- 36" HIGH 2x SHAPE HARDWOOD CONT.
- 5/32" DIA. 316 STAINLESS STEEL CABLE. WORKING LOAD: 750# BREAKING LOAD: 2000#. HORIZONTAL. SPACED LESS THAN 4". THROUGH 3x3 VERTICAL TUBE STEEL POSTS.
- TUBE STEEL COLUMN - SEE STRUCTURAL.
- 3/4" RIGID INSULATION.
- 12" STEEL CHANNEL STRINGER.
- 3 1/8" x 1/2" GLB TREAD.
- 2"x2"x1/2" STEEL ANGLE W/ 2- 3/8" DIA. x3" LAG BOLTS.
- 36" HIGH HAND RAIL TO BE 2 1/2" x 5" SHAPE HARDWOOD, CONTINUOUS
- 1/2" DIA. STEEL BALLAST, VERTICAL, SPACED LESS THAN 4".
- 4" REINFORCED CONCRETE STAIRS ON 4" GRAVEL BASE.
- B-DECK WELDED TO BOTTOM OF 2" x 12" TUBE STEEL STRINGERS.
- 2" x 12" TUBE STEEL STRINGERS.
- 5/8" TYPE "X" EXTERIOR GRADE GYP. BD.
- 1 1/2" METAL TRIM @ HEAD, JAMB & SILL.
- 3"x3" TUBE STEEL END AND MID POST.
- (3) TOP AND BOTTOM RAIL TO BE 1 1/2" x 3" TUBE STEEL.
- TOP RAIL ON 2x2 W/ 2x2 BALLAST SPACED LESS THAN 4" W/ 2x6 BOTTOM RAIL.
- 2x12 PRESSURE TREATED STRINGERS.
- TREAD TO BE 2x6 TREX OR EQUAL.
- RISERS TO BE 1x6 TREX OR EQUAL.
- DECKING TO BE 2x6 TREX OR EQUAL ON 2x10 P.T. JOIST @ 16" O.C. - SEE STRUCTURAL FOR DETAILS.
- DECK BEAM - SEE STRUCTURAL FOR DETAILS.
- 8" CONCRETE PIER - SEE STRUCTURAL FOR DETAILS.
- 4" REINFORCED CONCRETE WALKWAY / DRIVEWAY / CAR PORT / GARAGE ON 4" GRAVEL BASE.
- TOP AND BOTTOM RAIL TO BE 1 1/2" x 2 1/2" TUBE STEEL. BOTTOM RAIL TO BE TURNED FLAT.
- ENTRY STAIRS: STEEL CHANNEL STRINGERS W/ CLOSED RISER METAL PAN, TREADS FILLED W/ CONCRETE.

Jonathan DeGray
A r c h i t e c t

P.O. Box 1674, 614 Main Street, Suite 302, Park City, Utah 84080
Tel. 435-649-7263, E-mail: deggrayarch@gwstoffice.net

NEW RESIDENCE
HISTORIC DISTRICT DESIGN REVIEW

844 EMPIRE AVENUE, PARK CITY, UTAH 84060

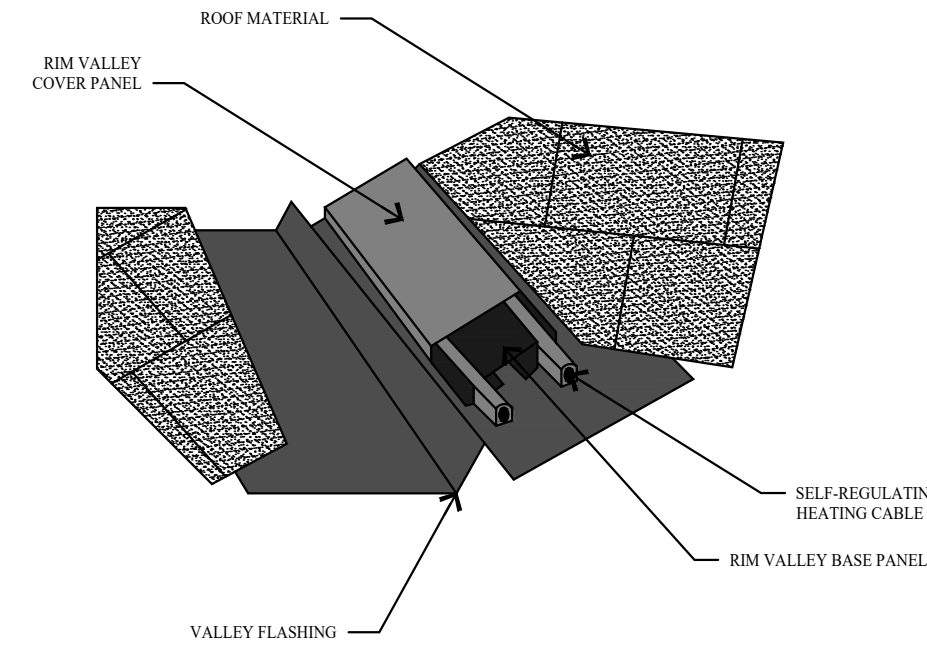
ARCHITECTURAL NOTES
DETAILS

DATE:
FEBRUARY 16, 2024

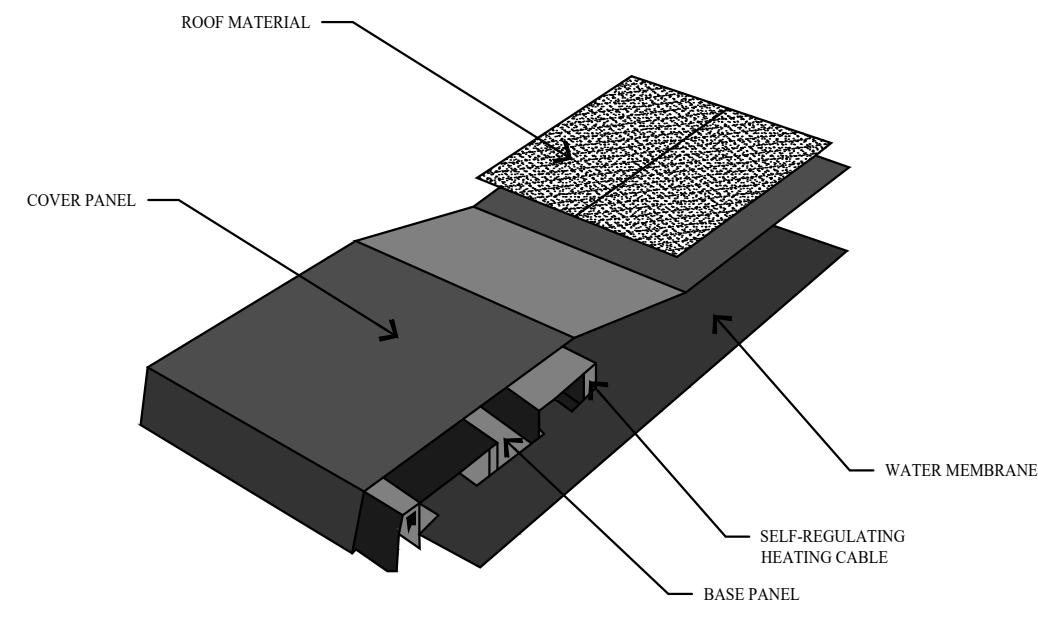
PROJECT NUMBER:
2305-01

SHEET NUMBER:
A5.1

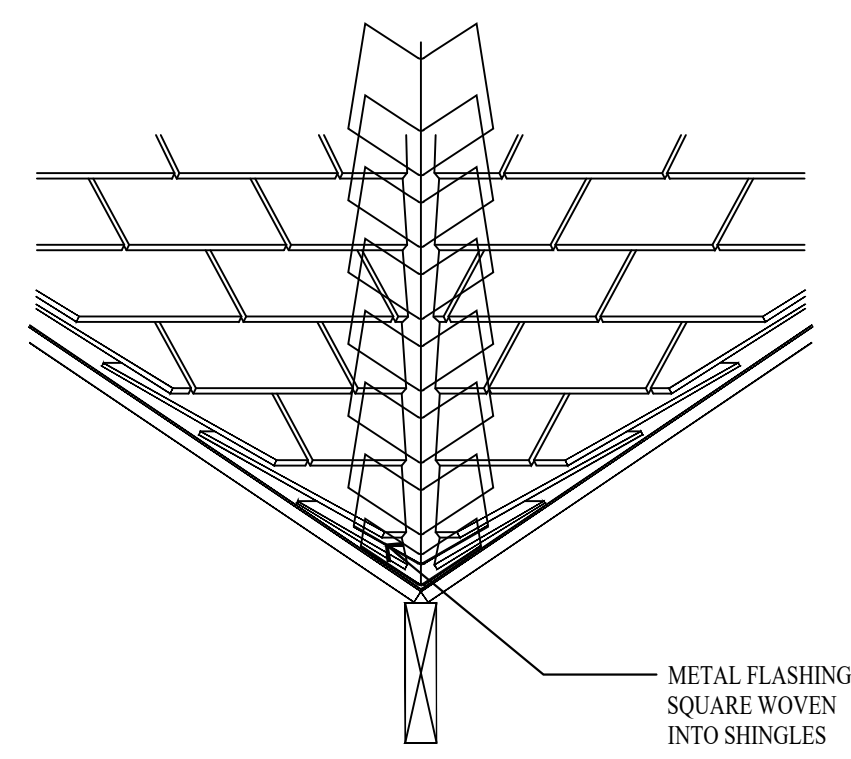
THE GRAPHIC MATERIAL AND DESIGN ON THIS SHEET ARE INSTRUMENTS OF SERVICE AND REMAIN AT ALL TIMES THE PROPERTY OF JONATHAN DEGRAY - ARCHITECT P.C. REPRODUCTION OR REUSE OF THE MATERIAL AND DESIGN CONTAINED HEREIN IS PROHIBITED WITHOUT THE WRITTEN CONSENT OF JONATHAN DEGRAY - ARCHITECT P.C. VIOLATORS WILL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



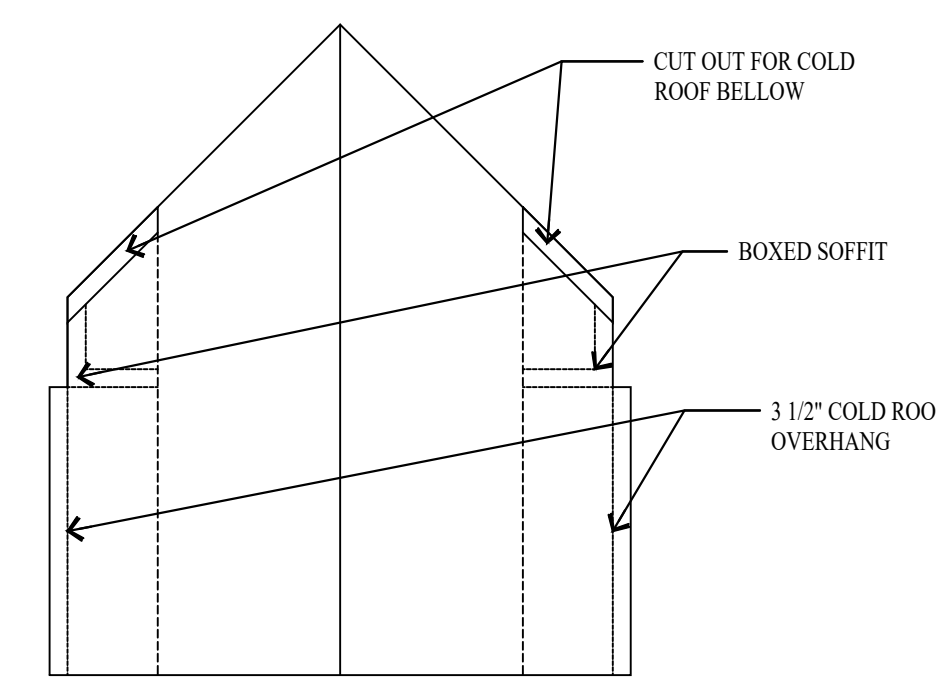
1 VALLEY SNOW MELT DETAIL
A5.2 NO SCALE



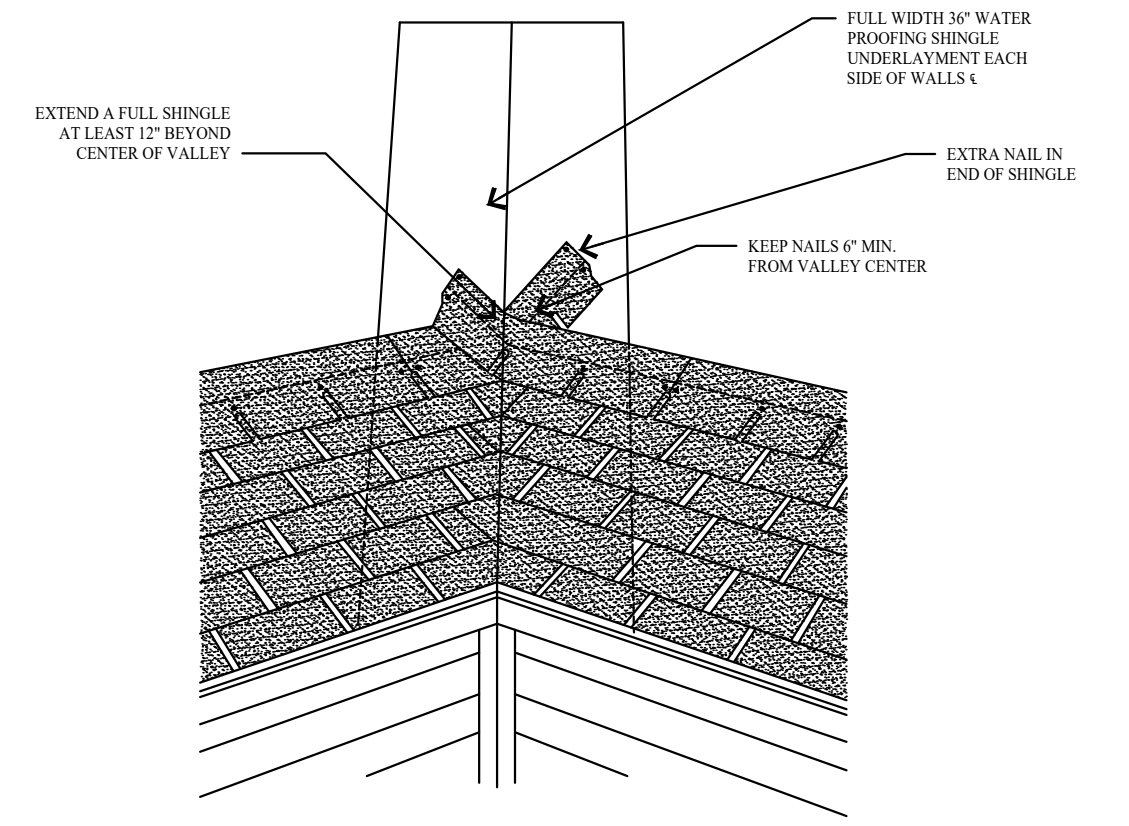
2 EAVE SNOW MELT DETAIL
A5.2 NO SCALE



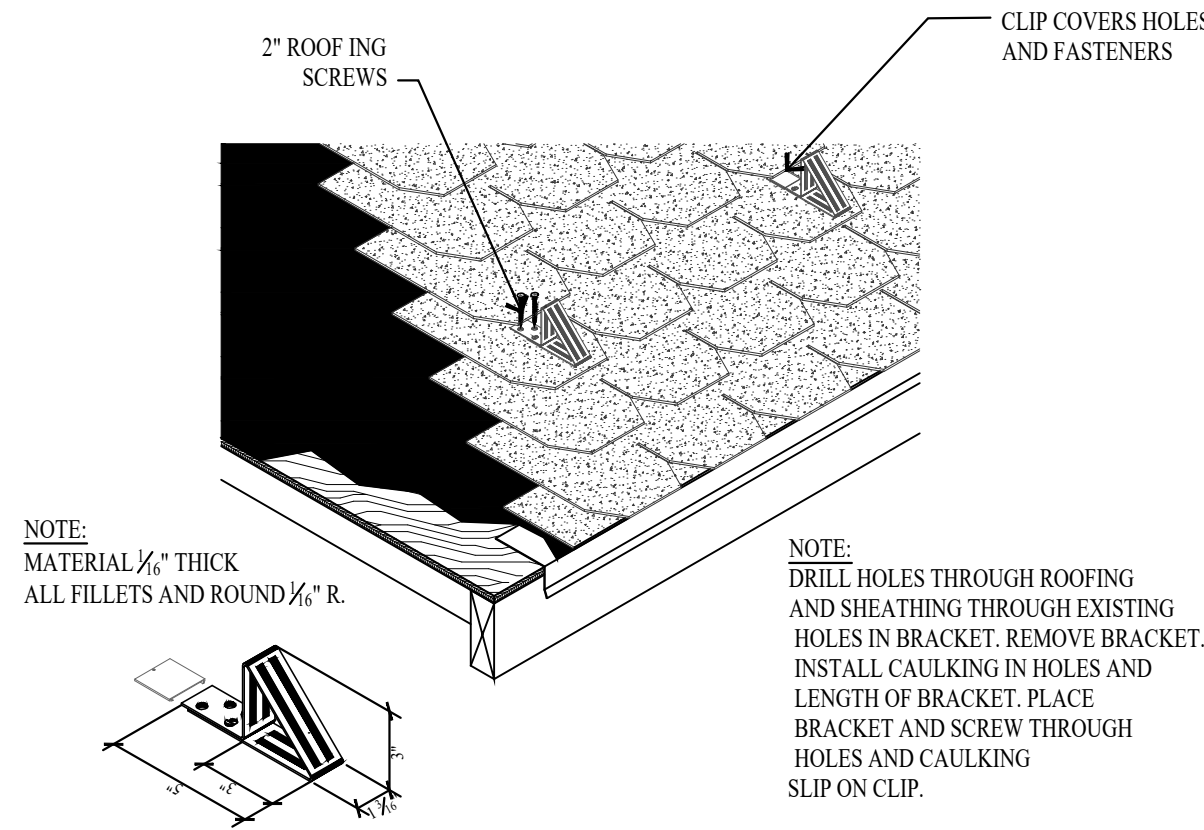
3 CLOSED VALLEY FLASHING
A5.2 NO SCALE



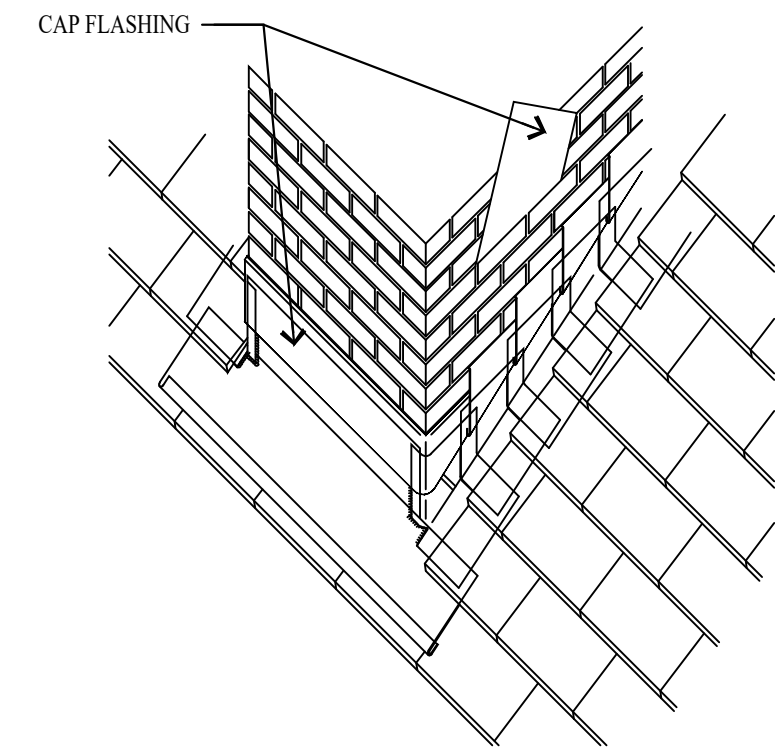
4 DORMER ROOF
A5.2 NO SCALE



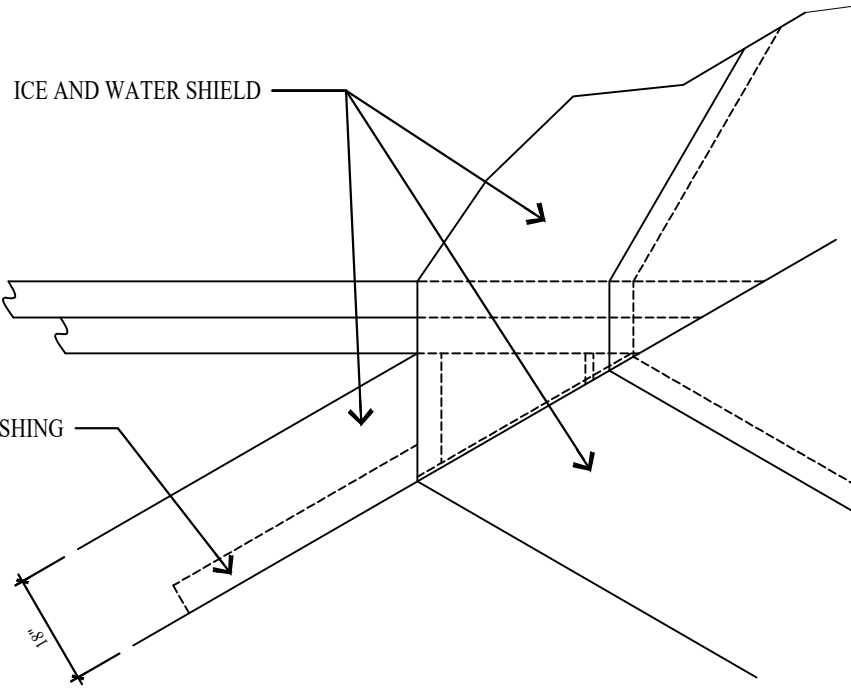
5 WOVEN VALLEY DETAIL
A5.2 NO SCALE



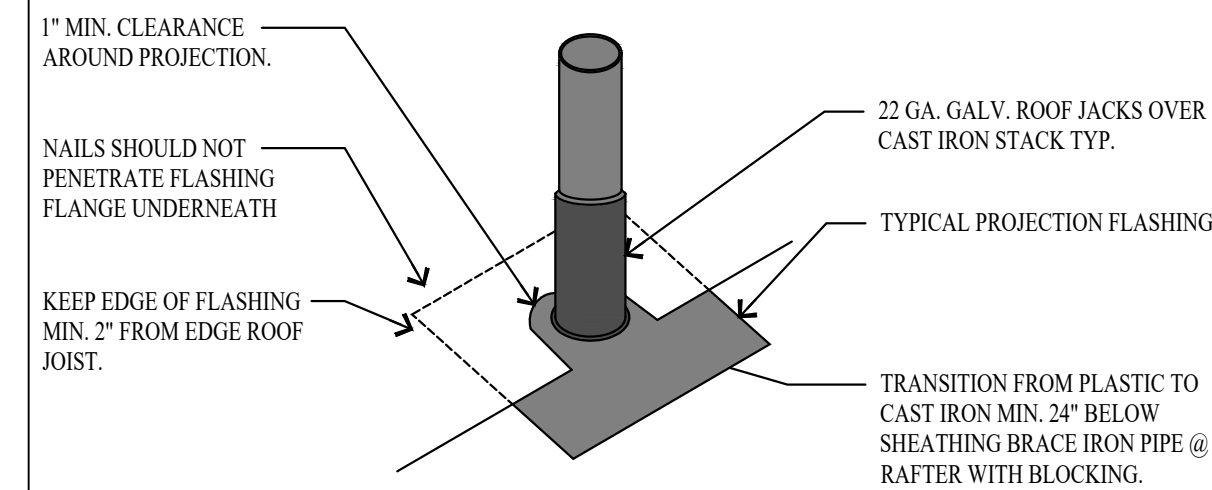
6 SNOW BRACKET DETAIL
A5.2 NO SCALE



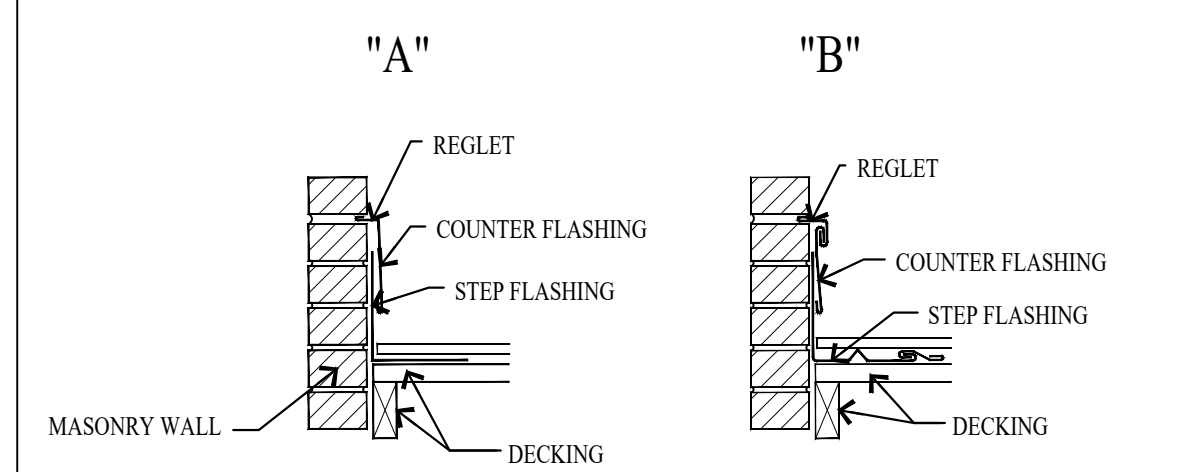
7 CHIMNEY FLASHING
A5.2 NO SCALE



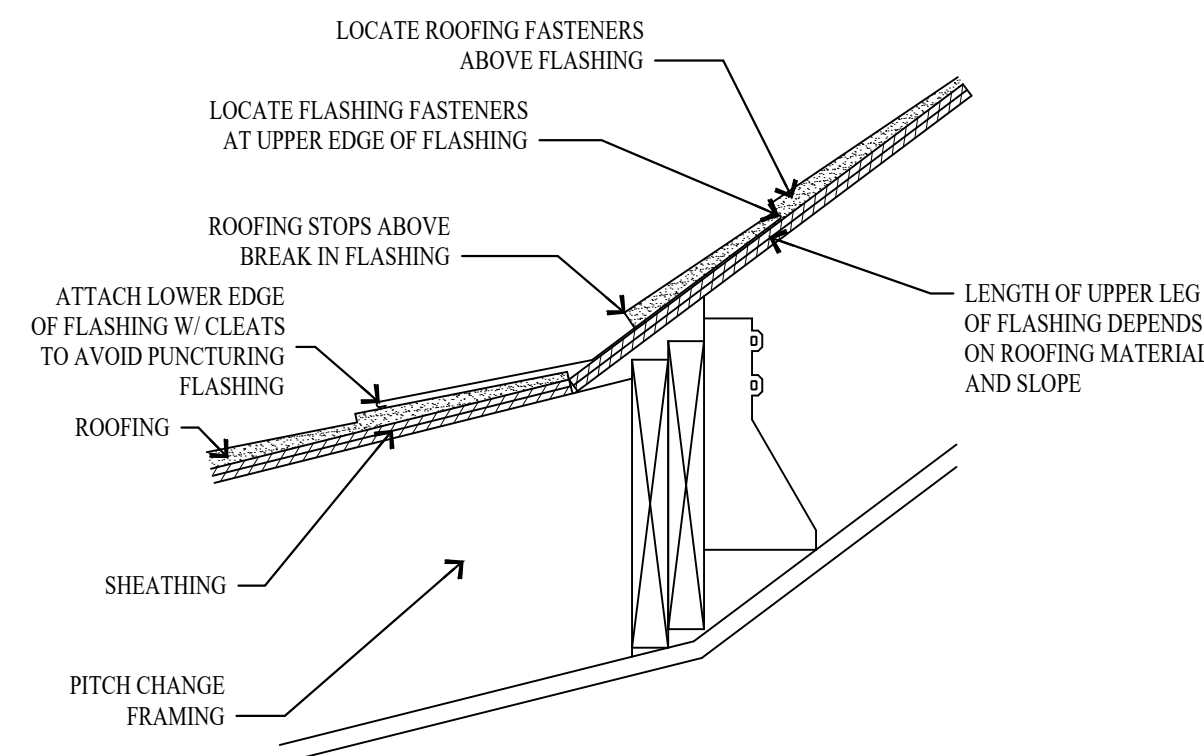
8 DORMER FLASHING DETAIL
A5.2 NO SCALE



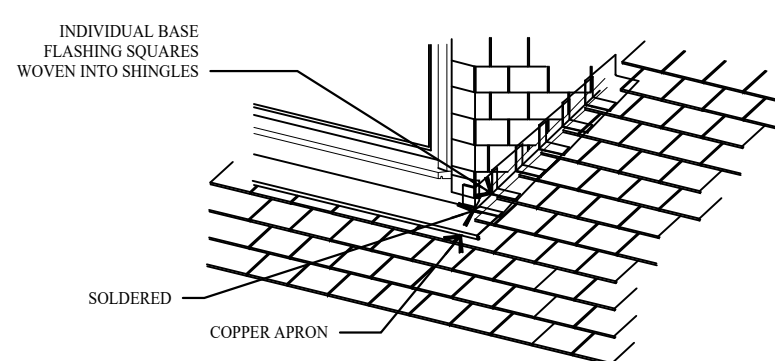
9 VENT FLASHING DETAIL
A5.2 NO SCALE



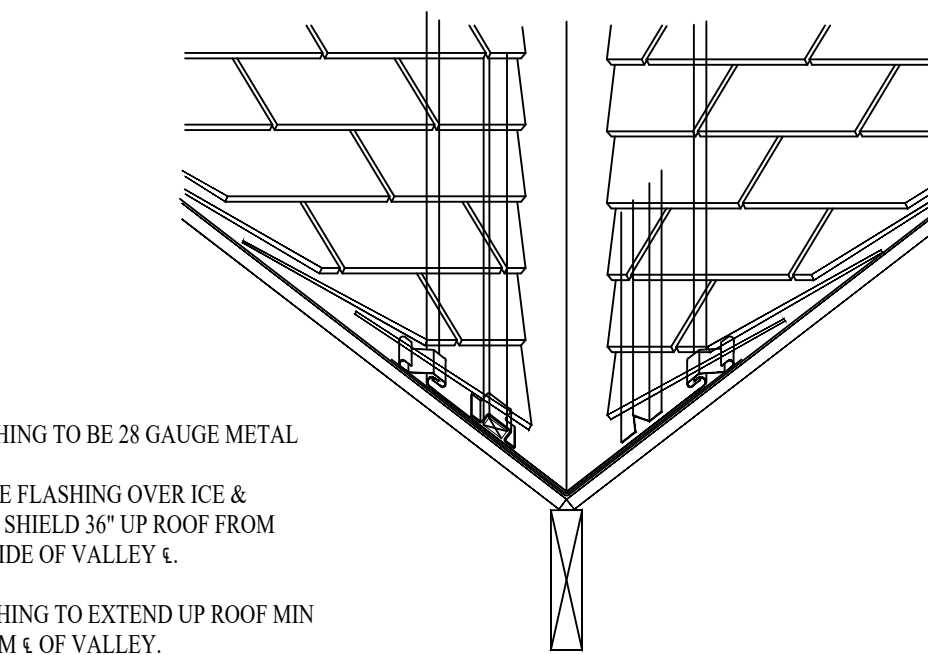
10 RAKE WALL FLASHING DETAIL
A5.2 NO SCALE



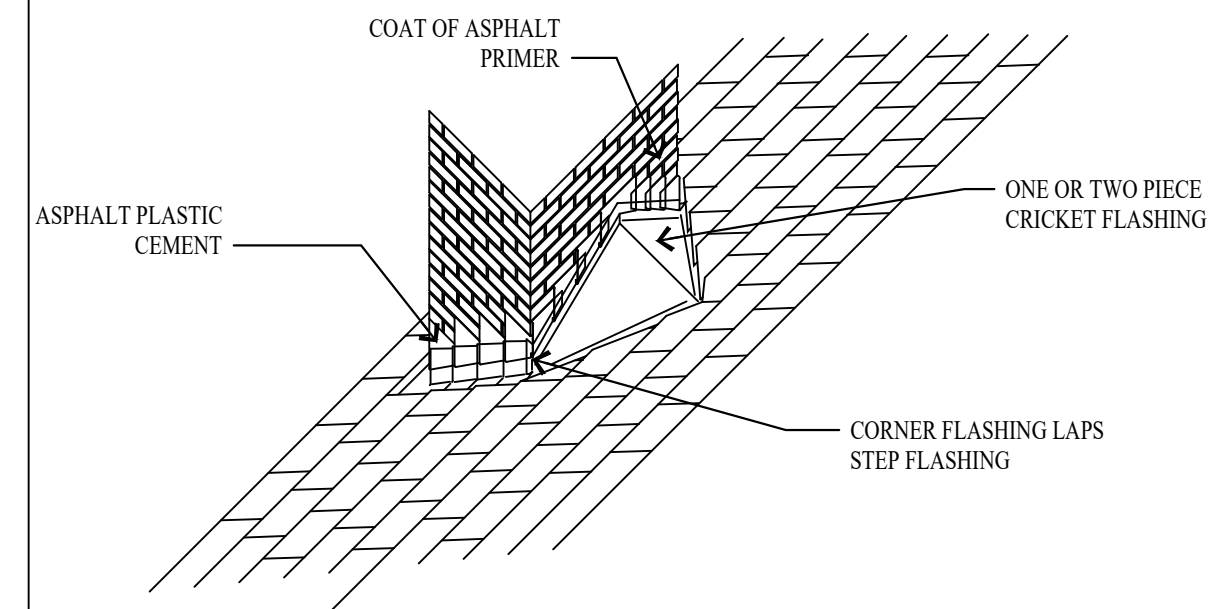
11 ROOF PITCH TRANSITION DETAIL
A5.2 NO SCALE



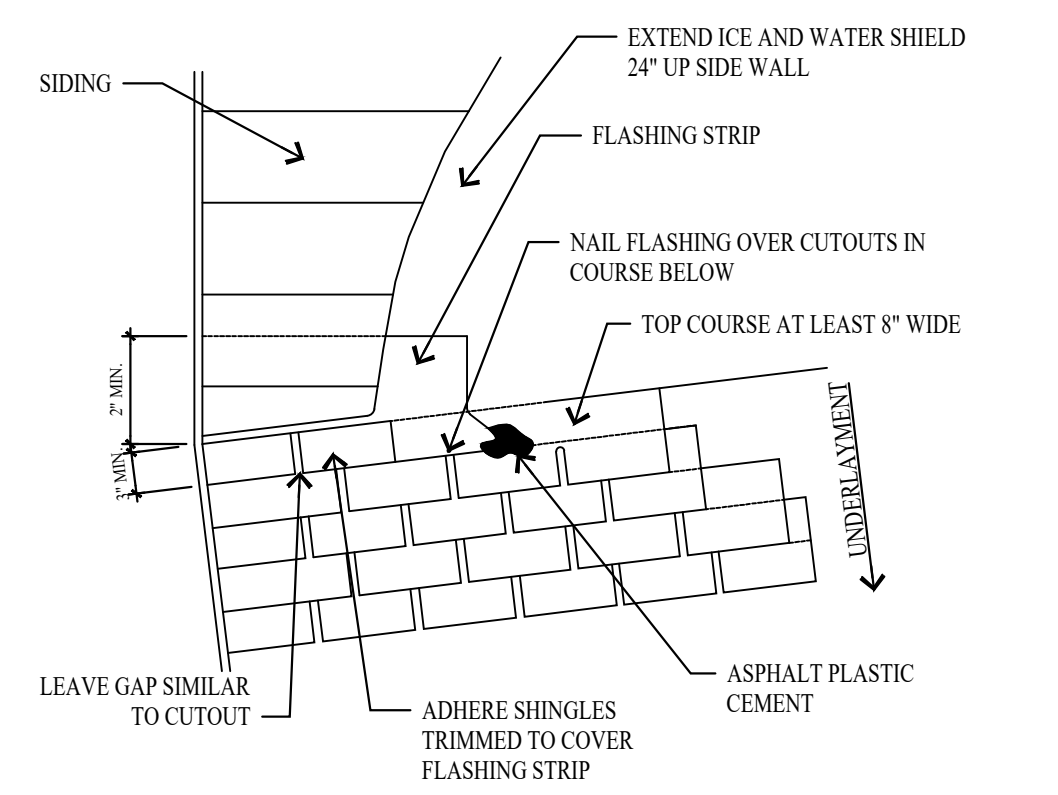
12 FLASHING DETAIL
A5.2 NO SCALE



13 OPEN VALLEY DETAIL
A5.2 NO SCALE



14 CHIMNEY CRICKET FLASHING
A5.2 NO SCALE



15 ROOF/WALL FLASHING DETAIL
A5.2 NO SCALE

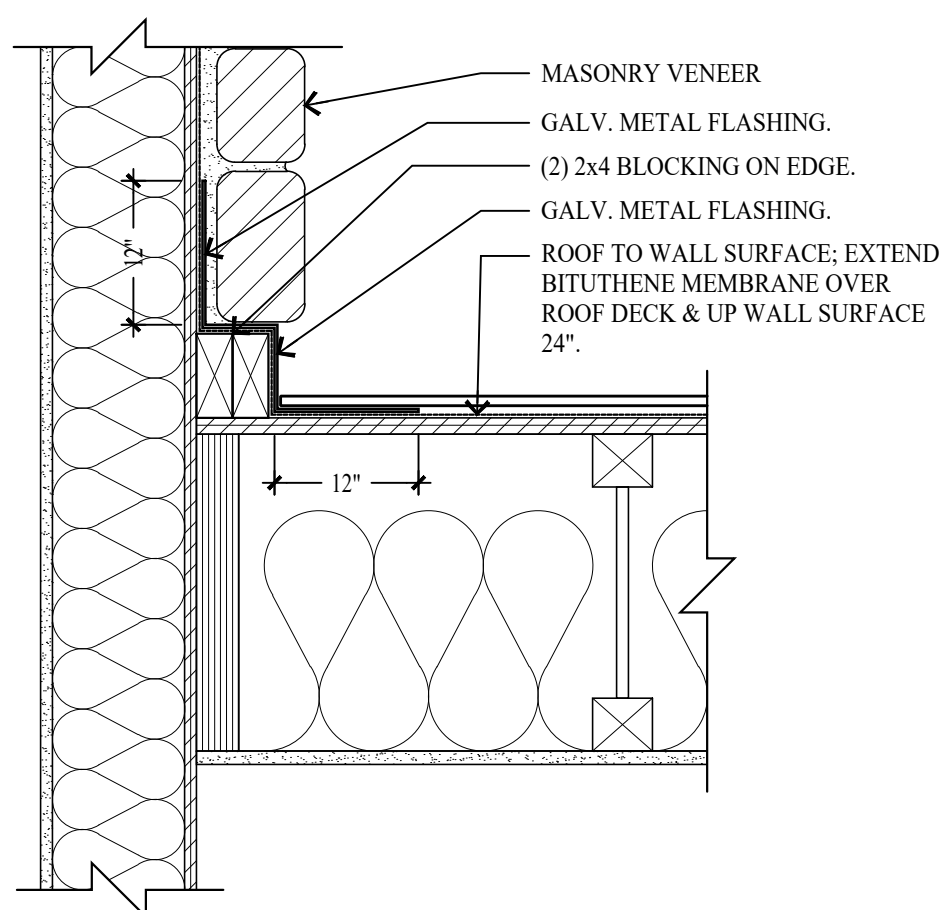
Bar Size	Bar Spacing	Bar Length	Bar Weight	Bar Spacing	Bar Length	Bar Weight
1/2"	12"	12'	1.50	12"	12'	1.50
3/4"	12"	12'	2.25	12"	12'	2.25
1"	12"	12'	3.00	12"	12'	3.00
1 1/4"	12"	12'	4.50	12"	12'	4.50
1 1/2"	12"	12'	5.25	12"	12'	5.25
1 3/4"	12"	12'	6.00	12"	12'	6.00
2"	12"	12'	7.50	12"	12'	7.50
2 1/4"	12"	12'	9.00	12"	12'	9.00
2 1/2"	12"	12'	10.50	12"	12'	10.50
2 3/4"	12"	12'	12.00	12"	12'	12.00
3"	12"	12'	13.50	12"	12'	13.50
3 1/4"	12"	12'	15.00	12"	12'	15.00
3 1/2"	12"	12'	16.50	12"	12'	16.50
3 3/4"	12"	12'	18.00	12"	12'	18.00
4"	12"	12'	20.00	12"	12'	20.00

FOR STANDING BEAM SPECIFIC MECHANICAL LOAD TEST INFORMATION AND CLAMP INSTALLATION INFORMATION PLEASE VISIT: WWW.S-S.COM

S-S
The Right Way!

888-845-7551
METAL ROOF AND WALL SYSTEMS, LTD.
1000 SOUTH 1000 WEST, SUITE 100
SALT LAKE CITY, UT 84143

16 SNOW RETENTION BARS DETAIL
A5.2 NO SCALE



17 MASONRY DETAIL @ CHIMNEY
A5.2 SCALE: 1 1/2\"/>

REVISIONS:

DATE:
FEBRUARY 16, 2024

PROJECT NUMBER:
2305-01

SHEET NUMBER:

A5.2

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.

ROOM FINISH SCHEDULE										
ROOM		FLOOR		WALLS			CEILING		REMARKS	
NO.	NAME	MAT'L	BASE	NORTH	EAST	SOUTH	WEST	HEIGHT		
LOWER LEVEL										
101	FAMILY ROOM	WOOD	WOOD	GYP	GYP	GYP	GYP	8'-11 3/4"	GYP	
102	BEDROOM	CARPET	WOOD	GYP	GYP	GYP	GYP	8'-11 3/4"	GYP	
103	CLOSET	CARPET	WOOD	GYP	GYP	GYP	GYP	8'-11 3/4"	GYP	
104	BATH	TILE	TILE	GYP	GYP	GYP	GYP	8'-11 3/4"	GYP	
105	BEDROOM	CARPET	WOOD	GYP	GYP	GYP	GYP	8'-11 3/4"	GYP	
106	BATH	TILE	TILE	GYP	GYP	GYP	GYP	8'-11 3/4"	GYP	
107	LAUNDRY	TILE	TILE	GYP	GYP	GYP	GYP	8'-11 3/4"	GYP	
108	BATH	TILE	TILE	GYP	GYP	GYP	GYP	8'-11 3/4"	GYP	
109	BATH	TILE	TILE	GYP	GYP	GYP	GYP	7'-8" 4/8"	GYP	
110	BEDROOM	CARPET	WOOD	GYP	GYP	GYP	GYP	7'-8" 4/8"	GYP	
MAIN LEVEL										
201	GARAGE	CONCRETE	WOOD	GYP	GYP	GYP	GYP	VARIES	GYP	5/8" TYPE X GYPSUM BOARD
202	DINING ROOM	WOOD	WOOD	GYP	GYP	GYP	GYP	7'-11 3/4"	GYP	
203	LIVING ROOM	WOOD	WOOD	GYP	GYP	GYP	GYP	7'-11 3/4"	GYP	
204	POWDER	TILE	TILE	GYP	GYP	GYP	GYP	7'-11 3/4"	GYP	
205	KITCHEN	WOOD	WOOD	GYP	GYP	GYP	GYP	7'-11 3/4"	GYP	
UPPER LEVEL										
301	STUDY	WOOD	WOOD	GYP	GYP	GYP	GYP	VARIES	GYP	
302	MST BEDROOM	CARPET	WOOD	GYP	GYP	GYP	GYP	VARIES	GYP	
303	MST BATH	TILE	TILE	GYP	GYP	GYP	GYP	VARIES	GYP	
304	CLOSET	CARPET	WOOD	GYP	GYP	GYP	GYP	VARIES	GYP	

WINDOW SCHEDULE								
MARK ⊙	SIZE		TYPE	FRAME MAT'L	EXTERIOR FINISH	INTERIOR FINISH	GLAZING	REMARKS
	WIDTH	HEIGHT						
A	5'-0"	5'-0"	DOUBLE HUNG	WOOD	STAIN & VARNISH	STAIN & VARNISH	INSULATED - LOW E	(2) 2'-6" 5/8" DOUBLE HUNG MULLED - SEE ELEVATION
B	2'-6"	5'-0"	DOUBLE HUNG	WOOD	STAIN & VARNISH	STAIN & VARNISH	INSULATED - LOW E	
C	2'-6"	5'-0"	CASEMENT	WOOD ALUM. CLAD	MANUFACTURE	STAIN & VARNISH	INSULATED - LOW E	
D	5'-0"	5'-0"	CASEMENT	WOOD ALUM. CLAD	STAIN & VARNISH	STAIN & VARNISH	INSULATED - LOW E	(2) 2'-6" 5/8" CASEMENT MULLED - SEE ELEVATION
E	5'-0"	3'-6"	DOUBLE HUNG	WOOD	STAIN & VARNISH	STAIN & VARNISH	INSULATED - LOW E	(2) 2'-6" 3/4" DOUBLE HUNG MULLED - SEE ELEVATION
F	2'-6"	4'-0"	DOUBLE HUNG	WOOD	STAIN & VARNISH	STAIN & VARNISH	INSULATED - LOW E	
G	5'-0"	4'-0"	DOUBLE HUNG	WOOD	STAIN & VARNISH	STAIN & VARNISH	INSULATED - LOW E	(2) 2'-6" 4/8" DOUBLE HUNG MULLED - SEE ELEVATION
H	2'-6"	2'-6"	PICTURE	WOOD	STAIN & VARNISH	STAIN & VARNISH	INSULATED - LOW E	
I	5'-0"	1'-6"	PICTURE	WOOD ALUM. CLAD	STAIN & VARNISH	STAIN & VARNISH	INSULATED - LOW E	(2) 2'-6" 1'-6" PICTURE MULLED - SEE ELEVATION
J	2'-6"	1'-6"	PICTURE	WOOD ALUM. CLAD	STAIN & VARNISH	STAIN & VARNISH	INSULATED - LOW E	
K	9'-0"	1'-6"	PICTURE	WOOD ALUM. CLAD	STAIN & VARNISH	STAIN & VARNISH	INSULATED - LOW E	(3) 3'-0" 1'-6" PICTURE MULLED - SEE ELEVATION

WINDOW NOTES
1. ALL WINDOWS OPENINGS TO BE FIELD VERIFIED BY CONTRACTOR BEFORE INSTALLATION.
2. GLAZING IN HAZARDOUS LOCATION IS REQUIRED TO BE GLAZED WITH SAFETY MATERIAL. IRC SECTION R308.3 AND R308.4.
3. ALL WINDOWS IN BATHROOMS MUST BE TEMPERED GLASS
4. 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
5. 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.
6. ALL WINDOWS TO HAVE A MIN. U-VALUE OF .31

DOOR SCHEDULE											
MARK ⊙	TYPE	SIZE		DOOR MAT'L	DOOR FINISH	FRAME MAT'L	FRAME FINISH	HDWR TYPE	REMARKS		
		WIDTH	HEIGHT								
LOWER LEVEL											
101	STYLE & RAIL	2'-6"	6'-8"	13/4"	WOOD	STAIN & VARNISH	WOOD	STAIN & VARNISH	PRIVACY		
102	ENTRY	3'-0"	6'-8"	13/4"	WOOD	STAIN & VARNISH	WOOD	STAIN & VARNISH	LOCKSET	WEATHER STRIP - THRESHOLD - SEE ELEV.	
103	FRENCH	3'-0"	6'-8"	13/4"	WOOD/GASS	STAIN & VARNISH	WOOD	STAIN & VARNISH	LOCKSET	INSUL - LOW E - TEMP - WEATHER STRIP - THRESHOLD - SEE ELEV.	
104	STYLE & RAIL	4'-0"	6'-8"	13/4"	WOOD	STAIN & VARNISH	WOOD	STAIN & VARNISH	PASSAGE	2'-0" PAIR DOORS	
105	FRENCH	3'-0"	6'-8"	13/4"	WOOD/GASS	STAIN & VARNISH	WOOD	STAIN & VARNISH	LOCKSET	INSUL - LOW E - TEMP - WEATHER STRIP - THRESHOLD - SEE ELEV.	
106	PATIO	6'-0"	6'-8"	13/4"	WOOD/GASS	STAIN & VARNISH	WOOD	STAIN & VARNISH	LOCKSET	INSUL - LOW E - TEMP - WEATHER STRIP - THRESHOLD - SEE ELEV.	
107	STYLE & RAIL	2'-8"	6'-8"	13/4"	WOOD	STAIN & VARNISH	WOOD	STAIN & VARNISH	PRIVACY		
108	STYLE & RAIL	2'-4"	6'-8"	13/4"	WOOD	STAIN & VARNISH	WOOD	STAIN & VARNISH	PASSAGE		
109	STYLE & RAIL	2'-4"	6'-8"	13/4"	WOOD	STAIN & VARNISH	WOOD	STAIN & VARNISH	PRIVACY		
110	SHOWER	2'-2"	6'-4"	1/2"	GLASS	CLEAR			SHOWER	TEMP - EURO GLASS	
111	STYLE & RAIL	2'-8"	6'-8"	13/4"	WOOD	STAIN & VARNISH	WOOD	STAIN & VARNISH	PRIVACY		
112	STYLE & RAIL	2'-8"	6'-8"	13/4"	WOOD	STAIN & VARNISH	WOOD	STAIN & VARNISH	PASSAGE		
113	STYLE & RAIL	2'-4"	6'-8"	13/4"	WOOD	STAIN & VARNISH	WOOD	STAIN & VARNISH	PRIVACY		
114	SHOWER	2'-2"	6'-4"	1/2"	GLASS	CLEAR			SHOWER	TEMP - EURO GLASS	
115	SHOWER	2'-2"	6'-4"	1/2"	GLASS	CLEAR			SHOWER	TEMP - EURO GLASS	
116	STYLE & RAIL	2'-4"	6'-8"	13/4"	WOOD	STAIN & VARNISH	WOOD	STAIN & VARNISH	PRIVACY		
MAIN LEVEL											
201	OVERHEAD DOOR	9'-0"	8'-0"	13/4"	WOOD	STAIN & VARNISH	WOOD	STAIN & VARNISH	GARAGE	AUTO DOOR OPENER	
202	STYLE & RAIL	3'-0"	7'-0"	13/4"	WOOD	STAIN & VARNISH	WOOD	STAIN & VARNISH	PRIVACY	20 MIN - SELF LATCHING - SMOKE SEAL - THRESHOLD	
203	FRENCH	3'-0"	6'-8"	13/4"	WOOD-ALUM	STAIN & VARNISH	WOOD-ALUM	STAIN & VARNISH	LOCKSET	INSUL - LOW E - TEMP - WEATHER STRIP - THRESHOLD - SEE ELEV.	
204	ENTRY	3'-0"	7'-0"	13/4"	WOOD/GASS	STAIN & VARNISH	WOOD	STAIN & VARNISH	LOCKSET	INSUL - LOW E - TEMP - WEATHER STRIP - THRESHOLD - SEE ELEV.	
205	PATIO	9'-0"	7'-0"	13/4"	WOOD-ALUM	STAIN & VARNISH	WOOD-ALUM	STAIN & VARNISH	LOCKSET	INSUL - LOW E - TEMP - WEATHER STRIP - THRESHOLD - SEE ELEV.	
206	STYLE & RAIL	2'-4"	7'-0"	13/4"	WOOD	STAIN & VARNISH	WOOD	STAIN & VARNISH	PRIVACY	POCKET DOOR	
207	FRENCH	2'-8"	7'-0"	13/4"	WOOD-ALUM	STAIN & VARNISH	WOOD-ALUM	STAIN & VARNISH	LOCKSET	INSUL - LOW E - TEMP - WEATHER STRIP - THRESHOLD - SEE ELEV.	
UPPER LEVEL											
301	STYLE & RAIL	2'-8"	6'-8"	13/4"	WOOD	STAIN & VARNISH	WOOD	STAIN & VARNISH	PRIVACY		
302	STYLE & RAIL	2'-6"	6'-8"	13/4"	WOOD	STAIN & VARNISH	WOOD	STAIN & VARNISH	PRIVACY		
303	STYLE & RAIL	2'-4"	6'-8"	13/4"	WOOD	STAIN & VARNISH	WOOD	STAIN & VARNISH	PRIVACY	POCKET DOOR	
304	SHOWER	2'-2"	6'-4"	1/2"	GLASS	CLEAR			SHOWER	TEMP - EURO GLASS	
305	STYLE & RAIL	2'-6"	6'-8"	13/4"	WOOD	STAIN & VARNISH	WOOD	STAIN & VARNISH	PASSAGE	POCKET DOOR	

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

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: degrayarch@qwestoffice.net

PRODUCT DESCRIPTION:
NEW RESIDENCE
 HISTORIC DISTRICT DESIGN REVIEW
 844 EMPIRE AVENUE, PARK CITY, UTAH 84060

SHEET DESCRIPTION:
DOOR, WINDOW AND ROOM SCHEDULES

REVISIONS:

DATE:
FEBRUARY 16, 2024

PROJECT NUMBER:
2305-01

SHEET NUMBER:
A6.1



June 7, 2024

Todd Gilbert, Appellant
CC: Charles Pearlman, Hoggan Lee Hutchinson

NOTICE OF APPEAL PANEL ACTION

Description

Address: 844 Empire Avenue

Zoning District: Historic Residential – 1

Application: Appeal of Plat Amendment Denial

Project Number: PL-24-06049 – Plat Amendment
PL-24-06100 – Appeal

Action: GRANTED – Planning Commission denial reversed

Date of Final Action: June 7, 2024

Project Summary: The Applicant appealed the Planning Commission’s denial of a Plat Amendment to remove Plat Note 3 of the 844 Empire Avenue Plat, which restricts access to the site from Empire Avenue.

