



**PLANNING DEPARTMENT ADMINISTRATIVE PUBLIC HEARING
SUMMIT COUNTY, UTAH
September 5, 2024**

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

1. REGULAR AGENDA - 12:00PM

- 1.A. **445 Park Avenue – Extension** – The Applicant Requests a Year Extension of a Historic District Design Review Approval to Lift a Historic Structure and Construct an Addition. PL-24-06210.
(A) Public Hearing; (B) Action
- 1.B. **958 Woodside Avenue – Extension** – The Applicant Requests a Year Extension of a Plat Amendment Approval to Create Two Lots. PL-24-06224.
(A) Public Hearing; (B) Action
- 1.C. **768 Mountain Court – Accessory Apartment** – The Applicant Proposes to Construct a Detached Accessory Apartment in the Rear Yard in the Single Family Zoning District. PL-23-05890
(A) Public Hearing; (B) Action
- 1.D. **445 Marsac Avenue – Administrative Conditional Use Permit** – The Applicant is Proposing to Replace an Existing Retaining Wall Exceeding Six Feet in Height in the Public Use Transition Zoning District.
(A) Public Hearing; (B) Action

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

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

Planning Department Staff Report



Subject: 445 Park Avenue
Application: PL-24-06210
Author: Lillian Zollinger, Planner III
Date: August 29, 2024
Type of Item: Extension of Historic District Design Approval

Recommendation

(I) Review the proposed 445 Park Avenue Historic District Design Review Extension; (II) conduct a public hearing; and (III) consider approving the Extension for one year based on the Draft Findings of Fact, Conclusions of Law, and Conditions of Approval (Exhibit A).

Description

Applicant: Wilson Weisenburg, represented by Jonathan DeGray
Location: 445 Park Avenue
Landmark Historic Site
Zoning District: Historic Residential - 1
Adjacent Land Uses: Residential
Reason for Review: The Planning Director may consider an extension of a Historic District Design Review.¹

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

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

Background

On May 3, 2023, the Historic Preservation Board approved the Historic District Design Review (HDDR) (see Exhibit C) to deconstruct a portion of the Landmark Historic façade to construct an addition ([Staff Report](#), [Minutes](#)).

On August 10, 2023, the Planning Director approved the HDDR to (I) deconstruct the front porch; (II) lift the Landmark Historic Structure; (III) construct a new foundation and basement addition; (IV) lower the Landmark Historic Structure; and (V) construct a rear addition (see Exhibit D).

On July 10, 2024, the Planning Commission approved the 445 Park Avenue Plat Amendment to create one Lot of record. (see Exhibit E, [Staff Report](#), [Audio](#)). The Plat

¹ LMC [§ 15-11-12\(E\)](#)

has not yet been recorded with Summit County and must be recorded before a building permit may be obtained (see Condition of Approval 4).

On July 22, 2024, the Applicant requested an extension to their HDDR in writing, prior to the August 10, 2024, expiration date.

Analysis

LMC [§ 15-11-12\(E\)](#) states, “Unless otherwise indicated, Historic District Review (HDR) approvals expire one (1) year from the date of the Final Action. The Planning Director or designee may grant an extension of an HDR approval for one (1) additional year when the Applicant is able to demonstrate no change in circumstance that would result in an unmitigated impact or that would result in a finding of non-compliance with the Park City General Plan or the Land Management Code in effect at the time of the extension request. Change of circumstance includes physical changes to the Property or surroundings. Notice shall be provided consistent with the original HDR approval per Sections 15-1-12 and 15-1-21. Extension requests must be submitted to the Planning Department in writing prior to the date of the expiration of the HDR approval.”

The applicant has demonstrated that no change in circumstance or physical changes to the property have occurred that would result in an unmitigated impact or finding of non-compliance with the Park City General Plan or LMC in effect at the time of this extension request.

See Exhibit A for full Findings and Conditions.

Notice

Staff published notice on the City’s website and the Utah Public Notice website and posted notice to the property on August 15, 2024. Staff mailed courtesy notice to property owners within 300 feet on August 15, 2024.²

Exhibits

Exhibit A: Draft Final Action Letter

Attachment 1 – Proposed Plat

Exhibit B: Historic Preservation Board May 3, 2023 Final Action Letter

Exhibit C: Historic District Design Review August 10, 2023 Final Action Letter

Exhibit D: 445 Park Avenue Plat Amendment July 10, 2024 Final Action Letter

² LMC [§ 15-1-21](#)



Planning Department

August 22, 2024

Jonathan DeGray
degrayarch@qwest.net
(435)-649-7263

CC: Will and Lori Weisenburg

NOTICE OF PLANNING DIRECTOR ACTION

Description

Address: 445 Park Avenue

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

Application: Historic District Design Review

Project Number: PL-24-06210

Action: APPROVED WITH CONDITIONS (See Below)

Date of Final Action: August 22, 2024

Project Summary: The Applicant Requests an Extension for the 445 Park Avenue approved on August 20, 2024

Action Taken

On August 22, 2024, the Planning Director's Designee conducted a public hearing and approved the Extension of Approval for 445 Park Avenue Historic District Design Review according to the following findings of fact, conclusions of law, and conditions of approval.

Findings of Fact

1. The Subject Property is located at 445 Park Avenue.
2. 445 Park Avenue is a Landmark Historic Structure on Park City's Historic Sites Inventory (HSI).
3. 445 Park Avenue is listed on the National Register of Historic Places as part of the Park City Mining Boom Era Residences Thematic District.
4. On January 4, 2022, the Applicant submitted a Historic District Design Review Pre-Application to discuss a potential addition to the Structure.



Planning Department

5. On January 3, 2023, the Applicant submitted a full Historic District Design Review application for a proposed addition.
6. On May 3, 2023, the Historic Preservation Board conducted a public hearing and granted approval for Material Deconstruction of 225 square feet of the siding located on the western (rear) façade of the Structure and a 92-square foot section of the existing roof form. The Historic Preservation Board also granted approval for the Applicant to deconstruct and reconstruct the existing front porch.
7. On August 10, 2023, the Planning Director approved the HDDR to (I) deconstruct the front porch; (II) lift the Landmark Historic Structure; (III) construct a new foundation and basement addition; (IV) lower the Landmark Historic Structure; and (V) construct a rear addition.
8. On July 10, 2024, the Planning Commission approved the 445 Park Avenue Plat Amendment to create one Lot of record. (see Exhibit E, Staff Report, Audio). The Plat has not yet been recorded with Summit County and must be recorded before a building permit may be obtained (see Condition of Approval 4).
9. On July 22, 2024, the Applicant requested an extension to their HDDR in writing, prior to the August 10, 2024, expiration date.
10. Staff published notice on the City's website and the Utah Public Notice website and posted notice to the property on August 15, 2024. Staff mailed courtesy notice to property owners within 300 feet on August 15, 2024.

Conclusions of Law

1. The proposed Historic District Design Review Extension does not diminish the Historic Integrity of the Landmark Historic Site in accordance with LMC §15-13-2(A).
2. The proposed Historic District Design Review Extension complies with the requirements set forth in the Design Guidelines for Historic Residential Sites as set forth in LMC §15-13-2.
3. The proposed Historic District Design Review Extension complies with the requirements set forth by the Historic Residential – 1 (HR-1) Zone as outlined in LMC Chapter 15-2.2.
4. The Applicant demonstrated no change in circumstance that would result in an unmitigated impact or that would result in a finding of non-compliance with the Park City General Plan or the Land Management Code in effect at the time of this extension request.

Conditions of Approval



Planning Department

1. The Applicant is responsible for notifying the Planning Department and Building Department prior to proposing any changes to this approval.
2. The Applicant shall submit in writing any changes, modifications, or deviations from the approved scope of work for Planning review and approval/denial in accordance with the applicable standards prior to construction.
3. Where the Historic exterior materials cannot be repaired, they shall be replaced with deconstructed Historic materials (if available), or materials that match the original in all respects: scale, dimension, texture, profile, material and finish. Prior to removing and replacing Historic materials, the Applicant shall demonstrate to the Planning Director (or their Designee) and the Historic Preservation Planner that the materials are no longer safe and/or serviceable and cannot be repaired to a safe and/or serviceable condition. No Historic materials may be disposed of prior to advance approval by the Planning Director (or their Designee) and the Historic Preservation Planner.
4. An encroachment agreement is required for work conducted five feet or less from a Lot Line or having the potential to encroach onto another property.
5. A Soils Report completed by a geotechnical engineer as well as a temporary shoring plan, if applicable, will be required at the time of building permit application.
6. The Applicant shall submit a cribbing and excavation stabilization shoring plan reviewed and stamped by a State of Utah licensed and registered structural engineer prior to the issuance of a building permit. Cribbing or shoring must be of engineer-specified materials. Screw-type jacks for raising and lowering the building are not allowed as primary supports once the building is lifted.
7. Historic Structures which are lifted off the foundation must be returned to the completed foundation within 45 days of the date the building permit was issued.
8. The Planning Director (or their Designee) may make a written determination to extend this period up to 30 additional days if, after consultation with the Historic Preservation Planner, Chief Building Official, and City Engineer as necessary. This would be based upon the need to immediately stabilize an existing Historic property, or specific site conditions such as access, or lack thereof, exist, or in an effort to reduce impacts on adjacent properties. The Applicant is responsible for notifying the Building Department if changes are made. If the cribbing and/or shoring plan(s) are to be altered at any time during the construction of the foundation by the contractor, the structural engineer shall submit a new cribbing and/or shoring plan for review. The structural engineer shall be required to re-



Planning Department

- inspect and approve the cribbing and/or shoring alterations within five days of any relocation or alteration to the cribbing and/or shoring.
9. The Applicant shall also request an inspection through the Building Department following the modification to the cribbing and/or shoring. Failure to request the inspection will be a violation of the Preservation Plan and enforcement action through the Financial Guarantee or ACE could take place.
 10. The Applicant shall provide the City with a Financial Guarantee to ensure compliance with the conditions and terms of the Historic Preservation Plan prior to the issuance of a building permit.
 11. A plinth, or trim board at the base of the Historic Structure, shall be added to visually anchor the Historic Structure to the new foundation.
 12. The addition shall be undertaken in such a manner that if removed in the future the essential form and integrity of the Landmark Historic Structure could be restored.
 13. The new foundation shall not raise or lower the Landmark Historic Structure more than two feet from its original floor elevation.
 14. The site shall be re-graded so that all water drains away from the Structure and does not enter the foundation. The original height of the Landmark Historic Structure is 28 feet and 8 inches from grade; the Applicant shall return the Landmark Historic Structure to its existing height. The proposed new construction (addition) shall comply with maximum height requirements as adopted in LMC § 15-2.2.
 15. No more than six inches of foundation shall be visible above final grade on the primary and secondary facades.
 16. The Applicant shall re-use any salvageable removed original siding material to replace areas of damaged siding on the remainder of the Historic Structure.
 17. All conditions of approval from the May 3, 2023 Material Deconstruction Final Action Letter apply.
 18. If a building permit is not issued by August 10, 2025, this approval will expire, and the Applicant shall reapply for a full HDDR and public hearing.

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

Sincerely,



Planning Department

Rebecca Ward, Planning Director

CC: Lillian Zollinger, Project Planner

DRAFT

445 PARK AVENUE, PARK CITY, UTAH 84060

STRUCTURAL
SHEN ENGINEERING, INC.
HENRY SHEN
2225 EAST MURRAY HOLLADAY RD.
SUITE 208, HOLLADAY, UTAH 84117
TEL. (801) 466-2625
FAX. (801) 466-2656
EMAIL: sheneng@msn.com

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

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

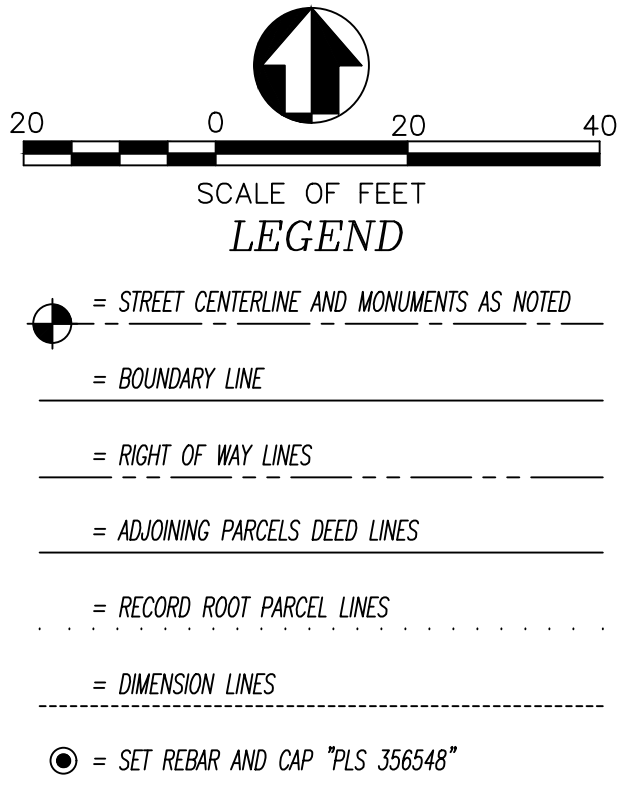
CONSTRUCTION TYPE: VB
BUILDING TO BE FIRE SPRINKLED: CONTRACTOR
TO PROVIDE APPROVALS PRIOR TO
INSTALLATION.

LIVING AREA	EXISTING	NEW	TOTAL
LOWER LEVEL		1177	1177
MAIN LEVEL	841	477	1318
UPPER LEVEL	477	50	527
TOTAL	1318	1704	3022
GARAGE	324		
DECK	66		
PATIO/PORCH AREA	403		
LOD/DISTURBED AREA	1586		
LOT AREA	3750		
ALLOWABLE FOOTPRINT	1519		
PROPOSED FOOTPRINT	1501		

[illegible]

A/C	AIR CONDITIONING	F.D.	FLOOR DRAIN	PR.	PAIR
ACQUST.	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	REQ'D.	REQUIRED
B.D.	BOARD	G.I.	GALVANIZED IRON	REV.	REVISED
B.U.	BUILT-UP	GA.	GAUGE	RM.	ROOM
B.W.	BOTHWAYS	GALV.	GALVANIZED	R.O.	ROUGH OPENING
BLDG.	BUILDING	GRD.	GRADE	S & R	SHELF AND ROD
BLK.	BLOCK	G.W.B.	GYPSSUM 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
CL.G.	CEILING	HOR.	HORIZONTAL	STD.	STANDARD
COL.	COLUMN	I.D.	INSIDE DIAMETER	STL.	STEEL
COMP.	COMPACTED/COMPOSITE	INT.	INTERIOR	STRUCT.	STRUCTURAL
CONC.	CONCRETE	IRRIG.	IRRIGATION	SYS.	SYSTEM
CONST.	CONSTRUCTION	INSUL.	INSULATION	T & B	TOP AND BOTTOM
CONTR.	CONTRACTOR	JB.	JAMB	T & G	TONGUE AND GROOVE
CONT.	CONTINUOUS	J.T.	JOINT	T.O.	TOP OF
D.F.	DRINKING FOUNTAIN/DOUGLAS FIR	M.R.	MOISTURE RESISTANT	T.O.F.	TOP OF FOOTING
DIA.	DIAMETER	MAN'F	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.F.S.	EXT. INSUL. FINISH SYSTEM	NO.	NUMBER	WD.	WOOD
EA.	EXPANSION JOINT	O.C.	ON CENTER	W.	WITH
ELEC.	ELECTRIC/ELECTICAL	O.D.	OUTSIDE DIAMETER	WP.	WATERPROOF
ELEV.	ELEVATION	OF.D.	OVERFLOW DRAIN	W.R.	WATER RESISTANT
EQ.	EQUAL	OPN'G	OPENING	W.H.	WATER HEATER
E.T.	EXPANSION TANK	PLYWD.	PLYWOOD	W.S.	WATER SOFTNER
EXIST. (E)	EXISTING	PNT.	PAINT	W.W.F.	WELDED WIRE FABRIC
EXT.	EXTERIOR	PNTD.	PAINTED	W.W.M.	WOVEN WIRE MESH

1. THIS DESIGN IS AN ORIGINAL UNPUBLISHED WORK AND MAY NOT BE DUPLICATED, PUBLISHED AND/OR USED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT/ENGINEER.
2. THESE SHEETS - LISTED BY DRAWING INDEX , ALL ACCOMPANYING SPECIFICATIONS FOR MATERIALS, WORKMANSHIP QUALITY, AND NOTES HAVE BEEN PREPARED SOLELY FOR THE CONSTRUCTION AND FINISH OF PROJECT IMPROVEMENTS, COMPLETE AND READY FOR OCCUPANCY AND USE.
3. ALL WORK IS TO BE PERFORMED IN ACCORDANCE WITH PERTINENT JURISDICTIONAL CODES, RESTRICTIONS, COVENANTS, AND/OR ORDINANCES. ANY CONFLICT BETWEEN DESIGN AND REQUIREMENT SHALL BE REPORTED TO THE ARCHITECT/ENGINEER BEFORE PROCEEDING.
4. ANY AND ALL PROPOSED CHANGE, MODIFICATIONS AND/OR SUBSTITUTION SHALL BE REPORTED TO THE ARCHITECT/ENGINEER BEFORE PROCEEDING.
5. IN THE EVENT OF CONFLICT BETWEEN THE DESIGN DOCUMENTS AND/OR JURISDICTIONAL REQUIREMENTS, THE MORE RESTRICTIVE FROM THE STANDPOINT OF SAFETY AND PHYSICAL SECURITY SHALL APPLY.
6. ANY INSTALLATION, FINISH, OR COMPONENT INTENDED TO PROVIDE ENCLOSURE, WEATHER ABILITY OR APPEARANCE QUALITY SHALL BE PRODUCED AS A REPRESENTATIVE SAMPLE PRIOR TO PROCEEDING WITH COMPLETION. WORK PERFORMED WITHOUT WRITTEN APPROVAL OF SUCH SAMPLE BY THE ARCHITECT/ENGINEER SHALL BE DONE AT THE RISK OF THE CONTRACTOR. A MINIMUM OF TWO (2) WORKING DAYS NOTICE SHALL BE GIVEN.
7. ALL WORK SHALL BE INSPECTED BY GOVERNING AGENCIES IN ACCORDANCE WITH THEIR REQUIREMENTS. JURISDICTIONAL APPROVAL SHALL BE SECURED BEFORE PROCEEDING WITH WORK.
8. BUILDING DESIGN IS GENERALLY PREDICATED UPON PROVISIONS OF THE 2021 IRC AND AMENDMENTS AS MAY HAVE BEEN LOCALLY ENACTED. ALL REQUIREMENTS OF THE JURISDICTIONAL FIRE SAFETY/PREVENTION DISTRICT SHALL BE ACCOMMODATED BY THIS DESIGN AND ANY CONSEQUENT CONSTRUCTION.
9. ALL 2 1/2" lb. GAS PIPE SYSTEM METER SETS REQUIRES PRIOR APPROVAL FROM QUESTAR GAS COMPANY. PROVIDE A LETTER FROM QUESTAR APPROVING SYSTEM.
10. ALL FIELD WELDING OR TORCH WORK, WILL REQUIRE A SEPARATE "HOT WORK" PERMIT PRIOR TO BEGINNING WORK. IFC 105.6.11
11. TOWER CRANES REQUIRE A SEPARATE PERMIT. CONTACT BUILDING DEPARTMENT FOR REQUIREMENTS.
12. EXCAVATION NOT TO EXCEED 2:1 SLOPE WITH OUT A SOILS REPORT.
3. 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.



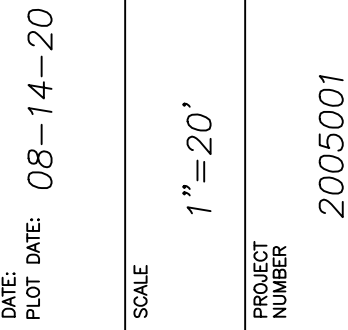
Boundary Consultants was retained by Will Weisenburg to survey the subject parcel. This survey was carried out using a Trimble 56 Total Station and a Trimble RRS GPS System, with ground distances being determined Utah State RRS Network and no dilution. Basis of Bearing was determined from the Geodetic North. The centerline of GPS Block 4 was determined from the found centerline monuments noted hereon and the Lots determined from the block corners.

A rebar and cap set by Park City Surveys was found at the southwest corner of Lot 12 and honored. A bar and cap was found in close proximity to the northwest corner of Lot 13 set by Ted Mason that we do not agree with in our block breakdown. That bar and cap may have been installed, but has been set as an offset to the correct corner but we have not honored it.

A listed record of survey by Ward Engineering was dated October 2019 was used in as reference in the course of this survey. At the time of this survey Ward had not filed theirs but a copy was obtained from them.

SPECIAL WARRANTY DEED; ENTRY #01121101:

All of Lots 12 and 13, Block 4, Amended Plat of Park City Survey, according to the official plat thereof of record and on file at the office of the Summit County Recorder.



RECORD OF SURVEY OF
TAX PARCEL PC-58
WILSON T and LORILEE G WEISENBURG
LOTS 12-13, BLOCK 4, PARK CITY SURVEY AMENDED,
LYING AND SITUATE IN THE NORTHEAST QUARTER OF SECTION 16,
TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE, AND MERIDIAN

Boundary Consultants\Logo\Boundary Consultants Logo 8-3-06.bmp

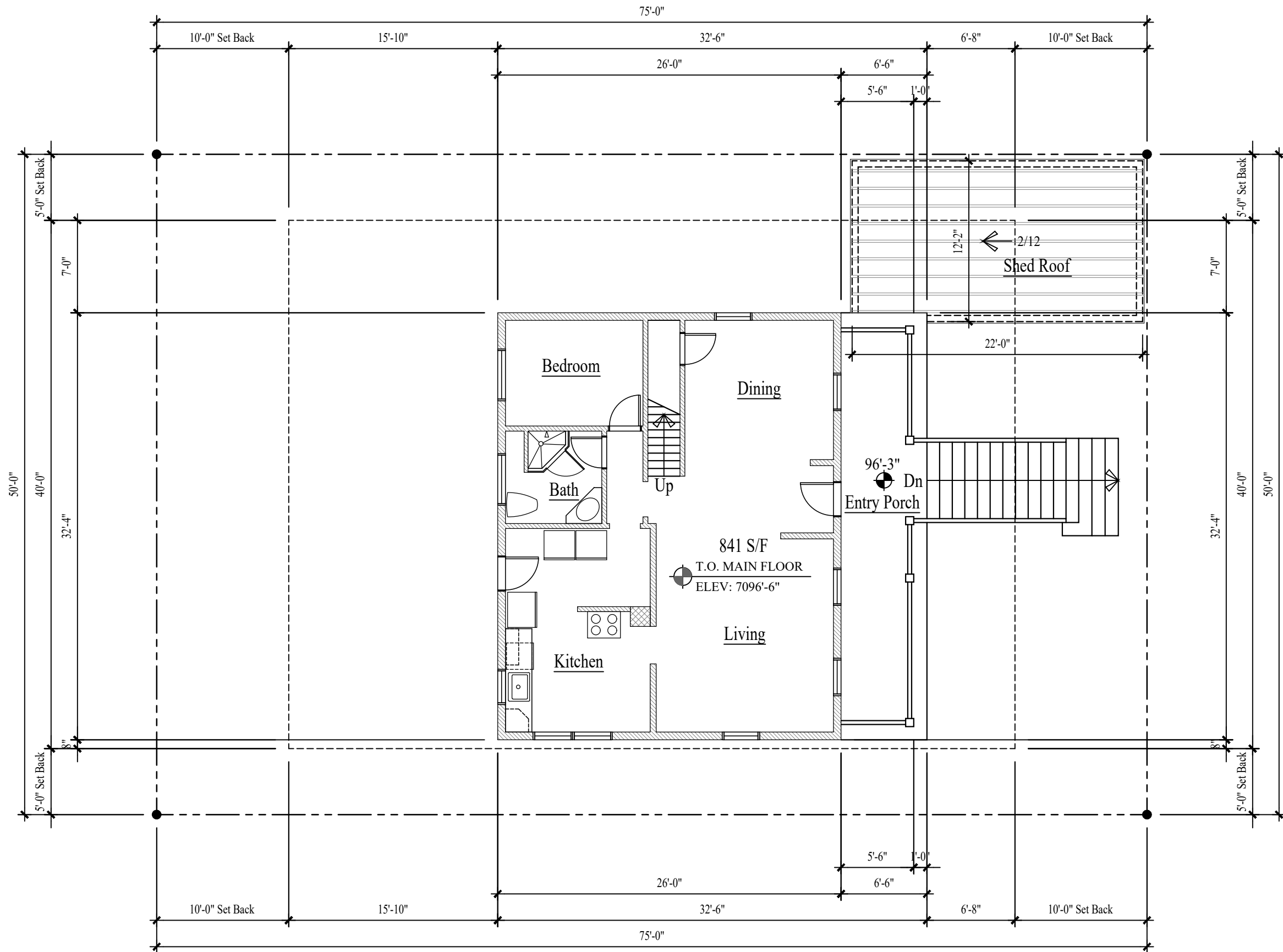
5554 West 2425 North, Hooper, Utah
801-792-1569
dave@boundaryconsultants.biz

DESIGNED	MGD
DRAFTED	MGD
CHECKED	DEH

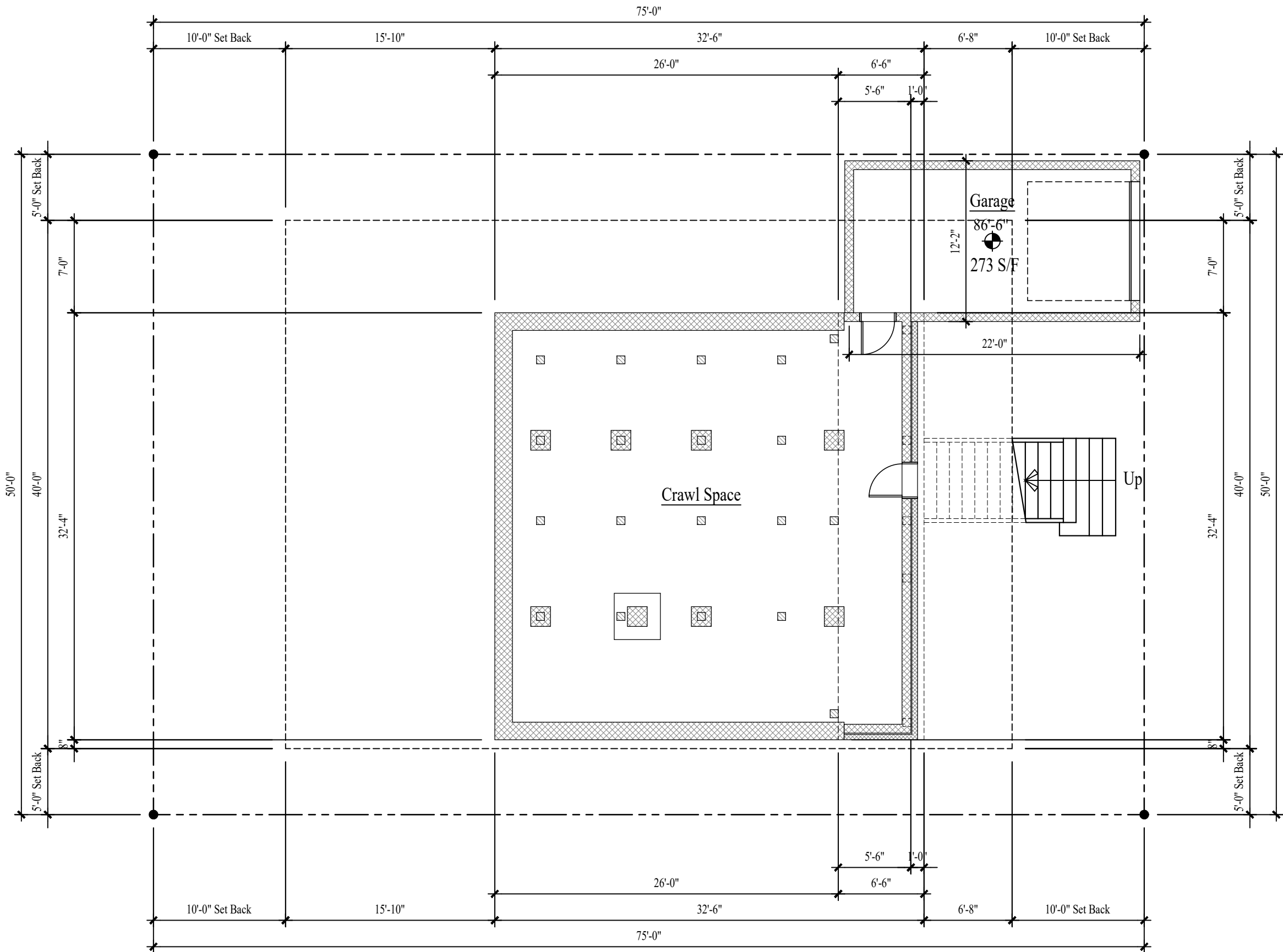
SHEET 1

OF 1

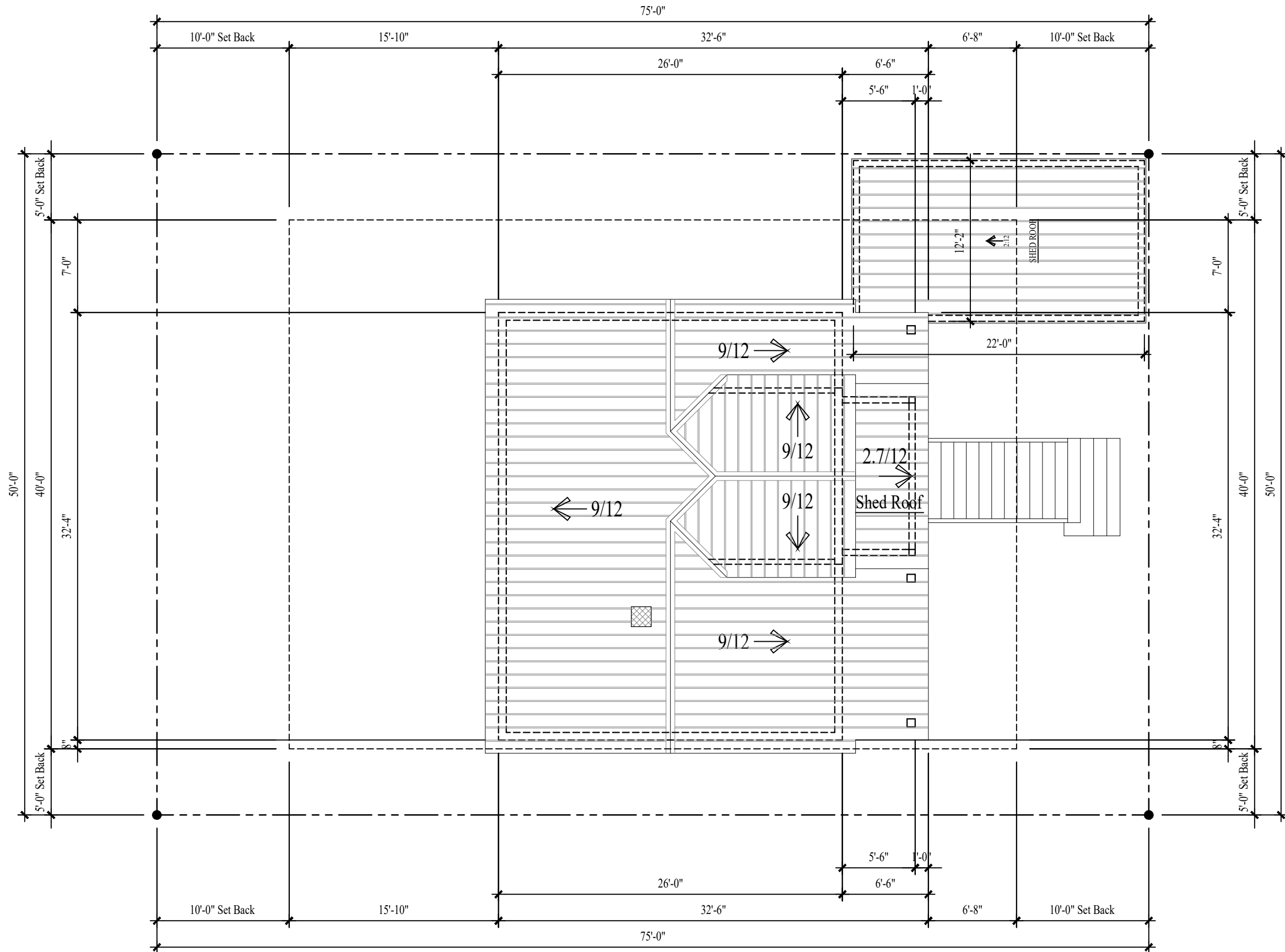
THE GRAPHIC MATERIAL AND DESIGN ON THIS SHEET ARE INSTRUMENTS OF SERVICE AND REMAIN AT ALL TIMES THE PROPERTY OF JONATHAN DEGRAY - ARCHITECT P.C. REPRODUCTION OR REUSE OF THE MATERIAL AND DESIGN CONTAINED HEREIN IS PROHIBITED WITHOUT THE WRITTEN CONSENT OF JONATHAN DEGRAY - ARCHITECT P.C. VIOLATORS WILL BE PROSECUTED TO THE FULLEST EXTENT OF THE LAW.
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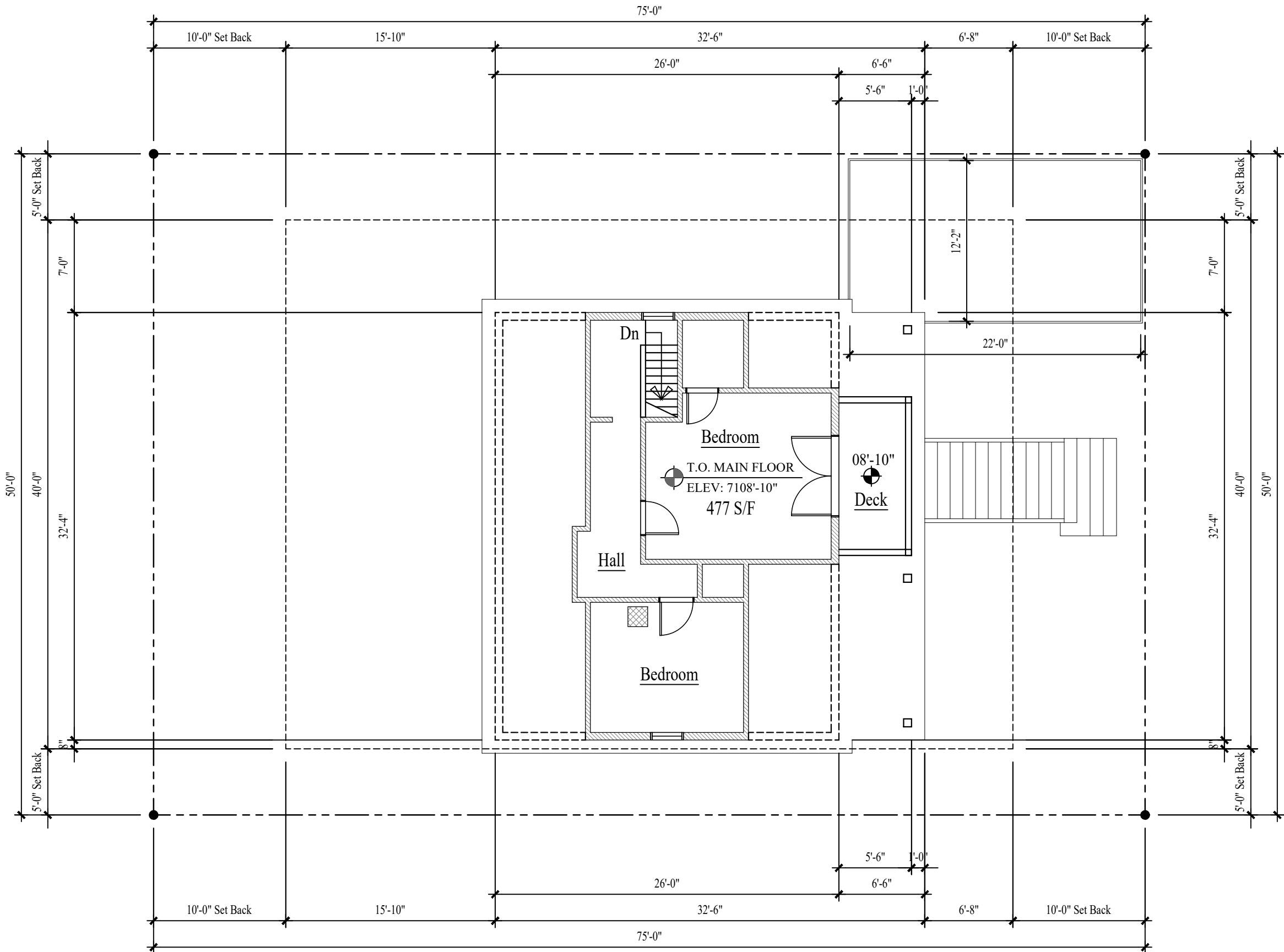
MAIN LEVEL PLAN
SCALE: 1/8" = 1'-0"



GARAGE LEVEL PLAN
SCALE: 1/8" = 1'-0"



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



UPPER LEVEL PLAN
SCALE: 1/8" = 1'-0"

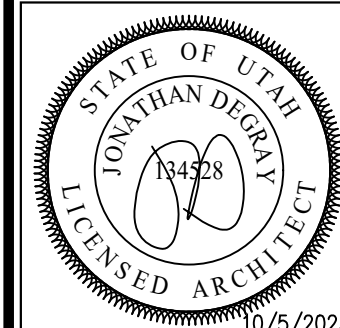
WALL LEGEND

- EXISTING 2X FRAMED WALL
- EXISTING CONCRETE WALL
- EXISTING BEARING WALL

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

KEY NOTES

- HATCHED AREA INDICATES LOFT ABOVE, ADDED AFTER 1995.
- PROPERTY LINE
- SET BACK LINE
- ASPHALT COMPOSITE SHINGLES ON PLYWOOD SHEATHING ON 2x4 ROOF JOISTS/TRUSS @ 24" O.C.
- 1x8 HORIZONTAL LAP SIDING ON 2x4 STUDS @ 24" O.C. W/ 1x12 HORIZONTAL SKIP PLANK ON THE INTERIOR SIDE.
- CROSS HATCHED AREA INDICATES NEW PLYWOOD OVER 2x8 FLOOR JOIST @ 12" O.C.
- THE SHED ROOF OVER THE REAR ADDITION WAS REPLACED W/ 12" TJI ROOF JOIST @ 24" O.C. AFTER 1995.
- FLOOR ASSEMBLY: PLYWOOD OVER HISTORIC 1x3 T&G PLANK ON 2x6 FLOOR JOIST @ 24" O.C.
- FLOOR ASSEMBLY: PLYWOOD ON 1x6 PLANK ON HISTORIC 1x3 T&G PLANK ON 2x6 FLOOR JOIST @ 24" O.C.
- 1x8 HORIZONTAL LAP SIDING W/ CEDAR SHAKE SIDING ON 2x4 STUDS @ 24" O.C. W/ 1/2" GYPSUM BOARD ON THE INTERIOR SIDE.
- ALL DOORS WERE REPLACED AFTER 1941.
- WINDOWS ARE WOOD FRAME PICTURE W/ INSULATED GLASS, REPLACED AFTER 1941.
- WINDOWS ARE WOOD CASEMENT W/ INSULATED GLASS.
- WINDOWS ARE WOOD CASEMENT W/ SINGLE PANE GLASS, NO LONGER OPERABLE.
- WINDOWS ARE WOOD DOUBLE HUNG W/ SINGLE PANE GLASS, NO LONGER OPERABLE.



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: degrayarch@westoffice.net

WEISENBURG RESIDENCE

PRODUCT DESCRIPTION:

AS-BUILTS
FLOOR PLANS

SHEET DESCRIPTION:

REVISIONS:

DATE:
OCTOBER 05, 2023

PROJECT NUMBER:
2007-03

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



3 SOUTH ELEVATION
AB.2 SCALE: 1/8" = 1'-0"



1 EAST ELEVATION
AB.2 SCALE: 1/8" = 1'-0"



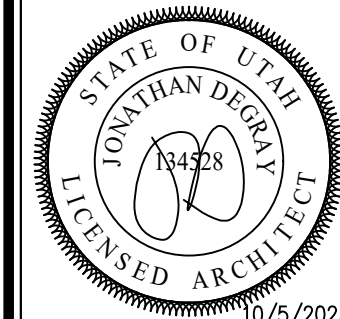
4 NORTH ELEVATION
AB.2 SCALE: 1/8" = 1'-0"



2 WEST ELEVATION
AB.2 SCALE: 1/8" = 1'-0"

KEY NOTES

- 1 HATCHED AREA INDICATES LOFT ABOVE, ADDED AFTER 1995.
- 2 PROPERTY LINE
- 3 SET BACK LINE
- 4 ASPHALT COMPOSITE SHINGLES ON PLYWOOD SHEATHING ON 2x4 ROOF JOISTS/TRUSS @ 24" O.C.
- 5 1x8 HORIZONTAL LAP SIDING ON 2x4 STUDS @ 24" O.C. W/ 1x12 HORIZONTAL SKIP PLANK ON THE INTERIOR SIDE.
- 6 CROSS HATCHED AREA INDICATES NEW PLYWOOD OVER 2x8 FLOOR JOIST @ 12" O.C.
- 7 THE SHED ROOF OVER THE REAR ADDITION WAS REPLACED W/ 12" TJI ROOF JOIST @ 24" O.C. AFTER 1995.
- 8 FLOOR ASSEMBLY: PLYWOOD OVER HISTORIC 1x3 T&G PLANK ON 2x6 FLOOR JOIST @ 24" O.C.
- 9 FLOOR ASSEMBLY: PLYWOOD ON 1x6 PLANK ON HISTORIC 1x3 T&G PLANK ON 2x6 FLOOR JOIST @ 24" O.C.
- 10 1x8 HORIZONTAL LAP SIDING W/ CEDAR SHAKE SIDING ON 2x4 STUDS @ 24" O.C. W/ 1/2" GYPSUM BOARD ON THE INTERIOR SIDE.
- 11 ALL DOORS WERE REPLACED AFTER 1941.
- 12 WINDOWS ARE WOOD FRAME PICTURE W/ INSULATED GLASS, REPLACED AFTER 1941.
- 13 WINDOWS ARE WOOD CASEMENT W/ INSULATED GLASS.
- 14 WINDOWS ARE WOOD CASEMENT W/ SINGLE PANE GLASS, NO LONGER OPERABLE.
- 15 WINDOWS ARE WOOD DOUBLE HUNG W/ SINGLE PANE GLASS, NO LONGER OPERABLE.



Jonathan DeGray
Architect

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

WEISENBURG RESIDENCE

445 PARK AVENUE, PARK CITY, UTAH 84060

AS-BUILTS
ELEVATIONS

SHEET DESCRIPTION:

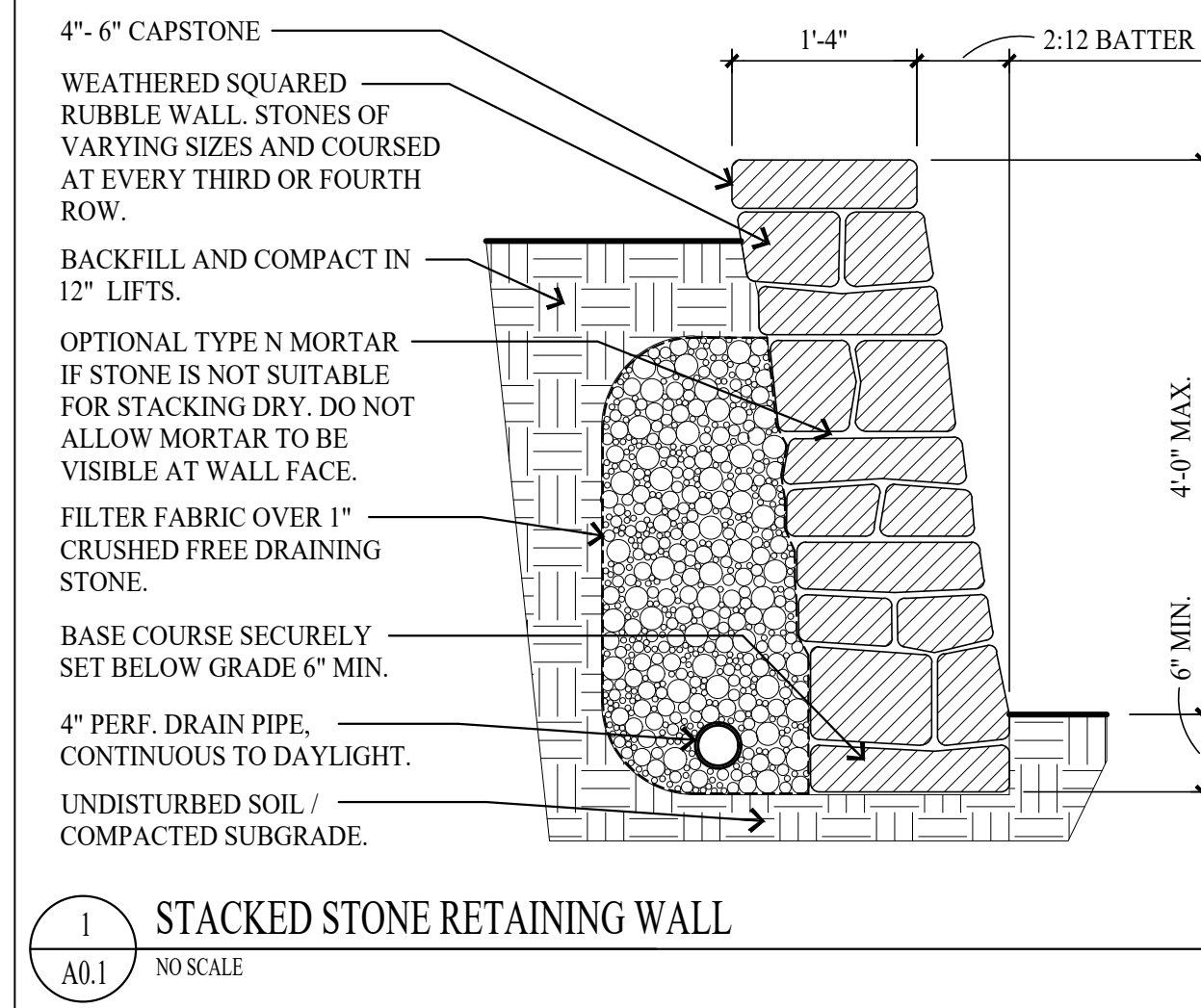
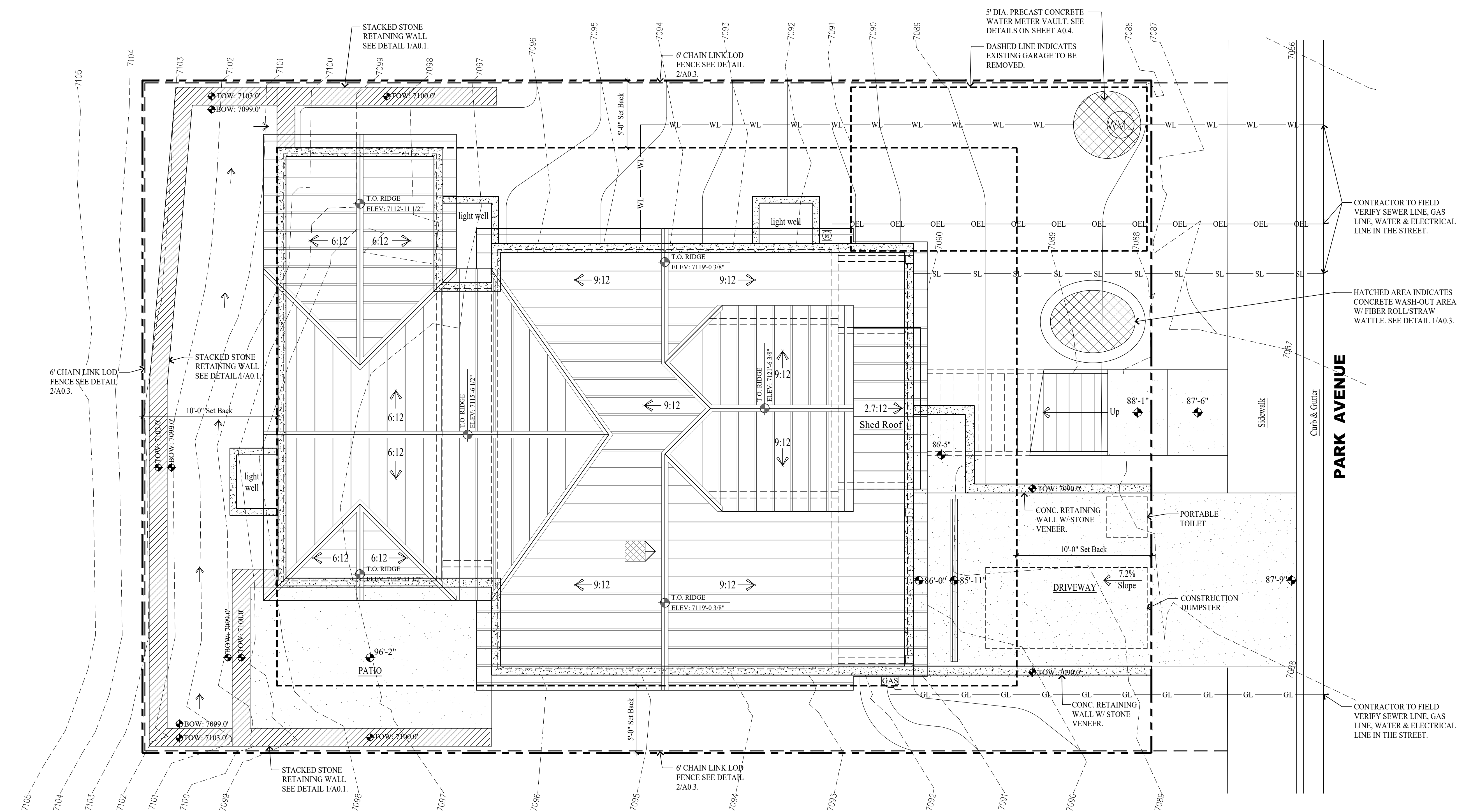
REVISIONS:

DATE:
OCTOBER 05, 2023

PROJECT NUMBER:
2007-03

SHEET NUMBER:

AB.2



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 REMEDIED 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

- | | |
|--|--------------------------|
| | 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 |
| | NEW CONTOUR LINE |
| | PROPERTY LINE |
| | SET BACK LINE |
| | FENCE LINE |
| | WATER LINE |
| | SEWER LINE |
| | GAS LINE |
| | OVERHEAD ELECTRICAL LINE |

LOD DISTURBED AREA: 1586 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.

0' 5' 10'

GRAPHIC SCALE

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

BUILDING SHALL COMPLY WITH THE PROVISIONS IN THE (WUI) WILDLAND - URBAN INTERFACE CODE AS ADOPTED BY THE STATE OF UTAH AND AMENDED BY PARK CITY PER LMC 11-21.

1. Section 603.5, is added and shall read as follows:

603.5 Home Ignition Zone.

603.5.1 Purpose. All structures must meet the following wildfire preparation requirements in regards to vegetation:

603.5.2 Ignition Zones. Areas around the structure shall be classified as Immediate (0-5 feet from the structure), Intermediate (5 to 30 fee from the structure), and Extended (30 to 100* feet from the structure).

603.5.2.1 Immediate Ignition Zone. The immediate Ignition Zone shall extend from zero (0) to five(5) feet from the structure, any overhang, or deck attached to the structure and shall meet the following requirements:

1. All dead and dying vegetation must be removed from within five (5) feet of the structure.
2. All vegetation must be on the approved list (Refer to Municipal Code Section 14-1-5).
3. All trees must be trimmed so as to be no closer than 10 feet from an active wood burning chimney. Distance from natural gas direct vent shall follow manufacturer recommendations.

603.5.2.2 Intermediate Ignition Zone. The Intermediate Ignition Zone shall extend from the edge of the Immediate Ignition Zone to a distance not to exceed 30 feet, which may include an area outside the established LOD and shall meet the following requirements:

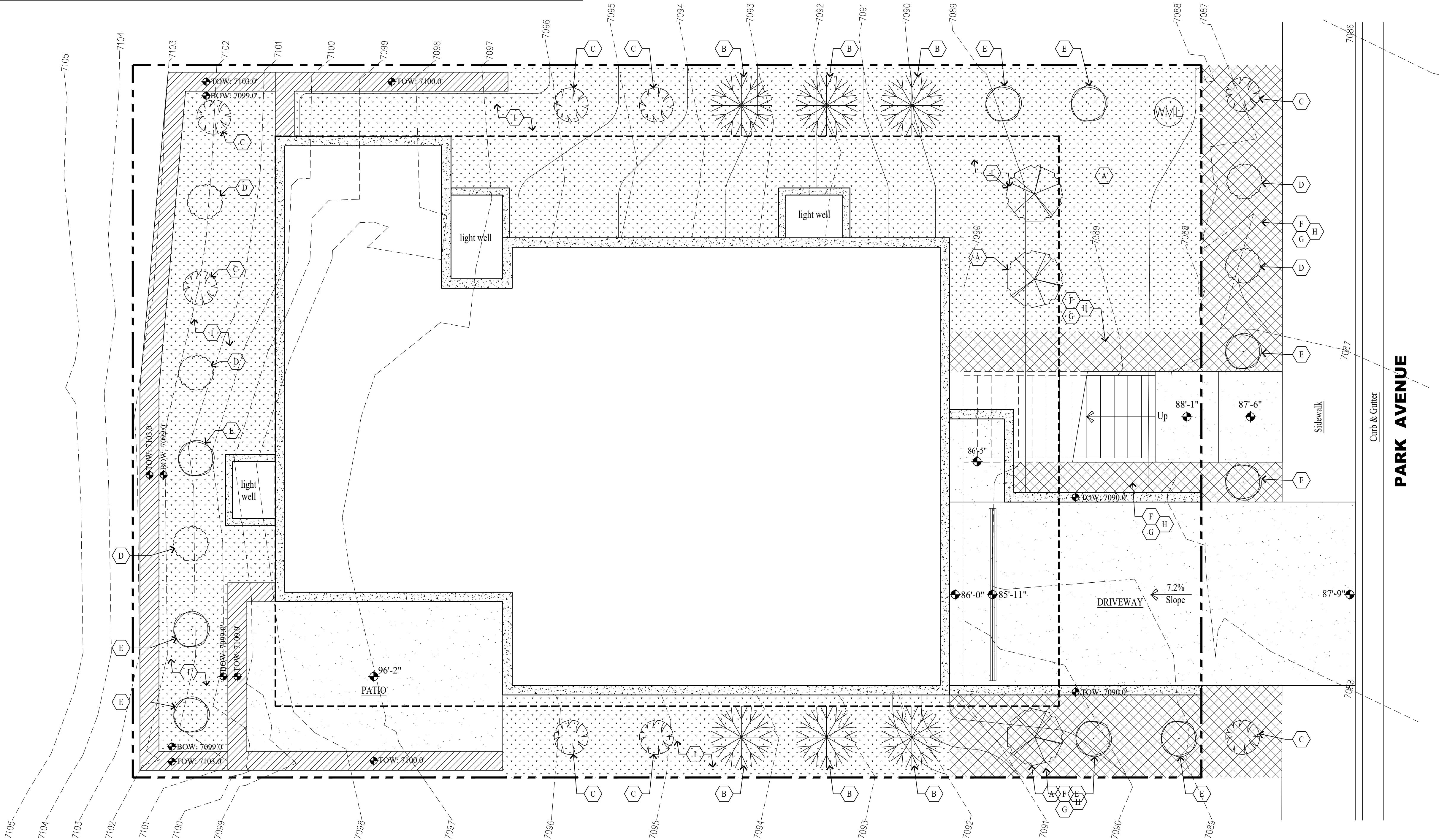
1. All vegetation in this zone must be on the approved list. See Municipal Code Section 14-1-5 (Also see 2006 Utah Wildland Urban Interface Code Appendix B).
2. All dead and dying vegetation shall be removed.
3. Grasses must be kept to a maximum of 4 inches in height above ground.
4. Vegetation under trees shall be removed so as to preclude the laddering effect of a ground fire from spreading into the tree crown.
5. Trees taller than 10 feet and less than 15 feet must have all branches removed from within four (4) feet of the ground as measured from the highest point of the ground below the canopy of the tree.
6. Trees greater than 15 feet must have all branches removed from within six (6) feet of the ground as measured from the highest point of the ground below the canopy of the tree.
7. Trees and shrubs must be clustered with the canopies of the clusters being no closer than 18 feet to the next closest cluster.
8. No single tree cluster shall exceed five (5) trees or cover more than 15% of the Intermediate Ignition Zone, whichever is lesser.

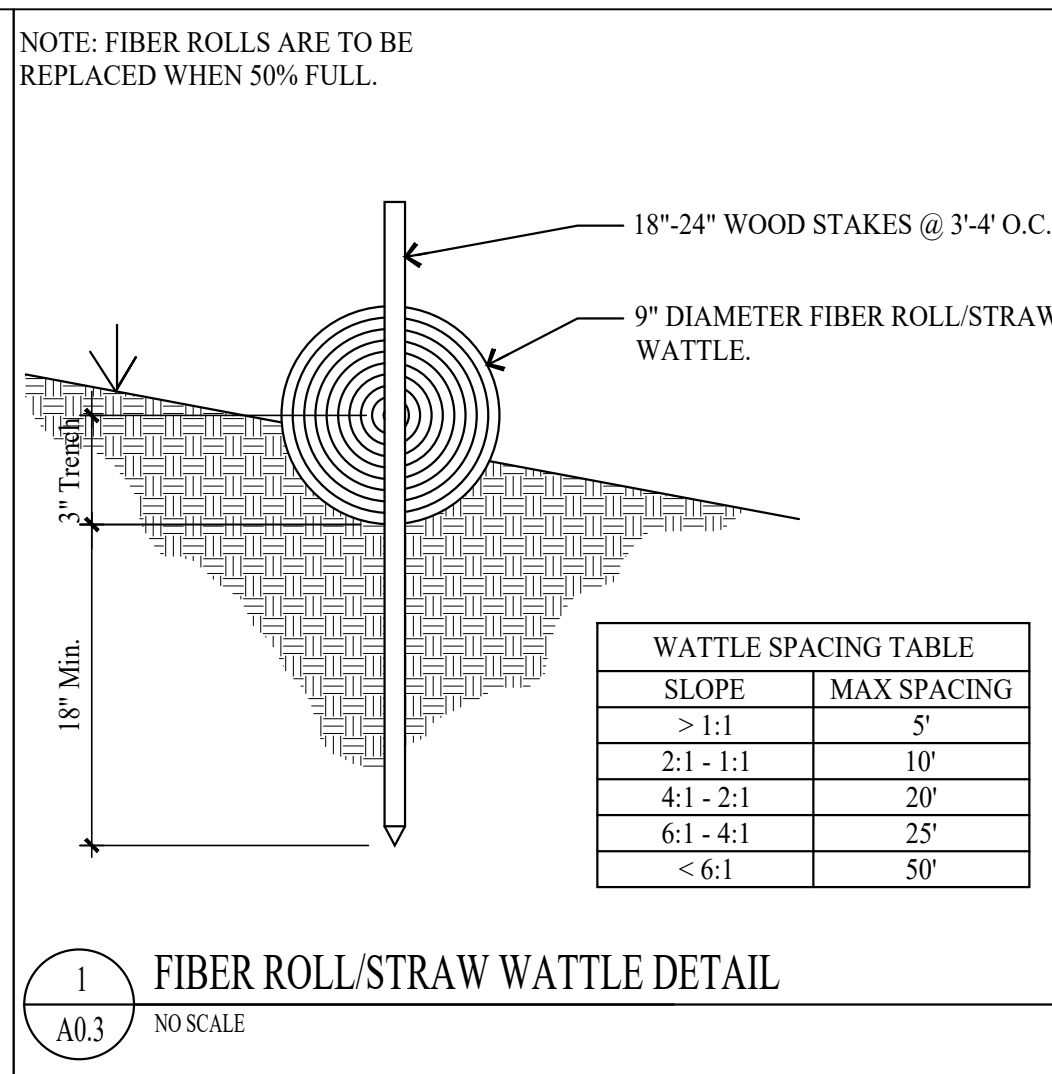
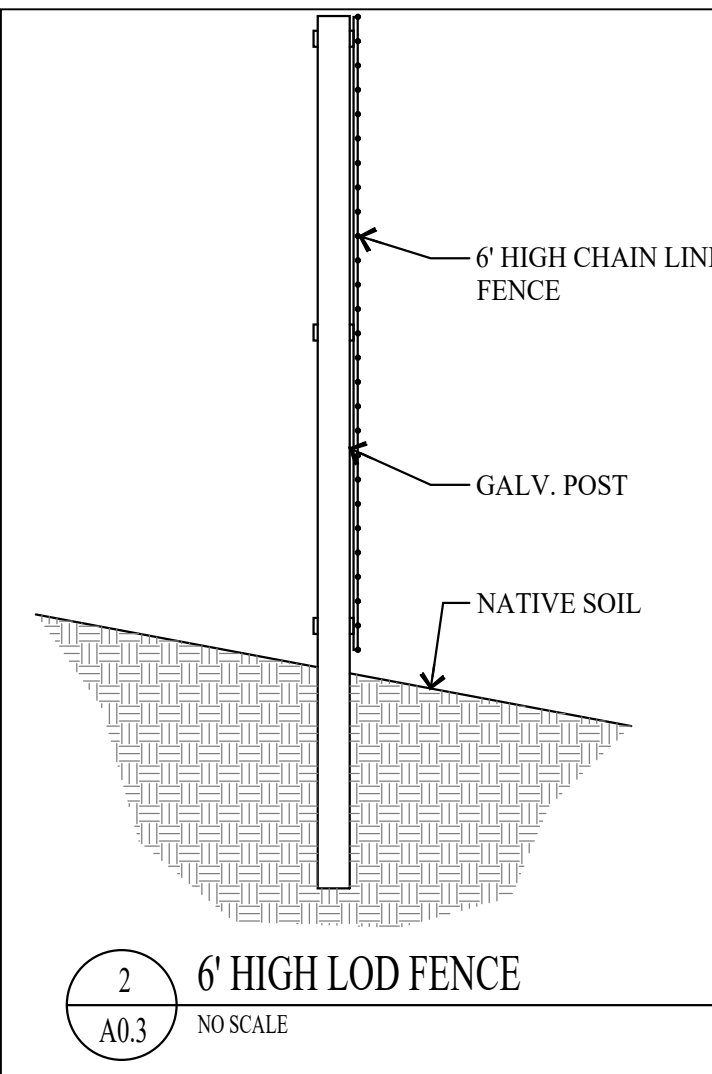
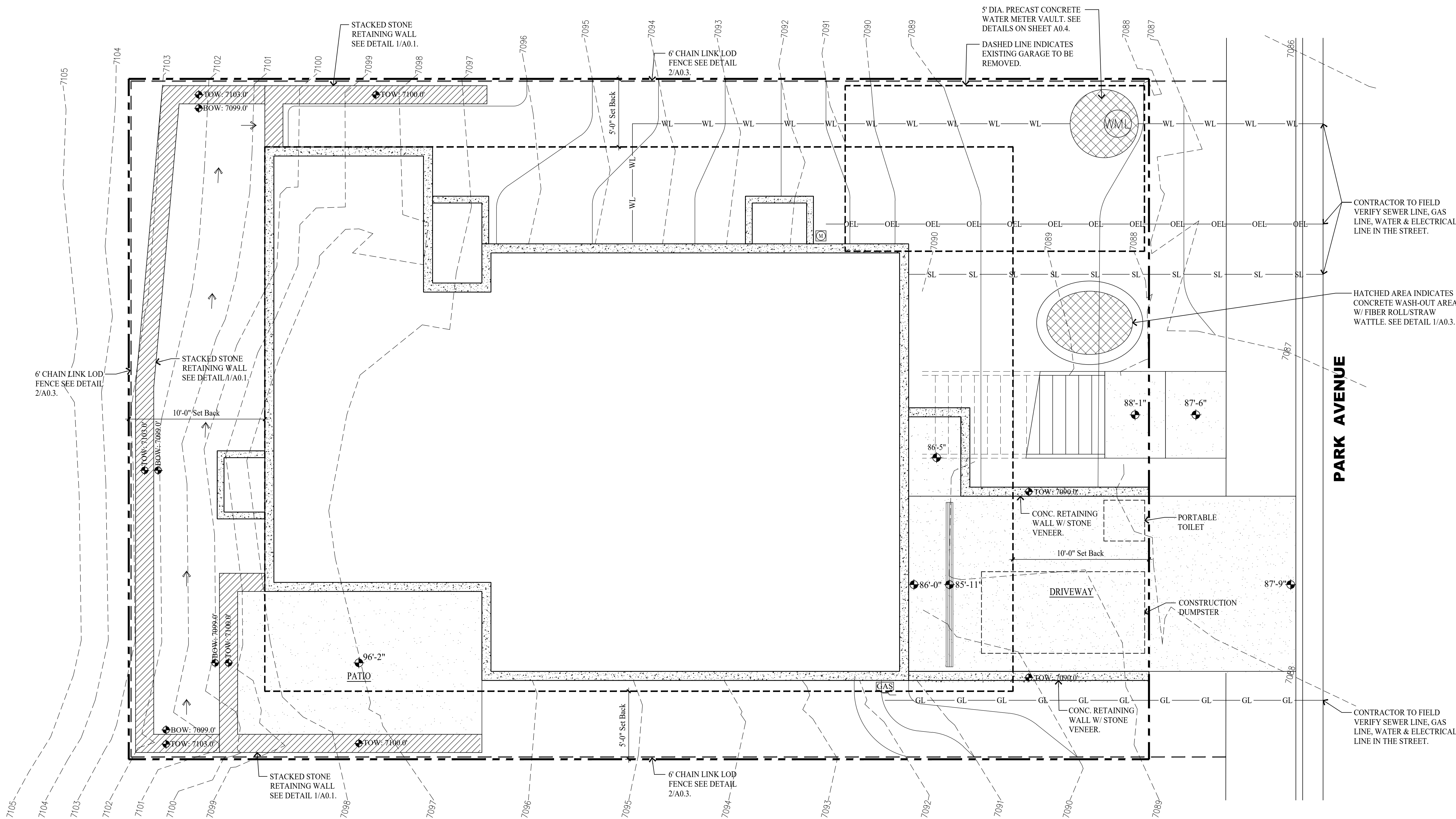
Exception: Structures meeting all of the requirements labeled in sub-section C items 1 through 4 and at least 3 of the items labeled 5 through 9 listed in Section 603.4.3 are not required to meet items 5 through 8 above. Notwithstanding any exception, all landscaping in the Intermediate Ignition Zone must be such that a ground fire is not likely to spread into the tree canopy.

603.5.2.3 Extended Ignition Zone. The Extended Ignition Zone shall extend from the edge of the Intermediate Ignition Zone to a distance not to exceed 100 feet, which may include an area outside of the established LOD, and shall meet the following requirements:

1. All dead and dying vegetation shall be removed.
2. Small conifers growing between trees may be removed in the context of clumping, clustering, and thinning, in accordance with Section 603.4
3. Trees greater than 15 feet must have all branches removed from within six (6) feet of the ground as measured from the highest point of the ground below the canopy of the tree.
4. Trees and shrubs must be clustered with the canopies of the clusters being no closer than 12 feet to the next closest cluster.
5. No single tree cluster shall exceed 5 trees or cover more than 25% of the Intermediate Ignition Zone, whichever is lesser.

Exception Structures meeting all of the items listed in Section 603.4 are not required to meet items 3 through 5 above. Notwithstanding any exception, all landscaping in the Extended Ignition Zone must be such that a ground fire is not likely to spread into the tree canopy.





NOTE: FIBER ROLLS ARE TO BE REPLACED WHEN 50% FULL.

GENERAL NOTES

SITE PLAN NOTES:

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STABILIZATION CONSTRUCTION ENTRANCE

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GRADING NOTES

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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.
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UTILITY NOTES

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

SNOW REMOVAL

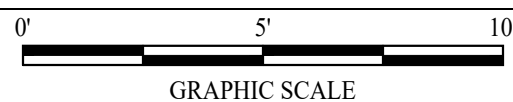
SNOW PLOWED FROM DRIVE SHALL NOT BE PUSHED ONTO THE STREET.

LEGEND

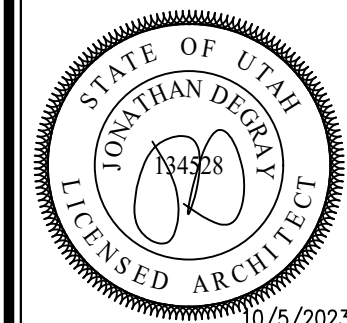
- (WML) WATER MANHOLE LID
- (SML) SEWER MANHOLE LID
- (M) ELECTRIC METER BOX
- (GAS) GAS METER
- (W) WATER VALVE
- (WM) WATER METER
- (SDM) STORM DRAIN MANHOLE
- (P) POWER POLE
- (SL) STREET LIGHT
- (D) DATUM ELEVATION
- (F) FIRE HYDRANT
- (T) TELECOM BOX
- (E) ELECTRICAL BOX
- (S) SEWER CLEAN OUT
-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

LOD DISTURBED AREA: 1586 S/F

NOTE:
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SWPPP PLAN
SCALE: 1/4" = 1'-0"



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Architect

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WEISENBURG RESIDENCE

SWPPP PLAN

SHEET DESCRIPTION:

REVISIONS:

DATE:

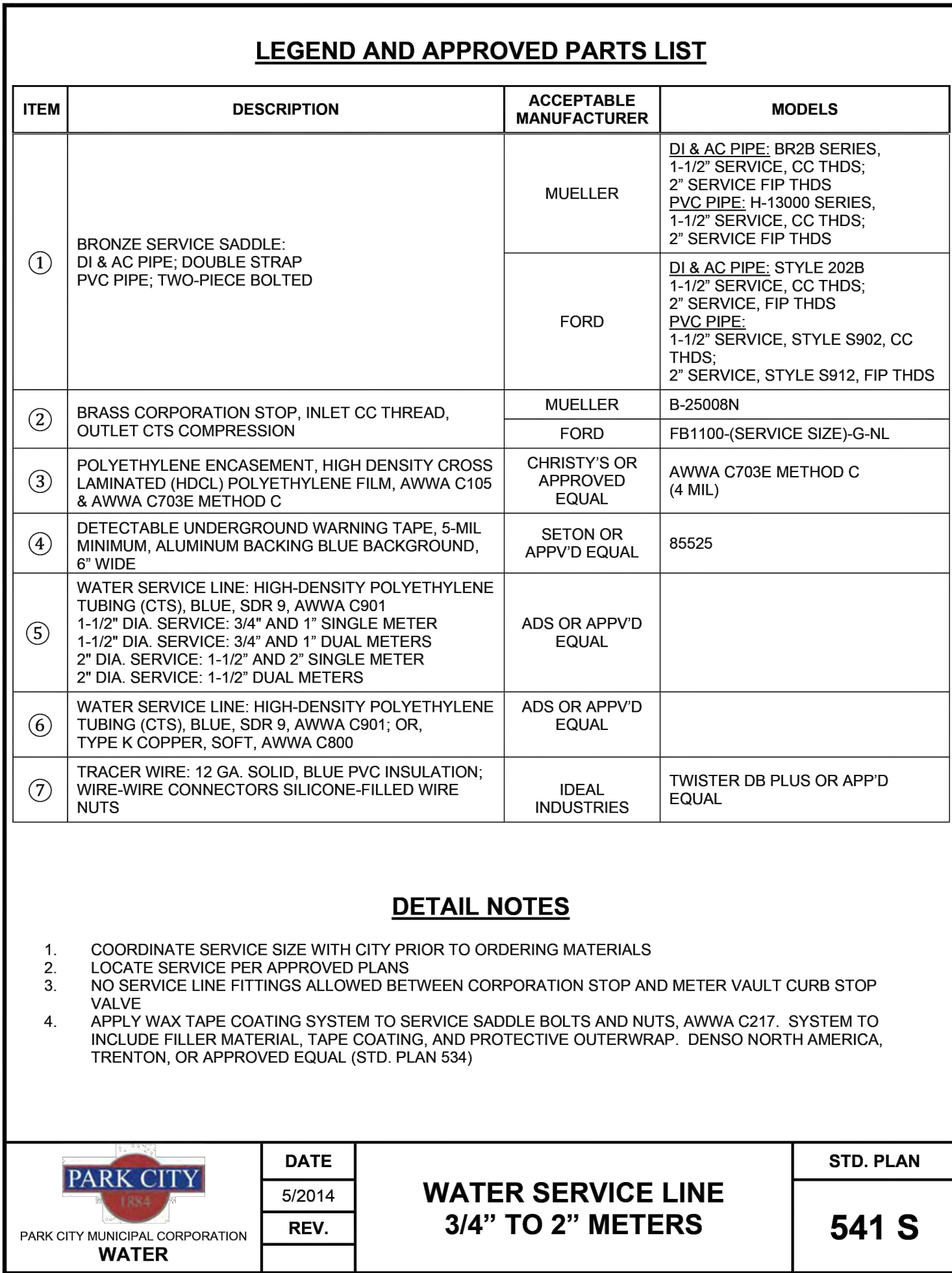
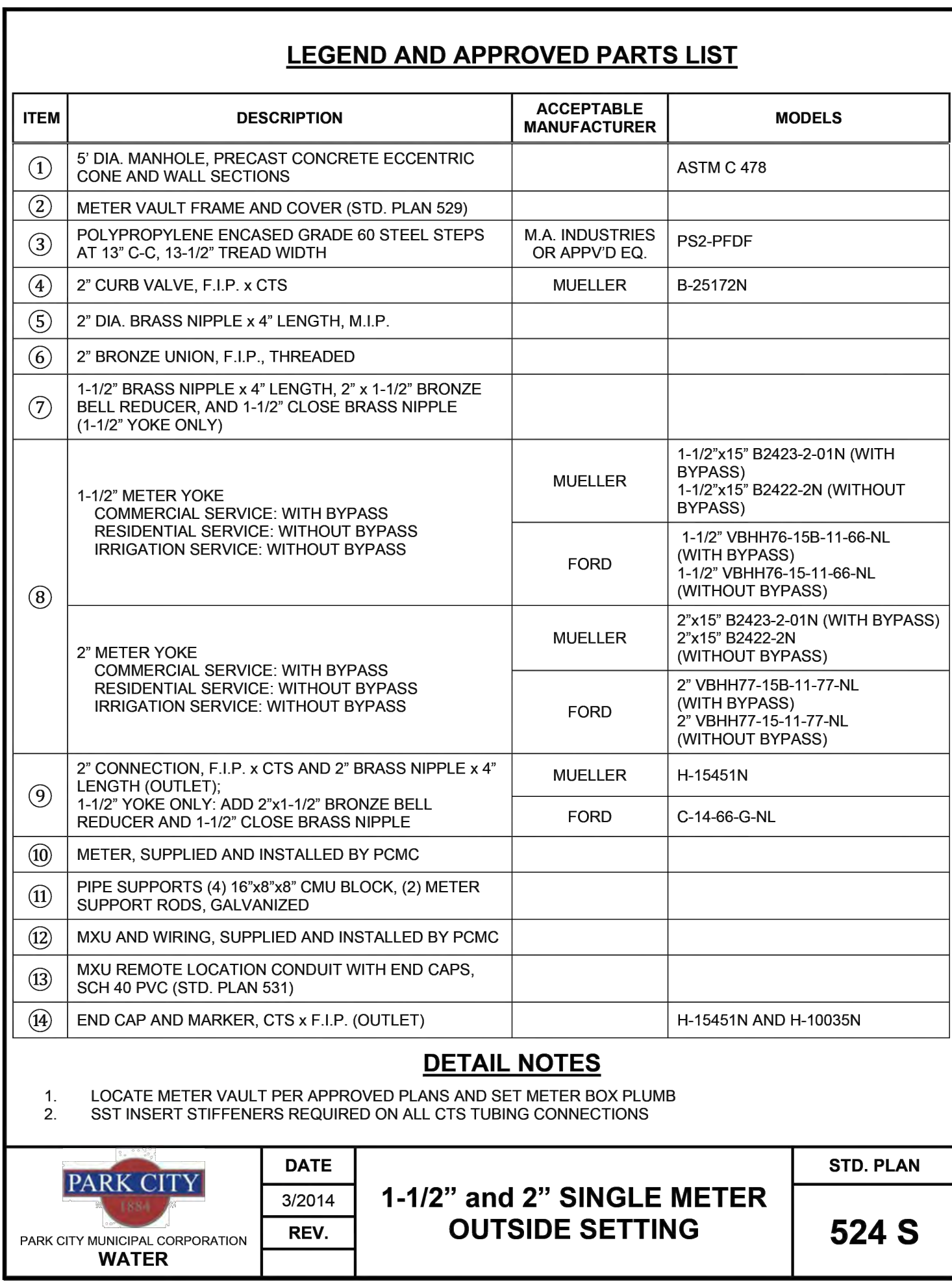
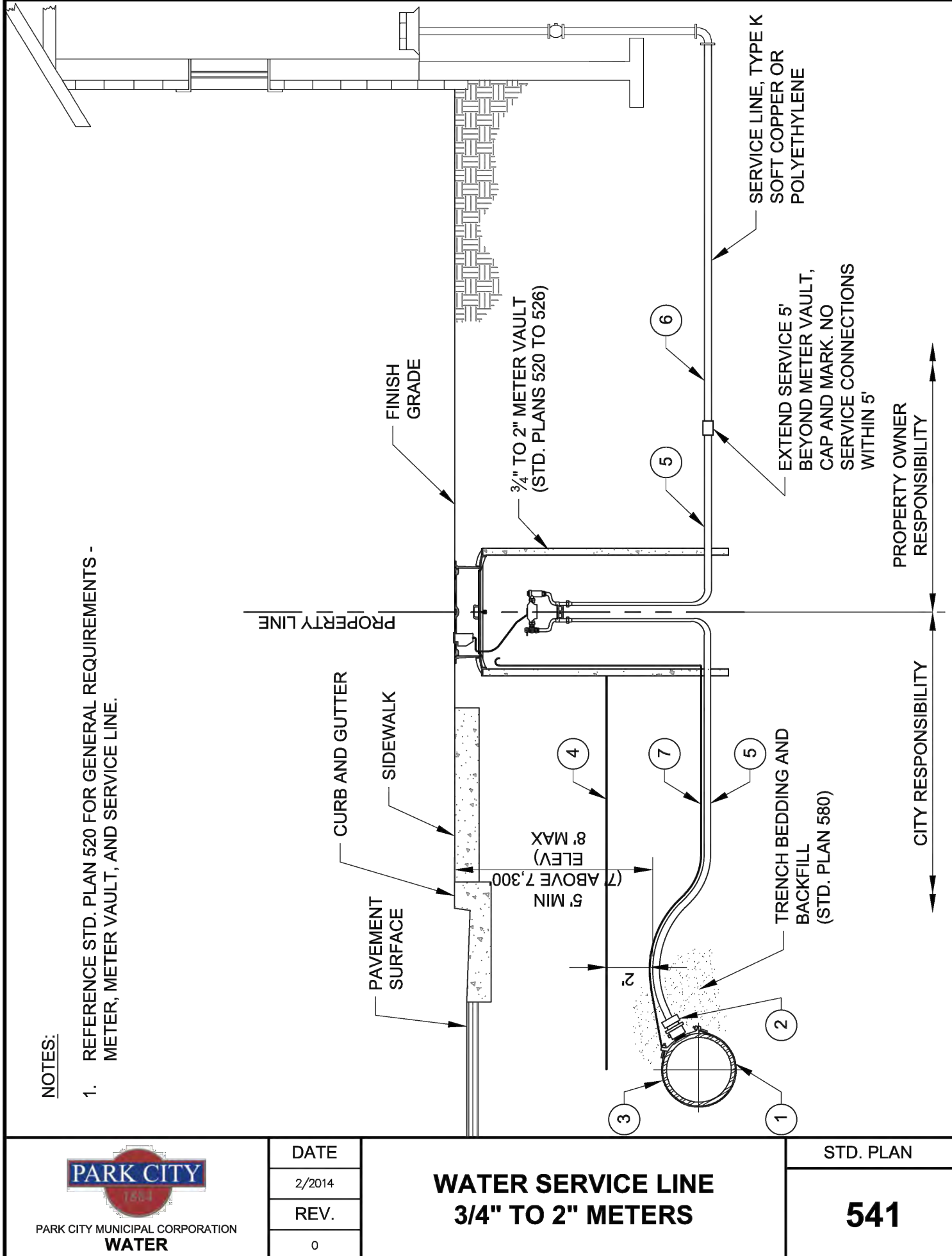
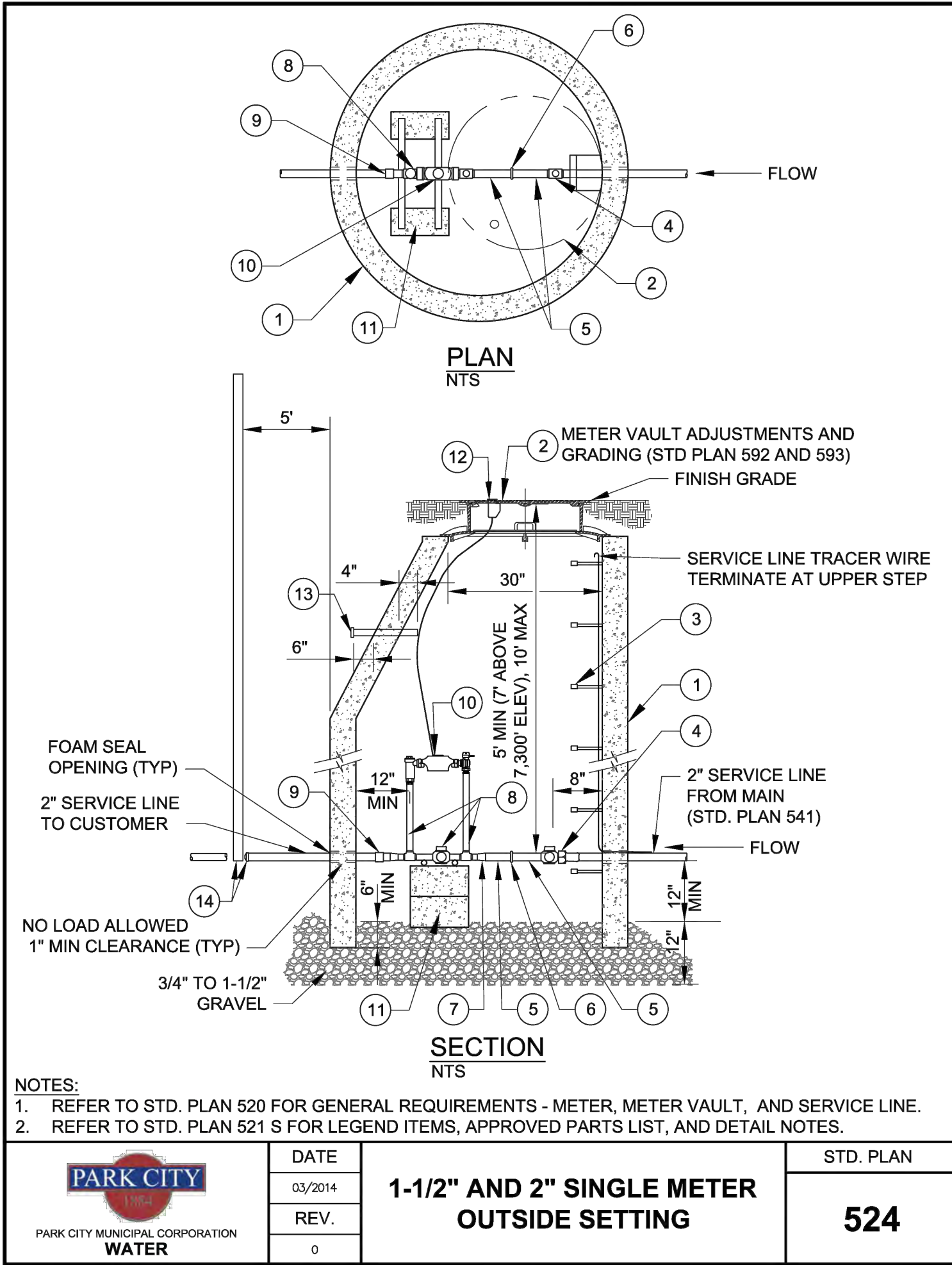
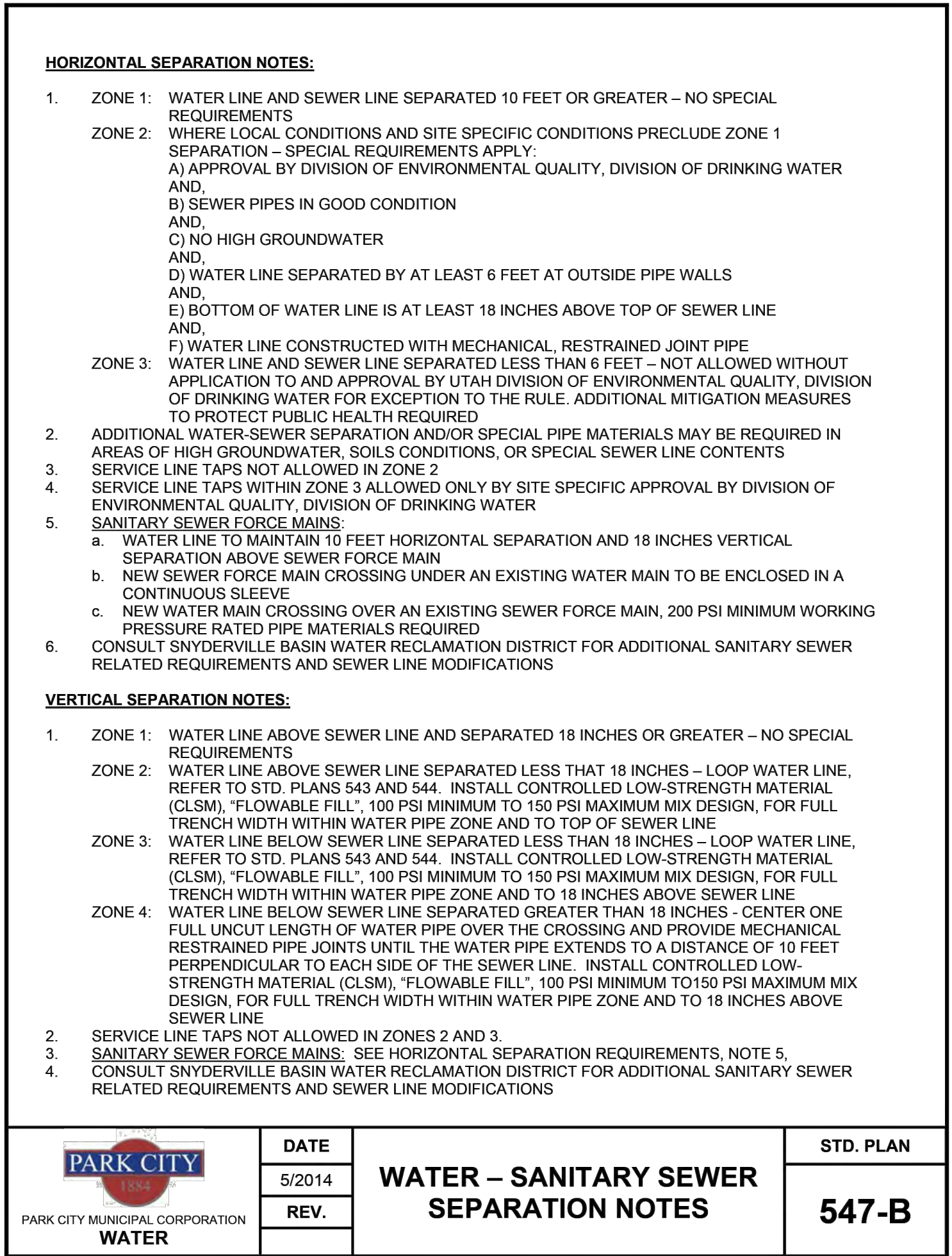
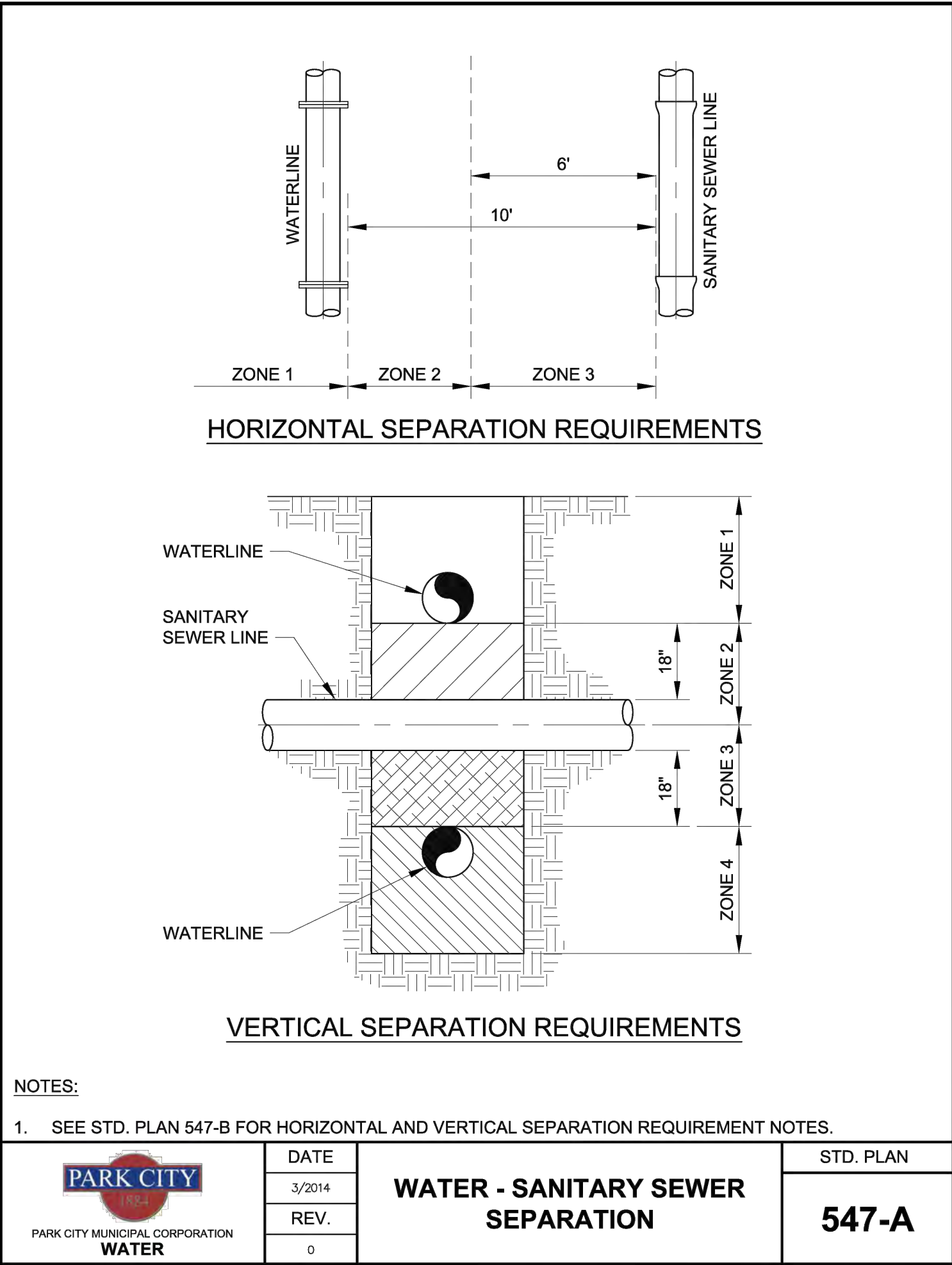
OCTOBER 05, 2023

PROJECT NUMBER:

2007-03

SHEET NUMBER:

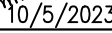
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SCALE: 1/4" = 1'-0"



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Tel. 435-649-7263, E-mail: degrayarch@qwestoffice.net

PROJECT DESCRIPTION:

SHEET DESCRIPTION:

REVISIONS

DATE: _____

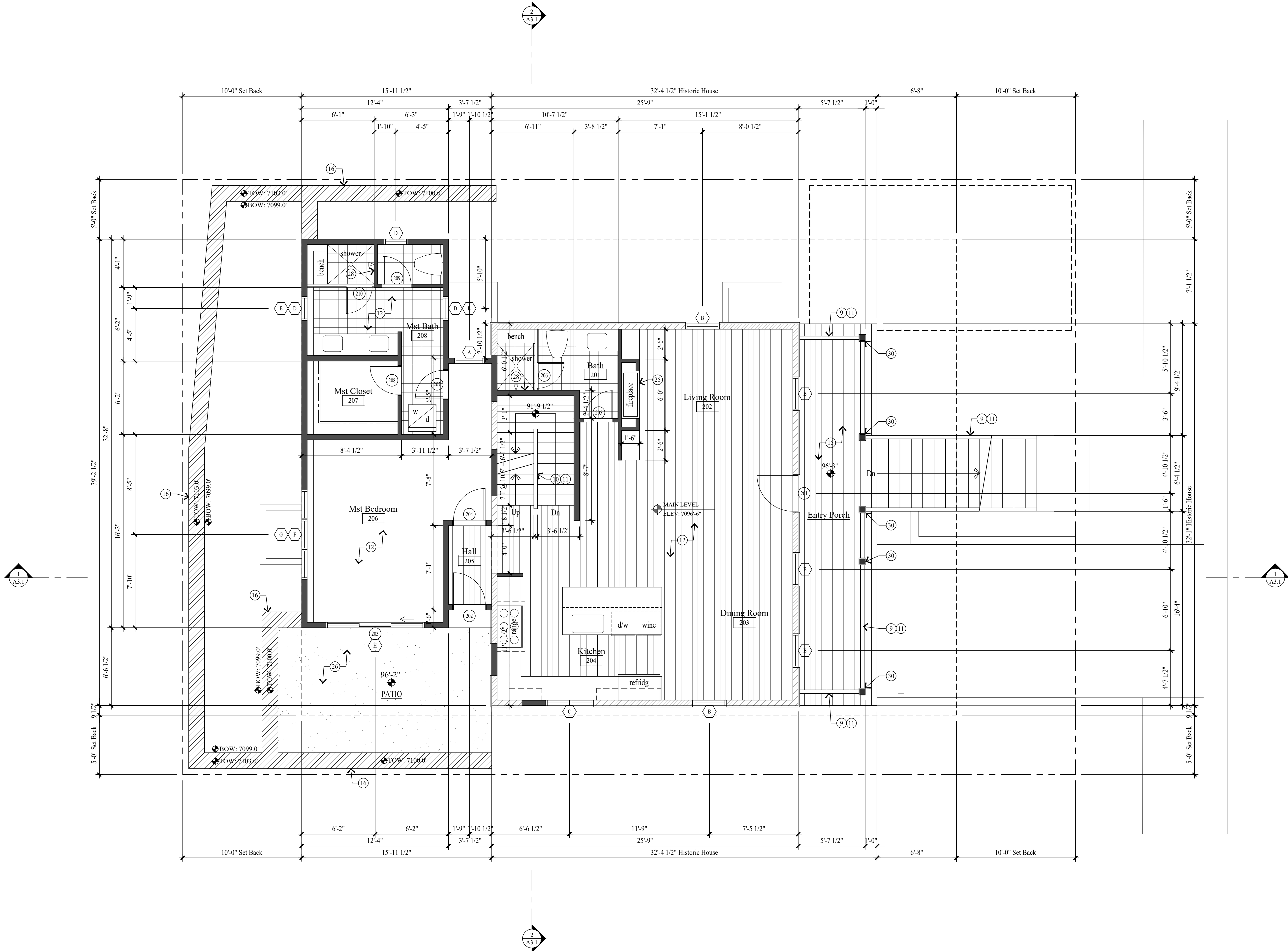
OCTOBER 05, 2023

PROJECT NUMBER:	2007
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SHEET NUMBER

PGIVE17V11Z

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

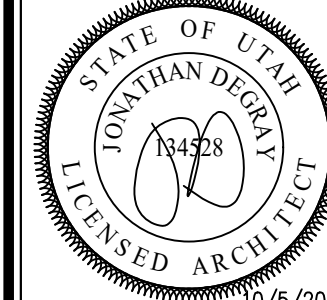
GENERAL NOTES

- NEW CONCRETE WALL
- EXISTING 2x FRAMED WALL
- NEW 2x FRAMED WALL

- ALL DIMENSIONS ARE APPROXIMATE AND ARE TO BE FIELD VERIFIED PRIOR TO ANY CONSTRUCTION.
- 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. ROOF JOISTS TO BE 7 1/4" LVL FRAMING U.N.O. W/ 7" CLOSED CELL FOAM INSULATION R-38 - TYP. AND TO BE 9 1/2" TJI FRAMING U.N.O. W/ BIB INSULATION R-38 - TYP.
- FIRE SPRINKLERS TO BE ON THE WARM SIDE OF THE BUILDING ENVELOPE. ANTIFREEZE WILL NO LONGER BE ALLOWED IN FIRE SPRINKLER SYSTEMS.
- AIR LEAKAGE: THE BUILDING THERMAL ENVELOPE SHALL BE CONSTRUCTED TO LIMIT AIR LEAKAGE IN ACCORDANCE WITH SECTIONS N1102.4.1 - N1102.4.4.
- HOME HARDENING SHALL COMPLY WITH THE WILDLAND - URBAN INTERFACE CODE AS ADOPTED BY THE STATE OF UTAH AND AMENDED BY PARK CITY PER LMC 11-21, H 603.4

KEY NOTES

- CLASS A NON-REFLECTIVE STANDING SEAM METAL ROOF, 24 GA. METAL ROOF TO BE ICC-ES APPROVED, ON ICE & WATER MEMBRANE ON 5/8" EXT. SHEATHING ON ROOF JOIST - SEE STRUCT. FOR SIZE & SPACING. ROOF MATERIAL SHALL COMPLY WITH THE WILDLAND - URBAN INTERFACE CODE.
- METAL RIDGE VENT.
- ROOF CRICKET/OVER-BUILD, CONTRACTOR TO FIELD VERIFY HEIGHT AND LOCATION.
- HISTORIC MASONRY CHIMNEY TO BE REUSED AND REBUILT FROM ROOF STRUCTURE UP. SEE STRUCTURAL FOR SUPPORT. SEE DETAIL 17/A5.2 FOR FLASHING.
- 1 1/2" x 3 1/2" CONTINUOUS METAL DRIP EDGE.
- 1x CEDAR SOFFIT, VENTED - PAINT/STAIN.
- 1x4 ON 1x10 BUILT-UP FASCIA - PAINT/STAIN.
- 1x BUILT-UP FASCIA TO MATCH EXISTING HISTORIC TRIM - PAINTED.
- 36" HIGH RAILING: 2x4 SHAPED TOP RAIL W/ 2x2 BALLAST SPACED LESS THAN 4" W/ 2x4 BOTTOM RAIL. MATCH EXISTING - PAINTED.
- 36" HIGH RAILING: 2x SHAPED HARDWOOD CONTINUOUS TOP CAP. W/ 3/8" DIA. STEEL CABLE, HORIZONTAL, SPACED LESS THAN 4". THROUGH 3" x 3" VERTICAL TUBE STEEL.
- FOR TYPICAL STAIRWAY, HANDRAILING AND GUARDRAILING NOTES & DETAILS ON SEE SHEET A5.1.
- HYDRAUNIC HEATING STAPLE UP SYSTEM ON 3/4" PLYWOOD ON FLOOR JOIST - SEE STRUCTURAL FOR SIZE AND SPACING.
- 4" REINFORCED CONCRETE SLAB W/ HYDRAUNIC HEATING ON 2" RIGID INSULATION (CONTINUOUS) ON 6 MIL POLYETHYLENE VAPOR RETARDER (JOINTS TO LAP 6" MIN.) ON 4" GRAVEL BASE CLEANED/GRADED.
- DECK: REINFORCED WATERPROOF MEMBRANE ON RIGID INSULATION SLOPED 3% ON 3/4" PLYWOOD ON ROOF JOIST.
- ENTRY PORCH: 2x6 TREX DECKING ON 2x P.T. TAPERED SLEEPERS ON REINE. WATERPROOF MEMBRANE ON 3/4" EXTERIOR PLYWOOD ON 2x P.T. TAPERED DECK JOIST - SEE STRUCTURAL FOR SIZE AND SPACING.
- STACKED STONE RETAINING WALL, NOT TO EXCEED 4'-0" HIGH.
- 6x6 COLUMN - PAINT/STAIN.
- SNOW RETENTION BARS: S-5 X-GARD 2.0 OR EQUAL AND BYLIN SNOWMELT SYSTEM AT ALL EAVES AND VALLEYS - TYP.
- GUTTERS AND DOWNSPOUTS TO TIE INTO EXISTING FRENCH DRAIN.
- CONCRETE WINDOW WELL W/ EGRESS LADDER.
- ALUMINUM GRATE OVER CONCRETE WINDOW WELL TO BE HINGED FOR EGRESS ACCESS.
- DASHED LINES INDICATES WALL/BEAM ABOVE.
- PROPERTY LINE.
- SET BACK LINE.
- HEATILATOR "CRAVE 6048-C" DIRECT VENT FIREPLACE. FRAME ON 10" PLATFORM. SEALED GAS APPLIANCE APPROVED FOR SLEEPING AREAS. ANSI Z21.88-2019.
- 4" REINFORCED CONCRETE PATIO / GARAGE / DRIVEWAY ON 4" GRAVEL BASE.
- ENCLOSED ACCESSIBLE SPACE UNDER STAIRS SHALL HAVE WALLS, UNDER-STAIR SURFACE AND ANY SOFFITS PROTECTED ON THE ENCLOSED SIDE WITH 1/2" GYPSUM BOARD.
- TUBS AND SHOWERS WITH TILED WALLS TO HAVE A POLYSTYRENE FOAM SYSTEM, WEDI OR EQUAL.
- 5/8" TYPE "X" ON GARAGE CEILING AND WALL SEPARATING THE GARAGE AND LIVING SPACE.
- 6x6 COLUMN WRAPPED IN 1x TRIM TO MATCH EXISTING. PAINT/STAIN.
- POLYCAST TRENCH DRAIN SYSTEM OR EQUAL, TIE INTO GRAVEL SUMP.



Jonathan DeGray
A r c h i t e c t
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Tel. 435-648-7263, E-mail: degrayarch@westoffice.net

WEISENBURG RESIDENCE

MAIN LEVEL PLAN

SHEET DESCRIPTION:

REVISIONS:

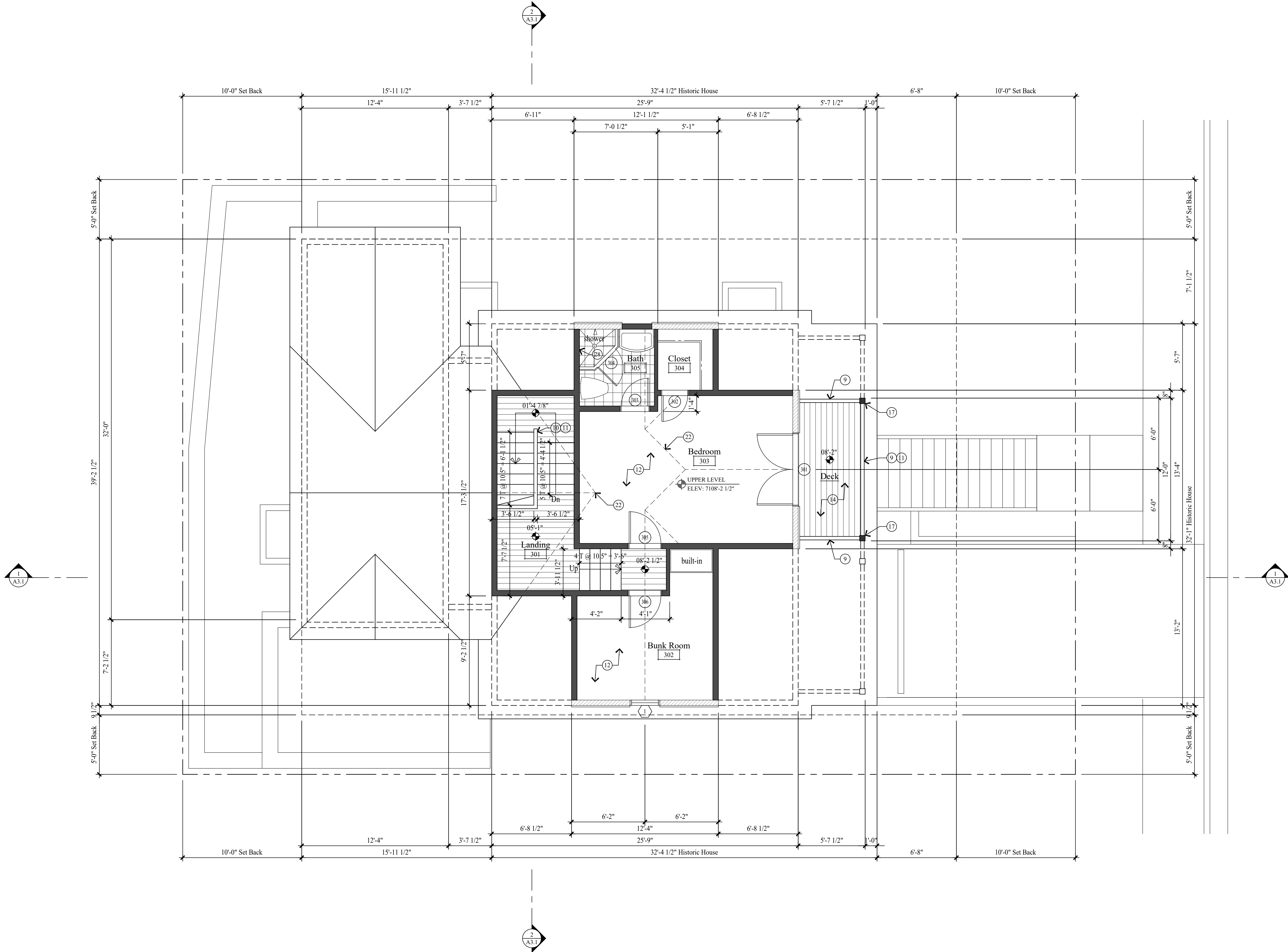
DATE:
OCTOBER 05, 2023

PROJECT NUMBER:
2007-03

SHEET NUMBER:

A1.2

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UPPER LEVEL PLAN

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

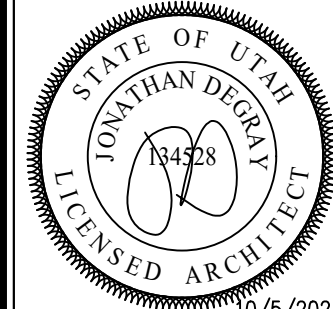
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- EXISTING 2x FRAMED WALL
- NEW 2x FRAMED WALL

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- 1x BUILT-UP FASCIA TO MATCH EXISTING HISTORIC TRIM - PAINTED.
- 36" HIGH RAILING: 2x4 SHAPED TOP RAIL W/ 2x2 BALLAST SPACED LESS THAN 4" W/ 2x4 BOTTOM RAIL. MATCH EXISTING - PAINTED.
- 36" HIGH RAILING: 2x SHAPED HARDWOOD CONTINUOUS TOP CAP. W/ 3/8" DIA. STEEL CABLE, HORIZONTAL, SPACED LESS THAN 4". THROUGH 3"x 3" VERTICAL TUBE STEEL.
- FOR TYPICAL STAIRWAY, HANDRAILING AND GUARDRAILING NOTES & DETAILS ON SEE SHEET A5.1.
- HYDRAUNIC HEATING STAPLE UP SYSTEM ON 3/4" PLYWOOD ON FLOOR JOIST - SEE STRUCTURAL FOR SIZE AND SPACING.
- 4" REINFORCED CONCRETE SLAB W/ HYDRAUNIC HEATING ON 2" RIGID INSULATION (CONTINUOUS) ON 6 MIL POLYETHYLENE VAPOR RETARDER (JOINTS TO LAP 6" MIN.) ON 4" GRAVEL BASE CLEANED/GRADED.
- DECK: REINFORCED WATERPROOF MEMBRANE ON RIGID INSULATION SLOPED 3% ON 3/4" PLYWOOD ON ROOF JOIST.
- ENTRY PORCH: 2x6 TREX DECKING ON 2x P.T. TAPERED SLEEPERS ON REINE. WATERPROOF MEMBRANE ON 3/4" EXTERIOR PLYWOOD ON 2x P.T. TAPERED DECK JOIST - SEE STRUCTURAL FOR SIZE AND SPACING.
- STACKED STONE RETAINING WALL, NOT TO EXCEED 4'-0" HIGH.
- 6x6 COLUMN - PAINT/STAIN.
- SNOW RETENTION BARS: S-5 X-GARD 2.0 OR EQUAL. AND BYLIN SNOWMELT SYSTEM AT ALL EAVES AND VALLEYS - TYP.
- GUTTERS AND DOWNSPOUTS TO TIE INTO EXISTING FRENCH DRAIN.
- CONCRETE WINDOW WELL W/ EGRESS LADDER.
- ALUMINUM GRATE OVER CONCRETE WINDOW WELL TO BE HINGED FOR EGRESS ACCESS.
- DASHED LINES INDICATES WALL/BEAM ABOVE.
- PROPERTY LINE.
- SET BACK LINE.
- HEATILATOR "CRABE 6048-C" DIRECT VENT FIREPLACE. FRAME ON 10" PLATFORM. SEALED GAS APPLIANCE APPROVED FOR SLEEPING AREAS. ANSI Z21.88-2019.
- 4" REINFORCED CONCRETE PATIO / GARAGE / DRIVEWAY ON 4" GRAVEL BASE.
- ENCLOSED ACCESSIBLE SPACE UNDER STAIRS SHALL HAVE WALLS, UNDER-STAIR SURFACE AND ANY SOFFITS PROTECTED ON THE ENCLOSED SIDE WITH 1/2" GYPSUM BOARD.
- TUBS AND SHOWERS WITH TILED WALLS TO HAVE A POLYSTYRENE FOAM SYSTEM, WEDI OR EQUAL.
- 5/8" TYPE "X" ON GARAGE CEILING AND WALL SEPARATING THE GARAGE AND LIVING SPACE.
- 6x6 COLUMN WRAPPED IN 1x TRIM TO MATCH EXISTING. PAINT/STAIN.
- POLYCAST TRENCH DRAIN SYSTEM OR EQUAL, TIE INTO GRAVEL SUMP.



