



**PLANNING DEPARTMENT ADMINISTRATIVE PUBLIC HEARING
SUMMIT COUNTY, UTAH
April 3, 2025**

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.

Zoom Link: <https://us02web.zoom.us/j/88167820277>

1. CONTINUATION

- 1.A. **64 Chambers Avenue – Historic District Design Review** – The Applicant Proposes to Construct a Rear Addition to a Landmark Historic Structure in the Historic Residential - 1 Zoning District. PL-24-06360.
(A) Public Hearing; (B) Continued to April 17, 2025

2. REGULAR AGENDA - 12:00PM

- 2.A. **516 Marsac Avenue – Extension of Historic District Design Review** – The Applicant Proposes to Construct a 147-Square-Foot Addition to an Existing Non-Historic Structure in the Residential - 1 Zoning District. PL-25-06423
(A) Public Hearing; (B) Action
- 2.B. **2346 Park Avenue – Administrative Permit** – The Applicant Proposes the Installation of a New Wall Around the Existing Swimming Pool, a Pergola, a Fireplace, and Raising the Vestibule on the Front Facade, Located in the Residential Development - Medium Density Zoning District, Sensitive Land Overlay, and Frontage Protection Zone. PL-25-06426.
(A) Public Hearing; (B) Action
- 2.C. **950 Park Avenue – Historic District Design Review** – Applicant Proposes to Construct a Pool House, Shade Structures, Pergolas, and Barbecue Islands Within the Park Station Condominiums Exterior Courtyard Within the Historic Commercial Business (HCB) Zoning District. PL-24-06311
(A) Public Hearing; (B) Action
- 2.D. **660 Main Street – Modification to Administrative Conditional Use Permit** – The Applicant Proposes an Expansion of Outdoor Dining on an Existing Plaza in the Historic Recreation Commercial Zoning District. PL-25-06462
(A) Public Hearing; (B) Action
- 2.E. **218 Sandridge Road – Modification to Historic District Design Review** – The Applicant Proposes to Modify an Existing Historic District Design Review Approval to Lower the Finish Floor of the Single-Family Dwelling and Adjust Glazing on a Sliding Door in the Historic Residential – 1 (HR-1) Zoning District. PL-25-06452
(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: 64 Chambers Avenue
Application: PL-24-06360
Author: Lillian Zollinger, Planner III
Date: April 3, 2025
Type of Item: Historic District Design Review

Recommendation

(I) Review the proposal to construct an addition to the rear of a Landmark Historic Structure, (II) conduct a public hearing, and (III) consider continuing the Historic District Design Review to April 17, 2025.

Description

Applicant: Katilyn Murphy
Curtis Wagner
Jonathan DeGray, Applicant Representative

Location: 64 Chambers Avenue
A Landmark Historic Site

Zoning District: Historic Residential – 1

Adjacent Land Uses: Residential

Reason for Review: The Planning Director reviews and takes Final Action on Historic District Design Reviews.¹

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

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

Summary

Staff requests additional time to review modifications to the plans.

¹ LMC [§ 15-1-8](#)

Planning Department Staff Report



Subject: 516 Marsac Avenue
Application: PL-25-06423
Author: Lillian Zollinger, Planner III
Date: March 20, 2025
Type of Item: Extension of Historic District Design Review

Recommendation

(I) Review the proposed Historic District Design Review Extension for 516 Marsac Avenue, (II) conduct a public hearing, and (III) consider approving the Extension for one year based on the Findings of Fact, Conclusions of Law, and Conditions of Approval in the draft Final Action Letter (Exhibit A).

Description

Applicant: Park City Municipal Corporation,
represented by Rhoda Stauffer

Location: 516 Marsac Avenue

Zoning District: Residential – 1

Adjacent Land Uses: Residential, City Hall

Reason for Review: The Planning Director reviews and takes Final Action on Historic District Design Reviews Extensions.¹

HDDR Historic District Design Review
LMC Land Management Code

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

Background

On March 28, 2024, the Planning Director approved the Historic District Design Review (HDDR) for 516 Marsac Avenue to construct an addition to the rear of an existing Triplex ([Staff Report](#)).

Land Management Code (LMC) [§ 15-11-12\(E\)](#) states HDDR approvals expire one year from the date of the Final Action. The Planning Director may grant an extension of an HDDR approval for one 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 General Plan or LMC in effect at the time of the extension request.

¹ LMC [§ 15-11-12\(E\)](#)

On February 3, 2025, the Applicant applied for an Extension, prior to the March 28, 2025 expiration.

The Applicant proposes no changes to the original approval and requests additional time to complete the building permit. There have been no changes 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.

Department Review

The Planning Department reviewed this report.

Notice

Staff published notice on the City's website and posted notice to the property on March 20, 2025. Staff mailed courtesy notice to property owners within 100 feet on March 20, 2025.²

Public Input

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

Alternatives

The Planning Director may:

- Approve the HDDR Extension;
- Deny the HDDR Extension and direct staff to make Findings for the denial; or
- Request additional information and continue the discussion to a date certain.

Exhibits

Exhibit A: Draft Final Action Letter

Exhibit B: Proposed Plans

² LMC [§ 15-1-21](#)



Planning Department

April 3, 2025

Rhoda Stauffer
rhoda.stauffer@parkcity.org
Park City Housing Department

NOTICE OF PLANNING DIRECTOR ACTION

Description

Address: 516 Marsac Avenue

Zoning District: Residential – 1

Application: Historic District Design Review **Extension**

Project Number: PL-23-05724 | **PL-25-06423**

Action: APPROVED WITH CONDITIONS (See Below)

Date of Final Action: **April 3, 2025**

Project Summary: The Applicant Proposes to Construct an Addition to the Rear of an Existing Non-Historic Structure in the Residential – 1 Zoning District.

Action Taken

On **April 3, 2025**, the Planning Director conducted a public hearing and approved the **Historic District Design Review extension** according to the following Findings of Fact, Conclusions of Law, and Conditions of Approval:

Findings of Fact

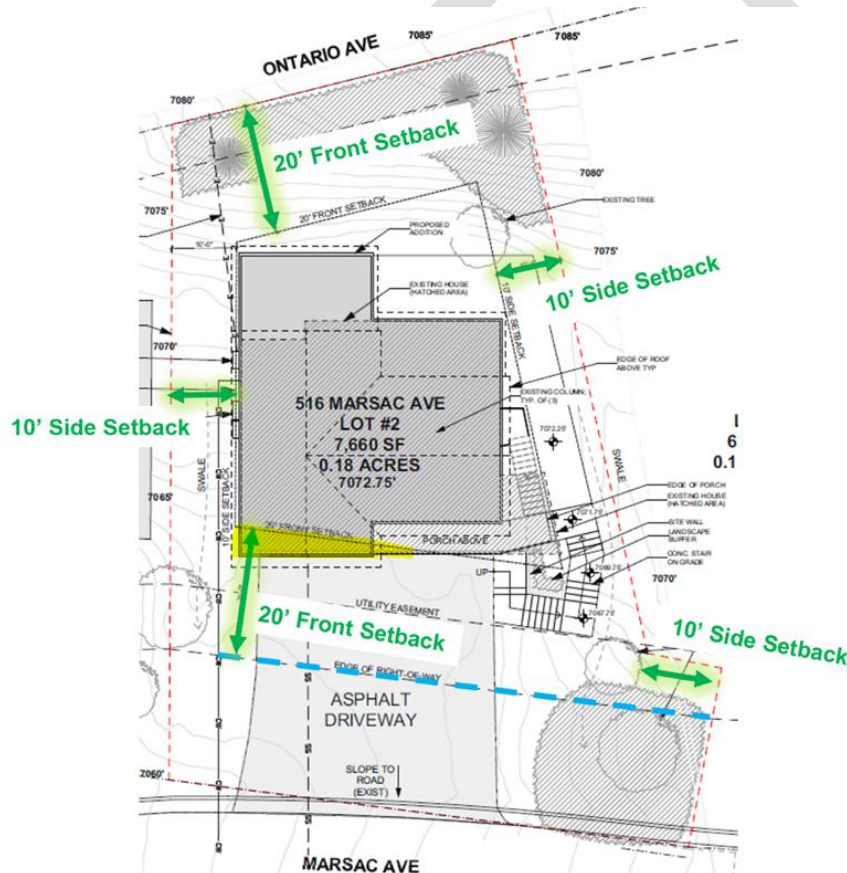
1. The Property is located at 516 Marsac Avenue, has an unusual Lot configuration, and fronts both Marsac Avenue and Ontario Avenue.
2. The Property is located within the Residential - 1 (R-1) Zoning District.
3. The Property is Lot 2 of the Ontario Avenue Subdivision, recorded in 1994.
4. The 1994 Subdivision Plat limits the maximum house size to 2,600 square feet and notes that all new construction requires Historic District Design Review.
5. The existing structure has a square footage of 2,362. The Applicant proposes adding 267 square feet to the main level at the rear of the structure and to remove 147 square feet from the second level, for a total of 2,432 square feet,



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compliant with the maximum house size of 2,600 square feet established on the Subdivision Plat.

6. A Triplex is a Conditional Use in the R-1 Zoning District. The Planning Commission approved the Triplex Use on January 10, 2024.
7. In the R-1 Zoning District, Conditional Uses are subject to a 20-foot Front Setback, 10-foot Rear Setback, and 10-foot Side Setback.
8. The existing Structure was approved in 1992, which notes the same Setback regulations as today. The structure was built on a diagonal and four feet six inches over the 20-foot Front Setback.
9. As the Lot has six sides, and fronts two public Rights-of-Way, the Planning Director determined the Setbacks for the Lot, illustrated below:



10. In the R-1 Zoning District, the maximum building height is 28 feet, with a five-foot exception for roof pitches 4:12 or greater. The existing structure has roof pitches of 9:12 and 10:12, qualifies for the exception, and is compliant at 31' in height. The proposed structure will keep the same roof pitch and height.



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11. A Triplex requires six parking spaces, two per unit.
12. The existing structure has two, two-car garages, or four parking spaces on site.
13. On January 10, 2024, the Planning Commission granted a reduction in parking from six to four spaces.
14. Historic District Design Review require review pursuant to the criteria outlined in Land Management Code (LMC) § 15-13-8:

1. Site	Analysis of Proposal
a) Building Setback and Orientation LMC § 15-13-8(B)(2)(a) states, "New buildings shall have a clearly defined primary entrance oriented toward the street consistent with historic buildings within the Streetscape or character area. Entrances on secondary or tertiary facades of a building shall be clearly subordinate to the entrance on the primary façade."	Complies: Proposed addition will not change the location of the structure. See analysis under Section I. The front entrance is defined by a porch, as there are three entrances, one entrance for each unit. The entrances are located on the south side, so as to not create multiple competing entrances.
b) Topography and Grading: LMC § 15-13-8(B)(1)(b) states, "A new site's natural slope shall be respected in a new building design in order to minimize cuts into hillsides, minimize fill, and minimize retaining walls."	Complies: The proposed addition will be built on an already disturbed section of the site.
c) Landscaping and Vegetation	See Condition of Approval 12: The proposed vegetation shall be at least 50% Water Wise and compliant with 15-5-5(N) . The Applicant shall provide an updated Water Wise irrigation plan at building permit submission.
f) Paths, Steps, Handrails, & Railings (Not associated with Porches) LMC § 15-13-8(B)(1)(f) states, "New hillside stairs and any associated railings or handrails shall be visually subordinate to the associated building(s) or structure(s) in size, scale, and proportion, and shall complement the Historic District in material, size, scale, and proportion, and massing."	Complies: The new proposed stairs follow the natural grade of the site and are within four feet of existing grade. 



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h) Parking Area & Driveways Pursuant to LMC 15-3-6(A), a Triplex requires two parking spaces per unit. The proposed Triplex has three units. The Planning Commission reduced the required parking from six spaces to four.	Complies: The existing structure has four parking spaces in two two-car garages. LMC § 15-3-4 requires garage dimensions of 11 by 20 feet. All the parking spaces are 11 by 20 feet and compliant. The existing driveway is not proposed to increase in width at the curb. The Applicant proposes to add a hammerhead turnaround area at the northside of the driveway. The Applicant must record an encroachment agreement with UDOT for the hammerhead area.
2. Primary Structures	Analysis of Proposal
a) Mass, Scale, & Height	Complies: The proposed addition is shorter in height and width than the existing structure and stays in scale with the site.
b) Foundation -- LMC 15-13-8(B)(2)(b) states, "Foundation materials shall be simple in form and minimally visible above grade when viewed from the primary public right-of-way."	Complies: The foundation is mostly covered, and where portions show, the foundation is covered in stone and compliant.
c) Doors -- LMC § 15-13-8(B)(2)(c) states, "All buildings that face the street shall have a well-defined primary entrance."	Complies: The door compliments the stairs and porch, and all define the front entrance and fit in within the context of a historic neighborhood.
d) Windows -- LMC § 15-13-8(B)(2)(d) states, "Ratios of solid-to-void that are compatible with surrounding historic buildings shall be used" and "Windows shall be historic size and shall relate to the human scale of the Historic District."	Complies: The proposed windows match the existing widow styles and sizes and are similar. The glazing is limited to adjust for the three units inside the structure.
e) Roofs – LMC § 15-2.2-5 requires a roof pitch of at least 7:12. LMC § 15-13-8(B)(2)(e), states, "Roof pitch shall be consistent with the style of architecture chosen for the structure and with adjacent buildings that contribute to the character of the Historic District."	Complies: The primary roof pitch on the existing structure is 9:12. The secondary roof pitch is 10:12 on the existing structure. The proposed roof pitch of the addition is 2:12, and on the second, rear level.



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f) Dormers	Complies: The existing dormers will be removed from the front and be replaced by a 9:12 roof pitch.
i) Porches LMC § 15-13-8(B)(2)(i) which states, "Porches typically cover the entrance, and usually extend partially or fully across the main façade." The front porch is consistent with porches found historically, as it is covered and emphasizes the front entrance.	Complies: The porch extends partially across the main façade to help create a main entrance.
3. Mechanical and Utility Systems and Service Equipment	Complies: The proposed mechanical equipment will be screened from neighboring properties with a screen.
4. Materials	See Condition of Approval 15: Pursuant to LMC § 15-13-8(B)(4) , the proposed materials of painted wood siding, standing seam roof, formed concrete, are compliant with the Historic District.
5. Paint and Color	Complies: The proposed plans indicate painted and stained wood siding wood siding. LMC § 15-13-8(B)(5)(d) states, "Materials, such as wood, that are traditionally painted shall have an opaque rather than transparent finish." See Condition of Approval 13.
6. Garages	Complies: The existing garages will not change dimensions.



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10. Additions to Existing Non-Historic Structures LMC § 15-13-8(2)(B)(10) states, “An addition shall complement the visual and physical qualities of the existing structure. An addition shall be visually subordinate to the existing structure and shall be compatible with the scale of the historic buildings and structures in the Streetscape or character area. Windows, doors, and other features on a new addition shall be designed to be compatible with the existing structure and surrounding historic sites. Windows, doors, and other openings shall be of sizes and proportions similar to those found on the building as well as those found on historic structures in the Historic District... the solid-to-void relationships and detailing of an addition shall be compatible with the existing structure and with buildings within the Streetscape or character area.”	Complies: The proposed addition is subordinate, wherein it is only on the first story and shorter in length than the existing structure. The addition will not have any doors, and the one window matches the style of the existing windows on the existing structure, as well as the solid to void ratio.
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15. The Development Review Committee reviewed the proposal on December 5, 2023, and recommended Condition of Approval 4.
16. Staff published notice on the City’s website, the Utah Public Notice website, and posted notice to the property on March 20, 2025. Staff mailed courtesy notice to property owners within 100 feet on March 20, 2025.

Conclusions of Law

1. The application, as conditioned, complies with Land Management Code § 15-1-10(E) Conditional Use Review Process, Chapter 15-2.12 Residential (R-1) Zoning District, and Chapter 15-3 Off-Street Parking.
2. The Use is compatible with the surrounding Structures in Use, scale, mass, and circulation.
3. The effects of any differences in Use or scale have been mitigated through careful planning.

Conditions of Approval



Planning Department

1. Final building plans and construction details shall reflect substantial compliance as approved through the Historic District Design Review. Any changes, modifications, or deviations from the approved design that have not been approved in advance by the Planning and Building Departments may result in a stop work order.
2. Any changes, modifications, or deviations from the approved scope of work shall be submitted in writing for review and approval/denial in accordance with the applicable standards by the Planning Director or designee prior to construction.
3. All conditions of approval and plat notes of the Ontario Avenue Subdivision shall continue to apply.
4. Residential fire sprinklers are required for all new or renovation construction on this lot, per requirements of the Chief Building Official.
5. Any areas disturbed during construction surrounding the proposed work shall be brought back to their original state and revegetated.
6. City approval of a Construction Mitigation Plan (CMP) is a condition precedent to the issuance of any building permit. The CMP shall include language regarding the method of protecting adjacent structures.
7. All outdoor lighting must be down-directed, fully shielded, with bulbs 3000 degree Kelvin or less. A fully shielded light is installed in such a manner that all light emitted either directly from the bulb, or indirectly by reflection or refraction, is below the horizontal plane through the fixture's lowest light-emitting part. The top and sides of a Fully Shielded fixture are made of completely opaque material such that light only escapes through the bottom of the fixture. Final lighting details shall show compliance with this condition and shall be reviewed by the Planning Staff prior to installation.
8. Construction waste shall be diverted from landfill and recycled when possible.
9. The maximum house size shall not exceed 2,600 square feet, excluding the 1,183 square foot garage. The garage shall not increase in size.
10. The three units will be restricted so that the total number of cars is as follows:
 - a. Unit One has one parking space.
 - b. Unit Two has one parking space.
 - c. Unit Three has two parking spaces.
11. The Applicant shall submit a landscape plan at the Building Permit stage that is compliant with LMC § 15-5-5(N) and Park City Municipal Code Chapter 11-21, Utah Wildlife-Urban Interface Code.



Planning Department

12. The trash and recycling bins shall be screened, not impede driveway ingress and egress, including use of the hammerhead turn around area, and be compliant with the R-1 Zoning District and Historic District requirements.
13. Materials, such as wood, that are traditionally painted shall have an opaque finish.
14. Vinyl and aluminum windows are prohibited.
15. If a building permit is not issued by March 28, 2026, this approval shall expire and a new Historic District Design Review application must be reviewed.

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

516 MARSAC AVENUE
WORKFORCE HOUSING TRIPLEX



PROJECT TEAM

OWNER
PARK CITY MUNICIPAL CORPORATION
ATTN: BROWNE SEBRIGHT
445 Marsac Avenue
Park City, UT 84060
PHONE: 435-615-5000
EMAIL: browne.sebright@parkcity.org

ARCHITECT
SHAPE ARCHITECTURE STUDIO
STEVE SCRIBNER
23 LINCOLN ST, SUITE 200
DENVER, CO 80203
Phone: 970-708-9535
Email: steve@shapearchitect.com

ZONING

Zoned: R-1 (Residential)

Setbacks:
Side 10'-0"
Rear 10'-0"
Front 20'-0"
Building Height: 33'-0" Max.
[28' + 5' For Roof > 4:12]

PROPERTY INFORMATION

PROJECT TYPE: WORKFORCE HOUSING TRIPLEX
SITE ADDRESS: 516 MARSAC AVE, PARK CITY, UTAH
84060
LEGAL DESCRIPTION: LOT 2 ONTARIO AVENUE
SUBDIVISION

Scope of Work

1. WORKFORCE HOUSING TRIPLEX

Lot Area: (0.18 ac.) 7,660 Sq Ft
Minimum Lot Area: 5,625 SF

Proposed Lot Coverage 2,588 SF

GROSS SQ FOOTAGE	
CONDITIONED	2,700 sf
MAIN LEVEL	1603 sf
UPPER LEVEL	1097 sf
UNCONDITIONED	1,564 sf
GARAGE	1,564 sf

Sheet Index

CD	
A001	COVER SHEET
A002	SUB PLAT
G200	SITE SURVEY
G201	SITE SURVEY
A003	PHOTOGRAPHS
A004	RENDERS
A005	STREETSCAPE ELEVATION
A010	SITE PLAN
A011	LANDSCAPE PLAN
A101	FLOOR PLANS
A102	FLOOR PLANS
A103	FLOOR PLANS
A104	ROOF PLANS
A301	ELEVATIONS
A302	ELEVATIONS
A401	SECTIONS

NOTE: PROJECT WILL HAVE
AUTOMATIC FIRE
SPRINKLER SYSTEM

516 Marsac Avenue
Park City, Utah 84060

NOT FOR
CONSTRUCTION

COVER SHEET

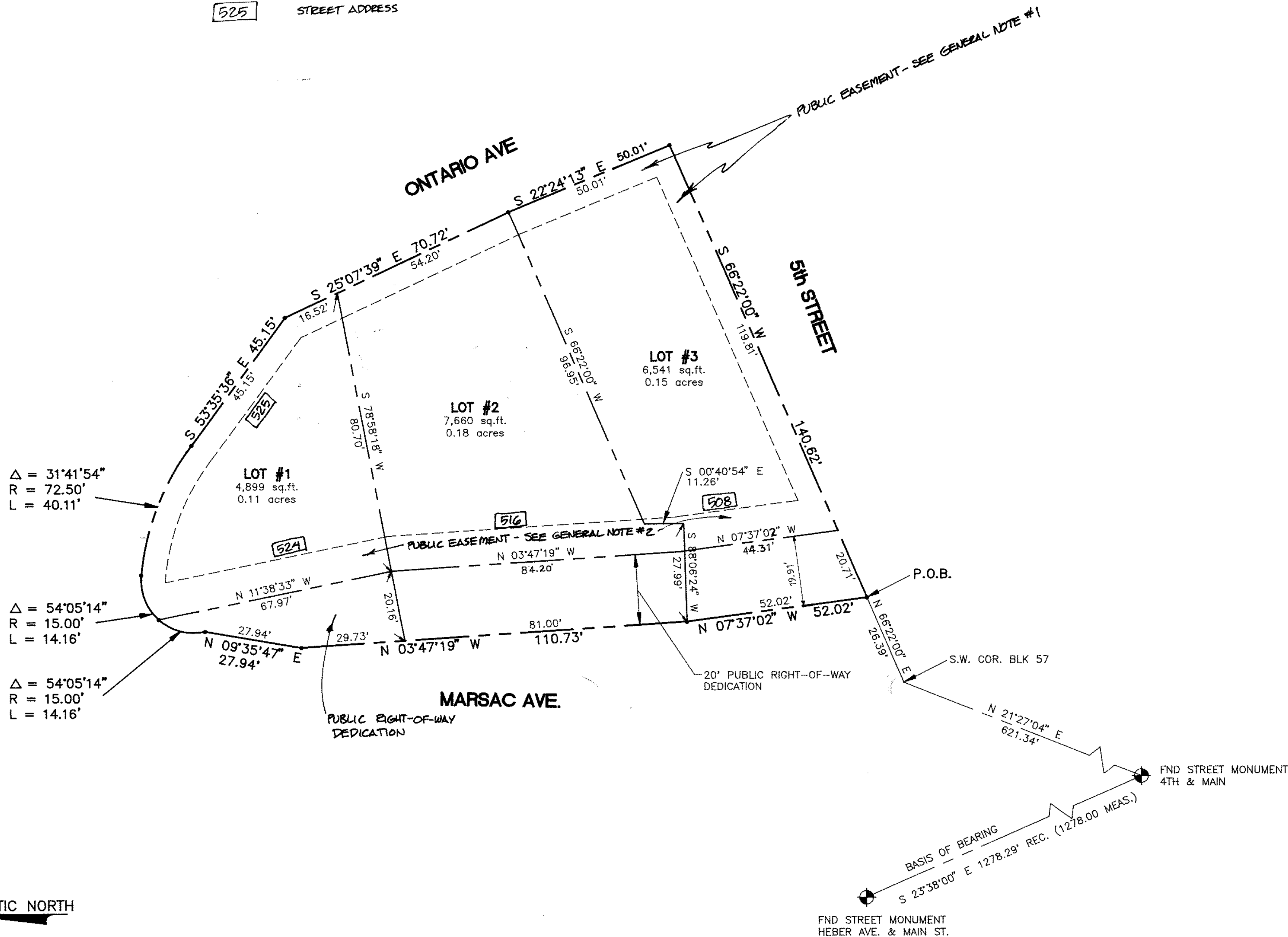
A001

GENERAL NOTES

1. 7.0' WIDE BACK/SIDE LOT NONEXCLUSIVE UTILITY AND DRAINAGE EASEMENT ALONG THE BACK/SIDE OF LOTS AS SHOWN.
2. 10.0' WIDE NONEXCLUSIVE UTILITY AND DRAINAGE EASEMENT ALONG ALL FRONT LOT LINES AS SHOWN.
3. #5 REBAR AND CAP SET AT PROPERTY CORNERS.
4. MAXIMUM HOUSE SIZE = 2200 SQ. FT. (LOT #3) = 2600 SQ. FT. (LOT 2)
5. ALL NEW CONSTRUCTION SHALL REQUIRE STAFF APPROVAL UNDER THE HISTORIC DISTRICT DESIGN GUIDELINES.

LEGEND

----- EASEMENT LINES
[525] STREET ADDRESS



SURVEYOR'S CERTIFICATE

I, Jack Harmon, do hereby certify that I am a Registered Civil Engineer, and or Land Surveyor, and that I hold certificate No. 8934, as prescribed under the laws of the State of Utah. I further certify that by authority of the Owners, I have made a survey of the tract of land shown on this plat and described below, and have subdivided said tract of land into lots, private easements, and public right-of-ways to be hereafter known as Ontario Avenue Subdivision and that same has been correctly surveyed and staked on the ground as shown on this plat.

LEGAL DESCRIPTION

Beginning at a point North 66°22'00" East 26.39 feet from the Southwest corner of block 57, Park City Survey, and running, thence North 07°37'02" West 52.02 feet; thence North 03°47'19" West 110.73 feet; thence North 09°35'47" East 27.94 feet to a point on a 15.00 foot radius curve to the right, (center bears North 77°17'47" East); thence along the arc of said curve 28.32 feet through a central angle of 108°10'28" to a point on a 72.50 foot radius curve to the right, (center bears South 05°28'15" West); thence along the arc of said curve 40.11 feet through a central angle of 31°41'54"; thence South 53°35'36" East 45.15 feet; thence South 25°07'39" East 70.71 feet; thence South 22°24'13" East 50.01 feet; thence South 66°22'00" West 140.62 feet to the point of beginning.

Contains 19,100 square feet, .44 acres.

10-29-93

DATE

Jack Harmon
Jack Harmon
License No. 8934



OWNER'S DEDICATION AND CONSENT TO RECORD

KNOW ALL MEN BY THESE PRESENT: That the 2 undersigned owner(s) of the above described tract of land, having caused same to be subdivided into lots, public right-of-ways, together with easements to be hereafter known as Ontario Avenue Subdivision, do hereby dedicate for the perpetual use of the public use all parcels of land shown on this plat as intended for public use and further consent to the recordation of this Record of Survey Plat in accordance with Utah Law

ALSO, the owner hereby dedicates to Park City municipal Corporation, Snyderville Basin Sewer Improvement District, Park City Fire Protection District, and Summit County a non-exclusive easement over the utility easements shown on this plat for the purpose of providing access for utility installation, maintenance, use and eventual replacement.

In witness whereof WE have hereunto set OUR HANDS this 18 day of NOVEMBER A.D., 19 93

ROYAL STREET LAND COMPANY, a Utah Corporation OLD TOWN REALTY, a Utah Limited Liability Company
By Rhonda Wallace By J. J. J. J.
Vice President Vice President

INDIVIDUAL

ACKNOWLEDGMENT

STATE OF UTAH } S.S.
County of Summit

On the 18 day of NOVEMBER, 19 93, personally appeared before me, the undersigned Notary Public, in and for said County of Summit, in said State of Utah, the signer(s) of the above Owner's dedication, in number, who duly acknowledged to me that they signed it freely and voluntarily and for the uses and purposes therein mentioned.

MY COMMISSION EXPIRES: 7-5-96 Jean M. Harmon
NOTARY PUBLIC
RESIDING IN Salt Lake COUNTY

ONTARIO AVENUE SUBDIVISION

A SUBDIVISION LOCATED IN SEC. 16, TOWNSHIP 2 SOUTH, 4 EAST, SALT LAKE BASE & MERIDIAN

Entry # 410681 RECORDED
STATE OF UTAH, COUNTY OF SUMMIT, AND FILED AT THE REQUEST OF
HIGH COUNTRY TITLE
DATE 7-26-94 TIME 16:00 BOOK 33 PAGE 55
Jack Harmon
FEE \$
COUNTY RECORDER Alan Spriggs

THE SEAR-BROWN GROUP
FULL SERVICE DESIGN PROFESSIONALS
2749 E. Parley's Way, Suite 300 Salt Lake City, Utah 84109
(801)486-8767 Fax (801)486-8870

PLANNING COMMISSION

APPROVED BY THE PARK CITY PLANNING COMMISSION THIS 23RD DAY OF DECEMBER A.D., 19 93
BY D. H. H. CHAIRMAN

ENGINEER'S CERTIFICATE

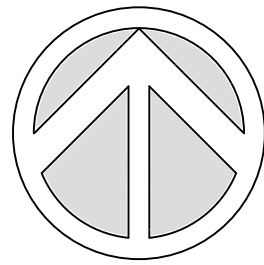
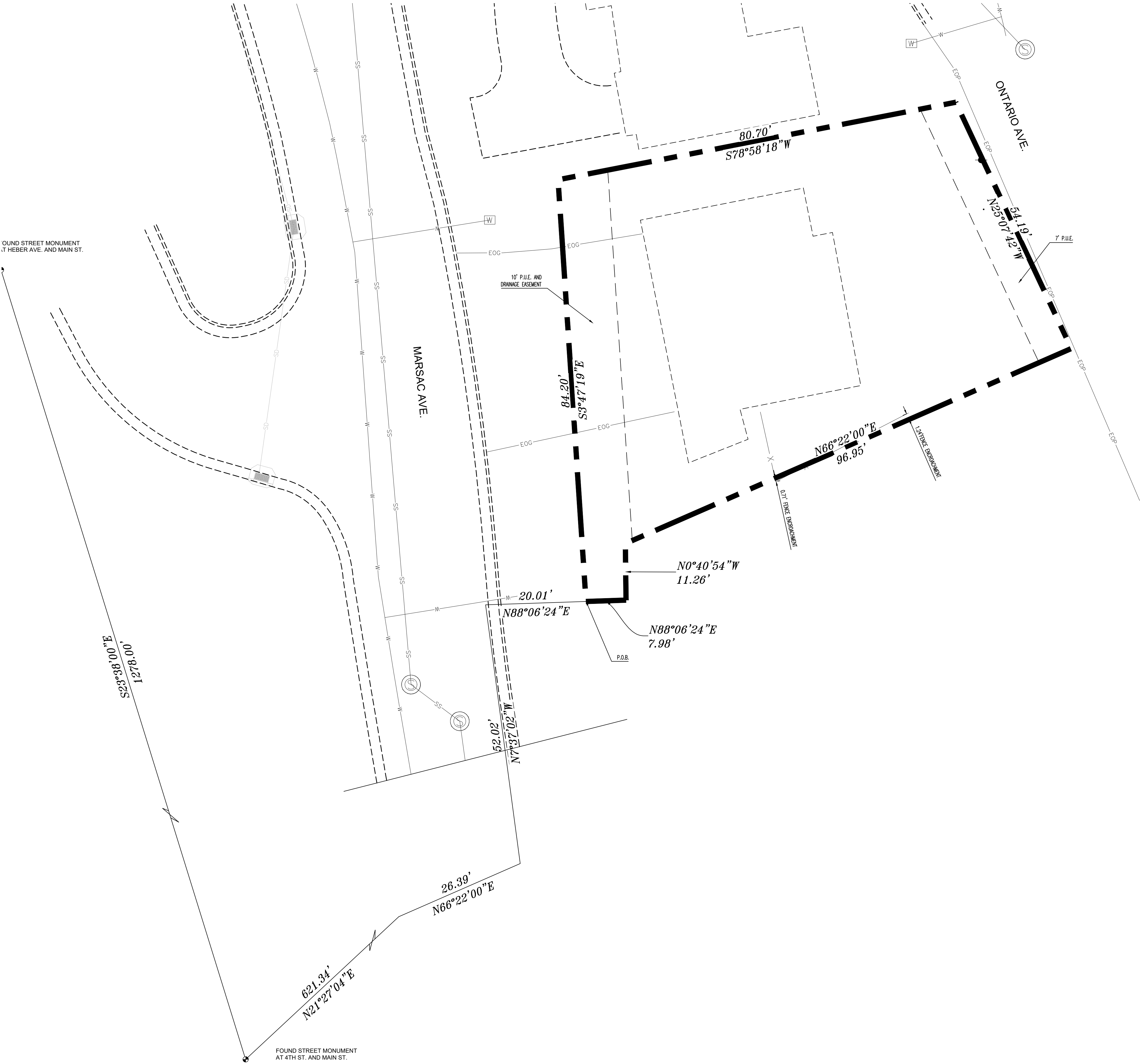
I FIND THIS PLAT TO BE IN ACCORDANCE WITH INFORMATION ON FILE IN MY OFFICE THIS 11TH DAY OF JULY A.D., 19 94
BY Eric W. Dehaan PE PARK CITY ENGINEER

APPROVAL AS TO FORM

APPROVE AS TO FORM THIS 22ND DAY OF JULY A.D., 19 94
BY Mal D. H. PARK CITY ATTORNEY

COUNCIL APPROVAL AND ACCEPTANCE

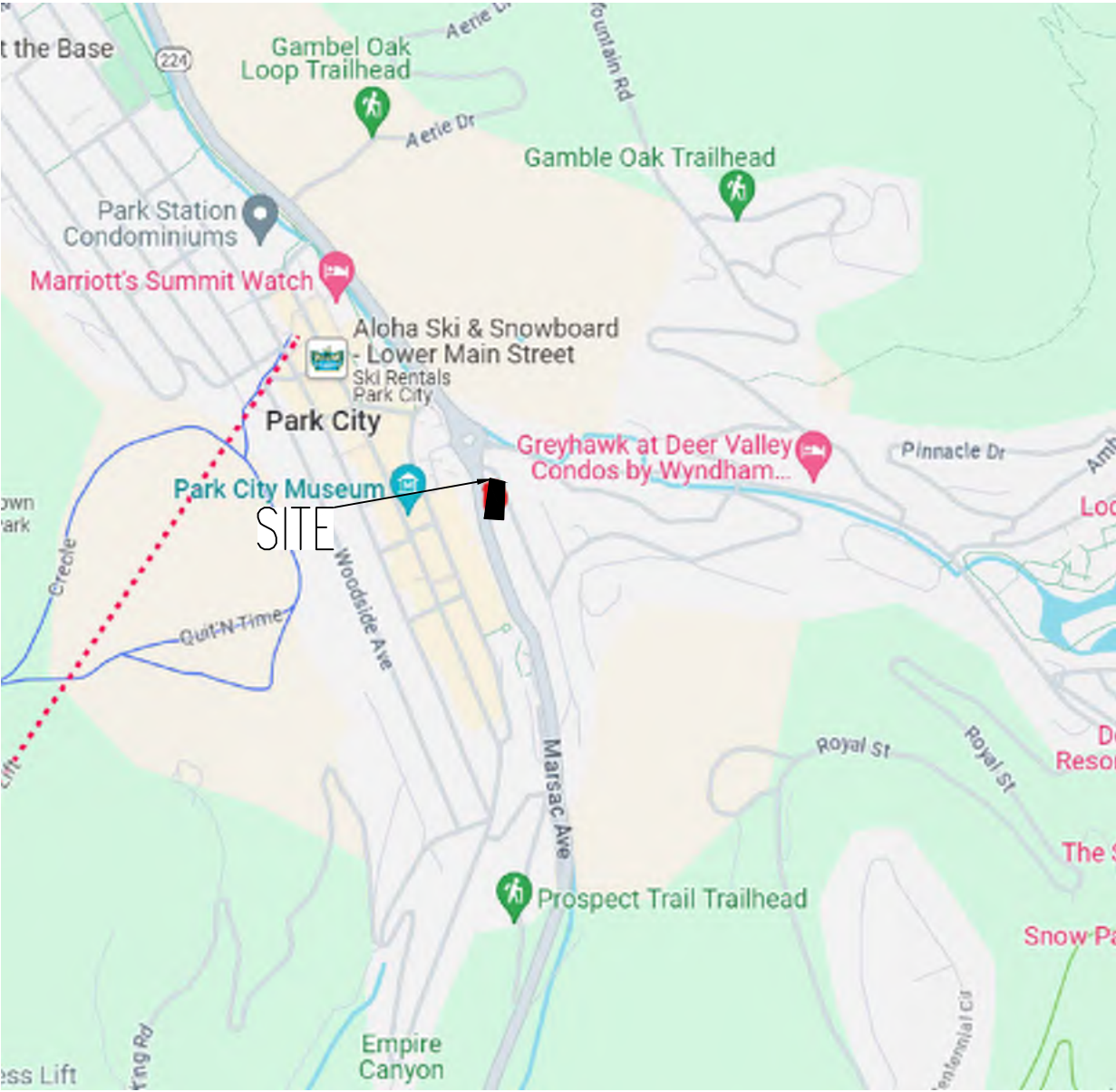
APPROVAL AND ACCEPTANCE BY THE PARK CITY COUNCIL THIS 14TH DAY OF OCTOBER A.D., 19 93
BY Bruce A. Allen MAYOR
ATTOR: David M. Scott



Scale

0 5 10 20
SCALE: 1"=10'

VICINITY MAP
-NTS-



ORIGINAL DESCRIPTION
LOTS 2 OF THE ONTARIO AVENUE SUBDIVISION, SUMMIT COUNTY UTAH

NARRATIVE
THE PURPOSE OF THIS SURVEY WAS TO LOCATE THE IMPROVEMENTS ON THE ABOVE MENTIONED LOT. ALL MEASUREMENTS AND BASIS OF BEARING FOR THIS PLAT WERE TAKEN FROM THE ONTARIO AVENUE SUBDIVISION ON FILE WITH THE SUMMIT COUNTY RECORDER. CORNERS WERE NOT SET AT THE TIME OF THIS SURVEY.

SURVEYOR CERTIFICATE:

I, Robbin J Mullen, certify that I am a Professional Land Surveyor and that I hold license no. 368356, in accordance with the professional engineers and land surveyors licensing act found in title 58, chapter 22 of the Utah code. I further certify that by the authority of the owners, I have made a survey of the tract of land shown on this plat and described below, have completed a survey of the property described on this pat in accordance with the Utah code section 17-23-17, have verified all measurements, and have placed monuments as represented on the plat. I further certify that the plat is true and correct to the best of my knowledge. The field work was performed on May 31, 2023.

Robbin J Mullen, PLS
License #368356



region
Engineering
& Surveying
1776 N. State St. #110
Orem, UT 84057
P: 801.376.2245
regiondesignllc.com



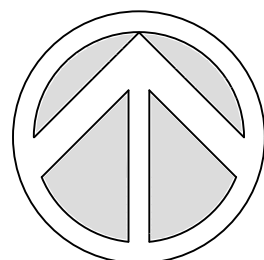
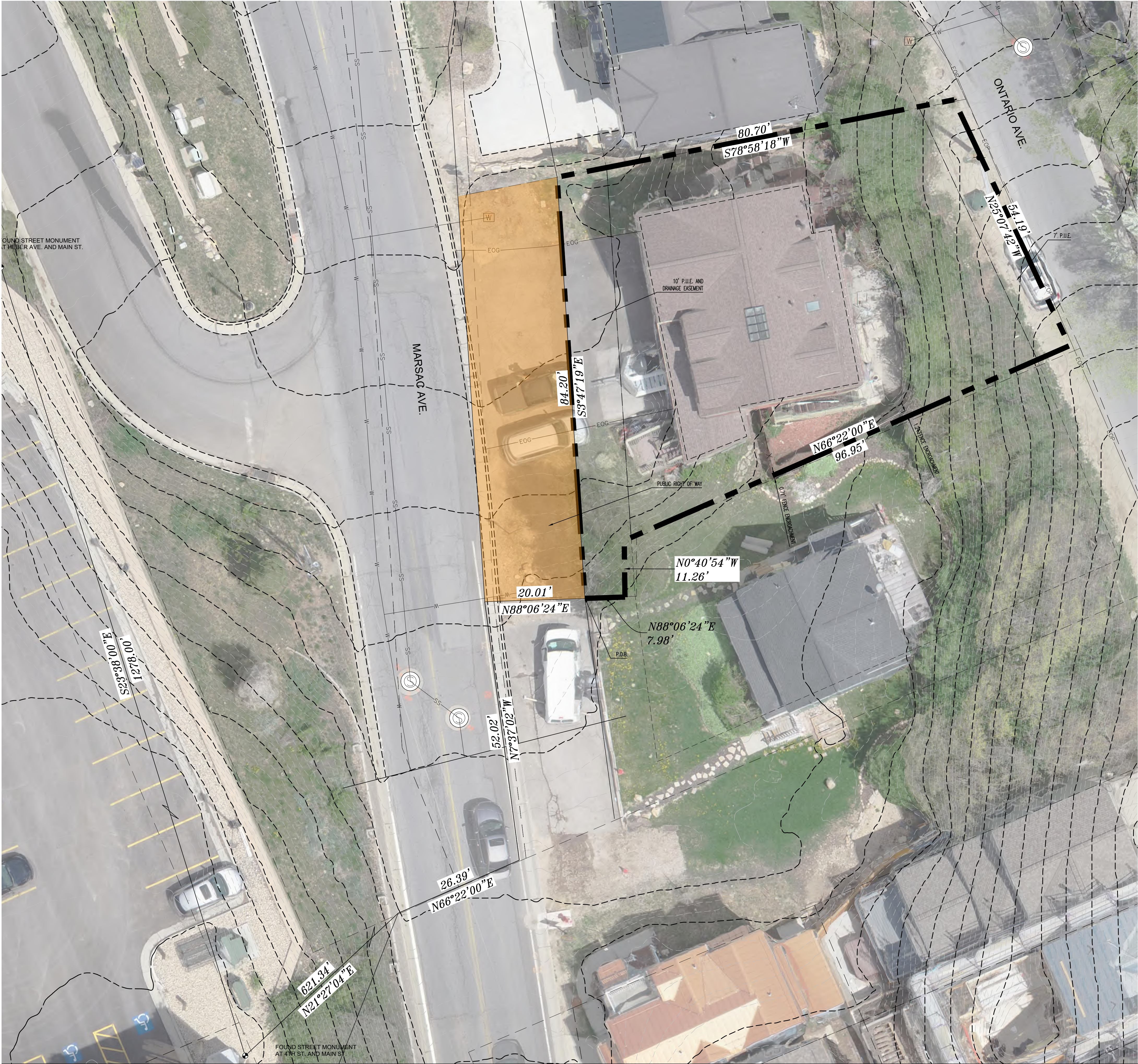
RECORD OF SURVEY FOR: Park City
Municiple Corporation
Location: Sec. 16, T2S, R4E, SLB&M
Parcel numbers: OA-2-X
516 Marsac Ave., Park City, UT

DATE:12/12/2023
PROJECT

REVISIONS:

1	
2	
3	

SHEET NAME:
RECORD OF SURVEY
SHEET:
ROS

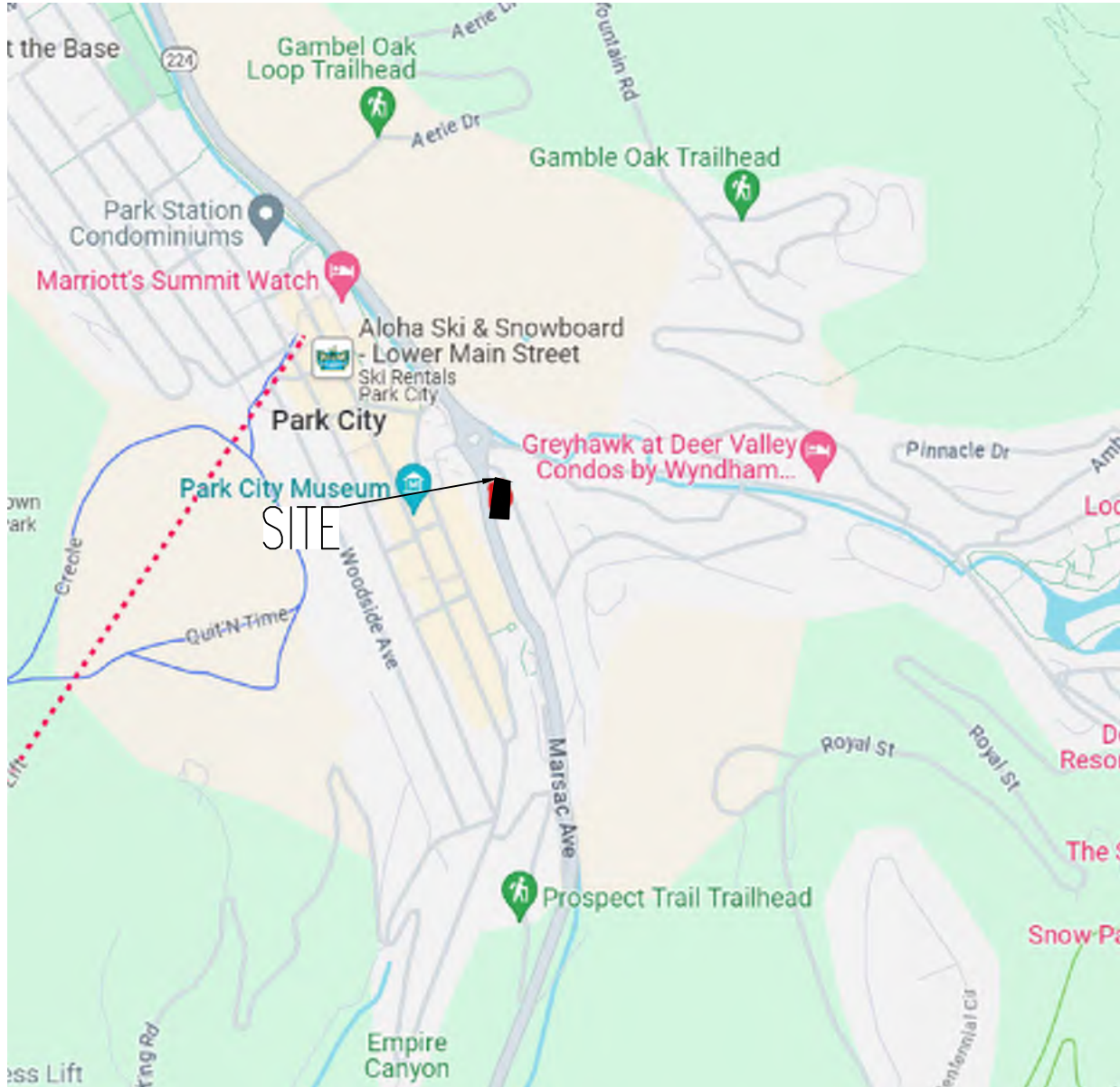


NORTH

Scale

0 5 10 20
SCALE: 1"=10'

VICINITY MAP -NTS-



ORIGINAL DESCRIPTION

LOTS 2 OF THE ONTARIO AVENUE SUBDIVISION, SUMMIT COUNTY UTAH

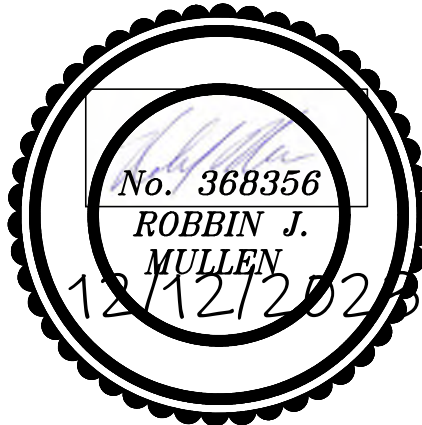
NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO LOCATE THE IMPROVEMENTS ON THE ABOVE MENTIONED LOT. ALL MEASUREMENTS AND BASIS OF BEARING FOR THIS PLAT WERE TAKEN FROM THE ONTARIO AVENUE SUBDIVISION ON FILE WITH THE SUMMIT COUNTY RECORDER. CORNERS WERE NOT SET AT THE TIME OF THIS SURVEY.

SURVEYOR CERTIFICATE:

I, Robbin J Mullen, certify that I am a Professional Land Surveyor and that I hold license no. 368356, in accordance with the professional engineers and land surveyors licensing act found in title 58, chapter 22 of the Utah code. I further certify that by the authority of the owners, I have made a survey of the tract of land shown on this plat and described below, have completed a survey of the property described on this pat in accordance with the Utah code section 17-23-17, have verified all measurements, and have placed monuments as represented on the plat. I further certify that the plat is true and correct to the best of my knowledge. The field work was performed on May 31, 2023.

Robbin J Mullen, PLS
License #368356



region
Engineering
& Surveying
1776 N. State St. #110
Orem, UT 84057
P: 801.376.2245
regiondesignllc.com



RECORD OF SURVEY FOR: Park City
Municiple Corporation
Location: Sec. 16, T2S, R4E, SLB&M
Parcel numbers: OA-2-X
516 Marsac Ave., Park City, UT

DATE:12/12/2023

PROJECT

REVISIONS:

1

2

3

SHEET NAME:

RECORD OF SURVEY

SHEET:

ROS



VIEW FROM WEST PROP LINE - INTO PROPERTY



VIEW FROM WEST PROP LINE - AWAY PROPERTY



VIEW FROM NORTH PROP LINE - INTO PROPERTY



VIEW FROM NORTH PROP LINE - AWAY PROPERTY



VIEW FROM ACROSS MARSAC TO WEST, TOWARD PROPERTY



VIEW FROM EAST PROP LINE - INTO PROPERTY



VIEW FROM EAST PROP LINE - AWAY PROPERTY



VIEW FROM SOUTH PROP LINE - INTO PROPERTY



VIEW FROM SOUTH PROP LINE - AWAY PROPERTY

516 Marsac Avenue
Park City, Utah 84060

NOT FOR
CONSTRUCTION

RENDERS

A004



3
A005 VIEW FROM ONTARIO - SOUTH



2
A005 VIEW FROM ONTARIO - NORTH



1
A005 VIEW FROM MARSAC - SOUTH



516 Marsac Avenue
Park City, Utah 84060

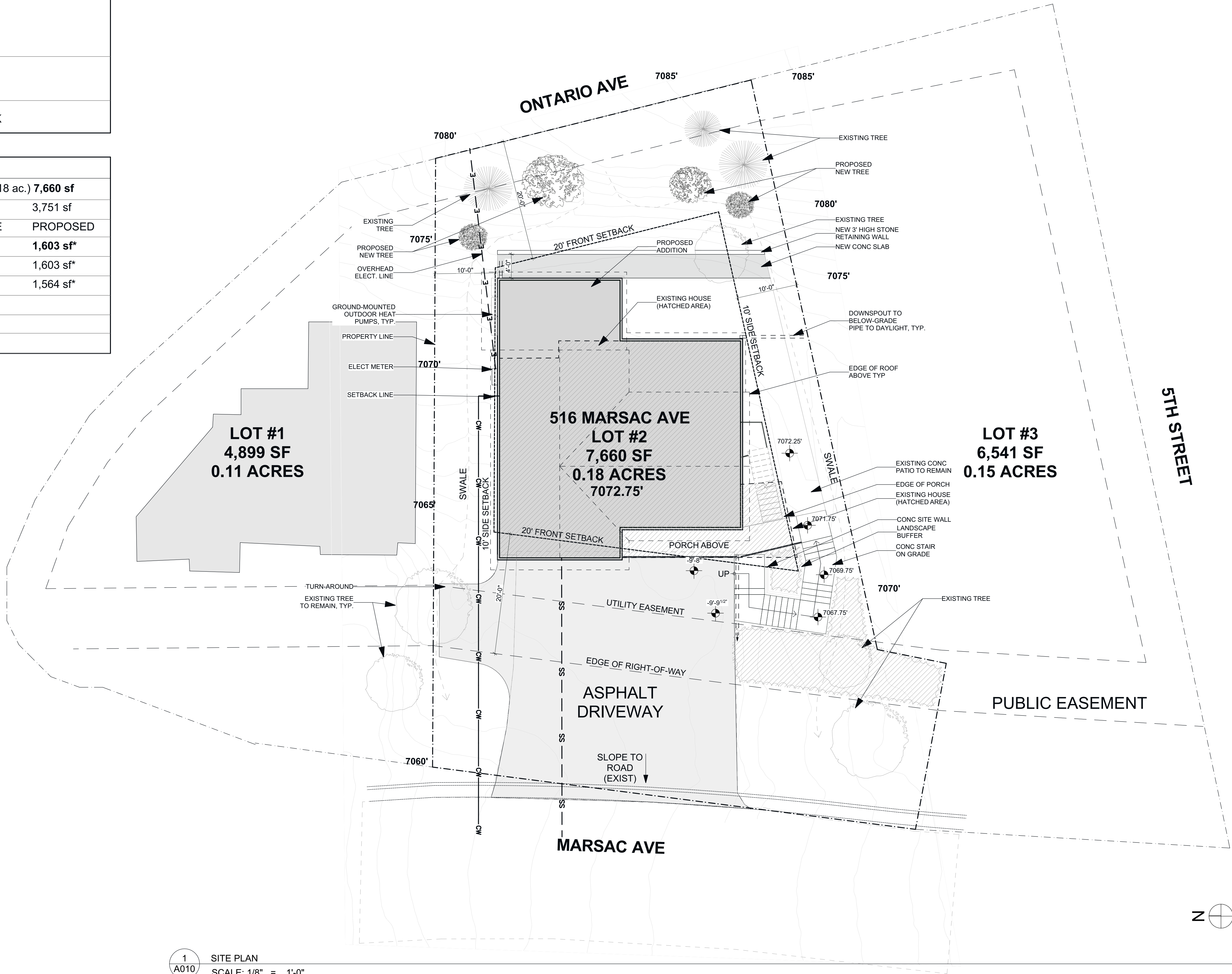
NOT FOR CONSTRUCTION

STREETSCAPE ELEVATION	
A005	

HEIGHT TABLE	
GRADE H.P. @ HOUSE	= 7,072.00'
GRADE L.P. @ HOUSE	= 7,064.00'
AVG GRADE	= 7,068.00'
ROOF H.P.	= 7,099.00'
HT ABOVE AVG GRADE	= 31'-00"
MAX ALLOWABLE HT	= 33', HEIGHT OK

PROPOSED LOT COVERAGE		
TOTAL LOT AREA	(0.18 ac.)	7,660 sf
AREA WITHIN SETBACKS		3,751 sf
	ALLOWABLE	PROPOSED
TOTAL PROPOSED	< 3,751 sf	1,603 sf*
HOUSE FOOTPRINT (MAIN LEVEL)		1,603 sf*
GARAGE (LOWER LEVEL)		1,564 sf*
1,564 sf < 3,751 sf : LOT COVERAGE OK		
*AREA CALCULATED TO EXTERIOR SIDING		

- PROPERTY LINE
- SETBACK LINE
- BUILDING FOOTPRINT
- PARKING AREA
- SNOW STORAGE AREA



1 SITE PLAN
A010 SCALE: 1/8" = 1'-0"

HEIGHT TABLE	
GRADE H.P. @ HOUSE	= 7,072.00'
GRADE L.P. @ HOUSE	= 7,064.00'
AVG GRADE	= 7,068.00'
ROOF H.P.	= 7,099.00'
HT ABOVE AVG GRADE	= 31'-00"
MAX ALLOWABLE HT	= 33', HEIGHT OK

PROPOSED LOT COVERAGE		
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AREA WITHIN SETBACKS		3,751 sf
	ALLOWABLE	PROPOSED
TOTAL PROPOSED	< 3,751 sf	1,603 sf*
HOUSE FOOTPRINT (MAIN LEVEL)		1,603 sf*
GARAGE (LOWER LEVEL)		1,564 sf*
1,564 sf < 3,751 sf : LOT COVERAGE OK		
*AREA CALCULATED TO EXTERIOR SIDING		

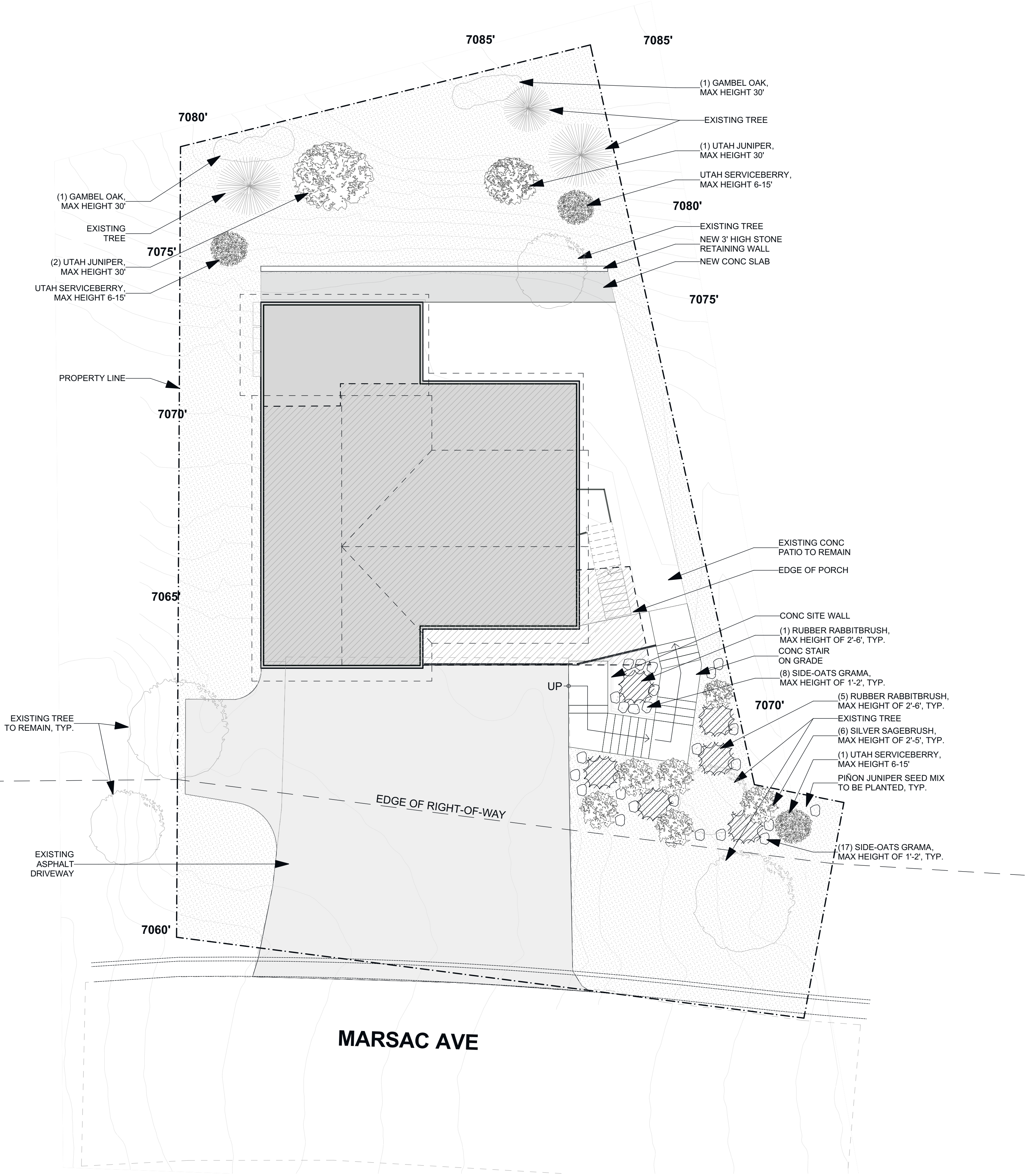
- PROPERTY LINE
- SETBACK LINE
- BUILDING FOOTPRINT
- PARKING AREA
- SNOW STORAGE AREA

PIÑON JUNIPER SEED MIX
(NATIVE GROUNDCOVER)