Action Taken

On June 3, 2024, the Appeal Panel conducted a public hearing, granted the appeal and reversed the Planning Commission’s April 10, 2024 denial of the 844 Empire Avenue Plat based on the following Findings of Fact and Conclusions of Law:

Findings of Fact

The Appeal Panel hereby finds:

1. 844 Empire Avenue is 3,242 square feet and is in the Historic Residential – 1 Zoning District.
2. 844 Empire Avenue is a Significant Historic Site on Park City’s Historic Sites Inventory, built circa 1895. The Significant Historic Structure is unoccupied due to damage caused by a 2014 fire.

3. 844 Empire Avenue is an unusual configuration because it fronts Empire Avenue, Crescent Tram Road, and the platted but unbuilt 9th Street right-of-way. As a result, a 2015 Planning Director Determination established three front setbacks for the property – one along each right-of-way.
4. In 2016, the City Council adopted Ordinance No. 2016-26, approving the 844 Empire Avenue Plat Amendment to combine all of Lot 12, most of Lot 13, and a portion of Lot 14, Block 14, Snyders Addition to the Park City Survey to create one 3,242-square-foot Lot for the Significant Historic Site.
5. The City Engineer at the time recommended access to the site be restricted to Empire Avenue. Ordinance No. 2016-26 required Plat Note 3: *Drive access to the site shall be from Empire Avenue or through platted un-built 9th Street in a location approved by the City Engineer.*
6. In 2022, the Applicant submitted a Historic District Design Review application to rehabilitate the Significant Historic Structure and build an addition. The Development Review Committee—a committee consisting of internal City Department, Districts, and Utilities—evaluated the proposal and noted issues regarding access from Empire Avenue due to conditions which had changed since the City Engineer’s 2016 evaluation:
 - a. The Water Department raised concerns due to the existing waterline and utility infrastructure in the 9th Street platted but unbuilt right-of-way and stated the waterline could not sustain the weight of a vehicle passing over it.
 - b. The City completed construction of staircase improvements within the 9th Street platted but unbuilt right-of-way, presenting limitations to where a potential access to the property could be situated.
 - c. The Engineering Department identified problems with Clear View requirements and distances between driveways and street intersections if access to the property was from Empire Avenue.
 - d. The Engineering Department also noted that since the 2016 Plat Note was established, the City Council reduced the speed limit for Crescent Tram Road from 25 to 20 miles per hour.
7. The Development Review Committee recommended the Applicant modify the proposed plans with access from Crescent Tram Road and apply for a plat amendment to remove Plat Note 3, which limited access to the property from Empire Avenue.
8. On March 13, 2024, the Planning Commission reviewed the proposed plat amendment, conducted a public hearing, and denied the plat amendment in a 4-2 decision, finding there was not Good Cause pursuant to Land Management Code Section 15-7.1-3(B) *Plat Amendment*:
 - a. No relevant facts have changed since the 2016 Findings of Fact were adopted by the Planning Commission and no changes have been made to the Crescent Tram Road to justify different conclusions.
 - b. The proposal does not preserve the present Land Use because there is no off-street parking on the property and the historic structure is exempt from off-street parking in accordance with Land Management Code Section 15-2.2-4 and on-street parking has historically been used.

- c. The proposal does not contribute to the character or scale of the Historic District by adding a driveway where previously prohibited.
 - d. The proposal is not consistent with the General Plan's policy of reducing parking and encouraging walkability.
 - e. The proposal does create actual Clear View sight lines or safe turning distances between driveways and intersections, despite meeting Chapter 15-3 *Off-Street Parking* of the Land Management Code.
 - f. The proposal does not comply with Land Management Code Chapter 15-7 *Subdivision General Provisions*.
 - g. The proposal directly adversely affects the health, safety, and welfare of the citizens of Park City.
9. On April 10, 2024, the Planning Commission ratified the Final Action denial.
10. On April 22, 2024, the Applicant appealed the Planning Commission's denial for a hearing before the Appeal Panel in accordance with Land Management Code Section 15-1-18.
11. On June 3, 2024, the Appeal Panel heard the appeal, heard from the City Engineer regarding recommended access to the property, conducted a public hearing, and voted 2-1 to grant the appeal and reverse the Planning Commission's denial, finding the Planning Commission erred in its determination of facts and erred in finding that there was not Good Cause for the plat amendment pursuant to Land Management Code Section 15-7.1-3(B) *Plat Amendment*.
12. *The Planning Commission Erred in the following finding of facts:*
 - a. There had been a change of facts since the 2016 Findings of Fact were adopted by the Planning Commission and there were changes made to the Crescent Tram Road.
 - i. The current City Engineer has concluded that there are no site line issues on Crescent Tram Road, as defined in the LMC, and it is a safe driveway location.
 - ii. The speed limit on Crescent Tram Road has been reduced since 2016, from 25 mph to 20 mph.
 - iii. The installation of stairs at 9th avenue, and the utility works at Empire avenue, have occurred since 2016 and have made the previous platted driveway location impossible.
 - b. The present Land Use has not changed. It remains a single-family home. That does not change whether the location has a driveway or otherwise.
 - c. The Planning Commission erred in arguing that because there is no off-street parking on the property, and the historic structure is exempt from off-street parking in accordance with Land Management Code Section 15-2.2-4, there can be no finding of good cause. Being exempt from something is not the same as being prohibited from it. Historic houses have been allowed to add driveways all over town, and this provision has never prohibited it. Further, because a historic house is not required to have off-street parking, does not mean it is not preferable and good cause

- for it to be permitted to have it – particularly when no provision in the LMC precludes it. Allowing on-site parking improves safety for the homeowner and the community, reduces traffic, and allows for others to access on-street parking, reducing the need for others without on-site parking from circulating the neighborhood to find on-street parking spaces.
- d. Planning Commission erred in arguing the proposal does not create actual Clear View sight lines or safe turning distances between driveways and intersections. The proposal does meet the requirements of Chapter 15-3 *Off-Street Parking* of the Land Management Code, and the proposal was supported by the current City Engineer.
 - e. Planning Commission erred in arguing the proposal does not comply with Land Management Code Chapter 15-7 *Subdivision General Provisions*. This provision is not relevant to the situation in this appeal.
 - f. Planning Commission erred in arguing the proposal adversely affects the health, safety, and welfare of the citizens of Park City, in that Planning Commission not refer to any provision of the LMC as basis for this statement.

Having regard to, but not limited to, the errors surrounding the findings of facts above, and the arguments regarding the finding of Good Cause by the Applicant, the Planning Commission erred in finding there was not Good Cause to allow the plat amendment. Good Cause ought to have been found for the following reasons:

- a. Allowing access from Crescent Tram Road allows the Applicant off-street parking in an area where on-street parking is limited and congested.
- b. Allowing access from Crescent Tram Road remedies the fact that Park City directed changes at Empire Drive and 9th Street, made the platted driveway options memorialized on the applicant's plat impossible, through no fault of the applicant.
- c. Allowing on-site parking improves safety for the homeowner and the community, reduces traffic, and allows for others to access on-street parking, reducing the need for others without on-site parking from circulating the neighborhood to find on-street parking spaces.
- d. The Proposed driveway satisfies Clear View requirements of the Land Management Code Chapter 15-3 *Off-Street Parking*.
- e. The plat amendment otherwise complied with applicable zone standards.

Conclusions of Law

1. The appellant met their burden of proving the Planning Commission erred in denying the plat amendment.
2. The Planning Commission erred in interpreting and applying the plain meaning of Land Management Code Chapter 15-7 and the Good Cause standard.

Order: The Appeal Panel hereby grants the appeal and reverses the Planning Commission's denial of the 844 Empire Avenue Plat Amendment in

accordance with the applicable standards, Utah Code, and Land Management Code Chapter 15-7.1 and Section 15-7.1-3(B).

If you have questions or concerns regarding this Final Action Letter, please call 435-615-5060 or email planning@parkcity.org.

Sincerely,

DocuSigned by:

Adam Strachan

6/18/2024

05AF0877D95E400...

Adam Strachan
Appeal Panel Chair

Jacob Klopfenstein

From: Linda McReynolds [REDACTED]
Sent: Tuesday, August 6, 2024 10:05 AM
To: Jacob Klopfenstein
Subject: [External] 844 Empire setbacks

Warning: Replies to this message will go to [REDACTED]. If you are unsure this is correct please contact the helpdesk.

[CAUTION] This is an external email.

Hi Jacob,

I'm still concerned about the three foot set-back being proposed for 844 Empire between my back property line and 844's property line. I had several conversations with Caitlyn about this subject before she left so hope my concern is a matter of record.

844 is a very unique property with two sides abutting streets, a third side facing 9th Street and the final side abutting my backyard. I alone am impacted by the size, height and proximity of this building.

A large structure just three feet from my stacked rock wall will not only undermine my wall but will tower over and ruin my enjoyment of my back patio.

I've read the Land Management Code and it appears a five foot set back is more appropriate for the size of this lot.

Also, I quote the code: #2 a "Exterior side setbacks shall be based on the required minimum side setback for each lot; however the planning commission may mitigate potential impacts on adjacent property". I am the adjacent property and I am greatly impacted!

I appeal to the Planning Commission to increase this setback to at the very least five feet.

I invite you to meet me on site with a plat map of 844 to discuss further. Thank you,

Linda

Linda McReynolds
[REDACTED]

Jacob Klopfenstein

From: Linda McReynolds [REDACTED]
Sent: Friday, July 5, 2024 10:27 AM
To: Jacob Klopfenstein
Subject: [External] 844 Empire

Warning: Replies to this message will go to [REDACTED] If you are unsure this is correct please contact the helpdesk.

[CAUTION] This is an external email.

Hi Jacob,

Can you please share this email with the board of Adjustment.

I live at [REDACTED] directly behind 844 Empire and share my back property line with it.

I urge you and the Board of Adjustment to do an on-site visit and place balloons at the proposed height and on the corners of where this garage would be allowed to be built.

This is already a dangerous intersection! Bikers and cars shoot down Crescent Tram from Empire at that blind corner where the proposed garage would be located, Cars coming up Crescent Tram already have no visibility to see them because of the angle. I really fear the possibilities for a tragic accident will be increased.

Thank you for your time and for taking this project over for Caitlyn.

Best,
Linda

Linda McReynolds
[REDACTED]

From: George Goodman <[REDACTED]>
Sent: Tuesday, March 12, 2024 12:45 PM
To: Caitlyn Tubbs
Subject: [External] 844 empire avenue

Warning: Replies to this message will go to [REDACTED]. If you are unsure this is correct please contact the helpdesk.

[CAUTION] This is an external email.

Hello - long time old town resident. Writing to say I am not in favor of this variance adjustment.

When we remodeled our house we got no adjustments. In fact we ended up losing some square footage and making an area of the house unusable with a concrete shelf.

Why are we giving variances to other people. Why are people thinking they can encroach or take right of ways for garages etc.

Again. Not in favor of this. Why are the rules changing for some people and not others.

This variance should not be granted.

PUBLIC H

PROPERTY ADDRESS: 844 Empire Avenue

PERMIT #: PL-24-06051

APPLICATION: Variance

REVIEW AUTHORITY: Board of Adjustmen

HEARING DATE: Tuesday, March 19

LOCATION: 445 Marsac Avenue

Applicant Seeks a

George Goodman, RN, BSN

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

NEW RESIDENCE HISTORIC DISTRICT DESIGN REVIEW

844 EMPIRE AVENUE, PARK CITY, UTAH 84060

CONSULTANTS

LEGEND

	BRICK & STONE		OFFICE
	EARTH		ROOM NAME 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

APPLICABLE CODES
2021 IRC 2021 IBC
2021 IPC 2021 IMC
2020 NEC 2021 IFGC
2015 IECC RES. 2021 IFC
2018 IECC COM. 2021 IEBC

OCCUPANCY: R2

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

AREA CALCULATIONS (S/F)			
LIVING AREA	EXISTING	NEW	TOTAL
LOWER LEVEL	987	112	1099
ASSECCORY BLDG.		252	252
MAIN LEVEL	1020	-1	1019
UPPER LEVEL	473	-88	561
TOTAL	2480	275	2931
GARAGE			252
ENTRY PORCH			133
PATIO			338
LOD/DISTURBED AREA			990
LOT AREA			3242
PROPOSED FOOTPRINT			1351
ALLOWABLE FOOTPRINT			1351

INDEX TO DRAWINGS

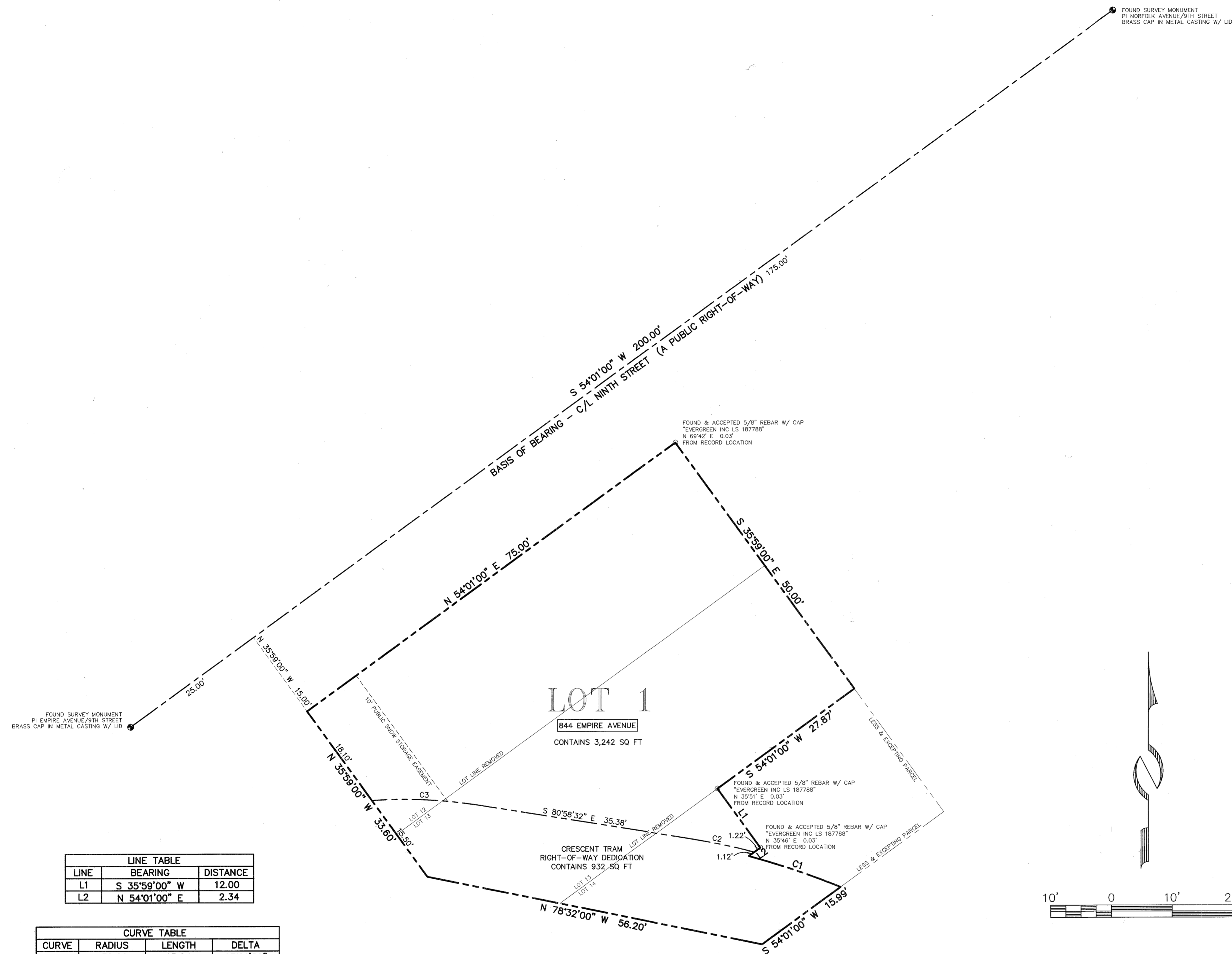
#	SHEET #	SHEET DESCRIPTION
1	Aa	COVER SHEET
SURVEY		
2	1of1	PLAT AMENMENT
3	1of1	EXISTING CONDITIONS AND TOPOGRAPHIC MAP
ARCHITECTURAL		
4	AB.1	AS-BUILTS FLOOR PLANS
5	AB.2	AS-BUILTS ELEVATIONS
6	3D.1	CRESENT TRAM VIEW
7	3D.2	EMPIRE VIEW
8	3D.3	9th STREET STAIRS VIEWS
9	3D.4	BIRDS EYE IMAGES
10	A0.1	ARCHITECTURAL SITE PLAN
11	A0.2	LANDSCAPE PLAN
12	A0.3	SWPP PLAN
13	A0.4	PARK CITY WATER DETAILS
14	A1.1	LOWER LEVEL PLAN
15	A1.2	MAIN LEVEL PLAN
16	A1.3	UPPER LEVEL PLAN, LOW ROOF PLAN
17	A1.4	HIGH ROOF PLAN
18	A2.1	SOUTH ELEVATION, EAST ELEVATION AND WEST ELEVATION - GARAGE
19	A2.2	NORTH ELEVATION, WEST ELEVATION AND EAST ELEVATION - GARAGE
20	A3.1	BUILDING SECTIONS
21	A3.2	BUILDING SECTIONS
22	A5.1	ARCHITECTURAL NOTES AND DETAILS
23	A5.2	ROOF FLASHING DETAILS
24	A6.1	DOOR, WINDOW AND ROOM SCHEDULES

ABBREVIATIONS

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	REINF.	REINFORCING
APPROX.	APPROXIMATE	G	GAS	REVD.	REVISED
B.D.	BOARD	G.I.	GALVANIZED IRON	REV.	REVISOR
B.U.	BUILT-UP	GA.	GUAGE	RM.	ROOM
B.W.	BOTH WAYS	GALV.	GALVANIZED	R.O.	ROUGH OPENING
BLDG.	BUILDING	GRD.	GRADE	S & R	SHLF AND ROD
BLK.	BLOCK	G.W.B.	GYPSUM WALL BOARD	S.C.	SOLID CORE
BRK.	BRICK	G.L.B.	GLU-LAM BEAM	SCHED.	SCHEDULE
C.I.	CAST IRON	H.B.	HOSE BIBB	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	ID.	INSIDE DIAMETER	STL.	STEEL
COMP.	CONTACTED/COMPOSITE	INT.	INTERIOR	STRUC.	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
CONT.	CONTINUOUS	JNT.	JOINT	T.O.	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.F.	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	OF.D.	OVERFLOW DRAIN	WR.	WATER RESISTANT
EQ.	EQUAL	OPNG.	OPENING	WH.	WATER HEATER
E.T.	EXPANSION TANK	PLYWD.	PLYWOOD	WS.	WATER SOFTNER
EXIST. (E)	EXISTING	PNT.	PAINTED	W.W.F.	WELDED WIRE FABRIC
EXT.	EXTERIOR	PNTD.	PAINTED	W.W.M.	WOVEN WIRE MESH

GENERAL NOTES

- THIS DESIGN IS AN ORIGINAL UNPUBLISHED WORK AND MAY NOT BE DUPLICATED, PUBLISHED AND/OR USED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT/ENGINEER.
- 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.
- 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.
- ANY AND ALL PROPOSED CHANGE, MODIFICATIONS AND/OR SUBSTITUTION SHALL BE REPORTED TO THE ARCHITECT/ENGINEER BEFORE PROCEEDING.
- 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.
- 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.
- ALL WORK SHALL BE INSPECTED BY GOVERNING AGENCIES IN ACCORDANCE WITH THEIR REQUIREMENTS. JURISDICTIONAL APPROVAL SHALL BE SECURED BEFORE PROCEEDING WITH WORK.
- 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.
- ALL 2.5 lb. GAS PIPE SYSTEM METER SETS REQUIRES PRIOR APPROVAL FROM QUESTAR GAS COMPANY. PROVIDE A LETTER FROM QUESTAR APPROVING SYSTEM.
- ALL FIELD WELDING OR TORCH WORK, WILL REQUIRE A SEPARATE "HOT WORK" PERMIT PRIOR TO BEGINNING WORK. IFC 105.6.1.1.
- TOWER CRANES REQUIRE A SEPARATE PERMIT. CONTACT BUILDING DEPARTMENT FOR REQUIREMENTS.
- EXCAVATION NOT TO EXCEED 2:1 SLOPE WITH OUT A SOILS REPORT.
- 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.



LINE	BEARING	DISTANCE
L1	S 35°59'00\" W	12.00
L2	N 54°01'00\" E	2.34

CURVE	RADIUS	LENGTH	DELTA
C1	130.00	15.94	07°01'29\"
C2	110.00	10.82	05°38'10\"
C3	77.50	17.47	12°55'07\"



SURVEYOR'S CERTIFICATE

I, Martin A. Morrison, certify that I am a Registered Land Surveyor and that I hold Certificate No. 4938739, as prescribed by the laws of the State of Utah, and that by authority of the owners, I have prepared this Record of Survey map of 844 EMPIRE AVENUE PLAT AMENDMENT and that the same has been or will be monumented on the ground as shown on this plat. I further certify that the information on this plat is accurate.

BOUNDARY DESCRIPTION

Lot 12, Block 14, Snyder's Addition to Park City.
 Also, a part of Lots 13 and 14, in Block 14, Snyder's Addition to Park City described as follows: Beginning at the Southwest corner of Lot 11, Block 14; and running thence South 54°01' West 75 feet; thence South 35°59' East 8.6 feet; thence South 78°32' East 56.2 feet; thence North 54°01' East 37 feet; thence North 35°59' West 50 feet to the point of beginning.
 Less and excepting the following land conveyed to Robert G. Ward and Margery W. Ward, his wife, grantee, as show in that certain Quit-Claim Deed recorded December 28, 1983, as Entry No. 214633, in Book 283, at page 299, of Official Records, more particularly described as follows:
 Beginning at the Northeast corner of Lot 14, Block 14, Snyder's Addition to Park City, Utah; and running thence South 35°59' East along the Easterly boundary of said Lot 14, 25 feet; thence South 54°01' West along the Southerly boundary of said Lot 14, 21.01 feet to a point on the Northerly side of the Crescent right-of-way; thence along said Northerly side of the Crescent right-of-way, being a 130-foot radius curve to the left (radius point bears South 22°14'19\" West), 15.94 feet; thence North 54°01' East 2.34 feet; thence North 35°59' West 12 feet to a point on the Northerly boundary of said Lot 14; thence North 54°01' East along said Northerly boundary of Lot 14, 27.87 feet to the point of beginning.

OWNER'S DEDICATION AND CONSENT TO RECORD

KNOW ALL MEN BY THESE PRESENTS that CRESCENT TRAM LLC, a Utah limited liability company, the undersigned owner of the herein described tract of land, to be known hereafter as 844 EMPIRE PLAT AMENDMENT, does hereby certify that it has caused this Plat Amendment to be prepared, and does hereby consent to the recordation of this Plat.
 ALSO, the owner hereby irrevocably offers for dedication to the City of Park City all the streets, land for local government uses, easements and required utilities shown on this plat in accordance with an irrevocable offer of dedication.

In witness whereof, the undersigned set his hand this 24th day of April, 2017.

By: Todd Gilbert
 Todd Gilbert, Manager
 CRESCENT TRAM LLC, a Utah limited liability company

ACKNOWLEDGMENT

State of CALIFORNIA
 County of SAN FRANCISCO : ss.

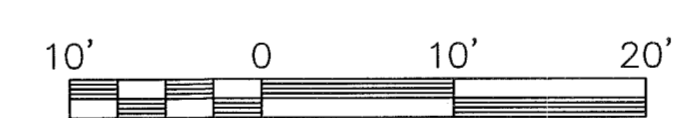
On this 24th day of APRIL, 2017, Todd Gilbert personally appeared before me, whose identity is personally known to me or proven on the basis of satisfactory evidence, and who by me duly sworn/affirmed, did say that he is the Manager of CRESCENT TRAM LLC, a Utah limited liability company, and that said document was signed by him on behalf of said limited liability company by authority of its Operating Agreement or Resolution of its Members, and he acknowledged to me that he executed the 844 EMPIRE PLAT AMENDMENT.

A Notary Public Commissioned in CALIFORNIA
GILANNA JOY SANDS
 Printed Name
 Residing in: SAN FRANCISCO, CA
 My commission expires: 08/16/2019

COMMISSION NAME: GILANNA JOY SANDS
 EXPIRATION DATE: 08/16/2019
 COUNTY: SAN FRANCISCO, CALIFORNIA
 COMMISSION NUMBER: 2123850

NOTE

- This subdivision is subject to the Conditions of Approval in Ordinance 2016-26.
- Fire sprinklers shall be required for all new construction or substantial renovations, as determined by the Park City Building Department during building permit review.
- Drive access to the site shall be from Empire Avenue or through platted un-built 9th Street in a location approved by the City Engineer.



A PARCEL COMBINATION PLAT
 A COMBINATION OF LOT 12 AND PART OF LOTS 13 AND 14 IN BLOCK 14, SNYDER'S ADDITION TO PARK CITY SURVEY

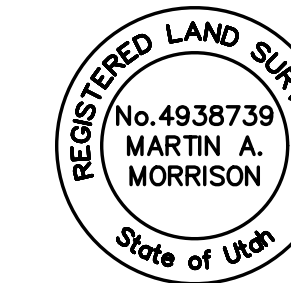
844 EMPIRE AVENUE PLAT AMENDMENT

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

 (435) 649-9467 CONSULTING ENGINEERS LAND PLANNERS SURVEYORS 323 Main Street P.O. Box 2664 Park City, Utah 84060-2664	SNYDERVILLE BASIN WATER RECLAMATION DISTRICT REVIEWED FOR CONFORMANCE TO SNYDERVILLE BASIN WATER RECLAMATION DISTRICT STANDARDS ON THIS <u>26th</u> DAY OF <u>April</u> , 2017 BY <u>S.B.W.R.D.</u>	PLANNING COMMISSION APPROVED BY THE PARK CITY PLANNING COMMISSION THIS 11th DAY OF <u>May</u> , 2017 BY <u>S.B.W.R.D.</u> CHAIR	ENGINEER'S CERTIFICATE I FIND THIS PLAT TO BE IN ACCORDANCE WITH INFORMATION ON FILE IN MY OFFICE THIS <u>16th</u> DAY OF <u>May</u> , 2017 BY <u>[Signature]</u> PARK CITY ENGINEER	APPROVAL AS TO FORM APPROVED AS TO FORM THIS <u>17th</u> DAY OF <u>May</u> , 2017 BY <u>[Signature]</u> PARK CITY ATTORNEY	COUNCIL APPROVAL AND ACCEPTANCE APPROVAL AND ACCEPTANCE BY THE PARK CITY COUNCIL THIS 2nd DAY OF JUNE, 2016 BY <u>[Signature]</u> MAYOR P. Tom	CERTIFICATE OF ATTEST I CERTIFY THIS RECORD OF SURVEY MAP WAS APPROVED BY PARK CITY COUNCIL THIS 2nd DAY OF JUNE, 2016 BY <u>[Signature]</u> PARK CITY RECORDER	RECORDED STATE OF UTAH, COUNTY OF SUMMIT, AND FILED AT THE REQUEST OF <u>Alliance Engineering Inc</u> DATE <u>6/1/17</u> TIME <u>8:19am</u> ENTRY NO. <u>1070614</u> \$31.00 <u>Bella Samard</u> deputy RECORDER
	4/18/17 JOB NO.: 17-8-15 FILE: X:\SnydersAddition\dwg\sr\plat2015\170815.dwg						

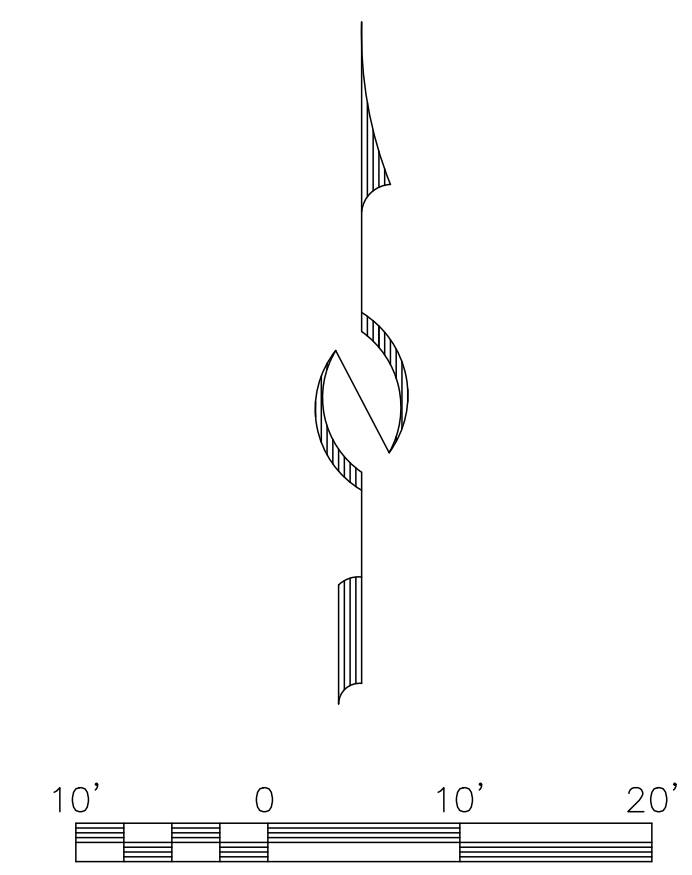
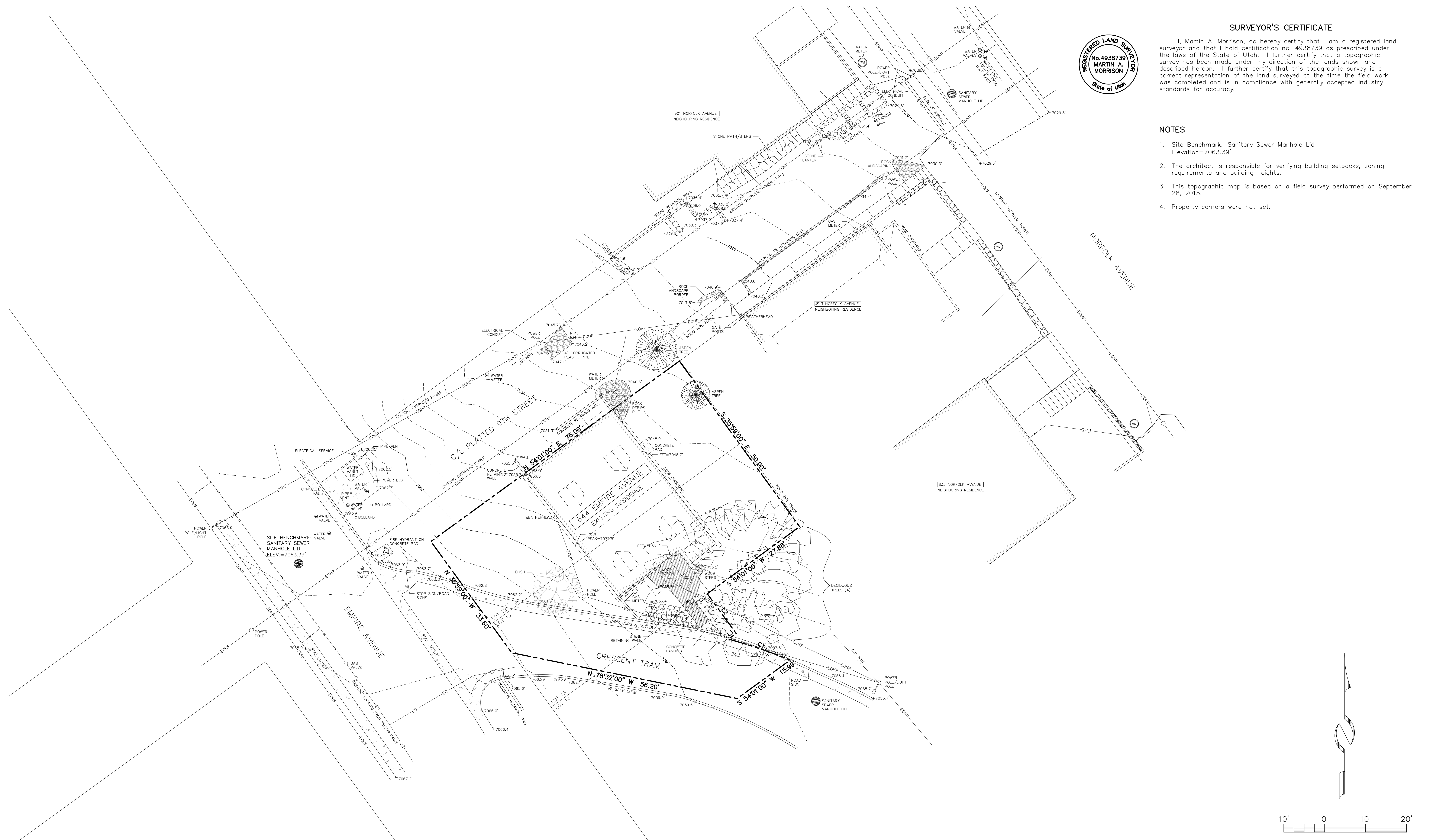
SURVEYOR'S CERTIFICATE

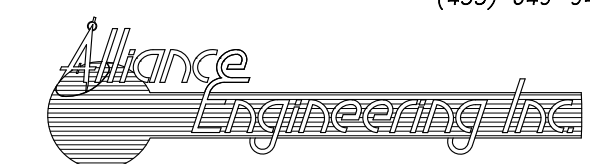
I, Martin A. Morrison, do hereby certify that I am a registered land surveyor and that I hold certification no. 4938739 as prescribed under the laws of the State of Utah. I further certify that a topographic survey has been made under my direction of the lands shown and described hereon. I further certify that this topographic survey is a correct representation of the land surveyed at the time the field work was completed and is in compliance with generally accepted industry standards for accuracy.



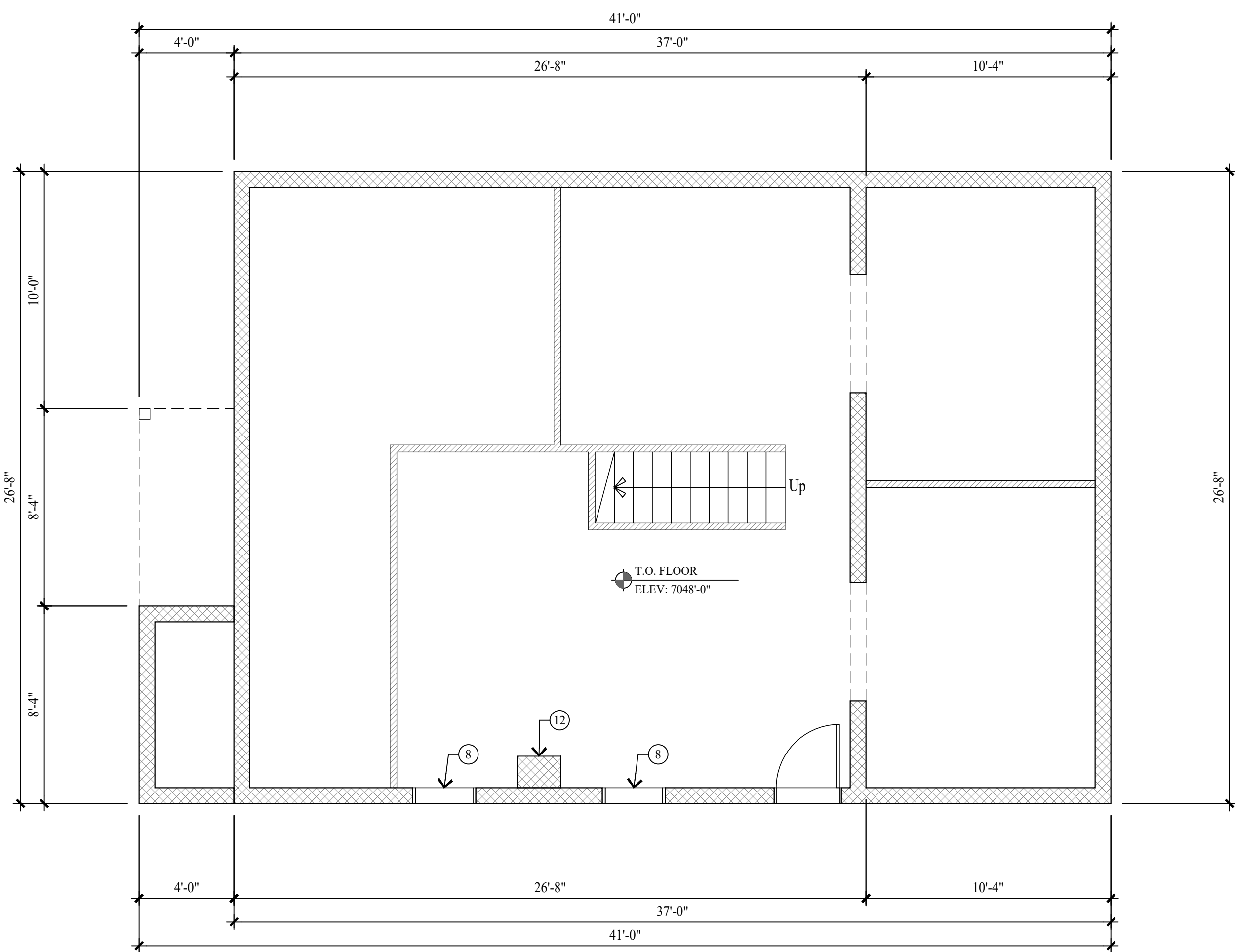
NOTES

1. Site Benchmark: Sanitary Sewer Manhole Lid
Elevation=7063.39'
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 September 28, 2015.
4. Property corners were not set.