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WEISENBURG RESIDENCE

PRODUCT DESCRIPTION:

UPPER LEVEL PLAN

SHEET DESCRIPTION:

REVISIONS:

DATE:

OCTOBER 05, 2023

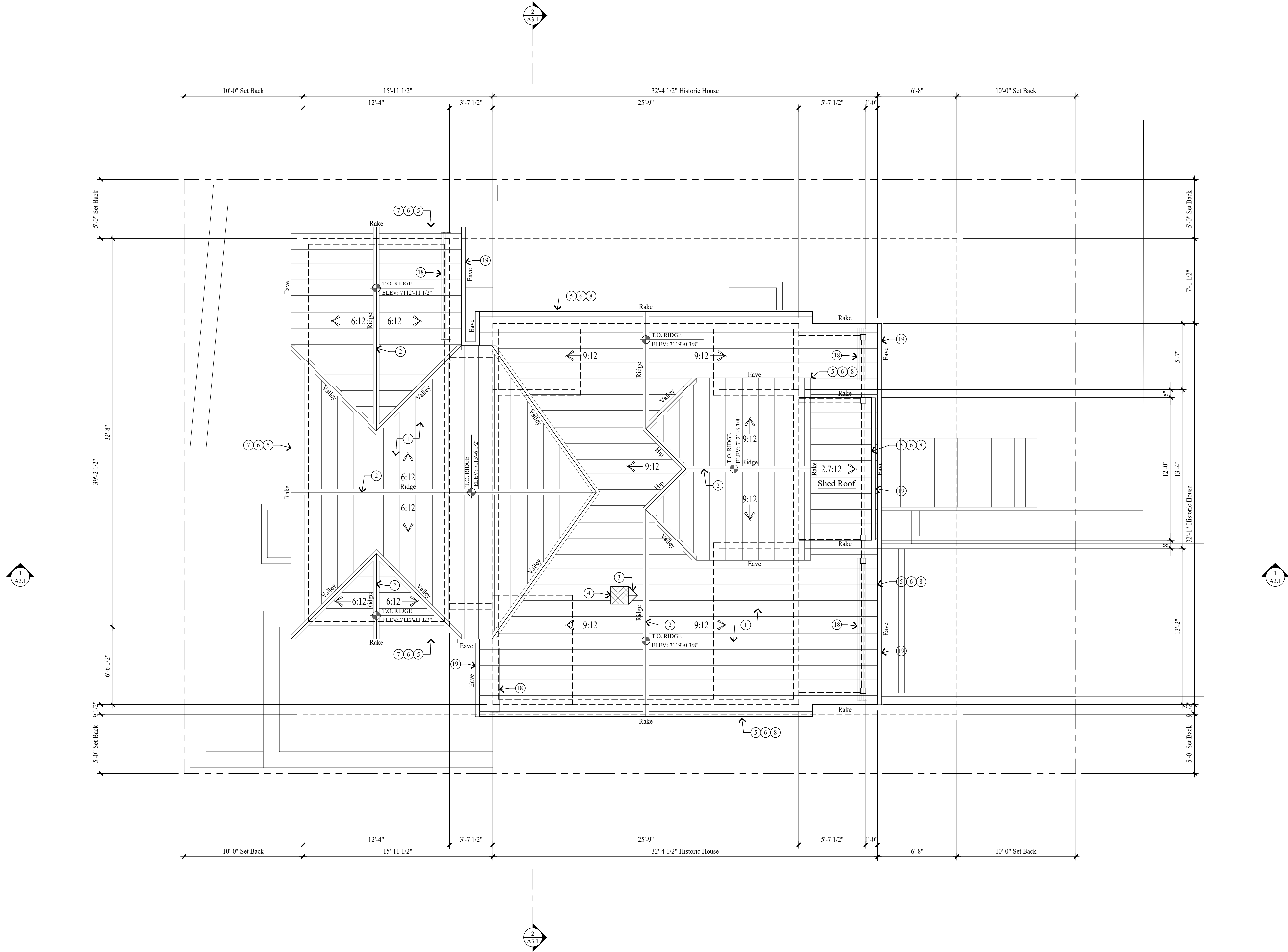
PROJECT NUMBER:

2007-03

SHEET NUMBER:

A1.3

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

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

GENERAL NOTES

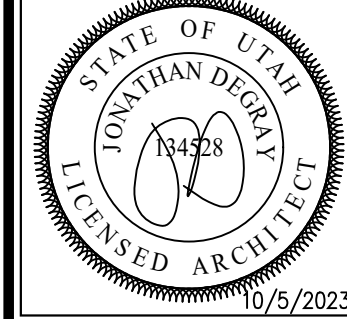
- NEW CONCRETE WALL
- EXISTING 2x FRAMED WALL
- NEW 2x FRAMED WALL

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. ROOF JOISTS TO BE 7 1/4" LVL FRAMING U.N.O. W/ 7" CLOSED CELL FOAM INSULATION R-38 - TYP. AND 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. CLASS A NON-REFLECTIVE STANDING SEAM METAL ROOF, 24 GA. METAL ROOF TO BE ICC-ES APPROVED, ON ICE & WATER MEMBRANE ON 5/8" EXT. SHEATHING ON ROOF JOIST - SEE STRUCT. FOR SIZE & SPACING. ROOF MATERIAL SHALL COMPLY WITH THE WILDLAND - URBAN INTERFACE CODE.
2. METAL RIDGE VENT.
3. ROOF CRICKET/OVER-BUILD, CONTRACTOR TO FIELD VERIFY HEIGHT AND LOCATION.
4. HISTORIC MASONRY CHIMNEY TO BE REUSED AND REBUILT FROM ROOF STRUCTURE UP. SEE STRUCTURAL FOR SUPPORT. SEE DETAIL 16/A5.2 FOR FLASHING.
5. 1 1/2" x 3 1/2" CONTINUOUS METAL DRIP EDGE.
6. 1x CEDAR SOFFIT, VENTED - PAINT/STAIN.
7. 1x4 ON 1x10 BUILT-UP FASCIA - PAINT/STAIN.
8. 1x BUILT-UP FASCIA TO MATCH EXISTING HISTORIC TRIM - PAINTED.
9. 36" HIGH RAILING: 2x4 SHAPED TOP RAIL W/ 2x2 BALLAST SPACED LESS THAN 4" W/ 2x4 BOTTOM RAIL. MATCH EXISTING - PAINTED.
10. 36" HIGH RAILING: 2x SHAPED HARDWOOD CONTINUOUS TOP CAP. W/ 3/8" DIA. STEEL CABLE, HORIZONTAL, SPACED LESS THAN 4". THROUGH 3"x 3" VERTICAL TUBE STEEL.
11. FOR TYPICAL STAIRWAY, HANDRAILING AND GUARDRAILING NOTES & DETAILS ON SEE SHEET A5.1.
12. HYDRAUNIC HEATING STAPLE UP SYSTEM ON 3/4" PLYWOOD ON FLOOR JOIST - SEE STRUCTURAL FOR SIZE AND SPACING.
13. 4" REINFORCED CONCRETE SLAB W/ HYDRAUNIC HEATING ON 2" RIGID INSULATION (CONTINUOUS) ON 6 MIL POLYETHYLENE VAPOR RETARDER (JOINTS TO LAP 6" MIN.) ON 4" GRAVEL BASE CLEANED/GRADED.
14. DECK: REINFORCED WATERPROOF MEMBRANE ON RIGID INSULATION SLOPED 3% ON 3/4" PLYWOOD ON ROOF JOIST.
15. ENTRY PORCH: 2x6 TREX DECKING ON 2x P.T. TAPERED SLEEPERS ON REINE. WATERPROOF MEMBRANE ON 3/4" EXTERIOR PLYWOOD ON 2x P.T. TAPERED DECK JOIST - SEE STRUCTURAL FOR SIZE AND SPACING.
16. STACKED STONE RETAINING WALL, NOT TO EXCEED 4'-0" HIGH.
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18. SNOW RETENTION BARS: S-5 X-GARD 2.0 OR EQUAL AND BYLIN SNOWMELT SYSTEM AT ALL EAVES AND VALLEYS - TYP.
19. GUTTERS AND DOWNSPOUTS TO TIE INTO EXISTING FRENCH DRAIN.
20. CONCRETE WINDOW WELL W/ EGRESS LADDER.
21. ALUMINUM GRATE OVER CONCRETE WINDOW WELL TO BE HINGED FOR EGRESS ACCESS.
22. DASHED LINES INDICATES WALL/BEAM ABOVE.
23. PROPERTY LINE.
24. SET BACK LINE.
25. HEATILATOR "CRABE 6048-C" DIRECT VENT FIREPLACE. FRAME ON 10" PLATFORM. SEALED GAS APPLIANCE APPROVED FOR SLEEPING AREAS. ANSI Z21.88-2019.
26. 4" REINFORCED CONCRETE PATIO / GARAGE / DRIVEWAY ON 4" GRAVEL BASE.
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28. TUBS AND SHOWERS WITH TILED WALLS TO HAVE A POLYSTYRENE FOAM SYSTEM, WEDI OR EQUAL.
29. 5/8" TYPE "X" ON GARAGE CEILING AND WALL SEPARATING THE GARAGE AND LIVING SPACE.
30. 6x6 COLUMN WRAPPED IN 1x TRIM TO MATCH EXISTING. PAINT/STAIN.
31. POLYCAST TRENCH DRAIN SYSTEM OR EQUAL, TIE INTO GRAVEL SUMP.

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



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WEISENBURG RESIDENCE

445 PARK AVENUE, PARK CITY, UTAH 84060

HIGH ROOF PLAN

SHEET DESCRIPTION:

REVISIONS:

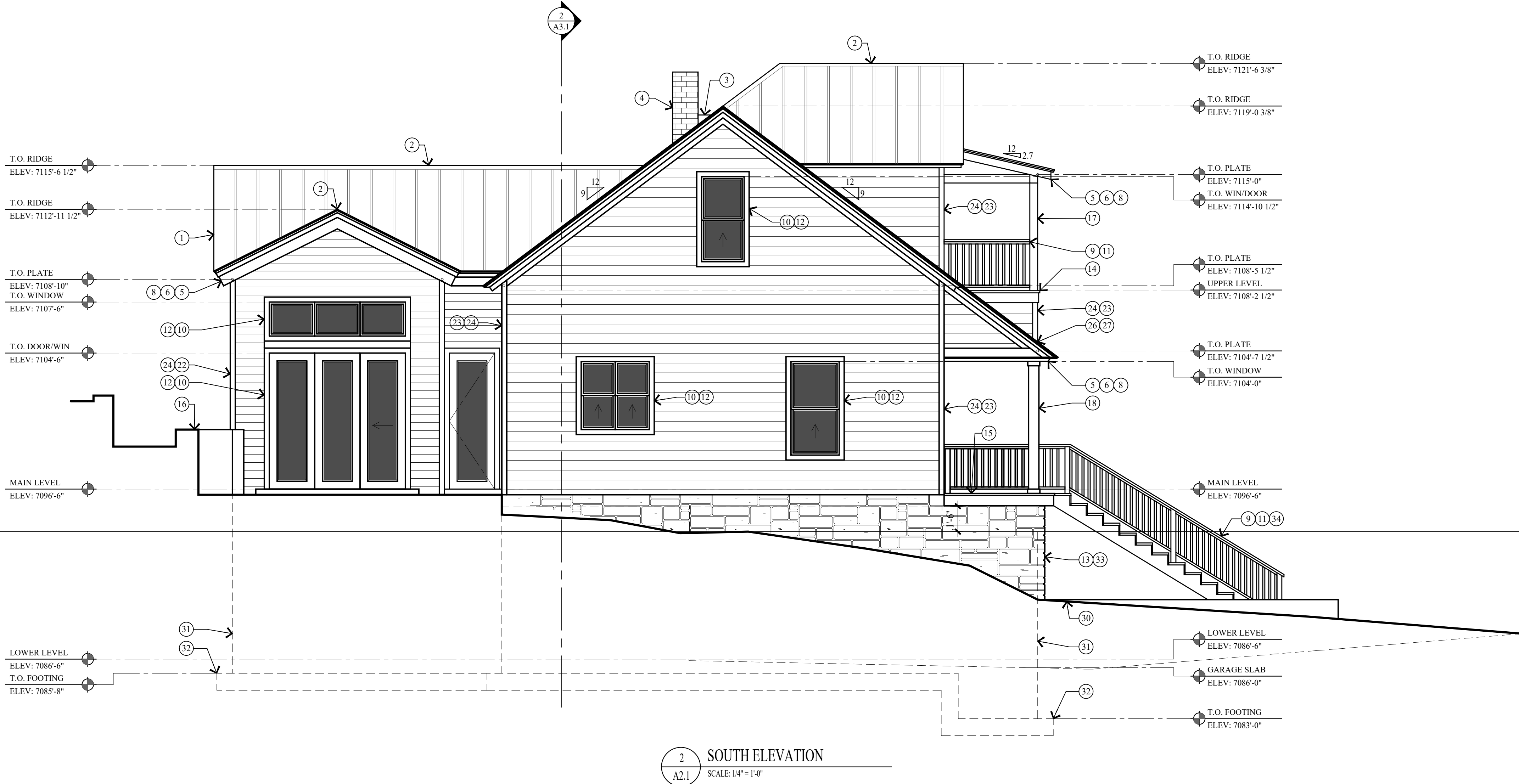
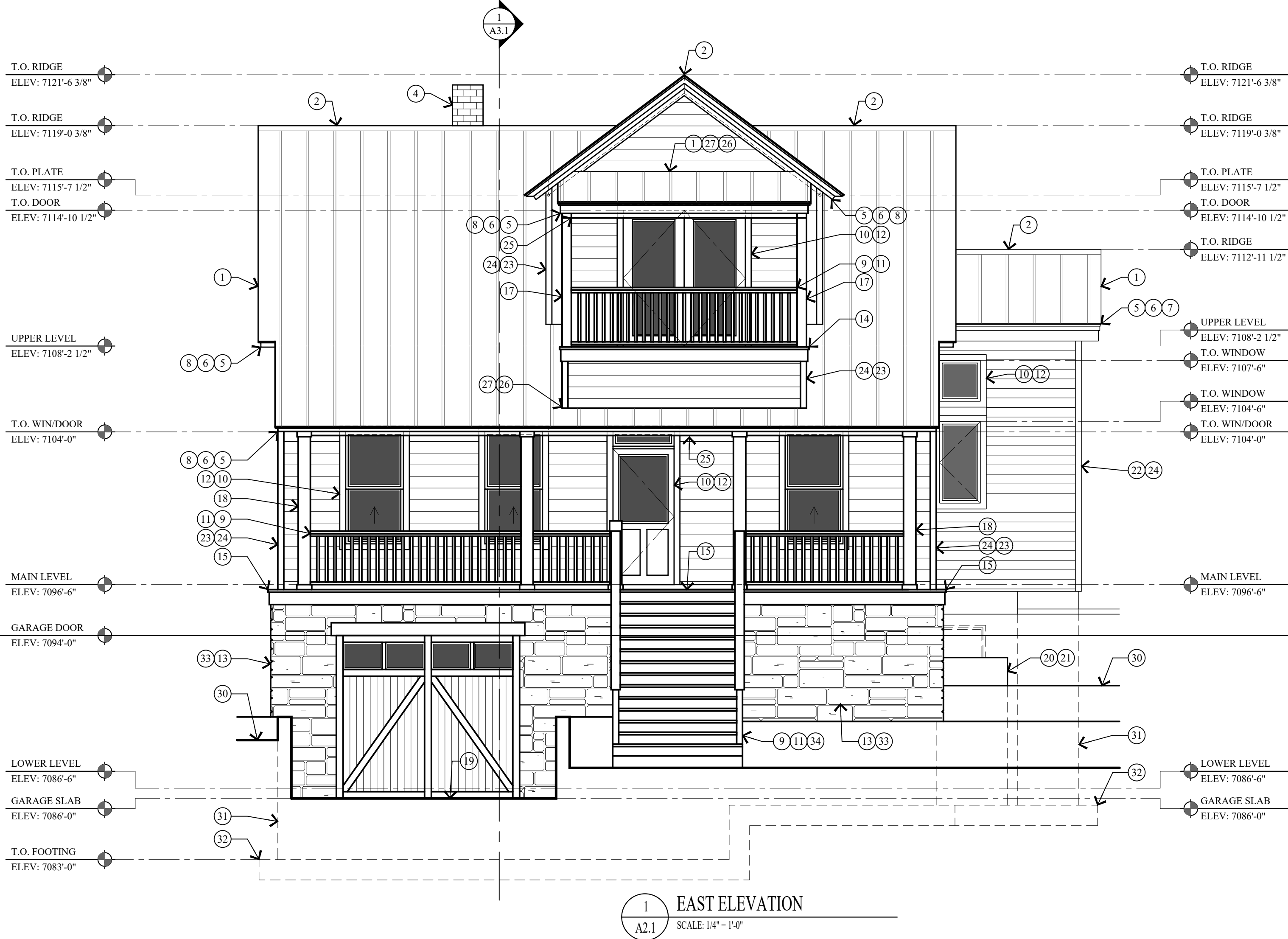
DATE:
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PROJECT NUMBER:
2007-03

SHEET NUMBER:

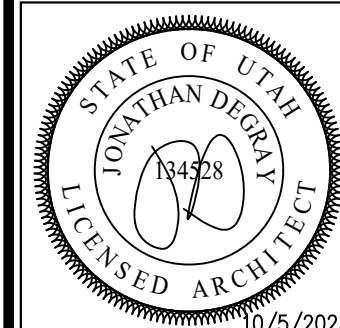
A1.4

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- ROOF CRICKET/OVER-BUILD, CONTRACTOR TO FIELD VERIFY HEIGHT AND LOCATION.
- HISTORIC MASONRY CHIMNEY TO BE REUSED AND REBUILT FROM ROOF STRUCTURE UP. SEE STRUCTURAL FOR SUPPORT. SEE DETAIL 16/A5.2 FOR FLASHING.
- 1 1/2" x 3 1/2" CONTINUOUS METAL DRIP EDGE.
- 1x CEDAR SOFFIT, VENTED - PAINT/STAIN.
- 1x4 ON 1x10 BUILT-UP FASCIA - PAINT/STAIN.
- 1x BUILT-UP FASCIA TO MATCH EXISTING HISTORIC TRIM - PAINTED.
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- WINDOWS AND DOORS W/ INSULATED GLASS - SEE SCHEDULE.
- FOR TYPICAL STAIRWAY, HANDRAILING AND GUARDRAILING NOTES & DETAILS ON SEE SHEET A5.1.
- WINDOW & DOOR TRIM: 2x4 HEAD, 2x4 JAMB & 2x4 SILL - PAINTED/STAINED W/ METAL FLASHING.
- EXISTING STONE VENEER TO BE SALVAGED AND REUSED. SEE SHEET S1.1 GENERAL STRUCTURAL NOTE FOR INSTALLATION.
- DECK: REINFORCED WATERPROOF MEMBRANE ON RIGID INSULATION SLOPED 3% ON 3/4" PLYWOOD ON P.T. DECK JOIST.
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- CONCRETE WINDOW WELL W/ EGRESS LADDER.
- ALUMINUM GRATE OVER CONCRETE WINDOW WELL TO BE HINGED FOR EGRESS ACCESS.
- 1x6 CEDAR HORIZONTAL LAP SIDING - STAINED ON TYVEK HOMEWRAP ON 1/2" EXTERIOR SHEATHING ON 2x6 STUD WALL @ 16" O.C.
- HISTORIC 1x8 BEVELED HORIZONTAL LAP SIDING TO REMAIN. REPAIR / REPLICATE AS NEEDED - PAINTED. ON TYVEK HOMEWRAP ON 1/2" EXTERIOR SHEATHING ON 2x6 STUD WALL @ 16" O.C.
- 2x4 CEDAR OUTSIDE CORNER BOARD. 2x2 CEDAR INSIDE CORNER BOARD - STAINED
- STRUCTURAL BEAM - SEE STRUCTURAL DRAWINGS FOR SIZE AND DETAILS.
- FLASHING AND COUNTER FLASHING - TYPICAL.
- ROOF TO WALL SURFACE: EXTEND BITUTHANE MEMBRANE OVER ROOF DECK & UP WALL SURFACE 24".
- LINE 27'-0" HEIGHT ABOVE EXISTING GRADE.
- EXISTING GRADE LINE.
- FINISH GRADE TO SLOPE AWAY FROM HOUSE A MIN. OF 6" WITHIN THE FIRST 10'. IRC R401.3
- FOUNDATION - SEE STRUCTURAL FOR SIZE AND REINFORCING.
- FOOTING - SEE STRUCTURAL FOR SIZE AND REINFORCING.
- STONE SUPPORT: 6"x6"x 5/16" CONTINUOUS ANGLE W/ 3/4" DIA EPOXY BOLTS x 5" EMBED @ 24" O.C. WITH MASTIC AROUND ANGLE & BOLTS. 3/16" DIA. WEEP HOLE @ 32" O.C. STEEL TO BE SHOP COATED W/ RUST-INHIBITIVE PAINT.
- ENTRY STAIRS: WOOD STRINGERS AND STAIRS. NOTES & DETAILS ON SEE SHEET A5.1.



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WEISENBURG RESIDENCE

445 PARK AVENUE, PARK CITY, UTAH 84060

EAST AND SOUTH ELEVATION

REVISIONS:

DATE:

OCTOBER 05, 2023

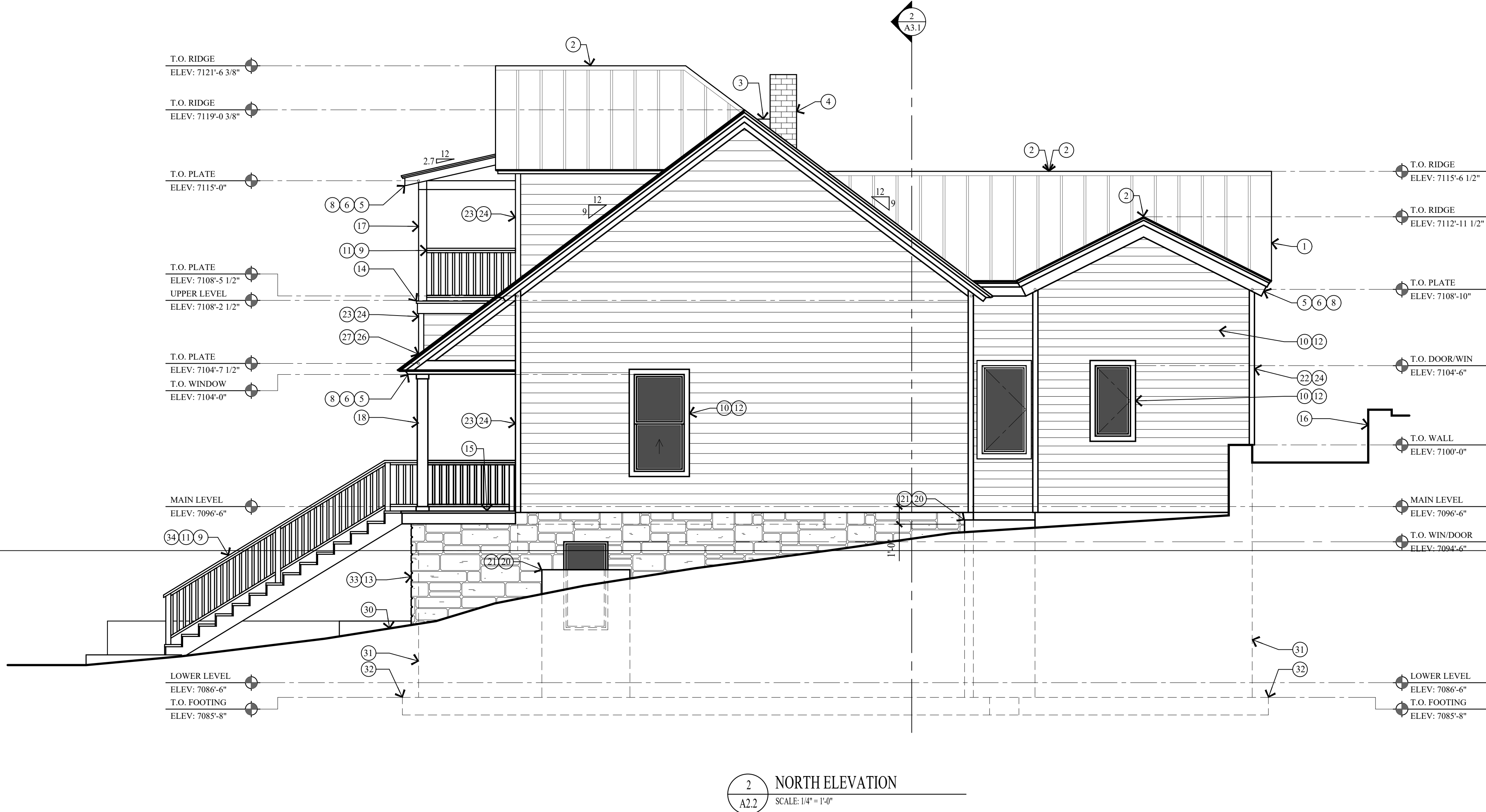
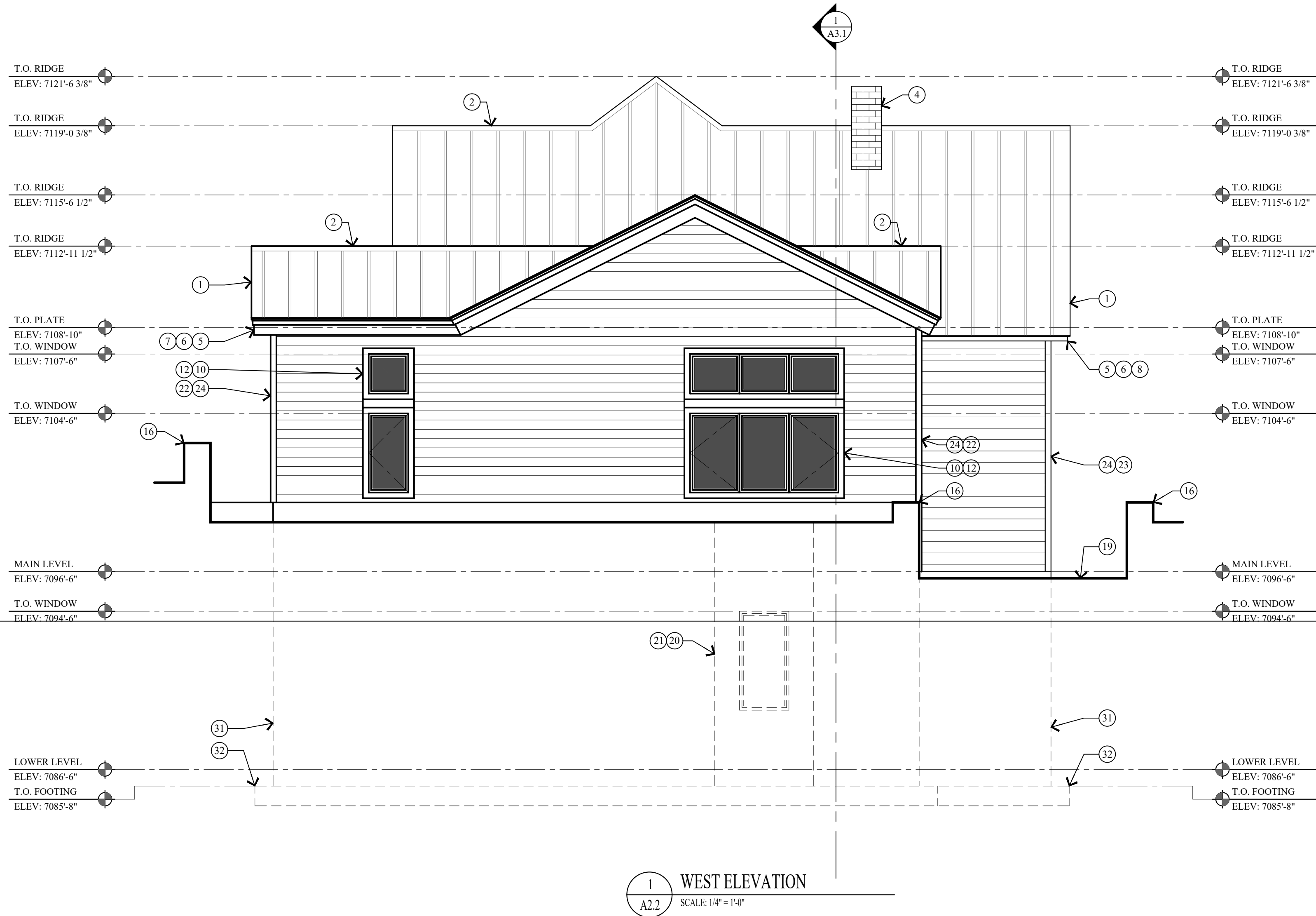
PROJECT NUMBER:

2007-03

SHEET NUMBER:

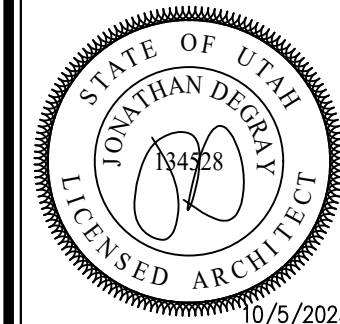
A2.1

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WEST AND NORTH ELEVATIONS

REVISIONS:

DATE:
OCTOBER 05, 2023

PROJECT NUMBER:
2007-03

SHEET NUMBER:

A2.2

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T.O. RIDGE
ELEV: 7115'-6 1/2"

T.O. RIDGE
ELEV: 7112'-11 1/2"

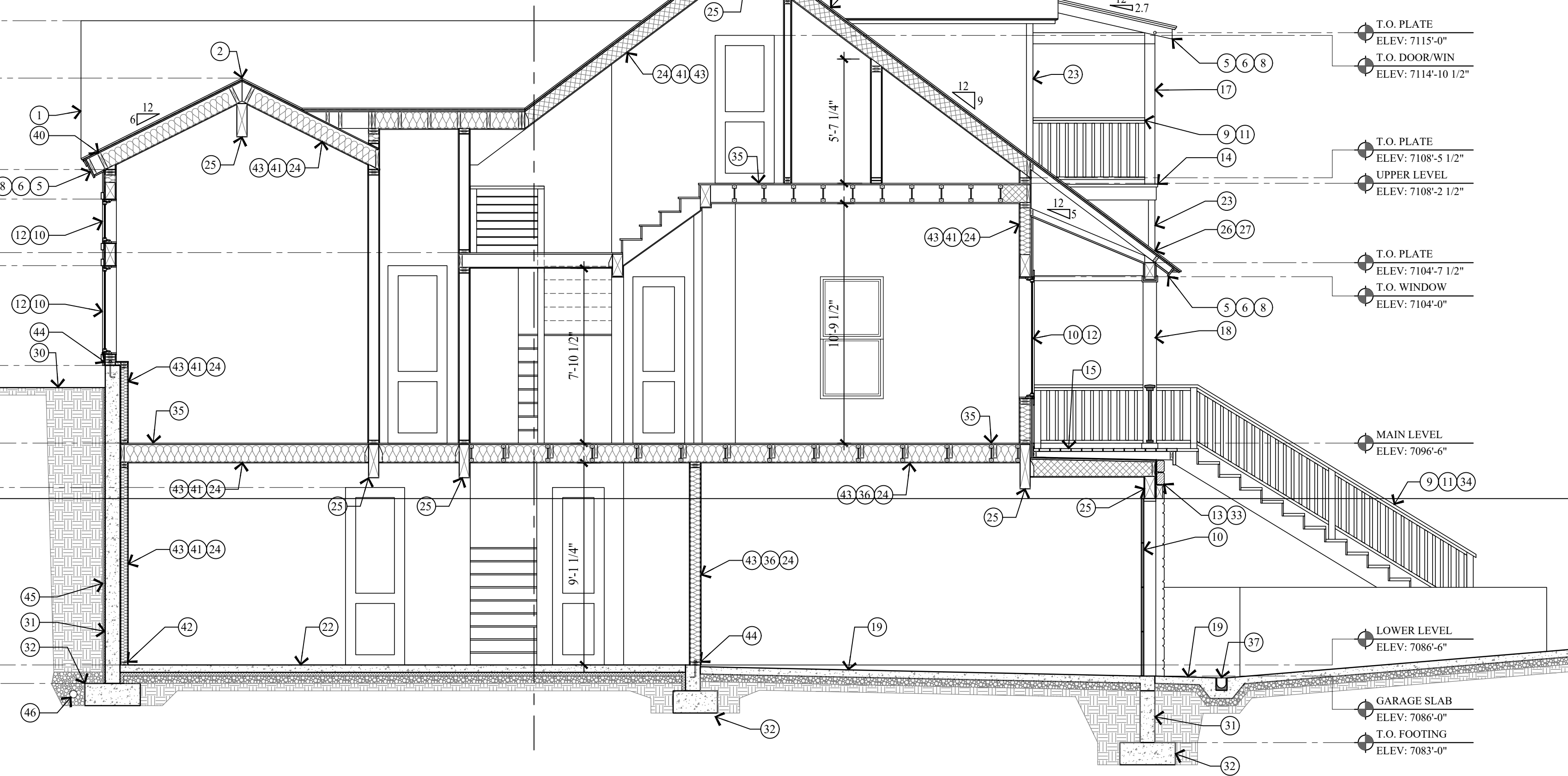
T.O. PLATE
ELEV: 7108'-10"
T.O. WINDOW
ELEV: 7107'-6"
T.O. LANDING
ELEV: 7105'-1"
T.O. DOOR/WIN
ELEV: 7104'-6"

T.O. WALL
ELEV: 7100'-0"

MAIN LEVEL
ELEV: 7096'-6"

T.O. DOOR/WIN
ELEV: 7094'-6"

LOWER LEVEL
ELEV: 7086'-6"
T.O. FOOTING
ELEV: 7085'-8"



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

T.O. RIDGE
ELEV: 7121'-6 3/8"

T.O. RIDGE
ELEV: 7119'-0 3/8"

T.O. RIDGE
ELEV: 7115'-6 1/2"

UPPER LEVEL
ELEV: 7108'-2 1/2"

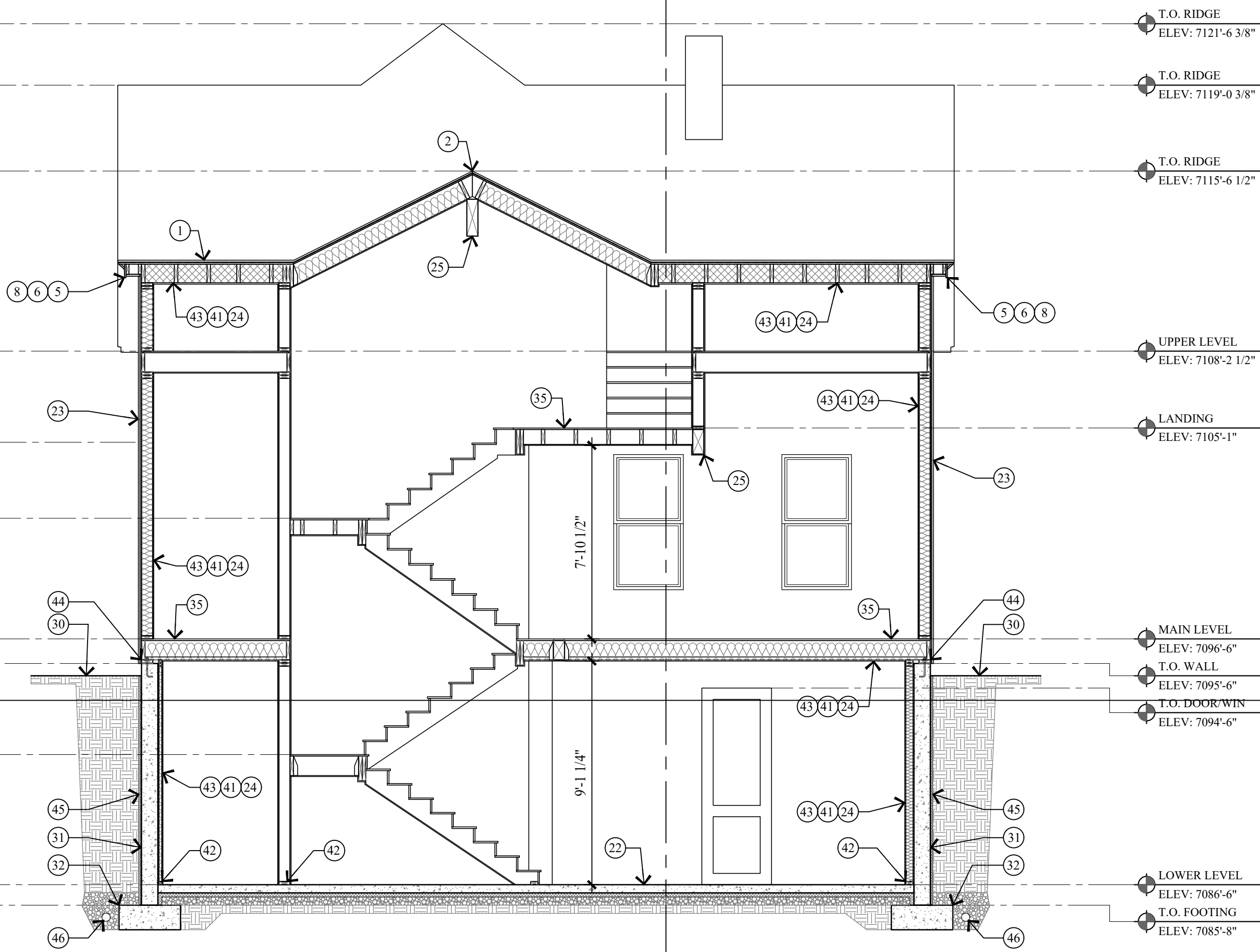
T.O. WINDOW
ELEV: 7104'-6"

T.O. LANDING
ELEV: 7101'-4 7/8"

MAIN LEVEL
ELEV: 7096'-6"
T.O. WALL
ELEV: 7095'-6"

T.O. LANDING
ELEV: 7091'-9 1/2"

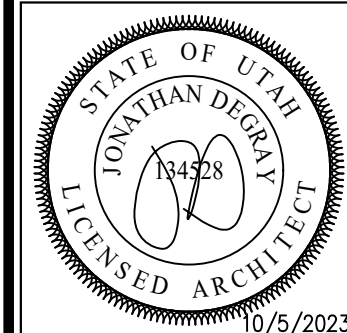
LOWER LEVEL
ELEV: 7086'-6"
T.O. FOOTING
ELEV: 7085'-8"



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

KEY NOTES

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- 1x BUILT-UP FASCIA TO MATCH EXISTING HISTORIC TRIM - PAINTED.
- 36" HIGH RAILING: 2x4 SHAPED TOP RAIL W/ 2x2 BALLAST SPACED LESS THAN 4" W/ 2x4 BOTTOM RAIL. MATCH EXISTING - PAINTED.
- WINDOWS AND DOORS W/ INSULATED GLASS - SEE SCHEDULE.
- FOR TYPICAL STAIRWAY, HANDRAILING AND GUARDRAILING NOTES & DETAILS ON SEE SHEET A5.1.
- WINDOW & DOOR TRIM: 2x4 HEAD, 2x4 JAMB & 2x4 SILL - PAINTED/STAINED W/ METAL FLASHING.
- EXISTING STONE VENEER TO BE SALVAGED AND REUSED. SEE SHEET S1.1 GENERAL STRUCTURAL NOTE FOR INSTALLATION.
- DECK: REINFORCED WATERPROOF MEMBRANE ON RIGID INSULATION SLOPED 3% ON 3/4" PLYWOOD ON P.T. DECK JOIST.
- 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.
- STACKED STONE RETAINING WALL, NOT TO EXCEED 4'-0" HIGH.
- 6x6 COLUMN - PAINT/STAIN.
- 6x6 COLUMN WRAPPED IN 1x TRIM TO MATCH EXISTING. PAINT/STAIN.
- 4" REINFORCED CONCRETE PATIO / GARAGE / DRIVEWAY ON 4" GRAVEL BASE.
- CONCRETE WINDOW WELL W/ EGRESS LADDER.
- ALUMINUM GRATE OVER CONCRETE WINDOW WELL TO BE HINGED FOR EGRESS ACCESS.
- 4" REINFORCED CONCRETE SLAB W/ HYDRAUNIC HEATING ON 2" RIGID INSULATION (CONTINUOUS) ON 6 MIL POLYETHYLENE VAPOR RETARDER (JOINTS TO LAP 6" MIN.) ON 4" GRAVEL BASE CLEANED/GRADED.
- EXTERIOR FINISHES - SEE SHEETS A2.1 & A2.2.
- INSULATION: SEE GENERAL NOTE #2 ON FLOOR PLAN SHEETS FOR TYPE AND R-VALUE.
- STRUCTURAL BEAM - SEE STRUCTURAL DRAWINGS FOR SIZE AND DETAILS.
- FLASHING AND COUNTER FLASHING - TYPICAL.
- ROOF TO WALL SURFACE; EXTEND BITUTHANE MEMBRANE OVER ROOF DECK & UP WALL SURFACE 24".
- LINE 27'-0" HEIGHT ABOVE EXISTING GRADE.
- EXISTING GRADE LINE.
- FINISH GRADE TO SLOPE AWAY FROM HOUSE A MIN. OF 6" WITHIN THE FIRST 10'. IRC R401.3
- FOUNDATION - SEE STRUCTURAL FOR SIZE AND REINFORCING.
- FOOTING - SEE STRUCTURAL FOR SIZE AND REINFORCING.
- STONE SUPPORT: 6"x6"x 5/16" CONTINUOUS ANGLE W/ 3/4" DIA EPOXY BOLTS x 5" EMBED @ 24" O.C. WITH MASTIC AROUND ANGLE & BOLTS 3/16" DIA. WEEP HOLE @ 32" O.C. STEEL TO BE SHOP COATED W/ RUST-INHIBITIVE PAINT.
- ENTRY STAIRS: WOOD STRINGERS AND STAIRS. NOTES & DETAILS ON SEE SHEET A5.1.
- HYDRAUNIC HEATING STAPLE UP SYSTEM ON 3/4" PLYWOOD ON FLOOR JOIST - SEE STRUCTURAL FOR SIZE AND SPACING.
- 5/8" TYPE "X" ON GARAGE CEILING AND WALL SEPARATING THE GARAGE AND LIVING SPACE.
- POLYCAST TRENCH DRAIN SYSTEM OR EQUAL, TIE INTO GRAVEL SUMP.
- 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" HIGH RAILING: 2x SHAPED HARDWOOD CONTINUOUS TOP CAP, W/ 3/8" DIA. STEEL CABLE, HORIZONTAL, SPACED LESS THAN 4", THROUGH 3"x 3" VERTICAL TUBE STEEL.
- SOLID BLOCKING AND HURRICANE HOLD DOWN AT EACH RAFTER OR SIMPSON VPA.
- 1/2" GYP. BD. ON 4 MIL POLYETHYLENE VAPOR RETARDER AT FLOOR JOIST, ROOF JOIST AND EXTERIOR WALLS.
- ALL LUMBER IN CONTACT WITH CONCRETE OR MASONRY INCLUDING LEDGERS AND FURRING WALLS MUST BE PRESERVATIVELY TREATED OR FOUNDATION GRADE REDWOOD.
- 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
- 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.
- DRAINAGE MATT ON WATERPROOF MEMBRANE
- FILTER FABRIC OVER FREE DRAINING GRAVEL W/ 4" PERF. FOOTING DRAIN, DAYLIGHTED OR TIE INTO STORM DRAIN.



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WEISENBURG RESIDENCE

445 PARK AVENUE, PARK CITY, UTAH 84060

BUILDING SECTIONS

SHEET DESCRIPTION:

REVISIONS:

DATE:

OCTOBER 05, 2023

PROJECT NUMBER:

2007-03

SHEET NUMBER:

A3.1

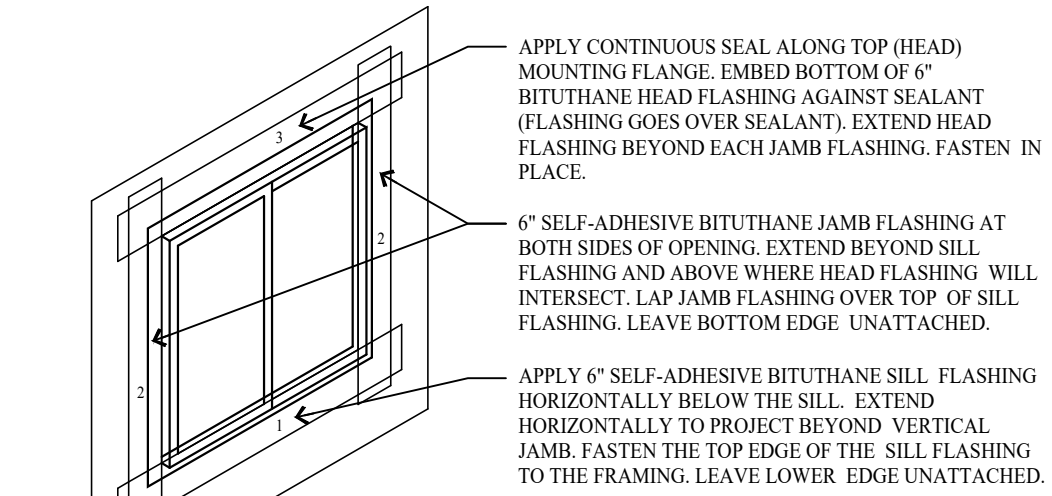
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STAIRWAY/HANDRAILING/GUARDRAILING NOTES:

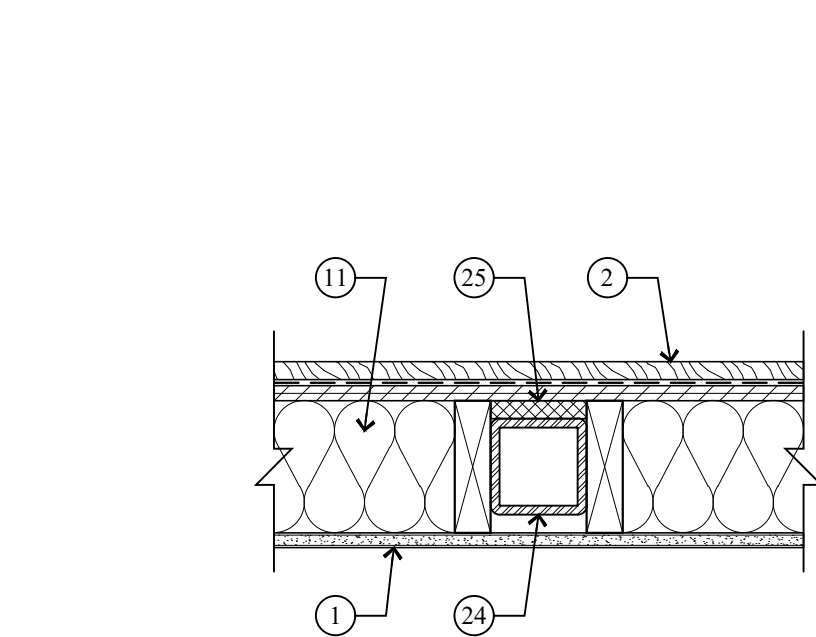
1. STAIRWAYS/ SHALL NOT BE LESS THAN 36 INCHES IN CLEAR WIDTH AT ALL POINTS ABOVE THE PERMITTED HANDRAIL HEIGHT AND BELOW THE REQUIRED HEADROOM HEIGHT. HANDRAILS SHALL NOT PROJECT MORE THAN 4.5 INCHES ON EITHER SIDE OF STAIRWAY AND THE MINIMUM CLEAR WIDTH OF THE STAIRWAY AT AND BELOW THE HANDRAIL HEIGHT, INCLUDING TREADS AND LANDINGS, SHALL NOT BE LESS THAN 31 ½ 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 ¼ 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 ¼ 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 ½ 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 ½ 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 ½ 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 SHAL 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 ½ 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 ½ 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 ½ INCHES WITH A MAXIMUM CROSS SECTION OF DIMENSION OF 2 ¼ INCHES. EDGES SHALL HAVE A MINIMUM RADIUS OF 0.01 INCH.
TYPE II: HANDRAILS WITH A PERIMETER GREATER THAN 6 ½ INCHES SHALL HAVE A GRASPABLE FINGER RECESS AREA ON BOTH SIDES OF THE PROFILE. THE FINGER RECESS SHALL BEGIN WITHIN A DISTANCE OF ½ INCH MEASURED VERTICALLY FROM THE TALLEST PORTION OF THE PROFILE AND ACHIEVE A DEPTH OF AT LEAST ½ INCH WITHIN ½ INCH BELOW THE WIDEST PORTION OF THE PROFILE. THE REQUIRED DEPTH SHALL CONTINUE FOR AT LEAST ½ INCH TO A LEVEL THAT IS NOT LESS THAN 1 ½ INCHES BELOW THE TALLEST PORTION OF THE PROFILE. THE MINIMUM WIDTH OF THE HANDRAIL ABOVE THE RECESS SHALL BE 1 ½ INCHES TO MAXIMUM OF 2 ¼ 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, RAMPS 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 ¾ INCH BUT NOT MORE THAN 1 ¼ 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 ¼ 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:

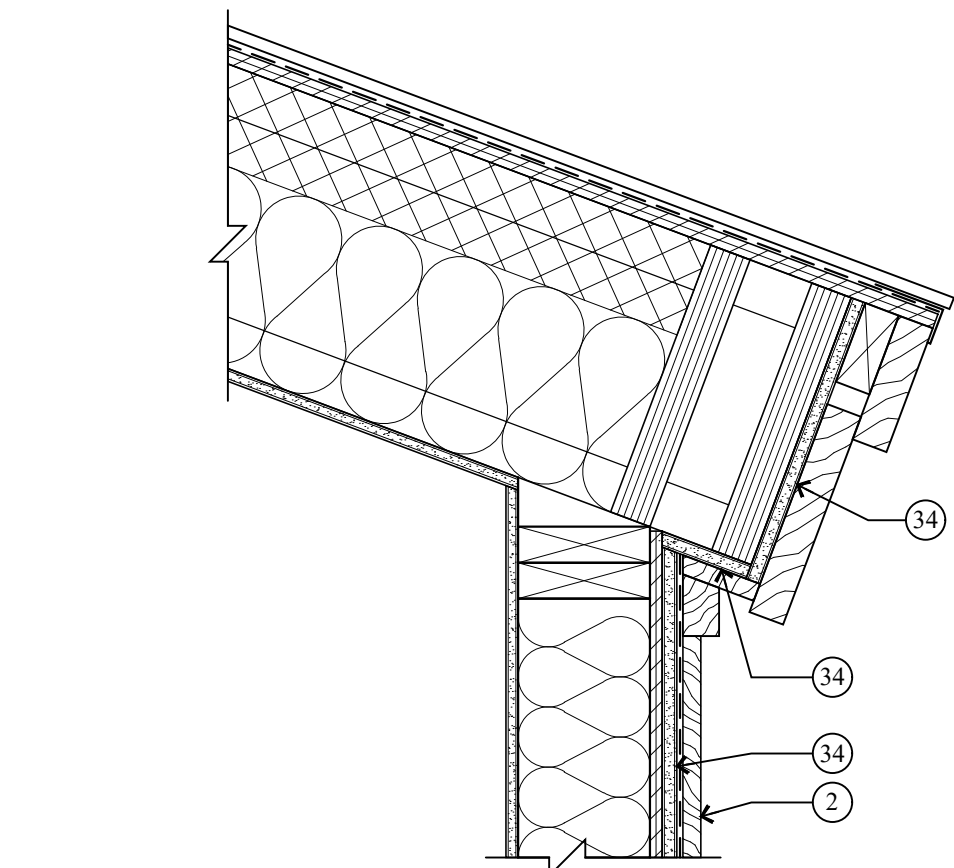
1. INSTALL AIR BARRIER AFTER SHEATHING IS INSTALLED AND BEFORE WINDOWS AND DOORS ARE INSTALLED. INSTALL LOWER LEVEL BARRIER PRIOR TO UPPER LAYERS TO ENSURE PROPER SHINGLING OF LAYERS.
2. OVERLAP AIR BARRIER AT CORNERS OF BUILDING BY A MINIMUM OF 12 INCHES.
3. OVERLAP AIR BARRIER VERTICAL SEAMS BY A MINIMUM 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 1.0 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 "I" 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.
8. PREPARE EACH ROUGH DOOR OPENING BY CUTTING A STANDARD "I" 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.



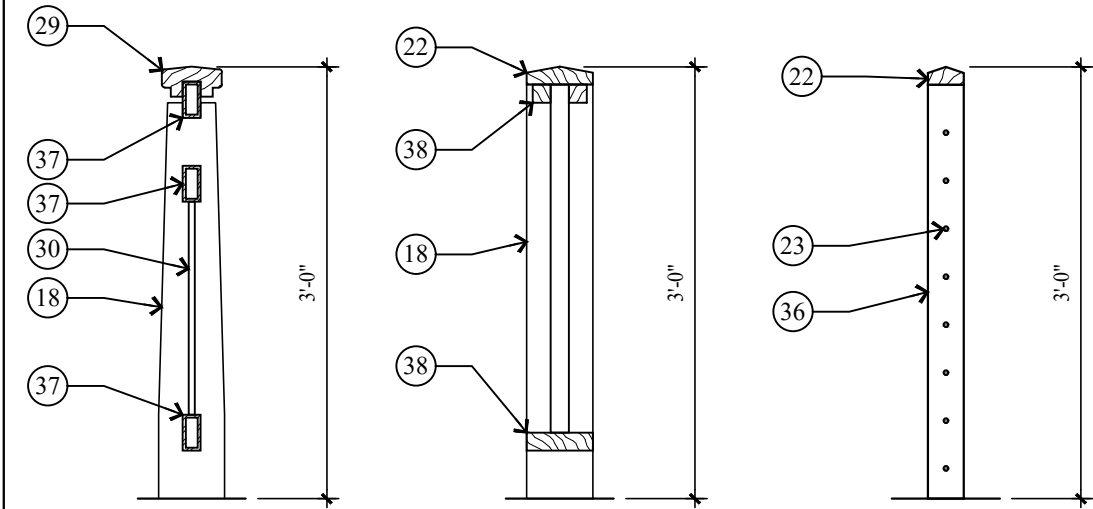
11 VAPOR BARRIER SILL, JAMB AND HEAD FLASHING
A5.1 NO SCALE



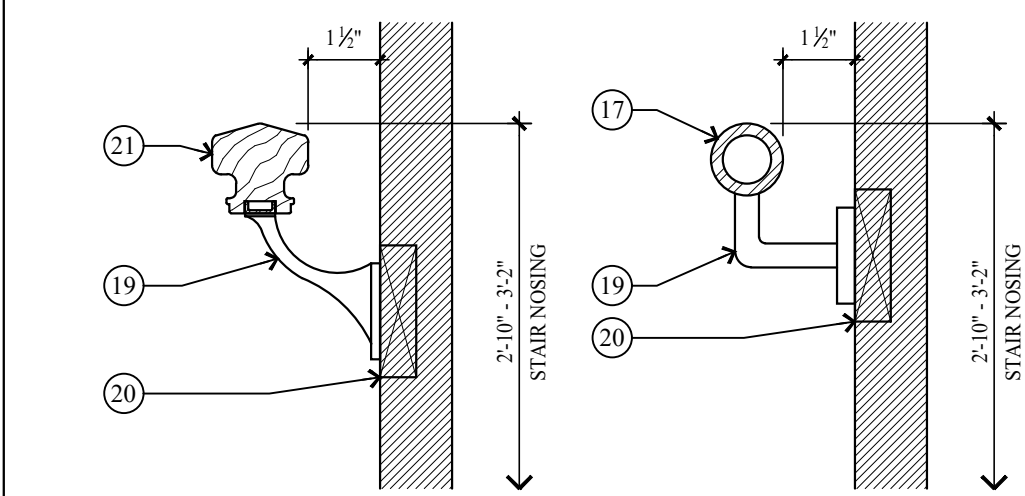
12 THREMAL BREAK DETAIL @ TUBE STEEL COLUMN
A5.1 SCALE: 1 1/2" = 1'-0"



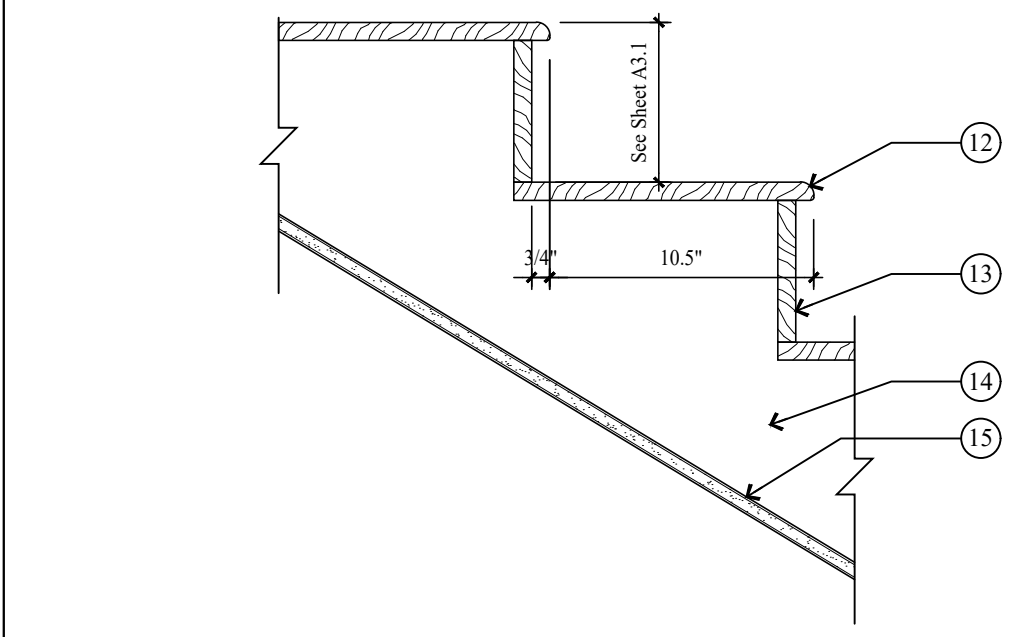
13 ROOF OVER HANG - TYP.
A5.1 SCALE: 1 1/2" = 1'-0"



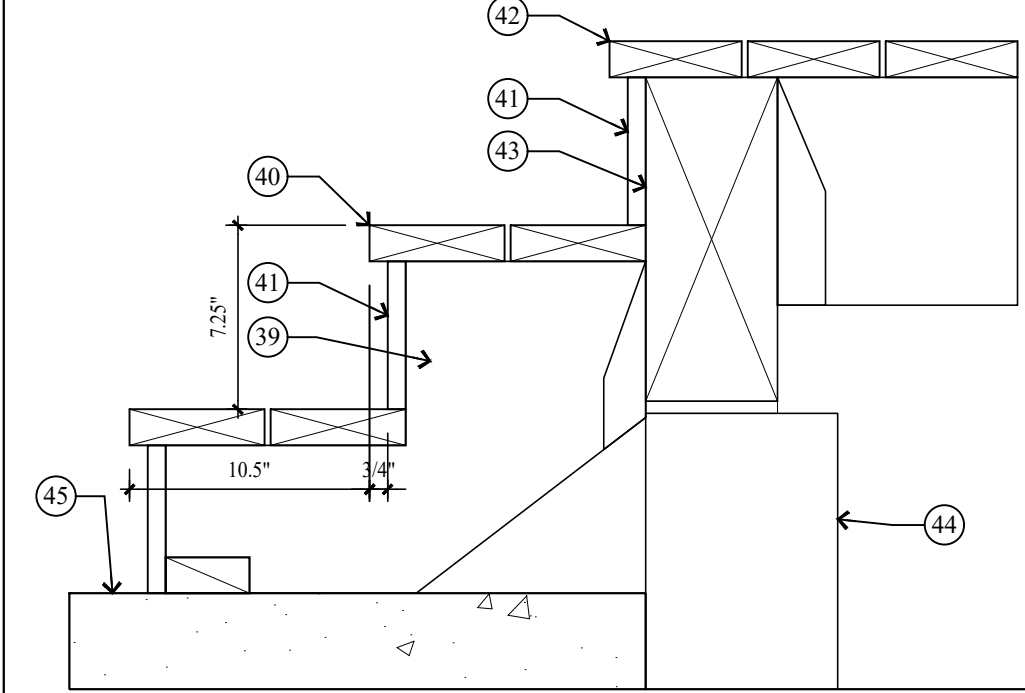
6 TYPICAL HANDRAIL/GUARDRAIL DETAILS
A5.1 SCALE: 3/4" = 1'-0"



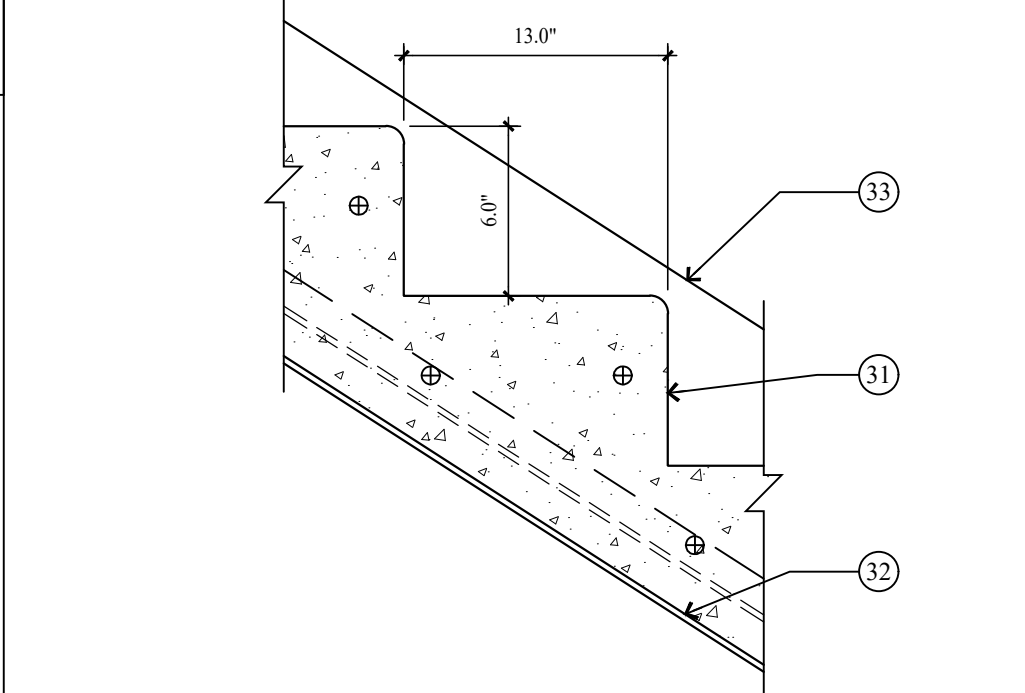
7 TYPICAL HANDRAIL DETAIL
A5.1 NO SCALE



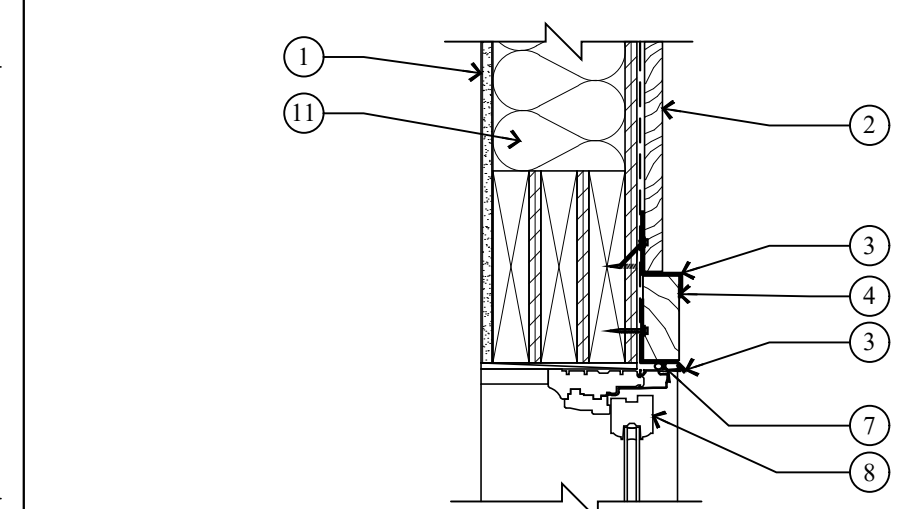
8 TYP. STAIR TREAD/RISER DETAIL
A5.1 SCALE: 1 1/2" = 1'-0"



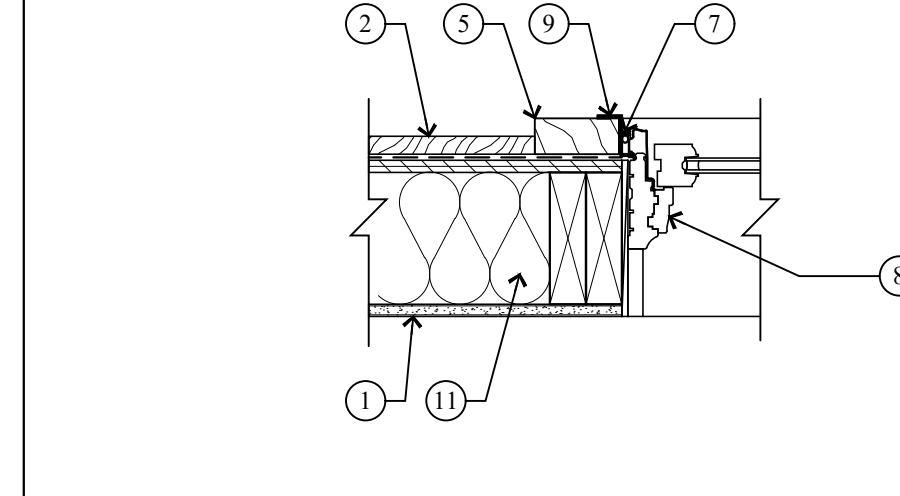
9 TYP. STAIR TREAD/RISER DETAIL
A5.1 SCALE: 1 1/2" = 1'-0"



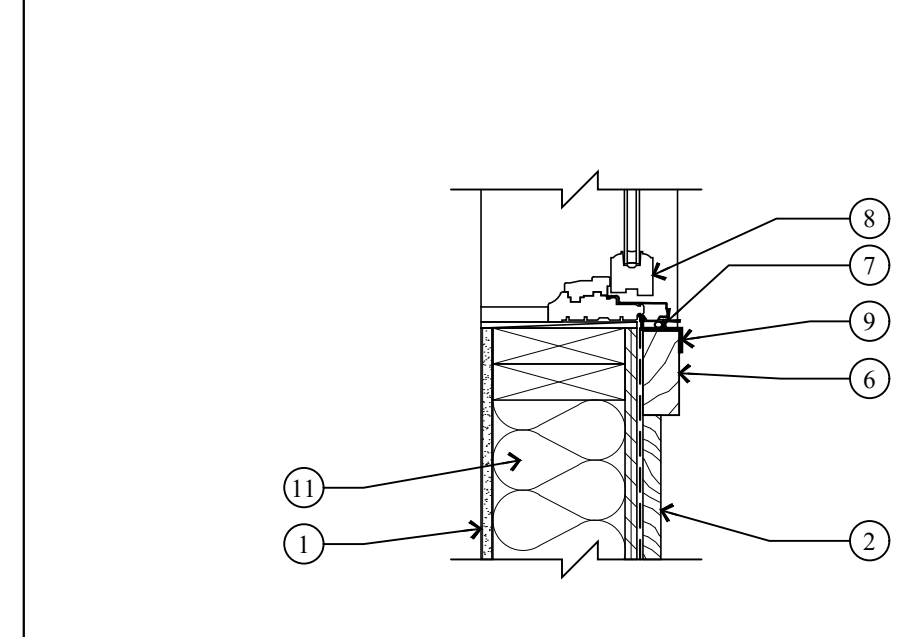
10 TYP. STAIR TREAD/RISER DETAIL
A5.1 SCALE: 1 1/2" = 1'-0"



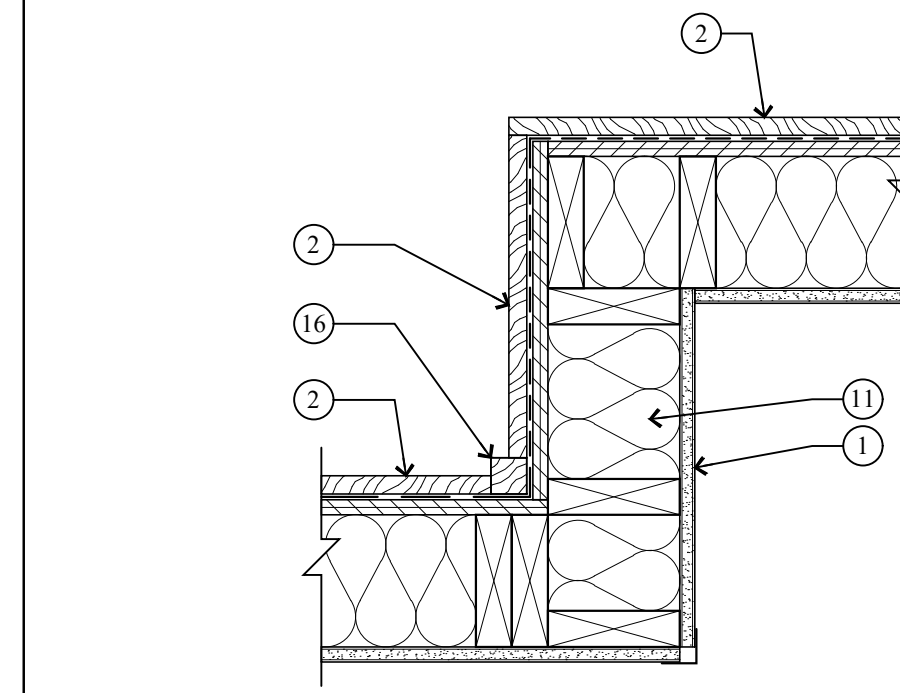
1 HEAD DETAIL
A5.1 SCALE: 1 1/2" = 1'-0"



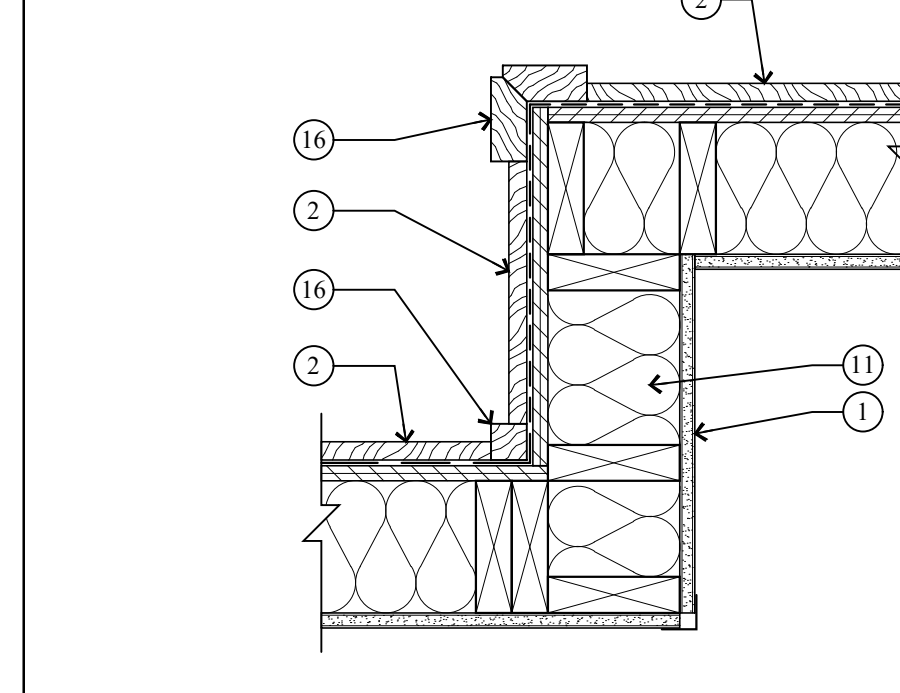
2 JAMB DETAIL
A5.1 SCALE: 1 1/2" = 1'-0"



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



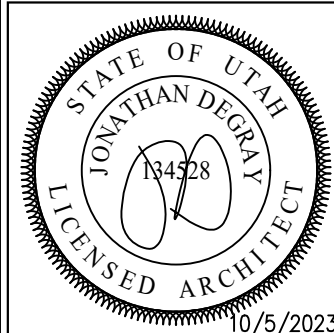
4 INSIDE / OUSIDE CORNER TRIM @ VERTICAL SIDING
A5.1 SCALE: 1 1/2" = 1'-0"



5 INSIDE / OUSIDE 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.
- 2 EXTERIOR SIDING ON AIR/VAPOR BARRIER ON 1/2" EXT. SHEATHING. SEE ELEVATIONS FOR SIDING TYPE.
- 3 HEAD FLASHING/TRIM.
- 4 2x4 WINDOW/DOOR HEAD - STAINED
- 5 2x4 WINDOW/DOOR JAMB - STAINED
- 6 2x4 WINDOW SILL - STAINED
- 7 BACKER ROD AND CAULK.
- 8 WOOD ALUMINUM CLAD WINDOW W/ INSULATED GLASS - SEE SCHEDULE.
- 9 METAL FLASHING.
- 10 BEVELED 2x3 ON 2x12 CEDAR TRIM BOARD W/ METAL FLASHING.
- 11 3/4" HARDWOOD TREAD. SEE STAIR NOTES.
- 13 3/4" HARDWOOD CLOSED RISER. SEE STAIR NOTES.
- 14 2x12 STRINGERS.
- 15 1/2" GYPSUM BOARD.
- 16 2x4 CEDAR OUTSIDE CORNER BOARD, 2x2 CEDAR INSIDE CORNER BOARD - STAINED
- 17 1 1/2" DIA. STEEL PIPE - PAINTED.
- 18 6x6 HARDWOOD END POST.
- 19 HANDRAIL BRACKET.
- 20 SOLID BACKING - TYP.
- 21 HARDWOOD STANDARD MILL SHAPE HANDRAIL - STAINED.
- 22 36" HIGH 2x SHAPE HARDWOOD CONT.
- 23 5/32" DIA. 316 STAINLESS STEEL CABLE, WORKING LOAD: 750# BREAKING LOAD: 2000#. HORIZONTAL, SPACED LESS THAN 4". THROUGH 3x3 VERTICAL TUBE STEEL POSTS.
- 24 TUBE STEEL COLUMN - SEE STRUCTURAL.
- 25 3/4" RIGID INSULATION.
- 26 12" STEEL CHANNEL STRINGER.
- 27 3 1/8 x12 GLB TREAD.
- 28 2"x2"x1/2" STEEL ANGLE W/ 2- ¾ DIA. x3" LAG BOLTS.
- 29 36" HIGH HAND RAIL TO BE 2 ½" x 5" SHAPE HARDWOOD, CONTINUOUS
- 30 1/2" DIA. STEEL BALLAST, VERTICAL, SPACED LESS THAN 4".
- 31 4" REINFORCED CONCRETE STAIRS ON 4" GRAVEL BASE.
- 32 B-DECK WELDED TO BOTTOM OF 2" x12" TUBE STEEL STRINGERS.
- 33 2"x12" TUBE STEEL STRINGERS.
- 34 5/8" TYPE "X" EXTERIOR GRADE GYP. BD.
- 35 1 1/2" METAL TRIM @ HEAD, JAMB & SILL.
- 36 3"x3" TUBE STEEL END AND MID POST.
- 37 (3) TOP AND BOTTOM RAIL TO BE 1 ½" x 3" TUBE STEEL.
- 38 TOP RAIL ON 2x2 W/ 2x2 BALLAST SPACED LESS THAN 4" W/ 2x6 BOTTOM RAIL.
- 39 2x12 PRESSURE TREATED STRINGERS.
- 40 TREAD TO BE 2x6 TREX OR EQUAL.
- 41 RISERS TO BE 1x6 TREX OR EQUAL.
- 42 DECKING TO BE 2x6 TREX OR EQUAL ON 2x10 P.T. JOIST @ 16" O.C. - SEE STRUCTURAL FOR DETAILS.
- 43 DECK BEAM - SEE STRUCTURAL FOR DETAILS.
- 44 8" CONCRETE PIER - SEE STRUCTURAL FOR DETAILS.
- 45 4" REINFORCED CONCRETE WALKWAY / DRIVEWAY / CAR PORT / GARAGE ON 4" GRAVEL BASE.
- 46 TOP AND BOTTOM RAIL TO BE 1 ½" x 2 ½" TUBE STEEL. BOTTOM RAIL TO BE TURNED FLAT.
- 47 ENTRY STAIRS: STEEL CHANNEL STRINGERS W/ CLOSED RISER METAL PAN, TREADS FILLED W/ CONCRETE.



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WEISENBURG RESIDENCE

PRODUCT DESCRIPTION:

ARCHITECTURAL NOTES
DETAILS

SHEET DESCRIPTION:

REVISIONS:

DATE:

OCTOBER 05, 2023

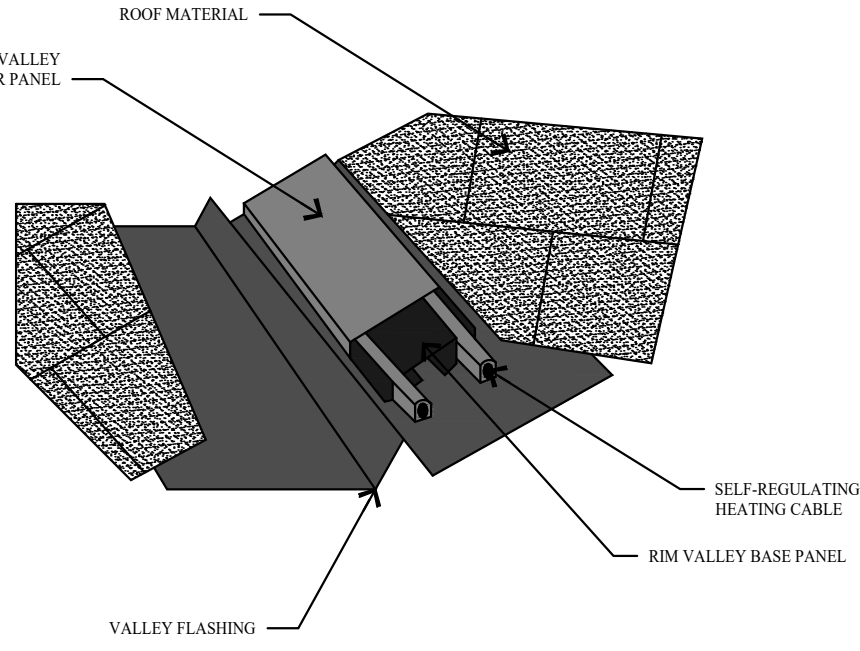
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2007-03

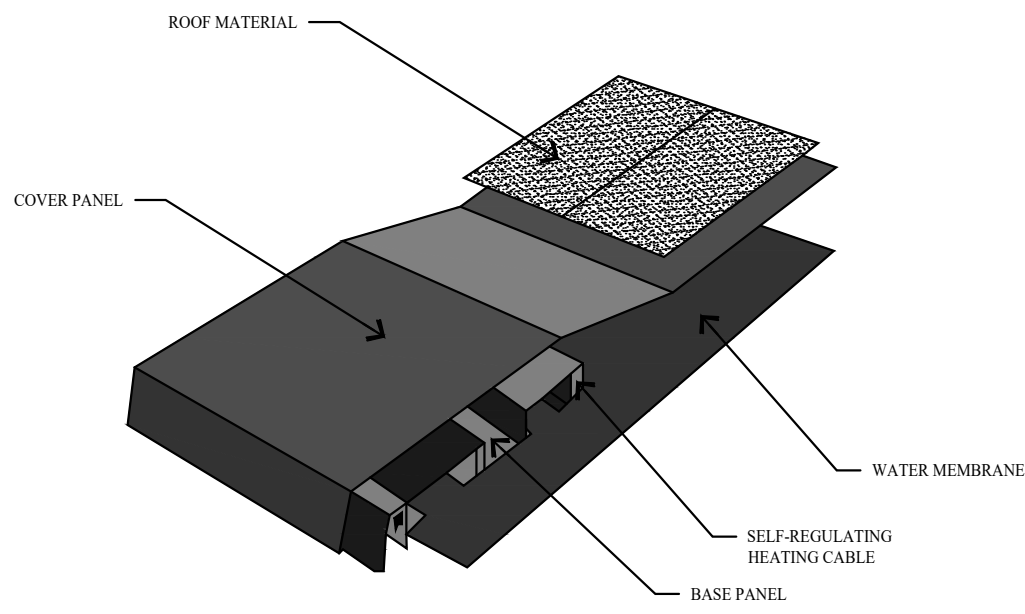
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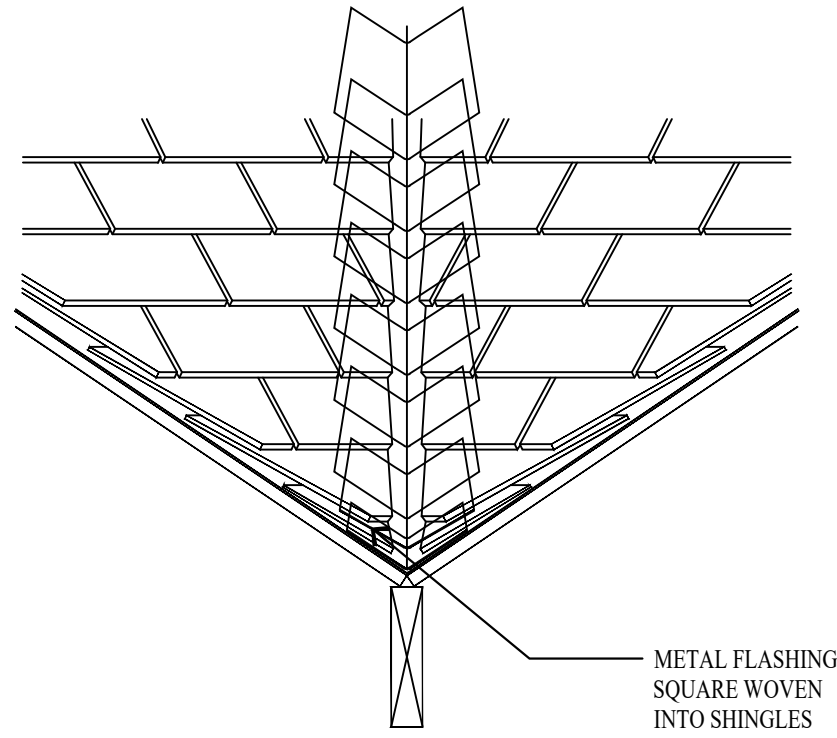
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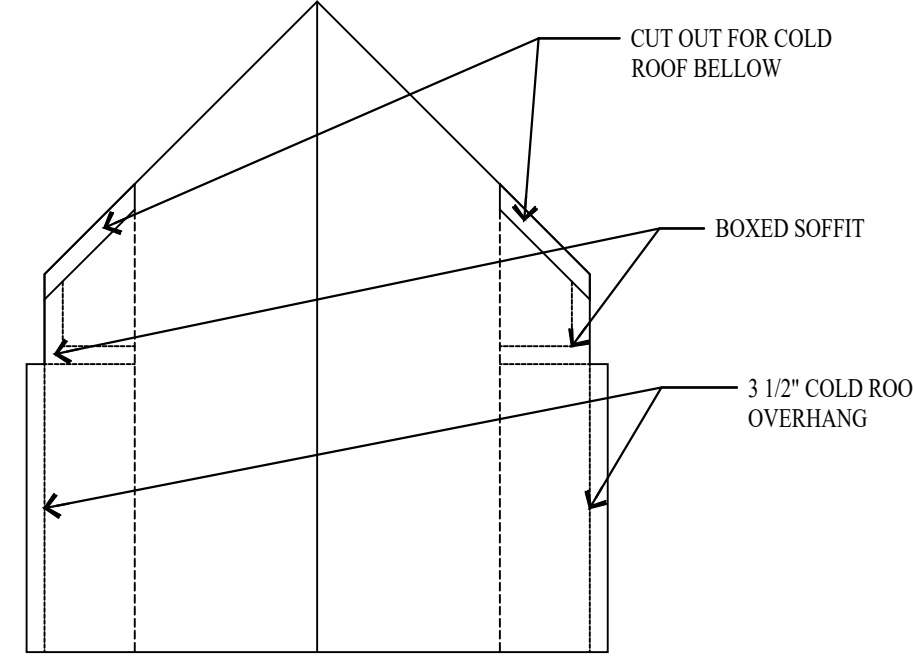
1 VALLEY SNOW MELT DETAIL
A5.2 NO SCALE



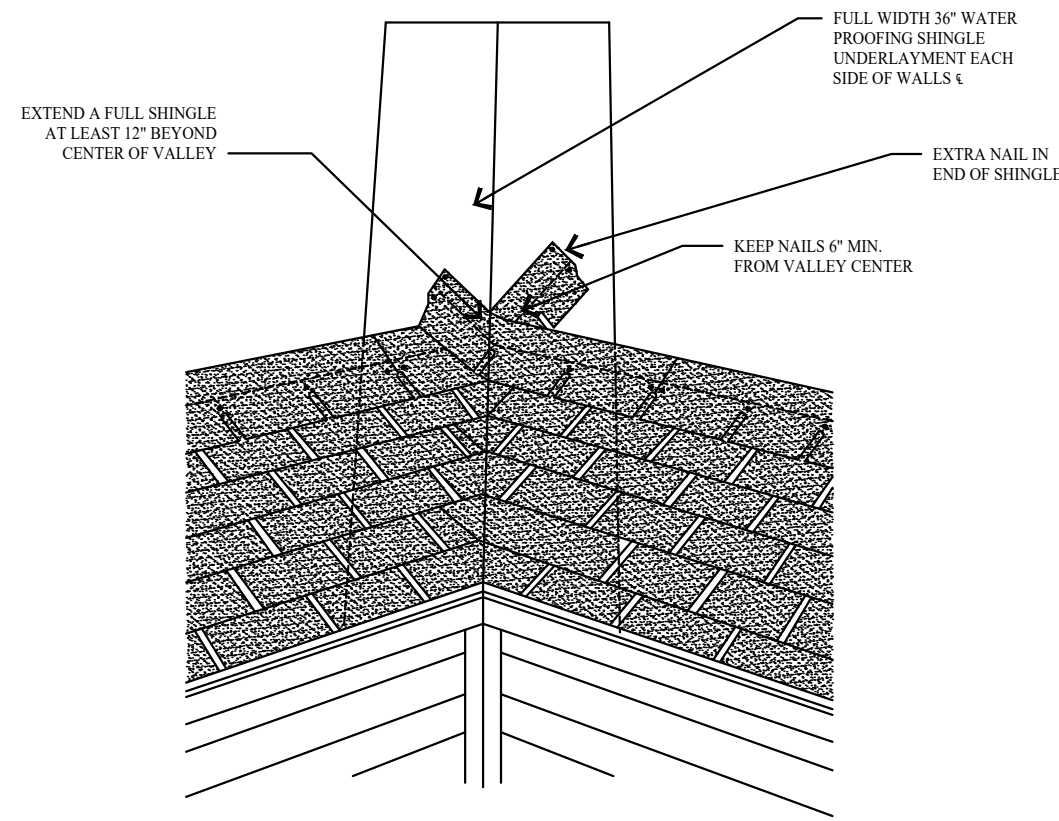
2 EAVE SNOW MELT DETAIL
A5.2 NO SCALE



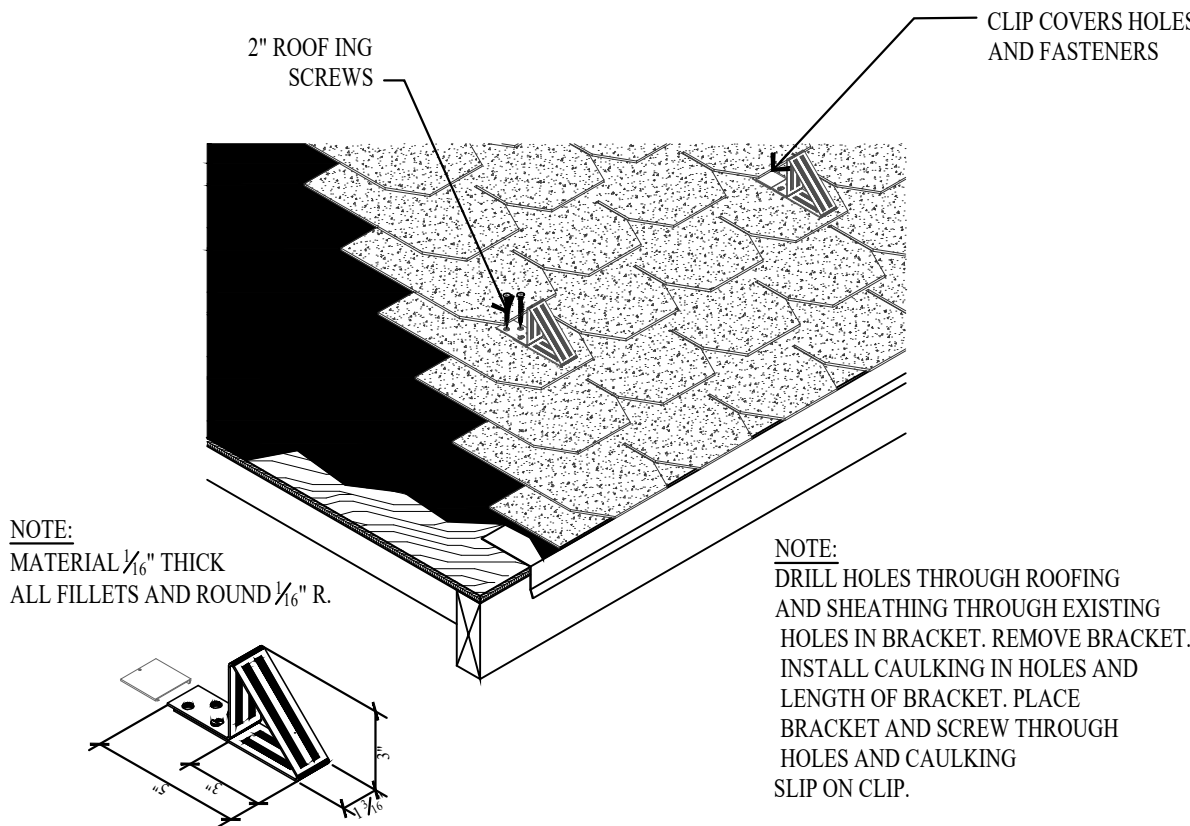
3 CLOSED VALLEY FLASHING
A5.2 NO SCALE



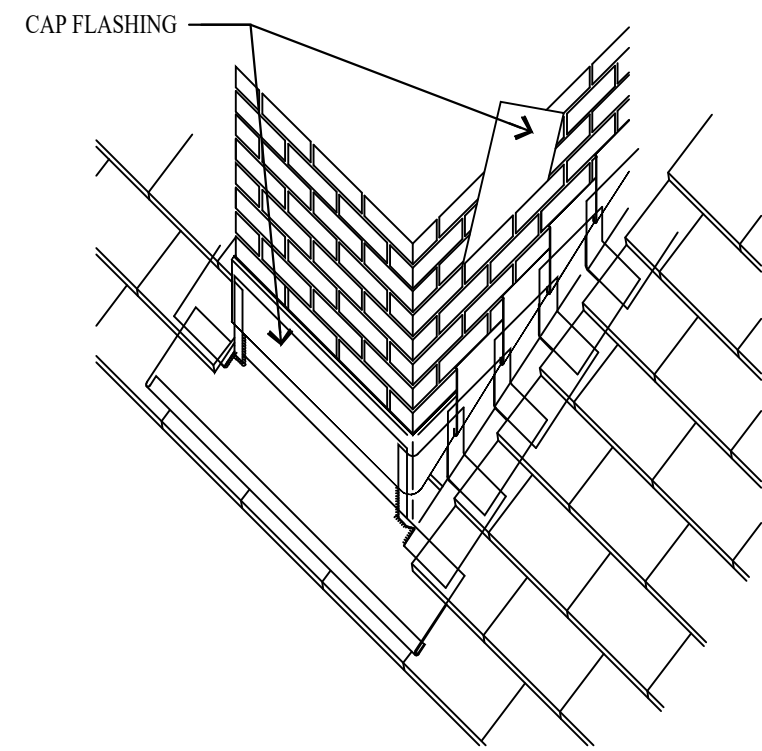
4 DORMER ROOF
A5.2 NO SCALE



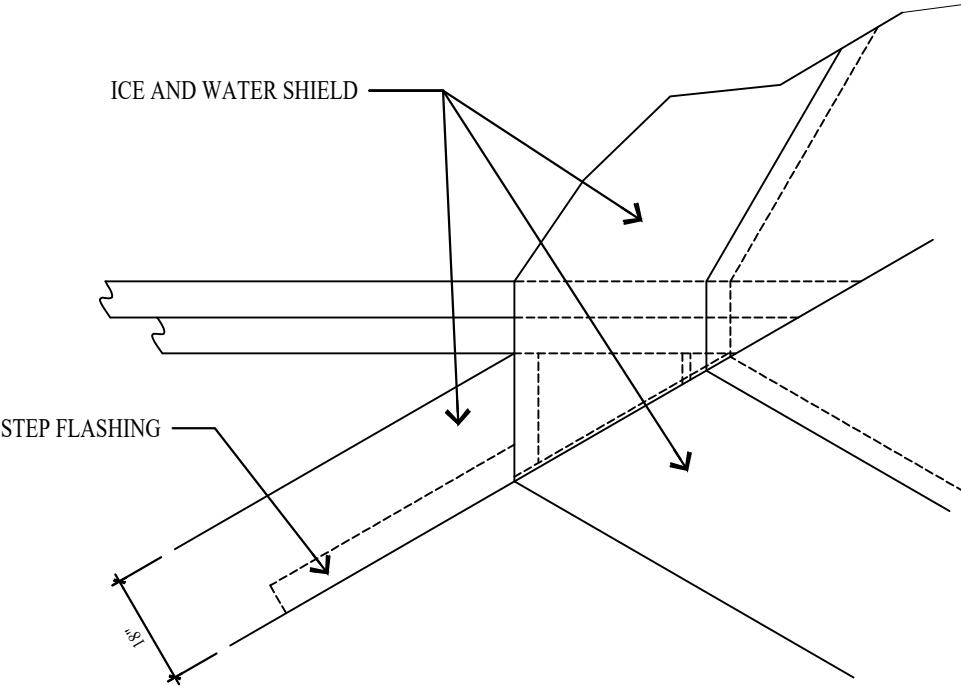
5 WOVEN VALLEY DETAIL
A5.2 NO SCALE



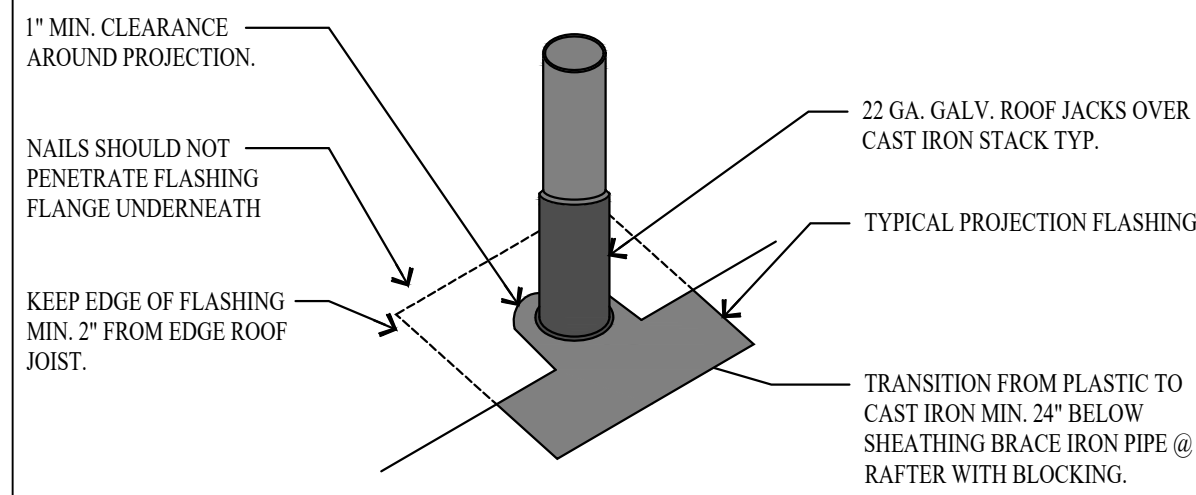
6 SNOW BRACKET DETAIL
A5.2 NO SCALE



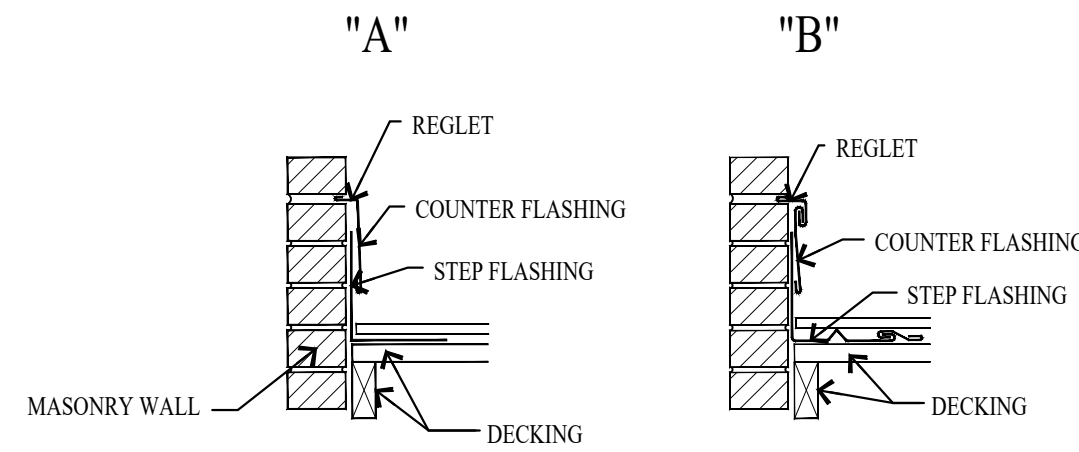
7 CHIMNEY FLASHING
A5.2 NO SCALE



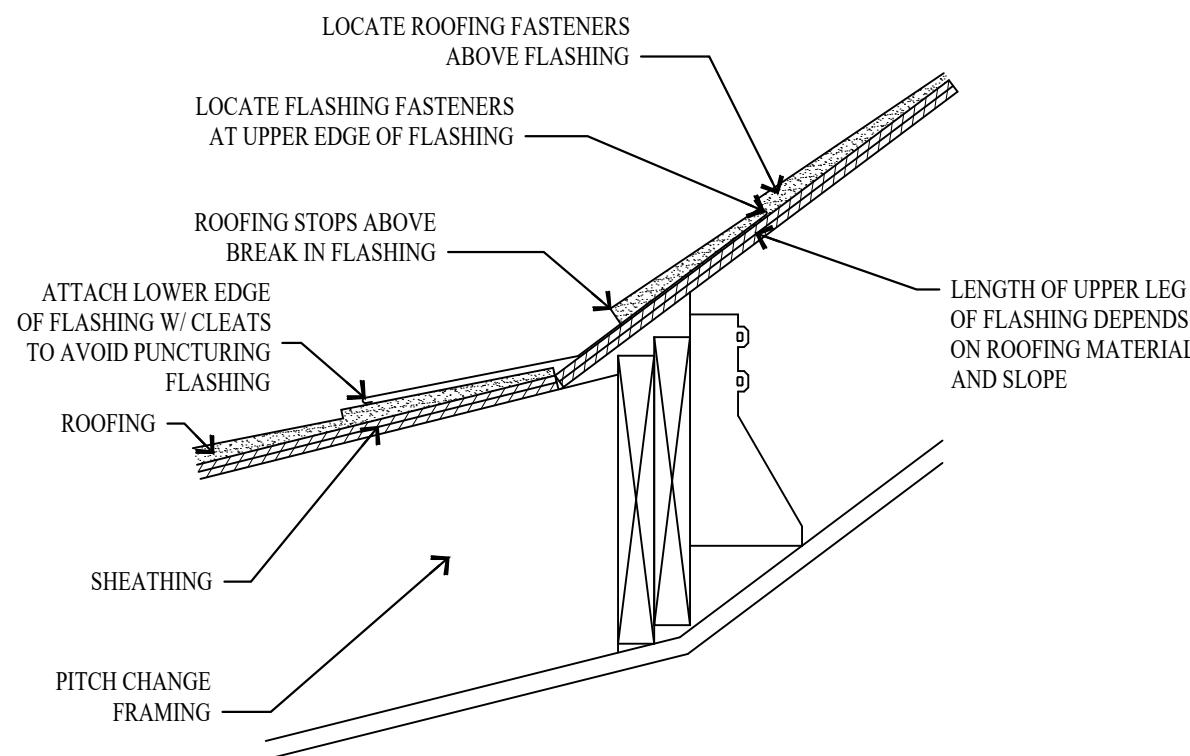
8 DORMER FLASHING DETAIL
A5.2 NO SCALE



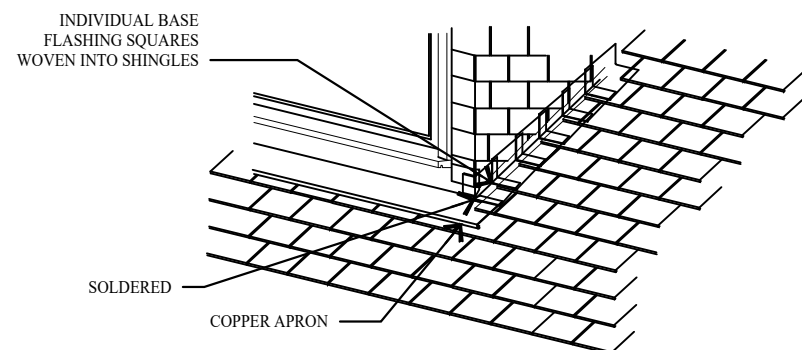
9 VENT FLASHING DETAIL
A5.2 NO SCALE



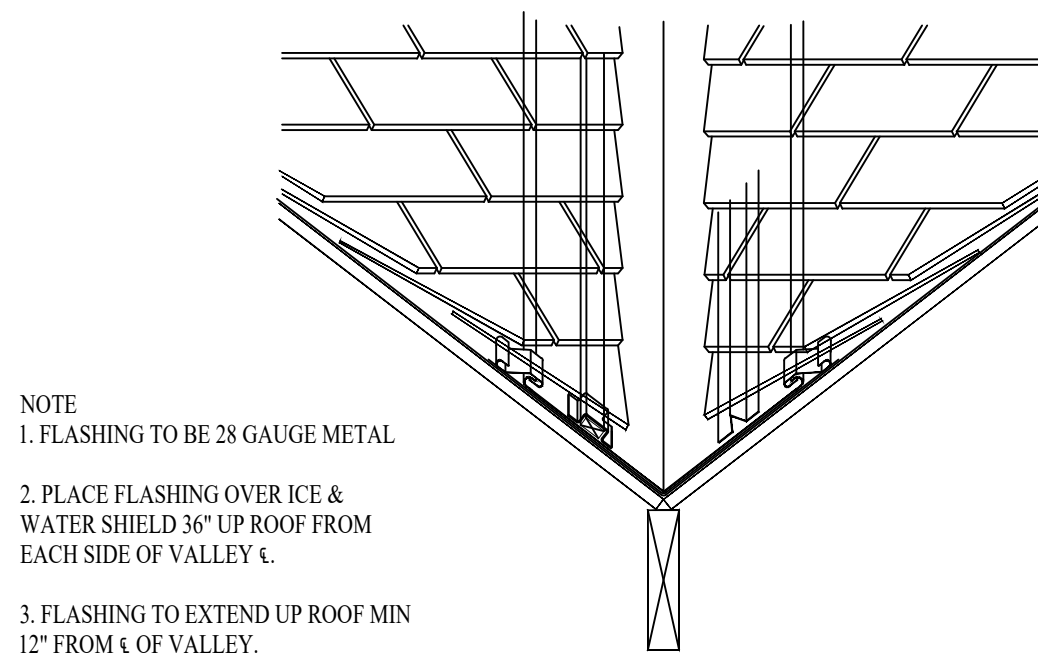
10 RAKE WALL FLASHING DETAIL
A5.2 NO SCALE



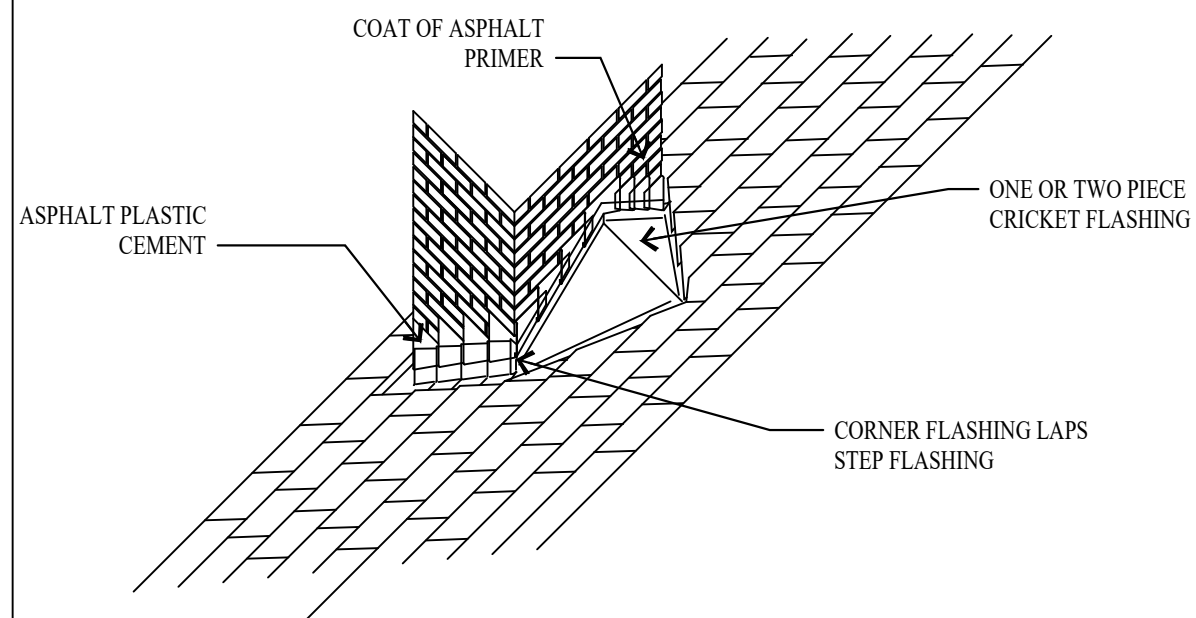
11 ROOF PITCH TRANSITION DETAIL
A5.2 NO SCALE



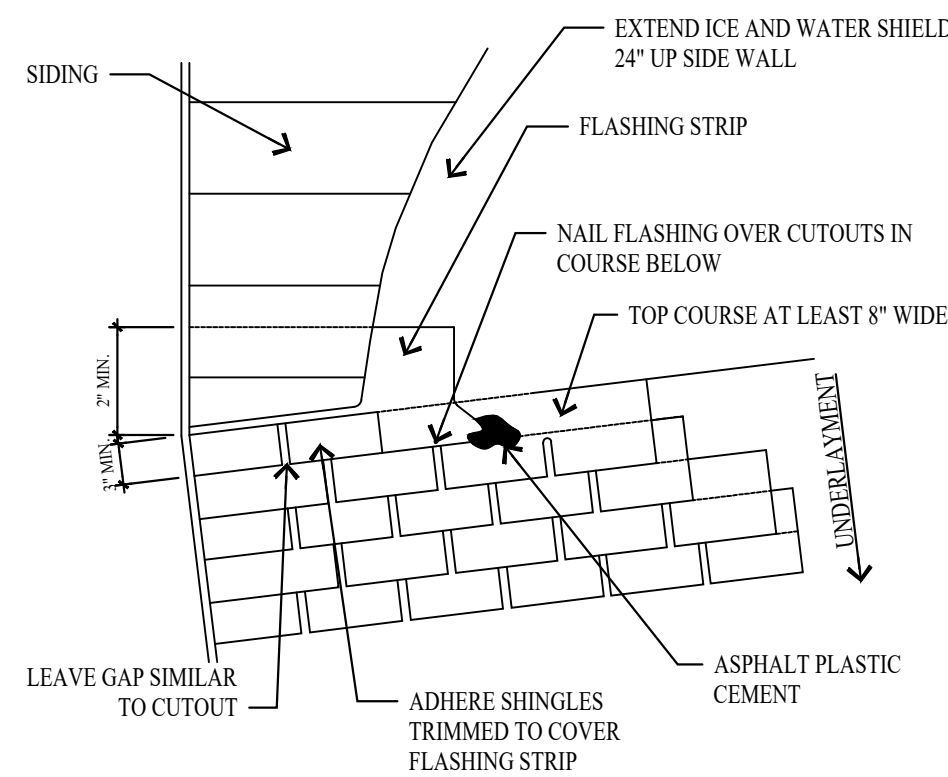
12 FLASHING DETAIL
A5.2 NO SCALE



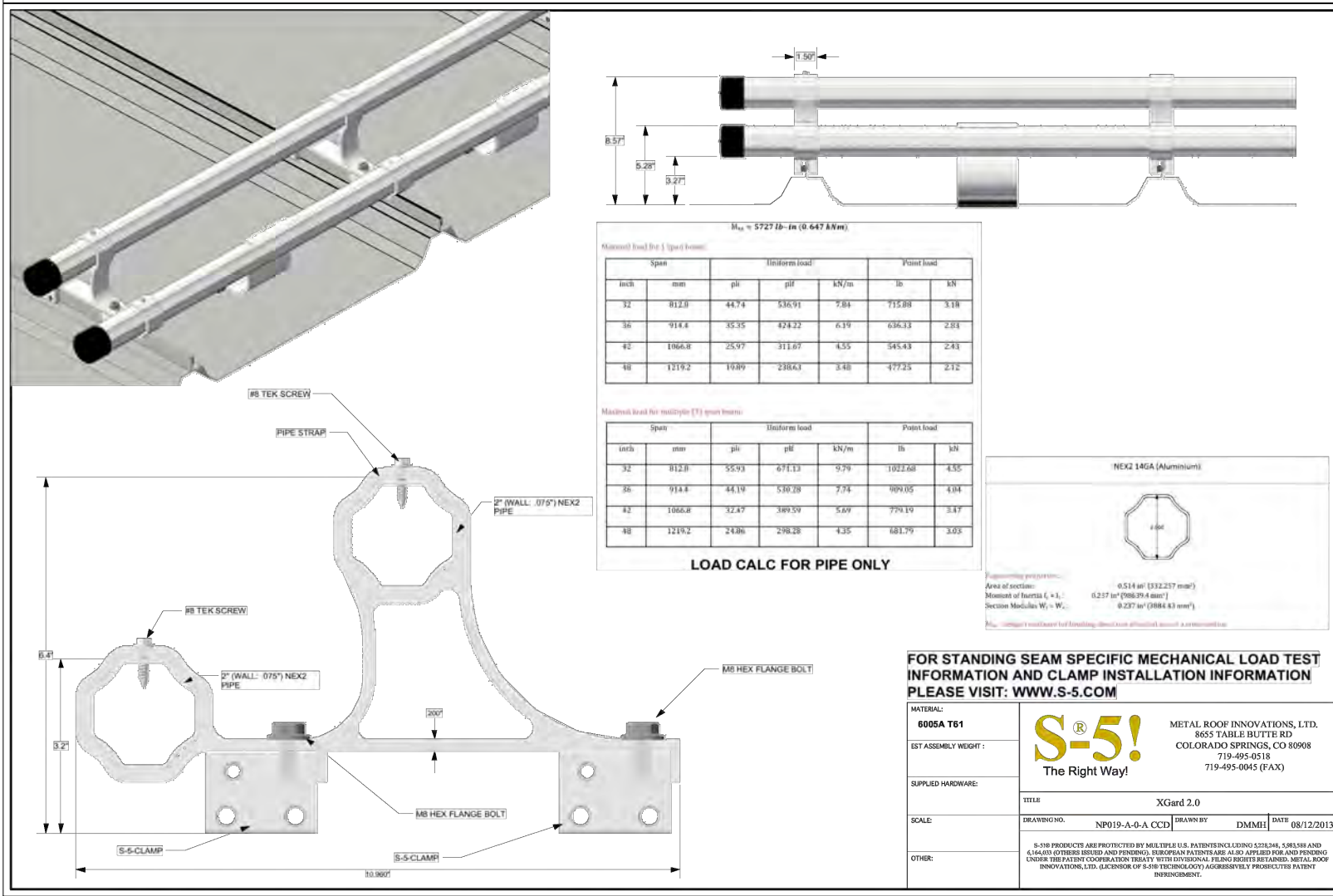
13 OPEN VALLEY DETAIL
A5.2 NO SCALE



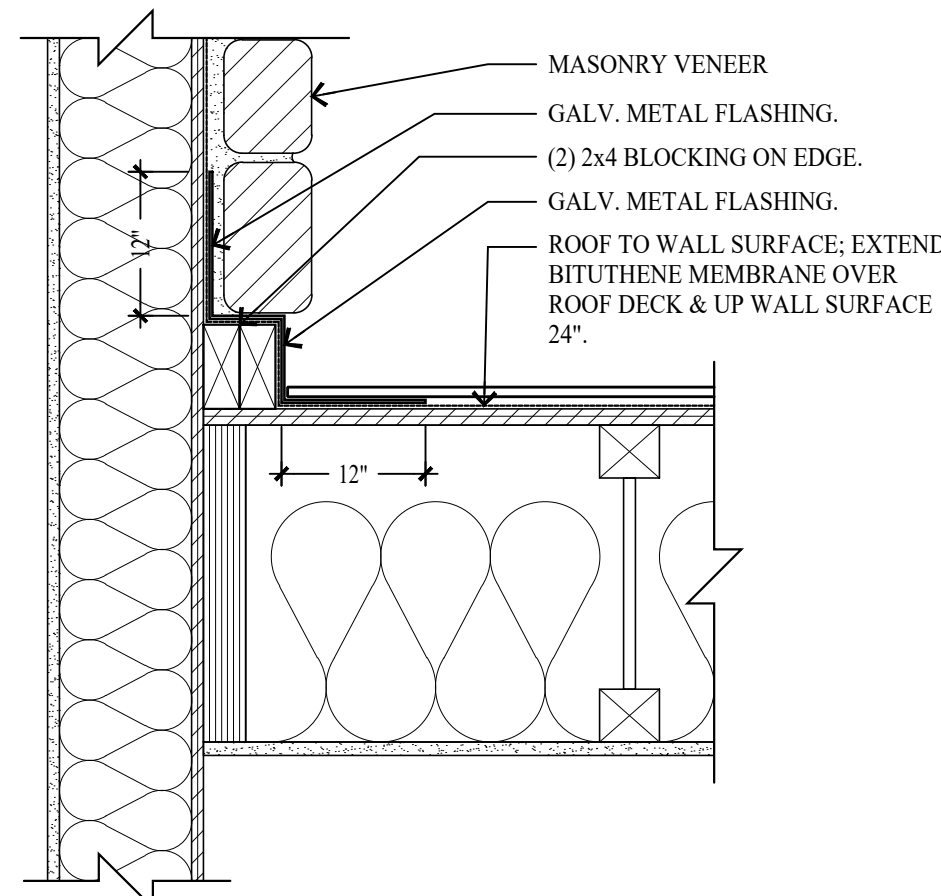
14 CHIMNEY CRICKET FLASHING
A5.2 NO SCALE



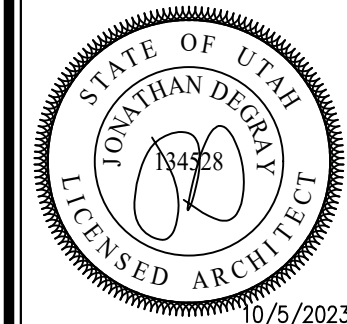
15 ROOF/WALL FLASHING DETAIL
A5.2 NO SCALE



16 SNOW RETENTION BARS DETAIL
A5.2 NO SCALE



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



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ROOF FLASHING DETAILS

REVISIONS:

DATE:
OCTOBER 05, 2023

PROJECT NUMBER:
2007-03

SHEET NUMBER:
A5.2

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ROOM FINISH SCHEDULE											
ROOM		FLOOR		WALLS				CEILING		REMARKS	
NO.	NAME	MAT'L	BASE	NORTH	EAST	SOUTH	WEST	HEIGHT	MAT'L		
LOWER LEVEL											
101	GARAGE	CONCRETE	WOOD	GYP	GYP	GYP	GYP	VARIES	GYP	5/8" TYPE "X" GYPSUM BOARD	
102	MUD ROOM	WOOD	WOOD	GYP	GYP	GYP	GYP	9'-11 1/4"	GYP		
103	FAMILY ROOM	WOOD	WOOD	GYP	GYP	GYP	GYP	9'-11 1/4"	GYP		
104	BATH	TILE	TILE	GYP	GYP	GYP	GYP	9'-11 1/4"	GYP		
105	BEDROOM	CARPET	WOOD	GYP	GYP	GYP	GYP	9'-11 1/4"	GYP		
106	MECH	CONCRETE	WOOD	GYP	GYP	GYP	GYP	9'-11 1/4"	GYP		
107	LAUNDRY	WOOD	WOOD	GYP	GYP	GYP	GYP	9'-11 1/4"	GYP		
108	HALL	WOOD	WOOD	GYP	GYP	GYP	GYP	9'-11 1/4"	GYP		
109	BATH	TILE	TILE	GYP	GYP	GYP	GYP	9'-11 1/4"	GYP		
110	BEDROOM	CARPET	WOOD	GYP	GYP	GYP	GYP	9'-11 1/4"	GYP		
MAIN LEVEL											
201	BATH	TILE	TILE	GYP	GYP	GYP	GYP	10'-9 1/2"	GYP		
202	LIVING ROOM	WOOD	WOOD	GYP	GYP	GYP	GYP	10'-9 1/2"	GYP		
203	DINING ROOM	WOOD	WOOD	GYP	GYP	GYP	GYP	10'-9 1/2"	GYP		
204	KITCHEN	WOOD	WOOD	GYP	GYP	GYP	GYP	10'-9 1/2"	GYP		
205	HALL	WOOD	WOOD	GYP	GYP	GYP	GYP	VARIES	GYP		
206	MST BEDROOM	CARPET	WOOD	GYP	GYP	GYP	GYP	VARIES	GYP		
207	MST CLOSET	CARPET	WOOD	GYP	GYP	GYP	GYP	VARIES	GYP		
208	MST BATH	TILE	TILE	GYP	GYP	GYP	GYP	VARIES	GYP		
UPPER LEVEL											
301	LANDING	WOOD	WOOD	GYP	GYP	GYP	GYP	VARIES	GYP		
302	BUNK ROOM	CARPET	WOOD	GYP	GYP	GYP	GYP	VARIES	GYP		
303	BED ROOM	CARPET	WOOD	GYP	GYP	GYP	GYP	VARIES	GYP		
304	CLOSET	CARPET	WOOD	GYP	GYP	GYP	GYP	VARIES	GYP		
305	BATH	TILE	TILE	GYP	GYP	GYP	GYP	VARIES	GYP		

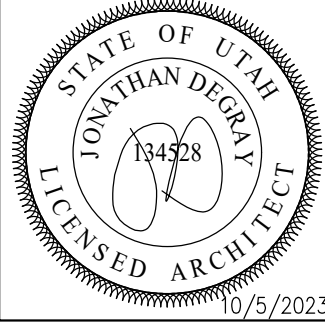
WINDOW SCHEDULE									
MARK ⓧ	SIZE		TYPE	FRAME MAT'L	EXTERIOR FINISH	INTERIOR FINISH	GLAZING	REMARKS	
	WIDTH	HEIGHT							
A	2'-6"	5'-0"	CASEMENT	WOOD ALUM. CLAD	MANUFACTURE	STAIN & VARNISH	INSULATED - LOW E		
B	2'-10"	5'-6"	DOUBLE HUNG	WOOD	STAIN & VARNISH	STAIN & VARNISH	INSULATED - LOW E		
C	4'-0"	4'-0"	DOUBLE HUNG	WOOD	STAIN & VARNISH	STAIN & VARNISH	INSULATED - LOW E	(2) 2'-0"x 4'-0" DOUBLE HUNG MULLED - SEE ELEVATION	
D	2'-0"	4'-0"	CASEMENT	WOOD ALUM. CLAD	MANUFACTURE	STAIN & VARNISH	INSULATED - LOW E		
E	2'-0"	1'-6"	PICTURE	WOOD ALUM. CLAD	MANUFACTURE	STAIN & VARNISH	INSULATED - LOW E		
F	7'-6"	4'-0"	CASEMENT	WOOD ALUM. CLAD	MANUFACTURE	STAIN & VARNISH	INSULATED - LOW E	(3) 2'-6"x 4'-0" CASEMENT MULLED - SEE ELEVATION	
G	7'-6"	1'-6"	PICTURE	WOOD ALUM. CLAD	MANUFACTURE	STAIN & VARNISH	INSULATED - LOW E	(3) 2'-6"x 1'-6" PICTURE MULLED - SEE ELEVATION	
H	8'-0"	1'-6"	PICTURE	WOOD ALUM. CLAD	MANUFACTURE	STAIN & VARNISH	INSULATED - LOW E	(3) 2'-8"x 1'-6" PICTURE MULLED - SEE ELEVATION	
I	2'-6"	5'-0"	DOUBLE HUNG	WOOD	STAIN & VARNISH	STAIN & VARNISH	INSULATED - LOW E		

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 ①	TYPE		SIZE		DOOR MAT'L	DOOR FINISH	FRAME MAT'L	FRAME FINISH	HDWR TYPE	REMARKS	
		WIDTH	HEIGHT	THICK.							
LOWER LEVEL											
101	SHOWER	2'-2"	7'-0"	1/2"	GLASS	CLEAR	ALUM	CLEAR	SHOWER	TEMP - EURO GLASS	
102	STYLE & RAIL	2'-4"	8'-0"	1 3/4"	WOOD	STAIN & VARNISH	WOOD	STAIN & VARNISH	PRIVACY		
103	STYLE & RAIL	2'-8"	8'-0"	1 3/4"	WOOD	STAIN & VARNISH	WOOD	STAIN & VARNISH	PRIVACY		
104	STYLE & RAIL	2'-4"	8'-0"	1 3/4"	WOOD	STAIN & VARNISH	WOOD	STAIN & VARNISH	PASSAGE		
105	STYLE & RAIL	2'-8"	8'-0"	1 3/4"	WOOD	STAIN & VARNISH	WOOD	STAIN & VARNISH	PASSAGE		
106	SHOWER	2'-2"	7'-0"	1/2"	GLASS	CLEAR	ALUM	CLEAR	SHOWER	TEMP - EURO GLASS	
107	STYLE & RAIL	2'-4"	8'-0"	1 3/4"	WOOD/GASS	STAIN & VARNISH	WOOD	STAIN & VARNISH	PRIVACY	POCKET DOOR	
108	STYLE & RAIL	2'-4"	8'-0"	1 3/4"	WOOD	STAIN & VARNISH	WOOD	STAIN & VARNISH	PRIVACY		
109	STYLE & RAIL	2'-8"	8'-0"	1 3/4"	WOOD	STAIN & VARNISH	WOOD	STAIN & VARNISH	PRIVACY		
110	STYLE & RAIL	2'-8"	7'-6"	1 3/4"	WOOD	STAIN & VARNISH	WOOD	STAIN & VARNISH	LOCKSET	ENTRY - WEATHER STRIP - THRESHOLD	
111	OVERHEAD DOOR	9'-0"	8'-0"	1 3/4"	WOOD/GLASS	STAIN & VARNISH	WOOD	STAIN & VARNISH	GARAGE	AUTO DOOR OPENER - LOW E - TEMP	
112	STYLE & RAIL	2'-10"	8'-0"	1 3/4"	WOOD	STAIN & VARNISH	WOOD	STAIN & VARNISH	LOCKSET	20 MIN - SELF LATCHING - SMOKE SEAL - THRESHOLD	
MAIN LEVEL											
201	ENTRY	3'-0"	6'-8"10" TRAN	1 3/4"	WOOD/GASS	STAIN & VARNISH	WOOD	STAIN & VARNISH	LOCKSET	INSUL - LOW E - TEMP - WEATHER STRIP - THRESHOLD - SEE ELEV.	
202	FRENCH	2'-8"	8'-0"	1 3/4"	WOOD-ALUM	STAIN & VARNISH	WOOD-ALUM	STAIN & VARNISH	LOCKSET	INSUL - LOW E - TEMP - WEATHER STRIP - THRESHOLD - SEE ELEV.	
203	PATIO	8'-0"	8'-0"	1 3/4"	WOOD-ALUM	STAIN & VARNISH	WOOD-ALUM	STAIN & VARNISH	LOCKSET	INSUL - LOW E - TEMP - WEATHER STRIP - THRESHOLD - SEE ELEV.	
204	STYLE & RAIL	2'-8"	8'-0"	1 3/4"	WOOD	STAIN & VARNISH	WOOD	STAIN & VARNISH	PRIVACY		
205	STYLE & RAIL	2'-4"	7'-6"	1 3/4"	WOOD/GASS	STAIN & VARNISH	WOOD	STAIN & VARNISH	PRIVACY		
206	SHOWER	2'-2"	7'-0"	1/2"	GLASS	CLEAR	ALUM	CLEAR	SHOWER	TEMP - EURO GLASS	
207	STYLE & RAIL	2'-4"	8'-0"	1 3/4"	WOOD/GASS	STAIN & VARNISH	WOOD	STAIN & VARNISH	PRIVACY		
208	STYLE & RAIL	2'-4"	8'-0"	1 3/4"	WOOD/GASS	STAIN & VARNISH	WOOD	STAIN & VARNISH	PASSAGE		
209	STYLE & RAIL	2'-4"	8'-0"	1 3/4"	WOOD/GASS	STAIN & VARNISH	WOOD	STAIN & VARNISH	PRIVACY		
210	SHOWER	2'-2"	7'-0"	1/2"	GLASS	CLEAR	ALUM	CLEAR	SHOWER	TEMP - EURO GLASS	
UPPER LEVEL											
301	FRENCH	6'-0"	6'-8"	1 3/4"	WOOD-ALUM	STAIN & VARNISH	WOOD-ALUM	STAIN & VARNISH	LOCKSET	INSUL - LOW E - TEMP - WEATHER STRIP - THRESHOLD - SEE ELEV.	
302	STYLE & RAIL	2'-4"	6'-8"	1 3/4"	WOOD/GASS	STAIN & VARNISH	WOOD	STAIN & VARNISH	PASSAGE		
303	STYLE & RAIL	2'-4"	6'-8"	1 3/4"	WOOD/GASS	STAIN & VARNISH	WOOD	STAIN & VARNISH	PRIVACY		
304	SHOWER	2'-2"	6'-0"	1/2"	GLASS	CLEAR	ALUM	CLEAR	SHOWER	TEMP - EURO GLASS	
305	STYLE & RAIL	2'-8"	6'-8"	1 3/4"	WOOD	STAIN & VARNISH	WOOD	STAIN & VARNISH	PRIVACY		
306	STYLE & RAIL	2'-8"	6'-8"	1 3/4"	WOOD	STAIN & VARNISH	WOOD	STAIN & VARNISH	PRIVACY		

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.	