PROPOSED
LANDSCAPING AREA

NOTE: PROPOSED
LANDSCAPING AREAS TO
CONTAIN LOW SHRUB
GROUND COVER, NATIVE
VEGETATION AND WATER
WISE LANDSCAPING

1 LANDSCAPE PLAN
A011 SCALE: 1/8" = 1'-0"



UTAH
SERVICEBERRY



UTAH JUNIPER



GAMBEL OAK



RUBBER
RABBITBRUSH



SILVER SAGEBRUSH



SIDE-OATS GRAMA

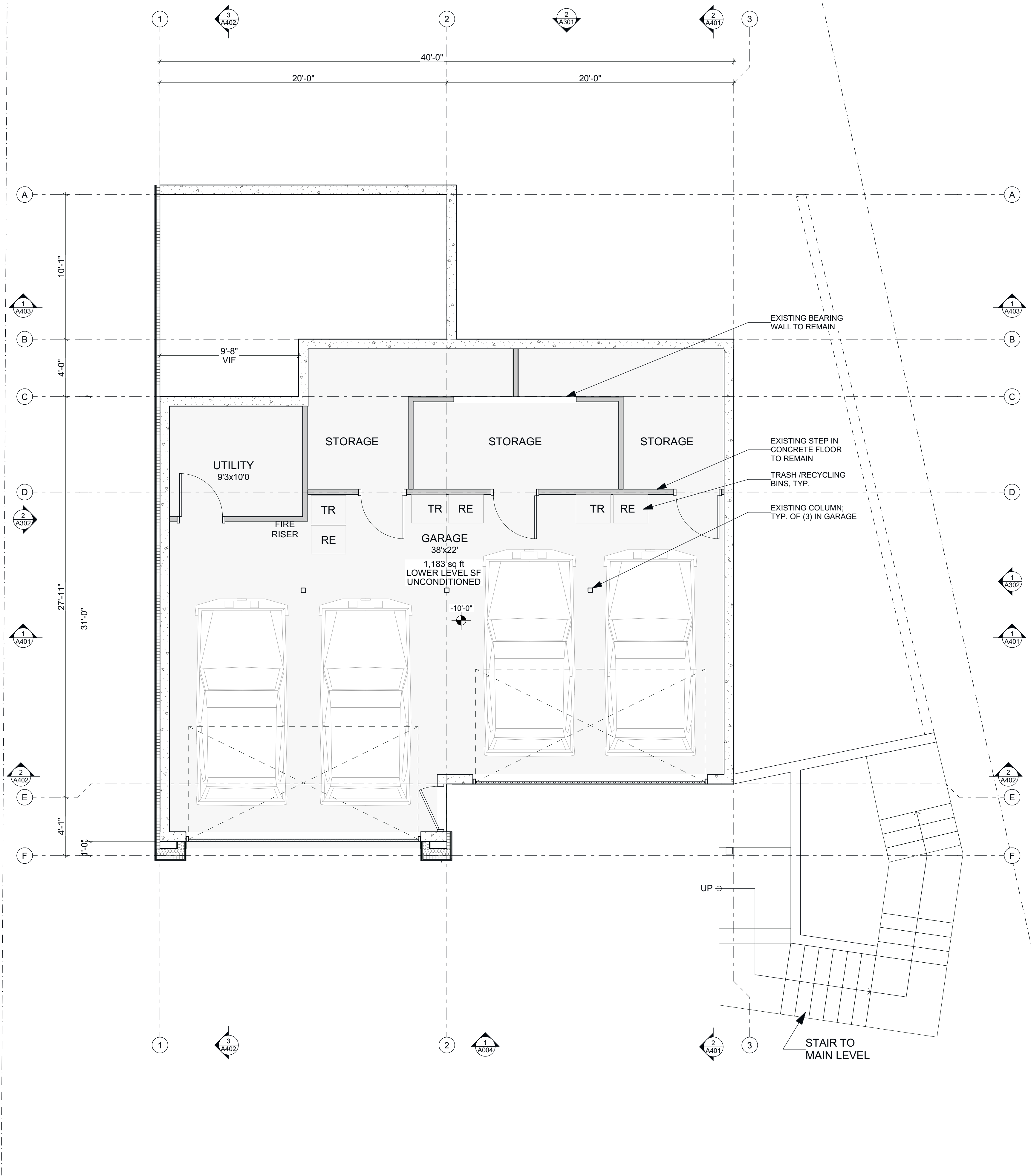
516 Marsac Avenue
Park City, Utah 84060

NOT FOR
CONSTRUCTION

FLOOR PLANS

A101

1
A101 LOWER LEVEL
SCALE: 1/4" = 1'-0"



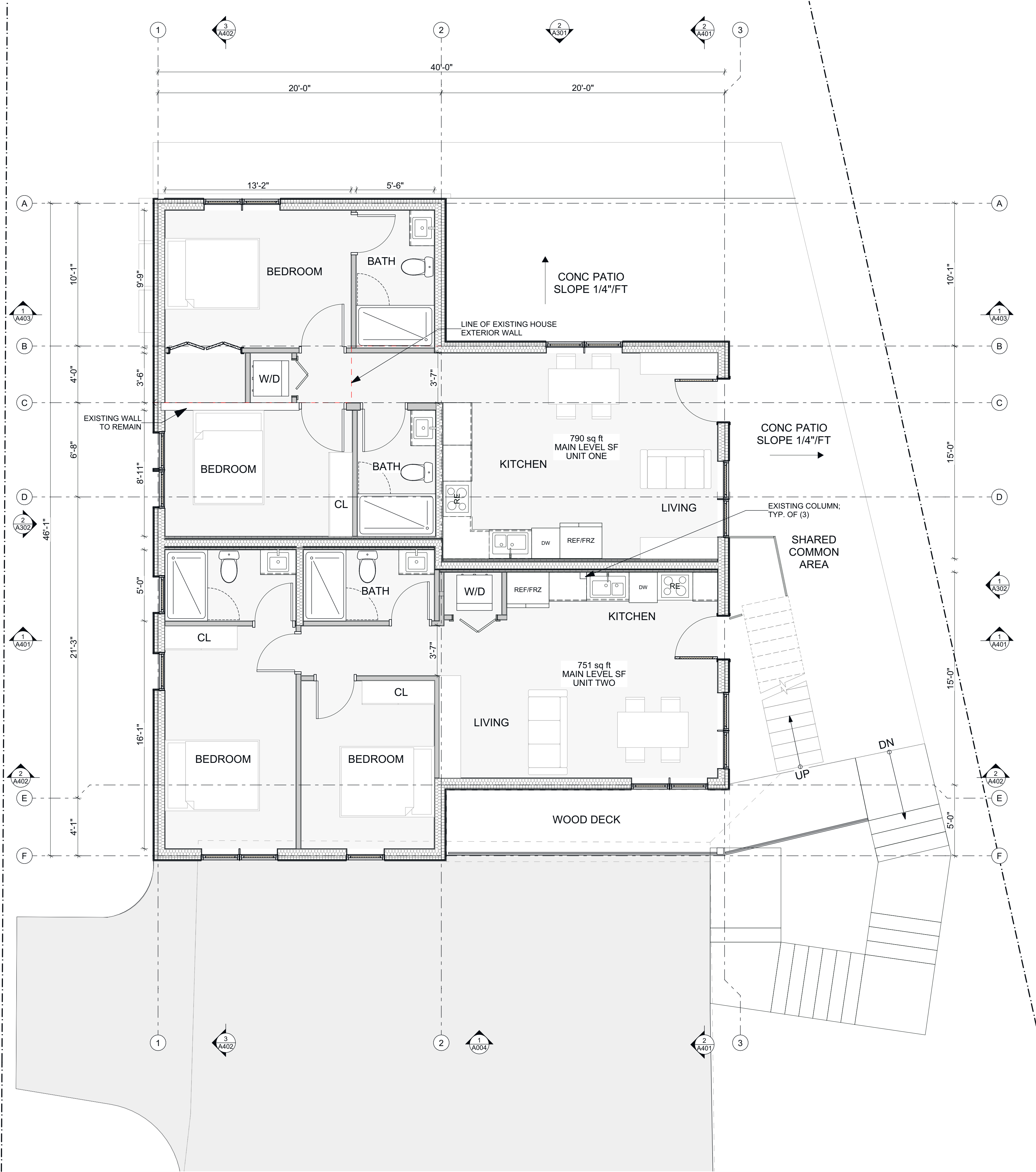
516 Marsac Avenue
Park City, Utah 84060

NOT FOR
CONSTRUCTION

FLOOR PLANS

A102

1
A102
MAIN LEVEL
SCALE: 1/4" = 1'-0"



516 Marsac Avenue
Park City, Utah 84060

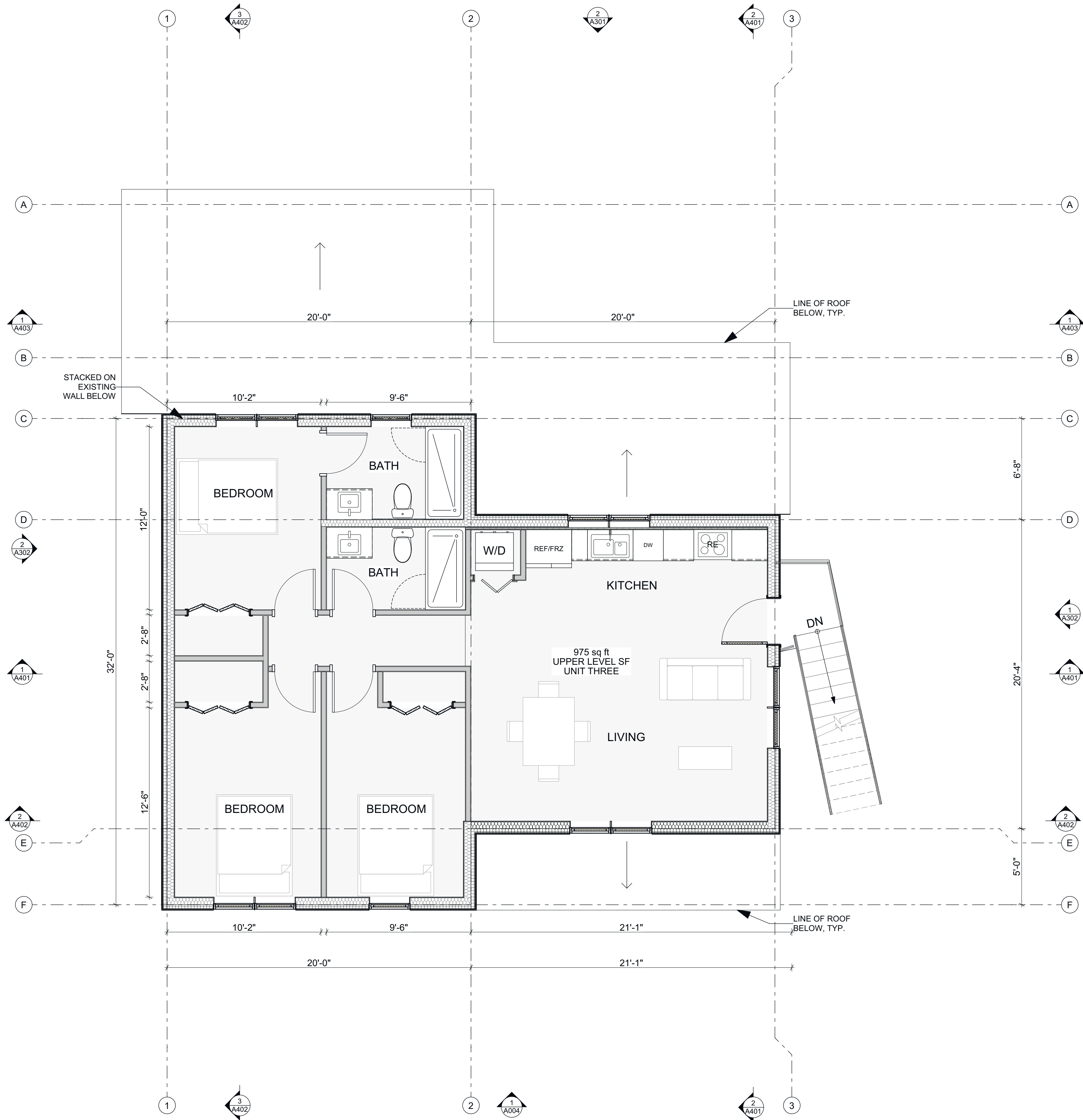
NOT FOR
CONSTRUCTION

FLOOR PLANS

A103

1
A103

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



516 Marsac Avenue
Park City, Utah 84060

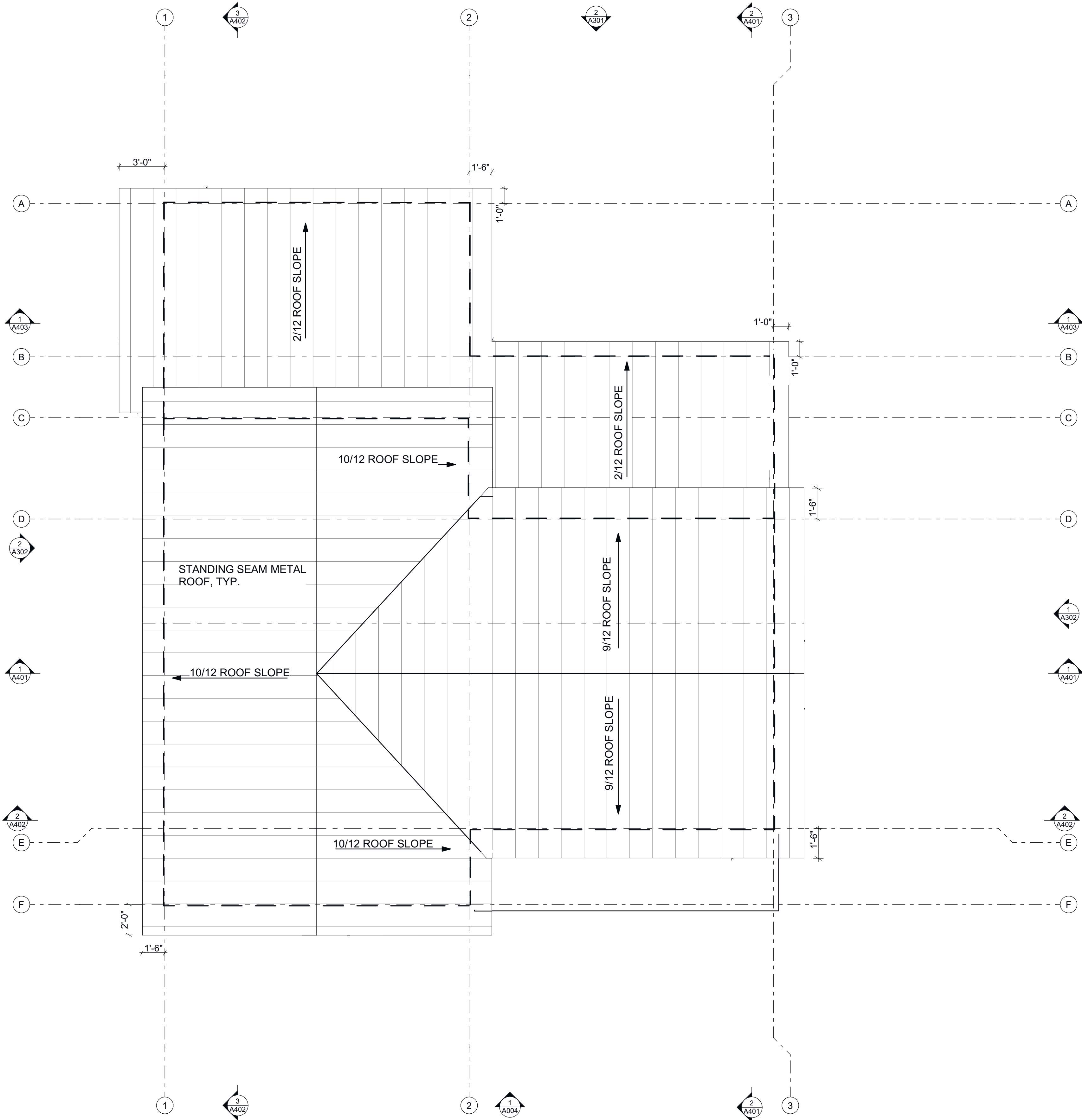
NOT FOR
CONSTRUCTION

ROOF PLANS

A104

1
A104

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

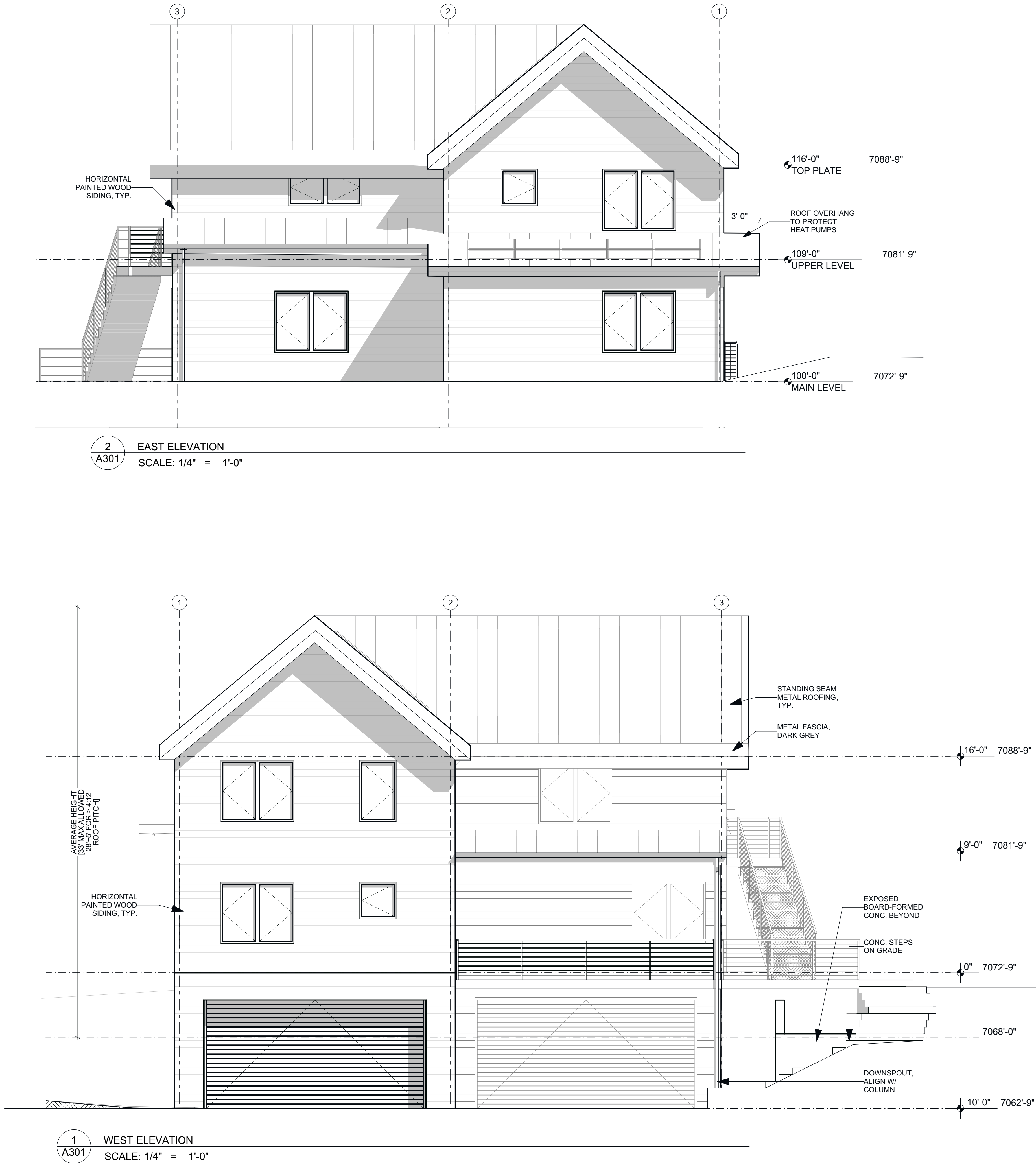


516 Marsac Avenue
Park City, Utah 84060

NOT FOR
CONSTRUCTION

ELEVATIONS

A301

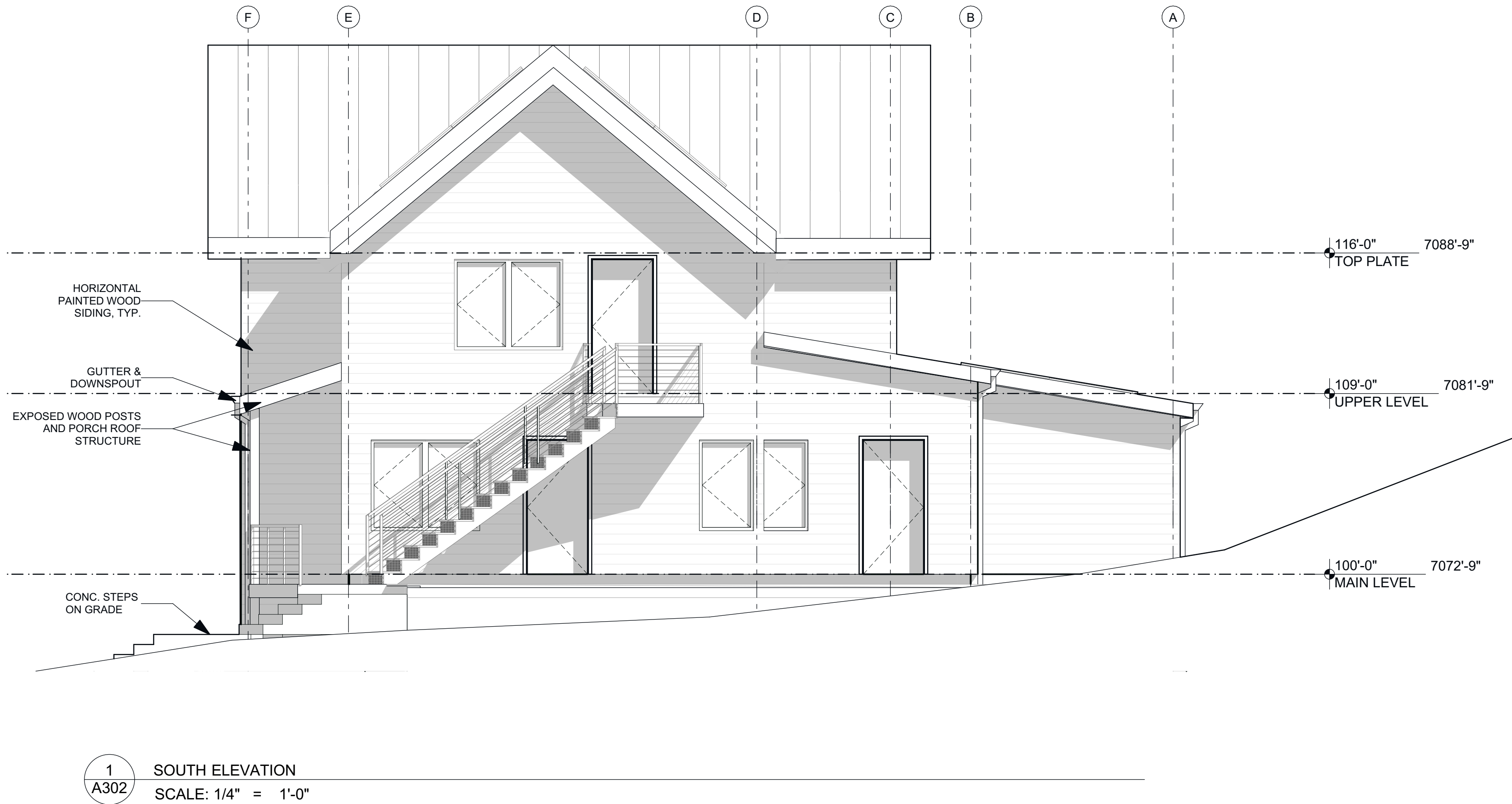
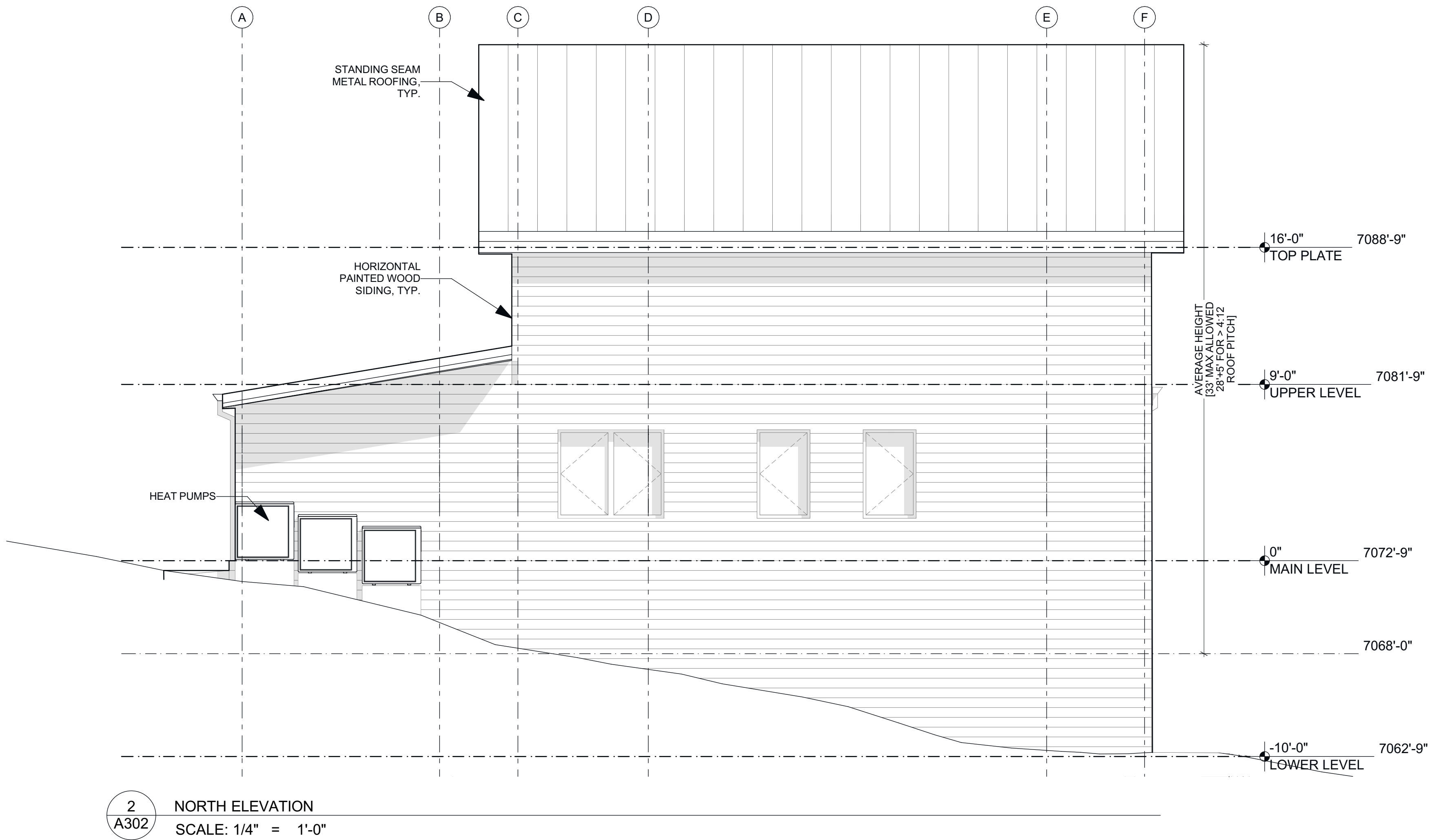


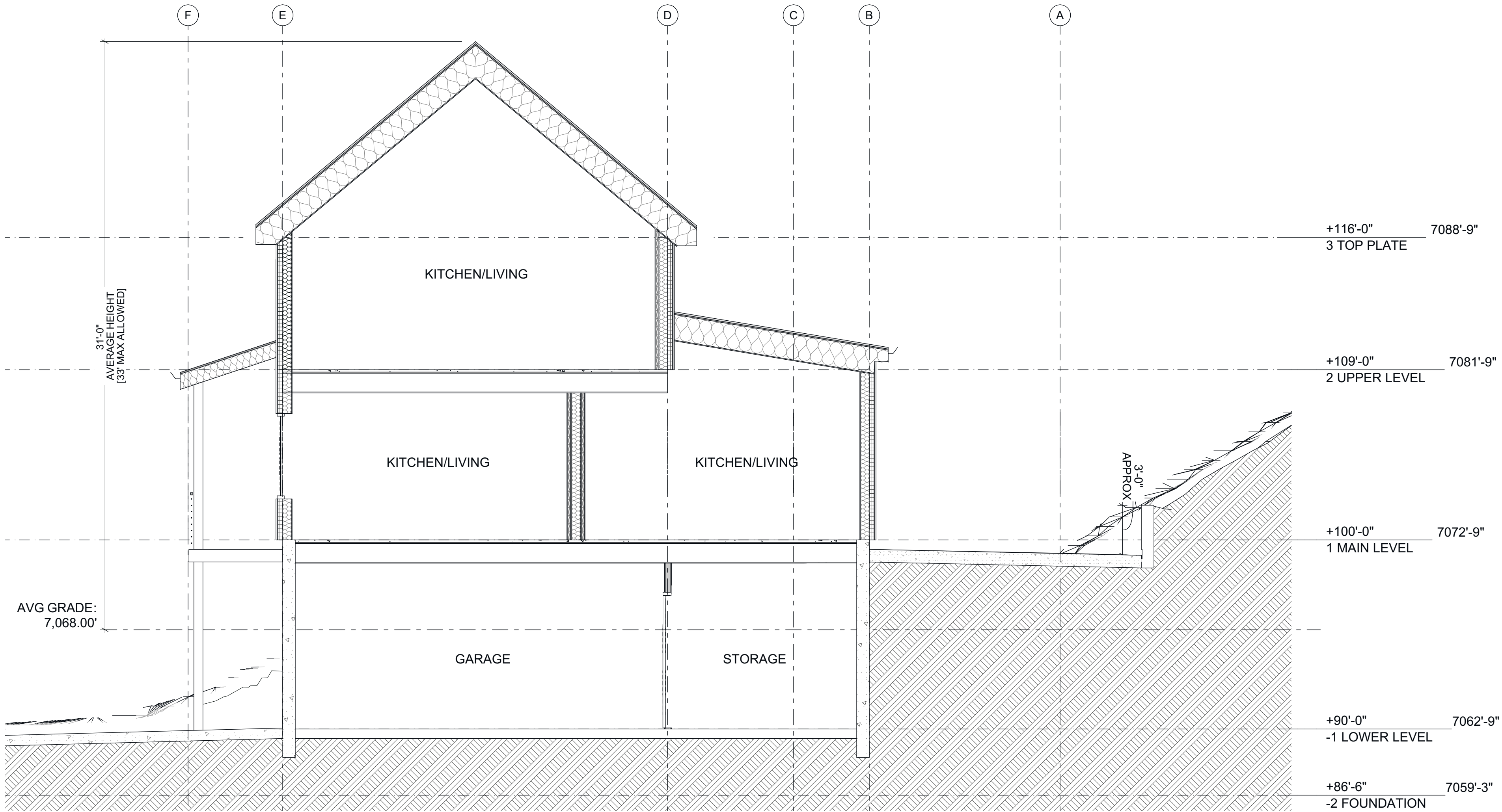
516 Marsac Avenue
Park City, Utah 84060

NOT FOR
CONSTRUCTION

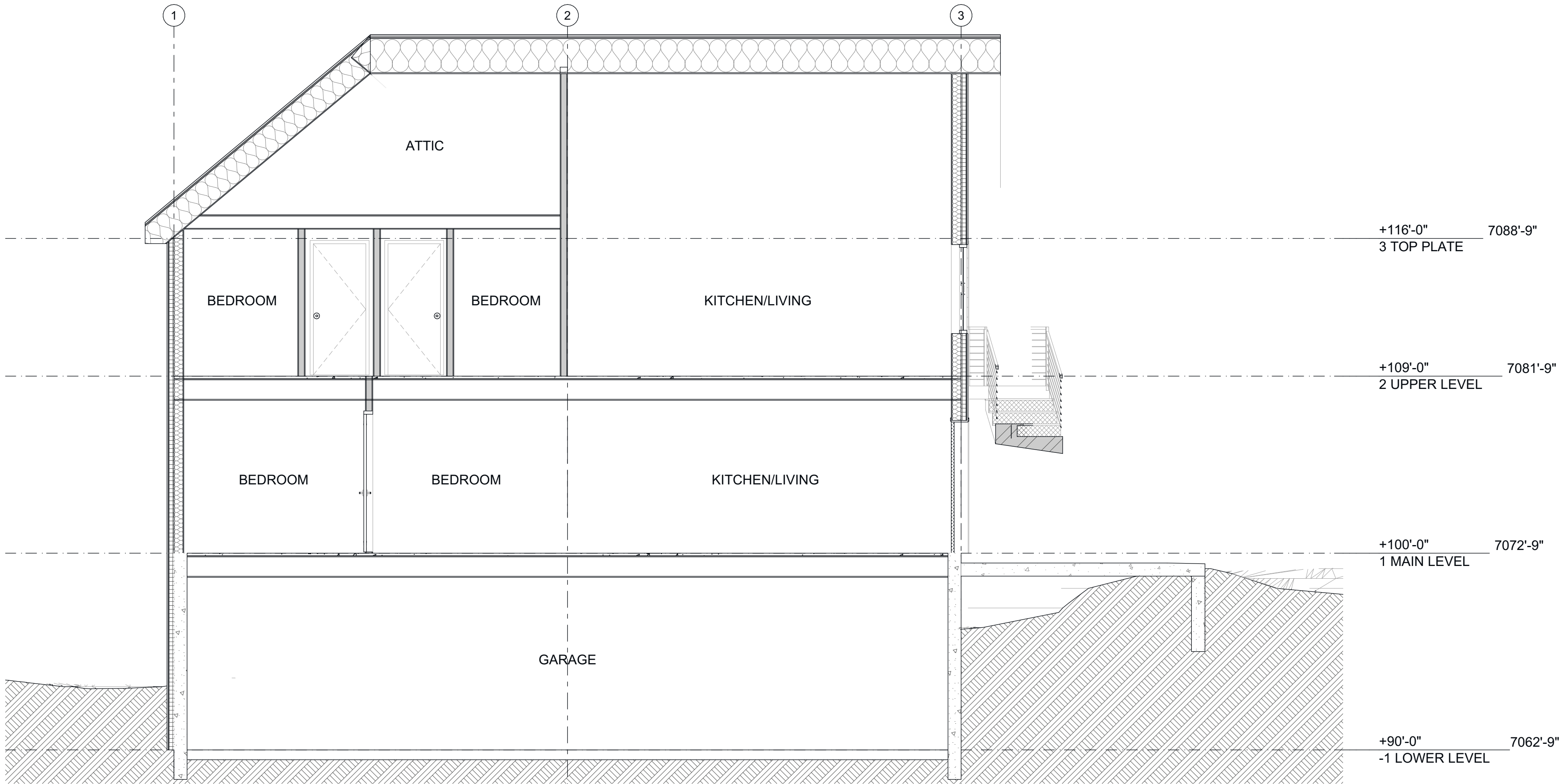
ELEVATIONS

A302





2 EAST - WEST SECTION
A401 SCALE: 1/4" = 1'-0"



1 NORTH - SOUTH SECTION
A401 SCALE: 1/4" = 1'-0"

516 Marsac Avenue
Park City, Utah 84060

NOT FOR
CONSTRUCTION

SECTIONS

A401

Planning Department Staff Report



Subject: 2346 Park Avenue
Application: PL-25-06426
Author: Jaron Ehlers, Planner I
Date: April 3, 2025
Type of Item: Administrative Permit
Minor Remodel in Frontage Protection Zone

Recommendation

(I) Review the proposed Administrative Permit for a minor remodel in the Frontage Protection Zone, (II) conduct a public hearing, and (III) consider approval based on the Findings of Fact, Conclusions of Law, and Conditions of Approval outlined in the Draft Final Action Letter (Exhibit A).

Description

Applicant: Michael Eager
Marc Inlay, Applicant Representative

Location: 2346 Park Avenue

Zoning District: Residential Development – Medium Density
Frontage Protection Zone

Adjacent Land Uses: Commercial and Residential

Reason for Review: The Planning Director takes Final Action on Administrative Permits.¹

FPZ Frontage Protection Zone
LMC Land Management Code
MPD Master Planned Development
RDM Residential Development – Medium Density

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

Summary

The Applicant proposes a minor remodel of the Hotel Thaynes, also known as the Peaks Hotel, at 2346 Park Avenue. 2346 Park Avenue is in the Frontage Protection Zone (FPZ) and Residential Development – Medium Density (RDM) Zoning District. 2346 Park Avenue is Lot 1 of the Parkview Subdivision (Summit County Recorder Entry No. 228344, Exhibit B) and is subject to the 1984 Motor Hotel Master Planned Development (MPD).

¹ LMC [§ 15-1-8\(J\)](#)



Figure 1: Location of Peaks Hotel taken from Google Earth.



Figure 2: Image of the Peaks Hotel taken from Google Earth Streetview. The orange box shows the location of the vestibule that will be raised. The area outlined in red shows the existing fence around the pool area.

The Applicant proposes to:

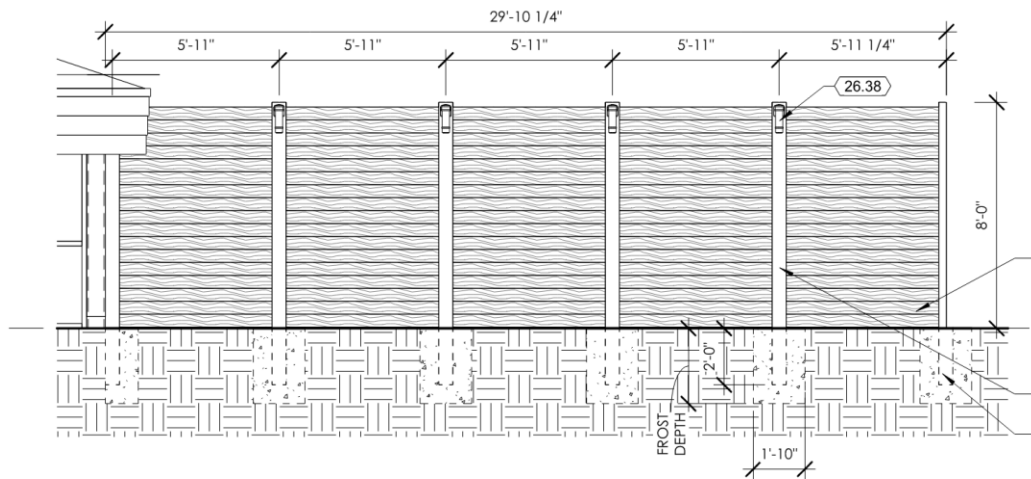
- a) Raise the existing vestibule² at the main entrance, behind the porte cochere.³
- b) Remodel the existing pool area by replacing the current wrought iron Fence with a plastic tarp covering with a wooden Fence, installing a pergola over a table, and installing a sitting area in front of a fireplace backed with stone and a breezeblock wall featuring a mural.

The proposed Fence is eight feet in height and consists of wooden beams attached to

² A small entrance hall or lobby (American Heritage Dictionary, 2nd ed., p. 1345).

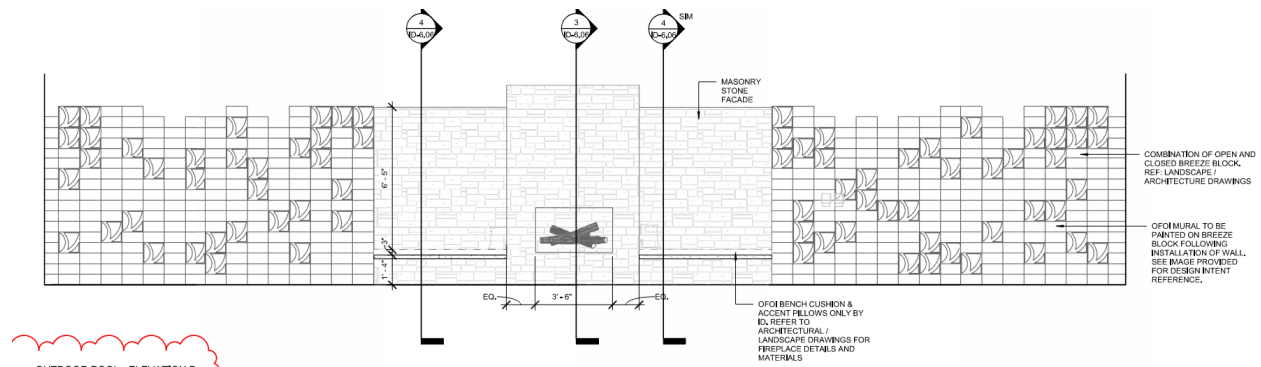
³ A porch roof projecting over a driveway at the entrance to a building, providing shelter for those getting in and out of vehicles (American Heritage Dictionary, 2nd ed., p. 966).

metal support poles:



5 POOL FENCE ELEVATION - NORTH

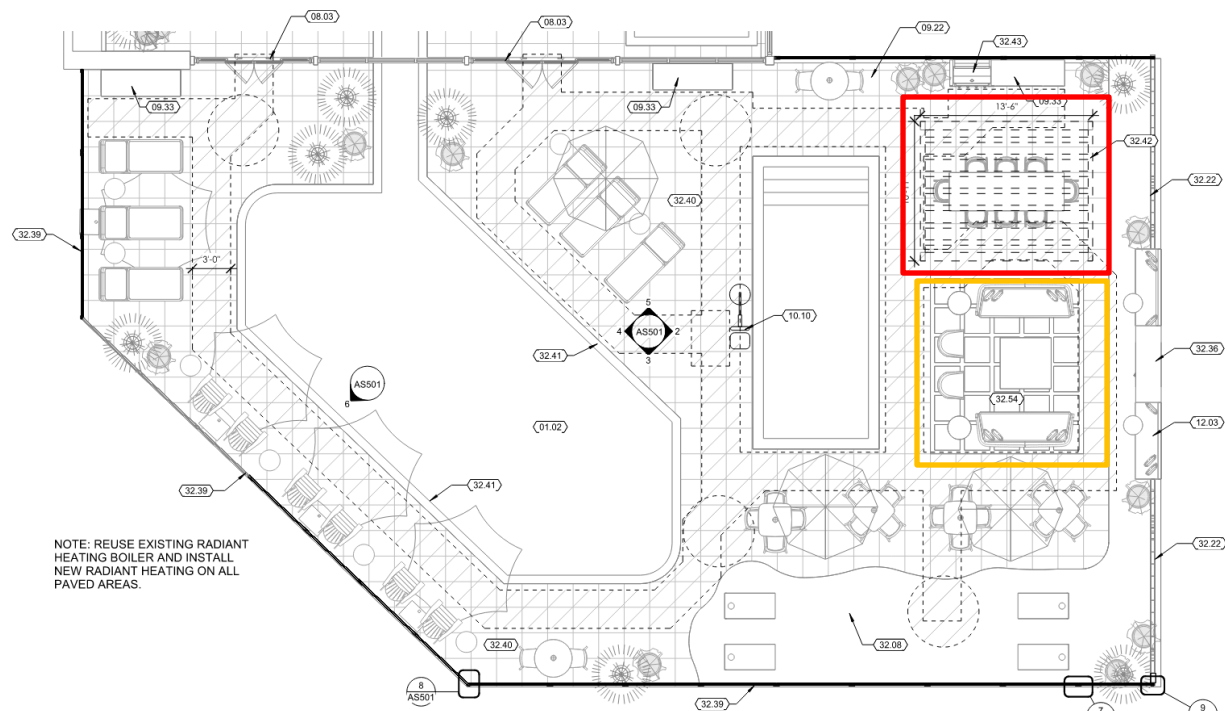
Figure 3: Section of fence taken from the Applicant's Proposed Plans (Attachment 1).



OUTDOOR POOL - ELEVATION B

Figure 4: Proposed fireplace with the breezeblock mural wall taken from the Applicant's Proposed Plans (Attachment 1).

The wooden Fence will run behind the fireplace and breezeblock wall, fully screening these features (Condition of Approval 4).



The existing pool and spa will remain unchanged.

Background

On September 12, 1984, the Planning Commission approved the Motor Hotel MPD (1984 MPD, Exhibit C). On October 11, 1984, the City Council upheld the Planning Commission's decision on Appeal.

On December 13, 1984, the City Council approved the Parkview Subdivision, which was recorded on December 18, 1984 (Summit County Recorder Entry No. 228344, Exhibit B).

The existing pool was approved as part of the original 1985 Building Permit.

On February 5, 2025, the Applicant submitted an application for an Administrative Permit for a minor remodel in the Frontage Protection Zone.

Analysis

(I) The proposal for a minor remodel in the Frontage Protection Zone complies with the Residential Development – Medium Density Zoning District regulations outlined in Land Management Code Chapter 15-2.14.

The Peaks Hotel is a Major Hotel, which is a Conditional Use subject to MPD approval (LMC [§ 15-2.14-2\(B\)\(14\)](#)). It was approved as part of the 1984 MPD. The Fence is replacing an existing Fence. The Pergola is an Accessory Structure and an Allowed Use (LMC [§ 15-2.14-2\(A\)\(12\)](#)).

The Front Setback in this area of the RDM Zoning District is within the Frontage Protection Zone and is 30 feet (LMC [§ 15-2.14-3\(C\)](#)). At its closest point, the Fence is set back 30 feet from the Park Avenue Lot Line. The Side Setback (LMC [§ 15-2.14-3\(E\)](#)) and Rear Setback in the RDM Zoning District is 10 feet (LMC [§ 15-2.14-3\(G\)](#)). The proposed minor remodel is 59 feet from the south Side, and 232 feet from the Rear Lot Lines. The proposed minor remodel therefore complies with setbacks.

LMC [§ 15-2.14-4](#) establishes the RDM Zone Height to be 28 feet from Existing Grade. The proposed fence and pergola are eight feet in height. The renovated vestibule is 13 feet in height from Existing Grade.

(II) The proposal for a minor remodel in the Frontage Protection Zone complies, as conditioned, with the Frontage Protection Zone regulations outlined in Land Management Code Chapter 15-2.20.

LMC [§ 15-2.20-4\(A\)](#) establishes that “no Structure shall be allowed within thirty feet (30’) of the nearest highway Right-of-Way.” The proposed Fence shall be located at least thirty feet from the Front Lot Line (Condition of Approval 5).

LMC [§ 15-2.20-4\(C\)](#) establishes that “[m]inor remodels and façade improvements for existing Structures within the FPZ...shall require an Administrative Permit.” Raising the vestibule is a minor façade improvement because it enables a minor expansion of the Hotel’s interior entryway. Improvements to the Fence and the area around the pool are minor because the proposed Fence complies with the LMC and will screen the remaining improvements which are within the already disturbed concrete pad around the pool and spa (Condition of Approval 4).

LMC [§ 15-2.20-4\(F\)](#) outlines materials allowed for Fences within the FPZ. One is “Architecturally Compatible solid wood or stone.” The proposed fence consists of solid wood beams attached to metal poles (see Figure 3).

(III) The proposal for a minor remodel in the Frontage Protection Zone complies with the Off-Street Parking requirements outlined in Land Management Code Chapter 15-3.

The project does not involve the creation or expansion of Uses, so there is no change to the existing Off-Street Parking requirement.

(IV) The Development Review Committee reviewed the proposal on March 4, 2025, and confirmed the proposal complies with their required standards.⁴

⁴ The Development Review Committee meets the first and third Tuesday of each month to review and provide comments on Planning Applications, including review by the Building Department, Engineering Department, Sustainability Department, Transportation Planning Department, Code Enforcement, the City Attorney’s Office, Local Utilities including Rocky Mountain Power and Enbridge Gas, the Park City Fire District, Public Works, Public Utilities, and the Snyderville Basin Water Reclamation District (SBWRD).

Department Review

The Planning Department reviewed this report.

Notice

Staff published notice on the City's website and the Utah Public Notice website and posted notice to the property on March 24, 2025. Staff mailed courtesy notice to adjacent property owners on March 24, 2025.⁵

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;
- Deny the Administrative Permit and direct staff to make Findings for the denial; or
- Request additional information and continue the discussion to a date certain.

Exhibits

Exhibit A: Draft Final Action Letter

Attachment 1: Proposed Plans

Exhibit B: Current Plat

Exhibit C: 1984 Draft Final Action Letter

⁵ LMC [§ 15-1-21](#)



Planning Department

April 3, 2025

Marc Inlay

CC: Michael Eager

NOTICE OF PLANNING DEPARTMENT ACTION

Description

Address: 2346 Park Avenue

Zoning District: Residential Development – Medium Density
Frontage Protection Zone

Application: Administrative Permit

Project Number: PL-25-06426

Action: APPROVED WITH CONDITIONS (See Below)

Date of Final Action: April 3, 2025

Project Summary: The Applicant Proposes the Installation of a New Fence Around the Existing Swimming Pool, a Pergola, a Fireplace, and Raising the Vestibule on the Front Façade.

Action Taken

On April 3, 2025, the Planning Department conducted a public hearing and approved the Administrative Permit according to the following findings of fact, conclusions of law, and conditions of approval:

Findings of Fact

1. The Applicant proposes a minor remodel of the Hotel Thyndes, also known as the Peaks Hotel, at 2346 Park Avenue.
2. 2346 Park Avenue is in the Frontage Protection Zone (FPZ) and Residential Development – Medium Density (RDM) Zoning District. 2346 Park Avenue is Lot 1 of the Parkview Subdivision (Summit County Recorder Entry No. 228344) and is subject to the 1984 Motor Hotel Master Planned Development (MPD).
3. On September 12, 1984, the Planning Commission approved the Motor Hotel MPD (1984 MPD).



Planning Department

4. On October 11, 1984, the City Council upheld the Planning Commission's decision on Appeal.
5. On December 13, 1984, the City Council approved the Parkview Subdivision which was recorded on December 18, 1984 (Summit County Recorder No. 228344).
6. The existing pool was approved as part of the original 1985 Building Permit.
7. On February 5, 2025, the Applicant submitted an application for an Administrative Permit for a minor remodel in the Frontage Protection Zone.
8. The Applicant proposes to:
 - a. Raise the existing vestibule at the main entrance, behind the porte cochere.
 - b. Remodel the existing pool area by replacing the current wrought iron Fence with a plastic tarp covering with a wooden Fence, installing a pergola over a table, and installing a sitting area in front of a fireplace backed with stone and a breezeblock wall featuring a mural.
9. The proposed Fence is eight feet in height and consists of wooden beams attached to metal support poles.
10. The wooden Fence will run behind the fireplace and breezeblock wall, fully screening these features (Condition of Approval 4).
11. The existing pool and spa will remain unchanged.
12. The proposal for a minor remodel in the Frontage Protection Zone complies with the Residential Development – Medium Density Zoning District regulations outlined in Land Management Code Chapter 15-2.14:
 - a. The Peaks Hotel is a Major Hotel, which is a Conditional Use subject to MPD approval (LMC § 15-2.14-2(B)(14)). It was approved as part of the 1984 MPD. The Fence is replacing an existing Fence. The Pergola is an Accessory Structure and an Allowed Use (LMC § 15-2.14-2(A)(12)).
 - b. The Front Setback in this area of the RDM Zoning District is within the Frontage Protection Zone and is 30 feet (LMC § 15-2.14-3(C)). At its closest point, the Fence is set back 30 feet from the Park Avenue Lot Line.
 - c. The Side Setback (LMC § 15-2.14-3(E)) and Rear Setback in the RDM Zoning District is 10 feet (LMC § 15-2.14-3(G)). The proposed minor remodel is 59 feet from the south Side, and 232 feet from the Rear Lot Lines. The proposed minor remodel therefore complies with setbacks.



Planning Department

- d. The proposal for a minor remodel in the Frontage Protection Zone complies, as conditioned, with the Frontage Protection Zone regulations outlined in Land Management Code Chapter 15-2.20.
- 13. The proposal for a minor remodel in the Frontage Protection Zone complies, as conditioned, with the Frontage Protection Zone regulations outlined in Land Management Code Chapter 15-2.20:
 - a. LMC § 15-2.20-4(A) establishes that “no Structure shall be allowed within thirty feet (30’) of the nearest highway Right-of-Way.” The proposed Fence shall be located at least thirty feet from the Front Lot Line (Condition of Approval 5).
 - b. LMC § 15-2.20-4(C) establishes that “[m]inor remodels and façade improvements for existing Structures within the FPZ...shall require an Administrative Permit.” Raising the vestibule is a minor façade improvement because it enables a minor expansion of the Hotel’s interior entryway. Improvements to the Fence and the area around the pool are minor because the proposed Fence complies with the LMC and will screen the remaining improvements which are within the already disturbed concrete pad around the pool and spa (Condition of Approval 4).
 - c. LMC § 15-2.20-4(F) outlines materials allowed for Fences within the FPZ. One is “Architecturally Compatible solid wood or stone.” The proposed fence consists of solid wood beams attached to metal poles.
- 14. The proposal for Minor Remodel in the Frontage Protection Zone complies with the Off-Street Parking requirements outlined in Land Management Code Chapter 15-3:
 - a. The project does not involve the creation or expansion of Uses, so there is no change to the existing Off-Street Parking requirement.
- 15. The Development Review Committee reviewed the proposal on March 4, 2025, and confirmed the proposal complies with their required standards.
- 16. Staff published notice on the City’s website and the Utah Public Notice website and posted notice to the property on March 24, 2025. Staff mailed courtesy notice to adjacent property owners on March 24, 2025.

Conclusions of Law

- 1. The proposal complies with the Land Management Code Requirements outlined in LMC Chapter 15-2.14, *Residential Development-Medium Density District*, Chapter 15-2.20, *Frontage Protection Zone*, Chapter 15-3, *Off-Street Parking*.



Planning Department

Conditions of Approval

1. Final building plans and construction details shall reflect substantial compliance with the plans reviewed April 3, 2025, and included as Attachment 1, by the Planning Director, pending design modifications conditioned, and as required for this approval. Any changes, modifications, or deviations from the approved design that have not been approved in advance by the Planning and Building Departments may result in a Stop Work Order.
2. If the Applicant does not obtain a building permit within one year of the date of this approval, this Administrative Permit will expire unless the Applicant submits a written extension request to the Planning Department prior to the expiration date and the Planning Director approves an extension.
3. The Applicant is responsible for notifying the Planning Department prior to making any changes to the approved plans.
4. The wooden Fence shall fully screen all the improvements that will be made, including the breezblock wall.
5. The wooden Fence shall be located at least thirty feet away from the Park Avenue Lot Line to comply with the Frontage Protection Zone.

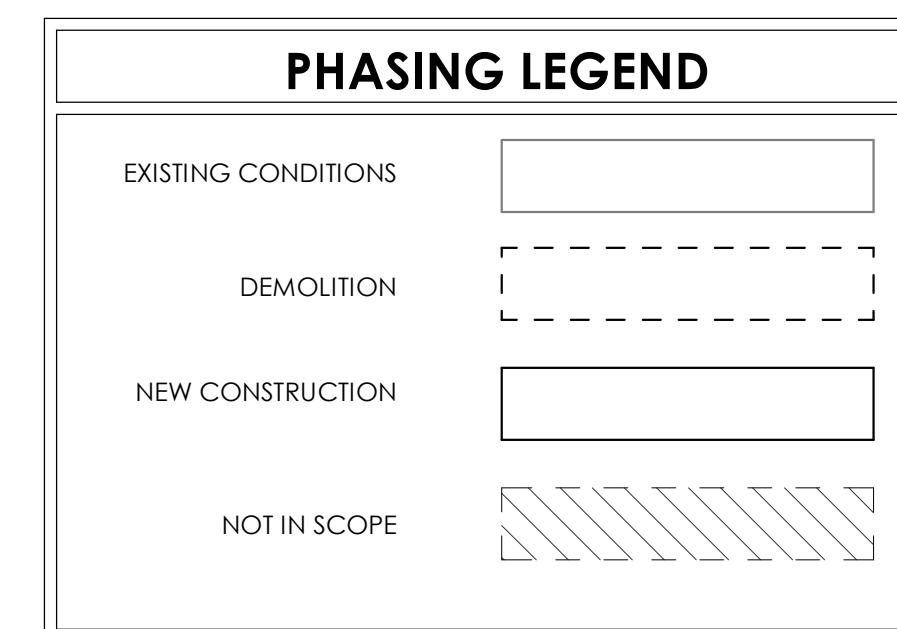
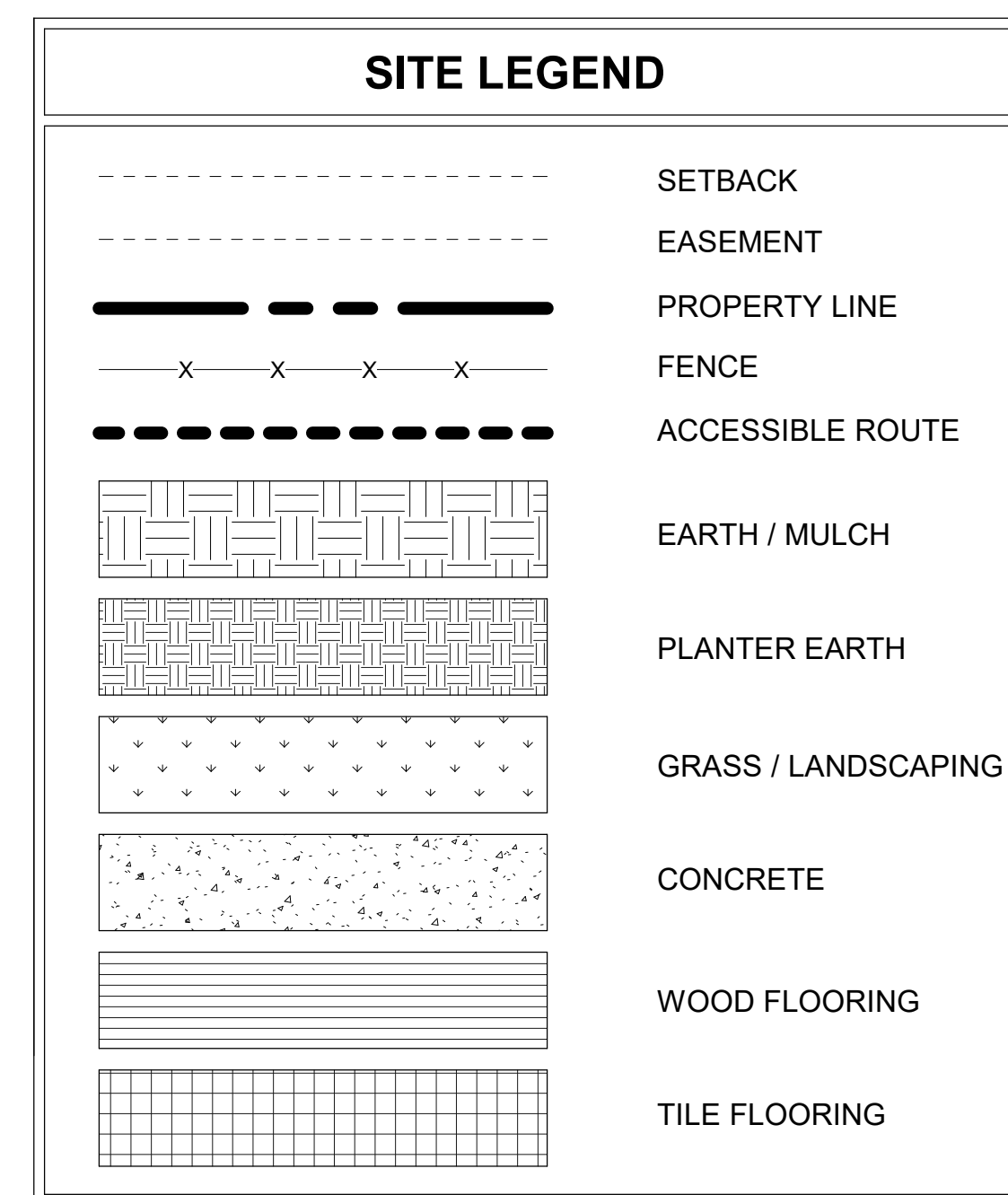
If you have questions or concerns regarding this Final Action Letter, please call (435) 615-5058 or email jaron.ehlers@parkcity.org.

Sincerely,

Rebecca Ward, Planning Director

CC: Jaron Ehlers, Project Planner

Attachment 1: Approved Plans

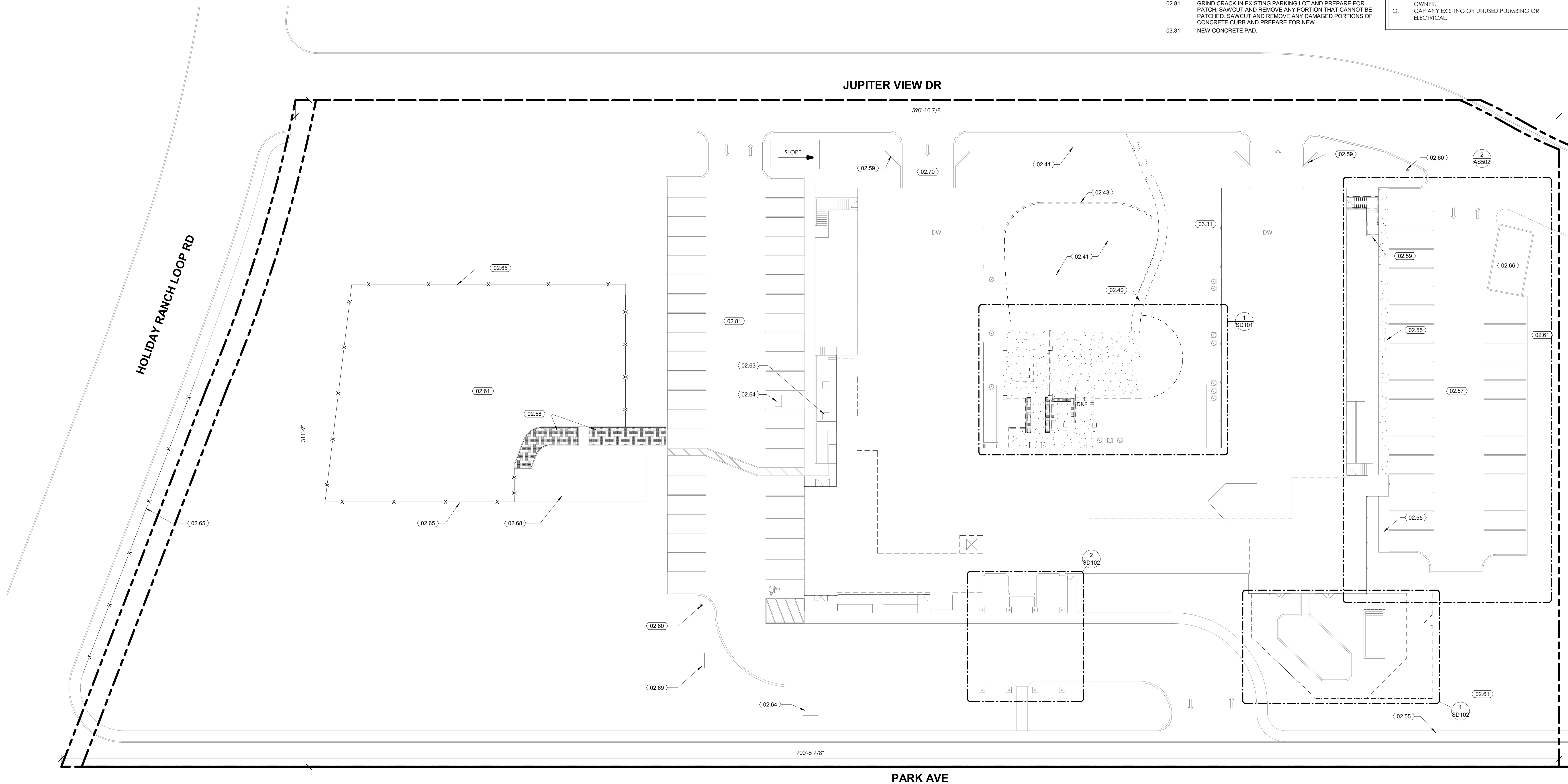


GENERAL NOTES - DEMOLITION

- A. REMOVE ALL EXISTING CONSTRUCTIONS AND FINISHES NECESSARY FOR THE COMPLETION OF THE WORK AS DEPICTED ON THE DRAWINGS, INCLUDING BUT NOT LIMITED TO, ITEMS SHOWN ON THE PLANS AND DASHED LINES. NECESSARY DISCONNECTS AND ALTERATIONS TO EXISTING MECHANICAL AND ELECTRICAL SYSTEMS SHALL BE INCLUDED. PATCH AS REQUIRED ALL CONSTRUCTIONS REMOVED IN ACCORDANCE WITH THE CONTRACT DRAWINGS. WHERE CONTRACTORS IS DESIGNATED TO MAKE REMOVALS, DISPOSITION OF MATERIALS IS THE RESPONSIBILITY OF THE CONTRACTOR. VERIFY WITH THE OWNER THE DISPOSITION OF THE REMOVED COMPONENTS OF SALVAGEABLE VALUE.
- B. ALL REMOVALS AND SALVAGE, UNLESS SPECIFICALLY REQUESTED OR REQUESTED BY THE OWNER SHALL BECOME THE PROPERTY OF THE CONTRACTOR.
- C. REMOVE ONLY NON-LOAD BEARING CONSTRUCTION AND PARTITIONS. CONTRACTOR TO VERIFY, PRIOR TO REMOVAL, THAT NO STRUCTURAL COMPONENTS (I.E. BEARING WALLS, BEAMS, HEADERS, ETC., SUPPORTING FLOOR, ROOF OR CEILING JOISTS) ARE DESIGNATED FOR REMOVAL. CONTACT THE ARCHITECT PRIOR TO REMOVAL OF ANY NON-LOAD BEARING CONSTRUCTION TO VERIFY REMOVAL FROM THE DESIGN INTENT. CONTRACTOR'S NON-CONTACT OF ARCHITECT PRIOR TO REMOVAL OF ANY WORK INDICATES HIS COMPLETE UNDERSTANDING THAT NO LOAD BEARING CONSTRUCTION WORK IS BEING ALTERED UNDER THIS CONTRACT.
- D. PATCH ALL FINISHES TO MATCH EXISTING, INCLUDING BUT NOT LIMITED TO, GYPSUM DRYWALL OR PLASTER, ELECTRICAL SYSTEMS, WOOD TRIM, COVERS, BASE, PANELS, RAILS AND WAINSCOT. VERIFY MATCH OF NEW FINISH MATERIALS TO EXISTING IN COLOR, TEXTURE, THICKNESS, CUT, ETC., TO MAINTAIN CONSISTENCY OF FINISHES. CONTRACTOR TO PROVIDE OTHER MATERIALS TO MATCH EXISTING WHEN REQUIRED, TO BE APPROVED BY OWNER.
- E. PATCH EXISTING WALLS GYPSUM DRYWALL OR PLASTER TO MATCH EXISTING OF SAME THICKNESS TO MAINTAIN UNIFORM WALL THICKNESS.
- F. WHERE APPROPRIATE, LEVEL ALL FLOORS AS REQUIRED TO RECEIVE NEW FLOOR FINISHES. INSTALL REQUIRED TRANSITION PIECES BETWEEN FLOOR FINISHES TO MAINTAIN SUITABLE FOR CONDITIONS AND ACCEPTABLE TO THE OWNER.
- G. PATCH ALL EXISTING ROOF OR ELECTRICAL.