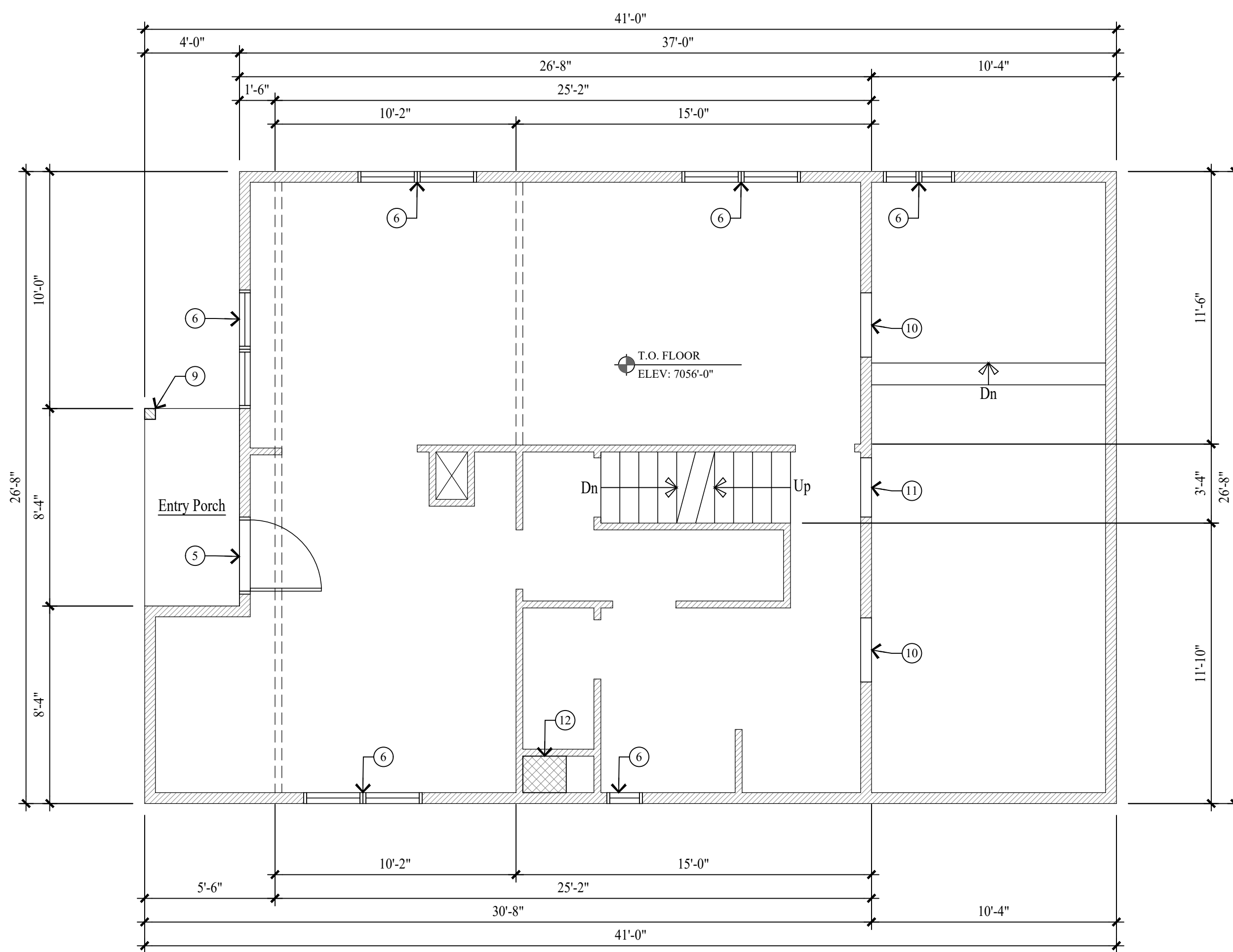


 (435) 649-9467 CONSULTING ENGINEERS LAND PLANNERS SURVEYORS 323 Mah Street P.O. Box 2664 Park City, Utah 84060-2664	STAFF: MARSHALL KING MARTY MORRISON JESSE MORENO	EXISTING CONDITIONS & TOPOGRAPHIC MAP 844 EMPIRE AVENUE BLOCK 14, SNYDER'S ADDITION TO PARK CITY	SHEET 1 OF 1
	DATE: 10/12/15	FOR: TODD M. GILBERT JOB NO.: 17-8-15 FILE: X:\SnydersAddition\dwg\sr\topo2015\170815.dwg	

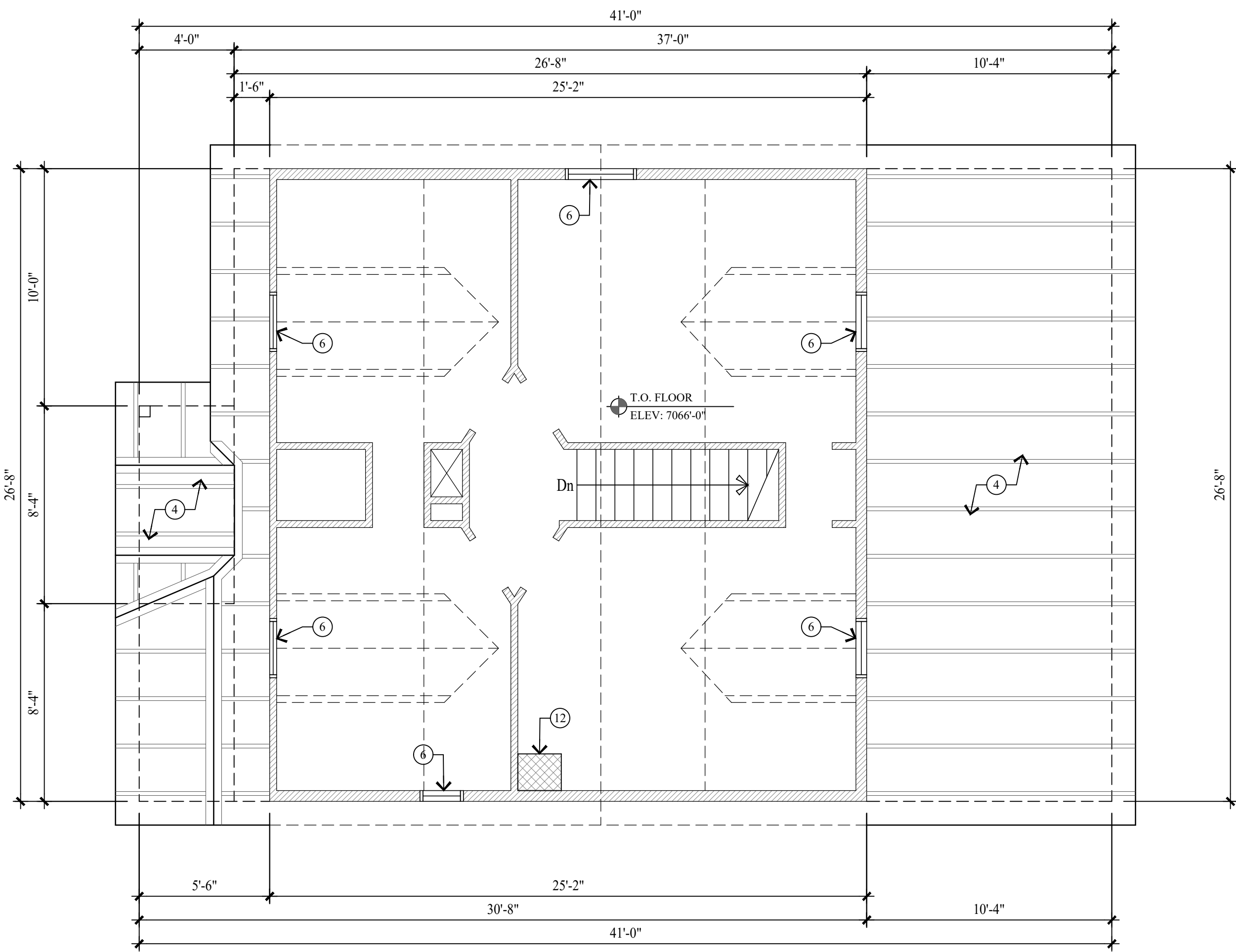
THE GRAPHIC MATERIAL AND DESIGN ON THIS SHEET ARE INSTRUMENTS OF SERVICE AND REMAIN AT ALL TIMES THE PROPERTY OF JONATHAN DEGRAY - ARCHITECT P.C. REPRODUCTION OR REUSE OF THE MATERIAL AND DESIGN CONTAINED HEREIN IS PROHIBITED WITHOUT THE WRITTEN CONSENT OF JONATHAN DEGRAY - ARCHITECT P.C. VIOLATORS WILL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



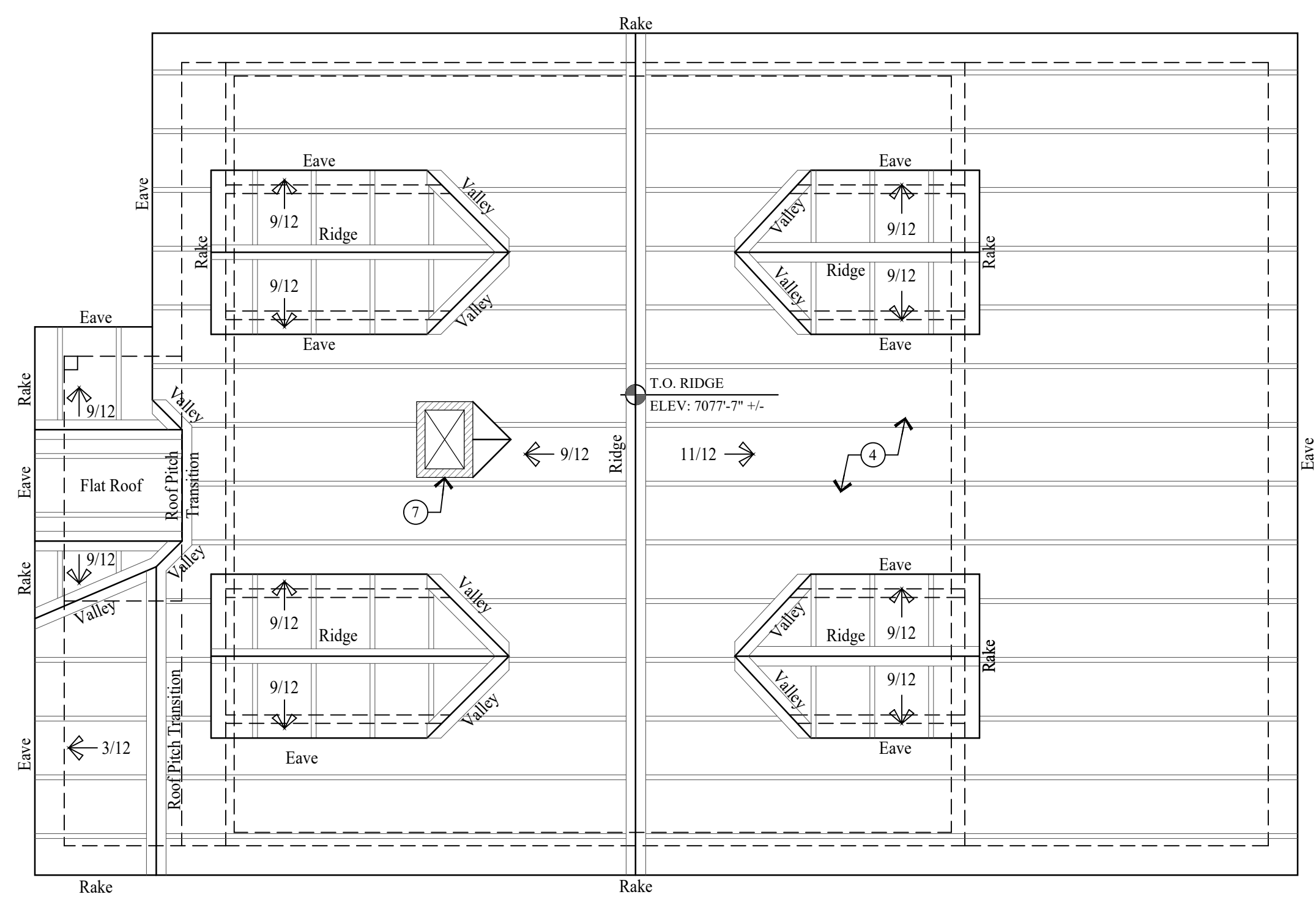
BASEMENT LEVEL PLAN
SCALE: 1/4" = 1'-0"



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



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



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

WALL LEGEND

- EXISTING WALL
- EXISTING MASONRY / STONE / CONC.

ALL DIMENSIONS ARE APPROXIMATE AND ARE TO BE FIELD VERIFIED PRIOR TO ANY CONSTRUCTION

KEY NOTES

- 1 1x8 HORIZONTAL LAP SIDING.
- 2 1x4 VERTICAL SIDING.
- 3 ALL FLASHING, DRIP METAL, TRIM, FASCIA AND SOFFIT ARE IN POOR SHAPE AND NEEDS REPAIR.
- 4 STANDING SEAM METAL ROOF.
- 5 EXTERIOR DOOR, NOT ORIGINAL.
- 6 WINDOWS ARE ALUMINUM FRAME W/ INSULATED GLASS.
- 7 FRAMED CHIMNEY.
- 8 WINDOWS OPENINGS HAVE BEEN FRAMED IN.
- 9 6x6 WOOD COLUMN, NOT ORIGINAL.
- 10 WINDOWS OPENING.
- 11 DOOR OPENING.
- 12 THE MASONRY CHIMNEY IS ORIGINAL TO THE HISTORIC STRUCTURE. THE CHIMNEY NO LONGER FUNCTIONS AS A SMOKE FLUE.

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: degrayarch@guestoffice.net

NEW RESIDENCE
HISTORIC DISTRICT DESIGN REVIEW

844 EMPIRE AVENUE, PARK CITY, UTAH 84060

PROJECT DESCRIPTION:

AS-BUILTS
FLOOR PLANS

SHEET DESCRIPTION:

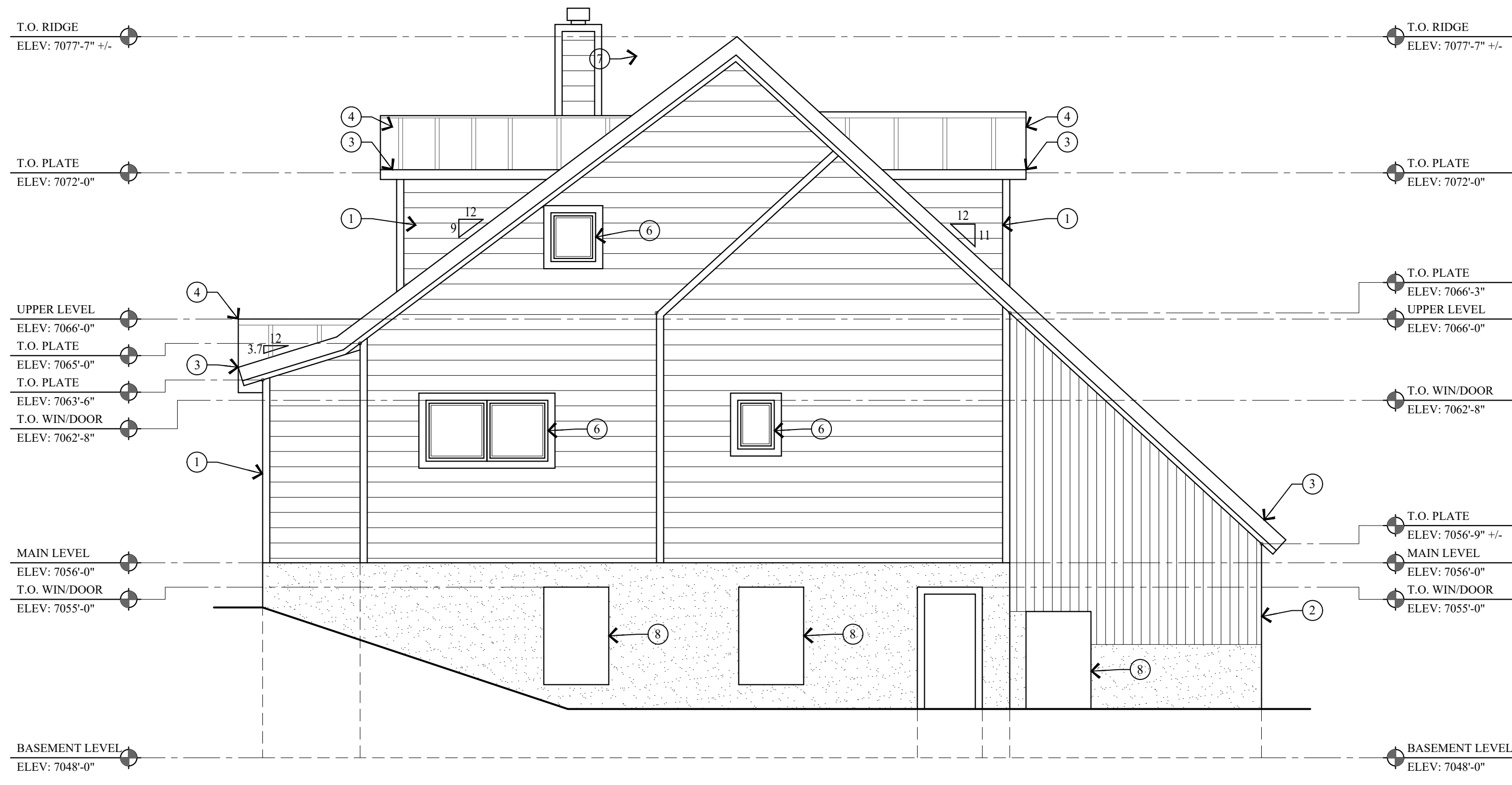
REVISIONS:

DATE:
FEBRUARY 16, 2024

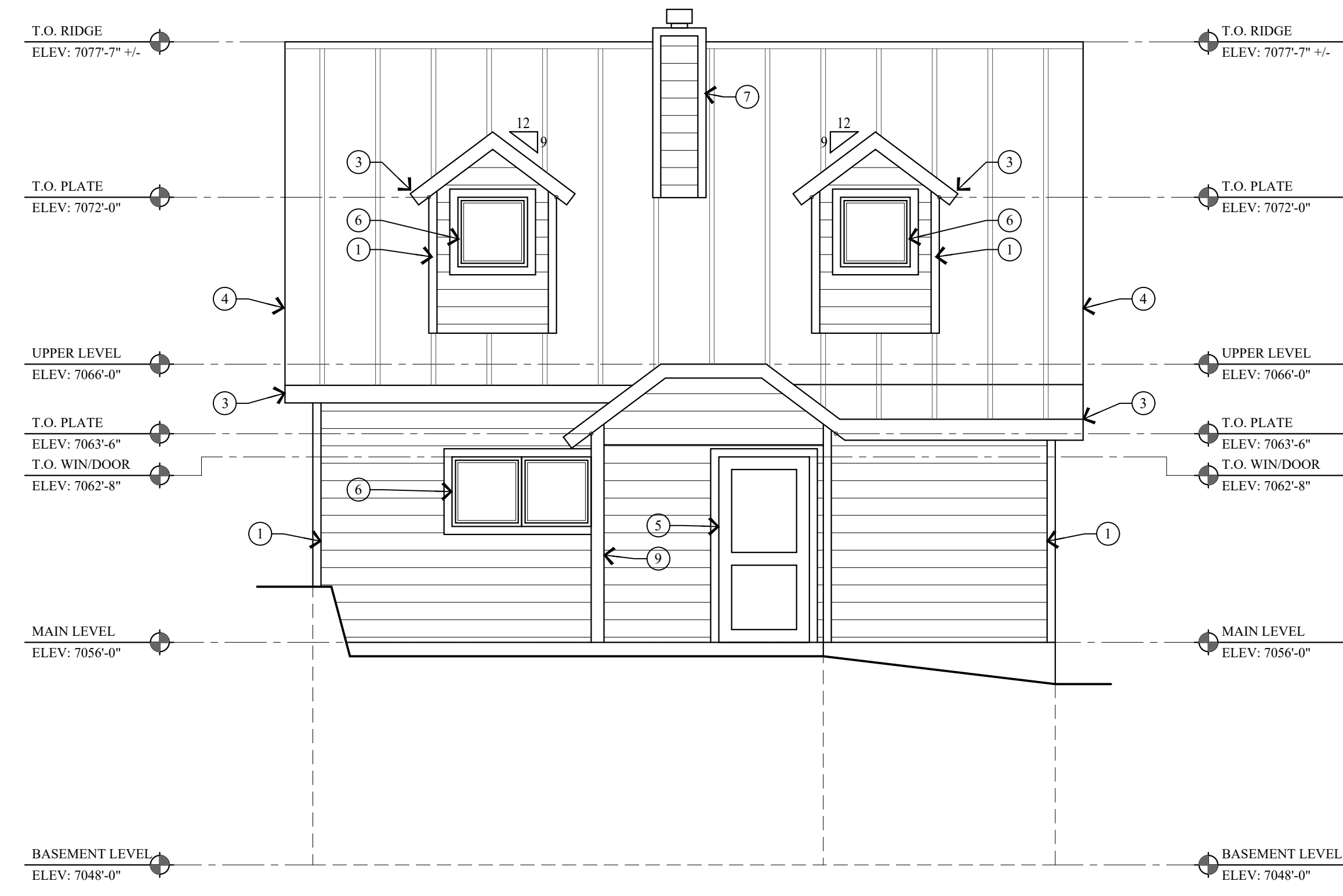
PROJECT NUMBER:
2305-01

SHEET NUMBER:
AB.1

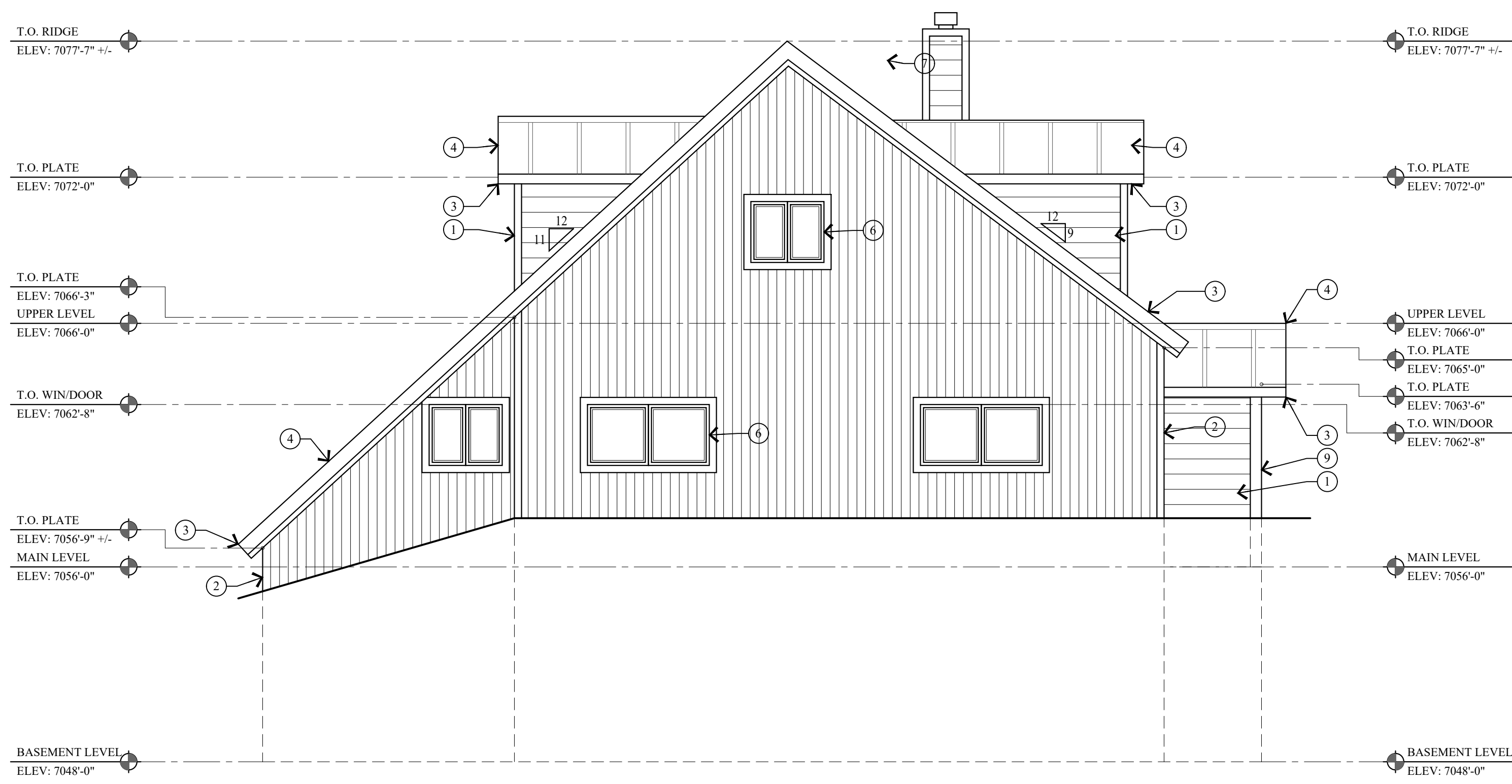
THE GRAPHIC MATERIAL AND DESIGN ON THIS SHEET ARE INSTRUMENTS OF SERVICE AND REMAIN AT ALL TIMES THE PROPERTY OF JONATHAN DEGRAY - ARCHITECT P.C. REPRODUCTION OR REUSE OF THE MATERIAL AND DESIGN CONTAINED HEREIN IS PROHIBITED WITHOUT THE WRITTEN CONSENT OF JONATHAN DEGRAY - ARCHITECT P.C. VIOLATORS WILL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



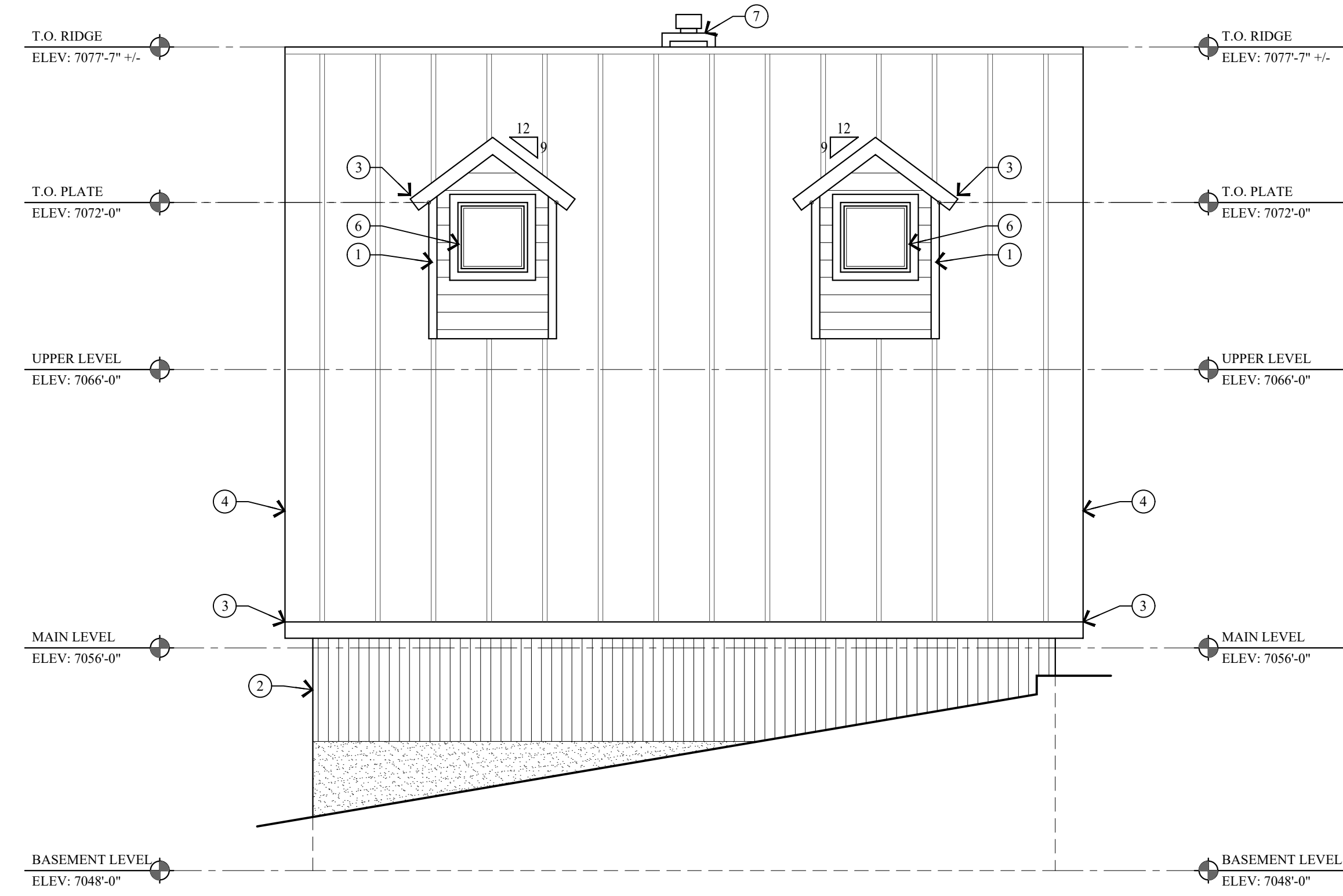
1 EAST ELEVATION
 AB.2 SCALE: 1/4" = 1'-0"



2 SOUTH ELEVATION
 AB.2 SCALE: 1/4" = 1'-0"



3 WEST ELEVATION
 AB.2 SCALE: 1/4" = 1'-0"



4 NORTH ELEVATION
 AB.2 SCALE: 1/4" = 1'-0"

KEY NOTES

- 1 1x8 HORIZONTAL LAP SIDING.
- 2 1x4 VERTICAL SIDING.
- 3 ALL FLASHING, DRIP METAL, TRIM, FASCIA AND SOFFIT ARE IN POOR SHAPE AND NEEDS REPAIR.
- 4 STANDING SEAM METAL ROOF.
- 5 EXTERIOR DOOR, NOT ORIGINAL.
- 6 WINDOWS ARE ALUMINUM FRAME W/ INSULATED GLASS.
- 7 FRAMED CHIMNEY.
- 8 WINDOWS OPENINGS HAVE BEEN FRAMED IN.
- 9 6x6 WOOD COLUMN, NOT ORIGINAL.

Jonathan DeGray
 A r c h i t e c t

NEW RESIDENCE
 HISTORIC DISTRICT DESIGN REVIEW

844 EMPIRE AVENUE, PARK CITY, UTAH 84060

AS-BUILTS
 ELEVATIONS

DATE: FEBRUARY 16, 2024
 PROJECT NUMBER: 2305-01
 SHEET NUMBER: AB.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



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. 435-648-7263, E-mail: degreyarch@westoffice.net

PROJECT DESCRIPTION:
844 EMPIRE AVENUE
PARK CITY, UTAH

SHEET DESCRIPTION:
CRESCENT TRAM
VIEW

REVISIONS:

DATE:

PROJECT NUMBER:

SHEET NUMBER:

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



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. 435-648-7263, E-mail: degreyarch@qwestoffice.net

844 EMPIRE AVENUE
PARK CITY, UTAH

PROJECT DESCRIPTION:

EMPIRE VIEW

SHEET DESCRIPTION:

REVISIONS:

DATE:

PROJECT NUMBER:

SHEET NUMBER:

3D.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



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. 435-648-7263, E-mail: degreyarch@westoffice.net

844 EMPIRE AVENUE
PARK CITY, UTAH

PROJECT DESCRIPTION:

9TH ST. STAIRS VIEWS

SHEET DESCRIPTION:

REVISIONS:

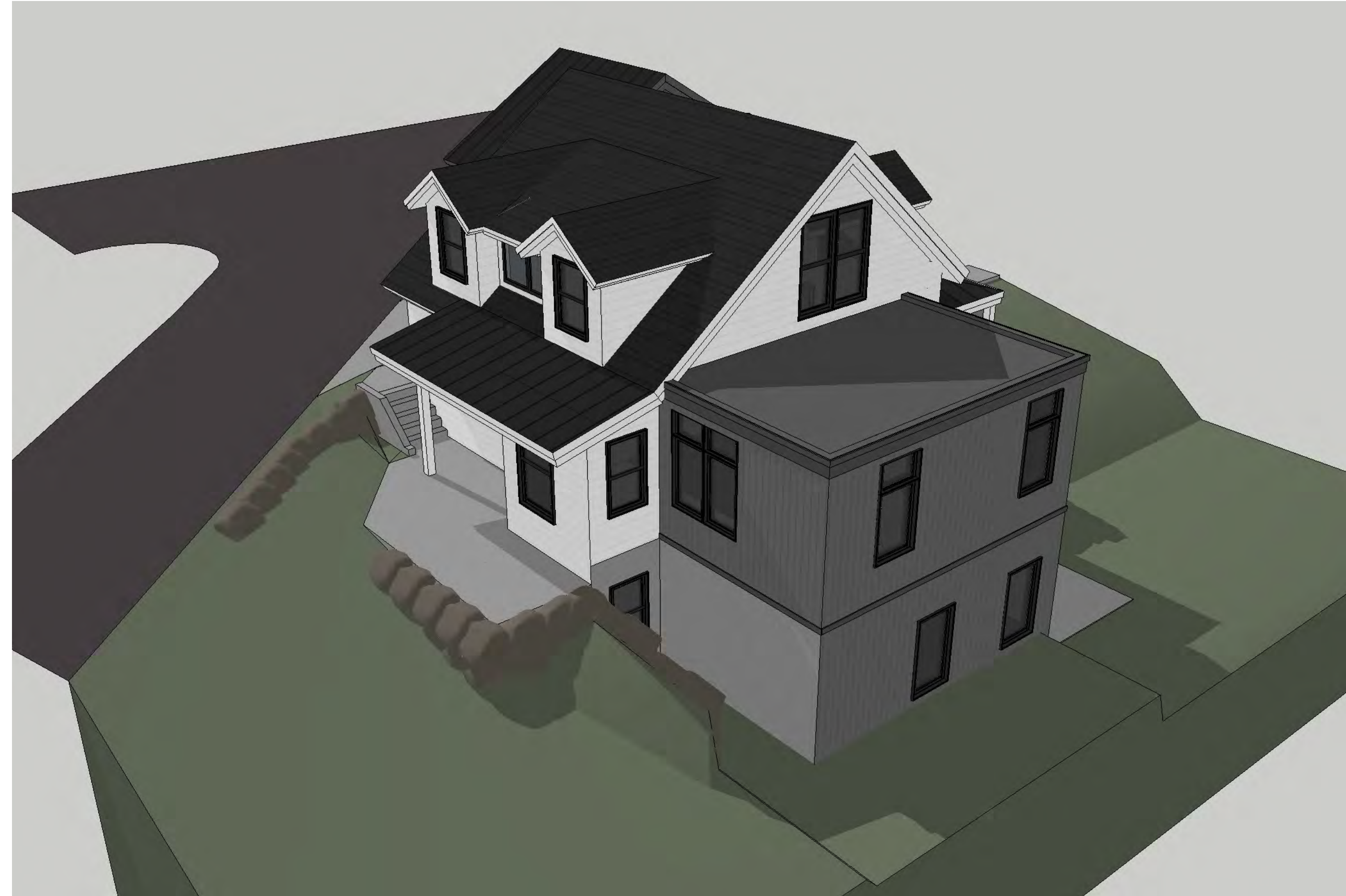
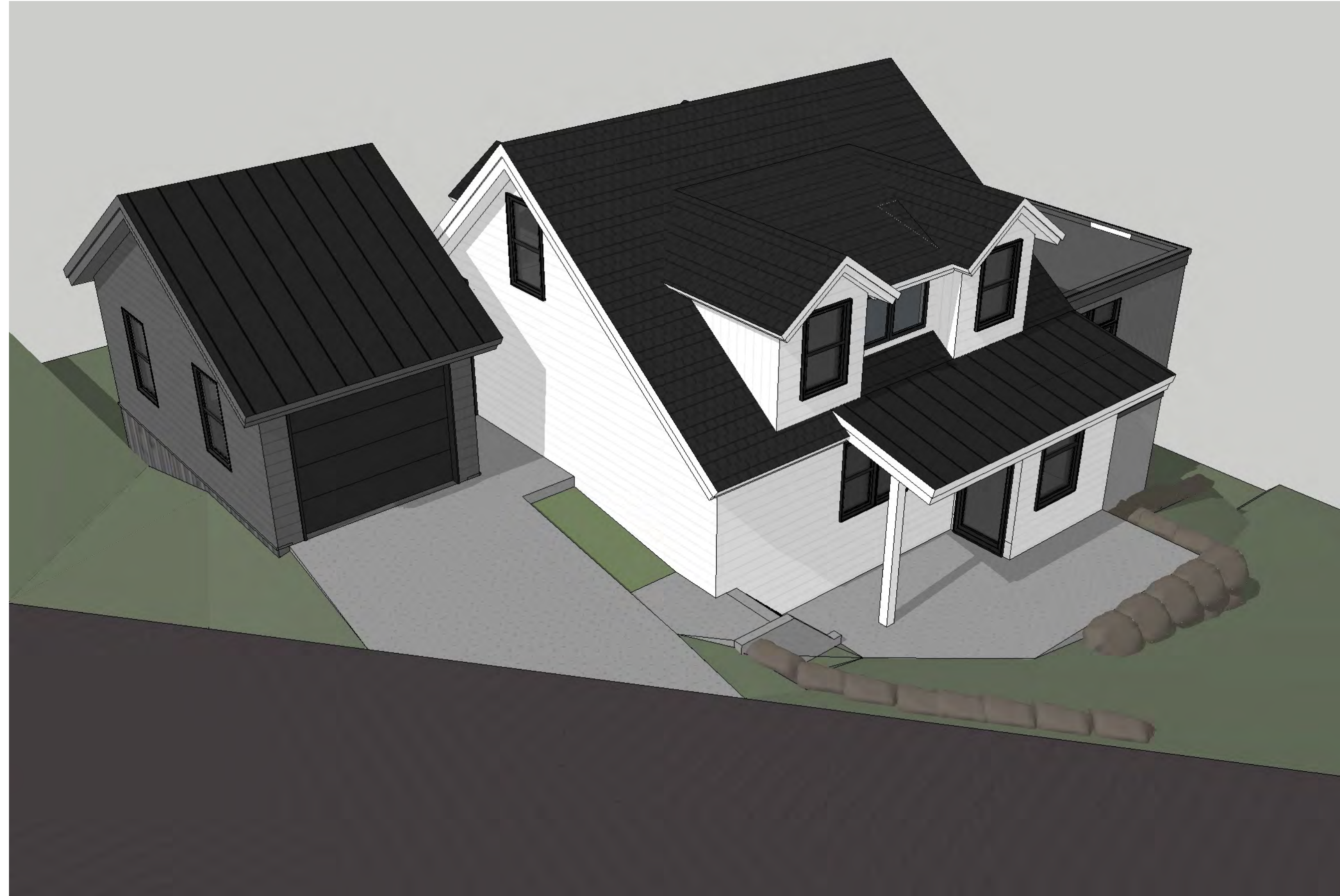
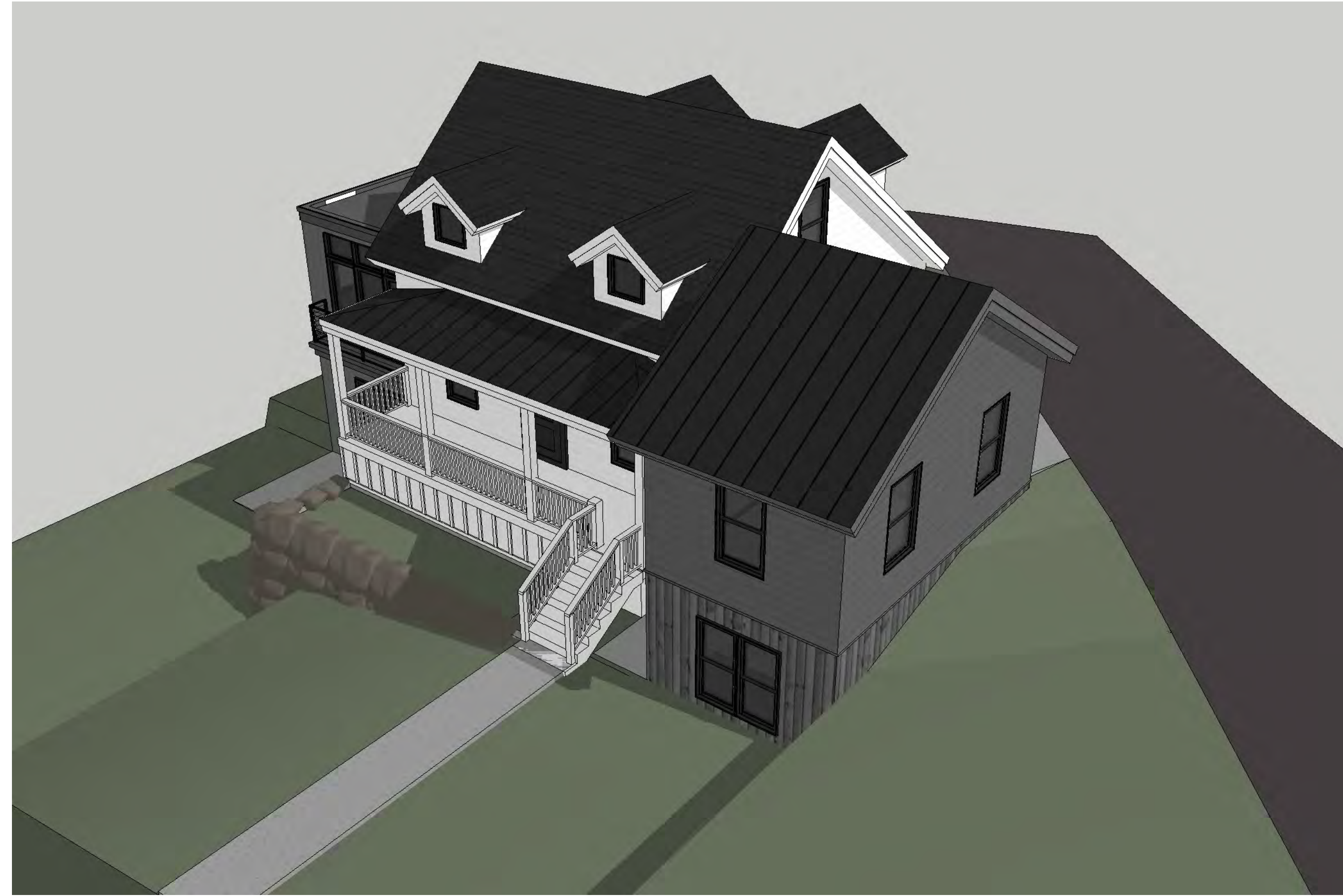
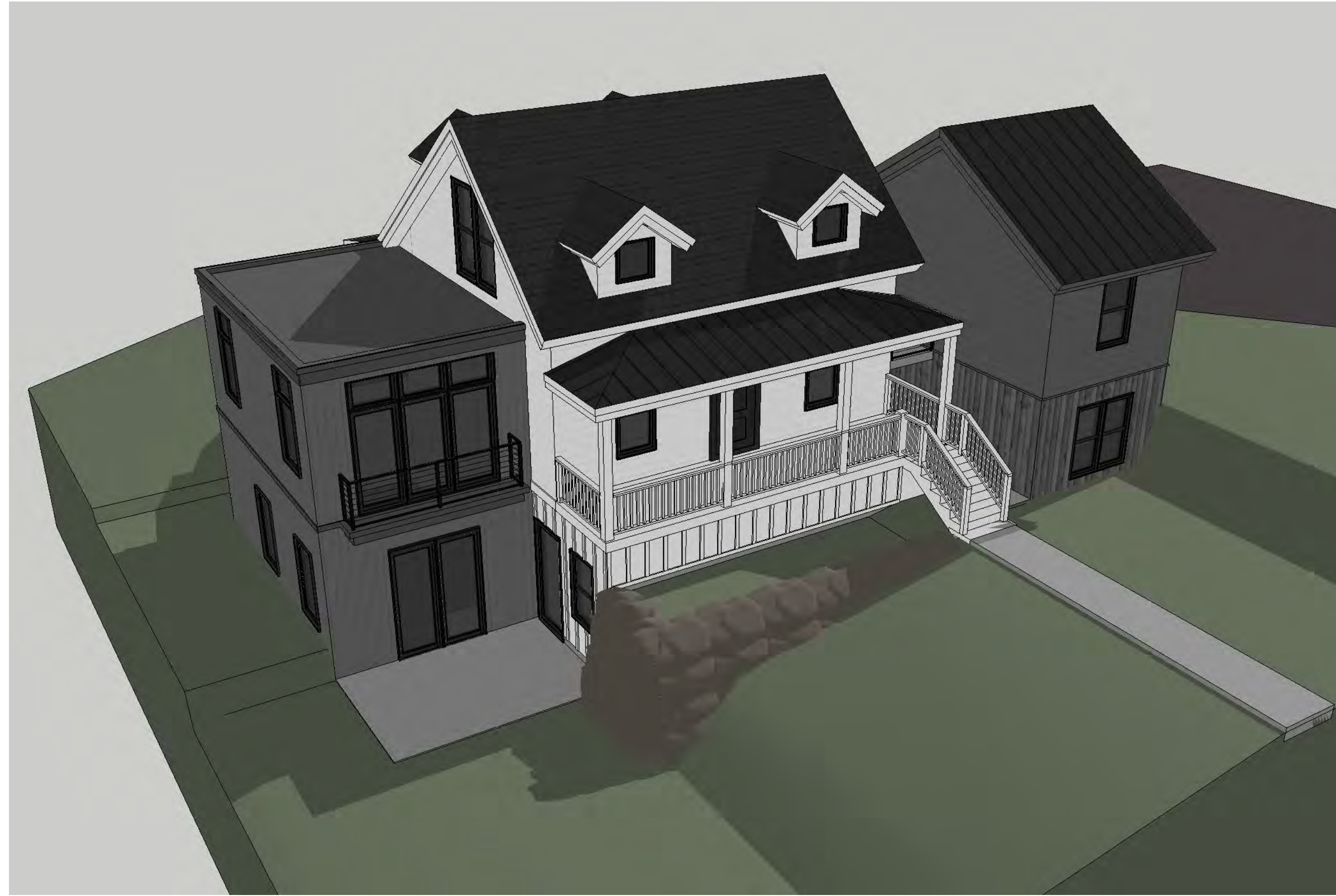
DATE:

PROJECT NUMBER:

SHEET NUMBER:

3D.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



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. 435-648-7263, E-mail: degreyarch@qwestoffice.net

844 EMPIRE AVENUE
PARK CITY, UTAH

PROJECT DESCRIPTION:

BIRDSEYE IMAGES

SHEET DESCRIPTION:

REVISIONS:

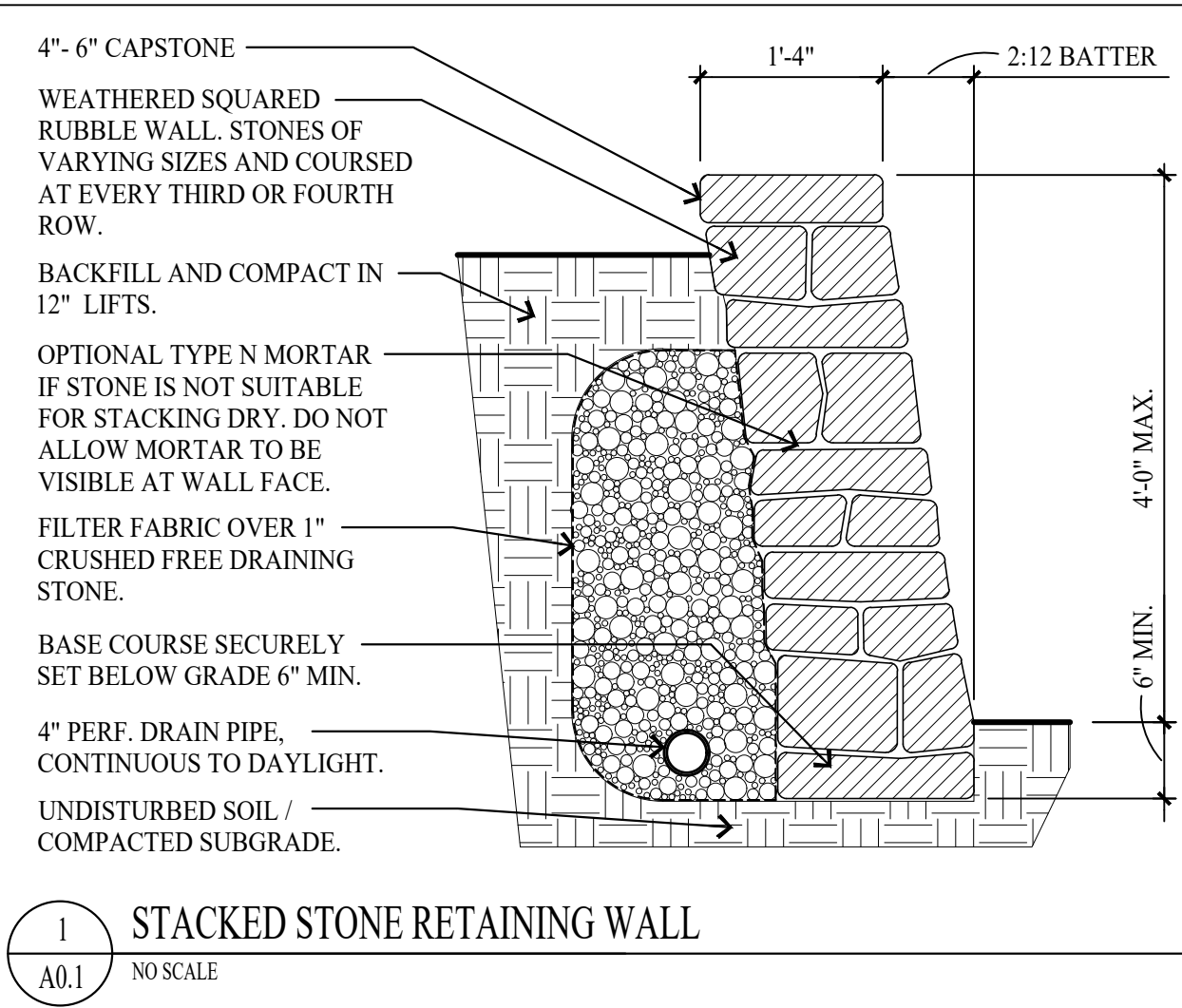
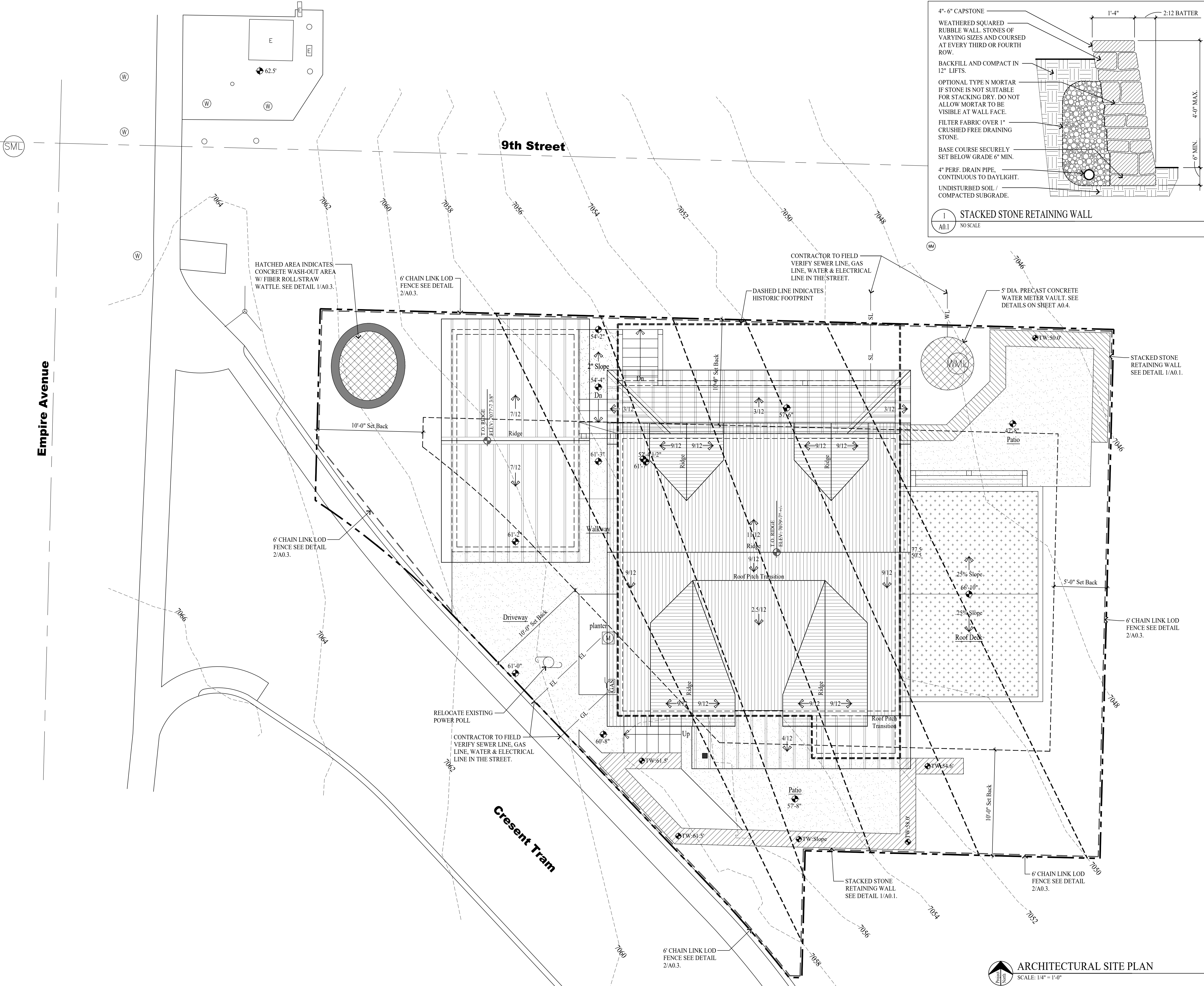
DATE:

PROJECT NUMBER:

SHEET NUMBER:

3D.4

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.