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DOOR, WINDOW AND ROOM SCHEDULES

REVISIONS:

DATE: OCTOBER 05, 2023

PROJECT NUMBER: 2007-03

SHEET NUMBER: A6.1

GENERAL:

- A. THE STRUCTURAL DRAWINGS SHOW THE COMPLETED PROJECT. DETAILS, SECTIONS, AND NOTES SHOWN ON THE DRAWINGS SHALL BE TYPICAL AND APPLY TO SIMILAR SITUATIONS ELSEWHERE UNLESS NOTED OR SHOWN OTHERWISE.
- B. CONTRACTOR SHALL COMPARE ALL DIMENSIONS AND CONDITIONS ON CONTRACT DOCUMENTS AND AT THE SITE. ANY OMISSION OR CONFLICT SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT/ENGINEER. IN CASE OF ANY CONFLICT FOLLOW THE MOST STRINGENT REQUIREMENT AS DIRECTED BY ARCHITECT/ENGINEER.
- C. SEE THE ARCHITECTURAL DRAWINGS FOR DOORS, WINDOWS, NON-BEARING INTERIORS AND EXTERIOR WALLS, RECESSES, DEPRESSIONS, ETC.
- D. CONTRACTOR SHALL PROVIDE ADEQUATE TEMPORARY BRACING FOR ALL PORTIONS OF THE BUILDING UNTIL THE ENTIRE STRUCTURE OF THE BUILDING IS COMPLETE.
- E. OBSERVATION VISITS TO THE SITE BY STRUCTURAL ENGINEER'S FIELD REPRESENTATIVES SHALL NOT BE CONSIDERED AS INSPECTION OR APPROVAL OF CONSTRUCTION.
- F. ANY ENGINEERING DESIGN PROVIDED BY OTHERS AND SUBMITTED FOR REVIEW SHALL BEAR THE SEAL AND SIGNATURE OF A STRUCTURAL ENGINEER REGISTERED IN UTAH.

II. DESIGN CRITERIA:

- A. BUILDING CODE: 2021 INTERNATIONAL BUILDING CODE (IBC) W/ AMENDMENTS
- B. LOADINGS:
 1. ROOF SNOW LOAD = 110 PSF - SNOW DRIFT PER IBC
 2. TYPICAL FLOOR LIVE LOAD = 40 PSF
 3. WIND LOAD - IIB MPH ZONE - EXPOSURE C
 4. SEISMIC DESIGN DATA: SDC=D2, Se=0.595, I=0.21, R=6.5, V=133, WOOD SHEAR WALL SYSTEM, V+0.12, IRREGULARITY=125, SITE CLASS: D, EQUIVALENT LATERAL FORCE PROCEDURE
- C. FOUNDATION:
 1. ALL EXTERIOR FOOTINGS ARE TO BE FOUNDED AT NOT LESS THAN 40" BELOW LOWEST ADJACENT FINISH FLOOR OR FINISH GRADE ONTO UNDISTURBED EXISTING SUBSOILS HAVING A MINIMUM NET BEARING CAPACITY OF 1500 PSF. ALL INTERIOR FOOTINGS ARE TO BE FOUNDED AT NOT LESS THAN 1'-3" BELOW LOWEST ADJACENT FINISH FLOOR ONTO SUBSOILS.

III. CONCRETE:

- A. ALL MATERIALS SHALL COMPLY WITH ACI 318 AND ACI 347 PUBLICATIONS AND APPLICABLE ASTM PUBLICATIONS.
- B. CONCRETE MATERIAL PROPERTIES: 28-DAY COMPRESSIVE STRENGTHS ARE TO BE 3000 PSI TYPICAL UNLESS NOTED OTHERWISE. DESIGN BASED ON 2500 PSI. W/C RATIO: MAX. 0.55. EXPOSURE CATEGORIES AND CLASSES OF THE CONCRETE: FI
- C. CAST IN PLACE CONCRETE:
 1. SPACING OF CONSTRUCTION JOINTS OR CONTROL JOINTS IN WALLS EXPOSED TO VIEW SHALL NOT EXCEED 40 FEET UNLESS SPECIFICALLY NOTED OTHERWISE ON THE DRAWINGS.
 2. PROVIDE EXTRA REINFORCING AROUND ALL OPENINGS EXCEEDING 24 INCHES SQUARE OR ROUND IN ALL SLABS AND WALLS EQUAL TO TWO #5 BARS ON FOUR SIDES AND EXTEND TWO FEET BEYOND THE OPENING.
 3. PROVIDE A 3/4" CHAMFER ON ALL EXPOSED CORNERS OF CONCRETE UNLESS NOTED OTHERWISE.
 4. PROVIDE CLASS B LAP SPICES FOR ALL REINFORCING UNLESS NOTED OTHERWISE.
 5. PROVIDE ISOLATION JOINTS AROUND ALL COLUMNS AT ALL EXPOSED SLAB ON GRADE AREAS.
 6. EXPOSURE CATEGORY AND CLASS OF CONCRETE: F2

IV. REINFORCING STEEL:

- A. ALL BARS #4 AND LARGER TO BE ASTM A 615, GRADE 60. ALL #2 AND #3 BARS TO BE ASTM A 615, GRADE 40. DETAILED, FABRICATED AND ERECTED IN ACCORDANCE WITH ACI-318, LATEST ADOPTION.
- B. ALL REINFORCING STEEL SHALL BE BENT, DETAILED AND CHAINED TO MEET "ACI MANUAL OF STANDARD PRACTICE FOR DETAILING REINFORCING CONCRETE STRUCTURES".
- C. WELDED WIRE FABRIC TO BE IN ACCORDANCE WITH ASTM A 185.
- D. ALL BARS INDICATED ON THE PLANS TO BE WELDED SHALL CONFORM TO ASTM A 706 (GRADE 60).
- E. CONCRETE COVER REQUIREMENTS FOR DEFORMED BAR REINFORCING STEEL SHALL COMPLY WITH ACI 318, "BUILDING CODE REQUIREMENTS FOR REINFORCING CONCRETE".
 1. CAST-IN-PLACE CONCRETE:
 - a) CONCRETE CAST AGAINST AND PERMANENTLY EXPOSED TO EARTH:
 - b) FORMED CONCRETE EXPOSED TO EARTH OR WEATHER:
#6 BARS AND LARGER: 2"
#5 BARS AND SMALLER: 1-1/2"
 - c) CONCRETE NOT EXPOSED TO WEATHER OR IN CONTACT WITH GROUND:
SLABS, WALLS, JOISTS: #1 BARS OR SMALLER: 3/4"
BEAMS, COLUMNS, PRIMARY REINFORCING, TIES, STIRRUPS, SPIRALS: 1-1/2"
- F. DETAILING: SUBMIT PLACING DRAWINGS PER ACI DETAILING MANUAL, ACI 318-66, FABRICATE ONLY AFTER REVIEW AND APPROVAL. REINFORCING BARS SHALL NOT BE WELDED UNLESS SPECIFICALLY SHOWN ON DRAWINGS.
 1. LAP SPICE LENGTHS SHALL BE AS FOLLOWS:
30 BAR DIAMETER FOR #3 AND #4 BARS
40 BAR DIAMETER FOR #5 THROUGH #8 BARS
DO NOT SPlice STIRRUPS AND TIES
DO NOT SPlice VERTICAL BARS IN RETAINING WALLS UNLESS SPECIFICALLY SHOWN.
 2. ALL EMBEDMENTS AND DOUELS SHALL BE SECURELY TIED TO FORMWORK OR TO ADJACENT REINFORCING PRIOR TO THE PLACEMENT OF CONCRETE.

V. STRUCTURAL AND MISCELLANEOUS STEEL:

- A. MATERIAL PROPERTIES:
 1. ALL SHAPES, PLATES, ANGLES, AND CHANNELS TO BE ASTM A-36 UNLESS NOTED OTHERWISE.
 2. ALL U SHAPES WEIGHING 84 POUNDS PER LINEAR FOOT OR LESS TO BE ASTM A 992, GRADE 50. ALL U SHAPES WEIGHING MORE THAN 84 POUNDS PER LINEAR FOOT TO BE ASTM A 992, GRADE 36.
 3. SQUARE OR RECTANGULAR TUBES TO BE ASTM A 500, GRADE B, Fy = 46 KSI.
 4. ALL STEEL TO BE DETAILED, FABRICATED AND ERECTED IN ACCORDANCE WITH AISC, SPECIFICATIONS, LATEST ADOPTION.
- B. WELDING:
 1. FOR STRUCTURAL STEEL TO BE IN ACCORDANCE WITH AWS, REQUIREMENTS FOR E70XX ELECTRODES.
- C. BOLTS:
 1. ALL BOLTS TO BE 3/4" DIAMETER ASTM A 325-N UNLESS NOTED OTHERWISE.
 2. BOLTS, NUTS AND WASHERS SHALL NOT BE REUSED.
 3. ANCHOR BOLTS SHALL BE ASTM A 307 OR A 36.

VI. WOOD:

- A. DIMENSIONAL LUMBER: ALL TO BE GRADE STAMPED PER

LUMBER TO BE DFI/LARCH #2 UNLESS OTHERWISE NOTED.

2. 2 X 4 SUB-FURLINS TO BE DFI/LARCH NO.1.

3. 2 X 6 SUB-FURLINS TO BE DFI/LARCH NO.1.

4. FURLINS TO BE DFI DENSE #1.

5. 4X AND 6X POSTS TO BE DFI/LARCH NO.1.

6. WALL STUDS TO BE DFI/LARCH 2 GRADE OR BETTER.

WOOD DECKING: FLOOR DECKING SHALL BE COMMERCIAL 2 X 6 (NOMINAL TONGUE AND GROOVE DECKING, HEM-FIR OR BETTER WITH A REPEITIVE Fc OF 1450 PSI) MINIMUM.

GLU-LAMBS, LVL'S AND DFS:

1. TO BE GRADE STAMPED PER A.I.T.C. DFI/LARCH COMBINATION 24F-V8 FOR CONTINUOUS SPANS AND DFI/LARCH COMBINATION 24F-V4 FOR SIMPLE SPANS. GLUED WITH WATERPROOF GLUE.

THE STRESSES OF THE MATERIAL ARE AS FOLLOWS:

GLB-EUS 24F-V4 BOT. Fc=2400 PSI, Fv=265PSI, E=1800KS1, 265PSI, Fc=2400 PSI, Fv=265PSI, E=1800KS1, LVL'S Fc=2600 PSI, Fv=285PSI, E=1800KS1, PARALLAM Fc=2900 PSI, Fv=290PSI, E=2000KS1, DFM Fc=1100 PSI, Fv=180PSI, E=100KS1, DF2 Fc=850 PSI, Fv=180PSI, E=1600KS1.

PLYWOOD:

1. ROOF SHEATHING TO BE STD 5/8" OSB/PLUD, w/ EXTERIOR GLUE, IDENTIFICATION INDEX 40/20, NAIL WITH 10d NAILS AT 6" O.C. AT ALL EDGE SUPPORTS AND WITH 10d NAILS AT 12" O.C. AT ALL INTERMEDIATE SUPPORTS UNLESS NOTED OTHERWISE.

2. FLOOR SHEATHING TO BE STD 3/4" OSB/PLUD, T&G w/ EXTERIOR GLUE, IDENTIFICATION INDEX 40/20, NAIL WITH 8d NAILS AT 6" O.C. AT ALL EDGE SUPPORTS AND WITH 8d NAILS AT 12" O.C. AT ALL INTERMEDIATE SUPPORTS UNLESS NOTED OTHERWISE.

3. EXTERIOR WALLS TO BE STD 1/16" OSB OR 1/2" C-C WITH EXTERIOR GLUE. NAIL WITH 10d NAILS AT 6" O.C. AT ALL EDGE SUPPORTS AND WITH 10d NAILS AT 12" O.C. AT ALL INTERMEDIATE SUPPORTS UNLESS NOTED OTHERWISE. SEE SHEET WALL SCHEDULE FOR SHEAR WALL SHEATHING AND NAILING.

PLYWOOD WEB JOISTS:

1. TO BE DESIGNED, DETAILED AND FABRICATED BY TRUS-JOIST AND HAVE THE APPROVAL OF CBO.

2. JOISTS ARE TO BE DESIGNED FOR THE LIVE LOADS LISTED ABOVE AND FOR A SUPERIMPOSED DEAD LOAD OF NOT LESS THAN 15 PSF.

3. DESIGN JOISTS FOR TWICE THE WEIGHT OF MECHANICAL UNITS INDICATED ON THE PLANS IN ACCORDANCE WITH AMERICAN INSTITUTE OF TIMBER CONSTRUCTION.

4. SPECIAL NOTE: NO MECHANICAL, ELECTRICAL AND MECHANICAL DRAWINGS FOR ADDITIONAL UNITS REQUIRED.

SPECIAL TREATMENTS (AMERICAN WOOD PRESERVERS INSTITUTE STANDARDS):

1. ALL WOOD IN CONTACT WITH CONCRETE, MASONRY OR SOIL: PRESSURE TREAT WITH WOLMAN CCA PRESERVATIVE

2. EIGHTS: AS APPROVED BY THE ARCHITECT.

3. FIRE RETARDANT: PRESSURE TREAT WITH DRICON OR EQUAL AS APPROVED THE ARCHITECT.

WOOD NAILING SCHEDULE:

1. JOIST TO SILL OR GIRDER, TOENAIL 3-8d

2. BRIDGING TO JOIST, TOENAIL EACH END 2-8d

3. 1"x6" SUBFLOOR OR LESS TO EACH JOIST FACE NAIL 2-8d

4. WIDER THAN 1"x6" SUBFLOOR TO EACH JOIST, FACE NAIL 3-8d

5. SUBFLOOR TO JOIST OR GIRDER, BLIND AND FACE NAIL 2-16d

6. SOLE PLATE TO JOIST OR BLOCKING, FACE NAIL 2-16d

7. TOP PLATE TO STUD, END NAIL 2-16d

8. EIGHTS: AS PLATE TOENAIL 2-8d OR FACE NAIL 2-16d

9. DOUBLE STUDS, FACE NAIL 16d @ 24" O.C.

10. DOUBLED TOP PLATES, FACE NAIL 16d @ 16" O.C.

11. TOP PLATES, LAPs AND INTERSECTIONS, FACE NAIL 2-16d

12. CONTINUOUS HEADER, 2 PIECES 16d @ 16" O.C. ALONG 2 EDGES

13. CEILING JOISTS TO PLATE, TOENAIL 3-8d

14. CONTINUOUS HEADER TO STUD, TOENAIL 4-8d

15. CEILING JOIST, LAPs OVER PARTITIONS FACE NAIL 3-16d

16. CEILING JOIST TO PARALLEL RAFTERS FACE NAIL 3-16d

17. RAFTER TO PLATE, TOENAIL 4-8d

18. BRACE TO EACH STUD AND PLATE, FACE NAIL 2-8d

19. 1"x8" SHEATHING OR LESS TO EACH BEARING, FACE NAIL 2-8d

20. WIDER THAN 1"x8" SHEATHING TO EACH BEARING, FACE NAIL 3-8d

21. BUILT UP CORNER STUDS 16d @ 24" O.C.

22. BUILT-UP GIRDERS AND BEAMS 20d @ 32" O.C. AT TOP AND BOTTOM AND STAGGERED 2-20d AT EACH END & SPLICE

23. PLANKS 2-16d AT EACH BEARING

MISCELLANEOUS:

GYPSUM WALLBOARD: FOR SHEAR WALLS TO BE STANDARD 1/2" GYPSUM WALLBOARD, NAIL WITH 5D COOLER NAILS AT 1' O.C. TO ALL STUDS, TOP AND BOTTOM PLATES AND BLOCKING.

STUDS: 2X4 PORTLAND CEMENT NAIL ON EXPANDED METAL OR WOVEN WIRE LATH. NAIL WITH #10 GAGE, 1 1/2" LONG, 1/16" HEAD NAILS OR NO.16 GAGE STAPLES WITH 7/8" LONG LEGS AT 6" O.C. TO ALL STUDS, TOP AND BOTTOM PLATES AND BLOCKING.

SPECIAL INSPECTION: SPECIAL INSPECTION IS REQUIRED IN ACCORDANCE WITH IBC SECTION 1704.

EPOXY BOLTS IN TENSION IF APPLY.

FIELD WELDING AND STEEL MOMENT CONNECTION.

BRICK AND/OR STONE VENEER NOTES:

1. TO WOOD STUD WALLS: VENEER SHALL BE ATTACHED TO WOOD STUDS WITH A 1" MINIMUM WIDE X 22 GAUGE, GALVANIZED, CORRUGATED BRICK TIE SPACED AT A MAXIMUM OF 16" O.C. IN BOTH VERTICAL AND HORIZONTAL DIRECTIONS, ANCHOR TIES SHALL EXTEND TO A NO. 9 GAUGE HORIZONTAL JOINT REINFORCEMENT WIRE IN THE VENEER WHICH SHALL BE CONTINUOUS AND SHALL BE PLACED AT 16" O.C. MAXIMUM AT THE CENTER OF THE VENEER. CORRUGATED METAL TIES SHALL FORM A 180° TURN AROUND THE NO. 9 GAUGE WIRE USED AS HORIZONTAL JOINT REINFORCEMENT IN THE VENEER. SPOT BEDDING AT THE CORRUGATED TIES SHALL BE OF CEMENT MORTAR ENTIRELY SURROUNDING THE TIES. ATTACH TIES TO STUDS WITH A MINIMUM #6 X 1 1/2" WOOD SCREW.

2. TO CONCRETE WALLS: 22 GAUGE GALVANIZED DOVETAIL SLOTS SHALL BE INSTALLED VERTICALLY IN CONCRETE AT 16" O.C. VENEER SHALL BE ATTACHED TO THE CONCRETE WITH 1" X 22 GAUGE, CORRUGATED, GALVANIZED DOVETAIL BRICK ANCHORS OR 3/16" DIAMETER GALVANIZED DOVETAIL TRIANGLE WIRES SPACED AT A MAXIMUM OF 16" O.C. IN BOTH VERTICAL AND HORIZONTAL DIRECTIONS, ANCHOR TIES SHALL EXTEND TO

Diagram illustrating the construction details for a fireplace wall and chimney structure, showing the connection between the wall, roof joists/trusses, and the chimney structure.

Labels and Callouts:

- VENEER SEE ARCH.
- L 5x3 1/2x3/8 LLY - w/3/4" EPOXY BOLTS x5" EMBED. @ 32" O.C. FOR 4" VENEER
- L 6x6x5/16 - w/3/4" EPOXY BOLTS x5" EMBED. @ 24" O.C. FOR 6" VENEER
- 2x6 MIN. BLKG. IN WALL
- ROOF JOISTS OR TRUSSES
- INSTALL TJI OR EQUAL BLKG.

Diagram illustrating the construction details for a fireplace wall and chimney structure, showing the connection between the wall, roof joists/trusses, and the chimney structure.

Labels and Callouts:

- BUILD FIRE PLACE WALL AT FOUR SIDES w/ 2x6 STUDS @ 16" O.C. 7/16" OSB WALL SHEATHING w/10d @ 6" O.C. USE 16d @ 4" O.C. FROM BOTTOM FL. TO JOISTS/TRUSSES/BLKG'S. INSTALL M271 @ EACH CORNER TO JOISTS/TRUSSES/BLKG'S TYP.

Diagram showing the elevation view of the beam-to-column connection. The connection is made using a 1/8" thick gusset plate (GLB) and 2x3/4" x 1/8" lag bolts. The beam is supported by a wood beam. The connection is detailed with dimensions and labels:

- 2x3/4" x 1/8" LAG BOLT
- 1/8" THICK GLB
- 2x3/4" x 1/8" LAG BOLT
- WOOD BEAM, SEE PLAN
- 2x3/4" LAG BOLTS ON LVL BEAM w/ 3/3/4" LAG BOLTS ON GLB

IF EXISTING FOOTING IS NOT DEEP ENOUGH, UNDERPIN NEW FOOTING AS NEEDED.

HOLDOWN PER SCHED LOCATE EDGE OF HD AT INTERIOR FACE OF POST

EN.

d_2

3" MIN

BEND TOP OF ANCHOR AS REQUIRED

8" MIN

EXTERIOR FOOTING

INTERIOR FOOTING

d

HOLDOWN INSTALLATION WITH EPOXY BOLTS

2 HOLDOWN INSTALLATION WITH EPOXY BOLTS

3 RETAINING WALL EXCAVATION GUIDELINE



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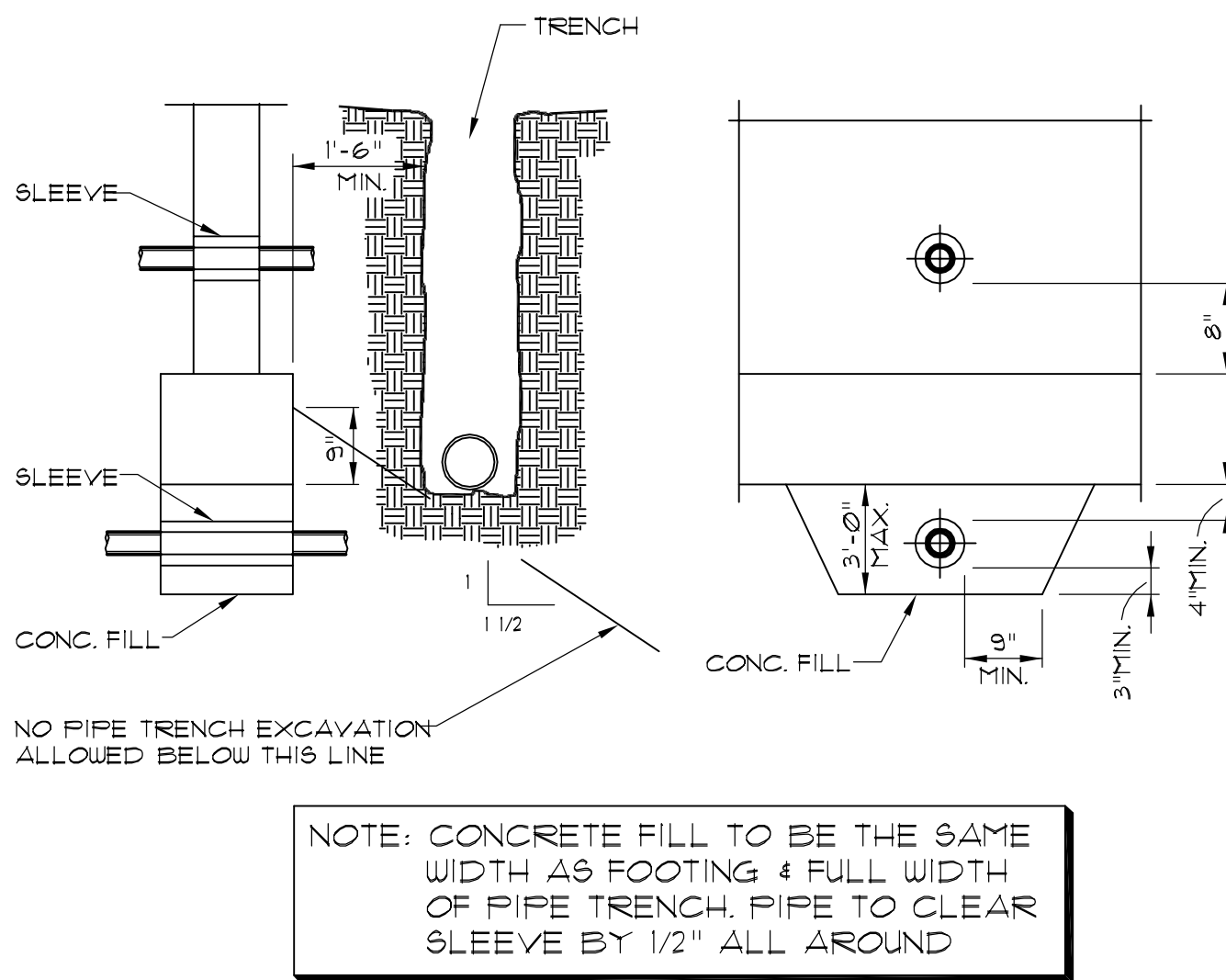
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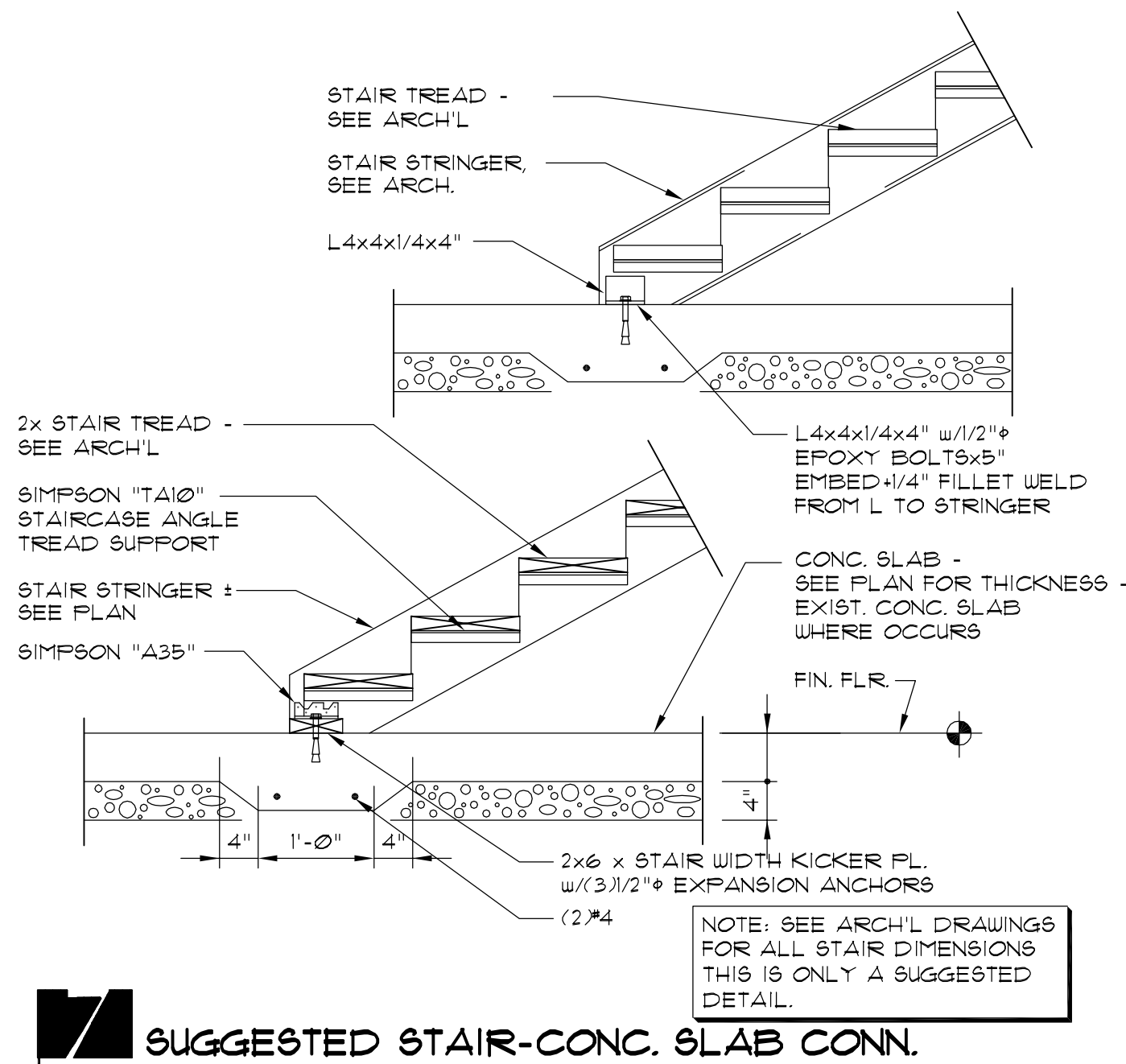
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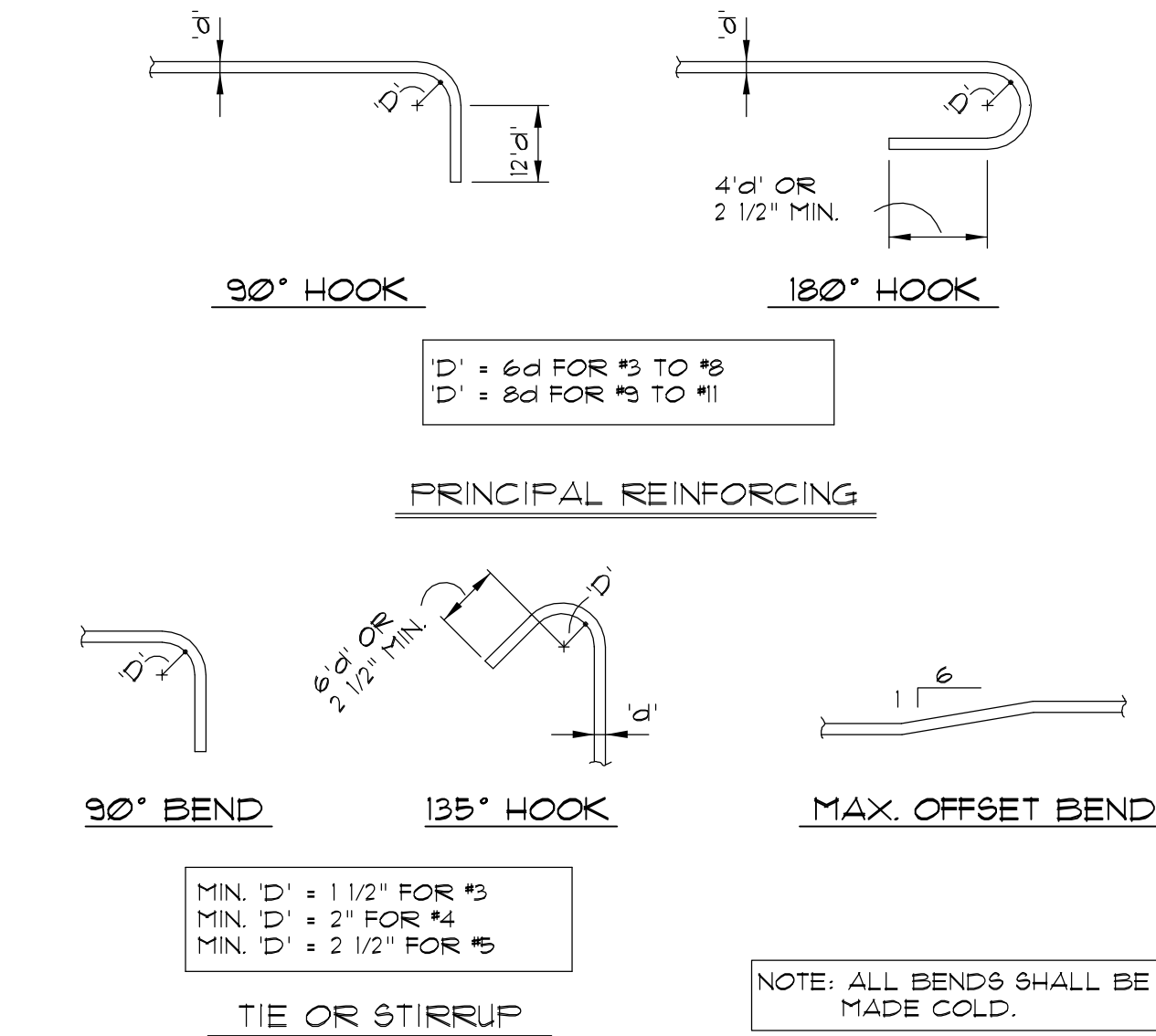
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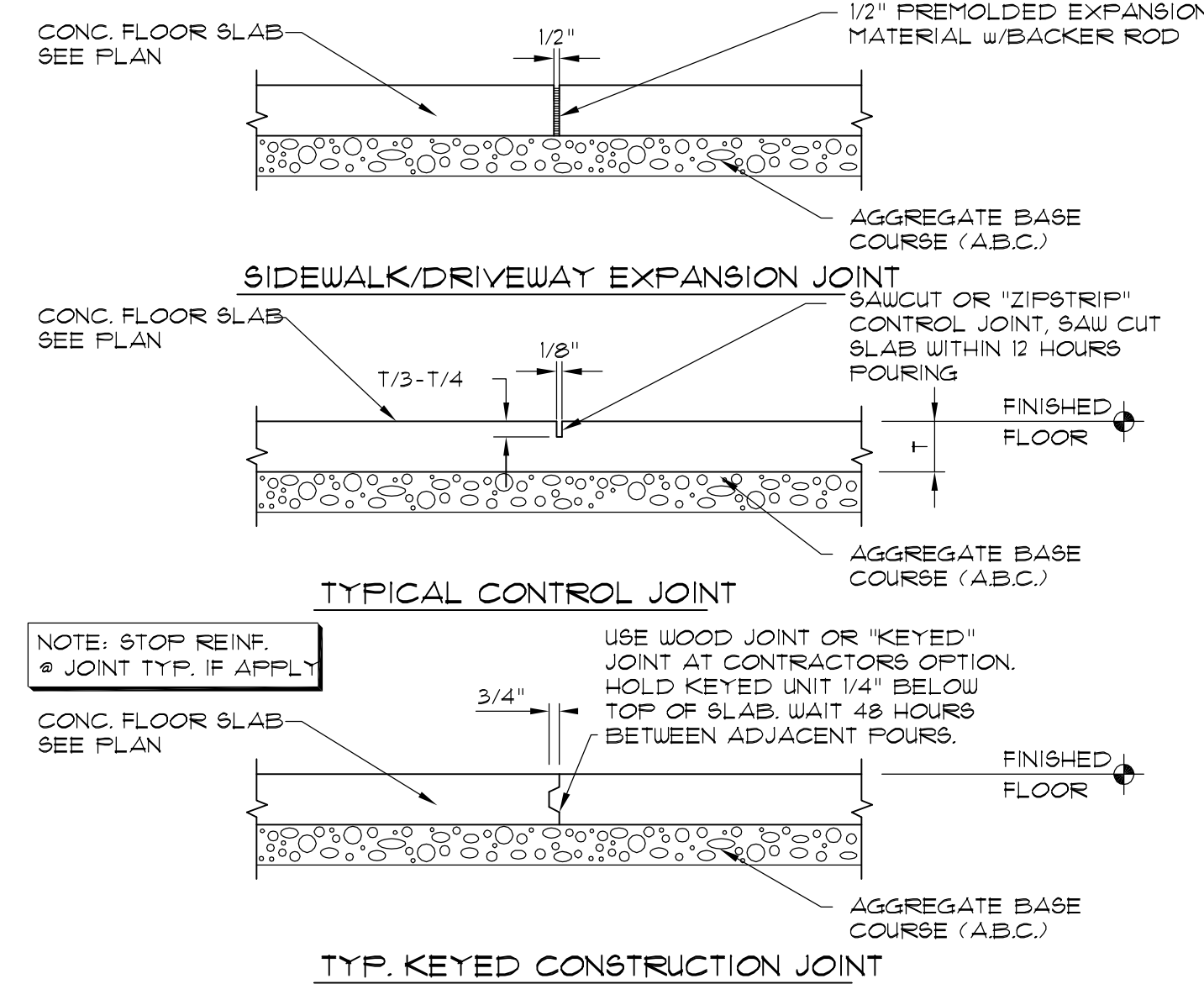
10 PIPES AT CONCRETE FOOTING



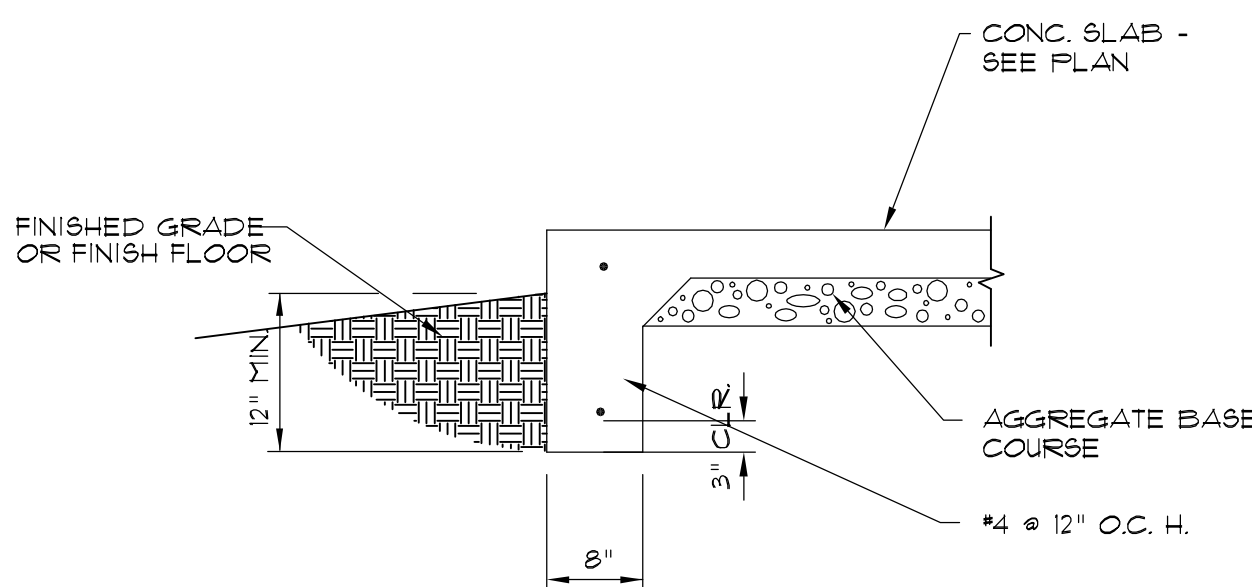
7 SUGGESTED STAIR-CONC. SLAB CONN.



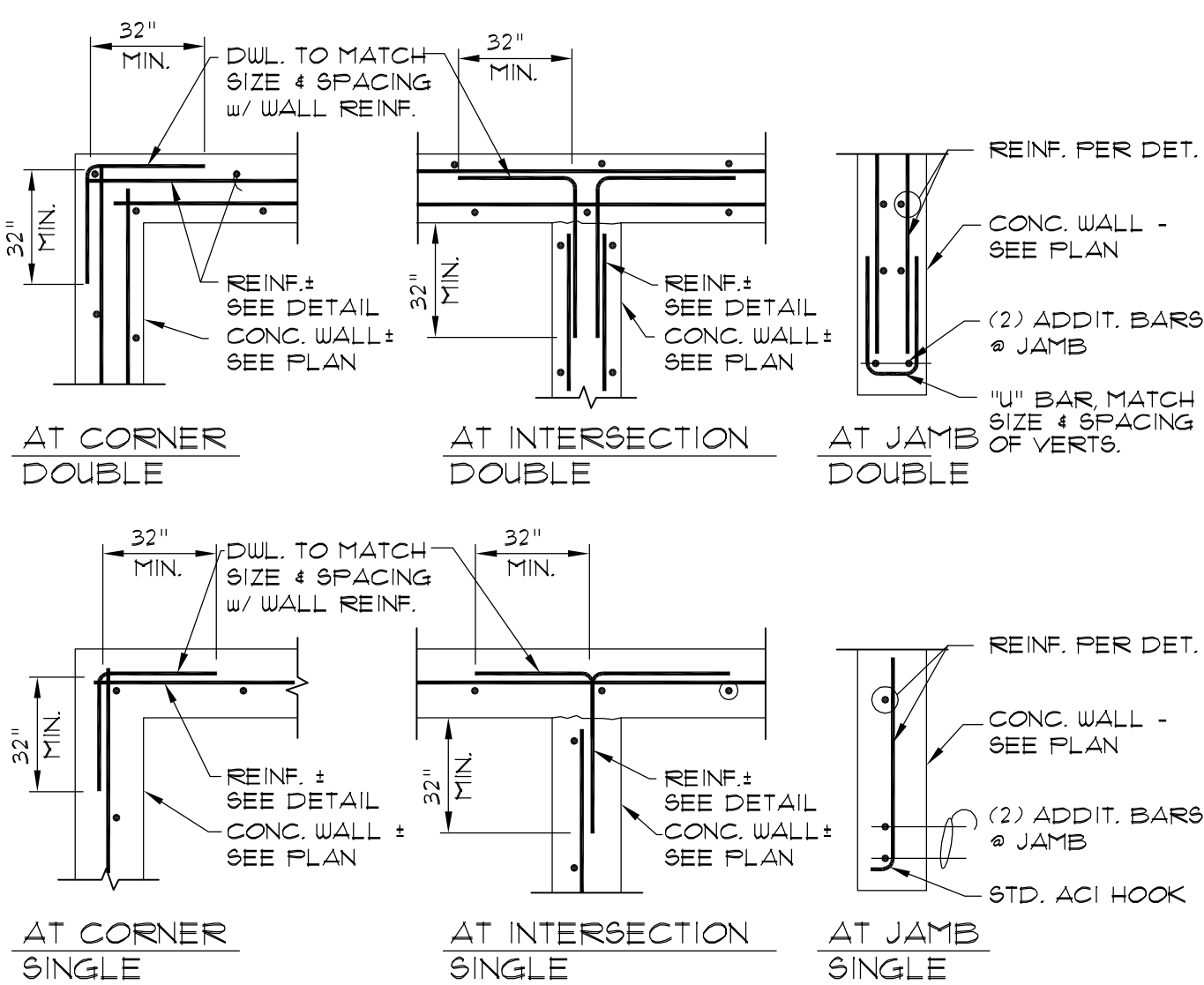
4 TYPICAL REINFORCING BAR BENDS



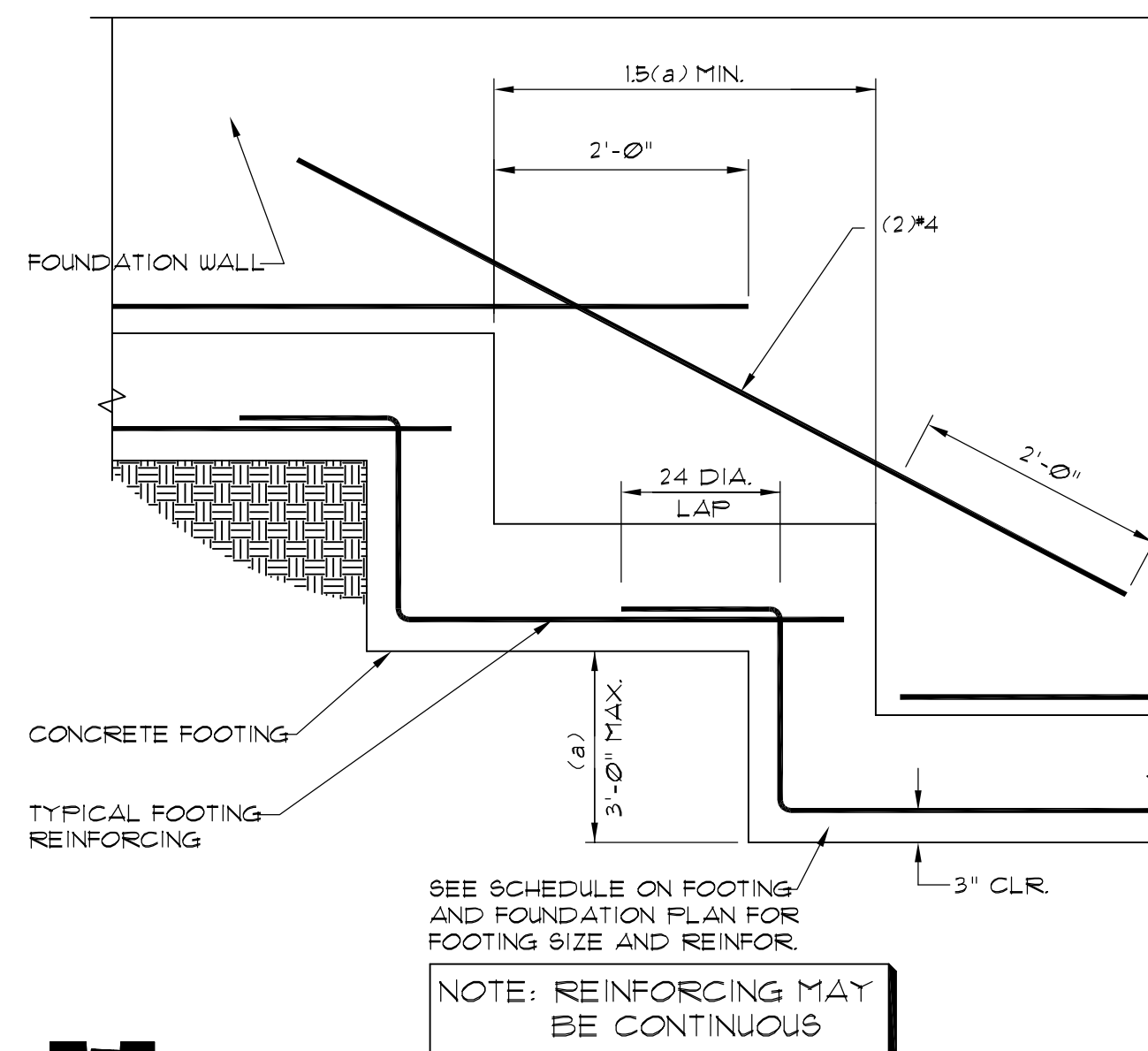
1 TYPICAL CONCRETE FLOOR JOINTS



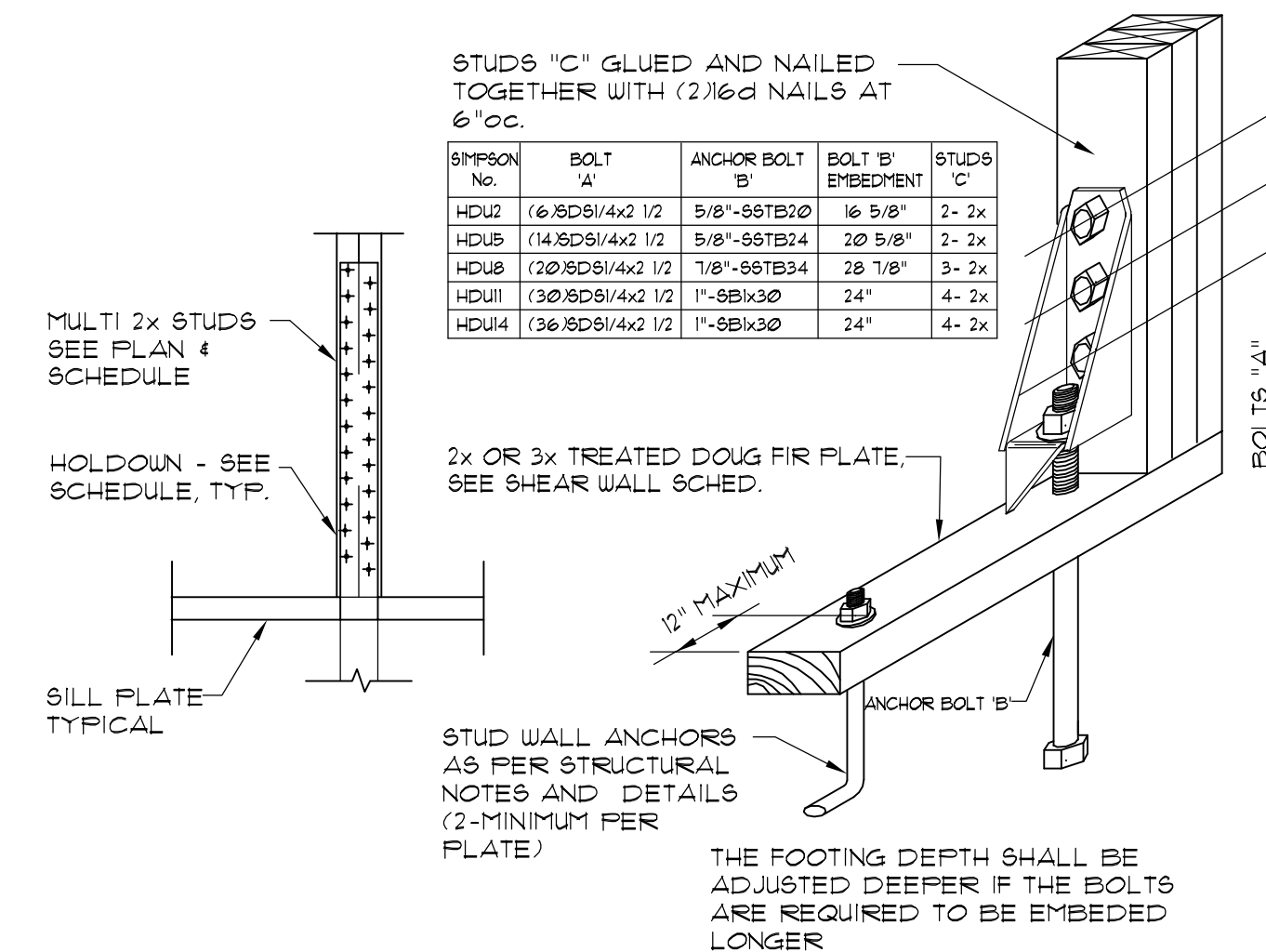
11 TYPICAL TURNDOWN FOOTING



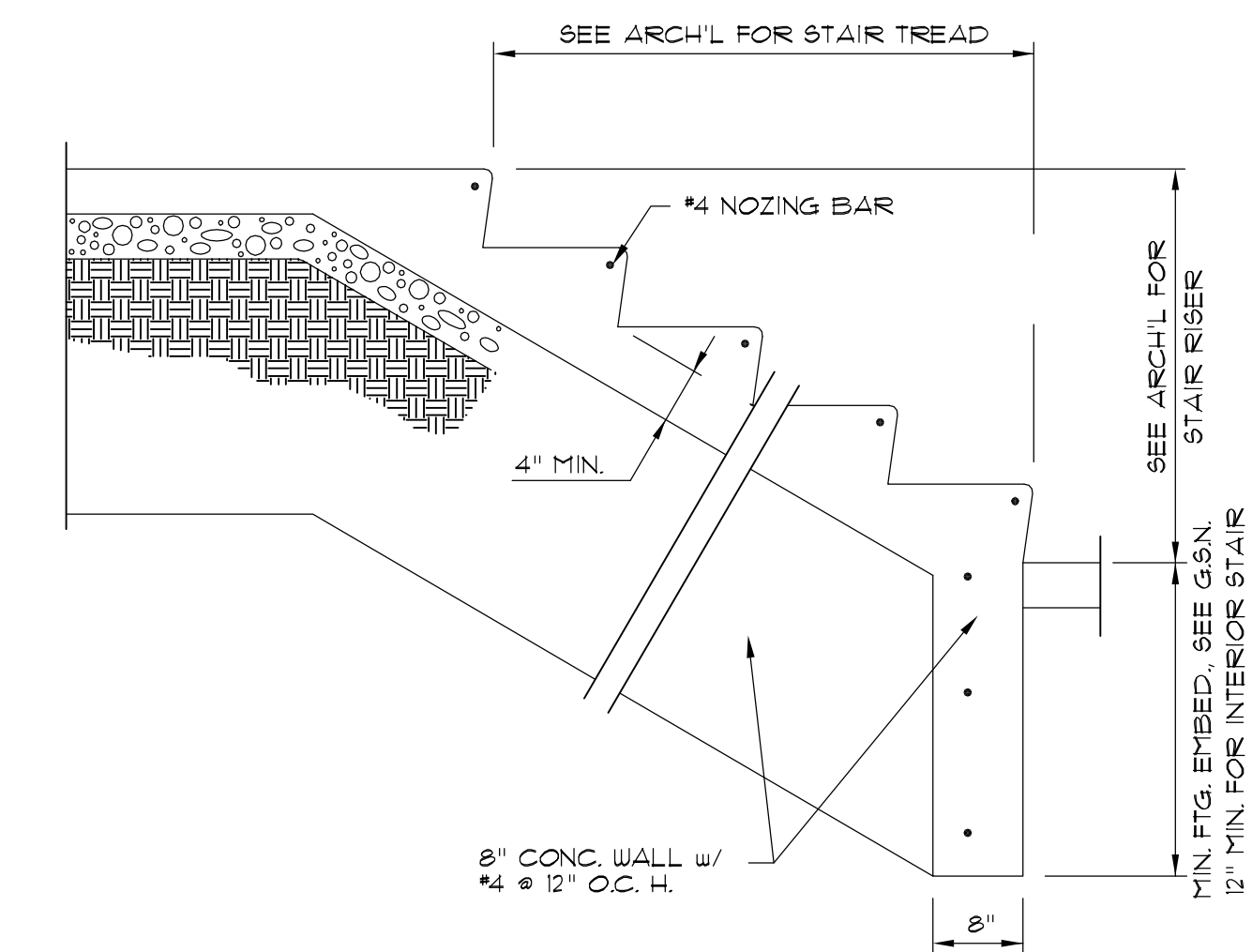
8 TYPICAL CONC. WALL REINF.



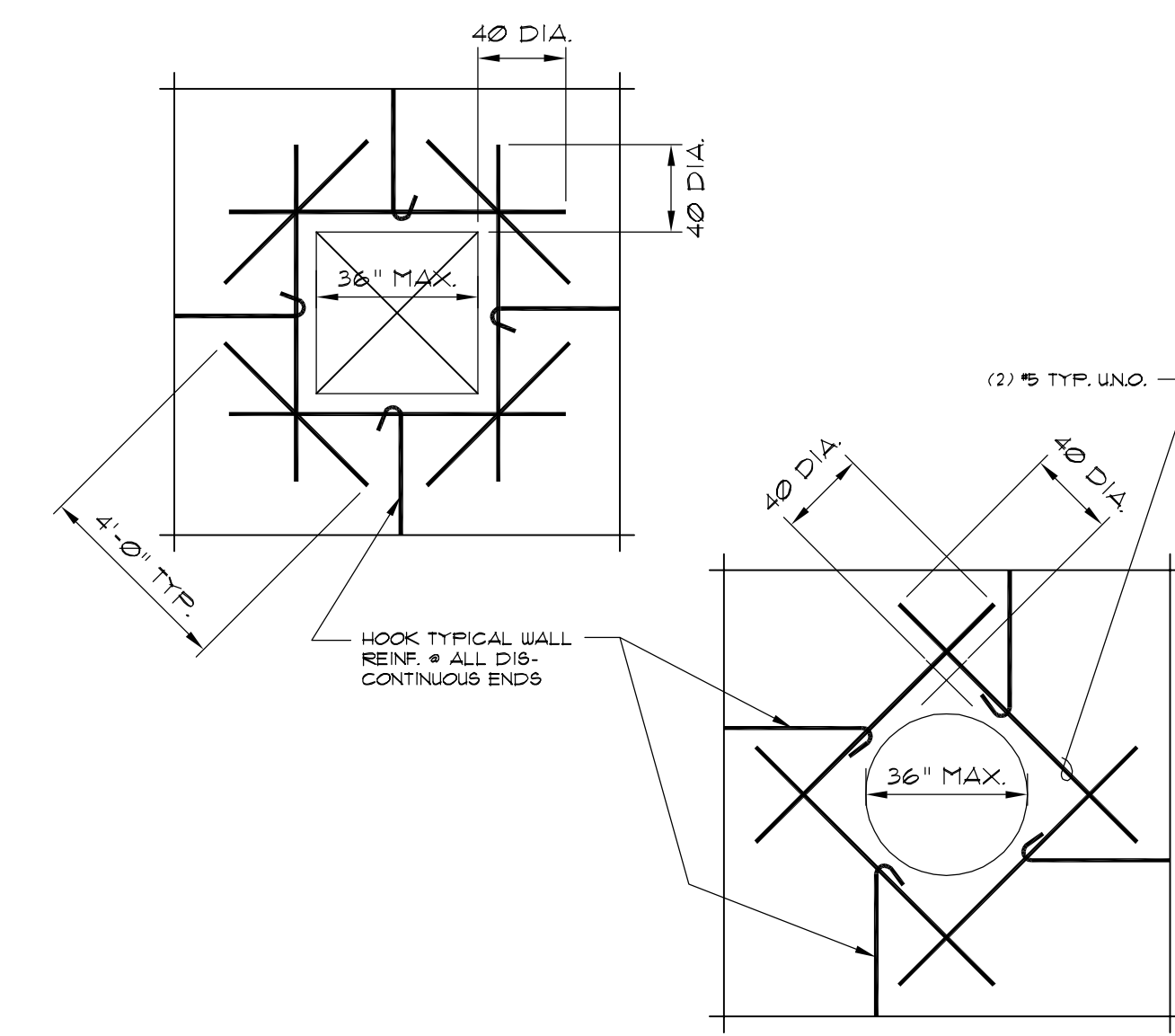
5 TYPICAL STEPPED FOOTING



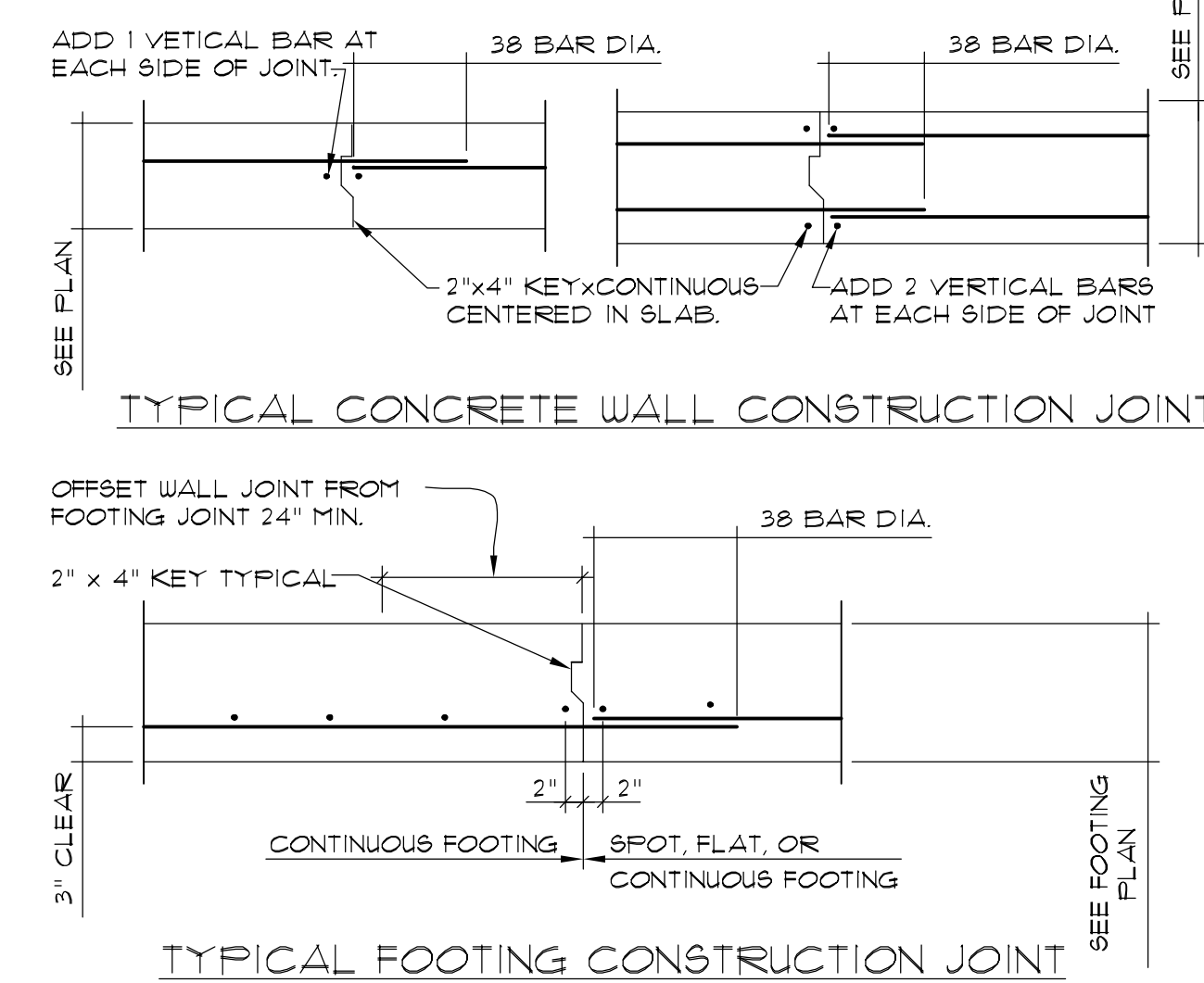
2 TYPICAL HOLDOWN TO CONC.



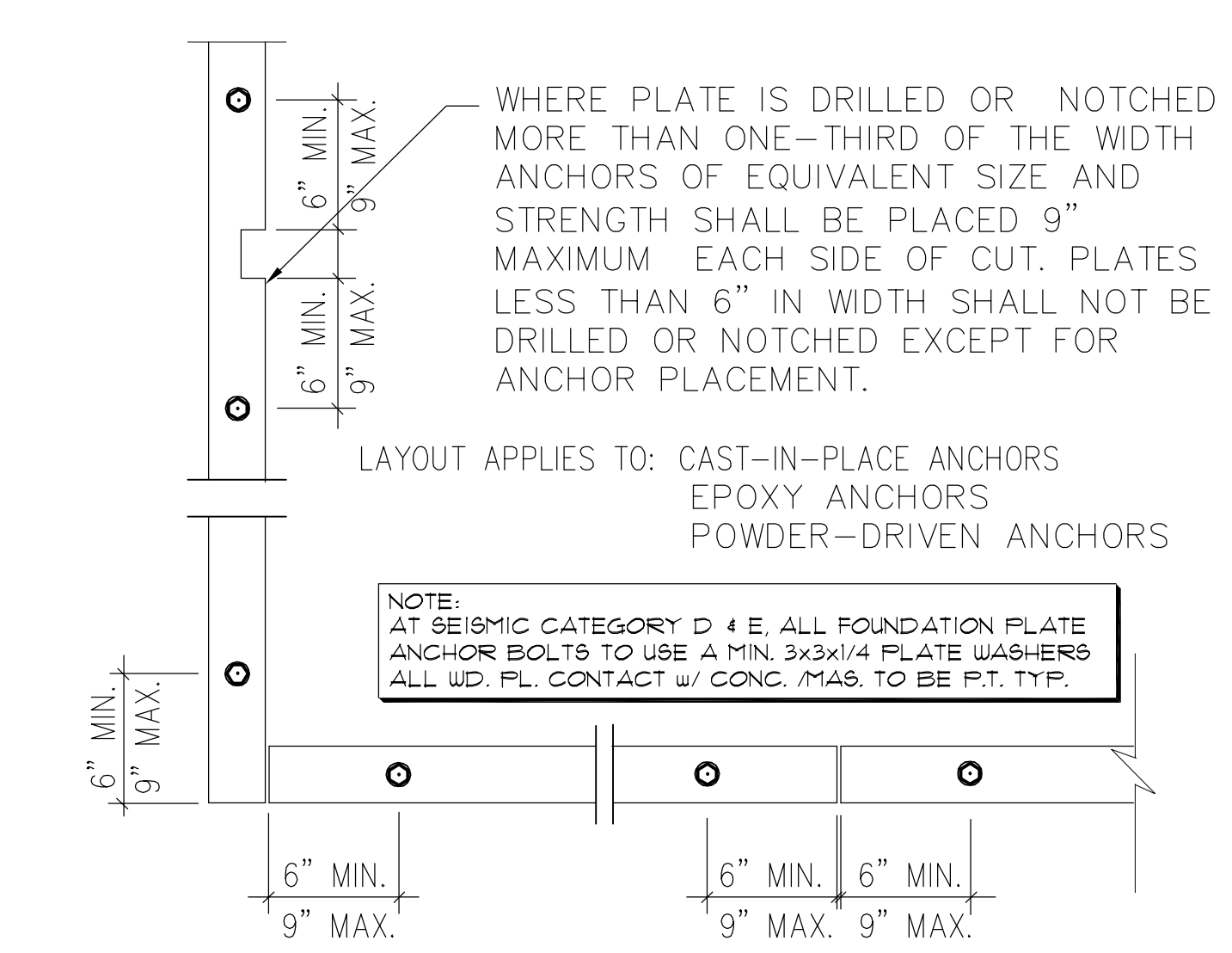
12 CONCRETE STAIR ON GRADE



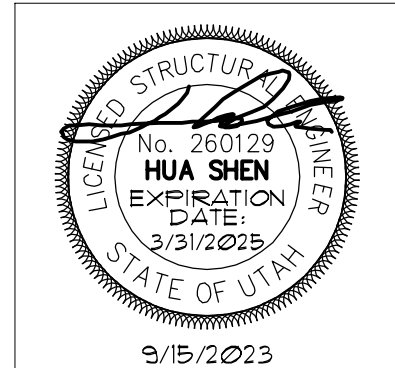
9 TYP. REINF. ON CONC. WALL OPNG.



6 TYP. FTG. & WALL CONSTRUCTION JOINT



3 TYPICAL ANCHOR BOLTS LAYOUT



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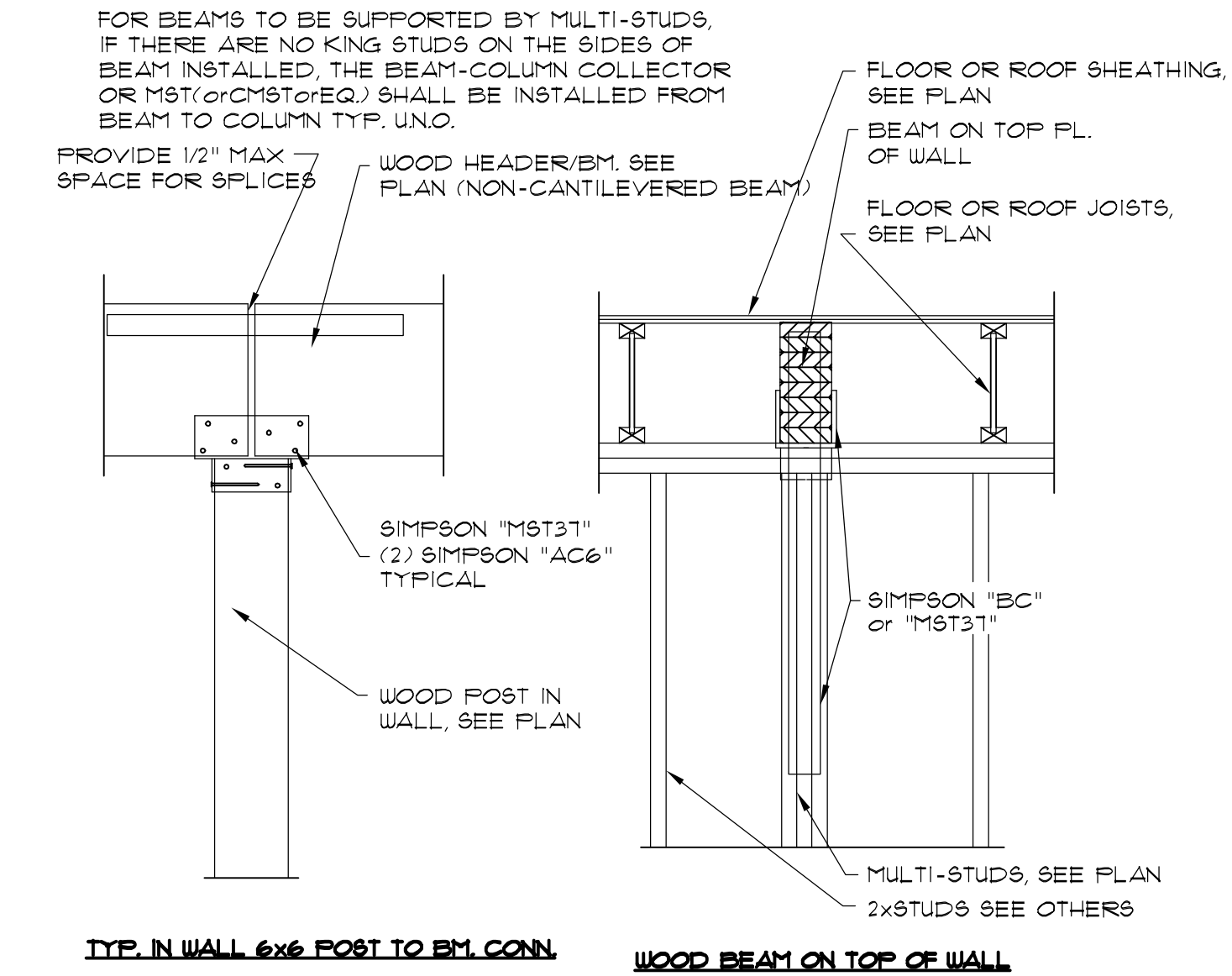
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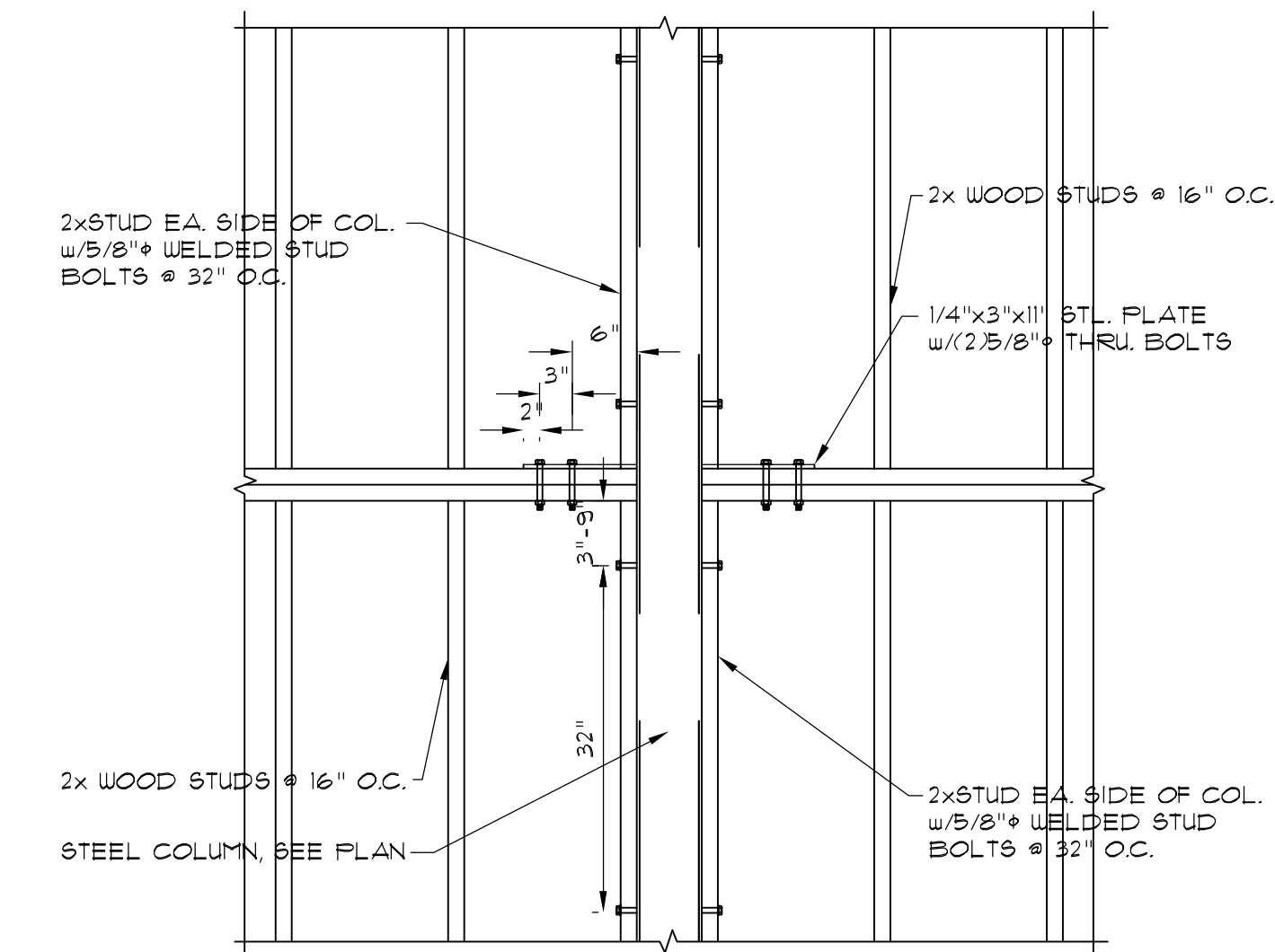
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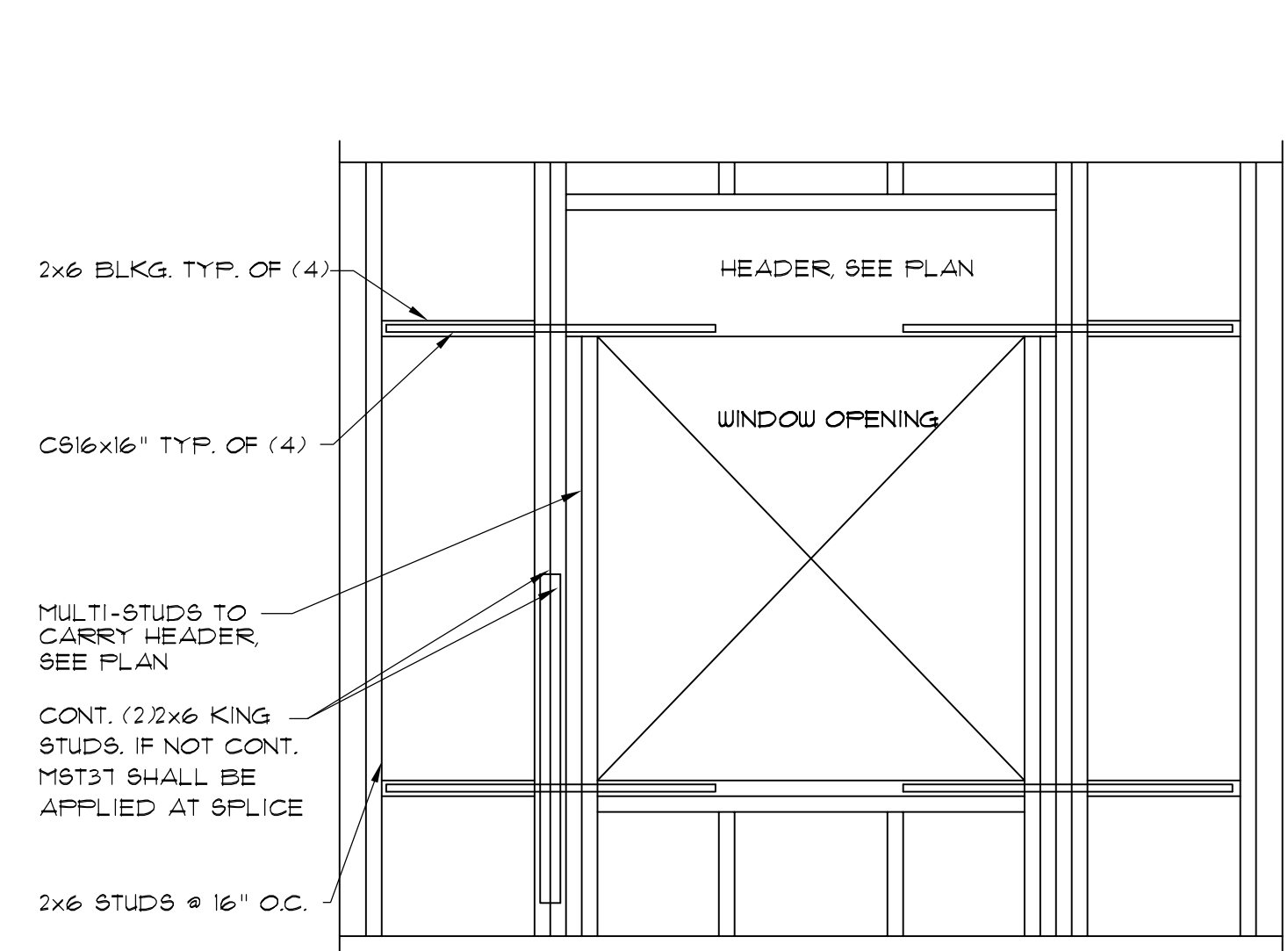


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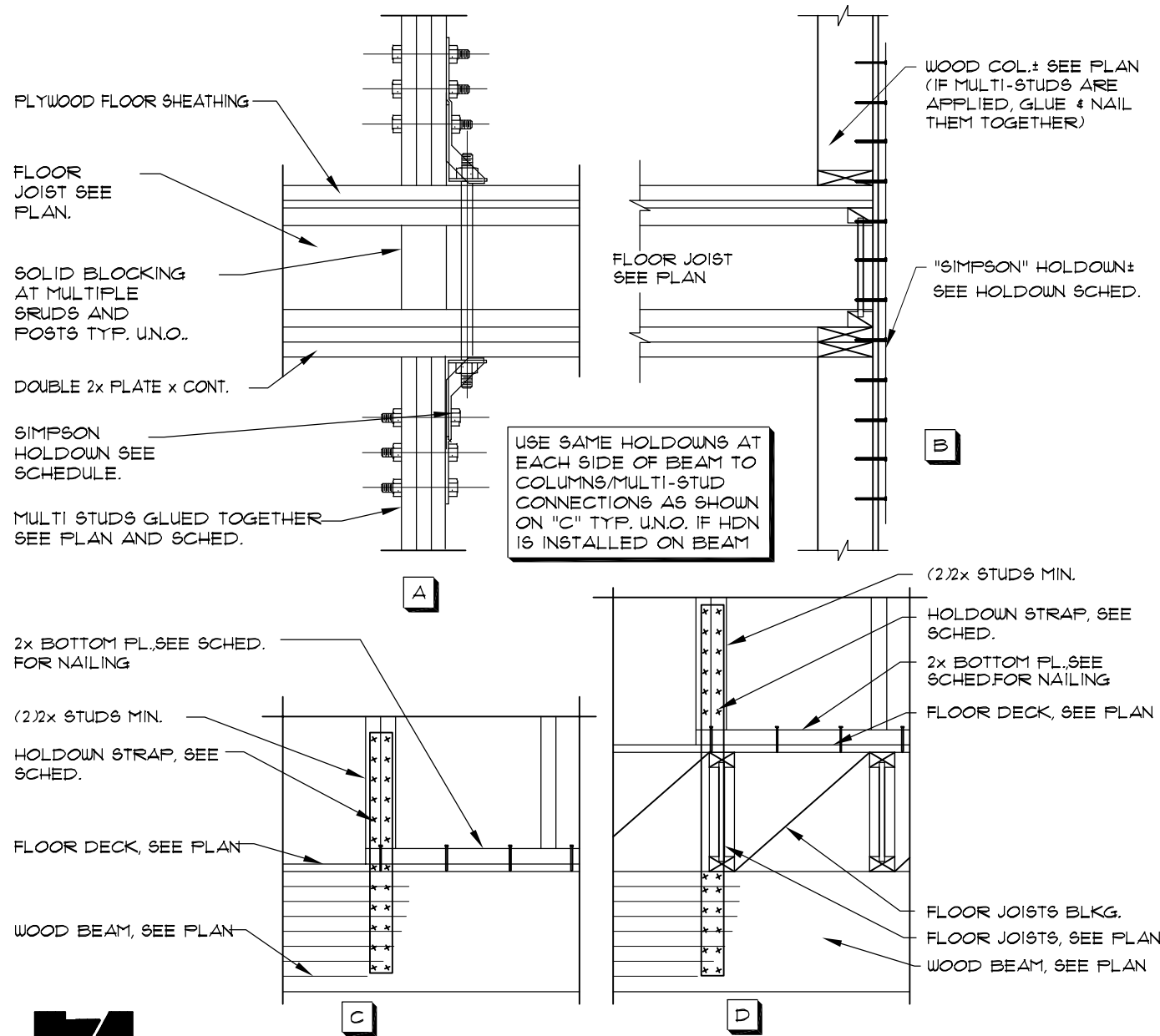
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TYP. STEEL COLUMN TO STUD WALL CONNECTION



12

REINFORCED WINDOW OPNG. AS SHOWN ON PLAN AS



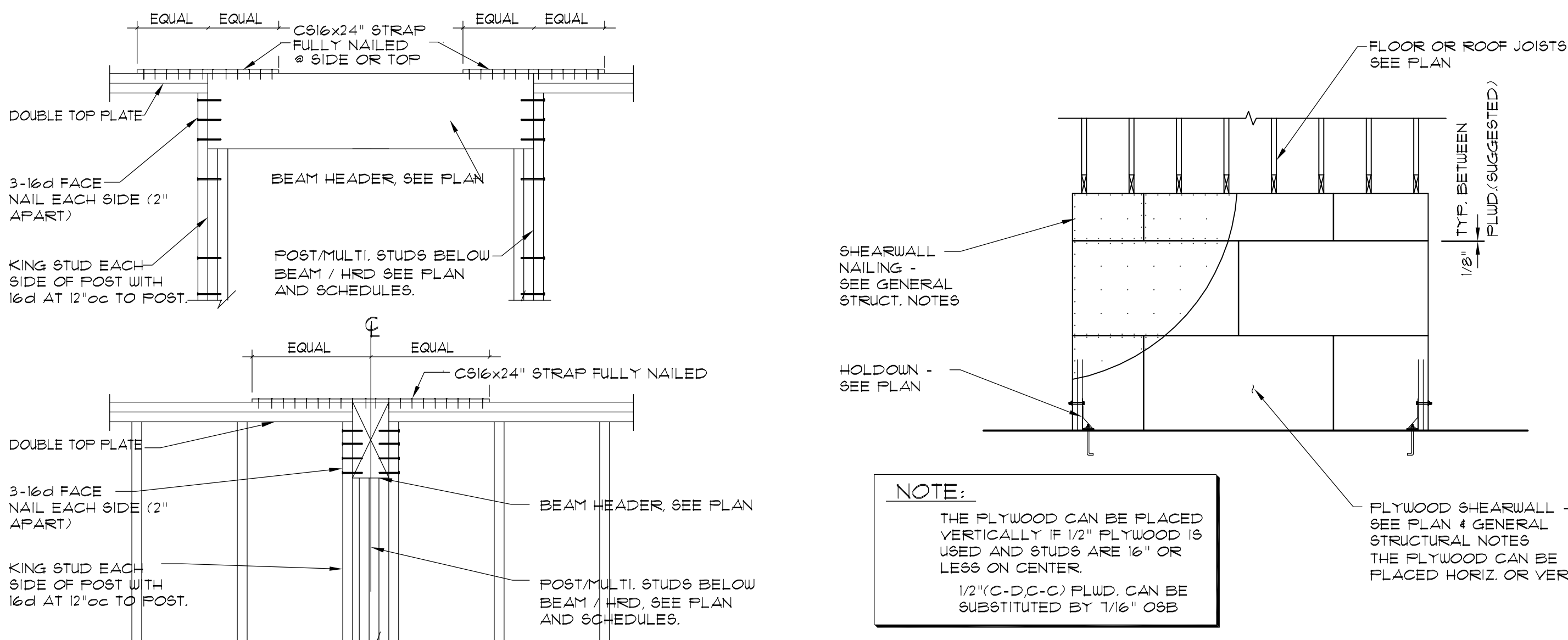
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HOLDOWNS AT FLOOR TO FLOOR

NAIL/STAPLE EQUIVALENT TABLE.				
FLOORS AND ROOF				
NAILS		STAPLES		
SIZE	SPACING	SIZE	SPACING	LENGTH
8d	6"	14 GA	6"	1 1/2"
8d	4"	14 GA	4"	1 1/2"
8d	2 1/2"	14 GA	2 1/2"	1 1/2"
8d	2"	14 GA	2"	1 1/2"
10d	6"	14 GA	4"	1 5/8"
10d	4"	14 GA	2 1/2"	1 5/8"
10d	2 1/2"	14 GA	2"	1 5/8"
* IN 3/4" PLYWOOD USE 2" STAPLES				
WALL				
3/8" PLYWOOD				
8d	6"	14 GA	6"	1 3/8"
8d	4"	14 GA	4"	1 3/8"
8d	3"	14 GA	3"	1 3/8"
8d	2"	14 GA	2"	1 3/8"
1/2" PLYWOOD				
8d	6"	14 GA	6"	1 1/2"
8d	4"	14 GA	3"	1 1/2"
8d	3"	14 GA	2 1/2"	1 1/2"
10d	6"	14 GA	4"	1 1/2"
10d	4"	14 GA	3"	1 1/2"
10d	3"	14 GA	2"	1 1/2"

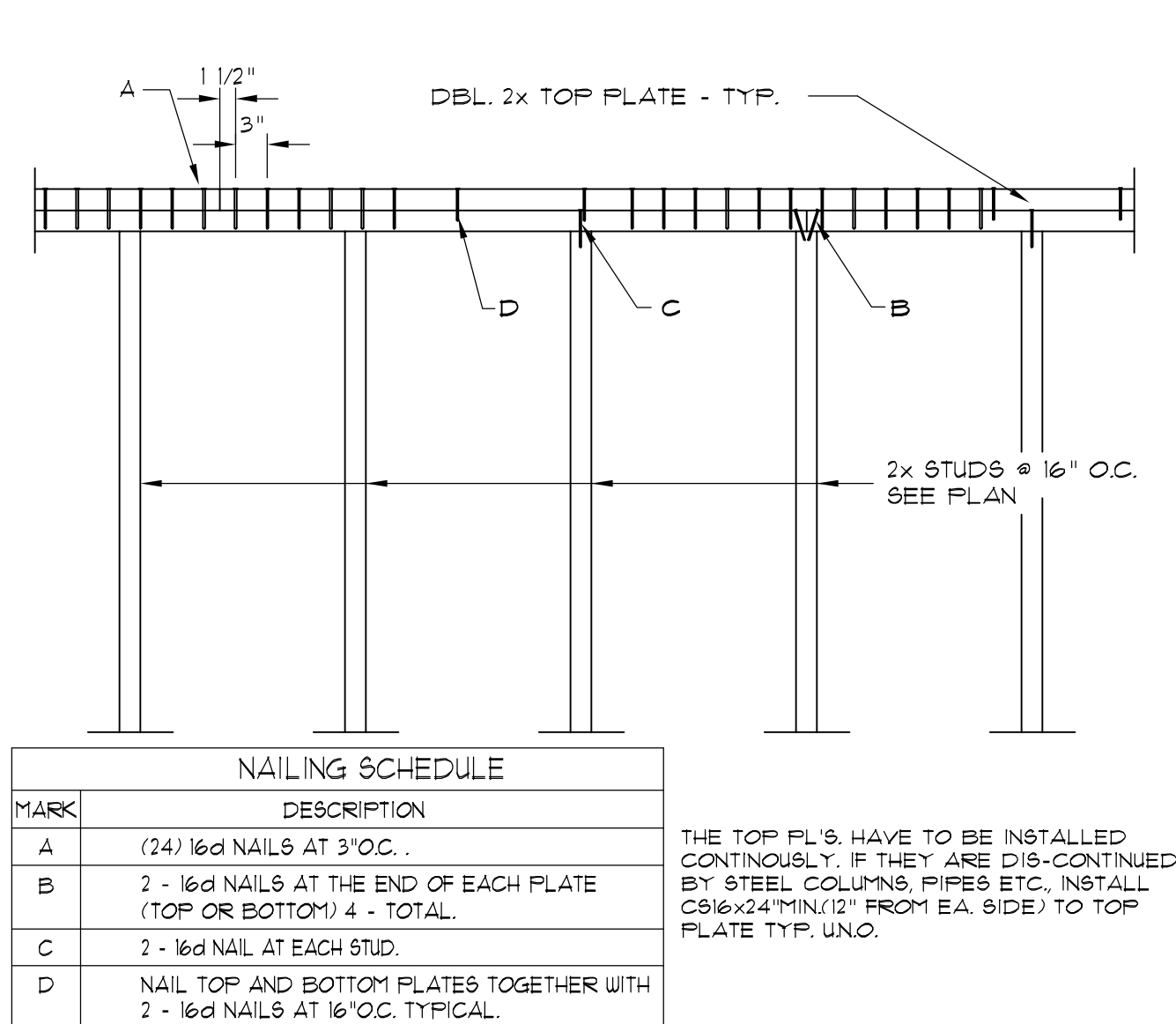
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NAIL/STAPLE EQUIVALENT TABLE



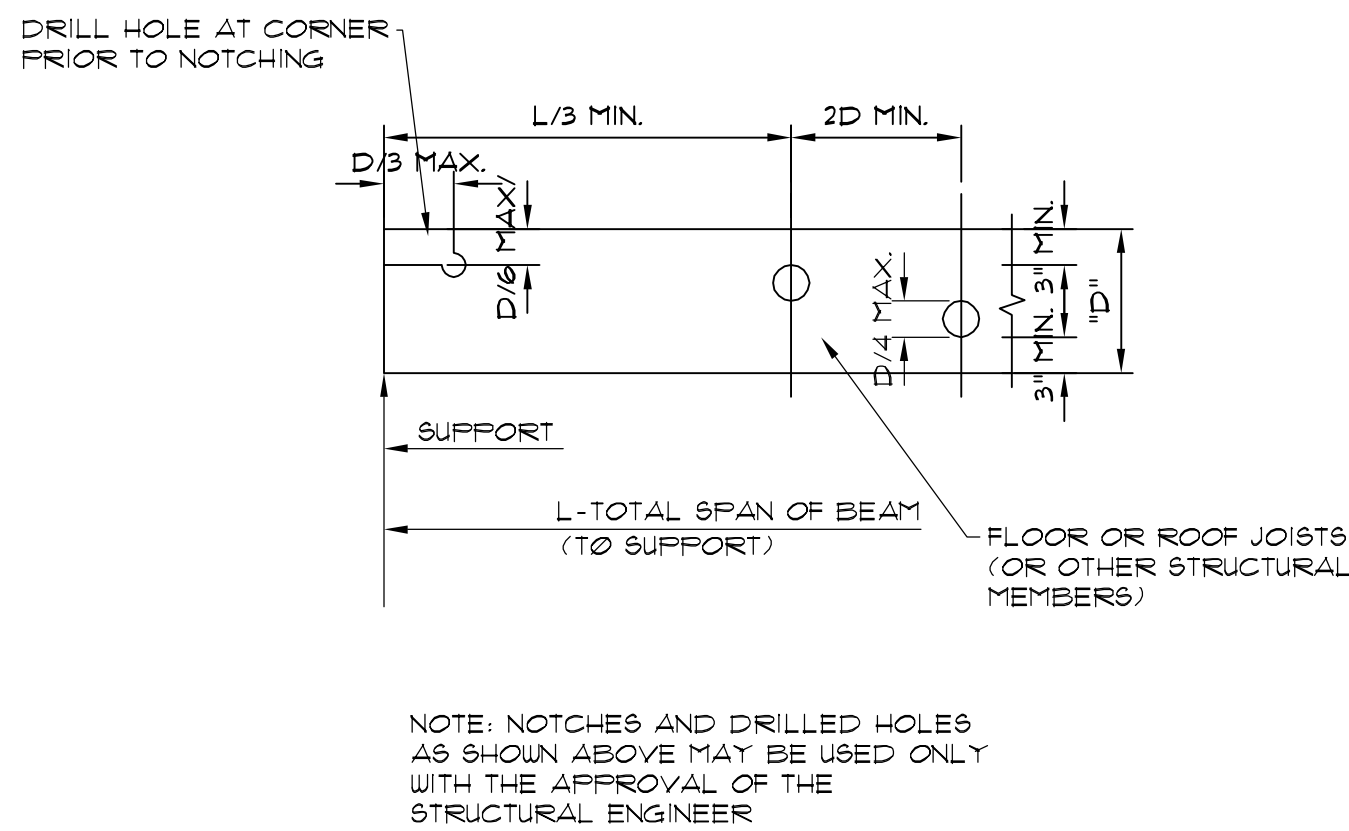
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TYP. TOP PL. THRU BEAM HEADER IN WALL



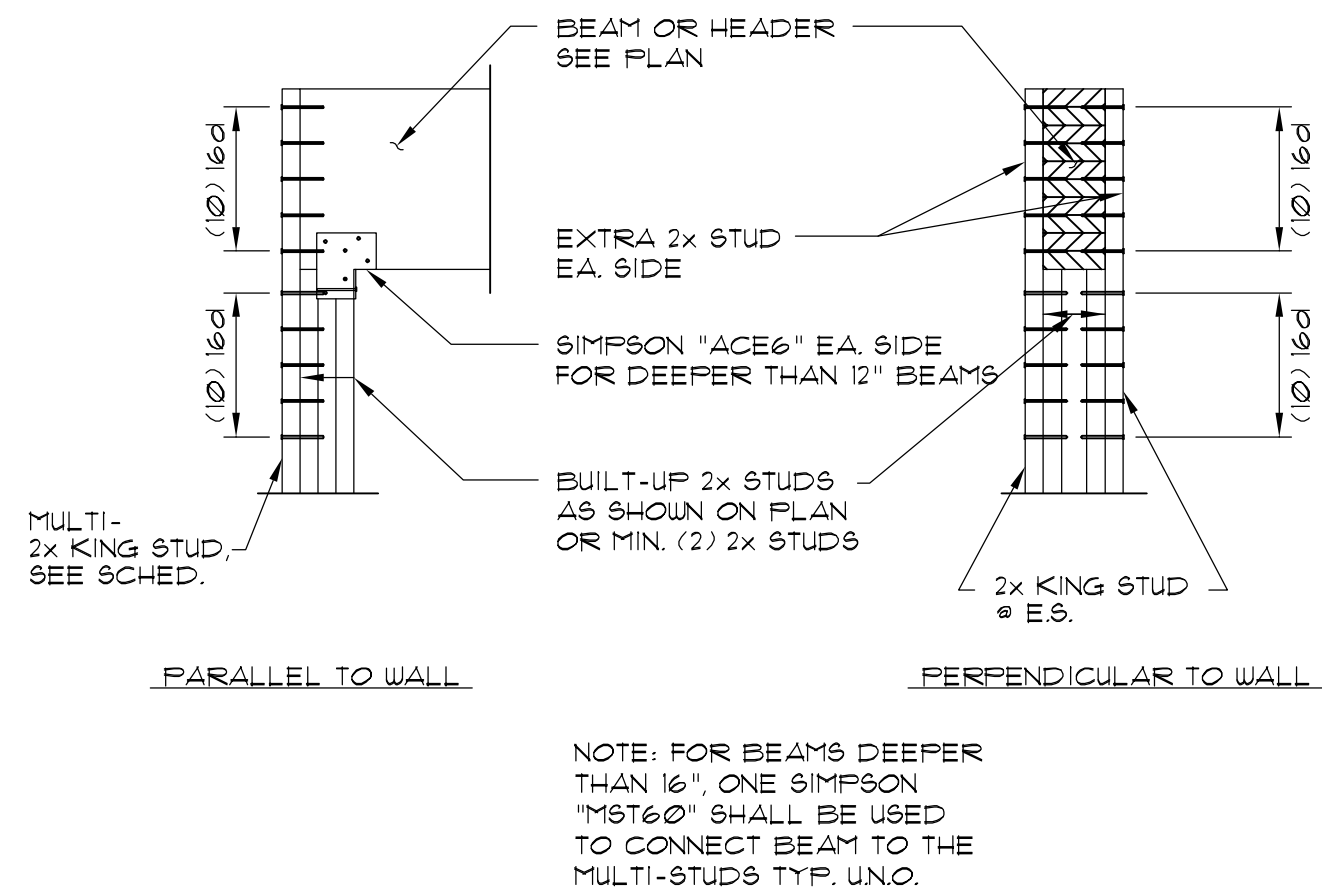
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TYPICAL TOP PLATE SPLICE



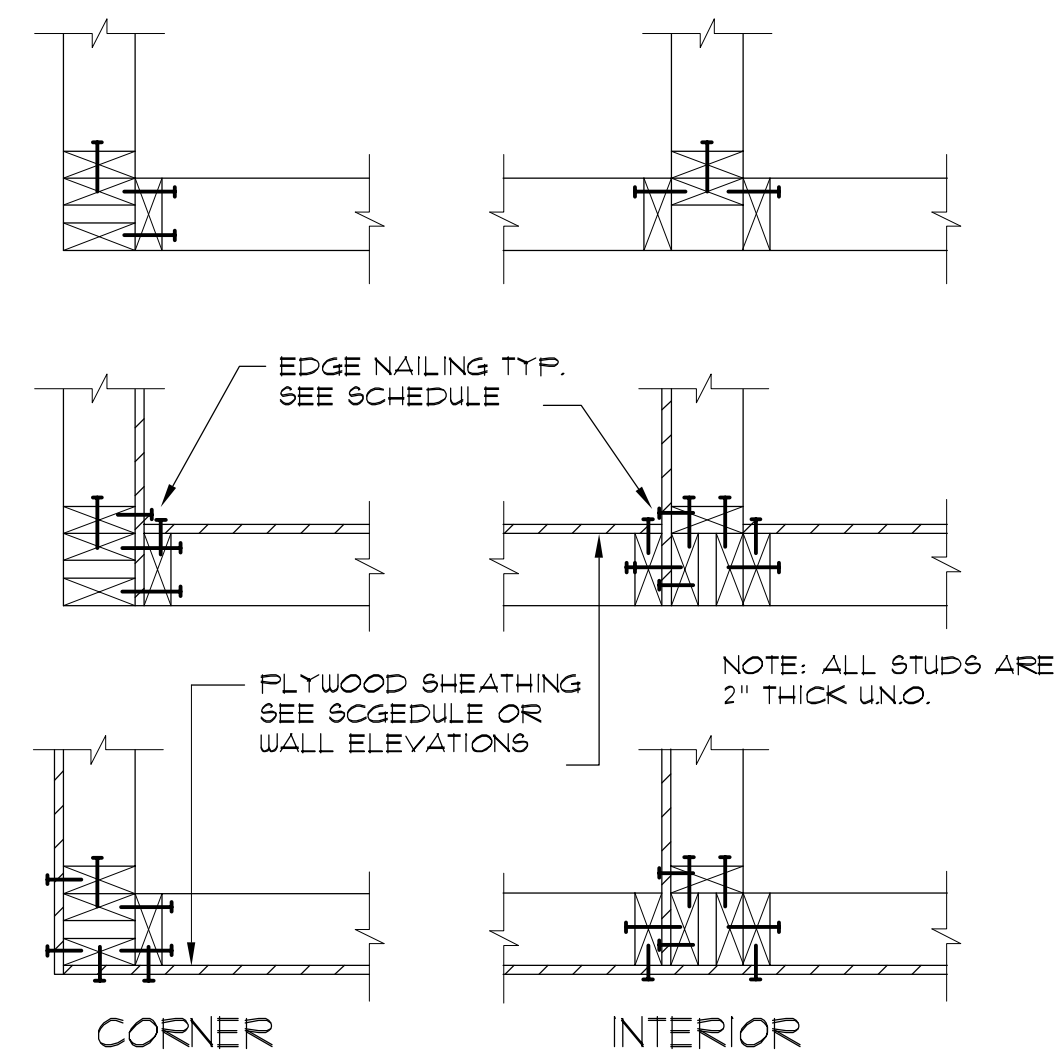
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TYP. HOLES AND NOTCHING IN BEAMS