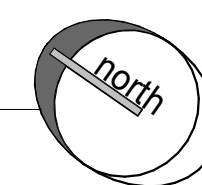
SHEET NOTES

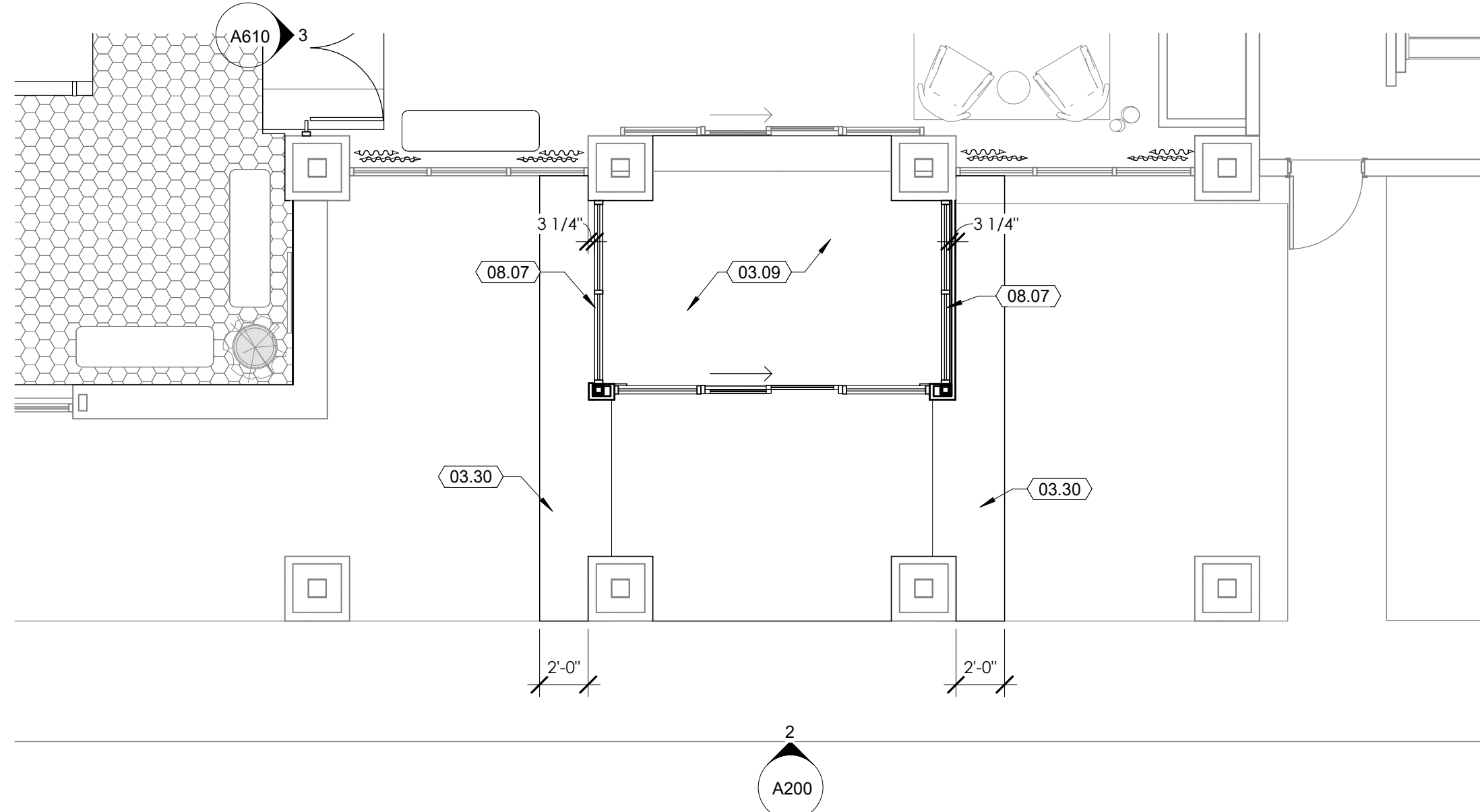
- | | |
|-------|--|
| 02.40 | REMOVE EXISTING WALKWAY AND PREP FOR NEW LANDSCAPING REFIN. LANDSCAPE DRAWINGS |
| 02.41 | PREP AREA FOR NEW LANDSCAPING REFIN. LANDSCAPE DRAWINGS |
| 02.43 | REMOVE EXISTING CONCRETE RETAINING WALL AND PREP TO RECEIVE NEW LANDSCAPING AND CONSTRUCTION. |
| 02.55 | EXISTING SIDEWALK TO REMAIN. |
| 02.57 | EXISTING ASPHALT. SEE ENLARGED PLANS FOR PARKING STALL CHANGES. |
| 02.58 | EXISTING PLANTERS TO REMAIN. |
| 02.59 | EXISTING RETAINING WALLS TO REMAIN. |
| 02.60 | EXISTING FINE HYDRANT TO REMAIN. |
| 02.61 | EXISTING LANDSCAPING. |
| 02.63 | EXISTING AC TO REMAIN. |
| 02.64 | EXISTING ELECTRICAL EQUIPMENT TO REMAIN. |
| 02.65 | EXISTING FENCE TO REMAIN. |
| 02.66 | EXISTING DUMPSTER ENCLOSURE. |
| 02.68 | EXISTING CONCRETE PATIO. |
| 02.69 | EXISTING MONUMENT SIGN TO REMAIN. |
| 02.70 | EXISTING DRIVEWAY. |
| 02.81 | GRIND CURB IN EXISTING PARKING LOT AND PREPARE FOR PATCH. SAWCUT AND REMOVE ANY PORTION THAT CANNOT BE PATCHED. SAWCUT AND REMOVE ANY DAMAGED PORTIONS OF CONCRETE CURB AND PREPARE FOR NEW. |
| 03.31 | NEW CONCRETE PAD. |



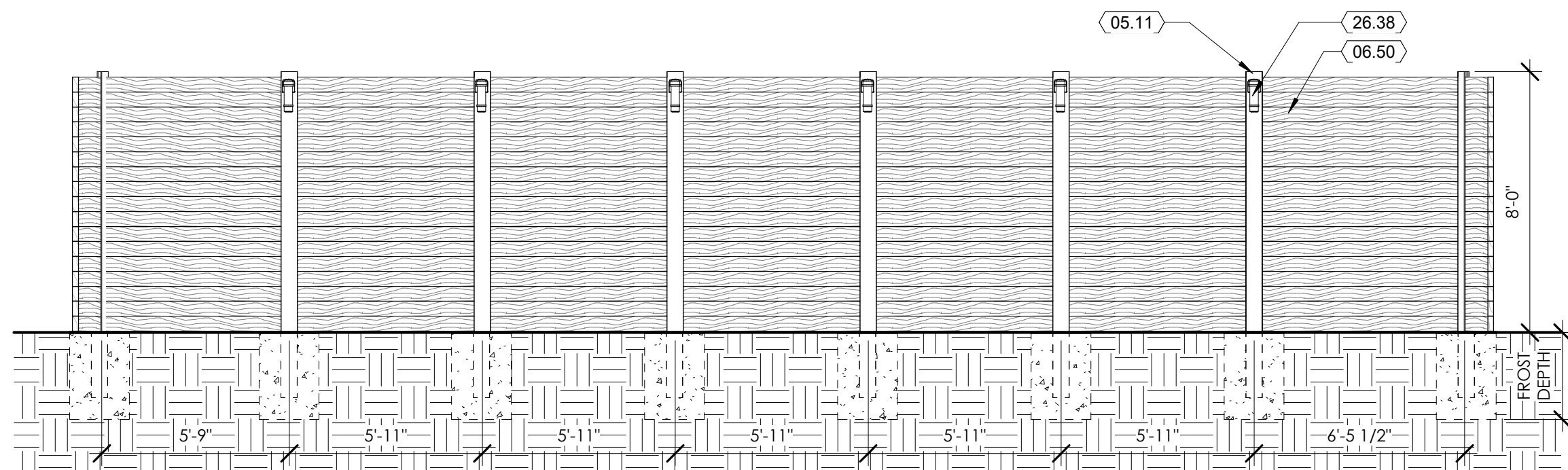
OVERALL SITE PLAN

SCALE: 1" = 20'-0"

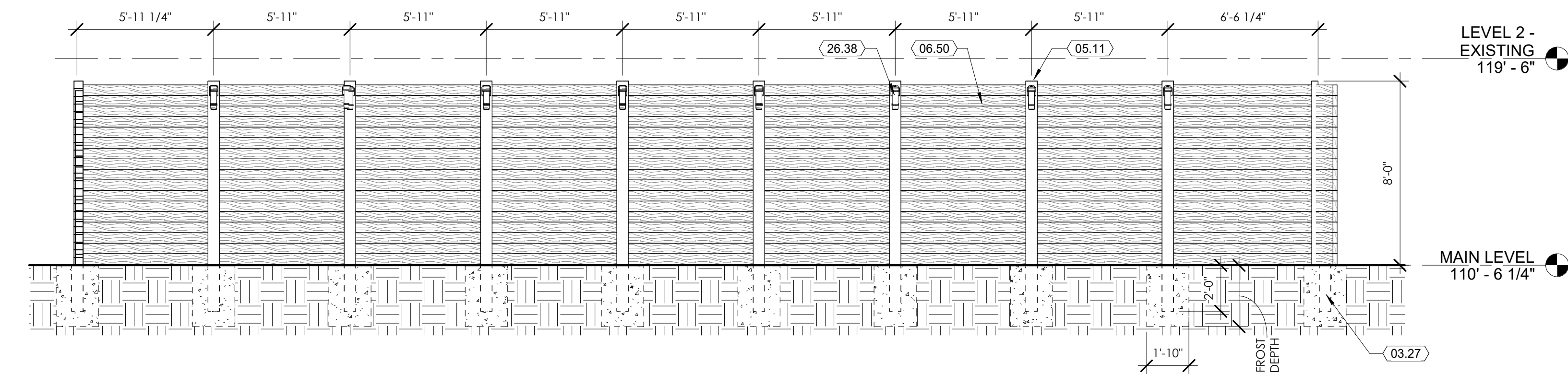




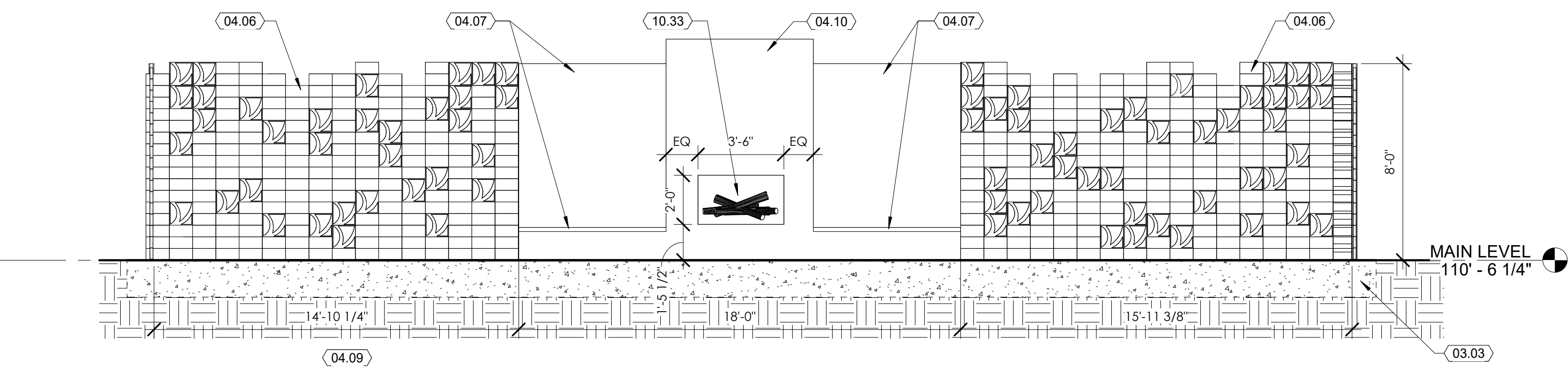
10 ENLARGED PORTE COCHERE PLAN
SCALE: 3/16" = 1'-0"



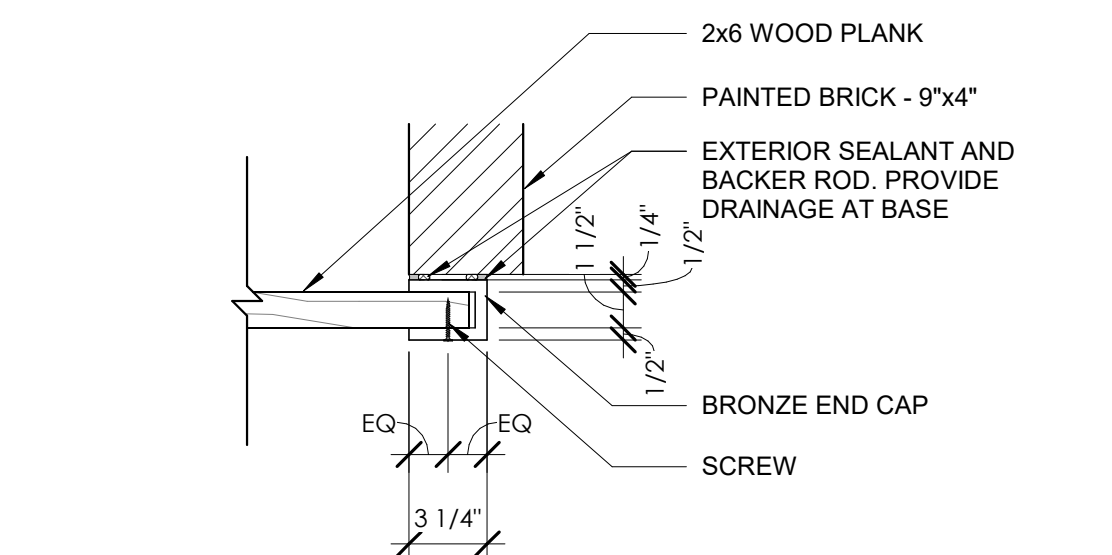
6 POOL FENCE ELEVATION - SOUTHWEST
SCALE: 1/4" = 1'-0"



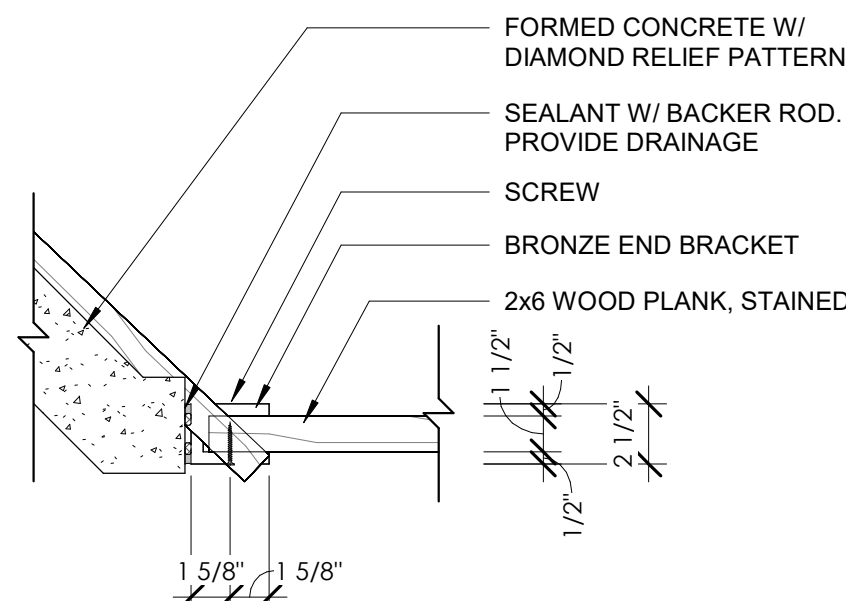
3 POOL FENCE ELEVATION - SOUTH
SCALE: 1/4" = 1'-0"



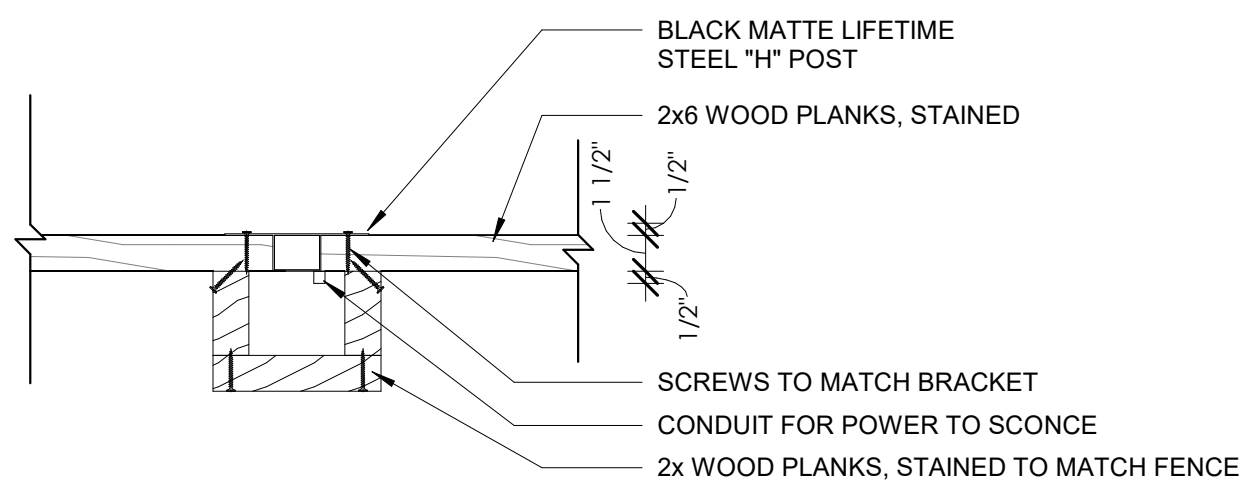
2 POOL FENCE ELEVATION - EAST
SCALE: 1/4" = 1'-0"



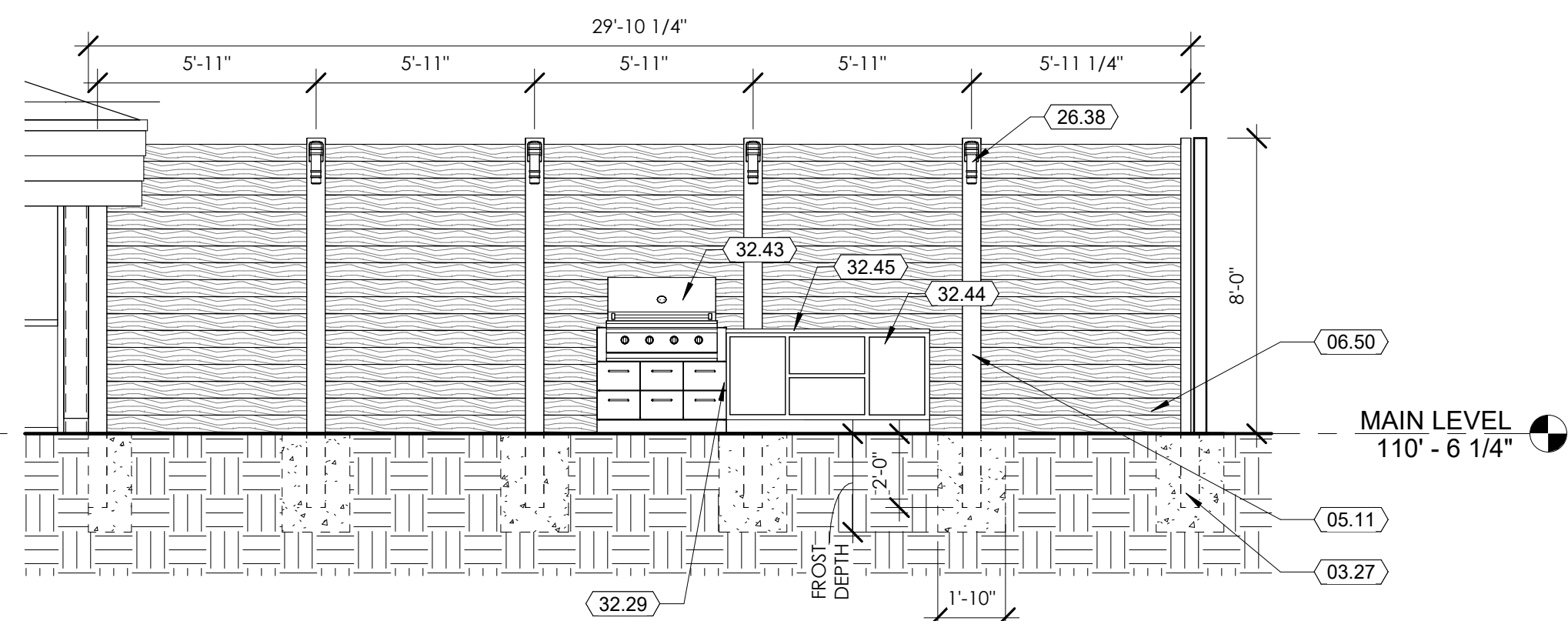
9 WOOD FENCE TO BRICK DETAIL
SCALE: 1 1/2" = 1'-0"



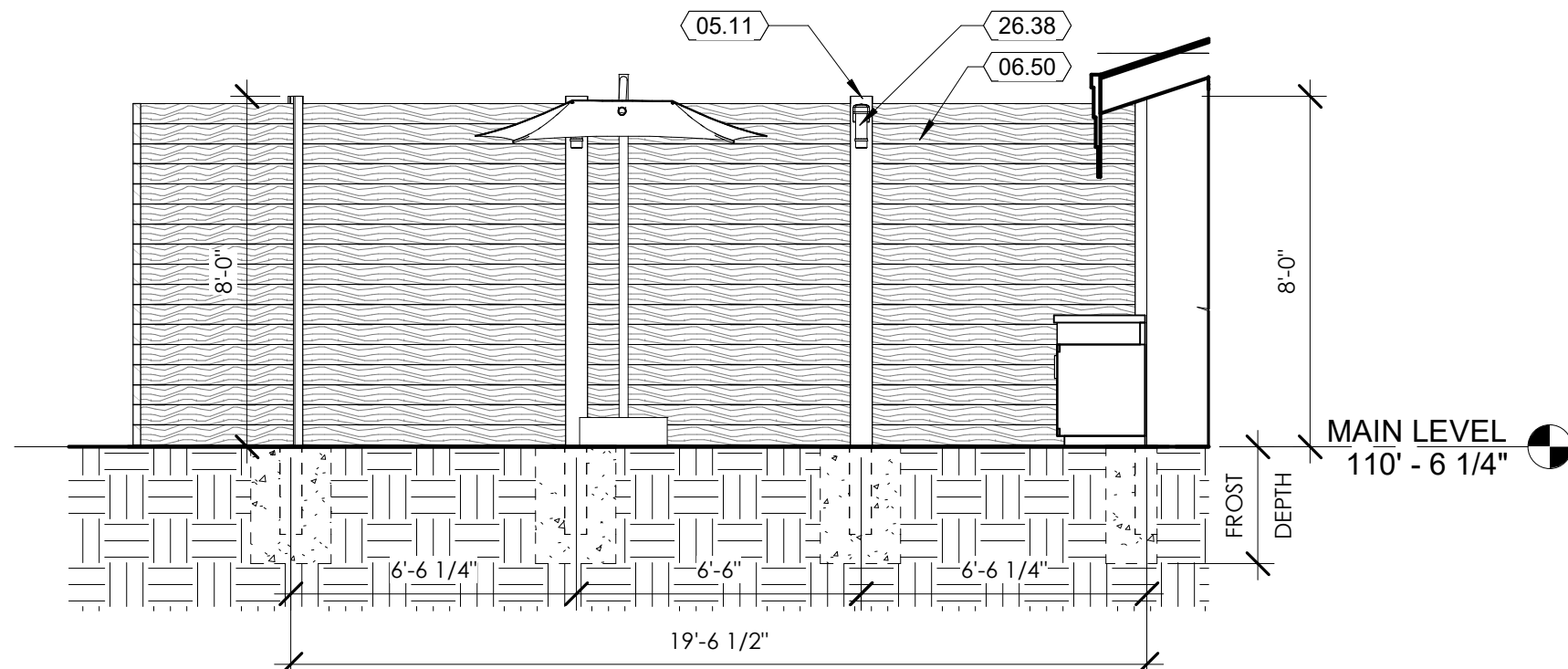
8 WOOD FENCE END CAP DETAIL
SCALE: 1 1/2" = 1'-0"



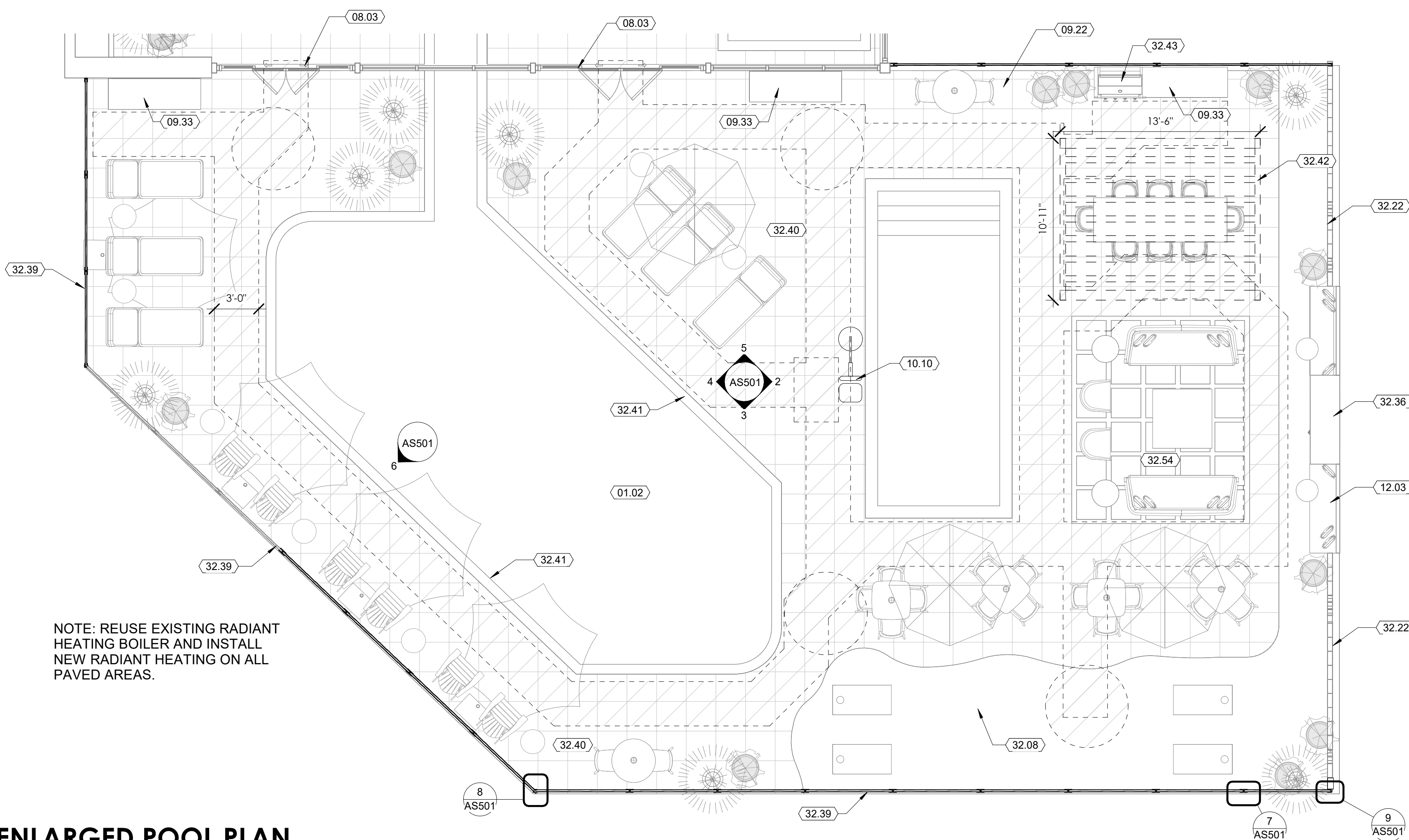
7 WOOD FENCE CONNECTION DETAIL
SCALE: 1 1/2" = 1'-0"



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



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



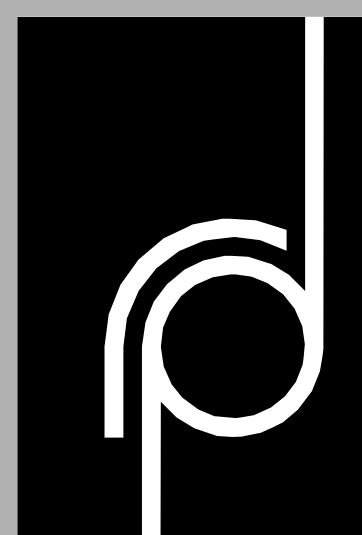
1 ENLARGED POOL PLAN
SCALE: 3/16" = 1'-0"

GENERAL NOTES

- A. DO NOT SCALE DRAWINGS.
- B. DIMENSIONS ARE BASED ON WOOD FRAME CONSTRUCTION. DIMENSIONS INDICATE DISTANCE FROM FACE OF STUD, OR EXTERIOR SHEATHING UNO.
- C. REFER TO A400 SERIES SHEETS FOR PUBLIC SPACE & GUESTROOM ENLARGED PLANS, DIMENSIONS & NOTATIONS.
- D. FINISH MATERIAL DESIGNATIONS SEE ENLARGED FINISH PLANS.
- E. HINGES SIDE OF DOOR TO BE LOCATED 5" FROM ADJACENT WALL, UNO. SWING DOORS & FRAMES SHALL BE INSTALLED AS SHOWN BELOW, UNO.
- F. REFERENCE DOOR AND WINDOW MANUFACTURERS' SPECIFICATIONS FOR ACTUAL ROUGH OPENING SIZE. SEE A400 SERIES FOR DOOR AND WINDOW TYPES.
- G. REFER TO SHEET G020 FOR WALL ASSEMBLY INFORMATION.
- H. DOORS IN PATH OF EGRESS SHALL BE EQUIPPED WITH HARDWARE COMPLYING WITH CHAPTER 10 OF THE INTERNATIONAL BUILDING CODE AND ANY APPLICABLE CODES.
- I. DOORS REQUIRED TO BE ACCESSIBLE SHALL BE EQUIPPED WITH HARDWARE COMPLYING WITH ICC/ANSI STANDARD 117.1 AND ANY APPLICABLE CODES.
- J. TO THE MAXIMUM EXTENT POSSIBLE, FLOOR CLEAN OUTS ARE TO BE LOCATED IN INCONSPICUOUS PLACES AND NOT IN GUESTROOMS. ALL FLOOR CLEAN OUTS LOCATED IN CARPETED AREAS ARE TO BE FITTED WITH CARPET INSERTS. ALL CLEANOUTS ARE TO BE FLUSH TO FLOOR/WALLS.
- K. ALIGN FINISHES WHERE DISSIMILAR WALL TYPES MEET, UNO.
- L. SEE ELECTRICAL ENLARGED ARCHITECTURAL, AND OVERALL ARCHITECTURAL PLANS FOR ELECTRICAL INFORMATION.
- M. ALL ACCESSIBLE AND HEARING IMPAIRED UNITS TO HAVE STROBE & SOUND ACTIVATING DOORBELL WITH A 5 SECOND RING. PROVIDE DOORBELL ON/OFF SWITCH WITHIN GUESTROOMS OR PER APPLICABLE CODE.
- N. FIRE EXTINGUISHERS, SMOKE DETECTORS & OTHER EMERGENCY DEVICES TO BE LOCATED PER LOCAL CODE - FIRE EXTINGUISHER LOCATIONS WITHIN THE PUBLIC SPACE SHALL BE CONTAINED WITHIN FULLY RECESSED CABINETS.
- O. REFER TO MARIOTT SHS DESIGN GUIDE FOR ADDITIONAL REQUIREMENTS FOR PUBLIC SPACES & EQUIPMENT.
- P. INSTALL CONTINUOUS 2X BLOCKING IN ALL STUD WALLS @ 4'-0" O.C. VERTICAL (MAX.).
- Q. PROVIDE FULL HEIGHT CORNER GUARD AT ALL WALL CORNERS IN PUBLIC SPACE AND GUESTROOM CORRIDORS.

SHEET NOTES

- 01.02 GC IS RESPONSIBLE THAT POOL WILL MEET ALL LOCAL/STATE CODES
- 03.03 CONCRETE FOUNDATION PER STRUCTURAL
- 03.06 DEPRESS SLAB AT VESTIBULE FOR RECESSED WALK OFF MAT WITH FRAME. SEE INTERIORS
- 03.27 EMBED COLUMNS IN CONCRETE BASE. DIMENSIONS TO BE VERIFIED BY CIVIL
- 03.30 EXTEND EXTERIOR CONCRETE TO ACCOMMODATE SHIFT IN STOREFRONT. PROVIDE CONTROL JOINT WHERE EXISTING MEETS NEW CONCRETE. MODIFY LANDSCAPING PER LANDSCAPE DRAWINGS.
- 04.06 MIX OF "LARGE HALF-WINDBREAKER NINETY" AND "LARGE BELIZE" BREEZE BLOCKS FROM VILLA LAGOON TILE, SEE INTERIOR DRAWINGS FOR PATTERN.
- 04.07 STONE WALL WITH SEATING. STONE TO BE PHENIX TUMBLED STONE VENEER. SEE INTERIORS FOR DETAILS.
- 04.09 STONE CAP AND SEATING TO BE PHENIX HIGH DENSITY LIMESTONE
- 04.10 STONE FIREPLACE. SEE INTERIORS FOR DETAIL.
- 05.11 LIFETIME STEEL "H" POST. FINISH TO MATCH MOZ METALS BLACK MATTE POWDER.
- 06.50 2X6 WOOD PLANKS - STAINED TO MATCH INDOTEAK PATINA UNFINISHED.
- 08.03 AUTOMATIC SLIDING GLASS DOORS
- 08.07 PRE-FINISHED ALUMINUM GLAZING SYSTEM
- 09.22 SCHEDULED FLOOR FINISH - SEE INTERIOR FINISH SHEETS
- 09.33 CASEWORK. SEE INTERIORS
- 10.10 FIXED ACCESSIBLE POOL/SPA LIFT. SEE SPECIFICATIONS
- 10.33 FIREPLACE, BASIS OF DESIGN BLAZE COLLECTION FROM ACUCRAFT
- 12.03 FURNITURE PER INTERIORS
- 26.38 WALL MOUNTED EXTERIOR SCONCE
- 32.08 LANDSCAPING. SEE LANDSCAPE DRAWINGS
- 32.22 LANDSCAPE WALL
- 32.29 SEE INTERIORS FOR OUTDOOR POOL GRILL DRAWINGS
- 32.36 INSTALL EXTERIOR FIREPLACE. SEE ELEVATION FOR PRODUCT INFORMATION
- 32.39 REMOVE EXISTING FENCE AND REPLACE WITH MATTE BLACK GALVANIZED STEEL "H" POST AND 2X6 WOOD PLANKS STAINED
- 32.40 POOL DECK TO BE REPLACED WITH PAVERS. TILE BAR FREESTYLE BIANCO. INSTALL PER MANUFACTURER REQUIREMENTS.
- 32.41 RESURFACE POOL. RESURFACING TO BE IN COMPLIANCE WITH LOCAL AND STATE REQUIREMENTS. TILE TO BE REPLACED WITH TILE BAR - BOND INDIO BLUE 2X2 MATTE PORCELAIN MOSAIC TILE AND LINING TO BE RESURFACED AND PAINTED WITH COLOR TO MATCH NEW TILE. POOL COPING TO REMAIN. REMOVE AND RESURFACE AS NEEDED PRIOR TO REINSTALLING. REPLACE DAMAGED POOL COPING PER OWNER
- 32.42 8FT PREFRIGICATED PERGOLA ABOVE. BASIS OF DESIGN TUUCI SOLANOX. SUBMIT TO DESIGN TEAM FOR APPROVAL PRIOR ORDERING. FINISH TO MATCH MOZ METAL BLACK MATTE POWDER
- 32.43 BBQ BASIS OF DESIGN WEBER SUMMIT SB38 S
- 32.44 UNDERCOUNTER FRIDGE, BASIS OF DESIGN MONT ALPI ID# 3073699 MODEL #M4F
- 32.45 COUNTERTOP TO BE DEKTON VK03 GRIGO
- 32.54 OUTDOOR TURF MIXED WITH TILE BAR FREESTYLE BIANCO UNDER SEATING IN FRONT OF FIRE PLACE



THE
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CONSULTANT:

DYNAMIC CITY CAPITAL

5314 N RIVER RUN DRIVE
PROVO, UT 84604

OWNER:

HOTEL THAYNES -
MARIOTT TRIBUTE

2346 PARK AVE
PARK CITY, UTAH 84060

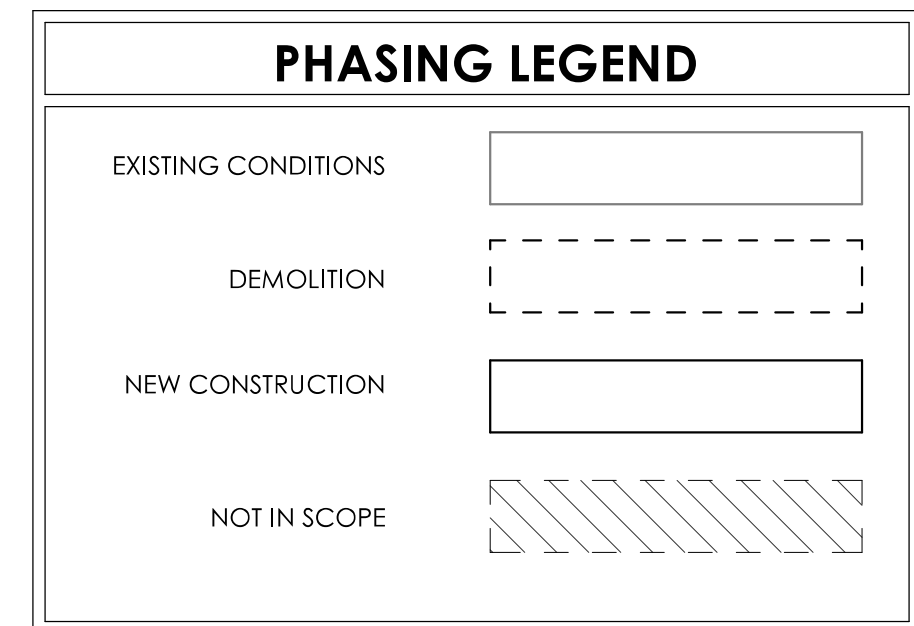
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ENLARGED SITE
PLANS

PROJECT # 21-02
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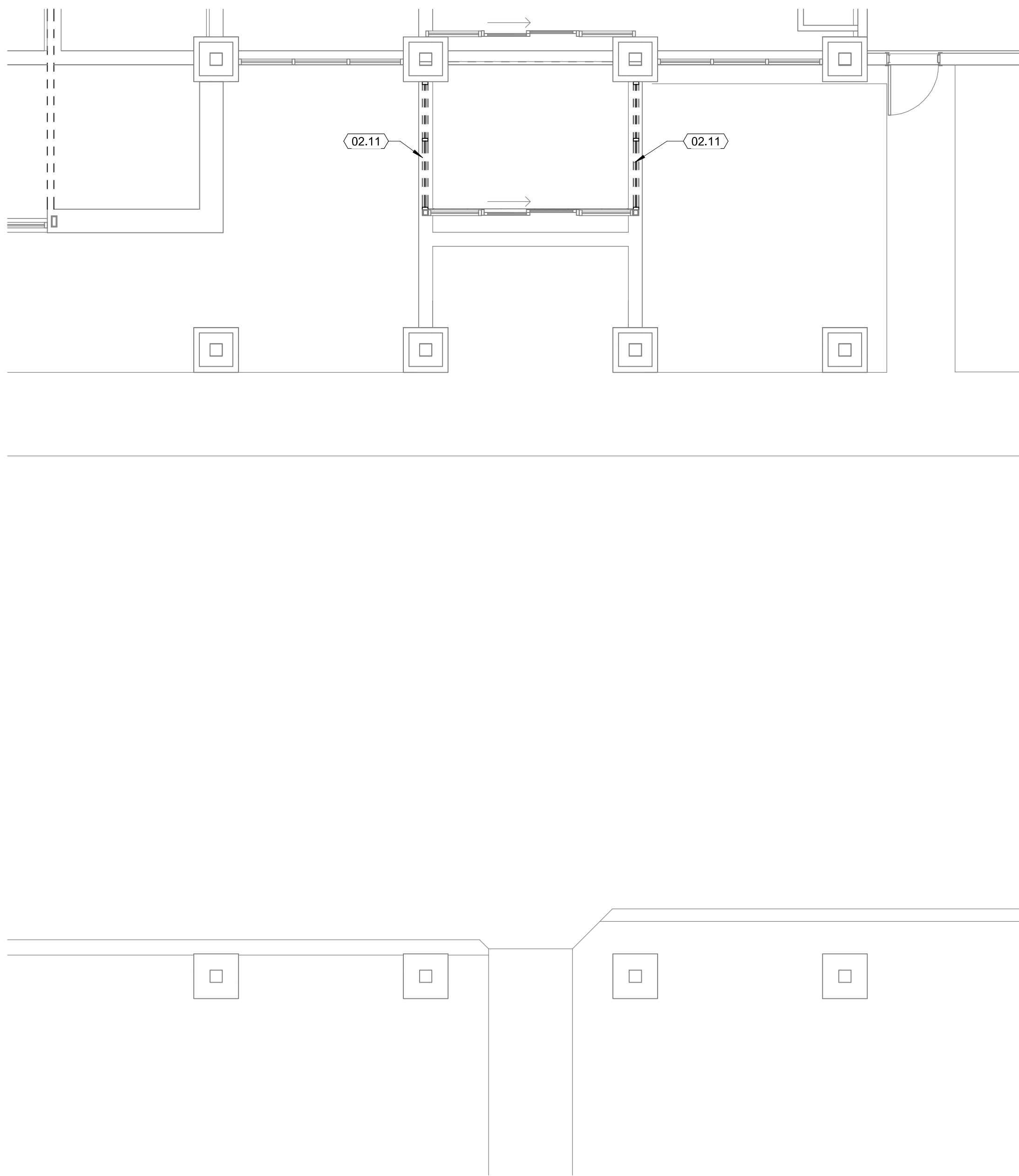
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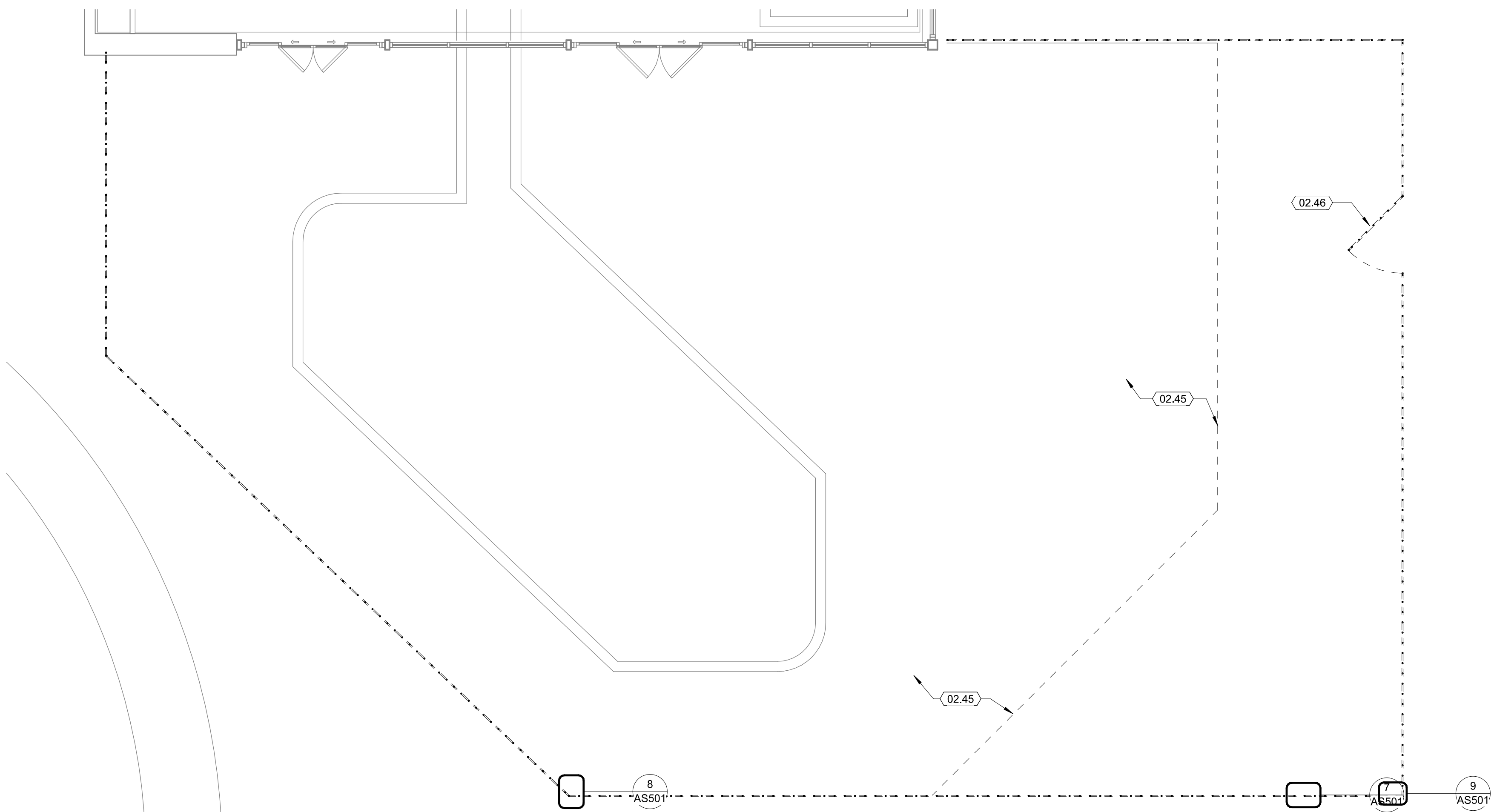
SHEET NOTES	
02.11	REMOVE EXISTING WINDOW AND FRAME.
02.45	REMOVE EXISTING PAVEMENT AS REQUIRED TO PREP FOR NEW LANDSCAPING AND PATIO - REFERENCE INTERIORS.
02.46	REMOVE EXISTING GATE AND FENCE AS REQ. TO PREP FOR NEW FIREPLACE AND SEATING.

- ### GENERAL NOTES - DEMOLITION

- A. REMOVE ALL EXISTING CONSTRUCTIONS AND FINISHES NECESSARY FOR THE COMPLETION OF THE WORK AS DEFINED ON THE DRAWINGS, INCLUDING BUT NOT LIMITED TO, ITEMS SHOWN ON THE PLANS WITH DASHED LINES, NECESSARY DISCONNECTS AND ALTERATIONS TO EXISTING MECHANICAL AND ELECTRICAL SYSTEMS SHALL BE REMOVED. PATCH AND REPAIR ALL REMOVED AREAS TO REMAIN IN ACCORDANCE WITH THE CONTRACT DRAWINGS, WHERE CONTRACTORS IS DESIGNATED TO MAKE REMOVALS, DISPOSITION OF MATERIALS IS THE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR, HOWEVER, THE DISPOSITION AND REMOVAL OF ANY COMPONENTS OF SALVAGEABLE VALUE.
- B. ALL REMOVALS AND SALVAGE, UNLESS SPECIALLY NOTED OR REQUESTED BY THE ARCHITECT SHALL BECOME THE PROPERTY OF THE CONTRACTOR.
- C. REMOVE ONLY NON-LOAD BEARING CONSTRUCTION AND PARTITIONS, CONTRACTOR TO VERIFY, BY PERMITS, THAT NO LOAD BEARING COMPONENTS, I.E. BEARING WALLS, BEAMS, HEADERS, ETC., SUPPORTING FLOOR, ROOF OR CEILING JOISTS ARE DESIGNATED FOR REMOVAL. CONTRACTOR TO BE RESPONSIBLE FOR REMOVAL OF ANY CONSTRUCTION IN QUESTION OR DEVIATING FROM THE DESIGN INTENT. CONTRACTOR'S NON-CONFORMANCE OF ARCHITECT PRIOR TO REMOVAL OF ANY WORK INDICATES HIS ACCEPTANCE OF THE REMOVAL. THAT NO LOAD BEARING OR STRUCTURAL WORK IS BEING ALTERED UNDER THIS CONTRACT.
- D. PATCH ALL FINISHES TO MATCH EXISTING, INCLUDING BUT NOT LIMITED TO, GYPSONUM BOARD, PLASTER, ACoustic SYSTEMS, WOOD TRIM, COVERS, BASE, FINISHES, RAILS AND WAINSCOT, VERIFY MATCH OF NEW PANEL MATERIALS TO EXISTING COLOR, TEXTURE, GRAIN, ETC., TO SATISFACTION OF ARCHITECT. CONTRACTOR TO PROVIDE OTHER MATERIALS TO MATCH EXISTING WHEN REQUIRED, TO BE APPROVED BY OWNER.
- E. PATCH EXISTING WALLS TO MATCH EXISTING OR PLASTER TO MATCH EXISTING OF SUFFICIENT THICKNESS TO MAINTAIN UNIFORM WALL THICKNESS.
- F. WHERE APPLICABLE, LEVEL ALL FLOORS AS REQUIRED TO RECEIVE NEW FLOOR FINISHES. INSTALL REQUIRED TRANSITION PIECES BETWEEN VARIOUS FLOOR FINISHES SUITABLE FOR CONDITIONS AND ACCEPTABLE TO THE OWNER.
- G. CAP ALL EXISTING OR UNUSED PLUMBING OR ELECTRICAL.



2 ENLARGED DEMOLITION PORTE COCHERE
SD102 SCALE: 3/16" = 1'-0"



1 ENLARGED DEMOLITION POOL PLAN
SD102 SCALE: 3/16" = 1'-0"

CONSULTANT:

DYNAMIC CITY CAPITAL

5314 N RIVER RUN DRIVE
PROVO, UT 84604

OWNER:

HOTEL THAYNES - MARRIOTT TRIBUTE

2346 PARK AVE
PARK CITY, UTAH 84060

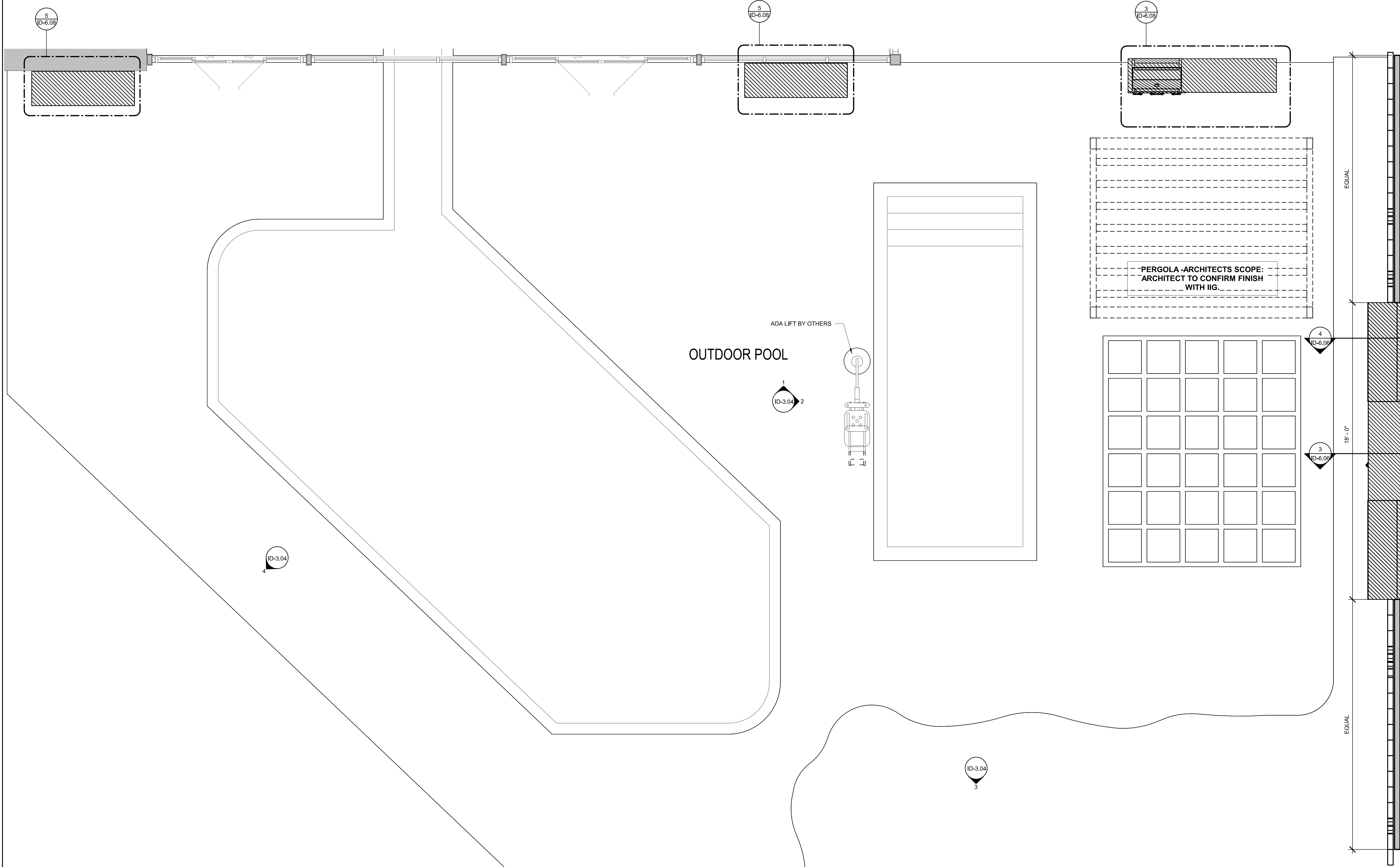
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**ENLARGED
DEMOLITION SITE**

SHEET: PROJECT #: 22-122
DRAWN BY: Author
CHECKED BY: Checker

SD102

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1 OUTDOOR POOL - ARCH. FLOOR PLAN
3/8" = 1'-0"

GENERAL NOTES

- A. ANY SUBSTITUTIONS, REVISIONS OR ADDITIONS PROPOSED BY THE CONTRACTOR, THE OWNER OR ANY OF THEIR AGENTS SHALL BE SUBMITTED TO THE [INTERIOR DESIGNER] PRIOR TO IMPLEMENTATION.
- B. THERE SHALL BE NO SUBSTITUTION OF MATERIALS WHERE THE MANUFACTURER IS SPECIFIED, WHERE THE TERM "OR EQUAL" IS USED, THE INTERIOR DESIGNER ALONE SHALL DETERMINE EQUALITY OF THE SUBSTITUTION BASED UPON INFORMATION SUBMITTED BY THE CONTRACTOR.
- C. FABRICATION OF WORK, UNLESS OTHERWISE INDICATED, WORK REQUIRING SHOP DRAWINGS OR SAMPLE SUBMISSION SHALL NOT BE FABRICATED OR INSTALLED UNTIL SUBMISSION HAS BEEN REVIEWED, OWNER / G.G. TO PROVIDE EQUIPMENT SPECIFICATIONS FOR RELEVANT MILLWORK.
- D. THE CONSTRUCTION DOCUMENTS ARE INTENDED TO CONVEY THE OWNER'S AND INTERIOR DESIGNER'S DESIGN INTENT FOR THE FINAL APPEARANCE AND FUNCTIONALITY OF THE PROJECT IN SUFFICIENT DETAIL THAT THE CONTRACTOR CAN ACCURATELY PRICE AND BUILD THE PROJECT, AS SUCH, THE CONSTRUCTION DOCUMENTS ILLUSTRATE MAJOR SYSTEMS AND COMPONENTS AND DEFINE THE PRIMARY CHARACTERISTICS OF SHAPE, COLOR, MATERIAL, SIZE AND QUANTITY THAT ARE NEEDED IN ORDER TO REALIZE THE DESIGN INTENT. ITEMS WHICH ARE MISCELLANEOUS IN NATURE, OR WHICH ARE WELL-UNDERSTOOD INDUSTRY STANDARDS REQUIRED TO PROPERLY COMPLETE MAJOR SYSTEMS OR COMPONENTS DESCRIBED IN THESE CONSTRUCTION DOCUMENTS, SHOULD NOT BE EXPECTED TO BE FULLY DEFINED OR SPECIFIED IN THESE CONSTRUCTION DOCUMENTS.
- E. IN GENERAL, THE WORK UNDER THIS CONTRACT CONSISTS OF, BUT IS NOT LIMITED TO, THE CONSTRUCTION AND COMPLETION OF THE SPACE ON THE DENOTED FLOOR.
- F. THE WORK WILL BE CONSTRUCTED IN A [SINGLE] PHASE UNDER A SINGLE CONTRACT.
- G. [THE DRAWINGS ILLUSTRATE THE CONSTRUCTION WORK TO BE DONE WITHIN THE SCOPE OF THE WORK LINE. ADDITIONAL CONSTRUCTION BEYOND THIS LINE MAY BE REQUIRED TO ADJUST EXISTING CONDITIONS AND/OR EXISTING BUILDING SYSTEMS IN ORDER FOR NEW CONSTRUCTION TO BE ACCOMPLISHED. THE CONTRACTOR IS RESPONSIBLE FOR ALL WORK WITHIN AND OUTSIDE THE LIMIT OF WORK LINE NECESSARY TO PERFORM THE CONSTRUCTION WORK DESCRIBED IN THESE DOCUMENTS.]
- H. THE DIMENSIONS AND WORK NOTED ON THESE DRAWINGS ARE INDICATED FOR DESIGN INTENT ONLY. NOTE: MECHANICAL, ELECTRICAL, PLUMBING AND FIRE PROTECTION ITEMS INDICATED IN THE INTERIOR DESIGN DOCUMENTS ARE FOR REFERENCE AND COORDINATION PURPOSES.
- I. ALL WORK SHALL BE PLUMB, LEVEL, SQUARE, TRUE, IN PROPER ALIGNMENT AND CONFORM TO ALL INDUSTRY, TRADE AND REFERENCE STANDARDS, MANUFACTURERS' RECOMMENDATIONS, THE OWNERS REQUIREMENTS FOR QUALITY OF MATERIALS AND WORKMANSHIP AS WELL AS MEET THE REQUIREMENTS OF THE SPECIFICATIONS AND CONTRACT DOCUMENTS. IF, IN THE OPINION OF THE INTERIOR DESIGNER, THE WORK IS NOT INSTALLED TO PROPER AND ACCEPTABLE TOLERANCES, THE CONTRACTOR WILL BE RESPONSIBLE FOR CORRECTIONS OF SUCH WORK AT NO EXPENSE TO THE CLIENT, AND WITHIN MINIMUM IMPACT TO THE PROJECT SCHEDULE.
- J. CONTRACTOR TO CONFIRM LOCATIONS OF ALL EXISTING AND NEW WALL MOUNTED POWER/DATA DEVICES TO ENSURE THERE ARE NO CONFLICTS WITH CASEGOOD ITEMS.
- K. PURCHASING AGENT AND/OR OWNER TO CONFIRM ALL FF&E QUANTITIES.
- L. PURCHASING AGENT AND/OR OWNER SHALL NOTIFY INTERIOR DESIGNER AND OWNER OF ANY DISCREPANCIES OF PRODUCT SPECIFICATION IMMEDIATELY.
- M. PURCHASING AGENT AND/OR OWNER ARE RESPONSIBLE FOR SIZE VERIFICATION OF ALL FREIGHT ELEVATORS, LOCATING DOCKS AND DELIVERY PATHWAYS TO INSURE THAT ALL FURNITURE CAN BE DELIVERED TO THE SITE IN SPECIFIED DIMENSIONS.
- N. THE CONTRACTORS SHALL VISIT THE JOB SITE PRIOR TO BIDDING AND SHALL VERIFY ALL DIMENSIONS AND CONDITIONS PRIOR TO BEGINNING WORK. SHOULD ANY CONDITION ARISE WHERE THERE IS A DISCREPANCY BETWEEN THE DRAWINGS AND FIELD CONDITIONS, THE ARCHITECT AND INTERIOR DESIGNER SHALL BE NOTIFIED IMMEDIATELY.
- O. THE CONTRACTOR, AT HIS OWN EXPENSE, SHALL KEEP THE PROJECT AREA AND SURROUNDING AREA FREE FROM DUST NUISANCE. THE WORK SHALL BE IN CONFORMANCE WITH LOCAL AIR POLLUTION CONTROL STANDARDS AND REGULATIONS.
- P. CONSTRUCTION DEBRIS AND WASTE SHALL BE DEPOSITED AT AN APPROPRIATE SITE. THE CONTRACTOR SHALL INFORM THE ENGINEER OF THE LOCATION OF DISPOSAL SITE. THE DISPOSAL SITE MUST ALSO FULFILL THE REQUIREMENTS OF LOCAL ORDINANCES.
- Q. EVERY EXIT DOOR SHALL BE OPERABLE FROM THE INSIDE WITHOUT THE USE OF A KEY OR ANY SPECIAL KNOWLEDGE.
- R. IN GENERAL, THE WORK UNDER THIS CONTRACT CONSISTS OF, BUT IS NOT LIMITED TO, THE CONSTRUCTION AND COMPLETION OF THE SPACE ON THE DENOTED FLOOR.
- S. THE INTENT OF THE CONTRACT DOCUMENTS, DRAWINGS AND SPECIFICATIONS IS TO INCLUDE ALL ITEMS NECESSARY FOR THE PROPER EXECUTION AND COMPLETION OF THE PROJECT BY THE CONTRACTOR AND SUB-CONTRACTORS.
- T. SCALES AS STATED HEREIN ARE VALID IN THE ORIGINAL DRAWINGS ONLY. DO NOT SCALE DRAWINGS FOR DETERMINATION OF QUANTITIES, LENGTHS, OR FIT OF MATERIALS, ETC. GENERAL CONTRACTOR TO FIELD VERIFY ALL DIMENSIONS AS NEEDED.
- U. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING DIMENSIONS AS INDICATED ON THE DRAWINGS, WHERE HOLD DIMENSIONS CANNOT BE MAINTAINED THE INTERIOR DESIGNER SHALL BE NOTIFIED PRIOR TO COMMENCEMENT OF THE WORK.
- V. DO NOT SCALE ANY DRAWINGS IN THIS SET. ALL DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALE SHOWN ON PLANS, SECTIONS, AND DETAILS.
- W. ALL OMISSIONS AND CONFLICTS BETWEEN THE VARIOUS ELEMENTS OF THE WORKING DRAWINGS AND OR SPECIFICATIONS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT AND INTERIOR DESIGNER IMMEDIATELY BEFORE PROCEEDING WITH ANY WORK SO INVOLVED. NO CHANGES ARE TO BE MADE UNLESS OWNER IS NOTIFIED IN WRITING.
- X. COMPLY WITH CODE REQUIREMENTS FOR CONSTRUCTION. INFORM INTERIOR DESIGNER OF DISCREPANCIES OBSERVED OR NOTED BY OTHERS.
- Y. COMPLY WITH STANDARDS REFERENCED, EXCEPT WHEN MORE STRINGENT REQUIREMENTS ARE REQUIRED BY CODE. THE DATE OF THE STANDARD IS THAT IN EFFECT AS OF THE DATE ON THE DRAWINGS, EXCEPT WHEN OTHERWISE INDICATED.
- Z. CONTRACTOR TO COMPLY WITH ALL OWNER/LANDLORD REQUIREMENTS.

NOTE: FOR THE OUTDOOR POOL AREA, IIG'S SCOPE IS FF&E ONLY. FENCING HARDSCAPE, WALLS AND TRELLIS PART OF AOR'S & LANDSCAPE ARCHITECT'S SCOPE.