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
- 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 REMEDIATED AT ONCE.
- 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 UNDERGROUND.
 2. ABOVE GRADE UTILITY BOX TO BE IN SCREENED LOCATION.
- SNOW REMOVAL**
- SNOW PLOWED FROM DRIVE SHALL NOT BE PUSHED ONTO THE STREET.

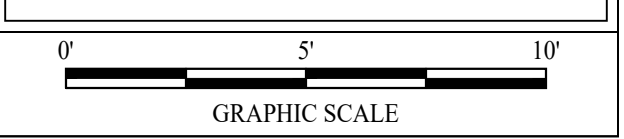
LEGEND

- (WM) WATER MANHOLE LID
- (SML) SEWER MANHOLE LID
- (EM) ELECTRIC METER BOX
- (GAS) GAS METER
- (W) WATER VALVE
- (WM) WATER METER
- (SDM) STORM DRAIN MANHOLE
- (P) POWER POLE
- (SL) STREET LIGHT
- (E) DATUM ELEVATION
- (F) FIRE HYDRANT
- (T) TELECOM BOX
- (E) ELECTRICAL BOX
- (E) SEWER CLEAN OUT
- LOD FENCE
- SURFACE DRAINAGE FLOW
- EXISTING CONTOUR LINE
- ORIGINAL CONTOUR LINE
- NEW CONTOUR LINE
- PROPERTY LINE
- SET BACK LINE
- HISTORIC FOOTPRINT LINE
- X- FENCE LINE
- WL- WATER LINE
- SL- SEWER LINE
- GL- GAS LINE
- EL- BURIED ELECTRICAL LINE

LOD DISTURBED AREA: 858 S/F

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.

ARCHITECTURAL SITE PLAN
SCALE: 1/4" = 1'-0"



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: degrayarch@gwestoffice.net

NEW RESIDENCE
HISTORIC DISTRICT DESIGN REVIEW

844 EMPIRE AVENUE, PARK CITY, UTAH 84060

ARCHITECTURAL SITE PLAN

DATE: FEBRUARY 16, 2024

PROJECT NUMBER: 2305-01

SHEET NUMBER: A0.1

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.

Empire Avenue

9th Street

Crescent Tram

PLANT SCHEDULE							
SYMBOL	KEY	QUANTITY	COMMON NAME	SCIENTIFIC NAME	SIZE	SPACING	COMMENTS
DECIDUOUS TREES							
	A	2	Rocky Mtn. Maple	Acer Glabrum	3" Dia.	3'-8"	
	B	5	Aspen	Populus tremuloides	3" Dia.	6'-10"	
SHRUBS							
	C	10	Red twig dogwood	Cornus sericea "baileyi"	5 Gal.		Spacing as noted
	D	10	Red Chokeberry	Aronia arbutifolia	5 Gal.		Spacing as noted
GROUND COVER and HYDROSEEDING							
	E	25	Mountain Lover	Pachistima Myrsinites	4" Pots	12"-18"	Distribute Equally
	F	25	Creeping Mahonia	Mahonia Repens	1 Gal.	12"-18"	Distribute Equally
	G	990 S/F	Wood Chips				3" Thick Layer

GENERAL NOTES

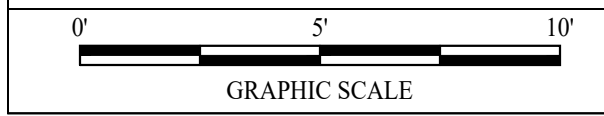
- PLANTING NOTES:
- CONTRACTOR TO VERIFY LOCATION OF ALL UTILITIES PRIOR TO INITIATION OF EXCAVATION OR PLANTING OPERATIONS. ANY DAMAGE TO EXISTING UTILITIES ON SITE OR ADJACENT PROPERTY SHALL BE CONTRACTORS RESPONSIBILITY.
 - ALL PLANT MATERIAL SHALL CONFORM TO CURRENT AMERICAN ASSOCIATION OF NURSERYMANS 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 PLANTING AND PROPERLY DISCARDED.
 - NO BARE ROOT STOCK SHALL BE USED.

LEGEND

- WATER MANHOLE LID
- SEWER MANHOLE LID
- ELECTRIC METER BOX
- GAS METER
- WATER VALVE
- WATER METER
- STORM DRAIN MANHOLE
- POWER POLE
- STREET LIGHT
- DATUM ELEVATION
- FIRE HYDRANT
- TELECOM BOX
- ELECTRICAL BOX
- SEWER CLEAN OUT
- LOD FENCE
- SURFACE DRAINAGE FLOW
- EXISTING CONTOUR LINE
- ORIGINAL CONTOUR LINE
- NEW CONTOUR LINE
- PROPERTY LINE
- SET BACK LINE
- HISTORIC FOOTPRINT LINE
- FENCE LINE
- WATER LINE
- SEWER LINE
- GAS LINE
- BURIED ELECTRICAL LINE

LOD DISTURBED AREA: 858 S/F

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.



LANDSCAPE PLAN
 SCALE: 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: degrayarch@westoffice.net

NEW RESIDENCE
 HISTORIC DISTRICT DESIGN REVIEW

844 EMPIRE AVENUE, PARK CITY, UTAH 84060

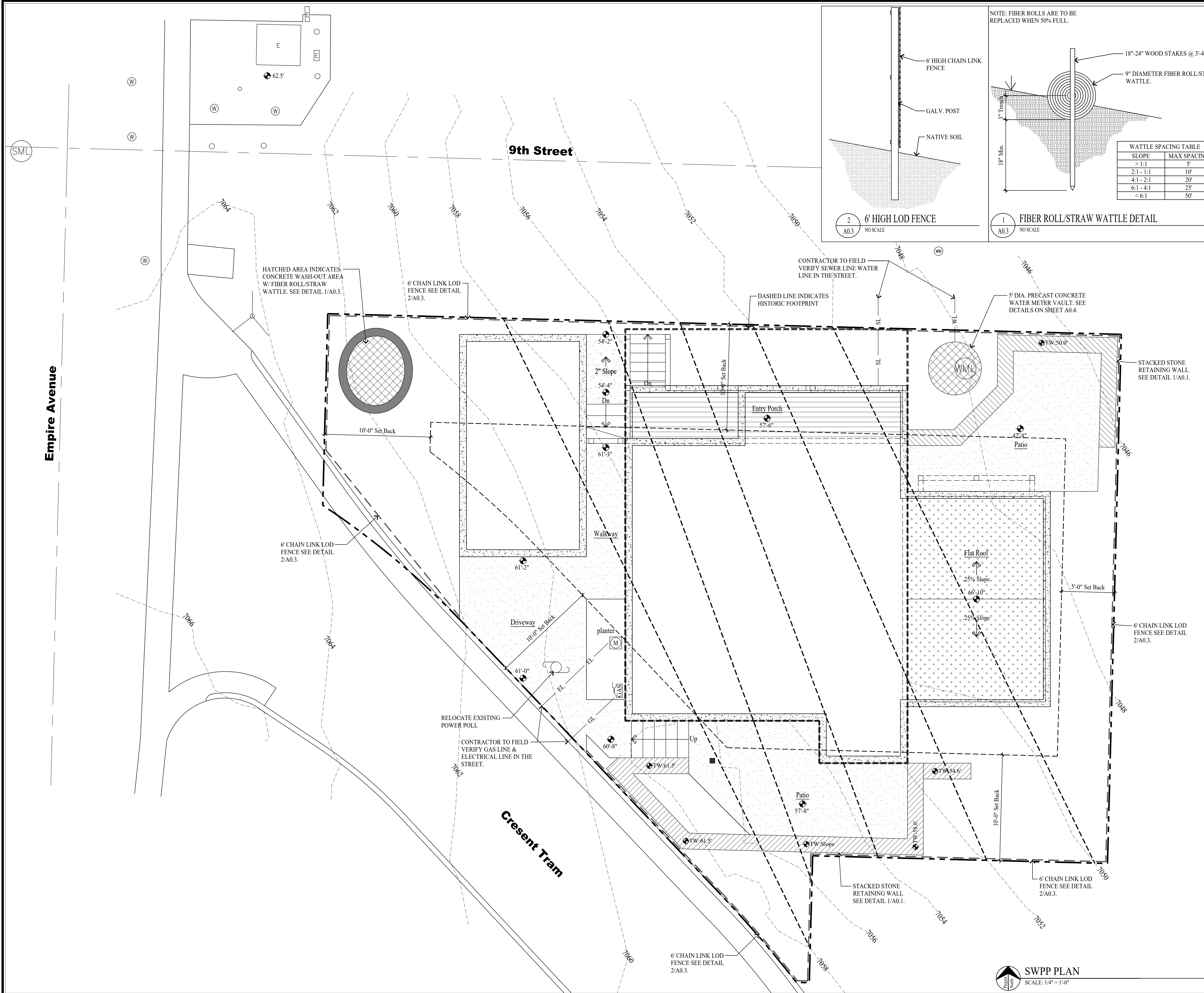
LANDSCAPE PLAN

DATE:
 FEBRUARY 16, 2024

PROJECT NUMBER:
 2305-01

SHEET NUMBER:
A0.2

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.



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

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 REMEDIATED AT ONCE.

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

SNOW REMOVAL

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

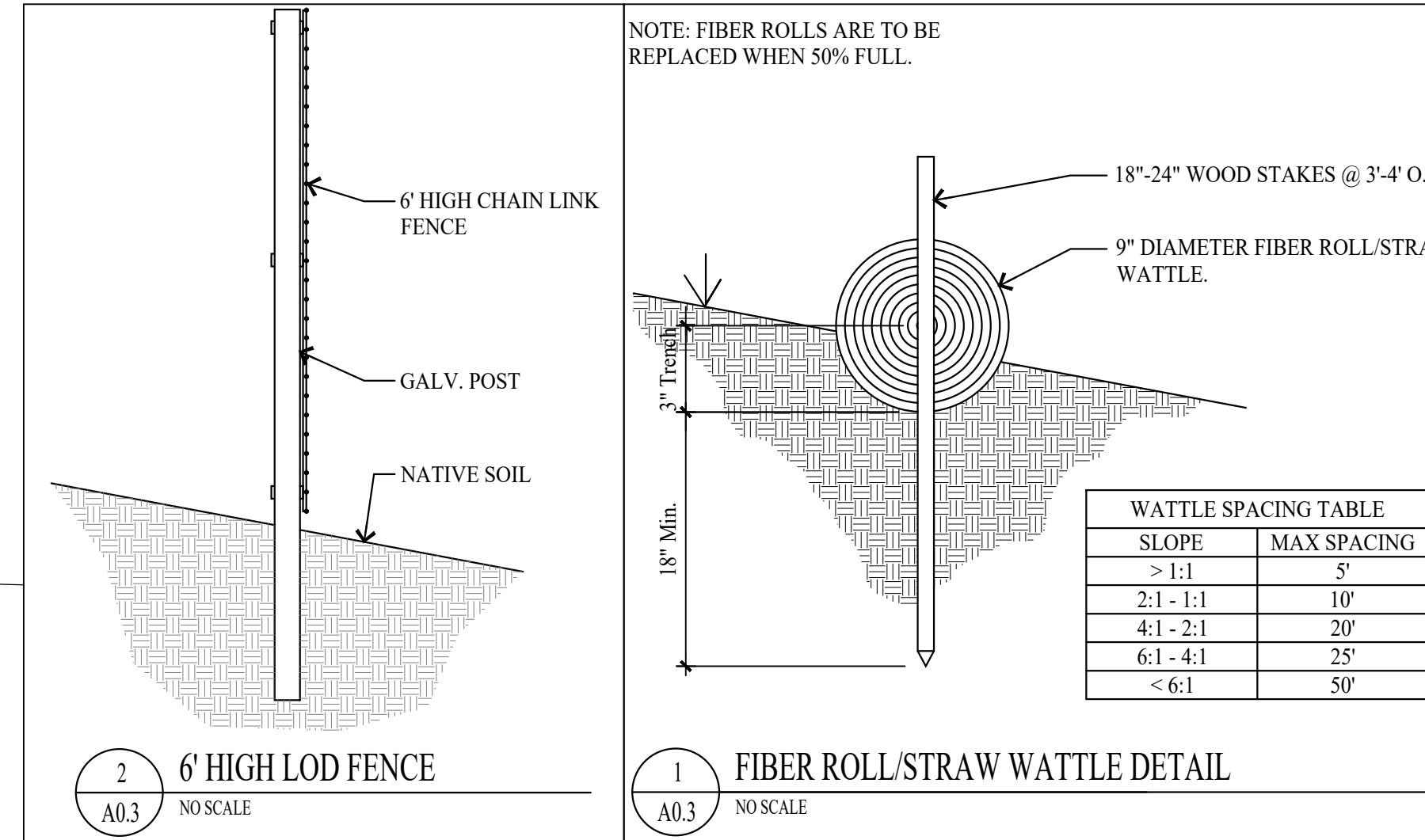
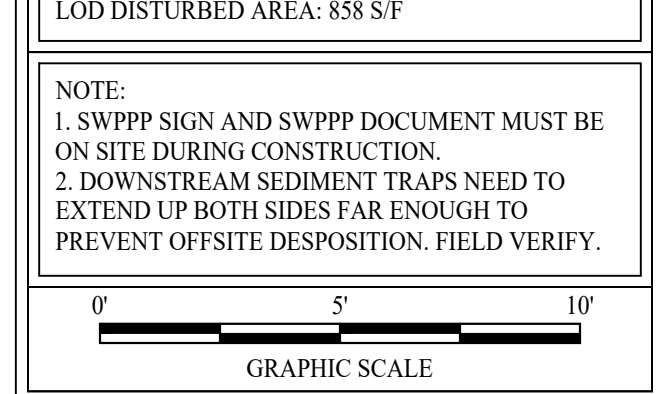
LEGEND

- (WML) WATER MANHOLE LID
- (SML) SEWER MANHOLE LID
- (M) ELECTRIC METER BOX
- (GAS) GAS METER
- (W) WATER VALVE
- (WM) WATER METER
- (SDM) STORM DRAIN MANHOLE
- (P) POWER POLE
- (S) STREET LIGHT
- (D) DATUM ELEVATION
- (F) FIRE HYDRANT
- (T) TELECOM BOX
- (E) ELECTRICAL BOX
- (SCL) SEWER CLEAN OUT
- LOD FENCE
- SURFACE DRAINAGE FLOW
- - - EXISTING CONTOUR LINE
- ORIGINAL CONTOUR LINE
- NEW CONTOUR LINE
- PROPERTY LINE
- SET BACK LINE
- HISTORIC FOOTPRINT LINE
- X- FENCE LINE
- WL- WATER LINE
- SL- SEWER LINE
- GL- GAS LINE
- EL- BURIED ELECTRICAL LINE

LOD DISTURBED AREA: 858 S'F

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.



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

Jonathan DeGray
Architect

P.O. Box 1674, 614 Main Street, Suite 302, Park City, Utah 84080
Tel. 435-649-7263, E-mail: degrayarch@westoffice.net

NEW RESIDENCE
HISTORIC DISTRICT DESIGN REVIEW

PROJECT DESCRIPTION:

SWPPP PLAN

SHEET DESCRIPTION:

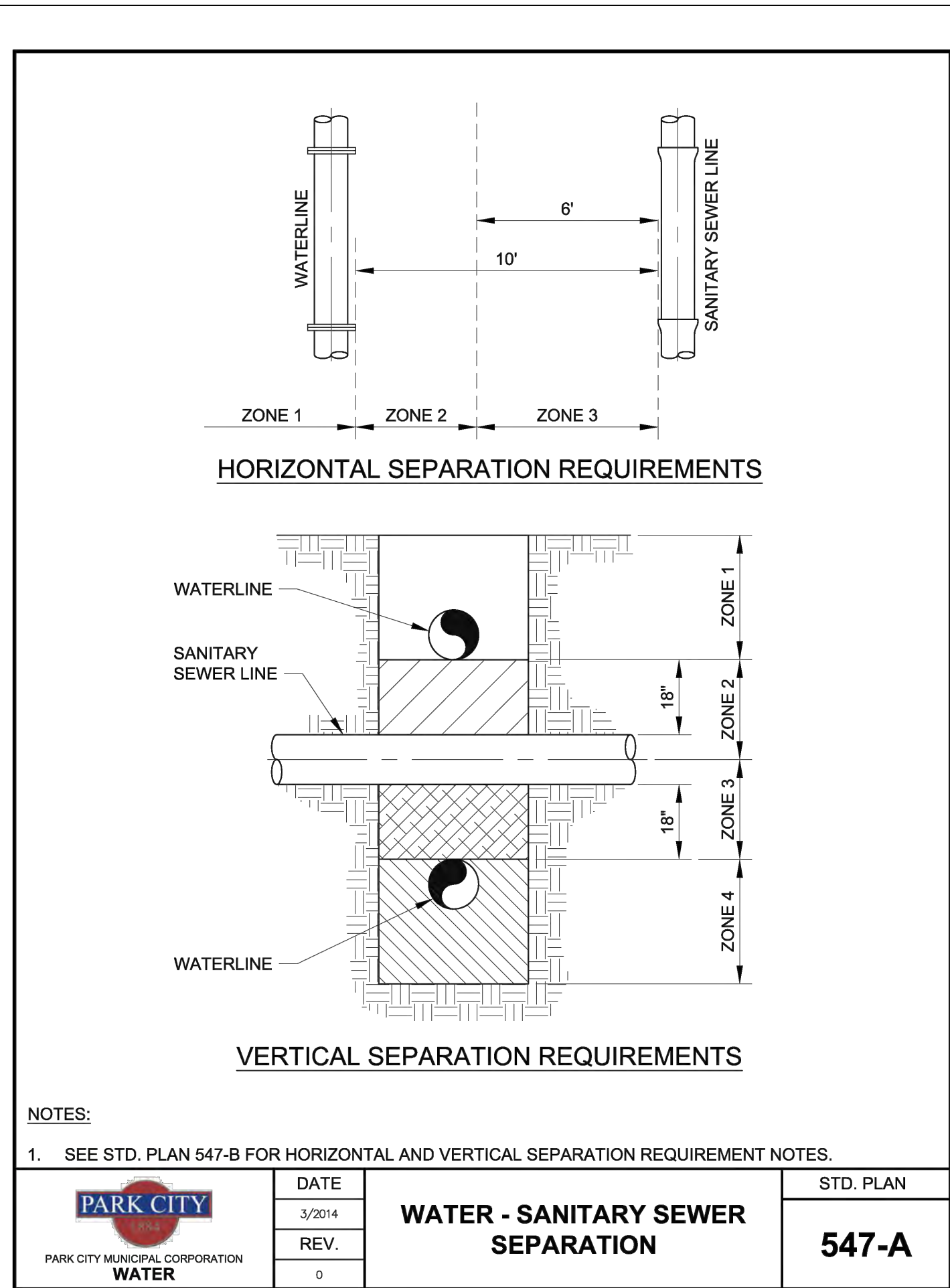
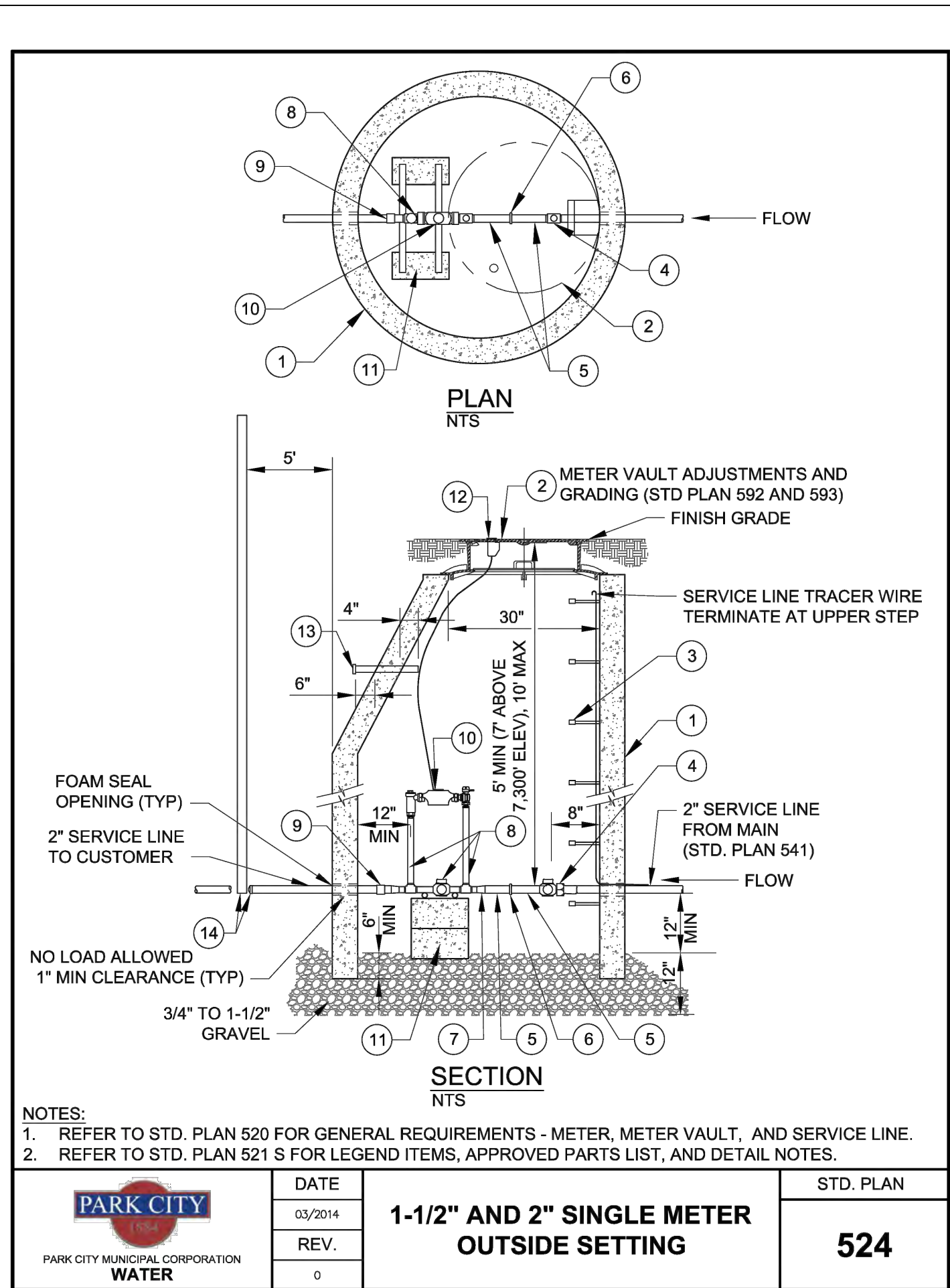
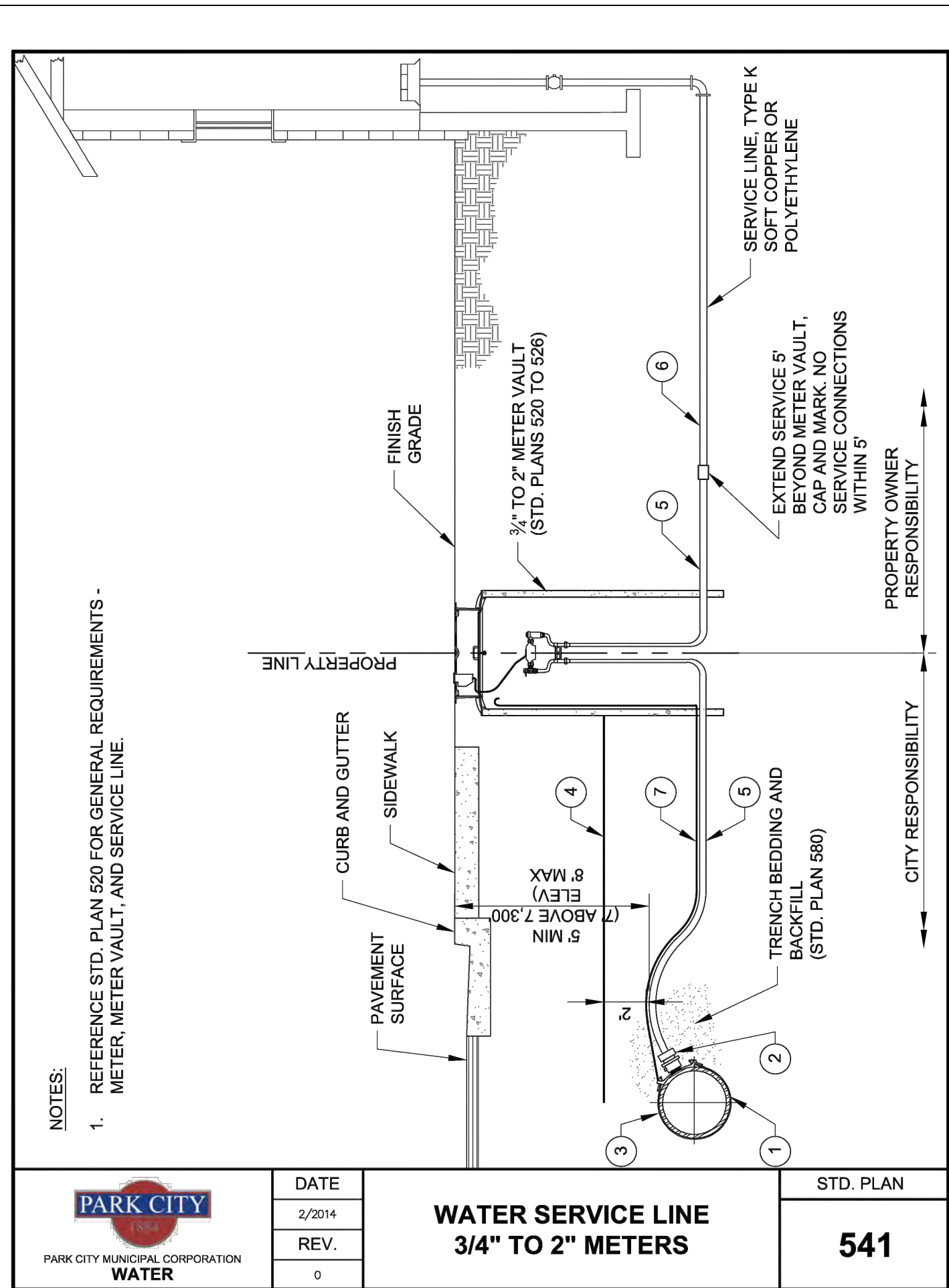
REVISIONS:

DATE:
FEBRUARY 16, 2024

PROJECT NUMBER:
2305-01

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.



LEGEND AND APPROVED PARTS LIST			
ITEM	DESCRIPTION	ACCEPTABLE MANUFACTURER	MODELS
1	BRONZE SERVICE SADDLE; DI & AC PIPE; DOUBLE STRAP PVC PIPE; TWO-PIECE BOLTED	MUELLER FORD	DI & AC PIPE; BR28 SERIES; 1-1/2" SERVICE, CC THDS; 2" SERVICE FIP THDS PVC PIPE; H-13000 SERIES; 1-1/2" SERVICE, CC THDS; 2" SERVICE FIP THDS DI & AC PIPE; STYLE 202B 1-1/2" SERVICE, CC THDS; 2" SERVICE, FIP THDS PVC PIPE 1-1/2" SERVICE, STYLE S902, CC THDS; 2" SERVICE, STYLE S912, FIP THDS
2	BRASS CORPORATION STOP, INLET CC THREAD, OUTLET CTS COMPRESSION	MUELLER FORD	B-25008N FB1100-(SERVICE SIZE)-G-NL
3	POLYETHYLENE ENCASUREMENT, HIGH DENSITY CROSS LAMINATED (HDCL) POLYETHYLENE FILM, AWWA C105 & AWWA C703E METHOD C	CHRISTY'S OR APPROVED EQUAL	AWWA C703E METHOD C (4 MIL)
4	DETECTABLE UNDERGROUND WARNING TAPE, 5-MIL MINIMUM, ALUMINUM BACKING BLUE BACKGROUND, 6" WIDE	SETON OR APP'VD EQUAL	85525
5	WATER SERVICE LINE: HIGH-DENSITY POLYETHYLENE TUBING (CTS), BLUE, SDR 9, AWWA C901 1-1/2" DIA. SERVICE: 3/4" AND 1" SINGLE METER 1-1/2" DIA. SERVICE: 3/4" AND 2" DUAL METERS 2" DIA. SERVICE: 1-1/2" AND 2" SINGLE METER 2" DIA. SERVICE: 1-1/2" DUAL METERS	ADS OR APP'VD EQUAL	
6	WATER SERVICE LINE: HIGH-DENSITY POLYETHYLENE TUBING (CTS), BLUE, SDR 9, AWWA C901, OR, TYPE K COPPER, SOFT, AWWA C900	ADS OR APP'VD EQUAL	
7	TRACER WIRE: 12 GA. SOLID, BLUE PVC INSULATION; WIRE-WIRE CONNECTORS SILICONE-FILLED WIRE NUTS	IDEAL INDUSTRIES	TWISTER DB PLUS OR APP'VD EQUAL

DETAIL NOTES
1. COORDINATE SERVICE SIZE WITH CITY PRIOR TO ORDERING MATERIALS
2. LOCATE SERVICE PER APPROVED PLANS
3. NO SERVICE LINE FITTINGS ALLOWED BETWEEN CORPORATION STOP AND METER VAULT CURB STOP VALVE
4. APPLY WAX TAPE COATING SYSTEM TO SERVICE SADDLE BOLTS AND NUTS, AWWA C217. SYSTEM TO INCLUDE FILLER MATERIAL, TAPE COATING, AND PROTECTIVE OUTERWRAP. DENSO NORTH AMERICA, TRENTON, OR APPROVED EQUAL, (STD. PLAN 534)

	DATE	5/2014	WATER SERVICE LINE 3/4" TO 2" METERS	541 S
	REV.			
	STD. PLAN			

LEGEND AND APPROVED PARTS LIST			
ITEM	DESCRIPTION	ACCEPTABLE MANUFACTURER	MODELS
1	5" DIA. MANHOLE, PRECAST CONCRETE ECCENTRIC SOLE 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 FORD	1-1/2"x15" B2423-2-01N (WITH BYPASS) 1-1/2"x15" B2422-2N (WITHOUT BYPASS) 1-1/2" VBHH76-15B-11-66-NL (WITH BYPASS) 1-1/2" VBHH76-15-11-66-NL (WITHOUT BYPASS)
9	2" METER YOKE COMMERCIAL SERVICE: WITH BYPASS RESIDENTIAL SERVICE: WITHOUT BYPASS IRRIGATION SERVICE: WITHOUT BYPASS	MUELLER FORD	2"x15" B2423-2-01N (WITH BYPASS) 2"x15" B2422-2N (WITHOUT BYPASS) 2" VBHH77-15B-11-77-NL (WITH BYPASS) 2" VBHH77-15-11-77-NL (WITHOUT BYPASS)
10	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 FORD	H-15451N C-14-66-G-NL
11	METER, SUPPLIED AND INSTALLED BY PCMC		
12	PIPE SUPPORTS (4) 16"x8"x8" CMU BLOCK, (2) METER SUPPORT RODS, GALVANIZED		
13	MXU AND WIRING, SUPPLIED AND INSTALLED BY PCMC		
14	MXU REMOTE LOCATION CONDUIT WITH END CAPS, SCH 40 PVC (STD. PLAN 531)		
15	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

	DATE	3/2014	1-1/2" and 2" SINGLE METER OUTSIDE SETTING	524 S
	REV.			
	STD. PLAN			

HORIZONTAL SEPARATION NOTES:

- ZONE 1: WATER LINE AND SEWER LINE SEPARATED 10 FEET OR GREATER - NO SPECIAL REQUIREMENTS
- ZONE 2: WHERE LOCAL CONDITIONS AND SITE SPECIFIC CONDITIONS PRECLUDE ZONE 1 SEPARATION - SPECIAL REQUIREMENTS APPLY:
 - A) APPROVAL BY DIVISION OF ENVIRONMENTAL QUALITY, DIVISION OF DRINKING WATER AND
 - B) SEWER PIPES IN GOOD CONDITION AND
 - C) NO HIGH GROUNDWATER
 - D) WATER LINE SEPARATED BY AT LEAST 6 FEET AT OUTSIDE PIPE WALLS AND
 - E) BOTTOM OF WATER LINE IS AT LEAST 18 INCHES ABOVE TOP OF SEWER LINE AND
 - F) WATER LINE CONSTRUCTED WITH MECHANICAL, RESTRAINED JOINT PIPE
- ZONE 3: WATER LINE AND SEWER LINE SEPARATED LESS THAN 6 FEET - NOT ALLOWED WITHOUT APPLICATION TO AND APPROVAL BY UTAH DIVISION OF ENVIRONMENTAL QUALITY, DIVISION OF DRINKING WATER FOR EXCEPTION TO THE RULE. ADDITIONAL MITIGATION MEASURES TO PROTECT PUBLIC HEALTH REQUIRED
- ADDITIONAL WATER-SEWER SEPARATION AND/OR SPECIAL PIPE MATERIALS MAY BE REQUIRED IN AREAS OF HIGH GROUNDWATER, SOILS CONDITIONS, OR SPECIAL SEWER LINE CONTENTS
- SERVICE LINE TAPS NOT ALLOWED IN ZONE 2
- SERVICE LINE TAPS WITHIN ZONE 3 ALLOWED ONLY BY SITE SPECIFIC APPROVAL BY DIVISION OF ENVIRONMENTAL QUALITY, DIVISION OF DRINKING WATER
- SANITARY SEWER FORCE MAINS
 - a. WATER LINE TO MAINTAIN 10 FEET HORIZONTAL SEPARATION AND 18 INCHES VERTICAL SEPARATION ABOVE SEWER FORCE MAIN
 - b. NEW SEWER FORCE MAIN CROSSING UNDER AN EXISTING WATER MAIN TO BE ENCLOSED IN A CONTINUOUS SLEEVE
 - c. NEW WATER MAIN CROSSING OVER AN EXISTING SEWER FORCE MAIN, 200 PSI MINIMUM WORKING PRESSURE RATED PIPE MATERIALS REQUIRED
- CONSULT SNYDERVILLE BASIN WATER RECLAMATION DISTRICT FOR ADDITIONAL SANITARY SEWER RELATED REQUIREMENTS AND SEWER LINE MODIFICATIONS

VERTICAL SEPARATION NOTES:

- ZONE 1: WATER LINE ABOVE SEWER LINE AND SEPARATED 18 INCHES OR GREATER - NO SPECIAL REQUIREMENTS
- ZONE 2: WATER LINE ABOVE SEWER LINE SEPARATED LESS THAN 18 INCHES - LOOP WATER LINE. REFER TO STD. PLANS 543 AND 544. INSTALL CONTROLLED LOW-STRENGTH MATERIAL (CLSM), "FLOWABLE FILL", 100 PSI MINIMUM TO 150 PSI MAXIMUM MIX DESIGN, FOR FULL TRENCH WIDTH WITHIN WATER PIPE ZONE AND TO TOP OF SEWER LINE
- ZONE 3: WATER LINE BELOW SEWER LINE SEPARATED LESS THAN 18 INCHES - LOOP WATER LINE. REFER TO STD. PLANS 543 AND 544. INSTALL CONTROLLED LOW-STRENGTH MATERIAL (CLSM), "FLOWABLE FILL", 100 PSI MINIMUM TO 150 PSI MAXIMUM MIX DESIGN, FOR FULL TRENCH WIDTH WITHIN WATER PIPE ZONE AND TO 18 INCHES ABOVE SEWER LINE
- ZONE 4: WATER LINE BELOW SEWER LINE SEPARATED GREATER THAN 18 INCHES - CENTER ONE FULL LENGTH LENGTH OF WATER PIPE OVER THE CROSSING AND PROVIDE MECHANICAL RESTRAINED PIPE JOINTS UNTIL THE WATER PIPE EXTENDS TO A DISTANCE OF 10 FEET PERPENDICULAR TO EACH SIDE OF THE SEWER LINE. INSTALL CONTROLLED LOW-STRENGTH MATERIAL (CLSM), "FLOWABLE FILL", 100 PSI MINIMUM TO 150 PSI MAXIMUM MIX DESIGN, FOR FULL TRENCH WIDTH WITHIN WATER PIPE ZONE AND TO 18 INCHES ABOVE SEWER LINE
- SERVICE LINE TAPS NOT ALLOWED IN ZONES 2 AND 3
- SANITARY SEWER FORCE MAINS: SEE HORIZONTAL SEPARATION REQUIREMENTS, NOTE 5.
- CONSULT SNYDERVILLE BASIN WATER RECLAMATION DISTRICT FOR ADDITIONAL SANITARY SEWER RELATED REQUIREMENTS AND SEWER LINE MODIFICATIONS

	DATE	5/2014	WATER - SANITARY SEWER SEPARATION NOTES	547-B
	REV.			
	STD. PLAN			

Jonathan DeGray
A r c h i t e c t

P.O. Box 1674, 614 Main Street, Suite 302, Park City, Utah 84080
Tel. 435-649-7263, E-mail: degrayarch@westoffice.net

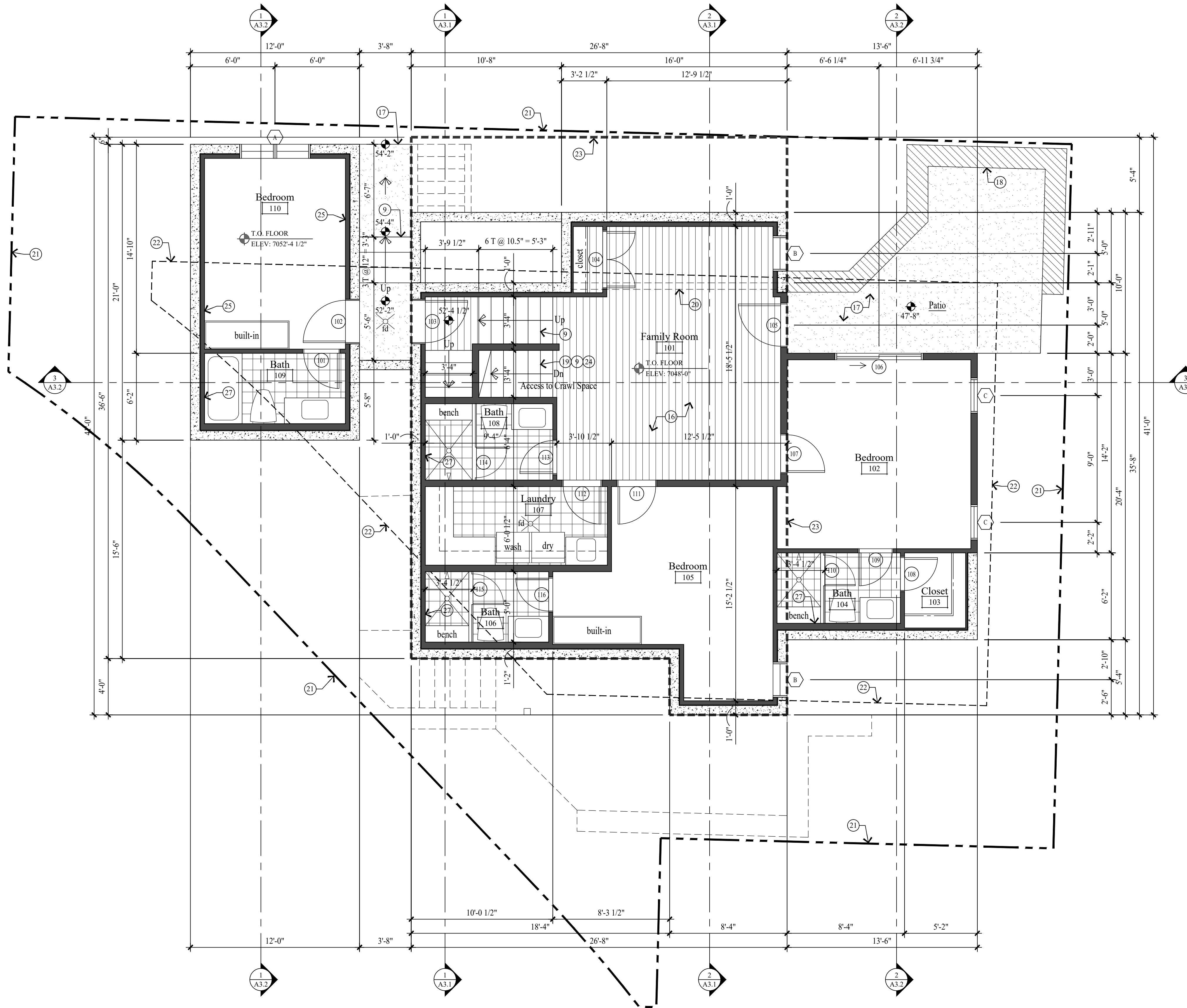
NEW RESIDENCE
HISTORIC DISTRICT DESIGN REVIEW

844 EMPIRE AVENUE, PARK CITY, UTAH 84060

PAK CITY WATER DETAILS

DATE: FEBRUARY 16, 2024
PROJECT NUMBER: 2305-01
SHEET NUMBER: A0.4

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.



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

GENERAL NOTES

- NEW CONCRETE WALL
 - NEW 2x FRAMED WALL
 - HISTORIC FOOTPRINT LINE
 - PROPERTY LINE
 - SET BACK LINE
 - (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 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" TJI FRAMING U.N.O. W/ BIB INSULATION R-38 - TYP. ALL ROOF JOIST TO BE 9 1/2" TJI FRAMING U.N.O. W/ BIB INSULATION R-38 - TYP.
 3. FIRE 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 N1102.4.1 - N1102.4.4.
 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 6034

KEY NOTES

1. ARCHITECTURAL GRADE 40 YEAR ASPHALT SHINGLE ON ICE AND WATER MEMBRANE ON 5/8" EXT. PLYWOOD ON ROOF JOIST. SEE STRUCT. FOR SIZE & SPACING. ROOF SHALL COMPLY WITH THE WILDLAND - URBAN INTERFACE CODE.
2. CLASS A NON-REFLECTIVE STANDING SEAM METAL ROOF TO BE CCC'S APPROVED. ICE & WATER MEMBRANE ON 5/8" EXT. PLYWOOD ON ROOF JOIST. SEE STRUCT. FOR SIZE & SPACING. ROOF SHALL COMPLY WITH THE WILDLAND - URBAN INTERFACE CODE.
3. ROOF DECK: REINFORCED WATERPROOF MEMBRANE OVER 3/4" EXTERIOR PLYWOOD ON 11 7/8" LVL JOIST TAPERED TO 9" FOR 2% MIN. SLOPE - SEE STRUCT. FOR SPACING & DETAILS.
4. COMPOSITE RIDGE VENT; COBRA OR EQUAL. METAL RIDGE VENT AT METAL ROOF.
5. 2"x3" CONTINUOUS METAL DRIP EDGE OVER 1x6 ON 1x10 BUILT-UP FASCIA W/ 1x CEDAR SOFFIT, VENTED - PAINT/STAIN.
6. 2"x3" CONTINUOUS METAL DRIP EDGE OVER 1x4 ON 1x8 BUILT-UP FASCIA W/ 1x CEDAR SOFFIT, VENTED - PAINT/STAIN.
7. GUTTERS AND DOWNSPOUTS TO TIE INTO EXISTING FRENCH DRAIN.
8. SNOW RETENTION BARS, S-5 X-GARD 2.0 OR EQUAL - SEE SHEET A5.2
9. FOR TYPICAL STAIRWAY, HANDRAILING AND GUARDRAILING NOTES & DETAILS ON SEE SHEET A5.1.
10. 36" HIGH GUARD RAILING: 2x SHAPED HARDWOOD CONTINUOUS TOP CAP. W/ 5/32" DIA. 316 STAINLESS STEEL CABLE. WORKING LOAD: 750# BREAKING LOAD: 2000#. HORIZONTAL SPACED LESS THAN 4". THROUGH 3x3 TUBE STEEL POST.
11. 36" HIGH GUARD RAILING: 2"x4 1/2" SHAPED HARDWOOD CONTINUOUS TOP CAP. TOP AND BOTTOM RAIL TO BE 1 1/2" x 2 1/2" TUBE STEEL. BOTTOM RAIL TO BE TURNED FLAT. W/ 1/2" STEEL BALLAST, VERTICAL, SPACED LESS THAN 4". 4"x4" WOOD END / MID POSTS.
12. 36" HIGH RAILING: 2x4 SHAPED TOP RAIL W/ 2x2 BALLAST SPACED LESS THAN 4" W/ 2x4 BOTTOM RAIL - PAINTED.
13. ENTRY STAIRS: WOOD STRINGERS AND STAIRS. NOTES & DETAILS ON SEE SHEET A5.1.
14. ENTRY PORCH: 2x6 TREX DECKING ON 2x P.T. TAPERED SLEEPERS ON REINF. WATERPROOF MEMBRANE ON 3/4" EXTERIOR PLYWOOD ON 2x P.T. TAPERED DECK JOIST - SEE STRUCTURAL FOR SIZE AND SPACING.
15. 6x6 COLUMN - PAINT/STAIN.
16. 1 1/2" GYPCRETE W/ HYDRAUNIC HEATING ON 3/4" PLYWOOD ON FLOOR JOIST - SEE STRUCTURAL FOR SIZE AND SPACING.
17. 4" REINFORCED HEATED CONCRETE PATIO / DRIVEWAY / STEPS ON 4" GRAVEL BASE.
18. STACKED STONE RETAINING WALL, NOT TO EXCEED 4'-0" HIGH. SEE DETAIL 1/A0.1.
19. ENCLOSED ACCESSIBLE SPACE UNDER STAIRS SHALL HAVE WALLS, UNDER-STAIR SURFACE AND ANY SOFFITS PROTECTED ON THE ENCLOSED SIDE WITH 1/2" GYPSUM BOARD.
20. DASHED LINES INDICATE WALL / BEAM ABOVE.
21. PROPERTY LINE.
22. SET BACK LINE.
23. DASHED LINE INDICATES HISTORIC FOOTPRINT.
24. CRAWL SPACE: 6 MIL POLYETHYLENE VAPOR RETARDER ON 4" GRAVEL BASE - CLEANED AND GRADED. SEE MECHANICAL NOTE 21 & 25 ON SHEET MEP.0.
25. 5/8" TYPE "X" ON GARAGE CEILING AND WALL SEPARATING THE GARAGE AND LIVING SPACE.
26. GARAGE SLAB: 5" CONCRETE ON 16 GAUGE B-36 FORMLOCK METAL DECKING, SLOPED. SEE STRUCTURAL FOR REINFORCING AND DETAILS.
27. TUBS AND SHOWERS WITH TILED WALLS TO HAVE A POLYSTYRENE FOAM SYSTEM, WEDI OR EQUAL.
28. HEATILATOR "CRAVE 6048-C" DIRECT VENT FIREPLACE. FRAME ON 10" PLATFORM. SEALED GAS APPLIANCE. ANSI Z21.88-2019.
29. BALCONY: 2x6 TREX DECKING ON 2x P.T. JOIST - SEE STRUCTURAL FOR SIZE AND SPACING.