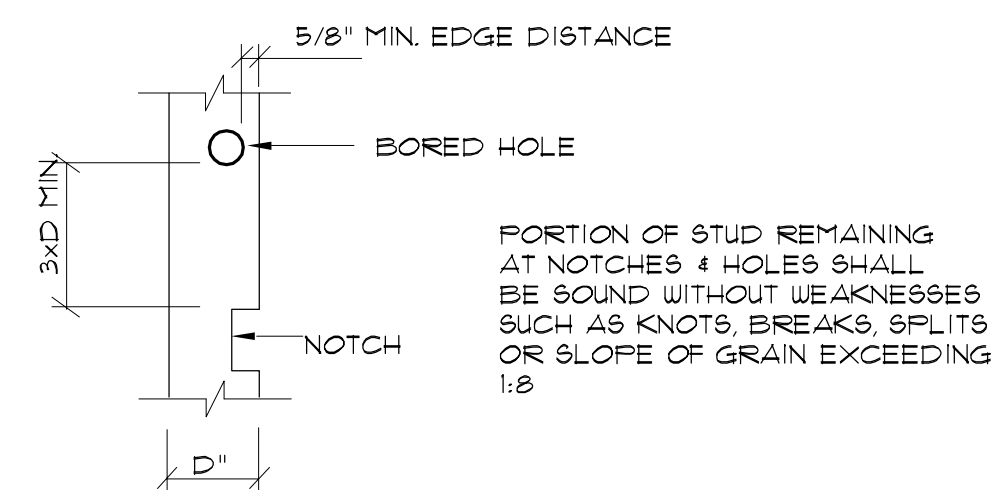
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TYPICAL WOOD HEADER OR BEAM TO MULTI-STUDS CONNECTION



2

TYPICAL WALL INTERSECTION FRAMING



WOOD STUD SIZE	BEARING		NON-BEARING	
	MAX. HOLE (40%)	MAX. HOLE (25%)	MAX. HOLE (60%)	MAX. HOLE (40%)
2x4	1 3/8"	7/8"	2 1/8"	1 3/8"
2x6	2 3/16"	1 3/8"	3 5/16"	2 3/16"

3

6

TYPICAL SHEAR WALL ELEVATION



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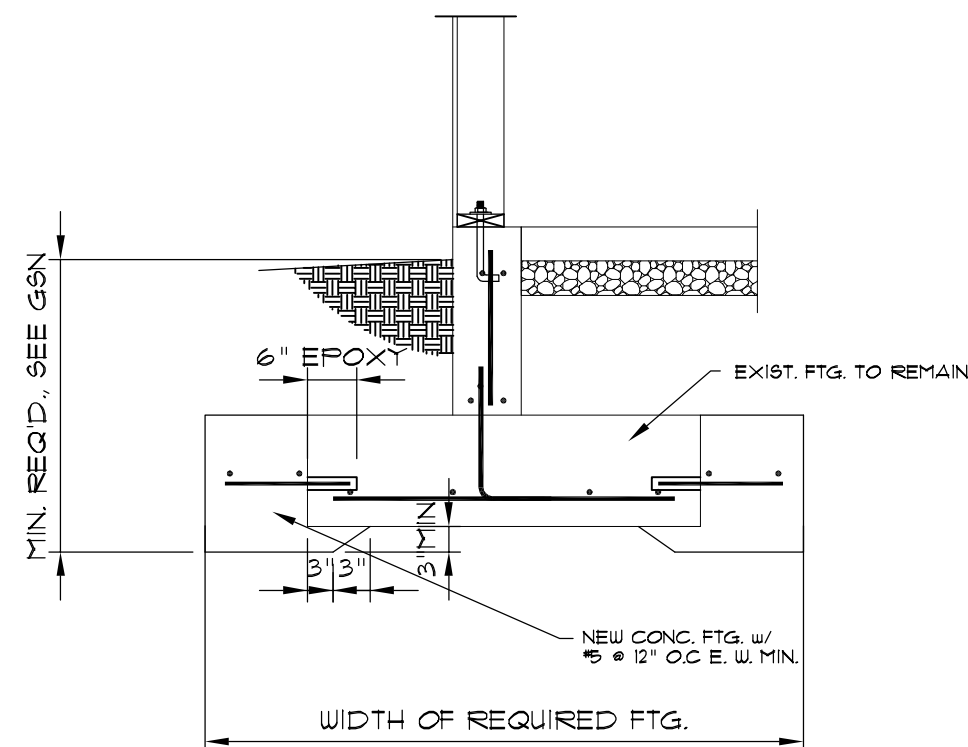
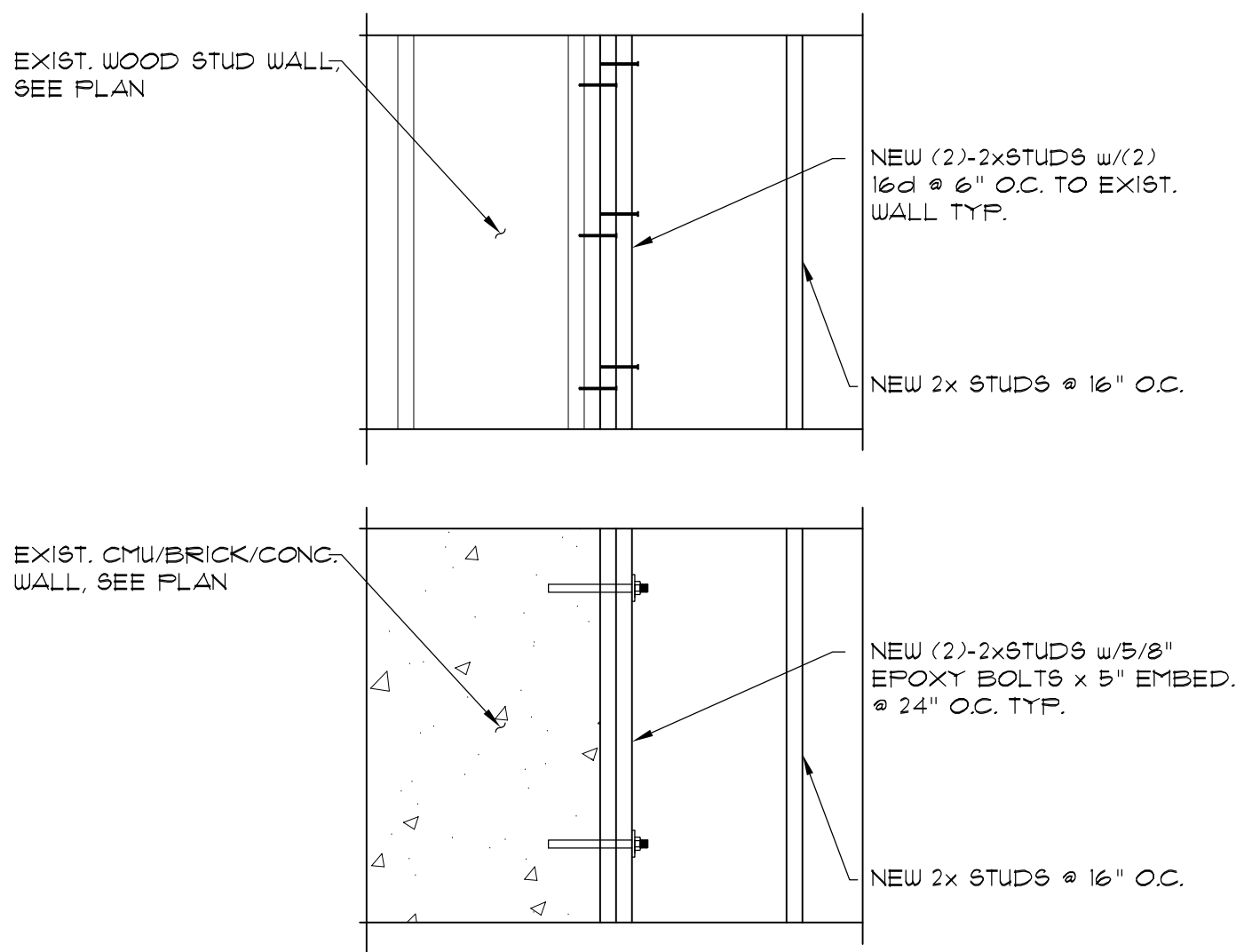
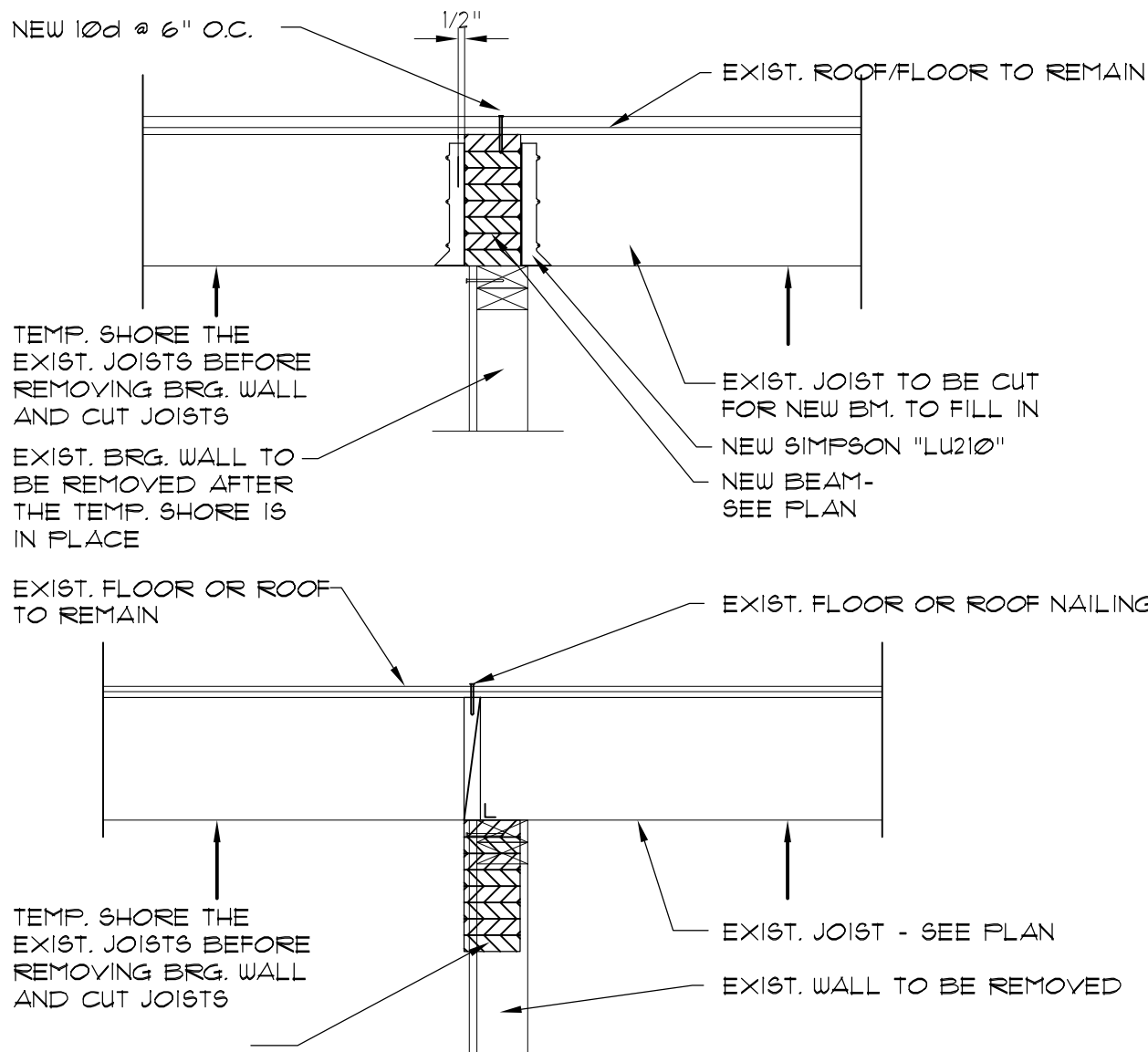
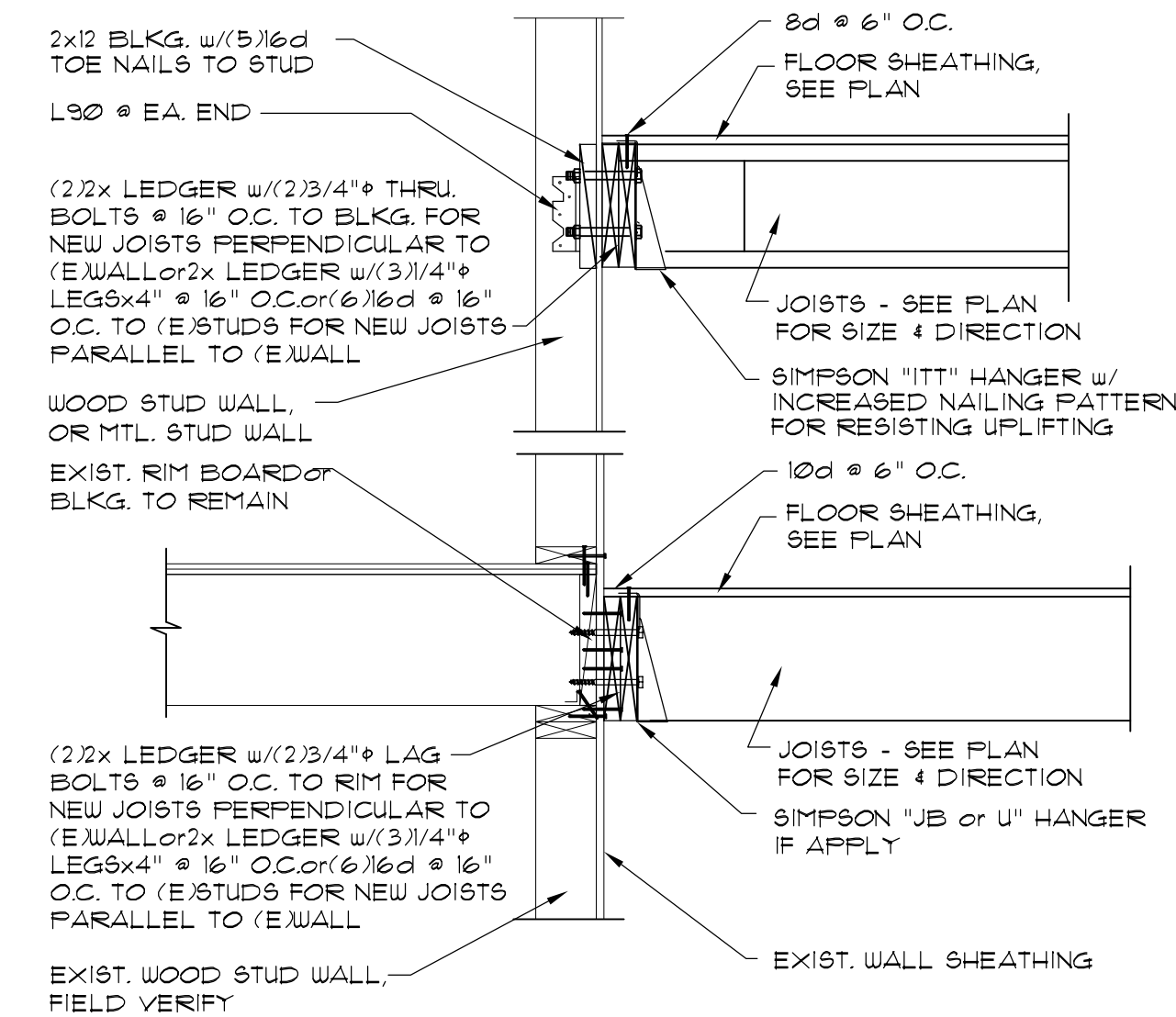
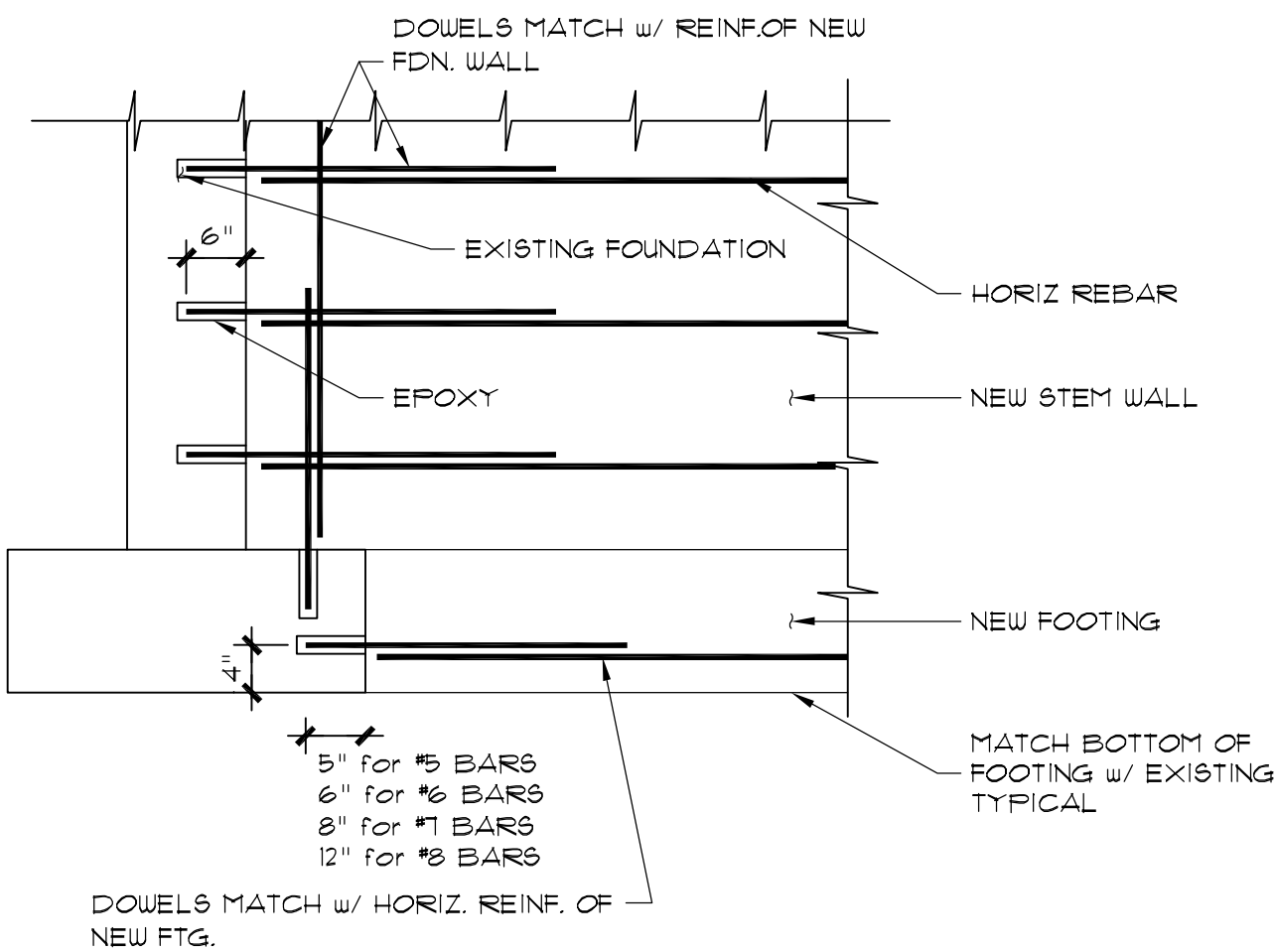
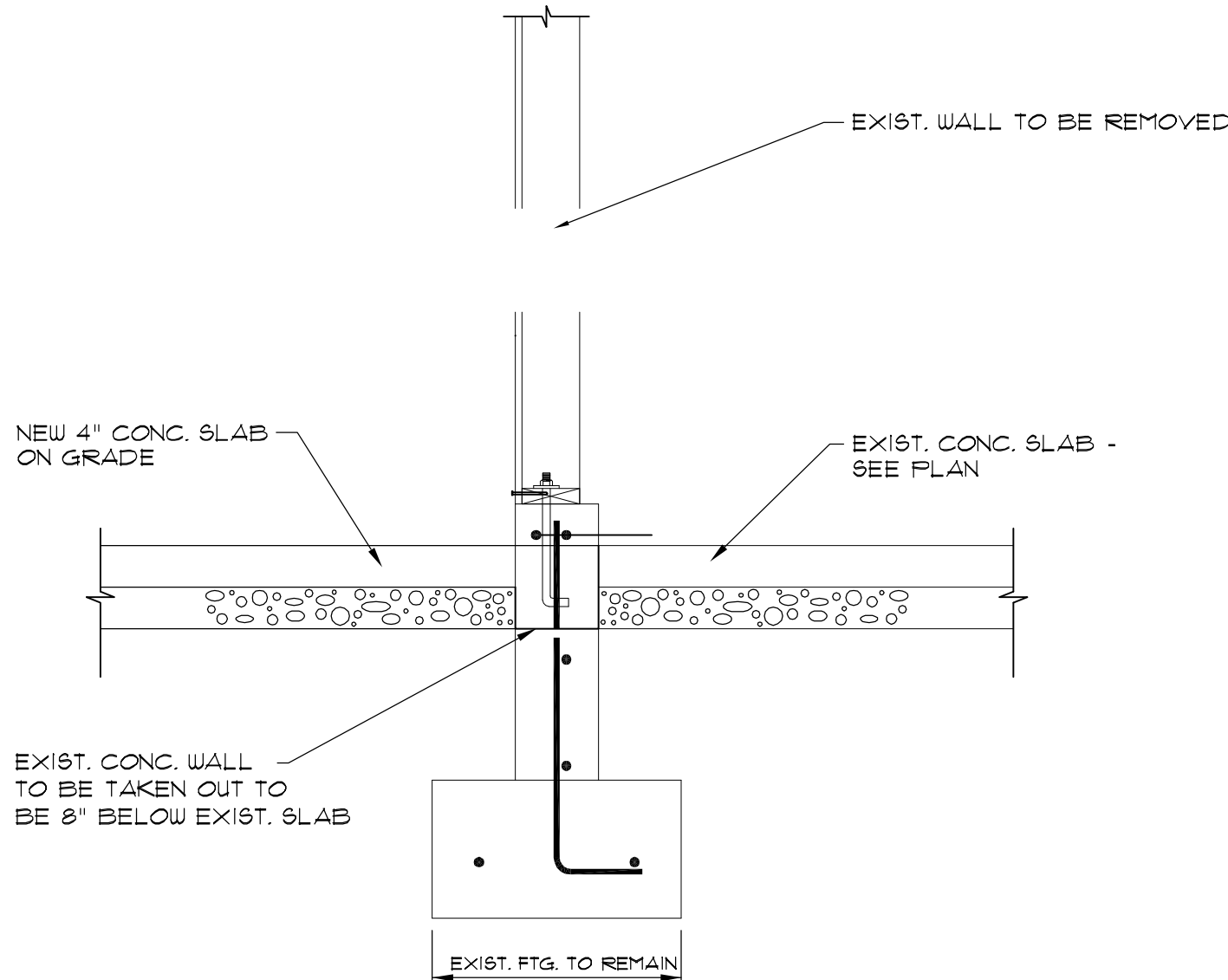
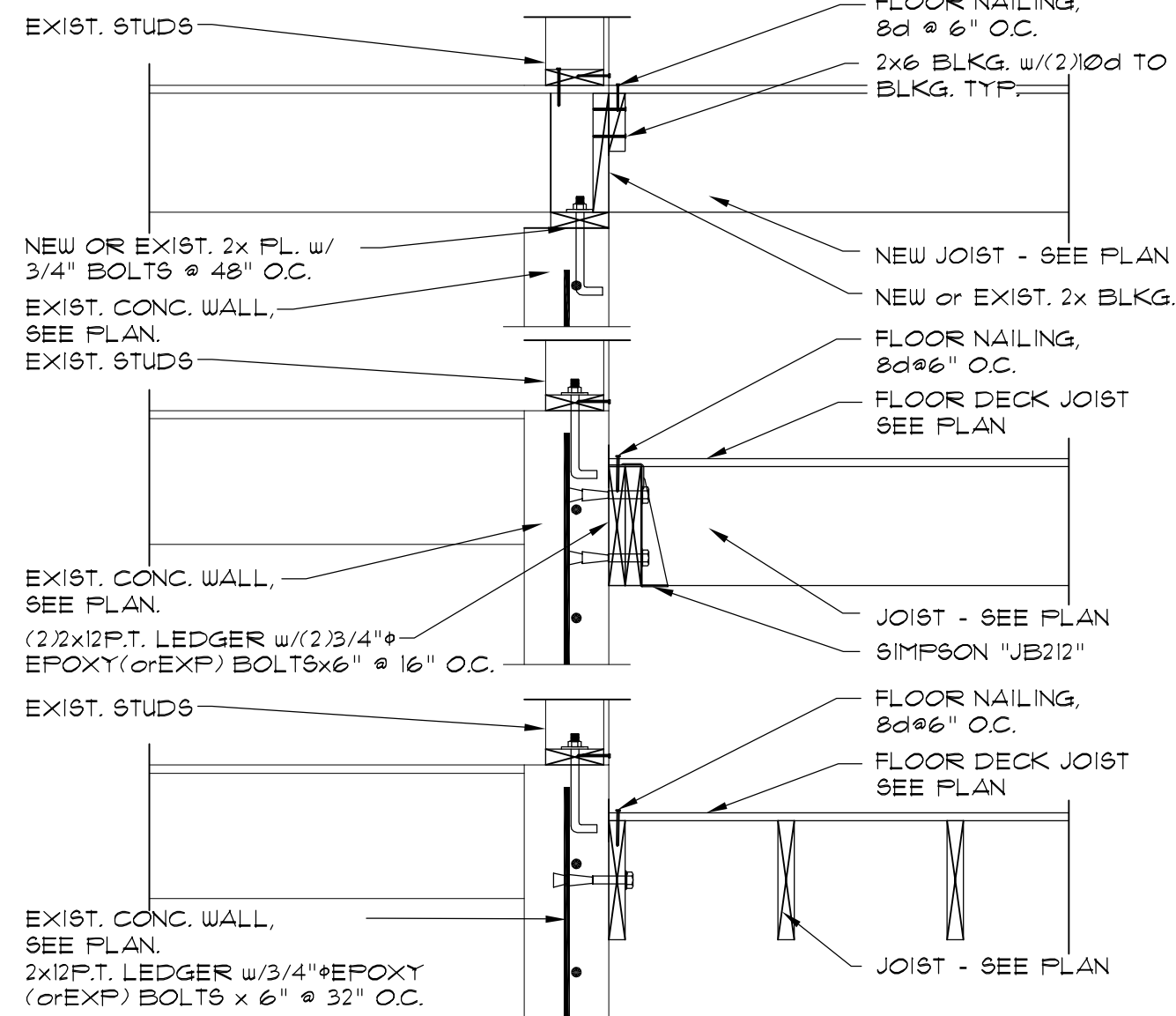
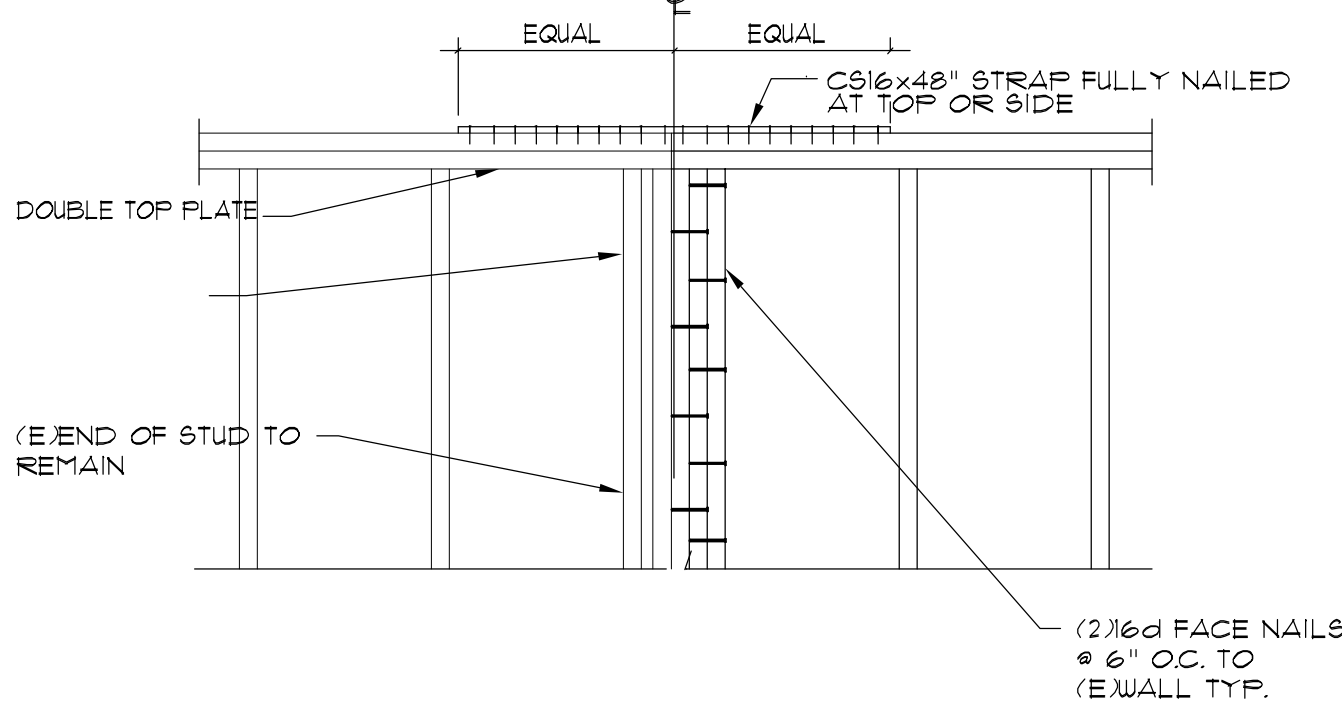
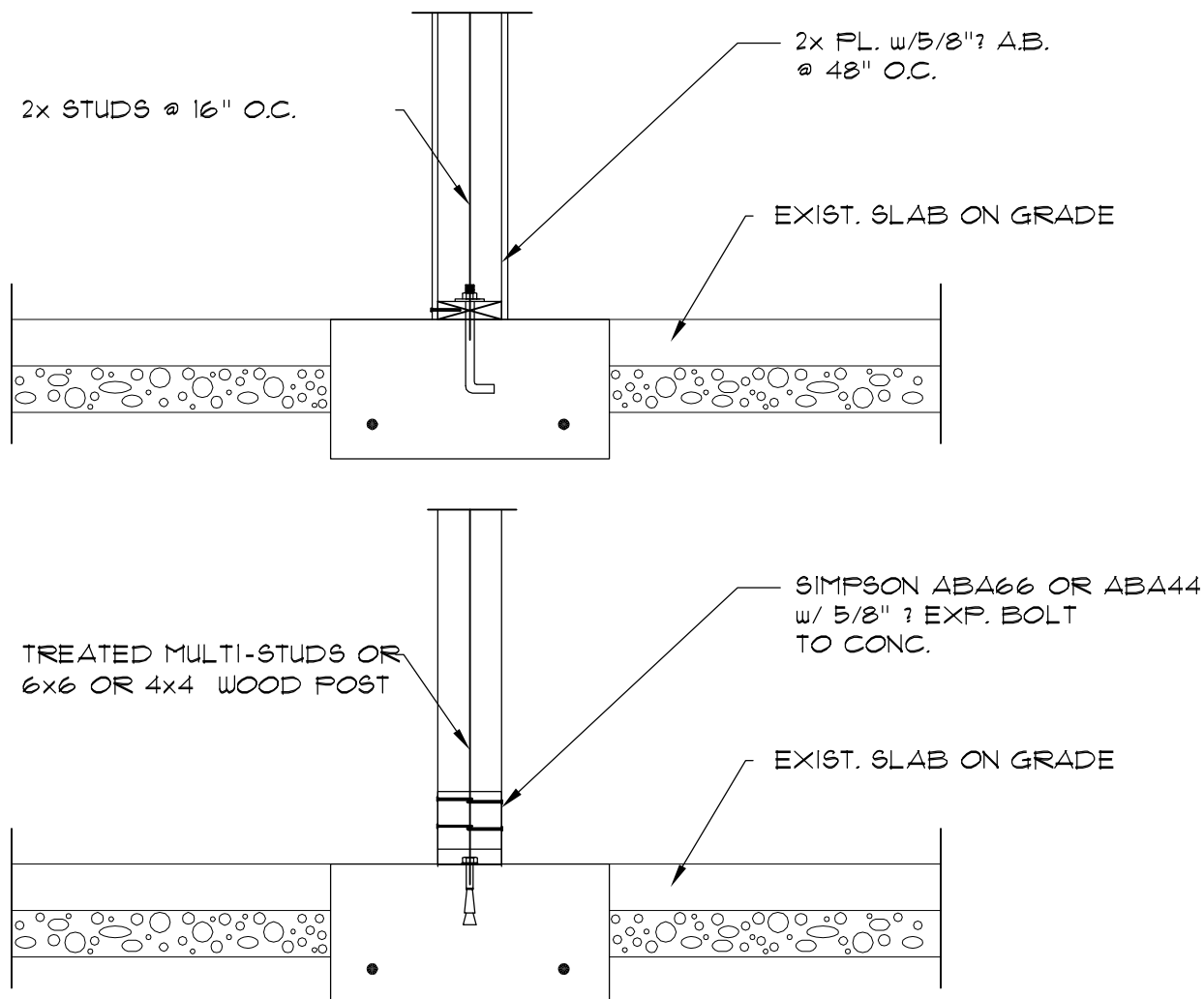
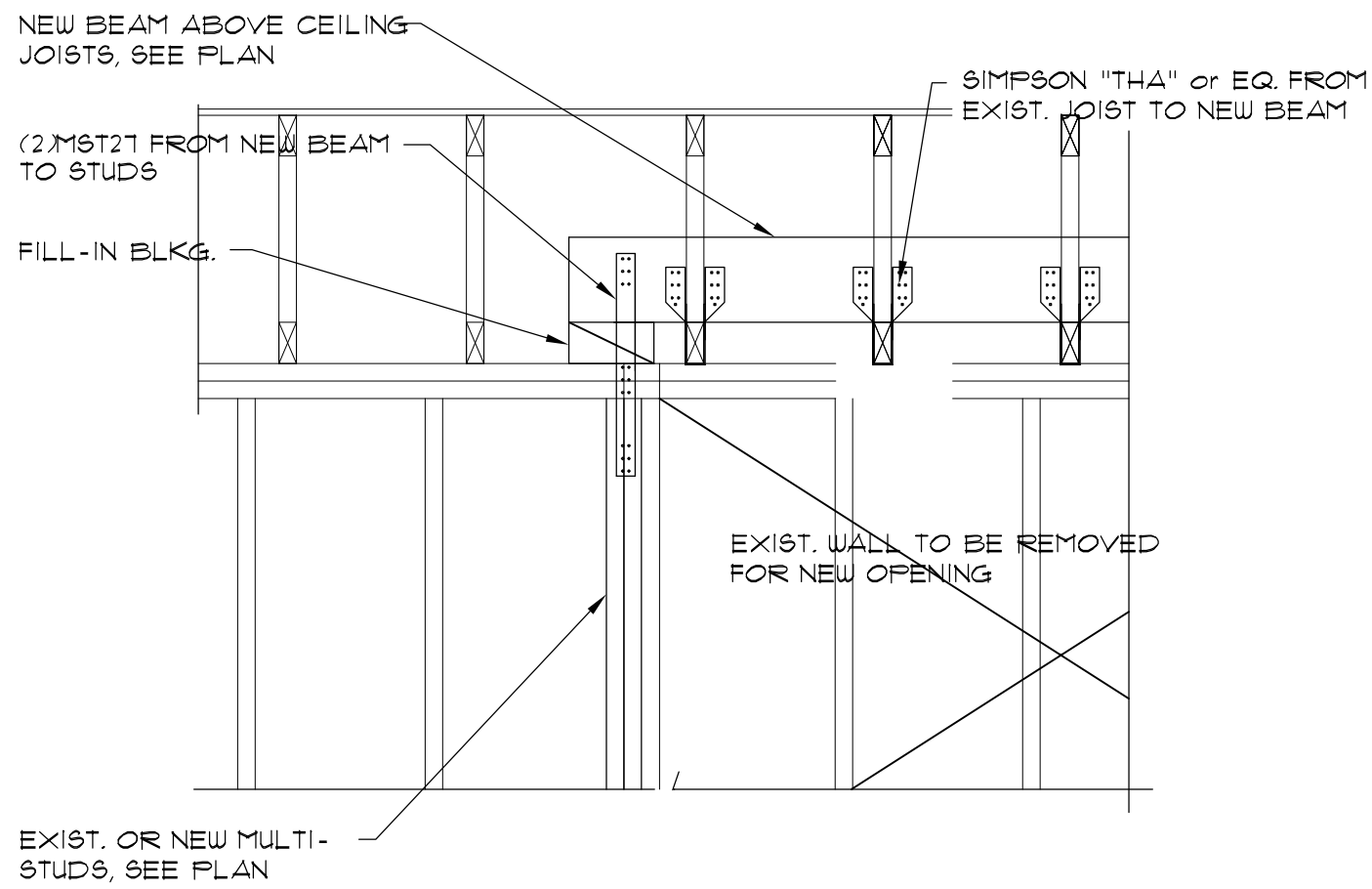
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6 EXIST WALL-NEW STUD WALL CONNECTION

3 DETAIL OF WIDENING EXISTING FOOTING



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SHEARWALL SCHEDULE							
MARK	SHEATHING		BOTTOM PLATE	NAILING THRU FLOOR	PANEL EDGE STUD		A35 B.LKG. TO TOP OF WALL WHERE DRAG OCCURS
	PLYWOOD	EDGE NAILING	INTER. NAILING	ANCHOR BOLTS TO CONC.			
SU1	1/2" (C-D, C-C)	10d @ 6" O.C.	10d @ 12" O.C.	2xPL.	3/4" AB. x 10" @ 48" O.C.	--	@ 24" O.C.
SU2	1/2" (C-D, C-C)	10d @ 4" O.C.	10d @ 12" O.C.	2xPL.	16d @ 3" O.C.	--	@ 16" O.C.
SU3	1/2" (C-D, C-C)	10d @ 3" O.C.	10d @ 12" O.C.	3xPL.	1/4" LAG BOLTS x5" @ 8" O.C. 3/4" AB. x 10" @ 24" O.C.	2xBLKG. MIN. 3xSTUDS MIN.	@ 12" O.C.
SU4	1/2" (C-D, C-C)	10d @ 2" O.C.	10d @ 12" O.C.	3xPL.	1/4" LAG BOLTS x5" @ 8" O.C. 3/4" AB. x 10" @ 24" O.C.	2xBLKG. MIN. 3xSTUDS MIN.	@ 9" O.C.
SU5	DBL1/2" (C-D-C)	10d @ 4" O.C.	10d @ 12" O.C.	3xPL.	1/4" LAG BOLTS x5" @ 6" O.C. 3/4" AB. x 10" @ 16" O.C.	2xBLKG. MIN. 3xSTUDS MIN.	@ 8" O.C.
SU6	DBL1/2" (C-D-C)	10d @ 3" O.C.	10d @ 12" O.C.	3xPL.	1/4" LAG BOLTS x5" @ 5" O.C. 3/4" AB. x 10" @ 12" O.C.	2xBLKG. MIN. 3xSTUDS MIN.	@ 6" O.C.

NOTE: FOR DOUBLE SIDED PLYWOOD SHEAR WALLS, THE PANEL JOINTS ON BOTH FACES TO BE OFFSET TO FALL ON DIFFERENT STUDS TYP.
1/2"(C-D-C) PLYWOOD CAN BE SUBSTITUTED BY 7/16" OSB TYP. UNO.
FOR SU4, FRAMING AT PANEL EDGES TO BE 3xSTUD AND NAILS TO BE STAGGERED TYP.
WHERE LAG BOLTS TO BE USED, THE RIM JOIST OR JOIST BLOCKING TO BE MIN. 3x MEMBER TYP.

HOLDOWN SCHEDULE				
MARK	HOLDOWN EACH END			LOCATION
	TYPE	END STUD	ANCHOR BOLT	
HDN1	M5T31	(2)2x8STUDS MIN.	--	FLOOR TO FLOOR
HDN2	M5T60	(2)2x8STUDS MIN.	--	FLOOR TO FLOOR
HDN3	DBL. M5T60	(4)2x8STUDS MIN.	--	FLOOR TO FLOOR
HDN4	HD12	(4)2x8STUDS MIN.	--	FLOOR TO FLOOR
HDN5	HD12/HD25/HTT4	(2)2x8STUDS MIN.	SD825/SDTB16	FOUNDATION
HDN6	HD12/HD25/HTT4	(2)2x8STUDS MIN.	SD825/SDTB24	FOUNDATION
HDN7	HD12/HD25/HTT4	(2)2x8STUDS MIN.	SD825/SDTB28	FOUNDATION
HDN8	HD12/HD25/HTT4	(2)2x8STUDS MIN.	SD825/SDTB30	FOUNDATION
HDN9	HD12/HD25/HTT4	(2)2x8STUDS MIN.	SD825/SDTB30	FOUNDATION

NOTE: SAME SIZE EPOXY BOLTS CAN BE USED AS SUBSTITUTION OF SD825 ANCHOR BOLTS TYP.
SEE SIMPSON'S FOR MIN. EMBEDDED LENGTH.

LVL NAILING/BOLTING SCHEDULE:
ALL NAILS AND BOLTS ARE 2" FROM TAB

(2) 3/4"x5 1/2" LVL'S, (2) 16d @ 12" O.C.
(2) 3/4"x7 1/4" LVL'S, (3) 16d @ 12" O.C.
(2) 3/4"x9 1/2" LVL'S, (4) 16d @ 6" O.C.
(2) 3/4"x11 7/8" LVL'S, (5) 16d @ 6" O.C.
(2) 3/4"x16" LVL'S, (6) 16d @ 6" O.C.
(2) 3/4"x18" LVL'S, (7) 16d @ 6" O.C.

(3) 3/4"x5 1/2" LVL'S, (2) 16d @ 12" O.C. E.S.
(3) 3/4"x7 1/4" LVL'S, (3) 16d @ 12" O.C. E.S.
(3) 3/4"x9 1/2" LVL'S, (4) 16d @ 6" O.C. E.S.
(3) 3/4"x11 7/8" LVL'S, (5) 16d @ 6" O.C. E.S.
(3) 3/4"x16" LVL'S, (6) 16d @ 6" O.C. E.S.
(3) 3/4"x18" LVL'S, (7) 16d @ 6" O.C. E.S.

(4) 3/4"x7 1/4" LVL'S, (2) 1/4" LAG BOLTS @ 24" O.C.
(4) 3/4"x9 1/2" LVL'S, (2) 1/4" LAG BOLTS @ 16" O.C.
(4) 3/4"x11 7/8" LVL'S, (3) 1/4" LAG BOLTS @ 12" O.C.
(4) 3/4"x16" LVL'S, (4) 1/4" LAG BOLTS @ 16" O.C. E.S.
(4) 3/4"x18" LVL'S, (5) 1/4" LAG BOLTS @ 12" O.C. E.S.

(5) 3/4"x7 1/4" LVL'S, (3) 1/4" LAG BOLTS @ 32" O.C. E.S.
(5) 3/4"x9 1/2" LVL'S, (3) 1/4" LAG BOLTS @ 24" O.C. E.S.
(5) 3/4"x11 7/8" LVL'S, (4) 1/4" LAG BOLTS @ 16" O.C. E.S.
(5) 3/4"x16" LVL'S, (5) 1/4" LAG BOLTS @ 16" O.C. E.S.
(5) 3/4"x18" LVL'S, (6) 1/4" LAG BOLTS @ 12" O.C. E.S.

INDICATES WINDOW OPENING REINFORCEMENT, SEE DETAIL 12/S13 TYP.

ALL DBL. 2x JOISTS ARE TO BE CONNECTED w/GLUE AND w/(5) 16d @ 6" O.C.
ALL DBL. TJI JOISTS ARE TO BE CONNECTED w/STIFF. PL. GLUE w/(5) 16d @ 6" O.C.
ALL MICRO-LAM DBL. BEAMS ARE TO BE CONNECTED w/GLUE AND (5) 16d @ 6" O.C.
ALL DBL. STUDS ARE TO BE CONNECTED WITH (2) 10d @ 6" O.C. STAGGERED

ICC ESR APPROVAL NUMBERS:
TJI JOISTS: ICC ESR-1153
MICROLAMS: ICC ESR-2015
PARALLAMS: ICC ESR-2015

WOOD STUD WALLS ARE TO BE 2x6 DFP#2 GRADE STUDS @ 16" O.C. OR BETTER TYP. UNO.

WOOD STUD WALL SCHEDULE								
MARK	2x4 DFP#2 @ 16" O.C.	2x6 DFP#2 @ 16" O.C.	2x8 DFP#2 @ 12" O.C.	1 3/4x5 1/2 LVL @ 16" O.C.	1 3/4x5 1/2 LVL @ 12" O.C.	2x8 DFP#2 @ 16" O.C.	1 3/4x7 1/4 LVL @ 16" O.C.	
TYPE HEIGHT								
NON-BEARING INTERIOR WALLS	16'-0"	24'-0"	--					
BEARING INTERIOR WALLS	12'-0"	20'-0"	--					
NON-BEARING EXTERIOR WALLS	10'-0"	16'-0"	18'-0"					
BEARING EXTERIOR WALLS	8'-0"	12'-0"	16'-0"	18'-0"	21'-0"	18'-0"	25'-0"	

NOTES: 1. FOR THE CASE NOT FOUND HERE, INFORM ENG. FOR DESIGN.

DIAPHRAGM SHEATHING NAILS OR OTHER APPROVED SHEATHING CONNECTORS SHALL BE DRIVEN SO THAT THEIR HEAD OR CROWN IS FLUSH WITH THE SURFACE OF THE SHEATHING.

CEILING JOIST SCHEDULE				
2x4 STUD GRADE @ 24"/16" O.C.	2x6 DFP#2 GRADE @ 24"/16" O.C.	2x8 DFP#2 GRADE @ 24"/16" O.C.	REMARKS	
11"/12"	16"/18"	22"/24"		

NOTES: FOR THE CASE NOT FOUND HERE, INFORM ENG. FOR DESIGN.

THE CONVERSION CHARTS OF SIMPSON 4 MITEK
FOR ANYTHING NOT LISTED BELOW, GO ONLINE OF MITEK-US.COM TO FIND THE "REFERENCE NUMBER CONVERSION CHART" TYP. UNO. OR USE THE SAME OR BETTER SIZE/ GAUGE/THICKNESS/SPACE/NAILING/SCREWING PATTERNS AND ETC. MATERIALS TYP. UNO.
SIMPSON/MITEK CONVERSIONS:
A34/MP34, A35/MPA1, BC4/C44, CB/KCB, C616/R616, ECC/KECC, ECCQ/LECCQ, H/RT, HD12/TD12, HDU/PHD, HK/LK, HU/HD, JB/HL, L/AC, L/MP, L/TP/M, LU/L, LUS/LUS, M5T/K5T2, M5S/MTU, PA/TA, PB/WU, SD5/UD5, ST/ST, 5THD/5THD, SET-XP/CIA-EA, GLB/KGLB, LTT/LTS, HTT/LTT, AB/PA, EPB/APB/

- FOUNDATION PLAN NOTES:
- SEE GENERAL STRUCTURAL NOTES SHEET AND STANDARD CONCRETE DETAIL SHEET FOR:
A. GENERAL STRUCTURAL NOTES
B. TYPICAL EXCAVATION ADJACENT TO FOOTING
C. TYPICAL SLAB JOINT DETAILS
D. TYPICAL STEPPED FOOTING
 - US - DENOTES CONCRETE WALL STEP.
F-1 - DENOTES FOOTING MARK - SEE FOOTING SCHEDULE.
 - K.C.J. - DENOTES KEYED CONSTR. JOINT - SEE STANDARD DETAIL.
 - C.J. - DENOTES CONTROL JOINT - SEE STANDARD DETAIL.
 - F-----S - DENOTES FOOTING STEP, SEE DETAIL TYPICAL.
 - CONTRACTOR TO VERIFY ALL DIMENSIONS AND ELEVATIONS WITH ARCHITECTURAL DRAWINGS PRIOR TO CONSTRUCTION. SEE ARCHITECTURAL FOR ALL DIMENSIONS, SLAB SLOPES & DEPRESSIONS NOT NOTED.
 - ALL SLABS ON GRADE ARE TO BE JOINED AT NO MORE THAN 15'-0" EACH WAY USING JOINTS PER STANDARD DETAIL. IN ADDITION, NO SECTION OF CONCRETE SHALL HAVE AN ASPECT RATIO OF GREATER THAN 1/2:1. PROVIDE (2) 4" x 4'-0" MID-HEIGHT SLAB BARS ADJACENT TO ALL DISCONTINUOUS JOINT LOCATIONS. ALL COLUMN ISOLATION JOINT CORNERS ARE TO BE INTERSECTED BY A SLAB JOINT OR REINFORCED WITH SLAB BARS PER ABOVE. SUBMIT COMPLETE JOINT LAYOUT PLAN TO THE ARCHITECT FOR PRIOR REVIEW.
 - ALL WOOD TO CONTACT W/ CONC. OR MASONRY TO BE P.T. OR REDWOOD TYP.
 - ALL FOUNDATION PL. ANCHOR BOLTS TO USE A MIN. 3x3x1/4 PL. WASHERS TYP.

- CONCRETE POUR NOTES:
- VERIFY FTG. STEP LOCATIONS AND HEIGHT IN FIELD PRIOR TO FORMING FOOTINGS. MAKE FTG. REBAR CONTINUOUS THROUGH FTGS. WITH BENT BARS AT CORNERS. LAP BARS 40 BAR DIAMETERS AT SPLICES AND TIE.
 - DO NOT POUR ANY CONCRETE UNTIL THE FORMS ARE ADEQUATELY BOLSTERED AND SUPPORTED AND ALL REBAR IS IN PLACE AND SECURED.
 - DO NOT PERMIT FIN. GRADE TO COME CLOSER THAN 6" TO TOP OF CONCRETE.
 - FOR FOUNDATIONS REBAR INSPECTIONS FOR FOUNDATION WALLS OVER 8'-0", FORMS ARE NOT TO BE INSTALLED ON ONE SIDE UNTIL AFTER THE REBAR HAS BEEN INSPECTED AND APPROVED.
 - PROVIDE A U-FER GROUND DURING CONSTRUCTION OF FOOTING & FOUNDATION.
 - ALL FASTENERS (IE NAILS, SCREWS, ANCHOR BOLTS, ETC.) WHICH ARE TO BE INSTALLED IN PRESERVATIVE TREATED WOOD (IE SILL PLATES) SHALL BE HOT-DIPPED, ZINC-COATED GALVANIZED STEEL, STAINLESS STEEL, SILICON BRONZE OR COPPER(MEET THE REQUIREMENTS OF IBC 2304.9.5.)
 - ALL L ANGLES FOR SUPPORTING VENEERS ARE HOT-DIPPED GALVANIZED.

FOOTING SCHEDULE				BASED ON SOIL BEARING = 1500 P/SF ARCH/CONTRACTOR VERIFY IT
MARK	SIZE	REINFORCING	REMARKS	
F1	2'-0" x CONT. x 12"	(2) #5 @ 3/4" CONT.		
F2	2'-6" x CONT. x 12"	(3) #5 @ 4/4" CONT.		
F3	3'-0" x CONT. x 12"	(3) #5 @ 4/4" CONT.		
F4	1'-4" x CONT. x 12"	(2) #4 CONT.	THICKENED SLAB	
F5	2'-0" SQ. x 12"	(2) #5 @ 3/4" E.W.		
F6	2'-6" SQ. x 12"	(3) #5 E.W.		
F7	3'-0" SQ. x 12"	(3) #5 E.W.		
F8	3'-6" SQ. x 12"	(4) #5 E.W.		
F9	4'-0" SQ. x 12"	(4) #5 E.W.		
F10	4'-6" SQ. x 12"	(5) #5 E.W.		
F11	5'-0" SQ. x 12"	(5) #5 E.W.		
F12	5'-6" SQ. x 13"	(6) #5 E.W.		
F13	6'-0" SQ. x 13"	(6) #5 E.W.		
F14	7'-0" SQ. x 14"	(6) #6 E.W.		
F15	8'-0" SQ. x 16"	(8) #7 E.W.		
F16	4'-0" x CONT. x 12"	(4) #5 CONT. 5x3'-6" @ 12" O.C.		
F17	9'-0" SQ. x 18"	(9) #8 E.W.		
F18	10'-0" SQ. x 20"	(11) #8 E.W. TOP (11) #8 E.W. BOT. (12) #8 E.W. TOP (12) #8 E.W. BOT.		
F19	11'-0" SQ. x 24"			
FPAD8	12" DEEP PAD FTG. w/ 8" EXT. FROM CONC. WALL WALL TO EDGE OF FTG.	#5 @ 12" O.C. E.W. BOT.		
FPAD12	12" DEEP PAD FTG. w/ 12" EXT. FROM CONC. WALL WALL TO EDGE OF FTG.	#5 @ 12" O.C. E.W. BOT.		

CONCRETE BEAM SCHEDULE					
MARK	SIZE	BOTTOM REINF.	TOP REINF.	TIES	REMARKS
CB-1	8"x8"	(2) #5	(2) #5	NONE	(2) #5x2'-6" @ 45 DEG. @ EA. CORNER
CB-2	8"x12"	(2) #5	(2) #5	#3 @ 10" O.C.	
CB-3	8"x16"	(2) #6	(2) #6	#4 @ 10" O.C.	
CB-4	8"x24"	(2) #7	(2) #7	#4 @ 10" O.C.	

(H): BEAMS ON HIGH ROOF
(M): BEAMS ON MAIN/MIDDLE ROOF
(L): BEAMS ON LOW ROOF
(UP): INSTALL BEAM UP TO THE JOIST SPACE TO HIDE THE BEAM
(DN/DOWN): INSTALL BEAM RIGHT BELOW JOISTS

PROVIDE MIN. (2) 2x6 FOR 2x6 WALL, or (3) 2x4 (FOR 2x4 WALL) AS END-BRG. OF THE BEAMS OR GIRDER TRUSSES TYP. IF NOT CALLED OUT UNO.

NOTE: FOR ALL (2) 3/4x9 1/2 LVL BM PROVIDE MIN. (2) 2x6 AS END BEARINGS TYP. UNO.

UB1/MB1/LB1/FB1: (2) 3/4x9 1/2 LVL
UB2/MB2/LB2/FB2: (3) 3/4x9 1/2 LVL or 5 1/8x9 GLB

TYPICAL FLOOR DECK:
3/4" PLWD/OSB SHEATHING, SPAN RATING 40/20
SEE GENERAL STRUCTURAL NOTES-TYPICAL GLUE AND NAIL TO ALL JOISTS
10d @ 6" O.C. AT ALL PANEL EDGES, SUPPORTED EDGES, AND ALL TOP OF SHEAR WALLS
10d @ 12" O.C. AT ALL PANEL FIELD
PLACE SHEATHING LONG-WISE ACROSS FRAMING, STAGGER END JOINTS, UNBLOCKED DIAPHRAGM.

- FLOOR FRAMING PLAN NOTES:
- SEE GENERAL STRUCTURAL NOTES AND STANDARD FRAMING DETAILS FOR:
A. GENERAL STRUCTURAL NOTES
B. TYPICAL HEADER DETAIL
C. TYPICAL SHEAR WALL DETAIL
D. TYPICAL TOP PLATE SPLICE DETAIL
 - HDR-1 = HEADER, SEE HEADER SCHEDULE TYPICAL.
 - ALL FLOOR MEMBERS ARE TO BE 11 1/8" TJI 210 TYPICAL. UNO.
 - ESTABLISH AND VERIFY ALL OPENINGS & INSERTS FOR MECHANICAL, ELECTRICAL, & PLUMBING WITH THE APPROPRIATE TRADES, DRAWINGS AND SUBCONTRACTORS PRIOR TO CONSTRUCTION.
 - HANGING CEILING, DUCTWORK OR OTHER ITEMS FROM THE PLYWOOD DECK IS NOT ALLOWED.
 - PROVIDE JOIST BRIDGING AS PER MANUFACTURER'S SPECIFICATION.
 - PROVIDE SOLID BLOCKING AT JOIST BEARING TYPICAL UNO.
 - PROVIDE 1/8" GAP ON WALL SHEATHING PLWD. OR FOLLOW MANUFACTURER'S SPECIFICATION.
 - SEE DETAIL FOR MULTI-STUDS TO WOOD BEAM/HEADER CONNECTION TYPICAL UNO.
 - "-B-" INDICATES MOMENT CONN. TYP. UNO.
 - SHEAR WALLS SHOWN ARE BELOW FRAMING LEVEL. COORDINATE WITH FRAMING PLANS. HOLDOWNS SHOWN ARE LAYING ON FRAMING LEVEL. COORDINATE WITH FRAMING PLANS.

SCHEDULE FOR SIMPSON HANGERS ON BEAMS AND JOISTS TYP.		
	TOP MOUNT HANGERS	FACE MOUNT HANGERS
9 1/2" TJI SERIES	ITS-BA/UPS	IUS
DBL. 9 1/2" TJI	MIT/BA/ITS	MIU
11 1/8" TJI	ITS/BA/UPS	IUS
DBL. 11 1/8" TJI	MIT/BA/ITS	MIU
1 3/4" LVL or PSL	ITS/BA/UP	HU
1 1/2" LVL or PSL	HGLT	HU/HGU
5 1/4" LVL or PSL	HGLTV	HU/HGU
1x LVL or PSL	HGLTV	HGU5
3 1/8" GLB	HGLT	
5 1/8" GLB	HGLTV	
6 3/4" GLB	HGLTV	
8 3/4" GLB	HGLST	
2x JOISTS	HU	LUS/HU
(2) 2x	HUS-2TF	LUS-2/HU-2
(3) 2x	HUS-3TF	LUS-3/HU-3

ON STRUCTURAL PLANS AND DETAILS, THERE ARE SOME OPTIONS. ARCHITECTS PLEASE SPECIFY THE OPTIONS. IF G.C. OR OWNER HAS ANY CONCERNS ON THE OPTIONS, CONTACT ARCHITECTS TO CLARIFY THEM TYP. UNO.

ALL FLOOR JOISTS TO BE FJ1: 9 1/2" TJI210 @ 16" O.C. TYPICAL. UNO.
FJ2: 9 1/2" TJI210 @ 12" O.C. OR 3 1/2" TJI560 @ 16" O.C.

CONTRACTOR PLEASE SEE ARCH. DUG. FOR PLUMBING LOCATION OF BATHTUB, TOILET, PLEASE OFFSET JOISTS WHERE OCCURS. USE DOUBLE JOISTS UNDER BATHTUB, KITCHEN ISLAND, AND OTHER HEAVY STUFFS.

THE GLB BEAMS CAN BE SUBSTITUTED BY PSL (or LVL) BEAMS AS FOLLOWS:
3 1/8x9 GLB 5 1/2x9 1/2 PSL / (2) 3/4x9 1/2 LVL
3 1/8x12 GLB 3 1/2x11 7/8 PSL / (2) 3/4x11 7/8 LVL
5 1/8x12 GLB 5 1/4x11 7/8 PSL / (3) 3/4x11 7/8 LVL
5 1/8x15 GLB 5 1/4x16 PSL / (3) 3/4x16 LVL
5 1/8x18 GLB 5 1/4x18 PSL / (3) 3/4x18 LVL
6 3/4x12 GLB 7x11 7/8 PSL / (4) 3/4x11 7/8 LVL

TYPICAL DECK PLANK:
2x6 REDWOOD (OR P.T. WOOD) w/ (2) 16d @ EA. JOIST AND (4) 16d @ END OF PLANK TO EA. JOIST
TYPICAL UNLESS NOTED OTHERS

CONCRETE COLUMN SCHEDULE				
MARK	SIZE	VERTICAL REINF.	TIES	REMARKS
CC-1	8"x8"	(4) #5	#4 @ 8" O.C.	
CC-2	8"x16"	(4) #6	#4 @ 8" O.C.	
CC-3	8"x24"	(6) #6	#4 @ 8" O.C.	
CC-4	8"x24"	(6) #7	#4 @ 8" O.C.	

ROOF JOIST SCHEDULE				
MARK	SIZE	TYPE	SPACE	REMARKS
RJ1	9 1/2"	TJI210	24" O.C.	TYP. UNO.
RJ2	9 1/2"	TJI210	16" O.C.	OR TJI360 @ 24" O.C.
RJ3	9 1/2"	TJI210	12" O.C.	OR TJI560 @ 24" O.C.

- NOTES:
- PLACE FULL DEPTH BLOCKING BETWEEN JOISTS AT ALL BEARING POINTS.
 - BEVELED BEARING PLATES TO BE REQUIRED WITH TJI JOISTS
 - ALL DOUBLE JOISTS TO BE BEARED ON MIN. (2) 2x STUDS AT WALL BEARING TYP. UNO.
 - NO WEB STIFFENERS ARE REQUIRED IF NOT SPECIFIED TYP. UNO.

RB1: 5 1/8x9 GLB
RB2: (2) 3/4x9 1/2 LVL
RB2A: 1 3/4x9 1/2 LVL
RB3: (3) 3/4x9 1/2 LVL or 5 1/8x9 GLB

FOR ALL ROOF JOISTS/TRUSSES TO THE FASCIA BEAM RB-2A CONNECTIONS, USE SIMPSON "L90" ON EACH JOIST/TRUSS OR EQUAL TYP. UNO.

FOR ALL ROOF JOISTS/TRUSSES TO THE FASCIA BEAM RB-2A CONNECTIONS, USE SIMPSON "L90" ON EACH JOIST/TRUSS OR EQUAL TYP. UNO.

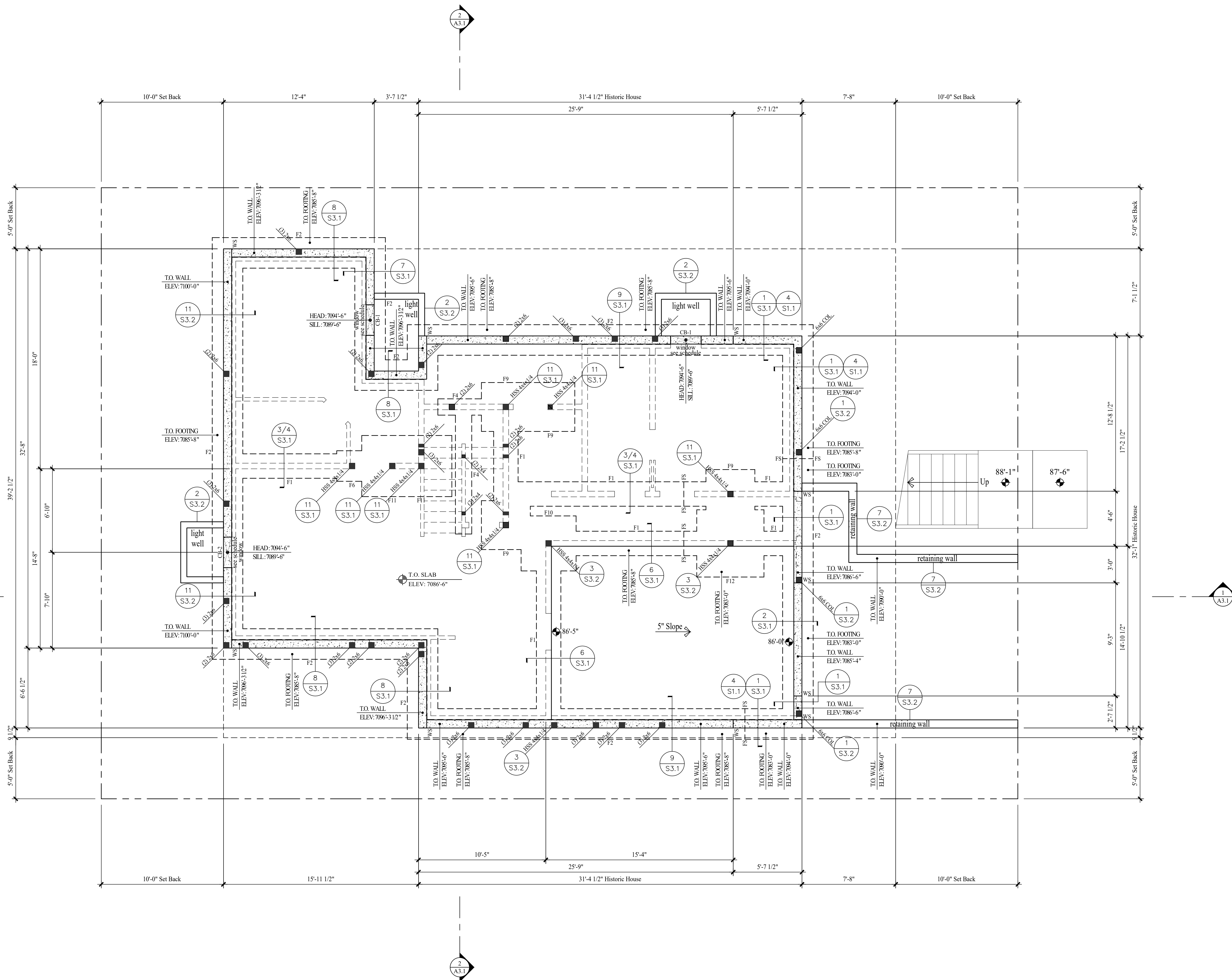
- ROOF FRAMING PLAN NOTES:
- SEE GENERAL STRUCTURAL NOTES SHEET AND STANDARD WOOD FRAMING DETAILS FOR:
A. GENERAL STRUCTURAL NOTES
B. TYPICAL HEADER DETAIL
C. TYPICAL TOP PLATE SPLICE DETAIL
D. TYPICAL SHEAR WALL DETAIL
 - K.P. = KING POST, SEE PLAN FOR SIZE AND LOCATION TYPICAL.
 - ALL ROOF JOISTS OR TRUSSES ARE CALLED OUT ON PLAN. SEE PLAN FOR SIZE & SPACE TYP.
 - ESTABLISH AND VERIFY ALL OPENINGS & INSERTS FOR MECHANICAL, ELECTRICAL, & PLUMBING WITH THE APPROPRIATE TRADES, DRAWINGS AND SUBCONTRACTORS PRIOR TO CONSTRUCTION.
 - HANGING CEILING, DUCTWORK OR OTHER ITEMS FROM THE PLYWOOD DECK IS NOT ALLOWED.
 - PROVIDE JOIST/TRUSS BRIDGING AS PER MANUFACTURER'S SPECIFICATION.
 - PROVIDE SOLID BLOCKING AT JOIST/TRUSS BEARING TYPICAL UNO.
 - PROVIDE 1/8" GAP ON ROOF DECK PLYWOOD OR FOLLOW MANUFACTURER'S SPECIFICATION.
 - SEE STANDARD DETAIL FOR MULTI-STUDS TO WOOD BEAM/HEADER CONNECTION TYPICAL.
 - SHEAR WALLS SHOWN ARE BELOW FRAMING LEVEL. COORDINATE WITH FRAMING PLANS.

HEADER SCHEDULE			
MARK	SIZE	END BRG.	REMARKS
HDR-1	(3) 2x6	(2) 2x6	
HDR2	(3) 2x6	(2) 2x6	or (3) 3/4x9 1/2 LVL
HDR-3	(3) 2x10	(2) 2x6	or (3) 3/4x11 1/4 LVL
HDR-4	(3) 2x12	(3) 2x6	or (3) 3/4x9 1/2 LVL
HDR-5	5 1/8x12 GLB	(3) 2x6	or (3) 3/4x11 7/8 LVL
HDR-6	(2) 2x6	(2) 2x4	
HDR-7	(2) 2x6	(3) 2x4	or (2) 3/4x9 1/2 LVL
HDR-8	(2) 2x10	(3) 2x4	or (2) 3/4x11 1/4 LVL
HDR-9	(2) 2x12	(3) 2x4	or (2) 3/4x9 1/2 LVL
HDR-10	3 1/8x12 GLB	(4) 2x4	or (2) 3/4x11 7/8 LVL

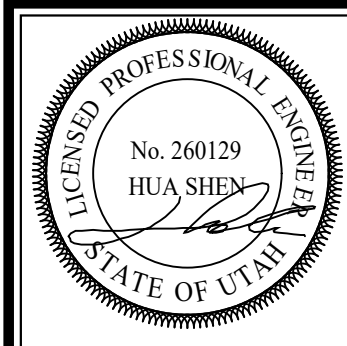
- NOTES:
- GLULAM BEAMS SHALL BE COMBINATION SYMBOL 24F-V4 FOR REGULAR BEAM AND 24F-V8 FOR CANTILEVERED BEAM TYPICAL.
 - ALL GLULAM BEAMS TO BE ZERO CAMBER BEAMS UNO.
 - ALL MULTI-MEMBER BEAMS & STUDS SHALL BE NAILED TOGETHER w/ (2) ROUS 16d @ 6" O.C. BOTH SIDES TYPICAL.

NUMBER OF KING STUDS ON EXTERIOR WALLS: (FOR INTERIOR WALLS, ONE KING STUD TYP.)
ONE KING STUD FOR OFNG. 2'-0" TO 5'-0"
TWO KING STUDS FOR OFNG. 5'-0" TO 10'-0"
THREE KING STUDS FOR OFNG. 10'-0" TO 15'-0"
FOUR KING STUDS FOR OFNG. 15'-0" TO 20'-0"

TYPICAL ROOF DECK:
5/8" PLWD/OSB SHEATHING, SPAN RATING 32/16
SEE GENERAL STRUCTURAL NOTES-TYPICAL NAILING
10d @ 6" O.C. AT ALL PANEL EDGES, SUPPORTED EDGES, AND ALL TOP OF SHEAR WALLS
10d @ 12" O.C. AT ALL PANEL FIELD
PLACE SHEATHING LONG-WISE ACROSS FRAMING, STAGGER END JOINTS, UNBLOCKED DIAPHRAGM.



FOOTING AND FOUNDATION PLAN
SCALE: 1/4" = 1'-0"



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PROJECT DESCRIPTION:
WEISENBURG RESIDENCE
445 PARK AVENUE
PARK CITY, UTAH 84060

SHEET DESCRIPTION:
FOOTING & FOUNDATION PLAN

REVISIONS:

DATE:
OCTOBER 05, 2023

PROJECT NUMBER:
2007-03

SHEET NUMBER:

S2.1



Jonathan DeGray
A r c h i t e c t

WEISENBURG RESIDENCE
445 PARK AVENUE
PARK CITY, UTAH 84060

DESCRIPTION

MAIN FLOOR FRAMING PLAN

ENTRY PORCH FRAMING PLAN

1/8" = 1'-0"

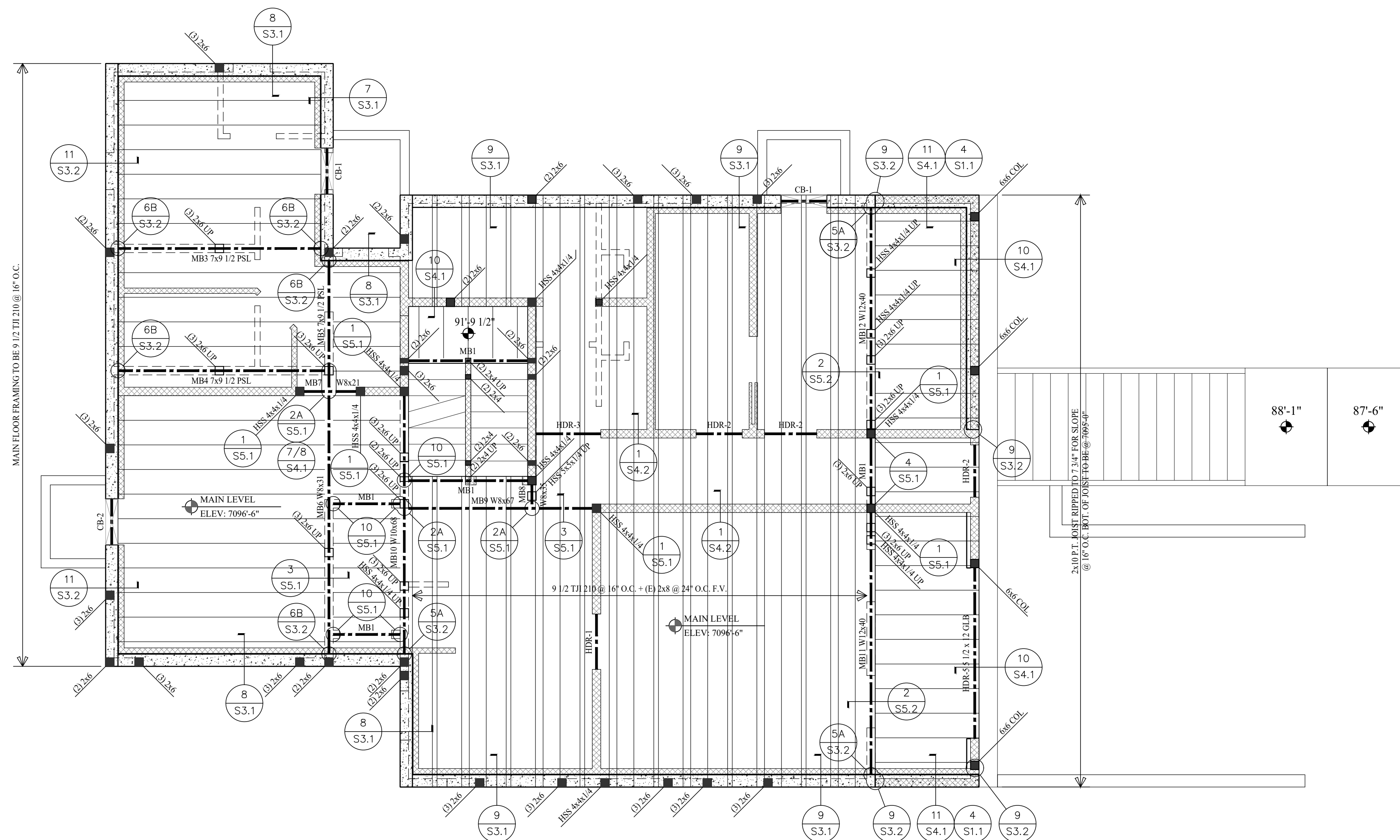
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DATE:
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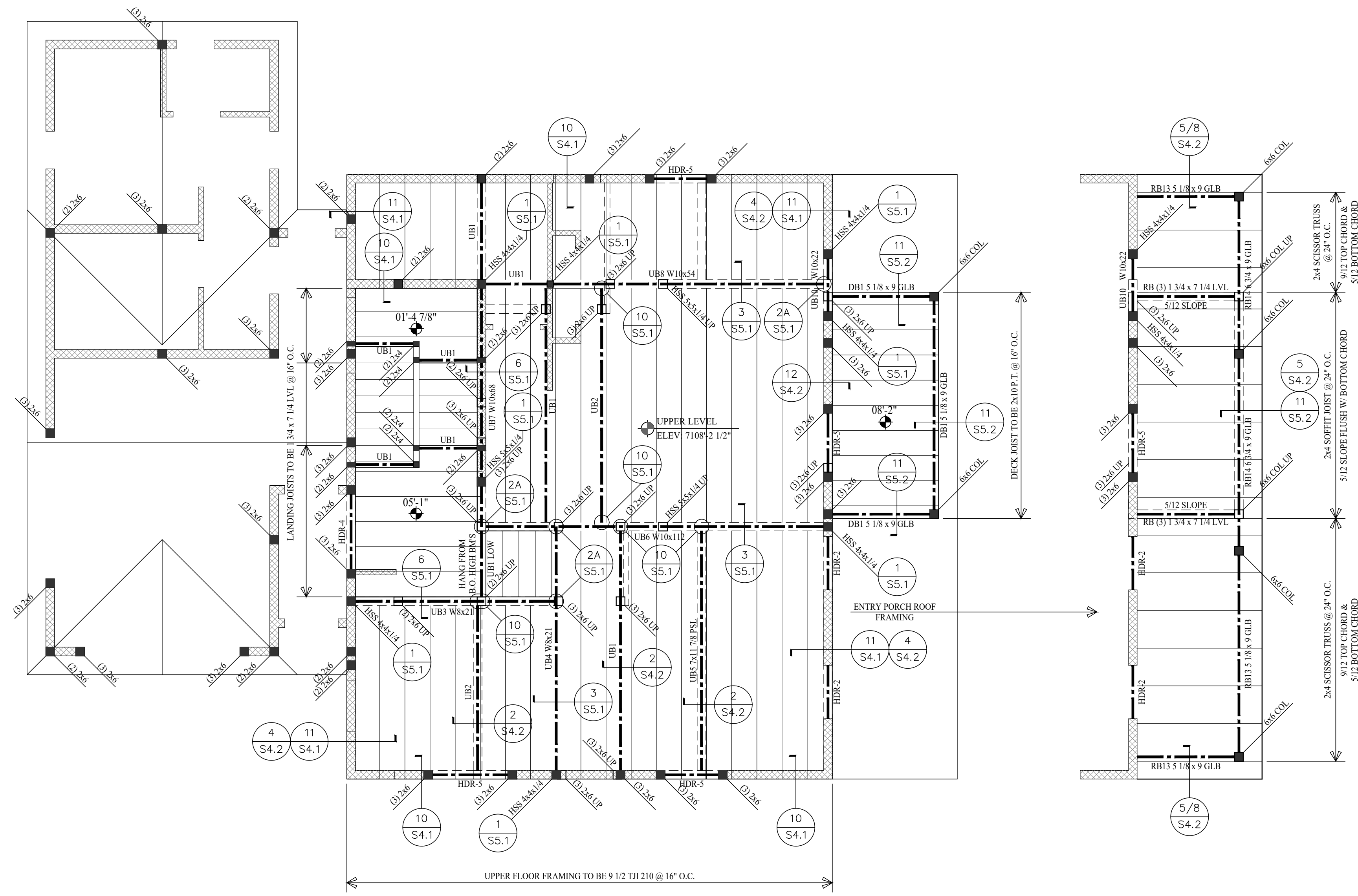
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2007-03

SHEET NUMBER:

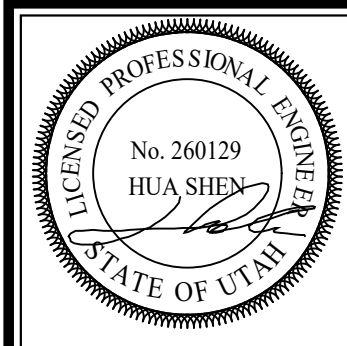
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MAIN LEVEL FLOOR FRAMING PLAN, ENTRY PORCH FRAMING PLAN
 SCALE: 1/4" = 1'-0"



UPPER LEVEL FLOOR FRAMING PLAN, ENTRY PORCH ROOF FRAMING PLAN
SCALE: 1/4" = 1'-0"



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PROJECT DESCRIPTION:
WEISENBURG RESIDENCE
445 PARK AVENUE
PARK CITY, UTAH 84060

SHEET DESCRIPTION:
UPPER FLOOR FRAMING PLAN
ENTRY PORCH ROOF FRAMING PLAN

REVISIONS:

DATE:
OCTOBER 05, 2023

PROJECT NUMBER:
2007-03

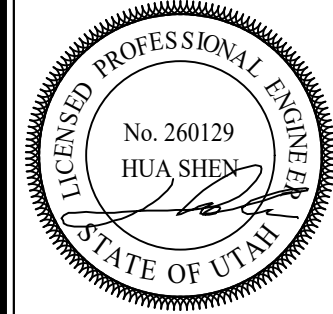
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S2.3

GENERAL NOTES

- (N) CONCRETE WALL
2x BEARING WALL
2x WALL/BEAM ABOVE
(E) INDICATES EXISTING
(N) INDICATES NEW

1. CONTRACTOR TO FIELD VERIFY ALL EXISTING CONDITIONS AND NOTIFY THE ARCHITECT BEFORE PROCEEDING.
2. ALL DIMENSIONS ARE APPROXIMATE AND ARE TO BE FIELD VERIFIED PRIOR TO ANY CONSTRUCTION.
3. SEE SHEET S1.5 FOR ALL STRUCTURAL DETAILS, NOTES AND SCHEDULES.



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PROJECT DESCRIPTION:
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SHEET DESCRIPTION:
HIGH ROOF FRAMING PLAN

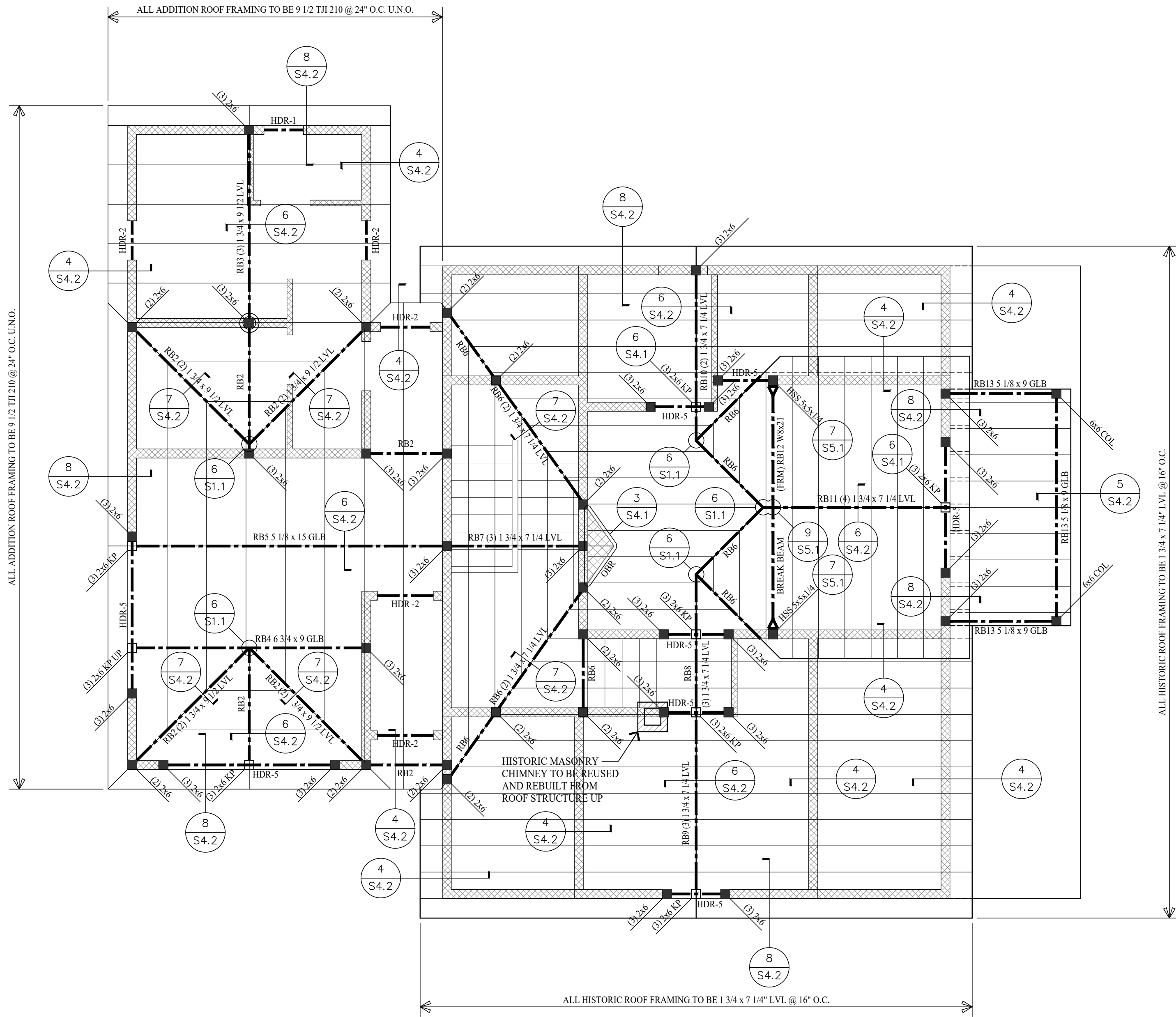
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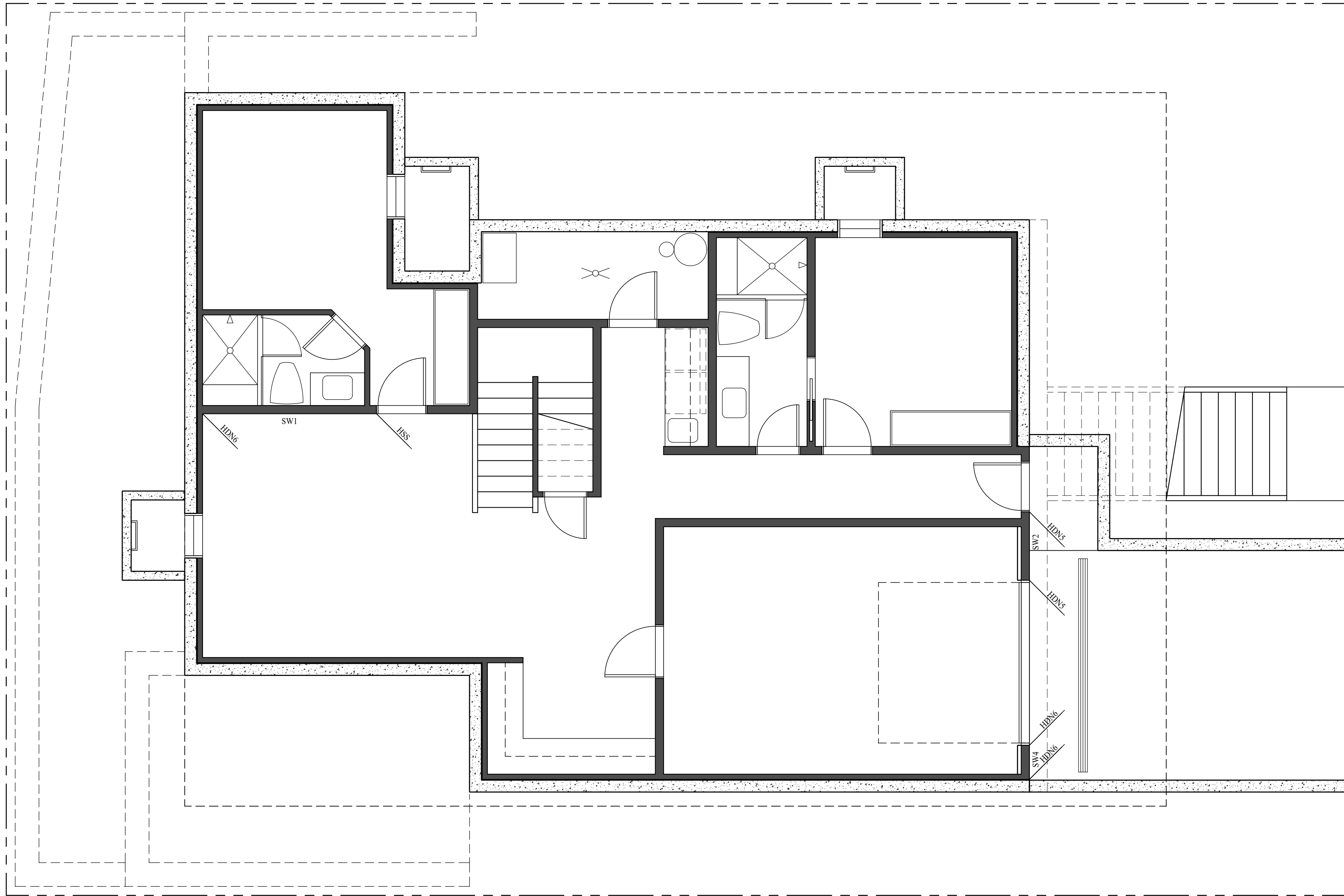
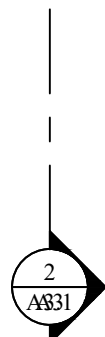
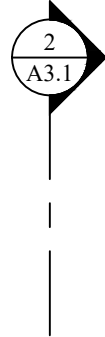
DATE:
OCTOBER 05, 2023

PROJECT NUMBER:
2007-03

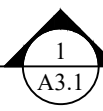
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PARK AVENUE



LOWER LEVEL LATERAL PLAN

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



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PROJECT DESCRIPTION:
WEISENBURG RESIDENCE
445 PARK AVENUE
PARK CITY, UTAH 84060

SHEET DESCRIPTION:
LOWER LEVEL LATERAL PLAN

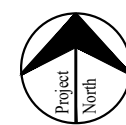
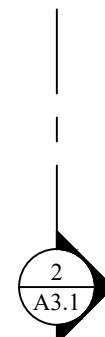
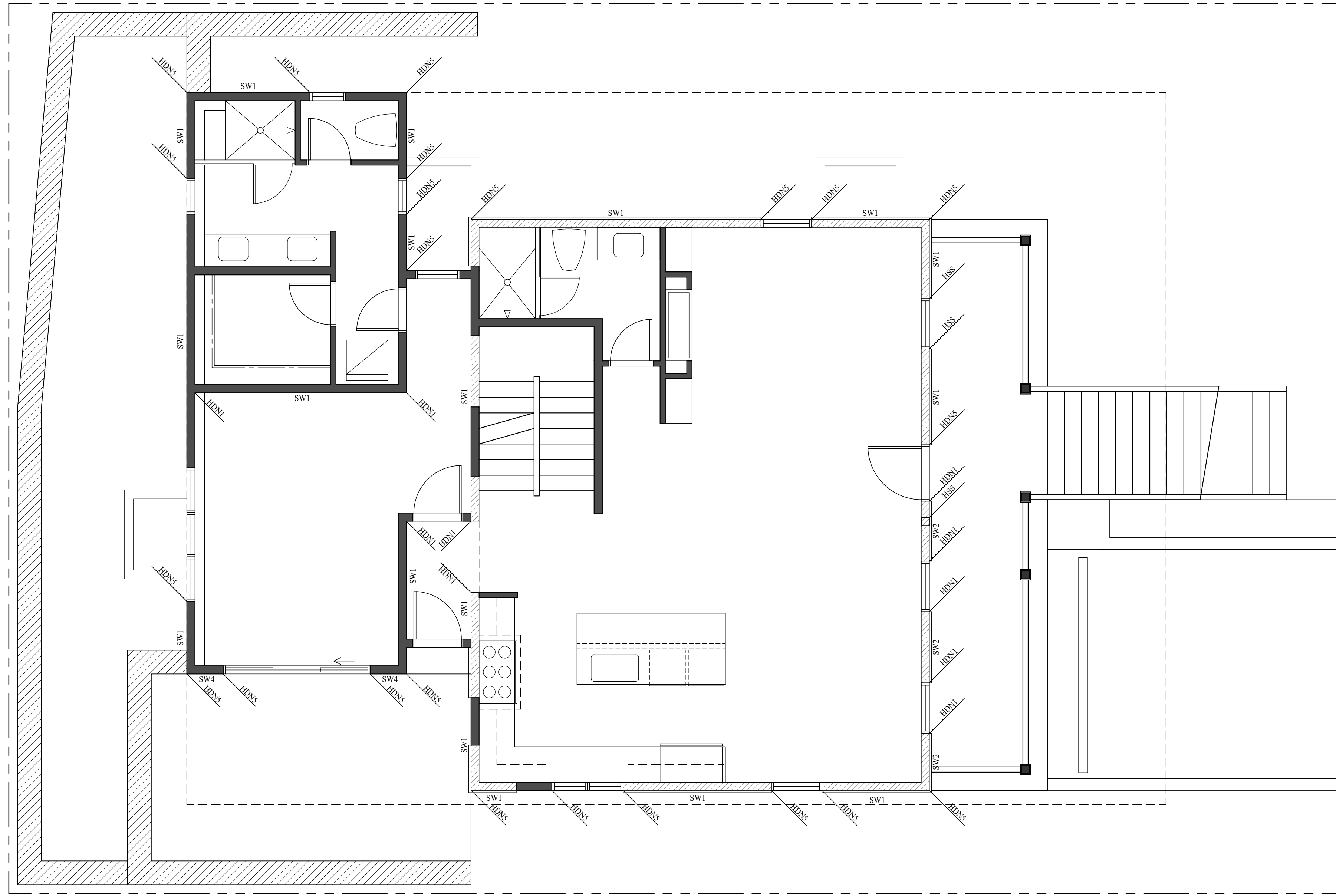
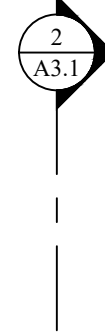
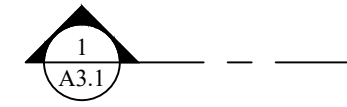
REVISIONS:

DATE:
OCTOBER 05, 2023

PROJECT NUMBER:
2007-03

SHEET NUMBER:

S2.5



MAIN LEVEL LATERAL PLAN

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



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PROJECT DESCRIPTION:
WEISENBURG RESIDENCE
445 PARK AVENUE
PARK CITY, UTAH 84060

SHEET DESCRIPTION:
MAIN LEVEL LATERAL PLAN

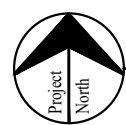
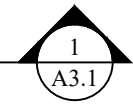
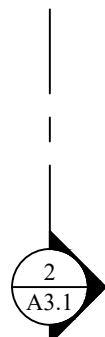
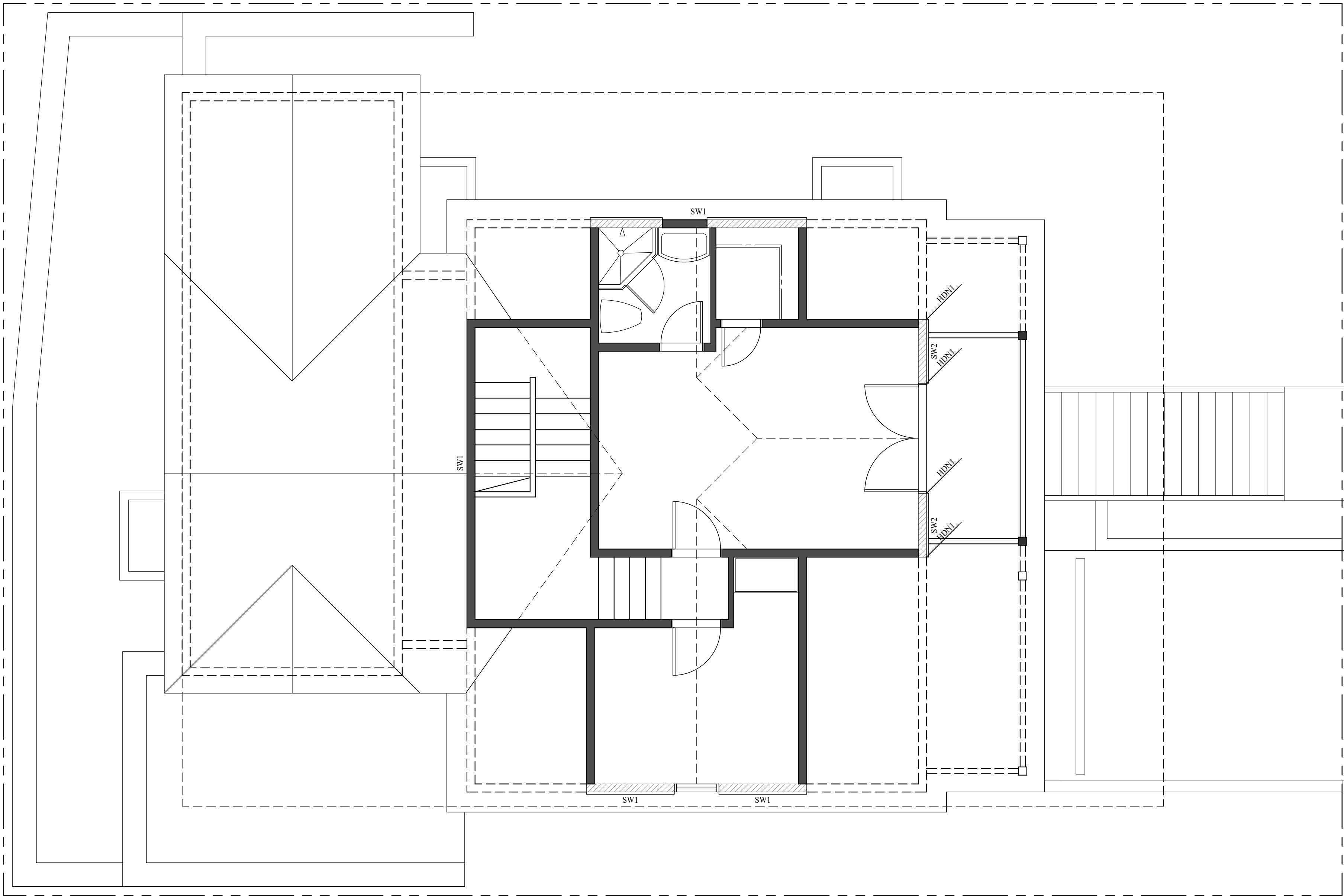
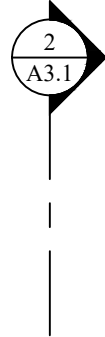
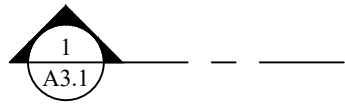
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DATE:
OCTOBER 05, 2023

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2007-03

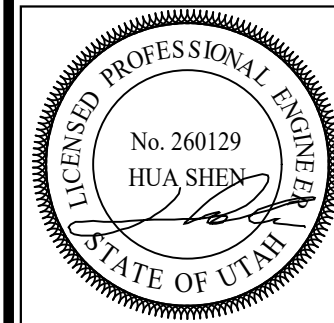
SHEET NUMBER:

S2.6



UPPER LEVEL LATERAL PLAN

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



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SHEET DESCRIPTION:
UPPER LEVEL LATERAL PLAN

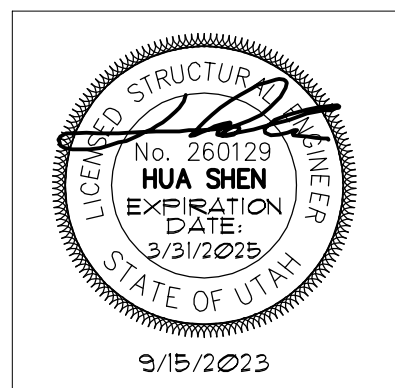
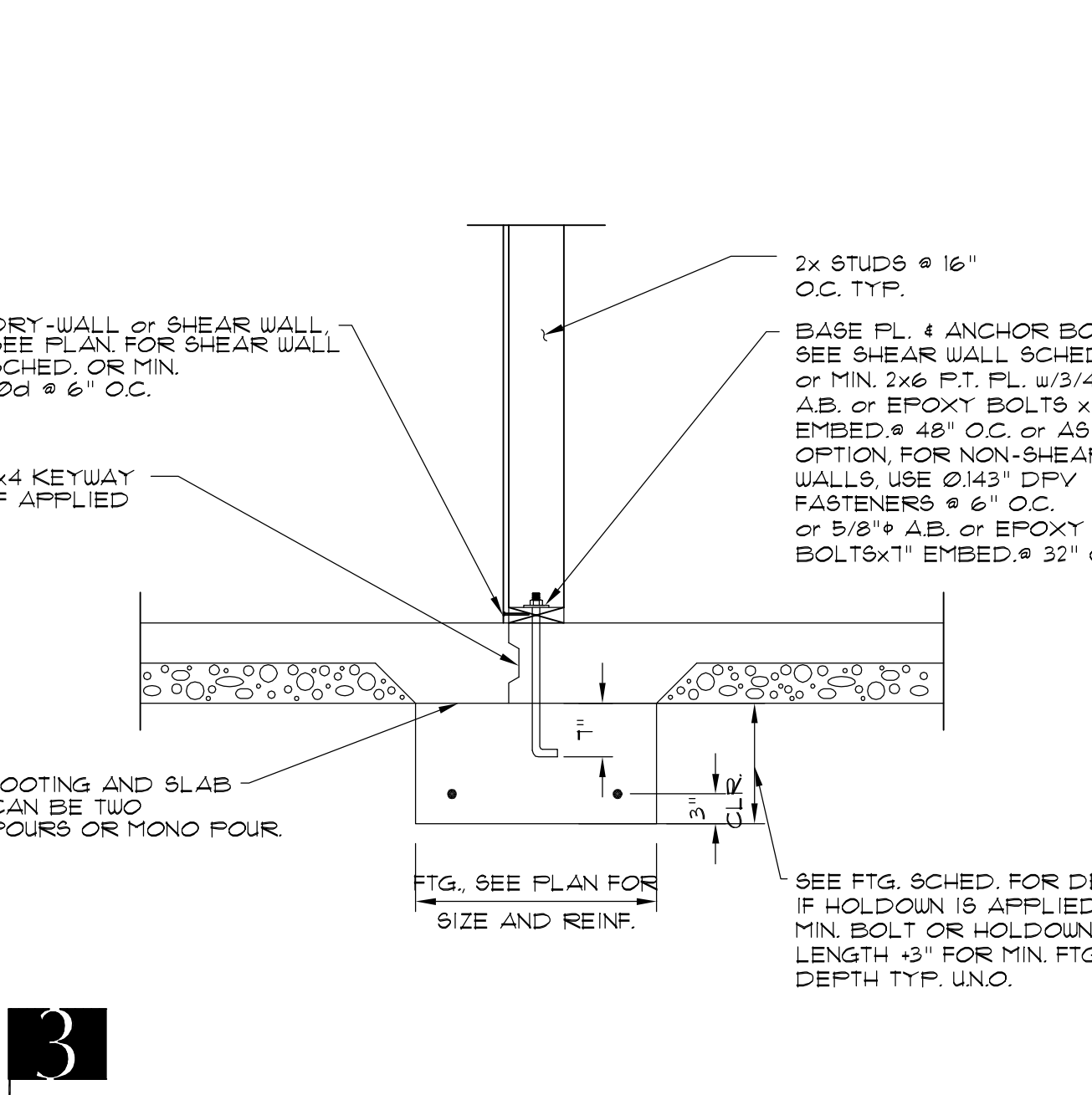
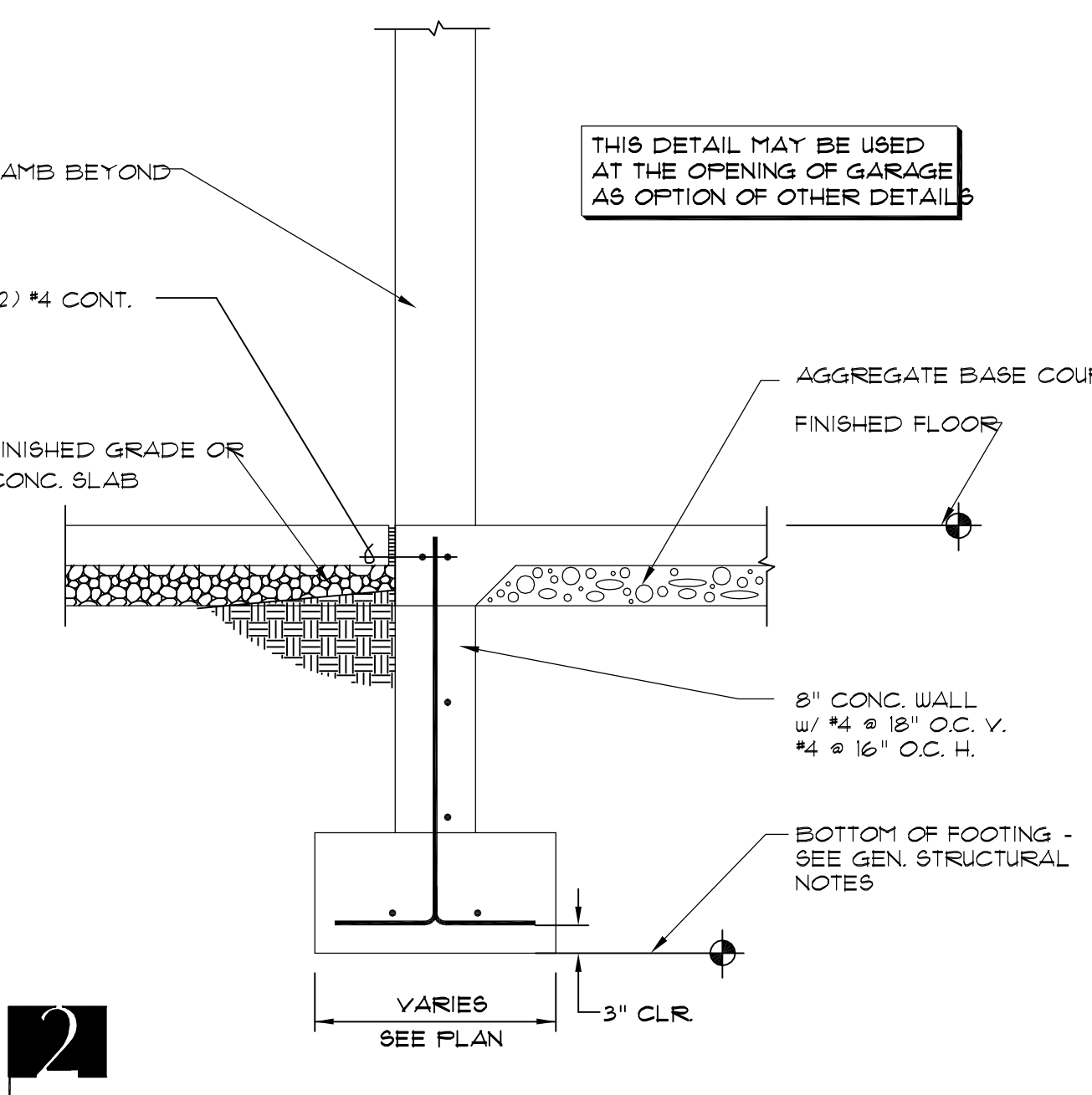
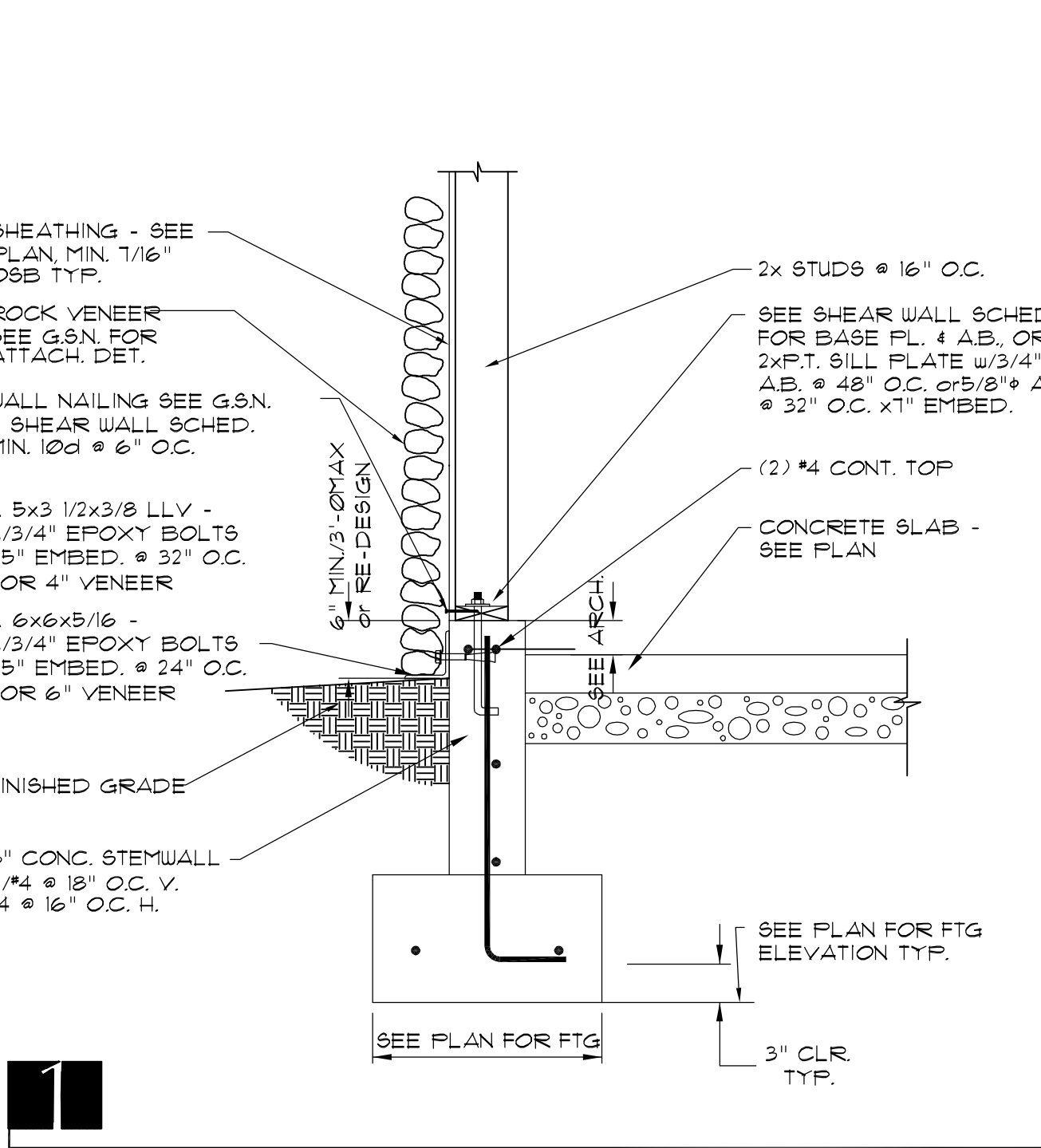
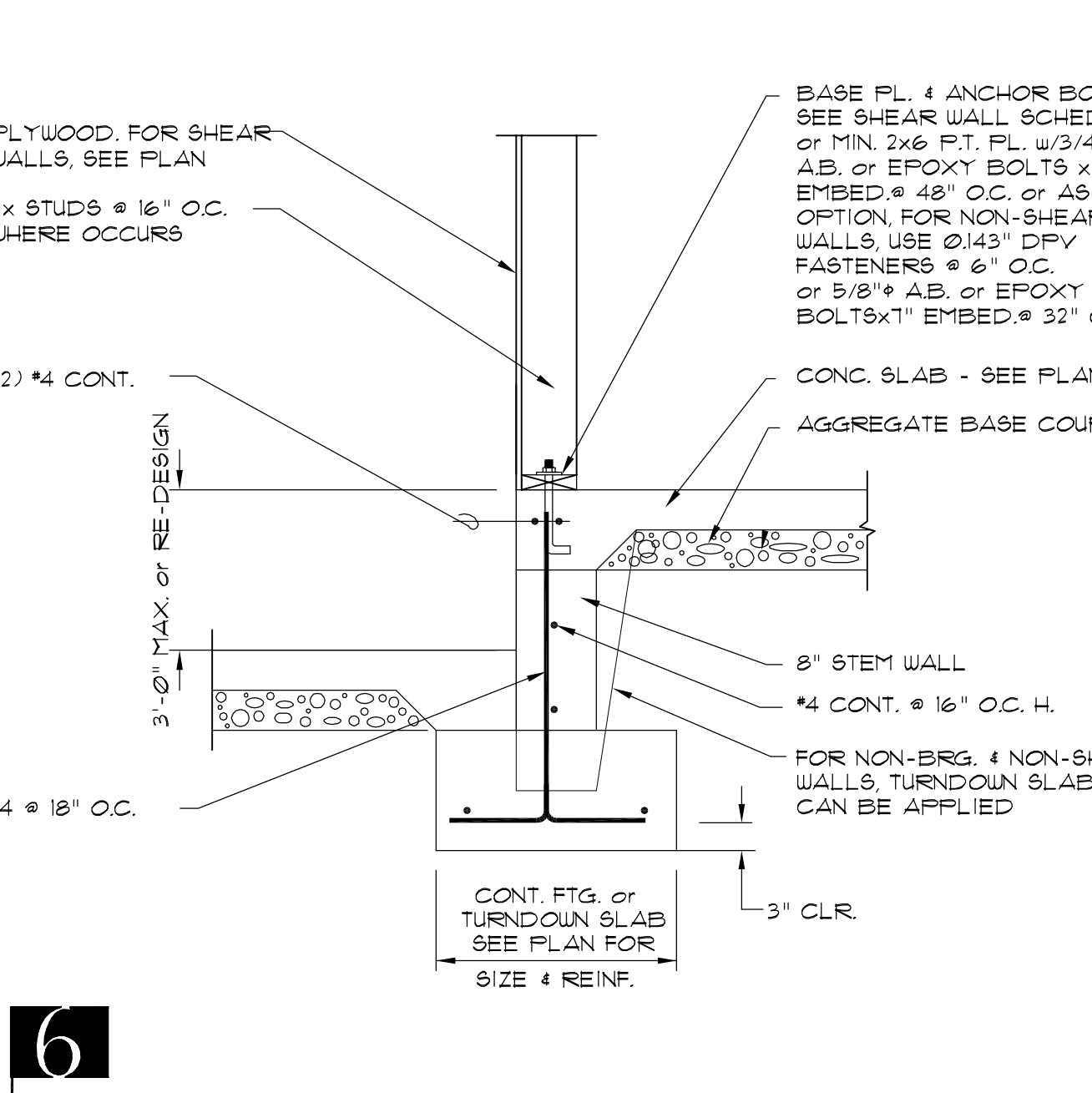
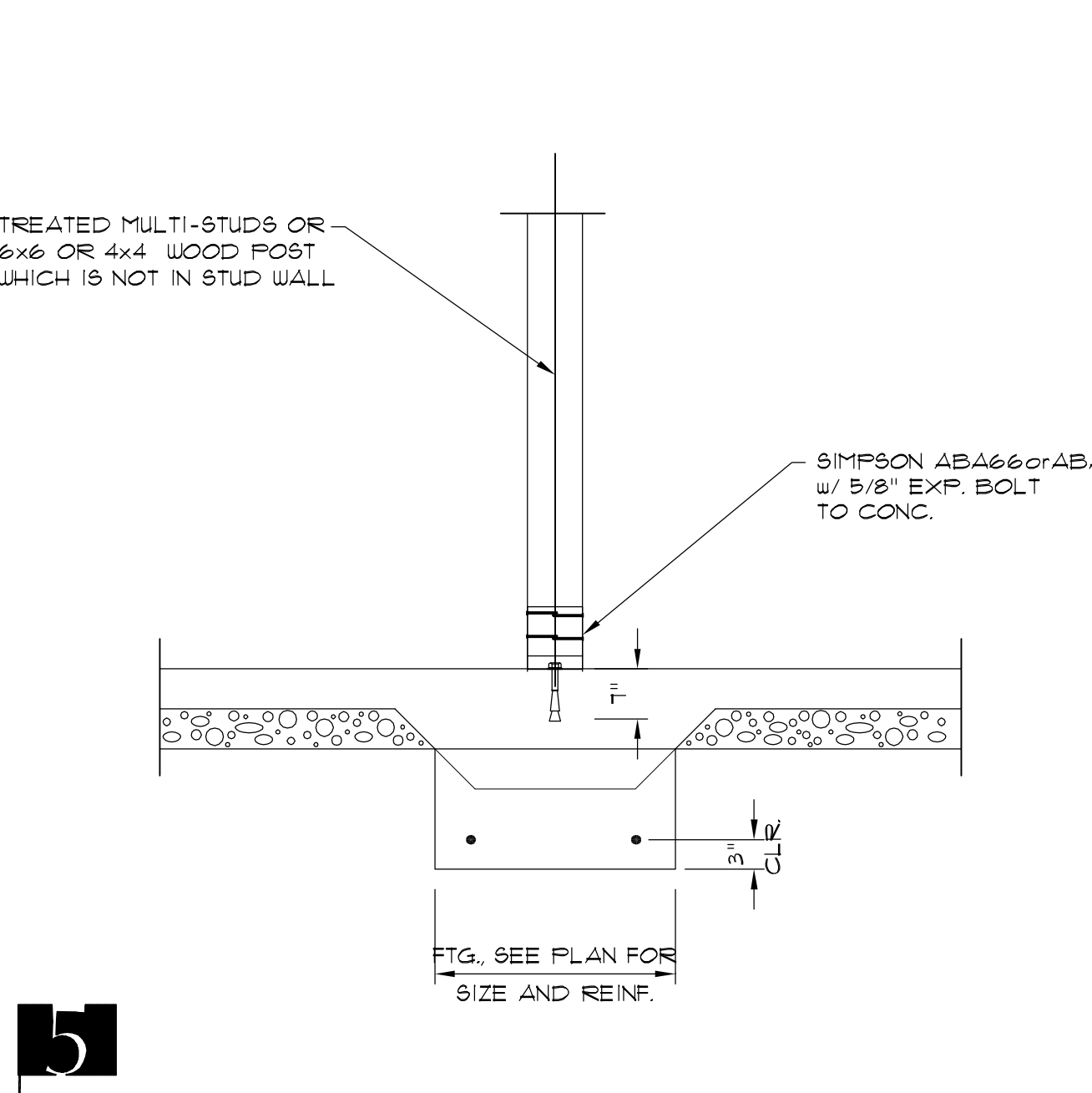
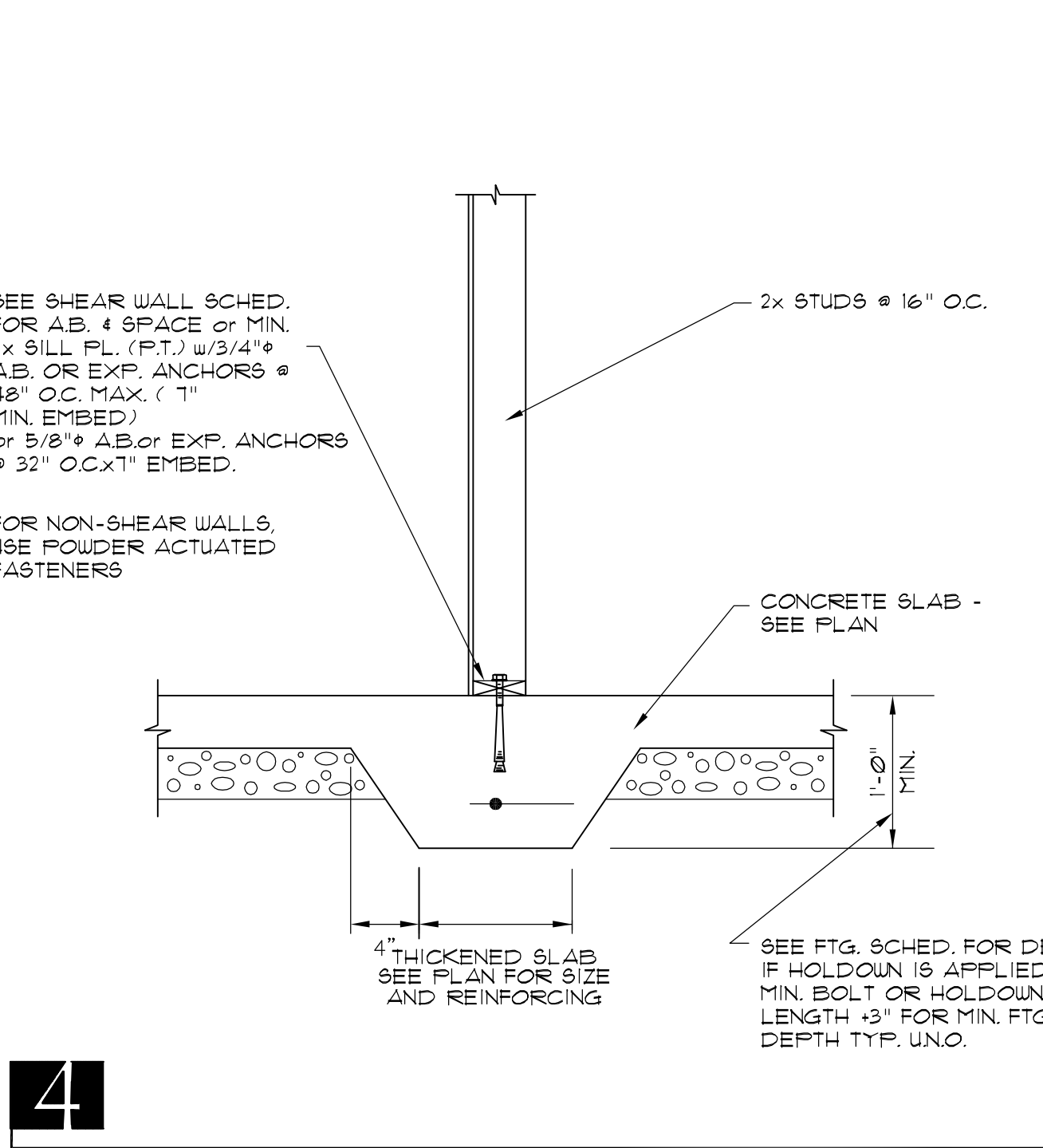
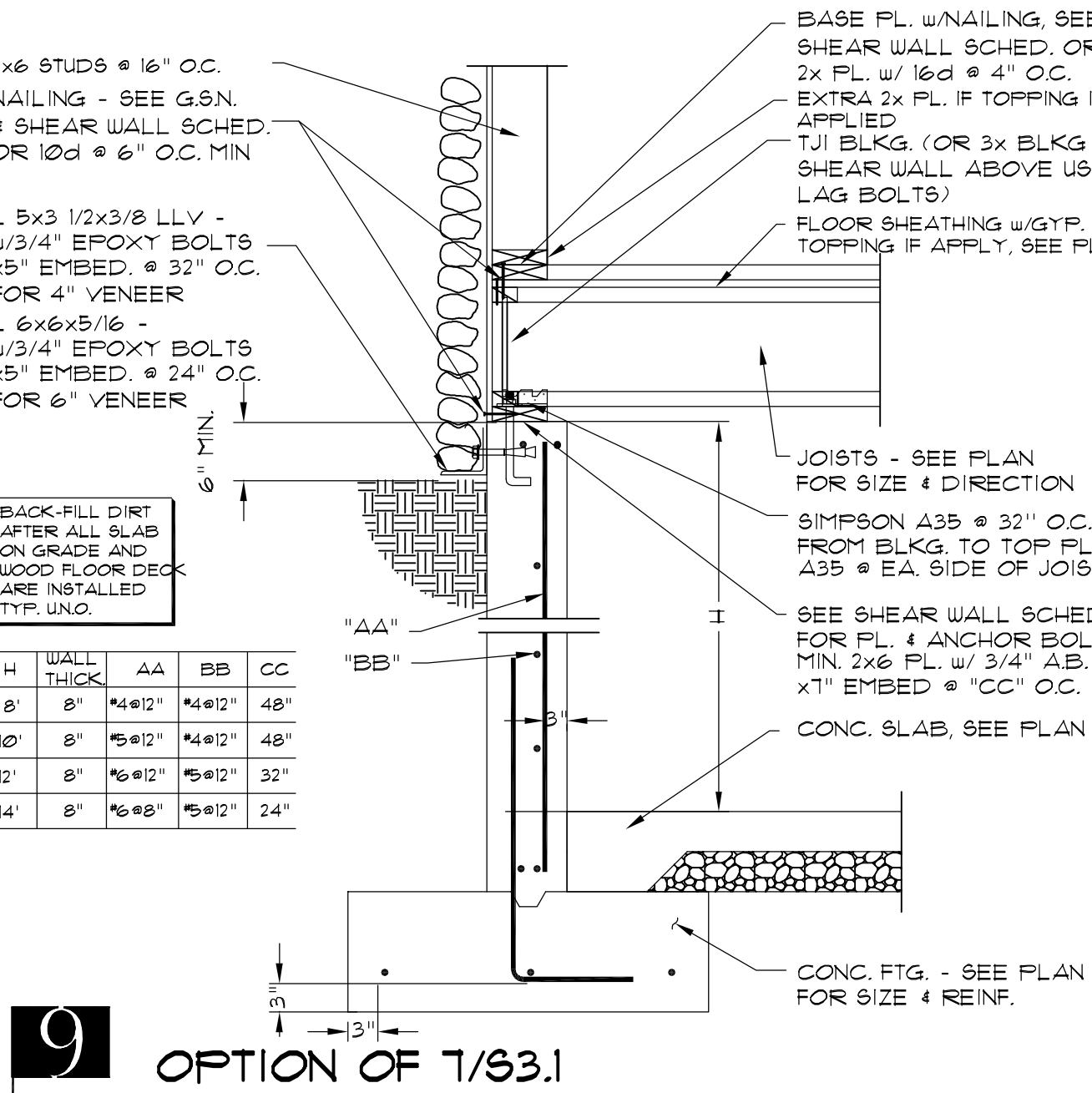
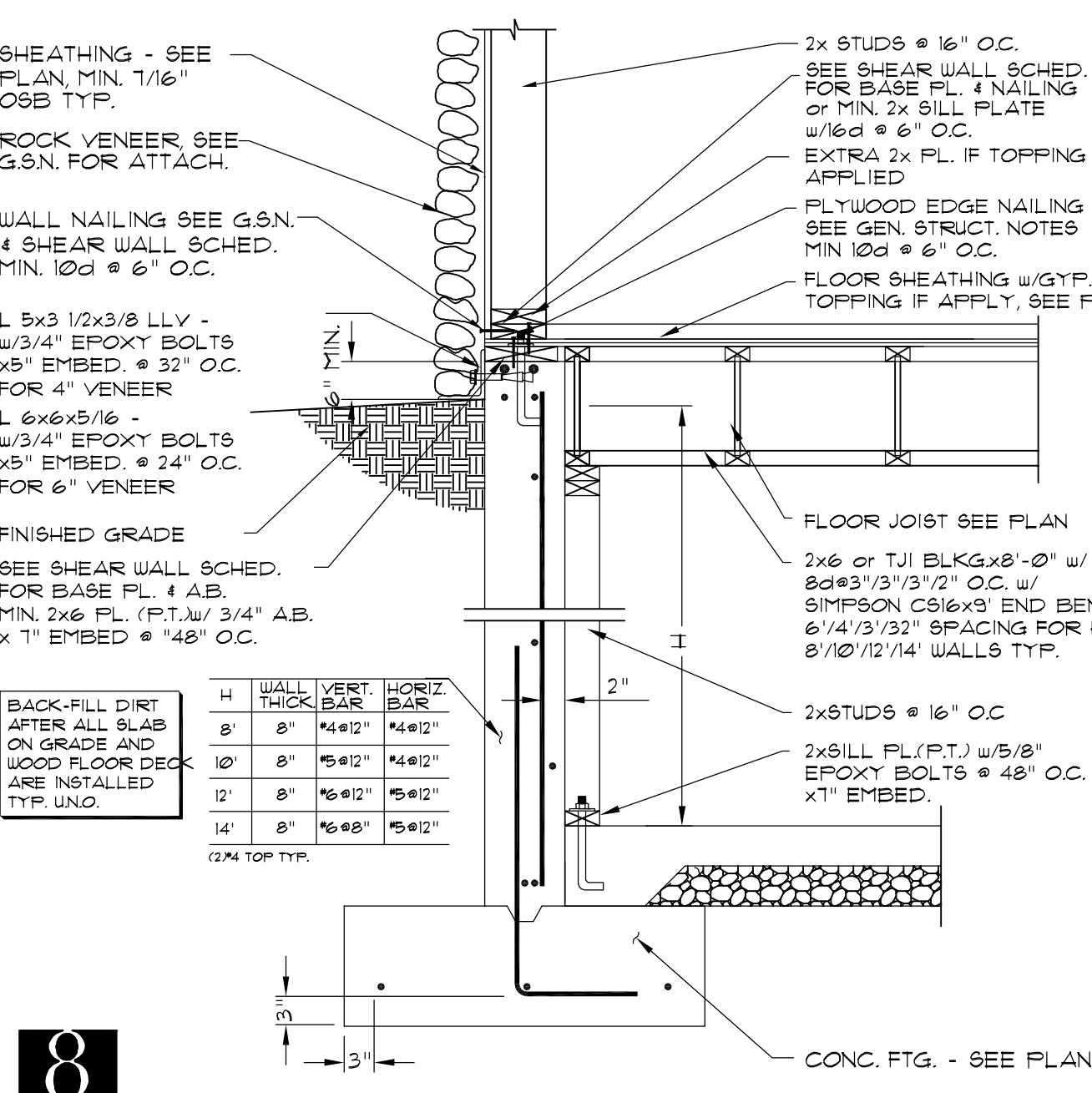
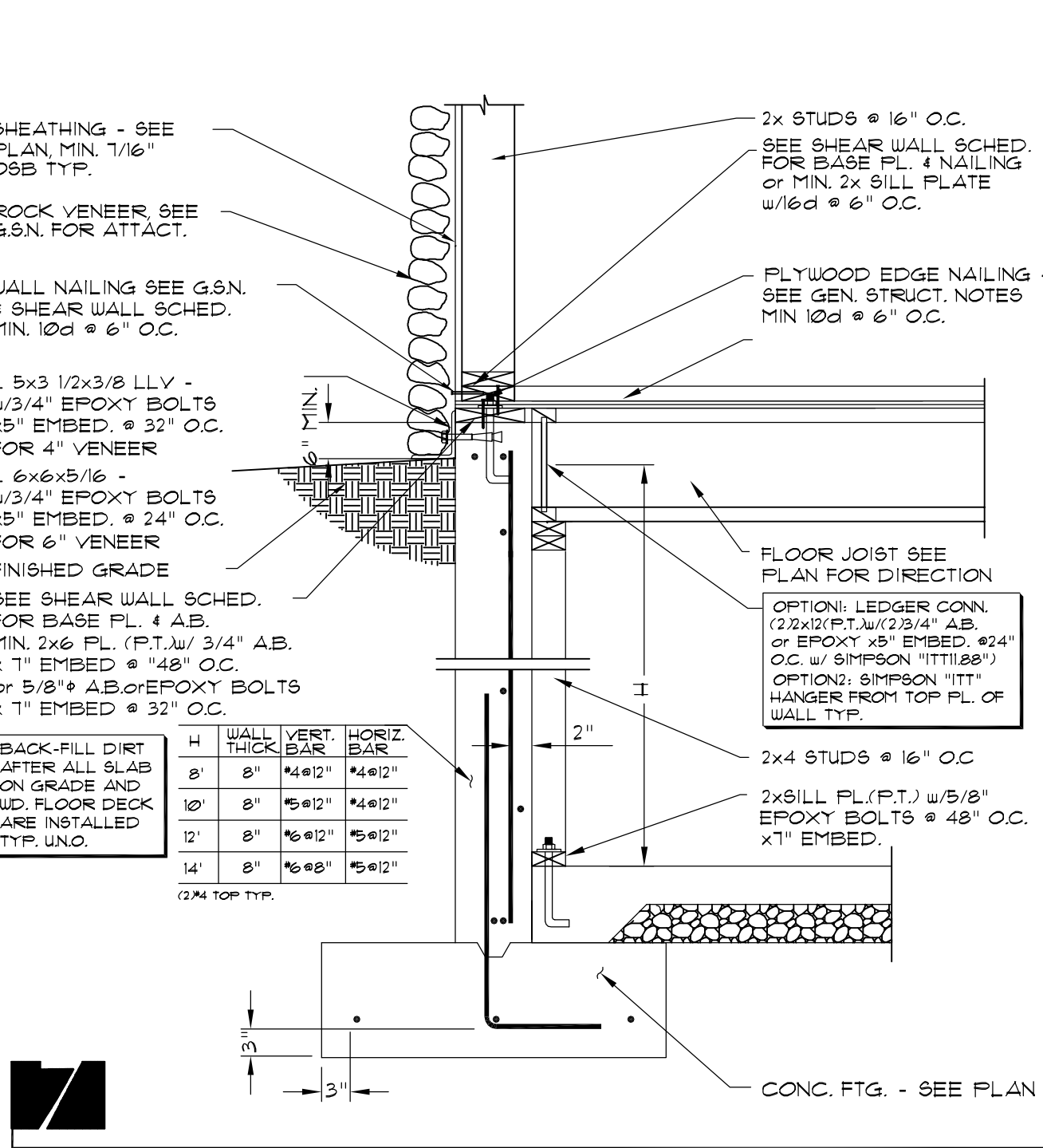
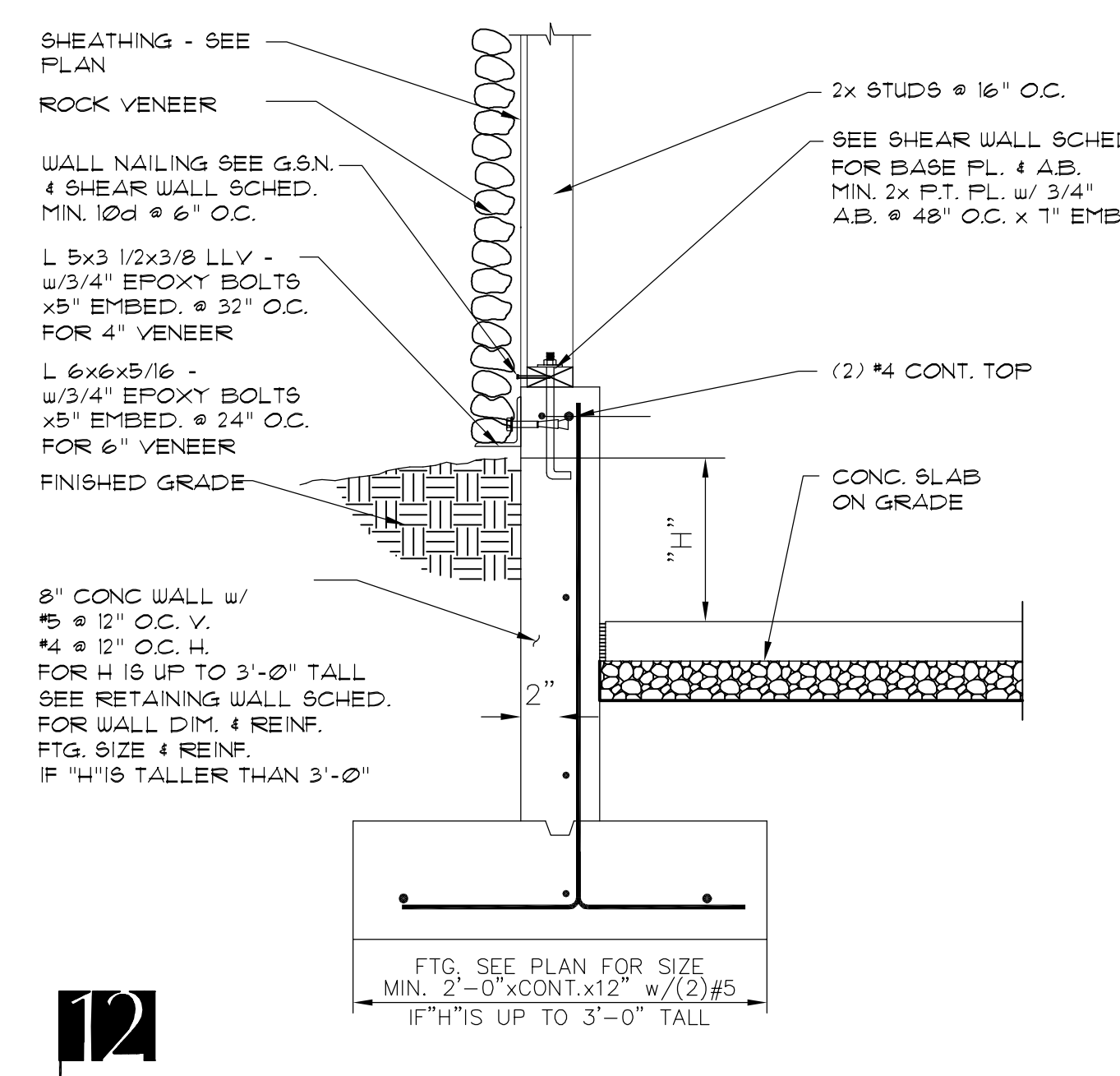
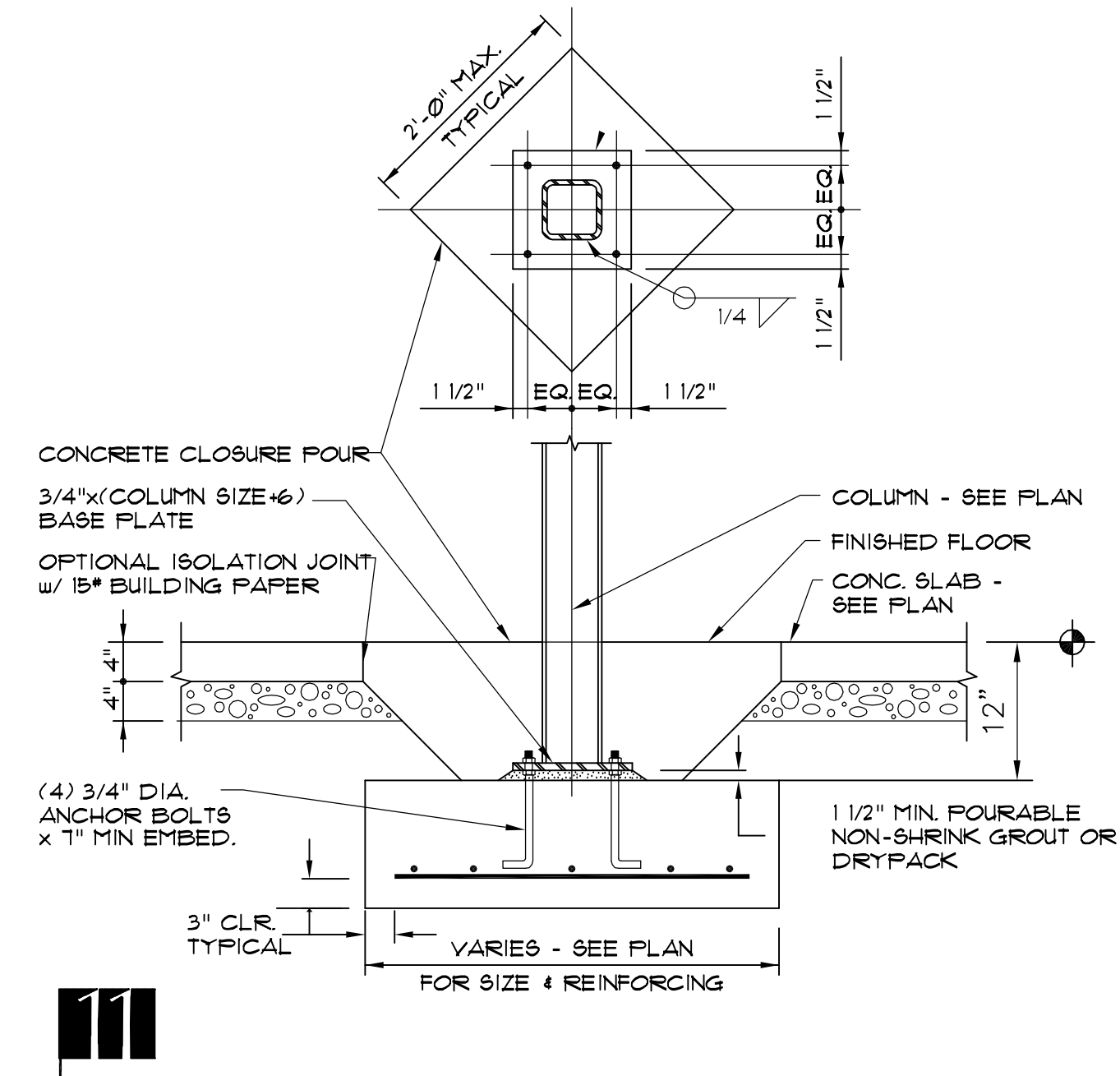
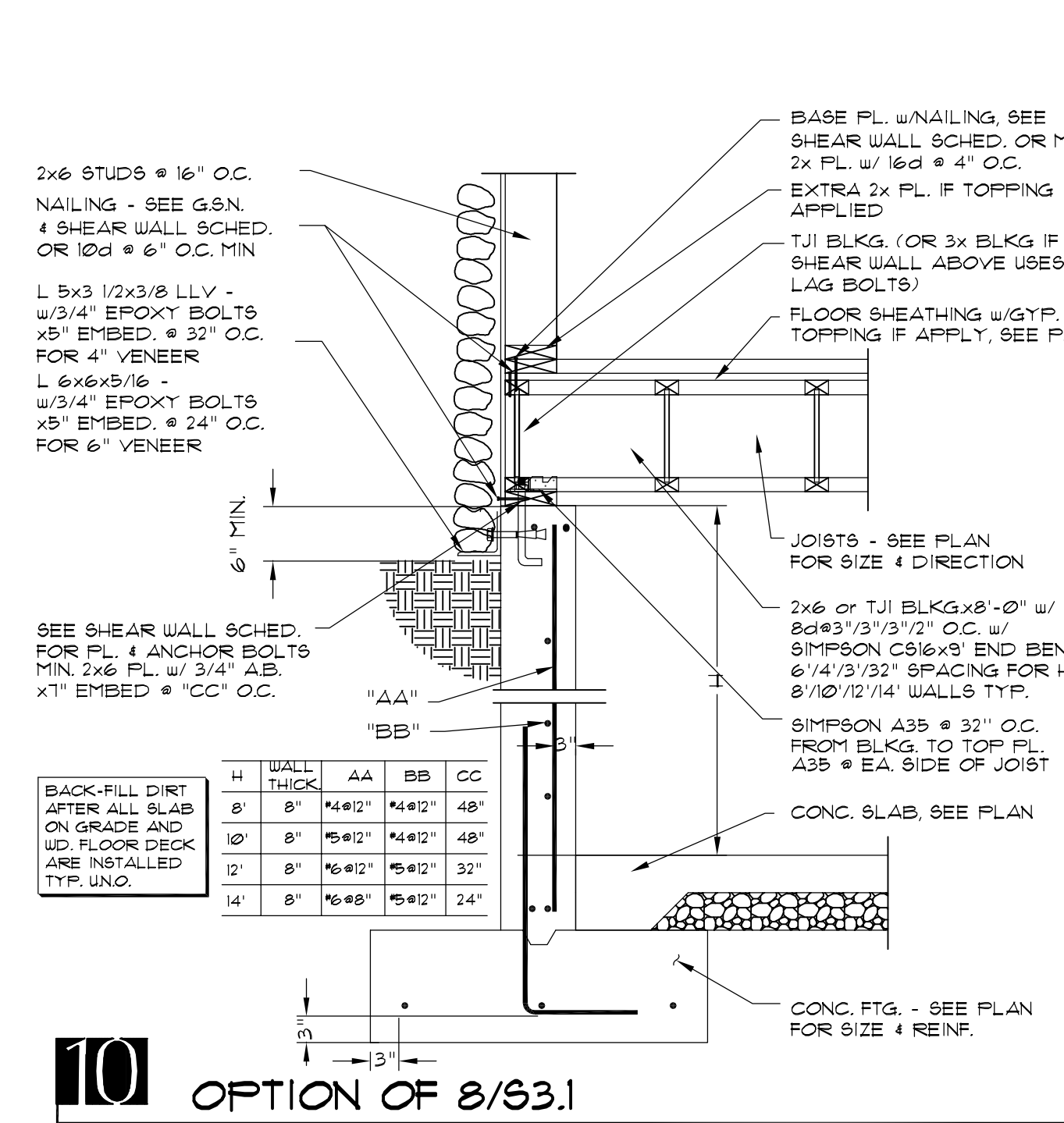
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PROJECT NUMBER:
2007-03

SHEET NUMBER:

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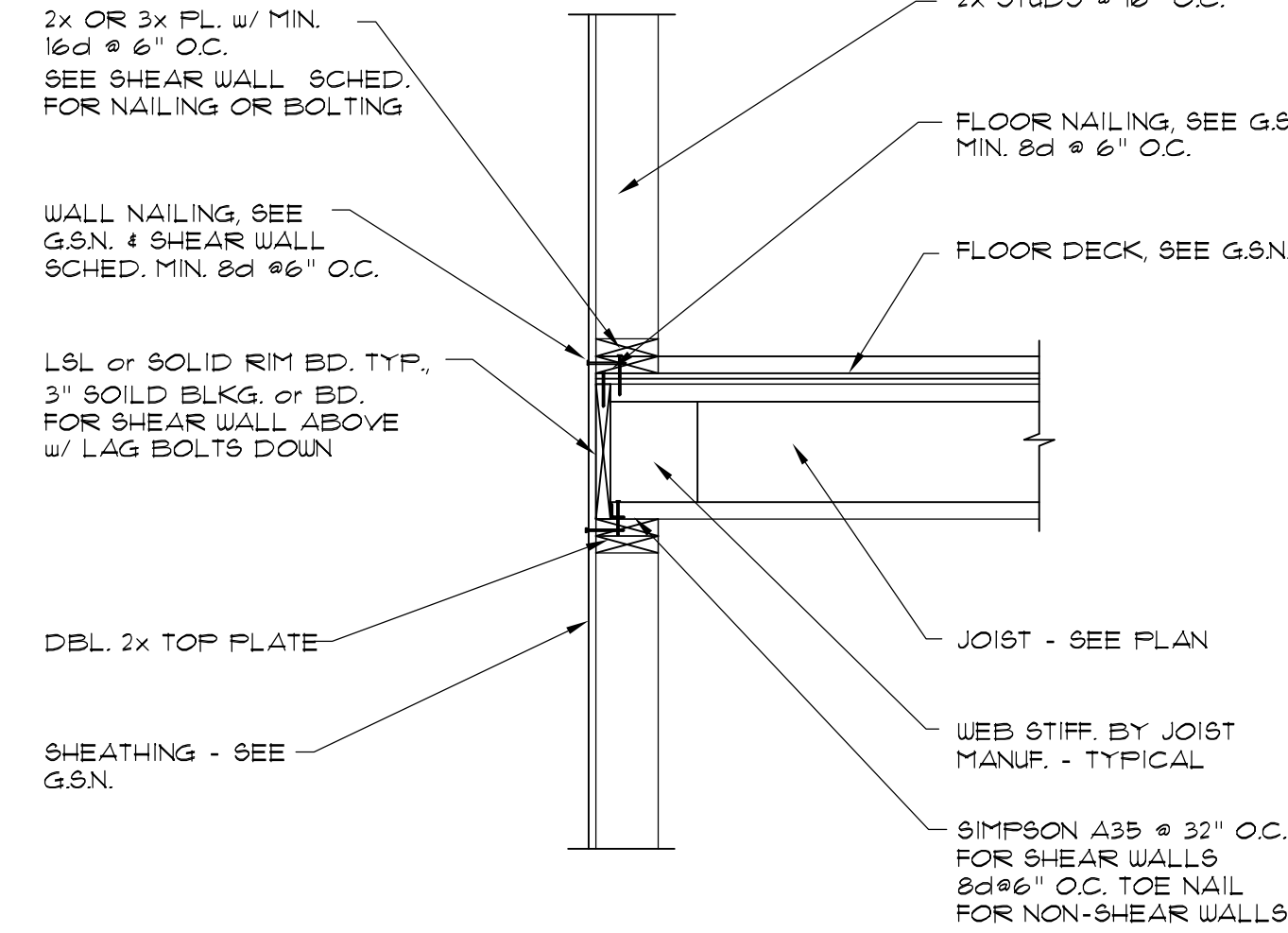
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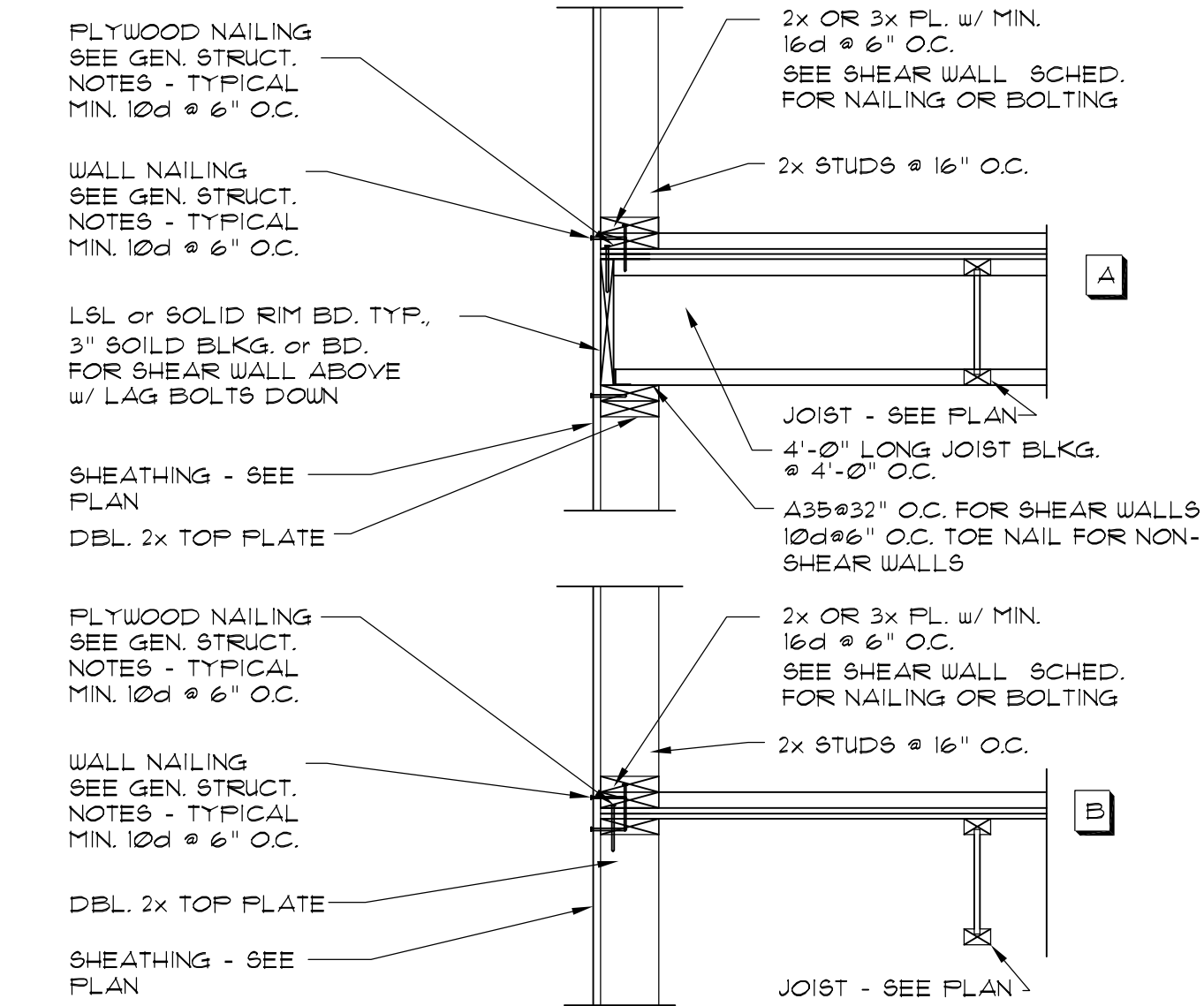
WEISENBURGH RESIDENCE
445 PARKAVE.
PARK CITY, UTAH

Date: 9/15/2023
Job #: SE23284
Revisions:

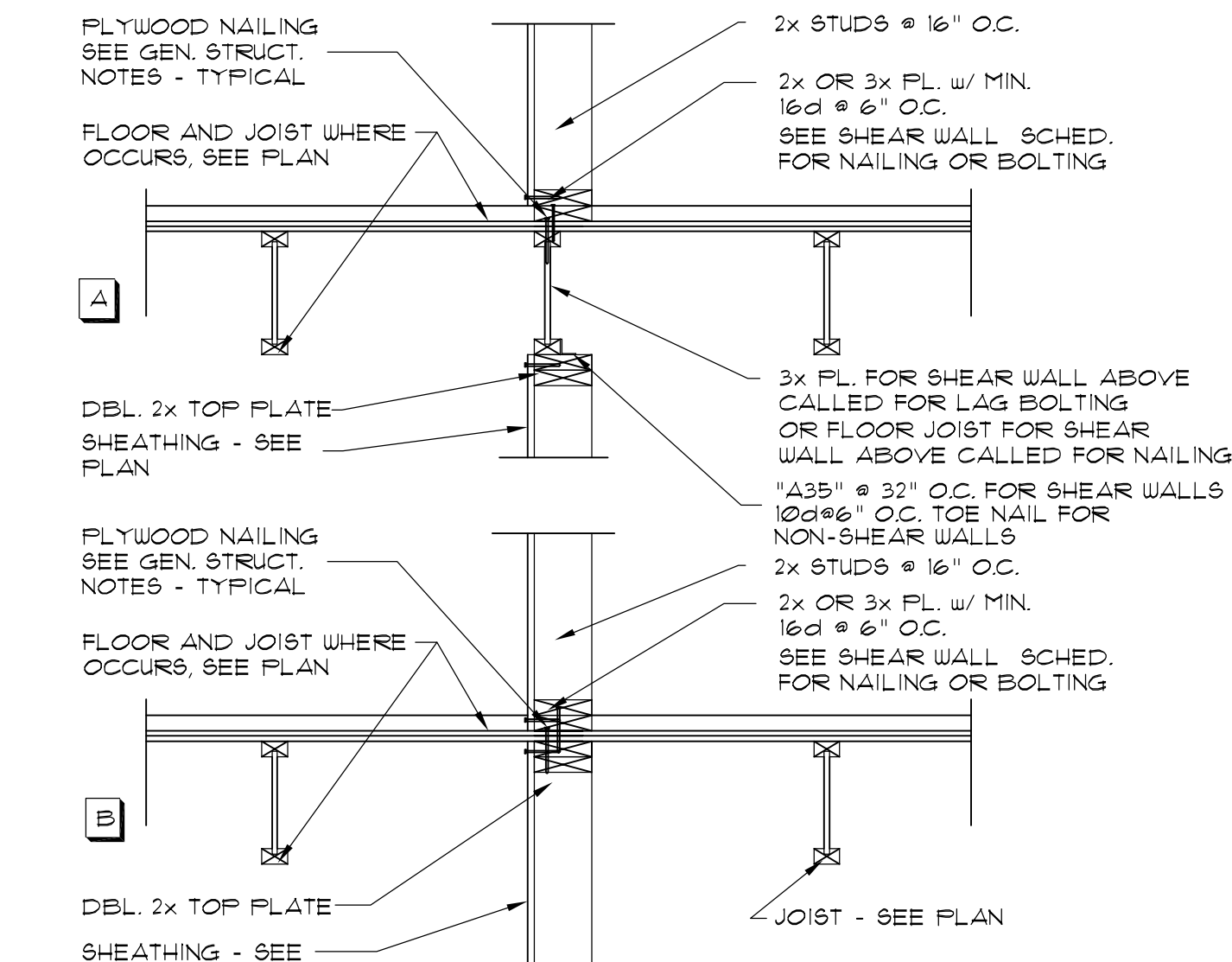
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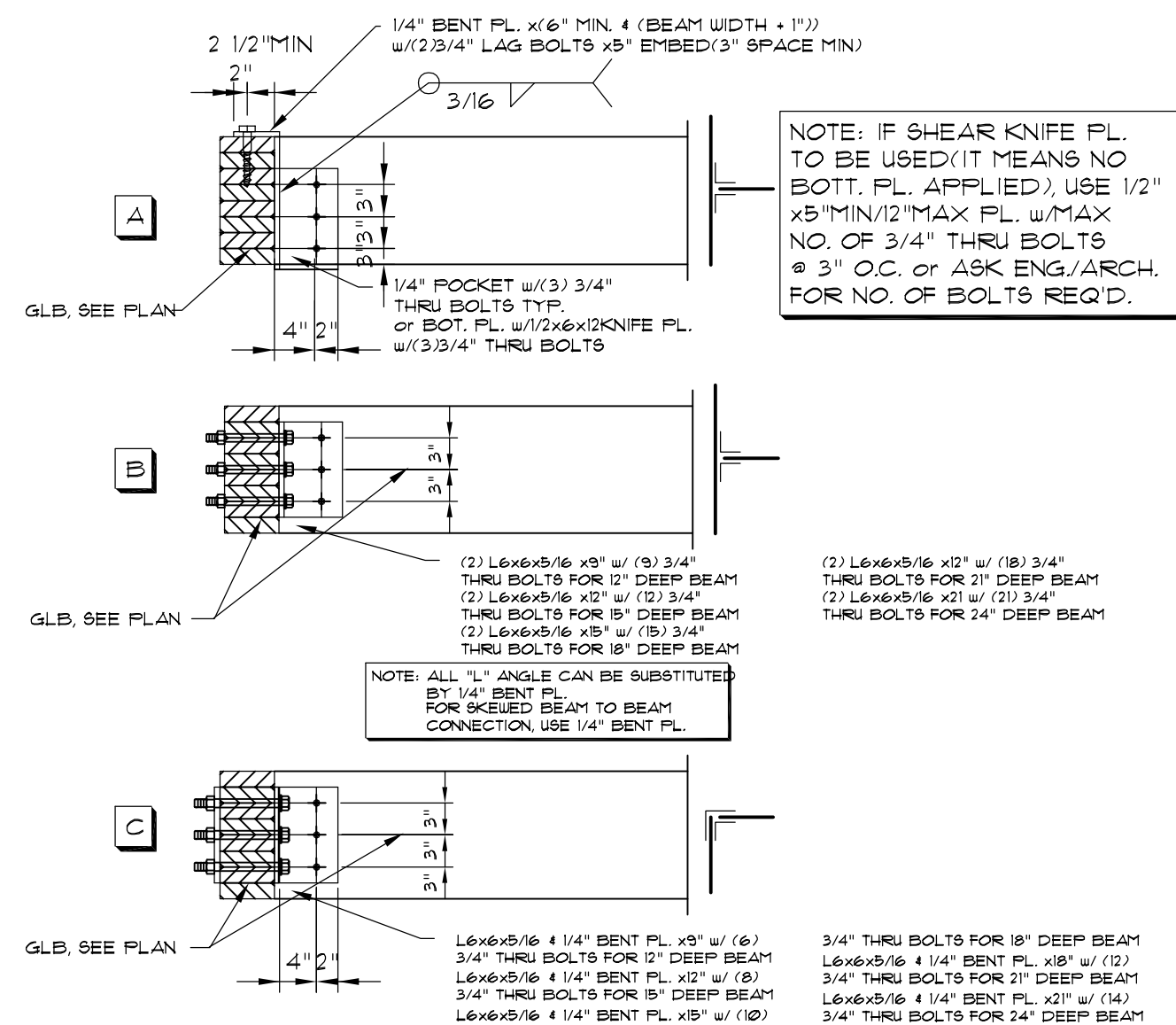
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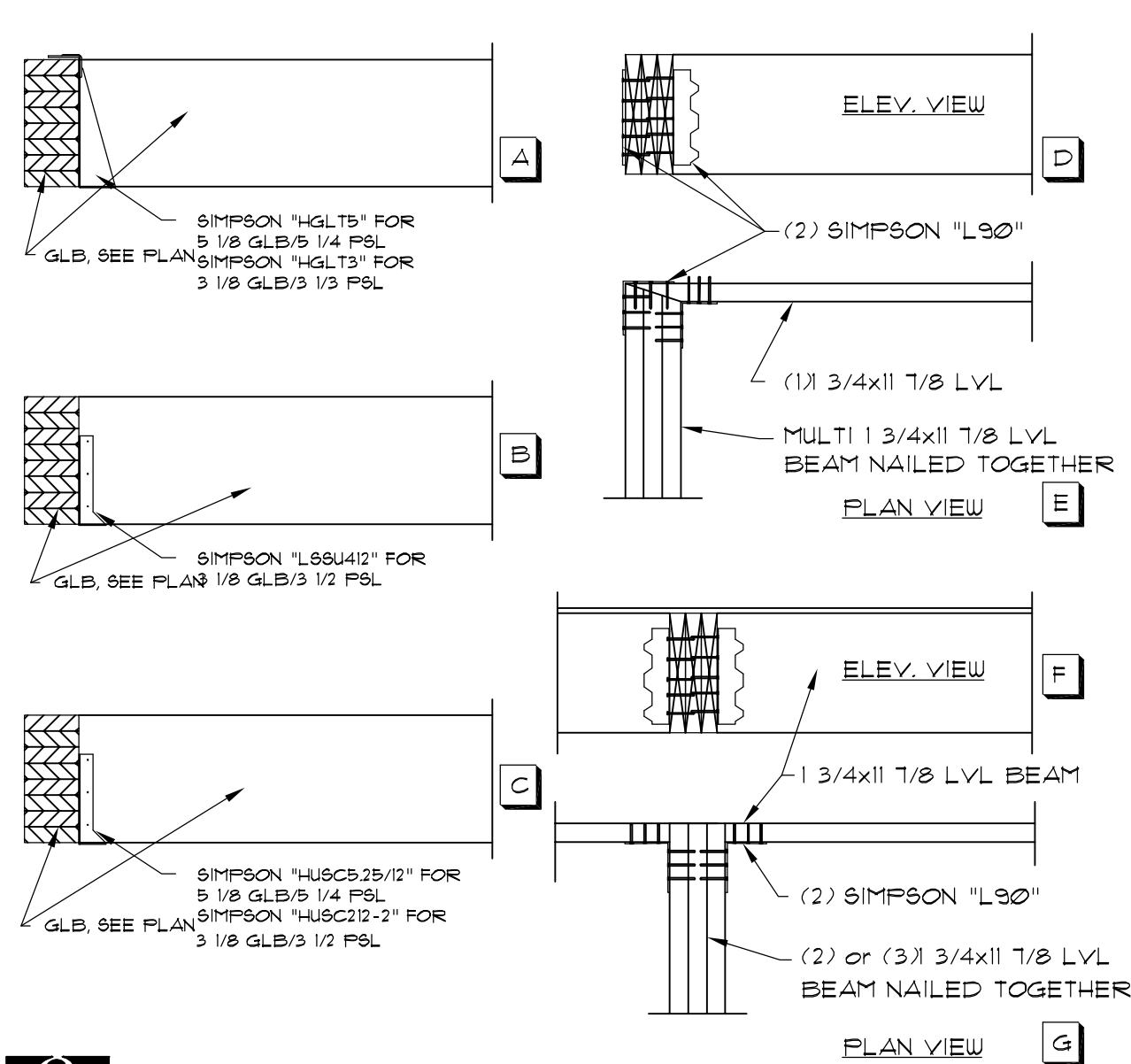
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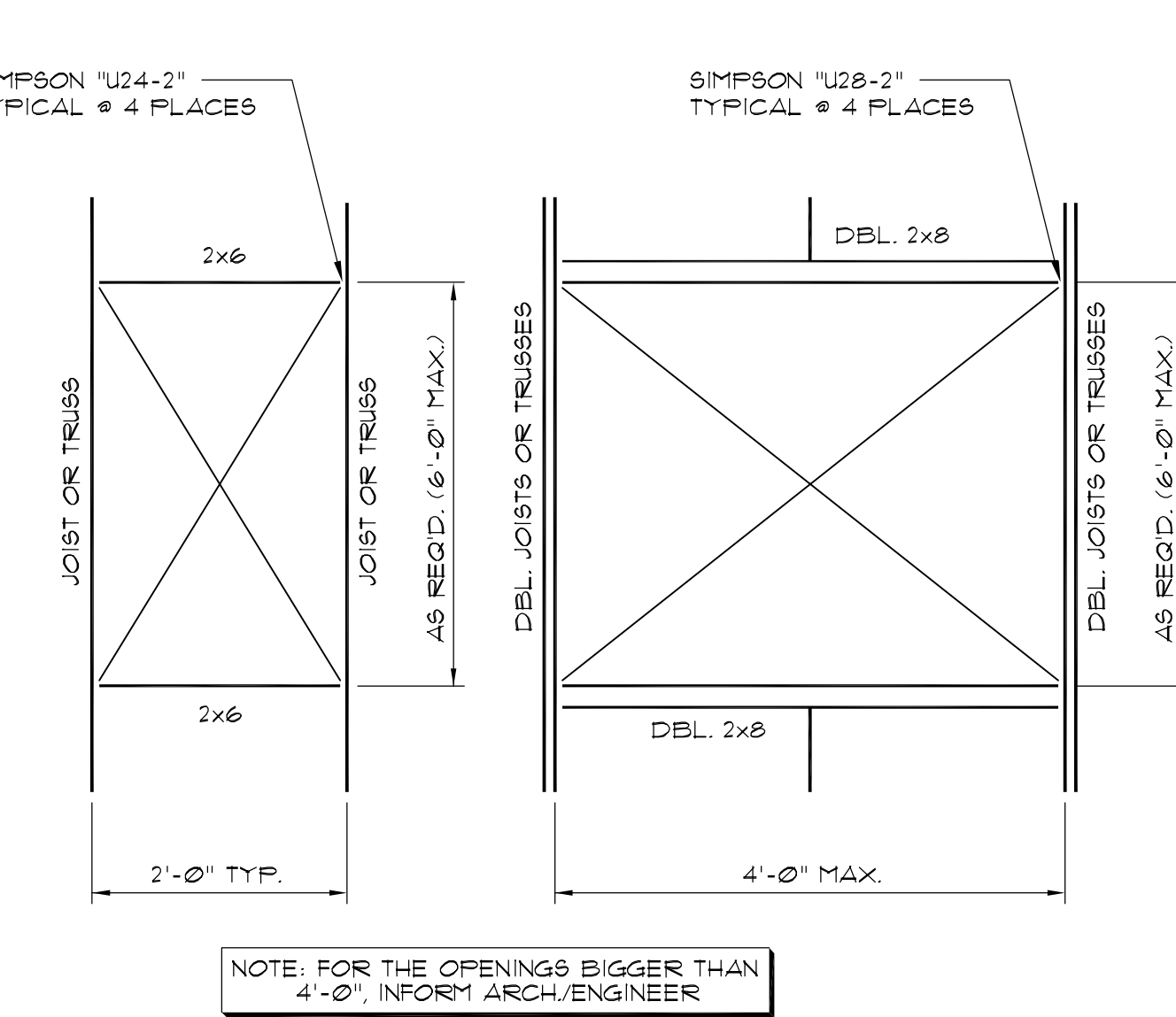
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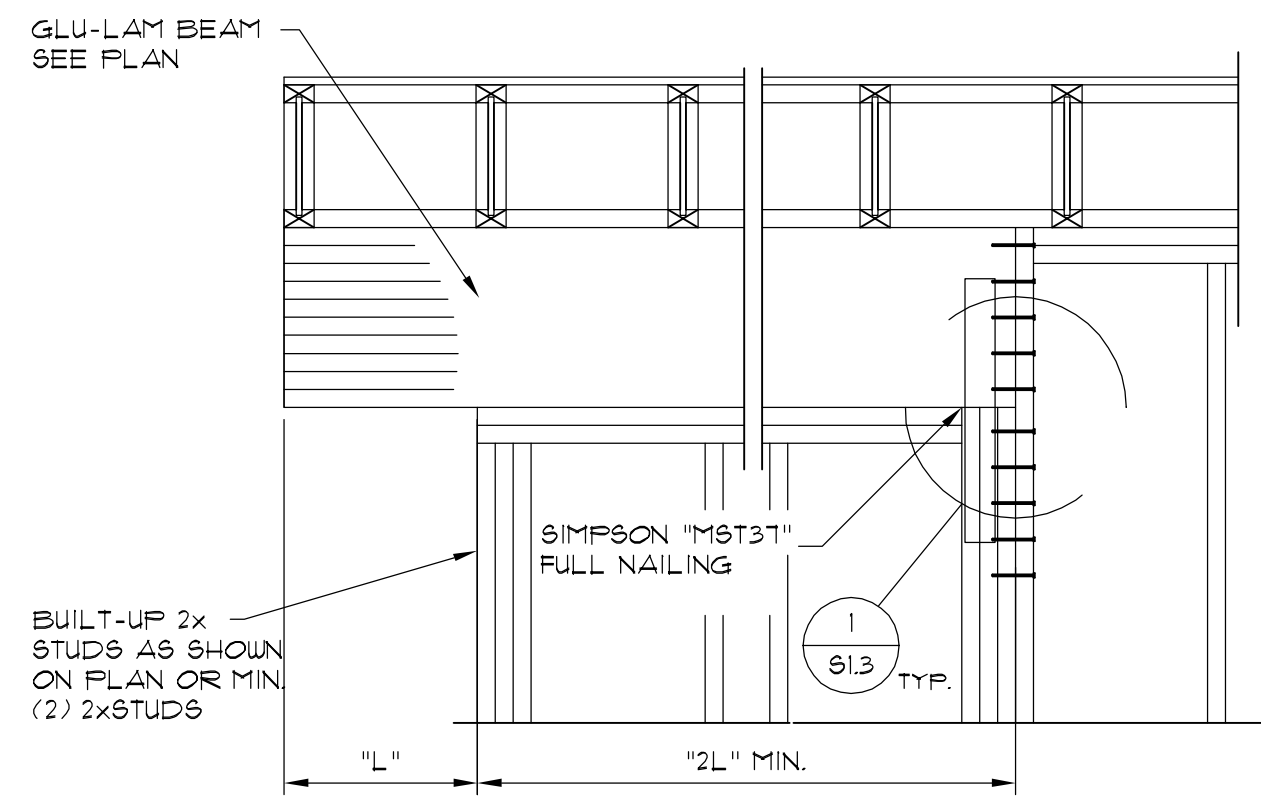


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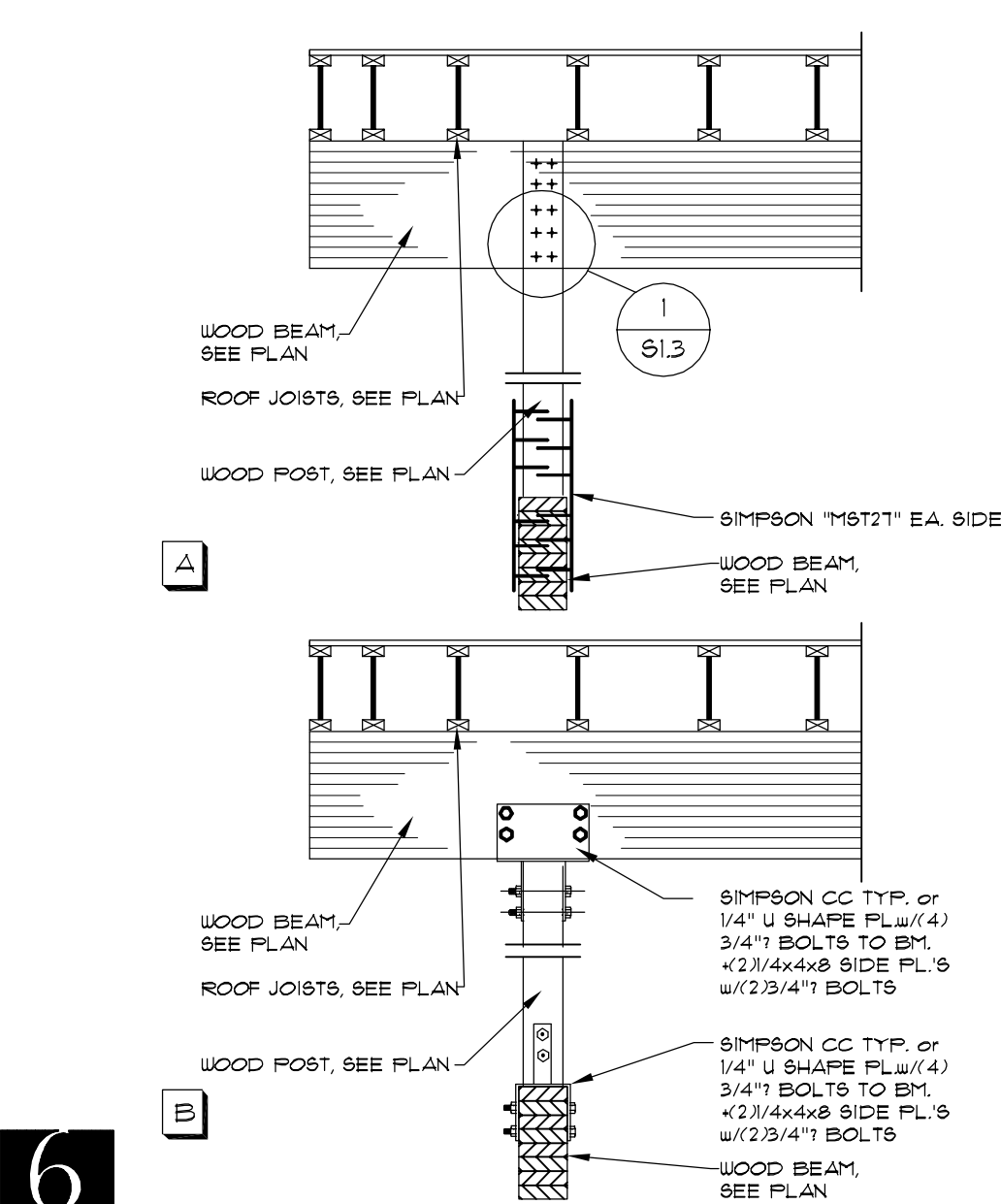
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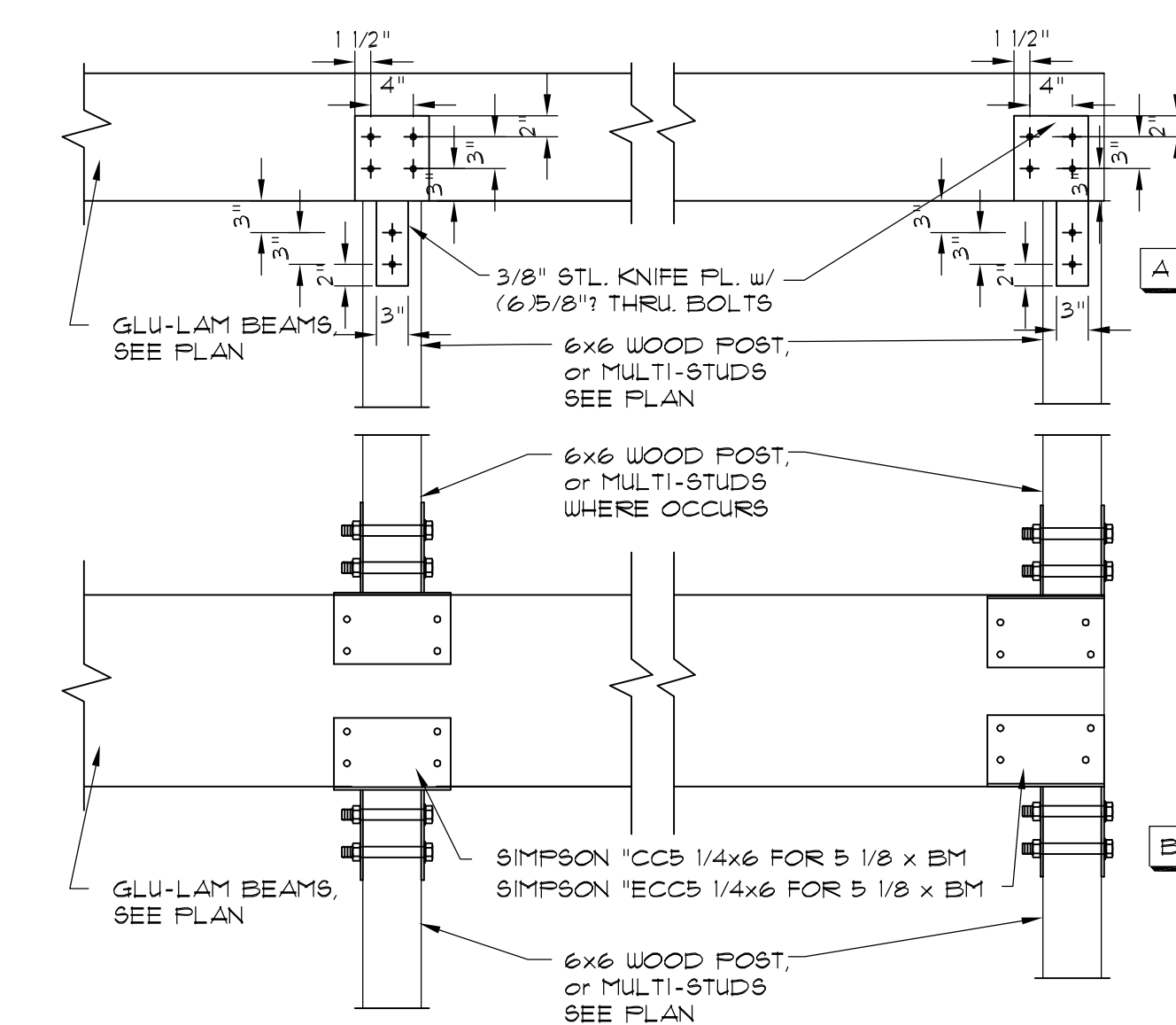


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TYP. IN-WALL CANTILEVERED BEAM

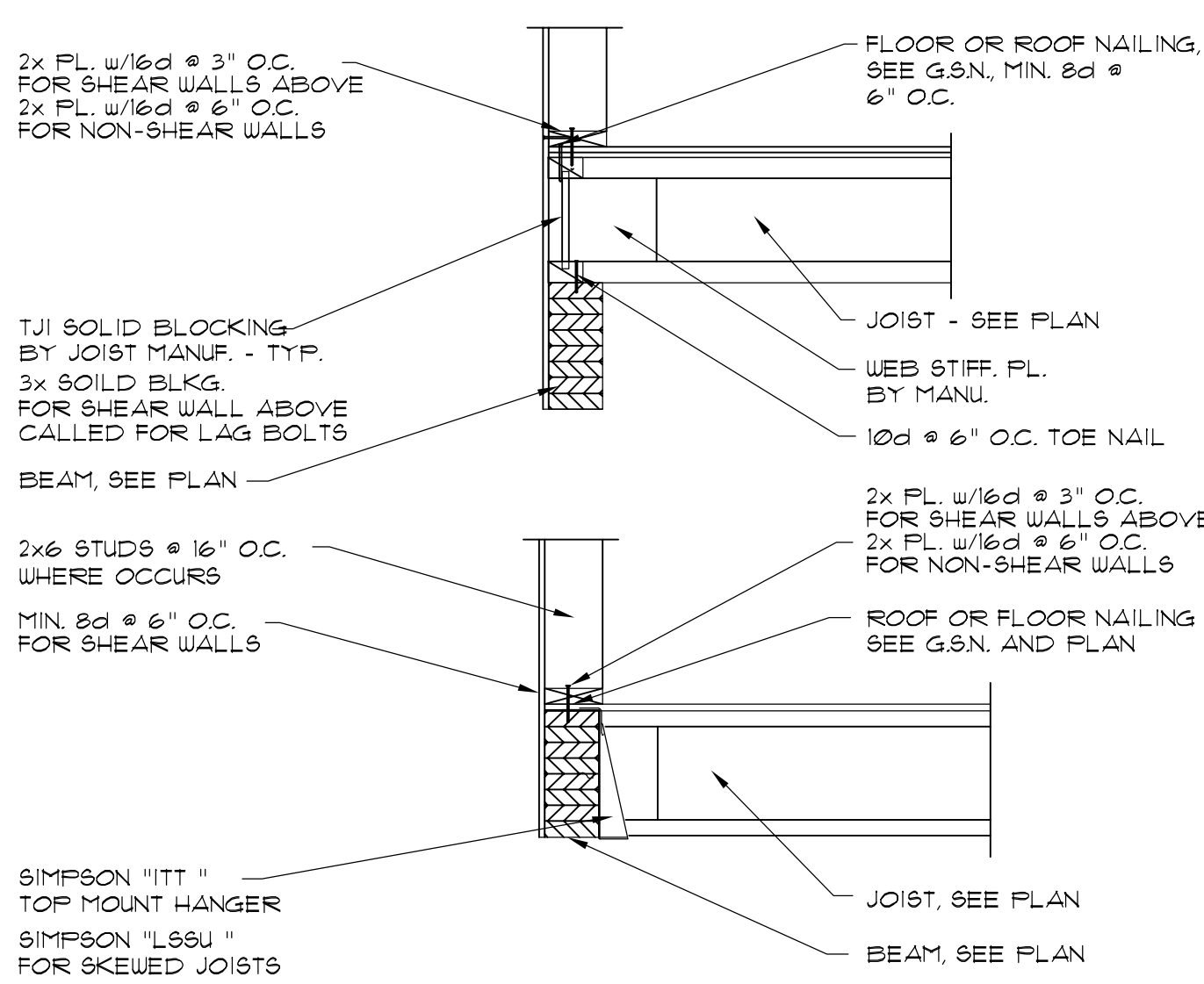


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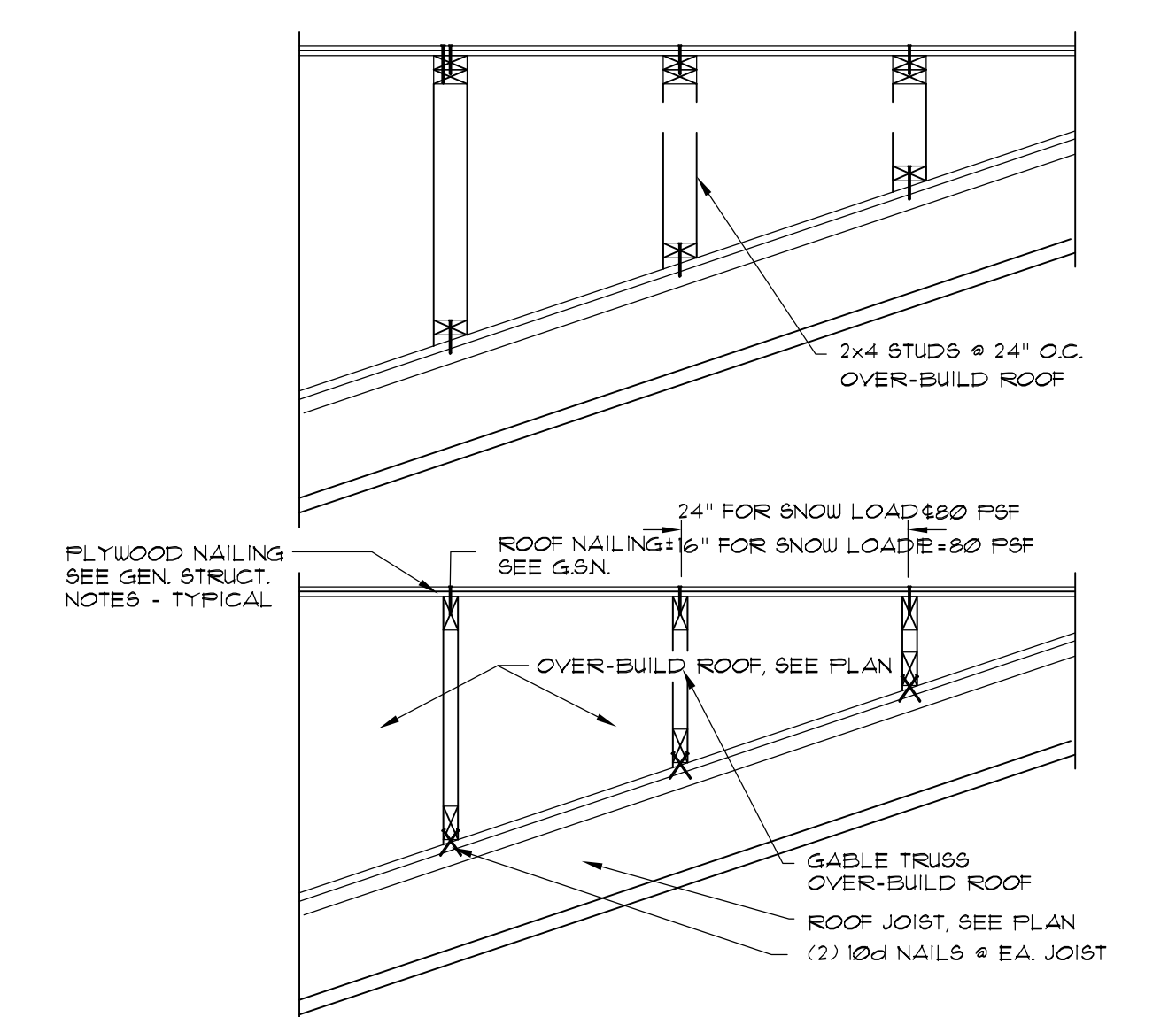


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TYPICAL BEAM TO WOOD POST CONN.

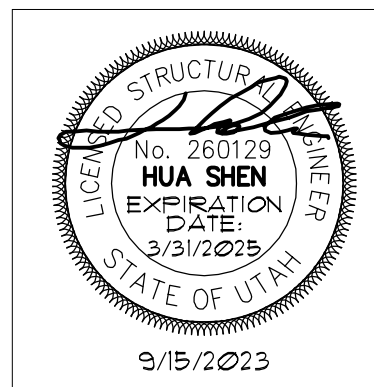


19



20

SUGGESTED OVER-BUILD ROOF DETAIL



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Jonathan DeGray
Architect

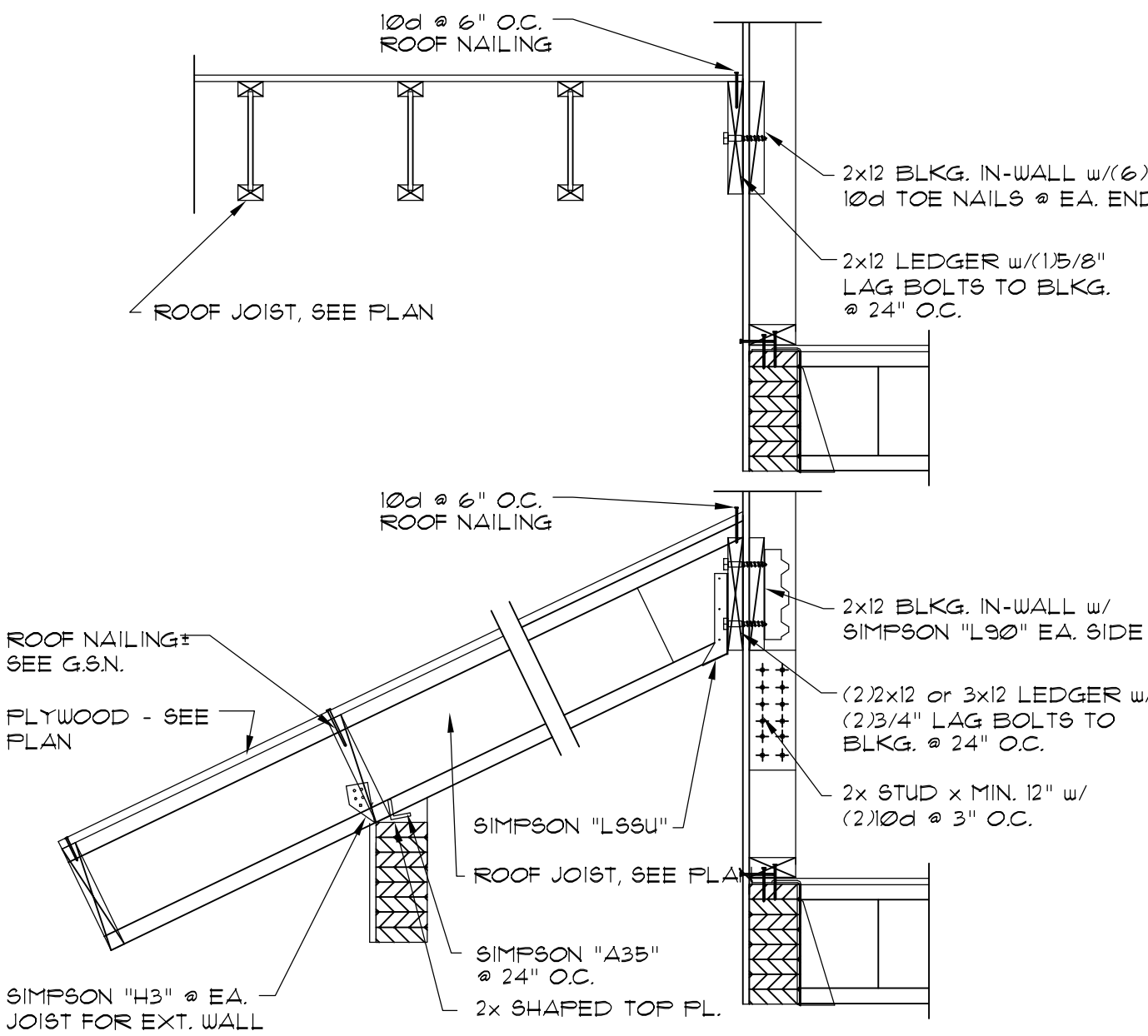
P.O. Box 1674, 614 Main Street, Suite 302, Park City, Utah 84060
TEL. 435 645-7263, Email degrayarch@qwest.net

Project:
WEISENBURGH RESIDENCE
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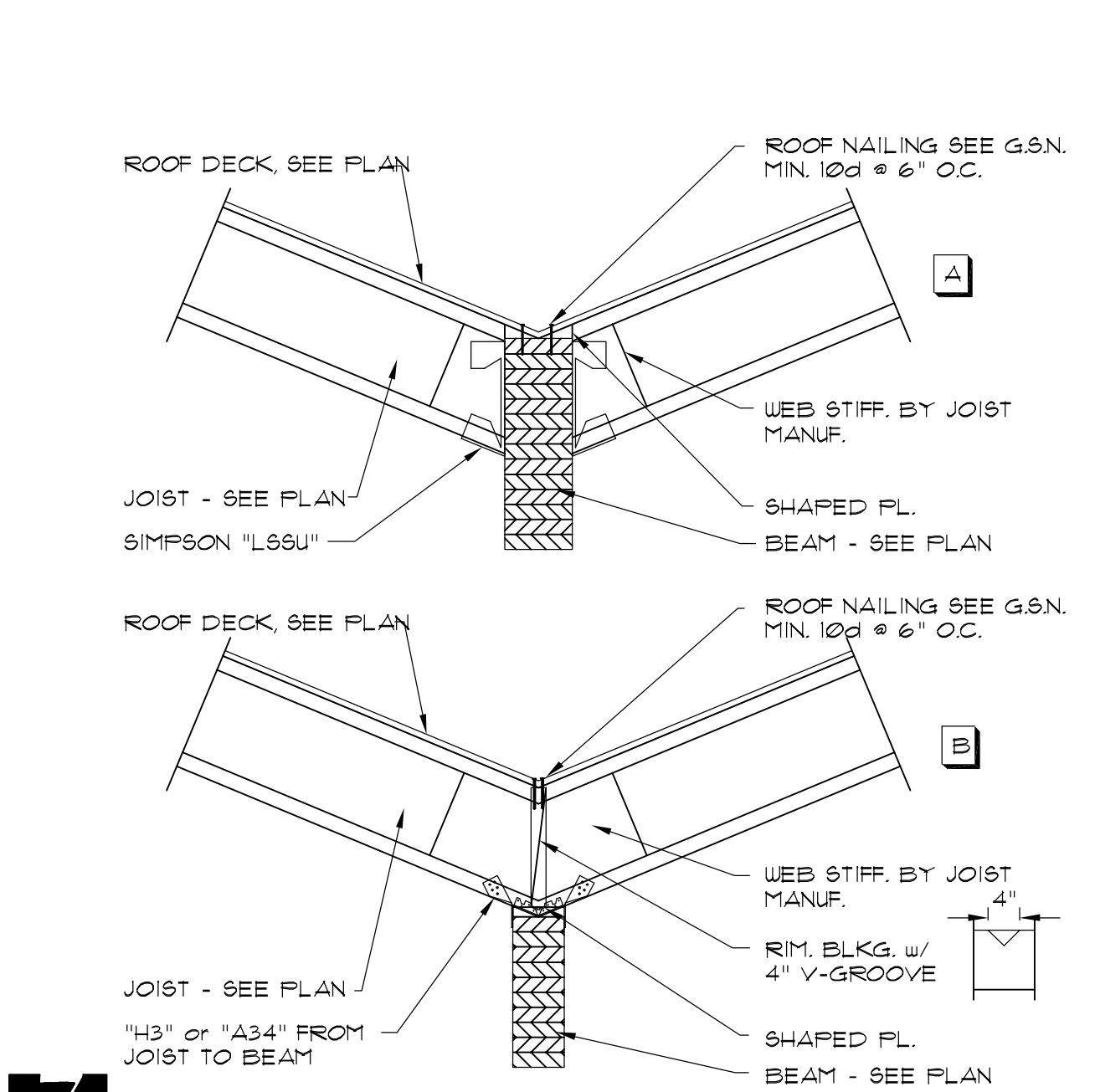
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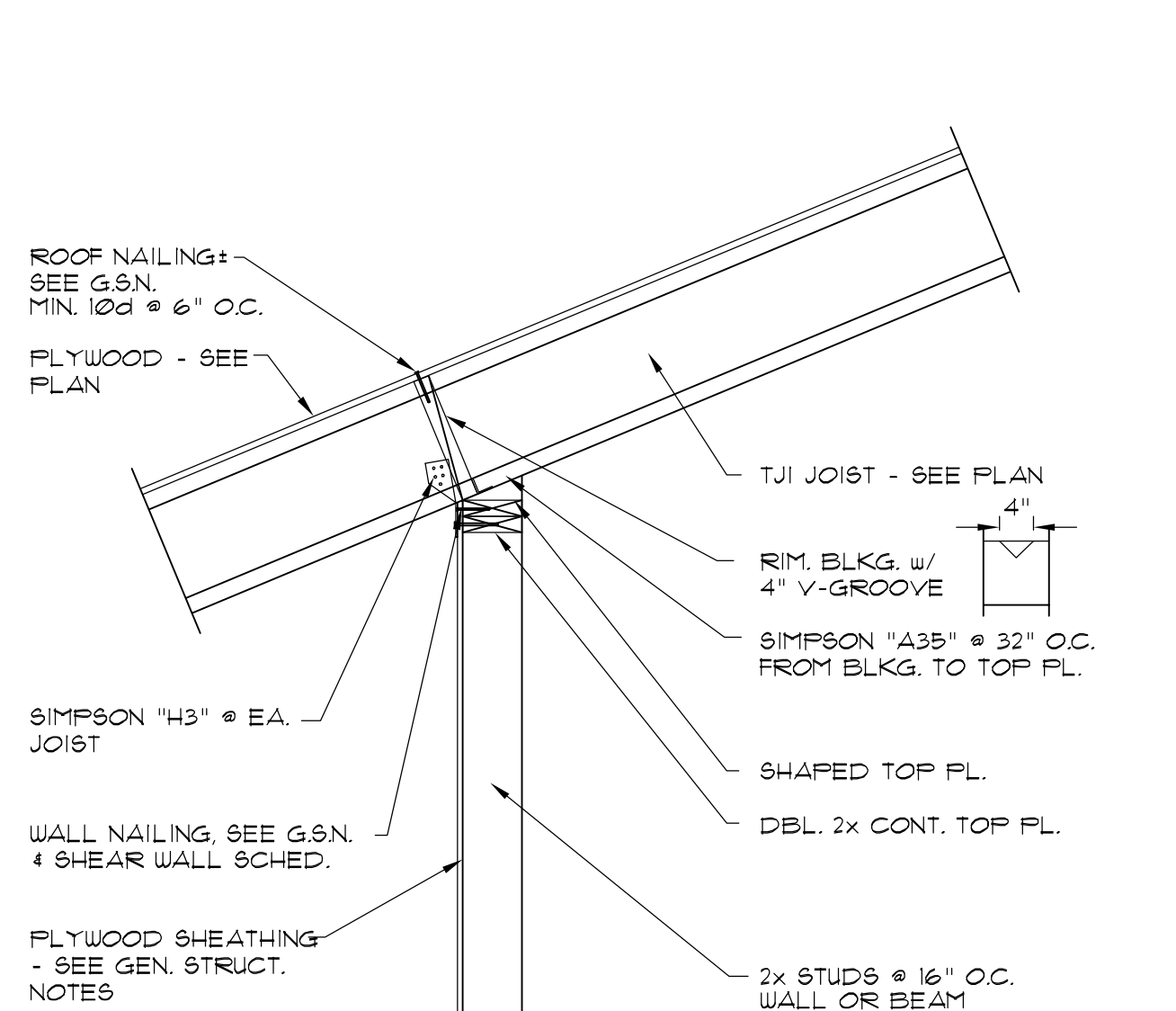
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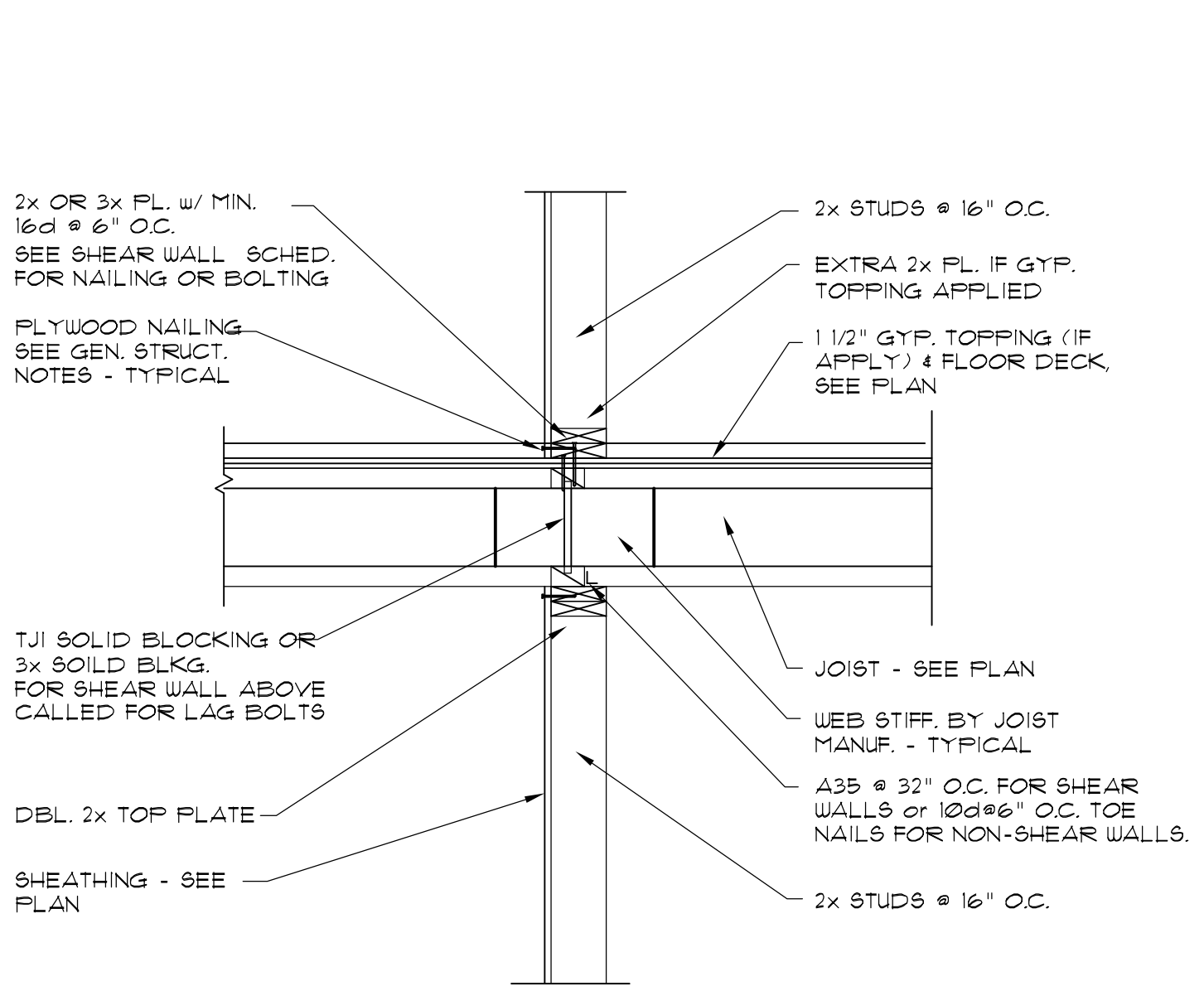
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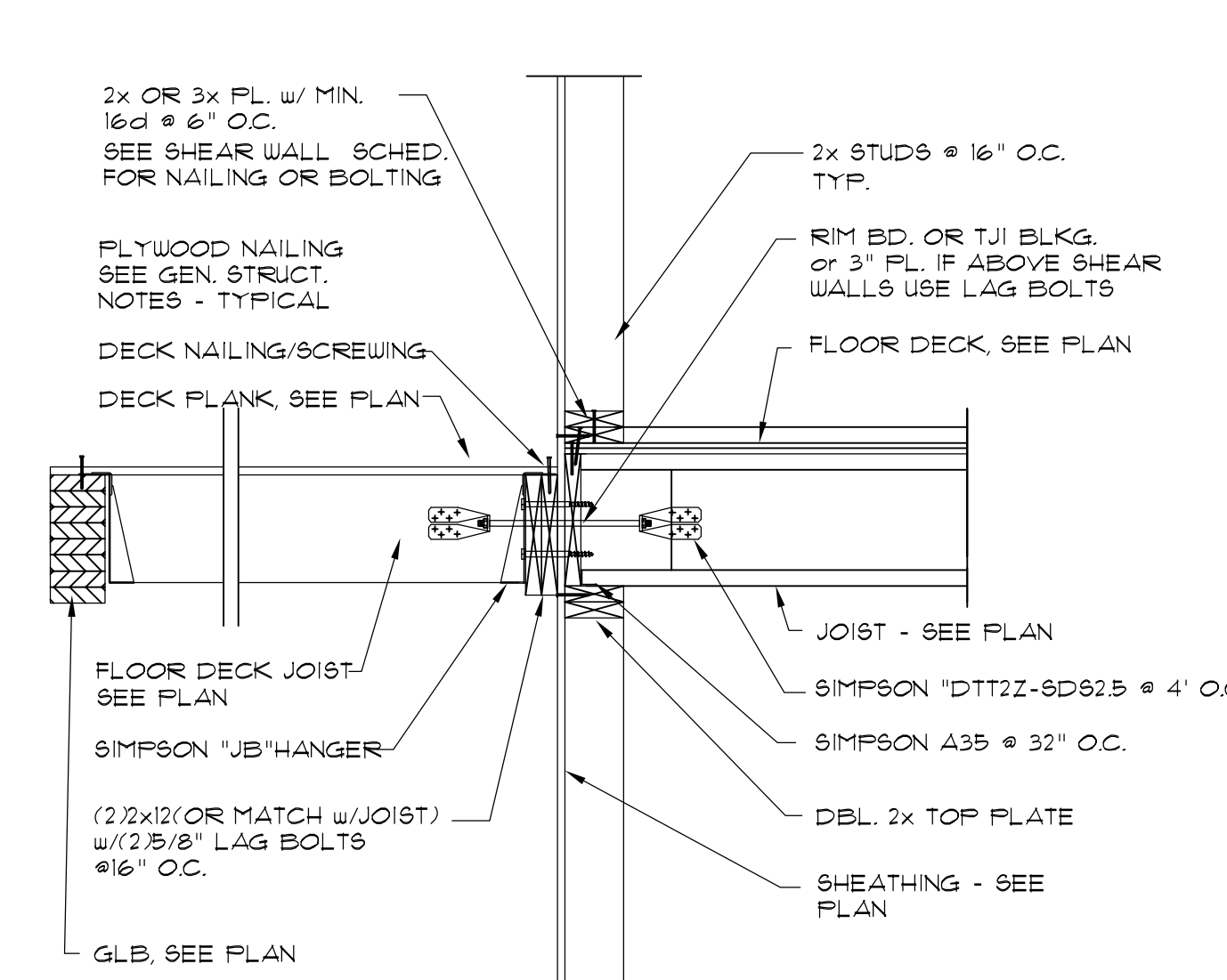
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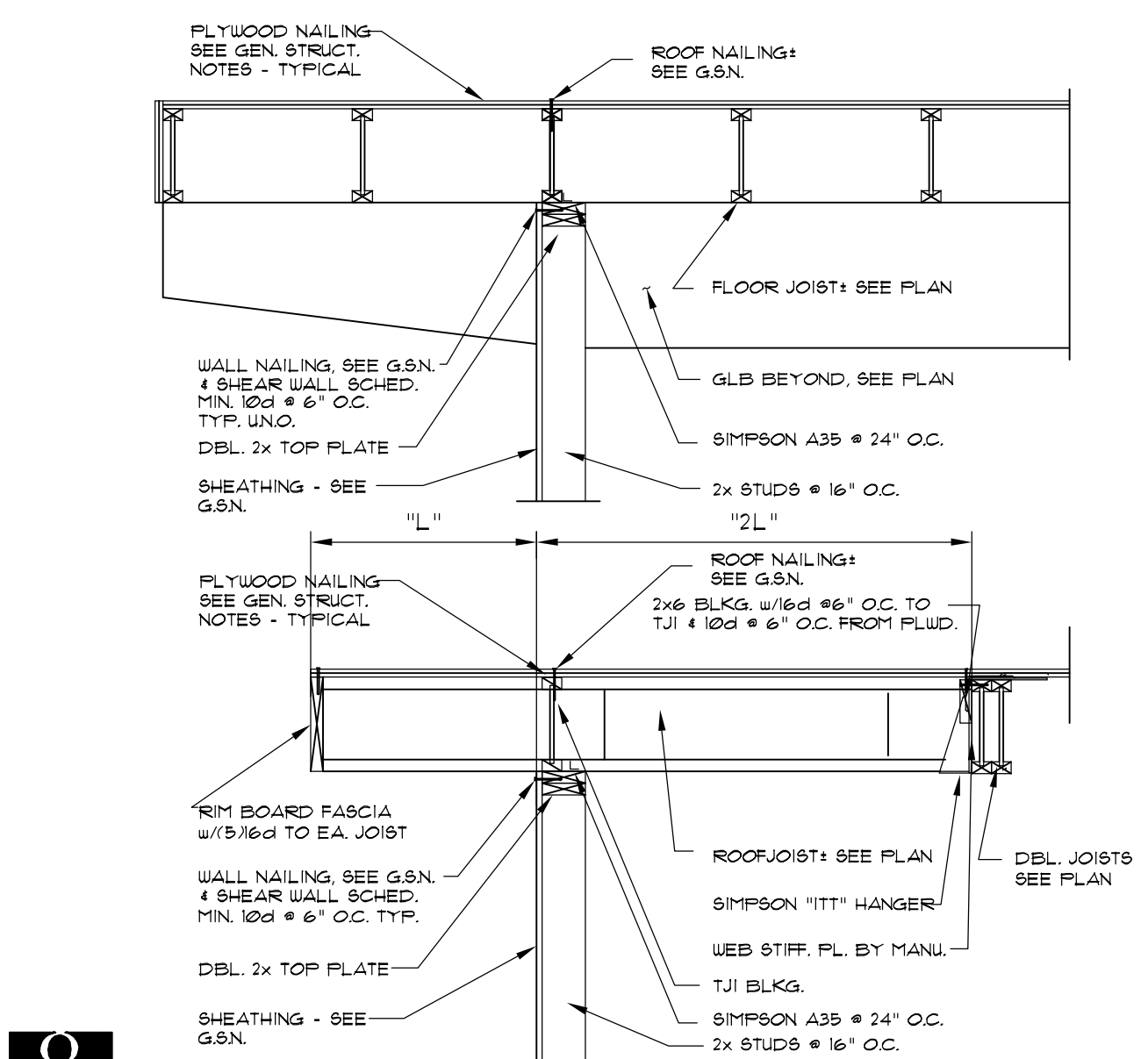
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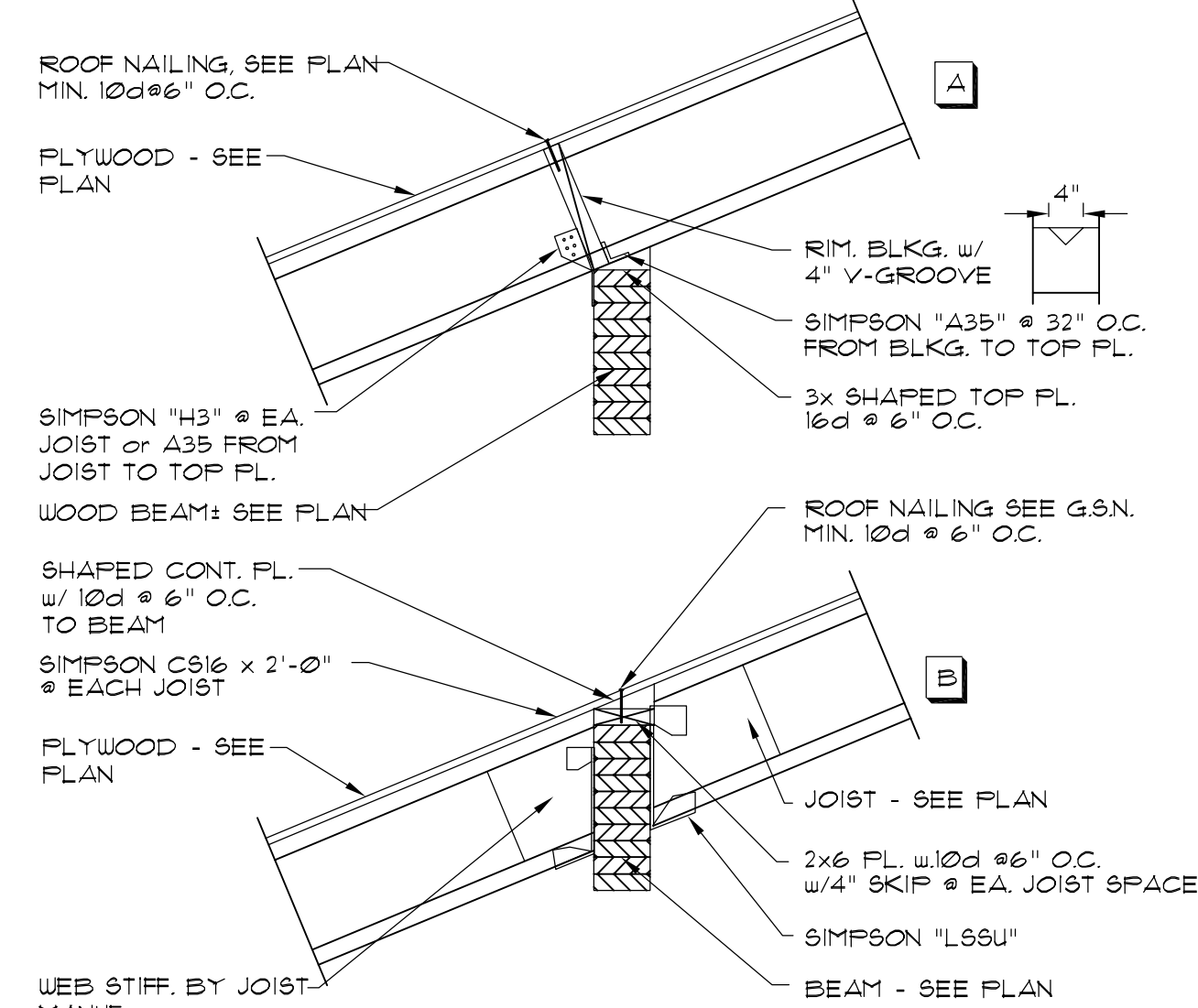
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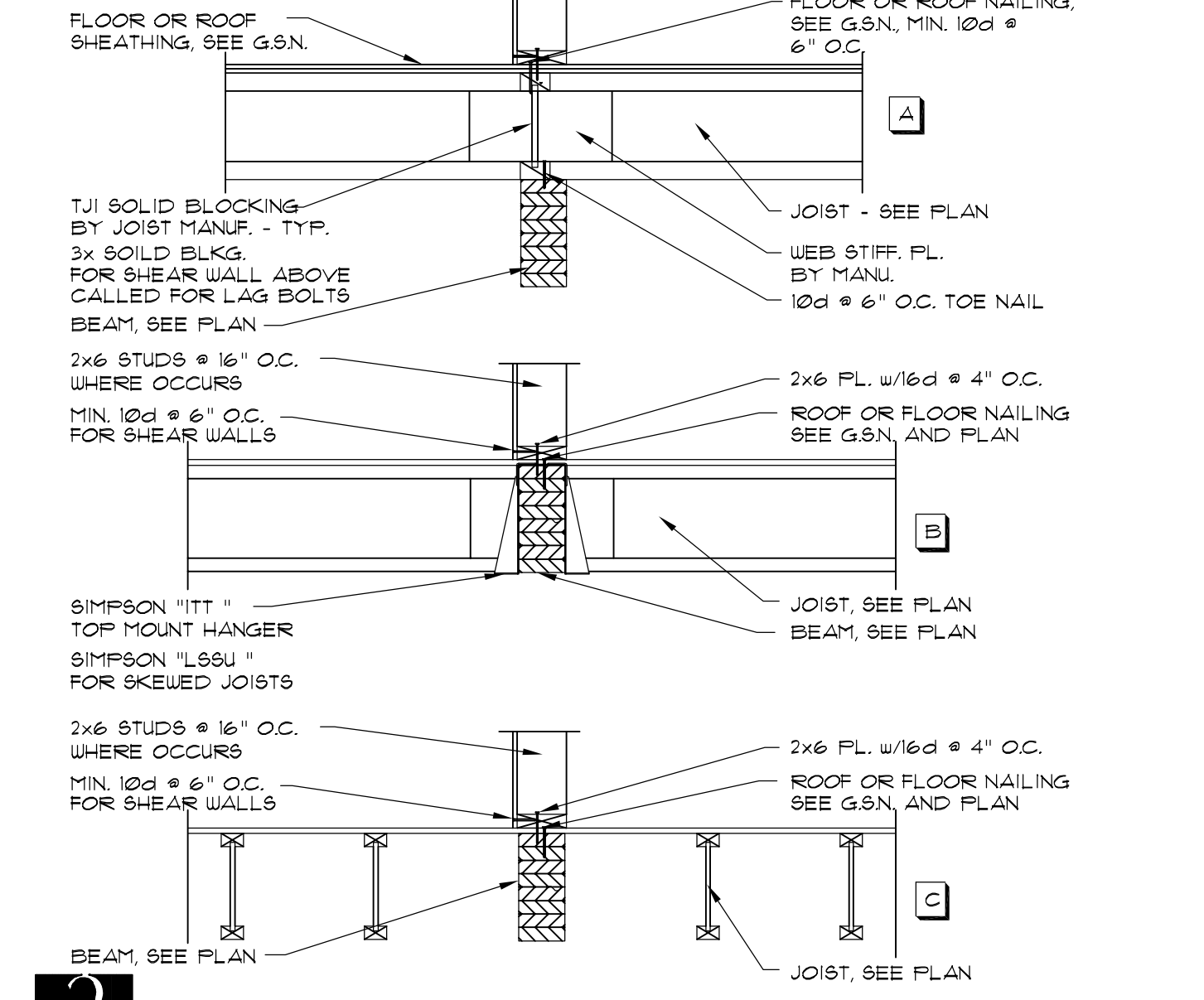
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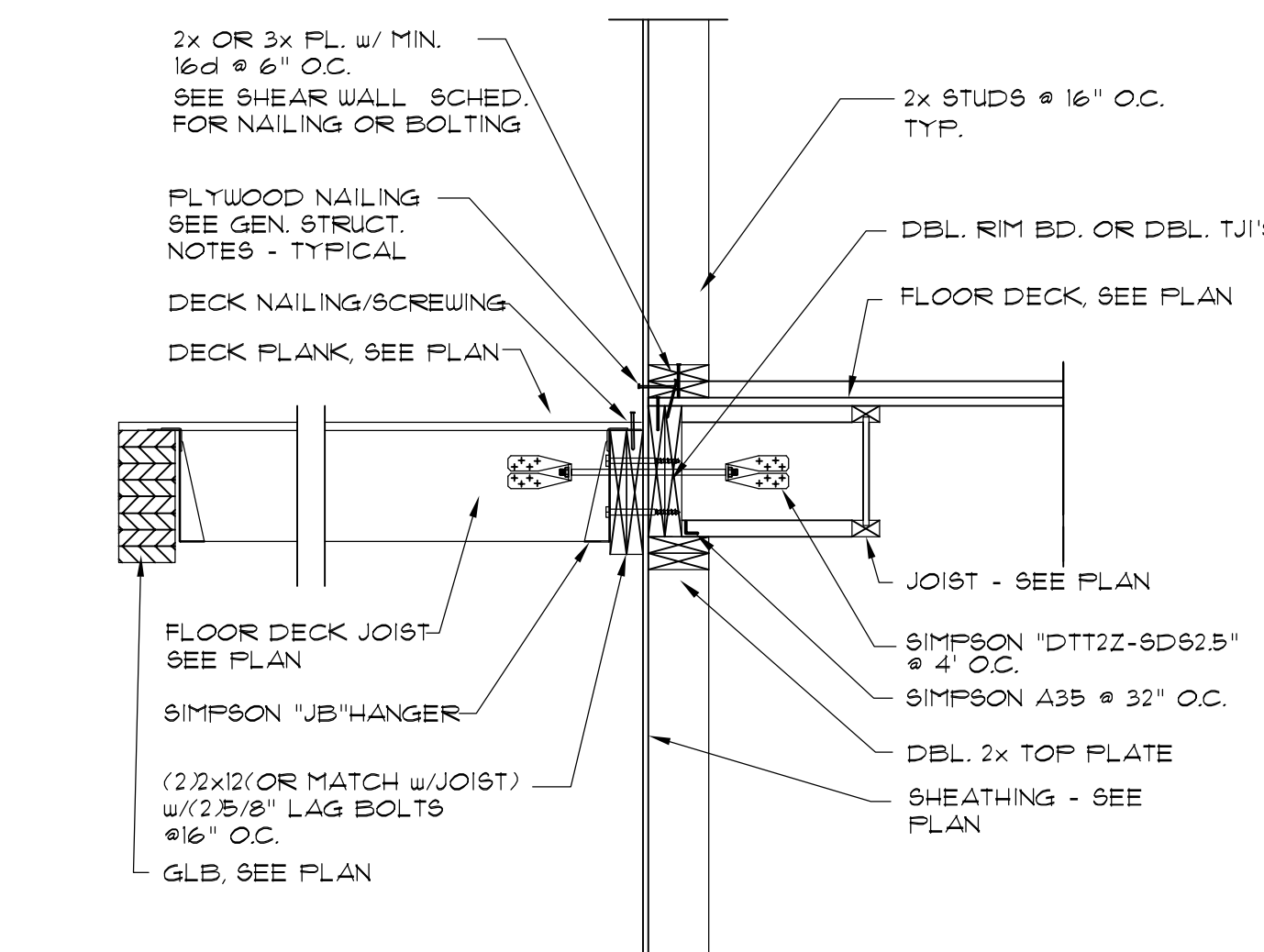
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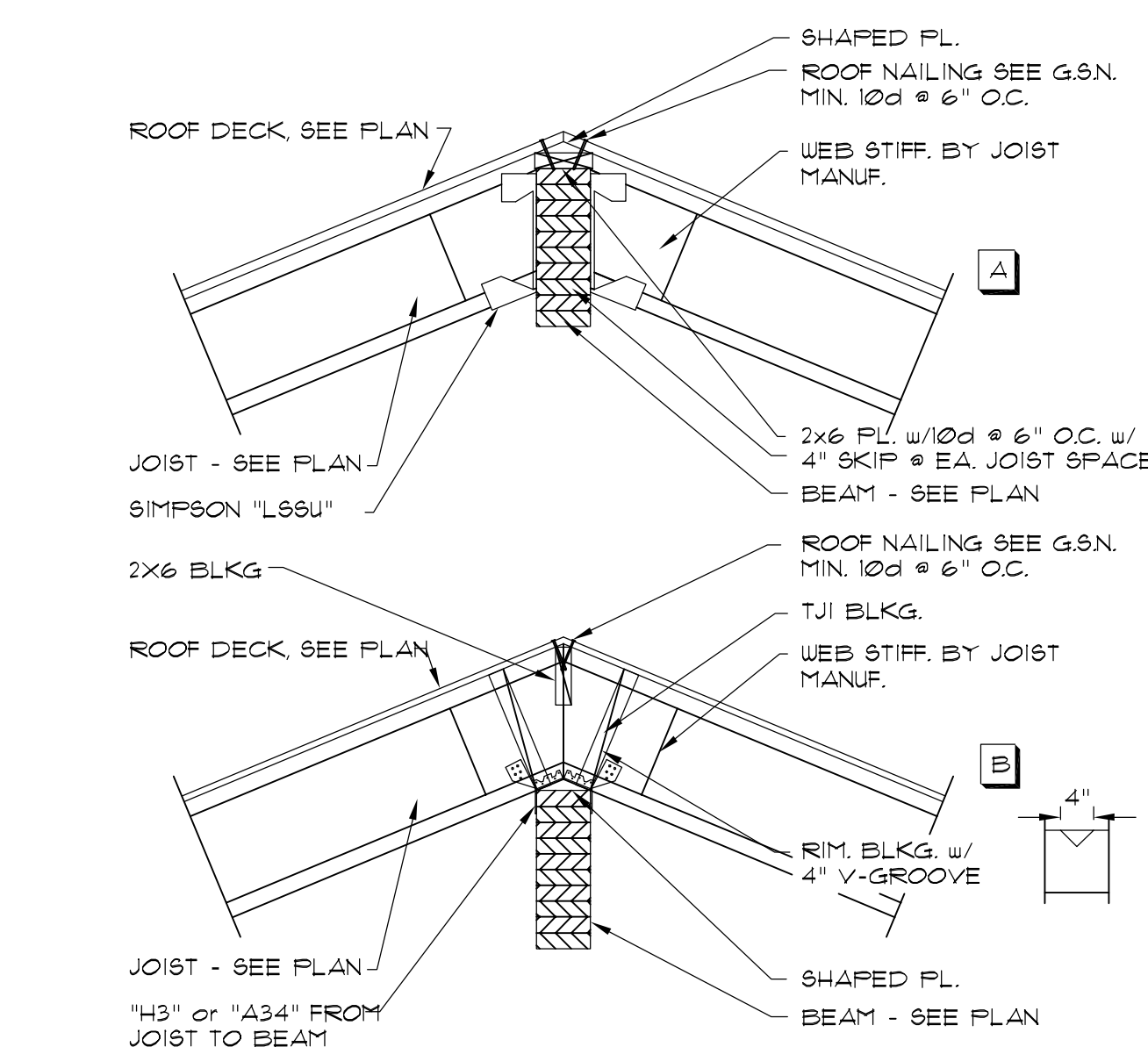
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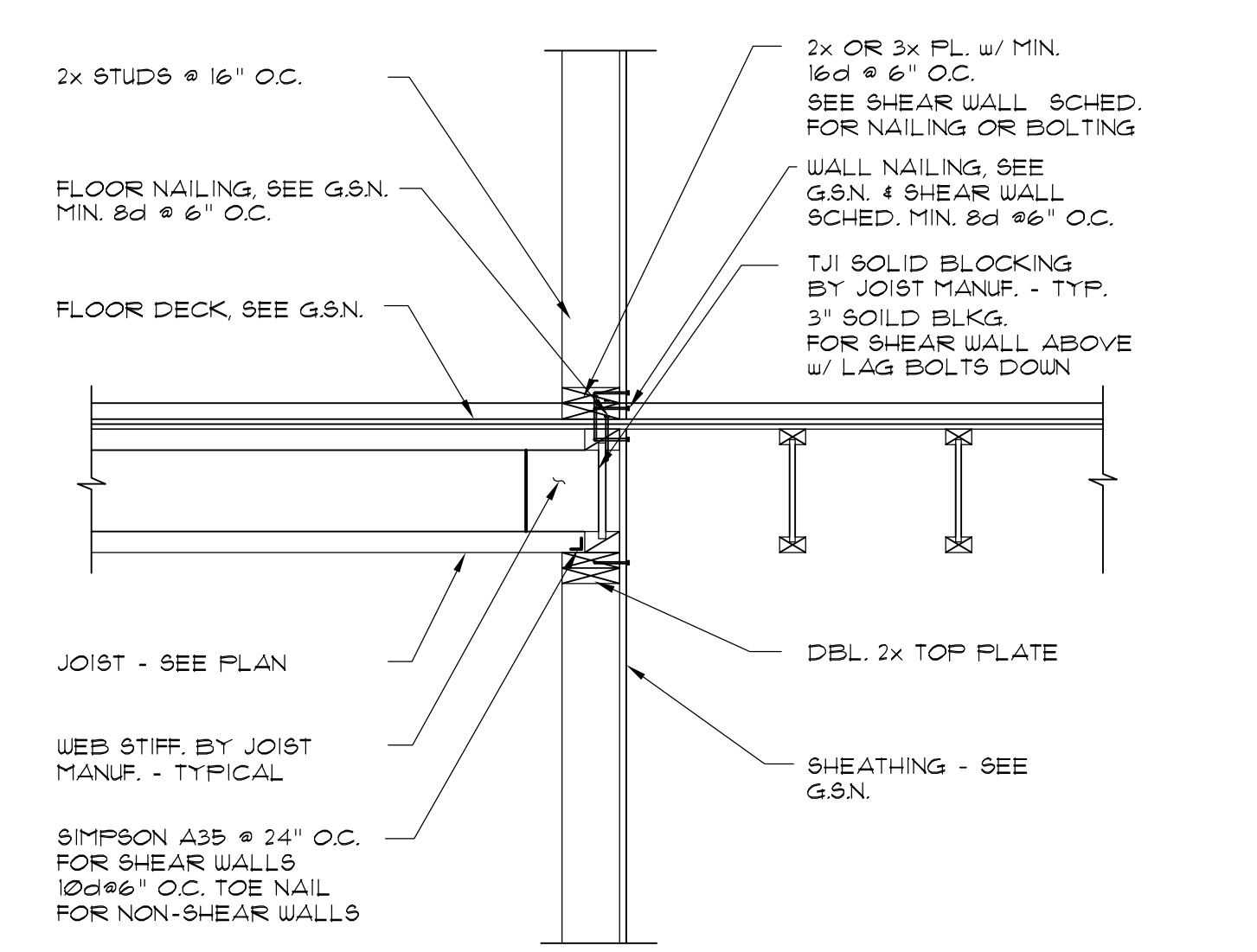
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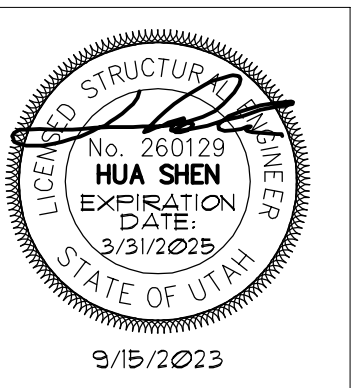
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6