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HOTEL THAYNES
2346 PARK AVENUE, PARK CITY, UT 84060

PROJECT ISSUE DATE: 09/27/2024 SHEET ISSUE DATE: 01/17/2024

PRELIMINARY
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CONSTRUCTION

NO.	DATE	DESCRIPTION
1	TBD	Addendum 1

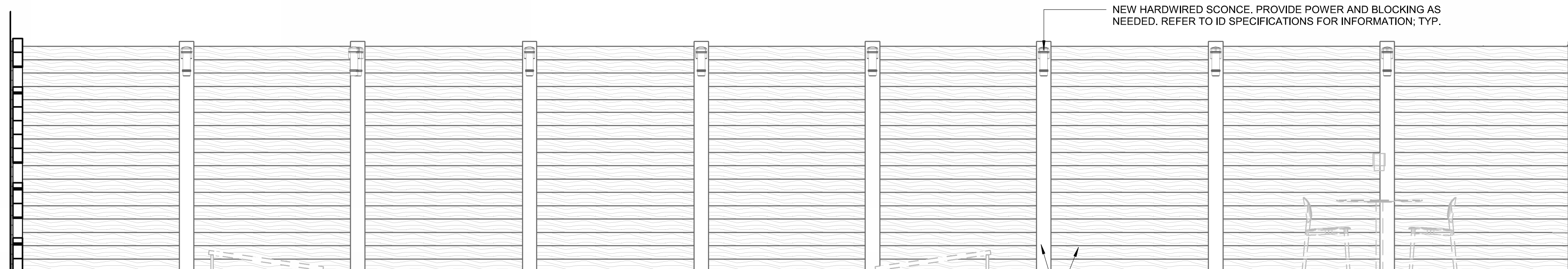
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SHEET TITLE
OUTDOOR POOL -
ARCH. FLOOR PLAN

SHEET NUMBER
ID-2.03

PROJECT NUMBER: 3726

— REFER TO LANDSCAPE / ARCHITECTURAL DRAWINGS FOR DETAILS AND MATERIALS. ARCHITECT TO COORDINATE ALL FINISHES WITH ID.

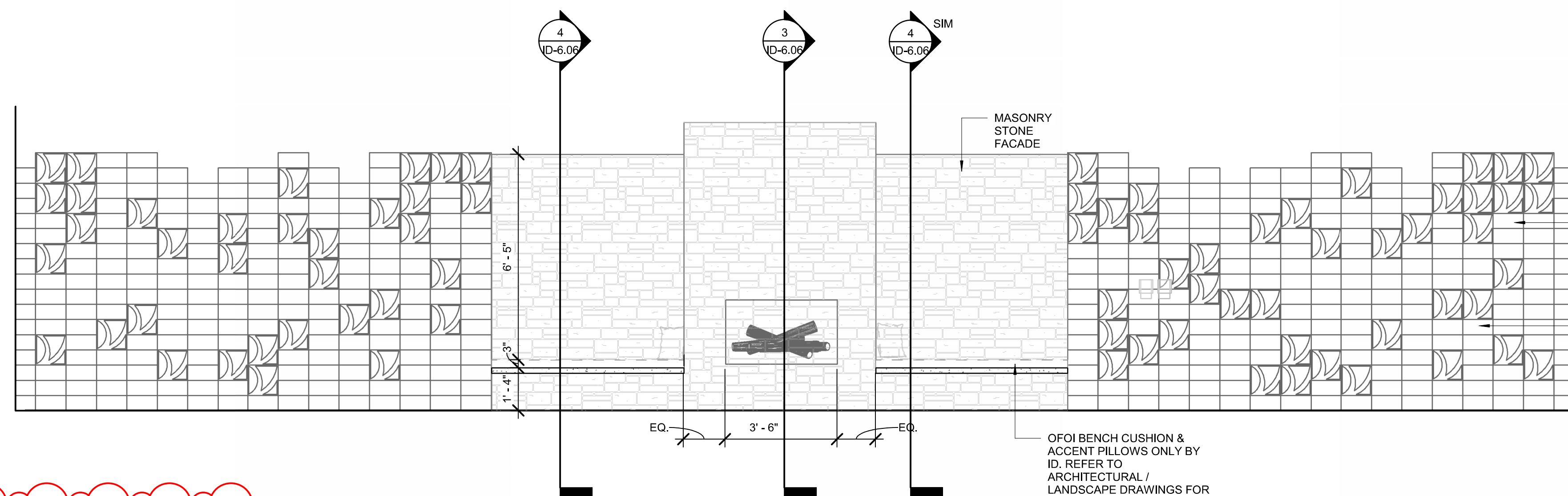


NEW HARDWIRED SCONCE. PROVIDE POWER AND BLOCKING AS NEEDED. REFER TO ID SPECIFICATIONS FOR INFORMATION; TYP.

— REFER TO LANDSCAPE / ARCHITECTURAL DRAWINGS FOR DETAILS AND MATERIALS. ARCHITECT TO COORDINATE ALL FINISHES WITH ID.



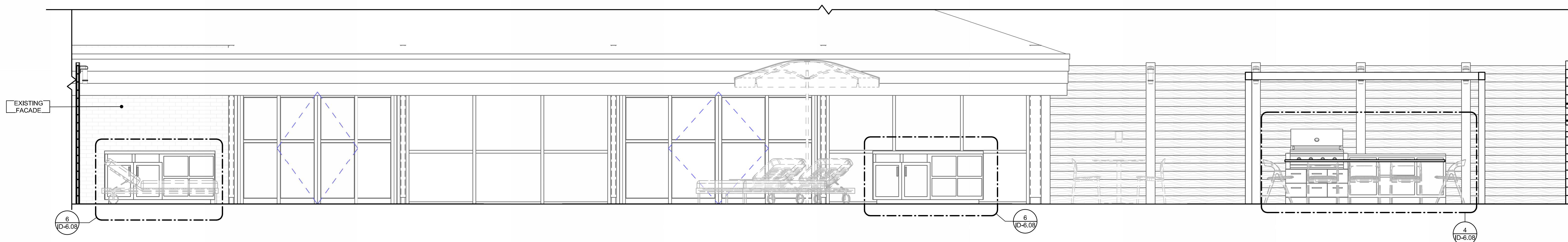
NOTE: PRELIMINARY VIEW PROVIDED FOR GENERAL REFERENCE ONLY.
REFER TO BLACK AND WHITE TAGGED ELEVATIONS FOR
CONSTRUCTION DOCUMENTATION PURPOSES.



— COMBINATION OF OPEN AND
CLOSED BREEZE BLOCK.
REF: LANDSCAPE /
ARCHITECTURE DRAWINGS

— OFOI MURAL TO BE PAINTED ON BREEZE BLOCK FOLLOWING INSTALLATION OF WALL. SEE IMAGE PROVIDED FOR DESIGN INTENT REFERENCE.

OFOI BENCH CUSHION &
ACCENT PILLOWS ONLY BY
ID. REFER TO
ARCHITECTURAL /
LANDSCAPE DRAWINGS FOR
FIREPLACE DETAILS AND
MATERIALS



① OUTDOOR POOL - ELEVATION A
3/8" = 1'-0"

9/27/2024 2:52:15 PM Autodesk Docs\\22-122 Hotel Thaynes (Parks)\\3726 Parks Hotel Interiors V23.rvt



POOL AREA RENDERING

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2346 PARK AVENUE, PARK CITY, UT 84060

PROJECT ISSUE DATE: 09/27/2024SHEET ISSUE DATE: 01/17/2024

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Author

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SHEET TITLE
RENDERING

SHEET NUMBER
ID-8.02

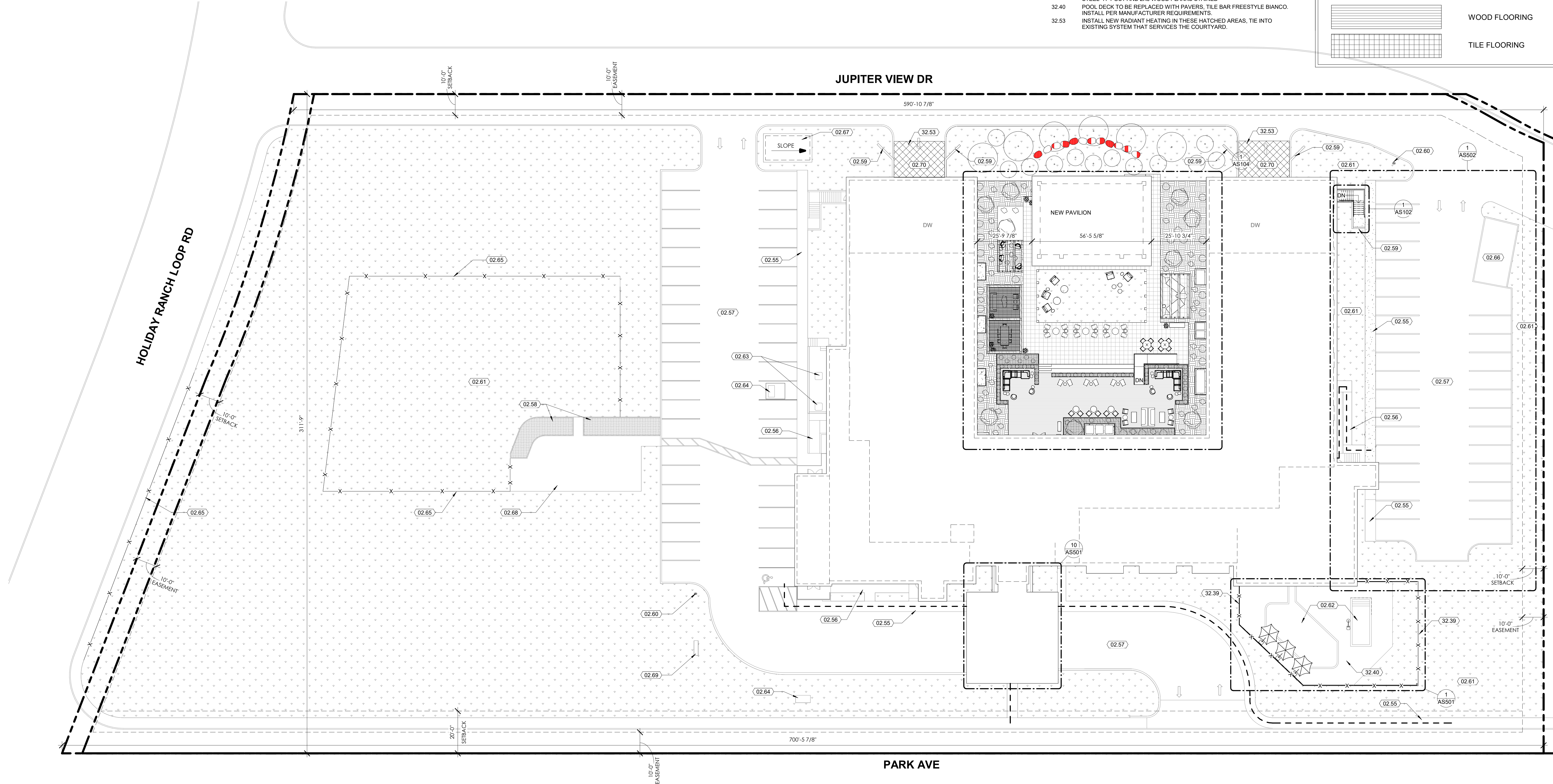
PROJECT NUMBER: 3726

10/20/2024 5:38:30 PM
Autodesk Docs 0221221 Hotel Thaynes (Parks) - Park City, Utah - 0221.rvt

1
AS101

ARCHITECTURAL SITE PLAN

SCALE: 1" = 20'-0"



SITE GENERAL NOTES

- A. DO NOT SCALE DRAWINGS.
B. ALL DIMENSIONS TO BE FIELD VERIFIED. NOTIFY ARCHITECT OF ANY DISCREPANCIES BEFORE COMMENCING WITH ANY PART OF THE WORK.
C. ALL SITE WORK SHALL BE COORDINATED WITH CIVIL DOCUMENTS. ANY DISCREPANCIES SHALL BE REPORTED TO THE ARCHITECT AND CIVIL ENGINEER FOR RESOLUTION. NO WORK SHALL BE PERFORMED ON THE CONTRADICTORY INFORMATION OR ANY EXISTING CONDITION NOT IN CONFORMANCE WITH THE CONSTRUCTION DOCUMENTS WITHOUT FIRST CONSULTING THE ARCHITECT AND ENGINEER.
D. COORDINATE ALL LANDSCAPING, PARKING STRIPS, AND SIDEWALKS SHOWN WITH LANDSCAPE DRAWINGS.
E. CONTRACTOR IS RESPONSIBLE FOR RELOCATION OF DRY UTILITIES. CONTRACTOR TO WORK WITH UTILITY PROVIDER, IE: FIBER OPTICS, CABLE CO., FOR RELOCATION OF SHORING, MAINTENANCE OR REPAIR OF ALL EXISTING UTILITIES. REFER TO CIVIL AND MECHANICAL DRAWINGS FOR WET UTILITIES.
F. FOR SIDEWALK AND PAVING FINISH GRADES, COORDINATE WITH ARCHITECTURAL, CIVIL AND LANDSCAPE DRAWINGS.
G. SEE SITE ELECTRICAL PLANS FOR ALL SITE LIGHTING/ POST LIGHTS. ARCHITECT AND LANDSCAPE TO VERIFY FINAL LOCATIONS.

SHEET NOTES

- 02.55 EXISTING SIDEWALK TO REMAIN.
02.56 EXISTING RAMP TO REMAIN.
02.57 EXISTING ASPHALT. SEE ENLARGED PLANS FOR PARKING STALL CHANGES.
02.58 EXISTING PLANTERS TO REMAIN.
02.59 EXISTING RETAINING WALLS TO REMAIN.
02.60 EXISTING FIRE HYDRANT TO REMAIN.
02.61 EXISTING LANDSCAPING.
02.62 EXISTING POOL AND SPA TO REMAIN.
02.63 EXISTING A/C TO REMAIN.
02.64 EXISTING ELECTRICAL EQUIPMENT TO REMAIN.
02.65 EXISTING FENCE TO REMAIN.
02.66 EXISTING DUMPSTER ENCLOSURE.
02.67 EXISTING SHED.
02.68 EXISTING CONCRETE PATIO.
02.69 EXISTING MONUMENT SIGN TO REMAIN.
02.70 EXISTING DRIVEWAY.
02.39 REMOVE EXISTING FENCE AND REPLACE WITH MATTE BLACK GALVANIZED STEEL "H" POST AND 2X6 WOOD PLANKS STAINED.
02.40 POOL DECK TO BE REPLACED WITH PAVERS, TILE BAR FREESTYLE BIANCO. INSTALL PER MANUFACTURER REQUIREMENTS.
02.53 INSTALL NEW RADIANT HEATING IN THESE HATCHED AREAS, TIE INTO EXISTING SYSTEM THAT SERVICES THE COURTYARD.

SITE INFORMATION

AREA OF BUILDING COVERAGE:	31,507 SF
AREA OF PARKING AND DRIVEWAYS:	70, 561SF
AREA OF LANDSCAPING:	97,447 SF
TOTAL AREA OF SITE:	199,515 SF

SITE LEGEND

	SETBACK
	EASEMENT
	PROPERTY LINE
	FENCE
	ACCESSIBLE ROUTE
	EARTH / MULCH
	PLANTER EARTH
	GRASS / LANDSCAPING
	CONCRETE
	WOOD FLOORING
	TILE FLOORING

THE
RICHARDSON
DESIGN
PARTNERSHIP,
L.L.C.
510 South 600 East
Salt Lake City, Utah 84102
P: 801.355.6886
F: 801.355.6880

JEFFREY
NIELSEN BYERS
147272045
06/12/2024

THE DESIGN PROFESSIONAL HAS REVIEWED THE PROJECT AND
RECOMMENDS THE PROJECT BE SUBMITTED TO THE CITY OF SALT LAKE CITY
FOR REVIEW AND APPROVAL. THE DESIGN PROFESSIONAL HAS REVIEWED THE
PROJECT AND RECOMMENDS THE PROJECT BE SUBMITTED TO THE CITY OF SALT LAKE CITY
FOR REVIEW AND APPROVAL. THE DESIGN PROFESSIONAL HAS REVIEWED THE
PROJECT AND RECOMMENDS THE PROJECT BE SUBMITTED TO THE CITY OF SALT LAKE CITY
FOR REVIEW AND APPROVAL.

CONSULTANT:

DYNAMIC CITY CAPITAL

5314 N RIVER RUN DRIVE
PROVO, UT 84604

OWNER:

HOTEL THAYNES -
MARRIOTT TRIBUTE

2346 PARK AVE
PARK CITY, UTAH 84060

PROJECT:

ISSUE DATE	DESCRIPTION
REV. DATE	DESCRIPTION

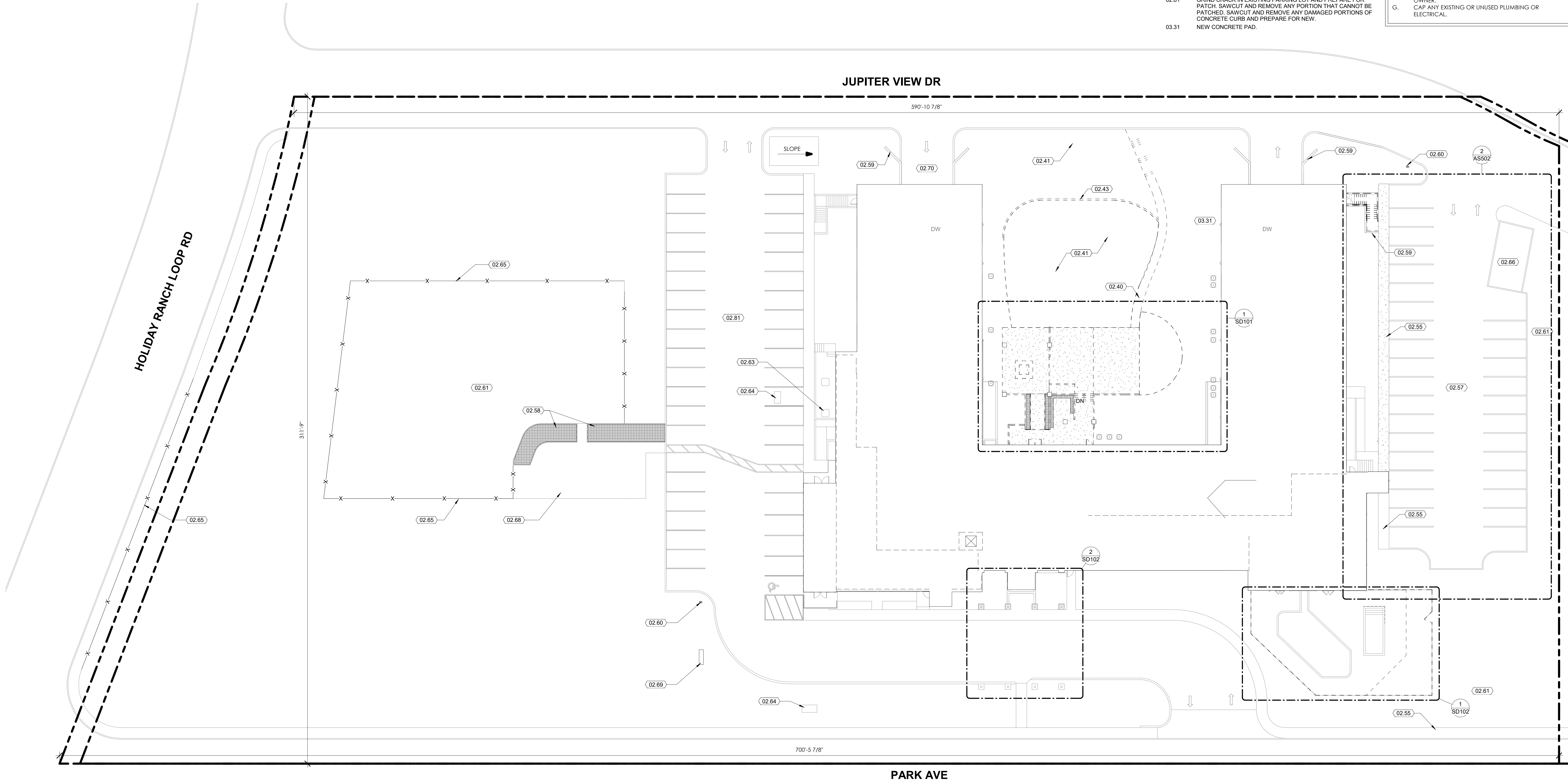
PROJECT # 21-02
DRAWN BY: ABBY
CHECKED BY: Osher
SHEET #

ARCHITECTURAL SITE
PLAN

AS101

10/20/2024 5:38:30 PM
AutoCAD Docx (221122 Hotel Thayne (Parks)) - Park City, Utah - 2/23.rvt

1
SD100 **OVERALL SITE PLAN**
SCALE: 1" = 20'-0"



SITE LEGEND	
	SETBACK
	EASEMENT
	PROPERTY LINE
	FENCE
	ACCESSIBLE ROUTE
	EARTH / MULCH
	PLANTER EARTH
	GRASS / LANDSCAPING
	CONCRETE
	WOOD FLOORING
	TILE FLOORING

PHASING LEGEND	
EXISTING CONDITIONS	
DEMOLITION	
NEW CONSTRUCTION	
NOT IN SCOPE	

SHEET NOTES	
02.40	REMOVE EXISTING WALKWAY AND PREP FOR NEW LANDSCAPING. REF. LANDSCAPE DRAWINGS.
02.41	PREP AREA FOR NEW LANDSCAPING. REF. LANDSCAPE DRAWINGS
02.43	REMOVE EXISTING CONCRETE RETAINING WALL AND PREP TO RECEIVE NEW LANDSCAPING AND CONSTRUCTION.
02.55	EXISTING SIDEWALK TO REMAIN.
02.57	EXISTING ASPHALT, SEE ENLARGED PLANS FOR PARKING STALL CHANGES.
02.58	EXISTING PLANTERS TO REMAIN.
02.59	EXISTING RETAINING WALLS TO REMAIN.
02.60	EXISTING FIRE HYDRANT TO REMAIN.
02.61	EXISTING LANDSCAPING.
02.63	EXISTING A/C TO REMAIN.
02.64	EXISTING ELECTRICAL EQUIPMENT TO REMAIN.
02.65	EXISTING FENCE TO REMAIN.
02.66	EXISTING DUMPSTER ENCLOSURE.
02.68	EXISTING CONCRETE PATIO.
02.69	EXISTING MONUMENT SIGN TO REMAIN.
02.70	EXISTING DRIVEWAY.
02.81	GRIND CRACK IN EXISTING PARKING LOT AND PREPARE FOR PATCH. SAWCUT AND REMOVE ANY PORTION THAT CANNOT BE PATCHED. SAWCUT AND REMOVE ANY DAMAGED PORTIONS OF CONCRETE CURB AND PREPARE FOR NEW.
03.31	NEW CONCRETE PAD.

GENERAL NOTES - DEMOLITION	
A.	REMOVE ALL EXISTING CONSTRUCTIONS AND FINISHES NECESSARY FOR THE COMPLETION OF THE WORK AS DEPICTED ON THE DRAWINGS, INCLUDING BUT NOT LIMITED TO, ITEMS SHOWN ON THE PLANS WITH DASHED LINES. NECESSARY DISCONNECTS AND ALTERATIONS TO EXISTING MECHANICAL AND ELECTRICAL SYSTEMS SHALL BE INCLUDED, PATCH AS REQUIRED ALL CONSTRUCTIONS TO REMAIN IN ACCORDANCE WITH THE CONTRACT DRAWINGS. WHERE CONTRACTORS IS DESIGNATED TO MAKE REMOVALS, DISPOSITION OF MATERIALS IS THE RESPONSIBILITY OF THE CONTRACTOR. VERIFY WITH OWNER, THE DISPOSITION AND REMOVAL OF ANY COMPONENTS OF SALVAGEABLE VALUE.
B.	ALL REMOVALS AND SALVAGE, UNLESS SPECIFICALLY NOTED OR REQUESTED BY THE OWNER SHALL BECOME THE PROPERTY OF THE CONTRACTOR.
C.	REMOVE ONLY NON-LOAD BEARING CONSTRUCTION AND PARTITIONS. CONTRACTOR TO VERIFY, PRIOR TO REMOVAL, THAT NO STRUCTURAL COMPONENTS, I.E. BEARING WALLS, BEAMS, HEADERS, ETC., SUPPORTING FLOOR, ROOF OR CEILING JOISTS ARE DESIGNATED FOR REMOVAL. CONTACT THE ARCHITECT PRIOR TO REMOVAL OF ANY CONSTRUCTION IN QUESTION OR DEVIATING FROM THE DESIGN INTENT. CONTRACTOR'S NON-CONTACT OF ARCHITECT PRIOR TO REMOVAL OF ANY WORK INDICATES HIS COMPLETE UNDERSTANDING THAT NO LOAD BEARING OR STRUCTURAL WORK IS BEING ALTERED UNDER THIS CONTRACT.
D.	PATCH ALL FINISHES TO MATCH EXISTING, INCLUDING BUT NOT LIMITED TO, GYPSUM BOARD, PLASTER, ACOUSTIC SYSTEMS, WOOD TRIM, COVERS, BASE, PANELS, RAILS AND WAINSCOT. VERIFY MATCH OF NEW FINISH MATERIALS TO EXISTING IN COLOR, TEXTURE, THICKNESS, CUT, ETC., TO SATISFACTION OF OWNER PRIOR TO INSTALLATIONS. PROVIDE OTHER MATERIALS TO MATCH EXISTING WHEN REQUIRED, TO BE APPROVED BY OWNER.
E.	PATCH EXISTING WALLS GYPSUM DRYWALL OR PLASTER TO MATCH EXISTING OF SUFFICIENT THICKNESS TO MAINTAIN UNIFORM WALL THICKNESS.
F.	WHERE APPLICABLE, LEVEL ALL FLOORS AS REQUIRED TO RECEIVE NEW FLOOR FINISHES. INSTALL REQUIRED TRANSITION PIECES BETWEEN VARIOUS FLOOR FINISHES SUITABLE FOR CONDITIONS AND ACCEPTABLE TO THE OWNER.
G.	CAP ANY EXISTING OR UNUSED PLUMBING OR ELECTRICAL.

THE
RICHARDSON
DESIGN
PARTNERSHIP,
L.L.C.

510 South 600 East
Salt Lake City, Utah 84102
P: 801.355.6868
F: 801.355.6880

06/12/2024

THE SEALING OFFICIAL, AND DESIGNER OF THIS SEAL, HAS REVIEWED THE PROJECT AND HAS DETERMINED THAT THE PROJECT IS IN ACCORDANCE WITH THE REQUIREMENTS OF THE SEALING ACT AND THE SEALING ACT. THE SEALING OFFICIAL IS NOT PROVIDING ANY GUARANTEE OR WARRANTY FOR THE PROJECT. THE SEALING OFFICIAL IS NOT PROVIDING ANY GUARANTEE OR WARRANTY FOR THE PROJECT. THE SEALING OFFICIAL IS NOT PROVIDING ANY GUARANTEE OR WARRANTY FOR THE PROJECT.

CONSULTANT:

DYNAMIC CITY CAPITAL

5314 N RIVER RUN DRIVE
PROVO, UT 84604

OWNER:

HOTEL THAYNES -
MARRIOTT TRIBUTE

2346 PARK AVE
PARK CITY, UTAH 84060

ISSUE DATE	DESCRIPTION
1	2/23/24

REV. DATE	DESCRIPTION
1	2/23/24

OVERALL
DEMOLITION SITE
PLAN

SD100

PROJECT # 21-02
DRAWN BY: ABB
CHECKED BY: OBER

SHEET #

NOTE: ANY FURTHER SUBDIVISION OF LOT 2 WHICH IS SUBJECT TO PARK CITY APPROVAL SHALL REQUIRE ONLY THE CONSENT OF THE OWNERS OF LOT 2 AND FILING OF A PLAT AFFECTING LOT 2.

BOUNDARY DESCRIPTION

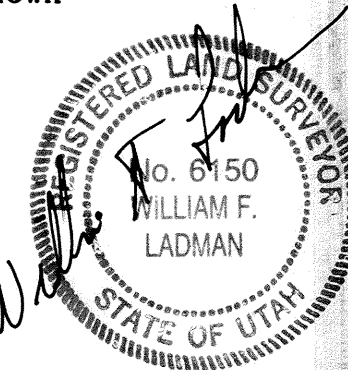
Beginning at a point which is South 0° 16' 20" West 49.50 feet along a section line and West 573.84 feet from the Northeast Corner of Section 8, Township 2 South, Range 4 East, Salt Lake Base and Meridian, said point also being on a 1407.05 foot radius curve to the right (center bears South 68° 35' 06" West 1407.50 feet of which the central angle is 7° 12' 14"); thence southeasterly along the arc of said curve 176.97 feet; thence South 14° 12' 40" East 631.40 feet to the northerly boundary of the Windrift Condominiums as recorded; thence South 68° 44' 00" West along said northerly boundary 215.23 feet; thence South 21° 16' 00" East along the westerly boundary of said Windrift Condominiums 100.77 feet to the northerly right-of-way line of Saddle View Way; thence South 68° 44' 00" West along said northerly right-of-way line 50.00 feet; thence North 21° 16' 00" West 378.81 feet; thence South 68° 44' 00" West 235.00 feet to the easterly right-of-way line of State Highway U-224; thence North 21° 16' 00" West along said easterly right-of-way line 700.49 feet to the southerly right-of-way line of the Holiday Ranch Loop Road, as dedicated, thence due East along said southerly right-of-way line 189.53 feet to a point on a 909.60 foot radius curve to the left (center bears due North 909.60 feet of which the central angle is 13° 30' 00"); thence easterly along the arc of said curve and southerly right-of-way line 214.32 feet to a point on a 900.00 foot radius reverse curve to the right (center bears South 13° 30' 00" East 900.00 feet of which the central angle is 13° 30' 00"); thence easterly along the arc of said curve and southerly right-of-way line 212.06 feet to the point of beginning. Contains 9.8160 acres, more or less.

SURVEYOR'S CERTIFICATE

I, W. Fred Lodman, do hereby certify that I am a Registered Land Surveyor and that I hold Certificate No. 6150 as prescribed under the laws of the State of Utah. I further certify that by authority of the owners I have made a survey of the tract of land as described and shown on this plat and have subdivided said tract of land into lots and streets, hereafter to be known as Parkview Subdivision and that same has been correctly surveyed and staked on the ground as shown on this plat.

10 Dec 84
Date

William F. Lodman
W. Fred Lodman, Registered
Land Surveyor, No. 6150 Utah



OWNER'S DEDICATION AND CONSENT TO RECORD

KNOW ALL MEN BY THESE PRESENTS: That the undersigned is the owner of the herein described tract of land, and hereby causes the same to be divided into two lots, numbered 1 and 2, both inclusive, together with easements as set forth on the attached plat, hereafter to be known as Parkview Subdivision. The existing 40-foot Jupiter View Drive is not dedicated to the public, but shall be for the use of the lot owners, their invitees and guests.

Also, the owner hereby dedicates to Park City Municipal Corporation, Snyderville Basin Sewer Improvement District, Park City Fire Protection District, and Summit County a non-exclusive easement over Jupiter View Drive and 10 feet on the easterly side adjoining Jupiter View Drive for the purpose of providing access for utility installation, maintenance, use and eventual replacement.

Executed this 10th day of December 1984.

PARKVIEW DEVELOPMENT CORP., A Utah Corporation

A. Blaine Huntsman Jr., Chairman

Jeffrey J. Jones, Assistant Secretary

ACKNOWLEDGEMENT

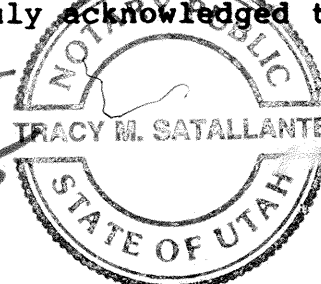
STATE OF UTAH)
COUNTY OF SUMMIT)
On the 10th day of December, 1984, personally appeared before me Jeffrey J. Jones, who, being by me duly sworn, did say that he is the assistant secretary of Parkview Development Corporation, a Utah Corporation and that the within and foregoing Owner's Dedication and Consent to Record was signed on behalf of said corporation and duly acknowledged to me that said corporation executed the same.

Tracy M. Sattallante
Notary Public
My Commission Expires: 5/27/85
Residing at: Salt Lake Co.

ACKNOWLEDGEMENT

STATE OF UTAH)
COUNTY OF SUMMIT)
On the 10th day of December, 1984, personally appeared before me A. Blaine Huntsman Jr., who, being by me duly sworn, did say that he is the chairman of Parkview Development Corporation, a Utah Corporation and that the within and foregoing Owner's Dedication and Consent to Record was signed on behalf of said corporation and duly acknowledged to me that said corporation executed the same.

Tracy M. Sattallante
Notary Public
My Commission Expires: 5/27/85
Residing at: Salt Lake Co.



PARKVIEW SUBDIVISION
LOCATED IN THE NORTHEAST
QUARTER OF THE NORTHEAST
QUARTER OF SECTION 8
TOWNSHIP 2 SOUTH, RANGE 4
EAST, S.L.B. & M. IN PARK CITY,
SUMMIT COUNTY, UTAH.

CITY COMMISSION APPROVAL

PRESENTED TO THE PARK CITY COMMISSIONERS THIS 17 DAY OF December A.D. 1984, AT WHICH TIME THIS RECORD OF SURVEY MAP WAS APPROVED

Mayor
Attest: City Recorder

CITY ENGINEER

APPROVED AND ACCEPTED BY THE PARK CITY CITY ENGINEERING DEPARTMENT ON THIS TWELFTH DAY OF December A.D. 1984.

Eric W. DeHann, P.E.
City Engineer

CITY PLANNING COMMISSION

APPROVED AND ACCEPTED BY THE PARK CITY CITY PLANNING COMMISSION ON THIS 12th DAY OF December A.D. 1984.

Chairman

APPROVAL AS TO FORM

APPROVED AS TO FORM ON THIS 18 DAY OF December A.D. 1984.

City Attorney

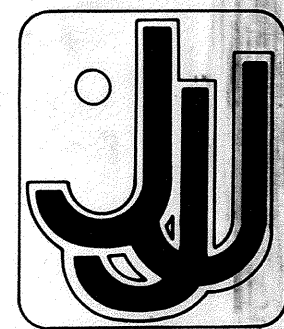
RECORDED

No. 228344 recorded: 12-18-84
STATE OF Utah at: 2:30
COUNTY OF Summit
RECORDED AND FILED AT THE REQUEST OF:
Associated Title Co.
\$16.00
Fees Alan Spriggs
COUNTY RECORDER

J.J. Johnson & Associates

Park Meadows Plaza,
Highway 248
P.O. Box 1661
Park City, Utah 84060

(801) 649-9811
JOB NO. 1-473-85 G.O.





Community Development/Engineering
Building and Planning Departments

September 24, 1984

Mr. Gary O. Spencer, President
Mega Corporation
202 W. 400 S., Suite 2B
Salt Lake City, UT 84101

NOTICE OF PLANNING COMMISSION ACTION

Project Name: Appl.#M840807.1 - Park City Motor Hotel

Project Description: Conditional use approval for a 129 room hotel as part of a large scale MPD.

Date of Meeting: September 12, 1984

Action Taken By Planning Commission: Approved, subject to:

- 1) The residential road as required by the Streets Master Plan from Holiday Ranch Loop Road to Saddle Way be constructed by the developer and dedicated to the City as a public road.
- 2) City Council approval for the height exception ~~granted by the Planning Commission.~~

Conditions of Approval:

STANDARD DEPARTMENTAL REVIEW REQUIREMENTS

The proposed project is approved as indicated on plans submitted, except as modified by conditions.

All modifications to plans as specified by conditions, all landscape plans, all color samples or chips, shall be submitted and approved by the Planning Department prior to the issuance of a building permit.

All modifications to approved plans after the issuance of a building permit must be requested and approved prior to execution.

Final grading, drainage, utility, and erosion control/revegetation plans to be reviewed and approved by the City Engineer prior to commencing construction.

Public improvements (roads, curb and gutter, sidewalks, water, lighting, etc.) to be installed according to review and approval of City Engineer.

All improvements, including landscaping, shall be installed prior to occupancy.

A final landscaping plan to be reviewed and approved by the Planning Department prior to building permits being issued.

Landscaping is to be completely installed prior to occupancy or a guarantee posted in lieu thereof.

Access on state highways to be reviewed and approved by State Highway Permits Officer.

Trash receptacles and refuse containers shall be placed below grade, located within a fully enclosed structure, or otherwise screened in a manner acceptable to the Planning and Public Works Departments.

Outside utility meters and other utility structures, when not enclosed in a cabinet, shall be screened from view.

Exterior lighting which exposes the source of illumination beyond the property shall be subject to review and approval by the Planning Department.

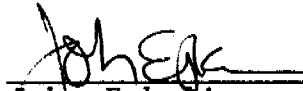
A signed Line Extension Agreement with the Snyderville Basin Sewer Improvement District must be instrumented prior to building permit issuance.

Lockout units are not permitted unless specifically approved.

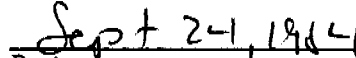
Plans shall conform to the design standards for the handicapped as required by applicable laws.

The applicant is responsible for the complete fulfillment of all conditions of project approval.

Date of Expiration: September 12, 1986.



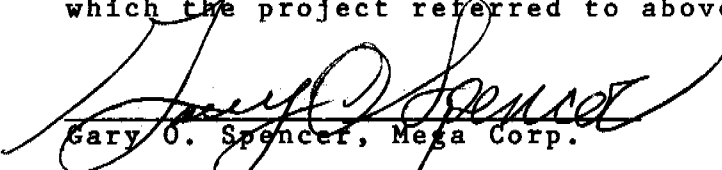
John Eskelin
Current Planning Administrator



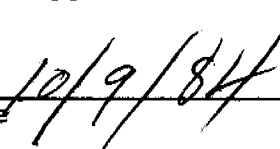
Date

ACKNOWLEDGEMENT

I the undersigned, hereby acknowledge the conditions by which the project referred to above was approved.



Gary O. Spencer, Mega Corp.



Date

Please sign and return a copy within 10 days. No building permits will be issued unless a signed copy is on file.

PLEASE NOTE: This project was appealed to the City Council on September 21, 1984 and is scheduled on their Agenda of October 4, 1984.

cc: Mr. Gil Rand, Architect
Parkview Development Corp.

Planning Department Staff Report



Subject: 950 Park Avenue
Park Station Condominiums
Application: PL-24-06311
Author: Elissa Martin, Planning Project Manager
Date: April 3, 2025
Type of Item: Historic District Design Review

Recommendation

(I) Review the proposed plans for above grade improvements to the 950 Park Avenue center courtyard area, (II) conduct a public hearing, and (III) consider approving the Historic District Design Review (HDDR) based on the Findings of Fact, Conclusions of Law, and Conditions of Approval outlined in the Final Action Letter (Exhibit A).

Description

Applicant: Andy Widin
Location: 950 Park Avenue
Park Station Condominiums
Zoning District: Historic Commercial Business (HCB)
Adjacent Land Uses: Single Family Residential neighborhood, Condos,
Commercial
Reason for Review: The Planning Director reviews and takes Final Action on HDDR applications.¹

FAR Floor Area Ratio
HCB Historic Commercial Business
HDDR Historic District Design Review
LMC Land Management Code

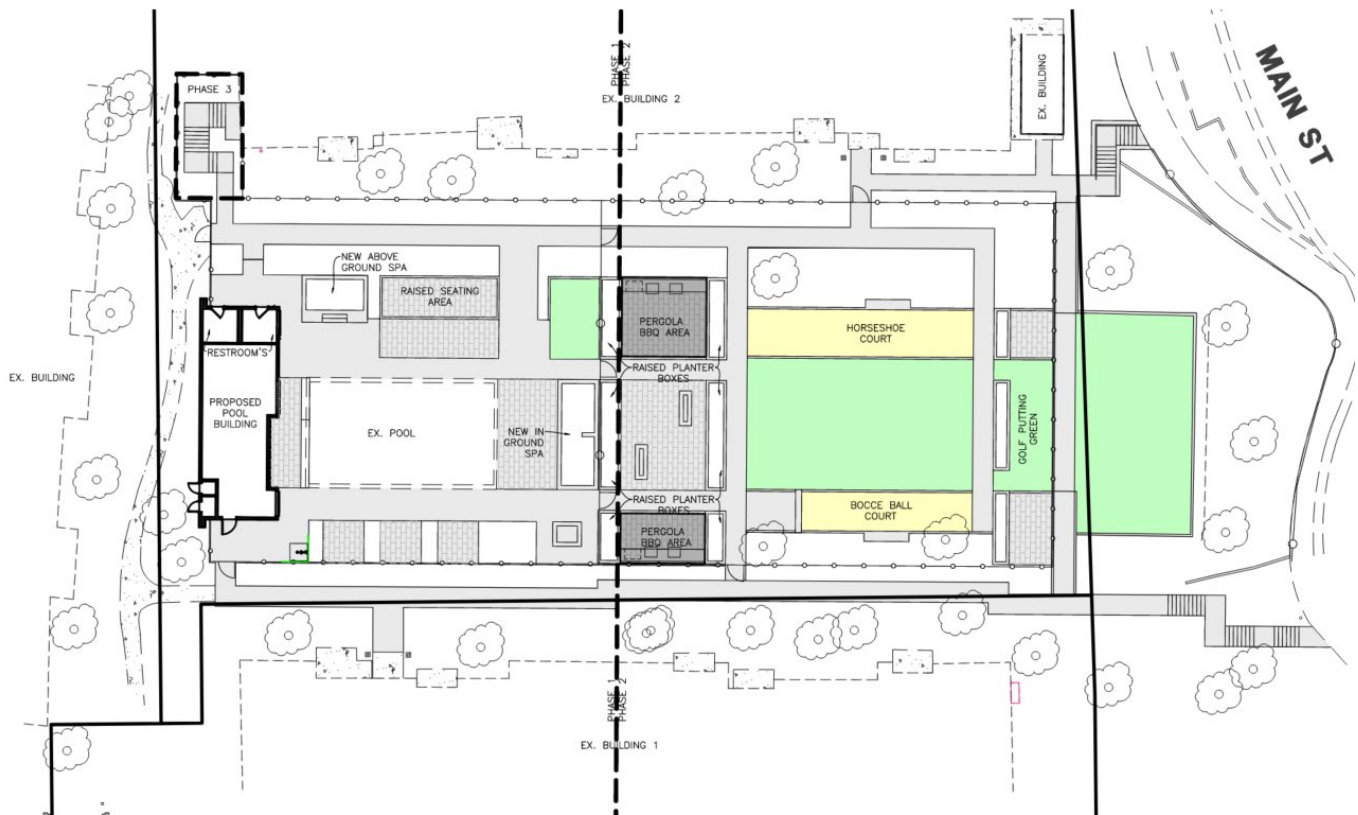
Terms that are capitalized as proper nouns throughout this staff report are defined in LMC [§ 15-15-1](#).

Summary

The Applicant proposes constructing a new pool house and courtyard amenities within the Park Station Condominium development at 950 Park Avenue, a non-Historic site in the Historic Commercial Business (HCB) Zoning District within the Soils Ordinance Boundary. The new pool house would contain new snow-melt boilers and systems, new pool and spa equipment, and two small restrooms. The existing pool and spa equipment located in the basement of Condo Building 2 is over 43 years old. The dated equipment often floods basement areas and its current basement location results in poor pool circulation and health standards. The new pool house will provide accessible restrooms for guests, where currently none exist.

¹ LMC [§ 15-1-8](#)

Additionally, the Applicant proposes to install three small shade structures adjacent to the pool and two pergolas covering barbecue island structures.



Background

950 Park Avenue, a non-Historic Site and the Park Station Condominiums (Summit County Entry No. 168353) and Park Station Phase 2 Condominiums (Summit County Entry No. 190313) recorded in 1980 and 1982 respectively. The existing Structures were constructed in 1982. According to the Applicant, the center courtyard areas are of original construction, and are showing age and deterioration. The existing pool and spas are experiencing mechanical issues, the concrete walkways and decks are cracked, pool fencing is rotted and structurally unsound, the spa is leaking, and both pool and spas are not up to current health codes.

On March 12, 2025, the Planning Commission approved a Condominium Plat Amendment to the Park Station Phase 2 Condominium for the footprint of the pool house Structure (see Exhibit C). Additionally, an HDDR waiver letter was issued by the Planning Department on February 4, 2025 (Exhibit D) for the following:

- Install new walkways and steps to tie into existing walkways
- Repair existing cracked walkways
- Renovate and replace the existing pool and hot tubs
- Replace wood perimeter fencing with metal fencing
- Install landscaping improvements

On December 5, 2024, the Applicant received approval from the Forestry Board for the removal of seven mature trees on the property to accommodate the new pool house and to mitigate hazardous dead and dying trees.

On January 28, 2025, the Applicant submitted proof of majority vote by members of the Homeowners Association approving the scope of work being reviewed for compliance with the HDDR (Exhibit E).

Analysis

Development within the HCB Zoning District requires compliance with Lot and Site Requirements of LMC [§ 15-2.6-3](#), and the Building Height, Building Volume, and Floor Area Ratio standards in LMC [§ 15-2.6-5](#) and LMC [§ 15-2.6-6](#). Pursuant to LMC [§ 15-3-2](#), the provision of Off-Street parking is required if a Structure or Use creates more Off-Street parking demand. The proposed pool house and courtyard renovations are an accessory Use to the existing multi-unit condominium development, and do not create additional parking demand, therefore no Off-Site parking is required as part of this application.

The new pool house and courtyard amenities must also demonstrate compliance with LMC [§ 15-2.6-13 Architectural Review](#) and LMC [§ 15-13-8 Regulations For New Residential Infill Construction \(and Non-Historic Residential Sites\) In Historic Districts](#).

(I) The proposal to construct a new pool house and courtyard amenities complies with the HCB Zoning District requirements outlined in LMC Chapter 15-2.6.

Lot and Site Requirements

The proposed development is located on a compliant Lot, which meets the minimum Lot Area of 1,250 square feet, the minimum Lot Width of 25 feet and the minimum Lot Depth of 50 feet, required in the HCB Zoning District. Pursuant to Land Management Code (LMC) [§ 15-2.6-3](#) there are no minimum required Front, Rear, or Side Setback dimensions in the HCB Zoning District.

Building Volume and Height

The proposed pool house and pergolas meet the HCB Zoning District maximum Building volume for the Lot, which is defined by a plane that rises vertically at the Front Lot Line to a height of thirty feet (30') measured above the average Natural Grade and then proceeds at a forty-five degree (45°) angle toward the rear of the Property until it intersects with a point forty-five feet (45') above the Natural Grade and connects with the rear portion of the bulk plane². The highest point of the pool house shed roof is 16 feet from Finish Grade and the highest point of the shed roof of each pergola is 12 feet and 14 feet 7 1/2 inches, respectively.

Floor Area Ratio

The maximum Floor Area Ratio (FAR) in the HCB Zoning District is 4.0 measured as:

² LMC [§ 15-2.6-5](#)

total floor Area divided by Lot Area equals 4.0. Buildings of lesser floor Area are encouraged.

The Lot at 950 Park Avenue measures approximately 79,390 square feet, or 1.8 acres. Staff did not calculate the total FAR for the existing condo buildings, which each have an approximate building footprint of 15,000 square feet and four floors. However, the combined square footage of the proposed pool house and pergolas is approximately 1,530 square feet, well under the maximum FAR.

(II) As conditioned, the proposed scope of work complies with LMC [§ 15-13-8 Regulations for New Residential Infill Construction for Non-Historic Sites in the Historic Districts](#).

Historic District Regulations relative to landscaping, vegetation and fencing, were reviewed as part of the HDDR-pre waiver letter (see Exhibit D).

The Park Station Condominium central courtyard is surrounded on three sides by four-story condominium buildings and is only visible from the bottom of Main Street traffic circle.



Figure 1: Aerial imagery of 950 Park Avenue center courtyard and bottom of Main Street traffic circle



Figure 2: View of Park Station Courtyard from the bottom of Main Street traffic circle; proposed putting green, bocce and horseshoe courts will be visible in the foreground.

The proposed pool house and pergolas would be situated at the northern end of the Lot, furthest from view at the bottom of Main Street. The proposed putting green, bocce and horseshoe courts would be located closest to Main Street, as viewed in Figure 2 above.

LMC [§ 15-13-8\(A\)](#) Universal Regulations subsection (11) requires new materials to reflect the character of the Historic District; new materials may be considered for use in new construction in the Historic Districts based on the following criteria:

- *Longevity (50 year lifespan)*
- *Energy performance*
- *Durable in this climate*
- *Environmental benefit (high recycled content, locally sourced)*
- *Compatibility with the character of the Historic District*

Pursuant to LMC [§ 15-13-8\(B\)\(4\)](#) Materials

Building materials shall be compatible in scale, proportion, texture, finish and color to materials used on Historic Structures in the Historic District. The dimensions of masonry units, wood siding, and other building materials shall be similar to those used historically.

COMPLIES: The proposed pool house and pergolas are comprised primarily of

composite wood siding, corrugated metal panels and standing seam roof material. The dimensions and patterns of the materials echo the proportions, patterns and scale of historic materials used on secondary Structures in the Historic District.



PERGOLA B PERSPECTIVE 1



POOL HOUSE PERSPECTIVE 1

Figure 3: Applicant's 3D rendering of the proposed pool house and pergola B

The primary siding material for new structures shall appear similar to those on historic structures in the Streetscape or character area. Historically, the most common material on primary structures was painted horizontal lap siding with a reveal between 6 to 8 inches. Secondary structures such as barns and sheds typically had siding of unpainted wood (horizontal lap or vertical board and batten) or

corrugated metal panels.

COMPLIES: The proposed pool house and pergolas are considered secondary Structures, appurtenant to the primary Structures, which are the Condominium buildings. The primary siding material for the proposed pool house is a wood composite that runs in a vertical pattern, resembling vertical board and batten, which is typical for historic secondary Structures.

Synthetic building materials such as fiber cement or plastic-wood composite siding, shingles, and trim shall not be used unless the materials are made of a minimum of 50% recycled and/or reclaimed material and the applicant can demonstrate that use of the materials will not diminish the historic character of the Streetscape or character area by providing a sample of the material to the Planning Department for approval. Vinyl and aluminum siding are not appropriate in the Historic District.

If synthetic materials are proposed, the synthetic material shall have a similar appearance and profile to historic siding and trim materials. Synthetic materials shall be applied as traditional materials were historically; it is not appropriate to introduce artificial patterns.

COMPLIES AS CONDITIONED: The front and side façades of the proposed pool house is comprised primarily of wood composite siding that runs vertical, with an inset accent panel that runs horizontal, as well as smaller corrugated metal panels that will be finished in a dark bronze matte finish. The siding material of the rear elevation of the pool house as well as the two pergolas is standing seam roof material that extends from the roof down the rear façade and will also be finished in a matte dark bronze finish. The wood composite material is composed of at least 50% recycled materials.



Figure 4: Excerpt from Applicant's plans showing the inset panel of fiber cement siding with planter box in front

The use of the non-historic materials will not diminish the character of the Streetscape,

as the Structures will not be visible from Park Avenue and minimally visible from the bottom of Main Street.

The current design of the pool house includes corrugated aluminum panels; aluminum is not an allowed material in any Zoning District ³. Condition of Approval 8 requires the plans be modified to replace the corrugated panels with a different type of metal, and requires the non-Historic materials to have a similar appearance, scale and profile of historic siding and trim materials typical of secondary Structures in the Historic District, pursuant to LMC [§15-13-8\(B\)\(4\)\(e\)](#).

Roofs

- (1) Roofs of new residential infill buildings shall be visually compatible with roof shapes and orientation of surrounding Historic Sites and adjacent buildings that contribute to the character of the Historic District. Sloping of roof forms, such as gable, hip, and shed, should be the dominant roof shapes. Roofs composed of a combination of roof planes, but simple in form, are also encouraged. Roofs shall be in scale with those on historic structures.*
- (2) Roof pitch shall be consistent with the style of architecture chosen for the structure and with adjacent buildings that contribute to the character of the Historic District, with special consideration given to Historic Sites.*

COMPLIES: The roof forms of the proposed pool house and pergolas are simple sloping shed roofs, with a 3:12 pitch.

Gazebos, Pergolas, and other Shade Structures

- (1) The installation of gazebos, pergolas, and other shade structures shall be limited to rear or side yards and shall have limited visibility when viewed from the primary public right-of-way.*
- (2) Gazebos, pergolas, and other shade structures shall be visually subordinate to the associated building(s) or structure(s) and shall complement the design of the primary structure in material, features, size, scale, and proportion.*

COMPLIES: The proposed courtyard renovation includes the installation of two pergolas which are visually subordinate to the existing condominium buildings and are visually minimized from the public ROWs, as they are shielded by the four-story condominium buildings on three sides and established mature trees and landscaping.

³ LMC [§ 15-5-5](#)

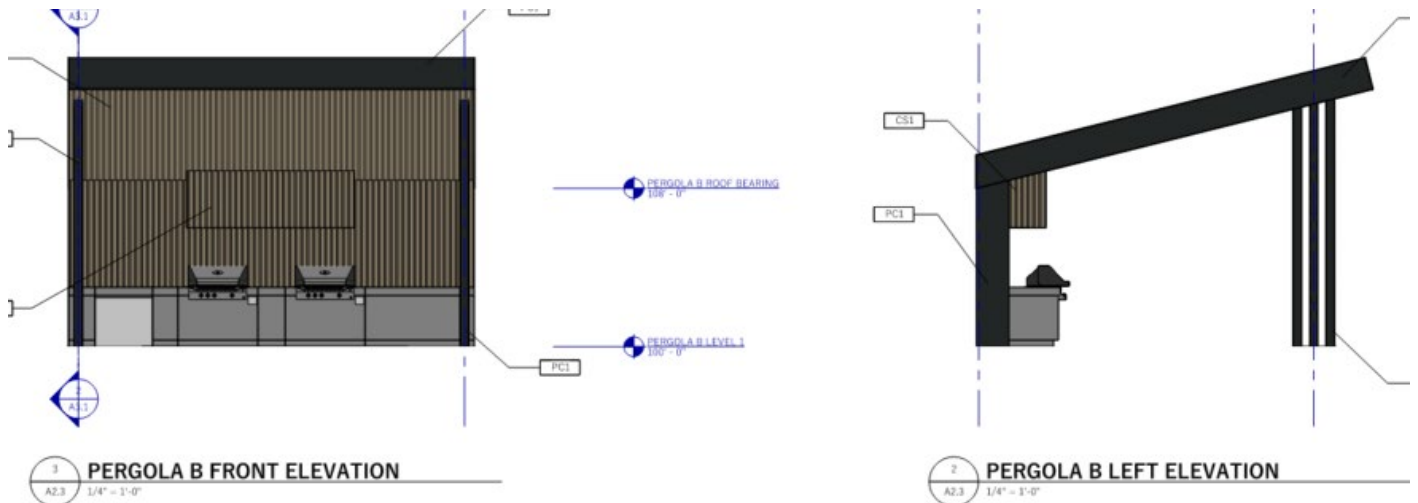


Figure 5: Excerpt from Applicant's plans showing Pergola B

(III) The Development Review Committee reviewed the proposal on September 19, 2024, and requires Conditions of Approval.⁴

The Snyderville Basin Water Reclamation District requires that no eaves encroach into the existing Sewer Easement (Condition of Approval 9).

The Environmental Regulatory Department requested Condition of Approval 10 requiring that “[a]ll work shall comply with the signed Certificate of Compliance and shall maintain compliance with the Park City Soils Ordinance.”

The Applicant proposes improvements to areas outside the property boundary, on City property and Right-of-Way (ROW), including repairing or replacing existing stairs that lead from City property to the Park Station Condominiums, near the southwest corner of the property and removing the existing concrete pad in the City ROW, and revegetating that area. The improvements will require the recordation of an encroachment agreement.

Condition of Approval 12 requires: Prior to building permit issuance, the Applicant shall enter into an encroachment agreement with the City for planned encroachments on City Right-of-Way and City property and shall record the encroachment agreement with the Summit County Recorder.

⁴ The Development Review Committee meets the first and third Tuesday of each month to review and provide comments on Planning Applications, including review by the Building Department, Engineering Department, Sustainability Department, Transportation Planning Department, Code Enforcement, the City Attorney's Office, Local Utilities including Rocky Mountain Power and Dominion Energy, the Park City Fire District, Public Works, Public Utilities, and the Snyderville Basin Water Reclamation District (SBWRD).

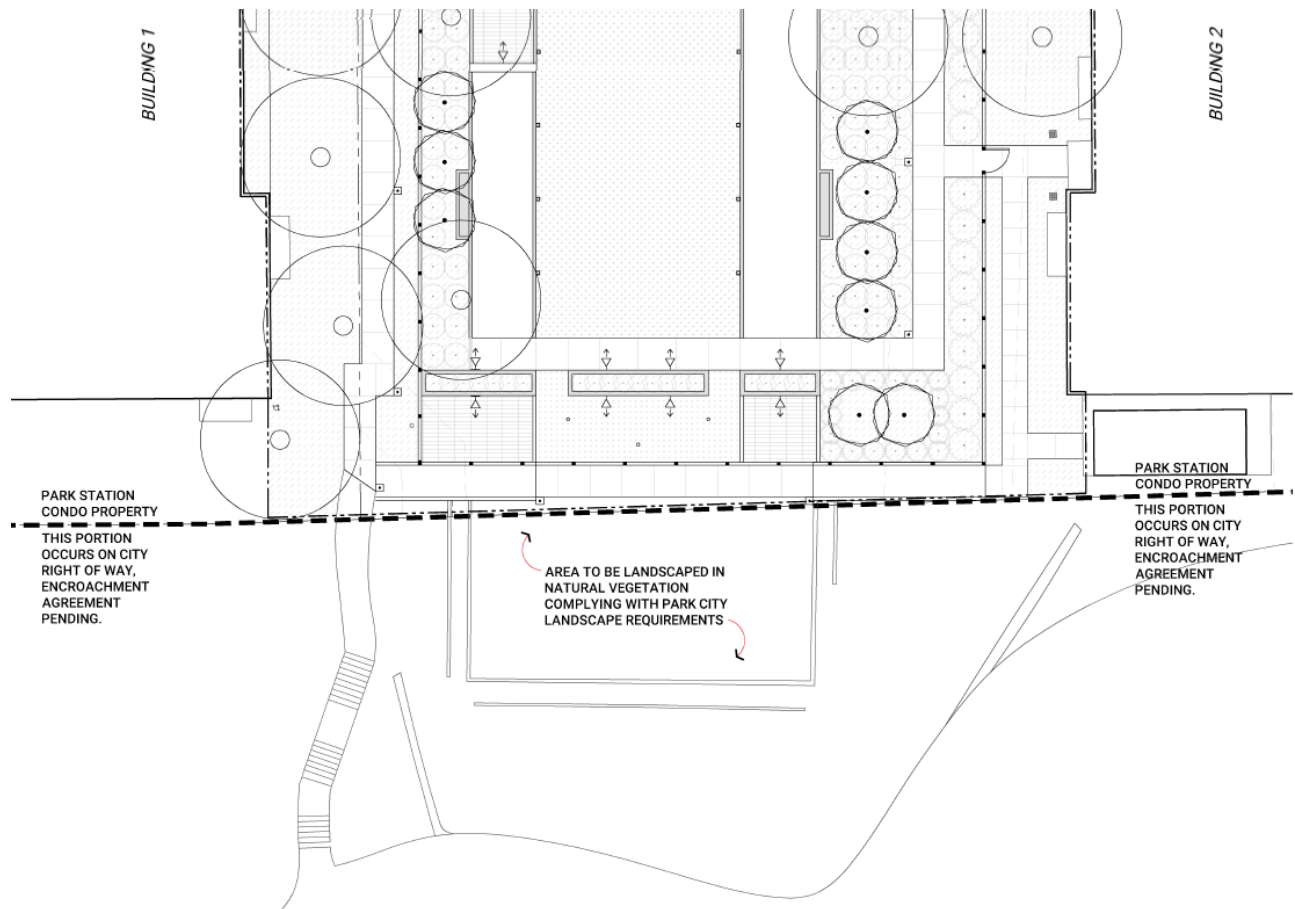


Figure 6: Planned improvements in the City ROW and City property, includes repair/replace stairway and removal of the concrete pad and revegetation, pending execution of an encroachment agreement.

Department Review

The Planning Department, Executive Department, and City Attorney's Office reviewed this report.

Notice

Staff published notice on the City's website and posted notice to the property on March 19, 2025. Staff mailed courtesy notice to property owners within 100 feet on March 18, 2025.⁵

Public Input

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

Alternatives

The Planning Director may:

- Approve the HDDR for the new pool house and courtyard renovations as conditioned;

⁵ LMC [§ 15-1-21](#)

- Deny the HDDR for the new pool house and courtyard renovations and direct staff to make Findings for the denial; or
- Request additional information and continue the discussion to a date certain.

Exhibits

Exhibit A: Draft Final Action Letter

Exhibit B: Proposed Plans

Exhibit C: Park Station Condominiums Supplemental Plat

Exhibit D: February 4, 2025 HDDR Waiver Letter

Exhibit E: HOA approval for HDDR scope of work



Planning Department

April 3, 2025

Andy Widin

CC: Park Station Condominiums Board of Directors

NOTICE OF PLANNING DIRECTOR ACTION

Description

Address:	950 Park Avenue Park Station Condominiums
Zoning District:	Historic Commercial Business
Application:	Historic District Design Review
Project Number:	PL-24-06311
Action:	APPROVED WITH CONDITIONS (See Below)
Date of Final Action:	April 3, 2025
Project Summary:	The Applicant Proposes to Construct a New Pool House and Two Pergolas with Barbeque Islands in the Central Courtyard of the Park Station Condominiums.

Action Taken

On April 3, 2025, the Planning Director conducted a public hearing and approved the new pool house and courtyard amenities according to the following findings of fact, conclusions of law, and conditions of approval:

Findings of Fact

1. 950 Park Avenue, a non-Historic Site, contains the Park Station Condominiums (Summit County Entry No. 168353) and Park Station Phase 2 Condominiums (Summit County Entry No. 190313) recorded in 1980 and 1982 respectively, in the Historic Commercial Business (HCB) Zoning District within the Soils Ordinance Boundary.
2. The Applicant submitted a Historic District Design Review (HDDR) application to construct a pool house, two pergolas, and barbecue islands in the Common Area



Planning Department

between the Phase 1 and Phase 2 Park Station Condominium Buildings at 950 Park Avenue.

3. The Park Station Condominiums Supplemental Plat was approved by the Planning Commission on March 12, 2025, for the pool house Structure in common area.
4. On January 28, 2025, the Forestry Board approved the removal of seven mature trees.
5. On February 4, 2025, the Planning Department issued an HDDR waiver letter for new walkways and steps, repairing existing sidewalks, renovating and replacing the existing pool and hot tubs, replacing the wood perimeter fence with a metal fence, and installing landscaping.
6. The Applicant proposes improvements to areas outside the property boundary, on City property and Right-of-Way (ROW), including repairing or replacing existing stairs that lead from City property to the Park Station Condominiums, near the southwest corner of the property and removing the existing concrete pad in the City ROW, and revegetating that area. The improvements will require the recordation of an encroachment agreement.
7. The proposed pool house will contain new snow-melt boilers and systems, new pool and spa mechanical and operating equipment, and two small restrooms for the Park Station residents and guests.
8. The proposed pool house and courtyard amenities comply with the Historic Commercial Business (HCB) Zoning District requirements outlined in LMC Chapter 15-2.6:
 - a. Accessory Buildings, such as the proposed pool house, are Allowed Uses in the HCB Zoning District per LMC § 15-2.6-2(A)(12).
 - b. There are no minimum Setback requirements in the HCB Zoning District (LMC § 15-2.6-3(C)).
 - c. The proposed pool house and pergola Structures comply with Building Height, Building Volume, and Floor Area Ratio requirements in LMC § 15-2.6-5 and LMC § 15-2.6-6
 - d. Pursuant to LMC § 15-3-2, the proposed pool house and courtyard renovations are an accessory Use to the existing multi-unit condominium development, and do not create additional parking demand, therefore no Off-Site parking is required as part of this application.



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9. The proposed pool house and courtyard amenities, as conditioned, comply with LMC § 15-13-8 *Regulations for New Residential Infill Construction for Non-Historic Sites in the Historic Districts*.
 - a. The Park Station Condominium central courtyard is surrounded on three sides by four-story condominium buildings and is only visible from the bottom of Main Street traffic circle.
 - b. The dimensions and patterns of the external siding materials proposed for the pool house and pergolas echo the proportions, patterns and scale of historic materials used on Historic Structures in the Historic District.
 - c. The design for the pool house includes corrugated aluminum siding which is not an allowed use per LMC § 15-5-5; the plans must be updated to show an alternative, compliant material.
 - d. The proposed pool house and pergolas are considered secondary Structures, appurtenant to the primary Structures, which are the Condominium buildings; the primary siding material for the proposed pool house is a wood composite that runs in a vertical pattern, resembling vertical board and batten, which is typical for historic Structures.
 - e. The roof forms of the proposed pool house and pergolas are simple sloping shed roofs, with a 3:12 pitch.