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: degrayarch@qwestoffice.net

NEW RESIDENCE
HISTORIC DISTRICT DESIGN REVIEW

844 EMPIRE AVENUE, PARK CITY, UTAH 84060

LOWER LEVEL PLAN

REVISIONS:

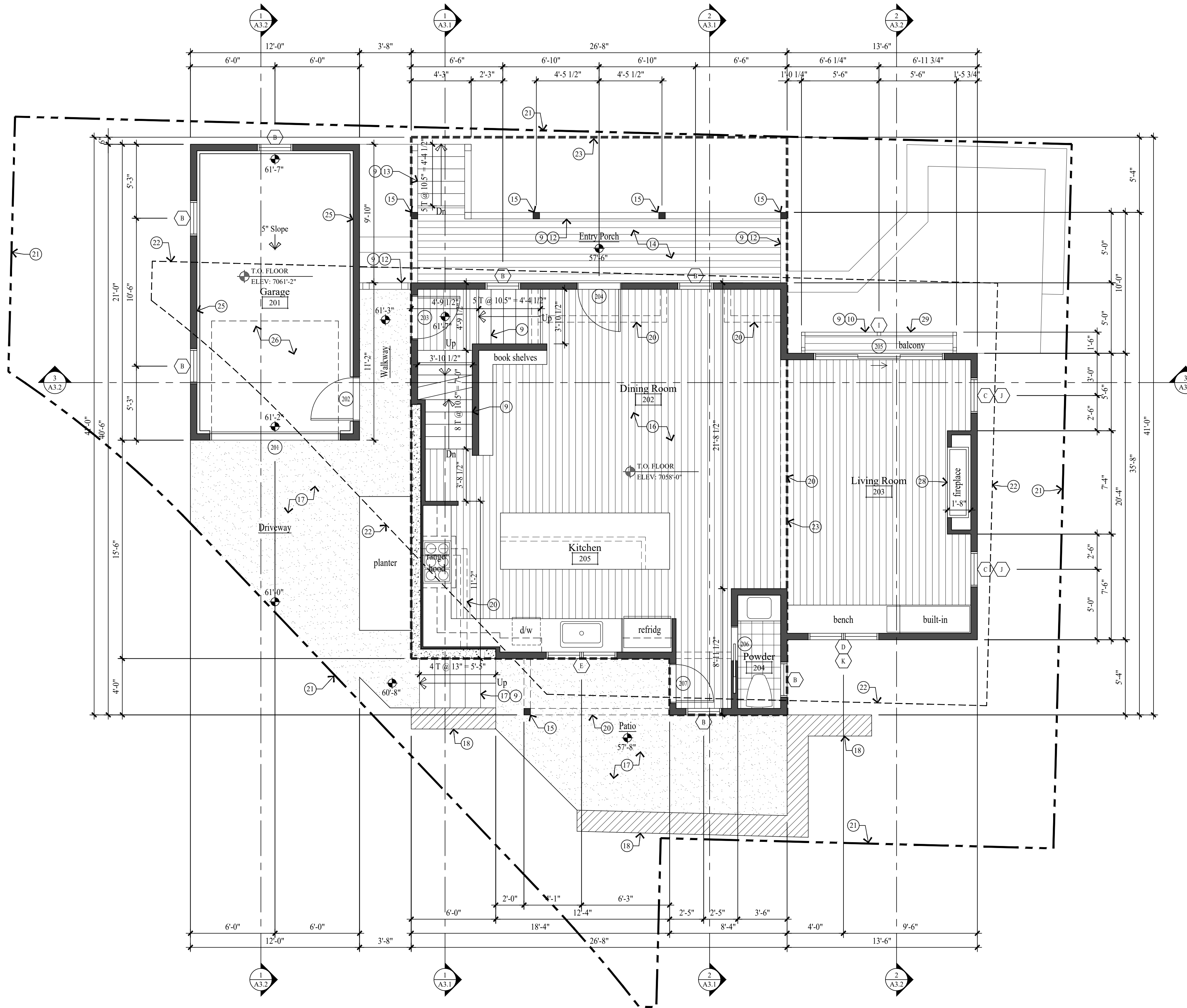
DATE: FEBRUARY 16, 2024

PROJECT NUMBER: 2305-01

SHEET NUMBER:

A1.1

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.



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

GENERAL NOTES

- NEW CONCRETE WALL
 - NEW 2x FRAMED WALL
 - HISTORIC FOOTPRINT LINE
 - PROPERTY LINE
 - SET BACK LINE
 - (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 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" TJI FRAMING U.N.O. W/ BIB INSULATION R-38 - TYP. ALL ROOF JOIST TO BE 9 1/2" TJI FRAMING U.N.O. W/ BIB INSULATION R-38 - TYP.
 3. FIRE 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 N1102.4.1 - N1102.4.4.
 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 6034

KEY NOTES

- 1 ARCHITECTURAL GRADE 40 YEAR ASPHALT SHINGLE ON ICE AND WATER MEMBRANE ON 5/8" EXT. PLYWOOD ON ROOF JOIST, SEE STRUCT. FOR SIZE & SPACING. ROOF SHALL COMPLY WITH THE WILDLAND - URBAN INTERFACE CODE.
- 2 CLASS A NON-REFLECTIVE STANDING SEAM METAL ROOF TO BE OCC'S APPROVED. ICE & WATER MEMBRANE ON 5/8" EXT. PLYWOOD ON ROOF JOIST, SEE STRUCT. FOR SIZE & SPACING. ROOF SHALL COMPLY WITH THE WILDLAND - URBAN INTERFACE CODE.
- 3 ROOF DECK: REINFORCED WATERPROOF MEMBRANE OVER 3/4" EXTERIOR PLYWOOD ON 11 7/8" LVL JOIST TAPERED TO 9" FOR 2% MIN. SLOPE - SEE STRUCT. FOR SPACING & DETAILS.
- 4 COMPOSITE RIDGE VENT; COBRA OR EQUAL. METAL RIDGE VENT AT METAL ROOF.
- 5 2"x3" CONTINUOUS METAL DRIP EDGE OVER 1x6 ON 1x10 BUILT-UP FASCIA W/ 1x CEDAR SOFFIT, VENTED - PAINT/STAIN.
- 6 2"x3" CONTINUOUS METAL DRIP EDGE OVER 1x4 ON 1x8 BUILT-UP FASCIA W/ 1x CEDAR SOFFIT, VENTED - PAINT/STAIN.
- 7 GUTTERS AND DOWNSPOUTS TO TIE INTO EXISTING FRENCH DRAIN.
- 8 SNOW RETENTION BARS, S-5 X-GARD 2.0 OR EQUAL - SEE SHEET A5.2
- 9 FOR TYPICAL STAIRWAY, HANDRAILING AND GUARDRAILING NOTES & DETAILS ON SEE SHEET A5.1.
- 10 36" HIGH GUARD RAILING: 2x SHAPED HARDWOOD CONTINUOUS TOP CAP, W/ 5/32" DIA. 316 STAINLESS STEEL CABLE, WORKING LOAD: 750# BREAKING LOAD: 2000#. HORIZONTAL SPACED LESS THAN 4". THROUGH 3x3 TUBE STEEL POST.
- 11 36" HIGH GUARD RAILING: 2"x4 1/2" SHAPED HARDWOOD CONTINUOUS TOP CAP, TOP AND BOTTOM RAIL TO BE 1 1/2" x 2 1/2" TUBE STEEL. BOTTOM RAIL TO BE TURNED FLAT, W/ 1/2" STEEL BALLAST, VERTICAL, SPACED LESS THAN 4". 4"x4" WOOD END / MID POSTS.
- 12 36" HIGH RAILING: 2x4 SHAPED TOP RAIL W/ 2x2 BALLAST SPACED LESS THAN 4" W/ 2x4 BOTTOM RAIL - PAINTED.
- 13 ENTRY STAIRS: WOOD STRINGERS AND STAIRS. NOTES & DETAILS ON SEE SHEET A5.1.
- 14 ENTRY PORCH: 2x6 TREX DECKING ON 2x P.T. TAPERED SLEEPERS ON REINF. WATERPROOF MEMBRANE ON 3/4" EXTERIOR PLYWOOD ON 2x P.T. TAPERED DECK JOIST - SEE STRUCTURAL FOR SIZE AND SPACING.
- 15 6x6 COLUMN - PAINT/STAIN.
- 16 1 1/2" GYPCRETE W/ HYDRAUNIC HEATING ON 3/4" PLYWOOD ON FLOOR JOIST - SEE STRUCTURAL FOR SIZE AND SPACING.
- 17 4" REINFORCED HEATED CONCRETE PATIO / DRIVEWAY / STEPS ON 4" GRAVEL BASE.
- 18 STACKED STONE RETAINING WALL, NOT TO EXCEED 4'-0" HIGH. SEE DETAIL 1/A0.1.
- 19 ENCLOSED ACCESSIBLE SPACE UNDER STAIRS SHALL HAVE WALLS, UNDER-STAIR SURFACE AND ANY SOFFITS PROTECTED ON THE ENCLOSED SIDE WITH 1/2" GYPSUM BOARD.
- 20 DASHED LINES INDICATE WALL / BEAM ABOVE.
- 21 PROPERTY LINE.
- 22 SET BACK LINE.
- 23 DASHED LINE INDICATES HISTORIC FOOTPRINT.
- 24 CRAWL SPACE: 6 MIL POLYETHYLENE VAPOR RETARDER ON 4" GRAVEL BASE - CLEANED AND GRADED. SEE MECHANICAL NOTE 21 & 25 ON SHEET MEP.0.
- 25 5/8" TYPE "X" ON GARAGE CEILING AND WALL SEPARATING THE GARAGE AND LIVING SPACE.
- 26 GARAGE SLAB: 5" CONCRETE ON 16 GAUGE B-36 FORMLOCK METAL DECKING, SLOPED. SEE STRUCTURAL FOR REINFORCING AND DETAILS.
- 27 TUBS AND SHOWERS WITH TILED WALLS TO HAVE A POLYSTYRENE FOAM SYSTEM, WEDI OR EQUAL.
- 28 HEATILATOR "CRAVE 6048-C" DIRECT VENT FIREPLACE. FRAME ON 10" PLATFORM. SEALED GAS APPLIANCE. ANSI Z21.88-2019.
- 29 BALCONY: 2x6 TREX DECKING ON 2x P.T. JOIST - SEE STRUCTURAL FOR SIZE AND SPACING.

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: degrayarch@qwestoffice.net

NEW RESIDENCE
HISTORIC DISTRICT DESIGN REVIEW
844 EMPIRE AVENUE, PARK CITY, UTAH 84060

MAIN LEVEL PLAN

REVISIONS:

DATE:

FEBRUARY 16, 2024

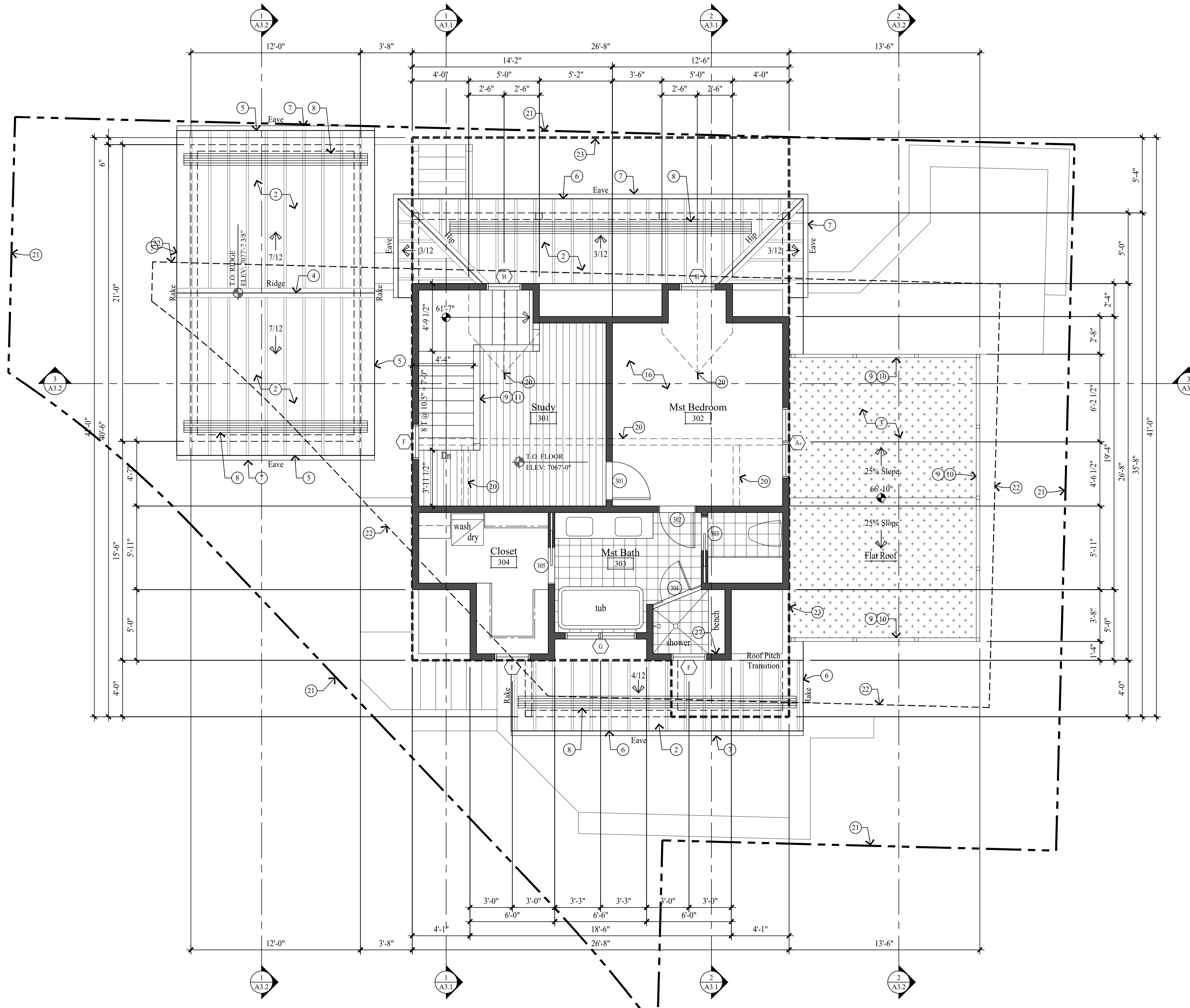
PROJECT NUMBER:

2305-01

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.



UPPER LEVEL PLAN, LOW ROOF PLAN
SCALE: 1/4" = 1'-0"

GENERAL NOTES

- NEW CONCRETE WALL
- NEW 2x FRAMED WALL
- HISTORIC FOOTPRINT LINE
- PROPERTY LINE
- SET BACK LINE
- (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 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" TJI FRAMING U.N.O. W/ BIB INSULATION R-38 - TYP. ALL ROOF JOIST TO BE 9 1/2" TJI FRAMING U.N.O. W/ BIB INSULATION R-38 - TYP.
3. FIRE 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 N1102.4.1 - N1102.4.4.
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 ARCHITECTURAL GRADE 40 YEAR ASPHALT SHINGLE ON ICE AND WATER MEMBRANE ON 5/8" EXT. PLYWOOD ON ROOF JOIST, SEE STRUCT. FOR SIZE & SPACING. ROOF SHALL COMPLY WITH THE WILDLAND - URBAN INTERFACE CODE.
- 2 CLASS A NON-REFLECTIVE STANDING SEAM METAL ROOF TO BE CCC'S APPROVED. ICE & WATER MEMBRANE ON 5/8" EXT. PLYWOOD ON ROOF JOIST, SEE STRUCT. FOR SIZE & SPACING. ROOF SHALL COMPLY WITH THE WILDLAND - URBAN INTERFACE CODE.
- 3 ROOF DECK: REINFORCED WATERPROOF MEMBRANE OVER 3/4" EXTERIOR PLYWOOD ON 11 7/8" LVL JOIST TAPERED TO 9" FOR 2% MIN. SLOPE - SEE STRUCT. FOR SPACING & DETAILS.
- 4 COMPOSITE RIDGE VENT; COBRA OR EQUAL. METAL RIDGE VENT AT METAL ROOF.
- 5 2"x3" CONTINUOUS METAL DRIP EDGE OVER 1x6 ON 1x10 BUILT-UP FASCIA W/ 1x CEDAR SOFFIT, VENTED - PAINT/STAIN.
- 6 2"x3" CONTINUOUS METAL DRIP EDGE OVER 1x4 ON 1x8 BUILT-UP FASCIA W/ 1x CEDAR SOFFIT, VENTED - PAINT/STAIN.
- 7 GUTTERS AND DOWNSPOUTS TO TIE INTO EXISTING FRENCH DRAIN.
- 8 SNOW RETENTION BARS, S-5 X-GARD 2.0 OR EQUAL - SEE SHEET AS.2
- 9 FOR TYPICAL STAIRWAY, HANDRAILING AND GUARDRAILING NOTES & DETAILS ON SEE SHEET AS.1.
- 10 36" HIGH GUARD RAILING: 2x SHAPED HARDWOOD CONTINUOUS TOP CAP, W/ 5/32" DIA. 316 STAINLESS STEEL CABLE, WORKING LOAD: 750# BREAKING LOAD: 2000#. HORIZONTAL, SPACED LESS THAN 4". THROUGH 3x3 TUBE STEEL POST.
- 11 36" HIGH GUARD RAILING: 2"x4 1/2" SHAPED HARDWOOD CONTINUOUS TOP CAP, TOP AND BOTTOM RAIL TO BE 1 1/2" x 2 1/2" TUBE STEEL. BOTTOM RAIL TO BE TURNED FLAT, W/ 1/2" STEEL BALLAST, VERTICAL, SPACED LESS THAN 4". 4"x4" WOOD END / MID POSTS.
- 12 36" HIGH RAILING: 2x4 SHAPED TOP RAIL W/ 2x2 BALLAST SPACED LESS THAN 4" W/ 2x4 BOTTOM RAIL - PAINTED.
- 13 ENTRY STAIRS: WOOD STRINGERS AND STAIRS. NOTES & DETAILS ON SEE SHEET AS.1.
- 14 ENTRY PORCH: 2x6 TREX DECKING ON 2x P.T. TAPERED SLEEPERS ON REINF. WATERPROOF MEMBRANE ON 3/4" EXTERIOR PLYWOOD ON 2x P.T. TAPERED DECK JOIST - SEE STRUCTURAL FOR SIZE AND SPACING.
- 15 6x6 COLUMN - PAINT/STAIN.
- 16 1 1/2" GYPCRETE W/ HYDRAUNIC HEATING ON 3/4" PLYWOOD ON FLOOR JOIST - SEE STRUCTURAL FOR SIZE AND SPACING.
- 17 4" REINFORCED HEATED CONCRETE PATIO / DRIVEWAY / STEPS ON 4" GRAVEL BASE.
- 18 STACKED STONE RETAINING WALL, NOT TO EXCEED 4'-0" HIGH. SEE DETAIL 1/A0.1.
- 19 ENCLOSED ACCESSIBLE SPACE UNDER STAIRS SHALL HAVE WALLS, UNDER-STAIR SURFACE AND ANY SOFFITS PROTECTED ON THE ENCLOSED SIDE WITH 1/2" GYPSUM BOARD.
- 20 DASHED LINES INDICATE WALL / BEAM ABOVE.
- 21 PROPERTY LINE.
- 22 SET BACK LINE.
- 23 DASHED LINE INDICATES HISTORIC FOOTPRINT.
- 24 CRAWL SPACE: 6 MIL POLYETHYLENE VAPOR RETARDER ON 4" GRAVEL BASE - CLEANED AND GRADED. SEE MECHANICAL NOTE 21 & 25 ON SHEET MEP.0.
- 25 5/8" TYPE "X" ON GARAGE CEILING AND WALL SEPARATING THE GARAGE AND LIVING SPACE.
- 26 GARAGE SLAB: 5" CONCRETE ON 16 GAUGE B-36 FORMLOCK METAL DECKING, SLOPED. SEE STRUCTURAL FOR REINFORCING AND DETAILS.
- 27 TUBS AND SHOWERS WITH TILED WALLS TO HAVE A POLYSTYRENE FOAM SYSTEM, WEDI OR EQUAL.
- 28 HEATILATOR "CRAVE 6048-C" DIRECT VENT FIREPLACE. FRAME ON 10" PLATFORM. SEALED GAS APPLIANCE. ANSI Z21.88-2019.
- 29 BALCONY: 2x6 TREX DECKING ON 2x P.T. JOIST - SEE STRUCTURAL FOR SIZE AND SPACING.

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: degrayarch@qwestoffice.net

NEW RESIDENCE
HISTORIC DISTRICT DESIGN REVIEW
844 EMPIRE AVENUE, PARK CITY, UTAH 84060

UPPER LEVEL PLAN
LOW ROOF PLAN

REVISIONS:

DATE:

FEBRUARY 16, 2024

PROJECT NUMBER:

2305-01

SHEET NUMBER:

A1.3

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.

NOTE:
SEE SHEET A5.2 FOR TYPICAL ROOF FLASHING DETAILS.

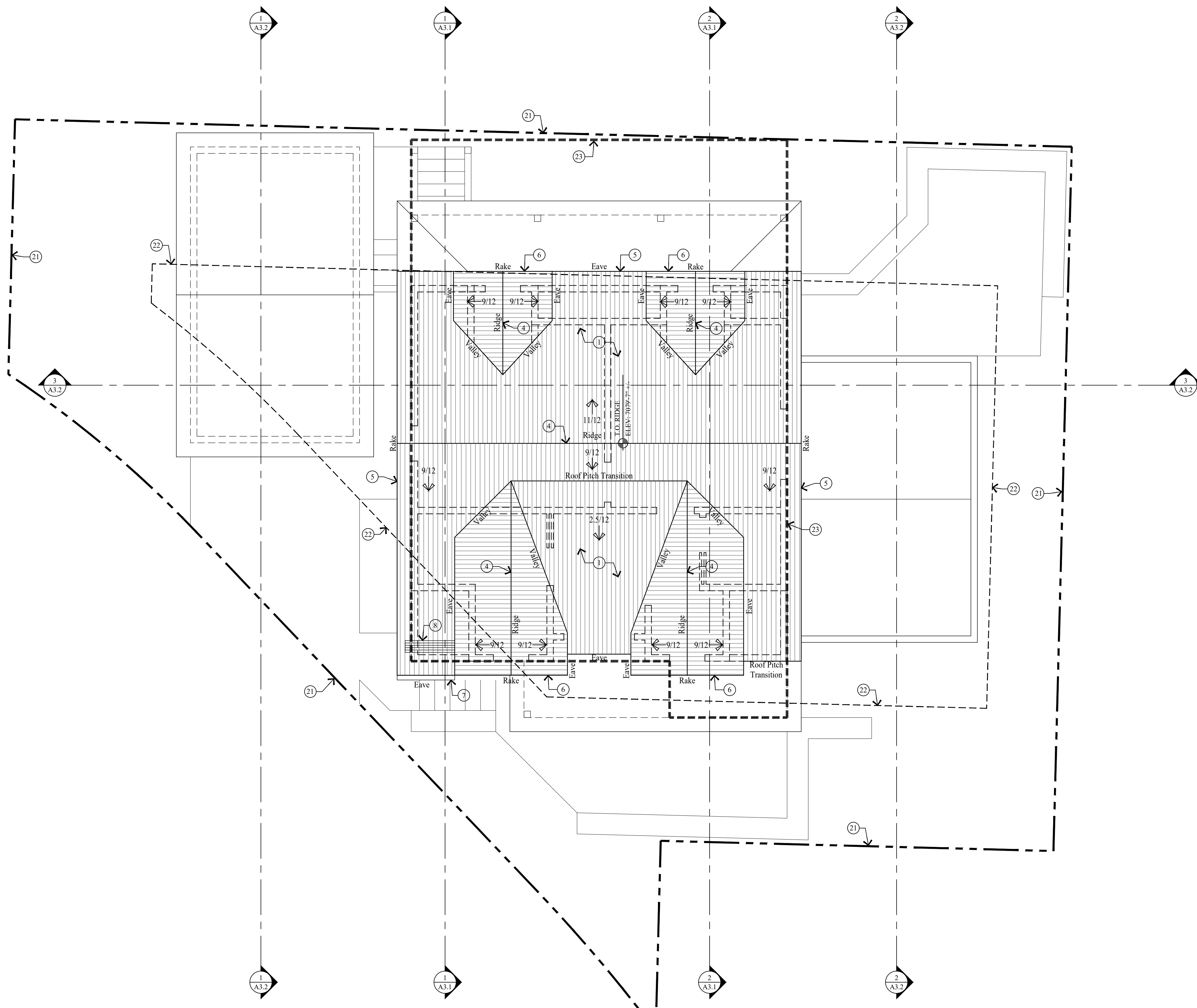
NOTE:
1'-0" TYPICAL ROOF OVERHANG U.N.O.

GENERAL NOTES

- NEW CONCRETE WALL
 - NEW 2x FRAMED WALL
 - HISTORIC FOOTPRINT LINE
 - PROPERTY LINE
 - SET BACK LINE
 - (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 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" TJI FRAMING U.N.O. W/ BIB INSULATION R-38 - TYP. ALL ROOF JOIST TO BE 9 1/2" TJI FRAMING U.N.O. W/ BIB INSULATION R-38 - TYP.
 3. FIRE 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 N1102.4.1 - N1102.4.4.
 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 6034

KEY NOTES

- 1 ARCHITECTURAL GRADE 40 YEAR ASPHALT SHINGLE ON ICE AND WATER MEMBRANE ON 5/8" EXT. PLYWOOD ON ROOF JOIST, SEE STRUCT. FOR SIZE & SPACING. ROOF SHALL COMPLY WITH THE WILDLAND - URBAN INTERFACE CODE.
- 2 CLASS A NON-REFLECTIVE STANDING SEAM METAL ROOF TO BE CCES APPROVED. ICE & WATER MEMBRANE ON 5/8" EXT. PLYWOOD ON ROOF JOIST, SEE STRUCT. FOR SIZE & SPACING. ROOF SHALL COMPLY WITH THE WILDLAND - URBAN INTERFACE CODE.
- 3 ROOF DECK: REINFORCED WATERPROOF MEMBRANE OVER 3/4" EXTERIOR PLYWOOD ON 11 7/8" LVL JOIST TAPERED TO 9" FOR 2% MIN. SLOPE - SEE STRUCT. FOR SPACING & DETAILS.
- 4 COMPOSITE RIDGE VENT; COBRA OR EQUAL. METAL RIDGE VENT AT METAL ROOF.
- 5 2"x3" CONTINUOUS METAL DRIP EDGE OVER 1x6 ON 1x10 BUILT-UP FASCIA W/ 1x CEDAR SOFFIT, VENTED - PAINT/STAIN.
- 6 2"x3" CONTINUOUS METAL DRIP EDGE OVER 1x4 ON 1x8 BUILT-UP FASCIA W/ 1x CEDAR SOFFIT, VENTED - PAINT/STAIN.
- 7 GUTTERS AND DOWNSPOUTS TO TIE INTO EXISTING FRENCH DRAIN.
- 8 SNOW RETENTION BARS, S-5 X-GARD 2.0 OR EQUAL - SEE SHEET A5.2
- 9 FOR TYPICAL STAIRWAY, HANDRAILING AND GUARDRAILING NOTES & DETAILS ON SEE SHEET A5.1.
- 10 36" HIGH GUARD RAILING: 2x SHAPED HARDWOOD CONTINUOUS TOP CAP, W/ 5/32" DIA. 316 STAINLESS STEEL CABLE, WORKING LOAD: 750# BREAKING LOAD: 2000#. HORIZONTAL SPACED LESS THAN 4". THROUGH 3x3 TUBE STEEL POST.
- 11 36" HIGH GUARD RAILING: 2"x4 1/2" SHAPED HARDWOOD CONTINUOUS TOP CAP, TOP AND BOTTOM RAIL TO BE 1 1/2" x 2 1/2" TUBE STEEL. BOTTOM RAIL TO BE TURNED FLAT, W/ 1/2" STEEL BALLAST, VERTICAL, SPACED LESS THAN 4", 4"x4" WOOD END / MID POSTS.
- 12 36" HIGH RAILING: 2x4 SHAPED TOP RAIL W/ 2x2 BALLAST SPACED LESS THAN 4" W/ 2x4 BOTTOM RAIL - PAINTED.
- 13 ENTRY STAIRS: WOOD STRINGERS AND STAIRS. NOTES & DETAILS ON SEE SHEET A5.1.
- 14 ENTRY PORCH: 2x6 TREX DECKING ON 2x P.T. TAPERED SLEEPERS ON REINF. WATERPROOF MEMBRANE ON 3/4" EXTERIOR PLYWOOD ON 2x P.T. TAPERED DECK JOIST - SEE STRUCTURAL FOR SIZE AND SPACING.
- 15 6x6 COLUMN - PAINT/STAIN.
- 16 1 1/2" GYPCRETE W/ HYDRAUNIC HEATING ON 3/4" PLYWOOD ON FLOOR JOIST - SEE STRUCTURAL FOR SIZE AND SPACING.
- 17 4" REINFORCED HEATED CONCRETE PATIO / DRIVEWAY / STEPS ON 4" GRAVEL BASE.
- 18 STACKED STONE RETAINING WALL, NOT TO EXCEED 4'-0" HIGH. SEE DETAIL 1/A0.1.
- 19 ENCLOSED ACCESSIBLE SPACE UNDER STAIRS SHALL HAVE WALLS, UNDER STAIR SURFACE AND ANY SOFFITS PROTECTED ON THE ENCLOSED SIDE WITH 1/2" GYPSUM BOARD.
- 20 DASHED LINES INDICATE WALL / BEAM ABOVE.
- 21 PROPERTY LINE.
- 22 SET BACK LINE.
- 23 DASHED LINE INDICATES HISTORIC FOOTPRINT.
- 24 CRAWL SPACE: 6 MIL POLYETHYLENE VAPOR RETARDER ON 4" GRAVEL BASE - CLEANED AND GRADED. SEE MECHANICAL NOTE 21 & 25 ON SHEET MEP.0.
- 25 5/8" TYPE "X" ON GARAGE CEILING AND WALL SEPARATING THE GARAGE AND LIVING SPACE.
- 26 GARAGE SLAB: 5" CONCRETE ON 16 GAUGE B-36 FORMLOCK METAL DECKING, SLOPED. SEE STRUCTURAL FOR REINFORCING AND DETAILS.
- 27 TUBS AND SHOWERS WITH TILED WALLS TO HAVE A POLYSTYRENE FOAM SYSTEM, WEDI OR EQUAL.
- 28 HEATILATOR "CRAVE 6048-C" DIRECT VENT FIREPLACE. FRAME ON 10" PLATFORM. SEALED GAS APPLIANCE. ANSI Z21.88-2019.
- 29 BALCONY: 2x6 TREX DECKING ON 2x P.T. JOIST - SEE STRUCTURAL FOR SIZE AND SPACING.



HIGH ROOF PLAN
SCALE: 1/4" = 1'-0"

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: degrayarch@westoffice.net

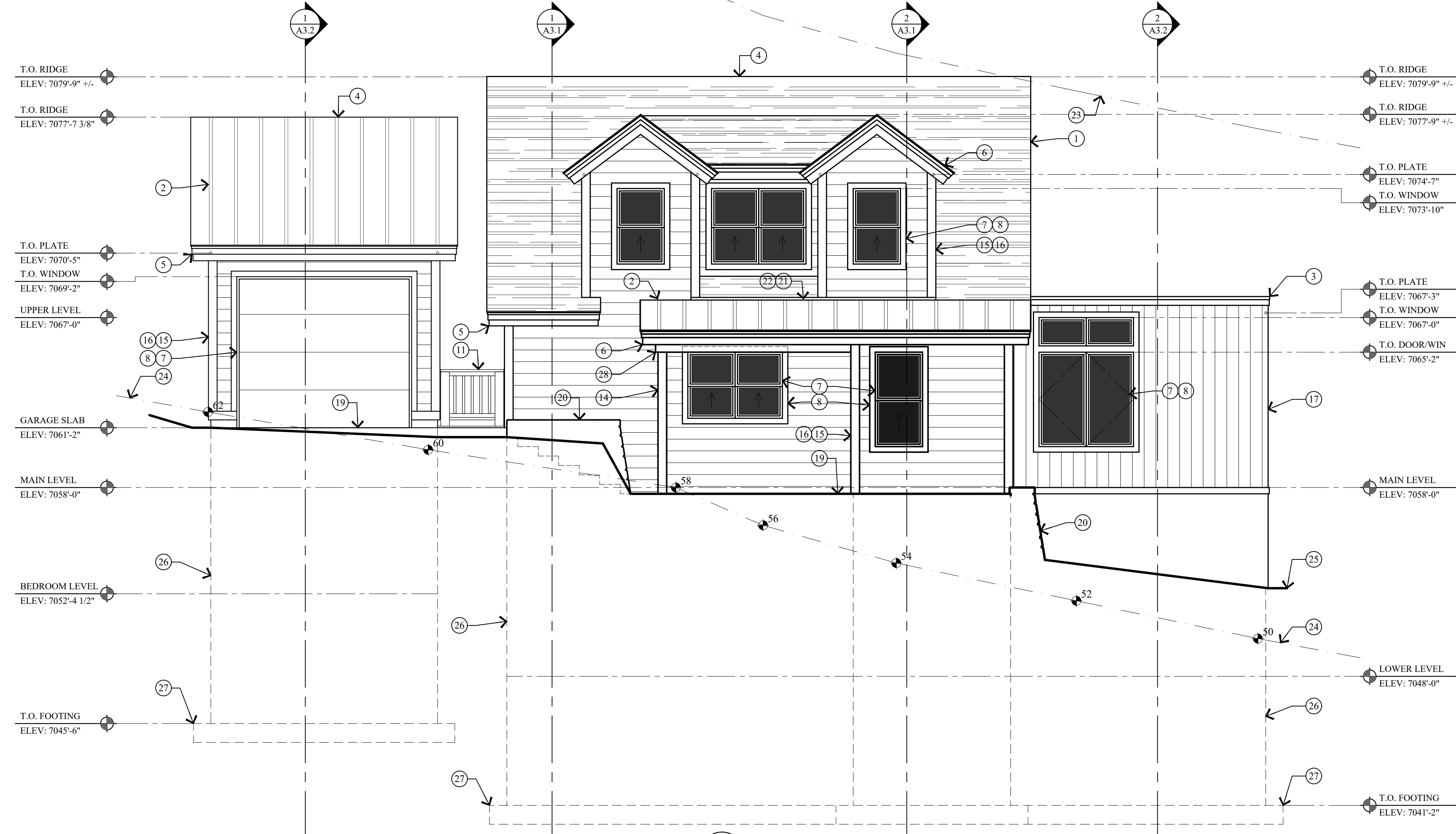
NEW RESIDENCE
HISTORIC DISTRICT DESIGN REVIEW

844 EMPIRE AVENUE, PARK CITY, UTAH 84060

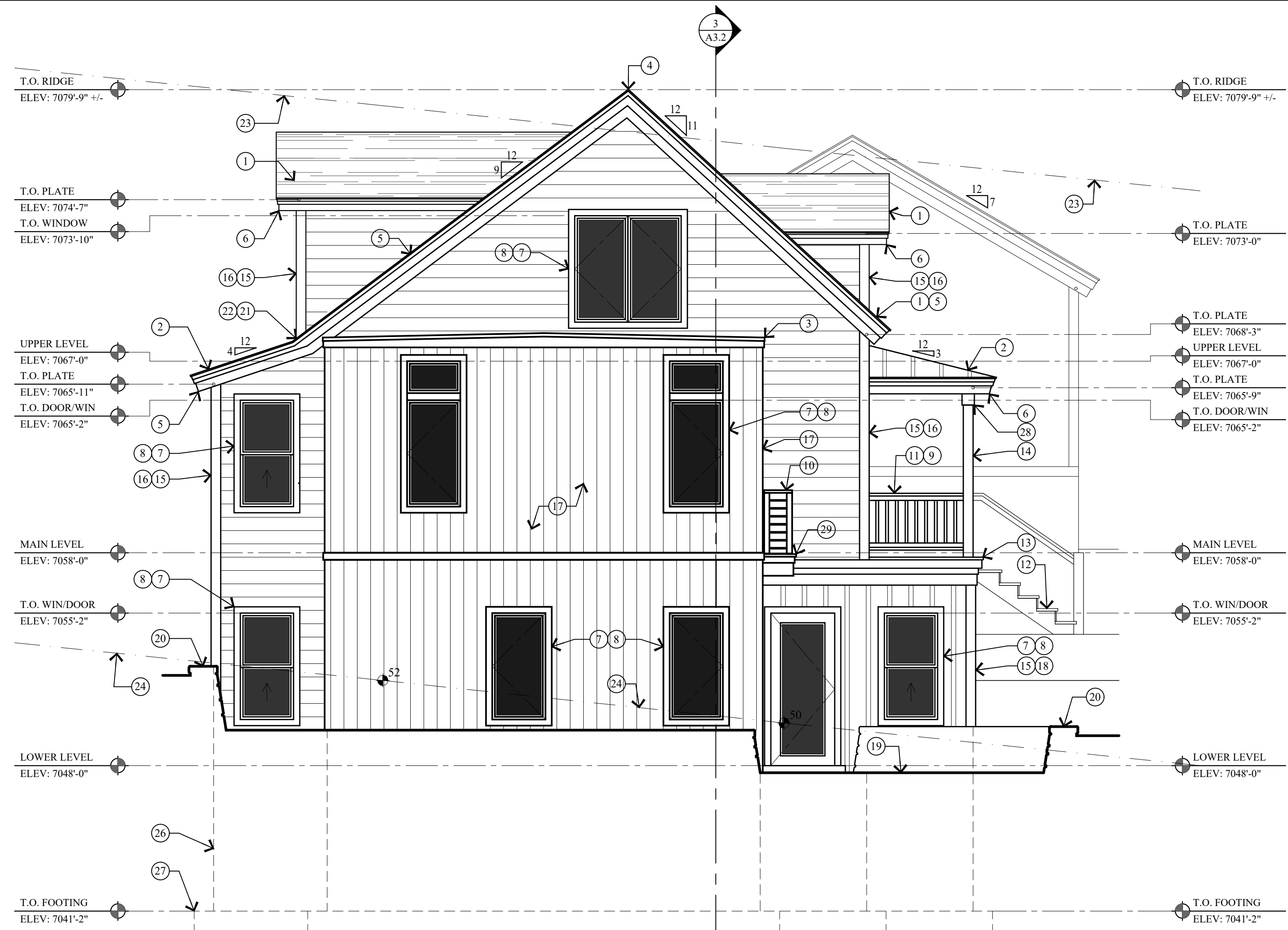
HIGH ROOF PLAN

DATE:	FEBRUARY 16, 2024
PROJECT NUMBER:	2305-01
SHEET NUMBER:	A1.4

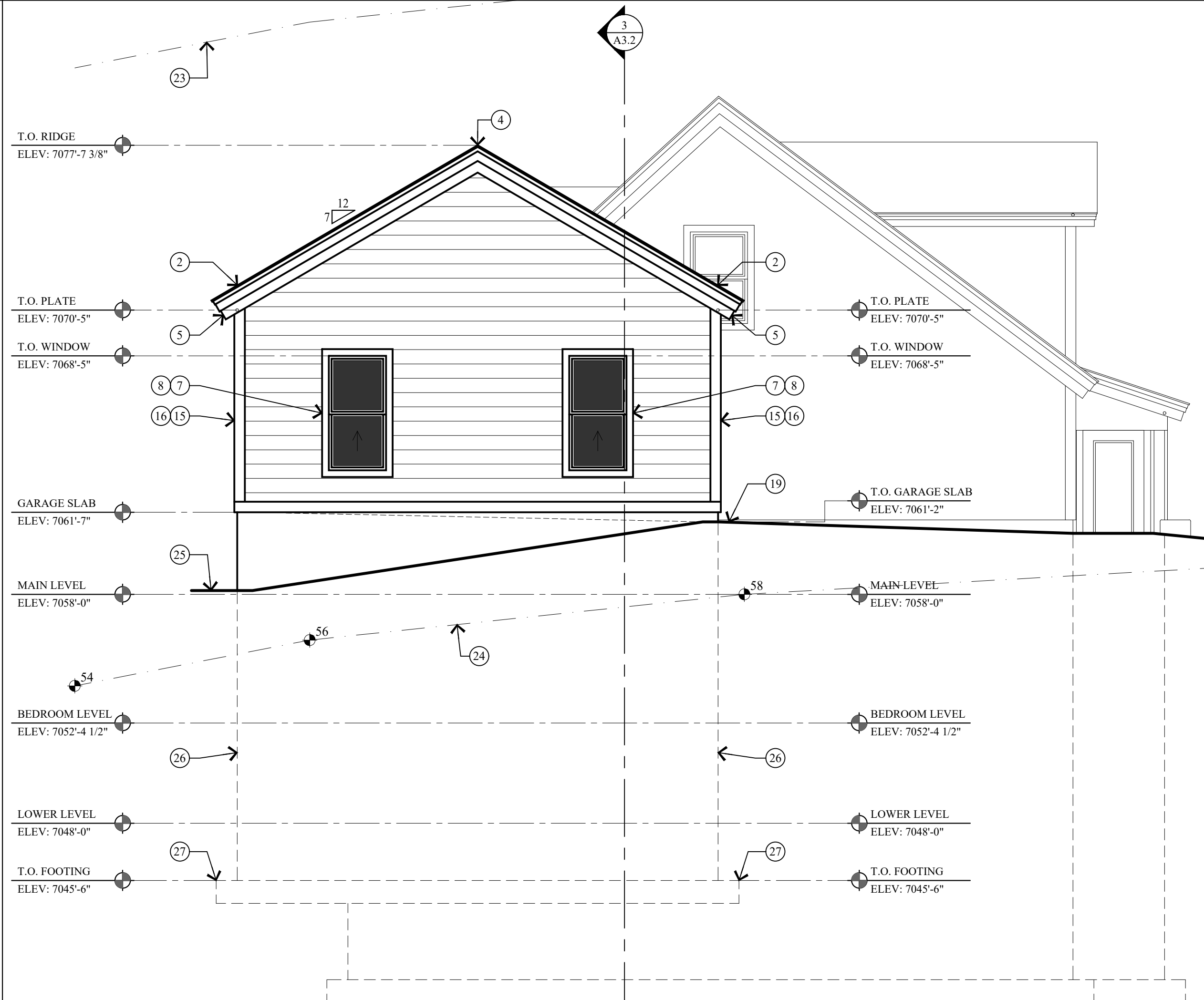
THE GRAPHIC MATERIAL AND DESIGN ON THIS SHEET ARE INSTRUMENTS OF SERVICE AND REMAIN AT ALL TIMES THE PROPERTY OF JONATHAN DEGRAY - ARCHITECT P.C. REPRODUCTION OR REUSE OF THE MATERIAL AND DESIGN CONTAINED HEREIN IS PROHIBITED WITHOUT THE WRITTEN CONSENT OF JONATHAN DEGRAY - ARCHITECT P.C. VIOLATORS WILL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



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



2 EAST ELEVATION
SCALE: 1/4" = 1'-0"



3 WEST ELEVATION - GARAGE
SCALE: 1/4" = 1'-0"

KEY NOTES

- 1 ARCHITECTURAL GRADE 40 YEAR ASPHALT SHINGLE ON ICE AND WATER MEMBRANE ON 5/8" EXT. PLYWOOD ON ROOF JOIST. SEE STRUCT. FOR SIZE & SPACING. ROOF SHALL COMPLY WITH THE WILDLAND - URBAN INTERFACE CODE.
- 2 CLASS A NON-REFLECTIVE STANDING SEAM METAL ROOF. TO BE ICC-ES APPROVED. ON ICE & WATER MEMBRANE ON 5/8" EXT. PLYWOOD ON ROOF JOIST. SEE STRUCT. FOR SIZE & SPACING. ROOF SHALL COMPLY WITH THE WILDLAND - URBAN INTERFACE CODE.
- 3 FLAT ROOF: REINFORCED WATERPROOF MEMBRANE OVER 3/4" EXTERIOR PLYWOOD ON 11 7/8 LVL JOIST TAPERED TO 9" FOR 2% MIN. SLOPE - SEE STRUCT. FOR SPACING & DETAILS.
- 4 COMPOSITE RIDGE VENT; COBRA OR EQUAL. METAL RIDGE VENT AT METAL ROOF.
- 5 2"x3" CONTINUOUS METAL DRIP EDGE OVER 1x6 ON 1x10 BUILT-UP FASCIA W/ 1x CEDAR SOFFIT. VENTED - PAINT/STAIN.
- 6 2"x3" CONTINUOUS METAL DRIP EDGE OVER 1x4 ON 1x8 BUILT-UP FASCIA W/ 1x CEDAR SOFFIT. VENTED - PAINT/STAIN.
- 7 WINDOWS AND DOORS W/ INSULATED GLASS - SEE SHEET A6.1 FOR SCHEDULES.
- 8 WINDOW AND DOOR TRIM TO BE 2x4 WOOD HEAD, JAMB & SILL - PAINT/STAIN.
- 9 FOR TYPICAL STAIRWAY, HANDRAILING AND GUARDRAILING NOTES & DETAILS ON SEE SHEET A5.1.
- 10 36" HIGH GUARD RAILING: 2x SHAPED HARDWOOD CONTINUOUS TOP CAP W/ 5/32" DIA. 316 STAINLESS STEEL CABLE. WORKING LOAD: 750# BREAKING LOAD: 2000#. HORIZONTAL, SPACED LESS THAN 4". THROUGH 3x3 TUBE STEEL POST.
- 11 36" HIGH RAILING: 2x4 SHAPED TOP RAIL W/ 2x2 BALLAST SPACED LESS THAN 4" W/ 2x4 BOTTOM RAIL - PAINTED/STAIN.
- 12 ENTRY STAIRS: WOOD STRINGERS AND STAIRS. NOTES & DETAILS ON SEE SHEET A5.1.
- 13 ENTRY PORCH: 2x6 TREX DECKING ON 2x P.T. TAPERED SLEEPERS ON REIN. WATERPROOF MEMBRANE ON 3/4" EXTERIOR PLYWOOD ON 2x P.T. TAPERED DECK JOIST - SEE STRUCTURAL FOR SIZE AND SPACING.
- 14 6x6 COLUMN - PAINT/STAIN.
- 15 2x4 CEDAR OUTSIDE CORNER BOARD, 2x2 CEDAR INSIDE CORNER BOARD - STAINED
- 16 1x8 HORIZONTAL CEDAR LAP SIDING - PAINT/STAINED, ON TYVEK HOMEWRAP ON 1/2" EXT. PLYWOOD ON 2x6 STUD WALL @ 16" O.C.
- 17 1x8 VERTICAL ON CEDAR SIDING - PAINTED/STAINED, ON TYVEK HOMEWRAP ON 1/2" EXT. PLYWOOD ON 2x6 STUD WALL @ 16" O.C.
- 18 VERTICAL BOARD AND BATTEN SIDING - PAINT/STAINED ON TYVEK HOMEWRAP ON 1/2" EXT. PLYWOOD ON 2x6 STUD WALL @ 16" O.C.
- 19 4" REINFORCED HEATED CONCRETE PATIO / DRIVEWAY / STEPS ON 4" GRAVEL BASE.
- 20 STACKED STONE RETAINING WALL, NOT TO EXCEED 4'-0" HIGH. SEE DETAIL 1/A0.1.
- 21 FLASHING AND COUNTER FLASHING - TYPICAL.
- 22 ROOF TO WALL SURFACE: EXTEND BITUMHANE MEMBRANE OVER ROOF DECK & UP WALL SURFACE 24".
- 23 LINE 27'-0" HEIGHT ABOVE EXISTING GRADE.
- 24 EXISTING GRADE LINE.
- 25 FINISH GRADE TO SLOPE AWAY FROM HOUSE A MIN. OF 6" WITHIN THE FIRST 10'. IRC R401.3
- 26 FOUNDATION - SEE STRUCTURAL FOR SIZE AND REINFORCING.
- 27 FOOTING - SEE STRUCTURAL FOR SIZE AND REINFORCING.
- 28 STRUCTURAL BEAM - SEE STRUCTURAL DRAWINGS FOR SIZE AND DETAILS.
- 29 BALCONY: 2x6 TREX DECKING ON 2x P.T. JOIST - SEE STRUCTURAL FOR SIZE AND SPACING.