3



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WEISENBURGH RESIDENCE

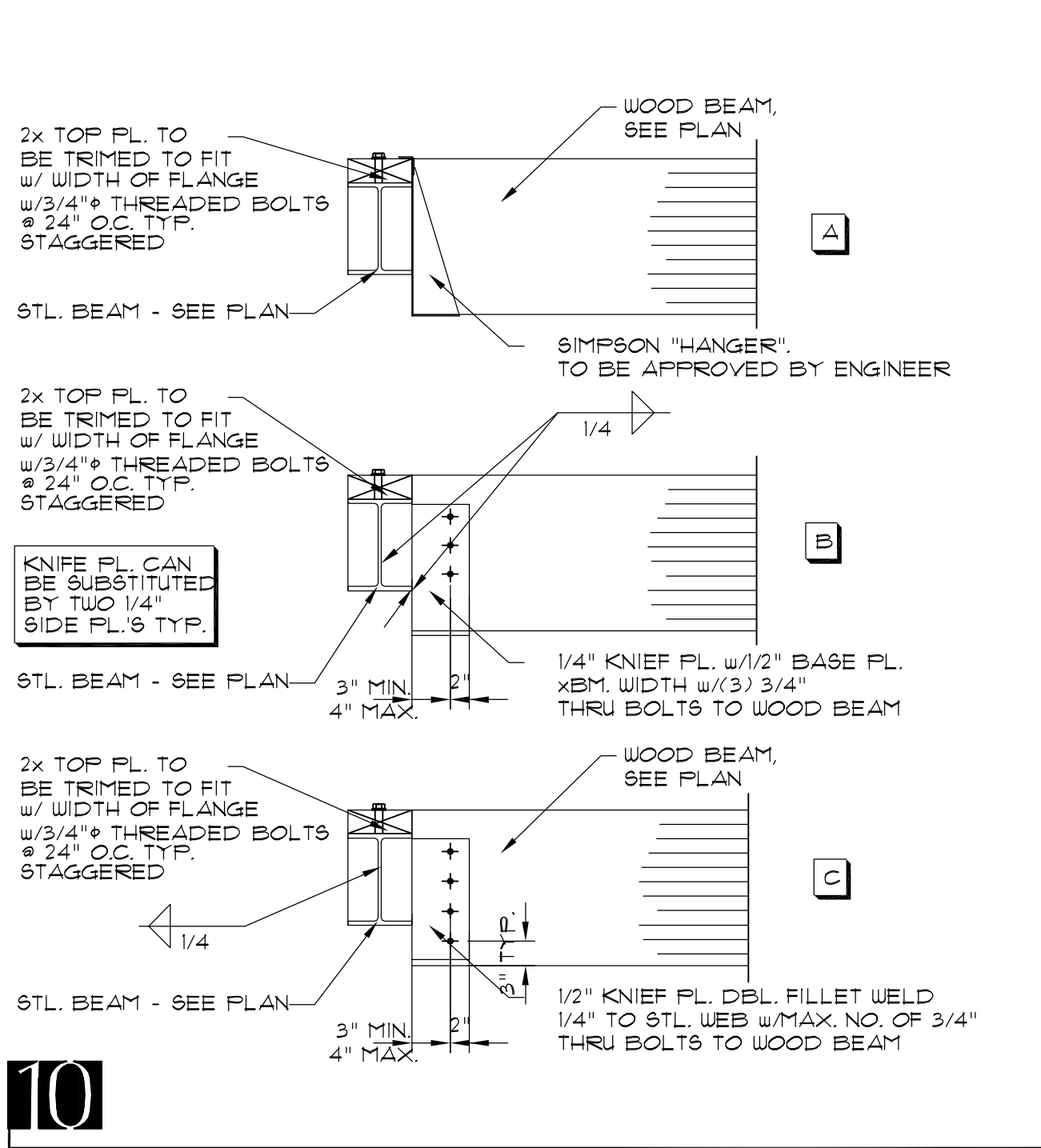
445 PARKAVE.
PARK CITY, UTAH

Project:

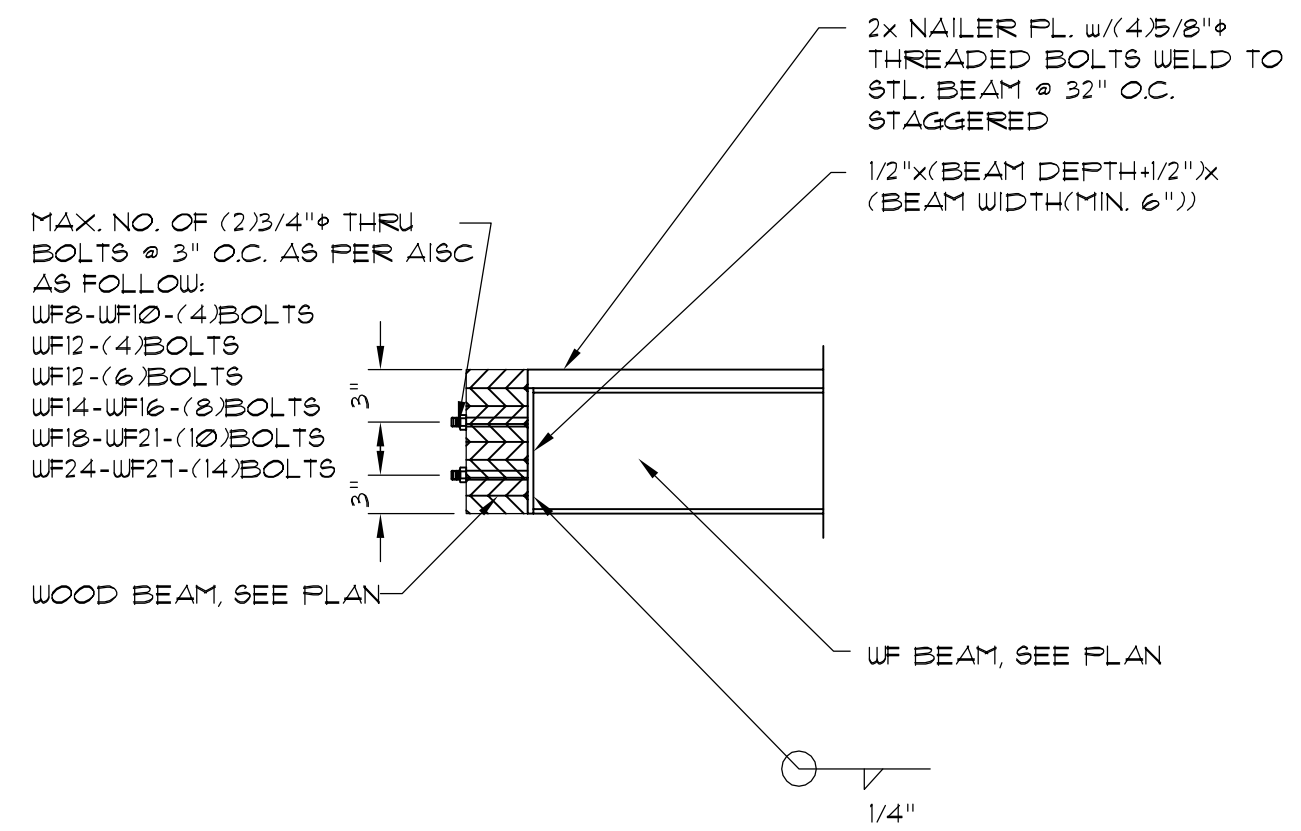
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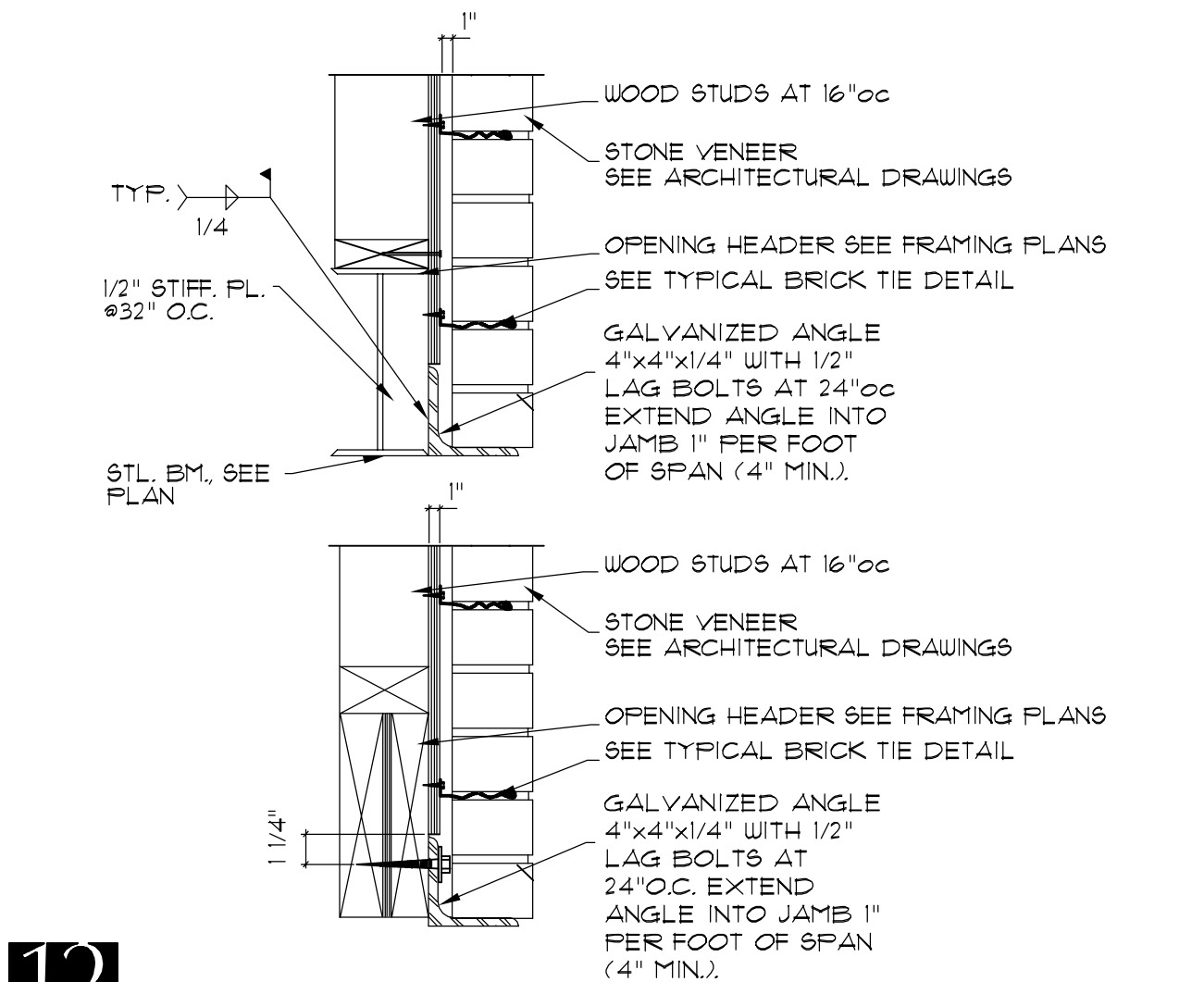
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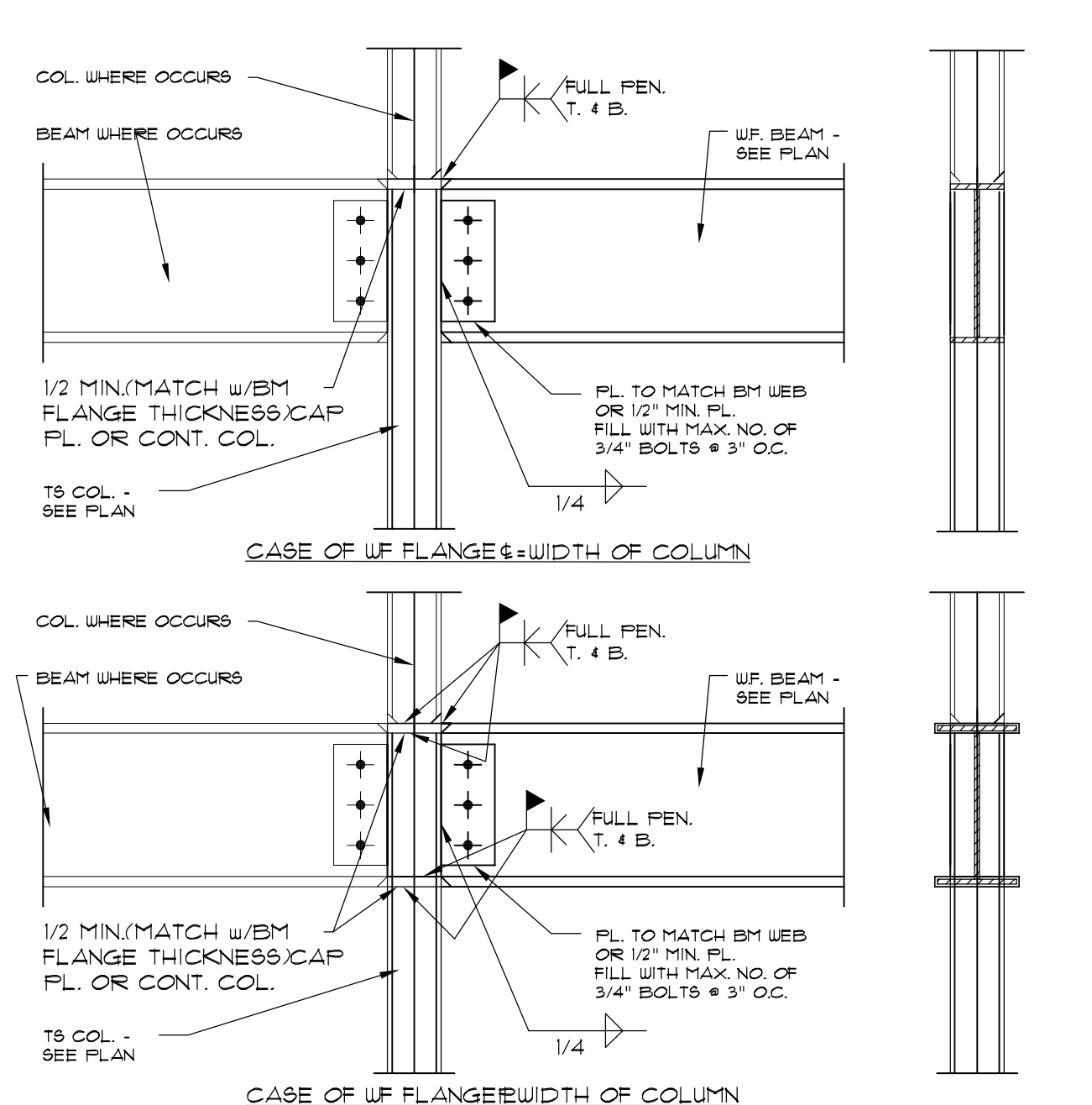
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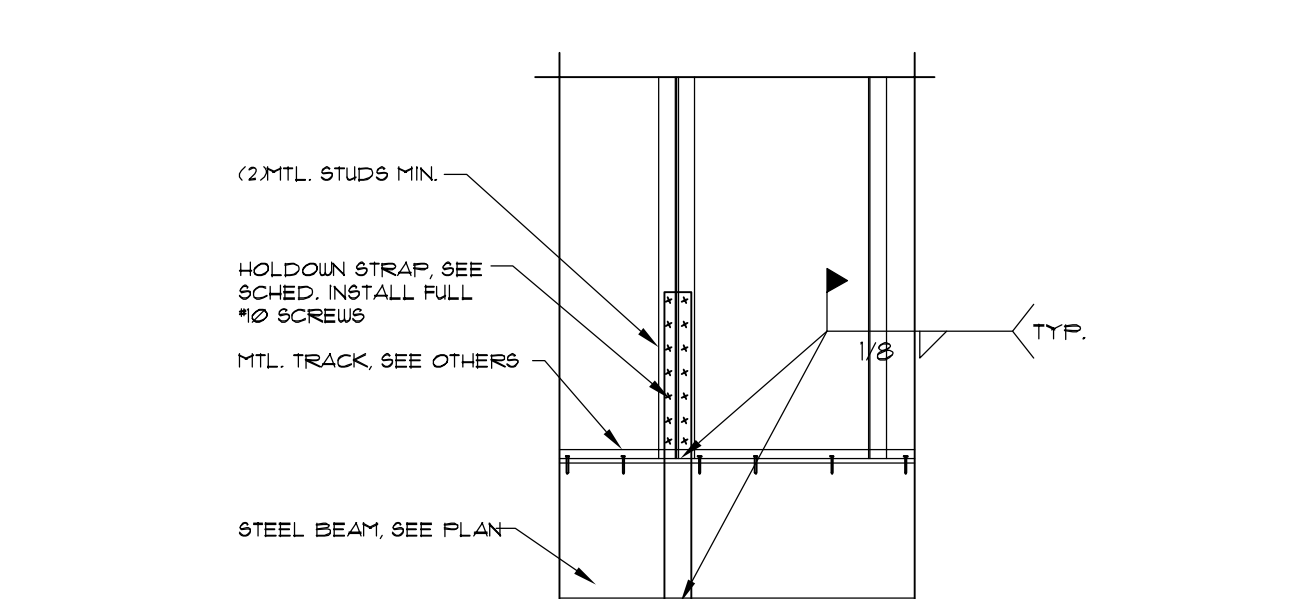
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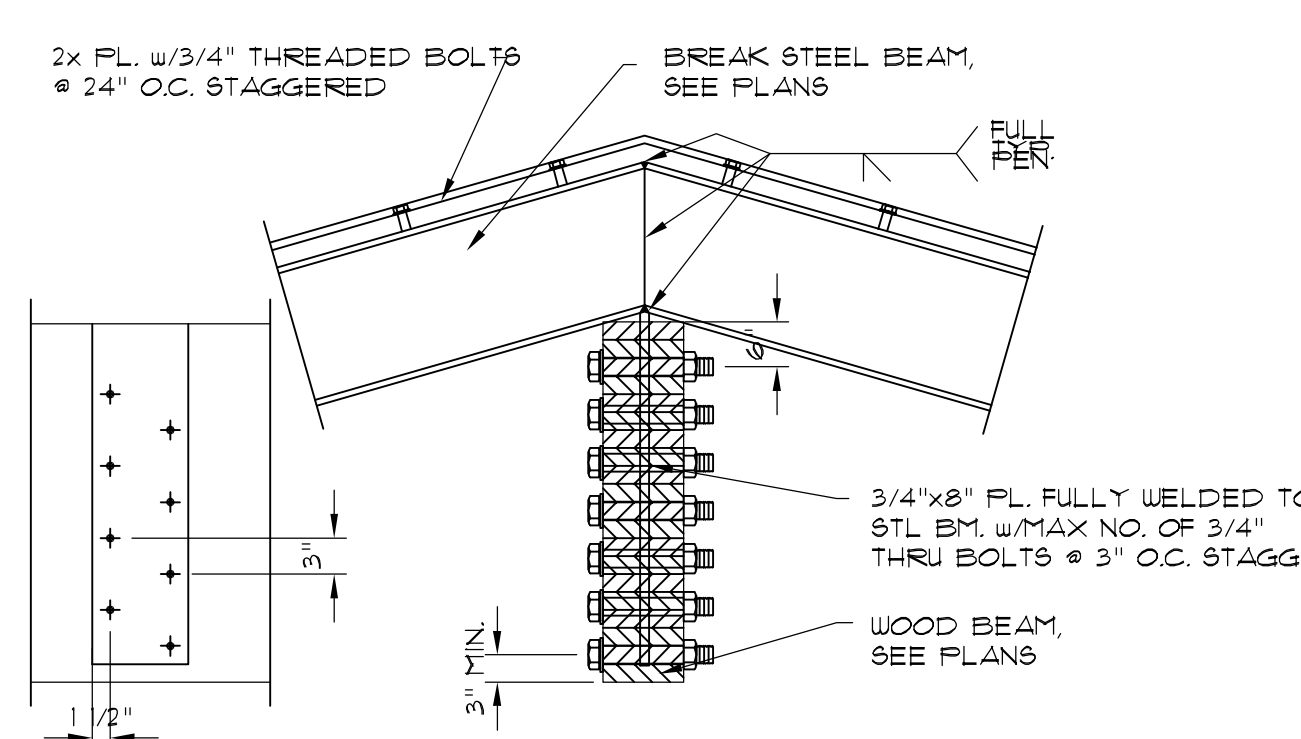


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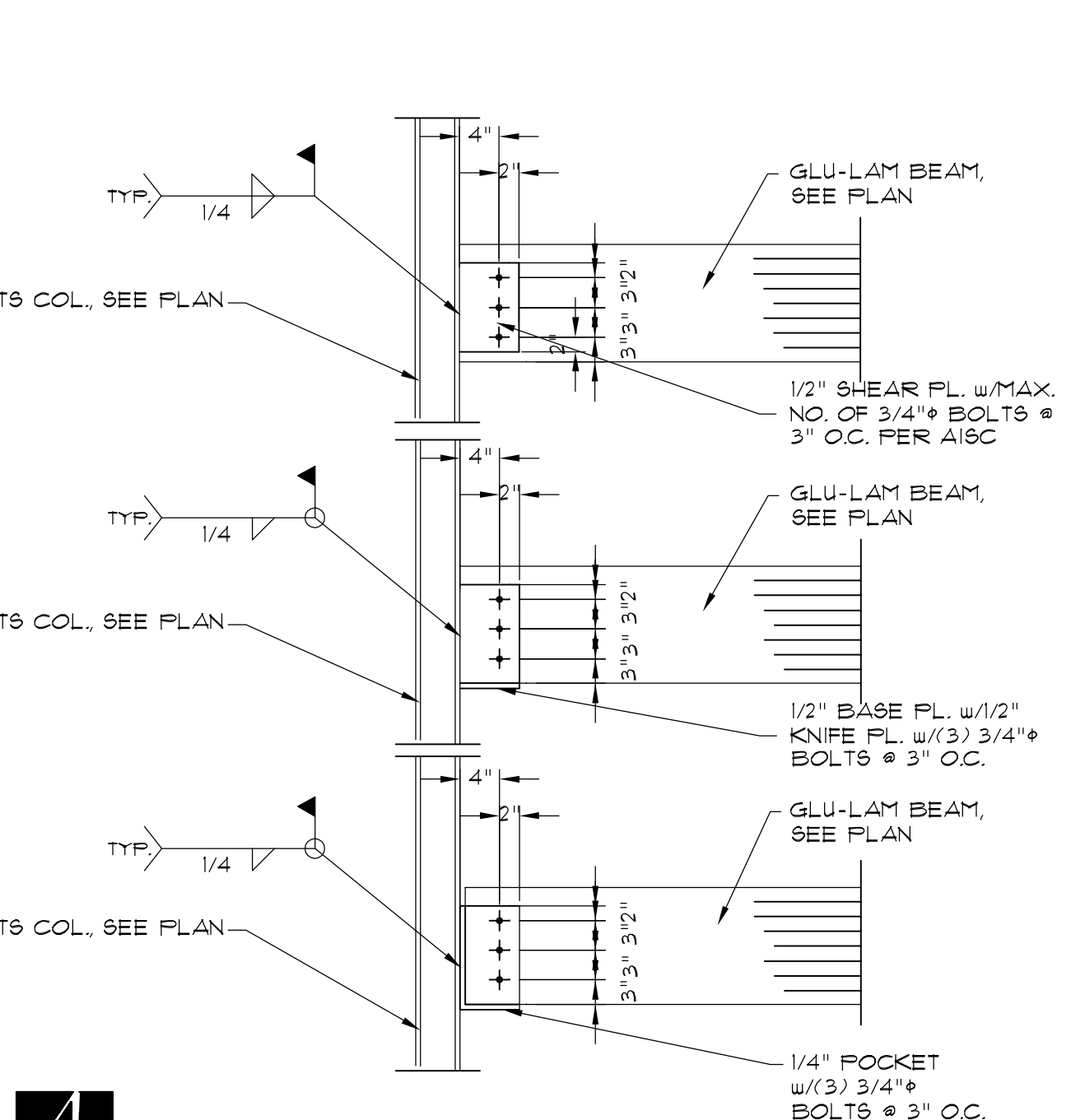


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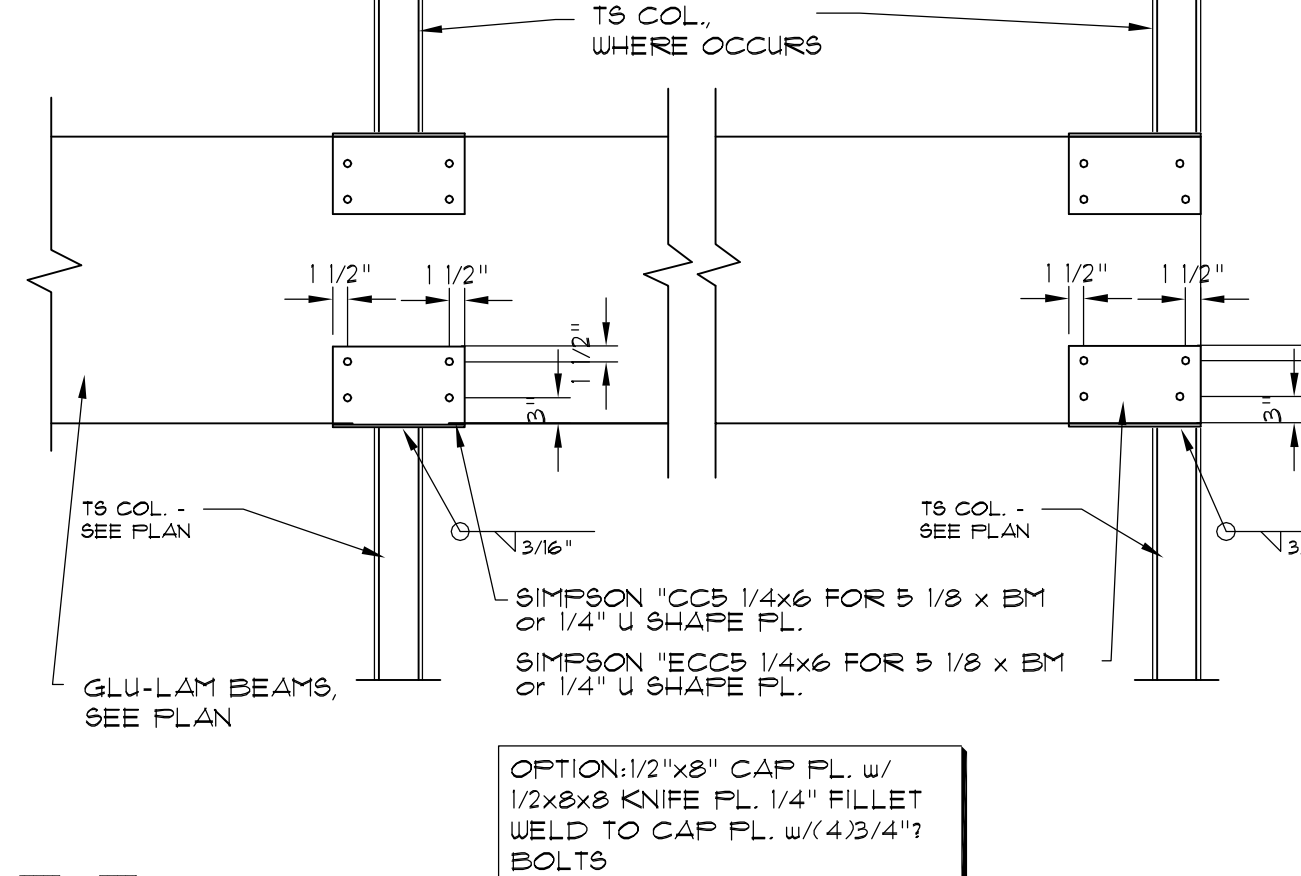
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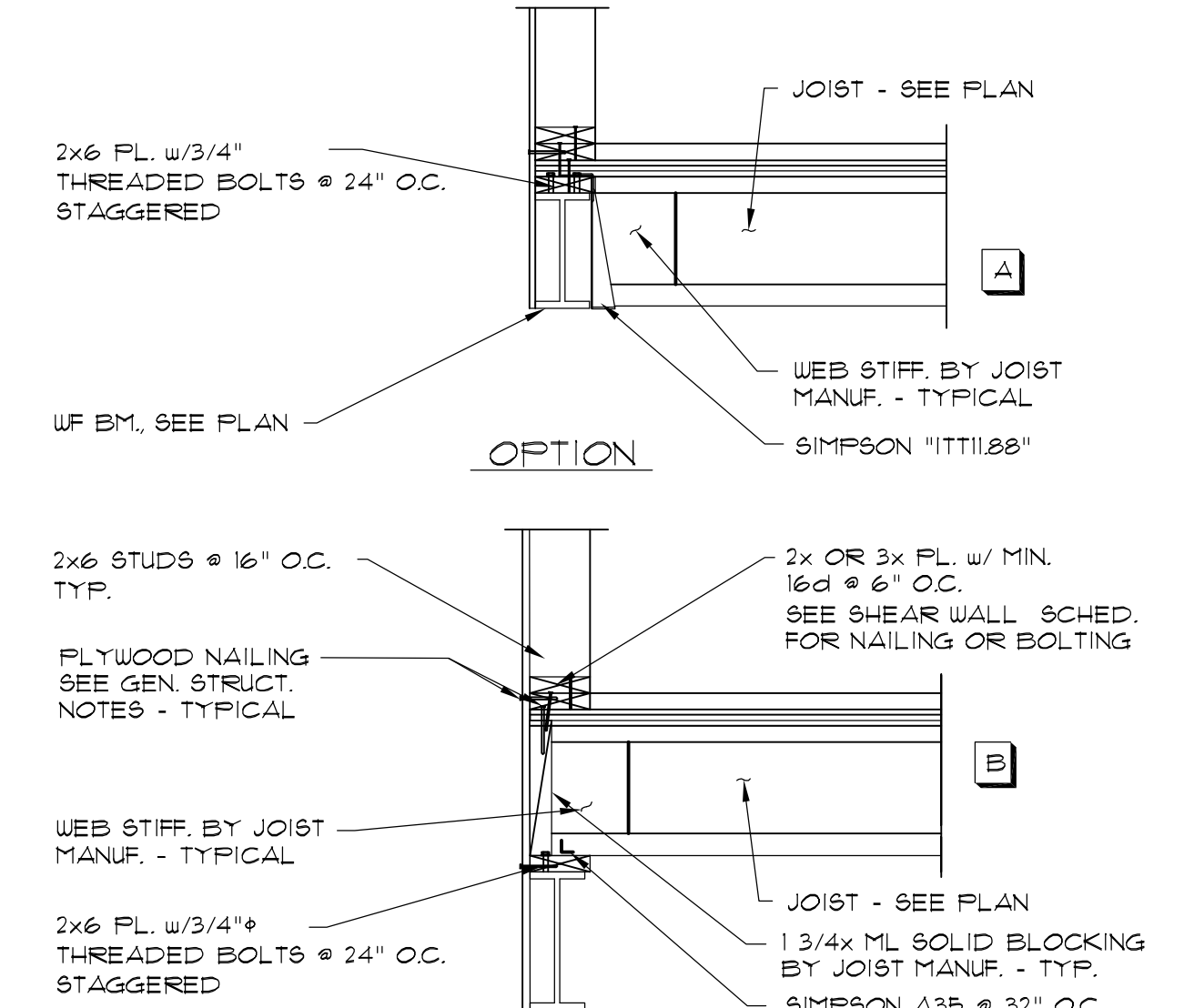


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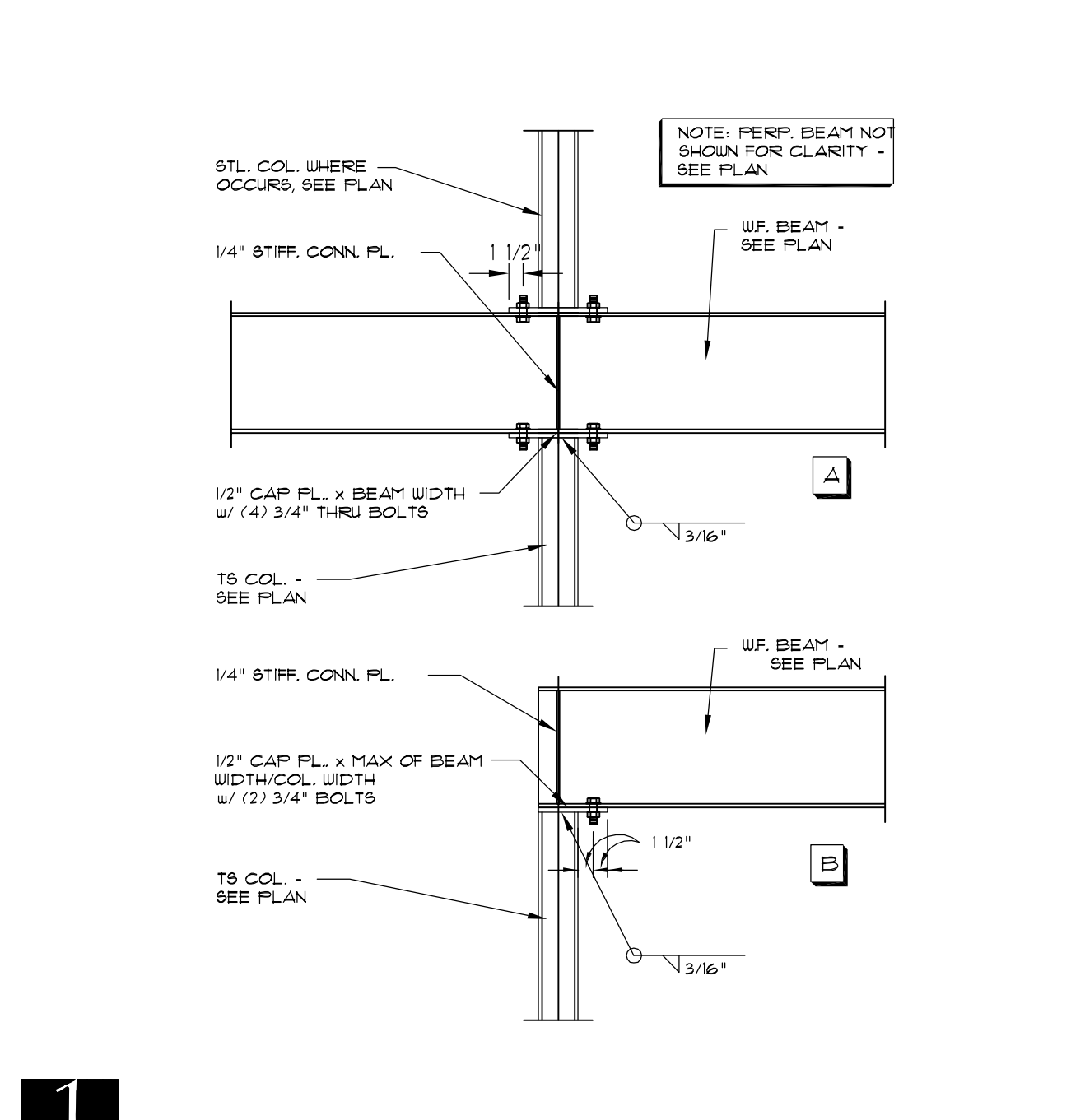


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TYPICAL GLB TO TS COL. CONN.



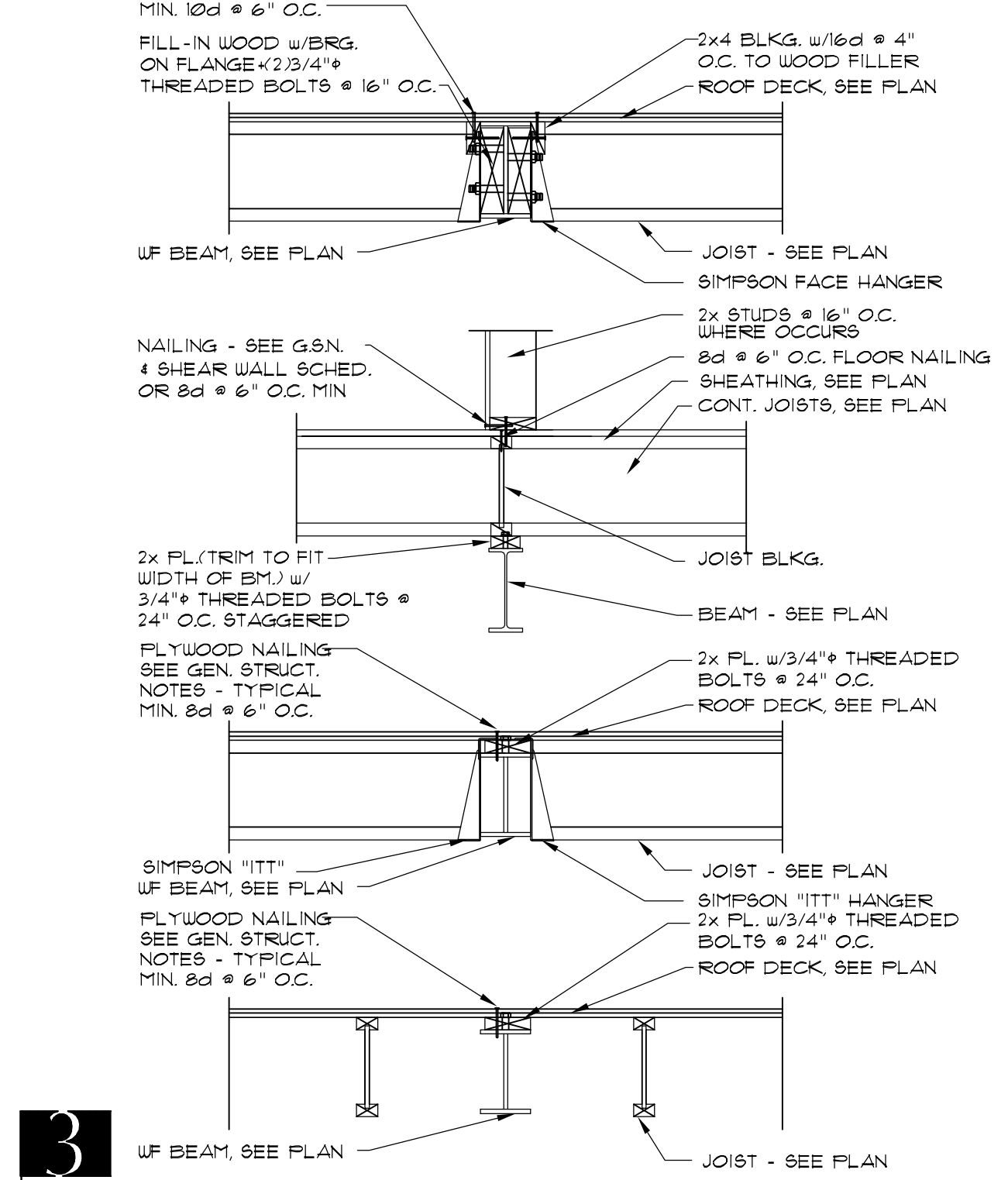
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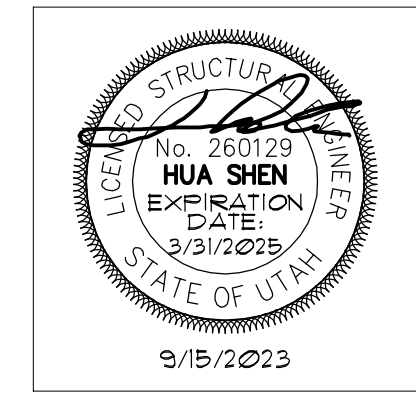
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2

TYPICAL STEEL BEAM - BEAM CONN.



3



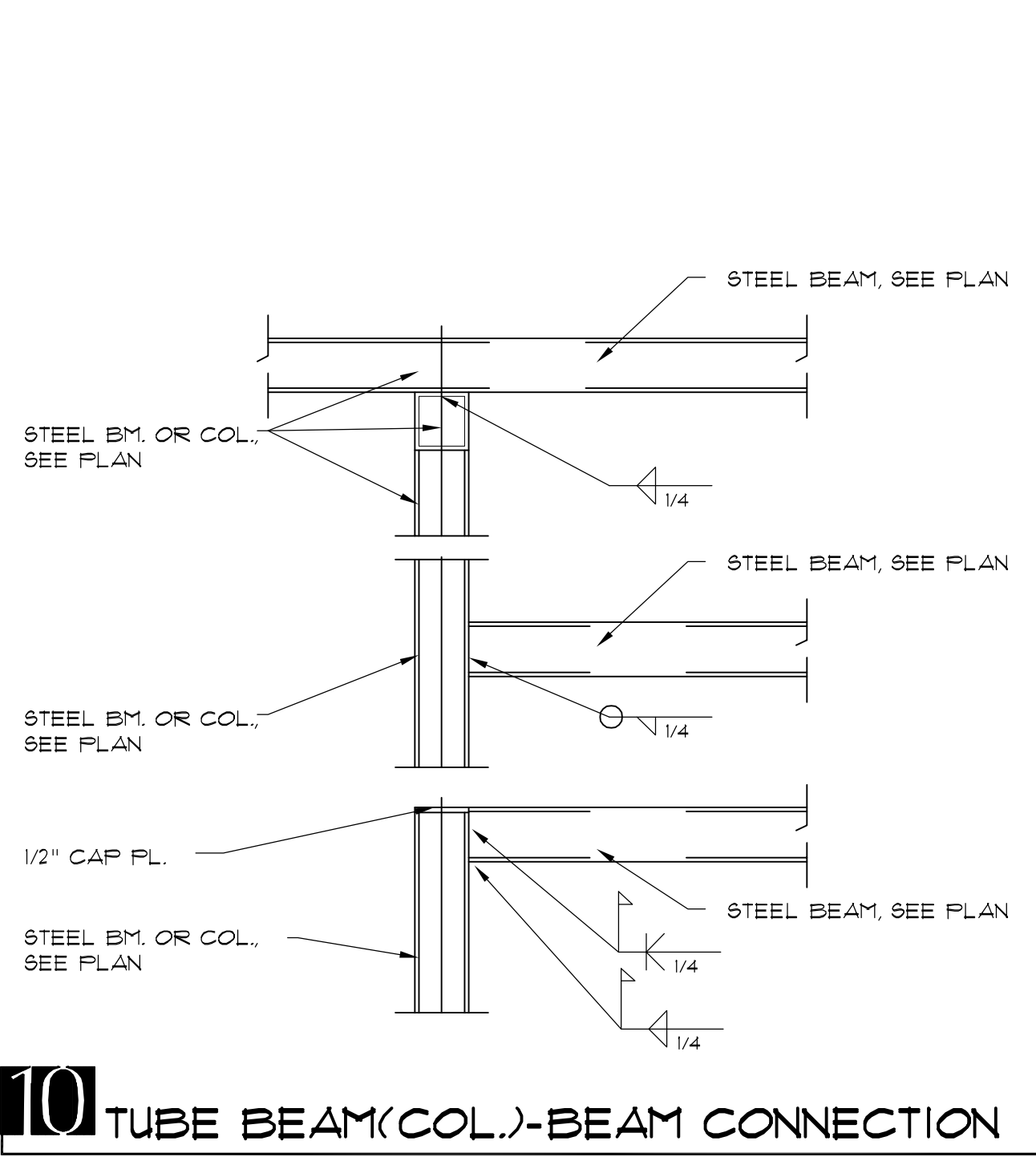
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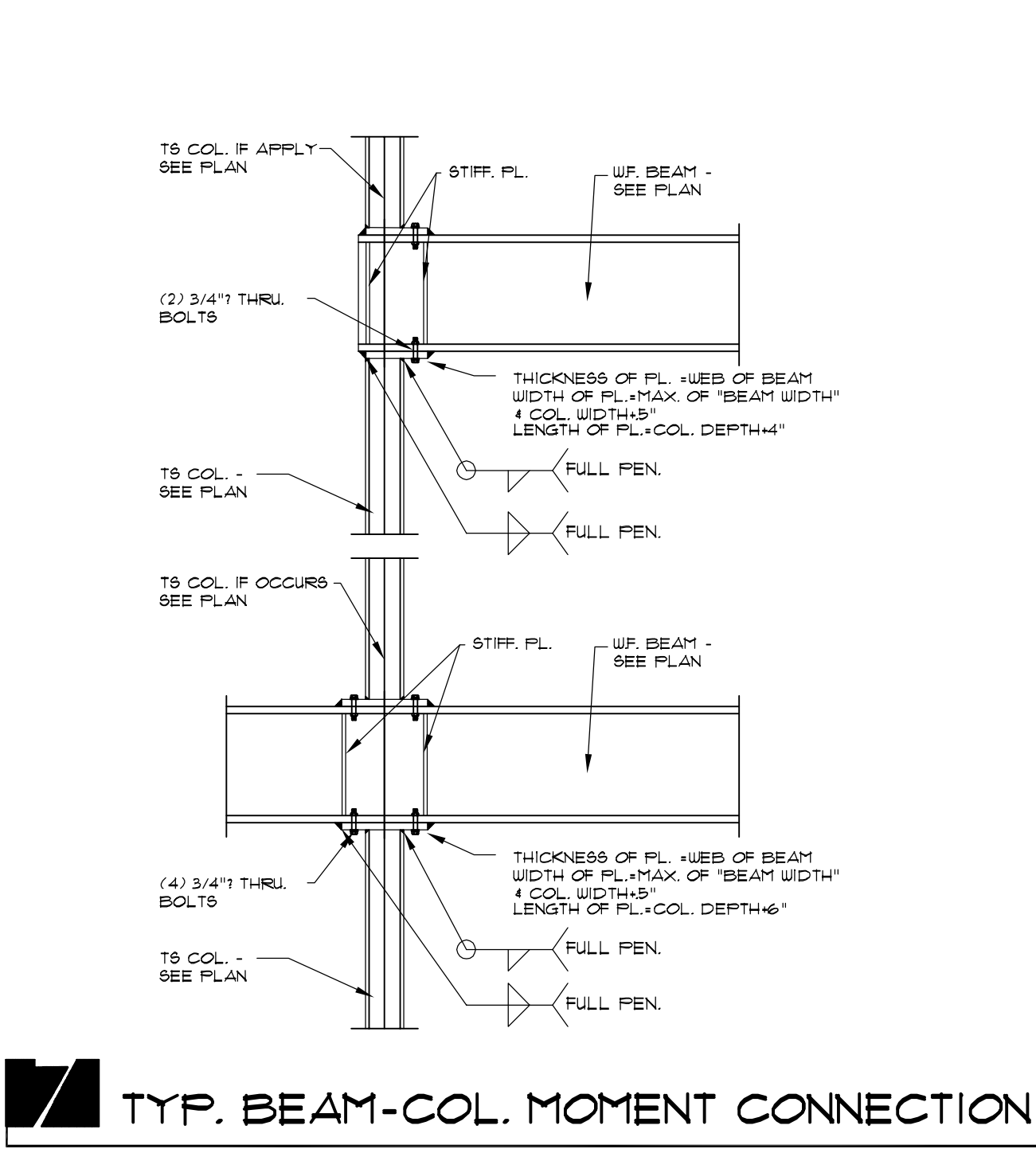
WEISENBURGH RESIDENCE
445 PARKAVE,
PARK CITY, UTAH

Date: 9/15/2023
Job #: SE23284
Revisions:

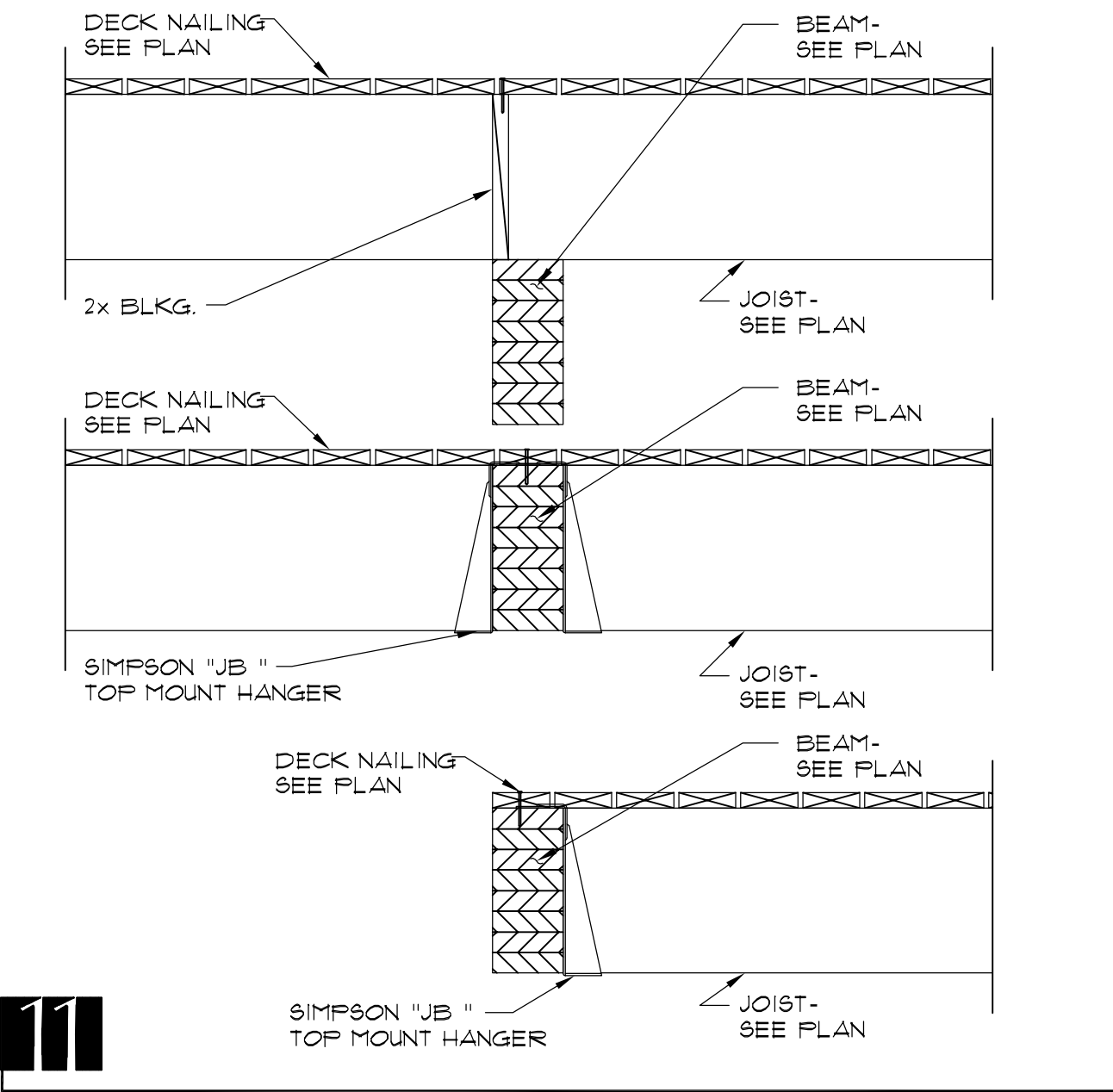
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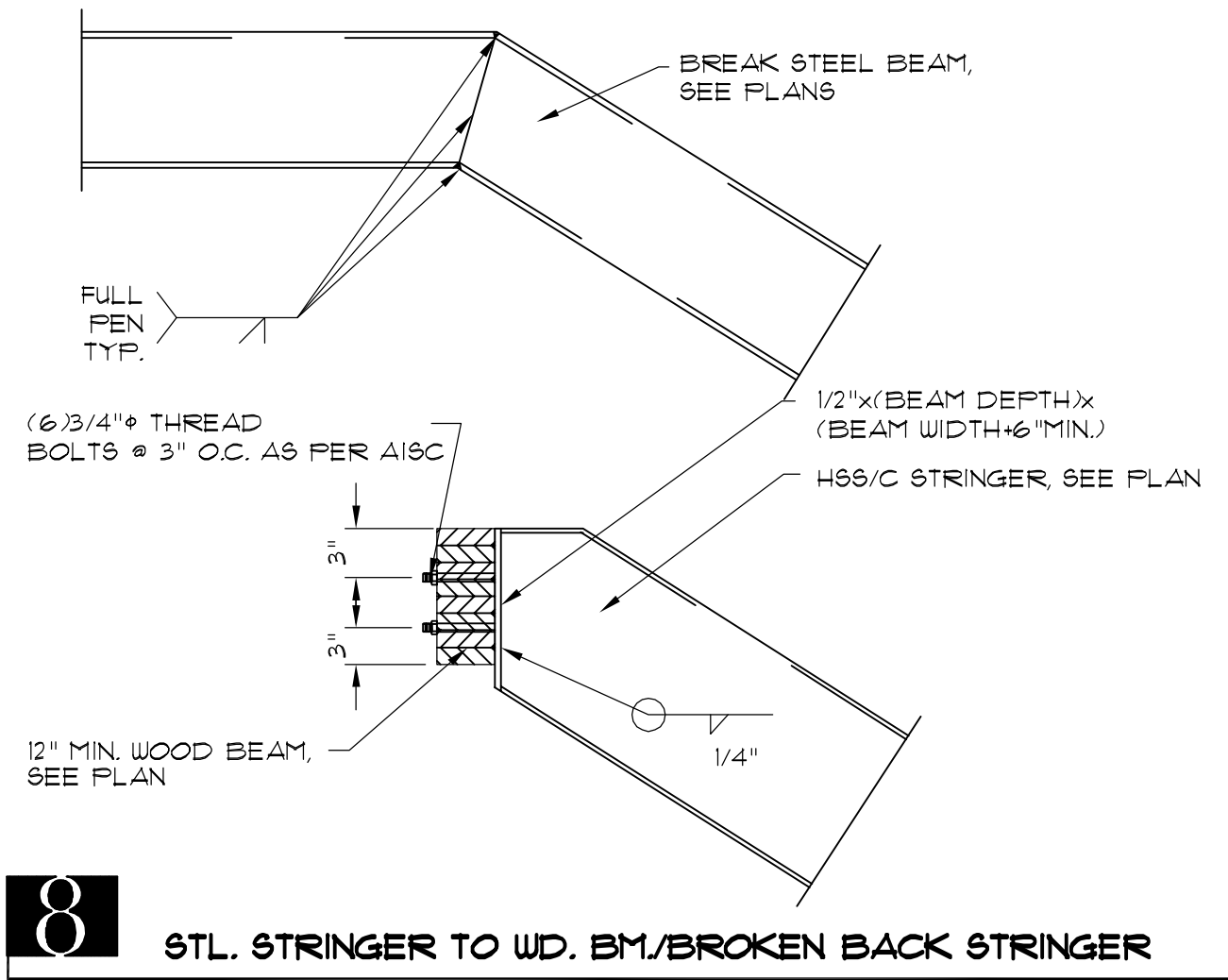
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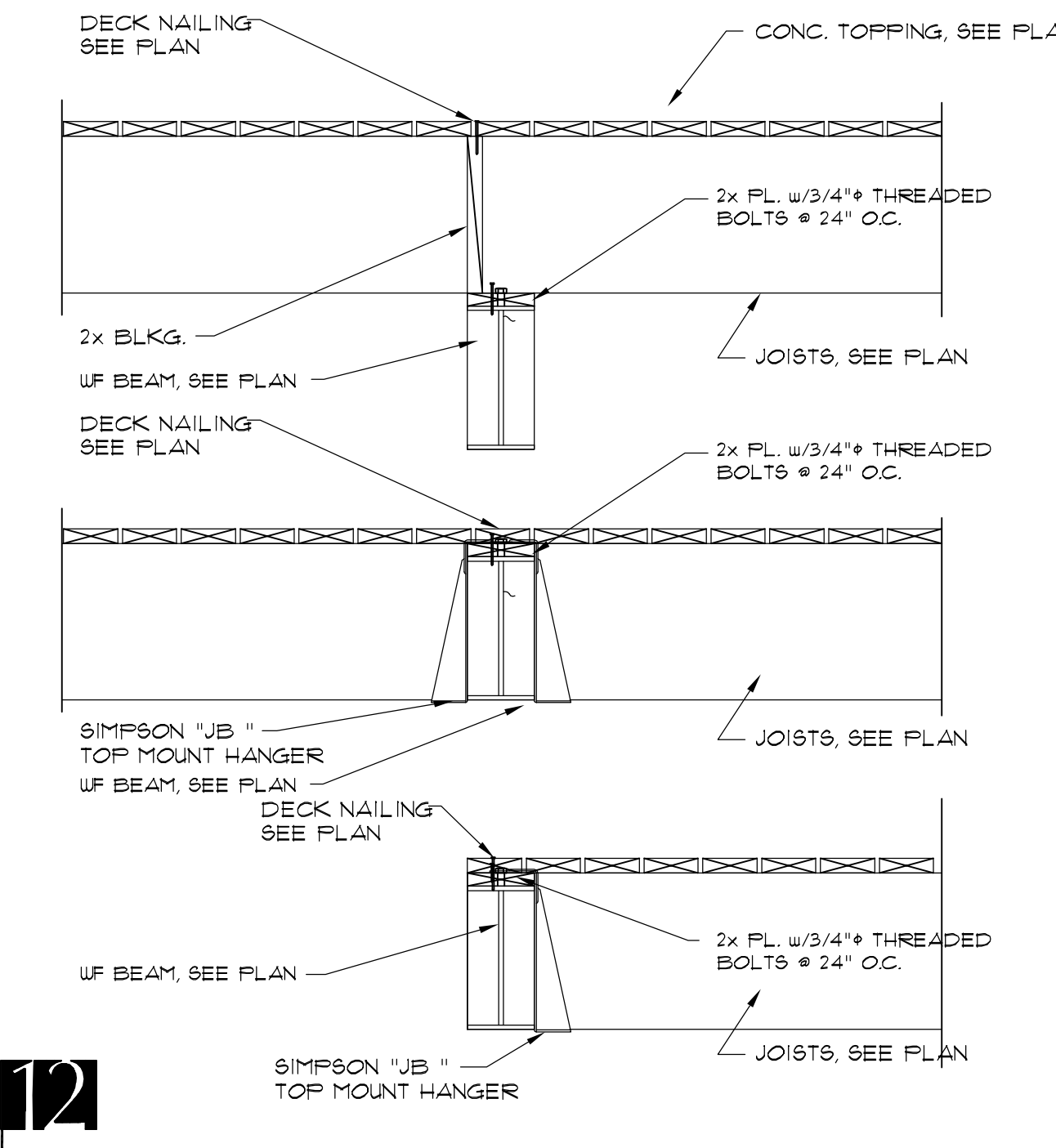
7 TYP. BEAM-COL. MOMENT CONNECTION



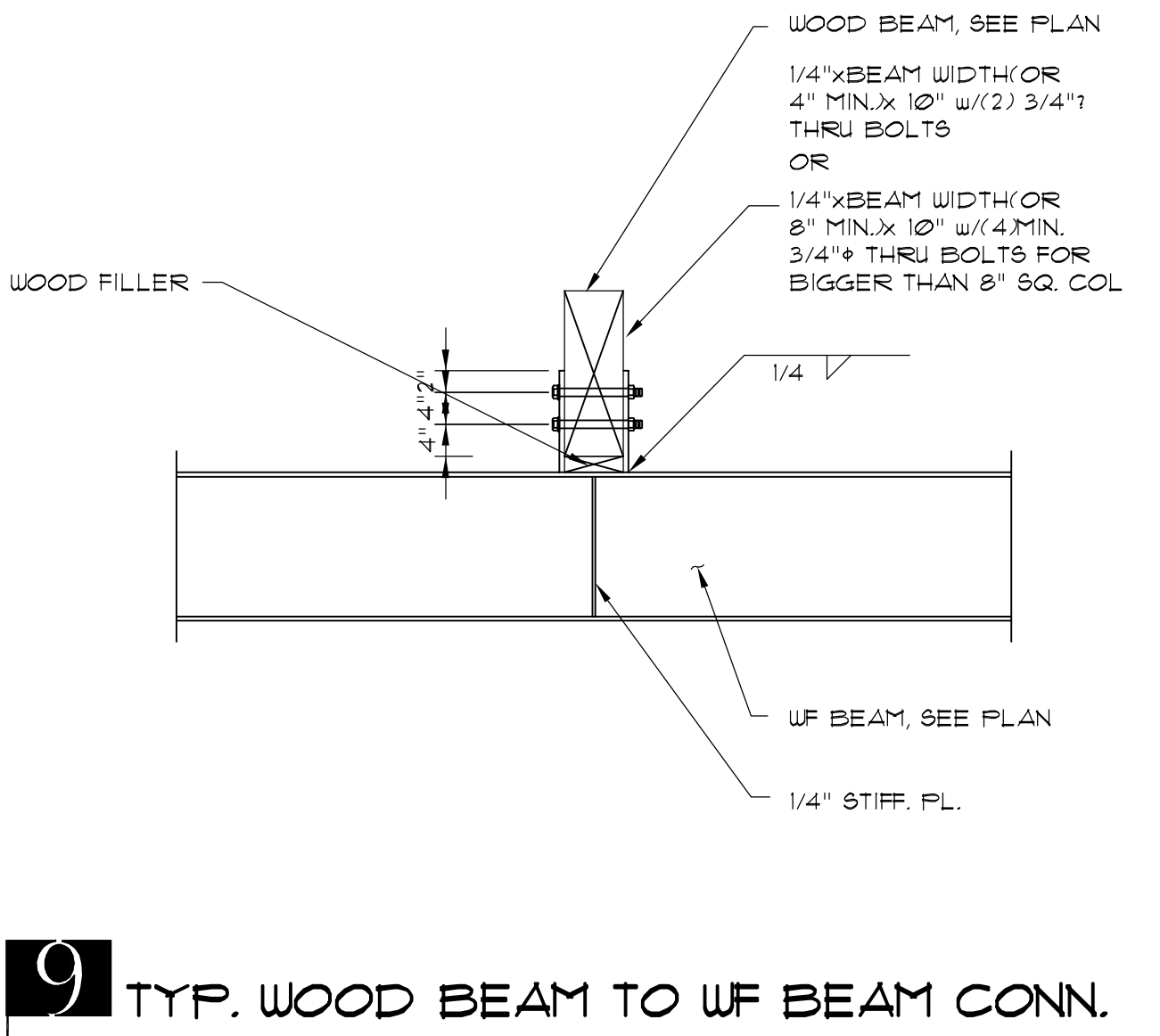
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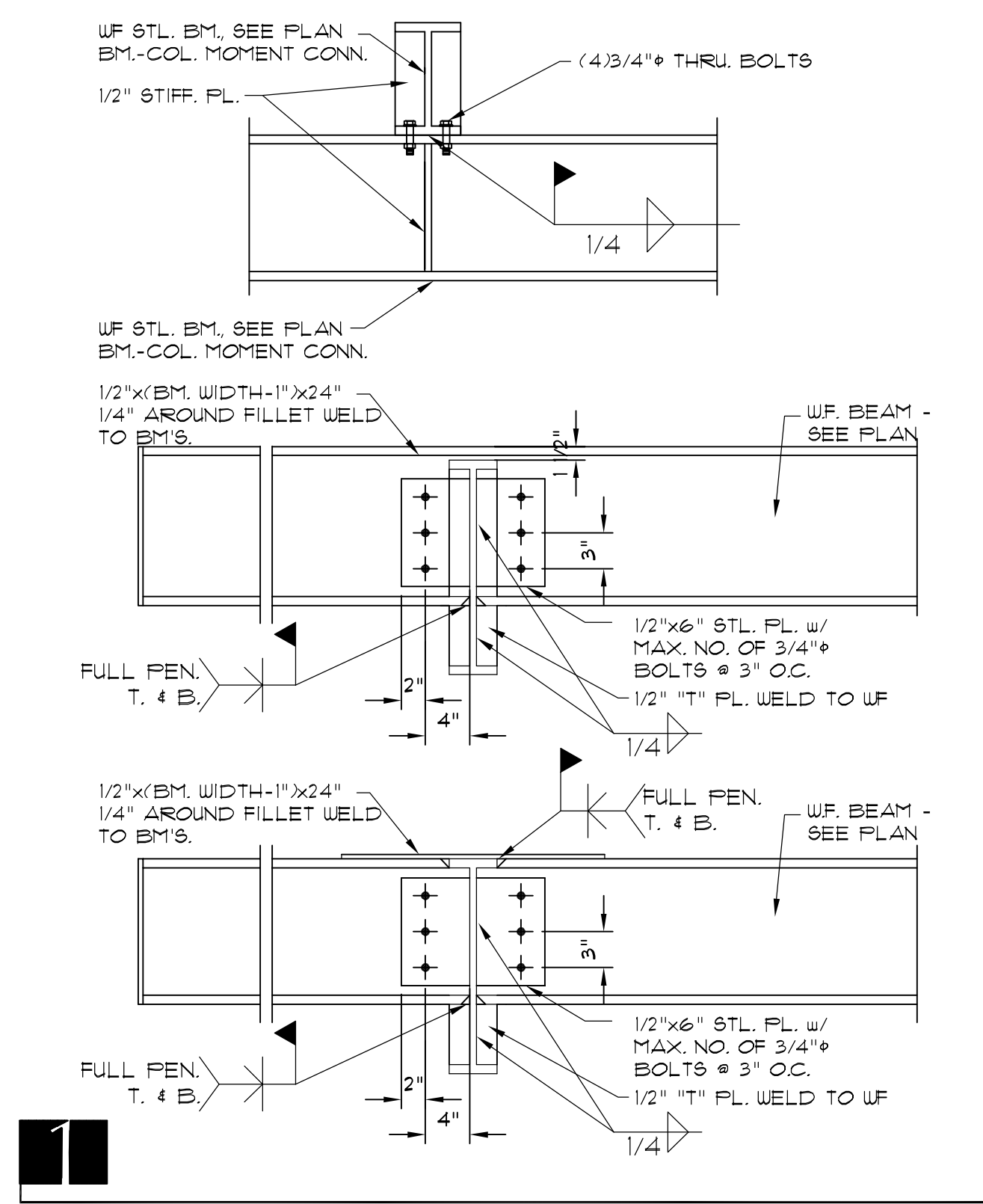
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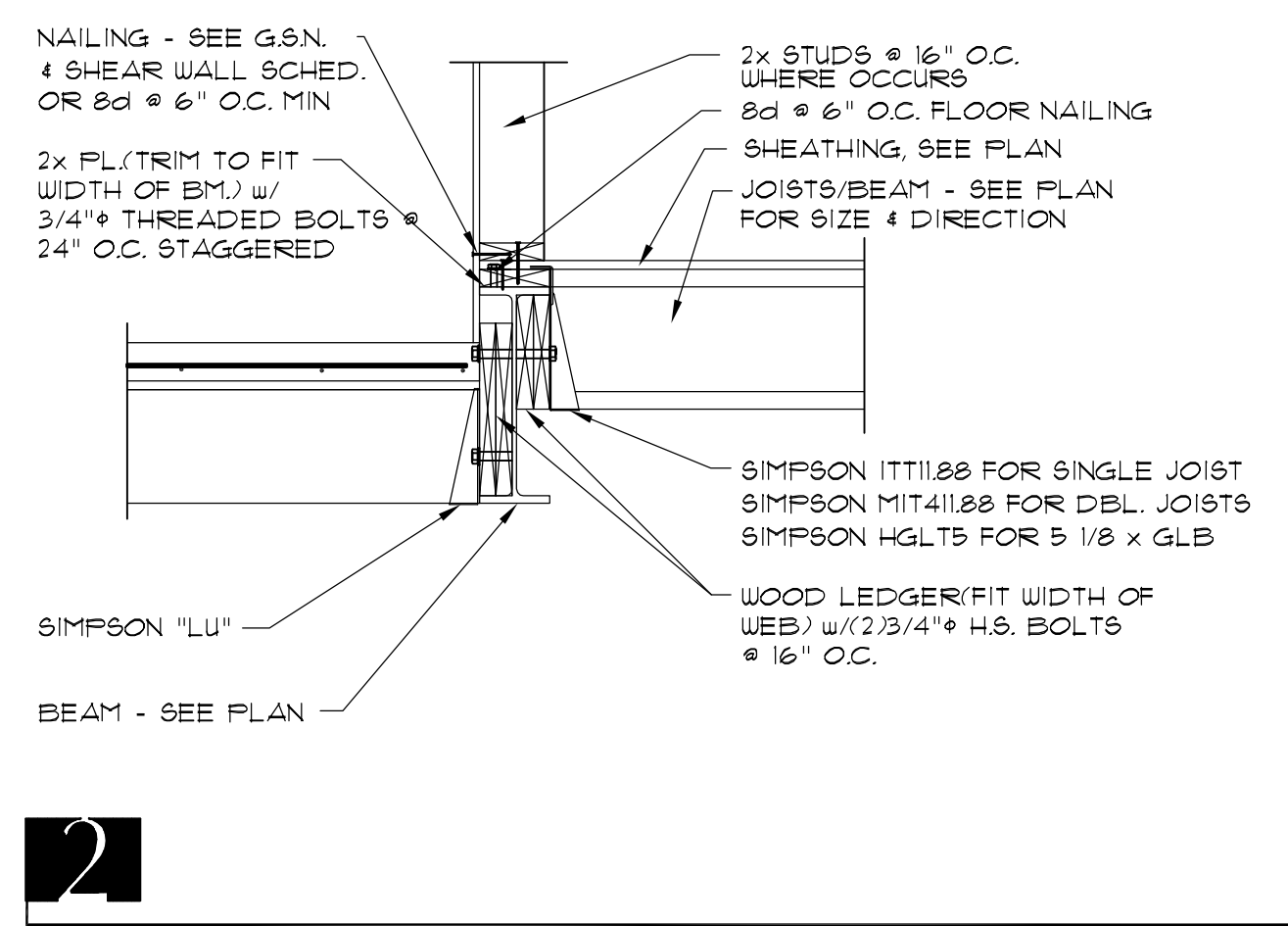
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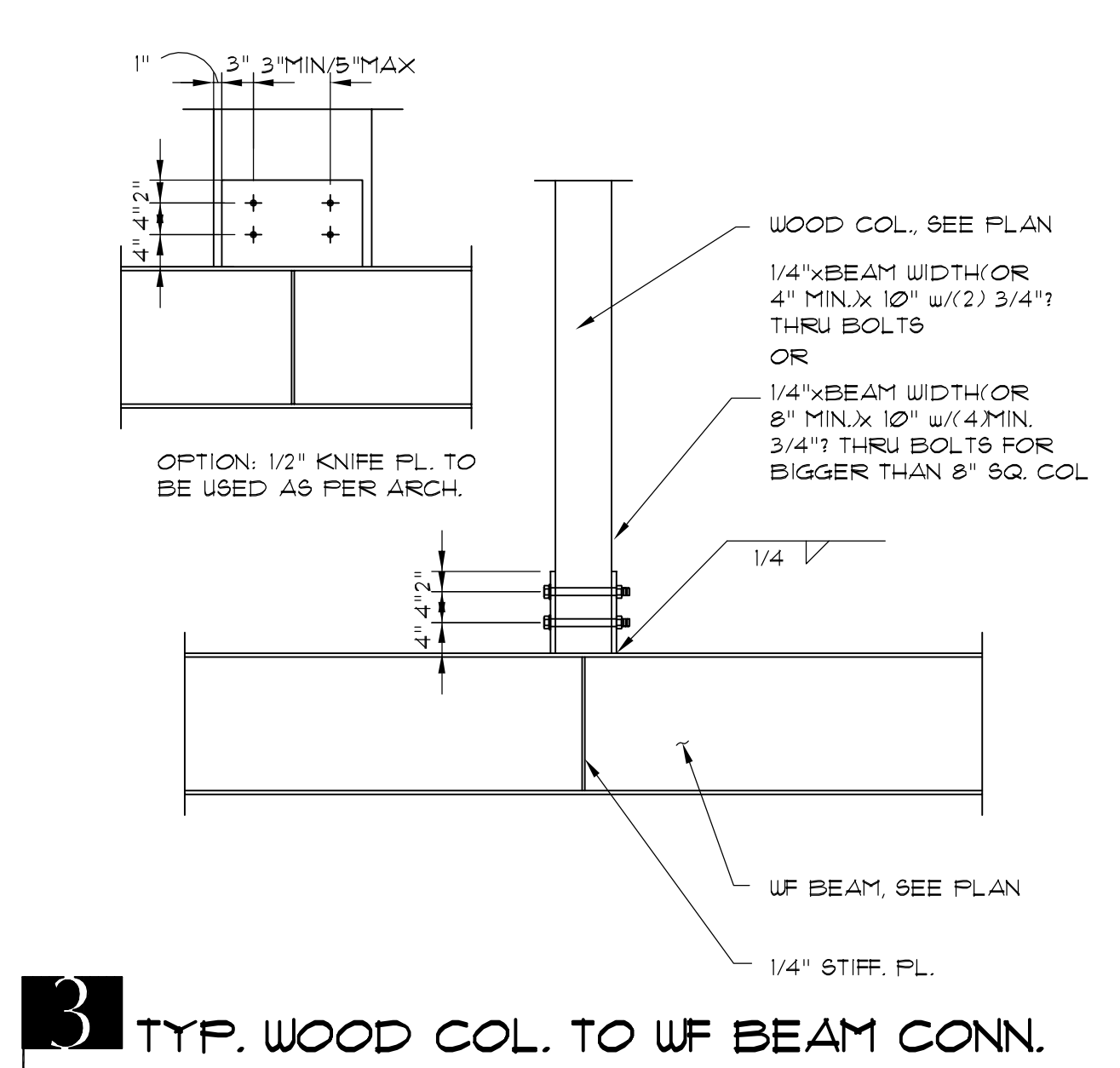
9 TYP. WOOD BEAM TO WF BEAM CONN.



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2



3 TYP. WOOD COL. TO WF BEAM CONN.



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Date: 9/15/2023
Job #: SE23284
Revisions:

Sheet No:
S5.2

PLUMBING NOTES

- ALL PLUMBING INSTALLATIONS SHALL COMPLY WITH 2015 IRC.
- ALL PLUMBING VENTS THROUGH THE ROOF TO BE MINIMUM 3" PIPE. -IRC P3103.2
- GAS AN ELECTRICAL METERS TO BE LOCATED IN AN AREA THAT IS PROTECTED FROM SNOW AND ICE DAMAGE. SEE PLANS LMC 15-2.3-4 (j)
- WATER CLOSETS SHALL BE TANK TYPE WITH A FLOW RATE OF NOT MORE THAN 1.6 GALLONS PER FLUSH. IRC P2903.2
- WATER CLOSETS SHALL HAVE A MIN. OF 21 INCH CLEARANCE IN FRONT AND 30 INCH MIN. CLEAR WIDTH. IRC R307.1
- SHOWER HEADS SHALL HAVE A FLOW RATE OF NOT MORE THAN 2.5 GPM. IRC P2903.2
- SHOWERS SHALL BE FINISHED TO A HEIGHT OF NOT LESS THAN 72 INCHES ABOVE THE FLOOR. MATERIAL SHALL BE NON-ABSORBENT. IRC R307.2
- PROVIDE NON-FREEZE TYPE BACKFLOW PREVENTER HOSE BIBS. IRC P2902.3.3, P2603.6. BACKFLOW VALVES WILL NOW BE REQUIRED IN ALL NEW RESIDENCES UNLESS IT CAN BE ESTABLISHED THAT A FIXTURE IN THE BASEMENT OR LOWEST LEVEL OF THE HOME IS NOT BELOW THE ELEVATION OF THE UPSTREAM MANHOLE COVER. THIS WILL REQUIRE THE BASEMENT FLOOR TO BE INDEPENDENT FROM THE UPPER FLOORS. BACKFLOW PREVENTERS MUST BE ACCESSIBLE.
- PROVIDE ACCESS FOR WHIRLPOOL TYPE TUBS. IRC P2720, E4203. ACCESS OPENINGS MUST BE 18"X18" WHERE EQUIPMENT IS MORE THAN 2 FEET FROM ACCESS OPENING AND 12"X12" IF LESS THAN 2 FEET FROM ACCESS OPENING.
- PROVIDE FLOOR DRAIN BY THE WATER HEATER. SHOW A METAL PAN UNDER THE WATER HEATER OR STEAM SHOWER EQUIPMENT IF LOCATED ON A WOOD FLOOR. IRC P2801
- SECURE HOT WATER HEATERS: PROVIDE 1" METAL STRAP PLACED AT TOP 1/3 AND LOWER 1/3 OF APPLIANCE, SECURE TO STRUCTURE. IRC P2801.7.
- PROVIDE AN EXPANSION TANK ON THE CULINARY WATER SYSTEM. IRC P2903.4
- PROVIDE A ANTI-SCALD DEVICE ON ALL SINKS, SHOWERS AND TUBS.

ELECTRICAL NOTES

- ALL ELECTRICAL INSTALLATIONS SHALL COMPLY WITH THE 2015 IRC AND THE 2017 NEC.
- TO CONTROL SOUND BETWEEN ROOMS, DO NOT PUT UTILITY BOXES BACK TO BACK IN THE SAME STUD SPACE.
- ALL RECEPTACLES SERVING KITCHEN COUNTERTOPS, IN GARAGES, BATHS, UNFINISHED BASEMENTS AND OUTSIDE RECEPTACLES SHALL BE GFCI PROTECTED. -IRC E3902
- ELECTRICAL PANELS MUST COMPLY WITH IRC E3405 FOR 30" BY 36" WORKING SPACE AND 6'-6" HEADROOM.
- SMOKE DETECTORS SHALL CONFORM TO IRC SECTION R314.3. ALL LEVELS, ALL BEDROOMS, ACCESS TO ALL BEDROOMS AND IN ALL ROOMS WITH SLOPED CEILINGS NEXT TO HALLS SERVING BEDROOMS. ALL DETECTORS SHALL BE HARD-WIRED AND HAVE BATTERY BACKUP.
- ALL BRANCH CIRCUITS THAT SUPPLY SUPPLY 120 VOLT, SINGLE PHASE, 15 AND 20 AMPERE OUTLETS INSTALLED IN KITCHENS, BEDROOMS AND LAUNDRY ROOMS SHALL BE GFCI PROTECTED.
- CARBON MONOXIDE DETECTORS SHALL BE INSTALLED ON EACH HABITABLE LEVEL OF A DWELLING UNIT EQUIPPED WITH A FUEL BURNING APPLIANCE. INTERCONNECT WITH EACH OTHER AND WITH SMOKE DETECTORS. R315.
- ALL RECESSED INCANDESCENT FIXTURES TO BE HSICAT ASTM #E282 (AIR-TITE RECESSED HOUSING). FIXTURE TO BE LOW PROFILE SO THAT INSULATION CAN RUN CONTINUOUS.
- ALL LIGHT CIRCUITS WITH DIMMERS MUST BE LESS THAN 600 WATTS.
- ALL FANS CAPABLE OF 5 AIR CHANGES PER HOUR.
- ALL SPAS AND HOT TUBS SHALL COMPLY WITH 2015 IRC. SPECIFICALLY, EQUIPMENT LOCATION AND CLEARANCES SHALL COMPLY WITH E4202 & NEC 680.
- PROVIDE 12" MIN. CLEARANCE OF INTERCOM WIRES FROM ALL OTHER WIRING.
- IN ROOMS WITH A WINDOW AREA LESS THAN 8% OF THE FLOOR AREA, THE LIGHTING SHALL BE CAPABLE OF PRODUCING 6 FOOTCANDLES OVER THE AREA OF THE ROOM AT A HEIGHT OF 30 INCHES ABOVE FLOOR. - IRC R303
- PROVIDE CONCRETE ENCASED ELECTRODE (UFER GROUND). E3608, NEC 250.50.
- SHOW AT LEAST TWO OUTSIDE GRADE LEVEL RECEPTACLES: ONE IN THE FRONT YARD AND ONE IN THE REAR YARD. AND NOR MORE THAN 6 FEET, 6 INCHES ABOVE GRADE. -IRC E3801.7
- OUTLETS ARE REQUIRED ABOVE COUNTER SPACE. THEY ARE REQUIRED TO BE LOCATED SO THAT NO POINT ALONG THE WALL IS MORE THAN 24 INCHES FROM AN OUTLET--E3901.7.
- A PERMANENT CERTIFICATE SHALL BE POSTED ON OR IN THE ELECTRICAL DISTRIBUTION PANEL LISTING THE PREDOMINANT R-VALUES OF INSULATION INSTALLED IN OR ON CEILING, ROOF, WALLS, FOUNDATION, (SLAB, BASEMENT WALL, CRAWLSPACE WALL AND OR FLOOR) AND DUCTS OUTSIDE THE CONDITIONED SPACES; U-FACTORS OF WINDOWS, AND SOLAR HEAT GAIN COEFFICIENT OF WINDOWS. THE TYPE AND EFFICIENCY OF HEATING, COOLING AND SERVICE WATER HEATING EQUIPMENT SHALL ALSO BE LISTED. NOTE: THE LISTING WILL NOT ALLOW YOU TO DRILL OR MODIFY THE PANEL OR COVER IN ANY WAY TO ACCOMPLISH THIS. N1101.8
- LIGHTS IN CLOSETS MUST COMPLY WITH THE CLEARANCE DIMENSIONS OF IRC E4003.12.
- ALL 15 AND 20 AMP RECEPTACLES WITH-IN THE DWELLING UNIT SHALL BE TAMPER RESISTANCE RECEPTACLES IN ACCORDANCE WITH IRC E4002.14.
- THE INSTALLATION OF WIRING AND EQUIPMENT ASSOCIATED WITH SWIMMING POOLS, HOT TUBS, SPAS, ECT. THE GFCI RECEPTACLE THAT PROVIDES POWER FOR THE PUMP AND ASSOCIATED EQUIPMENT SHALL BE 6' TO 10' FROM THE INSIDE WALL OF POOL. ONE GENERAL PURPOSE GFCI OUTLET SHALL BE BETWEEN 6' AND 20' FROM POOL.
- THE BRANCH CIRCUIT SUPPLYING THE RECEPTACLE IN A GARAGE SHALL NOT SUPPLY OUTLETS OUTSIDE OF THE GARAGE. (STATE AMENDMENT).

MECHANICAL NOTES

- ALL MECHANICAL INSTALLATIONS SHALL COMPLY WITH THE 2015 IRC AND 2018 IFGC.
- NATURAL GAS SERVICE LINES SHALL BE NO LESS THAN 1" IN DIAMETER. R15656-709 (3) STATE AMENDMENT TO IFGC.
- CONTRACTOR TO SUBMIT TO THE BUILDING DEPARTMENT FOR APPROVAL, LAYOUT PLANS, DESIGN CALCULATIONS AND PRODUCT SPECIFICATIONS FOR THE RADIANT HEAT SYSTEM. IRC R106.1. NO SNOW MELT TUBING OR MESH IS PERMITTED IN THE PUBLIC RIGHT-OF-WAY WITHOUT A SEPARATE PERMIT FROM THE CITY ENGINEER.
- WHEN THE WINTER DESIGN TEMPERATURE IN TABLE R301.2 (1) IF BELOW 60 F, EVERY DWELLING UNIT SHALL BE PROVIDED WITH HEATING FACILITIES CAPABLE OF MAINTAINING 68°F AT A POINT 36" ABOVE THE FLOOR AND 2 FEET FROM EXTERIOR WALLS IN ALL HABITABLE ROOMS AT THE DESIGN TEMPERATURE. IRC R303.8.
- PROVIDE COMBUSTION AIR FOR ALL FUEL-BURNING APPLIANCES AT A MINIMUM RATE OF 1 SQ. INCH PER 3000 BTU/HOUR INPUT. THE ONE OPENING MUST BE IN THE TOP 12" OF THE ROOM. SHOW MINIMUM OF 1" CLEARANCE AROUND EQUIPMENT AT SIDES AND REAR OF APPLIANCE. SHOW MINIMUM OF 6" CLEARANCE IN FRONT OF THE APPLIANCE. - IFGC 304.6.2
- PROVIDE GAS LOGS AND EACH GAS APPLIANCE WITH A SHUT-OFF VALVE WITHIN 6 FEET OF THE APPLIANCE. IRC G2420.
- VENT THE CLOTHES DRYER OUTSIDE. MAXIMUM LENGTH OF THE DUCT WITH (2) 90 DEGREE ELBOWS IS 15 FEET FOR USED DRYERS OR 25 FEET WITH (2) 90 DEGREE ELBOWS FOR NEW DRYERS. ANY LONGER LENGTHS MUST BE JUSTIFIED WITH NEW DRYER DUCT LENGTH SPECIFICATIONS. DRYER VENTS MUST TERMINATE A MINIMUM OF 3 FEET IN ANY DIRECTION AWAY FROM DOORS, WINDOWS OR OPENINGS INTO A RESIDENCE. IRC M1502.
- HEATING TRUNK AND BRANCH SUPPLY DUCTS IN UNFINISHED AREAS, CRAWL SPACES, ATTICS, UNHEATED GARAGES, ECT. WILL BE INSULATED. IECC 503.3.3.3
- IF GAS PIPE SYSTEM IS OVER 4 OUNCES PRESSURE, THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING A GAS PIPING SCHEMATIC FOR THE SYSTEM. SUBMIT TO THE BUILDING DEPARTMENT. CLEARLY IDENTIFY THE OPERATING PRESSURE, TYPE OF PIPING MATERIAL, SIZE OF THE GAS PIPE, LENGTHS OF THE PIPING RUNS, CAPACITY OF EACH APPLIANCE IN BTUS/HOUR OR CUBIC FEET OF GAS PER HOUR. IDENTIFY THE BRAND AND LOCATION OF EACH REGULATOR, AND VENTING OF EACH REGULATOR.
- PROVIDE 1" CLEARANCE BETWEEN CLASS B VENTS AND COMBUSTIBLE MATERIAL.
- ALL FANS SHALL BE DUCTED TO EXTERIOR IN SMOOTH DUCT. ALL FANS SHALL CAPABLE OF 50 CFM. IRC R303.3
- CONTRACTOR TO SUPPLY ICBO NUMBER FOR FIREPLACE INSERT.
- CONTRACTOR TO PROVIDE MAKE, MODEL AND EFFICIENCY OF BOILER/FURNACE TO BE USED.
- APPLIANCES HAVING AN IGNITION SOURCE SHALL BE ELEVATED SUCH THAT THE SOURCE OF IGNITION IS NOT LESS THAN 18 INCHES ABOVE THE FLOOR IN GARAGES, ROOMS OR SPACES THAT ARE NOT PART OF THE LIVING SPACE OF A DWELLING UNIT AND THAT COMMUNICATE WITH A PRIVATE GARAGE THROUGH OPENINGS SHALL BE CONSIDERED TO BE PART OF THE GARAGE. IRC M1307.3
- APPLIANCE LOCATED IN A GARAGE OR CARPORT SHALL BE PROTECTED FROM IMPACT BY AUTOMOBILES. IRC M1307.3.1
- ROOM AND AREAS REQUIRING MECHANICAL VENTILATION OTHER THAN BATHROOMS PROVIDE AN APPROVED MECHANICAL VENTILATION SYSTEM CAPABLE OF PRODUCING 0.35 AIR CHANGES PER HOUR. IRC R303
- NATURAL GAS SERVICE LINES SHALL BE NO LESS THAN 1" IN DIAMETER. R15656-709 (3) STATE AMENDMENT TO IFGC.
- ACCESSIBLE BELOW-FLOOR AREAS SHALL BE PROVIDED WITH A MINIMUM 18" X 24" ACCESS OPENING. IRC R408.4. FOR ACCESS TO MECHANICAL EQUIPMENT IN THESE AREAS SEE IRC M1305.1.4.
- A MINIMUM 22" X 30" ATTIC ACCESS SHALL BE PROVIDED IN A HALLWAY OR OTHER READILY ACCESSIBLE LOCATION. -IRC R807. SEE M1305.1.3 FOR ACCESS TO FURNACES AND OTHER MECH. EQUIPMENT IN ATTICS.
- FOR CRAWLSPACE VENTILATION OPENINGS THROUGH FOUNDATION WALLS OR EXTERIOR WALLS. THE MIN. NET AREA OF THE VENT OPENING SHALL NOT BE LESS THAN 1 SQUARE FOOT FOR EACH 150 SQUARE FEET OF CRAWLSPACE FLOOR AREA. ONE VENT OPENING SHALL BE WITHIN 3 FEET OF EACH CORNER OF THE CRAWLSPACE. IRC R408.1.
- FOR UNVENTED CRAWLSPACE, EARTH MUST BE COVERED WITH A CONTINUOUS VAPOR RETARDER. JOINTS MUST OVERLAP BY 6 INCHES AND SEALED OR TAPED. THE EDGES SHALL EXTEND AT LEAST 6 INCHES UP THE WALL AND SHALL BE SEALED OR TAPED. A CONTINUOUSLY OPERATED MECHANICAL EXHAUST VENTILATION AT A RATE EQUAL TO 1 CFM FOR EACH 50 SQUARE FEET OF CRAWLSPACE FLOOR AREA. IRC R408.3.
- HEATING AND COOLING EQUIPMENT SHALL BE SIZED IN ACCORDANCE WITH ACCA (AIR CONDITIONING CONTRACTORS OF AMERICA) MANUAL J OR OTHER APPROVED CALCULATIONS. DUCT SYSTEMS SERVING HEATING COOLING OR EXHAUST SYSTEMS SHALL BE DESIGN IN ACCORDANCE WITH ACCA MANUAL D OR OTHER APPROVED METHODS. CALCULATIONS AND DOCUMENTATION IS REQUIRED. IRC M 1301.1 AND M1601.1.
- BATHROOM EXHAUST FAN MUST NOW CONTINUE AND DISCHARGE DIRECTLY OUTSIDE THE STRUCTURE. CLOSE PROXIMITY TO ATTIC VENTS OR TO SOFFIT AREAS ARE SPECIFICALLY PROHIBITED. ALL EXHAUST DUCTS MUST NOW CONNECT TO AN OPENING WITH PROPER SCREEN FOR TERMINATIONS IN SOFFIT AND WALL AREAS AND TO AN APPROVED THRU THE ROOF DISCHARGE FITTING INSTALLED AS NOT TO BE BLOCKED OR STOPPED BY SNOW OR ICE.
- FUEL-BURNING APPLIANCES, INCLUDING FIREPLACES, ARE NOT PERMITTED TO BE INSTALLED IN SLEEPING ROOMS, BATHROOMS, OR TOILET ROOMS UNLESS THE APPLIANCES ARE DIRECT VENT APPLIANCES. SEE IRC SECTION G2406 AND IMC 303.3 FOR MORE INFORMATION AND THE LIST OF EXCEPTIONS. NOTE: ALL CONSTRUCTION IN PARK CITY IS "UNUSUALLY TIGHT CONSTRUCTION".
- CRAWLSPACE VENTILATION EXCEPTION:
THE TOTAL AREA OF THE VENTILATION OPENINGS SHALL BE PERMITTED TO BE REDUCED TO 1/1500 OF THE UNDER FLOOR AREA WHERE THE GROUND SURFACE IS COVERED WITH AN APPROVED CLASS I VAPOR RETARDER MATERIAL AND THE REQUIRED OPENINGS ARE PLACED TO PROVIDE CROSS VENTILATION OF THE SPACE. THE INSTALLATION OF OPERABLE LOUVERS SHALL NOT BE PROHIBITED.
- FACTORY-BUILT CHIMNEYS INSTALLED IN DWELLING UNITS WITH SOLID-FUEL BURNING APPLIANCES SHALL COMPLY WITH THE TYPE HT REQUIREMENTS OF UL 103 AND SHALL BE MARKED TYPE HT AND RESIDENTIAL TYPE AND BUILDING HEATING APPLIANCE CHIMNEY.
- RANGE HOODS THAT ARE CAPABLE OF EXHAUSTING AIR TO THE OUTSIDE IN EXCESS OF 400 CFM REQUIRE MAKE UP AIR. M1503.4.
- PROHIBITED LOCATION FOR GAS PIPING; GAS PIPING SHALL NOT BE INSTALLED IN OR THROUGH A DUCTED SUPPLY, RETURN, EXHAUST, CLOTHES CHUTE, CHIMNEY, DUMBWAITER, OR ELEVATOR SHAFT. GAS PIPING INSTALLED DOWNSTREAM OF THE POINT OF DELIVERY SHALL NOT EXTEND THROUGH ANY TOWNHOUSE UNIT OTHER THAN THE UNIT SERVED BY SUCH PIPING.
- GAS PIPING SHALL NOT PENETRATE BUILDING FOUNDATION WALLS AT ANY POINT BELOW GRADE.
- GAS PIPING INSTALLED UNDERGROUND BENEATH BUILDINGS IS PROHIBITED EXCEPT WHERE THE PIPING IS ENCASED IN A CONDUIT. SUCH CONDUIT SHALL EXTEND NOT LESS THAN 4" OUTSIDE THE BUILDING. SHALL BE VENTED ABOVE GRADE TO THE OUTDOORS AND SHALL SHALL BE INSTALLED SO AS TO PREVENT THE ENTRANCE OF WATER OR INSECTS.
- ALL MECHANICAL VENT TERMINATIONS WILL BE 3' ABOVE ROOF AND 8' ABOVE GRADE.
- FURNACE/AC WILL REQUIRE DUCT TESTING WHERE AIR HANDLERS OR MORE THAN 35% OF THE DUCT IS OUTSIDE OF THE THERMAL ENVELOPE.
- VENTS SHALL BE COVERED BY METAL SCREENS WITH NO LARGER THAN 1/8 INCH MESH. (WUI) WILDLAND - URBAN INTERFACE CODE AS ADOPTED BY THE STATE OF UTAH AND AMENDED BY PARK CITY PER LMC 11-21, H 604.3.

STATE OF UTAH

JONATHAN DEGRAY

15428

LICENSED ARCHITECT

10/5/2023

Jonathan DeGray

Architect

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WEISENBURG RESIDENCE

PRODUCT DESCRIPTION:

445 PARK AVENUE, PARK CITY, UTAH 84060

GENERAL NOTES

SHEET DESCRIPTION:

MECHANICAL, ELECTRICAL, PLUMBING

REVISIONS:

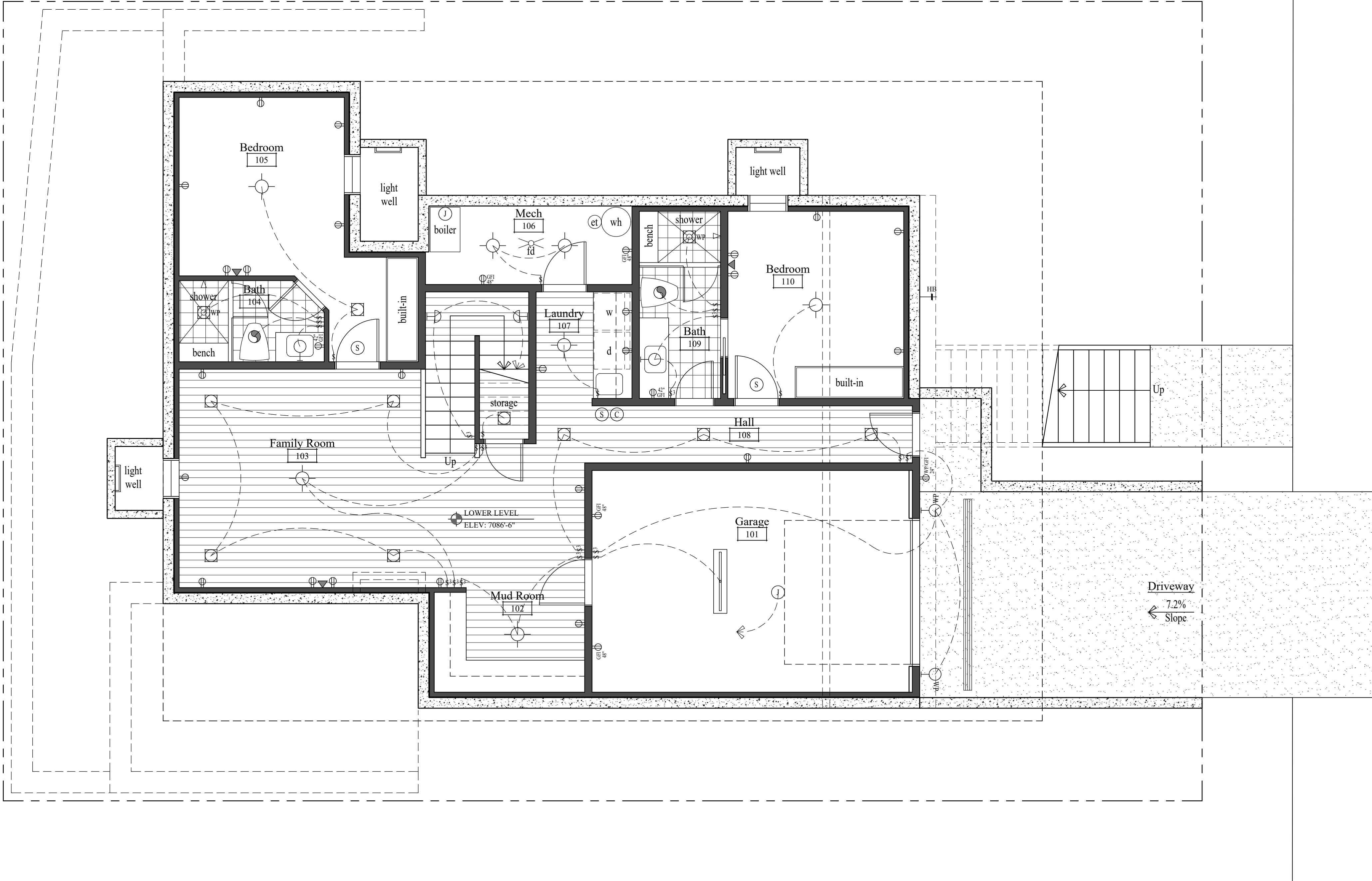
DATE:
OCTOBER 05, 2023

PROJECT NUMBER:
2007-03

SHEET NUMBER:
MEP.0

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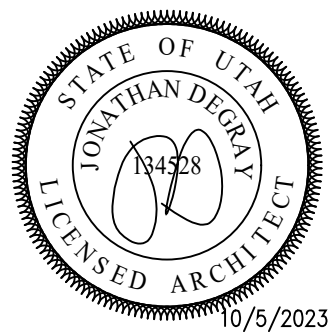


LOWER LEVEL MECHANICAL, ELECTRICAL, PLUMBING PLAN

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

LEGEND	
MARK	DESCRIPTION
	WALL MOUNTED LIGHT
	WALL SCONCE/DECK/RAIL
	SURFACE MOUNTED CEILING LIGHT
	PULL CHAIN FIXTURE
	SURFACE MOUNTED J BOX
	SURFACE MOUNTED FLUORESCENT LIGHT
	TRACK FIXTURE/ROPE LOW VOLT. UNDER CABINET
	RECESSED DOWN LIGHT FIXTURE
	EXHAUST FAN AND LIGHT COMBINATION
	RECESSED EXTERIOR SOFFIT FIXTURE
	EXHAUST FAN
	CARBON MONOXIDE DETECT. INTER-CONNECTING
	SMOKE DETECTOR INTER-CONNECTING
	MOTION SENSOR LAMP/FLOOD LAMP
	110 VOLT DUPLEX RECEPTACLE
	220 VOLT DUPLEX RECEPTACLE
	GROUND FAULT INTERRUPTER DUPLEX RECEPT.
	WEATHERPROOF RECEPTACLE (GFCI PROTECTION)
	HALF SWITCH DUPLEX OUTLET
	FOURPLEX OUTLET
	FLOOR OUTLET
	SINGLE POLE SWITCH
	3 WAY SWITCH
	LUTRON GRAPHIC EYE CONTROL
	TIMER SWITCH
	DIMMER SWITCH
	PHOTO-ELECTRIC CONTROL
	DATA OUTLET
	SERVICE BREAKER BOX
	CEILING LIGHT FAN
	THERMOSTAT
	ELECTRICAL METER BOX
	GAS METER
	FREEZE PROOF HOSE BIB
	HOT AND COLD WATER
	GAS
	GAS SHUT OFF
	EXTERNALLY OPERATED DISCONNECT SWITCH
	WATER MAIN SHUT OFF VALVE
	FLOOR DRAIN
	FIRE ALARM STROBE/HORN
	FIRE ALARM STROBE

* NOTES:
1. SEE ELECTRICAL NOTE 8 ON SHEET MEP.0



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445 PARK AVENUE, PARK CITY, UTAH 84060

LOWER LEVEL PLAN

MECHANICAL, ELECTRICAL, PLUMBING

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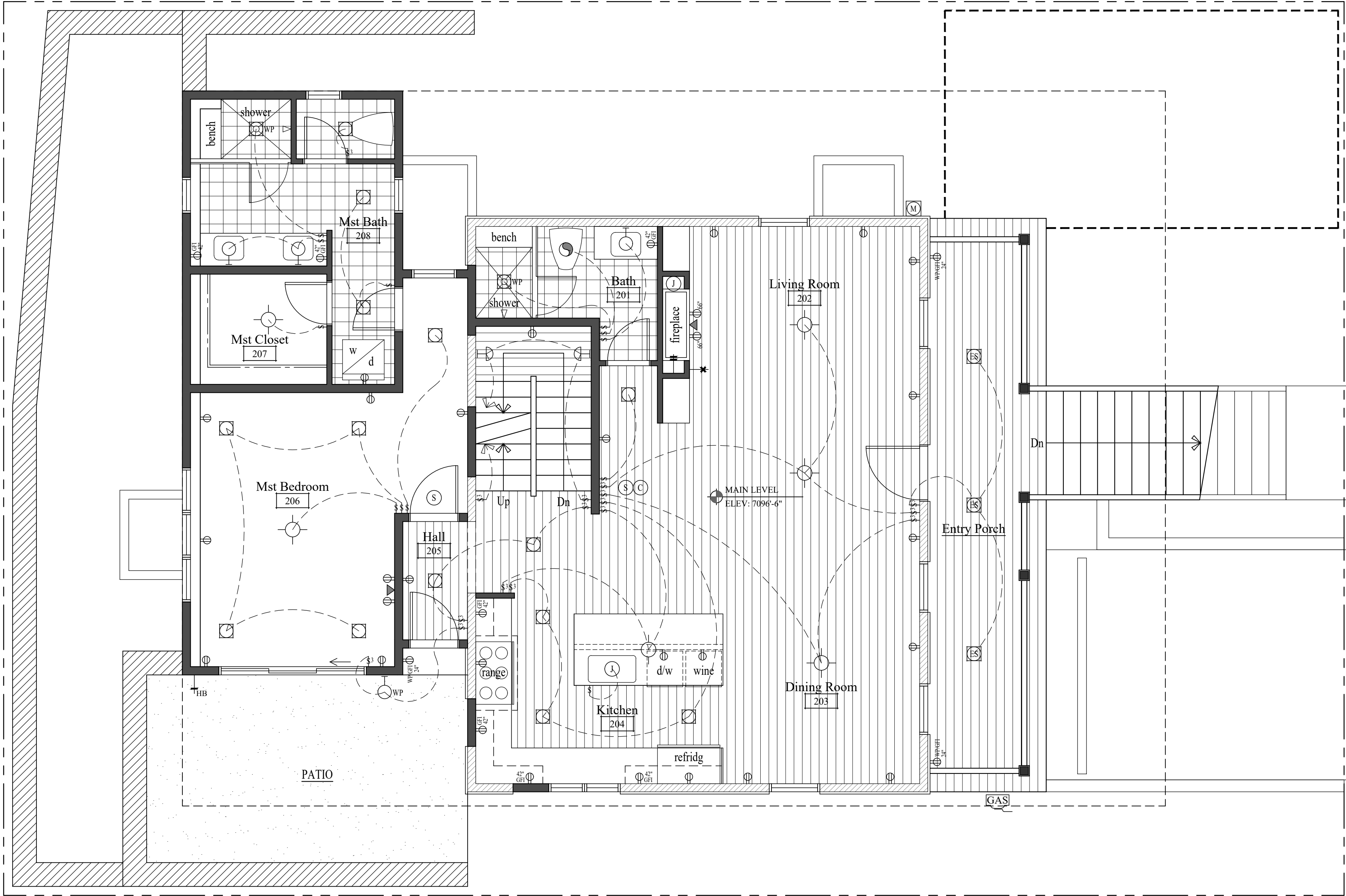
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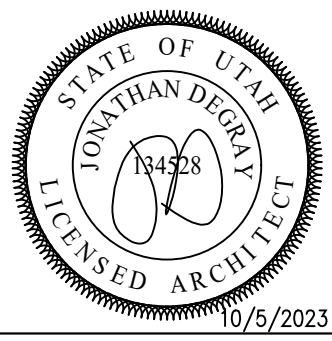


MAIN LEVEL MECHANICAL, ELECTRICAL, PLUMBING PLAN

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

LEGEND	
MARK	DESCRIPTION
	WALL MOUNTED LIGHT
	WALL SCONCE/DECK/RAIL
	SURFACE MOUNTED CEILING LIGHT
	PULL CHAIN FIXTURE
	SURFACE MOUNTED J BOX
	SURFACE MOUNTED FLUORESCENT LIGHT
	TRACK FIXTURE/ROPE LOW VOLT. UNDER CABINET
	RECESSED DOWN LIGHT FIXTURE
	EXHAUST FAN AND LIGHT COMBINATION
	RECESSED EXTERIOR SOFFIT FIXTURE
	EXHAUST FAN
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	HALF SWITCH DUPLEX OUTLET
	FOURPLEX OUTLET
	FLOOR OUTLET
	SINGLE POLE SWITCH
	3 WAY SWITCH
	LUTRON GRAPHIC EYE CONTROL
	TIMER SWITCH
	DIMMER SWITCH
	PHOTO-ELECTRIC CONTROL
	DATA OUTLET
	SERVICE BREAKER BOX
	CEILING LIGHT FAN
	THERMOSTAT
	ELECTRICAL METER BOX
	GAS METER
	FREEZE PROOF HOSE BIB
	HOT AND COLD WATER
	GAS
	GAS SHUT OFF
	EXTERNALLY OPERATED DISCONNECT SWITCH
	WATER MAIN SHUT OFF VALVE
	FLOOR DRAIN
	FIRE ALARM STROBE/HORN
	FIRE ALARM STROBE

* NOTES:
1. SEE ELECTRICAL NOTE 8 ON SHEET MEP.0



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MAIN LEVEL PLAN

MECHANICAL, ELECTRICAL, PLUMBING

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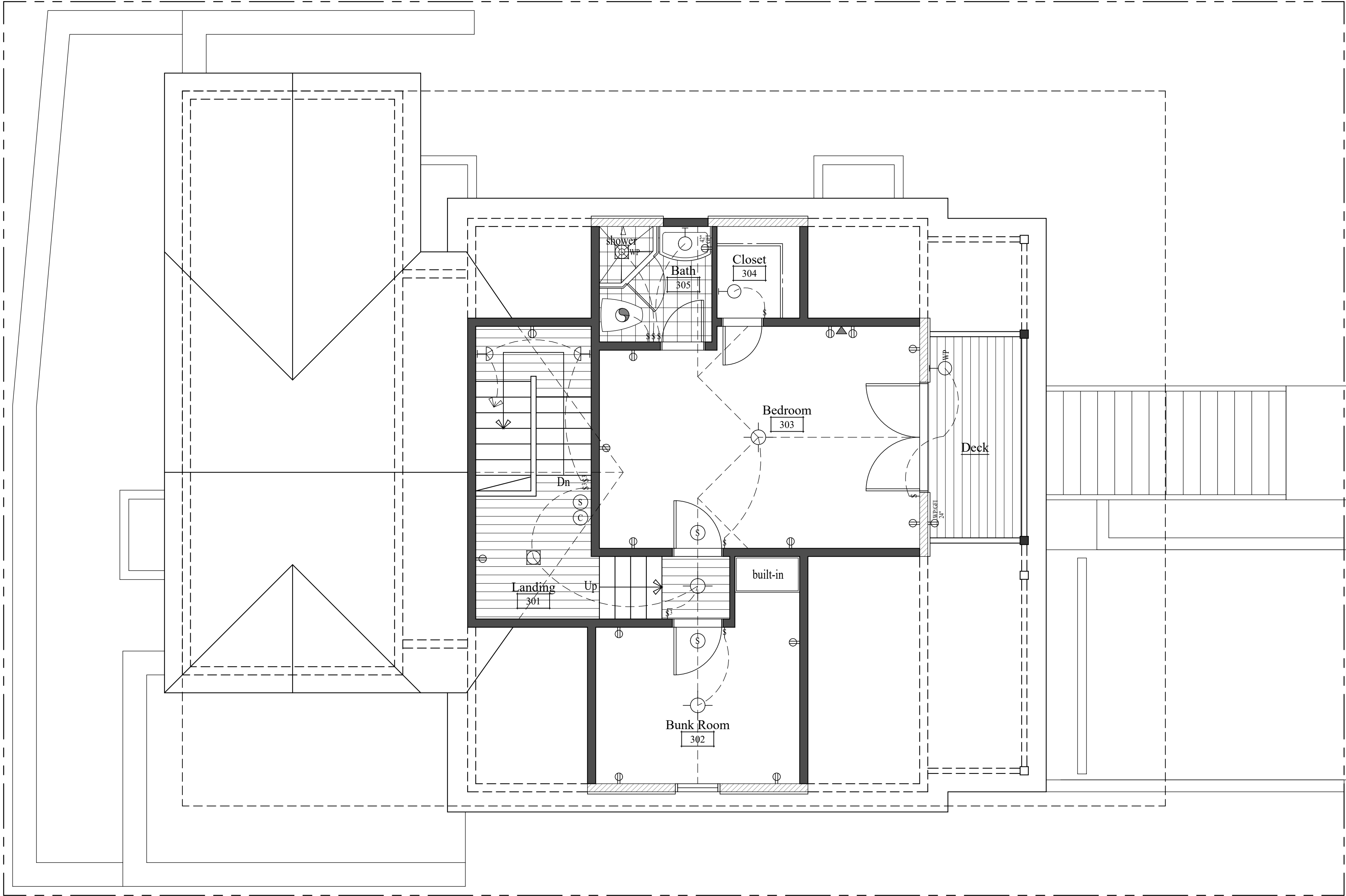
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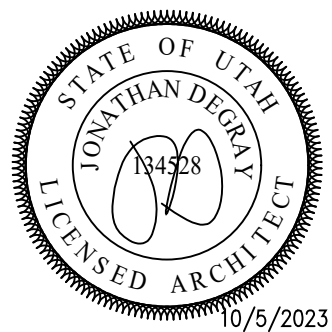


UPPER LEVEL MECHANICAL, ELECTRICAL, PLUMBING PLAN

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

LEGEND	
MARK	DESCRIPTION
	WALL MOUNTED LIGHT
	WALL SCONCE/DECK/RAIL
	SURFACE MOUNTED CEILING LIGHT
	PULL CHAIN FIXTURE
	SURFACE MOUNTED J BOX
	SURFACE MOUNTED FLUORESCENT LIGHT
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	THERMOSTAT
	ELECTRICAL METER BOX
	GAS METER
	FREEZE PROOF HOSE BIB
	HOT AND COLD WATER
	GAS
	GAS SHUT OFF
	EXTERNALLY OPERATED DISCONNECT SWITCH
	WATER MAIN SHUT OFF VALVE
	FLOOR DRAIN
	FIRE ALARM STROBE/HORN
	FIRE ALARM STROBE

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1. SEE ELECTRICAL NOTE 8 ON SHEET MEP.0



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UPPER LEVEL PLAN

MECHANICAL, ELECTRICAL, PLUMBING

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OCTOBER 05, 2023

PROJECT NUMBER:
2007-03

SHEET NUMBER:

MEP.3



Planning Department

May 3, 2023

Jonathan DeGray
445 Park Avenue
Park City, UT 84060
435-649-7263

CC: Wilson Weisenburg

NOTICE OF HISTORIC PRESERVATION BOARD ACTION

Description

Address: 445 Park Avenue

Zoning District: HR-1 Historic Residential

Application: Material Deconstruction of Landmark Historic Material

Project Number: PL-22-05133

Action: APPROVED WITH CONDITIONS (See Below)

Date of Final Action: May 3, 2023

Project Summary: Applicant Seeks Approval for Material Deconstruction of a Portion of a Landmark Historic Structure to Facilitate the Construction of an Addition.