Conclusions of Law

1. The proposal complies with the LMC requirements pursuant to Chapter 15-2.6, Historic Commercial Business (HCB) Zoning District.
2. As conditioned, the proposal complies with the LMC requirements pursuant to Section 15-13-8, Regulations for New Residential Infill Construction (and Non-Historic Residential Sites) In Historic Districts.

Conditions of Approval

1. Final building plans and construction details shall reflect compliance with the plans dated February 7, 2025 (Exhibit A) pending design modifications conditioned, and as required for this approval. Any changes, modifications, or deviations from the approved design that have not been approved in advance by the Planning and Building Departments may result in a stop work order.
2. The applicant is responsible for notifying the Planning Department prior to making any changes to the approved plans; any changes, modifications, or deviations from the approved scope of work, shall be submitted in writing for



Planning Department

review and approval/denial in accordance with the applicable standards by the Planning Director or designee prior to construction.

3. If the Applicant does not obtain a complete building permit within one year of the date of this approval, this HDDR approval will expire unless the Applicant submits a written extension request to the Planning Department prior to the expiration date and the Planning Director approves an extension.
4. Any areas disturbed during construction surrounding the proposed work shall be brought back to their original state. The Final Grade shall be within four feet of Existing Grade.
5. City Engineer review and approval of all lot grading, utility installations, public improvements, and drainage plans for compliance with City standards is a condition precedent to building permit issuance.
6. All exterior lighting shall be down-directed and shielded to prevent glare onto adjacent property and public rights-of-way and shall be subdued in nature. Light trespass into the night sky is prohibited. Exterior lighting shall not exceed 3,000 degrees Kelvin and outdoor lighting fixtures shall be Fully Shielded. Final lighting details shall be reviewed by the Planning Staff prior to installation.
7. The proposed new pool house, pergolas and associated improvements to the Park Station central courtyard shall comply with the conditions of approval from the HDDR waiver letter dated February 4, 2025 and the Final Action Letter approving the Park Station Condominiums Supplemental Plat, dated March 12, 2025.
8. The non-Historic materials shall have a similar appearance, scale and profile of historic siding and trim materials typical of secondary Structures in the Historic District, pursuant to LMC §15-13-8(B)(4)(e); the pool house plans shall be modified to replace the aluminum metal panels with an alternative approved metal siding material;
9. The Snyderville Basin Water Reclamation District requires that no eaves encroach into the existing Sewer Easement.
10. The Environmental Regulatory Department requires all work to comply with the signed Certificate of Compliance and to maintain compliance with the Park City Soils Ordinance.
11. Prior to closing the building permit, the Applicant shall remove the concrete pad that currently encroaches into City ROW and revegetate the area with landscaping to be approved by the City Planning and Engineering Departments.



Planning Department

12. Prior to building permit issuance, the Applicant shall enter into an encroachment agreement with the City for planned encroachments on City Right-of-Way and City property and shall record the encroachment agreement with the Summit County Recorder.

For questions regarding this Final Action Letter, please call Elissa Martin at 435-699-7741 or email elissa.martin@parkcity.org.

Sincerely,

Rebecca Ward
Planning Director

CC: Elissa Martin

PARK STATION COURTYARD

950 PARK AVE, PARK CITY, UT 84060



PARK STATION COURTYARD

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PROJECT DIRECTORY

PROJECT INFORMATION

THESE DRAWINGS ARE PART OF A SET OF CONSTRUCTION DOCUMENTS. THE CONSTRUCTION DOCUMENTS CONSIST OF ONE OR MORE OF THE FOLLOWING ELEMENTS:

CONSTRUCTION DRAWINGS
SPECIFICATIONS
STRUCTURAL CALCULATIONS
CONTRACT FORMS AND CONDITIONS
ADDENDA
MODIFICATIONS AND REVISIONS

CONTRACTORS, SUBCONTRACTORS, AND OTHERS WHO PROVIDE LABOR AND/OR MATERIALS REFERENCING THESE DRAWINGS ARE RESPONSIBLE FOR OBTAINING AND REVIEWING ALL CURRENT CONSTRUCTION DOCUMENTS.

CONTRACTORS, SUBCONTRACTORS, AND OTHERS ARE TO REPORT ANY DISCREPANCIES OR ERRORS TO JZW ARCHITECTS IMMEDIATELY. ANY CHANGES TO THE PROJECT WILL BE VERIFIED WITH THE OWNER BY THE ARCHITECT AND REVISIONS WILL BE ISSUED BY ARCHITECT. CONTRACTORS ARE NOT TO MAKE ALTERATIONS OF ANY KIND WITHOUT THE PRIOR WRITTEN CONSENT OF ARCHITECT. DISCREPANCIES NOT REPORTED IMMEDIATELY ARE RESPONSIBILITY OF CONTRACTOR.

CONTRACTORS SHALL NOT SCALE FROM DRAWINGS. DIMENSIONS ARE PROVIDED TO ALLOW FOR ACCURATE CONSTRUCTION OF BUILDING. QUESTIONS ARISING FROM DIMENSIONS SHOULD BE RESOLVED BY CONTACTING ARCHITECT.

CODE SUMMARY

APPLICABLE CODES:

2021 INTERNATIONAL BUILDING CODE (I.B.C.)
2021 INTERNATIONAL MECHANICAL CODE
2021 INTERNATIONAL PLUMBING CODE
2021 INTERNATIONAL FIRE CODE
2018 INTERNATIONAL ENERGY CONSERVATION CODE
2020 NATIONAL ELECTRIC CODE

CONSTRUCTION TYPE: VB

SPRINKLER SYSTEM: NFPA 13

DEFERRED SUBMITTALS

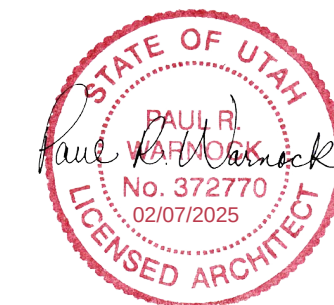
FIRE SPRINKLER DESIGN
GEOTECHNICAL REPORT
POOL AND SPA DESIGN

ISSUED:

February 7th, 2025

REVISIONS:

NO.	DATE	DESCRIPTION
-----	------	-------------



PROJECT NUMBER:

19143

COVER SHEET

G0.0



GENERAL PROJECT NOTES

- DRAWINGS ARE NOT TO BE SCALED. IF THERE ARE ANY MISSING DIMENSIONS OR CONFLICTS, PLEASE CLARIFY AND COORDINATE WITH ARCHITECT.
- FIELD VERIFY ALL DIMENSIONS, AND NOTIFY ARCHITECT/OWNER FOR ANY DISCREPANCIES.
- ALL DIMENSIONS ARE TAKEN FROM EDGE OF STUD OR EDGE OF CONCRETE, UNLESS NOTED OTHERWISE.
- STRUCTURAL, CIVIL, MECHANICAL, PLUMBING, ELECTRICAL, INTERIOR DESIGN, LANDSCAPE ARCHITECTURE AND FIRE PROTECTION (IF REQUIRED) DRAWINGS ARE PROVIDED BY OTHERS. THE CONTRACTOR SHALL REVIEW ALL THE DRAWINGS AND CHECK THEM FOR GENERAL COMPLIANCE WITH THE ARCHITECTURAL DRAWINGS AND SHALL REPORT ANY DISCREPANCIES FOUND BETWEEN ANY OF THE DIFFERENT DISCIPLINES AND DRAWINGS TO THE ARCHITECT. ANY WORK PERFORMED AND/OR CONSTRUCTION COMPLETED THAT IS IN CONFLICT WITH THE ARCHITECTURAL DRAWINGS WILL BE CORRECTED BY THE CONTRACTOR AT THE CONTRACTOR'S OWN EXPENSE.
- CONTRACTOR SHALL REVIEW ALL DRAWINGS AND SHALL VERIFY ALL DIMENSIONS AND CONDITIONS PRIOR TO STARTING ANY WORK AND SHALL INFORM ARCHITECT OF ANY DISCREPANCIES/DIFFERENCES THAT MAY EXIST BETWEEN THE FIELD/SITE CONDITIONS, THE CONSTRUCTION DOCUMENTS AND THE SPECIFICATIONS. CONTRACTOR SHALL NOTIFY THE ARCHITECT OF ANY ADDITIONAL CONDITIONS THAT MAY EXIST IN THE FIELD/SITE THAT HAVE NOT BEEN COVERED IN THE CONSTRUCTION DOCUMENTS PRIOR TO COMMENCING WITH ANY WORK THAT COULD BE AFFECTED BY SUCH CONDITIONS.
- ANY CHANGES TO THE CONSTRUCTION DOCUMENTS MUST BE REVIEWED AND APPROVED BY THE ARCHITECT. THE CONTRACTOR CAN NOT MAKE ANY CHANGES WITHOUT WRITTEN/DOCUMENTED APPROVAL FROM THE OWNER/ARCHITECT.
- THE CONTRACTOR SHALL BE LICENSED, INSURED AND BONDED IN PRESIDING JURISDICTION AND SHALL PROVIDE DOCUMENTATION THEREOF UPON OWNER/ARCHITECT'S REQUEST.
- ALL WORK SHALL COMPLY WITH ALL APPLICABLE LOCAL BUILDING CODES, INTERNATIONAL BUILDING CODES, ACCESSIBILITY REQUIREMENTS (ADA) AND SAFETY REGULATIONS (OSHA). THE CONTRACTOR IS RESPONSIBLE FOR SECURING AND PAYING FOR ALL PERMITS REQUIRED FOR ANY/ALL WORK AND FOR THE SCHEDULING/COORDINATION OF ANY/ALL REQUIRED INSPECTION.
- THE CONTRACTOR SHALL PROVIDE PROTECTION FOR ANY EXISTING CONDITIONS OR WORK ALREADY COMPLETED AND BE RESPONSIBLE FOR ANY DAMAGES ON SUCH CAUSED BY THE CONTRACTOR OR ANYONE CONTRACTED/SUPERVISED BY THE CONTRACTOR. ANY ITEMS AND/OR AREAS THAT ARE DAMAGED AS A RESULT OF WORK AND/OR NEGLIGENCE WILL BE REPAIRED OR REPLACED AS NECESSARY AT THE CONTRACTORS OWN COST TO RESTORE SAID ITEMS/AREAS TO THEIR ORIGINAL CONDITION PRIOR TO THE DAMAGE.
- THE CONTRACTOR SHALL ENSURE THAT ALL EXISTING OR PREVIOUSLY COMPLETED WORK IS KEPT CLEAN AND PROTECTED FROM ALL WORK RELATED DIRT AND DEBRIS AND WILL CLEAN ANY ITEMS/AREAS THAT BECOME DIRTY AS A RESULT OF WORK AND/OR NEGLIGENCE.
- THE CONTRACTOR SHALL PROVIDE THE ARCHITECT AND OWNER WITH MANUFACTURER'S CUT SHEETS AND SPECIFICATIONS FOR ALL EQUIPMENT, INCLUDING BUT NOT LIMITED TO: APPLIANCES, LIGHT FIXTURES, PLUMBING FIXTURES, ELECTRICAL EQUIPMENT, HVAC EQUIPMENT, HARDWARE, SECURITY EQUIPMENT.
- THE CONTRACTOR SHALL NOT PROCEED WITH WORK FOR WHICH HE EXPECTS ADDITIONAL COMPENSATION BEYOND THE CONTRACT AMOUNT WITHOUT WRITTEN AUTHORIZATION FROM THE ARCHITECT AND OWNER. FAILURE TO OBTAIN SUCH AUTHORIZATION SHALL INVALIDATE A CLAIM FOR EXTRA COMPENSATION. THE CONTRACTOR SHALL NOT PROCEED WITH WORK WHICH, IF COMPLETED IN STRICT CONFORMANCE WITH THE CONSTRUCTION DOCUMENTS, WILL RESULT IN ADDITIONAL WORK BEYOND THE SCOPE OF THE CONTRACT WITHOUT WRITTEN AUTHORIZATION FROM THE ARCHITECT AND OWNER. ANY FIELD CONDITIONS THAT SIGNIFICANTLY VARY FROM THE CONTRACT DOCUMENTS OR THAT WILL RESULT IN ADDITIONAL WORK SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT PRIOR TO PROCEEDING WITH WORK.
- CONTRACTOR SHALL PROVIDE THE DESIGN TEAM WITH A CONSTRUCTION SCHEDULE. THE CONSTRUCTION SCHEDULE SHALL BREAK DOWN ALL THE TRADES AND PROVIDE A COMPLETION DATE FOR EACH INDIVIDUAL TRADE AS WELL AS SUBSTANTIAL AND FINAL COMPLETION DATES. ANY LONG LEAD TIME ITEMS THAT WILL AFFECT THE SUBSTANTIAL COMPLETION DATE SHALL BE BROUGHT TO THE ARCHITECT'S ATTENTION IMMEDIATELY.
- THE CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT WORK IS SCHEDULED IN SUCH A MANNER THAT WILL ALLOW ALL MATERIALS AND EQUIPMENT TO BE LOCATED AND INSTALLED WITHOUT NEEDING TO MODIFY OR DEMOLISH WORK THAT HAS ALREADY BEEN INSTALLED/CONSTRUCTED. IF ANY DEMOLITION OR MODIFICATIONS ARE NECESSARY FOR WORK TO PROCEED AS A RESULT OF THE CONTRACTOR'S NEGLIGENCE IN SCHEDULING WORK, THE CONTRACTOR WILL PAY FOR ALL SUCH CHANGES AT THE CONTRACTOR'S OWN COST.
- THE FINISHED WORK SHALL BE FIRM, WELL-ANCHORED, IN TRUE ALIGNMENT, PLUMB, LEVEL, WITH SMOOTH, CLEAN, UNIFORM, APPEARANCE WITHOUT WAVES, DISTORTIONS, HOLES, MARKS, CRACKS, STAINS, OR DISCOLORATION (AS APPLICABLE TO WORK OR PRODUCT). JOINTING SHALL BE CLOSE FITTING, NEAT AND WELL SCRIBED. THE FINISHED WORK SHALL HAVE NO EXPOSED UNSIGHTLY ANCHORS OR FASTENERS AND SHALL NOT PRESENT HAZARDOUS, UNSAFE CORNERS. ALL WORK SHALL HAVE THE PROVISION FOR EXPANSION, CONTRACTION AND SHRINKAGE AS NECESSARY TO PREVENT CRACKS, BUCKLING, AND WARPING DUE TO TEMPERATURE AND HUMIDITY CONDITIONS.
- THE CONTRACTOR SHALL SUBMIT ALL SUBMITTALS (SHOP DRAWINGS AND SAMPLES) TO THE ARCHITECT IN A TIMELY MANNER THAT WILL ALLOW THE ARCHITECT AND APPLICABLE CONSULTANTS ADEQUATE TIME TO REVIEW AND PROCESS THE SUBMITTAL(S) WITHOUT CAUSING ANY DELAYS IN CONSTRUCTION. SUBMITTALS SHALL INCLUDE, BUT ARE NOT LIMITED TO, MILLWORK, DOORS & FRAMES, FLOOR/WALL/CEILING FINISHES, HVAC EQUIPMENT, PLUMBING FIXTURES, ELECTRICAL FIXTURES, TOILET ACCESSORIES, WATERPROOFING, FLASHING AND DOOR HARDWARE.
- NO VINYL ASBESTOS OR OTHER HAZARDOUS MATERIALS SHALL BE INSTALLED AS PART OF THIS WORK. ALL STRICTLY REGULATED MATERIALS SHALL MEET ALL STATE AND FEDERAL REGULATIONS.
- THE CONTRACTOR SHALL MAINTAIN A COMPLETE "AS-BUILT" DRAWING SET FOR SUBMITTAL TO THE OWNER UPON COMPLETION OF CONSTRUCTION. THIS SET SHOULD INCLUDE ARCHITECTURAL, STRUCTURAL, MECHANICAL, PLUMBING, ELECTRICAL, FIRE SUPPRESSION AND SECURITY SYSTEM DRAWINGS.
- ALL ABANDONED MISCELLANEOUS NAILS, HANGERS, STAPLES, WIRES, CONDUITS AND DEBRIS SHALL BE REMOVED FROM THE WALLS, FLOORS AND AREAS OF EXPOSED CEILINGS.
- ALL CONSTRUCTION SHALL MEET THE CONSTRUCTION STANDARDS AS SET FORTH IN THE CURRENT EDITION OF THE INTERNATIONAL RESIDENTIAL CODE. CONSTRUCTION SHALL MEET ALL REQUIREMENTS AND CODES AS ADOPTED AND ENFORCED BY LOCAL GOVERNING BUILDING DEPARTMENT.

GENERAL FRAMING NOTES

- CONTRACTOR TO FOLLOW STRUCTURAL DRAWINGS FOR ALL FRAMING MEMBER SIZES, LOCATIONS, LOAD PATHS, AND ADDITIONAL STRUCTURAL MEMBER REQUIREMENTS.
 - ALL DIMENSIONS AND CONDITIONS TO BE FIELD VERIFIED BY THE CONTRACTOR, AND ANY DISCREPANCIES REPORTED TO THE ARCHITECT, PRIOR TO COMMENCING WITH ANY WORK.
 - PROVIDE SHOP DRAWINGS (TO BE REVIEWED BY ARCHITECT AND STRUCTURAL ENGINEER) FOR ALL STRUCTURAL STEEL.
 - FRAMING SHALL BE AS INDICATED IN STRUCTURAL PLANS. CONTRACTOR SHALL OBTAIN WRITTEN AUTHORIZATION FROM ARCHITECT FOR ANY VARIATIONS FROM THESE PLANS.
 - ALL STRUCTURAL PLYWOOD SHALL BE STRUCTURAL GRADE I OR STRUCTURAL GRADE II, UNLESS NOTED OTHERWISE BY THE STRUCTURAL ENGINEER.
 - ALL JOISTS, RAFTERS BEAMS, HEADERS AND COLUMNS SHALL BE DOUGLAS FIR LARCH NO.2 OR BETTER, UNLESS NOTED OTHERWISE.
 - ALL LUMBER IN CONTACT WITH CONCRETE OR WITHIN 6" OF EARTH SHALL BE EITHER FOUNDATION REDWOOD MARKED BY THE REDWOOD INSPECTION SERVICE OR PRESSURE TREATED LUMBER.
 - ALL STRUCTURAL MEMBER CONNECTIONS PER STRUCTURAL DETAILS AND SPECIFICATIONS. NOTIFY ARCHITECT FOR ANY MISSING DETAILS.
 - COORDINATE SHEATHING REQUIREMENTS WITH SHEAR WALL SCHEDULES IN STRUCTURAL DRAWINGS AND STRUCTURAL CALCULATIONS.
 - NAILS, SCREWS OR OTHER APPROVED SHEATHING CONNECTIONS SHALL BE DRIVEN FLUSH BUT NOT BREAK THE SURFACE OF THE SHEATHING. NAIL/SCREW ALL SHEAR WALLS AS SPECIFIED IN STRUCTURAL DRAWINGS AND CALCULATIONS.
 - SEE CURRENT EDITION OF THE INTERNATIONAL BUILDING CODE FOR ADDITIONAL STANDARD NAILING/FASTENER REQUIREMENTS.
 - ALL FLOOR SHEATHING SHALL BE GLUED AND SCREWED IN PLACE.
 - ALL ROOF PITCHES TO BE AS NOTED ON THE ROOF PLAN.
 - COMPLETELY SHEATH ROOF UNDER OVER BUILD AREAS PRIOR TO FRAMING OVERBUILD. OVER BUILD AREAS TO BE FRAMED AS PER STRUCTURAL DETAILS. FRAME TO AVOID POINT LOADS ON ROOF.
 - CONTRACTOR TO PROVIDE AND INSTALL SOLID BLOCKING NECESSARY FOR ALL WALL AND CEILING MOUNTED FIXTURES, MILLWORK AND ANY OTHER ELEMENTS REQUIRING BLOCKING.
 - ALL WOOD BEAMS/COLUMNS THAT ARE NOT COVERED BY A ROOF, SHALL BE TREATED WITH PRESERVATIVE AND FLASHING APPLIED TO THE TOP OF THE BEAMS/COLUMNS.
- THERMAL & MOISTURE PROTECTION NOTES**
- EXTERIOR WALL FRAMING CORNERS SHALL BE FRAMED AS "CALIFORNIA" CORNERS TO ALLOW FOR CORNER INSULATION, UNLESS NOTED OTHERWISE.
 - AIRTIGHT DRYWALL SYSTEMS SHALL BE USED. USE VAPOR BARRIERS AT WARM SIDE OF ALL EXTERIOR WALLS, UNLESS CLOSED-CELL SPRAY FOAM INSULATION IS SPECIFIED, OR UNLESS NOTED OTHERWISE.
 - ALL EXTERIOR WALLS TO BE INSULATED WITH INSULATION AS INDICATED ON DRAWINGS AND COMCHECK.
 - INSULATE AT ALL FLOOR/CEILING ASSEMBLY CONNECTIONS. (I.E. BEHIND RIM BOARDS AND JOIST BEARING LOCATIONS)
 - PROVIDE MINIMUM 2" RIGID FOUNDATION INSULATION AT INSIDE OF FOUNDATION WALLS, UNLESS NOTED OTHERWISE.
 - ALL EXTERIOR DOORS SHALL BE WEATHER STRIPPED AND AIR TIGHT ASSEMBLIES.
 - SEAL AROUND ALL ELECTRICAL, PLUMBING, OR MECHANICAL PENETRATIONS AT EXTERIOR WALLS AND IN CEILING/FLOOR OR CEILING/ROOF ASSEMBLIES.
 - CAULK AROUND ALL EXTERIOR WALL, DOOR AND WINDOW PENETRATIONS.
 - PROVIDE 4" PERFORATED DRAIN PIPE ON CRUSHED ROCK BED AT FOOTING PERIMETER, UNLESS NOTED OTHERWISE. DRAIN TO SUMP, UNLESS NOTED OTHERWISE.
 - APPLY ASPHALT WATERPROOFING, UNLESS NOTED OTHERWISE, TO ALL FOUNDATION WALLS. INSTALL AS PER MANUFACTURER'S RECOMMENDATIONS.
 - COVER SHEATHING OF ALL EXTERIOR WALLS WITH CONTINUOUS TYVEK DRAIN WRAP OR APPROVED EQUAL, UNLESS NOTED OTHERWISE.
 - CONTRACTOR TO VERIFY, COORDINATE AND LOCATE ALL NECESSARY ROOF VENTS, EXHAUSTS AND ALL OTHER ROOF PENETRATIONS AND FLASH/SEAL ALL PENETRATIONS PER MEP ENGINEER'S DETAILS, AND CODE REQUIREMENTS.
 - INSTALL GRACE ICE & WATER SHIELD (OR APPROVED EQUAL) 3" UP FROM ALL EAVES, 3" UP ON BOTH SIDES OF ALL VALLEYS AND 3" DOWN ON BOTH SIDES OF ALL RIDGES, UNLESS NOTED OTHERWISE.
 - ALL ROOF RIDGE, VALLEY, EAVE, RAKE AND TRANSITIONAL FLASHING DETAILS PER ROOF MANUFACTURER'S DETAILS AND RECOMMENDATIONS.
 - PROVIDE FLASHING AT BASE OF ALL WALL VENEERS AND BETWEEN DIFFERENT VENEER TRANSITIONS AS SHOWN IN DETAILS AND/OR PER MANUFACTURER'S SPECIFICATIONS.

GENERAL WINDOW AND DOOR NOTES

- CONTRACTOR TO COORDINATE WINDOW AND DOOR ROUGH OPENING SIZES AND REQUIREMENTS WITH DOOR AND WINDOW MANUFACTURERS.
- ALL WINDOW AND DOOR SIZES AS PER DOOR/WINDOW SCHEDULE AND DOOR/WINDOW TYPES. EXACT SIZES AND DETAILS MAY VARY PER MANUFACTURER. INSTALL PER MANUFACTURER'S SPECIFICATIONS.
- WINDOW AND DOOR MANUFACTURERS TO BE SELECTED BY OWNER/ARCHITECT.
- ALL WINDOW AND DOOR FINISH, HARDWARE AND TRIM COLORS TO BE SELECTED BY OWNER/ARCHITECT.

GENERAL FINISH NOTES

- ALL INTERIOR FINISHES, INCLUDING FLOOR, WALL AND CEILING FINISHES, ARE TO BE APPROVED THROUGH THE SUBMITTAL PROCESS BY THE OWNER PRIOR TO COMMENCEMENT OF ANY RELATED FINISH WORK.
- VERIFY AND COORDINATE ALL INTERIOR FINISHES WITH OWNER AND INSTALL PER MANUFACTURER'S RECOMMENDATIONS.
- COORDINATE CABINET DESIGN, CONSTRUCTION AND INSTALLATION WITH MECHANICAL AND ELECTRICAL CONTRACTORS. OWNER TO SELECT CABINET MANUFACTURER, STYLES, FINISHES, AND COLORS. OWNER TO APPROVAL CABINETRY SHOP DRAWINGS PRIOR TO FABRICATION.
- OWNER TO SELECT ALL FINISH MATERIALS, COLORS, HARDWARE, FIXTURES, APPLIANCES, ETC. CONTRACTOR TO INSTALL AS COORDINATED W/ OWNER AND PER MANUFACTURER'S SPECIFICATIONS.
- PROVIDE BLOCKING IN WALLS, FLOORS AND CEILINGS AS NEEDED FOR MILLWORK, EQUIPMENT, FIXTURES, ETC.

GENERAL FIRE PROTECTION NOTES

- INSTALL FIRE SPRINKLER SYSTEM(S) AS REQUIRED BY THE INTERNATIONAL BUILDING CODE AND/OR LOCAL JURISDICTION REQUIREMENTS.

GENERAL PLUMBING NOTES (WHERE APPLICABLE)

- ALL MECHANICAL, ELECTRICAL, PLUMBING (MEP) ITEMS, SUCH AS EQUIPMENT, FIXTURES, PIPING, WIRING, SWITCHES, ETC...IS FOR GENERAL DESIGN AND LAYOUT PURPOSES ONLY. MEP ENGINEER/CONTRACTOR AND GENERAL CONTRACTOR TO VERIFY, SPECIFY AND COORDINATE ALL MEP EQUIPMENT, FIXTURES, SPECIFICATIONS, DETAILS, ETC...
- ALL TANK TYPE WATER CLOSETS TO HAVE A FLOW RATE OF NOT MORE THAN 1.6 GALLONS PER FLUSH.
- ALL SHOWERHEADS TO HAVE A FLOW RATE OF NOT MORE THAN 2.5 GALLONS PER MINUTE.
- ALL HOSE BIBS TO BE NON-FREEZE BACKFLOW PREVENTER TYPE.
- ALL PLUMBING VENTS THROUGH THE ROOF TO BE MINIMUM 3" PIPE.
- SHOWERS SHALL BE FINISHED TO A HEIGHT OF NOT LESS THAN 72 INCHES ABOVE THE FLOOR. MATERIAL SHALL BE NONABSORBENT.
- ISOLATE / SEPARATE VERTICAL PIPING W/ PADDING AND SECURE THE BRACING OVER THE PADDING, TO AVOID VIBRATION AND SOUND TRANSMISSION.
- WRAP SEWER AND WASTE STACKS W/ ACOUSTICAL BLANKET.

GENERAL MEP NOTES (WHERE APPLICABLE)

- ALL MECHANICAL, ELECTRICAL, PLUMBING (MEP) ITEMS, SUCH AS EQUIPMENT, FIXTURES, PIPING, WIRING, SWITCHES, ETC...IS FOR GENERAL DESIGN AND LAYOUT PURPOSES ONLY. MEP ENGINEER/CONTRACTOR AND GENERAL CONTRACTOR TO VERIFY, SPECIFY AND COORDINATE ALL MEP EQUIPMENT, FIXTURES, SPECIFICATIONS, DETAILS, ETC...
- PROVIDE A COMFORT HEATING SYSTEM CAPABLE OF MAINTAINING 68 DEG. F. AT A POINT 36 INCHES ABOVE THE FLOOR IN ALL ROOMS.
- GAS LOGS AND GAS APPLIANCES SHALL HAVE A SHUT-OFF VALVE WITHIN 6 FEET OF APPLIANCE.
- SUBMIT LAYOUT PLANS, DESIGN CALCULATIONS, AND PRODUCT SPECIFICATIONS TO CITY / COUNTY FOR ANY RADIANT HEAT SYSTEMS USED (PER IRC). NO SNOW MELT TUBING OR MESH IS PERMITTED IN THE PUBLIC RIGHT-OF-WAY WITHOUT A SEPARATE PERMIT FROM THE CITY / COUNTY ENGINEER.
- IF GAS PIPE SYSTEM IS OVER 4 OUNCES PRESSURE, PROVIDE A GAS PIPING SCHEMATIC FOR THE SYSTEM, INCLUDING CLEARLY IDENTIFIED OPERATING PRESSURE, TYPE OF PIPING MATERIAL, SIZE OF THE GAS PIPE, LENGTHS OF THE PIPING RUNS, CAPACITY OF EACH APPLIANCE IN BTU'S/HOUR OR CUBIC FEET OF GAS PER HOUR, THE BRAND AND LOCATION OF EACH REGULATOR, AND VENTING OF EACH REGULATOR PER IBC.
- GAS PIPING PLAN AND ANY REQUIRED CITY/COUNTY GAS LINE INSTALLATION FORMS SHALL BE ON SITE FOR GAS LINE AND METER INSPECTION.
- PROHIBITED GAS PIPING LOCATIONS: 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 BE INSTALLED SO AS TO PREVENT THE ENTRANCE OF WATER OR INSECTS.
- DUCT TESTING WILL BE REQUIRED WHERE AIR HANDLERS OR MORE THAN 25% OF THE DUCT WORK IS OUTSIDE OF THE THERMAL ENVELOPE.
- ALL DUCTWORK SHALL BE CONSTRUCTED, ERECTED AND TESTED IN ACCORDANCE W/ THE MOST RESTRICTIVE OF LOCAL REGULATIONS.
- ALL WORK DONE BY ELECTRICAL CONTRACTOR SHALL COMPLY WITH THE NATIONAL ELECTRICAL CODE AND LOCAL CODE REGULATIONS. THE CONTRACTOR SHALL PERFORM ALL WORK IN CONFORMITY WITH THESE REGULATIONS WHETHER OR NOT SUCH WORK IS SPECIFICALLY SHOWN ON DRAWINGS.
- THE EXTENT OF WORK SHALL BE AS SHOWN ON DRAWINGS. PERFORMANCE SHALL MEET THE REQUIREMENTS OF THE SPECIFICATIONS. THE WORK CONSISTS OF THE FOLLOWING:
 - FURNISH AND INSTALL FEEDERS, PANEL BOARDS, RELAY BRANCH CIRCUIT WIRING, CONDUITS, WIRE, AND METER BASE AS SHOWN ON DRAWINGS.
 - FURNISH AND INSTALL COMPLETE WIRING FOR MOTORS, EXHAUST FAN AS SPECIFIED OR REQUIRED.
 - FURNISHING AND INSTALLING LINE VOLTAGE CONNECTIONS FOR HEATING AND AIR CONDITION EQUIPMENT.
 - INSTALLING SPECIALTY LIGHTING FIXTURES SPECIFIED AND TO BE FURNISHED BY OWNER. ELECTRICAL CONTRACTOR SHALL PROVIDE J-BOX AT CEILING.
 - FURNISH AND INSTALL OUTLET BOXES, COVER PLATES, WALL SWITCHES, FIXTURES AND RECEPTACLES.
- ELECTRICAL SERVICE CAPACITY AND SIZE SHALL BE COMPUTED BY METHOD INDICATED IN THE IBC.
- ELECTRICAL PANELS OR CABINETS ENCLOSING FUSES, CIRCUIT BREAKERS, SWITCHES OR OTHER ELECTRICAL SERVICE EQUIPMENT SHALL IN AN INCONSPICUOUS, ACCESSIBLE, AND PROTECTED LOCATION. SHALL COMPLY WITH IBC.

GENERAL MEP NOTES CONTINUED (WHERE APPLICABLE)

- ELECTRICAL METER BASE SHALL BE LOCATED IN AN AREA THAT IS PROTECTED FROM OUTSIDE WEATHER. CONTRACTOR TO COORDINATE.
- LIGHTING FIXTURES
 - ELECTRICAL CONTRACTOR SHALL INSTALL PERMANENT LIGHTING FIXTURES AS INDICATED ON PLANS. SEE FIXTURE SCHEDULE FOR MANUFACTURER OF FIXTURES.
 - ALL FIXTURES SHALL HAVE A U.L. LABEL LISTING. IF NOT U.L. LISTED, FIXTURE SHALL NOT BE INSTALLED.
 - HEIGHT OF LIGHT SWITCHES FROM FINISH FLOOR TO TOP OF SWITCH TO BE 48" TYPICAL UNLESS NOTED ON DRAWINGS. SWITCH LOCATIONS SHALL BE APPROVED PRIOR TO COMMENCEMENT OF WIRING. BOXES SHALL BE INSTALLED FOR APPROVAL OF LOCATION.
 - ALL RECESSED DOWNLIGHTS TO BE THERMAL RATED, AND ALL CAST IN PLACE TO BE INCLUDED IN BASE BID.
 - ALL SPECIALTY LIGHTING TO BE COORDINATED WITH ARCHITECT FOR POWER REQUIREMENTS BY ELECTRICAL CONTRACTOR.
 - H. ALL LIGHTS LOCATED IN WET OR DAMP LOCATIONS SHALL COMPLY PER IBC REQUIREMENTS
 - FLUSH MOUNT ALL SWITCHES.
- RECEPTACLE OUTLETS
 - EXCEPT WHERE OTHERWISE SHOWN ON DRAWINGS, THE MOUNTING FROM THE FLOOR TO CENTER OF OUTLET SHALL BE 12". TELEPHONE OUTLETS SHALL BE 12". AT DESKS AND WORK SURFACES, THE OUTLET SHALL BE 6" ABOVE SURFACE.
 - ALL OUTLETS WITHIN BATHROOMS, WITHIN 6'-0" OF SINKS, IN ALL OUTSIDE OUTLETS SHALL BE G.F.I. TYPE OUTLETS TYPICAL.
 - UNLESS NOTED OTHERWISE ON DRAWINGS, LOCATE AND INSTALL ONE G.F.I. WEATHER PROTECTED GRADE LEVEL RECEPTACLE, AND RECEPTACLE OUTSIDE AT SOFFIT AT EACH EXTERIOR DOOR.
 - FLUSH MOUNT ALL RECEPTACLES.
 - RECEPTACLES SHALL BE INSTALLED SO THAT NO POINT MEASURED HORIZONTALLY ALONG THE FLOOR LINE IN ANY WALL SPACE IS MORE THAN 6 FEET, FROM A RECEPTACLE OUTLET. IF AN ENTIRE RECEPTACLE IS SWITCHED IT DOES NOT COUNT. FLOOR OUTLETS WITHIN 18" OF THE WALL LINE DO COUNT.
- VENTS:
 - ELECTRICAL CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AND WIRING ALL FANS, FAN MOTORS, AS REQUIRED. ALL CONNECTIONS SHALL BE IN ACCORDANCE WITH PER IBC.
 - ALL VENTILATION FANS SHALL BE INSTALLED BY ELECTRICAL CONTRACTOR. ALL VENTS SHALL MEET PER IBC FOR REQUIREMENTS OF AIR CHANGES.
- CONTRACTOR SHALL COORDINATE WITH MECHANICAL CONTRACTOR FOR ALL POWER REQUIREMENTS. ELECTRICAL CONTRACTOR SHALL BE RESPONSIBLE FOR ELECTRICAL SERVICES FOR MECHANICAL ROOM.
- ALL DRAWINGS INDICATE LOCATIONS DIAGMATICALLY. LOCATIONS SHALL BE PER APPROPRIATE CODES. CONTRACTOR TO COORDINATE.
- ELECTRICAL CONTRACTOR SHALL COORDINATE HIS WORK WITH THE WORK OF OTHER TRADES, AND HAVE HIS WORK SCHEDULE SO AS NOT TO DELAY THE WORK OF OTHER TRADES.
- THE ELECTRICAL CONTRACTOR SHALL BE RESPONSIBLE FOR INSPECTION AND APPROVAL OF WIRING, INSTALLATION OF FIXTURES, AND EQUIPMENT, AND FOR FINAL ACCEPTANCE OF THE COMPLETE ELECTRICAL INSTALLATIONS BY THE UNDERWRITERS AND BY LOCAL ELECTRICAL INSPECTORS. ELECTRICAL CONTRACTOR SHALL PERFORM ALL TESTS AS REQUIRED.
- ELECTRICAL CONTRACTOR SHALL BE RESPONSIBLE FOR CLEAN UP OF ALL ELECTRICAL EQUIPMENT AT COMPLETION OF ELECTRICAL PORTION OF WORK.

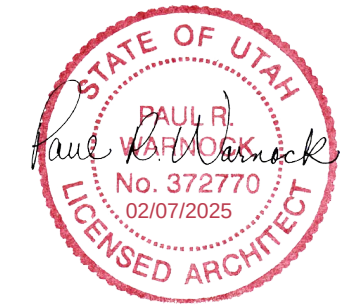
CONSULTANT

PARK STATION COURTYARD
950 PARK AVE, PARK CITY, UT 84060

ISSUED:
February 7th, 2025

REVISIONS:		
NO.	DATE	DESCRIPTION

STAMP



PROJECT NUMBER:
19143

GENERAL
NOTES

G1.1



2021 INTERNATIONAL SWIMMING POOL AND SPA CODE (ISpsc)

CHAPTER 3: GENERAL COMPLIANCE

- 324 - EQUIPMENT ROOMS
 - 324.2 - REQUIREMENTS: THE EQUIPMENT ROOM SHALL BE OF CONCRETE AND HAVE POSITIVE DRAINING. AT LEAST ONE HOSE BIBB WITH BACKFLOW PREVENTER SHALL BE LOCATED IN THE EQUIPMENT ROOM.
- 324.8 - CHEMICAL STORAGE SPACE: EMERGENCY EYEWASH STATION SHALL BE PROVIDED, WELL-VENTILATED PROTECTIVE AREA WITH INSTALLED BARRIER TO PREVENT UNAUTHORIZED ACCESS.
 - 324.8.1 - CHEMICAL STORAGE SPACE DOORS: ALL DOORS OPENING INTO CHEMICAL STORAGE SHALL HAVE PERMNET SIGNAGE
 - 1. A WARNING AGAINST UNAUTHORIZED ENTRY.
 - 2. STATEMENT OF THE EXPECTED HAZARDS.
 - 3. STATEMENT OF THE LOCATION OF THE ASSOCIATED SAFETY DATA SHEET FORMS.
 - 4. PRODUCT CHEMICAL HAZARD NFPA CHART.

WHERE A SINGLE A SINGLE DOOR IS THE ONLY MEANS OF EGRESS FROM A CHEMICAL STORAGE SPACE, THE DOOR SHALL BE EQUIPPED WITH AN EMERGENCY-EGRESS DEVICE.

2021 INTERNATIONAL BUILDING CODE (IBC)

CHAPTER 3: USE AND OCCUPANCY CLASSIFICATION

- 302 - CLASSIFICATION
 - 302.1 - OCCUPANCY CLASSIFICATION
 - 1. ASSEMBLY
 - 9. STORAGE
- 303 - ASSEMBLY GROUP A
 - 303.4 - GROUP 'A-3' (POOLHOUSE)
- 307 - HIGH-HAZARD GROUP H
 - 307.4 HIGH -HAZARD GROUP H-2
 - 307.5 HIGH-HAZARD GROUP H-3
 - 307.8 MULTIPLE HAZARDS (MUST MEET REQUIREMENTS OF H-2 & H-3)
- 311 - STORAGE GROUP S
 - 311.1.1 - ACCESSORY STORAGE SPACES (POOL EQUIPMENT ROOM)

CHAPTER 5: GENERAL BUILDING HEIGHTS AND AREAS

- 504 - BUILDING HEIGHT AND NUMBER OF STORIES
 - 504.3 - HEIGHT IN FEET
 - 1. GROUP A-3 (NS)- TYPE V-B: ALLOWABLE HEIGHT: 60 FEET
 - 2. GROUP H-2, H-3 (NS)- TYPE V-B: ALLOWABLE HEIGHT: 40 FEET

CHAPTER 6: TYPES OF CONSTRUCTION.

- 602 - CONSTRUCTION CLASSIFICATION
 - 602.1 - FIRE RESISTIVE RATINGS AS PER TABLE 601
 - 602.5 - TYPE V - ALL OCCUPANCIES
 - ANY MATERIAL PERMITTED BY CODE IS ALLOWABLE
- TABLE 601 - TYPE V-B
 - STRUCTURAL FRAME 0HR
 - BEARING WALLS (INTERIOR AND EXTERIOR) 0HR
 - NONBEARING WALLS 0HR
 - FLOOR CONSTRUCTION 0HR
 - ROOF CONSTRUCTION 0HR
 - INTERIOR NON-BEARING WALLS 0HR

CHAPTER 9: FIRE PROTECTION SYSTEMS

- 903 - AUTOMATIC SPRINKLER SYSTEMS
 - 903.2 - WHERE REQUIRED
 - 903.2.8 GROUP R
 - AN AUTOMATIC SPRINKLER SYSTEM INSTALLED IN ACCORDANCE WITH SECTION 903.3 SHALL BE PROVIDED THROUGHOUT ALL BUILDINGS WITH A GROUP R FIRE AREA.
 - 903.3 - INSTALLATION REQUIREMENTS
 - 903.3.1.2 - NFPA 13 SPRINKLER SYSTEMS

CHAPTER 15: ROOF ASSEMBLIES AND ROOFTOP STRUCTURES

- 1505 - FIRE CLASSIFICATION
 - TABLE 1505.1
 - ROOF COVERING TO BE TYPE B
 - REQUIREMENTS: OK

CHAPTER 29: PLUMBING SYSTEMS

CLASS.	# OF OCC	WATER CLOSETS		LAVATORIES		DRINKING FOUNTAINS	OTHER
		MALE	FEMALE	MALE	FEMALE		
ASSEMBLY W/OUT SEATING	396 198 198	1 PER 125 198/125 = 1.58 WC	1 PER 65 198/65 = 3.05 WC	1 PER 200 198/200 = 0.99 LAV	1 PER 200 198/200 = 0.99 LAV	1 PER 500 396/500 = 0.79 DF	1 SERV. SINK
ASSEMBLY POOL DECK	279 140 140	1 PER 75 140/75 = 1.87 WC	1 PER 40 140/40 = 3.50 WC	1 PER 200 140/200 = 0.70 LAV	1 PER 150 140/150 = 0.93 LAV	1 PER 500 140/1000 = 0.14 DF	1 SERV. SINK
STORAGE	3 2 2	1 PER 25 2/25 = 0.08 WC	1 PER 25 2/25 = 0.08 WC	1 PER 40 2/40 = 0.05 LAV	1 PER 40 2/40 = 0.05 LAV	1 PER 100 4/100 = 0.04 DF	1 SERV. SINK
TOTAL REQ'D		3.53 WC = 4 WC REQ'D	6.63 WC = 7 WC REQ'D	1.74 LAV = 2 LAV REQ'D	1.97 LAV = 2 LAV REQ'D	1.33 DF = 2 DF REQ'D	1 SERV. SINK REQ'D
TOTAL		*4 PROVIDED	*7 PROVIDED	2 PROVIDED	2 PROVIDED	2 PROVIDED	1 PROVIDED

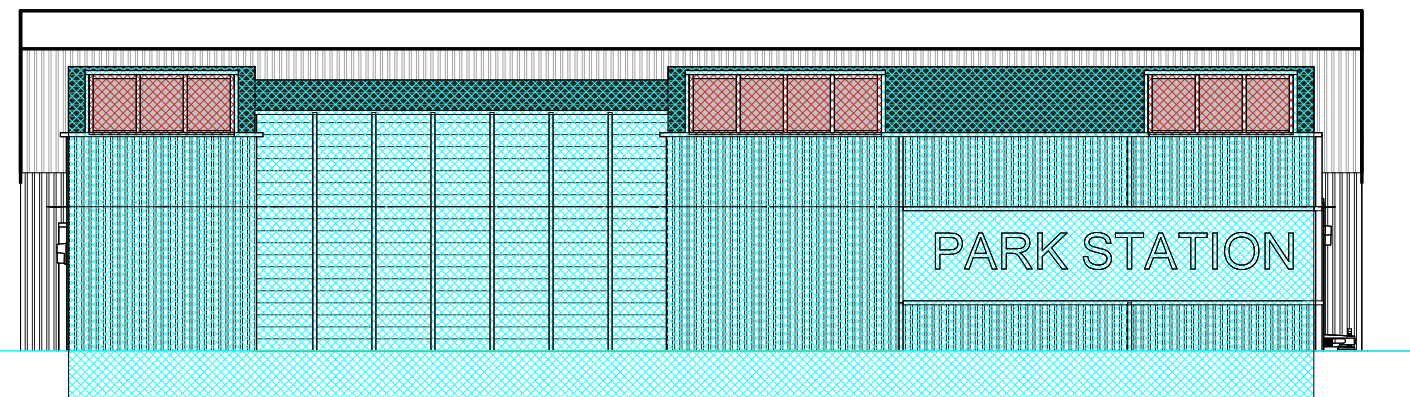
*POOL DECK AND ASSEMBLY AREA IS TO BE USED BY RESIDENTS ONLY. EACH RESIDENT HAS THEIR OWN PLUMBING FACILITY. 2 UNISEX RESTROOMS ARE PROVIDED IN THE POOL DECK AREA AND ADDITIONAL PUBLIC RESTROOMS ARE AVAILABLE WITHIN THE APARTMENT BUILDINGS TO MEET THE REQUIRED WATER CLOSETS.

OCCUPANCY SCHEDULE				
NAME	AREA	AREA TYPE	OCC FACTOR	OCC LOAD
POOLHOUSE LEVEL 1				
ASSEMBLY UNCONCENTRATED	5906 SF	NET	15 SF	396
DECK	3638 SF	GROSS	15 SF	243
POOL	1717 SF	GROSS	50 SF	36
STORAGE	780 SF	GROSS	300 SF	3
	12042 SF			678

COMCHECK EXTERIOR WALL CALCULATIONS

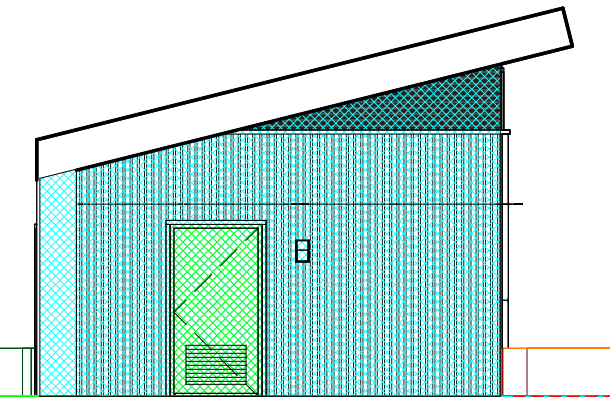
SOUTH ELEVATION

WALL AREA 707 SF
FIXED WINDOW AREA 50 SF



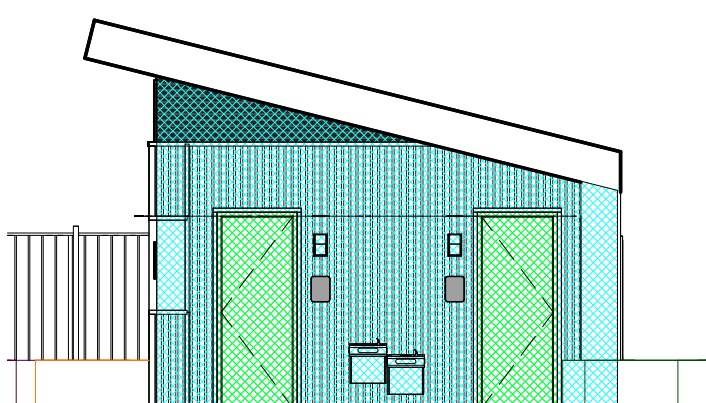
WEST ELEVATION

WALL AREA 220 SF
METAL DOOR AREA 27 SF



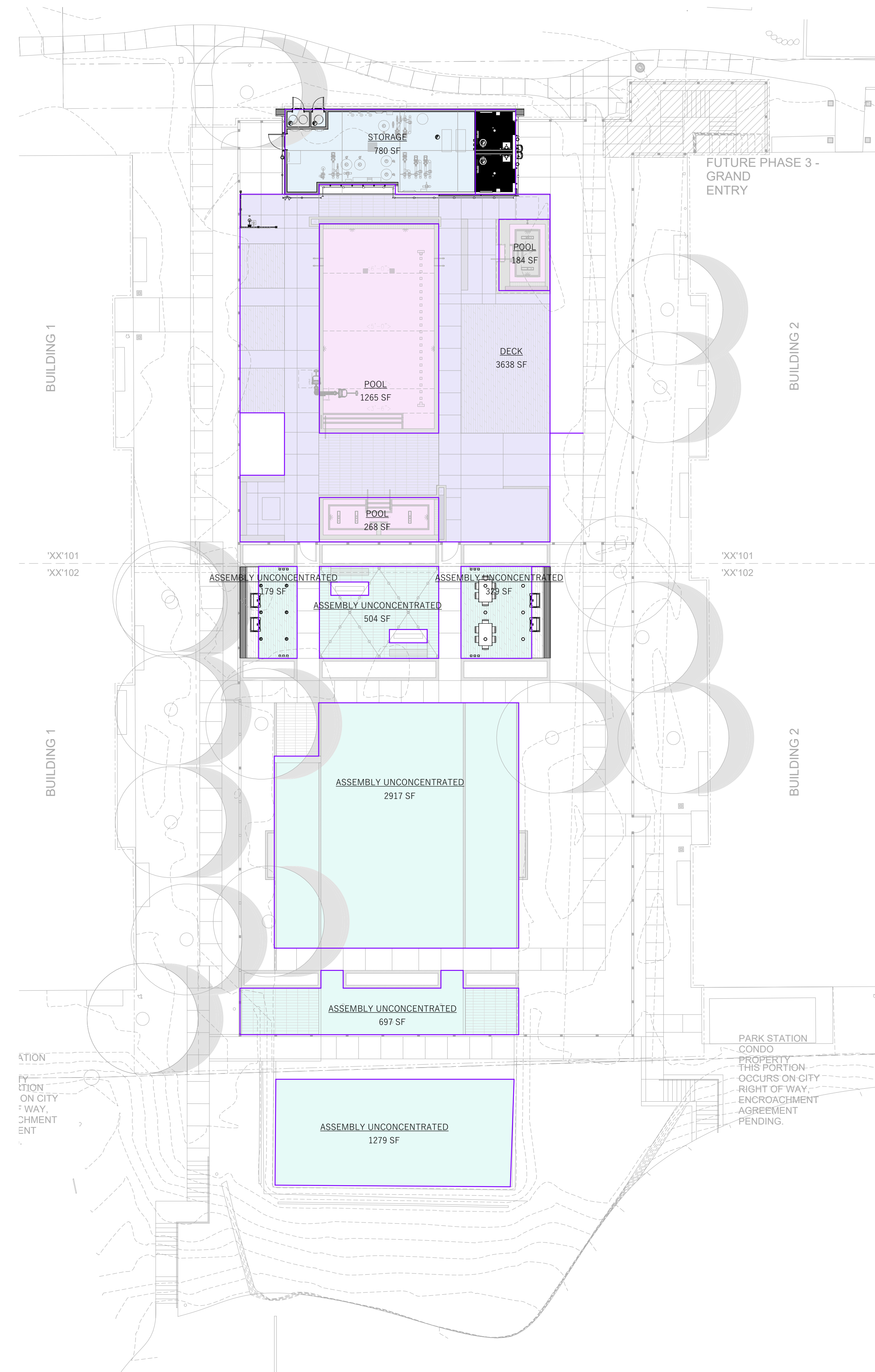
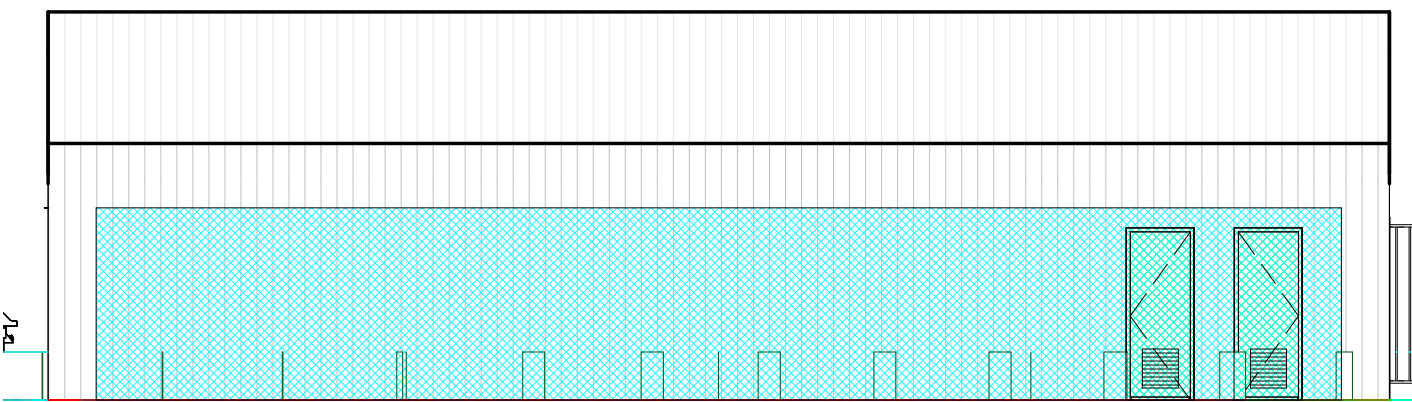
EAST ELEVATION

WALL AREA 220 SF
METAL DOOR AREA 54 SF



NORTH ELEVATION

WALL AREA 415 SF
FIXED WINDOW AREA 40 SF



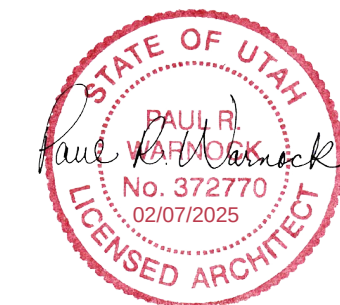
1 COURTYARD AREA PLAN

G2.1 1/16" = 1'-0"

ISSUED:
February 7th, 2025

REVISIONS:
NO. DATE DESCRIPTION

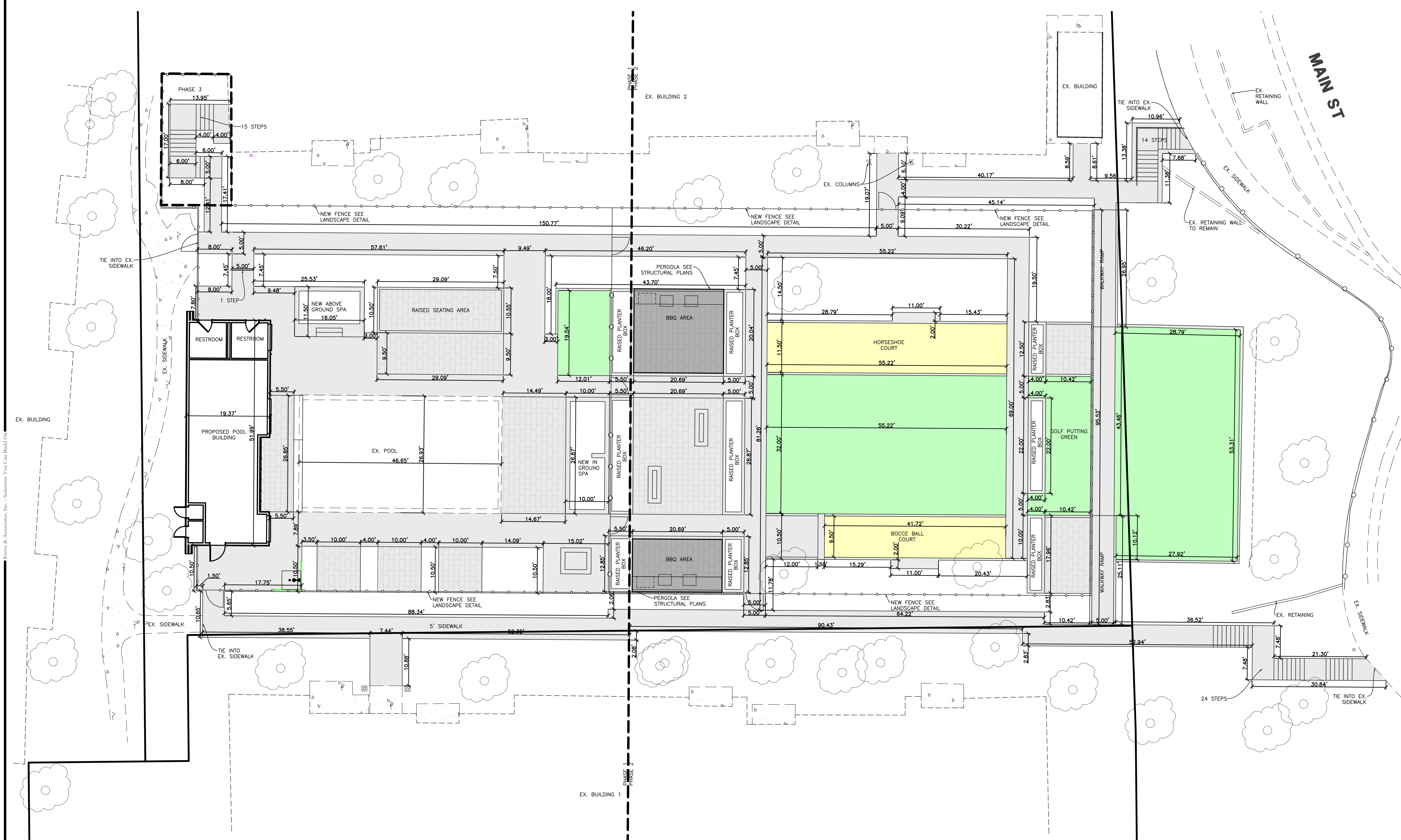
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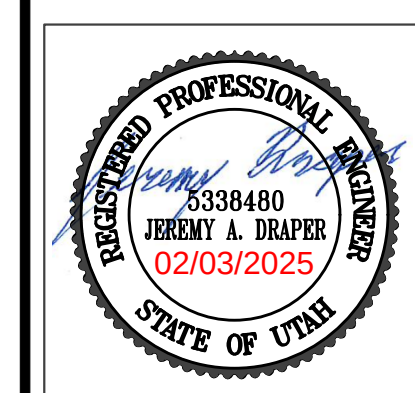


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01/31/25	ZD	Client Comments
02/03/25	ZD	Page Numbers

Park Station Condos
950 Park Ave
PARK CITY, SUMMIT COUNTY, UTAH

Site Plan



Project Info.
Engineer: JEREMY A. DRAPER, P.E.
Drafter: Z. DECARIA
Begin Date: DECEMBER, 2024
Name: PARK CITY CONDOS
Number: 6676-93

C4.0
8 Total Sheets



GENERAL NOTES - SITE PLAN

- ASEE GENERAL PROJECT NOTES, ROOF PLAN AND/OR FRAMING PLAN FOR ROOF PITCHES, ROOF BEARING AND STRUCTURAL REQUIREMENTS.
- BCONCRETE TO SLOPE AWAY FROM BUILDING AT 2% SLOPE MIN.; REFER TO CIVIL
- CALL CONCRETE STAIRS TO CONFORM TO I.B.C. REQUIREMENTS.
- DCOORDINATE WITH CIVIL ENGINEERING DRAWINGS AND LANDSCAPE DRAWINGS FOR FINISH FLOOR ELEVATION OF BUILDING AND CUT AND FILL FOR SITE WORK.
- ECOORDINATE BUILDING LOCATION WITH CIVIL AND LANDSCAPE DRAWINGS

PARK STATION COURTYARD
950 PARK AVE, PARK CITY, UT 84060

ISSUED:
February 7th, 2025

REVISIONS:		
NO.	DATE	DESCRIPTION

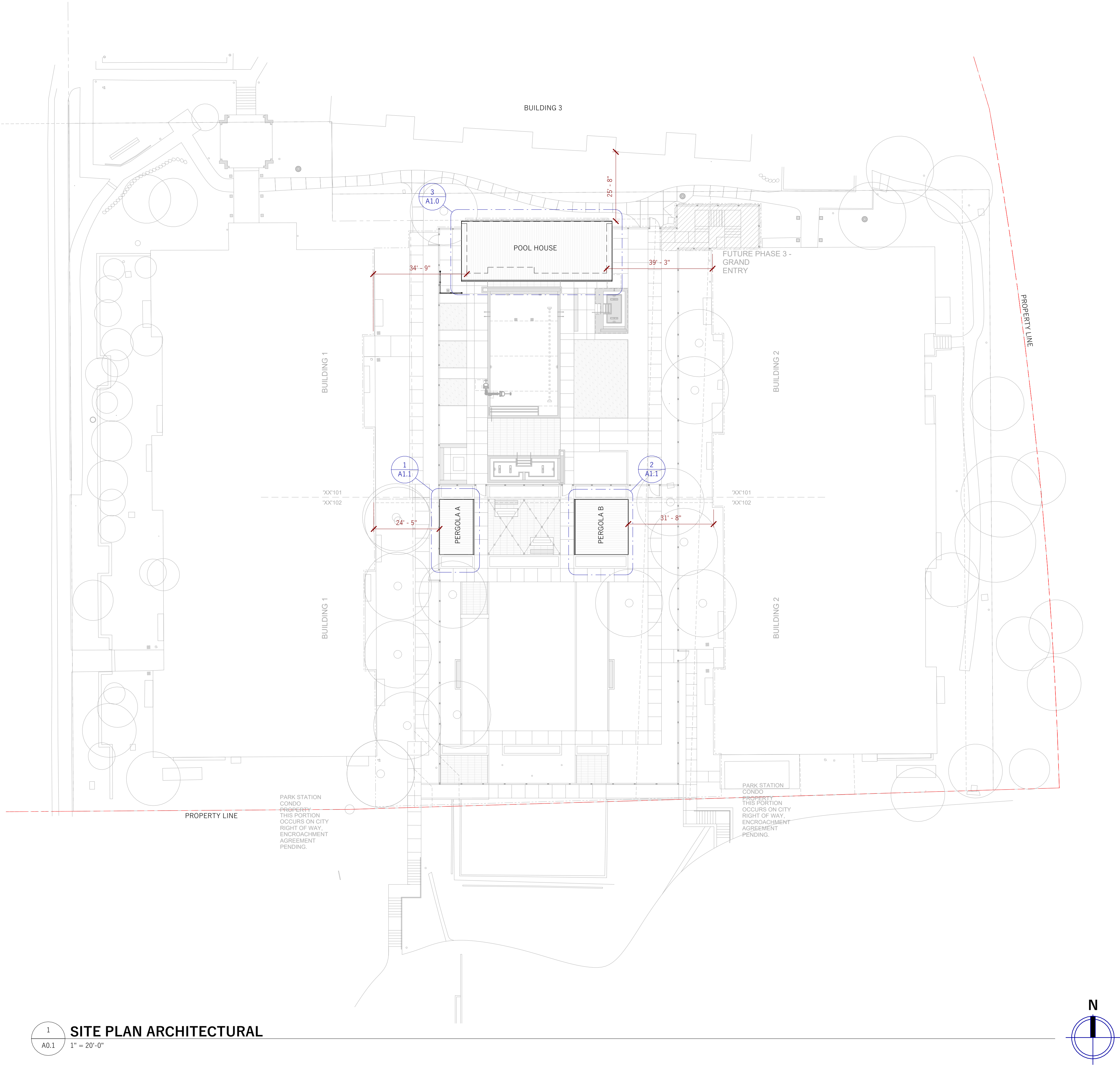
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PROJECT NUMBER:
19143

ARCHITECTURAL
SITE PLAN

A0.1

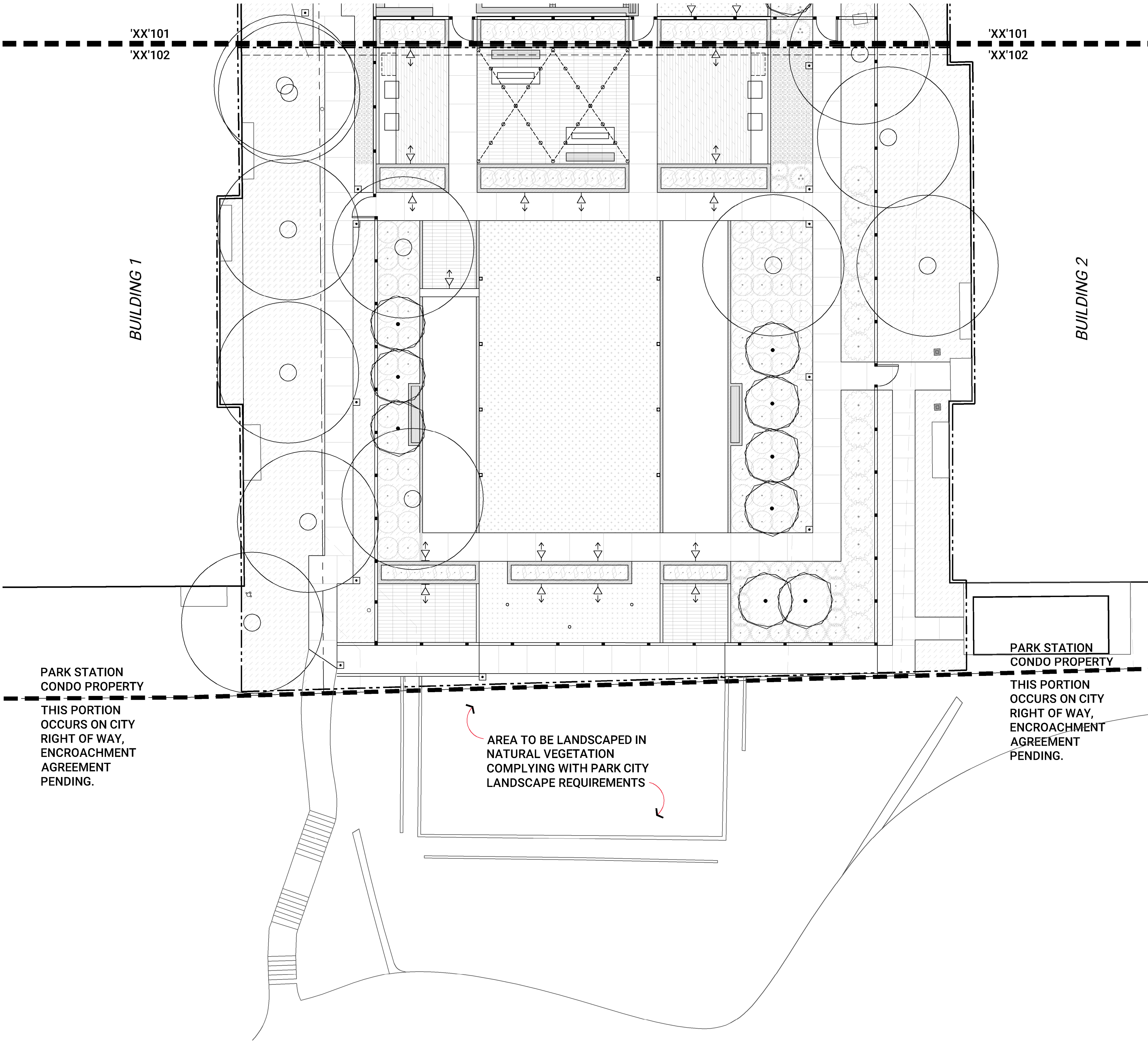


LIGHTING SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
	SOLID QUATTRO PILLAR - MATERIAL: ACCOYA WOOD VIRGIN - MANUFACTURER: STREETLIFE - CONTACT: 215.247.0148 - CONTRACTOR TO EXTEND CURB IN PILLAR LOCAITON FOR AS A CONCRETE BASE FOR LIGHT FIXTURE (SIZE PER MANURFACTURER) ALUMINUM ALLOY, (FB) FLAT BLACK, (PM) POSTMOUNT, N/A LAMP: 1LED, 2W, N/A, BEAMSPREAD: N/A ACCESSORIES: N/A	8
	A-HS WALL LIGHT - FINISH: FLAT BLACK - MANUFACTURER: FX LUMINAIRE N/A, (BS) NATURAL BRASS, N/A, N/A LAMP: 1LED, 10.1W, N/A, BEAMSPREAD: N/A ACCESSORIES: N/A	19
	SOLID QUATTRO BOLLARDS - MATERIAL: ACCOYA WOOD VIRGIN - MANUFACTURER: STREETLIFE - CONTACT: 215.247.0148 - CONTRACTOR TO EXTEND CURB IN PILLAR LOCAITON FOR AS A CONCRETE BASE FOR LIGHT FIXTURE (SIZE PER MANURFACTURER) ALLUMINUM ALLOY, FB FLAT BLACK, PM POST MOUNT LAMP: 1LED, 2W, N/A	26

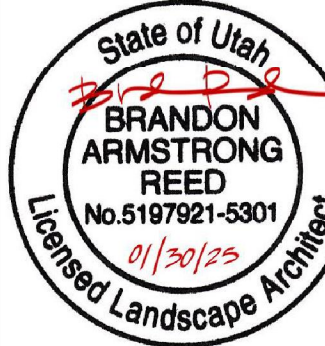
REFERENCE NOTES SCHEDULE

CODE	DESCRIPTION	QTY
SITE LIGHTING		
LI-06	BISTRO LIGHTING - MANUFACTURER: DECOSTRING WITH DSC10 CONE SHADE POWDERCOATED BLACK, FROM PRIMUS LIGHTING OR APPROVED EQUAL - SERIES: WET - SPACING: 36" - VOLTS: 120V - LAMP: PLED-G16.5F-2W-24K	95 LF



DESIGNING OUTDOOR LIVING EXPERIENCES.
A: 9500 S 500 W STE 215 SANDY UT 84070
P: 801 878 4717
W: LOFTSIXFOUR.COM

PROFESSIONAL LANDSCAPE ARCHITECTURE SERVICES
INCLUDING ALL TECHNICAL DRAWINGS, GRADING, PLANTING, AND LANDSCAPE MATERIALS. THESE SERVICES ARE PROVIDED FOR THE CLIENT'S INFORMATION ONLY. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF SALT LAKE COUNTY. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF SALT LAKE COUNTY. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF SALT LAKE COUNTY.