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

NEW RESIDENCE
 HISTORIC DISTRICT DESIGN REVIEW
 844 EMPIRE AVENUE, PARK CITY, UTAH 84060

ELEVATIONS

REVISIONS:

DATE:
FEBRUARY 16, 2024

PROJECT NUMBER:
2305-01

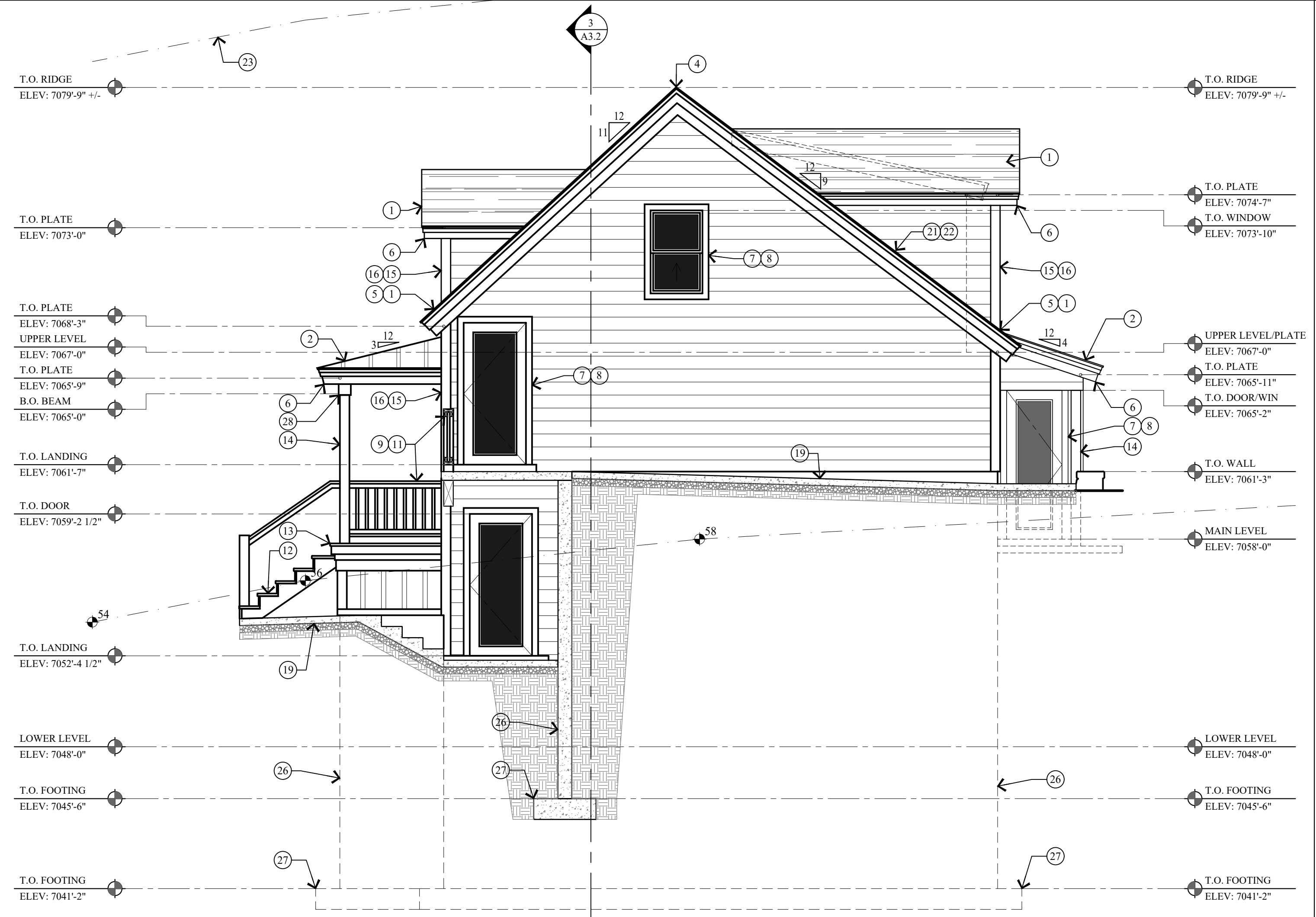
SHEET NUMBER:

A2.1

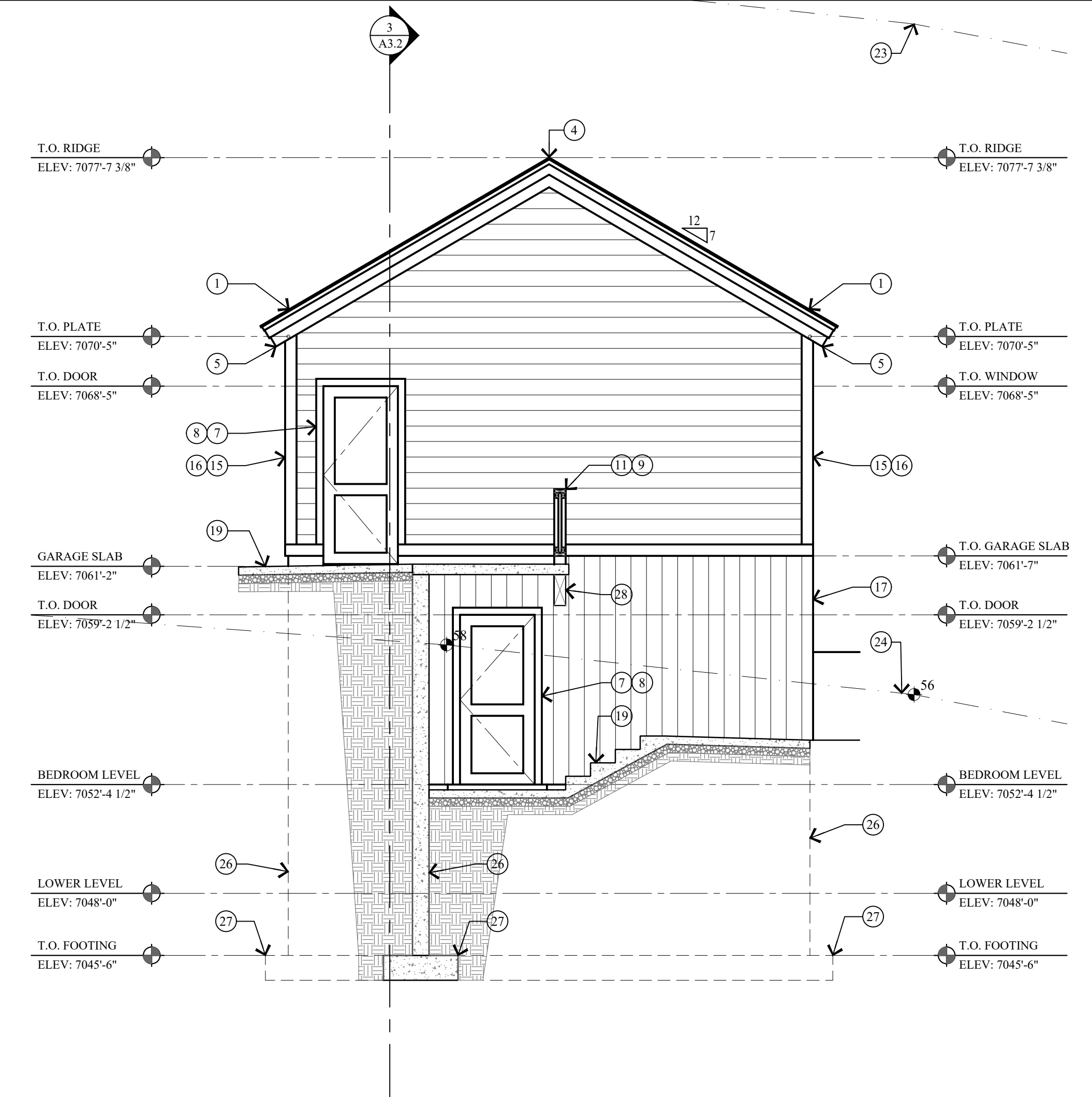
THE GRAPHIC MATERIAL AND DESIGN ON THIS SHEET ARE INSTRUMENTS OF SERVICE AND REMAIN AT ALL TIMES THE PROPERTY OF JONATHAN DEGRAY - ARCHITECT P.C. REPRODUCTION OR REUSE OF THE MATERIAL AND DESIGN CONTAINED HEREIN IS PROHIBITED WITHOUT THE WRITTEN CONSENT OF JONATHAN DEGRAY - ARCHITECT P.C. VIOLATORS WILL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



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



2 WEST ELEVATION
SCALE: 1/4" = 1'-0"



3 EAST ELEVATION - GARAGE
SCALE: 1/4" = 1'-0"

KEY NOTES

- 1 ARCHITECTURAL GRADE 40 YEAR ASPHALT SHINGLE ON ICE AND WATER MEMBRANE ON 5/8" EXT. PLYWOOD ON ROOF JOIST. SEE STRUCT. FOR SIZE & SPACING. ROOF SHALL COMPLY WITH THE WILDLAND - URBAN INTERFACE CODE.
- 2 CLASS A NON-REFLECTIVE STANDING SEAM METAL ROOF, TO BE ICC-ES APPROVED, ON ICE & WATER MEMBRANE ON 5/8" EXT. PLYWOOD ON ROOF JOIST. SEE STRUCT. FOR SIZE & SPACING. ROOF SHALL COMPLY WITH THE WILDLAND - URBAN INTERFACE CODE.
- 3 FLAT ROOF: REINFORCED WATERPROOF MEMBRANE OVER 3/4" EXTERIOR PLYWOOD ON 11 7/8 LVL JOIST TAPERED TO 9" FOR 2% MIN. SLOPE - SEE STRUCT. FOR SPACING & DETAILS.
- 4 COMPOSITE RIDGE VENT, COBRA OR EQUAL. METAL RIDGE VENT AT METAL ROOF.
- 5 2"x3" CONTINUOUS METAL DRIP EDGE OVER 1x6 ON 1x10 BUILT-UP FASCIA W/ 1x CEDAR SOFFIT, VENTED - PAINT/STAIN.
- 6 2"x3" CONTINUOUS METAL DRIP EDGE OVER 1x4 ON 1x8 BUILT-UP FASCIA W/ 1x CEDAR SOFFIT, VENTED - PAINT/STAIN.
- 7 WINDOWS AND DOORS W/ INSULATED GLASS - SEE SHEET A6.1 FOR SCHEDULES.
- 8 WINDOW AND DOOR TRIM TO BE 2x4 WOOD HEAD, JAMB & SILL - PAINT/STAIN.
- 9 FOR TYPICAL STAIRWAY, HANDRAILING AND GUARDRAILING NOTES & DETAILS ON SEE SHEET A5.1.
- 10 36" HIGH GUARD RAILING: 2x SHAPED HARDWOOD CONTINUOUS TOP CAP W/ 5/32" DIA. 316 STAINLESS STEEL CABLE, WORKING LOAD: 750# BREAKING LOAD: 2000#. HORIZONTAL, SPACED LESS THAN 4", THROUGH 3x3 TUBE STEEL POST.
- 11 36" HIGH RAILING: 2x4 SHAPED TOP RAIL W/ 2x2 BALLAST SPACED LESS THAN 4" W/ 2x4 BOTTOM RAIL - PAINTED/STAIN.
- 12 ENTRY STAIRS: WOOD STRINGERS AND STAIRS. NOTES & DETAILS ON SEE SHEET A5.1.
- 13 ENTRY PORCH: 2x6 TREX DECKING ON 2x P.T. TAPERED SLEEPERS ON REINF. WATERPROOF MEMBRANE ON 3/4" EXTERIOR PLYWOOD ON 2x P.T. TAPERED DECK JOIST - SEE STRUCTURAL FOR SIZE AND SPACING.
- 14 6x6 COLUMN - PAINT/STAIN.
- 15 2x4 CEDAR OUTSIDE CORNER BOARD, 2x2 CEDAR INSIDE CORNER BOARD - STAINED
- 16 1x8 HORIZONTAL CEDAR LAP SIDING - PAINT/STAINED, ON TYVEK HOMEWRAP ON 1/2" EXT. PLYWOOD ON 2x6 STUD WALL @ 16" O.C.
- 17 1x8 VERTICAL ON CEDAR SIDING - PAINTED/STAINED, ON TYVEK HOMEWRAP ON 1/2" EXT. PLYWOOD ON 2x6 STUD WALL @ 16" O.C.
- 18 VERTICAL BOARD AND BATTEN SIDING - PAINT/STAINED ON TYVEK HOMEWRAP ON 1/2" EXT. PLYWOOD ON 2x6 STUD WALL @ 16" O.C.
- 19 4" REINFORCED HEATED CONCRETE PATIO / DRIVEWAY / STEPS ON 4" GRAVEL BASE.
- 20 STACKED STONE RETAINING WALL, NOT TO EXCEED 4'-0" HIGH. SEE DETAIL 1/A0.1.
- 21 FLASHING AND COUNTER FLASHING - TYPICAL.
- 22 ROOF TO WALL SURFACE, EXTEND BITUMHANE MEMBRANE OVER ROOF DECK & UP WALL SURFACE 24".
- 23 LINE 27'-0" HEIGHT ABOVE EXISTING GRADE.
- 24 EXISTING GRADE LINE.
- 25 FINISH GRADE TO SLOPE AWAY FROM HOUSE A MIN. OF 6" WITHIN THE FIRST 10'. IRC R401.3
- 26 FOUNDATION - SEE STRUCTURAL FOR SIZE AND REINFORCING.
- 27 FOOTING - SEE STRUCTURAL FOR SIZE AND REINFORCING.
- 28 STRUCTURAL BEAM - SEE STRUCTURAL DRAWINGS FOR SIZE AND DETAILS.
- 29 BALCONY: 2x6 TREX DECKING ON 2x P.T. JOIST - SEE STRUCTURAL FOR SIZE AND SPACING.

Jonathan DeGray
Architect

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

NEW RESIDENCE
HISTORIC DISTRICT DESIGN REVIEW

844 EMPIRE AVENUE, PARK CITY, UTAH 84060

ELEVATIONS

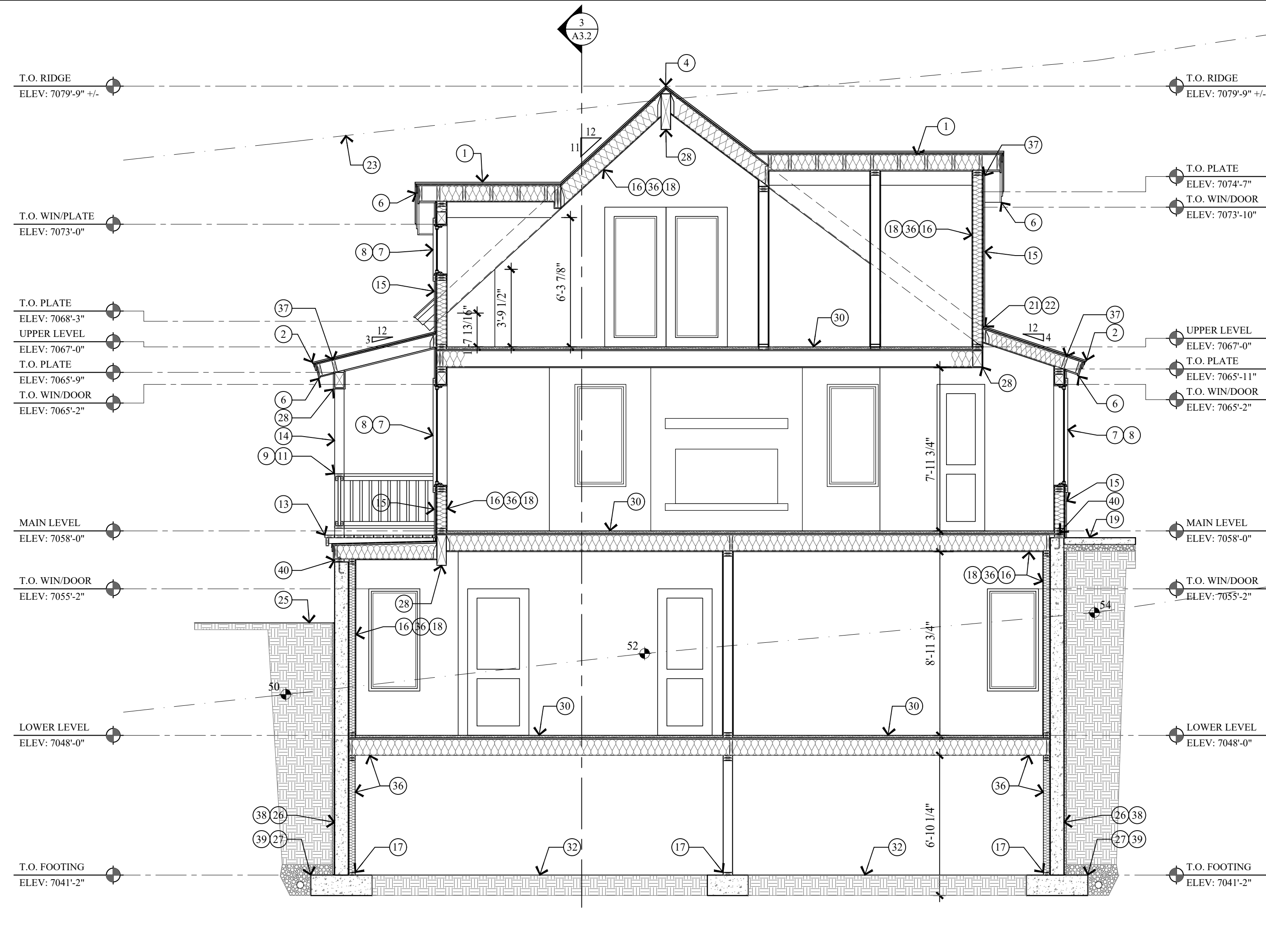
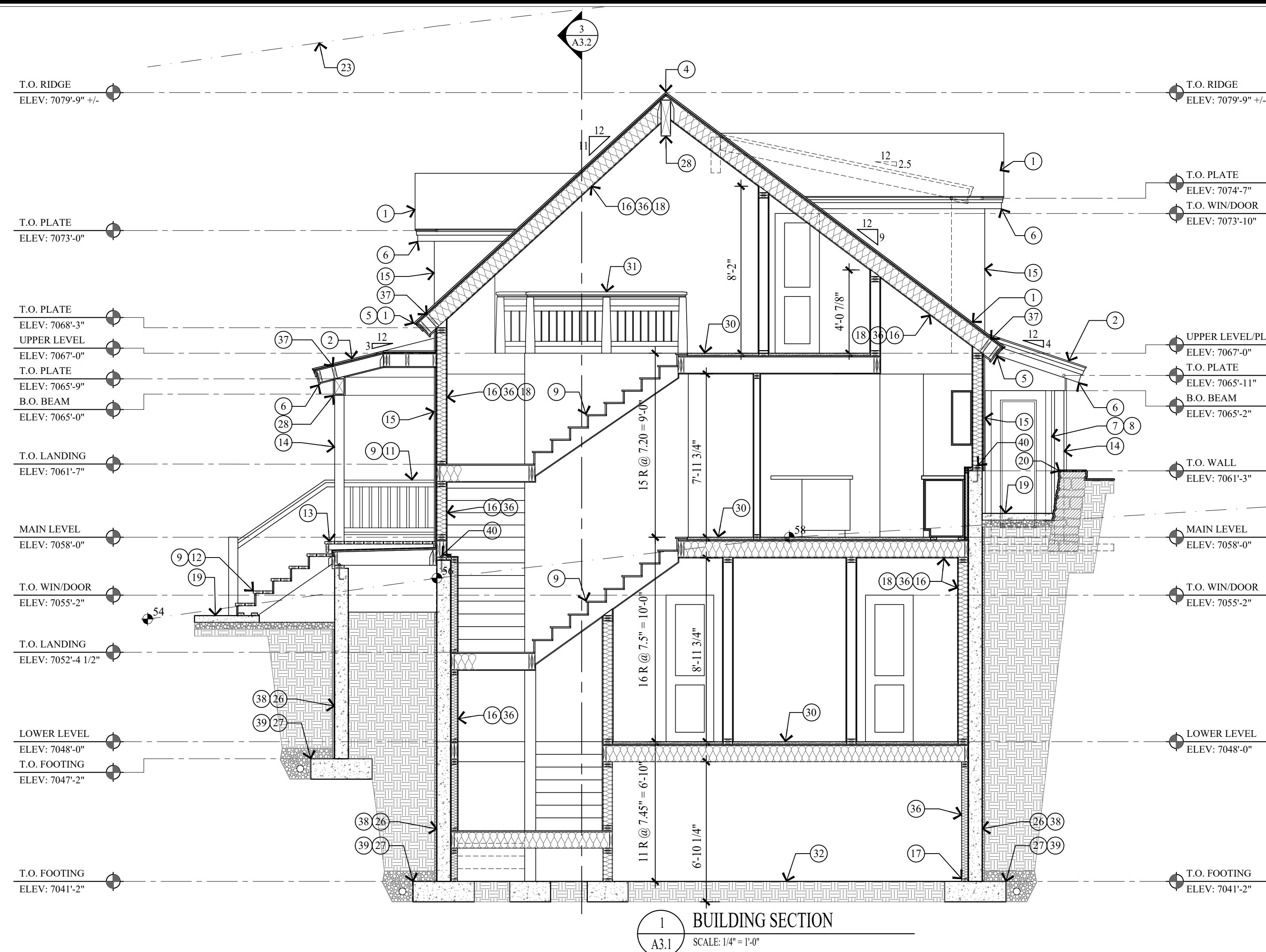
REVISIONS:

DATE: FEBRUARY 16, 2024

PROJECT NUMBER: 2305-01

SHEET NUMBER: A2.2

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.



KEY NOTES

- 1 ARCHITECTURAL GRADE 40 YEAR ASPHALT SHINGLE ON ICE AND WATER MEMBRANE ON 5/8" EXT. PLYWOOD ON ROOF JOIST. SEE STRUCT. FOR SIZE & SPACING. ROOF SHALL COMPLY WITH THE WILDLAND - URBAN INTERFACE CODE.
- 2 CLASS A NON-REFLECTIVE STANDING SEAM METAL ROOF. TO BE ICC-ES APPROVED. ON ICE & WATER MEMBRANE ON 5/8" EXT. PLYWOOD ON ROOF JOIST. SEE STRUCT. FOR SIZE & SPACING. ROOF SHALL COMPLY WITH THE WILDLAND - URBAN INTERFACE CODE.
- 3 FLAT ROOF: REINFORCED WATERPROOF MEMBRANE OVER 3/4" EXTERIOR PLYWOOD ON 11 7/8" LVL JOIST TAPERED TO 9" FOR 2% MIN. SLOPE - SEE STRUCT. FOR SPACING & DETAILS.
- 4 COMPOSITE RIDGE VENT, COBRA OR EQUAL. METAL RIDGE VENT AT METAL ROOF.
- 5 2"x3" CONTINUOUS METAL DRIP EDGE OVER 1x6 ON 1x10 BUILT-UP FASCIA W/ 1x CEDAR SOFFIT. VENTED - PAINT/STAIN.
- 6 2"x3" CONTINUOUS METAL DRIP EDGE OVER 1x4 ON 1x8 BUILT-UP FASCIA W/ 1x CEDAR SOFFIT. VENTED - PAINT/STAIN.
- 7 WINDOWS AND DOORS W/ INSULATED GLASS - SEE SHEET A6.1 FOR SCHEDULES.
- 8 WINDOW AND DOOR TRIM TO BE 2x4 WOOD HEAD, JAMB & SILL - PAINT/STAIN.
- 9 FOR TYPICAL STAIRWAY, HANDRAILING AND GUARDRAILING NOTES & DETAILS ON SEE SHEET A5.1.
- 10 36" HIGH GUARD RAILING: 2x SHAPED HARDWOOD CONTINUOUS TOP CAP W/ 5/32" DIA. 316 STAINLESS STEEL CABLE. WORKING LOAD: 750# BREAKING LOAD: 2000#. HORIZONTAL, SPACED LESS THAN 4". THROUGH 3x3 TUBE STEEL POST.
- 11 36" HIGH RAILING: 2x4 SHAPED TOP RAIL W/ 2x2 BALLAST SPACED LESS THAN 4" W/ 2x4 BOTTOM RAIL - PAINTED/STAIN.
- 12 ENTRY STAIRS: WOOD STRINGERS AND STAIRS. NOTES & DETAILS ON SEE SHEET A5.1.
- 13 ENTRY PORCH: 2x6 TREX DECKING ON 2x P.T. TAPERED SLEEPERS ON REINF. WATERPROOF MEMBRANE ON 3/4" EXTERIOR PLYWOOD ON 2x P.T. TAPERED DECK JOIST - SEE STRUCTURAL FOR SIZE AND SPACING.
- 14 6x6 COLUMN - PAINT/STAIN.
- 15 EXTERIOR FINISHES - SEE SHEETS A2.1 AND A2.2.
- 16 1/2" GYPSUM BOARD ON 4 MIL POLYETHYLENE VAPOR RETARDER AT FLOOR JOIST, ROOF JOIST AND EXTERIOR WALLS.
- 17 ALL LUMBER IN CONTACT WITH CONCRETE OR MASONRY INCLUDING LEDGERS AND FURRING WALLS MUST BE PRESERVATIVELY TREATED OR FOUNDATION GRADE REDWOOD.
- 18 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
- 19 4" REINFORCED HEATED CONCRETE PATIO / DRIVEWAY / STEPS ON 4" GRAVEL BASE.
- 20 STACKED STONE RETAINING WALL, NOT TO EXCEED 4'-0" HIGH. SEE DETAIL 1/A0.1.
- 21 FLASHING AND COUNTER FLASHING - TYPICAL.
- 22 ROOF TO WALL SURFACE; EXTEND BITUTHANE MEMBRANE OVER ROOF DECK & UP WALL SURFACE 24".
- 23 LINE 27'-0" HEIGHT ABOVE EXISTING GRADE.
- 24 EXISTING GRADE LINE.
- 25 FINISH GRADE TO SLOPE AWAY FROM HOUSE A MIN. OF 6" WITHIN THE FIRST 10'. IRC R401.3
- 26 FOUNDATION - SEE STRUCTURAL FOR SIZE AND REINFORCING.
- 27 FOOTING - SEE STRUCTURAL FOR SIZE AND REINFORCING.
- 28 STRUCTURAL BEAM - SEE STRUCTURAL DRAWINGS FOR SIZE AND DETAILS.
- 29 BALCONY: 2x6 TREX DECKING ON 2x P.T. JOIST - SEE STRUCTURAL FOR SIZE AND SPACING.
- 30 1 1/2" GYPCRETE W/ HYDRAUNIC HEATING ON 3/4" PLYWOOD ON FLOOR JOIST - SEE STRUCTURAL FOR SIZE AND SPACING.
- 31 36" HIGH GUARD RAILING: 2"x4 1/2" SHAPED HARDWOOD CONTINUOUS TOP CAP. TOP AND BOTTOM RAIL TO BE 1 1/2" x 2 1/2" TUBE STEEL. BOTTOM RAIL TO BE TURNED FLAT. W/ 1/2" STEEL BALLAST, VERTICAL, SPACED LESS THAN 4". 4"x4" WOOD END / MID POSTS.
- 32 CRAWL SPACE: 6 MIL POLYETHYLENE VAPOR RETARDER ON 4" GRAVEL BASE. CLEANED AND GRADED. SEE MECHANICAL NOTE 21 & 25 ON SHEET MEP-0.
- 33 5/8" TYPE "X" ON GARAGE CEILING AND WALL SEPARATING THE GARAGE AND LIVING SPACE.
- 34 GARAGE SLAB: 5" CONCRETE ON 16 GAUGE B-36 FORMLOCK METAL DECKING. SLOPED. SEE STRUCTURAL FOR REINFORCING AND DETAILS.
- 35 ENCLOSED ACCESSIBLE SPACE UNDER STAIRS SHALL HAVE WALLS, UNDER-STAIR SURFACE AND ANY SOFFITS PROTECTED ON THE ENCLOSED SIDE WITH 1/2" GYPSUM BOARD.
- 36 INSULATION: SEE GENERAL NOTE #2 ON FLOOR PLAN SHEETS FOR TYPE AND R-VALUE.
- 37 SOLID BLOCKING AND HURRICANE HOLD DOWN AT EACH RAFTER OR SIMPSON VPA.
- 38 DRAINAGE MATT ON WATERPROOF MEMBRANE
- 39 FILTER FABRIC OVER FREE DRAINING GRAVEL W/ 4" PERF. FOOTING DRAIN, DAYLIGHTED OR TIE INTO STORM DRAIN.
- 40 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.

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: degrayarch@westoffice.net

NEW RESIDENCE
HISTORIC DISTRICT DESIGN REVIEW
844 EMPIRE AVENUE, PARK CITY, UTAH 84060

BUILDING SECTIONS

REVISIONS:

DATE:
FEBRUARY 16, 2024

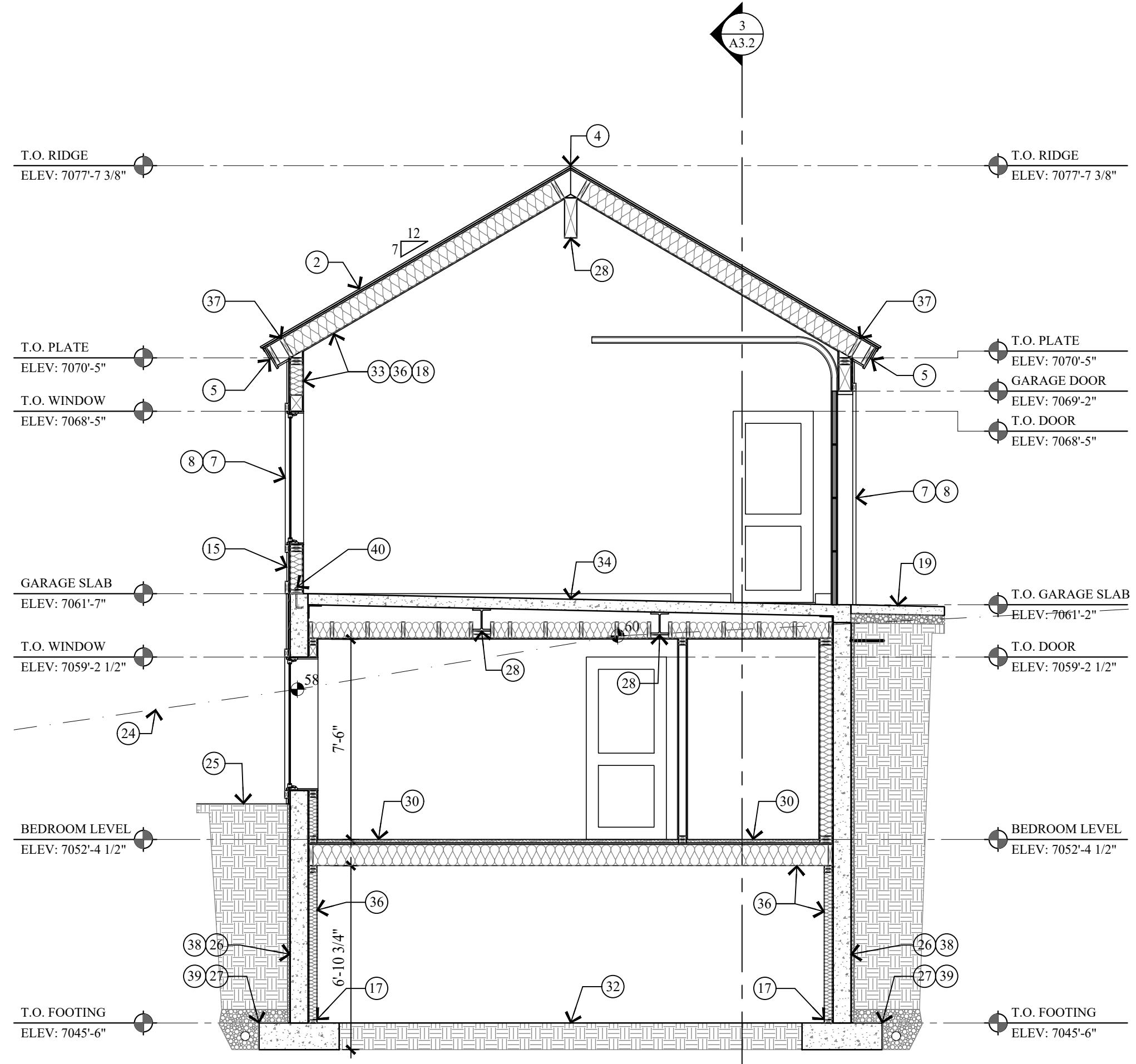
PROJECT NUMBER:
2305-01

SHEET NUMBER:

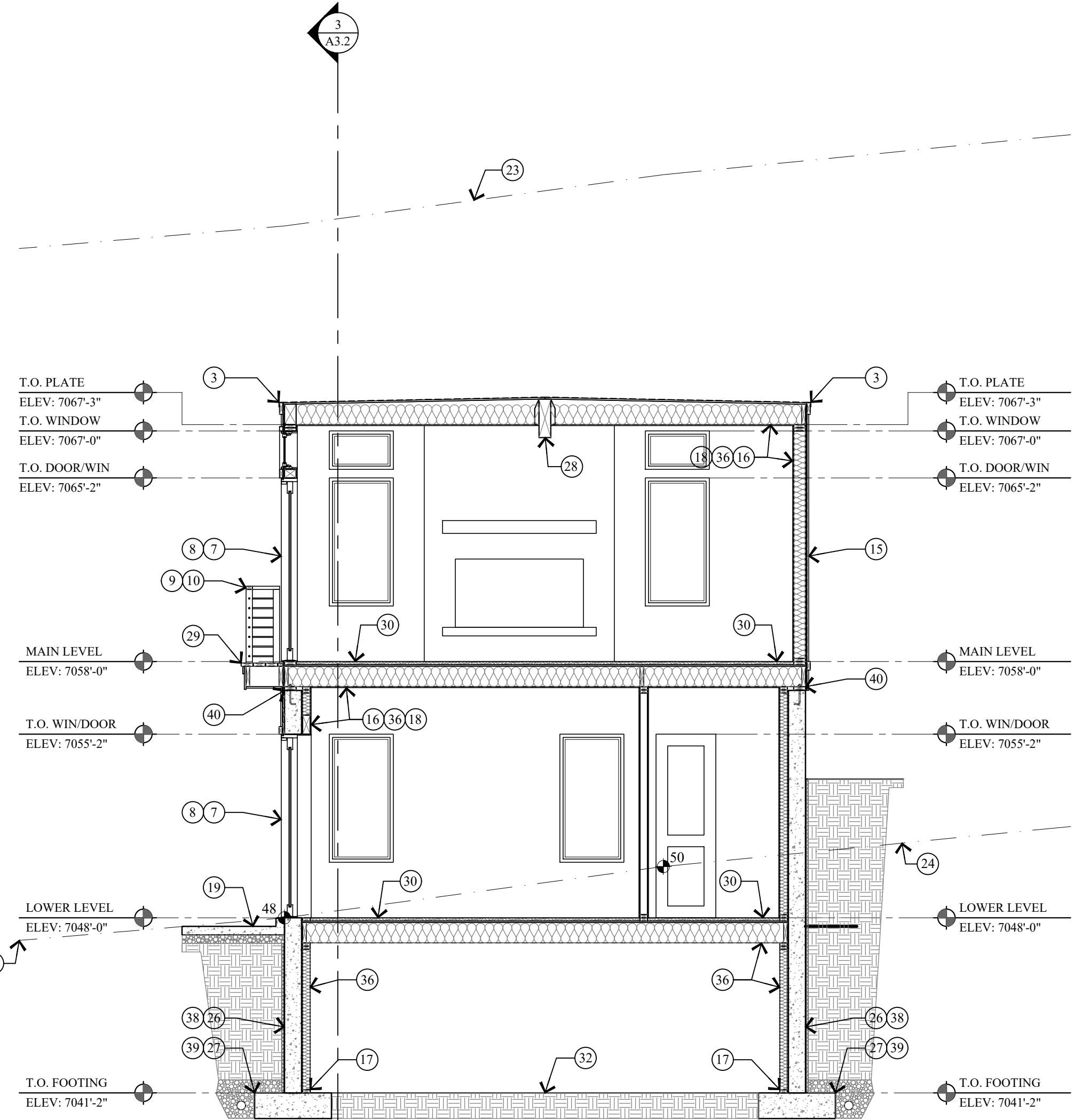
A3.1

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

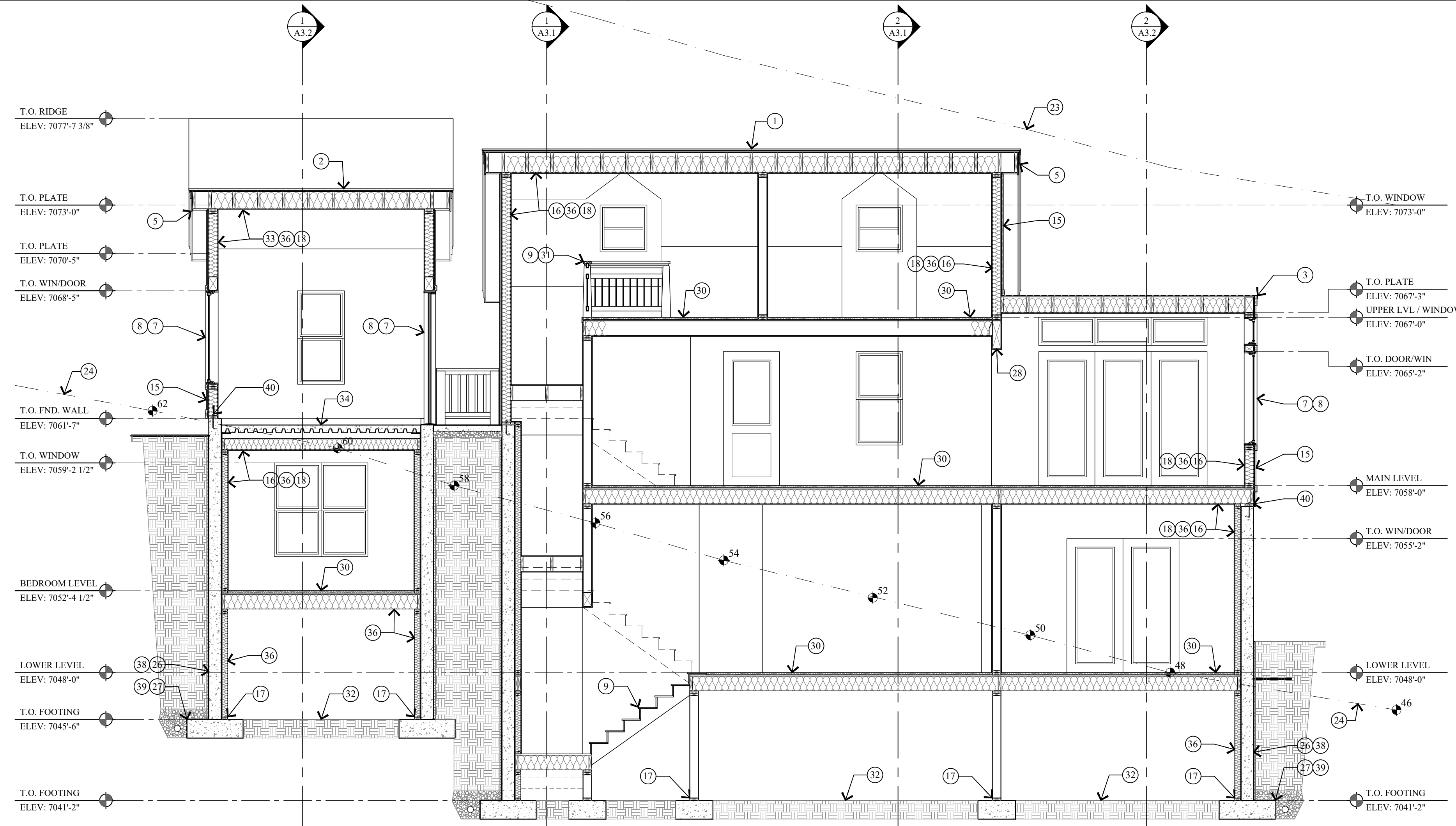
THE GRAPHIC MATERIAL AND DESIGN ON THIS SHEET ARE INSTRUMENTS OF SERVICE AND REMAIN AT ALL TIMES THE PROPERTY OF JONATHAN DEGRAY - ARCHITECT P.C. REPRODUCTION OR REUSE OF THE MATERIAL AND DESIGN CONTAINED HEREIN IS PROHIBITED WITHOUT THE WRITTEN CONSENT OF JONATHAN DEGRAY - ARCHITECT P.C. VIOLATORS WILL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



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



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



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

KEY NOTES

- 1 ARCHITECTURAL GRADE 40 YEAR ASPHALT SHINGLE ON ICE AND WATER MEMBRANE ON 5/8" EXT. PLYWOOD ON ROOF JOIST. SEE STRUCT. FOR SIZE & SPACING. ROOF SHALL COMPLY WITH THE WILDLAND - URBAN INTERFACE CODE.
- 2 CLASS A NON-REFLECTIVE STANDING SEAM METAL ROOF. TO BE ICC-ES APPROVED. ON ICE & WATER MEMBRANE ON 5/8" EXT. PLYWOOD ON ROOF JOIST. SEE STRUCT. FOR SIZE & SPACING. ROOF SHALL COMPLY WITH THE WILDLAND - URBAN INTERFACE CODE.
- 3 FLAT ROOF: REINFORCED WATERPROOF MEMBRANE OVER 3/4" EXTERIOR PLYWOOD ON 11 7/8 LVL JOIST TAPERED TO 9" FOR 2% MIN. SLOPE - SEE STRUCT. FOR SPACING & DETAILS.
- 4 COMPOSITE RIDGE VENT, COBRA OR EQUAL. METAL RIDGE VENT AT METAL ROOF.
- 5 2"x3" CONTINUOUS METAL DRIP EDGE OVER 1x6 ON 1x10 BUILT-UP FASCIA W/ 1x CEDAR SOFFIT. VENTED - PAINT/STAIN.
- 6 2"x3" CONTINUOUS METAL DRIP EDGE OVER 1x4 ON 1x8 BUILT-UP FASCIA W/ 1x CEDAR SOFFIT. VENTED - PAINT/STAIN.
- 7 WINDOWS AND DOORS W/ INSULATED GLASS - SEE SHEET A6.1 FOR SCHEDULES.
- 8 WINDOW AND DOOR TRIM TO BE 2x4 WOOD HEAD, JAMB & SILL - PAINT/STAIN.
- 9 FOR TYPICAL STAIRWAY, HANDRAILING AND GUARDRAILING NOTES & DETAILS ON SEE SHEET A5.1.
- 10 36" HIGH GUARD RAILING: 2x SHAPED HARDWOOD CONTINUOUS TOP CAP W/ 5/32" DIA. 316 STAINLESS STEEL CABLE. WORKING LOAD: 750# BREAKING LOAD: 2000#. HORIZONTAL, SPACED LESS THAN 4". THROUGH 3x3 TUBE STEEL POST.
- 11 36" HIGH RAILING: 2x4 SHAPED TOP RAIL W/ 2x2 BALLAST SPACED LESS THAN 4" W/ 2x4 BOTTOM RAIL - PAINTED/STAIN.
- 12 ENTRY STAIRS: WOOD STRINGERS AND STAIRS. NOTES & DETAILS ON SEE SHEET A5.1.
- 13 ENTRY PORCH: 2x6 TREX DECKING ON 2x P.T. TAPERED SLEEPERS ON REINF. WATERPROOF MEMBRANE ON 3/4" EXTERIOR PLYWOOD ON 2x P.T. TAPERED DECK JOIST - SEE STRUCTURAL FOR SIZE AND SPACING.
- 14 6x6 COLUMN - PAINT/STAIN.
- 15 EXTERIOR FINISHES - SEE SHEETS A2.1 AND A2.2
- 16 1/2" GYPSUM BOARD ON 4 MIL POLYETHYLENE VAPOR RETARDER AT FLOOR JOIST, ROOF JOIST AND EXTERIOR WALLS.
- 17 ALL LUMBER IN CONTACT WITH CONCRETE OR MASONRY INCLUDING LEDGERS AND FURRING WALLS MUST BE PRESERVATIVELY TREATED OR FOUNDATION GRADE REDWOOD.
- 18 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
- 19 4" REINFORCED HEATED CONCRETE PATIO / DRIVEWAY / STEPS ON 4" GRAVEL BASE.
- 20 STACKED STONE RETAINING WALL, NOT TO EXCEED 4'-0" HIGH. SEE DETAIL 1/A0.1.
- 21 FLASHING AND COUNTER FLASHING - TYPICAL.
- 22 ROOF TO WALL SURFACE; EXTEND BITUTHANE MEMBRANE OVER ROOF DECK & UP WALL SURFACE 24".
- 23 LINE 27'-0" HEIGHT ABOVE EXISTING GRADE.
- 24 EXISTING GRADE LINE.
- 25 FINISH GRADE TO SLOPE AWAY FROM HOUSE A MIN. OF 6" WITHIN THE FIRST 10'. IRC R401.3
- 26 FOUNDATION - SEE STRUCTURAL FOR SIZE AND REINFORCING.
- 27 FOOTING - SEE STRUCTURAL FOR SIZE AND REINFORCING.
- 28 STRUCTURAL BEAM - SEE STRUCTURAL DRAWINGS FOR SIZE AND DETAILS.
- 29 BALCONY: 2x6 TREX DECKING ON 2x P.T. JOIST - SEE STRUCTURAL FOR SIZE AND SPACING.
- 30 1 1/2" GYPCRETE W/ HYDRAULIC HEATING ON 3/4" PLYWOOD ON FLOOR JOIST - SEE STRUCTURAL FOR SIZE AND SPACING.
- 31 36" HIGH GUARD RAILING: 2"x4 1/2" SHAPED HARDWOOD CONTINUOUS TOP CAP. TOP AND BOTTOM RAIL TO BE 1 1/2" x 1/2 TUBE STEEL. BOTTOM RAIL TO BE TURNED FLAT. W/ 1/2" STEEL BALLAST, VERTICAL, SPACED LESS THAN 4". 4"x4" WOOD END / MID POSTS.
- 32 CRAWL SPACE: 6 MIL POLYETHYLENE VAPOR RETARDER ON 4" GRAVEL BASE - CLEANED AND GRADED. SEE MECHANICAL NOTE 21 & 25 ON SHEET MEP-0.
- 33 5/8" TYPE "X" ON GARAGE CEILING AND WALL SEPARATING THE GARAGE AND LIVING SPACE.
- 34 GARAGE SLAB: 5" CONCRETE ON 16 GAUGE B-36 FORMLOCK METAL DECKING, SLOPED. SEE STRUCTURAL FOR REINFORCING AND DETAILS.
- 35 ENCLOSED ACCESSIBLE SPACE UNDER STAIRS SHALL HAVE WALLS, UNDER-STAIR SURFACE AND ANY SOFFITS PROTECTED ON THE ENCLOSED SIDE WITH 1/2" GYPSUM BOARD.
- 36 INSULATION: SEE GENERAL NOTE #2 ON FLOOR PLAN SHEETS FOR TYPE AND R-VALUE.
- 37 SOLID BLOCKING AND HURRICANE HOLD DOWN AT EACH RAFTER OR SIMPSON VPA.
- 38 DRAINAGE MATT ON WATERPROOF MEMBRANE
- 39 FILTER FABRIC OVER FREE DRAINING GRAVEL W/ 4" PERF. FOOTING DRAIN, DAYLIGHTED OR TIE INTO STORM DRAIN.
- 40 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.