Action Taken

On April 5, 2023, the Historic Preservation Board conducted a public hearing and approved the Material Deconstruction for portions of 445 Park Avenue according to the following findings of fact, conclusions of law, and conditions of approval.

Findings of Fact

1. 445 Park Avenue is a Landmark Historic Structure on Park City's Historic Sites Inventory.
2. The home was originally constructed c. 1880 and is a 1.5-story Hall-Parlor style house.
3. In 1984, 445 Park Avenue was listed on the National Register of Historic Places as part of the Park City Mining Boom Era Residences Thematic District.
4. On January 4, 2022 the Applicant submitted a Historic District Design Review Pre-Application to discuss a potential addition to the Structure.



Planning Department

5. On January 3, 2023 the Applicant submitted a full Historic District Design Review application for a proposed addition.

Material Deconstruction

6. The Applicant proposes the Material Deconstruction of a portion of the existing roof and the rear exterior wall to accommodate an addition to expand the living area of the home and provide an attached garage.
7. Additions to Historic Structures shall be considered only on non-character defining facades, usually tertiary facades.
8. The Historic Preservation Board approved the Material Deconstruction to accommodate an addition and garage, accessed from the front of the property, subject to the Conditions of Approval below.

Conditions of Approval

1. The Applicant is responsible for notifying the Planning Department and Building Department prior to proposing any changes to this approval.
2. The Applicant shall submit in writing any changes, modifications, or deviations from the approved scope of work for Planning review and approval/denial in accordance with the applicable standards prior to construction.
3. Where the Historic exterior materials cannot be repaired, they shall be replaced with materials that match the original in all respects: scale, dimension, texture, profile, material and finish. Prior to removing and replacing Historic materials, the Applicant shall demonstrate to the Planning Director and Historic Preservation Planner that the materials are no longer safe and/or serviceable and cannot be repaired to a safe and/or serviceable condition. No Historic materials may be disposed of prior to advance approval by the Planning Director and Historic Preservation Planner.
4. The Applicant must obtain Historic District Design Review approval prior to the issuance of a building permit.
5. An encroachment agreement is required for work conducted five feet or less from a lot line or having the potential to encroach on another property.
6. A Soils Report completed by a geotechnical engineer as well as a temporary shoring plan, if applicable, will be required at the time of building permit application.
7. The new foundation shall not raise or lower the Landmark Historic Structure more than two feet from its original floor elevation.
8. The Historic Site shall be returned to original grade following the construction of a foundation. When the original grade cannot be achieved, generally no more than six inches (6") of the new foundation shall be visible above final grade on the primary and secondary facades.
9. The site shall be re-graded so that all water drains away from the Structure and does not enter the foundation.



Planning Department

10. A plinth, or trim board at the base of the Historic Structure, shall be added to visually anchor the Historic Structure to the new foundation.
11. The form, material, and detailing of a new foundation shall be similar to foundations of nearby structures.
12. Historic foundations shall not be concealed with masonry, block, plywood panels, corrugated metal, or wood shingles.
13. The Applicant shall complete a Historic Preservation Plan, subject to approval by the Chief Building Official and the Planning Director prior to the issuance of a building permit.
14. The Applicant shall provide the City with a Financial Guarantee to ensure compliance with the conditions and terms of the Historic Preservation Plan prior to the issuance of a building permit.
15. The Applicant shall submit a cribbing and excavation stabilization shoring plan reviewed and stamped by a State of Utah licensed and registered structural engineer prior to the issuance of a building permit. Cribbing or shoring must be of engineer specified materials. Screw-type jacks for raising and lowering the building are not allowed as primary supports once the building is lifted.
16. Historic Structures which are lifted off the foundation must be returned to the completed foundation within 45 days of the date the building permit was issued.
17. The Planning Director may make a written determination to extend this period up to 30 additional days if, after consultation with the Historic Preservation Planner, Chief Building Official, and City Engineer, he/she/they determine that it is necessary. This would be based upon the need to immediately stabilize an existing Historic property, or specific site conditions such as access, or lack thereof, exist, or in an effort to reduce impacts on adjacent properties. The Applicant is responsible for notifying the Building Department if changes are made. If the cribbing and/or shoring plan(s) are to be altered at any time during the construction of the foundation by the contractor, the structural engineer shall submit a new cribbing and/or shoring plan for review. The structural engineer shall be required to re-inspect and approve the cribbing and/or shoring alterations within five days of any relocation or alteration to the cribbing and/or shoring.
18. The Applicant shall also request an inspection through the Building Department following the modification to the ribbing and/or shoring. Failure to request the inspection will be a violation of the Preservation Plan and enforcement action through the Historic Preservation Financial Guarantee or ACE could take place.
19. The addition shall be undertaken in such a manner that if removed in the future the essential form and integrity of the Landmark Historic Structure could be restored.
20. The addition shall be visually subordinate to the Historic Structure when viewed from the primary public Right-of-Way.
21. In-line additions shall be avoided.



Planning Department

22. The Applicant shall re-use any salvageable removed original siding material to replace areas of damaged siding on the remainder of the Historic Structure.

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

Sincerely,

A handwritten signature in blue ink, appearing to read "Randy Scott", written over a horizontal line.

Randy Scott, Historic Preservation Board Chair

CC: Caitlyn Tubbs, Senior Historic Preservation Planner



Planning Department

August 10, 2023

Jonathan DeGray
degrayarch@qwest.net
(435)-649-7263

CC: Will and Lori Weisenburg

NOTICE OF PLANNING DIRECTOR DESIGNEE ACTION

Description

Address: 445 Park Avenue

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

Application: Historic District Design Review

Project Number: PL-22-05133

Action: APPROVED WITH CONDITIONS (See Below)

Date of Final Action: August 10, 2023

Project Summary: The Applicant proposes to (I) deconstruct the front porch; (II) lift the Landmark Historic Structure; (III) construct a new foundation and basement addition; (IV) lower the Landmark Historic Structure; and (V) construct a rear addition ("445 Park Avenue Historic District Design Review").

Action Taken

On August 10, 2023, the Planning Director's Designee conducted a public hearing and approved the 445 Park Avenue Historic District Design Review according to the following findings of fact, conclusions of law, and conditions of approval.

Findings of Fact

1. The Subject Property is located at 445 Park Avenue.
2. 445 Park Avenue is a Landmark Historic Structure on Park City's Historic Sites Inventory (HSI).
3. 445 Park Avenue is listed on the National Register of Historic Places as part of the Park City Mining Boom Era Residences Thematic District.



Planning Department

4. On January 4, 2022, the Applicant submitted a Historic District Design Review Pre-Application to discuss a potential addition to the Structure.
5. On January 3, 2023, the Applicant submitted a full Historic District Design Review application for a proposed addition.
6. On May 3, 2023, the Historic Preservation Board conducted a public hearing and granted approval for Material Deconstruction of 225 square feet of the siding located on the western (rear) façade of the Structure and a 92-square foot section of the existing roof form. The Historic Preservation Board also granted approval for the Applicant to deconstruct and reconstruct the existing front porch.

Conclusions of Law

1. The proposed Historic District Design Review does not diminish the Historic Integrity of the Landmark Historic Site in accordance with LMC §15-13-2(A).
2. The proposed Historic District Design Review complies with the requirements set forth in the Design Guidelines for Historic Residential Sites as set forth in LMC §15-13-2.
3. The proposed Historic District Design Review complies with the requirements set forth by the Historic Residential – 1 (HR-1) Zone as outlined in LMC Chapter 15-2.2.
4. The analysis sections included in the Staff Report dated August 10, 2023 are incorporated herein.

Conditions of Approval

1. The Applicant is responsible for notifying the Planning Department and Building Department prior to proposing any changes to this approval.
2. The Applicant shall submit in writing any changes, modifications, or deviations from the approved scope of work for Planning review and approval/denial in accordance with the applicable standards prior to construction.
3. Where the Historic exterior materials cannot be repaired, they shall be replaced with deconstructed Historic materials (if available), or materials that match the original in all respects: scale, dimension, texture, profile, material and finish. Prior to removing and replacing Historic materials, the Applicant shall demonstrate to the Planning Director (or their Designee) and the Historic Preservation Planner that the materials are no longer safe and/or serviceable and cannot be repaired to a safe and/or serviceable condition. No Historic materials may be disposed of prior to advance approval by the Planning Director (or their Designee) and the Historic Preservation Planner.



Planning Department

4. The Applicant must obtain Plat Amendment approval to consolidate the two existing Lots of Record and record the amended plat with the Summit County Recorder's Office prior to the issuance of a building permit.
5. An encroachment agreement is required for work conducted five feet or less from a Lot Line or having the potential to encroach onto another property.
6. A Soils Report completed by a geotechnical engineer as well as a temporary shoring plan, if applicable, will be required at the time of building permit application.
7. The Applicant shall submit a cribbing and excavation stabilization shoring plan reviewed and stamped by a State of Utah licensed and registered structural engineer prior to the issuance of a building permit. Cribbing or shoring must be of engineer-specified materials. Screw-type jacks for raising and lowering the building are not allowed as primary supports once the building is lifted.
8. Historic Structures which are lifted off the foundation must be returned to the completed foundation within 45 days of the date the building permit was issued.
9. The Planning Director (or their Designee) may make a written determination to extend this period up to 30 additional days if, after consultation with the Historic Preservation Planner, Chief Building Official, and City Engineer as necessary. This would be based upon the need to immediately stabilize an existing Historic property, or specific site conditions such as access, or lack thereof, exist, or in an effort to reduce impacts on adjacent properties. The Applicant is responsible for notifying the Building Department if changes are made. If the cribbing and/or shoring plan(s) are to be altered at any time during the construction of the foundation by the contractor, the structural engineer shall submit a new cribbing and/or shoring plan for review. The structural engineer shall be required to re-inspect and approve the cribbing and/or shoring alterations within five days of any relocation or alteration to the cribbing and/or shoring.
10. The Applicant shall also request an inspection through the Building Department following the modification to the cribbing and/or shoring. Failure to request the inspection will be a violation of the Preservation Plan and enforcement action through the Financial Guarantee or ACE could take place.
11. The Applicant shall provide the City with a Financial Guarantee to ensure compliance with the conditions and terms of the Historic Preservation Plan prior to the issuance of a building permit.
12. A plinth, or trim board at the base of the Historic Structure, shall be added to visually anchor the Historic Structure to the new foundation.



Planning Department

13. The addition shall be undertaken in such a manner that if removed in the future the essential form and integrity of the Landmark Historic Structure could be restored.
14. The new foundation shall not raise or lower the Landmark Historic Structure more than two feet from its original floor elevation.
15. The site shall be re-graded so that all water drains away from the Structure and does not enter the foundation. The original height of the Landmark Historic Structure is 28 feet and 8 inches from grade; the Applicant shall return the Landmark Historic Structure to its existing height. The proposed new construction (addition) shall comply with maximum height requirements as adopted in LMC § 15-2.2.
16. No more than six inches of foundation shall be visible above final grade on the primary and secondary facades.
17. The Applicant shall re-use any salvageable removed original siding material to replace areas of damaged siding on the remainder of the Historic Structure.
18. All conditions of approval from the May 3, 2023 Material Deconstruction Final Action Letter apply.

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

Sincerely,

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

Rebecca Ward, Planning Director Designee

CC: Caitlyn Tubbs, Senior Historic Preservation Planner
Project File



Planning Department

July 10, 2024

Wilson Weisenburg
CC: Jonathan DeGray, Applicant’s Representative

NOTICE OF PLANNING COMMISSION ACTION

Description

Address: 445 Park Avenue

Zoning District: Historic Residential - 1

Application: Plat Amendment

Project Number: PL-24-06104

Action: APPROVED WITH CONDITIONS (See Below)

Date of Final Action: July 10, 2024

Project Summary: The Applicant proposes to create one 3,750-square-foot Lot for a Landmark Historic Site from two 1,875-square-foot Old Town Lots.

Action Taken

On July 10, 2024, the Planning Commission conducted a public hearing and approved the 445 Park Avenue Plat Amendment according to the following Findings of Fact, Conclusions of Law, and Conditions of Approval:

Findings of Fact

1. 445 Park Avenue is a Landmark Historic Site with a Single-Family Dwelling constructed circa 1880.
2. 445 Park Avenue is within the Historic Residential - 1 Zoning District.
3. The Applicant proposes to create one 3,750-square-foot Lot from two 1,875-square-foot Old Town Lots.
4. The 3,750-square-foot Lot has a maximum building footprint of 1,519 square feet pursuant to LMC § 15-2.2-3(E), wherein $Maximum\ FP = (A/2) \times 0.9^{A/1875}$.
5. On May 3, 2023, the Historic Preservation Board approved the Material Deconstruction of a portion of the Historic Landmark Structure to construct a rear and basement addition.
6. On August 10, 2023, the Planning Director approved a Historic District Design Review for the project.



Planning Department

7. There is an existing non-historic, Non-Complying detached garage on the site that encroaches into the Front Setback by approximately nine feet and encroaches into the Side Setback by approximately three feet. The Applicant proposes to demolish the garage, which will bring the Site into compliance with Setbacks.
8. The Development Review Committee reviewed the proposed Plat Amendment on June 18, 2024, and required Condition of Approval 4 for a 10-foot snow storage easement along Park Avenue.
9. Staff published notice of the Planning Commission's public hearing on the City website, the Utah Public Notice website, and posted notice to the property on June 26, 2024. Staff mailed courtesy notice to property owners within 300 feet on June 26, 2024. The Park Record published courtesy notice on June 26, 2024.

Conclusions of Law

1. There is Good Cause for this Plat Amendment because it creates one Lot for the Landmark Historic Site so that the Historic Structure may be rehabilitated and the non-complying garage removed.
2. The Plat Amendment is consistent with the Land Management Code, including LMC Chapter 15-2.2 *Historic Residential - 1 (HR-1) Zoning District* and § 15-7.1-3(B) *Classification Of Subdivision – Plat Amendment*.
3. Neither the public nor any person will be materially injured by the proposed Plat Amendment.
4. Approval of the Plat Amendment, subject to the conditions stated below, does not adversely affect the health, safety, and welfare of the citizens of Park City.

Conditions of Approval

1. The City Planner, City Attorney, and City Engineer shall review and approve the final form and content of the Plat Amendment for compliance with State law, the Land Management Code, and these Conditions of Approval, prior to recordation of the plat.
2. The Applicant shall record this Plat Amendment at the County within one year from the date of Planning Commission approval. If recordation has not occurred within one year's time, this approval for the plat will be void, unless a request for an extension is made in writing prior to the expiration date and an extension is granted by the Planning Director.
3. Any development on the Site must comply with LMC Chapters 15-2.2 *Historic Residential – 1* and 15-3 *Off-Street Parking*.
4. The Applicant shall include a ten-foot snow storage easement along Park Avenue on the Final Plat.
5. All Conditions of Approval from the May 3, 2023, Historic Preservation Board Final Action Letter and August 10, 2023, Historic District Design Review Final Action Letter continue to apply.



Planning Department

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

Sincerely,

DocuSigned by:

0449CE71C9B8468

Sarah Hall,
Planning Commission Chair

CC: Lillian Zollinger and Meredith Covey

Planning Department Staff Report



Subject: 958 Woodside Avenue
Application: PL-24-06224
Author: Lillian Zollinger, Planner III
Date: September 5, 2024
Type of Item: Extension of Plat Amendment

Recommendation

(I) Review the proposed 958 Woodside Avenue Plat Amendment Extension; (II) conduct a public hearing; and (III) consider approving the Extension for one year based on the Draft Findings of Fact, Conclusions of Law, and Conditions of Approval (Exhibit A).

Description

Applicant: Richard and Joan Keiser, represented by Martina Nelson
Location: 958 Woodside Avenue
Zoning District: Historic Residential - 1
Adjacent Land Uses: Residential
Reason for Review: The Planning Director may consider an extension of a Plat Amendment.¹

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

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

Background

On August 22, 2023, the City Council reviewed the 958 Woodside Avenue Plat Amendment and approved [Ordinance No. 2023-39](#).

On August 5, 2024, the Applicant requested an extension to their Plat Amendment in writing, prior to the August 22, 2024, expiration date. Condition of Approval 2 states, "The Applicant shall record the plat at the County within one (1) year from the date of City Council approval. If recordation has not occurred within one (1) years' time, this Plat approval will be void, unless a request for an extension is made in writing prior to the expiration date and an extension is granted by the City Council"

On October 26, 2023, the City Council approved [Ordinance No. 2023-49](#), amending the Land Management Code (LMC), which shifted Final Action for Plats from the City Council to the Planning Commission. The Ordinance also updated LMC [§ 15-7.1-6](#),

¹ LMC [§ 15-11-12\(E\)](#)

which outlines that the “Planning Director may grant an extension to the expiration date” of a Plat.

Analysis

LMC [§ 15-7.1-6](#) states, “Applicants may request time extensions of the Planning Commission approval by submitting a request in writing to the Planning Department prior to expiration of the approval. The Planning Director may grant an extension to the expiration date when the Applicant is able to demonstrate no change in circumstance that would result in an unmitigated impact or that would result in a finding of non-compliance with the Park City General Plan or the Land Management Code in effect at the time of the extension request. Change in circumstance includes physical changes to the Property or surroundings. Notice shall be provided consistent with the requirements for a Final Plat in Section 15-1-12.

The Applicant has noted that there has been no change in circumstance nor have there been any changes to the property or surroundings that would result in an unmitigated impact or a finding of noncompliance.

The Applicant proposes no changes to the original approval. The Applicant has updated their Approved Plat to include a Sanitary Lateral Easement as noted under Finding of Fact 19, approved by Ordinance No. 2023-39. See Exhibit A for full Findings and Conditions and Attachment 1 for the Approved Plat.

Notice

Staff published notice on the City’s website and the Utah Public Notice website and posted notice to the property on August 22, 2024. Staff mailed courtesy notice to property owners within 300 feet on August 22, 2024.²

Exhibits

Exhibit A: Draft Final Action Letter
Attachment 1 – Proposed Plat

² LMC [§ 15-1-21](#)



Planning Department

September 5, 2024

Richard and Joan Keiser
958 Woodside Avenue
Park City, UT 84060

CC: Martina Nelson

NOTICE OF PLANNING DIRECTOR ACTION

Description

Address: 958 Woodside Avenue

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

Application: Plat Amendment Extension

Project Number: PL-24-06224

Action: APPROVED WITH CONDITIONS (See Below)

Date of Final Action: September 5, 2024

Project Summary: The Applicant Requests an Extension for the 958 Woodside Avenue Plat Amendment approved on August 22, 2023.

Action Taken

On September 5, 2024, the Planning Director conducted a public hearing and approved the Extension of Approval for 958 Woodside Avenue Plat Amendment according to the following Findings of Fact, Conclusions of Law, and Conditions of Approval.

Findings of Fact

1. The property is located at 958 Woodside Avenue.
2. The property is listed with Summit County as parcel numbers SA-17-A and SA-18 and consists of Lots 19, 20, and the North half of Lot 21 in the Snyder's Addition.
3. The property is in the Historic Residential-1 (HR-1) Zoning District.
4. On August 22, 2023, the City Council reviewed the 958 Woodside Avenue Plat Amendment and approved Ordinance No. 2023-39.
5. The City Council found Good Cause for the Plat Amendment because it resolves existing nonconformities including a structure that straddles lot lines, a deck that



Planning Department

straddles lot lines, and a Structure that exceeds Zoning District maximum height, present Land Uses and the Character of the HR – 1 Zoning District are retained, no public street or Right-of-Way is vacated or amended, and no easement is vacated or amended.

6. The Approved Plat creates two Lots of record.
7. Lot 1 will remain 958 Woodside Avenue, and Lot 2 will be 954 Woodside Avenue.
8. The site contains an existing Non-Historic Structure built in 1972 that straddles lot lines.
9. The current minimum Lot Size in the HR-1 Zoning District is 1,875 square feet. Lot 1 is 1,875 square feet and Lot 2 is 2,182.5 square feet.
10. The current minimum Lot Width in the HR-1 Zoning District is 25 feet. Lot 1 is 25 feet wide and Lot 2 is 32.5 feet wide.
11. No remnant Parcels are created with this Plat Amendment.
12. The Lot Sizes are consistent with adjacent Single-Family Dwelling Lots.
13. The Building Footprint of the existing Structure is 913 square feet.
14. Lot 1 will have a Maximum Building Footprint of 843.75 square feet and Lot 2 will have a Maximum Building Footprint of 1,200.67 square feet.
15. A Single-Family Dwelling is an allowed Use in the HR-1 Zoning District.
16. The Front and Rear Setback is ten feet each. The existing Structure is set back 19 feet from the Front Property line and 23 feet from the Rear Property line.
17. The Side Setback is three feet each side. The existing Structure is set back five feet from the west Property line and 29 feet from the east Property line.
18. The HR-1 Zoning District maximum height is 27 feet from existing grade. The existing Structure is non-complying and has a height of 37 feet. The non-complying Structure will be demolished prior to plat recordation with Summit County.
19. Each Lot requires two off-street Parking Spaces.
20. Snyderville Basin Water Reclamation District notes that the existing private lateral wastewater line is shared with 950 Woodside Avenue and crosses 962 Woodside Avenue, out to 10th Avenue.
21. On August 5, 2024, the Applicant requested an extension to their Plat Amendemnt in writing, prior to the August 22, 2024, expiration date. Condition of Approval 2 states, "The Applicant shall record the plat at the County within one (1) year from the date of City Council approval. If recordation has not occurred within one (1) years' time, this Plat approval will be void, unless a request for an extension is made in writing prior to the expiration date and an extension is granted by the City Council"



Planning Department

22. On October 26, 2023, the City Council approved Ordinance No. 2023-49, amending the Land Management Code (LMC), which shifted Final Action for Plats from the City Council to the Planning Commission. The Ordinance also updated LMC § 15-7.1-6, which outlines that the "Planning Director may grant an extension to the expiration date" of a Plat.
23. Staff published notice on the City's website and the Utah Public Notice website and posted notice to the property on August 15, 2024. Staff mailed courtesy notice to property owners within 300 feet on August 15, 2024.

Conclusions of Law

1. The Plat Amendment is consistent with the Land Management Code, including Chapter 15-2.2 *Historic Residential (HR-1) Zoning District*, and § 15-7.1-6, *Final Subdivision Plat*.
2. Neither the public nor any person will be materially injured by the proposed Plat Amendment.
3. Approval of the Plat Amendment, subject to the conditions stated below, does not adversely affect the health, safety, and welfare of the citizens of Park City.
4. The Applicant demonstrated that the proposal was the same and that there was no change in circumstance that would result in an unmitigated impact or that would result in a finding of non-compliance with the Park City General Plan or the Land Management Code, pursuant to LMC § 15-7.1-6(C)(4).

Conditions of Approval

1. The Planning Department, City Attorney, and City Engineer will review and approve the final form and content of the Plat for compliance with State law, the Land Management Code, and the conditions of approval, prior to recordation of the plat.
2. The Applicant shall record the plat at the County within one (1) year from the date of City Council approval. If recordation has not occurred within one (1) years' time, this Plat approval will be void, unless a request for an extension is made in writing prior to the expiration date and an extension is granted by the City Council.
3. The Plat shall note that fire sprinklers are required for all new construction.
4. A non-exclusive ten foot (10') public snow storage easement on Woodside Avenue shall be dedicated on the Plat.
5. The plat shall note the Maximum Building Footprint for Lot 1 is 843.75 square feet and Lot 2 is 1,200.67 square feet.
6. The non-historic Structure shall be demolished prior to recordation of the Plat.
7. Each Lot shall have a minimum of two Off-Street Parking spaces.



Planning Department

8. New construction on Lot 1 and Lot 2 shall comply with the LMC in effect at the time of Building Permit application.
9. Prior to redevelopment, the applicant must provide a survey of significant vegetation and submit a landscape plan that justifies replacement of the vegetation as outlined in LMC § 15-5-5(N).
10. Any development on Lots 1 and 2 must undergo the Historic District Design Review process for compliance with LMC § 15-13-8 Design Guidelines for Historic Districts and Historic Sites.
11. Any development on Lot 1 or Lot 2 shall require wastewater service be routed to Woodside Avenue, which shall include the installation of an injector waste pump.
12. The Plat shall note that this Lot is subject to Ordinance 2023-39.
13. The Engineering Department shall review and approve all Lot grading, utility installation, public improvement, and drainage plans for compliance with City standards prior to issuance of any building permits.

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

Sincerely,

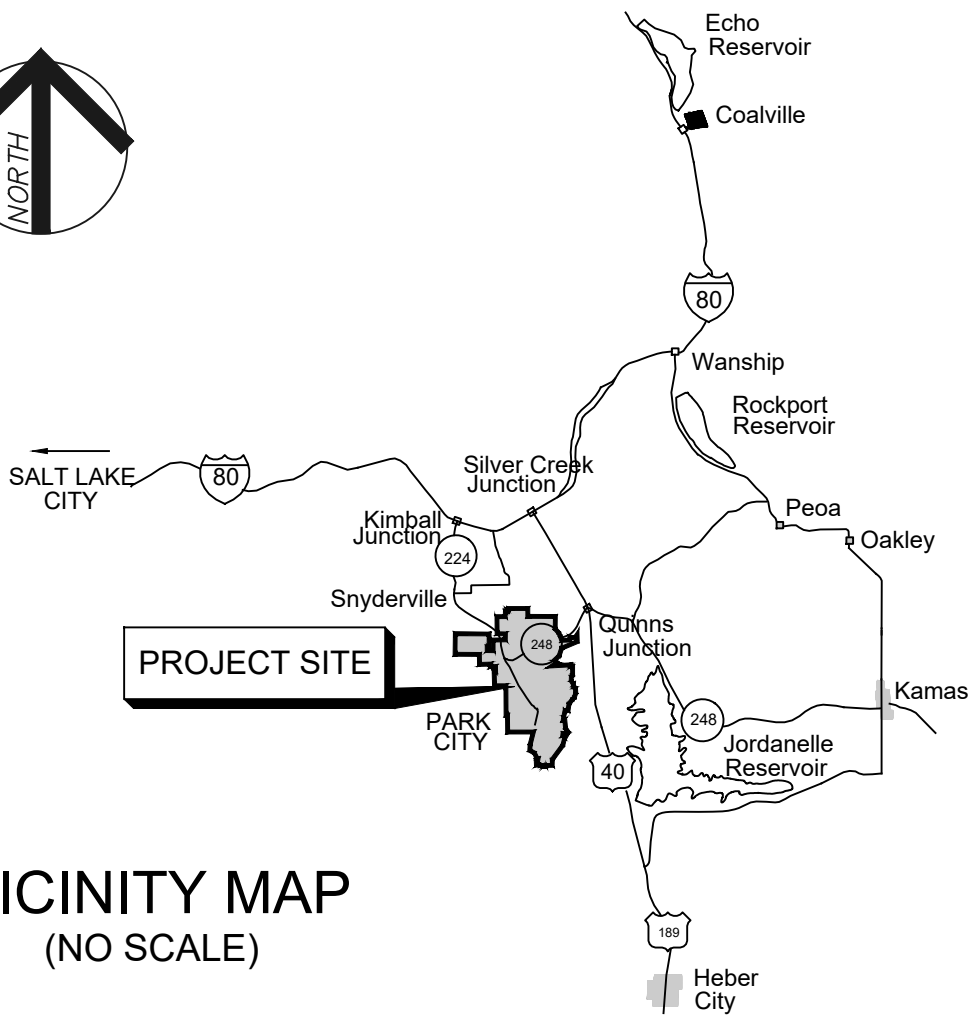
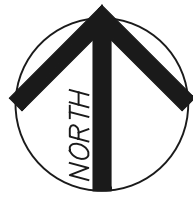
Rebecca Ward, Planning Director

CC: Lillian Zollinger, Project Planner

958 WOODSIDE AVENUE SUBDIVISION

LOT 19, LOT 20 & THE NORTH HALF OF LOT 21 IN BLOCK 3 OF
SNYDERS ADDITION TO THE PARK CITY SURVEY
LYING WITHIN THE NORTHEAST QUARTER OF
SECTION 16, TOWNSHIP 2 SOUTH, RANGE 4 EAST
SALT LAKE BASE & MERIDIAN
SUMMIT COUNTY, UTAH

NOT FOR RECORDATION
(APPROVED BY COUNCIL 08/22/2023)



VICINITY MAP
(NO SCALE)



GRAPHIC SCALE
1 INCH = 50 FEET
THIS MAP PRINTS TO SCALE
AT SIZE 24"X36" PAPER

LEGEND



FOUND STREET
MONUMENT

PLAT NOTES

1. SEE RECORD OF SURVEY S-11162, RECORDED 02/14/2023 IN THE OFFICE OF THE SUMMIT COUNTY RECORDER.
2. THIS PLAT IS SUBJECT TO THE CONDITIONS OF APPROVAL OF ORDINANCE 2023-29. THIS ORDINANCE WAS APPROVED ON 08/22/2023.
- 3A. 950 WOODSIDE AVENUE AND 958 WOODSIDE AVENUE ARE SERVED BY A COMMON PRIVATE LATERAL WASTEWATER LINE THAT CROSSES 962 WOODSIDE AVENUE. WHEN A MAJOR REMODEL OR RENOVATION OCCURS ON LOTS 1 OR 2, WASTEWATER SERVICE WILL BE REQUIRED TO BE ROUTED TO WOODSIDE AVENUE. EJECTOR PUMPING OF THE LOWER LEVELS MAY BE REQUIRED.
- 3B. THE PRIVATE LATERAL EASEMENT FOR THE BENEFIT OF 950 WOODSIDE AVENUE WILL EXPIRE ONCE THE BUILDING AT 950 WOODSIDE AVENUE UNDERGOES A MAJOR REMODEL OR RENOVATION WHEN WASTEWATER SERVICE WILL BE REQUIRED TO BE ROUTED TO WOODSIDE AVENUE.

LEGAL DESCRIPTION

LOT 19, LOT 20 & THE NORTH HALF OF LOT 21 IN BLOCK 3 OF SNYDERS ADDITION TO THE PARK CITY SURVEY, ON FILE AND OF RECORD AT THE SUMMIT COUNTY, UTAH RECORDER'S OFFICE.

BEING MORE PARTICULARLY DESCRIBED AS:

A PARCEL OF LAND LYING WITHIN THE NORTHEAST QUARTER OF SECTION 16, TOWNSHIP 2 SOUTH, RANGE 4 EAST; SALT LAKE BASE & MERIDIAN, SUMMIT COUNTY, UTAH.

BEGINNING AT A FOUND & ACCEPTED STREET CENTERLINE MONUMENT AT THE INTERSECTION OF PARK AVENUE WITH ELEVENTH STREET, BASIS OF BEARINGS BEING SOUTH 54°01'00" EAST 860.00' FEET BETWEEN FOUND STREET MONUMENTS AT THE INTERSECTION OF PARK AVENUE WITH ELEVENTH STREET AND PARK AVENUE WITH NINTH STREET;

THENCE SOUTH 54°01'00" WEST A DISTANCE OF 200.00 FEET;

THENCE SOUTH 35°59'00" EAST A DISTANCE OF 430.00 FEET;

THENCE SOUTH 35°59'00" EAST A DISTANCE OF 65.00 FEET;

THENCE NORTH 54°01'00" EAST A DISTANCE OF 25.00' TO THE TRUE POINT OF BEGINNING;

THENCE NORTH 54°01'00" EAST A DISTANCE OF 75.00 FEET;

THENCE SOUTH 35°59'00" EAST A DISTANCE OF 62.50 FEET;

THENCE SOUTH 54°01'00" WEST A DISTANCE OF 75.00 FEET;

THENCE NORTH 35°59'00" WEST A DISTANCE OF 62.50 FEET TO THE TRUE POINT OF BEGINNING.

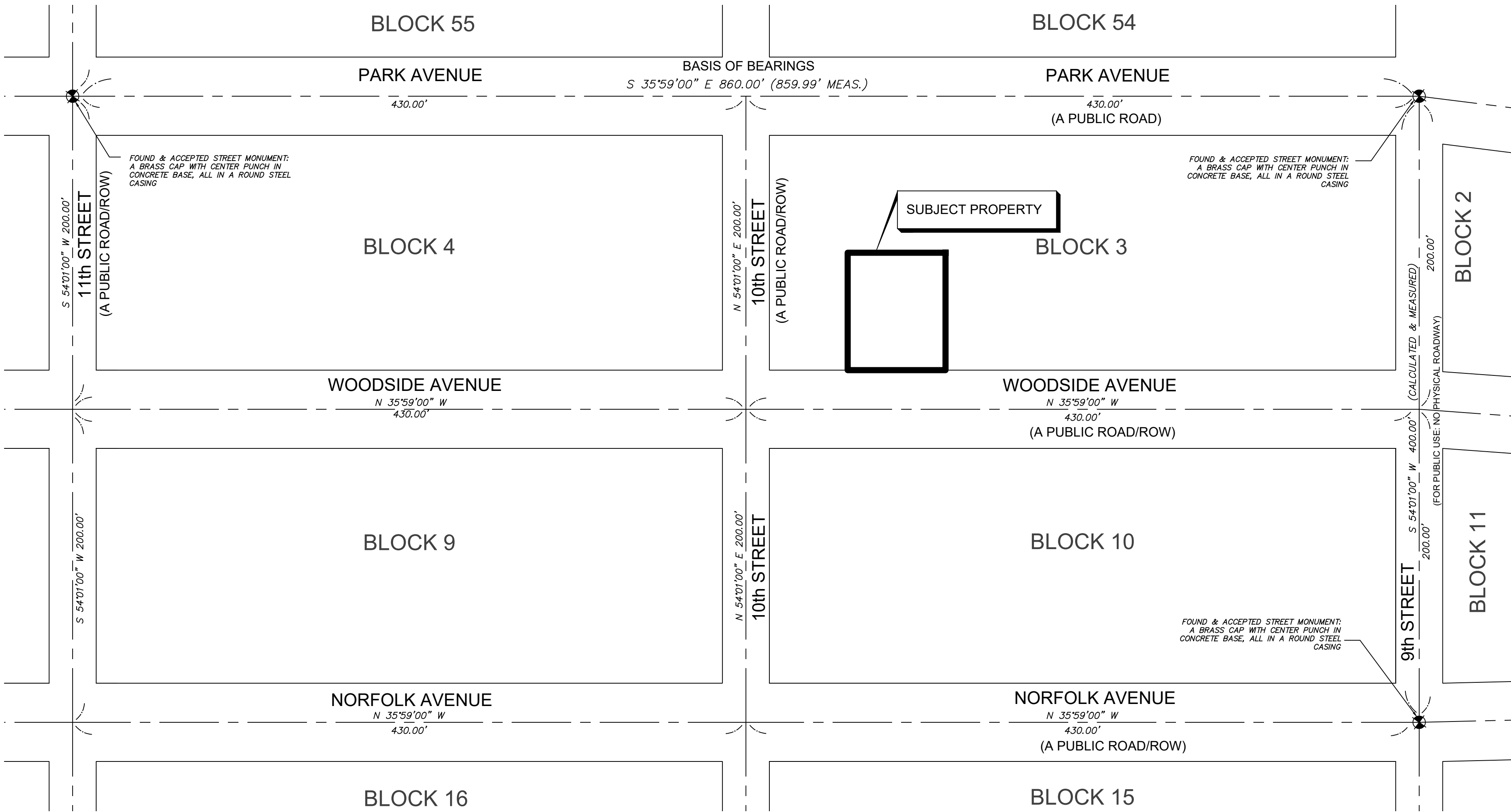
CONTAINS 4687.5 SQUARE FEET OR 0.108 ACRES.

CONTAINS 2 LOTS.

SURVEYOR'S CERTIFICATE

I, MARTINA NELSON, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH AND THAT I HOLD LICENSE NUMBER 8910903 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYORS LICENSING ACT. I FURTHER CERTIFY THAT I HAVE COMPLETED A SURVEY AND HAVE REFERENCED A RECORD OF SURVEY MAP OF THE EXISTING PROPERTY BOUNDARIES IN ACCORDANCE WITH SECTION 17-23-17 AND HAVE COMPILED THE BOUNDARY LOCATIONS AND HAVE PLACED MONUMENTS AS REPRESENTED ON THE PLAT.

I DO FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS, I HAVE SUBDIVIDED SAID PROPERTY INTO LOTS AND HAVE HEREINAFTER TO BE KNOWN AS "958 WOODSIDE AVENUE SUBDIVISION".



OWNER'S DEDICATION AND CONSENT TO RECORD

KNOW ALL MEN BY THESE PRESENTS THAT, RICHARD KEISER AND JOAN W. KEISER, THE UNDERSIGNED OWNERS OF THE HEREIN DESCRIBED TRACT OF LAND, TO BE KNOWN HEREAFTER AS THE UNDERSIGNED OWNER(S) OF THE HEREIN DESCRIBED TRACT OF LAND KNOWN AS THE 958 WOODSIDE AVENUE SUBDIVISION, DO HEREBY CERTIFY THAT I HAVE CAUSED THIS PLAT TO BE PREPARED, AND DOES HEREBY CONSENT TO THE RECORDATION OF THIS PLAT.

ALSO, THE OWNER OR ITS REPRESENTATIVE, HEREBY IRREVOCABLY OFFERS FOR DEDICATION TO THE CITY OF PARK CITY ALL THE EASEMENTS SHOWN ON THIS PLAT AMENDMENT IN ACCORDANCE WITH AN IRREVOCABLE OFFER OF DEDICATION.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET OUR HAND THIS ____ DAY OF _____, 2023.

RICHARD KEISER

JOAN W. KEISER

ACKNOWLEDGMENT

STATE OF _____
COUNTY OF _____

ON THIS ____ DAY OF _____, 2023, RICHARD KEISER & JOAN W. KEISER, 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 THEY ARE THE LANDOWNERS, AND THAT SAID DOCUMENT WAS SIGNED BY THEM, AND THEY ACKNOWLEDGED TO ME THAT THEY EXECUTED THIS "958 WOODSIDE AVENUE SUBDIVISION" PLAT AMENDMENT.

SIGNATURE _____
A NOTARY PUBLIC COMMISSIONED IN _____
PRINTED NAME _____
RESIDING IN _____
MY COMMISSION EXPIRES: _____
COMMISSION NUMBER _____

SHEET 1 OF 2
09/04/2023

Park City
Surveying
PO Box 682993
Park City, UT 84068
435-649-2918
WWW.PARKCITYSURVEY.COM

SNYDERVILLE BASIN WATER
RECLAMATION DISTRICT

REVIEWED FOR CONFORMANCE TO SNYDERVILLE BASIN WATER RECLAMATION DISTRICT STANDARDS ON THIS ____ DAY OF _____, 2023.

S.B.W.R.D.

PARK CITY PLANNING COMMISSION

APPROVED AND ACCEPTED BY THE PARK CITY PLANNING COMMISSION ON THIS ____ DAY OF _____, 2023.

CHAIRPERSON

COUNCIL APPROVAL & ACCEPTANCE

APPROVAL AND ACCEPTANCE BY THE PARK CITY COUNCIL THIS ____ DAY OF _____, 2023.

MAYOR

ENGINEER'S CERTIFICATE

I FIND THIS PLAT TO BE IN ACCORDANCE WITH INFORMATION ON FILE IN MY OFFICE THIS ____ DAY OF _____, 2023.

PARK CITY ENGINEER

CERTIFICATE OF ATTEST

I CERTIFY THIS RECORD OF SURVEY MAP WAS APPROVED BY PARK CITY COUNCIL THIS ____ DAY OF _____, 2023.

PARK CITY RECORDER

APPROVAL AS TO FORM

APPROVED AS TO FORM THIS ____ DAY OF _____, 2023.

PARK CITY ATTORNEY

PUBLIC SAFETY ANSWERING
POINT APPROVAL

APPROVED THIS ____ DAY OF _____, 2023.

BY: JEFF WARD, GIS DIRECTOR
SUMMIT COUNTY GIS COORDINATOR

RECORDED

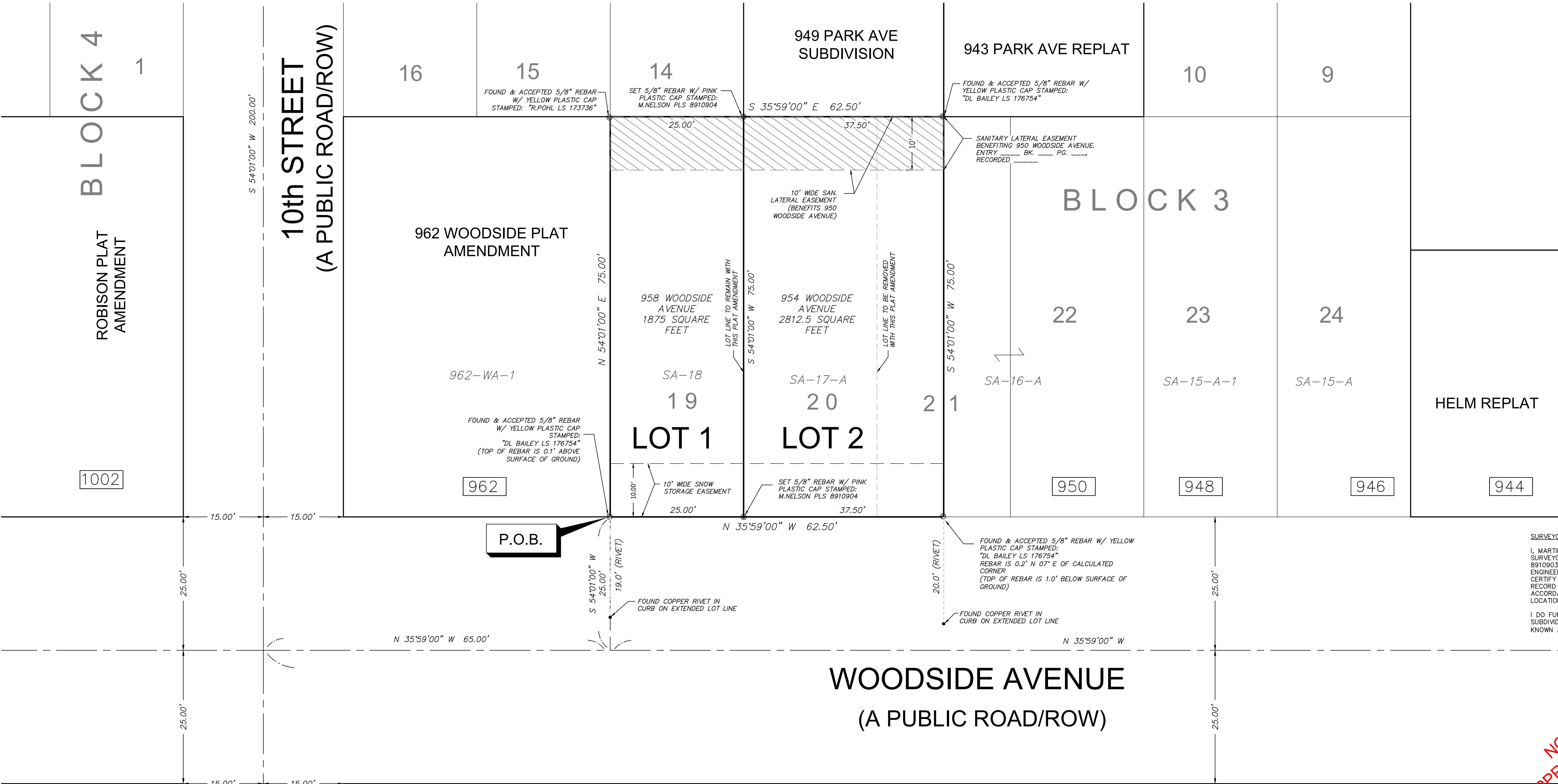
ENTRY NUMBER: _____
BOOK _____ PAGE: _____
STATE OF UTAH, COUNTY OF _____
DATE: _____ TIME: _____
FEE PAID: _____
RECORDED AND FILED AT THE REQUEST OF: _____

COUNTY RECORDER:

958 WOODSIDE AVENUE SUBDIVISION

LOT 19, LOT 20 & THE NORTH HALF OF LOT 21 OF BLOCK 3 OF
SNYDERS ADDITION TO THE PARK CITY SURVEY
LYING WITHIN THE NORTHEAST QUARTER OF
SECTION 16, TOWNSHIP 2 SOUTH, RANGE 4 EAST
SALT LAKE BASE & MERIDIAN
SUMMIT COUNTY, UTAH

NOT FOR RECORDATION
(APPROVED BY COUNCIL 08/22/2023)



GRAPHIC SCALE
1 INCH = 10 FEET
THIS MAP PRINTS TO SCALE
AT SIZE 24"X36" PAPER

LEGEND

- FOUND REBAR W/ CAP (AS DESCRIBED)
- SET 5/8" REBAR W/ PINK PLASTIC CAP STAMPED: "M.NELSON PLS 8910903"
- [123] ADDRESS
- SA-18 SUMMIT COUNTY PARCEL IDENTIFICATION
- 32 SNYDERS ADDITION ORIGINAL LOT NUMBER

SURVEYOR'S CERTIFICATE
I, MARTINA NELSON, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH AND THAT I HOLD LICENSE NUMBER 8910903 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYORS LICENSING ACT. I FURTHER CERTIFY THAT I HAVE COMPLETED A SURVEY AND HAVE REFERENCED A RECORD OF SURVEY MAP OF THE EXISTING PROPERTY BOUNDARIES IN ACCORDANCE WITH SECTION 17-23-17 AND HAVE VERIFIED THE BOUNDARY LOCATIONS AND HAVE PLACED MONUMENTS AS REPRESENTED ON THE PLAT.
I DO FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS, I HAVE SUBDIVIDED SAID PROPERTY INTO LOTS AND SHEETS, HEREINAFTER TO BE KNOWN AS "958 WOODSIDE AVENUE SUBDIVISION".

NOT FOR RECORDATION
(APPROVED BY COUNCIL 08/22/2023)

SHEET 2 OF 2
09/04/2023

Park City
Surveying
PO Box 682993
Park City, UT 84068
435-649-2918
WWW.PARKCITYSURVEY.COM

RECORDED

ENTRY NUMBER: _____
BOOK: _____ PAGE: _____
STATE OF UTAH, COUNTY OF _____
DATE: _____ TIME: _____
FEE PAID: _____
RECORDED AND FILED AT THE REQUEST OF: _____
COUNTY RECORDER: _____

Planning Department Staff Report



Subject: 768 Mountain Oak Court
Application: PL-23-05890
Author: Meredith Covey, Planner I
Date: September 5, 2024
Type of Item: Administrative Permit – Accessory Apartment

Recommendation

(I) Review the Administrative Permit for an Accessory Apartment, (II) conduct a public hearing, and (III) consider approving the Administrative Permit based on the Findings of Fact, Conclusions of Law, and Conditions of Approval outlined in the draft Final Action Letter (Exhibit A).

Description

Applicant: Kelly Pfaff
Location: 768 Mountain Oak Court
Zoning District: Single-Family
Adjacent Land Uses: Residential
Reason for Review: Land Management Code [§ 15-4-7\(B\)](#) requires an Administrative Permit for an Accessory Apartment with Planning Department review and approval.

LMC Land Management Code
SF Single Family

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

Background

768 Mountain Oak Court is Lot 56 of the Park Meadows Subdivision No. 1, recorded with Summit County in 1976 (Parcel No. PKM-56) (Exhibit B). According to the Summit County Assessor webpage, the Single-Family Dwelling at 768 Mountain Oak Court was constructed in 1976.

The Applicant proposes constructing a detached Accessory Apartment in the rear yard (Exhibit C). LMC [§ 15-15-1](#) defines an Accessory Apartment as a self-contained apartment with cooking, sleeping, and sanitary facilities, created by adding onto or within a detached Single-Family Dwelling or detached garage. Accessory Apartments do not increase the residential Unit Equivalent of the property and are an Accessory

Use to the primary dwelling. The proposed Structure is a detached Accessory Apartment and is subject to additional requirements as outlined in LMC [§ 15-4-7\(A\)\(8\)](#).



Figure 1: 768 Mountain Oak Court Image from Google Maps

Analysis

(I) The proposal to construct a detached Accessory Apartment, as conditioned, complies with the Single-Family Zoning District requirements.

LMC [§ 15-2.11-2\(A\)\(4\)](#) *Single-Family Zoning District Uses* establishes Accessory Apartments as an allowed use, subject to Administrative Permit approval and compliance with LMC [§ 15-4-7](#) *Accessory Apartments*.

LMC [§ 15-2.11-3](#) *Single-Family Zoning District Lot and Site Requirements* establishes the following:

Requirement	Analysis of Proposal
Front Setback - 20 feet	The proposed detached Accessory Apartment is set behind the existing Single-Family Dwelling and complies with the minimum 20-foot Front Setback.
Rear Setback – 15 feet	The proposed detached Accessory Apartment is set behind the existing Single-Family Dwelling and is proposed to be 7 feet 6 inches from the rear property line. Condition of Approval 1 requires that the Applicant's plans be revised to locate the detached Accessory Apartment at least 15 feet from the rear property line prior to building permit submittal.
Side Setback – 12 feet	The proposed detached Accessory Apartment is proposed to be 5 feet from the Side Setback. Condition of Approval 2 requires that the Applicant's plans be revised to locate the detached Accessory Apartment at least 12 feet from the side property line prior to building permit submittal.

LMC [§ 15-2.11-4](#) *Single-Family Zoning District Building Height* establishes the following:

Requirement	Analysis of Proposal
18 feet from Existing Grade	The Applicant proposes the height of the detached Accessory Structure be 18 feet from Existing Grade. Condition of Approval 3 requires the Applicant to submit a roof over topography showing existing grade and compliance with height prior to Building Permit submittal.

LMC [§ 15-2.11-5](#) *Single-Family Zoning District Architectural Review* requires projects to comply with LMC Chapter 15-5 *Architectural Review*:

Requirement	Analysis of Proposal
-------------	----------------------

Outdoor Lighting	The Dark Sky Code requires outdoor lighting to be Fully Shielded, down directed, with bulbs 3,000 degrees Kelvin or less. Condition of Approval 4 requires outdoor lighting for the property be in compliance with LMC § 15-5-5(J) .
Water Wise Landscaping	Pursuant to LMC § 15-5-5(N) At least fifty percent (50%) of the Landscaped Area shall be Water Wise Landscaping containing approved non-invasive drought tolerant plants, and/or minimal irrigation. Water Wise Landscaping may be satisfied through approved vegetation, location of planting methods such as Xeriscaping or Hydrozoning, using healthy soil practices (that promotes soil moisture retention), such as compost, or biochar, and/or biodiverse plantings, or approved based on a site-specific Planning Department review. Condition of Approval 5 requires modifications to landscaping to comply with LMC § 15-5-5(N) .

(II) The Accessory Apartment, as conditioned, complies with the requirements of Land Management Code § 15-4-7.

LMC [§ 15-4-7](#) establishes the following requirements for Accessory Apartments:

Requirement	Analysis of Proposal
Accessory Apartments shall be no more than 1/3 of the Single-Family Dwelling and are limited to a maximum Floor Area of 1,000 square feet.	The Single-Family Dwelling is 3,329 square feet. The proposed detached Accessory Apartment has a Floor Area of 832 square feet. Condition of Approval 8 requires that the Applicant submit verification of the dimensions of the proposed Floor Area prior to Building Permit submittal.
Accessory Apartments shall have no more than two bedrooms.	The proposed detached Accessory Apartment has one bedroom.
Parking – one space per bedroom must be provided in addition to the existing requirement for the primary	LMC § 15-3-6(A) requires two parking spaces for a Single-Family Dwelling and one additional parking spaces for the detached Accessory Apartment. The Single-Family Dwelling at 768 Mountain Court has a

residence.	two-car garage satisfying the parking requirements for the main Dwelling. The proposed detached Accessory Apartment provides one Parking Space in a Single-Car Garage on the ground floor of the Structure. The proposed plans satisfy the parking requirements outlined in LMC § 15-3-6(A).
Deed Restriction	Condition of Approval 6 requires a Deed Restriction outlining the limitations of the detached Accessory Apartment to be recorded with the Summit County Recorder prior to submittal of a building permit.
Nightly Rentals – Prohibited.	The Deed Restriction shall prohibit Nightly Rentals of the detached Accessory Apartment. The minimum rental term for the Accessory Apartment is 90 days (Condition of Approval 7).
Homeowner Association Notification	LMC § 15-4-7(A)(7) requires notification of the proposed detached Accessory Apartment to homeowner associations registered with the Park City Building Department pursuant to LMC § 15-1-12(F) . 768 Mountain Oak Court is not part of a homeowner association.

(III) The Accessory Apartment, as conditioned, complies with the requirements of Land Management Code § 15-4-7(A)(8).

LMC [§ 15-4-7\(A\)\(8\)](#) establishes the following requirements for detached Accessory Apartments.

Requirement	Analysis of Proposal
Detached Accessory Apartments are allowed on Lots 3,750 square feet or greater.	The Lot of 768 Mountain Oak Court is 13,068 square feet in size.
Detached Accessory Apartments shall comply with Zoning District Setbacks for Single-Family Dwellings.	As conditioned, the proposed detached Accessory Apartment is compliant with the Zoning District Setbacks for Single-Family Dwellings.
Detached Accessory Apartments shall comply with	The recorded plat has no regulations that are more restrictive than the underlying Zoning District.

the Area of Disturbance, Limits of Disturbance, and any other regulation indicated on the recorded plat that is more restrictive than the underlying Zoning District.	
Detached Accessory Apartments shall not exceed a maximum height of eighteen feet (18') from Existing Grade.	The proposed detached Accessory Apartment does not exceed a maximum height of 18 feet from Existing Grade

(IV) The Development Review Committee reviewed the proposal on August 20, 2024.¹

The Development Review Committee had no Conditions of Approval.

Department Review

The Planning Department reviewed this report.

Notice

Staff published notice on the City's website and posted notice to the property on August 21, 2024. Staff mailed courtesy notice to adjacent property owners on August 21, 2024.²

Public Input

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

Alternatives

- The Planning Director may approve the Administrative Permit.
- The Planning Director may deny the Administrative Permit and direct staff to make Findings for the denial.
- The Planning Director may request additional information and continue the discussion to a date certain.

Exhibits

Exhibit A: Draft Final Action Letter

Exhibit B: Park Meadows Subdivision No. 1

Exhibit C: Proposed Plans

¹ The Development Review Committee meets the first and third Tuesday of each month to review and provide comments on Planning Applications, including review by the Building Department, Engineering Department, Sustainability Department, Transportation Planning Department, Code Enforcement, the City Attorney's Office, Local Utilities including Rocky Mountain Power and Dominion Energy, the Park City Fire District, Public Works, Public Utilities, and the Snyderville Basin Water Reclamation District (SBWRD).

² LMC [§ 15-1-21](#)



Planning Department

September 6, 2024

Kelly Pfaff
768 Mountain Oak Court
Park City, Utah 84060

NOTICE OF PLANNING DEPARTMENT ACTION

Description

Address: 768 Mountain Oak Court

Zoning District: Single-Family

Application: Administrative Permit

Project Number: PL-23-05890

Action: APPROVED WITH CONDITIONS (See Below)

Date of Final Action: September 5, 2024

Project Summary: The Applicant proposes construction of a detached Accessory Apartment.

Action Taken

On September 5, 2024, the Planning Director conducted a public hearing and approved the Administrative Permit for a detached Accessory Apartment according to the following findings of fact, conclusions of law, and conditions of approval:

Findings of Fact

1. 768 Mountain Oak Court is Lot 56 of the Park Meadows Subdivision No. 1, recorded with Summit County in 1976 (Parcel No. PKM-56).
2. According to the Summit County Assessor webpage, the Single-Family Dwelling at 768 Mountain Oak Court was constructed in 1976.
3. The Applicant proposes constructing a detached Accessory Apartment in the rear yard.
4. LMC Section 15-15-1 defines an Accessory Apartment as a self-contained apartment with cooking, sleeping, and sanitary facilities, created by adding onto or within a detached Single-Family Dwelling or detached garage.
5. Accessory Apartments do not increase the residential Unit Equivalent of the property and are an Accessory Use to the primary dwelling.



Planning Department

6. LMC Section 15-2.11-2(A)(4) *Single-Family Zoning District Uses* establishes Accessory Apartments as an allowed use, subject to Administrative Permit approval and compliance with LMC Section 15-4-7 *Accessory Apartments*.
7. LMC Section 15-2.11-3 *Single-Family Zoning District Lot and Site Requirements* establishes the Setbacks for the Lot.
8. The proposed detached Accessory Apartment is set behind the existing Single-Family Dwelling and complies with the minimum 20-foot Front Setback.
9. The proposed detached Accessory Apartment is set behind the existing Single-Family Dwelling and is proposed to be 7 feet 6 inches from the rear property line. Condition of Approval 1 requires that the Applicant's plans be revised to locate the detached Accessory Apartment at least 15 feet from the rear property line prior to building permit submittal.
10. The proposed detached Accessory Apartment is proposed to be 5 feet from the Side Setback. Condition of Approval 2 requires that the Applicant's plans be revised to locate the detached Accessory Apartment at least 12 feet from the side property line prior to building permit submittal.
11. LMC Section 15-2.11-4 *Single-Family Zoning District Building Height* establishes the maximum Building height as 18 feet from Existing Grade.
12. The Applicant proposes the height of the detached Accessory Structure be 18 feet from Existing Grade.
13. LMC Section 15-2.11-5 *Single-Family Zoning District Architectural Review* requires projects to comply with LMC Chapter 15-5 *Architectural Review*.
14. The Dark Sky Code requires outdoor lighting to be Fully Shielded, down directed, with bulbs 3,000 degrees Kelvin or less. Condition of Approval 4 requires outdoor lighting for the property be in compliance with LMC Section 15-5-5(J).
15. Pursuant to LMC Section 15-5-5(N) At least fifty percent (50%) of the Landscaped Area shall be Water Wise Landscaping containing approved non-invasive drought tolerant plants, and/or minimal irrigation. Water Wise Landscaping may be satisfied through approved vegetation, location of planting methods such as Xeriscaping or Hydrozoning, using healthy soil practices (that promotes soil moisture retention), such as compost, or biochar, and/or biodiverse plantings, or approved based on a site-specific Planning Department review.
16. LMC Section 15-4-7 *Accessory Apartments* establishes requirements for Accessory Apartments.
17. The Single-Family Dwelling is 3,329 square feet. The proposed detached Accessory Apartment has a Floor Area of 832 square feet.



Planning Department

18. The proposed detached Accessory Apartment has one bedroom.
19. LMC Section 15-3-6(A) requires two parking spaces for a Single-Family Dwelling and one additional parking space for the Accessory Apartment. The Single-Family Dwelling at 768 Mountain Court has a two-car garage satisfying the parking requirements for the main Dwelling.
20. The proposed detached Accessory Apartment provides one Parking Space in a Single-Car Garage on the ground floor of the Structure. The proposed plans satisfy the parking requirements outlined in LMC Section 15-3-6(A)
21. LMC Section 15-4-7(A)(7) requires notification of the proposed Accessory Apartment to homeowner associations registered with the Park City Building Department pursuant to LMC Section 15-1-12(F). 768 Mountain Oak Court is not part of a homeowner association.
22. LMC Section 15-4-7(A)(8) *Detached Accessory Apartments* establishes the requirements for Detached Accessory Apartments.
23. The Lot of 768 Mountain Oak Court is 13,068 square feet in size.
24. As conditioned, the proposed detached Accessory Apartment is compliant with the Zoning District Setbacks for Single-Family Dwellings.
25. The recorded plat has no regulations that are more restrictive than the underlying Zoning District.
26. The Development Review Committee evaluated the proposed detached Accessory Apartment on August 21, 2024, and had no Conditions of Approval.

Conclusions of Law

1. The Accessory Apartment, as conditioned, complies with LMC Chapter 15-11 *Single-Family Zoning District*.
2. The Accessory Apartment, as conditioned, complies with LMC Section 15-4-7 *Accessory Apartments*.
3. The Accessory Apartment, as conditioned, complies with the requirements of Land Management Code Section 15-4-7(A)(8) *Detached Accessory Apartments*.

Conditions of Approval

1. The Applicant shall submit updated plans with the Accessory Apartment set back 15 feet from the rear property line prior to building permit submittal.
2. The Applicant shall submit updated plans with the Accessory Apartment set back 12 feet from the side property line prior to building permit submittal.
3. The Applicant shall submit a roof over topography showing existing grade and compliance with height requirements prior to building permit submittal.



Planning Department

4. All outdoor lighting for the property shall be brought into compliance with the dark sky code outlined in LMC Section 15-5-5(J). All outdoor lighting must be fully shielded, down-directed, with bulbs 3,000 degrees Kelvin or less.
5. Modifications to landscaping shall comply with the water wise requirements outlined in LMC Section 15-5-5(N).
6. Prior to building permit issuance, the Applicant shall record with Summit County a Deed Restriction that meets the requirements of LMC Section 15-4-7 in a form approved by the City Attorney's Office.
7. Nightly Rental of the Accessory Apartment is prohibited. The Accessory Apartment shall be rented for no term less than 90 days.
8. The Applicant shall submit verification of the dimensions of the proposed Floor Area prior to Building Permit issuance.

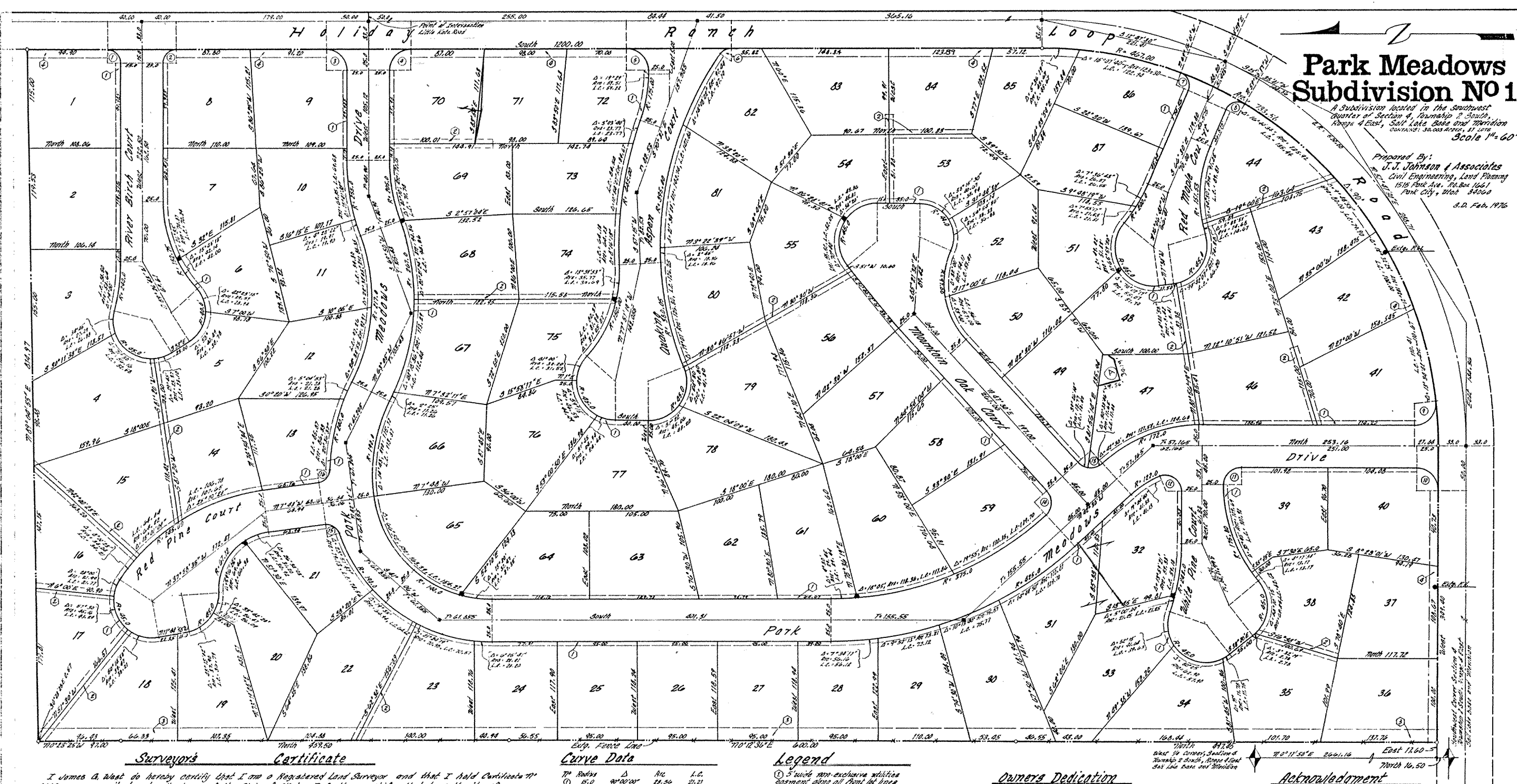
If you have questions or concerns regarding this Final Action Letter, please call 435-640-8683 or email meredith.covey@parkcity.org.

Sincerely,

Rebecca Ward, Planning Director

CC: Meredith Covey

SERIAL # = PKM - LOT #



① PKM-47-A

480-283

<u>Waverly Basin Sewer Improvement District</u> Approved and Accepted by the Waverly Basin Sewer Improvement District this _____ Day of _____ A.D. 1976 <u>St. Melvin Glenderson</u> Chairman	<u>City Planning Commission</u> Approved & Accepted by the Park City Planning Commission this <u>17</u> Day of <u>MARCH</u> A.D. 1976	<u>Engineers Certificate</u> Approved & Accepted by the Park City Engineering Department this <u>17</u> Day of <u>MARCH</u> A.D. 1976 <u>Thomas C. Perkins</u> Park City Engineer	<u>Approval as to Form</u> Approved as to Form this <u>30</u> Day of <u>MARCH</u> A.D. 1976 <u>Pat A. [Signature]</u> Park City Attorney	<u>Certificate of Attest</u> Attest this <u>1st</u> Day of <u>APRIL</u> A.D. 1976 <u>Bruce C. Decker</u> Park City Recorder	<u>Council Approval & Acceptance</u> Approved & Accepted by the Park City Council this <u>15th</u> Day of <u>April</u> A.D. 1976 <u>Leon Uriarte</u> Mayor	<u>Recorded</u> 131290 State of Utah County of Summit Recorded and Filed at the request of: <u>W. C. GLENNON, INC.</u> Date <u>5-5-76</u> Time <u>11:35</u> Book _____ Page _____ <u>53,570</u> Fee \$ <u>0</u> <u>Wanda D. [Signature]</u> Summit County Recorder
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NEW ACCESSORY APARTMENT

IRWIN-PACK PHAFF

768 MOUNTAIN OAK COURT
PARK CITY, UT 84060



A-0.01 COVER
A-0.02 SITE PLAN

ARCHITECTURAL

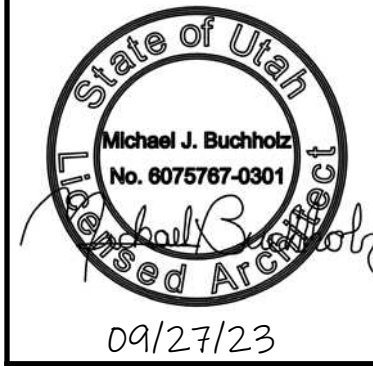
A-1.01 FLOOR PLANS

A-2.01 ELEVATIONS (FRONT & BACK)
A-2.02 ELEVATION (RIGHT & LEFT)
A-2.03 EXTERIOR PERSPECTIVES

A-3.01 BUILDING SECTIONS

SQUARE FOOTAGE BREAKDOWN

FOOTPRINT	841 S.F.
GROUNG/ENTRY LEVEL	
GARAGE	541 S.F.
LIVING	239 S.F.
TOTAL	780 S.F.
UPPER LEVEL	593 S.F.
TOTAL LIVABLE	832 S.F.



MJBArchitecture & Design
3907 WEST VIEWPOINTE DRIVE
PARK CITY, UTAH
mjbarchitecture.com
435-602-0097

CONSULTING WITH
JP ARCHITECTURAL
PO BOX 2338
PARK CITY, UT 84060
jparchmod@gmail.com
435-646-4375

NEW ACCESSORY APARTMENT
IRWIN-PACK PHAFF
768 MOUNTAIN OAK COURT
PARK CITY, UT 84060

COVER PAGE

09/27/23

DESIGN REV.

A-0.01



State of Utah

Michael J. Bushhorn

No. 0075767-0001

09/27/23

MJBArchitecture & Design

3907 WEST VIEWPOINTE DRIVE

PARK CITY, UTAH

mjbarchitecture.com

435-602-0097

CONSULTING WITH

JP ARCHITECTURAL

PO BOX 2338

PARK CITY, UT 84060

SITE PLAN

NEW ACCESSORY APARTMENT

IRWIN-PACK PHAFF

768 MOUNTAIN OAK COURT

PARK CITY, UT 84060

09/27/23

DESIGN REV.

1/8"=1'-0"

A-0.02

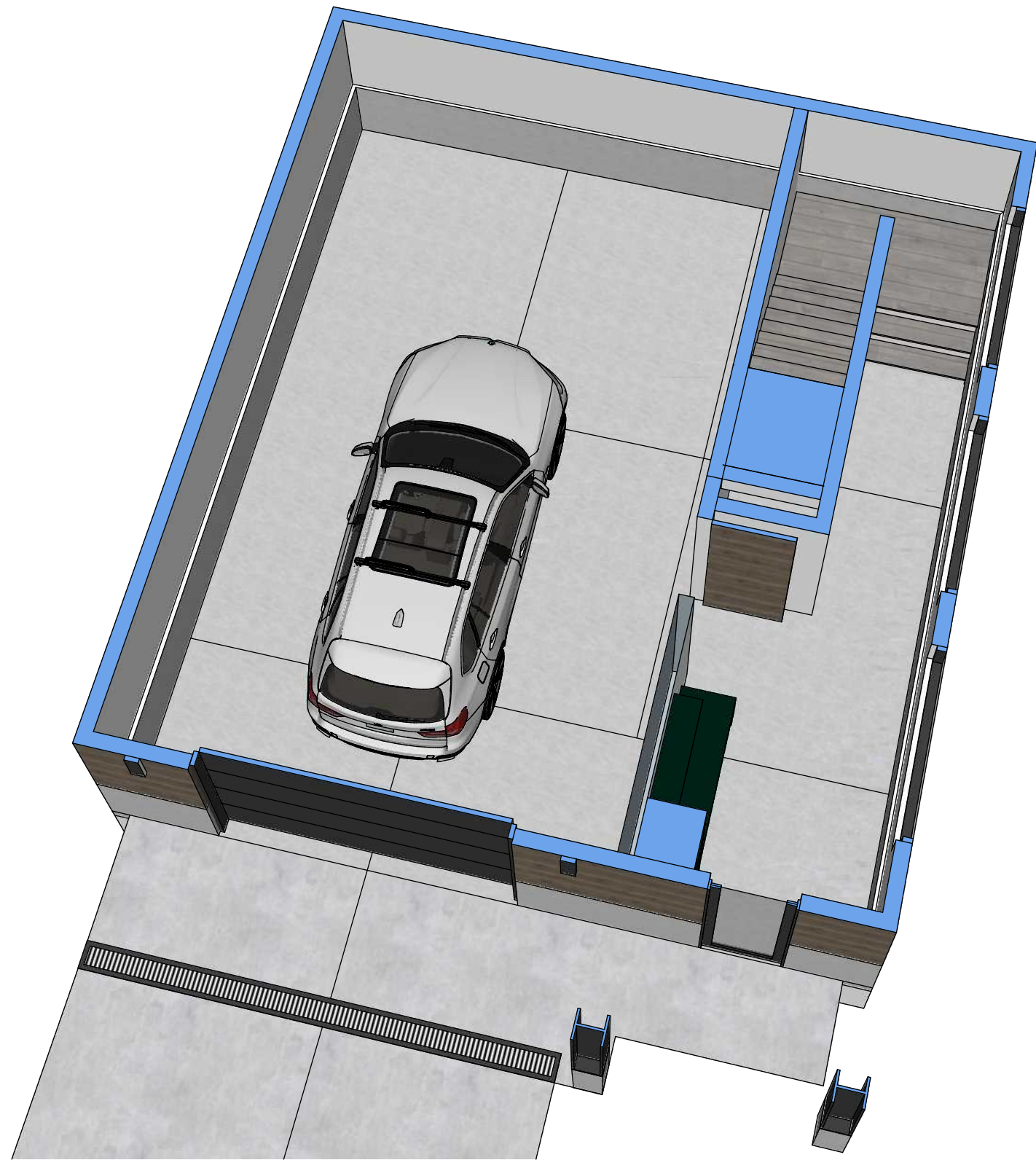
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DESIGN REV.

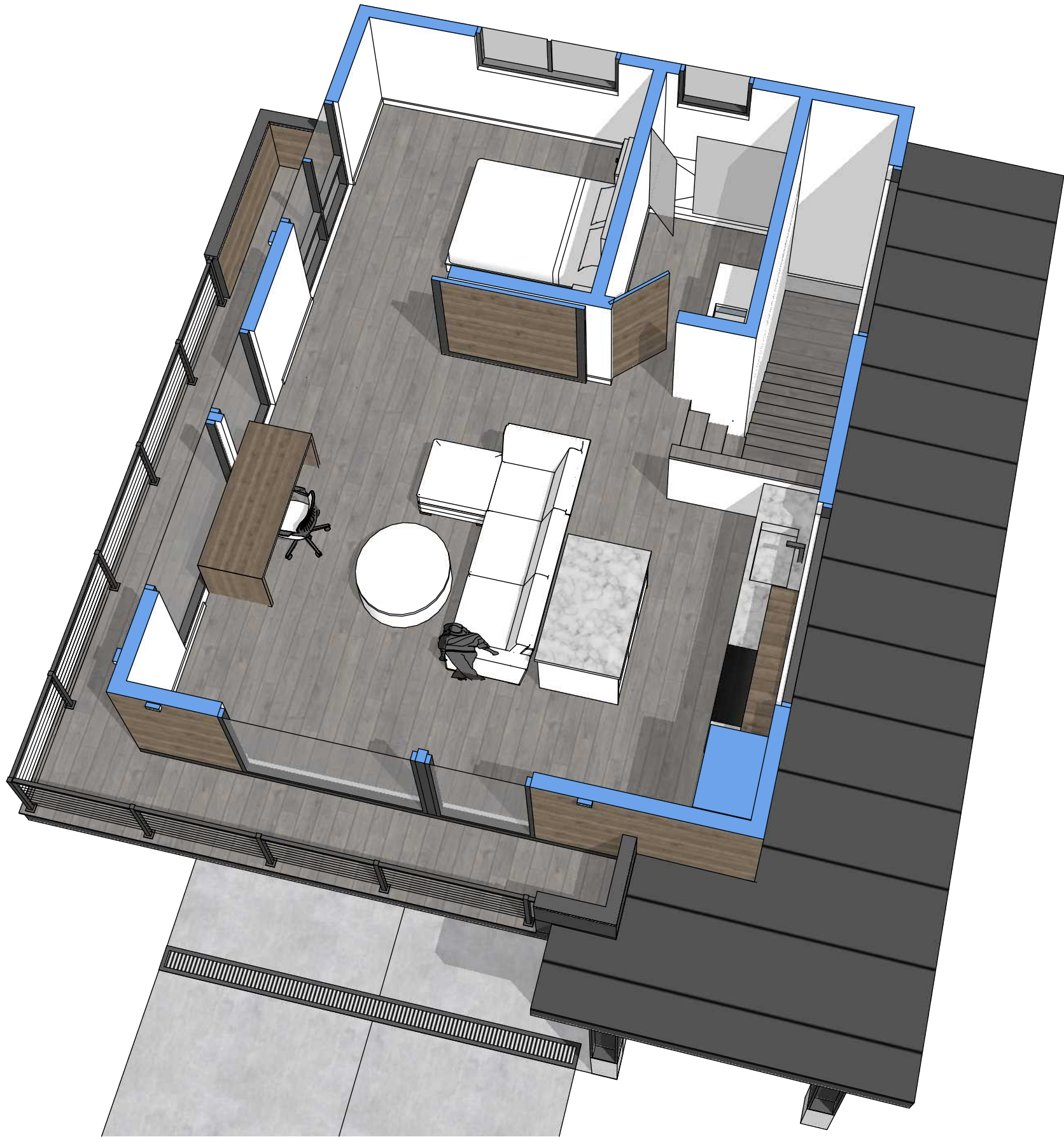
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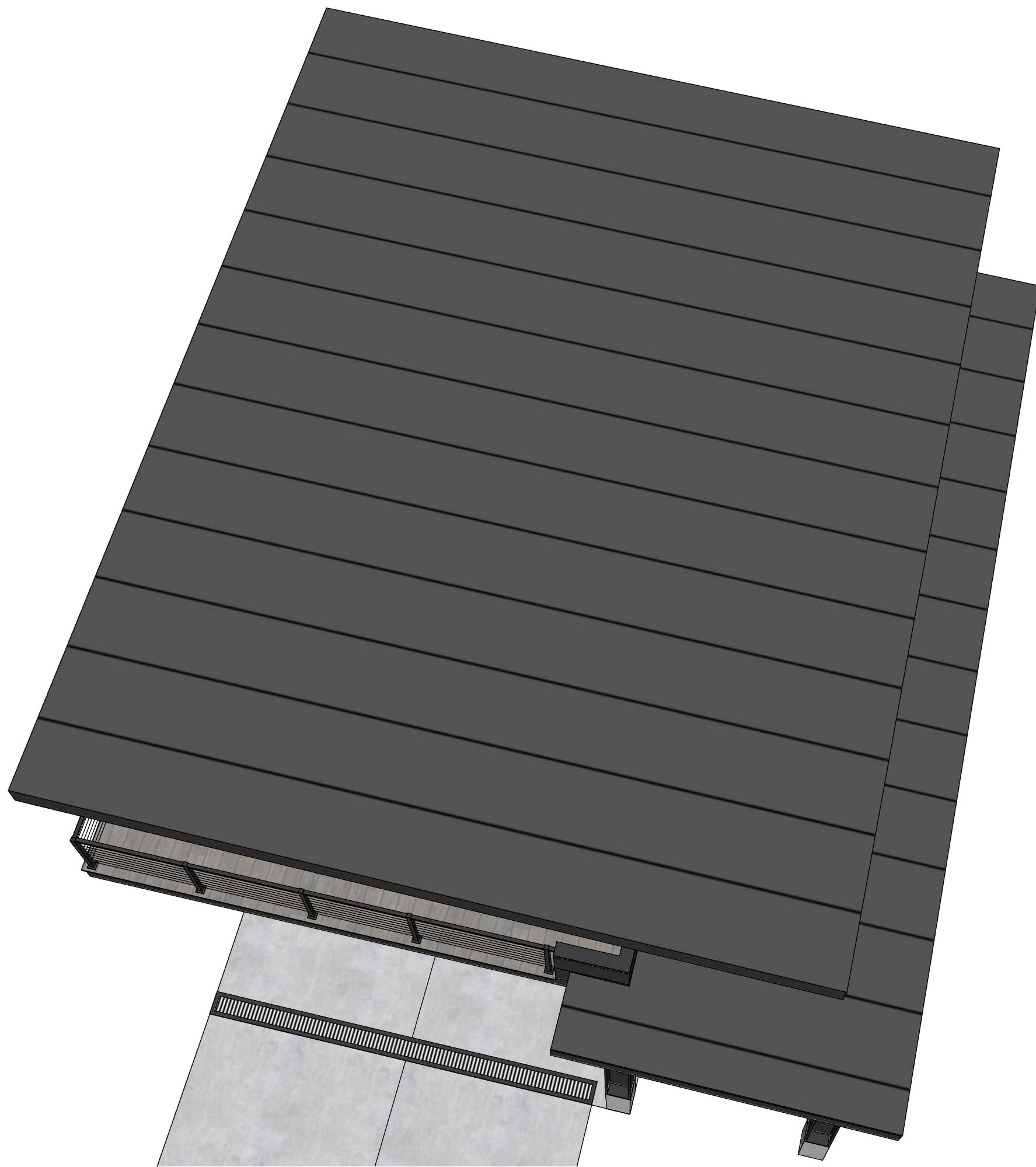
Page 80 of 127



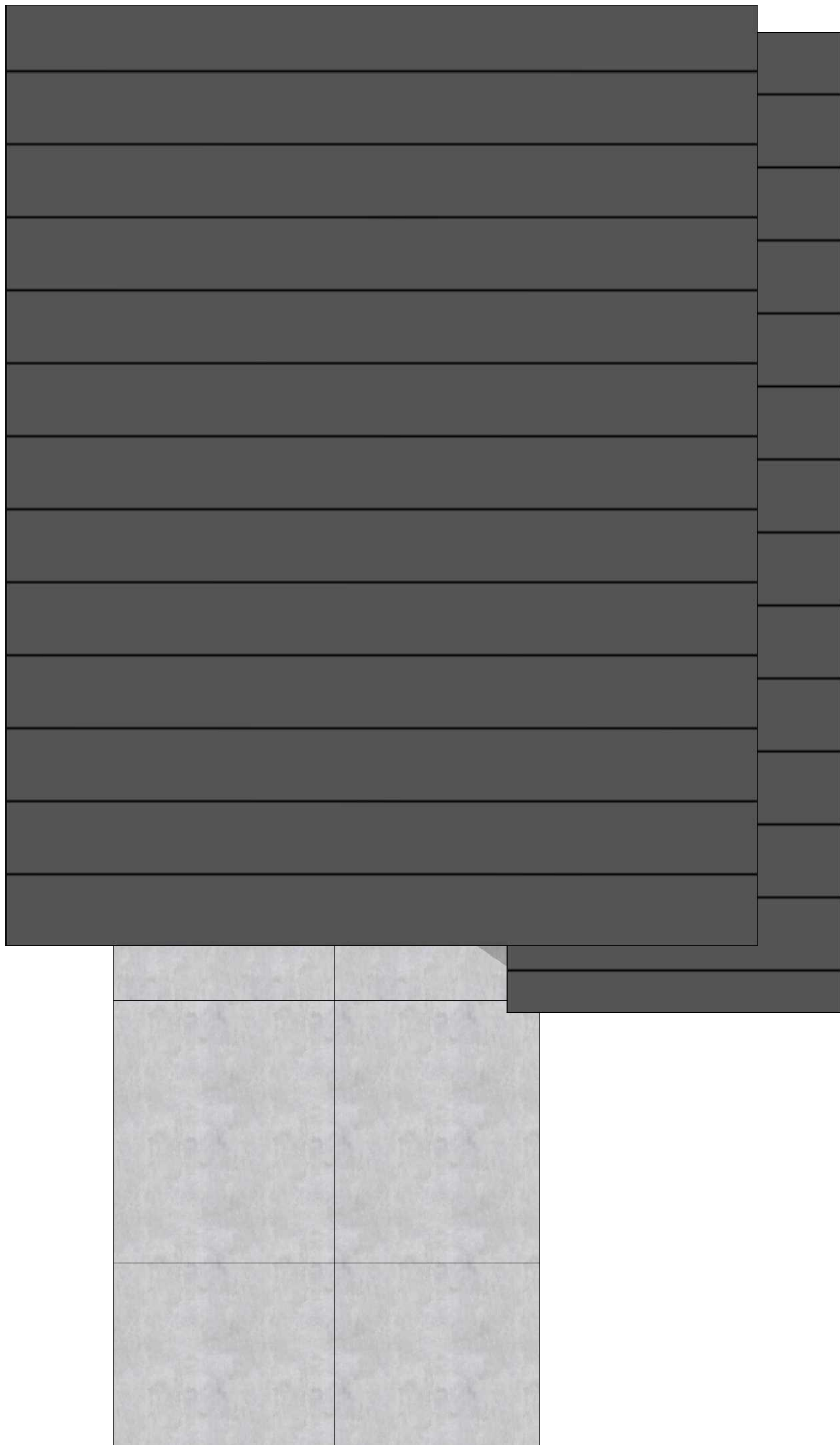
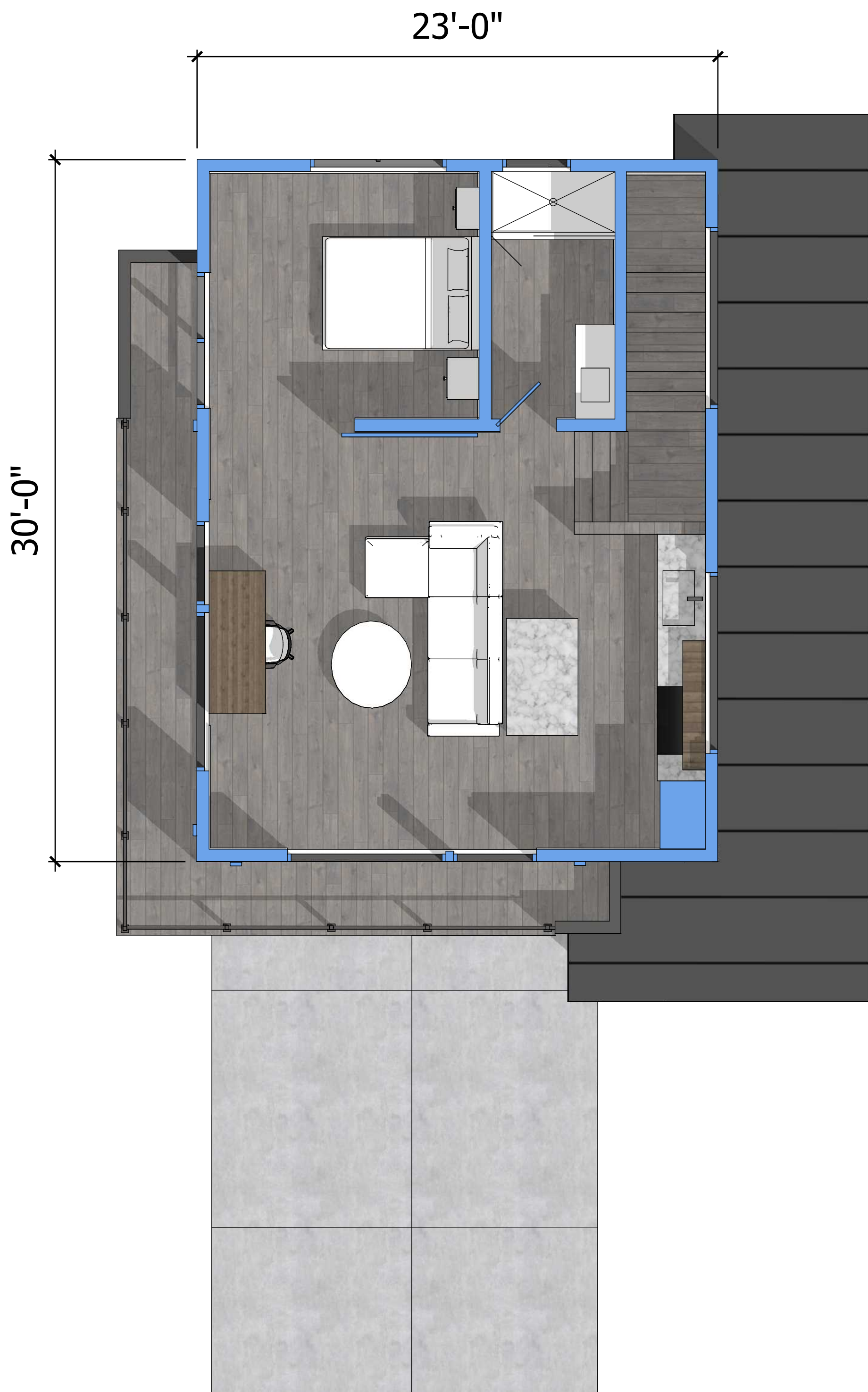
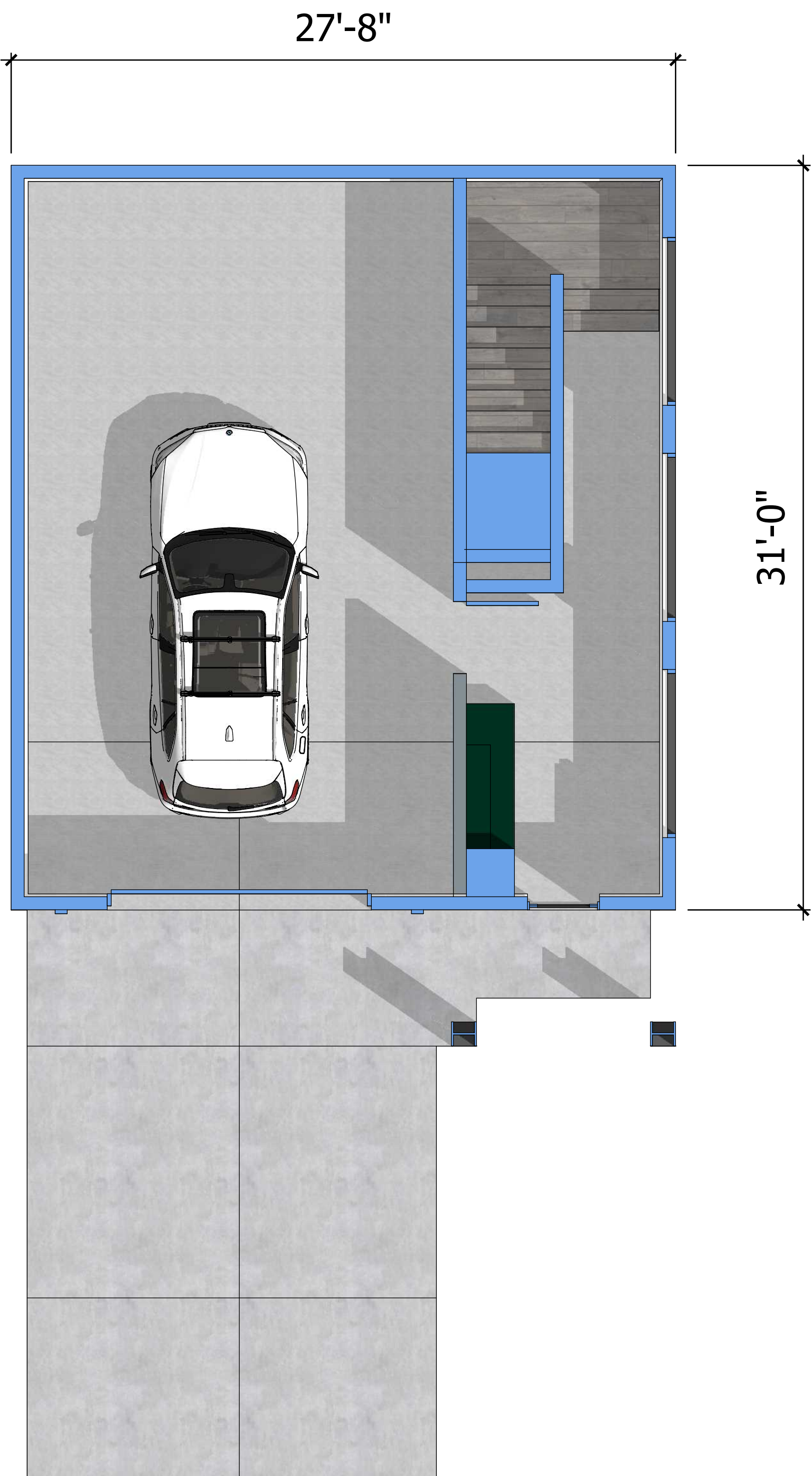
GROUND FLOOR PLAN



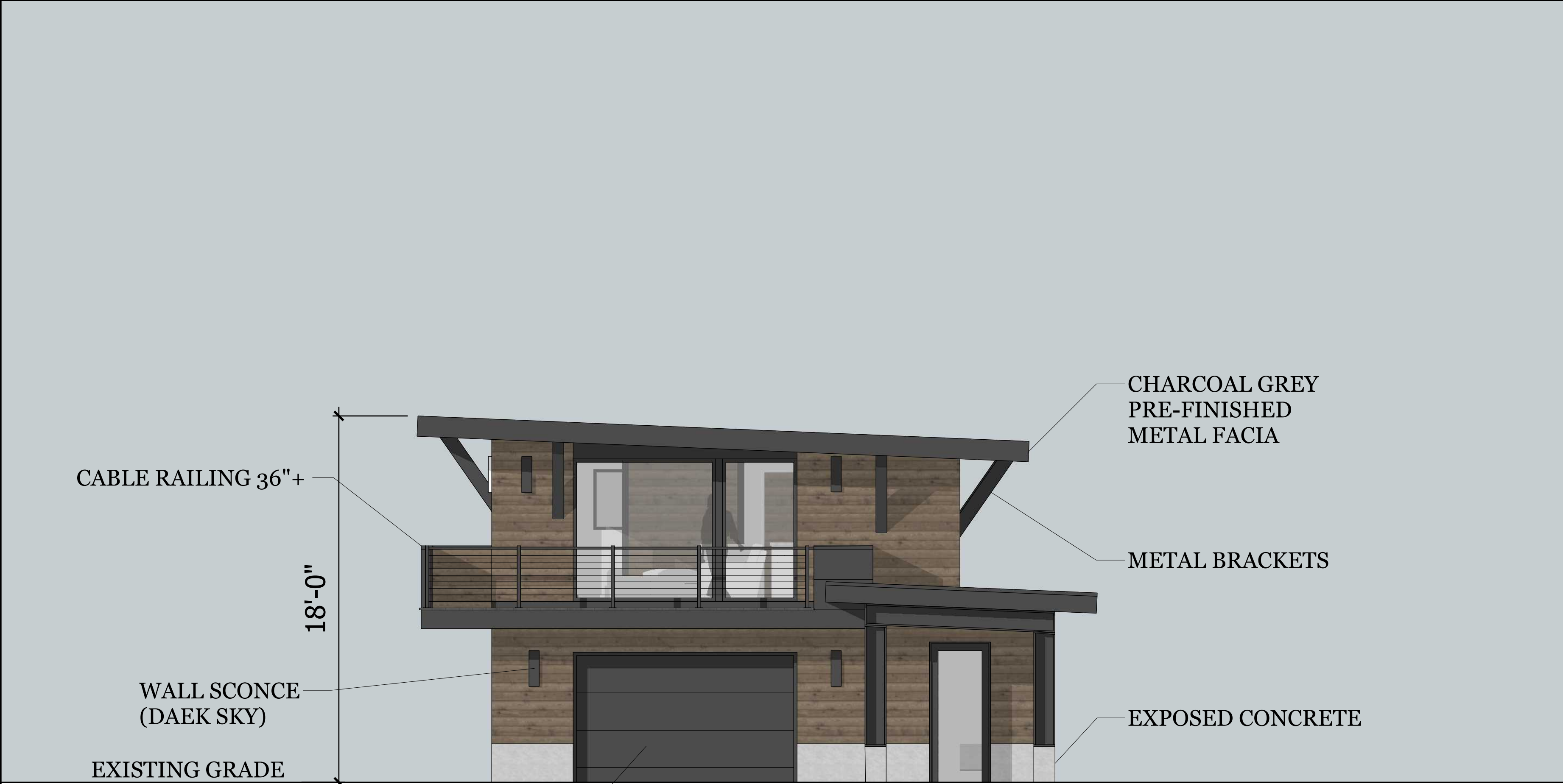
UPPER FLOOR PLAN



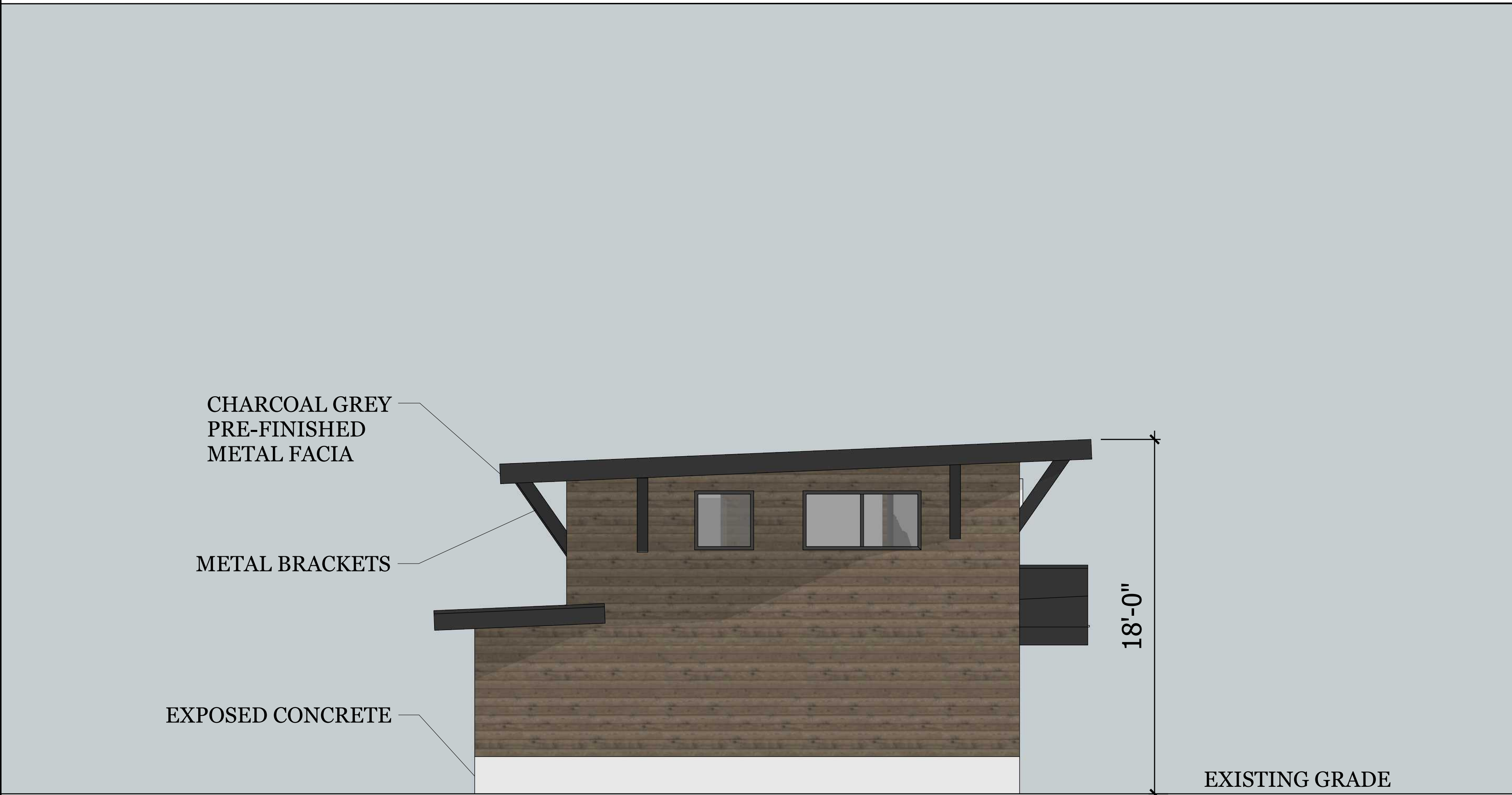
ROOF PLAN



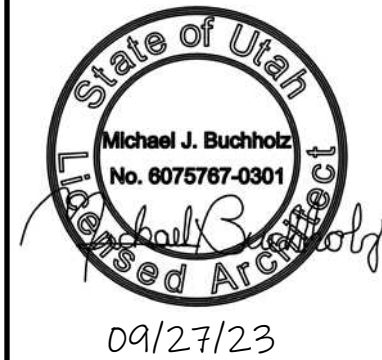
State of Utah Professional Engineer Michael J. Buchholz No. 0075767-0001 09/27/23	
MJBArchitecture & Design 3907 WEST VIEWPOINTE DRIVE PARK CITY, UTAH mjbarchitecture.com 435-602-0097	
CONSULTING WITH JP ARCHITECTURAL PO BOX 2338 PARK CITY, UT 84060 jparchmod@gmail.com 435-640-4375	
NEW ACCESSORY APARTMENT IRWIN-PACK PHAFF 768 MOUNTAIN OAK COURT PARK CITY, UT 84060	
FLOOR PLANS	
09/27/23 DESIGN REV. 1/4"=1'	
A-1.01	



FRONT ELEVATION



BACK ELEVATION



MJBArchitecture & Design
3907 WEST VIEWPOINT DRIVE
PARK CITY, UTAH
mjbarchitecture.com
435-602-0097

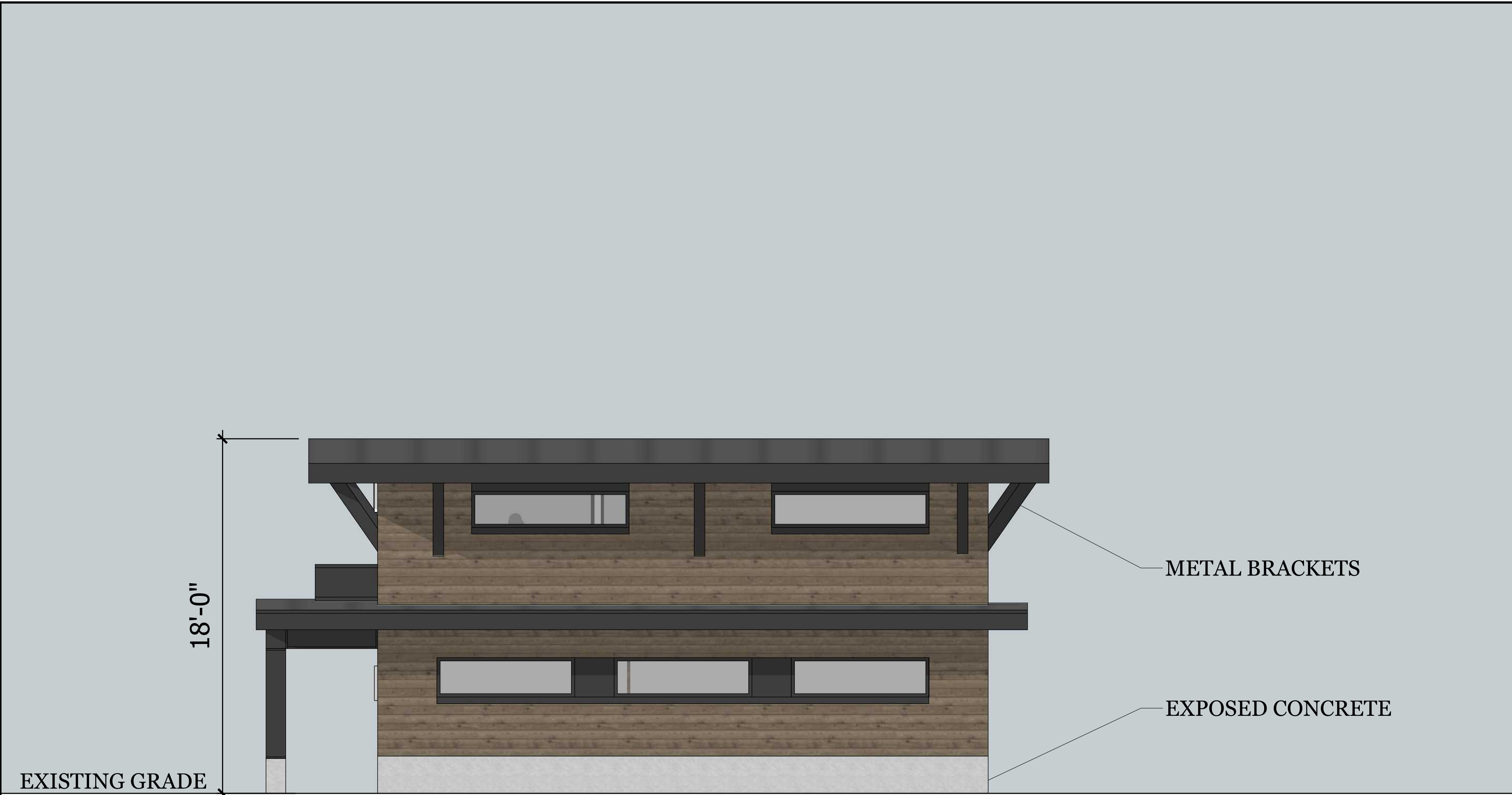
CONSULTING WITH
JP ARCHITECTURAL
PO BOX 2338
PARK CITY, UT 84060
jparchmod@gmail.com
435-646-4375

NEW ACCESSORY APARTMENT
IRWIN-PACK PHAFF
768 MOUNTAIN OAK COURT
PARK CITY, UT 84060

ELEVATIONS (FRONT & BACK)

09/27/23
DESIGN REV.
1/4"=1'-0"

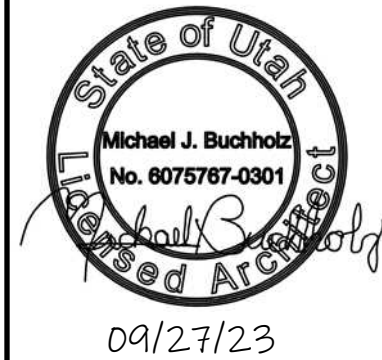
A-2.01



RIGHT ELEVATION



LEFT ELEVATION



MJBArchitecture & Design
3907 WEST VIEWPOINTE DRIVE
PARK CITY, UTAH
mjbarchitecture.com
435-602-0097

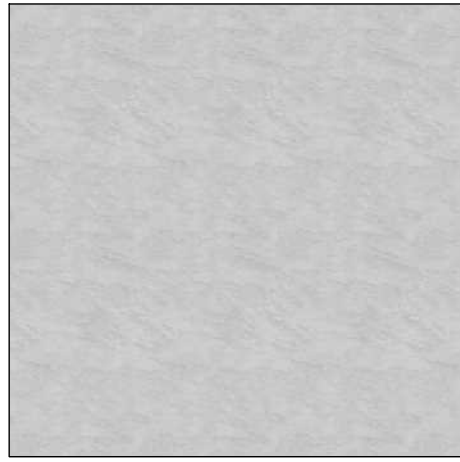
CONSULTING WITH
JP ARCHITECTURAL
PO BOX 2338
PARK CITY, UT 84060
jparchmod@gmail.com
435-646-4375

NEW ACCESSORY APARTMENT
IRWIN-PACK PHAFF
768 MOUNTAIN OAK COURT
PARK CITY, UT 84060

ELEVATIONS (RIGHT & LEFT

09/27/23
DESIGN REV.
1/4"=1'-0"

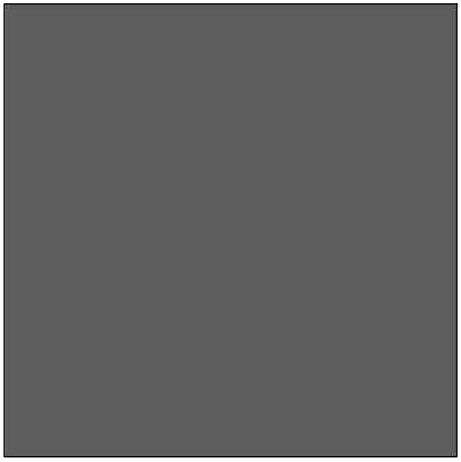
A-2.02



EXPOSED CONCRETE



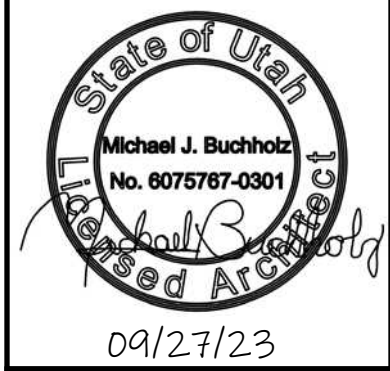
BROWN 1X6 BEVELED
EDGE CEDAR TO MATCH
EXISTING HOUSE



CHARCOAL GREY
PRE-FINISHED METAL



CHARCOAL GREY
METAL STANDING
SEAM ROOF



MJBArchitecture & Design
3907 WEST VIEWPOINTE DRIVE
PARK CITY, UTAH
mjbarchitecture.com
435-602-0097

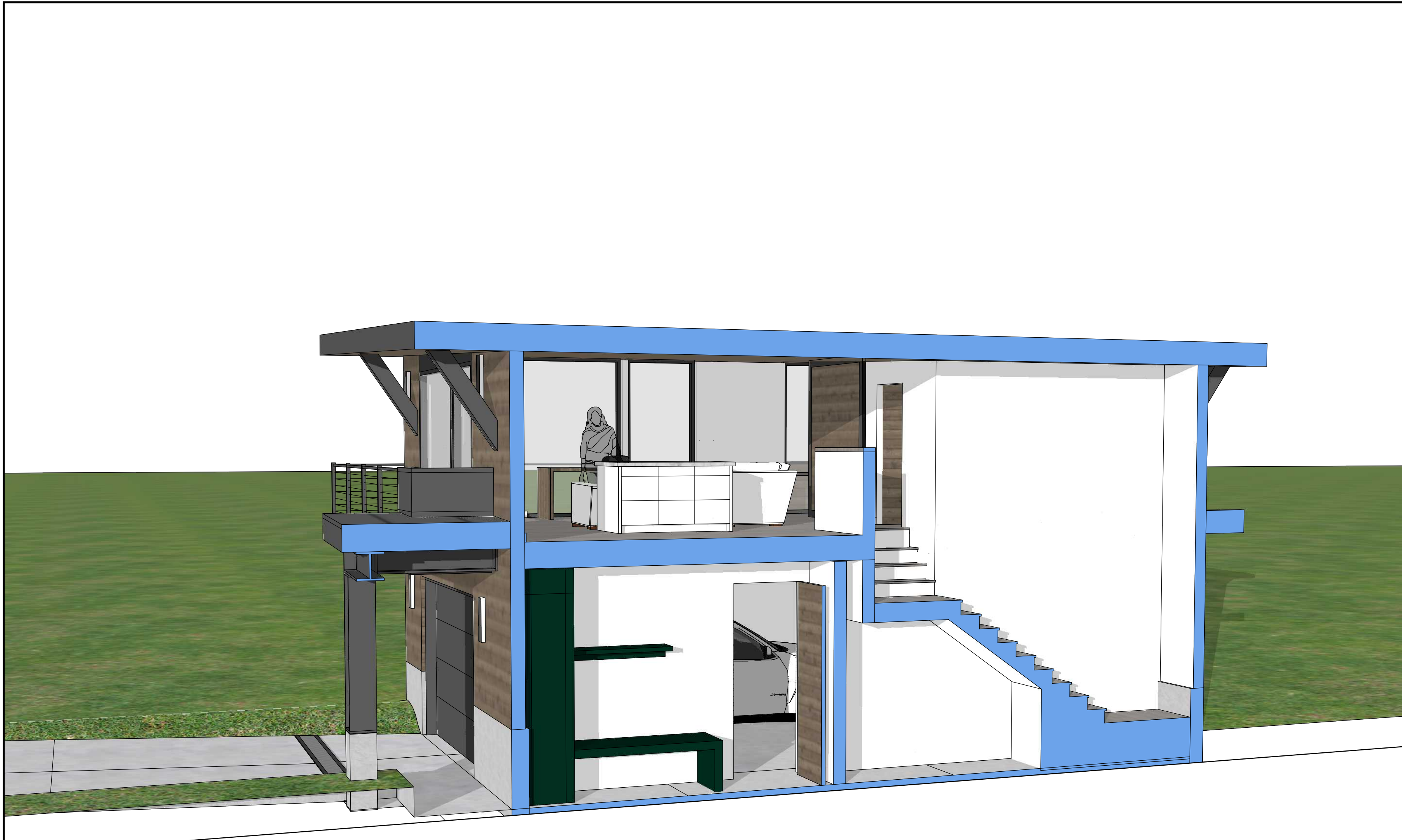
CONSULTING WITH
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jparchmod@gmail.com
435-646-4375

NEW ACCESSORY APARTMENT
IRWIN-PACK PHAFF
768 MOUNTAIN OAK COURT
PARK CITY, UT 84060

PERSPECTIVES

09/27/23
DESIGN REV.
NO SCALE

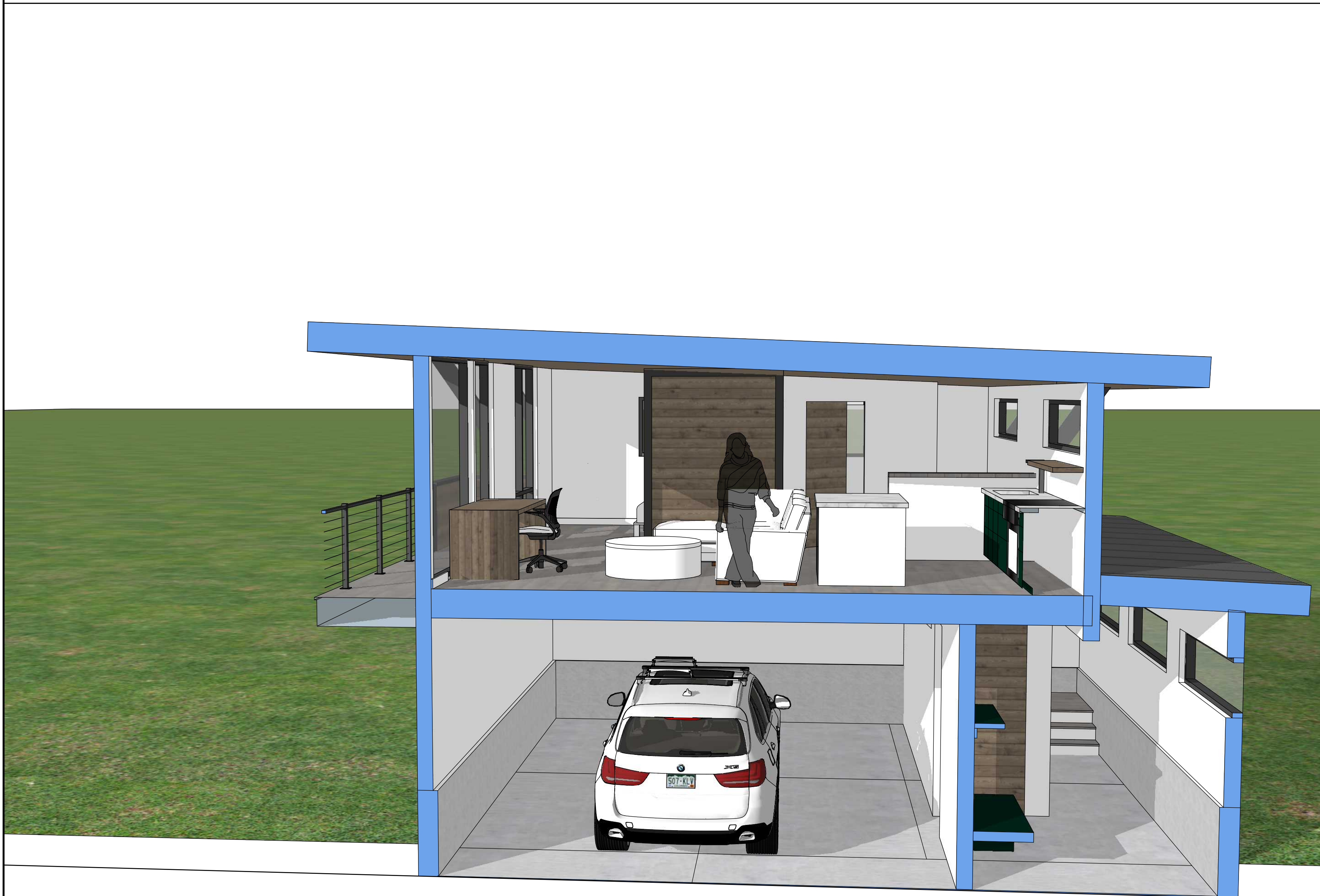
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SECTION A



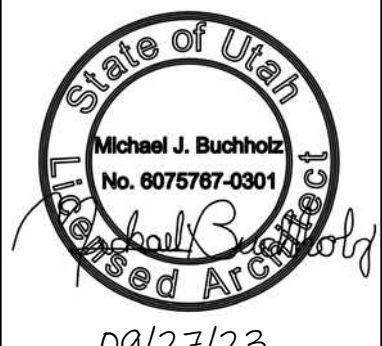
SECTION B



SECTION C



SECTION D



MJBArchitecture & Design
3907 WEST VIEWPOINTE DRIVE
PARK CITY, UTAH
mjbarchitecture.com
435-602-0097

CONSULTING WITH
JP ARCHITECTURAL
PO BOX 2338
PARK CITY, UT 84060
jparchmod@gmail.com
435-646-4375

NEW ACCESSORY APARTMENT
IRWIN-PACK PHAFF
768 MOUNTAIN OAK COURT
PARK CITY, UT 84060

BUILDING SECTIONS

09/27/23
DESIGN REV.
NO SCALE

A-3.01

Planning Commission Staff Report



Subject: Marsac Retaining Wall
Application: PL-24-06251
Author: Jaron Ehlers, Planner I
Date: September 5, 2024
Type of Item: Administrative Conditional Use Permit

Recommendation

(I) Review the Administrative Conditional Use Permit for the retaining wall greater than six feet in the Front Setback, (II) conduct a public hearing, and (III) consider approving the Administrative Conditional Use Permit based on the Findings of Fact, Conclusions of Law, and Conditions of Approval outlined in Draft Final Action Letter (Exhibit A).