PARK STATION CONDOS
950 PARK AVE /
PARK CITY / UT / 84060

03/25/25
DATE //
PROJECT NO. // 2319
DRAWN BY // NKJ
CHECKED BY //

REVISIONS //	03/19/25
1	Initial Agreement

TITLE //
SITE LIGHTING PLAN

SHEET //
LL102
Page 1 of 54

GENERAL NOTES - FLOOR PLAN

- A SEE PROJECT GENERAL NOTES FOR ADDITIONAL REQUIREMENTS
- B DIMENSIONS TO DOORS AND WINDOWS ARE TO CENTER OF FRAMED OPENING UNLESS NOTED OTHERWISE
- C SEE STRUCTURAL DRAWINGS AND CALCULATIONS FOR ALL STRUCTURAL REQUIREMENTS INCLUDING FOUNDATION WALL SPECIFICATIONS AND SHEARWALL AND HOLDDOWN REQUIREMENTS
- D EXTERIOR GRID LINES AND DIMENSIONS ARE TO EXTERIOR FACE OF SHEATHING. SEE ARCHITECTURAL AND STRUCTURAL DETAILS FOR FOUNDATION LOCATION

GENERAL NOTES - RCP

- A SEE PROJECT GENERAL NOTES FOR ADDITIONAL REQUIREMENTS.
- C ALL CEILING MOUNTED EQUIPMENT (LIGHT FIXTURES, EXIT SIGNS, MOTION SENSORS, FIRE SPRINKLER HEADS, ETC.) TO BE CENTERED IN ACOUSTICAL PANEL OR GYP. BD. CEILING.

KEYED NOTES

- 1 WALL MOUNTED LAVATORY; SEE PLUMBING FOR SPECIFICATION AND ACCESSIBILITY DETAILS FOR MOUNTING HEIGHT
- 2 WATER CLOSET; SEE PLUMBING FOR SPECIFICATIONS AND ACCESSIBILITY DETAILS FOR GRAB BAR AND BLOCKING DETAILS
- 3 WALL MOUNTED BABY CHANGING STATION; SEE ACCESSIBILITY DETAILS FOR MOUNTING HEIGHT
- 4 WALL MOUNTED TOILET PAPER DISPENSOR; SEE ACCESSIBILITY DETAILS FOR MOUNTING HEIGHT
- 5 TRASH CAN; COORDINATE WITH OWNER FOR SPECIFICATION
- 6 WALL MOUNTED PAPER TOWEL DISPENSER; SEE ACCESSIBILITY DETAILS FOR MOUNTING HEIGHT
- 7 POOL EQUIPMENT; SEE PLUMBING AND ELECTRICAL DRAWINGS
- 8 CHEMICAL STORAGE; SEE POOL EQUIPMENT REQUIREMENTS
- 9 1 MILLION BTU BOILER: PULLED AWAY FROM WALL FOR ACCESS TO WALL-MOUNTED VALVES/PIPING; SEE PLUMBING DRAWINGS
- 10 4" X 1" ALUMINUM POWDER-COATED BATTENS
- 11 WALL MOUNTED SOAP DISPENSER; SEE ACCESSIBILITY DETAILS FOR MOUNTING HEIGHT
- 12 SIDE BY SIDE DRINKING FOUNTAIN; ADA ACCESSIBLE
- 13 FLOOR DRAIN; SEE PLUMBING
- 14 WALL MOUNTED MIRROR
- 15 FLOOR DRAIN TO CONNECT TO STORM WATER; SEE CIVIL
- 16 EXTERIOR SHOWER HEAD; SEE PLUMBING
- 17 ALUMINUM BATTEN WALL POWDER COATED TO MATCH POOL HOUSE BATTENS
- 18 BUILT-IN CONCRETE BENCH; STAINED TO MATCH CORRUGATED ALUMINUM IN COLOR

SYMBOL LEGEND

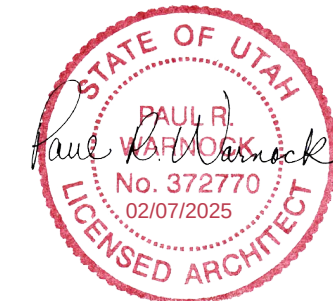
- DOOR TAG.** REFER TO DOOR SCHEDULE AND DIAGRAMS.
- WINDOW TAG.** (ALPHA) REFER TO WINDOW SCHEDULE AND DIAGRAMS.
- STOREFRONT TAG.** (NUM.) REFER TO STOREFRONT DIAGRAMS.
- WALL TAG.** REFER TO WALL TYPES.
- REVISION TAG.** SEE LATEST REVISION ON TITLE BLOCK.
- EXTERIOR FLOOD LIGHT.** REFER TO ELECTRICAL DRAWINGS
- DOWN LIGHT.** REFER TO ELECTRICAL DRAWINGS
- CEILING MOUNTED LIGHT.** REFER TO ELECTRICAL DRAWINGS
- LINEAR DOWNLIGHT.** REFER TO ELECTRICAL DRAWINGS
- WALL SCONCE LIGHT FIXTURE.** REFER TO ELECTRICAL DRAWINGS
- WALL WASH LIGHT.** REFER TO ELECTRICAL DRAWINGS
- VENTILATION FAN.** REFER TO ELECTRICAL DRAWINGS

ISSUED:
February 7th, 2025

REVISIONS:

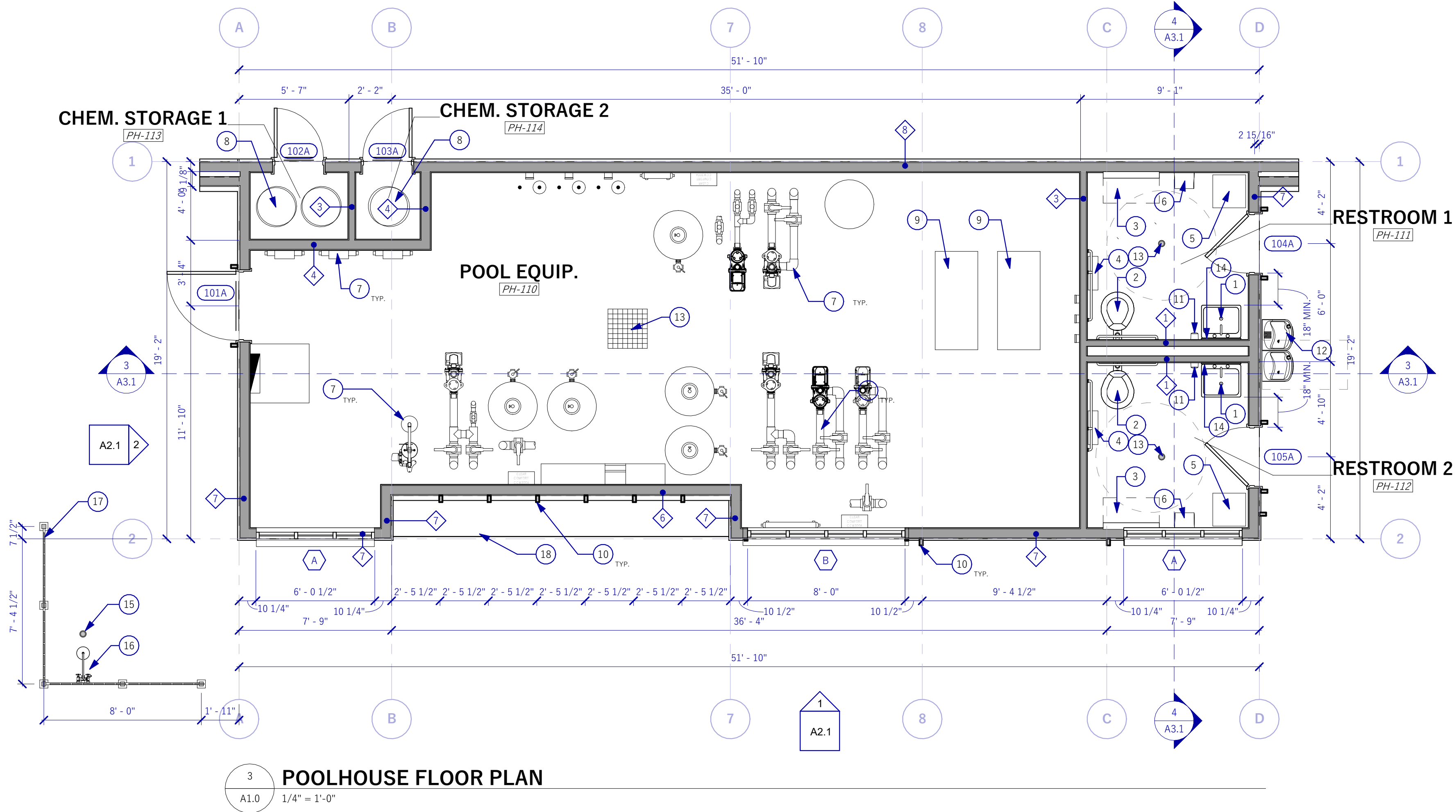
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STAMP

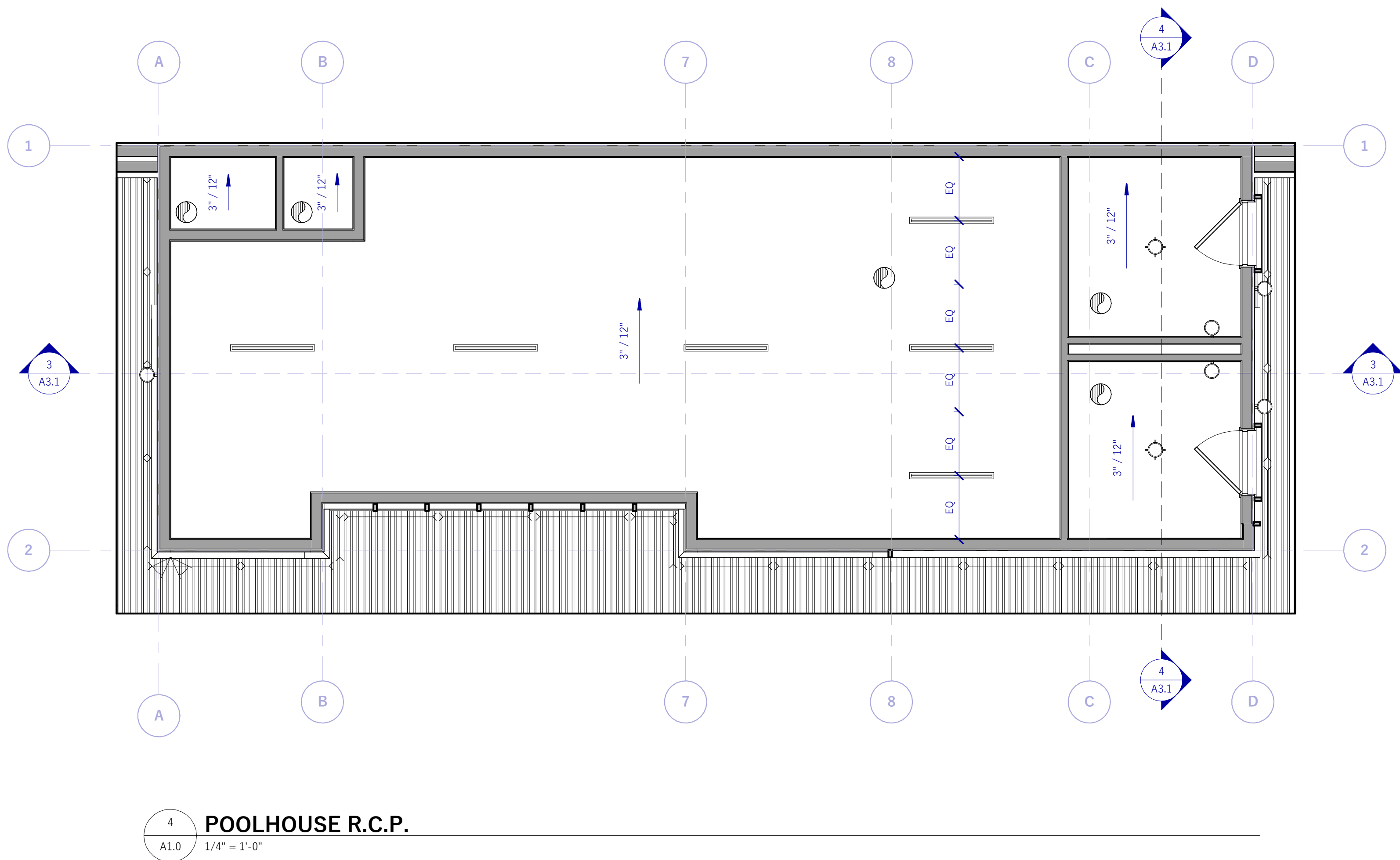


PROJECT NUMBER:
19143

**FLOOR PLAN &
R.C.P.
(POOLHOUSE)**

A1.0**POOLHOUSE FLOOR PLAN**

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

**POOLHOUSE R.C.P.**

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

A	SEE PROJECT GENERAL NOTES FOR ADDITIONAL REQUIREMENTS
B	DIMENSIONS TO DOORS AND WINDOWS ARE TO CENTER OF FRAMED OPENING UNLESS NOTED OTHERWISE
C	SEE STRUCTURAL DRAWINGS AND CALCULATIONS FOR ALL STRUCTURAL REQUIREMENTS INCLUDING FOUNDATION WALL SPECIFICATIONS AND SHEARWALL AND HOLDDOWN REQUIREMENTS
D	EXTERIOR GRID LINES AND DIMENSIONS ARE TO EXTERIOR FACE OF SHEATHING. SEE ARCHITECTURAL AND STRUCTURAL DETAILS FOR FOUNDATION LOCATION

A SEE PROJECT GENERAL NOTES FOR ADDITIONAL REQUIREMENTS.

C ALL CEILING MOUNTED EQUIPMENT (LIGHT FIXTURES, EXIT SIGNS, MOTION SENSORS, FIRE SPRINKLER HEADS, ETC.) TO BE CENTERED IN ACOUSTICAL PANEL OR GYP. BD. CEILING.

1 BBQ GRILL & COUNTER TO BE SPECIFIED BY LANDSCAPE
2 FURNITURE TO BE COORDINATED WITH OWNER
3 MECHANICALLY EXHAUSTED HOOD; SEE MECHANICAL



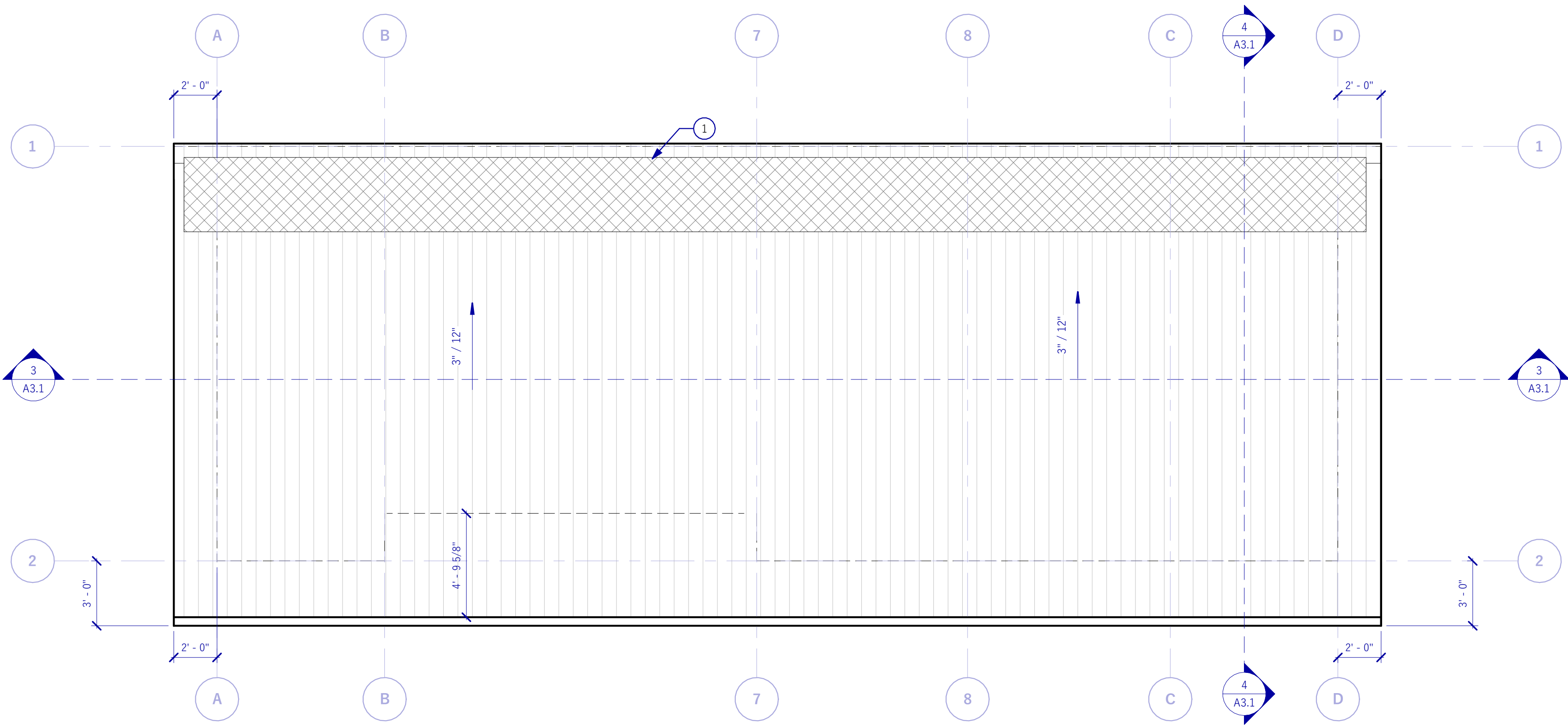
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	WINDOW TAG. (ALPHA) REFER TO WINDOW SCHEDULE AND DIAGRAMS.
	STOREFRONT TAG. (NUM.) REFER TO STOREFRONT DIAGRAMS.
	WALL TAG. REFER TO WALL TYPES.
	REVISION TAG. SEE LATEST REVISION ON TITLE BLOCK.
	EXTERIOR FLOOD LIGHT. REFER TO ELECTRICAL DRAWINGS
	DOWN LIGHT. REFER TO ELECTRICAL DRAWINGS
	CILING MOUNTED LIGHT. REFER TO ELECTRICAL DRAWINGS
	LINEAR DOWNLIGHT. REFER TO ELECTRICAL DRAWINGS
	WALL SCONCE LIGHT FIXTURE. REFER TO ELECTRICAL DRAWINGS
	WALL WASH LIGHT. REFER TO ELECTRICAL DRAWINGS
	VENTILATION FAN. REFER TO ELECTRICAL DRAWINGS

REVISIONS:		
NO.	DATE	DESCRIPTION

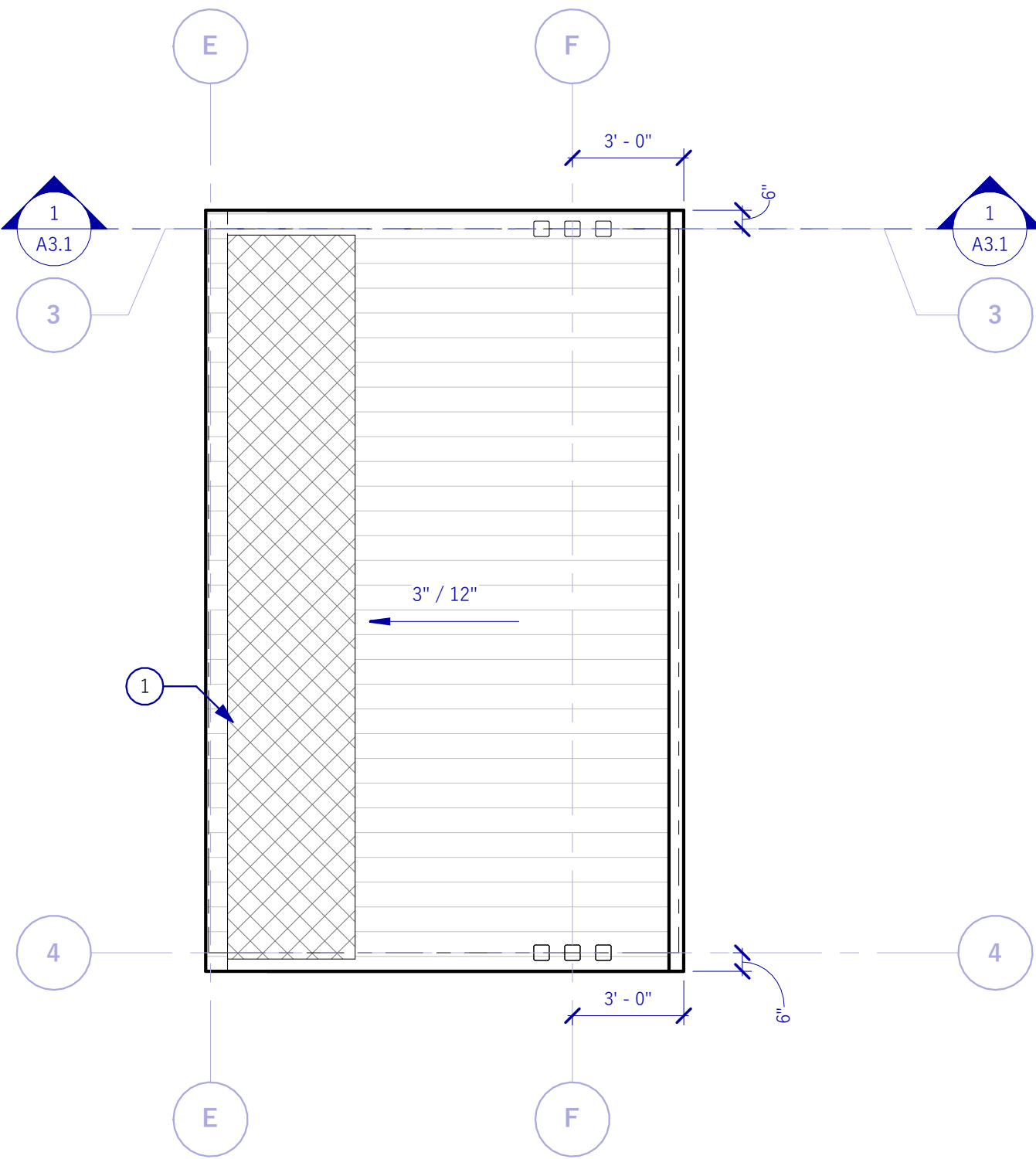


**FLOOR PLAN
AND R.C.P.
(PERGOLAS)**

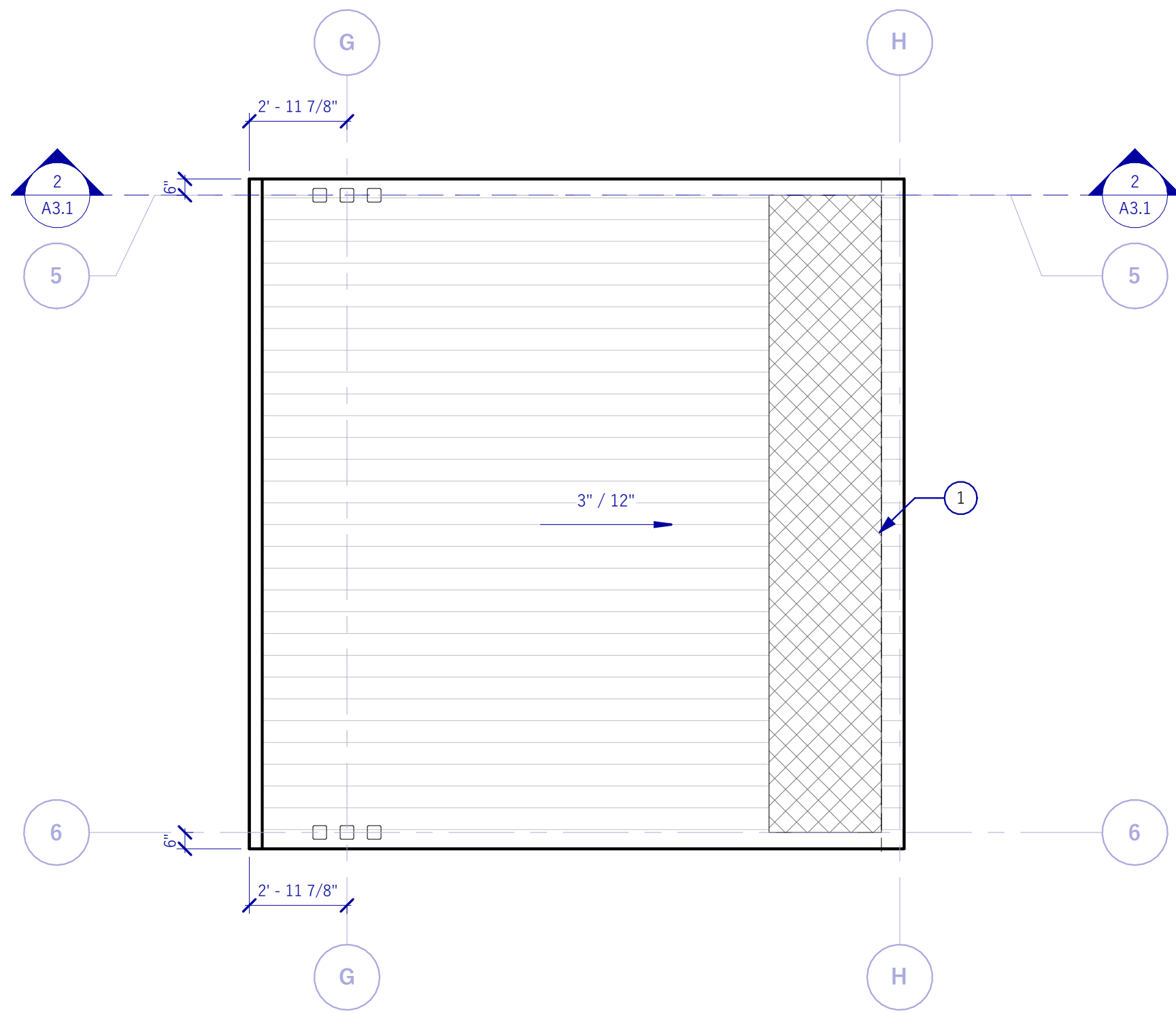
JZW
ARCHITECTS



1
A1.2
POOLHOUSE ROOF PLAN
1/4" = 1'-0"



2
A1.2
PERGOLA A ROOF PLAN
1/4" = 1'-0"



3
A1.2
PERGOLA B ROOF BEARING
1/4" = 1'-0"

GENERAL NOTES - ROOF

- A SEE GENERAL NOTES ON SHEET G1.1 FOR ADDITIONAL REQUIREMENTS. COORDINATE ALL STRUCTURAL ELEMENTS WITH STRUCTURAL CALCULATIONS.
- B COORDINATE WITH SECTIONS FOR ROOF OVERHANG DIMENSIONS.
- C CONTRACTOR TO PROVIDE SNOW GUARDS DESIGNED FOR THIS SPECIFIC ROOF LAYOUT - TRA SNOW AND SUN, OR APPROVED EQUIVALENT

KEYED NOTES

- 1 SNOW GUARD TO BE DESIGNED & INSTALLED PER MANUFACTURER'S RECOMMENDATIONS

CONSULTANT

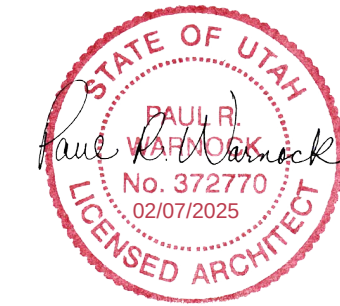
PARK STATION COURTYARD
950 PARK AVE, PARK CITY, UT 84060

ISSUED:
February 7th, 2025

REVISIONS:

NO.	DATE	DESCRIPTION
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PROJECT NUMBER:
19143

ROOF PLANS

A1.2

ISSUED:
March 28th, 2025REVISIONS:

NO.	DATE	DESCRIPTION
1	12/26/2024	REVISION 1

STAMP

PROJECT NUMBER:
19143ELEVATIONS
(POOLHOUSE)

A2.1

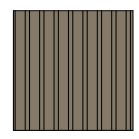
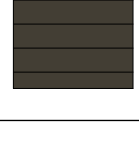
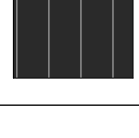
GENERAL NOTES - ELEVATIONS

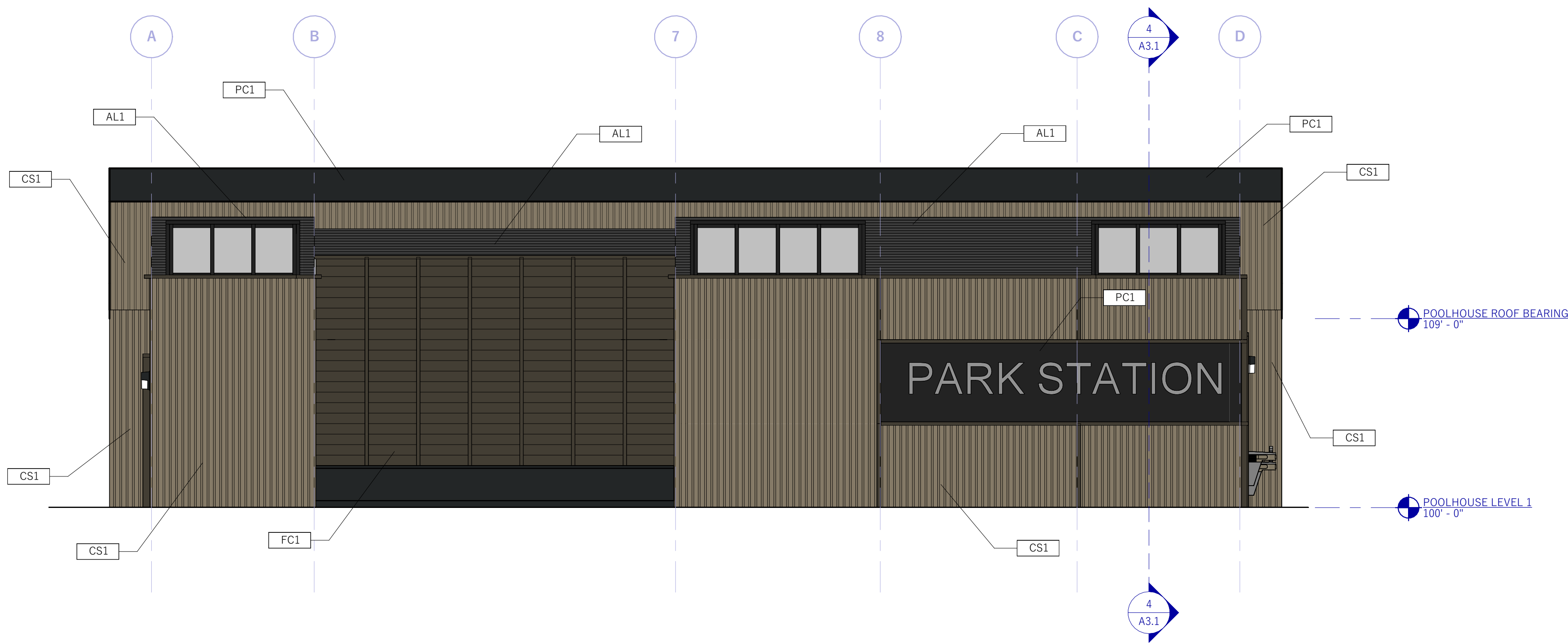
- A SEE GENERAL NOTES FOR ADDITIONAL REQUIREMENTS.
B COORDINATE WINDOW HEIGHTS WITH WINDOW SCHEDULE.
C SEE ROOF PLAN FOR ALL ROOF SLOPES

KEYED NOTES

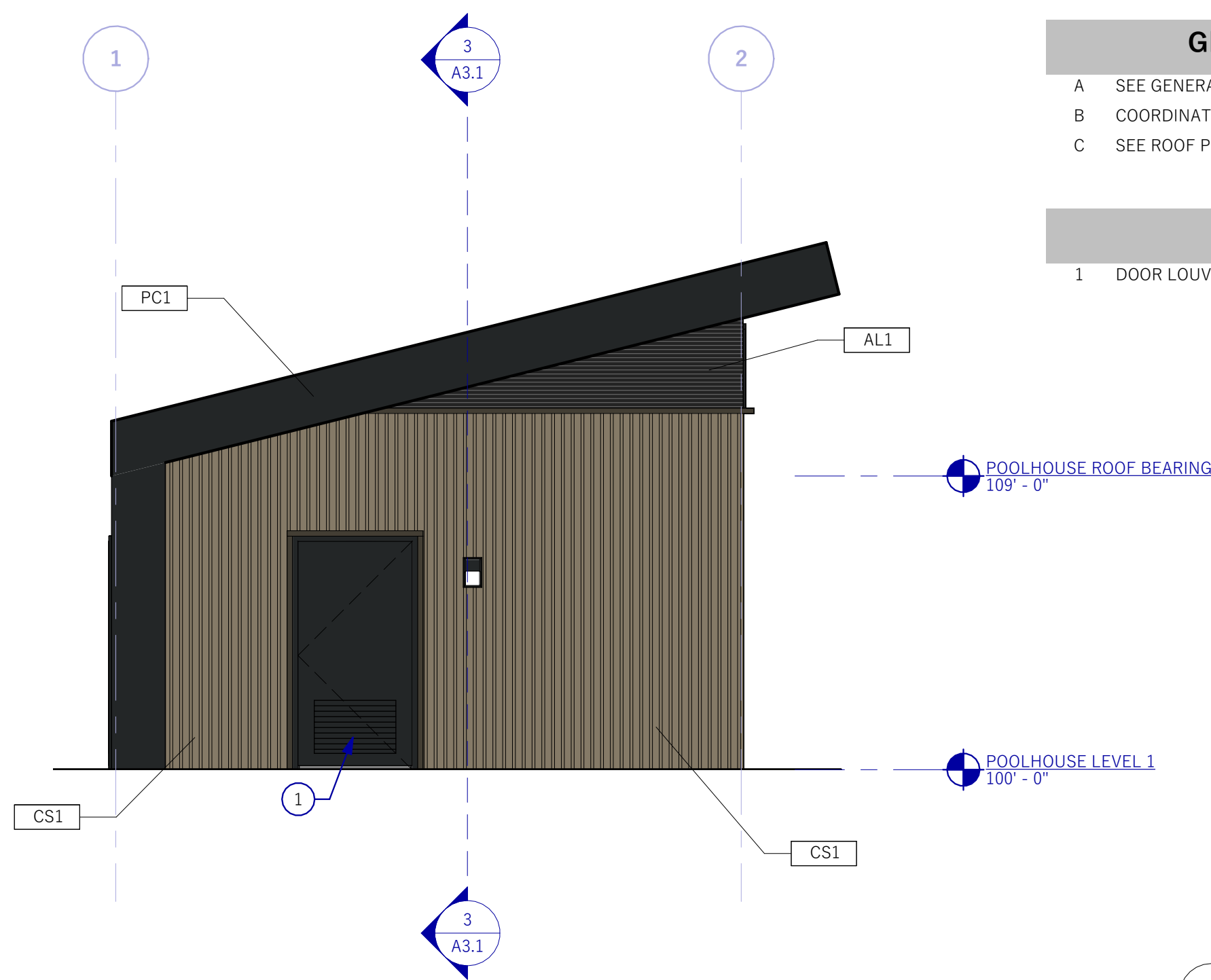
- 1 DOOR LOUVERS; SEE DOOR SCHEDULE AND HARDWARE GROUPS

EXTERIOR MATERIAL LEGEND

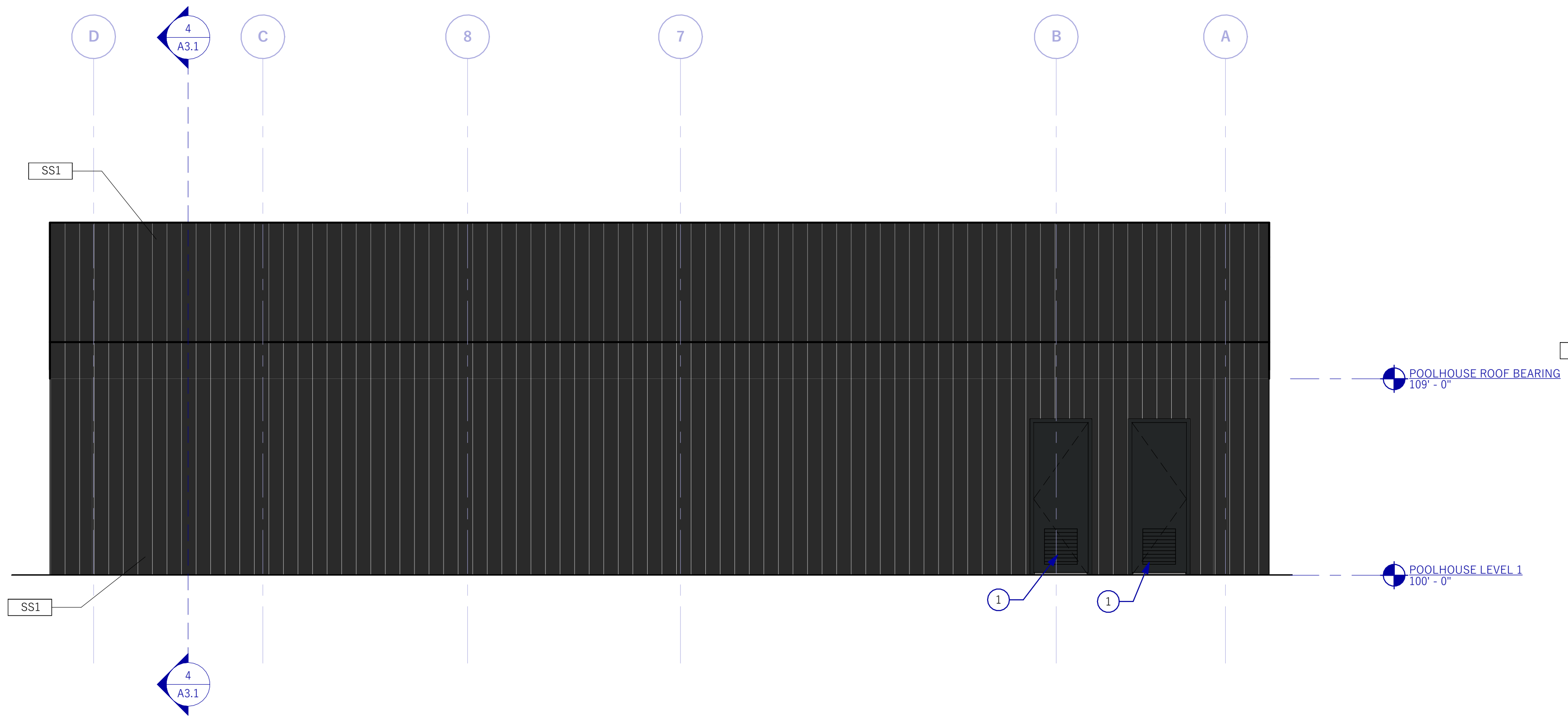
IMAGE	TAG	DESCRIPTION
	CS1	NEWTECHWOOD COMPOSITE EUROPEAN SIDING SYSTEM; LIGHT WOOD
	AL1	CMG 7/8" CORRUGATED ALUMINUM PANEL; BRONZE, MATTE FINISH
	PC1	ALUMINUM PANEL; DARK BRONZE, MATTE FINISH
	FC1	NEWTECHWOOD ALL WEATHER TONGUE AND GROOVE SIDING; DARK WOOD
	SS1	CMG STANDING SEAM ROOF; DARK BRONZE, MATTE FINISH



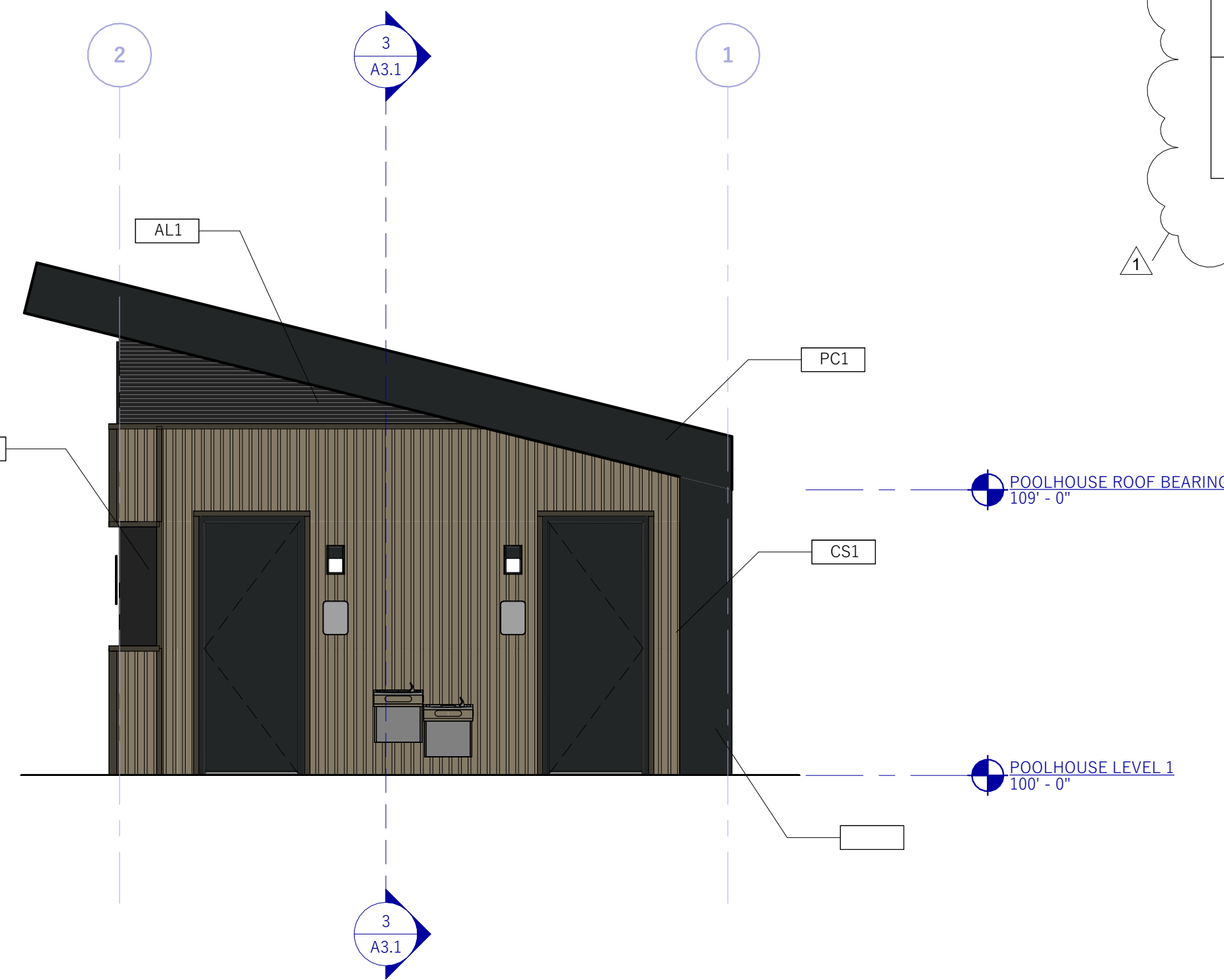
1 POOL HOUSE FRONT ELEVATION
A2.1 1/4" = 1'-0"



2 POOL HOUSE LEFT ELEVATION
A2.1 1/4" = 1'-0"



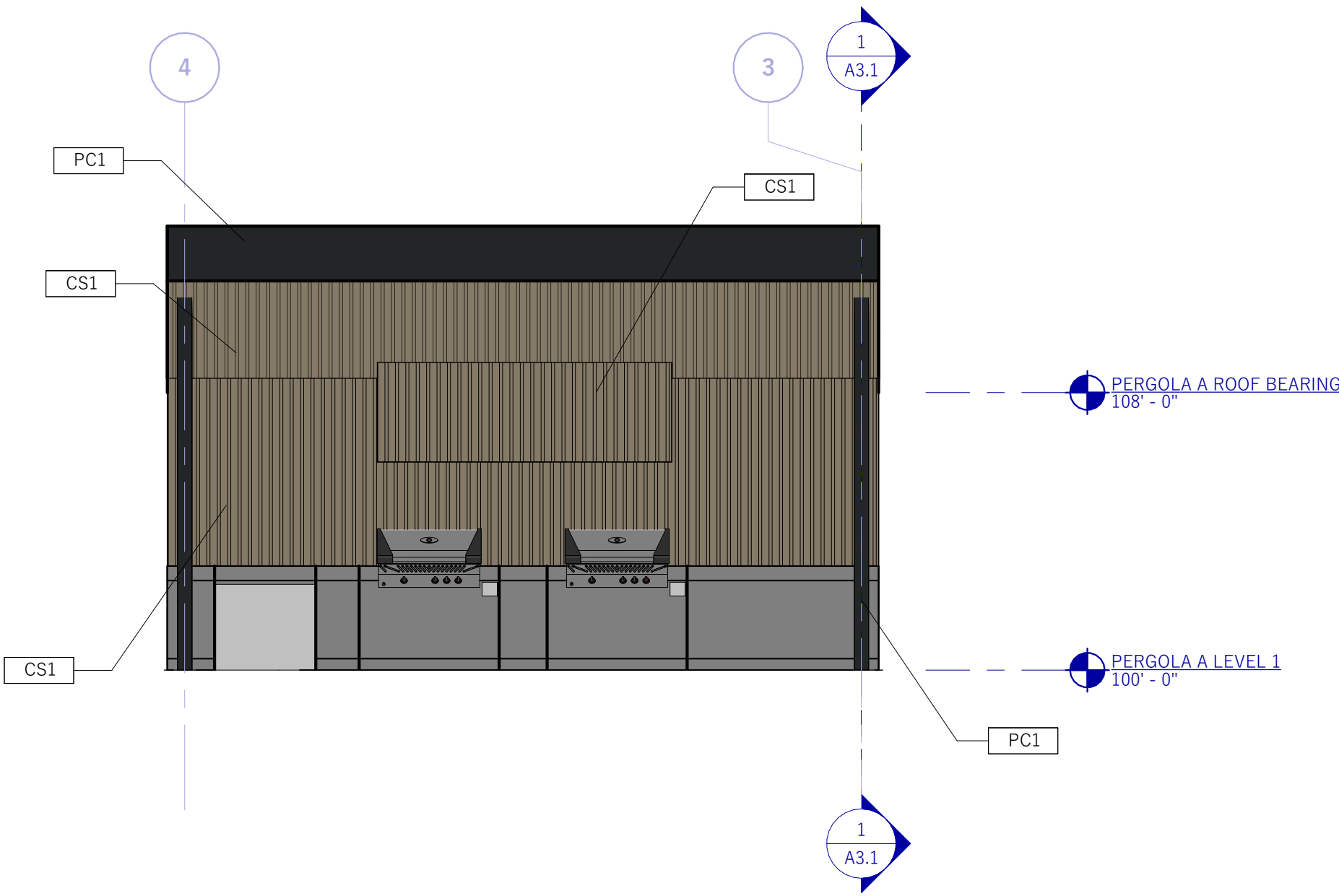
3 POOL HOUSE REAR ELEVATION
A2.1 1/4" = 1'-0"



4 POOL HOUSE RIGHT ELEVATION
A2.1 1/4" = 1'-0"

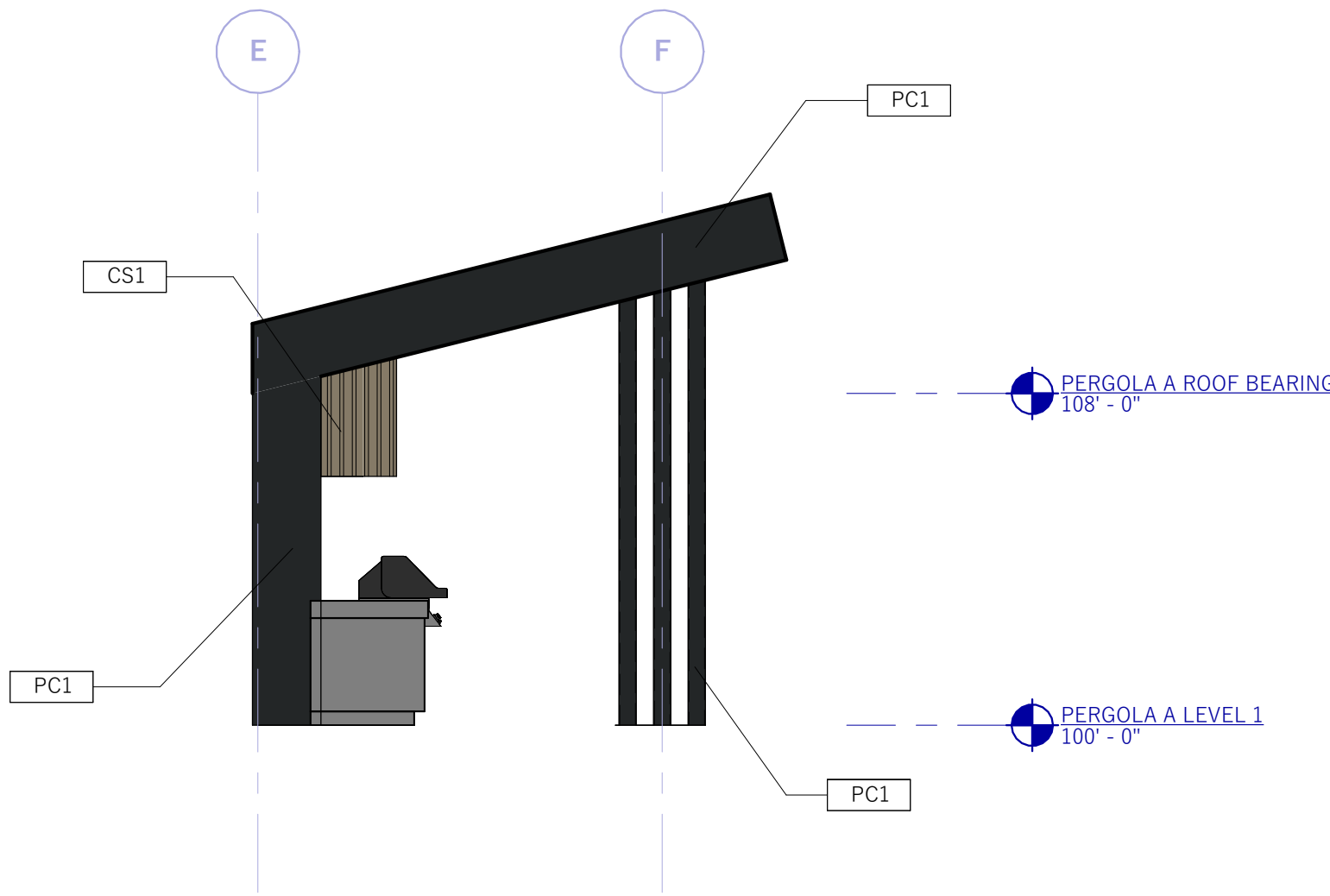
GENERAL NOTES - ELEVATIONS

- A SEE GENERAL NOTES FOR ADDITIONAL REQUIREMENTS.
B COORDINATE WINDOW HEIGHTS WITH WINDOW SCHEDULE.
C SEE ROOF PLAN FOR ALL ROOF SLOPES



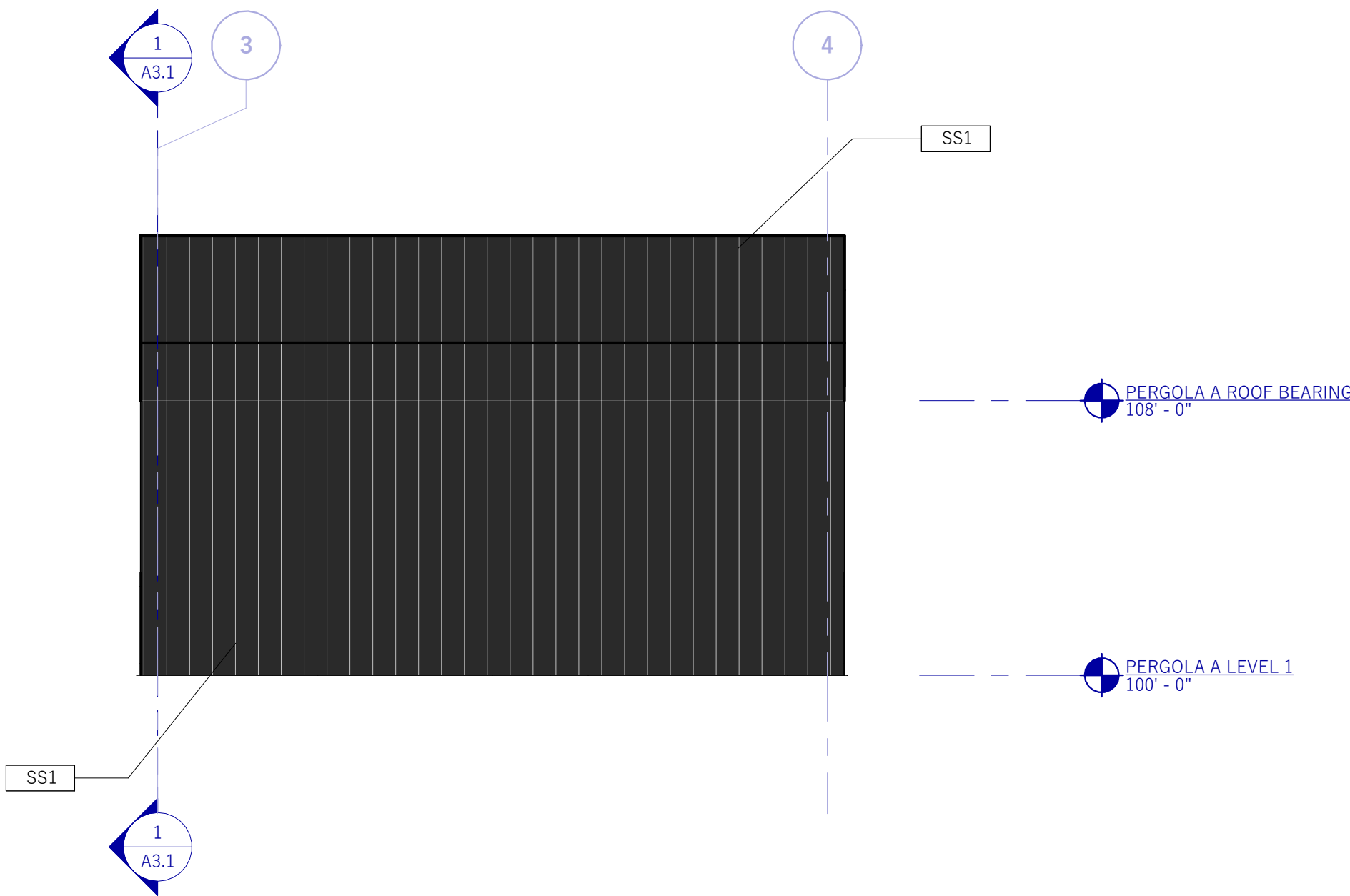
1
A2.2
1/4" = 1'-0"

PERGOLA A FRONT ELEVATION



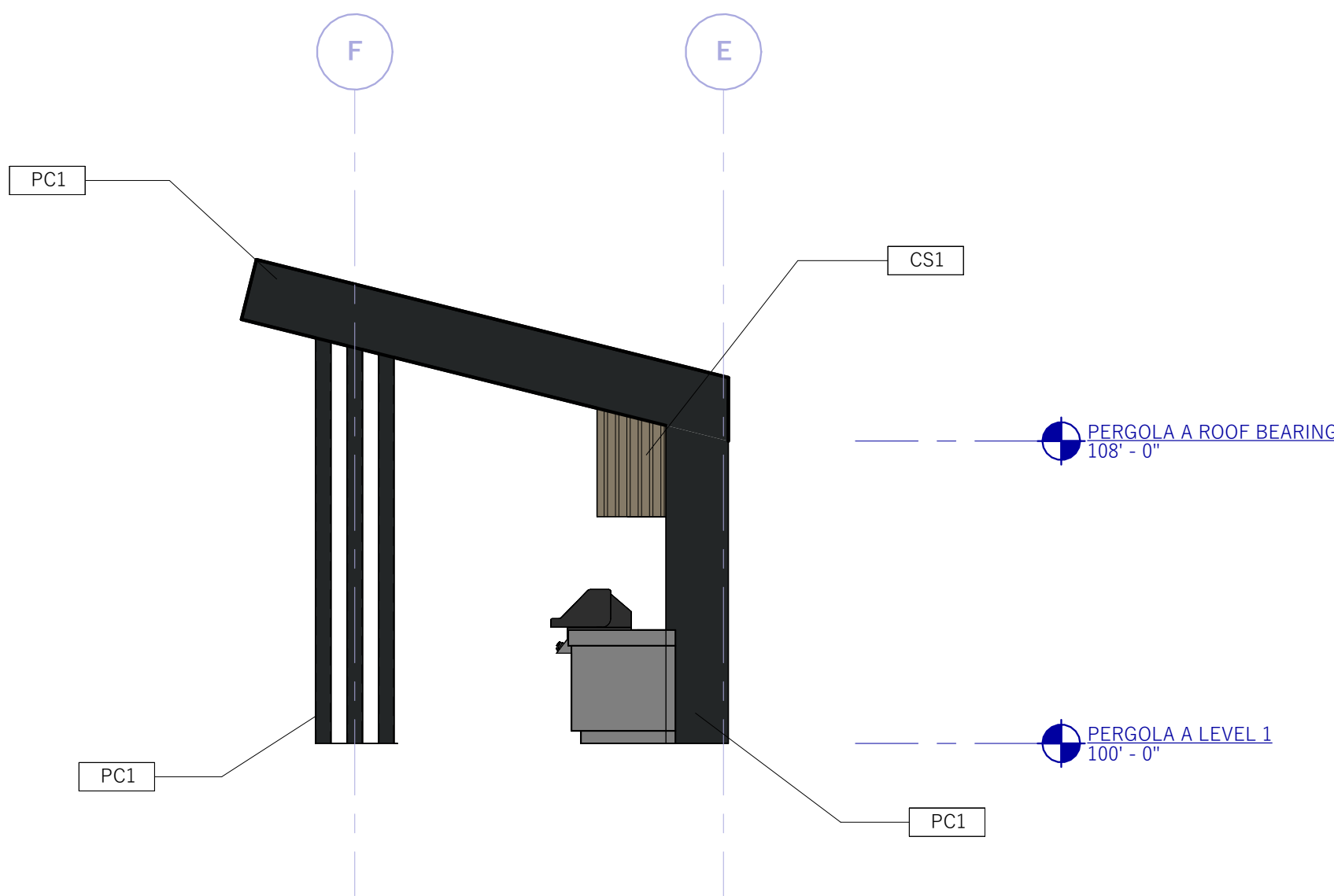
4
A2.2
1/4" = 1'-0"