Jonathan DeGray
A r c h i t e c t

P.O. Box 1674, 614 Main Street, Suite 302, Park City, Utah 84080
Tel. 435-649-7263, E-mail: degrayarch@westoffice.net

NEW RESIDENCE
HISTORIC DISTRICT DESIGN REVIEW
844 EMPIRE AVENUE, PARK CITY, UTAH 84060

BUILDING SECTIONS

REVISIONS:

DATE: FEBRUARY 16, 2024

PROJECT NUMBER: 2305-01

SHEET NUMBER:

A3.2

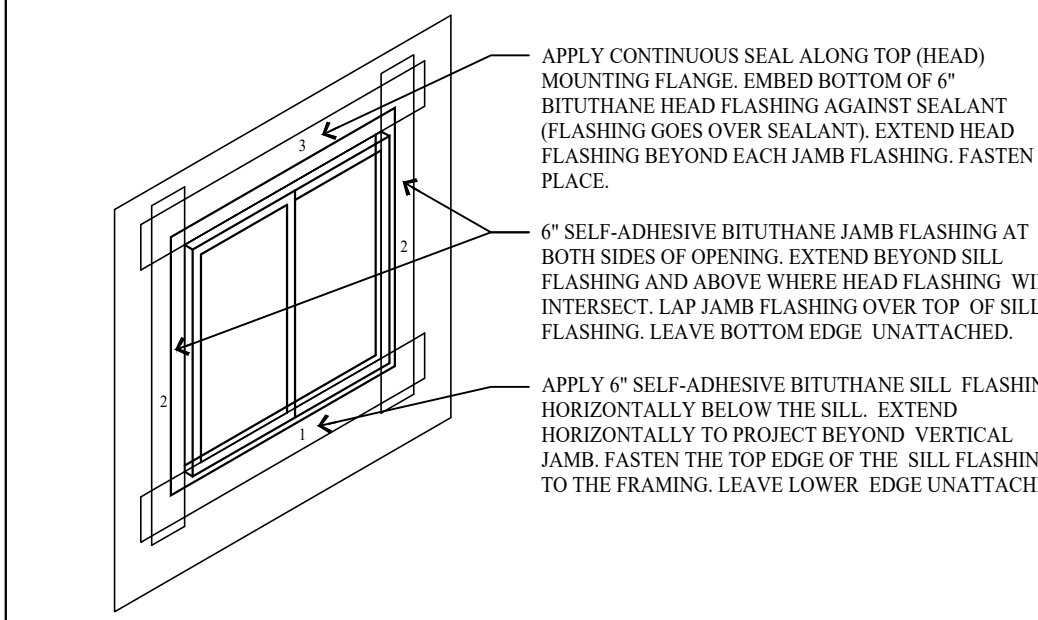
THE GRAPHIC MATERIAL AND DESIGN ON THIS SHEET ARE INSTRUMENTS OF SERVICE AND REMAIN AT ALL TIMES THE PROPERTY OF JONATHAN DEGRAY - ARCHITECT P.C. REPRODUCTION OR REUSE OF THE MATERIAL AND DESIGN CONTAINED HEREIN IS PROHIBITED WITHOUT THE WRITTEN CONSENT OF JONATHAN DEGRAY - ARCHITECT P.C. VIOLATORS WILL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

STAIRWAY HANDRAILING GUARDRAILING NOTES:

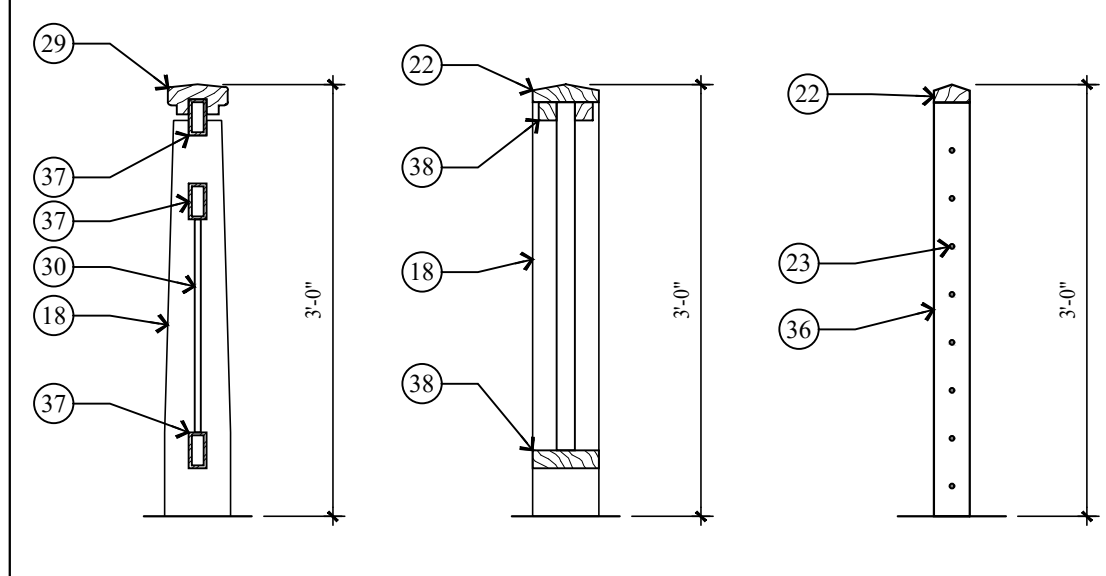
1. STAIRWAYS SHALL NOT BE LESS THAN 36 INCHES IN CLEAR WIDTH AT ALL POINTS ABOVE THE PERMITTED HANDRAIL HEIGHT AND BELOW THE REQUIRED HEADROOM HEIGHT. HANDRAILS SHALL NOT PROJECT MORE THAN 4.5 INCHES ON EITHER SIDE OF STAIRWAY AND THE MINIMUM CLEAR WIDTH OF THE STAIRWAY AT AND BELOW THE HANDRAIL HEIGHT, INCLUDING TREADS AND LANDINGS, SHALL NOT BE LESS THAN 31 1/2 INCHES WHERE A HANDRAIL IS INSTALLED ON ONE SIDE AND 27 INCHES WHERE HANDRAILS ARE PROVIDED ON BOTH SIDES. -IRC R311.7.1
2. THE MINIMUM HEADROOM IN ALL PARTS OF THE STAIRWAY SHALL NOT BE LESS THAN 6 FEET 8 INCHES MEASURED VERTICALLY FROM THE SLOPED LINE ADJOINING THE TREAD NOSING OR FROM THE FLOOR SURFACE OF THE LANDING OR PLATFORM ON THAT PORTION OF THE STAIRWAY. -IRC R311.7.2
3. THE MAXIMUM RISER HEIGHT SHALL BE 7 1/4 INCHES. THE RISER SHALL BE MEASURED VERTICALLY BETWEEN LEADING EDGES OF THE ADJACENT TREADS. THE GREATEST RISER HEIGHT WITHIN ANY FLIGHT OF STAIRS SHALL NOT EXCEED THE SMALLEST BY MORE THAN 1/4 INCH. -IRC R311.7.4.1
4. THE MINIMUM TREAD DEPTH SHALL BE 10 INCHES. THE TREAD DEPTH SHALL BE MEASURED HORIZONTALLY BETWEEN THE VERTICAL PLANES OF THE FOREMOST PROJECTION OF ADJACENT TREADS AND AT A RIGHT ANGLE TO THE TREADS LEADING EDGE. THE GREATEST TREAD DEPTH WITHIN ANY FLIGHT OF STAIRS SHALL NOT EXCEED THE SMALLEST BY MORE THAN 1/2 INCH. CONSISTENTLY SHAPED WINDERS AT THE WALKLINE SHALL BE ALLOWED WITHIN THE SAME FLIGHT OF STAIRS AS RECTANGULAR TREADS AND DO NOT HAVE TO BE WITHIN 1/2 INCH OF THE RECTANGULAR TREAD DEPTH. WINDER TREADS SHALL HAVE MINIMUM TREAD DEPTH OF 10 INCHES MEASURED BETWEEN THE VERTICAL PLANES OF THE FOREMOST PROJECTION OF ADJACENT TREADS AT THE INTERSECTIONS WITH THE WALKLINE. WINDER TREADS SHALL HAVE MINIMUM TREAD DEPTH OF 6 INCHES AT ANY POINT WITHIN THE CLEAR WIDTH OF STAIR. WITHIN ANY FLIGHT OF STAIRS, THE LARGEST WINDER TREAD DEPTH AT THE WALKLINE SHALL NOT EXCEED THE SMALLEST WINDER TREAD BY MORE THAN 1/2 INCH. -IRC R311.7.4.2
5. THE WIDTH OF EACH LANDING SHALL NOT BE LESS THAN THE WIDTH OF THE STAIRWAY SERVED. LANDINGS SHALL HAVE A MINIMUM DIMENSION OF 36 INCHES MEASURED IN THE DIRECTION OF TRAVEL. -IRC R311.7.5
6. HANDRAIL HEIGHT, MEASURED VERTICALLY FROM THE SLOPED PLANE ADJOINING THE TREAD NOSING, OR FINISH SURFACE OF THE RAMP SLOPE, SHALL BE NOT LESS THAN 34 INCHES AND NOT MORE THAN 38 INCHES. -IRC R311.7.7.1
7. HANDRAILS FOR STAIRWAYS SHALL BE CONTINUOUS FOR THE FULL LENGTH OF THE FLIGHT, FROM A POINT DIRECTLY ABOVE THE TOP RISER OF THE FLIGHT TO A POINT DIRECTLY ABOVE THE LOWEST RISER OF THE FLIGHT. HANDRAIL ENDS SHALL BE RETURNED OR SHALL TERMINATE IN NEWL POSTS OR SAFETY TERMINALS. HANDRAILS ADJACENT TO A WALL SHALL HAVE A SPACE OF NOT LESS THAN 1 1/2 INCH BETWEEN THE WALL AND THE HANDRAILS. EXCEPTIONS:
1. HANDRAILS SHALL BE PERMITTED TO BE INTERRUPTED BY A NEWL POST AT THE TURN.
2. THE USE OF A VOLUTE, TURNOUT, STARTING EASING OR STARTING NEWL SHALL BE ALLOWED OVER THE LOWEST TREAD. -IRC R311.7.7.2
8. ALL REQUIRED HANDRAILS SHALL BE OF ONE OF THE FOLLOWING TYPES OR PROVIDE EQUIVALENT GRASPABILITY.
TYPE I: HANDRAILS WITH CIRCULAR CROSS SECTION SHALL HAVE AN OUTSIDE DIAMETER OF 1 1/2 INCHES AND NOT GREATER THAN 2 INCHES. IF THE HANDRAIL IS NOT CIRCULAR, IT SHALL HAVE A PERIMETER DIMENSION OF AT LEAST 4 INCHES AND NOT GREATER THAN 6 1/2 INCHES WITH A MAXIMUM CROSS SECTION OF DIMENSION OF 2 1/4 INCHES. EDGES SHALL HAVE A MINIMUM RADIUS OF 0.01 INCH.
TYPE II: HANDRAILS WITH A PERIMETER GREATER THAN 6 1/2 INCHES SHALL HAVE A GRASPABLE FINGER RECESS AREA ON BOTH SIDES OF THE PROFILE. THE FINGER RECESS SHALL BEGIN WITHIN A DISTANCE OF 1/2 INCH MEASURED VERTICALLY FROM THE TALLEST PORTION OF THE PROFILE AND ACHIEVE A DEPTH OF AT LEAST 1/8 INCH WITHIN 1/2 INCH BELOW THE WIDEST PORTION OF THE PROFILE. THE REQUIRED DEPTH SHALL CONTINUE FOR AT LEAST 1/2 INCH TO A LEVEL THAT IS NOT LESS THAN 1 1/2 INCHES BELOW THE TALLEST PORTION OF THE PROFILE. THE MINIMUM WIDTH OF THE HANDRAIL ABOVE THE RECESS SHALL BE 1 1/2 INCHES TO MAXIMUM OF 2 1/4 INCHES. EDGES SHALL HAVE A MINIMUM RADIUS OF 0.10 INCH. -IRC R311.7.7.3
9. GUARDS SHALL BE LOCATED ALONG OPEN-SIDED WALKING SURFACES, INCLUDING STAIRS, RAMP AND LANDINGS, THAT ARE LOCATED MORE THAN 30 INCHES MEASURED VERTICALLY TO THE FLOOR OR GRADE BELOW AT ANY POINT WITHIN 36 INCHES HORIZONTALLY TO THE EDGE OF THE OPEN SIDE. -IRC R312.1
10. GUARDS SHALL NOT BE LESS THAN 36 INCHES HIGH MEASURED VERTICALLY ABOVE THE ADJACENT WALKING SURFACE, ADJACENT FIXED SEATING OR THE LINE CONNECTING THE LEADING EDGES OF THE TREADS. -IRC R312.2
11. GUARDS SHALL NOT HAVE OPENINGS FROM THE WALKING SURFACE TO THE REQUIRED GUARD HEIGHT WHICH ALLOW PASSAGE OF A SPHERE 4 INCHES IN DIAMETER. -IRC R312.3
12. STAIR TREAD NOSING: THE RADIUS OF CURVATURE AT THE LEADING EDGE OF THE TREAD SHALL BE NO GREATER THAN 9/16 INCH. A NOSING NOT LESS THAN 1/4 INCH BUT NOT MORE THAN 1 1/4 INCHES SHALL BE PROVIDED ON STAIRWAYS WITH SOLID RISERS. THE GREATEST NOSING PROJECTION SHALL NOT EXCEED THE SMALLEST NOSING PROJECTION BY MORE THAN 3/8 INCH BETWEEN TWO STORIES, INCLUDING THE NOSING AT THE LEVEL OF FLOORS AND LANDINGS. BEVELING OF NOSING SHALL NOT EXCEED 1/8 INCH. RISERS SHALL BE VERTICAL OR SLOPED FROM THE UNDERSIDE OF THE LEADING EDGE OF THE TREAD ABOVE AT AN ANGLE NOT MORE THAN 30 DEGREES (0.51 RAD) FROM THE VERTICAL. OPEN RISERS ARE PERMITTED, PROVIDED THAT THE OPENING BETWEEN TREADS DOES NOT PERMIT THE PASSAGE OF A 4 INCH DIAMETER SPHERE. (UTAH STATE AMENDMENT) EXCEPTIONS:
A. A NOSING IS NOT REQUIRED WHERE THE TREAD DEPTH IS A MINIMUM OF 10 INCHES.
B. THE OPENING BETWEEN ADJACENT TREADS IS NOT LIMITED ON STAIRS WITH A TOTAL RISE OF 30 INCHES OR LESS. NOTE: THIS MEANS THAT CONCRETE STAIRS, WITHOUT NOSINGS, MUST HAVE A TREAD DEPTH OF 10 INCHES

TYVEK VAPOR/AIR BARRIER INSTALLATION:

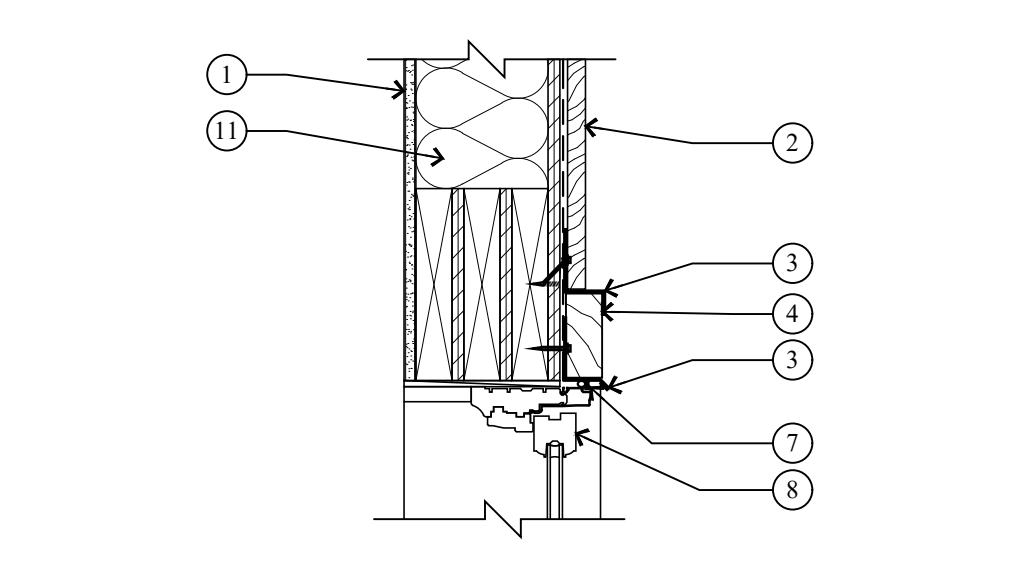
1. INSTALL AIR BARRIER AFTER SHEATHING IS INSTALLED AND BEFORE WINDOWS AND DOORS ARE INSTALLED. INSTALL LOWER LEVEL BARRIER PRIOR TO UPPER LAYERS TO ENSURE PROPER SHINGLING OF LAYERS.
2. OVERLAP AIR BARRIER AT CORNERS OF BUILDING BY A MINIMUM OF 12 INCHES.
3. OVERLAP AIR BARRIER VERTICAL SEAMS BY A MINIMUM OF 6 INCHES.
4. ENSURE BARRIER IS PLUM AND LEVEL WITH FOUNDATION, AND UNROLL EXTENDING AIR BARRIER OVER WINDOW AND DOOR OPENINGS.
5. ATTACH AIR BARRIER TO WOOD, INSULATED SHEATHING BOARD OR EXTERIOR GYPSUM WITH PLASTIC CAP NAILS EVERY 12" TO 18" ON VERTICAL STUD LINE WITH WOOD STUD FRAMING, AND SCREWS WITH WASHERS TO METAL STUD FRAMING. WHEN ATTACHING TO WOOD SHEATHING, A MINIMUM 1/8 INCH CROWN STAPLE MAY BE USED. WHEN ATTACHING TO MASONRY, USE ADHESIVE RECOMMENDED BY MANUFACTURER.
6. PREPARE WINDOW AND DOOR ROUGH OPENINGS AS FOLLOWS:
A. PREPARE EACH WINDOW ROUGH OPENING BY CUTTING A MODIFIED "T" PATTERN IN THE AIR BARRIER.
1. HORIZONTALLY CUT AIR BARRIER ALONG BOTTOM OF HEADER.
2. VERTICALLY CUT AIR BARRIER DOWN THE CENTER OF WINDOW OPENINGS FROM THE TOP OF THE WINDOW OPENING DOWN TO 2/3 OF THE WAY TO THE BOTTOM OF THE WINDOW OPENINGS.
3. DIAGONALLY CUT AIR BARRIER FROM THE BOTTOM OF THE VERTICAL CUT TO THE LEFT AND RIGHT CORNERS OF OPENING.
4. FOLD SIDE AND BOTTOM FLAPS INTO WINDOW OPENING AND FASTEN EVERY 6 INCHES. TRIM OFF EXCESS.
B. PREPARE EACH ROUGH DOOR OPENING BY CUTTING A STANDARD "T" PATTERN IN THE AIR BARRIER.
1. HORIZONTALLY CUT AIR BARRIER ALONG BOTTOM OF DOOR FRAME HEADER AND ALONG TOP OF SILL.
2. VERTICALLY CUT AIR BARRIER DOWN THE CENTER OF DOOR OPENINGS FROM THE TOP OF THE DOOR OPENING (HEADER) DOWN TO THE BOTTOM OF THE DOOR OPENING (SILL).
3. FOLD SIDE FLAPS INSIDE AROUND DOOR OPENINGS AND FASTEN EVERY 6 INCHES. TRIM OFF EXCESS.
7. TAPE ALL HORIZONTAL AND VERTICAL SEAM OF AIR BARRIER WITH DUPONT TYVEK TAPE.
8. SEAL ALL TEARS AND CUTS IN AIR BARRIER WITH DUPONT TYVEK TAPE.



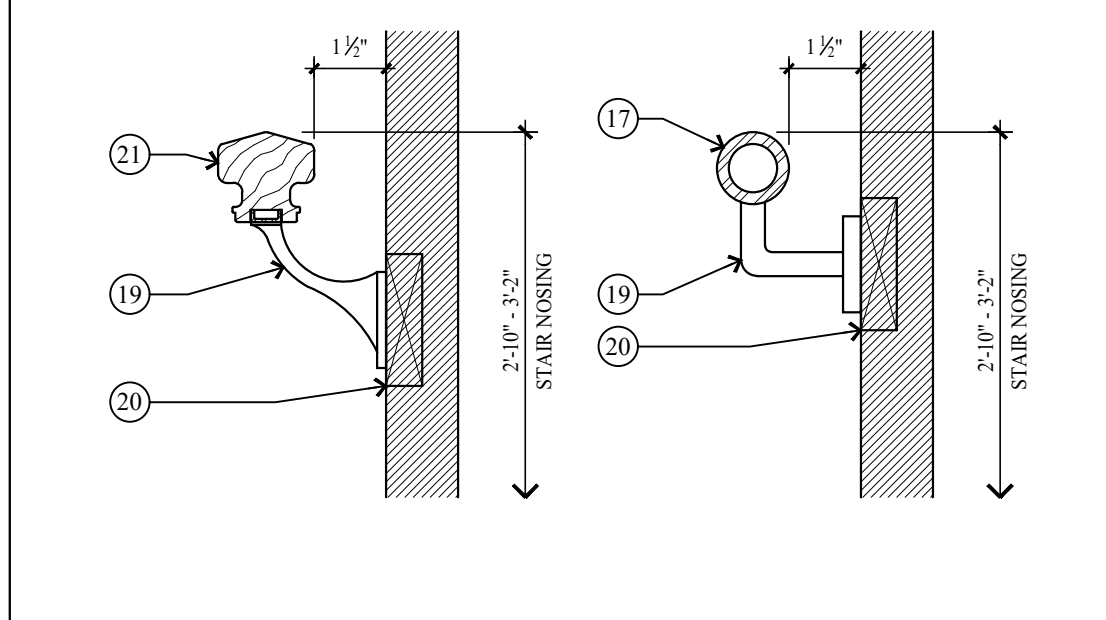
11 VAPOR BARRIER SILL, JAMB AND HEAD FLASHING
A5.1 NO SCALE



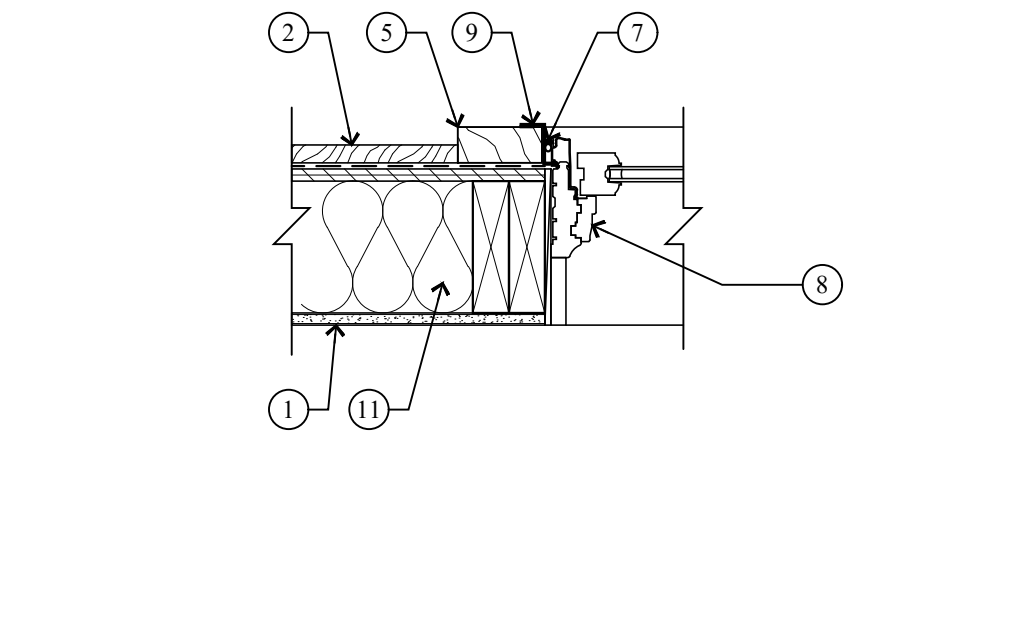
6 TYPICAL HANDRAIL/GUARDRAIL DETAILS
A5.1 SCALE: 3/4" = 1'-0"



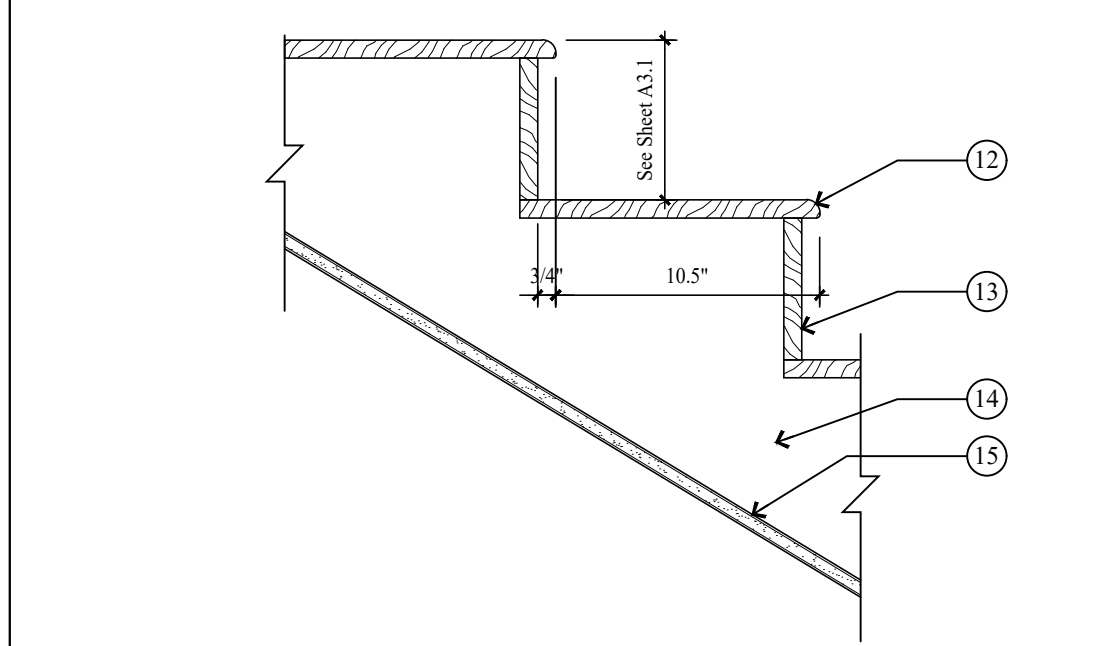
1 HEAD DETAIL
A5.1 SCALE: 1 1/2" = 1'-0"



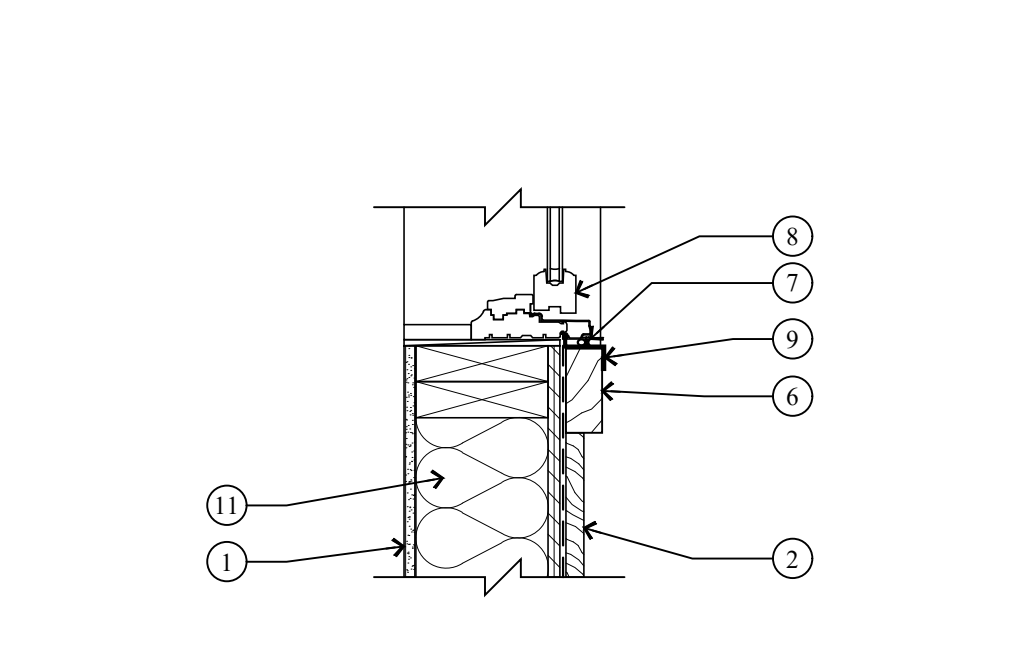
7 TYPICAL HANDRAIL DETAIL
A5.1 NO SCALE



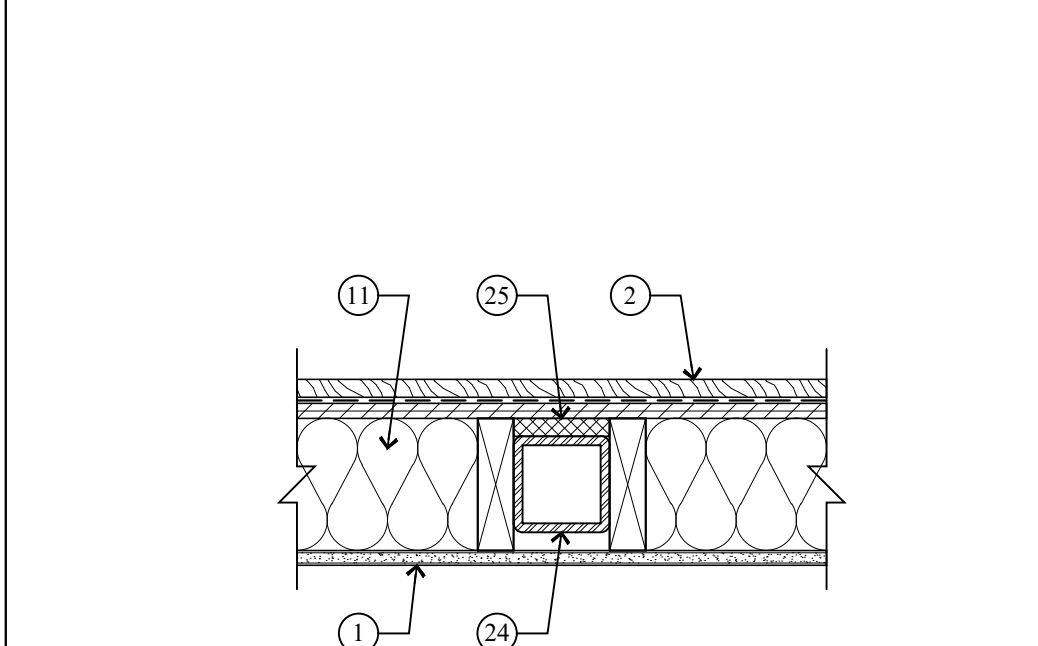
2 JAMB DETAIL
A5.1 SCALE: 1 1/2" = 1'-0"



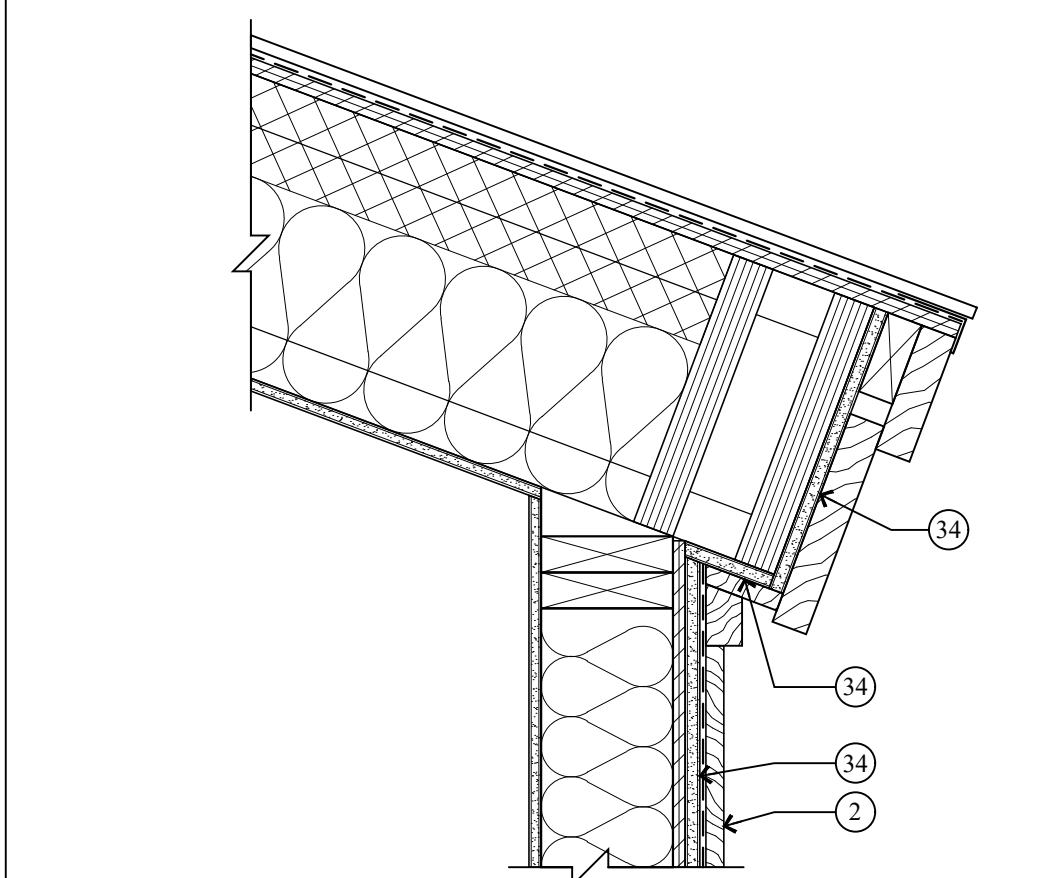
8 TYP. STAIR TREAD/RISER DETAIL
A5.1 SCALE: 1 1/2" = 1'-0"



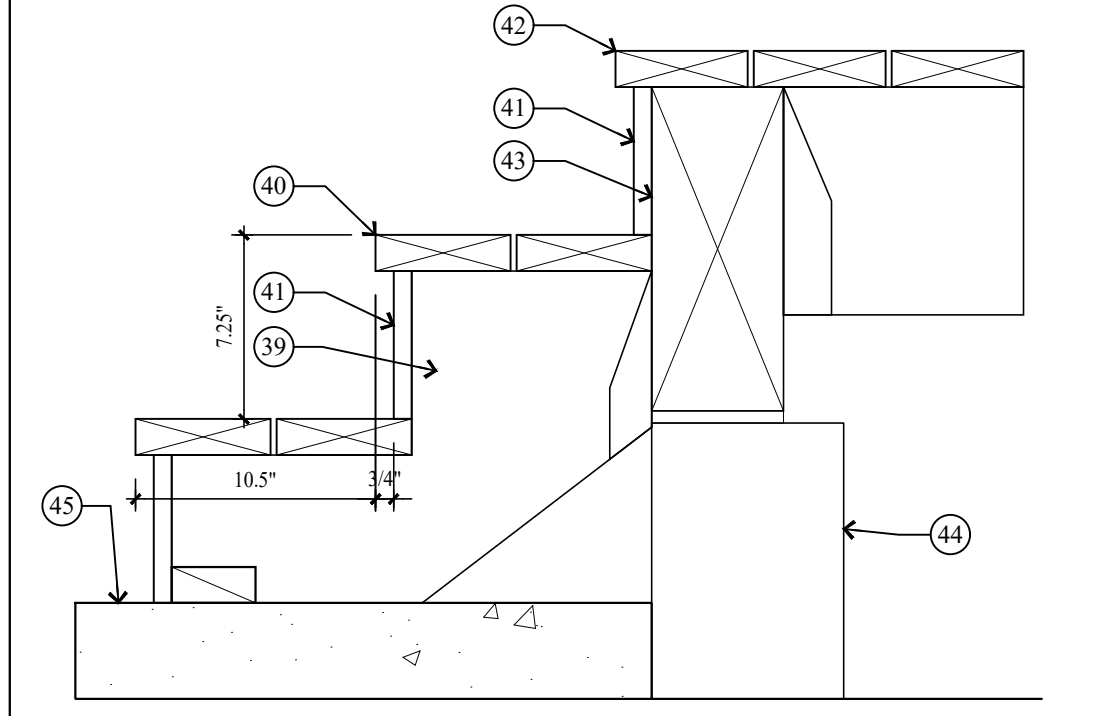
3 SILL DETAIL
A5.1 SCALE: 1 1/2" = 1'-0"



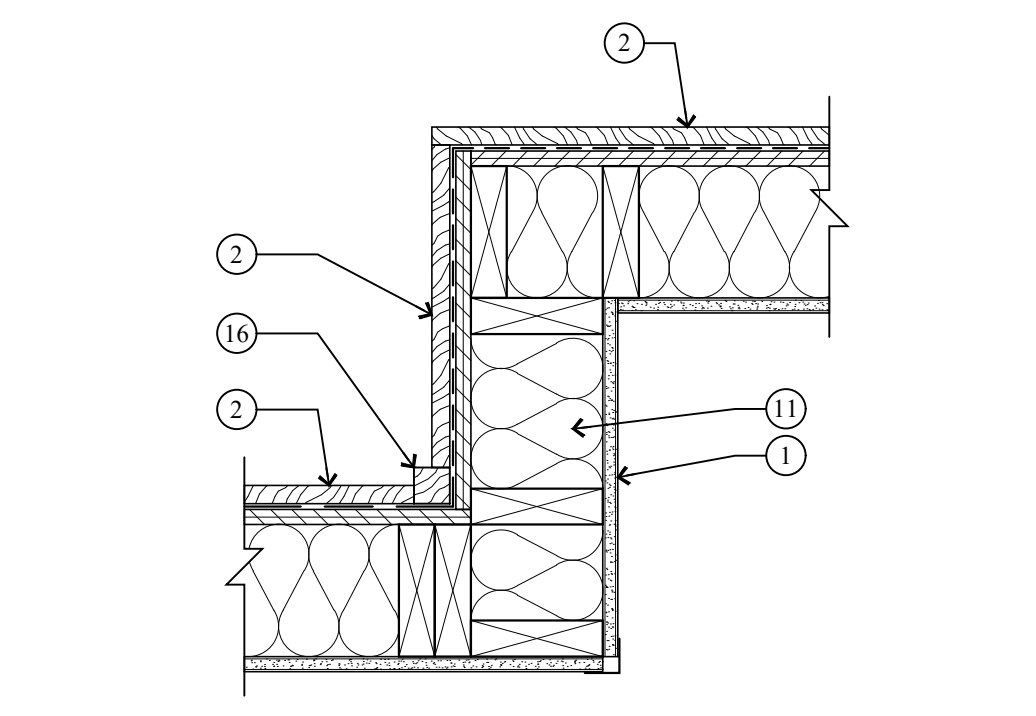
12 THERMAL BREAK DETAIL @ TUBE STEEL COLUMN
A5.1 SCALE: 1 1/2" = 1'-0"



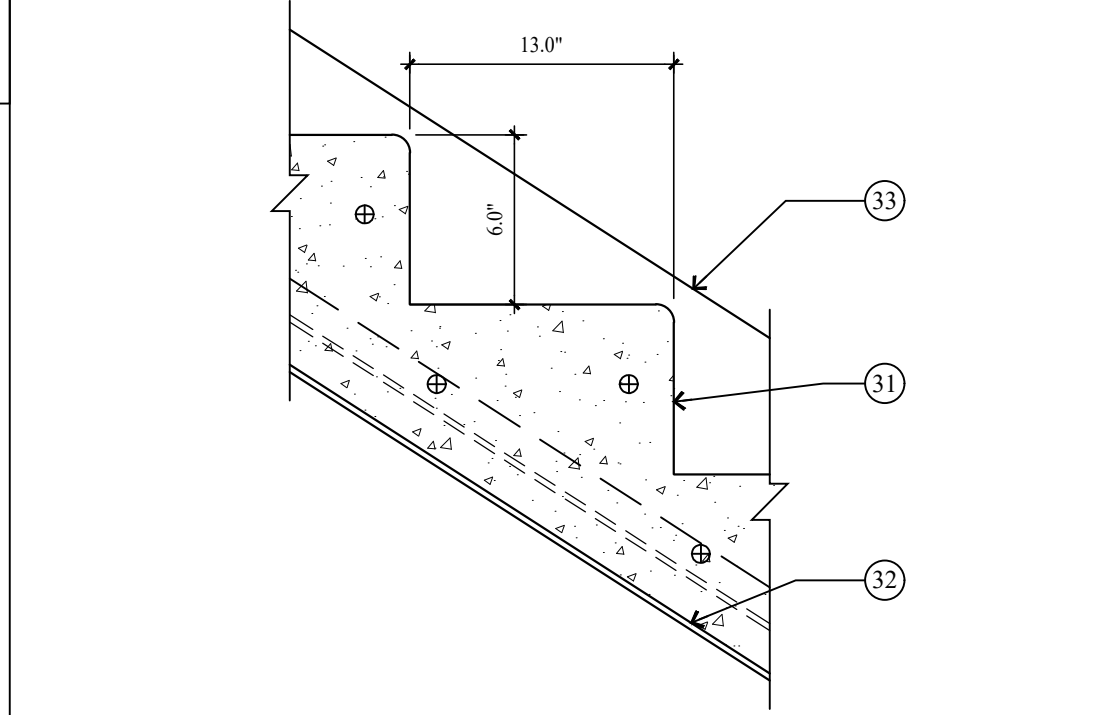
13 ROOF OVER HANG - TYP.
A5.1 SCALE: 1 1/2" = 1'-0"



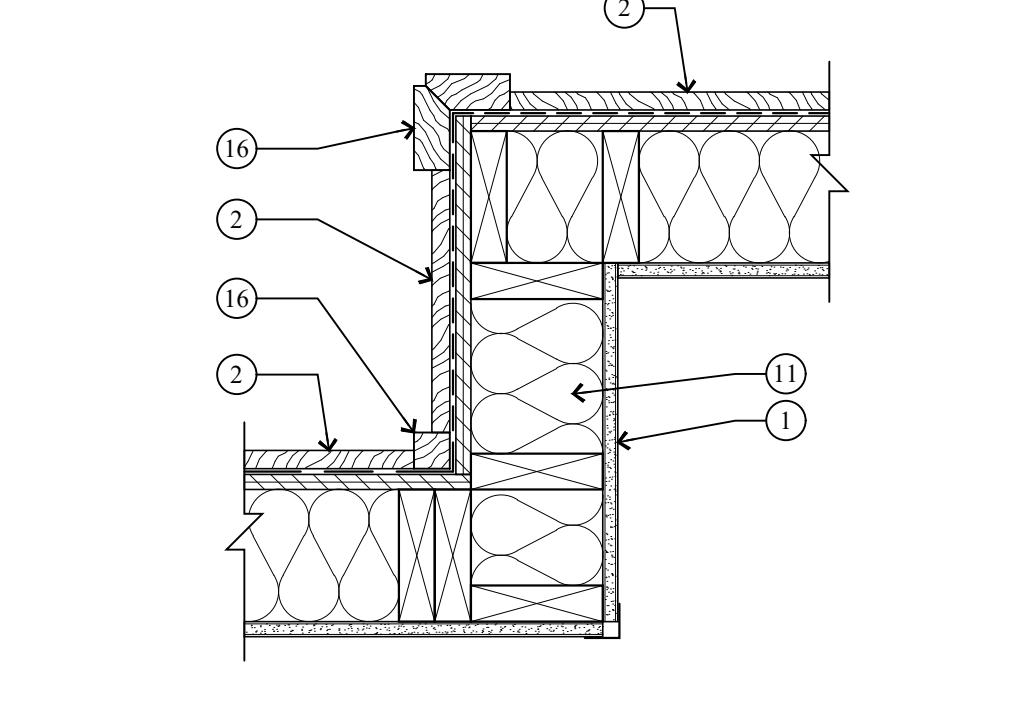
9 TYP. STAIR TREAD/RISER DETAIL
A5.1 SCALE: 1 1/2" = 1'-0"



4 INSIDE / OUTSIDE CORNER TRIM @ VERTICAL SIDING
A5.1 SCALE: 1 1/2" = 1'-0"



10 TYP. STAIR TREAD/RISER DETAIL
A5.1 SCALE: 1 1/2" = 1'-0"



5 INSIDE / OUTSIDE CORNER TRIM @ HORIZONTAL SIDING
A5.1 SCALE: 1 1/2" = 1'-0"

KEY NOTES

- 1 1/2" GYPSUM BOARD ON 2x6 STUDS @ 16" O.C.
- EXTERIOR SIDING ON AIR/VAPOR BARRIER ON 1/2" EXT. SHEATHING. SEE ELEVATIONS FOR SIDING TYPE.
- HEAD FLASHING/TRIM.
- 2x4 WINDOW/DOOR HEAD - STAINED
- 2x4 WINDOW/DOOR JAMB - STAINED
- 2x4 WINDOW SILL - STAINED
- BACKER ROD AND CAULK.
- WOOD ALUMINUM CLAD WINDOW W/ INSULATED GLASS - SEE SCHEDULE.
- METAL FLASHING.
- BEVELED 2x3 ON 2x12 CEDAR TRIM BOARD W/ METAL FLASHING.
- EXTERIOR WALLS TO BE 2x6 FRAMING W/ BIB INSULATION R-23 - TYP.
- 3/4" HARDWOOD TREAD. SEE STAIR NOTES.
- 3/4" HARDWOOD CLOSED RISER. SEE STAIR NOTES.
- 2x12 STRINGERS.
- 1/2" GYPSUM BOARD.
- 2x4 CEDAR OUTSIDE CORNER BOARD, 2x2 CEDAR INSIDE CORNER BOARD - STAINED
- 1 1/2" DIA. STEEL PIPE - PAINTED.
- 6x6 HARDWOOD END POST.
- HANDRAIL BRACKET.
- SOLID BACKING - TYP.
- HARDWOOD STANDARD MILL SHAPE HANDRAIL - STAINED.
- 36" HIGH 2x SHAPE HARDWOOD CONT.
- 5/32" DIA. 316 STAINLESS STEEL CABLE. WORKING LOAD: 750# BREAKING LOAD: 2000#. HORIZONTAL. SPACED LESS THAN 4". THROUGH 3x3 VERTICAL TUBE STEEL POSTS.
- TUBE STEEL COLUMN - SEE STRUCTURAL.
- 3/4" RIGID INSULATION.
- 12" STEEL CHANNEL STRINGER.
- 3 1/8" x 1/2" GLB TREAD.
- 2"x2"x1/2" STEEL ANGLE W/ 2- 1/2" DIA. x3" LAG BOLTS.
- 36" HIGH HAND RAIL TO BE 2 1/2" x 5" SHAPE HARDWOOD, CONTINUOUS
- 1/2" DIA. STEEL BALLAST, VERTICAL, SPACED LESS THAN 4".
- 4" REINFORCED CONCRETE STAIRS ON 4" GRAVEL BASE.
- B-DECK WELDED TO BOTTOM OF 2" x 12" TUBE STEEL STRINGERS.
- 2" x 12" TUBE STEEL STRINGERS.
- 5/8" TYPE "X" EXTERIOR GRADE GYP. BD.
- 1 1/2" METAL TRIM @ HEAD, JAMB & SILL.
- 3"x3" TUBE STEEL END AND MID POST.
- (3) TOP AND BOTTOM RAIL TO BE 1 1/2" x 3" TUBE STEEL.
- TOP RAIL ON 2x2 W/ 2x2 BALLAST SPACED LESS THAN 4" W/ 2x6 BOTTOM RAIL.
- 2x12 PRESSURE TREATED STRINGERS.
- TREAD TO BE 2x6 TREX OR EQUAL.
- RISERS TO BE 1x6 TREX OR EQUAL.
- DECKING TO BE 2x6 TREX OR EQUAL ON 2x10 P.T. JOIST @ 16" O.C. - SEE STRUCTURAL FOR DETAILS.
- DECK BEAM - SEE STRUCTURAL FOR DETAILS.
- 8" CONCRETE PIER - SEE STRUCTURAL FOR DETAILS.
- 4" REINFORCED CONCRETE WALKWAY / DRIVEWAY / CAR PORT / GARAGE ON 4" GRAVEL BASE.
- TOP AND BOTTOM RAIL TO BE 1 1/2" x 2 1/2" TUBE STEEL. BOTTOM RAIL TO BE TURNED FLAT.
- ENTRY STAIRS: STEEL CHANNEL STRINGERS W/ CLOSED RISER METAL PAN, TREADS FILLED W/ CONCRETE.