Description

Applicant: Becky Gutknecht, Engineering Department
Park City Municipal Corporation
Location: 445 Marsac Avenue
Zoning District: Public Use Transition (PUT)
Adjacent Land Uses: Parking Structure, Residential Dwellings, Radio Station, Liquor Store
Reason for Review: The Planning Department reviews and takes Final Action on Administrative Conditional Use Permits.¹

ACUP Administrative Conditional Use Permit
HDDR-Pre Historic District Design Review Pre-Application
HR-1 Historic Residential-1
LMC Land Management Code
PCMC Park City Municipal Corporation
PUT Public Use Transition

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

Summary

The Applicant proposes to replace the existing retaining wall in the Front Setback along 445 Marsac Avenue. The proposed retaining wall ranges in height from a minimum of four feet to a maximum of 13 feet and is 128 feet long, the same dimensions as the current wall. The retaining wall is proposed to be a beam and lag style concrete wall. 445 Marsac Avenue (City Hall) is in the Public Use Transition (PUT) Zoning District and is Lot 1 of the Marsac Parking Structure Subdivision Plat Amended (Exhibit C). The front of the Lot abuts the Historic Residential-1 (HR-1) Zoning District.

¹ LMC [§ 15-1-8\(E\)](#)



*Figure 1: The PUT, including the subject property, and its location relative to the HR-1 Zoning District.
Image from the PCMC Zoning Map.*

The property is identified as a Landmark Historic Site on the Park City Historic Sites Inventory.² The Applicant has also submitted a Historic District Design Review Pre-Application (HDDR-Pre) that is being reviewed concurrently (PL-24-06250). The property is owned by Park City Municipal Corporation (PCMC).

² LMC [§ 15-11-10\(D\)\(1\)\(br\)](#)

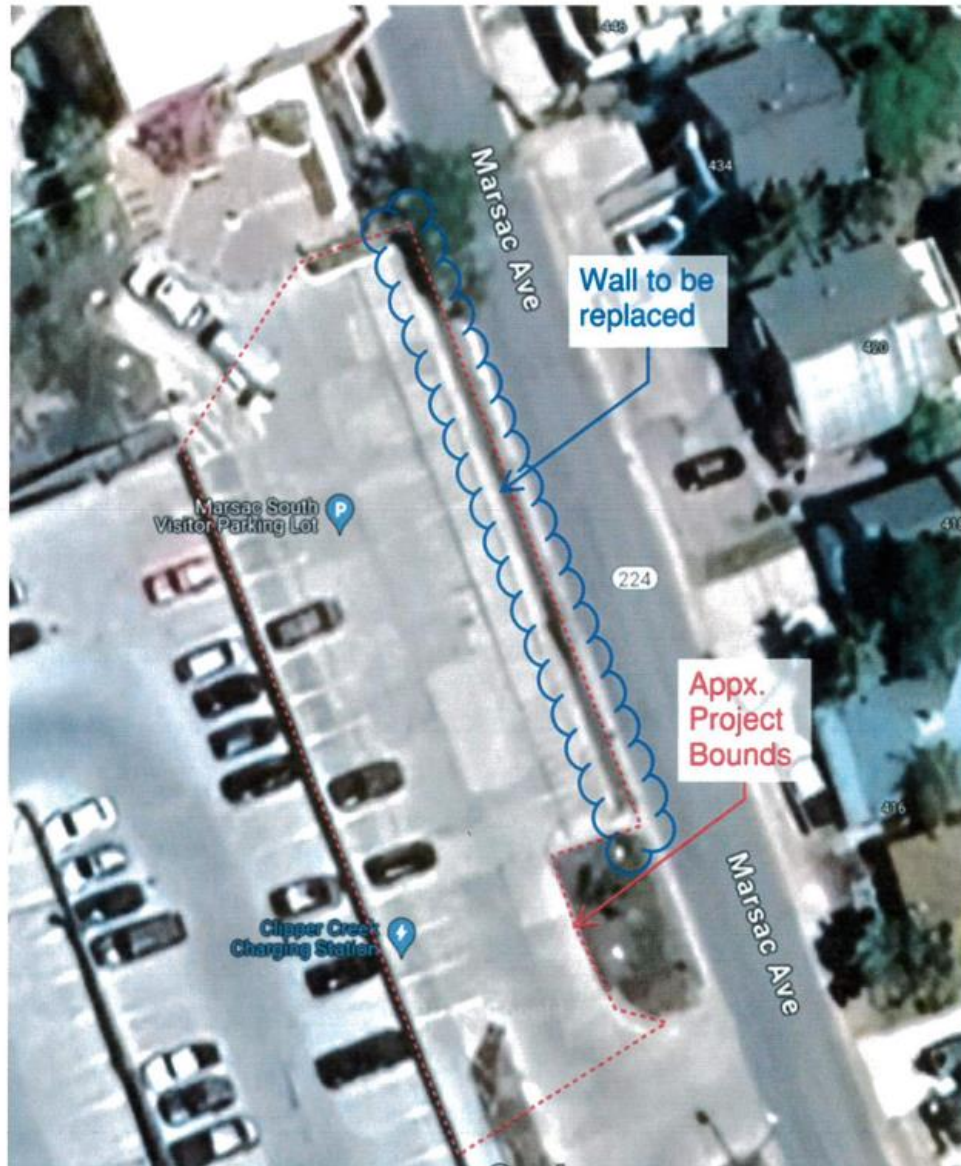


Figure 2: Site Plan provided by Applicant

The PCMC Engineering Department conducted an evaluation of the condition of the China Bridge Parking Structure, which included the Marsac Retaining Wall. The evaluation was completed on May 22, 2024, with a third-party review received on July 31, 2024. The evaluation concluded that the retaining wall is failing and replacement is necessary before winter.



Figure 3: Image provided by Applicant showing the distance of the Retaining Wall southward from the City Hall foundation.

The PUT District has no specific Setback dimensions, but it does require that “where new construction abuts a residential zone, the new construction shall meet the required minimum Setback of the abutting zone” (LMC [§ 15-2.22-3\(B\)](#)). As 445 Marsac Avenue abuts the HR-1 Zoning District, it must comply with the Front Setback of that Zoning District, which is 15 feet for a Lot with over 100 feet in depth (LMC [§ 15-2.2-3\(F\)](#)). 445 Marsac Avenue has a maximum depth of 137.99 feet. Retaining walls greater than six

feet in height are an exception to the Front Setback in the HR-1 Zoning District subject to the approval of an Administrative Conditional Use Permit (ACUP)³ ([LMC § 15-2.2-3\(G\)](#)). The existing, and replacement, retaining wall is located approximately three feet from the property line within the Front Setback.



Figure 4: Image provided by Applicant showing approximate distance from the property line

The full analysis of the proposed retaining wall is outlined in the Draft Final Action Letter (see Exhibit A).

Department Review

The Planning Department reviewed this report.

Notice

Staff published notice on the City's website and the Utah Public Notice website and posted notice to the property on August 21, 2024. Staff mailed courtesy notice to adjacent property owners on August 21, 2024.⁴

³ LMC [§ 15-4-2\(A\)\(1\)](#)

⁴ LMC [§ 15-1-21](#)

Public Input

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

Alternatives

- The Planning Director may approve the Administrative Conditional Use Permit;
- The Planning Director may deny the Administrative Conditional Use Permit and direct staff to make Findings for the denial; or
- The Planning Director may request additional information and continue the discussion to a date certain.

Exhibits

Exhibit A: Draft Final Action Letter

Exhibit B: Applicant Submittal

Exhibit C: Current Marsac Parking Structure Plat

Exhibit D: Ordinance 08-36

Exhibit E: 445 Marsac Avenue Historic Site Form



Planning Department

September 5, 2024

Becky Gutknecht, Engineering Department
Park City Municipal Corporation

NOTICE OF PLANNING DEPARTMENT ACTION

Description

Address: 445 Marsac Avenue, City Hall

Zoning District: Public Use Transition

Application: Administrative Conditional Use Permit

Project Number: PL-24-06251

Action: APPROVED WITH CONDITIONS (See Below)

Date of Final Action: September 5, 2024

Project Summary: The Applicant is proposing to replace an existing retaining wall exceeding six feet in height in the Public Use Transition Zoning District.

Action Taken

On September 5, 2024, the Planning Director conducted a public hearing and approved the Administrative Conditional Use Permit according to the following findings of fact, conclusions of law, and conditions of approval:

Findings of Fact

1. 445 Marsac Avenue (City Hall) is in the Public Use Transition (PUT) Zoning District and is Lot 1 of the Marsac Parking Structure Subdivision Plat Amended. The front of the Lot abuts the Historic Residential-1 (HR-1) Zoning District.
2. 445 Marsac Avenue is a Landmark Historic Site on the Park City Historic Sites Inventory.
3. 445 Marsac Avenue is owned by Park City Municipal Corporation (PCMC).
4. The PCMC Engineering Department conducted an evaluation of the condition of the China Bridge Parking Structure, which included the Marsac Retaining Wall. The evaluation was completed on May 22, 2024, with a third-party review



Planning Department

received on July 31, 2024. The evaluation concluded that the retaining wall is failing and replacement is necessary before winter.

5. The Applicant proposes to replace the existing concrete retaining wall in the Front Setback along Marsac Avenue. The proposed retaining wall will range in height from a minimum of four feet to a maximum of 13 feet and will be 128 feet long, the same dimensions as the current wall.
6. The retaining wall will be a beam and lag style concrete wall.
7. The PUT Zoning District has no specific Setback dimensions, but it does require that "where new construction abuts a residential zone, the new construction shall meet the required minimum Setback of the abutting zone" (LMC § 15-2.22-2(B)).
8. As 445 Marsac Avenue abuts the HR-1 Zoning District, it must comply with the Front Setback of that Zoning District, which is 15 feet for a Lot with over 100 feet in depth (LMC § 15-2.2-3(F)). 445 Marsac Avenue has a maximum depth of 137.99 feet.
9. Retaining walls greater than six feet in height are an exception to the Front Setback in the HR-1 Zoning District subject to the approval of an Administrative Conditional Use Permit (LMC § 15-2.2-3(G)).
10. The existing, and replacement, retaining wall is located approximately three feet from the property line within the Front Setback.
11. The Planning Director reviewed the proposal based on the following Conditional Use Permit criteria as outlined in LMC § 15-1-10(E):

- 1. Size and Location of Site**

- The proposed retaining wall is along Marsac Avenue on the north end of the parking area, abutting the foundation of City Hall. The proposed retaining wall will be the same size, length, and height as the existing retaining wall.

- 2. Traffic**

- As the dimensions of the retaining wall remain the same, the existing traffic patterns on Marsac Avenue and within the parking area will not be affected.

- 3. Utility Capacity**

- There are utilities that will be impacted by the replacement of the retaining wall. The Applicant must secure cooperation from the affected parties before a Building Permit may be issued for the retaining wall (Condition of Approval 8).

- 4. Emergency Vehicle Access**



Planning Department

- Replacement of the retaining wall will not affect emergency access to the Parking Area in front of City Hall.

5. Off-Street Parking

- Due to the failing status of the existing retaining wall, several Parking Spaces in the Parking Area are currently closed off. When the retaining wall is replaced, these Parking Spaces may be used again.

6. Internal Vehicle and Pedestrian Circulation

- Replacement of the retaining wall will not affect Vehicle and Pedestrian Circulation for the Parking Area.

7. Fencing, Screening, and Landscaping

- Significant Vegetation will be impacted by the replacement of the retaining wall. All significant vegetation that is removed must be replaced on the Lot in a location approved by the Forestry Board. The area upon completion of construction must be revegetated in accordance with LMC § 15-5-5(N) (Conditions of Approval 5&6).
- There is an existing wooden wall that provides screening for the existing mechanical equipment. If that wall is removed or damaged, it must be replaced in kind (Condition of Approval 9).

8. Building Mass, Bulk, and Orientation

- The retaining wall will have a minimum height of four feet and a maximum of 13 feet, same as the existing wall.

9. Usable Open Space

- As the proposed retaining wall is the same dimensions as the current wall, there will be no increase or decrease in open space on the Lot.

10. Signs and Lighting

- No signs or lighting are proposed or approved with this plan.

11. Physical Design and Compatibility with Surrounding Structures

- As 445 Marsac Avenue is a Landmark Historic Site, the Applicant is required to complete the necessary Historic District Design Review prior to the issuance of a Building Permit (Condition of Approval 4).

12. Noise, Vibration, Odors, Steam, or Other Mechanical Factors

- The project will result in no unmitigated impacts as the existing situation will continue.



Planning Department

13. Expected Ownership and Management

- The property is owned and managed by PCMC.

14. Within and Adjoining the Site, Environmentally Sensitive Lands, Physical Mine Hazards, Historic Mine Waste, and Park City Soils Ordinance, Steep Slopes, and Appropriateness of the Proposed Structure to the Existing Topography of the Site

- The property is within the Soils Ordinance Boundary and will be required to comply with the Park City Soils Ordinance (Condition of Approval 7).

15. Reviewed for Consistency with the Goals and Objectives of the Park City General Plan

- 445 Marsac Avenue is in the Old Town neighborhood and is a Landmark Historic Site. Goal 6.4 of the General Plan for the Old Town neighborhood states that the “character of historic sites should be retained and preserved.” Replacement of the existing retaining wall will help accomplish this goal as it will allow the Parking Area to return to full capacity without adjusting the nature of the site.

12. Due to the concerns regarding a failing retaining wall for a major Parking Area, several required documents and reviews have been deferred to the Building Permit review (Conditions of Approval 3, 5, and 6).

13. Staff published notice on the City and Utah Public Notice websites and posted notice to the property on August 21, 2024. Staff mailed courtesy notice to adjacent property owners on August 21, 2024.

Conclusions of Law

1. The proposal complies with LMC § 15-1-10 *Conditional Use Review Process*, LMC § 15-4-2 *Fences and Retaining Walls*, LMC Chapter 15-2.2 *Historic Residential (HR-1) District*, and LMC Chapter 15-2.22 *Public Use Transition (PUT) District*.
2. The Use is compatible with surrounding Structures in Use, scale, mass, and circulation.
3. The effects of any difference in use or scale have been mitigated through careful planning.

Conditions of Approval



Planning Department

1. The Applicant is responsible for notifying the Planning Department in writing of any changes, modifications, or deviations from the approved scope of work. Changes shall be reviewed and approved or denied by the Planning Director or their designee in accordance with applicable development standards.
2. Final building plans and construction details shall reflect substantial compliance with the plans reviewed by the Planning Department submitted with this application. Any changes, modifications, or deviations from the approved design that have not been approved in advance by the Planning Department may result in a Stop Work Order.
3. Retaining Walls four feet and larger require engineered plans at the time of Building Permit submittal and require review and approval by the Engineering and Building Departments.
4. Prior to the issuance of a Building Permit, the applicant is required to obtain an HDDR-Pre Waiver Letter.
5. Upon completion of the replacement retaining wall, the landscaping between the wall and Marsac Avenue shall be revegetated in compliance with LMC Section 15-5-5(N).
6. Significant Vegetation impacted by the retaining wall upgrades shall be replaced in like kind within the City Hall site in a location to be approved by the Forestry Board.
7. All dirt must be managed according to Park City's Landscaping Maintenance of Soil Cover Ordinance. Excess soil should be reincorporated onsite or disposed of following Local, State and Federal rules. Care should be taken to minimize dust through appropriate best management practices. If excess soil is destined for offsite disposal, that material shall be disposed of according to the disposal facility's requirements.
8. Before issuance of a Building Permit, the applicant shall receive approval of plans by all affected utilities.
9. If the wooden screening wall is removed or damaged, it must be replaced in kind.

If you have questions or concerns regarding this Final Action Letter, please call (435) 699-8991 or email jaron.ehlers@parkcity.org.

Sincerely,



Planning Department

Rebecca Ward
Planning Director

CC: Jaron Ehlers, Project Planner

DRAFT

Marsac Retaining Wall Replacement

Project Description

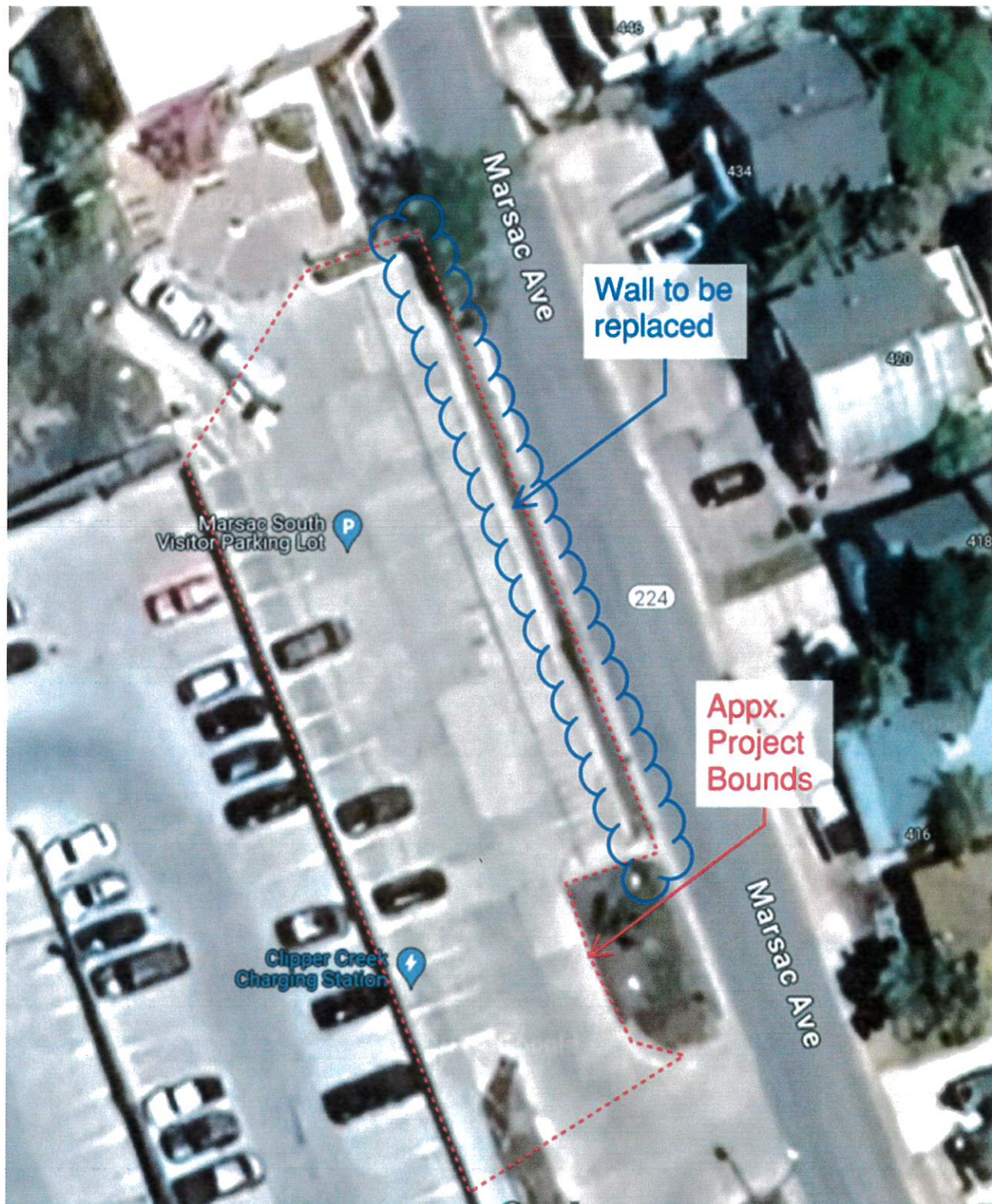
Park City Municipal Engineering Department contracted a study to assess the condition of the China Bridge Parking Structure including the Marsac Retaining Wall. The Marsac Retaining Wall was found to be failing.

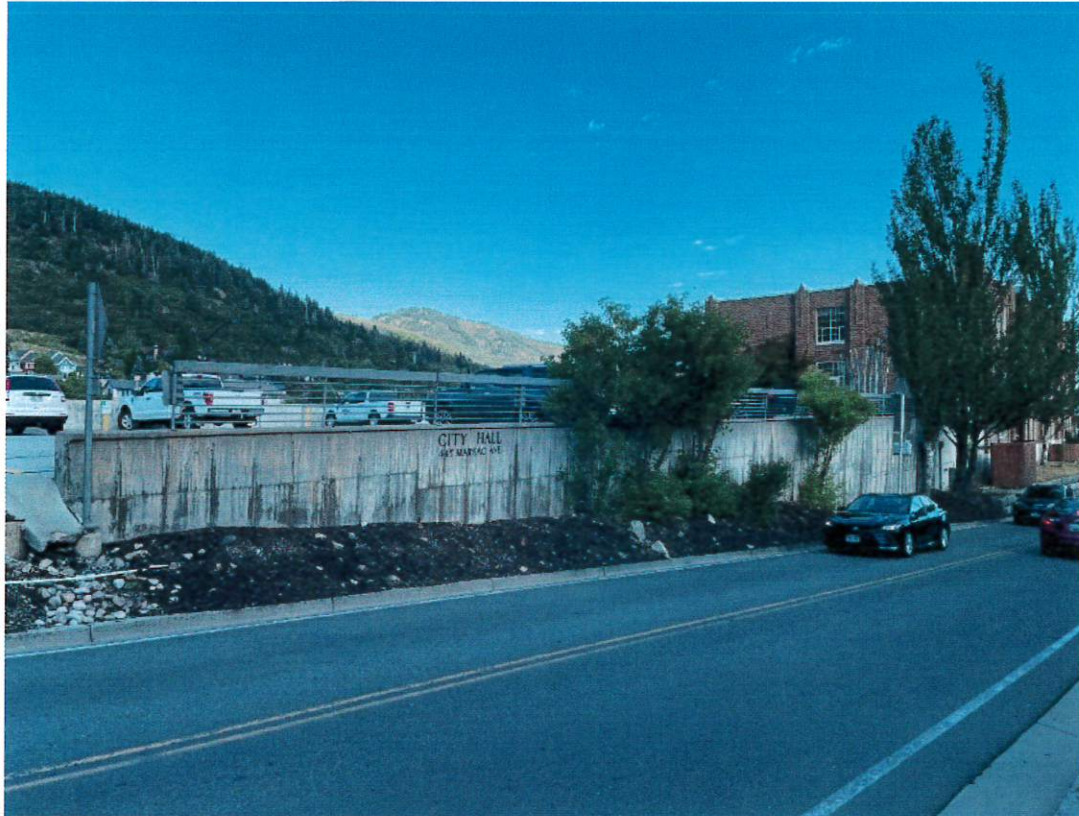
PCMC is pursuing a priority project to fully replace the existing wall before winter so that the already failing wall is not subject to the stressors of another Winter.

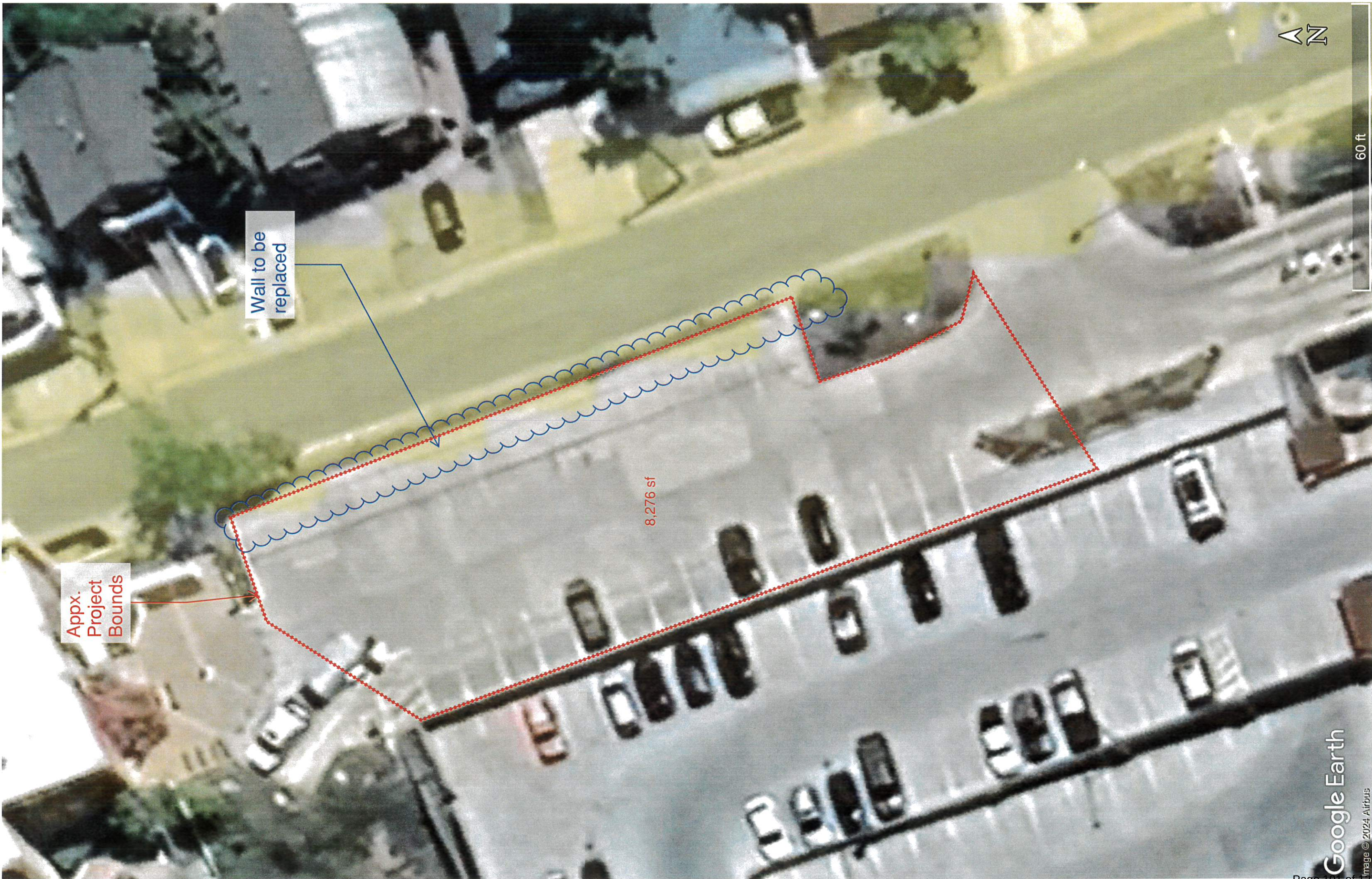
The wall is approximately 128' long by 13' tall at its highest and tapers down to 4' high. Neither the height nor length of the wall is planned to change. The current intent is to design a beam and lag style concrete wall. PCMC is flexible on the finish of the concrete panels. See potential examples below.



Full Drawings have not yet been completed. So a site plan has not been developed. As previously mentioned, the new wall will be a replacement and thus similar dimension to the existing wall.







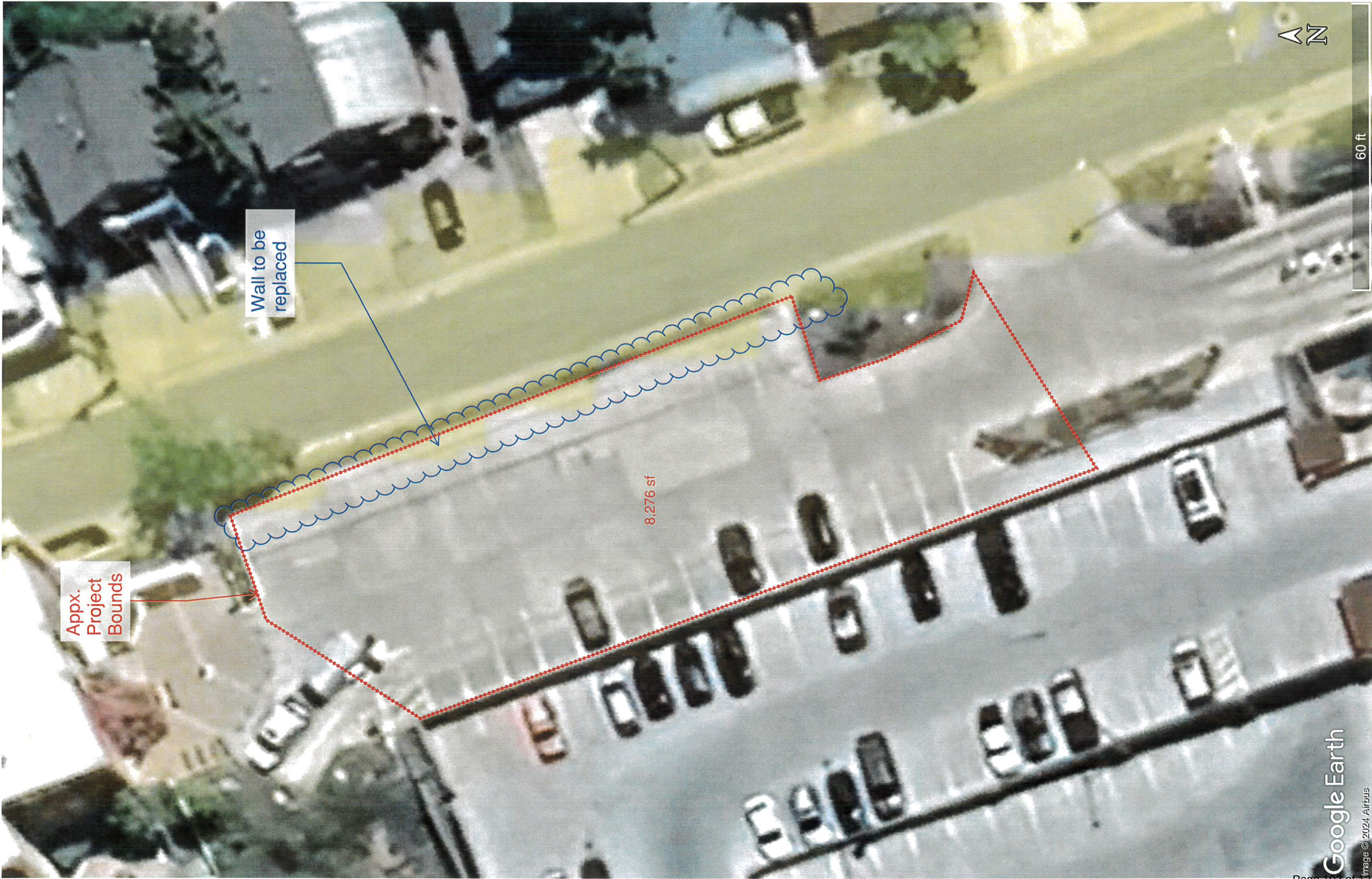
Wall to be replaced

Appx.
Project
Bounds

8,276 sf



60 ft



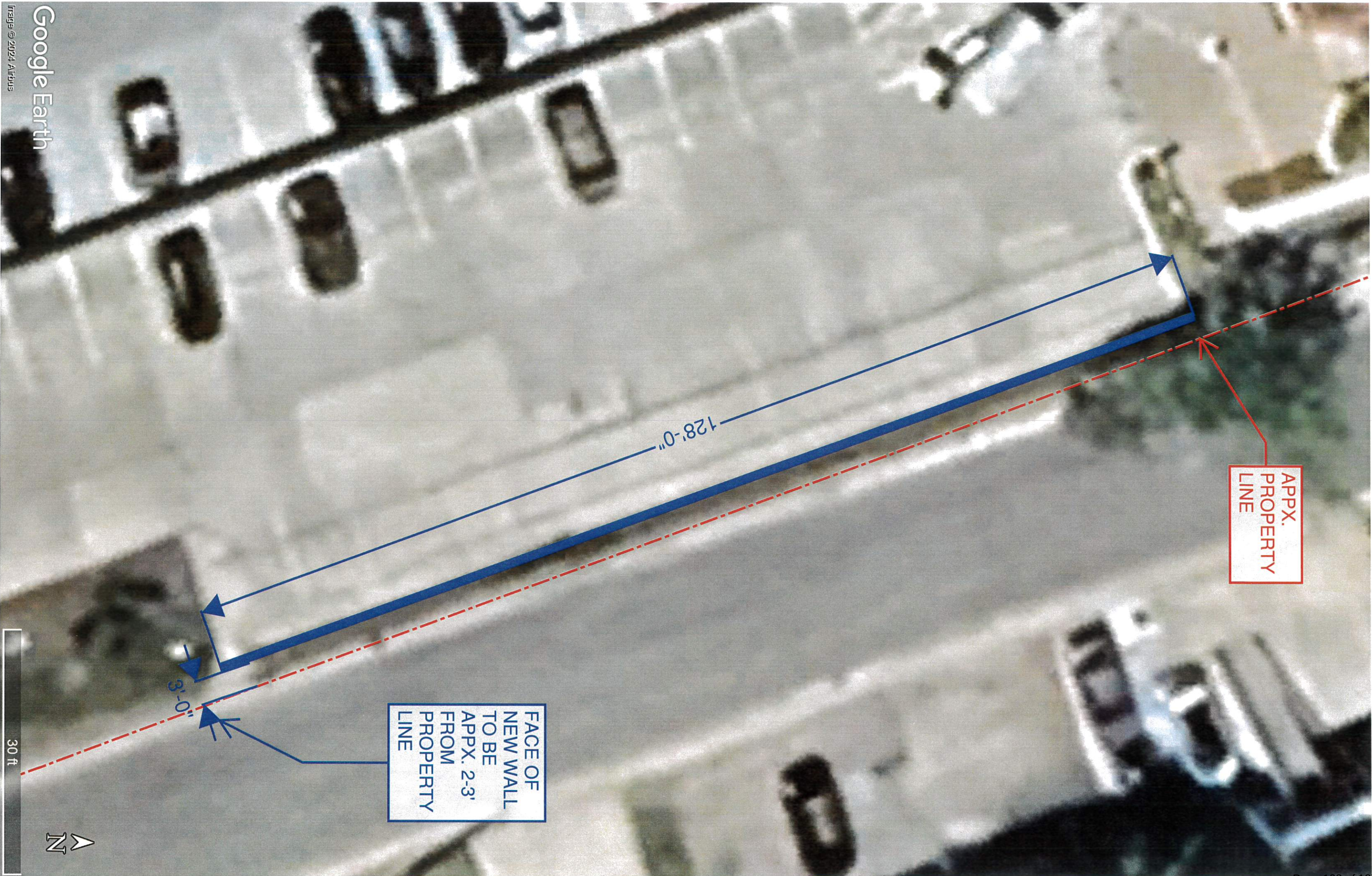
Wall to be replaced

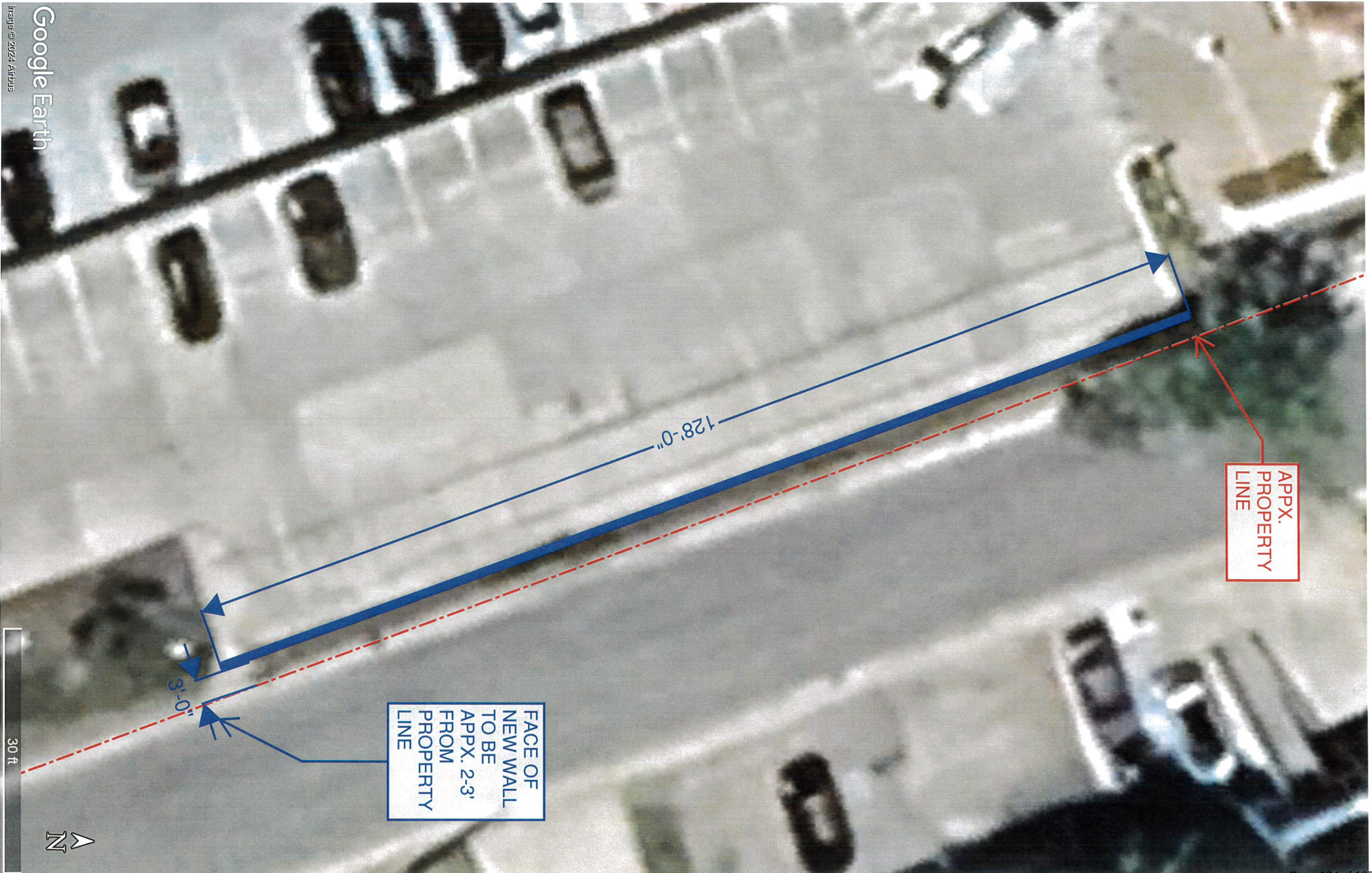
Appx.
Project
Bounds

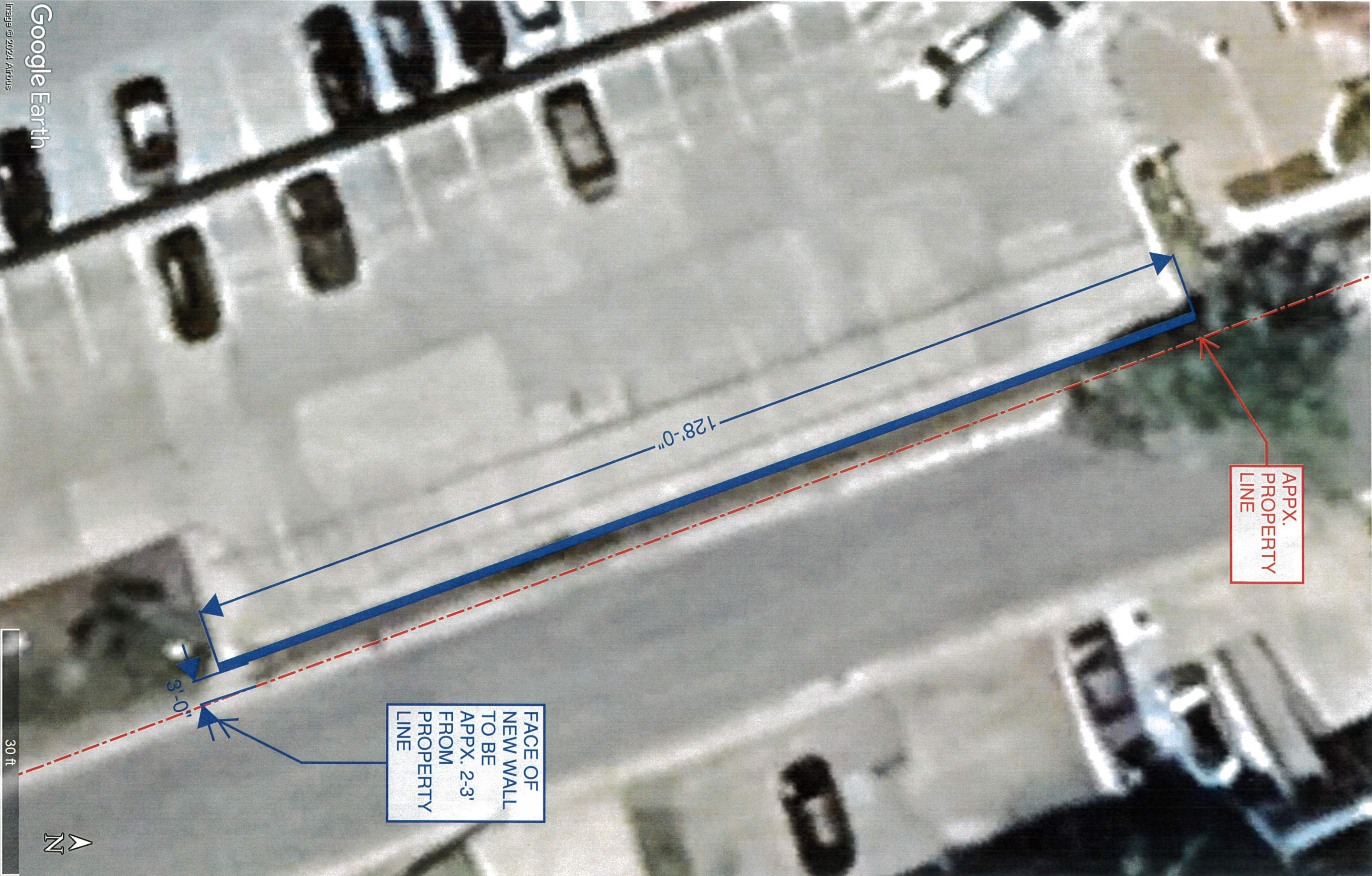
8,276 sf



60 ft







LEGAL DESCRIPTION:

All of Lot 1, Marsac Parking Structure Subdivision Plat, on file and of record in the Office of the Summit County Recorder, recordation number 739271. Said subdivision being located in the southeast quarter of Section 16, Township 2 South, Range 4 East, Salt Lake Base & Meridian, Summit County, also located in the Amended Plat of Park City, on file and of record in the office of the Summit County Recorder, more particularly described as follows:

Beginning at a point which is North 89°58'40" West along the center section line, a distance of 715.93 feet, and South 00°00'00" East a distance of 703.97 feet from the East quarter corner of said Section 16 (a found iron pipe and brass cap), said point also being on the Southeasterly corner of the Plat Amendment and Subdivision for the Marsac Transit Center Replat, on file and of record in the Office of the Summit County Recorder, said point also being on the westerly right-of-way of Marsac Avenue, as shown on the said Amended Plat of Park City, said point being the true POINT OF BEGINNING; thence along said westerly right-of-way of Marsac Avenue, South 23°38'00" East, a distance of 724.57 feet; thence leaving said right-of-way South 66°28'46" West, a distance of 216.89 feet; thence North 21°29'15" West, a distance of 11.25 feet; thence North 23°31'08" West, a distance of 257.44 feet; thence North 23°18'23" West, a distance of 72.88 feet; thence North 23°25'34" West, a distance of 382.99 feet; thence North 66°34'00" East, a distance of 14.19 feet to the southwesterly corner of the said Marsac Transit Center Replat; thence along said Marsac Transit Center Replat southerly boundary North 66°34'00" East, a distance of 101.95 feet; thence continuing along said Marsac Transit Center Replat boundary North 66°22'00" East, a distance of 98.00 feet to the POINT OF BEGINNING. Containing 156,091 square feet or 3.583 acres, more or less.

OWNER'S DEDICATION AND CONSENT TO RECORD

KNOW ALL MEN BY THESE PRESENTS that by the virtue of a corporate resolution, Park City Municipal Corporation, owner of the herein described tract of land, to be known hereafter as the "MARSAC PARKING STRUCTURE SUBDIVISION PLAT AMENDED", do hereby certify that I have caused this plat to be prepared, and does hereby consent to the recordation of this plat.

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

In witness whereof, I have hereunto set my hand this 21 day of Nov, 2008.

Dana Williams
Dana Williams, Mayor
Park City Municipal Corporation

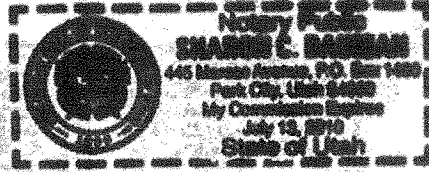
CORPORATE ACKNOWLEDGMENT

STATE OF UTAH
County of Summit
Personally appeared before me this 21 day of November, 2008 the following:
Dana Williams, who after being duly sworn, acknowledged to me that he is Mayor, Park City Municipal Corporation and that he signed the owners dedication freely and voluntarily for and on behalf of said corporation and that said corporation executed the same.

MY COMMISSION EXPIRES 07-13-2010

RESIDING IN Park City Utah

Sharon C. Bauman
NOTARY PUBLIC



OWNER'S DEDICATION AND CONSENT TO RECORD

KNOW ALL MEN BY THESE PRESENTS that by the virtue of a corporate resolution, The Redevelopment Agency of Park City, owners of the herein described tract of land, to be known hereafter as the "MARSAC PARKING STRUCTURE SUBDIVISION PLAT AMENDED", do hereby certify that I have caused this plat to be prepared, and does hereby consent to the recordation of this plat.

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

In witness whereof, I have hereunto set my hand this 21 day of Nov, 2008.

Dana Williams
The Redevelopment Agency of Park City
By: Dana Williams, Chairman

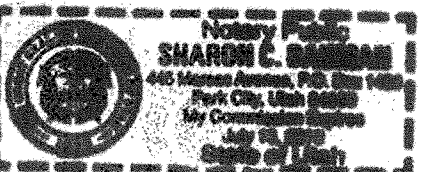
CORPORATE ACKNOWLEDGMENT

STATE OF UTAH
County of Summit
Personally appeared before me this 21 day of November, 2008 the following:
Dana Williams, who after being duly sworn, acknowledged to me that he is Chairman of The Redevelopment Agency of Park City, and that he signed the owners dedication freely and voluntarily for and on behalf of said corporation and that said corporation executed the same.

MY COMMISSION EXPIRES 07-13-2010

RESIDING IN Park City Utah

Sharon C. Bauman
NOTARY PUBLIC



SURVEYOR'S CERTIFICATE

I, GREGORY R. WOLBACH, OF PARK CITY, UTAH, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR AS PRESCRIBED BY THE LAWS OF THE STATE OF UTAH, HOLDING LICENSE NO. 187788. I FURTHER CERTIFY I HAVE PERFORMED A SURVEY ON THE HEREIN DESCRIBED PROPERTY AND THAT THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND SURVEYED.

GREGORY R. WOLBACH
GREGORY R. WOLBACH
NO. 187788
10-29-08
PROFESSIONAL LAND SURVEYOR

OCTOBER 29, 2008
DATE:

LEGEND

● FOUND AND ACCEPTED REBAR & CAP OR NAIL & WASHER "C. BRAUN" "PLS 5152604"

○ SET REBAR W/CAP OR NAIL W/WASHER "EVERGREEN ENG" "PLS 187788"

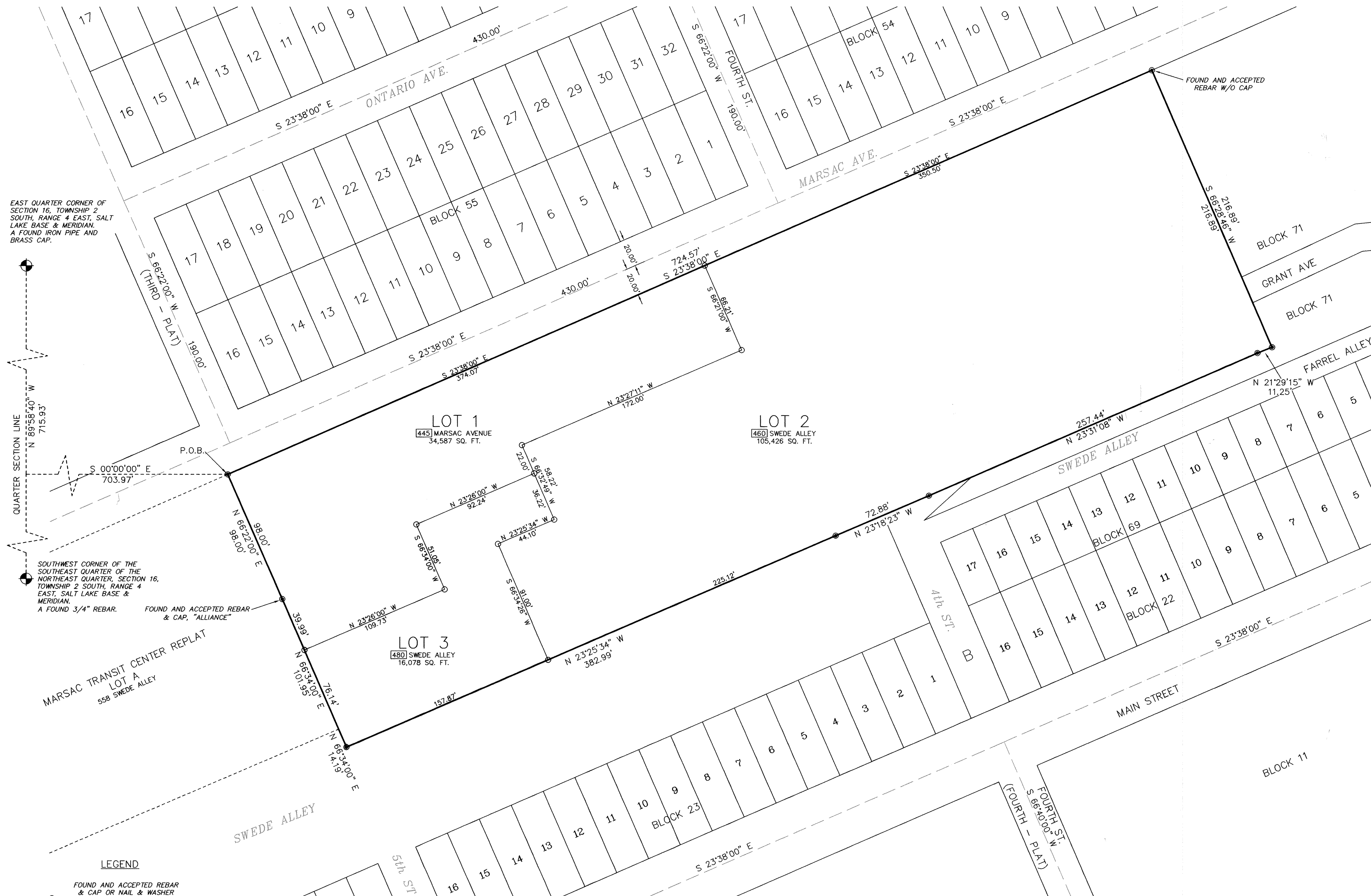
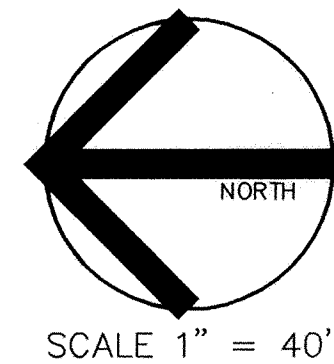
XXX ADDRESS

NOTES:

1. FUTURE DEVELOPMENT OF LOT 3, WILL REQUIRE THE OWNER TO PROVIDE ACCESS TO A PUBLIC ROW.
2. AN ACCESS EASEMENT THROUGH CHINA BRIDGE PARKING STRUCTURE TO THE SHELL SPACE BUILDING'S MAIN ACCESS ON LEVEL 2 SHALL EXIST.

MARSAC PARKING STRUCTURE SUBDIVISION PLAT AMENDED

LYING WITHIN A PORTION OF BLOCK 71 AND 72 OF THE
MILLSITE RESERVATION TO THE PARK CITY SURVEY
PARK CITY, SUMMIT COUNTY, UTAH



PARK CITY PLANNING COMMISSION

APPROVED AND ACCEPTED BY THE
PARK CITY PLANNING COMMISSION ON THIS
DAY OF AUGUST 13, 2008 A.D.

Dana Williams
CHAIRMAN

CERTIFICATE OF ATTEST

I CERTIFY THIS RECORD OF SURVEY
MAP WAS APPROVED BY PARK CITY
COUNCIL THIS 28 DAY
OF AUGUST, 2008 A.D.

BY Paul W. Scott
PARK CITY RECORDER

SNYDERVILLE BASIN WATER RECLAMATION DISTRICT

REVIEWED FOR CONFORMANCE TO SNYDERVILLE BASIN WATER
RECLAMATION DISTRICT STANDARDS ON THIS 30
DAY OF Oct, 2008 A.D.

BY B. R. G.
S.B.W.R.D.

ENGINEERS CERTIFICATE

I FIND THIS PLAT TO BE IN
ACCORDANCE WITH INFORMATION ON
FILE IN MY OFFICE, THIS 21
DAY OF November, 2008 A.D.

BY [Signature]
PARK CITY ENGINEER

APPROVAL AS TO FORM

APPROVED AS TO FORM THIS 21
DAY OF November, 2008 A.D.

BY [Signature]
PARK CITY ATTORNEY

COUNCIL APPROVAL AND ACCEPTANCE

APPROVAL AND ACCEPTANCE BY THE PARK CITY
COUNCIL THIS 28th DAY OF AUGUST,
2008 A.D.

BY Dana Williams
MAYOR

859947

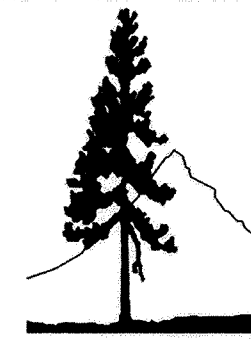
RECORDED

STATE OF UTAH COUNTY OF SUMMIT AND FILED
AT THE REQUEST OF Park City Municipal Corp.
DATE 11-25-08 TIME 2:33pm BOOK --- PAGE ---

BY Benjamin Bowen
FEE RECORDER

**Evergreen
Engineering, Inc.**

Civil Engineering • Land Surveying • Land Planning
1670 Bonanza Drive • Suite 104
P.O. Box 2861 • Park City • Utah • 84060
Phone: (435) 649-4667 • Fax: (435) 649-9219
E-mail: office@evergreen-eng.com



PAGE: 1 of 1
Plot Date: October 29, 2008
Drawing Name: Mar-Amended-R.dwg

Ordinance No. 08-36

**AN ORDINANCE APPROVING AN AMENDMENT TO THE MARSAC PARKING
STRUCTURE SUBDIVISION PLAT LOCATED AT 460 SWEDE ALLEY,
PARK CITY, UTAH**

WHEREAS, the owners of the property known as the Marsac Parking Structure subdivision, 460 Swede Alley, also commonly known as the Shell Space Building, Marsac Building, and China Bridge Parking Structure, have petitioned the City Council for approval of an amendment to the Marsac Parking Structure subdivision plat; and

WHEREAS, the property was properly noticed and posted according to the requirements of the Land Management Code; and

WHEREAS, proper legal notice was sent to all affected property owners; and

WHEREAS, the Planning Commission held a public hearing on August 13, 2008, to receive input on the plat amendment;

WHEREAS, the Planning Commission, on August 13, 2008, forwarded a positive recommendation to the City Council; and,

WHEREAS, on August 28, 2008, the City Council held a public hearing on the plat amendment; and

WHEREAS, it is in the best interest of Park City, Utah to approve the amendment to the Marsac Parking Structure Subdivision.

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

SECTION 1. APPROVAL. The above recitals are hereby incorporated as findings of fact. The Marsac Parking Structure Subdivision plat amendment as shown in Exhibit A is approved subject to the following Findings of Facts, Conclusions of Law, and Conditions of Approval:

Findings of Fact

1. The subject property is a 3.6 acre site located south of the transit center, north of Grant avenue, and between Swede Alley and Marsac Avenue.
2. The Marsac Parking Structure Subdivision plat was approved by City Council on March 24, 2005 and recorded at Summit County in November of 2005. The Subdivision plat combined multiple City-owned metes and bounds parcels.
3. The plat amendment creates three lots of record as follows: Lot One is 34,587 sf for the Marsac Building City Hall and the south surface parking lot (445 Marsac Avenue); Lot Two is 105,426 sf for the China Bridge Parking Structure and PCMC Shell Space building (460 Swede Alley); and Lot 3 is 16,078 sf for the access stairs, future downtown plaza and existing surface parking on Swede Alley (480 Swede Alley).
4. The property is in the Public Use Transitional (PUT) District that allows municipal uses, parking structures, commercial buildings and uses, subject to a conditional use permit

review.

5. The lot configuration meets minimum standards of the PUT District and LMC lot and site requirements for the PUT district, except in areas along Marsac Avenue where City Hall and existing China Bridge parking structure exist as legal non-complying structures because they do not meet required building setbacks for property abutting the HR-1 district.
6. The lot arrangement, proposed capital project sites, square footage, lot dimensions, access, easements, and road design are consistent with the Land Management Code, Section 15.7.3-3: Subdivisions—General Lot Design Requirements.
7. Access to the second story of the Shell Space Building is located within the Parking Structure on Level 2. In order not to have an access opening across a property line, the Shell Space Building is located on the same lot as the Parking Structure. Cross access easements will need to be in place for access across the three lots for the benefit of the lots.

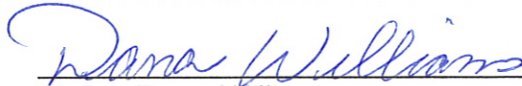
Conclusions of Law

1. There is good cause for this plat amendment.
2. The plat amendment is consistent with the Park City Land Management Code, the General Plan and applicable State law regarding plat amendments.
3. Neither the public nor any person will be materially injured by the proposed plat amendment.
4. Approval of the plat amendment, subject to the conditions stated below, does not adversely affect the health, safety and welfare of the citizens of Park City.

Conditions of Approval

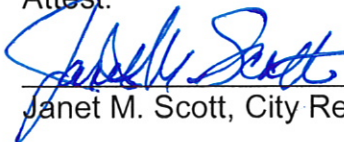
1. The City Attorney and City Engineer will review and approve the final form and content of the amended Subdivision Plat for compliance with State law, the Land Management Code, and the conditions of approval prior to recordation of the plat.
2. The applicant will provide the mylar to the City for signatures and recordation the amended Subdivision Plat at the County, within one year from the date of City Council approval.
3. A note shall be added to the plat prior to recordation identifying the main access to Level 2 of the Shell Space building and cross access easements exist.

PARK CITY MUNICIPAL CORPORATION



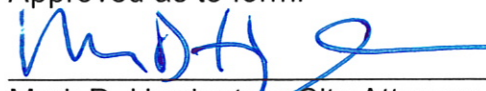
Mayor Dana Williams

Attest:



Janet M. Scott, City Recorder

Approved as to form:



Mark D. Harrington, City Attorney



ING WITHIN A PORTION OF BLOCK 71 AND 72 OF THE
MILLSITE RESERVATION TO THE PARK CITY SURVEY
PARK CITY, SUMMIT COUNTY, UTAH



STANLEY, J. A. 1973. *COCKATOO*. 128 pp. 12 cm. 1973. 1974. 1975. 1976. 1977. 1978. 1979. 1980. 1981. 1982. 1983. 1984. 1985. 1986. 1987. 1988. 1989. 1990. 1991. 1992. 1993. 1994. 1995. 1996. 1997. 1998. 1999. 2000. 2001. 2002. 2003. 2004. 2005. 2006. 2007. 2008. 2009. 2010. 2011. 2012. 2013. 2014. 2015. 2016. 2017. 2018. 2019. 2020. 2021. 2022. 2023. 2024. 2025. 2026. 2027. 2028. 2029. 2030. 2031. 2032. 2033. 2034. 2035. 2036. 2037. 2038. 2039. 2040. 2041. 2042. 2043. 2044. 2045. 2046. 2047. 2048. 2049. 2050. 2051. 2052. 2053. 2054. 2055. 2056. 2057. 2058. 2059. 2060. 2061. 2062. 2063. 2064. 2065. 2066. 2067. 2068. 2069. 2070. 2071. 2072. 2073. 2074. 2075. 2076. 2077. 2078. 2079. 2080. 2081. 2082. 2083. 2084. 2085. 2086. 2087. 2088. 2089. 2090. 2091. 2092. 2093. 2094. 2095. 2096. 2097. 2098. 2099. 2100. 2101. 2102. 2103. 2104. 2105. 2106. 2107. 2108. 2109. 2110. 2111. 2112. 2113. 2114. 2115. 2116. 2117. 2118. 2119. 2120. 2121. 2122. 2123. 2124. 2125. 2126. 2127. 2128. 2129. 2130. 2131. 2132. 2133. 2134. 2135. 2136. 2137. 2138. 2139. 2140. 2141. 2142. 2143. 2144. 2145. 2146. 2147. 2148. 2149. 2150. 2151. 2152. 2153. 2154. 2155. 2156. 2157. 2158. 2159. 2160. 2161. 2162. 2163. 2164. 2165. 2166. 2167. 2168. 2169. 2170. 2171. 2172. 2173. 2174. 2175. 2176. 2177. 2178. 2179. 2180. 2181. 2182. 2183. 2184. 2185. 2186. 2187. 2188. 2189. 2190. 2191. 2192. 2193. 2194. 2195. 2196. 2197. 2198. 2199. 2200. 2201. 2202. 2203. 2204. 2205. 2206. 2207. 2208. 2209. 2210. 2211. 2212. 2213. 2214. 2215. 2216. 2217. 2218. 2219. 2220. 2221. 2222. 2223. 2224. 2225. 2226. 2227. 2228. 2229. 2230. 2231. 2232. 2233. 2234. 2235. 2236. 2237. 2238. 2239. 2240. 2241. 2242. 2243. 2244. 2245. 2246. 2247. 2248. 2249. 2250. 2251. 2252. 2253. 2254. 2255. 2256. 2257. 2258. 2259. 2260. 2261. 2262. 2263. 2264. 2265. 2266. 2267. 2268. 2269. 2270. 2271. 2272. 2273. 2274. 2275. 2276. 2277. 2278. 2279. 2280. 2281. 2282. 2283. 2284. 2285. 2286. 2287. 2288. 2289. 2290. 2291. 2292. 2293. 2294. 2295. 2296. 2297. 2298. 2299. 2300. 2301. 2302. 2303. 2304. 2305. 2306. 2307. 2308. 2309. 2310. 2311. 2312. 2313. 2314. 2315. 2316. 2317. 2318. 2319. 2320. 2321. 2322. 2323. 2324. 2325. 2326. 2327. 2328. 2329. 2330. 2331. 2332. 2333. 2334. 2335. 2336. 2337. 2338. 2339. 2340. 2341. 2342. 2343. 2344. 2345. 2346. 2347. 2348. 2349. 2350. 2351. 2352. 2353. 2354. 2355. 2356. 2357. 2358. 2359. 2360. 2361. 2362. 2363. 2364. 2365. 2366. 2367. 2368. 2369. 2370. 2371. 2372. 2373. 2374. 2375. 2376. 2377. 2378. 2379. 2380. 2381. 2382. 2383. 2384. 2385. 2386. 2387. 2388. 2389. 2390. 2391. 2392. 2393. 2394. 2395. 2396. 2397. 2398. 2399. 2400. 2401. 2402. 2403. 2404. 2405. 2406. 2407. 2408. 2409. 2410. 2411. 2412. 2413. 2414. 2415. 2416. 2417. 2418. 2419. 2420. 2421. 2422. 2423. 2424. 2425. 2426. 2427. 2428. 2429. 2430. 2431. 2432. 2433. 2434. 2435. 2436. 2437. 2438. 2439. 2440. 2441. 2442. 2443. 2444. 2445. 2446. 2447. 2448. 2449. 2450. 2451. 2452. 2453. 2454. 2455. 2456. 2457. 2458. 2459. 2460. 2461. 2462. 2463. 2464. 2465. 2466. 2467. 2468. 2469. 2470. 2471. 2472. 2473. 2474. 2475. 2476. 2477. 2478. 2479. 2480. 2481. 2482. 2483. 2484. 2485. 2486. 2487. 2488. 2489. 2490. 2491. 2492. 2493. 2494. 2495. 2496. 2497. 2498. 2499. 2500. 2501. 2502. 2503. 2504. 2505. 2506. 2507. 2508. 2509. 2510. 2511. 2512. 2513. 2514. 2515. 2516. 2517. 2518. 2519. 2520. 2521. 2522. 2523. 2524. 2525. 2526. 2527. 2528. 2529. 2530. 2531. 2532. 2533. 2534. 2535. 2536. 2537. 2538. 2539. 2540. 2541. 2542. 2543. 2544. 2545. 2546. 2547. 2548. 2549. 2550. 2551. 2552. 2553. 2554. 2555. 2556. 2557. 2558. 2559. 2560. 2561. 2562. 2563. 2564. 2565. 2566. 2567. 2568. 2569. 2570. 2571. 2572. 2573. 2574. 2575. 2576. 2577. 2578. 2579. 2580. 2581. 2582. 2583. 2584. 2585. 2586. 2587. 2588. 2589. 2590. 2591. 2592. 2593. 2594. 2595. 2596. 2597. 2598. 2599. 2600. 2601. 2602. 2603. 2604. 2605. 2606. 2607. 2608. 2609. 2610. 2611. 2612. 2613. 2614. 2615. 2616. 2617. 2618. 2619. 2620. 2621. 2622. 2623. 2624. 2625. 2626. 2627. 2628. 2629. 2630. 2631. 2632. 2633. 2634. 2635. 2636. 2637. 2638. 2639. 2640. 2641. 2642. 2643. 2644. 2645. 2646. 2647. 2648. 26

BANK CITY PLANNING COMMISSION HAS REVIEWED AND ACCEPTED THE PLAN CITY PLANNING COMMISSION ON THE DATE OF _____ BY _____ TITLE _____	CERTIFICATE OF ATTEST I HEREBY RECITE RECORDS OF BANK CITY PLANNING COMMISSION HAS REVIEWED AND ACCEPTED THE PLAN CITY PLANNING COMMISSION ON THE DATE OF _____ BY _____ TITLE _____	INTERVILLE BAIN WATER REGULATION DISTRICT HAS REVIEWED THE COMPLAINT TO INTERVILLE BAIN W REGULATION DISTRICT ON THE DATE OF _____ BY _____ TITLE _____	ENGINEER'S CERTIFICATE I HEREBY CERTIFY THAT THE PLAN CITY PLANNING COMMISSION HAS REVIEWED AND ACCEPTED THE PLAN CITY PLANNING COMMISSION ON THE DATE OF _____ BY _____ TITLE _____	APPROVAL AS TO FORM APPROVED AS TO FORM BY _____ DATE OF _____ BY _____ TITLE _____	COUNCIL APPROVAL AND ACCEPTANCE I HEREBY CERTIFY THAT THE PLAN CITY PLANNING COMMISSION HAS REVIEWED AND ACCEPTED THE PLAN CITY PLANNING COMMISSION ON THE DATE OF _____ BY _____ TITLE _____	RECORDED FILE OF _____ DATE OF _____ BY _____ TITLE _____
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HISTORIC SITES INVENTORY HISTORIC SITE FORM

PARK CITY MUNICIPAL CORPORATION



IDENTIFICATION

Property Name (if any): Marsac Elementary School

Address: 445 Marsac Avenue

Date of Construction: 1936

City, County: Park City, Summit County, Utah

Architect/Builder, if known: Scott and Welch / Paul Paulsen Company

Tax Number: MPS-1-AM-X

Current Owner: Park City Municipal Corporation, et al

Legal Description (include acreage): LOT 1 MARSAC PARKING STRUCTURE SUBDIVISION PLAT AMENDED; ACCORDING TO THE OFFICIAL PLAT ON FILE IN THE SUMMIT COUNTY RECORDERS OFFICE CONT 34,587 SQ FT OR 0.79 AC PARK CITY UTAH A BODY CORPORATE & POLITIC 1734-1864; REDEVELOPMENT AGENCY OF PARK CITY M4-111, M70-357, M270-541, 309-150; PARK CITY REDEVELOPMENT AGENCY 1314-607; PARK CITY REDEVELOPMENT AUTHORITY 310-126; PARK CITY MUNICIPAL CORP 472-30; AS THEIR INT MAY APPEAR

STATUS / USE

Original Use: institutional - school

Current Use: public

Property Type:

☒ Building

☒ Structure

☐ Site

National Register of Historic Places:

☒ Eligible

☐ Ineligible

☒ Listed, Date:

4/01/1985 - Public Works Buildings Thematic Resources

Evaluation:

☒ Landmark Site

☐ Significant Site

☐ Non Historic

DOCUMENTATION

Photographs:

☐ Tax Photos

Research Sources:

☒ Sanborn Maps

☒ City/ County Histories

☒ Newspapers

☒ Prints:
 ☐ tax Card
 ☐ Personal Interviews
 ☐ Other:

☐ Historic
 ☒ Census Records
 ☒ Park City Museum

DESCRIPTION

Architectural Style: Educational building / PWA Moderne style

No. Stories: 1

Number of Associated Structures: ☐ Accessory building(s). # ☐ Structure(s). #

Condition: ☒ Good ☐ Fair ☐ Poor ☐ Uninhabitable/Ruin

Location: ☒ Original location ☐ Moved (Date: ,original location:)

Materials: (Describe the visible materials)

Exterior Walls: Yellow brick, concrete, and terra cotta coping

Foundation: Concrete

Roof: Flat roof with decorative parapets

Windows/Doors: Multi-pane steel casement windows

Additions: ☐ Major ☐ Minor ☒ None

Alterations: ☐ Major ☐ Minor ☒ None

Describe Additions/ Alterations (Dates):

Essential Historic Form: ☒ Retains ☐ Does Not Retain

NARRATIVE DESCRIPTION OF PROPERTY

(Briefly describe the property and its setting. Include a verbal description of the location; a general description of the property including the overall shape, number of stories, architectural style, materials, shape of roof; identify and describe any associated structures; identify any known exterior additions and/or alterations.)

John McCormick described the Marsac School in 1984 as follows:

"This school, sitting high on the hill to the east of downtown Park City, is an interesting example of public works architecture in Utah. The building itself is three storys [sic.] high and is constructed of rock-faced, yellow brick. The roof is flat and there is a low band of terra cotta coping along the edge. The principal façade is symmetrical and it is divided into four bays, each three windows wide. Low relief pilasters separate the bays. Two-story entrance porticos are found between the two middle and the two outside bays. Each portico has a shallow parapet, clipped corners, and decoratively patterned brick surrounding narrow vertical window panels. The principal decorative motif found on the building is a low relief, torch-like figure that is found at the top of each

pilaster and at the corners of each portico. These figures break the horizontal line at the edge of the roof and give the building a crenelated appearance. A long concrete stairway runs down the hillside to connect the school to the town below. The stairway's smooth lines and geometric embellishment serve to focus attention on the overall design of the building and should be considered an integral part of this nomination. The school has received little alteration over the years and remains in good original condition. ”

Little has changed since McCormick's description although the setting has been further developed with the addition of the China Bridge parking structure to the south, which has rendered the south façade a major entrance into the building and diminished the emphasis on the main west façade. The stairs leading from Swede Alley still provide an important access to the symmetrical school building and provide a more austere entrance. The chimney has been shortened since the coal heating plant under the south parking lot was decommissioned. The interior of the building has been heavily remodeled in order to allow for the programmatic change from an elementary school to a city hall. Also, photovoltaic panels have been added on the roof to help provide energy to the building. The Marsac School is an important structure in the development of Park City and PWA architecture in Utah. The overall form and materiality of the building remains intact and the building retains its historic value.

SIGNIFICANCE

Historic Era:

- ☐ Settlement & Mining Boom Era (1868-1893)
- ☐ Mature Mining Era (1894-1930)
- ☒ Mining Decline & Emergence of Recreation Industry (1931-1962)

Narrative Statement of Significance:

(Briefly describe those characteristics by which this property may be considered historically significant.)

The Marsac School was built adjacent to the site of the Marsac Mill, which was torn down in 1904. The mill was very important in the development of Park City mining interests, described in a 1912 United States Geological Survey publication on Park City area geology as the:

“Marsac Mill, which was owned by [the Daly Mining Company] in 1887, was then equipped with steam power, double engines, two revolving driers, 30 stamps for crushing ores, rolls for crushing salt, a Stetefeldt furnace of 60-ton capacity for chlorination, 16 pans for amalgamation, 8 settlers, retorts, melting furnaces, and complete electric-light and fire-extinguishing plants. ”

Silver ore, in other words, was reduced through the Russell lixiviation process and extracted and treated in the Stetefeldt furnace. The mill was very large, but it became unnecessary in the early 1900s when the Daly and Ontario mining companies had enough mutual interests to make both crushing mills redundant. Also, Daly production had dipped from 20,562 tons in 1886 to 82 tons in 1903. A little bit of the Marsac Mill's equipment was moved, but the building was shut down and—seen as a fire trap after the water was shut off—was demolished in the summer of 1904.

The site of the Marsac School remained vacant after the Marsac Mill was torn down. A few small buildings were constructed on Silver Creek, but none were very lasting, and the site was completely empty by the 1929 Sanborn Map. By the mid-1930s demand for a new elementary school was increasing in Park City and the creation of the Progress Works Administration (PWA) in 1933 led to a grant application by the Park City Board of Education through the federal building program. In 1935, the grant was approved and the federal government agreed to fund 45 percent of the project with the Board of Education providing the remainder. In order to raise this money the town voted in favor of a bond issuance in an October 1935 election. A \$75,000 bond was issued on March 1, 1936 with a 4 percent annual interest rate. These monies were used for the erection of both the Marsac School and the High School Mechanical Arts Building (1167 Woodside Avenue). In accordance with PWA protocol, local architects Scott & Welch of Salt Lake City were chosen with the Paul Paulsen Company contracted as the construction company.

Construction on both the Marsac School and High School Mechanical Arts Building began in spring of 1936, concurrent with the demolition of the unsafe Lincoln School, on the west side of Norfolk Avenue between 10th and 11th streets. Bricks from the Lincoln School were used on both of the newer buildings. Construction was swift, and the new school opened in November, with formal opening festivities on December 4, 1936. Utah PWA director R.A. Hart was in attendance at the grand opening of the buildings, which were officially designated as PWA Utah number 1009-R. The Park Record ran a description of the new Marsac School as follows:

“The new elementary school contains 24 class room units, 2 general storage rooms, 4 toilet rooms, a boiler plant and coal storage bins. Three of the class room units are devoted to an office suite for principal, nurse and teachers’ rest room, and a combination auditorium and playroom. The latter is fitted with small stage, with cyclorama and velour curtains and steel folding chairs. Ramps replace stairways, plaster is accoustic [sic.] throughout, except ramps, which are covered with diatto, all floors are covered with battleship linoleum. This combination of accoustic plaster and battleship linoleum renders the building practically noiseless. Building is wired for light, power, fuel, telephone and sound. The latter includes an automatic bell system, operated from a central electric clock, and loud speaker system to serve both auditorium and class rooms, and portable sound picture apparatus. The heating system is automatically controlled both at the generating plant and univent heater outlets. The entire building is of fireproof construction. Steel, reinforced concrete, brick, metal lath, and plaster are used throughout. Translucent glass is used in all exterior windows.”

Landscaping on the school site was undertaken the following year. The school served as the Park City elementary school until falling into disrepair in the 1970s. A 1976 report by fire officials sought \$70,000 in improvements for the school, but the school board decided to build a new building instead in the Snyderville area. Work commenced in 1979 and Parley’s Park Elementary School opened the following year.

Park City Municipal Corporation had been trying to buy the Marsac building for years and they finally purchased the unoccupied building from the school district in 1983. The building was renovated soon thereafter, and the city hall functions moved from the Old City Hall at 528 Main and overflow space in the Memorial Building at 427 Main into the Marsac offices. The building is still home to City Hall. It retains a similar appearance to the 1936 Marsac School and has become an important historical structure in the growth of Park City

REFERENCES

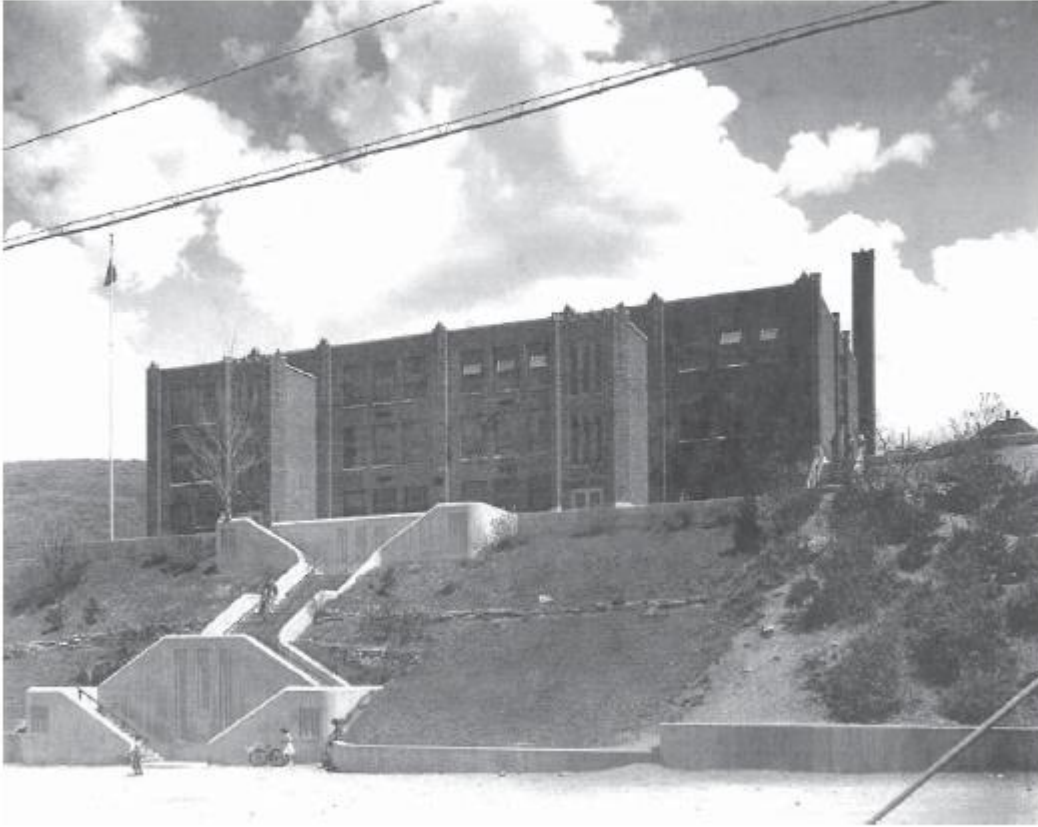
- Boutwell, John Mason and Lester Hood Woolsey. *Geology and Ore Deposits of the Park City District, Utah*. White Paper, Department of the Interior, United States Geological Survey. Washington: Government Printing Office, 1912.
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- Ringholz, Raye Carleson and Bea Kummer. *Walking Through Historic Park City*. Self-published, 1984.
- Thompson, George A., and Fraser Buck. *Treasure Mountain Home: Park City Revisited*. Salt Lake City: Dream Garden Press, 1993.

PHOTOS

(Provide several clear historical and current photos of the property as well as locational maps indicating the location of the property in relation to streets or other widely recognized features.)

445 Marsac Avenue, Park City, Summit County, Utah

Intensive Level Survey—Biographical and Historical Research Materials



Marsac School, date unknown (Park City Historical Society & Museum, Pop Jenks Collection)

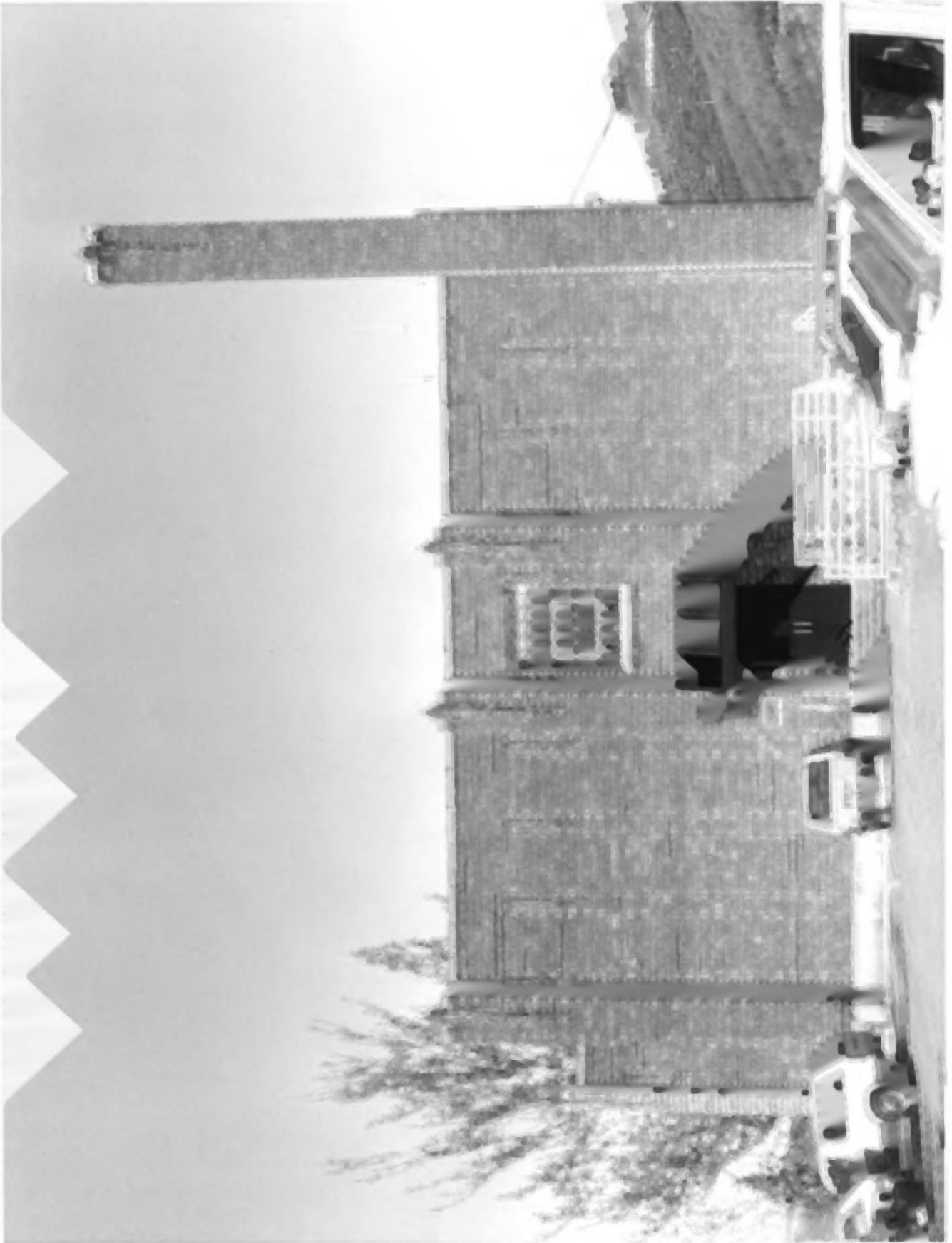


Marsac Elementary School
Park City, Summit County, Utah

West Facade

Photo by Debbie Randall, October 1984
Negative: Utah State Historical Society

1 of 2



Marsac Elementary School
Park City, Summit County, Utah

South Facade

Photo by Debbie Randall, October 1984
Negative: Utah State Historical Society

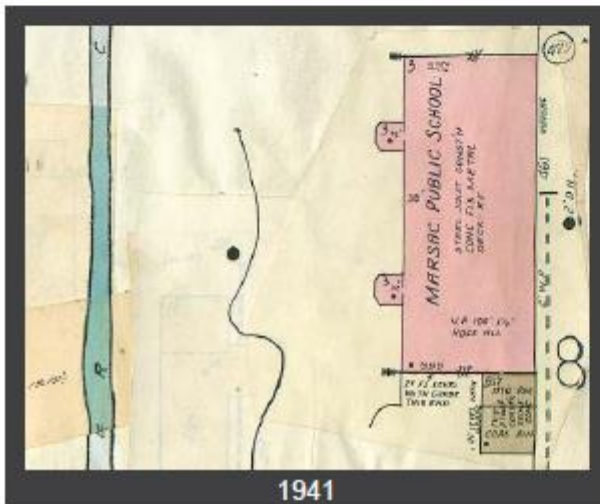
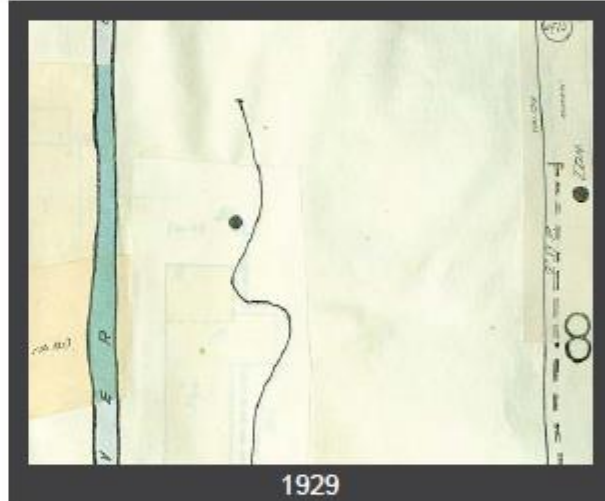
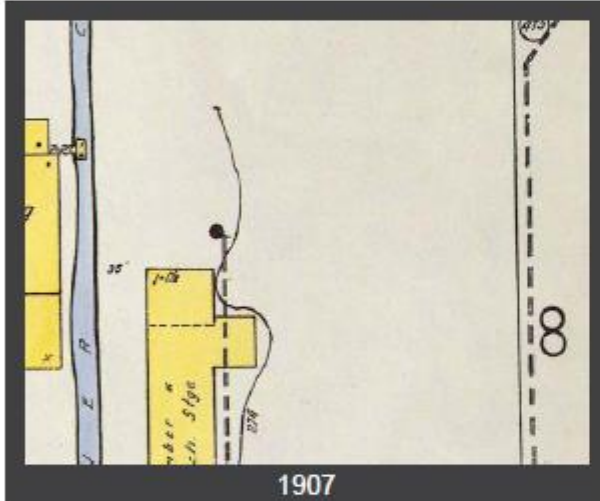
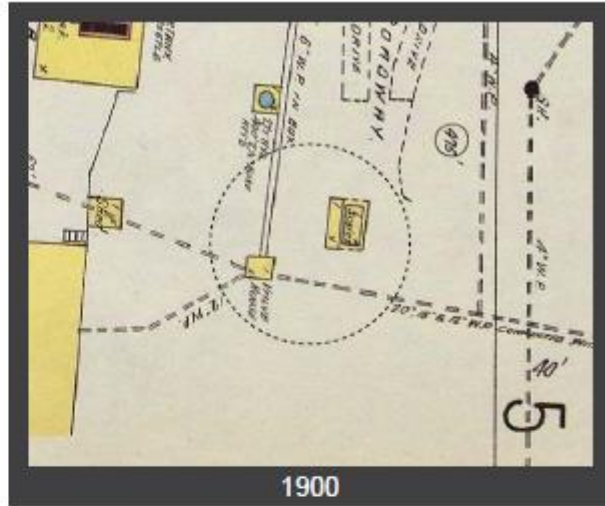
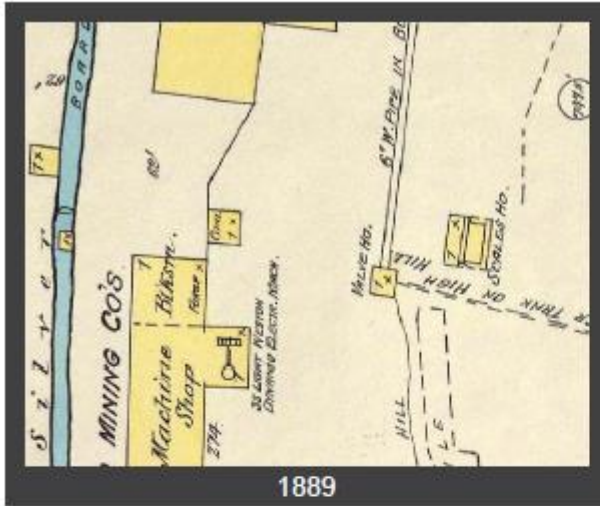
2 of 2





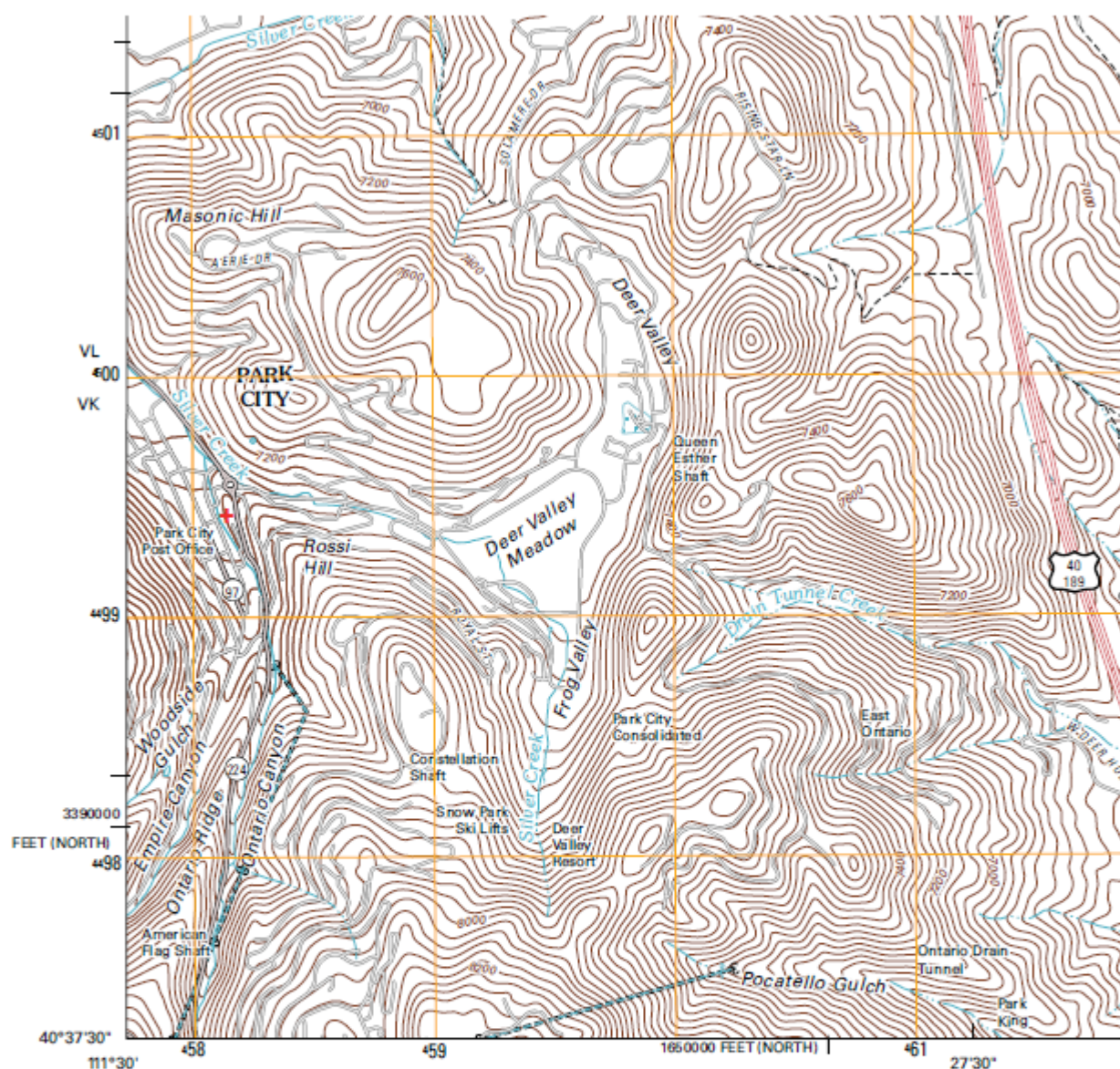
MAPS

445 Marsac Avenue, Park City, Summit County, Utah
 Intensive Level Survey—Sanborn Map history



445 Marsac Avenue, Park City, Summit County, Utah

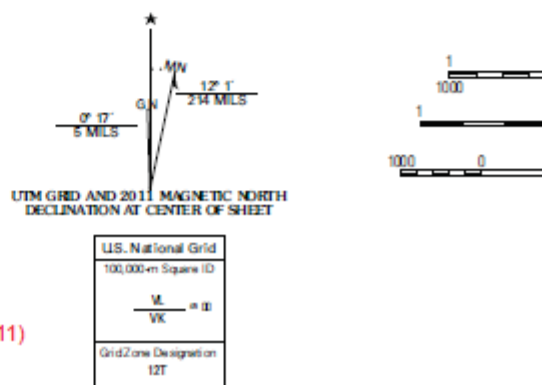
Intensive Level Survey—USGS Map



Produced by the United States Geological Survey
 North American Datum of 1983 (NAD83)
 World Geodetic System of 1984 (WGS84). Projection and
 1 000-meter grid: Universal Transverse Mercator, Zone 12T
 10 000-foot ticks: Utah Coordinate System of 1983
 (north and central zones)

Imagery.....NAIP, July 2009 - August 2009
 Roads.....©2006-2010 Tele Atlas
 Names.....GNIS, 2009
 Hydrography.....National Hydrography Dataset, 2009
 Contours.....National Elevation Dataset, 2008

+ location on USGS Park City East 1:24000 Quadrangle Map (2011)



DOCUMENTS

Utah State Historical Society

Property Type:

Historic Preservation Research Office

Site No. _____

Structure/Site Information Form

IDENTIFICATION 1

Street Address: 431 Marsac
Park City, Summit County, Utah UTM: 12 458240 4499170

Name of Structure: Marsac Elementary School T. R. S.

Present Owner: Park City Corporation
P.O. Box 1480

Owner Address: Park City, Utah 84760

Year Built (Tax Record): Effective Age: Tax #: PC-730-T-X
Legal Description Kind of Building:
Beginning at the Northernmost corner of a tract of land as described in a QCD to the Board of Ed. of the Park City School District recorded as entry #99092 in Book J, Page 84 in the office of the Recorder of Summit Co., Utah, said point also being on the W'y right-of-way of Marsac Ave, thence S 23°38' E 37.80 feet to the true point of beginning; thence S 23°38' E along said right-of-way line 185 feet, S 66°2' W 98 feet, N 23°38' W 185 feet, N 66°22' E 98 feet to point of beginning. .42 acre

STATUS/USE 2

Original Owner: Park City School District Construction Date: 1935-36 Demolition Date:

Original Use: educational--school Present Use: government

Building Condition: Integrity: Preliminary Evaluation: Final Register Status:

☐ Excellent ☐ Site ☐ Unaltered ☒ Significant ☐ Not of the ☐ National Landmark ☐ District
☒ Good ☐ Ruins ☒ Minor Alterations ☐ Contributory Historic Period ☐ National Register ☐ Multi-Resource
☐ Deteriorated ☐ Major Alterations ☐ Not Contributory ☐ State Register ☐ Thematic

DOCUMENTATION 3

Photography: Date of Slides: 1984 Slide No.: Date of Photographs: 1984 Photo No.:

Views: ☐ Front ☐ Side ☐ Rear ☐ Other Views: ☐ Front ☐ Side ☐ Rear ☐ Other

Research Sources:

☒ Abstract of Title ☒ Sanborn Maps ☒ Newspapers ☐ U of U Library
☒ Plat Records / Map ☐ City Directories ☒ Utah State Historical Society ☐ BYU Library
☐ Tax Card & Photo ☐ Biographical Encyclopedias ☐ Personal Interviews ☐ USU Library
☐ Building Permit ☐ Obituary Index ☐ LDS Church Archives ☐ SLC Library
☐ Sewer Permit ☒ County & City Histories ☐ LDS Genealogical Society ☐ Other

Bibliographical References (books, articles, records, interviews, old photographs and maps, etc.):

The Park Record (Park City, Utah), 1935-36.

Works Progress Administration. A Report of the Works Division: Utah Emergency Relief Administration, April 15, 1934-October 31, 1935. Salt Lake City: Works Progress Administration, 1936.

"Carl W. Scott," Architects File, Preservation Office, Utah State Historical Society.

"George W. Welch," Architects File, Preservation Office, Utah State Historical Society.

Researcher: John McCormick

Date: 1984

Street Address:

Site No:

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ARCHITECTURE

Architect/Builder: Carl W. Scott & George W. Welch/unknown

Building Materials: brick

Building Type/Style: PWA Moderne

Description of physical appearance & significant architectural features:

(Include additions, alterations, ancillary structures, and landscaping if applicable)

This school, sitting high on the hill to the east of downtown Park City, is an interesting example of public works architecture in Utah. The building itself is three stories high and is constructed of rock-faced, yellow brick. The roof is flat and there is a low band of terra cotta coping along the edge. The principal facade is symmetrical and it is divided into four bays, each three windows wide. Low relief pilasters separate the bays. Two-story entrance porticos are found between the two middle and the two outside bays. Each portico has a shallow parapet, clipped corners, and decoratively patterned brick surrounding narrow vertical window panels. The principal decorative motif found on the building is a low relief, torch-like figure that is found at the top of each pilaster and at the corners of each portico. These figures break the horizontal line at the edge of the roof and give the building a crenelated appearance. A long concrete stairway runs down the hillside to connect the school to the town below. The stairway's smooth lines and geometric embellishment serve to focus attention on the overall design of the building and should be considered an integral part of this nomination. The school has received little alteration over the years and remains in good original condition.

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HISTORY

Statement of Historical Significance:

Construction Date: 1935-35

Built in 1935-36, the Marsac Elementary School is part of the Public Works Buildings Thematic Resources nomination and is significant because it helps document the impact of New Deal programs in Utah, which was one of the states that the Great Depression of the 1930s most severely affected. In 1933 Utah had an unemployment rate of 36 percent, the fourth highest in the country, and for the period 1932-1940 Utah's unemployment rate averaged 25 percent. Because the depression hit Utah so hard, federal programs were extensive in the state. Overall, per capita federal spending in Utah during the 1930s was 9th among the 48 states, and the percentage of workers on federal work projects was far above the national average. Building programs were of great importance. During the 1930s virtually every public building constructed in Utah, including county courthouses, city halls, fire stations, national guard armories, public school buildings, and a variety of others, were built under federal programs by one of several agencies, including the Civil Works Administration (CWA), the Federal Emergency Relief Administration (FERA), the National Youth Administration (NYA), the Works Progress Administration (WPA), or the Public Works Administration (PWA), and almost without exception none of the buildings would have been built when they were without the assistance of the federal government.

The Marsac Elementary School in Park City is one of 233 public works buildings identified in Utah that were built during the 1930s and early 1940s. Only 130 of those 233 buildings are known to remain today and retain their historic integrity. Of the 233, 107 were public school buildings. This is one of 43 elementary schools built, of which 19 are still standing. In Summit County 7 buildings were constructed, 6 of which remain.

(See Continuation Sheet)

Marsac Elementary School
History continued:

This school building was constructed between 1935 and 1936 as a Public Works Administration (PWA) project and officially opened for students on November 15, 1936. It was formally dedicated on December 4, 1936. The architects were Carl W. Scott and George W. Welch of Salt Lake City, who designed more school buildings during the 1930s than any other Utah firm.

Construction of the building was part of a \$100,000 building program that the Park City School District undertook in the fall of 1935. Included also in the package was the construction of a new high school mechanical arts building. Scott and Welch also designed it. Construction on the 2 buildings proceeded at the same time, and they were both dedicated at the same time. The mechanical arts building has since been demolished, though the main high school building, which was constructed in 1926, remains standing.

At its dedication the Park City newspaper described the new Marsac School as follows: "The new elementary school contains 24 class room units, 2 general storage rooms, 4 toilet rooms, a boiler plant and coal storage bins. Three of the class room units are devoted to an office suite for principal, nurse and teachers' rest room, and a combination auditorium and playroom. The latter is fitted with small stage with cyclorama and velour curtains and steel folding chairs. Ramps replace stairways, plaster is accoustic throughout, except ramps which are covered with diatto, all floors are covered with battleship linoleum. This combination of accoustic plaster and battleship linoleum renders the building practically noiseless. Building is wired for light, power, fuel, telephone and sound. The latter includes an automatic bell system, operated from a central electric clock, and loud speaker system to serve both auditorium and class rooms, and portable sound picture apparatus. The heating system is automatically controlled both at the generating plant and univent heating outlets. The entire building is of fireproof construction. Steel, reinforced concrete, brick metal lath, and plaster are used throughout. Translucent glass is used in exterior windows. Playgrounds are spacious and adequate. Landscaping and the building approaches are projects for the future."¹

Approval for funding the building was given at a bond election in Park City on October 19, 1935. Approval was overwhelming: 169 in favor to 12 opposed. Prior to the construction of the school two older schools, Jefferson and Lincoln, were demolished, and materials from them used in construction of the new.

The building's architects, Carl W. Scott and George W. Welch were both prominent Utah architects. Scott was born October 17, 1887, in Minneapolis, Kansas, and graduated in 1907 from the University of Utah with a degree in mining. He was given credit for the idea of the concrete "U" on the hill that is still above the university campus. Following graduation he began a career in architecture as a draftsman for Richard Kletting. In 1914 he became partners with George W. Welch. Welch was born in Denver, Colorado, on May 15, 1886, graduated from Colorado College, and came to Salt Lake City to begin work as an architect. Active in political affairs while here, he was a member of the Utah House of Representatives from 1919 until 1921. Among the buildings that Scott and Welch designed were Salt Lake City's Elks' Club Building, South High School, the Masonic Temple, and many public school

(See Continuation Sheet)

Marsac Elementary School
History continued:

buildings throughout Utah including Hawthorne Elementary School and Bryant Junior High School in Salt Lake, Park City High School, Tooele High School, Blanding High School, and Cedar City Elementary School. They also designed a number of commercial buildings including the N. O. Nelson Manufacturing Company Warehouse, the Nelson-Ricks Creamery Building, and the Firestone Tire Company Building, all in Salt Lake City.

The Park Record, December 1, 1936, p. 1.