PERGOLA A LEFT ELEVATION



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

PERGOLA A REAR ELEVATION



3
A2.2
1/4" = 1'-0"

PERGOLA A RIGHT ELEVATION

EXTERIOR MATERIAL LEGEND

IMAGE	TAG	DESCRIPTION
	CS1	NEWTECHWOOD COMPOSITE EUROPEAN SIDING SYSTEM; LIGHT WOOD
	PC1	ALUMINUM PANEL; DARK BRONZE, MATTE FINISH
	SS1	CMG STANDING SEAM ROOF; DARK BRONZE, MATTE FINISH

PARK STATION COURTYARD
950 PARK AVE, PARK CITY, UT 84060

ISSUED:
March 28th, 2025

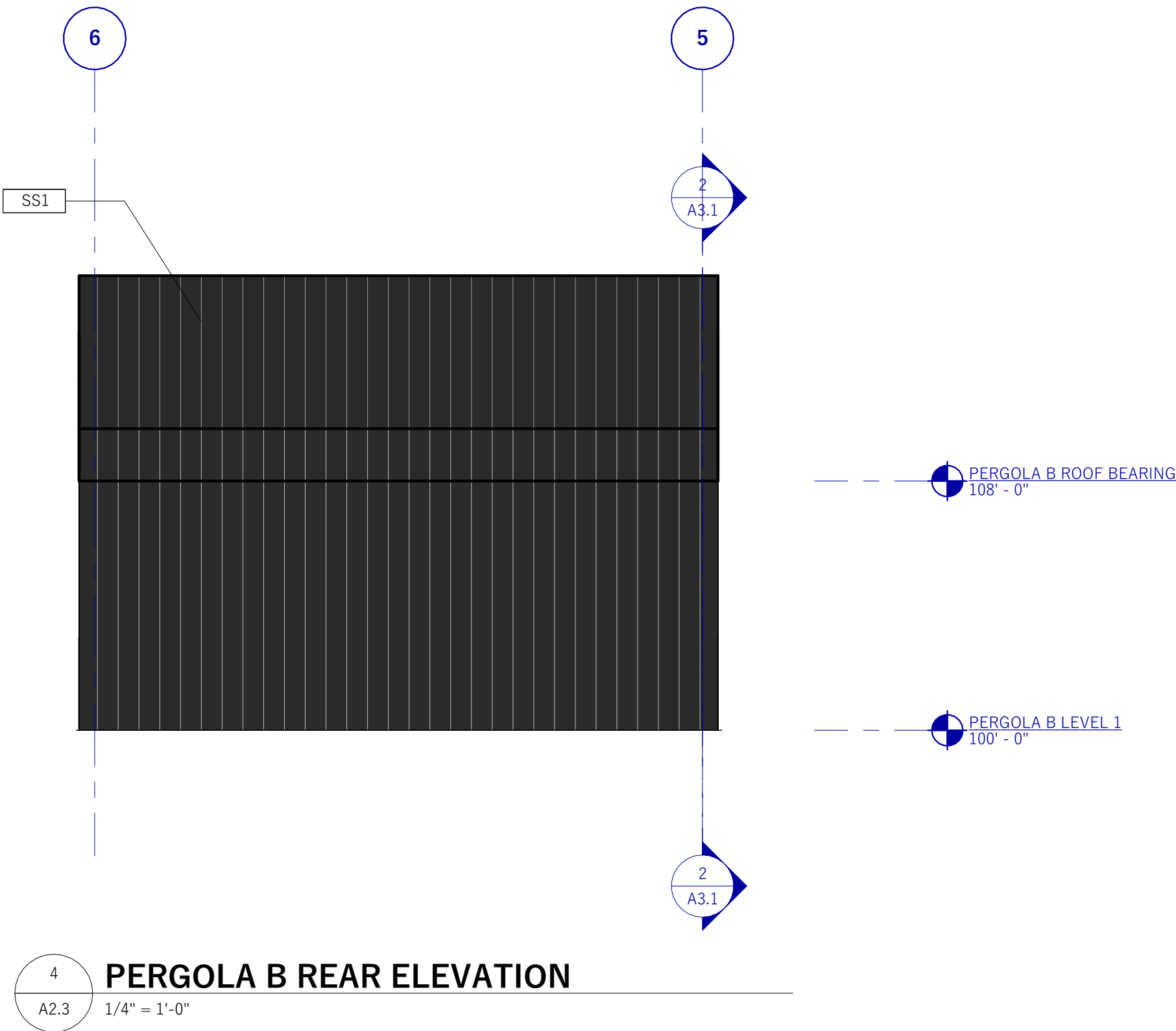
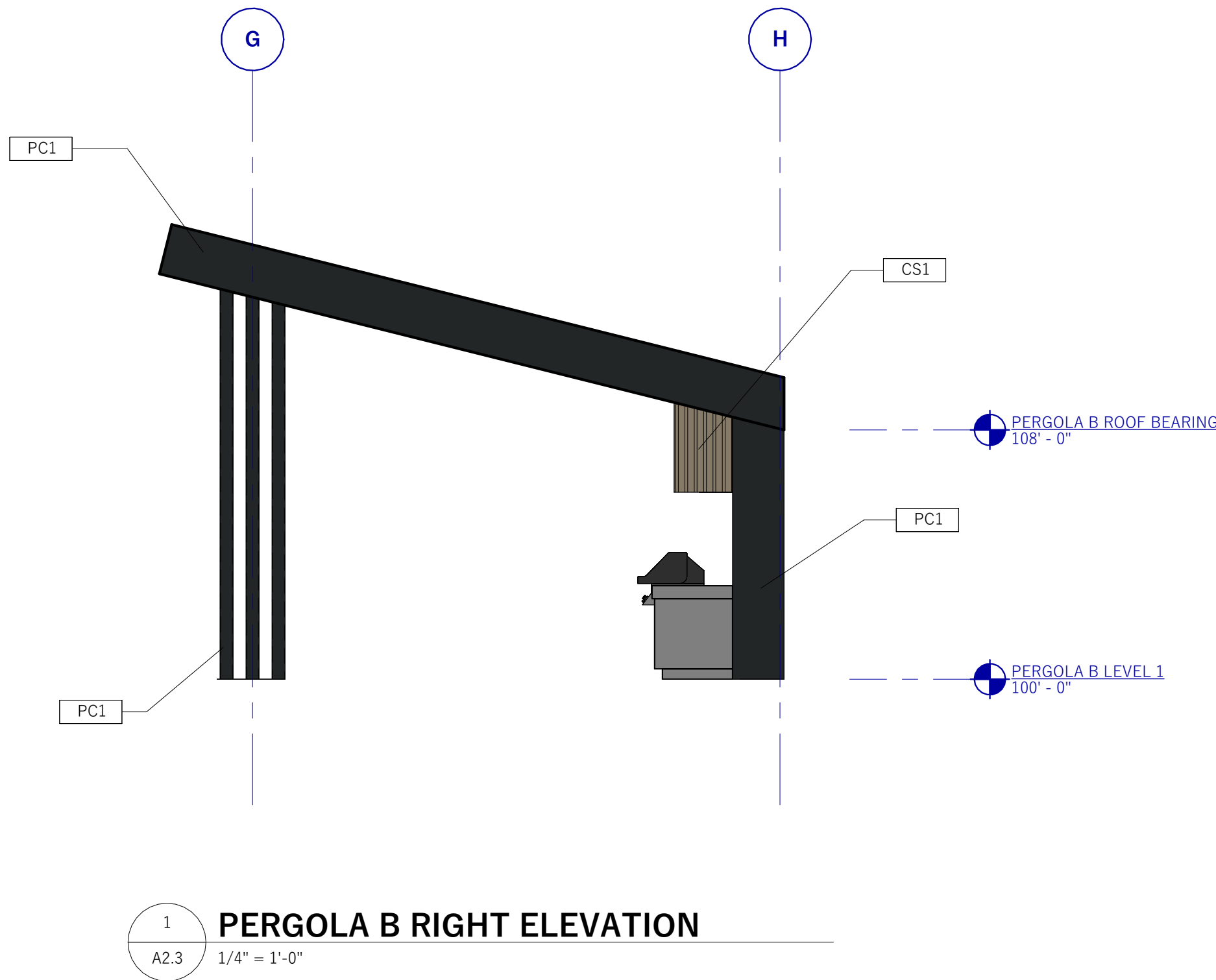
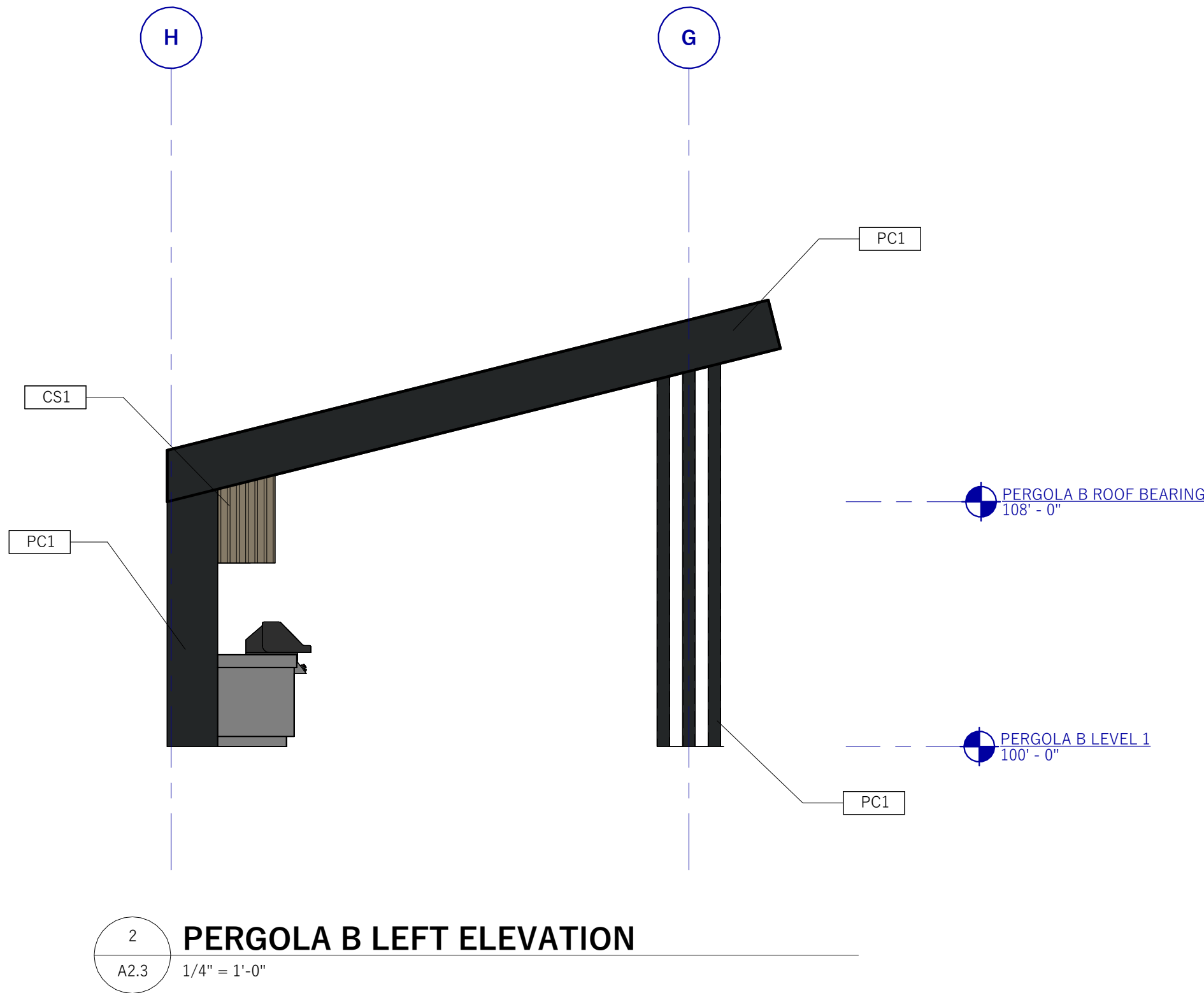
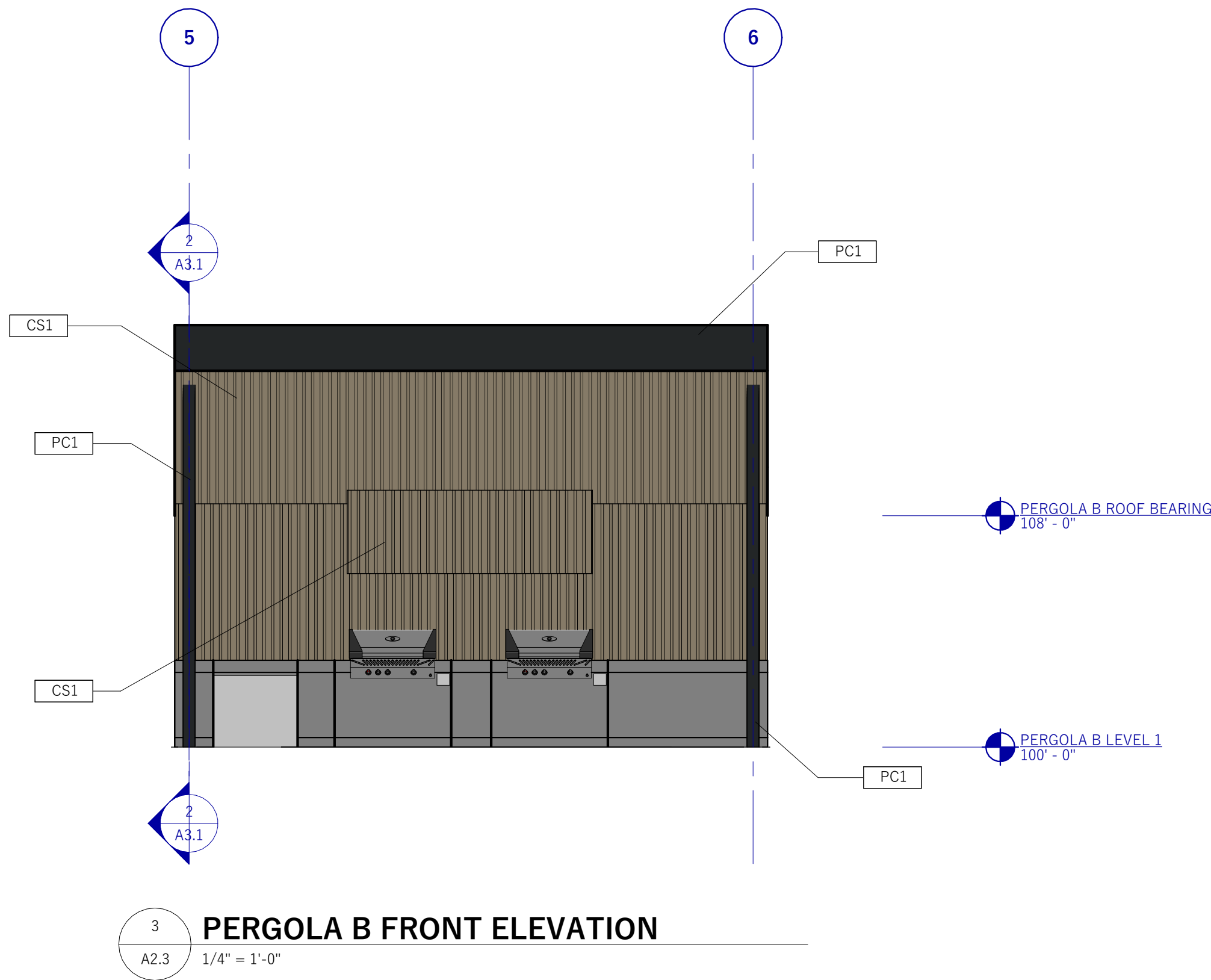
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NO. DATE DESCRIPTION
1 12/26/2024 REVISION 1

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PROJECT NUMBER:
19143

**ELEVATIONS
(PERGOLA A)**

A2.2



GENERAL NOTES - ELEVATIONS

- A SEE GENERAL NOTES FOR ADDITIONAL REQUIREMENTS.
B COORDINATE WINDOW HEIGHTS WITH WINDOW SCHEDULE.
C SEE ROOF PLAN FOR ALL ROOF SLOPES

EXTERIOR MATERIAL LEGEND

IMAGE	TAG	DESCRIPTION
	CS1	NEWTechWOOD COMPOSITE EUROPEAN SIDING SYSTEM; LIGHT WOOD
	PC1	ALUMINUM PANEL; DARK BRONZE, MATTE FINISH
	SS1	CMG STANDING SEAM ROOF; DARK BRONZE, MATTE FINISH

CONSULTANT

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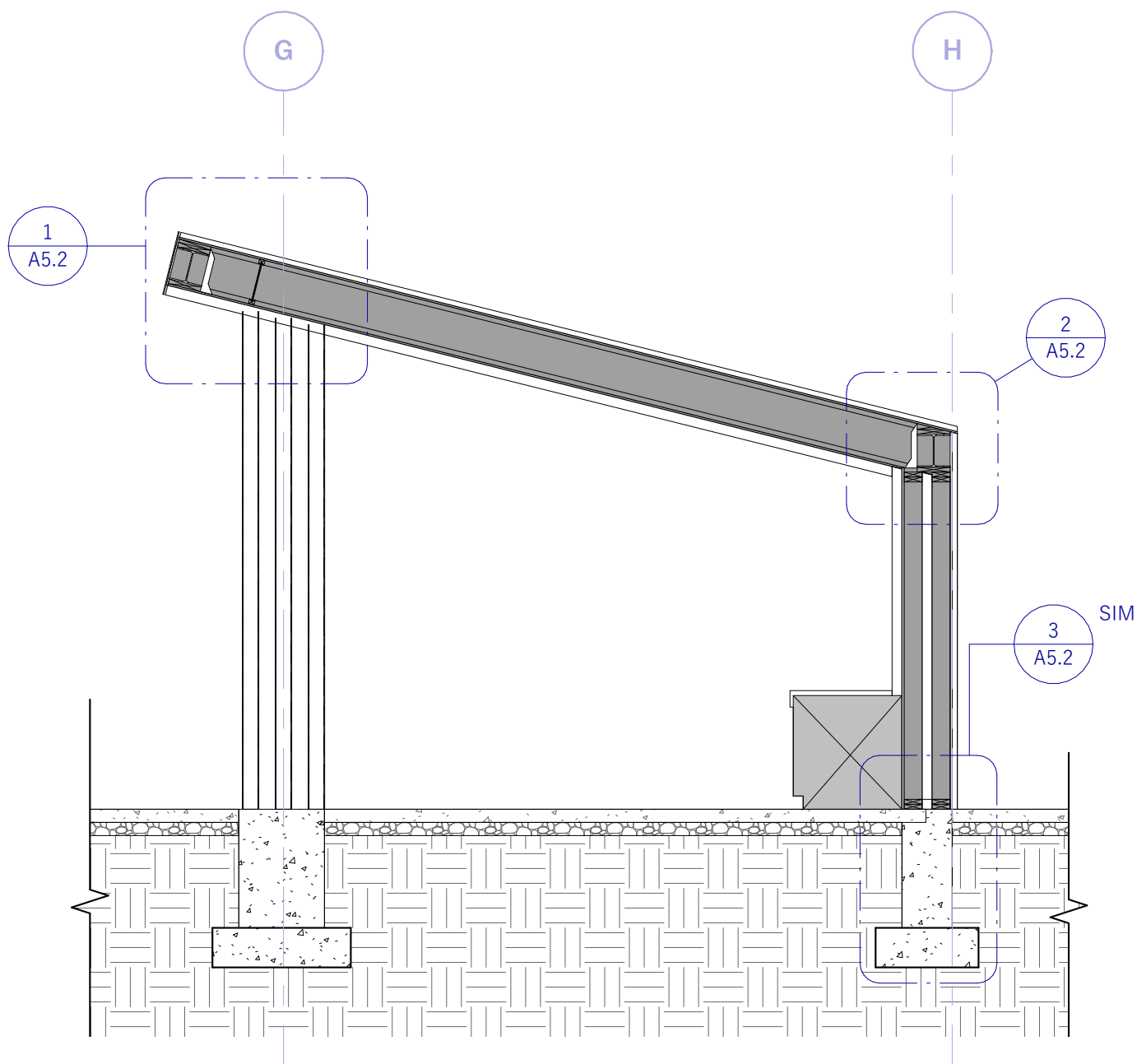
PROJECT NUMBER:
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ELEVATIONS
(PERGOLA B)

A2.3

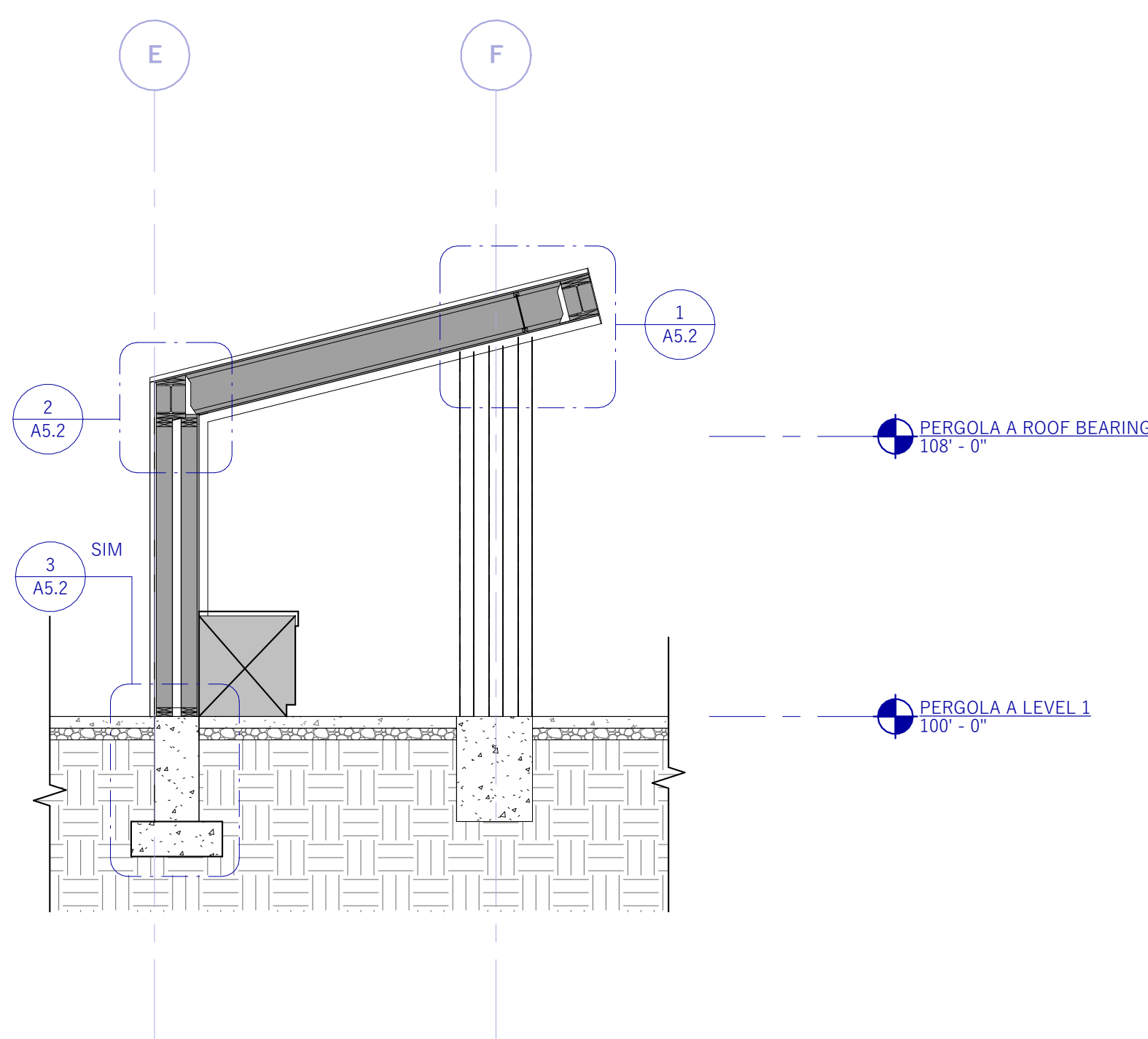
GENERAL NOTES - SECTIONS

- A SEE GENERAL NOTES ON SHEET G1.1 FOR ADDITIONAL REQUIREMENTS.
B REVIEW ALL STRUCTURAL PLANS AND SPECIFICATIONS AS WELL AS STRUCTURAL CALCULATIONS FOR ALL STRUCTURAL REQUIREMENTS
C REFER TO ELEVATION DRAWINGS FOR ALL EXTERIOR FINISHES
D ALL WINDOWS AND DOORS TO BE AS INDICATED IN FLOOR PLANS AND WINDOW/DOOR SCHEDULES.
E ALL INSULATION, VAPOR BARRIERS, BUILDING PAPER, ETC. AS INDICATED IN GENERAL NOTES



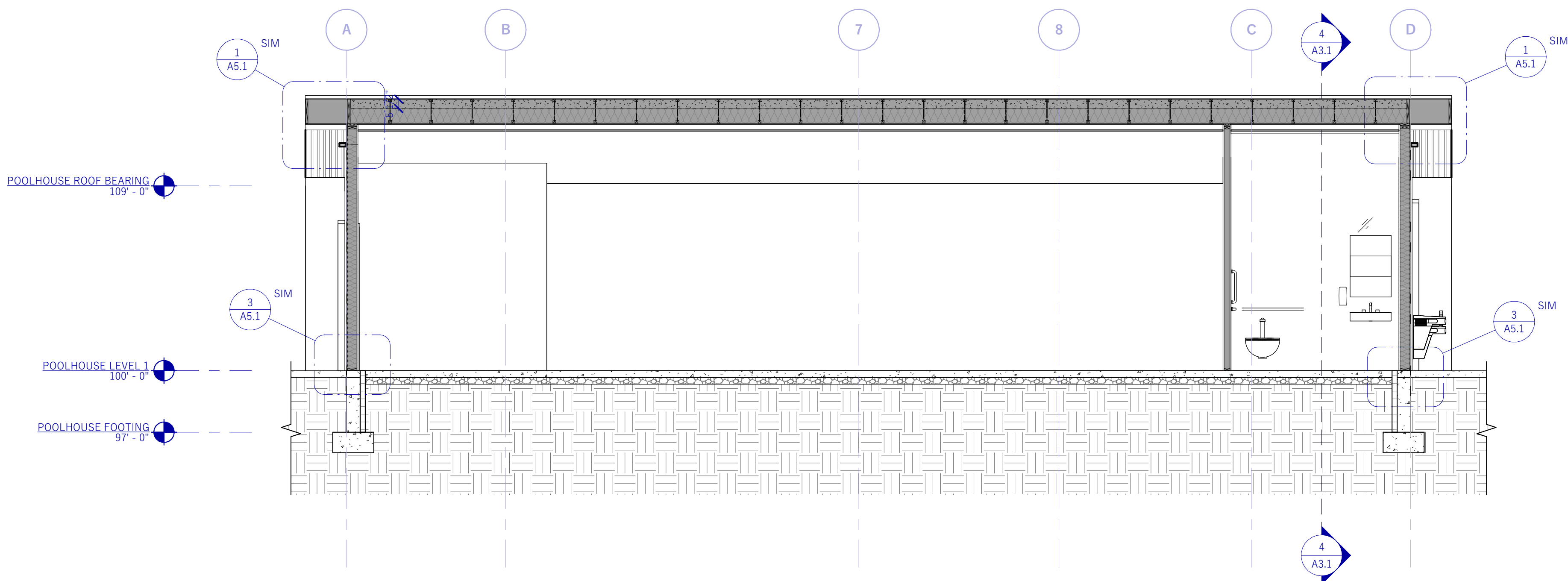
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A3.1

PERGOLA B SECTION
1/4" = 1'-0"



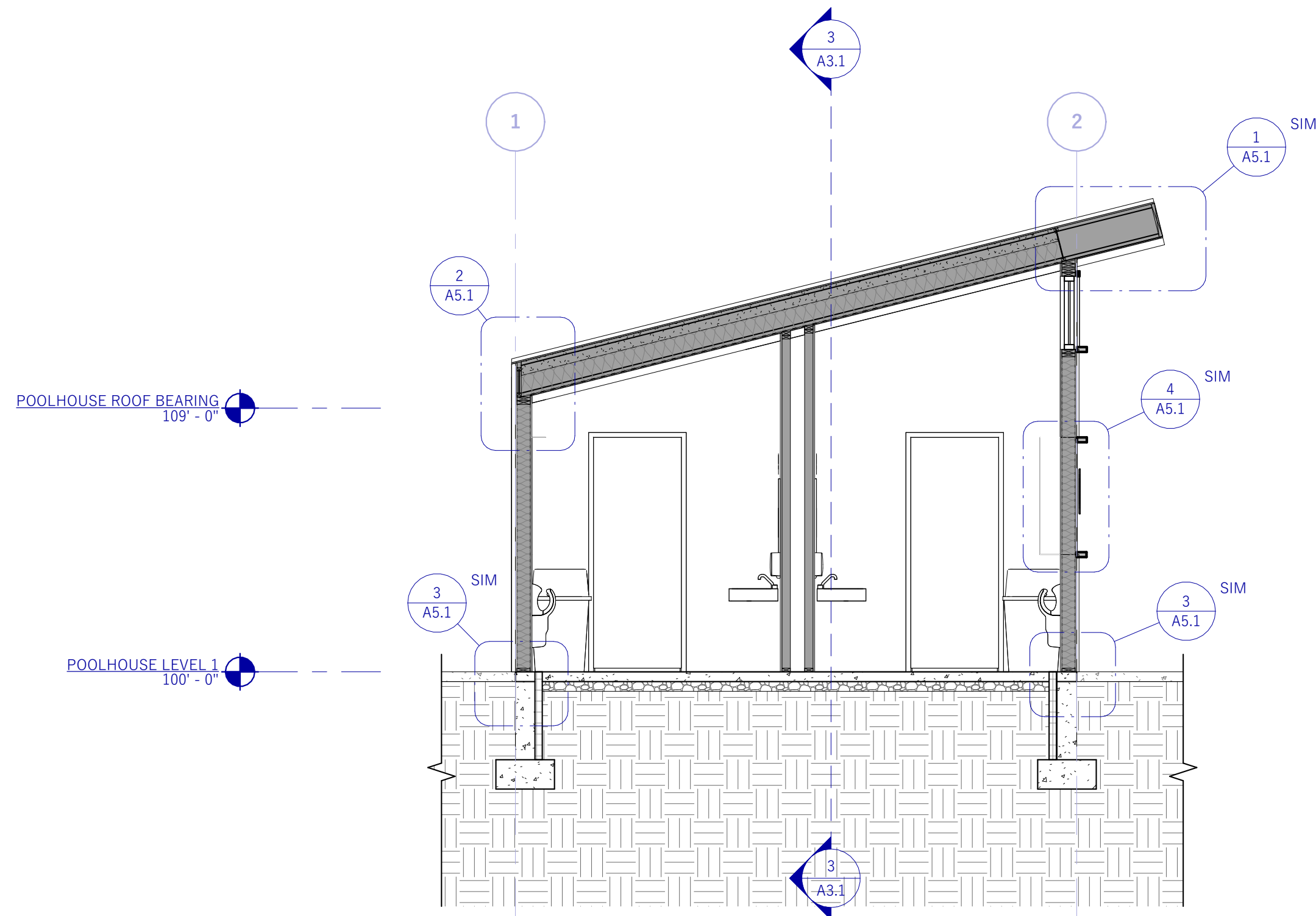
1
A3.1

PERGOLA A SECTION
1/4" = 1'-0"



3
A3.1

POOLHOUSE SECTION 1
1/4" = 1'-0"



4
A3.1

POOLHOUSE SECTION 2
1/4" = 1'-0"

PARK STATION COURTYARD
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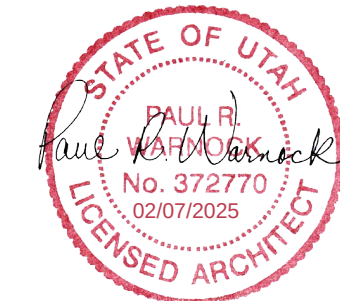
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**BUILDING
SECTIONS**

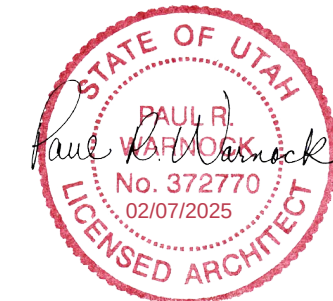
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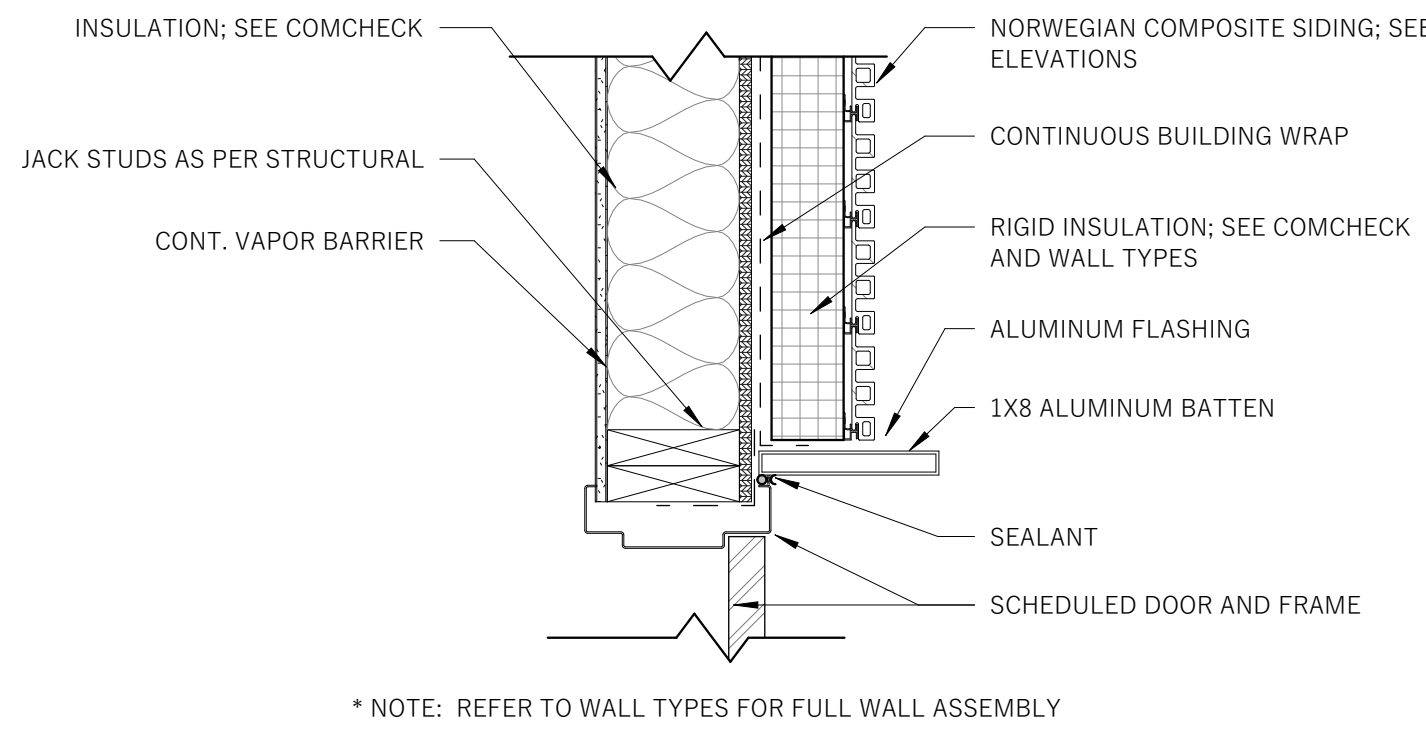
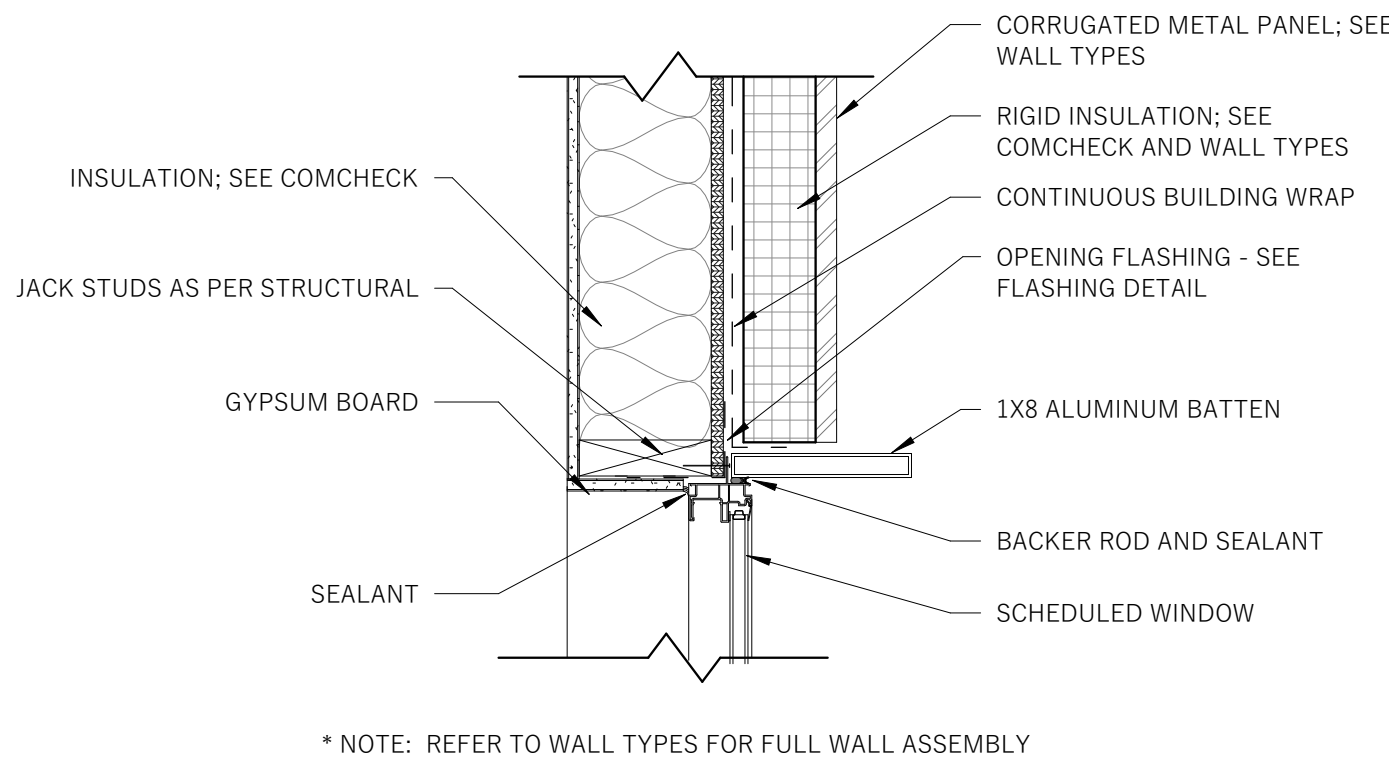
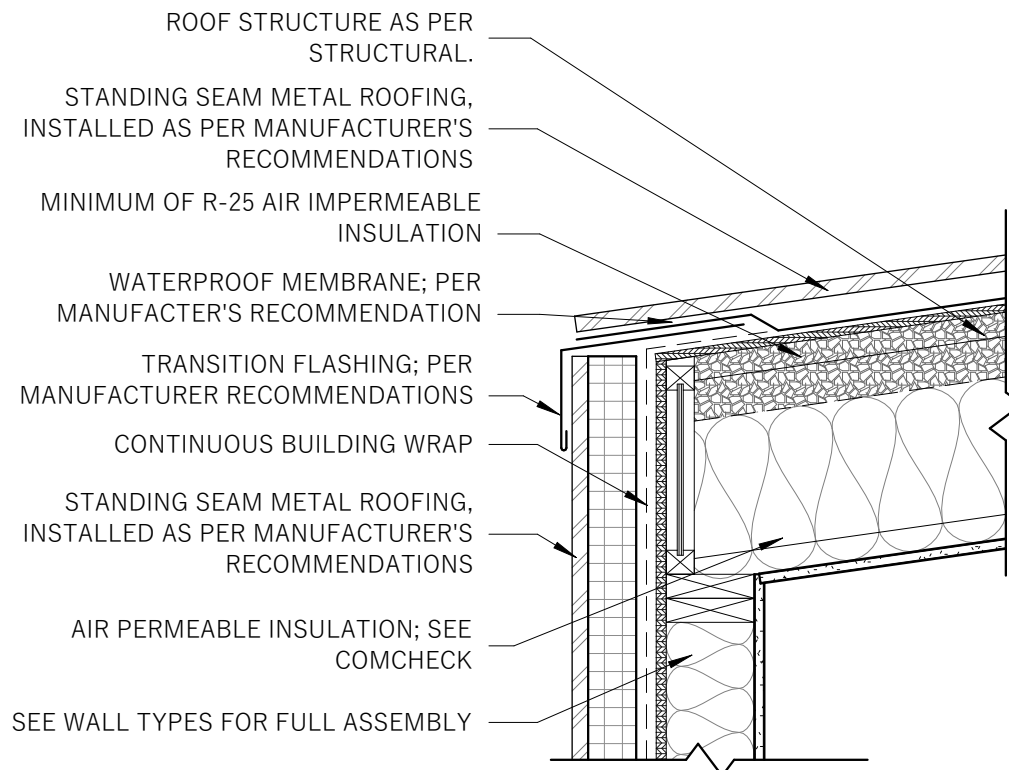
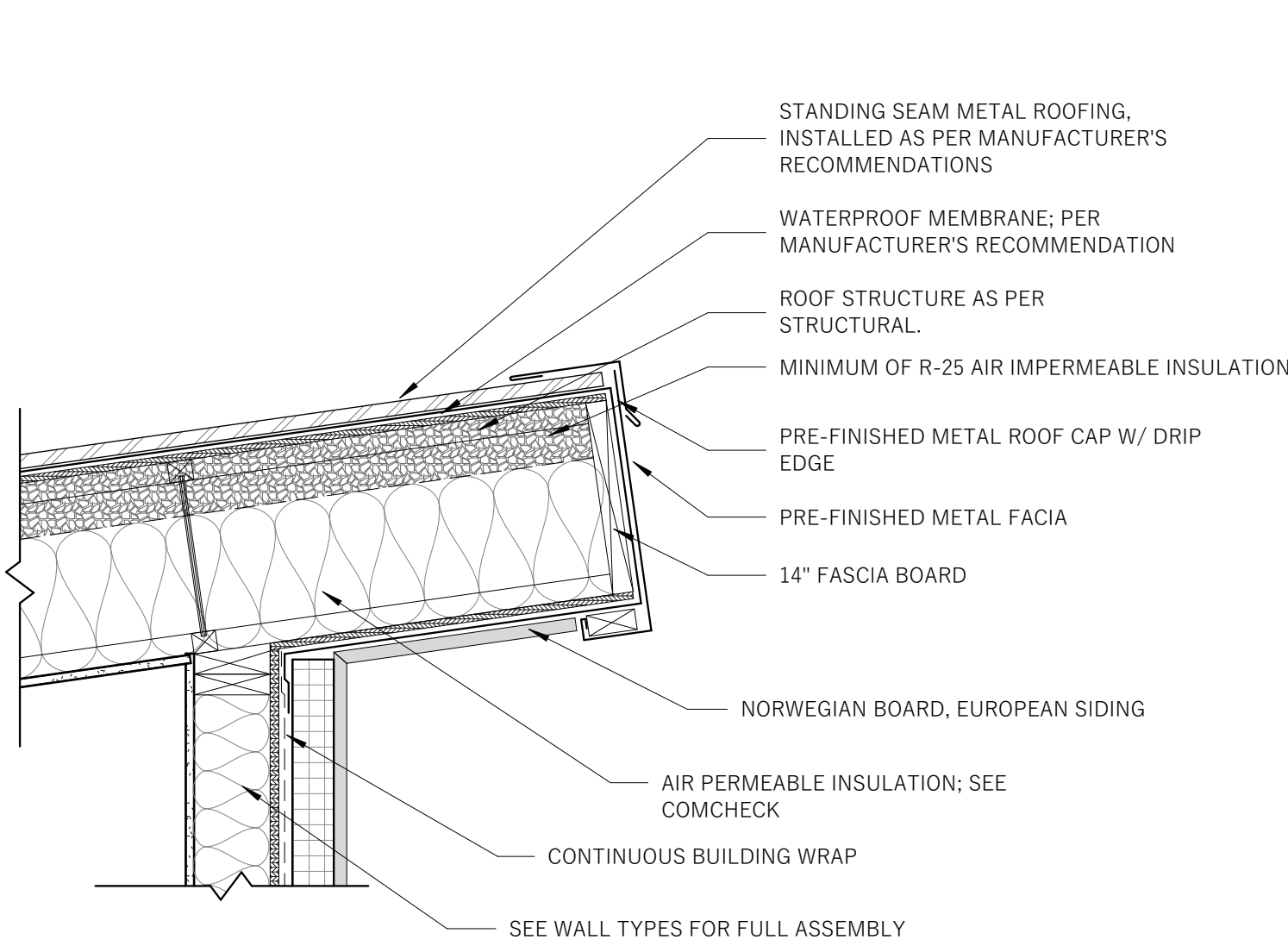


PROJECT NUMBER:

19143

ARCHITECTURAL
DETAILS

A5.1



1 ROOF AT EAVE

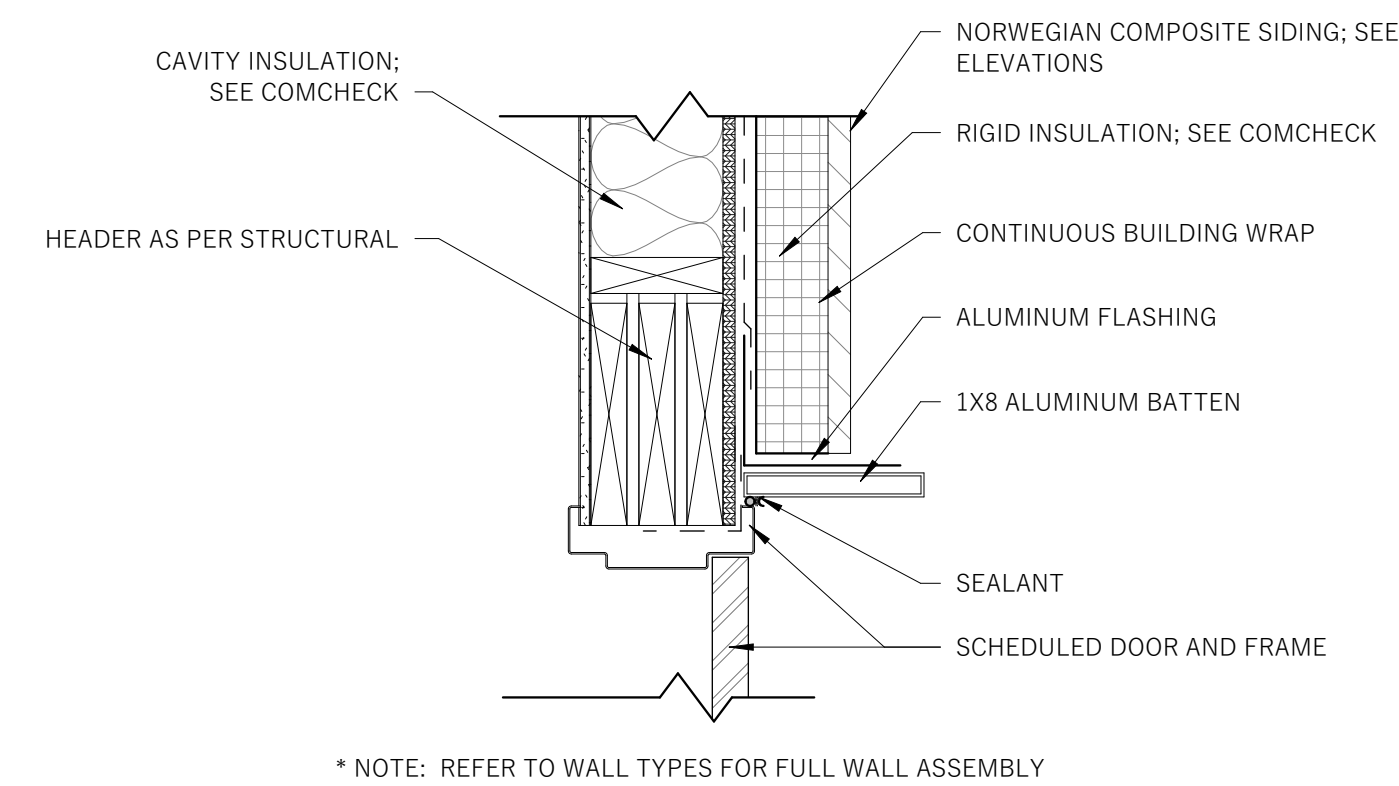
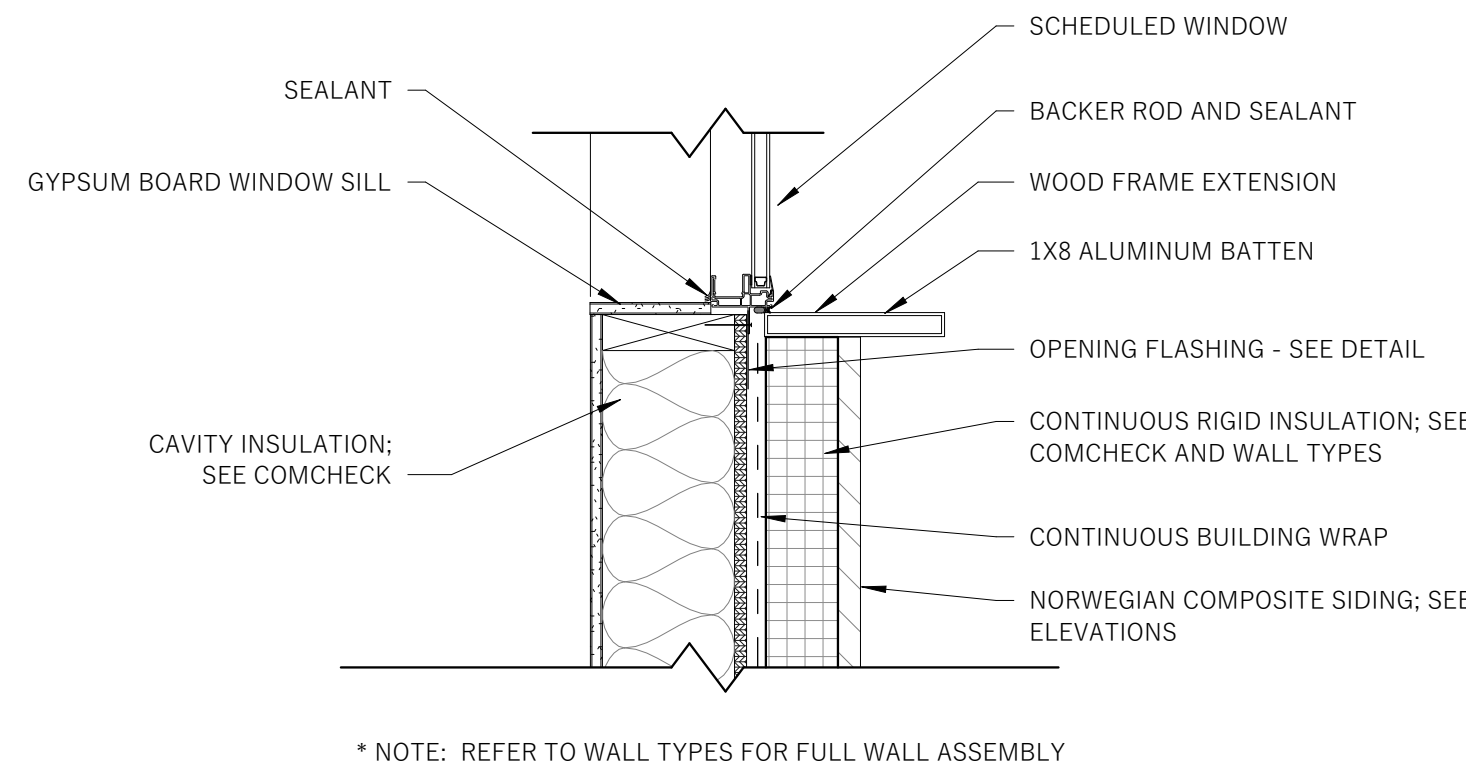
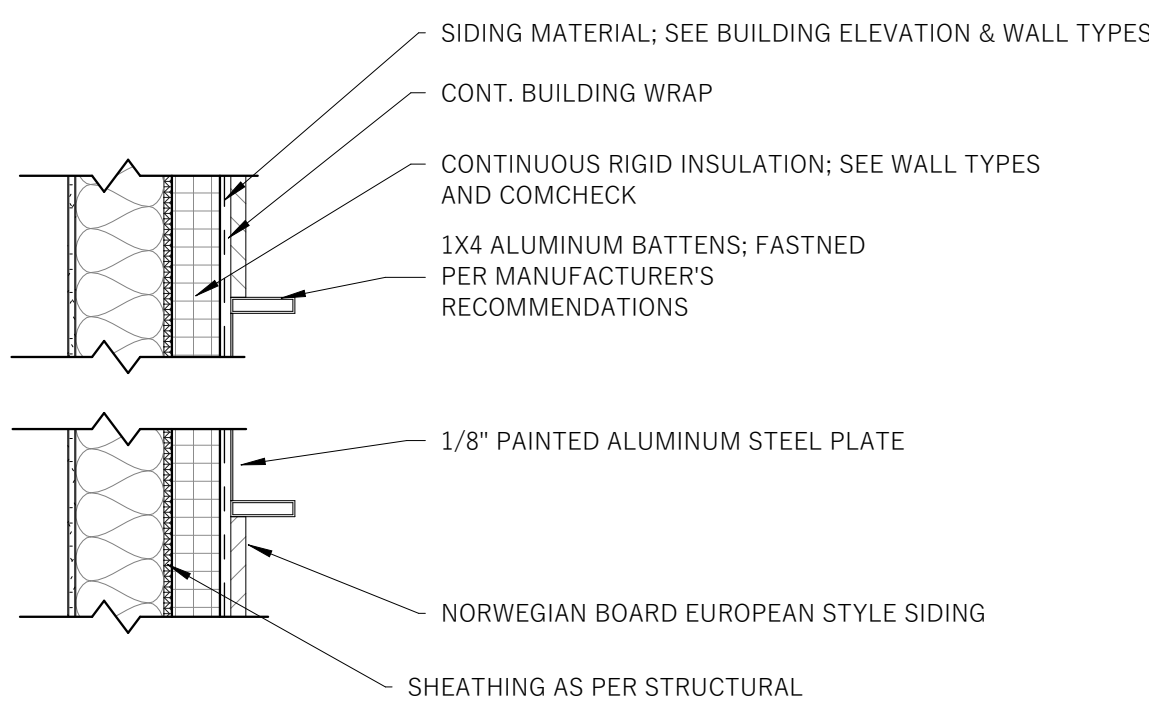
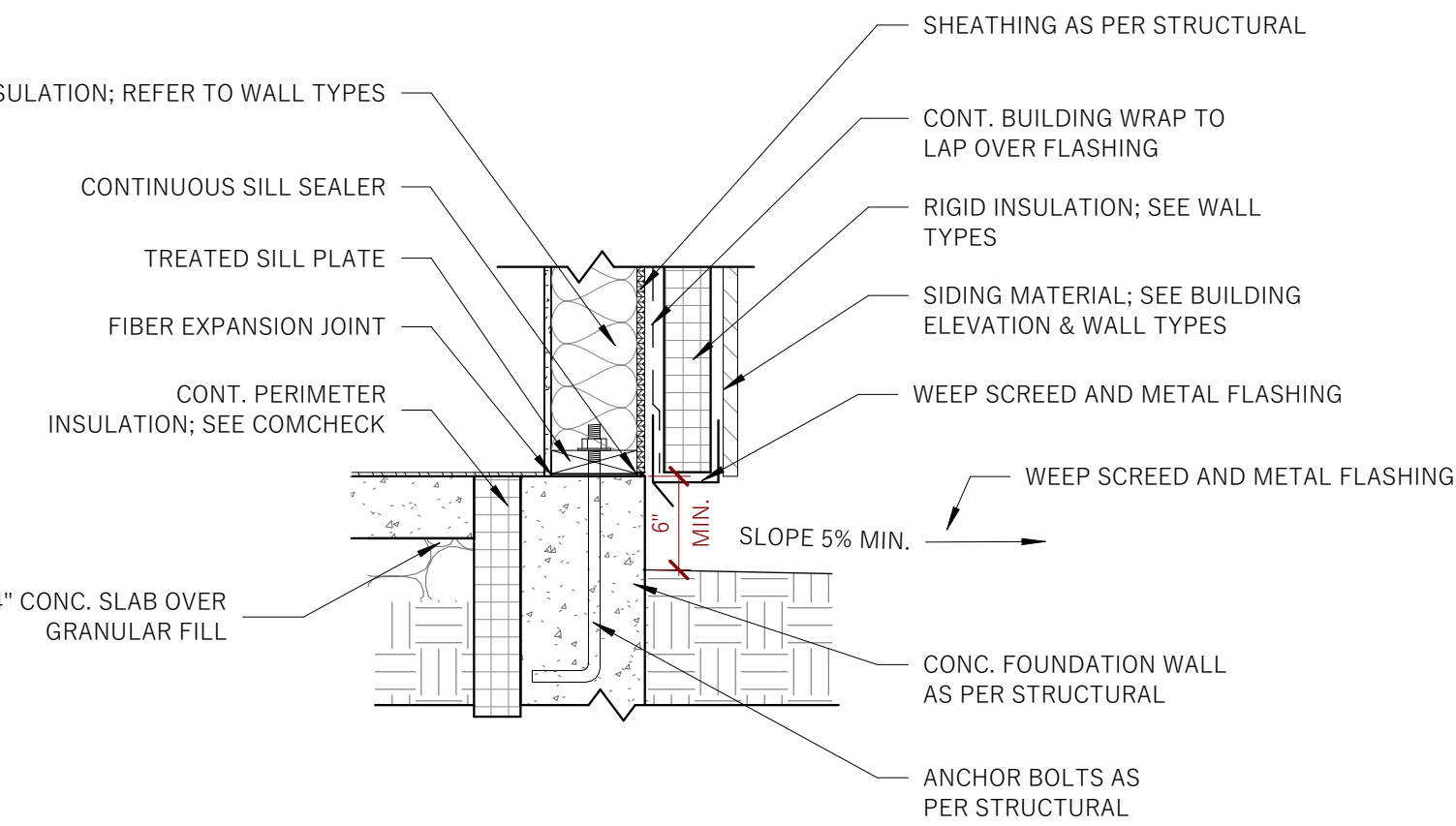
2 ROOF AT WALL