Jonathan DeGray
A r c h i t e c t

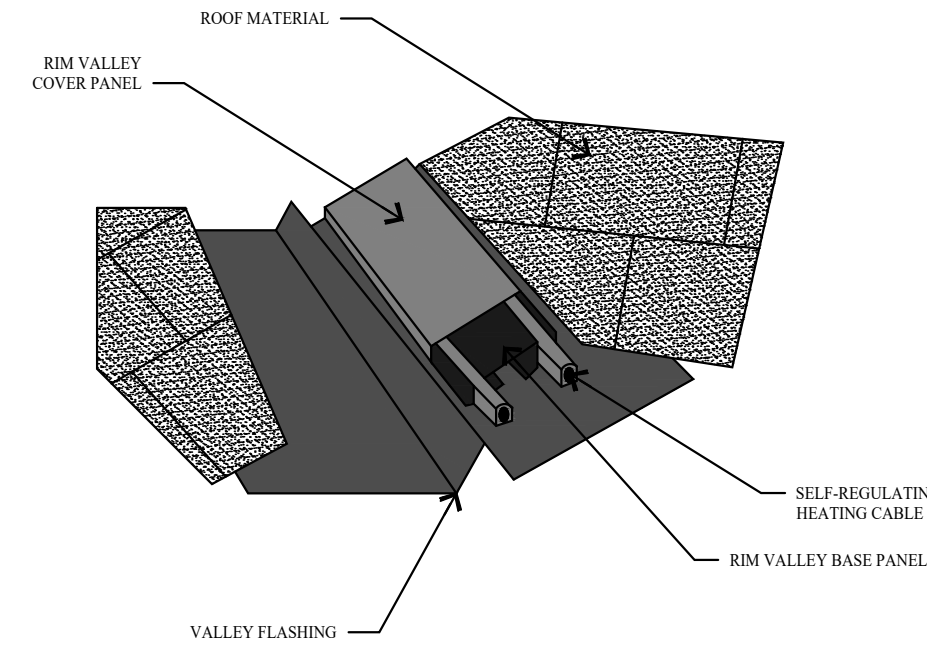
NEW RESIDENCE
HISTORIC DISTRICT DESIGN REVIEW

ARCHITECTURAL NOTES
DETAILS

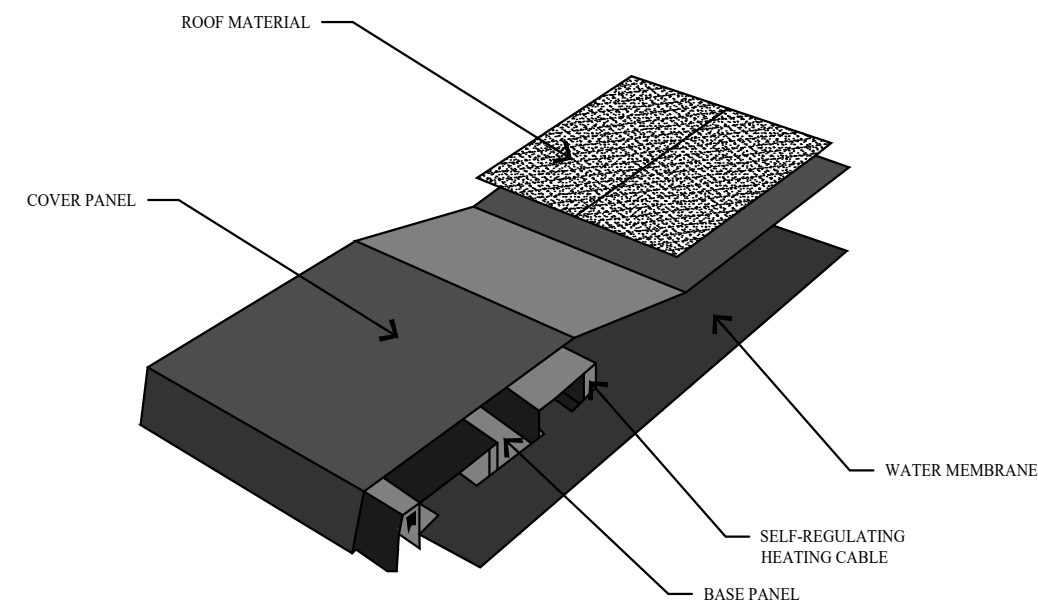
844 EMPIRE AVENUE, PARK CITY, UTAH 84060

DATE: FEBRUARY 16, 2024
PROJECT NUMBER: 2305-01
SHEET NUMBER: A5.1

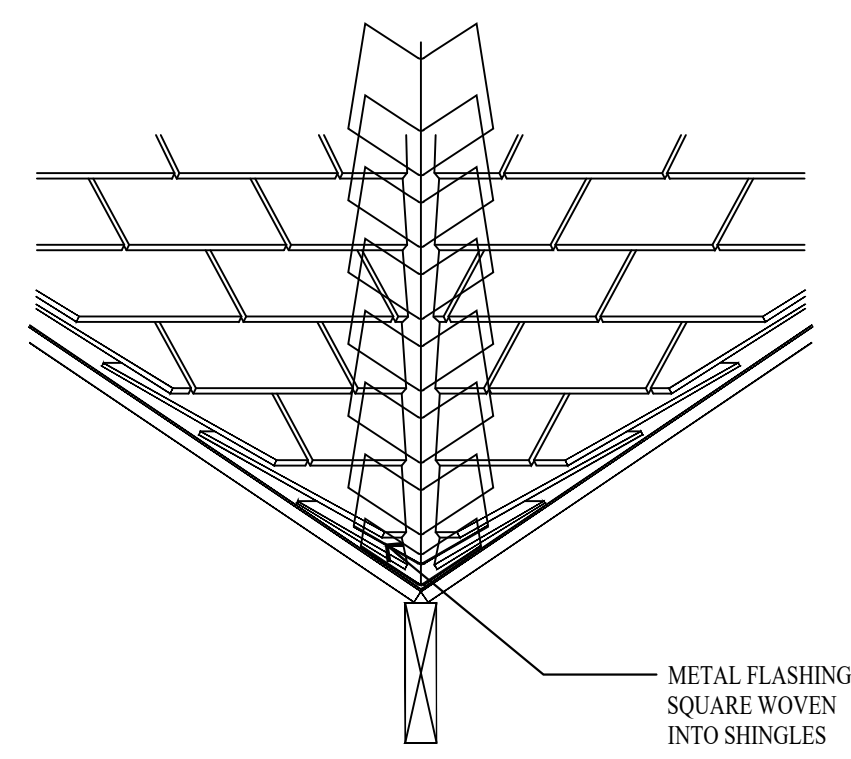
THE GRAPHIC MATERIAL AND DESIGN ON THIS SHEET ARE INSTRUMENTS OF SERVICE AND REMAIN AT ALL TIMES THE PROPERTY OF JONATHAN DEGRAY - ARCHITECT P.C. REPRODUCTION OR REUSE OF THE MATERIAL AND DESIGN CONTAINED HEREIN IS PROHIBITED WITHOUT THE WRITTEN CONSENT OF JONATHAN DEGRAY - ARCHITECT P.C. VIOLATORS WILL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



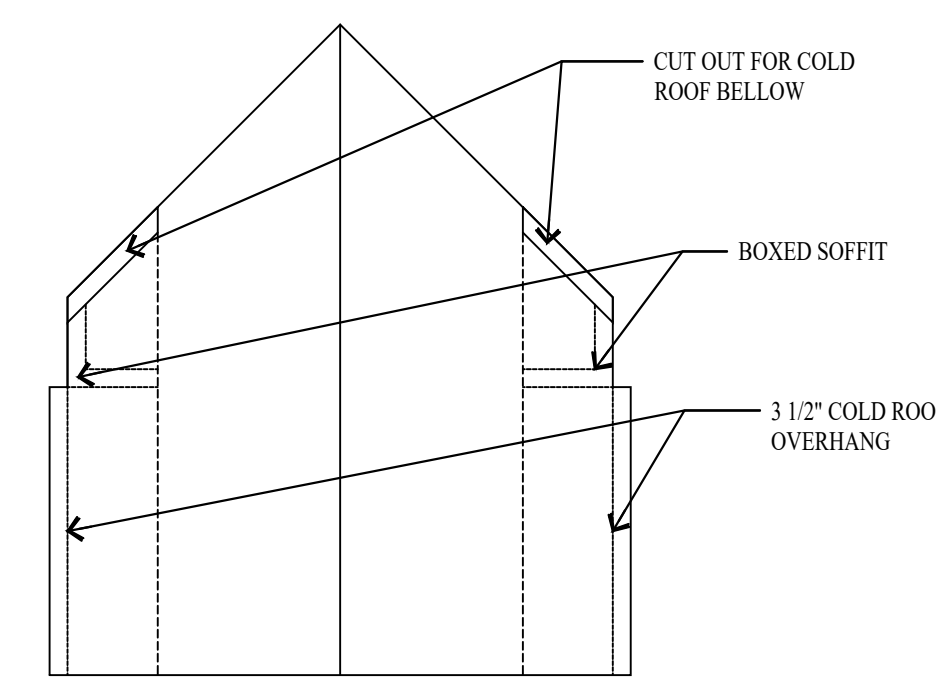
1 VALLEY SNOW MELT DETAIL
A5.2 NO SCALE



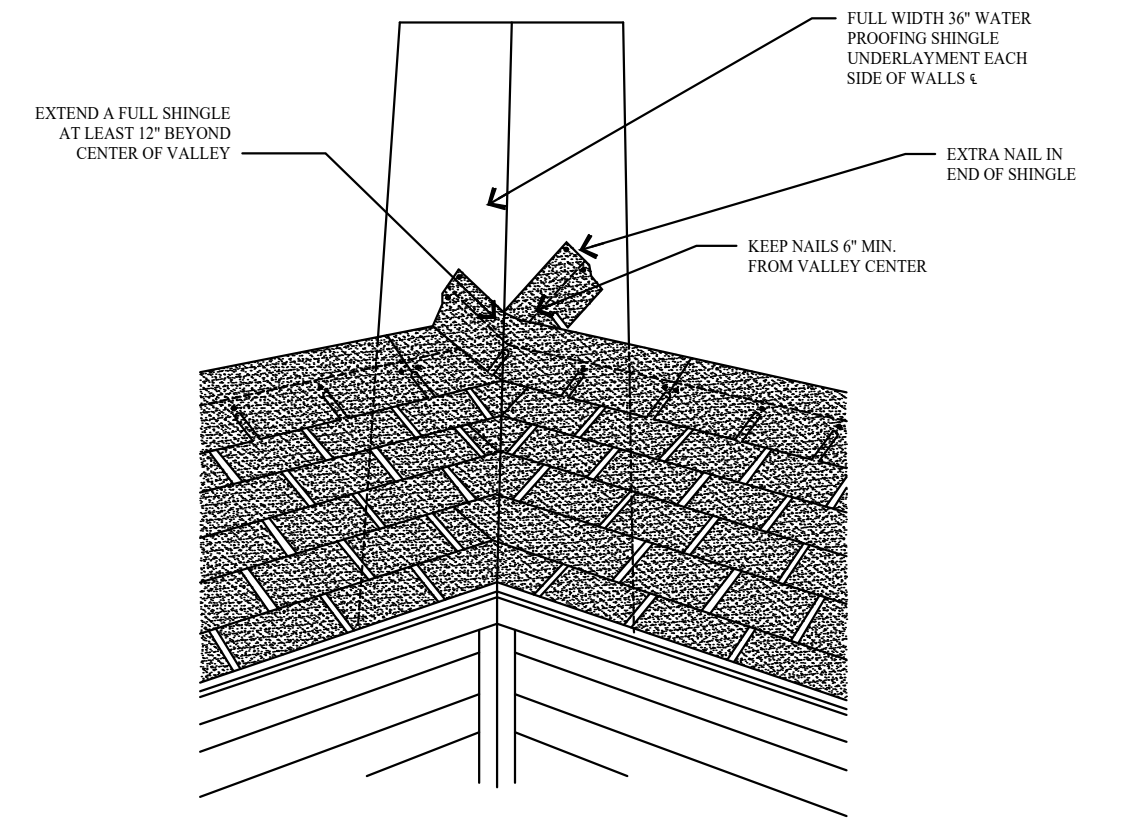
2 EAVE SNOW MELT DETAIL
A5.2 NO SCALE



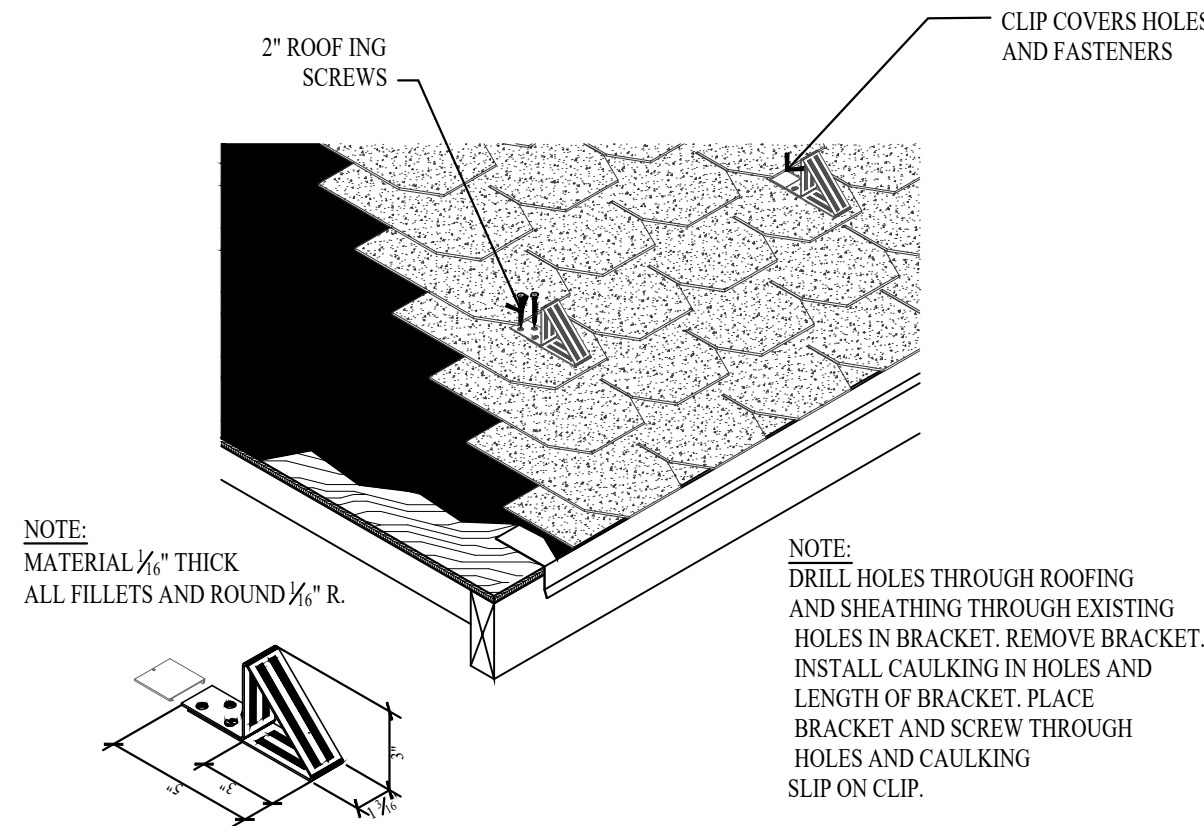
3 CLOSED VALLEY FLASHING
A5.2 NO SCALE



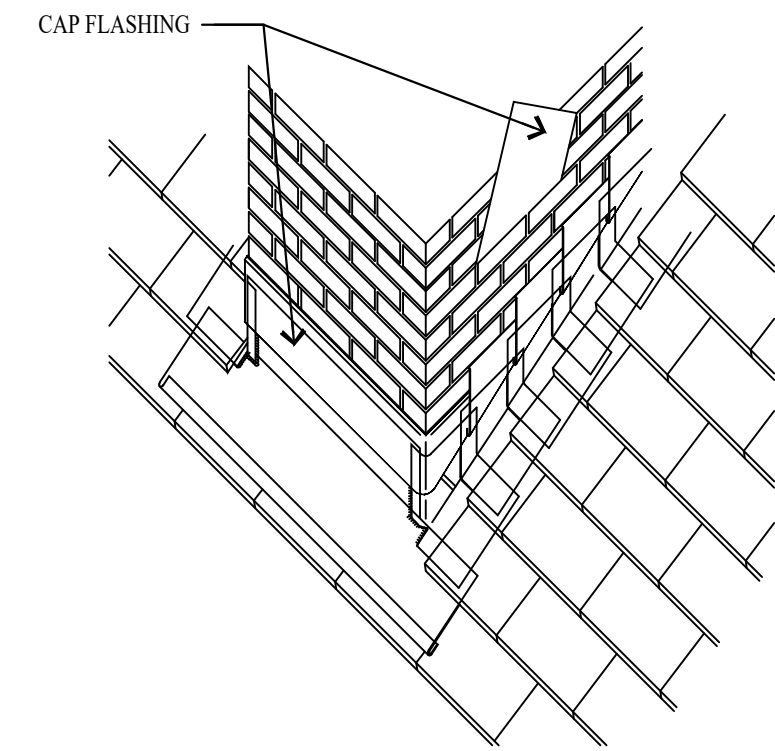
4 DORMER ROOF
A5.2 NO SCALE



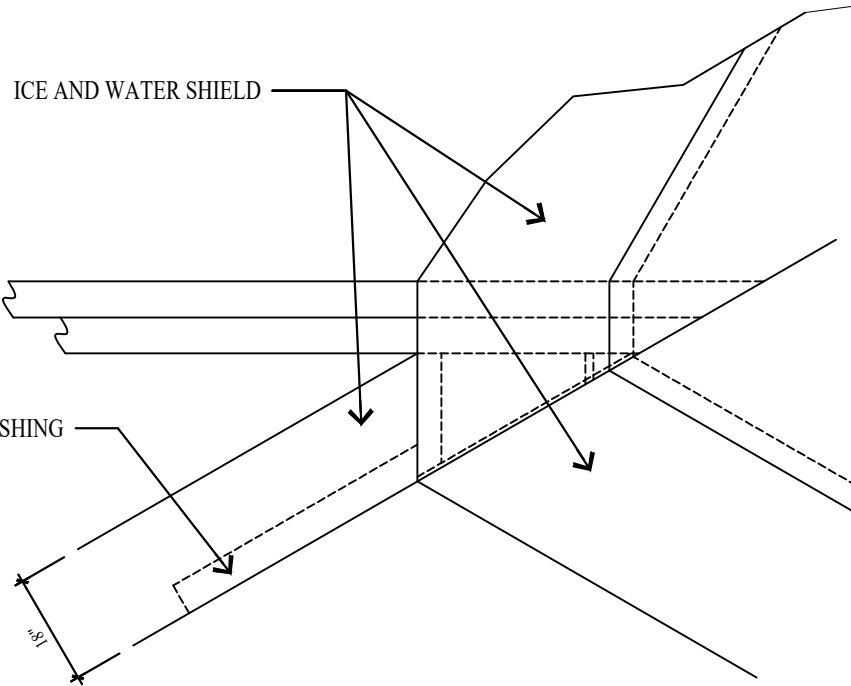
5 WOVEN VALLEY DETAIL
A5.2 NO SCALE



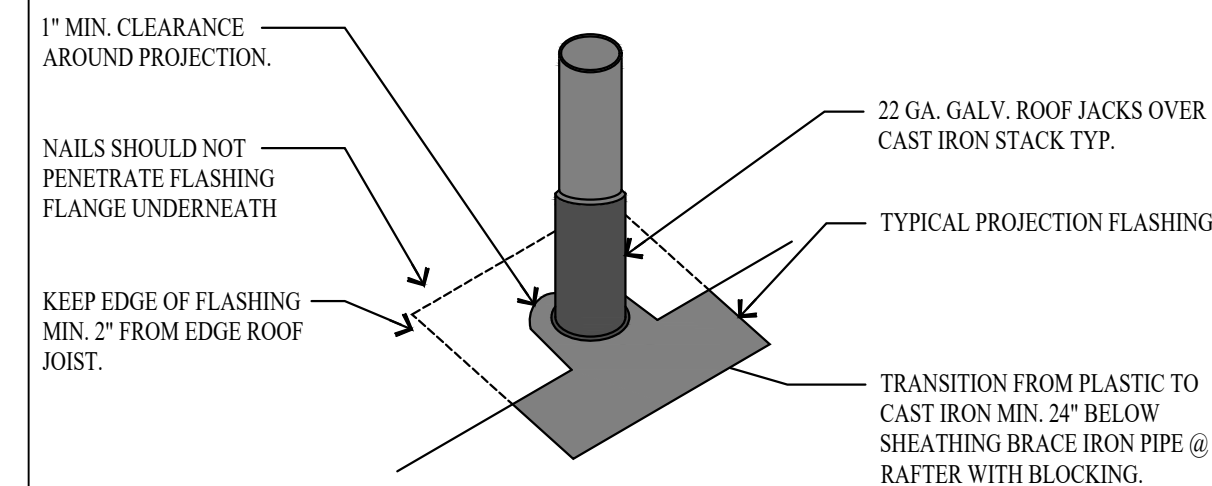
6 SNOW BRACKET DETAIL
A5.2 NO SCALE



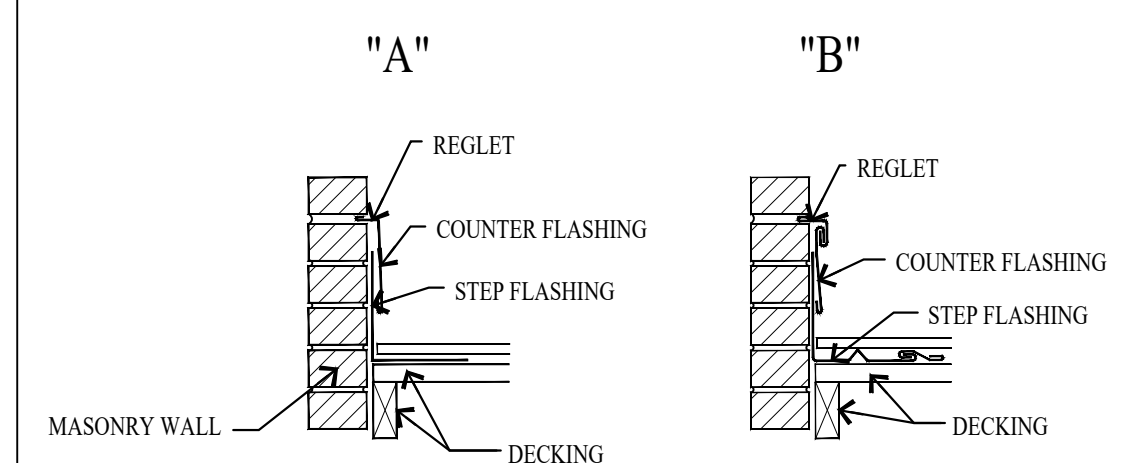
7 CHIMNEY FLASHING
A5.2 NO SCALE



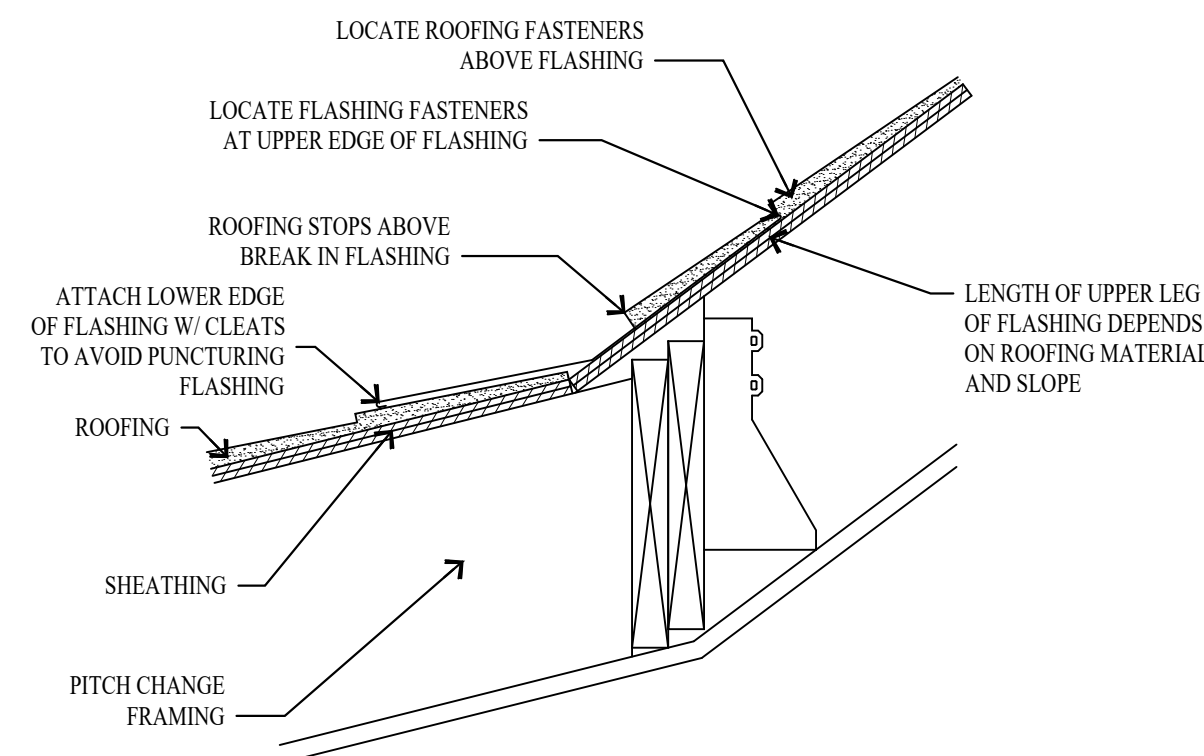
8 DORMER FLASHING DETAIL
A5.2 NO SCALE



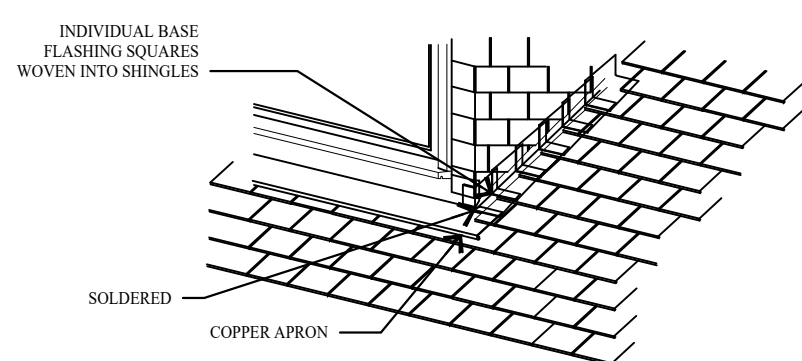
9 VENT FLASHING DETAIL
A5.2 NO SCALE



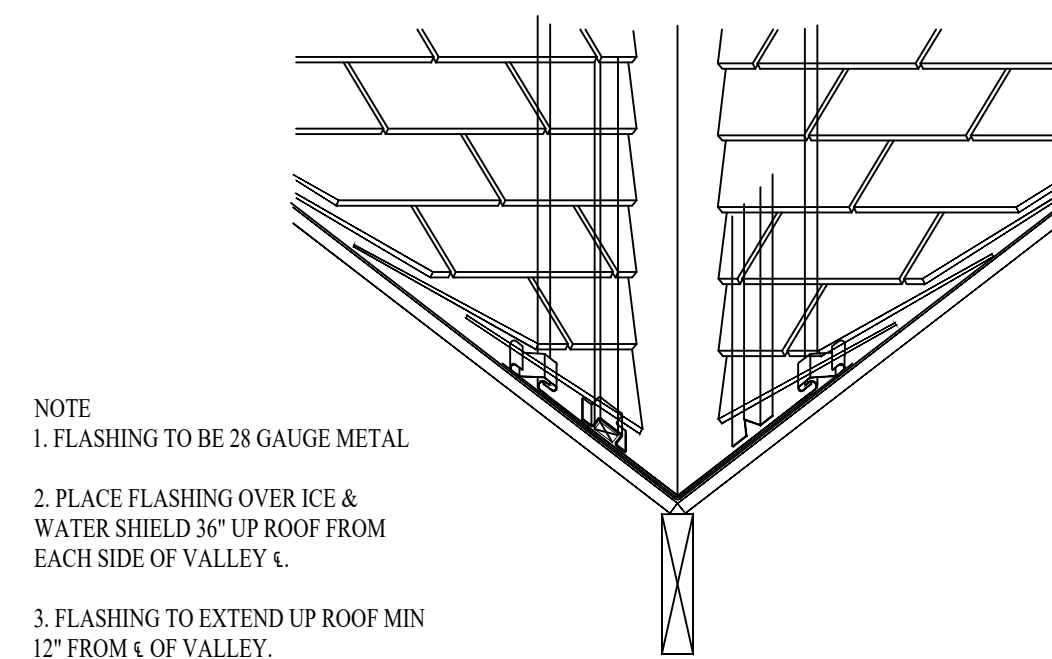
10 RAKE WALL FLASHING DETAIL
A5.2 NO SCALE



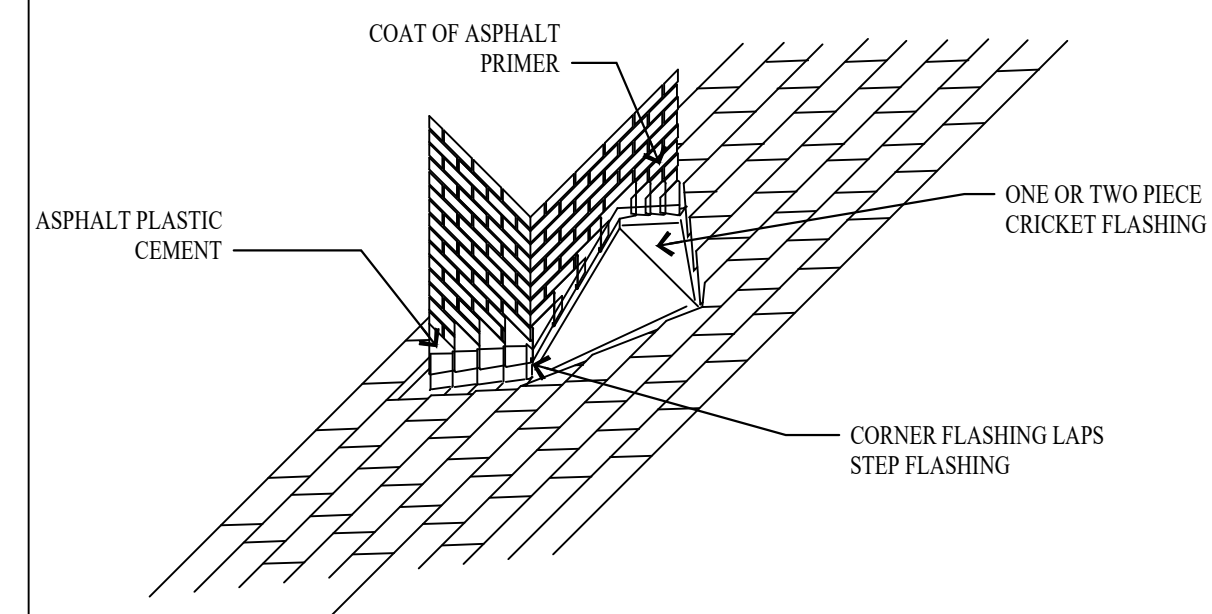
11 ROOF PITCH TRANSITION DETAIL
A5.2 NO SCALE



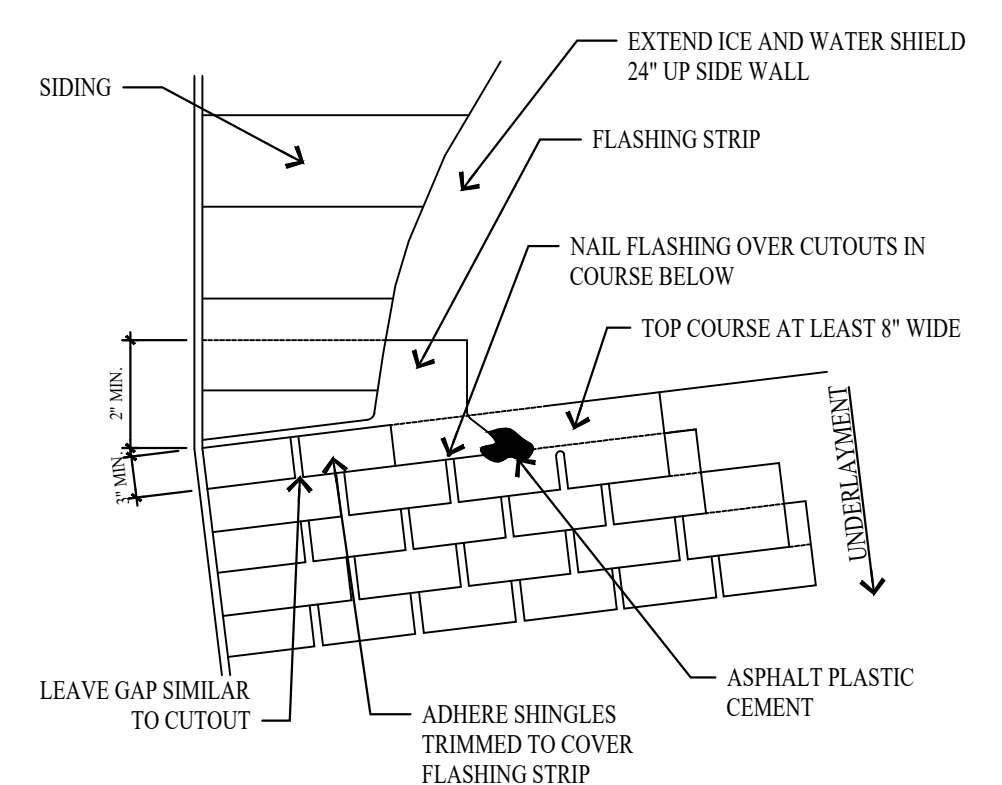
12 FLASHING DETAIL
A5.2 NO SCALE



13 OPEN VALLEY DETAIL
A5.2 NO SCALE



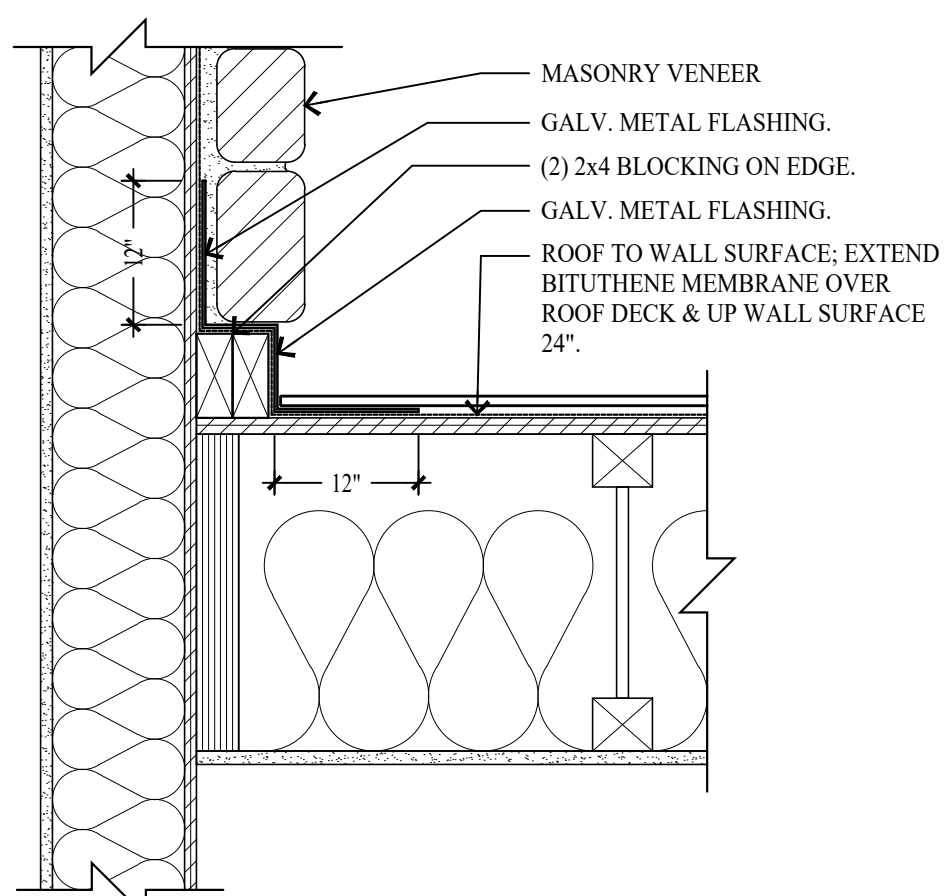
14 CHIMNEY CRICKET FLASHING
A5.2 NO SCALE



15 ROOF/WALL FLASHING DETAIL
A5.2 NO SCALE

Roof Pitch	Bar Spacing	Bar Length	Bar Weight	Bar Spacing	Bar Length	Bar Weight
12:12	48"	12'	120	48"	12'	120
12:12	36"	12'	180	36"	12'	180
12:12	24"	12'	240	24"	12'	240
12:12	18"	12'	300	18"	12'	300
12:12	12"	12'	360	12"	12'	360
12:12	6"	12'	720	6"	12'	720
12:12	3"	12'	1440	3"	12'	1440
12:12	1.5"	12'	2880	1.5"	12'	2880
12:12	0.75"	12'	5760	0.75"	12'	5760
12:12	0.375"	12'	11520	0.375"	12'	11520

16 SNOW RETENTION BARS DETAIL
A5.2 NO SCALE



17 MASONRY DETAIL @ CHIMNEY
A5.2 SCALE: 1/2" = 1'-0"

REVISIONS:

DATE:
FEBRUARY 16, 2024

PROJECT NUMBER:
2305-01

SHEET NUMBER:
A5.2

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.

ROOM FINISH SCHEDULE										
ROOM		FLOOR		WALLS			CEILING		REMARKS	
NO.	NAME	MAT'L	BASE	NORTH	EAST	SOUTH	WEST	HEIGHT		
LOWER LEVEL										
101	FAMILY ROOM	WOOD	WOOD	GYP	GYP	GYP	GYP	8'-11 3/4"	GYP	
102	BEDROOM	CARPET	WOOD	GYP	GYP	GYP	GYP	8'-11 3/4"	GYP	
103	CLOSET	CARPET	WOOD	GYP	GYP	GYP	GYP	8'-11 3/4"	GYP	
104	BATH	TILE	TILE	GYP	GYP	GYP	GYP	8'-11 3/4"	GYP	
105	BEDROOM	CARPET	WOOD	GYP	GYP	GYP	GYP	8'-11 3/4"	GYP	
106	BATH	TILE	TILE	GYP	GYP	GYP	GYP	8'-11 3/4"	GYP	
107	LAUNDRY	TILE	TILE	GYP	GYP	GYP	GYP	8'-11 3/4"	GYP	
108	BATH	TILE	TILE	GYP	GYP	GYP	GYP	8'-11 3/4"	GYP	
109	BATH	TILE	TILE	GYP	GYP	GYP	GYP	7'-8" 4/16"	GYP	
110	BEDROOM	CARPET	WOOD	GYP	GYP	GYP	GYP	7'-8" 4/16"	GYP	
MAIN LEVEL										
201	GARAGE	CONCRETE	WOOD	GYP	GYP	GYP	GYP	VARIES	GYP	5/8" TYPE X GYPSUM BOARD
202	DINING ROOM	WOOD	WOOD	GYP	GYP	GYP	GYP	7'-11 3/4"	GYP	
203	LIVING ROOM	WOOD	WOOD	GYP	GYP	GYP	GYP	7'-11 3/4"	GYP	
204	POWDER	TILE	TILE	GYP	GYP	GYP	GYP	7'-11 3/4"	GYP	
205	KITCHEN	WOOD	WOOD	GYP	GYP	GYP	GYP	7'-11 3/4"	GYP	
UPPER LEVEL										
301	STUDY	WOOD	WOOD	GYP	GYP	GYP	GYP	VARIES	GYP	
302	MST BEDROOM	CARPET	WOOD	GYP	GYP	GYP	GYP	VARIES	GYP	
303	MST BATH	TILE	TILE	GYP	GYP	GYP	GYP	VARIES	GYP	
304	CLOSET	CARPET	WOOD	GYP	GYP	GYP	GYP	VARIES	GYP	

WINDOW SCHEDULE								
MARK ⊙	SIZE		TYPE	FRAME MAT'L	EXTERIOR FINISH	INTERIOR FINISH	GLAZING	REMARKS
	WIDTH	HEIGHT						
A	5'-0"	5'-0"	DOUBLE HUNG	WOOD	STAIN & VARNISH	STAIN & VARNISH	INSULATED - LOW E	(2) 2'-6" 5/8" DOUBLE HUNG MULLED - SEE ELEVATION
B	2'-6"	5'-0"	DOUBLE HUNG	WOOD	STAIN & VARNISH	STAIN & VARNISH	INSULATED - LOW E	
C	2'-6"	5'-0"	CASEMENT	WOOD ALUM. CLAD	MANUFACTURE	STAIN & VARNISH	INSULATED - LOW E	
D	5'-0"	5'-0"	CASEMENT	WOOD ALUM. CLAD	STAIN & VARNISH	STAIN & VARNISH	INSULATED - LOW E	(2) 2'-6" 5/8" CASEMENT MULLED - SEE ELEVATION
E	5'-0"	3'-6"	DOUBLE HUNG	WOOD	STAIN & VARNISH	STAIN & VARNISH	INSULATED - LOW E	(2) 2'-6" 3/4" DOUBLE HUNG MULLED - SEE ELEVATION
F	2'-6"	4'-0"	DOUBLE HUNG	WOOD	STAIN & VARNISH	STAIN & VARNISH	INSULATED - LOW E	
G	5'-0"	4'-0"	DOUBLE HUNG	WOOD	STAIN & VARNISH	STAIN & VARNISH	INSULATED - LOW E	(2) 2'-6" 4/8" DOUBLE HUNG MULLED - SEE ELEVATION
H	2'-6"	2'-6"	PICTURE	WOOD	STAIN & VARNISH	STAIN & VARNISH	INSULATED - LOW E	
I	5'-0"	1'-6"	PICTURE	WOOD ALUM. CLAD	STAIN & VARNISH	STAIN & VARNISH	INSULATED - LOW E	(2) 2'-6" 1'-6" PICTURE MULLED - SEE ELEVATION
J	2'-6"	1'-6"	PICTURE	WOOD ALUM. CLAD	STAIN & VARNISH	STAIN & VARNISH	INSULATED - LOW E	
K	9'-0"	1'-6"	PICTURE	WOOD ALUM. CLAD	STAIN & VARNISH	STAIN & VARNISH	INSULATED - LOW E	(3) 3'-0" 1'-6" PICTURE MULLED - SEE ELEVATION

WINDOW NOTES
1. ALL WINDOWS OPENINGS TO BE FIELD VERIFIED BY CONTRACTOR BEFORE INSTALLATION.
2. GLAZING IN HAZARDOUS LOCATION IS REQUIRED TO BE GLAZED WITH SAFETY MATERIAL. IRC SECTION R308.3 AND R308.4.
3. ALL WINDOWS IN BATHROOMS MUST BE TEMPERED GLASS
4. 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
5. 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.
6. ALL WINDOWS TO HAVE A MIN. U-VALUE OF .31

DOOR SCHEDULE											
MARK ⊙	TYPE	SIZE		DOOR MAT'L	DOOR FINISH	FRAME MAT'L	FRAME FINISH	HDWR TYPE	REMARKS		
		WIDTH	HEIGHT								
LOWER LEVEL											
101	STYLE & RAIL	2'-6"	6'-8"	13/4"	WOOD	STAIN & VARNISH	WOOD	STAIN & VARNISH	PRIVACY		
102	ENTRY	3'-0"	6'-8"	13/4"	WOOD	STAIN & VARNISH	WOOD	STAIN & VARNISH	LOCKSET	WEATHER STRIP - THRESHOLD - SEE ELEV.	
103	FRENCH	3'-0"	6'-8"	13/4"	WOOD/GASS	STAIN & VARNISH	WOOD	STAIN & VARNISH	LOCKSET	INSUL - LOW E - TEMP - WEATHER STRIP - THRESHOLD - SEE ELEV.	
104	STYLE & RAIL	4'-0"	6'-8"	13/4"	WOOD	STAIN & VARNISH	WOOD	STAIN & VARNISH	PASSAGE	2'-0" PAIR DOORS	
105	FRENCH	3'-0"	6'-8"	13/4"	WOOD/GASS	STAIN & VARNISH	WOOD	STAIN & VARNISH	LOCKSET	INSUL - LOW E - TEMP - WEATHER STRIP - THRESHOLD - SEE ELEV.	
106	PATIO	6'-0"	6'-8"	13/4"	WOOD/GASS	STAIN & VARNISH	WOOD	STAIN & VARNISH	LOCKSET	INSUL - LOW E - TEMP - WEATHER STRIP - THRESHOLD - SEE ELEV.	
107	STYLE & RAIL	2'-8"	6'-8"	13/4"	WOOD	STAIN & VARNISH	WOOD	STAIN & VARNISH	PRIVACY		
108	STYLE & RAIL	2'-4"	6'-8"	13/4"	WOOD	STAIN & VARNISH	WOOD	STAIN & VARNISH	PASSAGE		
109	STYLE & RAIL	2'-4"	6'-8"	13/4"	WOOD	STAIN & VARNISH	WOOD	STAIN & VARNISH	PRIVACY		
110	SHOWER	2'-2"	6'-4"	1/2"	GLASS	CLEAR			SHOWER	TEMP - EURO GLASS	
111	STYLE & RAIL	2'-8"	6'-8"	13/4"	WOOD	STAIN & VARNISH	WOOD	STAIN & VARNISH	PRIVACY		
112	STYLE & RAIL	2'-8"	6'-8"	13/4"	WOOD	STAIN & VARNISH	WOOD	STAIN & VARNISH	PASSAGE		
113	STYLE & RAIL	2'-4"	6'-8"	13/4"	WOOD	STAIN & VARNISH	WOOD	STAIN & VARNISH	PRIVACY		
114	SHOWER	2'-2"	6'-4"	1/2"	GLASS	CLEAR			SHOWER	TEMP - EURO GLASS	
115	SHOWER	2'-2"	6'-4"	1/2"	GLASS	CLEAR			SHOWER	TEMP - EURO GLASS	
116	STYLE & RAIL	2'-4"	6'-8"	13/4"	WOOD	STAIN & VARNISH	WOOD	STAIN & VARNISH	PRIVACY		
MAIN LEVEL											
201	OVERHEAD DOOR	9'-0"	8'-0"	13/4"	WOOD	STAIN & VARNISH	WOOD	STAIN & VARNISH	GARAGE	AUTO DOOR OPENER	
202	STYLE & RAIL	3'-0"	7'-0"	13/4"	WOOD	STAIN & VARNISH	WOOD	STAIN & VARNISH	PRIVACY	20 MIN - SELF LATCHING - SMOKE SEAL - THRESHOLD	
203	FRENCH	3'-0"	6'-8"	13/4"	WOOD-ALUM	STAIN & VARNISH	WOOD-ALUM	STAIN & VARNISH	LOCKSET	INSUL - LOW E - TEMP - WEATHER STRIP - THRESHOLD - SEE ELEV.	
204	ENTRY	3'-0"	7'-0"	13/4"	WOOD/GASS	STAIN & VARNISH	WOOD	STAIN & VARNISH	LOCKSET	INSUL - LOW E - TEMP - WEATHER STRIP - THRESHOLD - SEE ELEV.	
205	PATIO	9'-0"	7'-0"	13/4"	WOOD-ALUM	STAIN & VARNISH	WOOD-ALUM	STAIN & VARNISH	LOCKSET	INSUL - LOW E - TEMP - WEATHER STRIP - THRESHOLD - SEE ELEV.	
206	STYLE & RAIL	2'-4"	7'-0"	13/4"	WOOD	STAIN & VARNISH	WOOD	STAIN & VARNISH	PRIVACY	POCKET DOOR	
207	FRENCH	2'-8"	7'-0"	13/4"	WOOD-ALUM	STAIN & VARNISH	WOOD-ALUM	STAIN & VARNISH	LOCKSET	INSUL - LOW E - TEMP - WEATHER STRIP - THRESHOLD - SEE ELEV.	
UPPER LEVEL											
301	STYLE & RAIL	2'-8"	6'-8"	13/4"	WOOD	STAIN & VARNISH	WOOD	STAIN & VARNISH	PRIVACY		
302	STYLE & RAIL	2'-6"	6'-8"	13/4"	WOOD	STAIN & VARNISH	WOOD	STAIN & VARNISH	PRIVACY		
303	STYLE & RAIL	2'-4"	6'-8"	13/4"	WOOD	STAIN & VARNISH	WOOD	STAIN & VARNISH	PRIVACY	POCKET DOOR	
304	SHOWER	2'-2"	6'-4"	1/2"	GLASS	CLEAR			SHOWER	TEMP - EURO GLASS	
305	STYLE & RAIL	2'-6"	6'-8"	13/4"	WOOD	STAIN & VARNISH	WOOD	STAIN & VARNISH	PASSAGE	POCKET DOOR	

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

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: degrayarch@qwestoffice.net

PRODUCT DESCRIPTION:
NEW RESIDENCE
 HISTORIC DISTRICT DESIGN REVIEW
 844 EMPIRE AVENUE, PARK CITY, UTAH 84060

SHEET DESCRIPTION:
DOOR, WINDOW AND ROOM SCHEDULES

REVISIONS:

DATE:
FEBRUARY 16, 2024

PROJECT NUMBER:
2305-01

SHEET NUMBER:
A6.1