5 WINDOW JAMB

METAL PANEL

9 EXTERIOR DOOR JAMB

WOOD SIDING



3 TOP OF FOUNDATION - SIDING

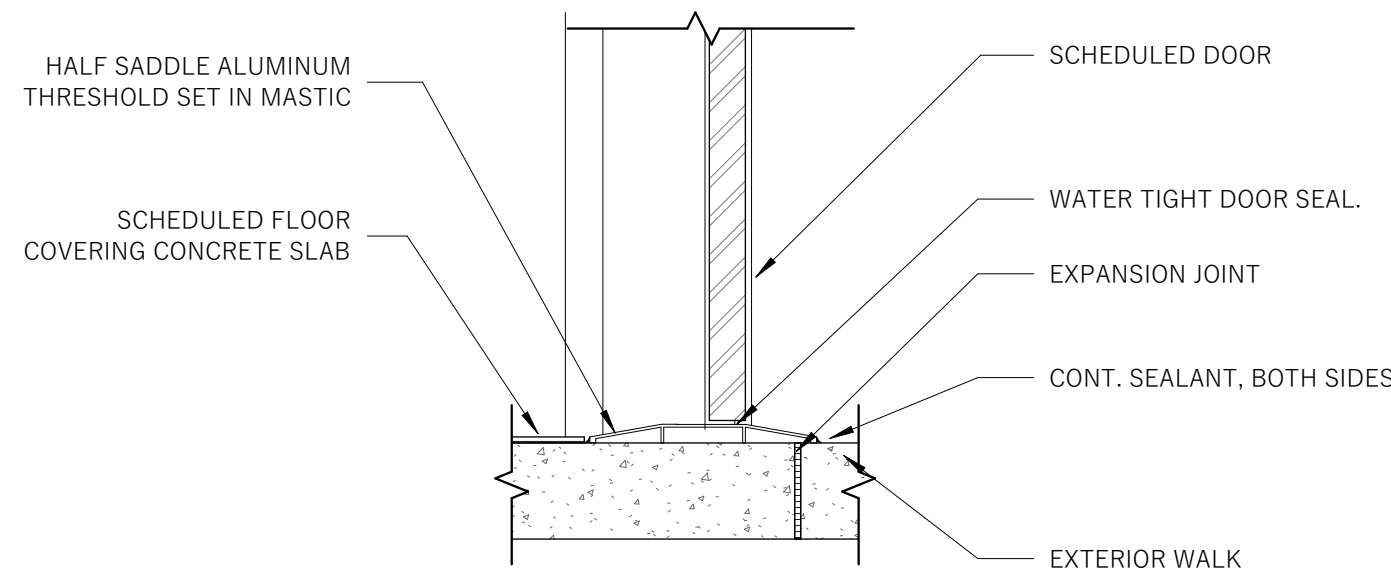
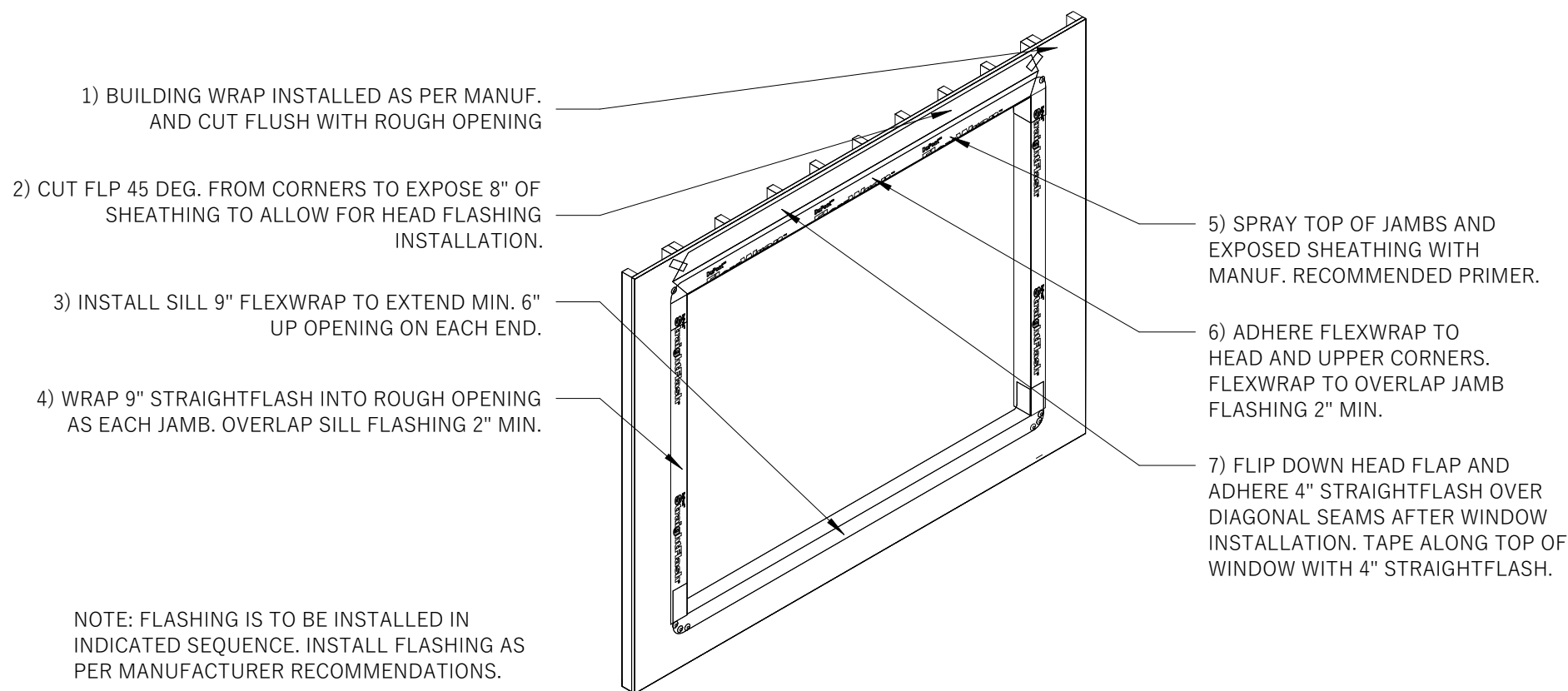
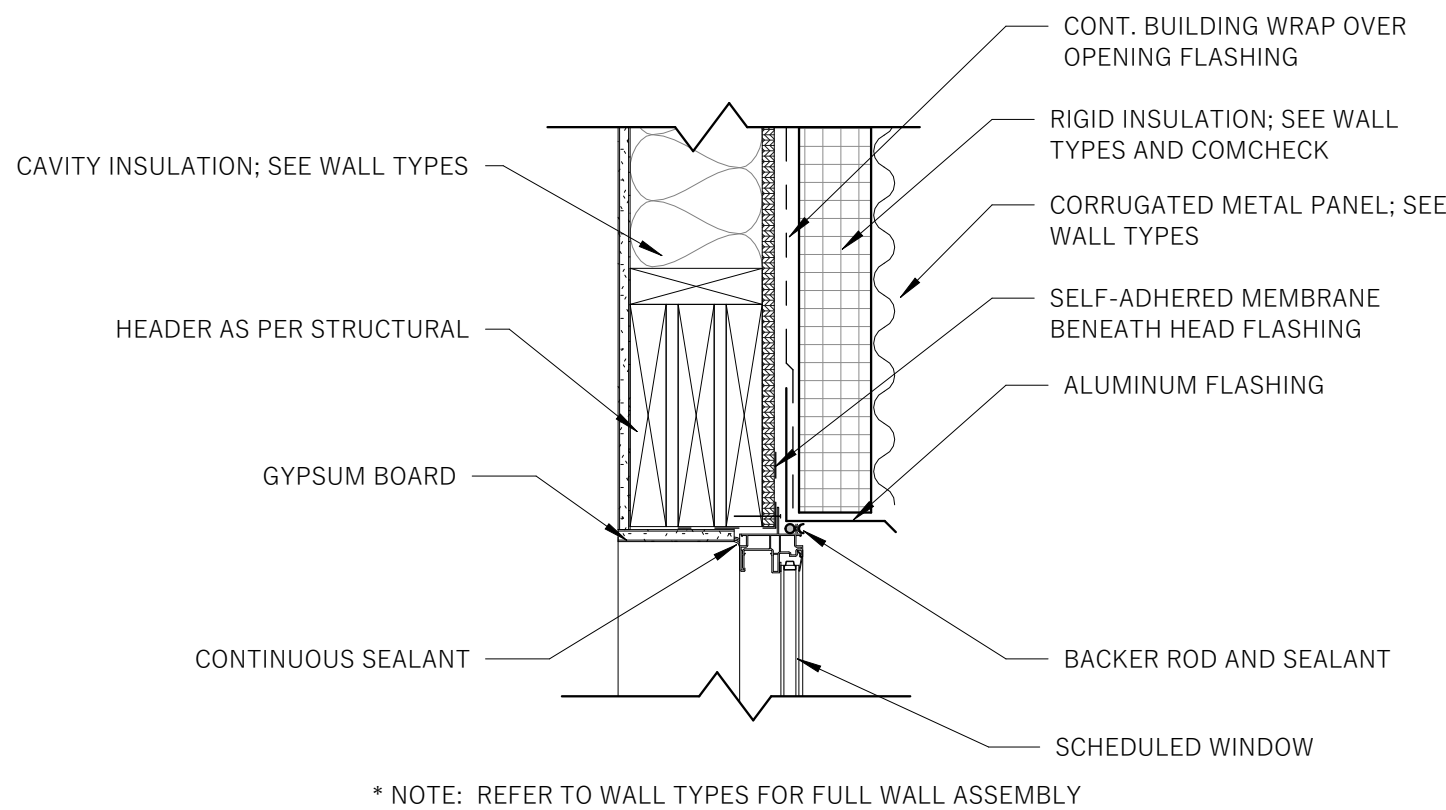
4 TOP OF FOUNDATION - SIDING

6 WINDOW SILL

WOOD SIDING

10 EXTERIOR DOOR HEAD

WOOD SIDING

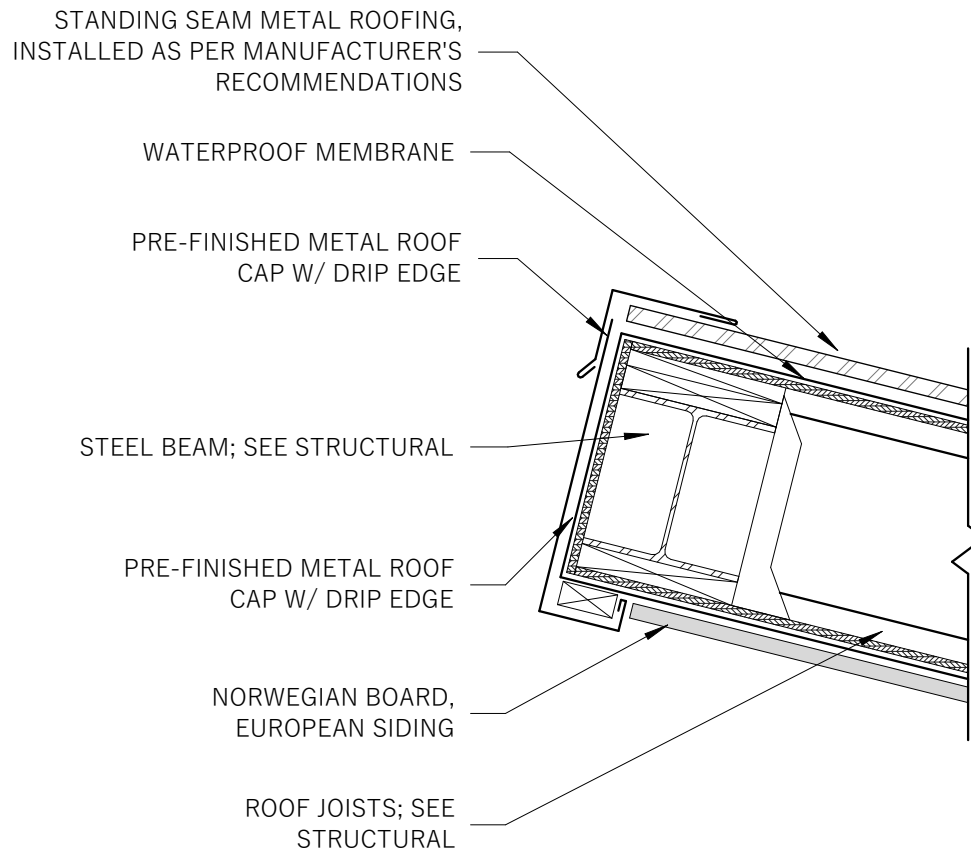


8 WINDOW HEAD

METAL PANEL

7 FLASHING DETAIL

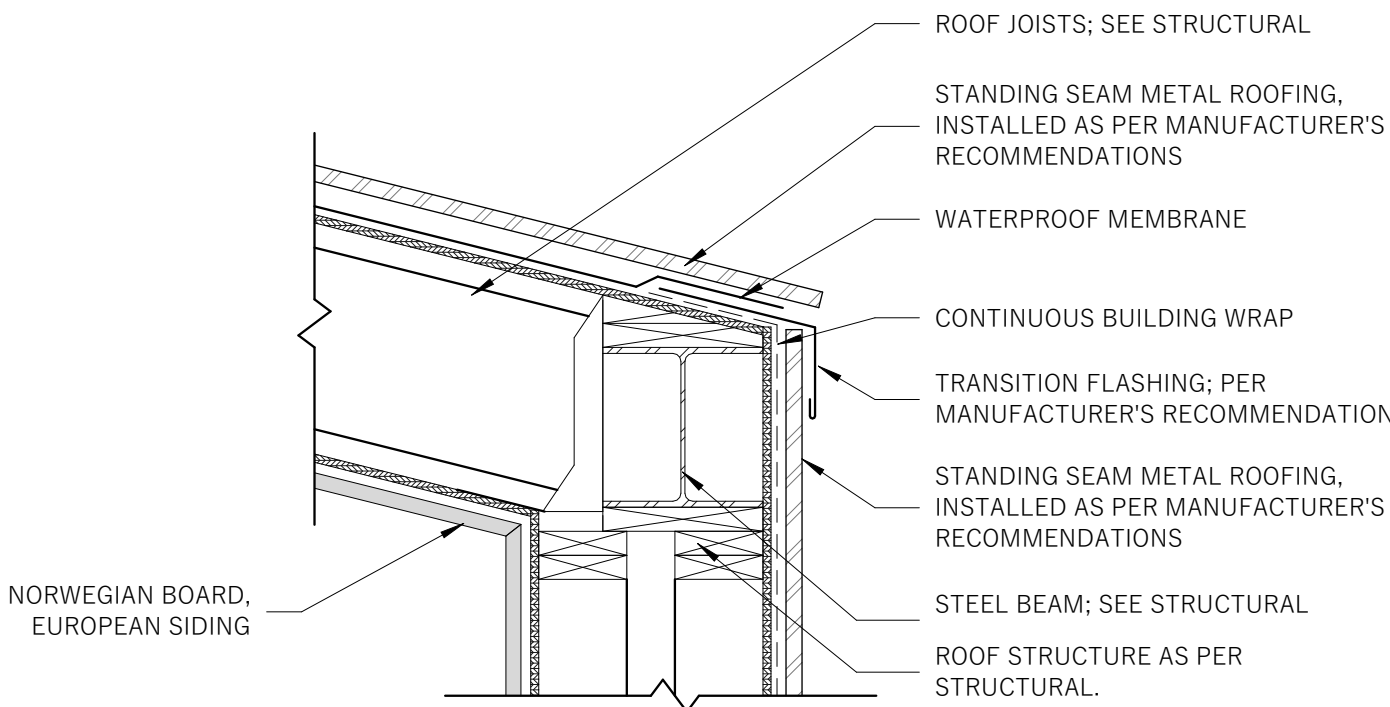
11 EXTERIOR DOOR THRESHOLD



1
A5.2

PERGOLA ROOF AT EAVE

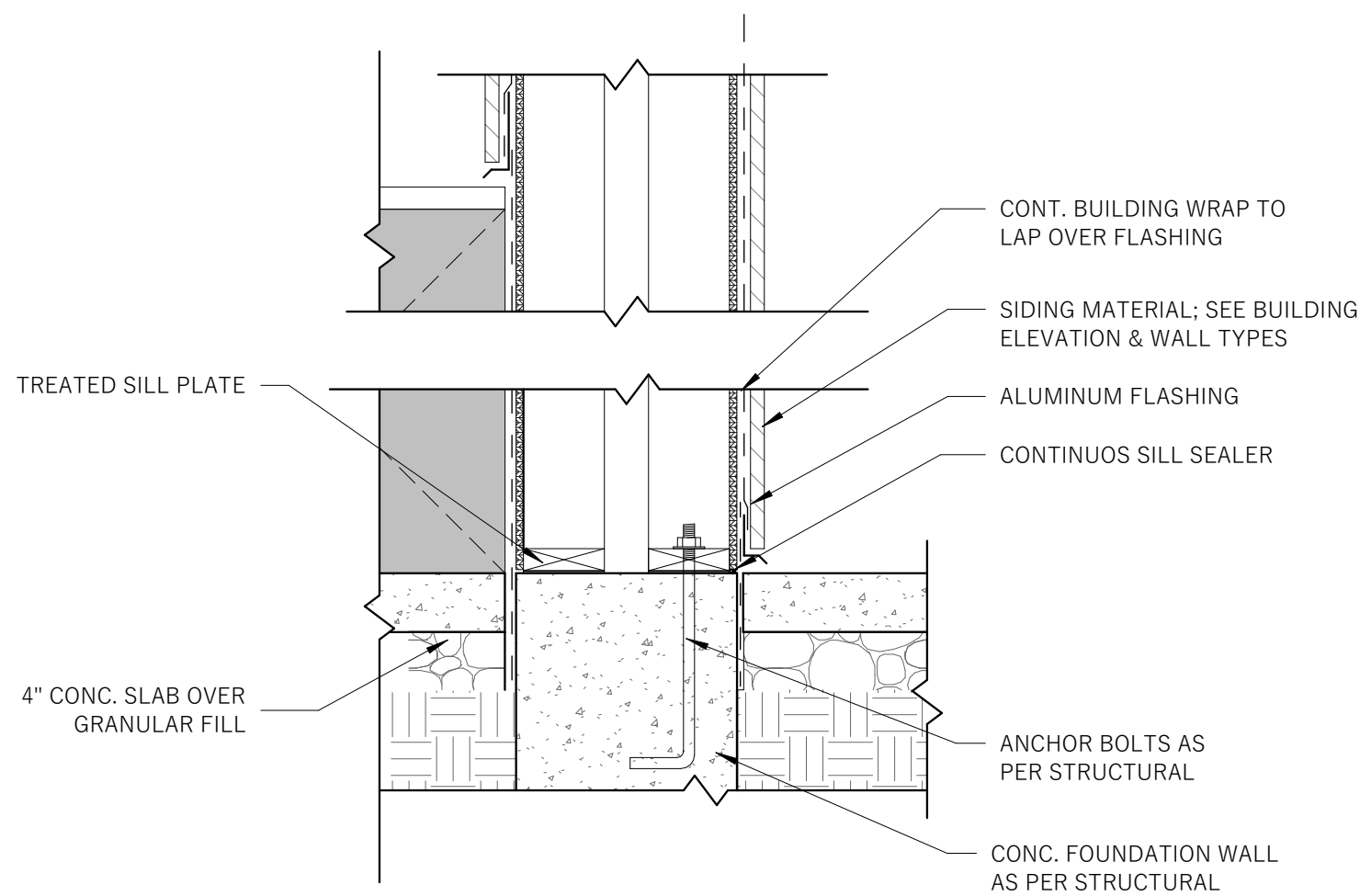
1" = 1'-0"



2
A5.2

PERGOLA ROOF AT WALL

1" = 1'-0"



3
A5.2

TOP OF FOUNDATION - PERGOLA

1" = 1'-0"

CONSULTANT

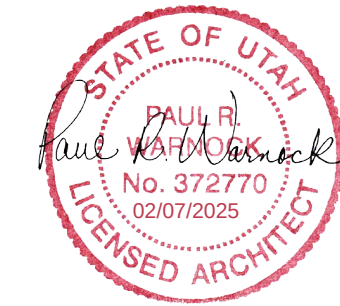
PARK STATION COURTYARD
950 PARK AVE, PARK CITY, UT 84060

ISSUED:
February 7th, 2025

REVISIONS:

NO.	DATE	DESCRIPTION
-----	------	-------------

STAMP



PROJECT NUMBER:
19143

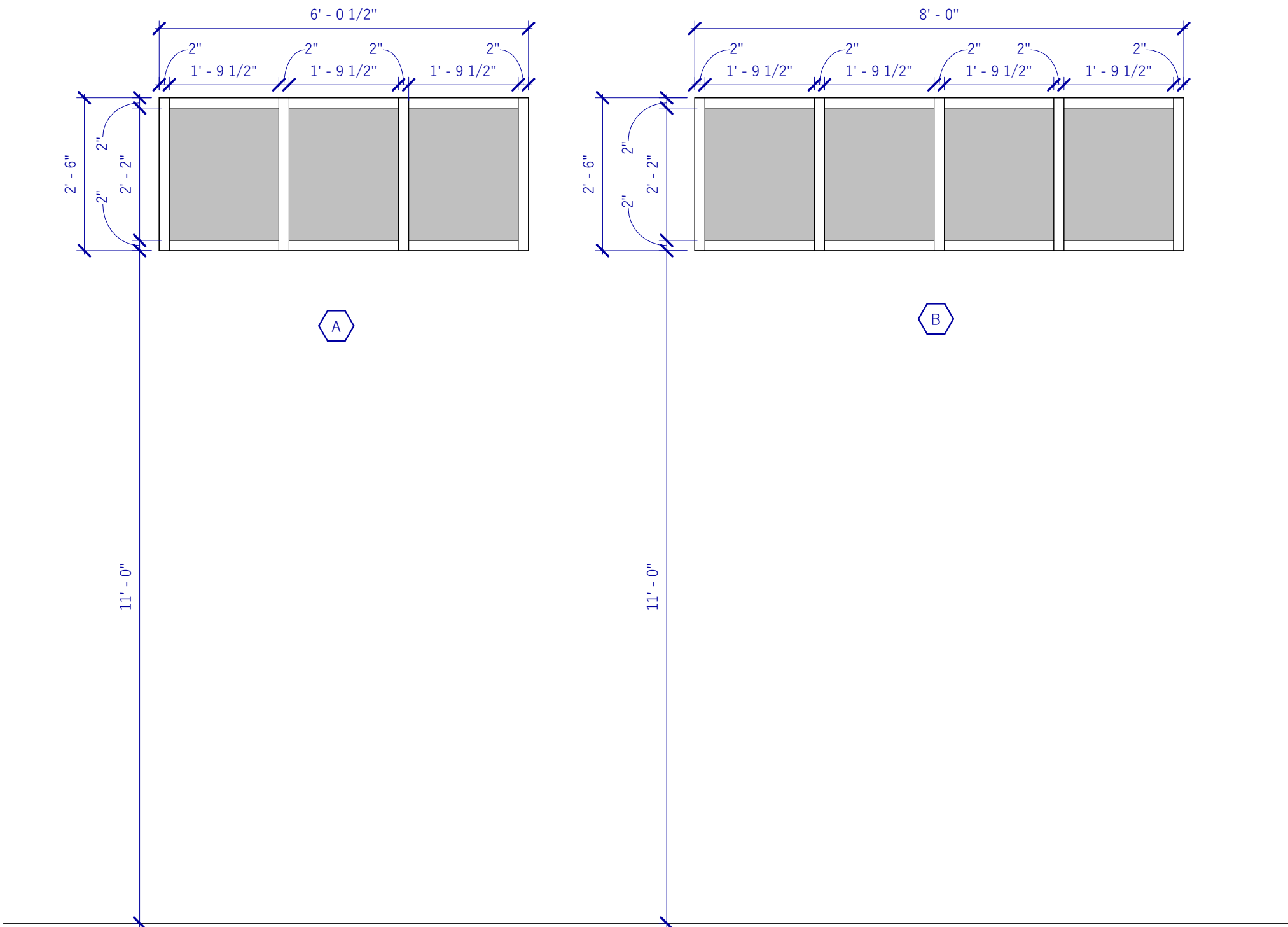
**ARCHITECTURAL
DETAILS**

A5.2



DOOR SCHEDULE								
DOOR #	WIDTH	HEIGHT	DOOR		FRAME		HARDWARE GROUP	REMARKS
			MATERIAL	FINISH	MATERIAL	FINISH		
101A	3' - 6"	7' - 0"	HOLLOW METAL	PAINT	METAL	PAINT	HG2	EXTERIOR OF DOORS AND FRAMES TO BE FINISHED WITH PC1 AND DOORS TO HAVE FIXED LOVERS; SEE ELEVATIONS.
102A	2' - 6"	7' - 0"	HOLLOW METAL	PAINT	METAL	PAINT	HG3	EXTERIOR OF DOORS AND FRAMES TO BE FINISHED WITH PC1 AND DOORS TO HAVE FIXED LOVERS; SEE ELEVATIONS.
103A	2' - 6"	7' - 0"	HOLLOW METAL	PAINT	METAL	PAINT	HG3	EXTERIOR OF DOORS AND FRAMES TO BE FINISHED WITH PC1 AND DOORS TO HAVE FIXED LOVERS; SEE ELEVATIONS.
104A	3' - 0"	8' - 0"	HOLLOW METAL	PAINT	METAL	PAINT	HG1	EXTERIOR OF DOORS AND FRAMES TO BE FINISHED WITH PC1; SEE ELEVATIONS
105A	3' - 0"	8' - 0"	HOLLOW METAL	PAINT	METAL	PAINT	HG1	EXTERIOR OF DOORS AND FRAMES TO BE FINISHED WITH PC1; SEE ELEVATIONS

WINDOW SCHEDULE						
WINDOW	WIDTH	HEIGHT	OPERATION	MATERIAL	FINISH	REMARKS
A	6' - 0 1/2"	2' - 6"	FIXED	ALUMINUM	PC1	SEE EXTERIOR MATERIALS FOR FINISH SPEC.
B	8' - 0"	2' - 6"	FIXED	ALUMINUM	PC1	SEE EXTERIOR MATERIALS FOR FINISH SPEC.



1	WINDOW LEGEND
A6.1	1/2" = 1'-0"

HARDWARE GROUPS

- HG1
- 3 BUTT HINGES
 - SURFACE CLOSER
 - PRIVACY LOCKSET (LEVER STYLE)
 - PERIMETER WEATHER SEAL
 - HINGE PIN DOOR STOP
- HG2
- 3 BUTT HINGES
 - STOREROOM LOCKSET (LEVER STYLE)
 - PANIC BAR
 - FLOOR MOUNTED DOOR STOP
 - PERIMETER WEATER SEAL
 - 8"X8" MINIMUM LOUVER
- HG3
- 3 BUTT HINGES
 - STOREROOM LOCKSET (LEVER STYLE)
 - FLOOR MOUNTED DOOR STOP
 - PERIMETER WEATHER SEAL
 - 8"X8" MINIMUM LOUVER

ROOM FINISH SCHEDULE					
ROOM		FLOOR	WALLS	CEILING	NOTES
NUMBER	NAME			FINISH	
PH-110	POOL EQUIP.	UNFINISHED CONCRETE	STOCK PAINT	STOCK PAINT	
PH-111	RESTROOM 1	TILE	TILE	EPOXY PAINT	TILE WAINSCOAT TO 5'-0"; EPOXY PAINT ABOVE
PH-112	RESTROOM 2	TILE	TILE	EPOXY PAINT	TILE WAINSCOAT TO 5'-0"; EPOXY PAINT ABOVE
PH-113	CHEM. STORAGE 1	UNFINISHED CONCRETE	STOCK PAINT	STOCK PAINT	
PH-114	CHEM. STORAGE 2	UNFINISHED CONCRETE	STOCK PAINT	STOCK PAINT	

CONSULTANT

PARK STATION COURTYARD

950 PARK AVE, PARK CITY, UT 84060

ISSUED:

February 7th, 2025

REVISIONS:

NO.	DATE	DESCRIPTION
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STAMP



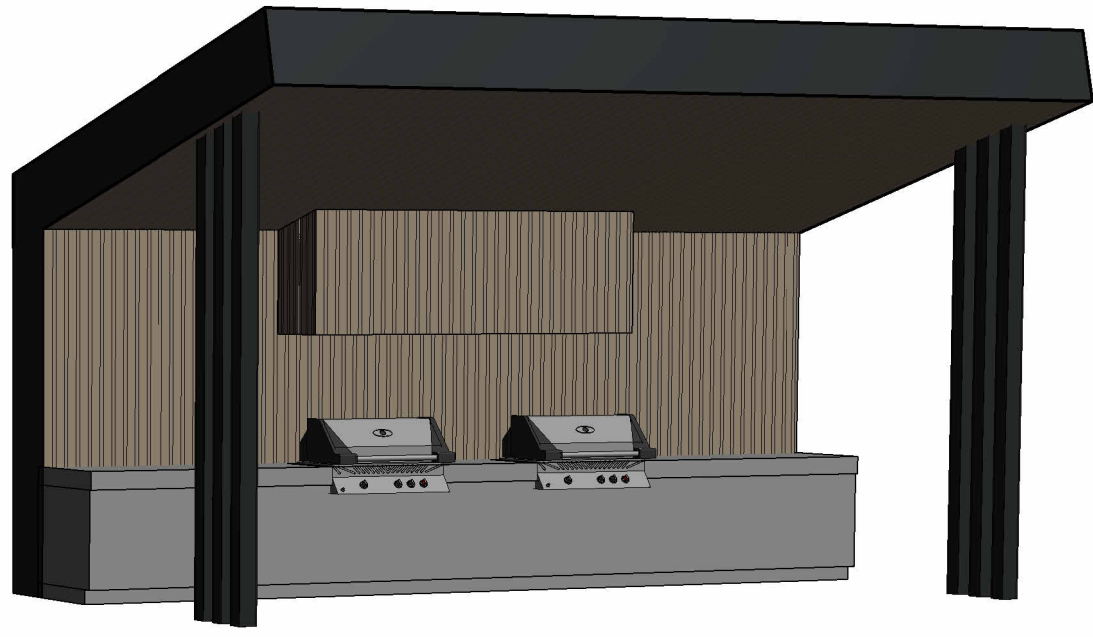
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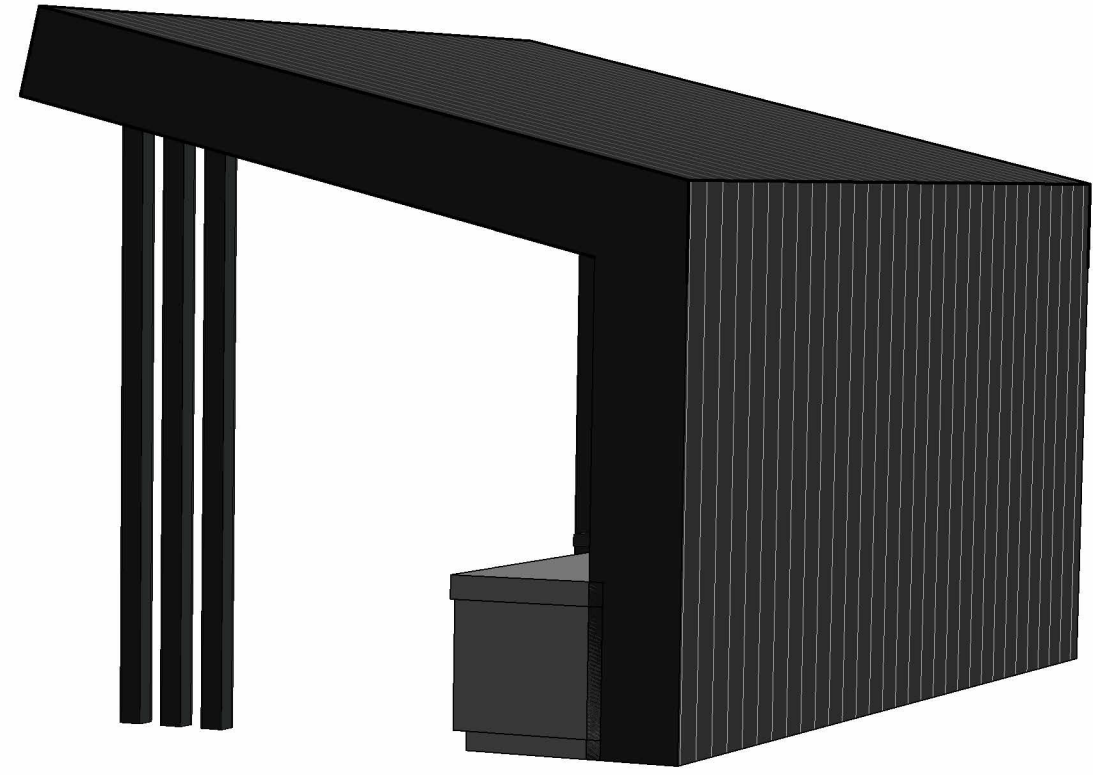
BUILDING SCHEDULES

A6.1





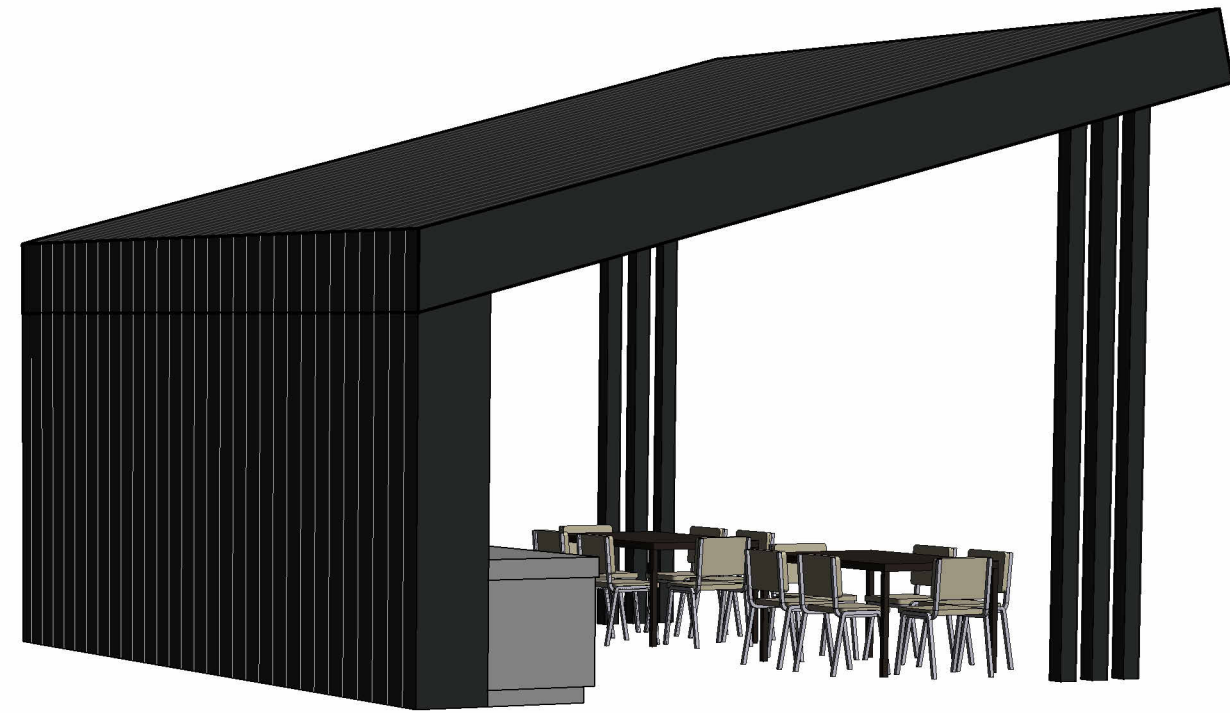
1
A9.1
PERGOLA A PERSPECTIVE 1



2
A9.1
PERGOLA A PERSPECTIVE 2



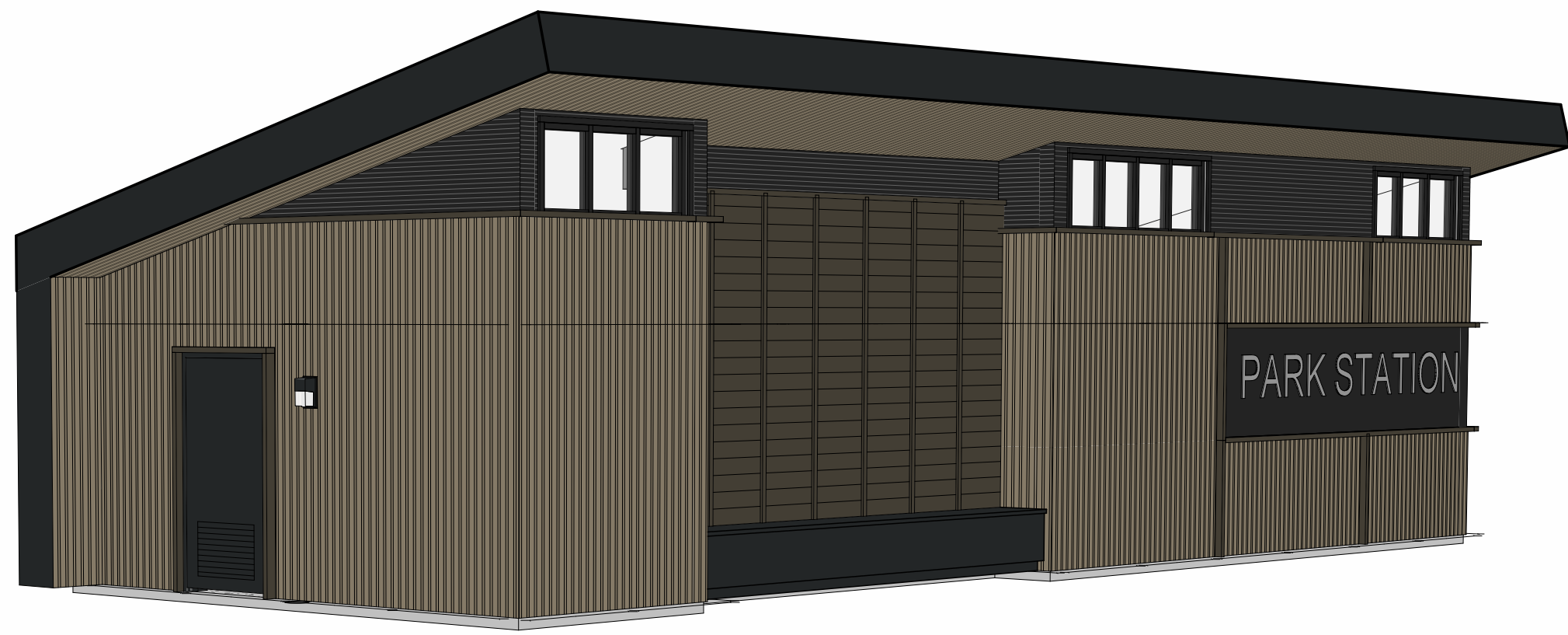
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A9.1
PERGOLA B PERSPECTIVE 1



4
A9.1
PERGOLA B PERSPECTIVE 2

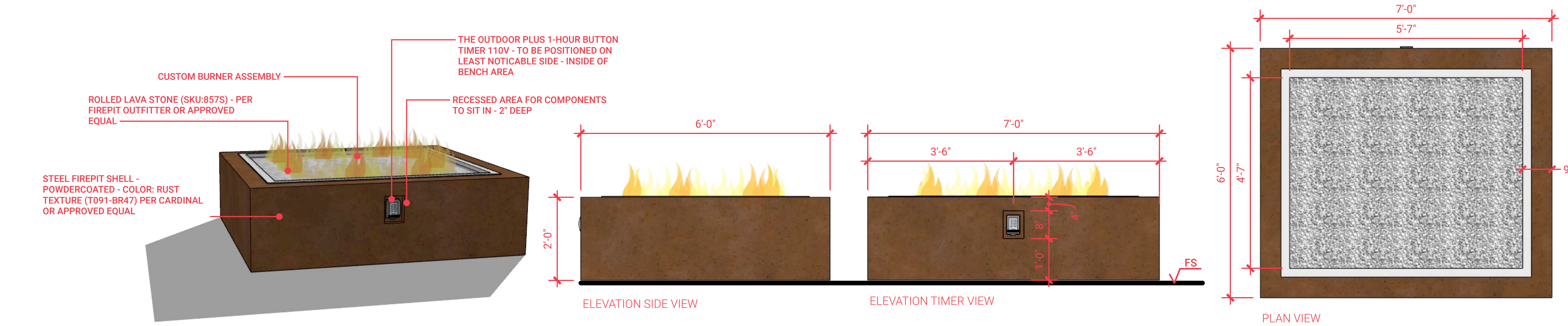


5
A9.1
POOL HOUSE PERSPECTIVE 1

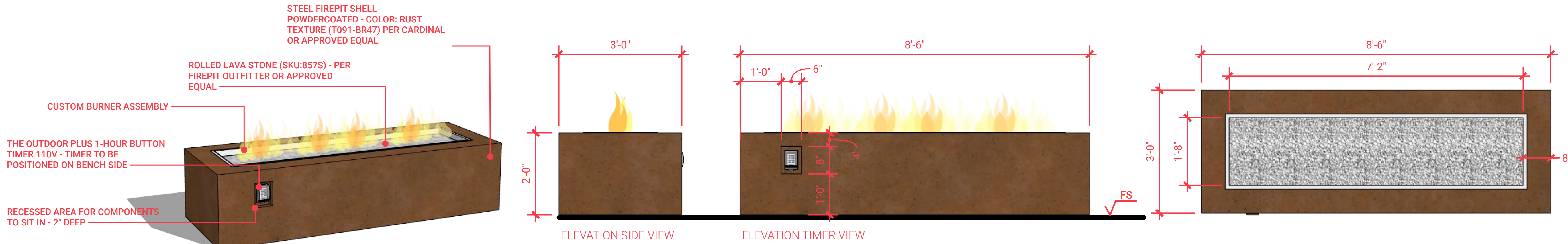


6
A9.1
POOL HOUSE PERSPECTIVE 2

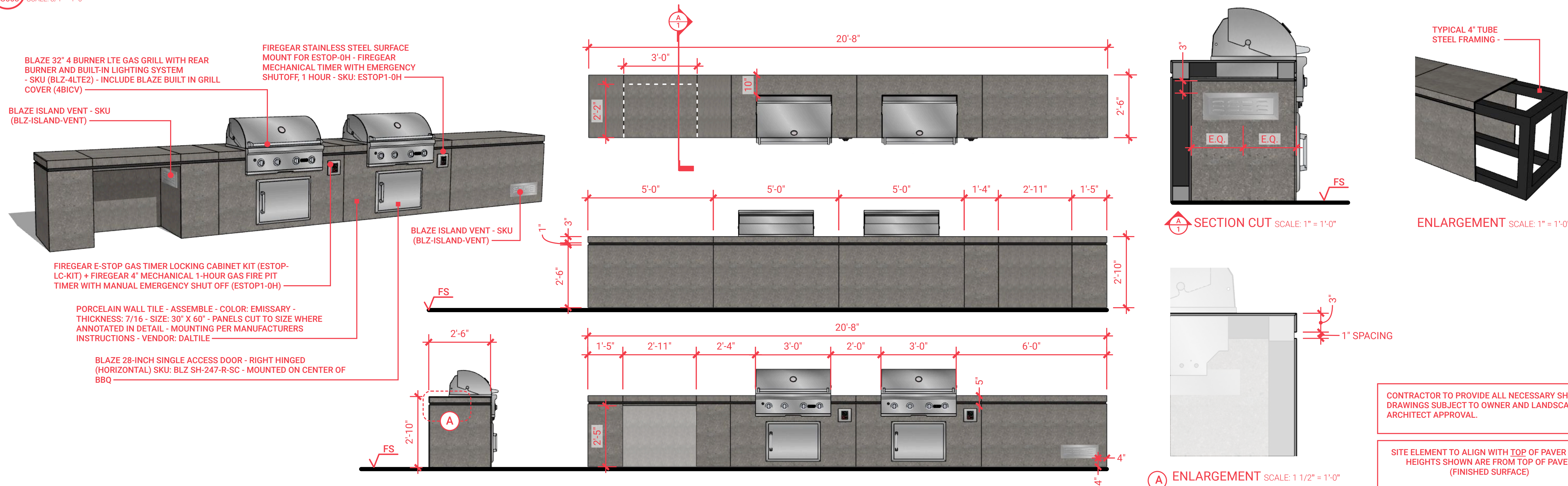
1 FIREPIT - POOL AREA
LS503 SCALE: 3/4" = 1'-0"



- GENERAL NOTES /**
1. DETAILS ARE FOR DESIGN INTENT ONLY. CONTRACTOR TO PROVIDE SHOP DRAWINGS FOR EACH CUSTOM ELEMENT FOR ARCHITECT AND LANDSCAPE ARCHITECT REVIEW.
 2. NOTES AND DETAILS ON SPECIFIC DRAWINGS TAKE PRECEDENCE OVER GENERAL NOTES AND TYPICAL DETAILS.
 3. DIMENSIONS TAKE PRECEDENCE OVER SCALES SHOWN ON DRAWINGS.
 4. CONTRACTOR TO COORDINATE INSTALLATION OF ALL OWNER FURNISHED LANDSCAPE ELEMENTS.
 5. NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES IN DESIGN OR STAKING BEFORE PLACING SITE IMPROVEMENTS.
 6. CONSULT WITH LANDSCAPE ARCHITECT ON ALL DESIGN DETAILS. FINAL MATERIALS TO BE APPROVED BY OWNER.
 7. ALL FINAL SELECTIONS OF LIGHTING FIXTURES AND POWER SUPPLY TO BE COORDINATED WITH ELECTRICAL ENGINEER.
 8. ALL STRUCTURAL REQUIREMENTS OF OUTDOOR SITE ELEMENTS TO BE COORDINATED WITH STRUCTURAL ENGINEER.



2 FIREPIT RECTANGLE (QTY:2)
LS503 SCALE: 3/4" = 1'-0"



3 BBQ COUNTER (QTY:2)
LS503 SCALE: 3/4" = 1'-0"

6/4

LOFTSIXFOUR

DESIGNING OUTDOOR LIVING EXPERIENCES.

A: 9500 S 500 W STE 215 SANDY UT 84070

P: 801 878 4717

W: LOFTSIXFOUR.COM

STATE OF UTAH

BRANDON ARMSTRONG REED

No. 5197921-5301

01/30/25

Licensed Landscape Architect

PARK STATION CONDOS

950 PARK AVE /

PARK CITY / UT / 84060

02.19.25

DATE //

2319

PROJECT NO. //

NIJ

DRAWN BY //

BAR

CHECKED BY //

REVISIONS //

02.19.25

02.19.25

02.19.25

02.19.25

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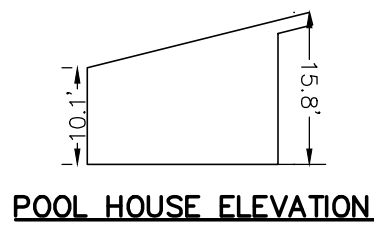
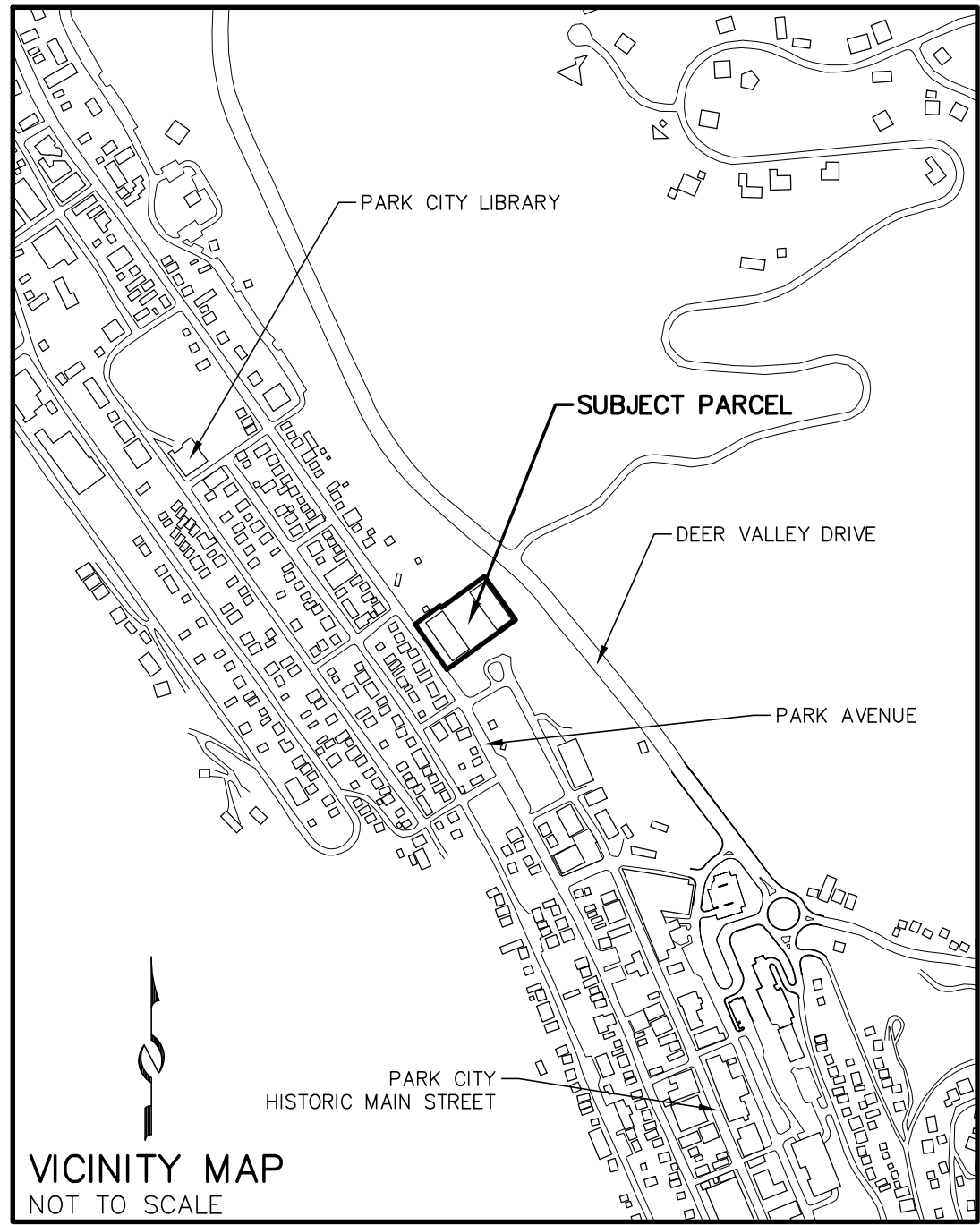
TITLE //

SITE LAYOUT DETAILS

SHEET //

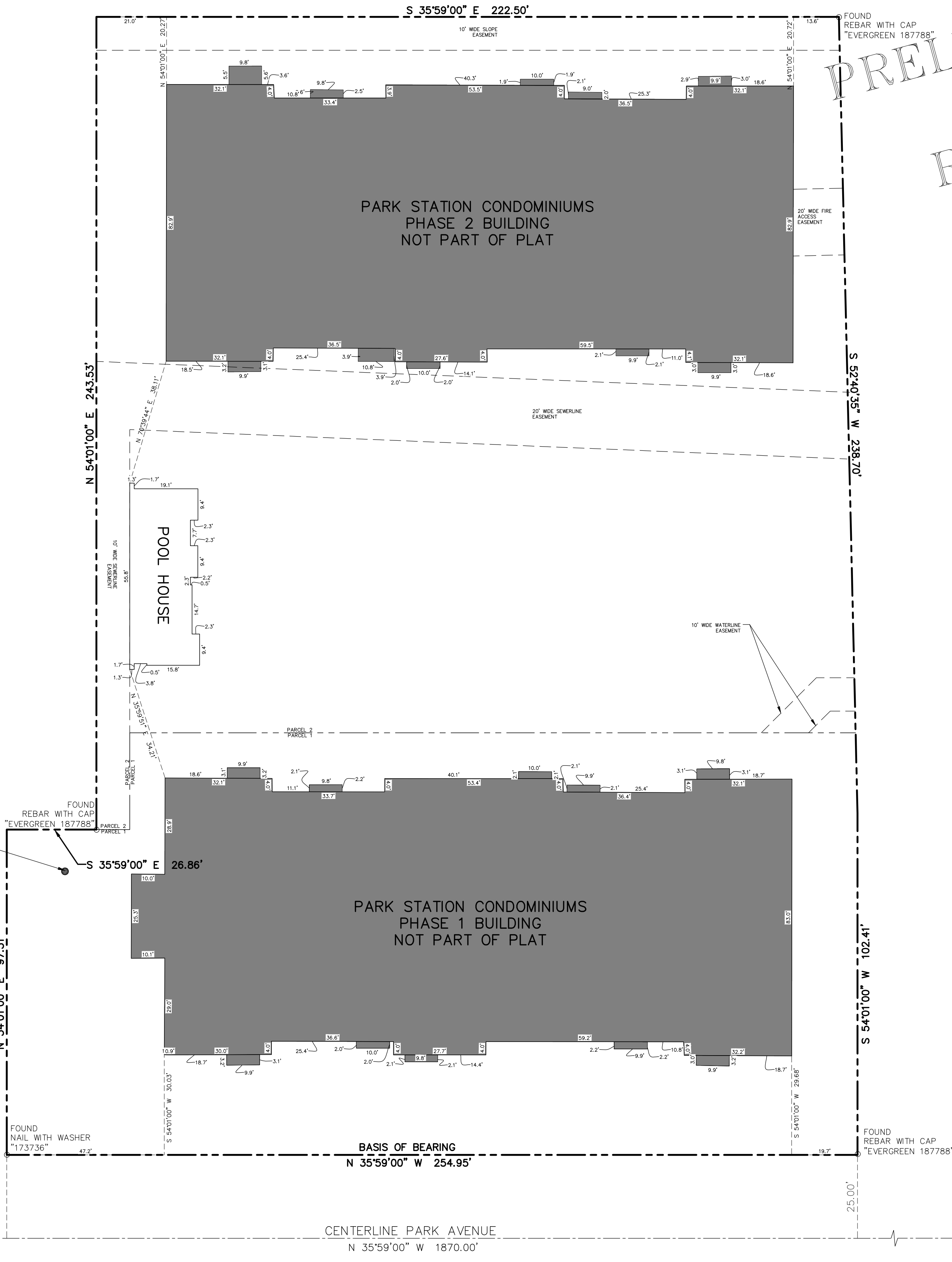
LS503

Page 87 of 354

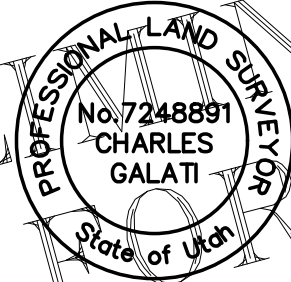


PROJECT BENCHMARK
SANITARY SEWER MANHOLE
ELEV.=6964.2'

STREET MONUMENT
13TH STREET/PARK AVENUE



PRELIMINARY
REVIEW



SURVEYOR'S CERTIFICATE

I, Charles Galati, do hereby certify that I am a Professional Land Surveyor, and that I hold License No. 7248891, in accordance with Title 58, Chapter 22, of the Professional Engineers and Land Surveyor Act; I further certify that by authority of the owner, I have completed a survey of the property described hereon in accordance with Utah Code Section 17-23-17, have verified all measurements, and have subdivided the Common Space Pool House as shown hereon, hereafter to be known as PARK STATION CONDOMINIUMS SUPPLEMENTAL PLAT, and that the same has been correctly surveyed and monumented on the ground as shown on this plat.

LEGAL DESCRIPTION

PARCEL 1

PARK STATION CONDOMINIUMS PHASE 1 recorded July 9, 1980 as Entry No. 168353 on file and of record in the office of the Summit County Recorder.

Less and Excepting Building 1 and all Units, Common Areas and Limited Common Areas within or associated with Building 1.

PARCEL 2

PARK STATION CONDOMINIUMS PHASE 2 recorded April 12, 1982 as Entry No. 190313 on file and of record in the office of the Summit County Recorder.

Less and Excepting the Phase 2 Condominium building and all Units, Common Areas and Limited Common Areas within associated with the Phase 2 Condominium building.

HOMEOWNER'S ASSOCIATION CONSENT TO RECORD

KNOW ALL BY THESE PRESENTS that the undersigned is the _____ of the Park Station Condominiums Homeowner's Association of the above described tract of land, and hereby causes the same to be amended as set forth to be hereafter known as PARK STATION CONDOMINIUMS SUPPLEMENTAL PLAT.

In witness whereof, the undersigned set his hand this _____ day of _____, 2025.
Park Station Condominiums Homeowner's Association.

By: _____, its _____

ACKNOWLEDGEMENT

STATE OF UTAH)

COUNTY OF SUMMIT)

On this _____ day of _____, 2025, _____ personally appeared before me, whose identity is personally known to me or proven on the basis of satisfactory evidence, and who by me duly sworn/affirmed, did say that he is signing as _____ of the Park Station Condominiums Homeowner's Association.

Notary Public

Printed Name

Residing in: _____

My commission expires: _____

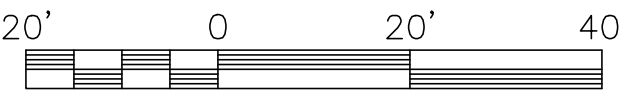
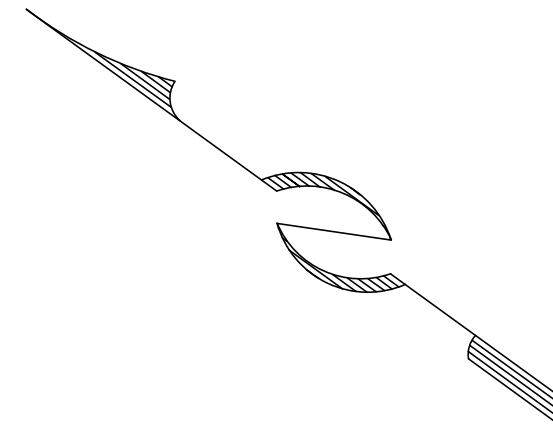
Commission No. _____

NOTES

- This plat amendment is subject to the Conditions of Approval in Ordinance 2025-_____.
- The purpose of this plat is to describe and locate the Common Space Pool House building in the existing common space.
- See Record of Survey S- 11655 on file with the Summit County Recorder performed by Allterra Utah LLC.

LEGEND

- Found Monument (As-Noted)
- Found Street Monument (As-Noted)
- General Common Element
- Not Part of this Plat



PARK STATION CONDOMINIUMS SUPPLEMENTAL PLAT
LOCATED IN THE NORTHWEST QUARTER OF SECTION 16, TOWNSHIP 2 SOUTH, RANGE 4 EAST,
SALT LAKE BASE AND MERIDIAN, SUMMIT COUNTY, UTAH

PROFESSIONAL LAND SURVEYING
AND CONSULTING
ALLTERRA
UTAH, LLC
435-640-4200
463 SCENIC HEIGHTS ROAD, FRANCIS, UTAH 84036

PUBLIC SAFETY ANSWERING
POINT APPROVAL

APPROVED ON THIS____DAY
OF _____, 2025

BY _____
SUMMIT COUNTY GIS COORDINATOR

SNYDERVILLE BASIN WATER
RECLAMATION DISTRICT

REVIEWED FOR CONFORMANCE TO SNYDERVILLE
BASIN WATER RECLAMATION DISTRICT STANDARDS
ON THIS____DAY OF _____, 2025

BY _____
ENGINEERING DEPARTMENT

PLANNING COMMISSION

RECOMMENDED BY THE PARK CITY
PLANNING COMMISSION
THIS____DAY OF _____, 2025

BY _____
CHAIR

ENGINEER'S CERTIFICATE

I FIND THIS PLAT TO BE IN ACCORDANCE
WITH INFORMATION ON FILE IN MY OFFICE
THIS____DAY OF _____, 2025

BY _____
PARK CITY ENGINEER

APPROVAL AS TO FORM

APPROVED AS TO FORM THIS
____DAY OF _____, 2025

BY _____
PARK CITY ATTORNEY

COUNCIL APPROVAL AND ACCEPTANCE

APPROVAL AND ACCEPTANCE BY THE PARK CITY
COUNCIL THIS ____ DAY OF _____, 2025

BY _____
MAYOR

CERTIFICATE OF ATTEST

I CERTIFY THIS PLAT WAS APPROVED
BY THE PARK CITY COUNCIL THIS
____ DAY OF _____, 2025

BY _____
PARK CITY RECORDER

RECORDED
STATE OF UTAH, COUNTY OF SUMMIT AND FILED
AT THE REQUEST OF _____

FEE _____ SUMMIT COUNTY RECORDER BOOK _____ PAGE _____
TIME _____ DATE _____ ENTRY NO. _____



Planning Department

February 4, 2025

Andy Widin

Re: Historic District Design Review Pre-Application Waiver Letter
Property Address: 950 Park Avenue
Zoning District: Historic Commercial Business
Historic Designation: Non-Historic
PL-24-06311

Planning staff reviewed the complete Historic District Design Review Pre-Application regarding landscaping improvements for 950 Park Avenue, a non-Historic Structure in the Historic Commercial Business (HCB) Zoning District, to:

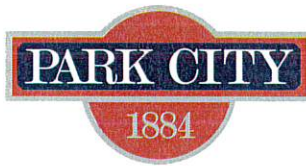
- Install new walkways and steps to tie into existing walkways
- Repair existing cracked walkways
- Renovate and replace the existing pool and hot tubs
- Replace wood perimeter fencing with metal fencing
- Install landscaping improvements

950 Park Avenue is in the Park Station Condo Subdivision (Entry No. 168353) and Park Station Condo Phase 2 Subdivision (Entry No. 190313) recorded in 1980 and 1982 respectively. The existing Structures were constructed in 1982.

Walkways – Pursuant to Land Management Code (LMC) § [15-2.6-3](#) there are no minimum required Front, Rear, or Side Setback dimensions in the HCB Zoning District. The Applicant proposes to install walkways with added snowmelt to replace existing cracked and damaged walkways (Exhibit A – Proposed Plans). The proposed walkways are to be located on Park Station Condo property. The proposed walkways are at grade.

Fence - Pursuant to LMC § [15-13-8](#) vinyl or plastic-coated fencing is not appropriate in the Historic District. The Applicant proposes to install a six-foot tall metal perimeter fence (Exhibit A – Proposed Plans). The proposed fence is to replace an existing rotting wood fence. The fence is to provide safety and comply with Summit County requirements for enclosures around pools and spas. The proposed material is to be powder coated black metal. The proposed fence is located within the courtyard between the two Structures and is not easily viewable from the primary public right-of-way.

Outdoor Pool/Spas - The Applicant provided the Building Permit approved by the Park City Building Department October 15, 1981 (Exhibit B – Building Permit). The approved Building Permit shows the existing pool and two additional bodies of water.



Planning Department

The Applicant proposes upgrades to the existing pool and spas on the property (Exhibit A – Proposed Plans). The existing pool is 24-foot 10 inches wide and 44-foot 11 inches long. The pool shell is proposed to remain the same. The Applicant proposes to install a new pool cover for safety, an ADA lift, new mechanical equipment, and upgraded piping and circulation to comply with Summit County health codes.

The existing outdoor spa, which is currently 8 feet wide by 24 feet long, is proposed to be relocated. The proposed spa is to be 8 feet wide by 24 feet long. The proposed spa is to have an automatic cover, new mechanical equipment, and upgraded piping and circulation to comply with Summit County health codes.

The existing small pool, 7 feet wide by 9 feet long, is proposed to be replaced by a new spa in a different location. The proposed spa is to be 8 feet wide by 14 feet long. The proposed spa is to have an automatic cover, new mechanical equipment, and upgraded piping and circulation to comply with Summit County health codes.

Pursuant to Land Management Code (LMC) § [15-2.6-3](#) there are no minimum required Front, Rear, or Side Setback dimensions in the HCB Zoning District. The proposed outdoor pool and spas are not located within any setbacks.

The Applicant has a Plat Amendment application on file with the Planning Department (PL-24-06255). The proposal is to amend the plat to include a pool house to store the mechanical equipment. The pool house is not part of this waiver letter and will be subject to the Historic District Design Regulations as well as additional review by the Planning Department. The mechanical equipment will be required to be screened, either by the proposed pool house pending approval, or by landscaping if the pool house is not allowed.

Outdoor Lighting – The proposed outdoor lighting shall be compliant with the dark sky code LMC § [15-5-5\(J\) Outdoor Lighting Requirements](#). The proposed lights shall be Fully Shielded, down directed, with bulbs 3,000 degrees Kelvin or less.

Landscaping - The Applicant proposes to install a new turfed area, bocce ball court, horseshoe court, and mini golf turf. The proposed landscaping will include concrete planters, synthetic turf, and new lighting.

The Applicant proposes landscaping changes, including the removal of seven mature trees (Exhibit A- Proposed Plans). These trees were deemed necessary to remove by an arborist. The trees are located over proposed sewer line issues to be recorded on the proposed plat which is under review with the Planning Department (PL-24-06255). The Water and Sewer Departments stated the proposed removal would be favorable. The Forestry Board reviewed the proposal on December 5, 2024, and approved the proposed removal.



Planning Department

The Applicant proposes to install 19 trees, and 296 shrubs and grasses (Exhibit A – Proposed Plans). Per the Applicant the proposed landscaping is compliant with LMC § [15-5-5\(N\) Landscaping Requirements](#), the installed plans shall be Water Wise, and shall comply with Wildland Urban Interface requirements. The Applicant proposes installing new irrigation to reduce water consumption and support existing trees as well as proposed new plantings.

The Applicant has provided verification of a vote taken on September 3, 2024 that 58% of the HOA approves the scope of work (Exhibit C -Notarized Letter). The Applicant has verified that the 58% approval is in accordance with the requirements of the condominium by-laws and CC&R's.

Following the review of project plans, Planning staff determined that the project is minor construction having little or no negative impact on the historic character of the surrounding neighborhood or the Historic District. Pursuant to Land Management Code (LMC) § [15-11-12\(A\)](#) the project is not required to complete the full Historic District Design Review process. However, adherence to the following standards is required:

- The approval is limited to the 950 Park Avenue property and no encroachments on City property or rights-of-way are approved herein.
- The approval is limited the scope of work outlined in this waiver letter. Additional proposals will be required to go through additional applications.
- Compliance with LMC § [15-13-8 Regulations For New Residential Infill Construction \(and Non-Historic Residential Sites\) In Historic Districts](#).
- Compliance with LMC § [15-5-5\(J\) Landscaping Requirements](#).
- Compliance with LMC § [15-5-5\(N\) Landscaping Requirements](#).
- Compliance with LMC § [15-2.6 Historic Commercial Business District Requirements](#).
- Mechanical equipment associated with the outdoor pool/spas shall be screened.
- The proposed work will require a Landscaping and Grading Permit through the Building Department.
- The proposed work requires a Final Inspection by both the Building and Planning Departments.
- Modifications to the project require a modification application submittal to the Planning Department, payment of application fee, review for compliance with required standards, and Planning and Building Department approval.



Planning Department

Should you have any questions or concerns, please contact your project planner, Meredith Covey, at meredith.covey@parkcity.org or at (435) 640-8683.

Sincerely,

A handwritten signature in blue ink, appearing to read "Rebecca Ward", with a long, sweeping horizontal stroke extending to the right.

Rebecca Ward
Planning Director

CC: Meredith Covey

Exhibits

Exhibit A – Proposed Plans

Exhibit B – Building Permit, October 15, 1981

Exhibit C – Notarized HOA Letter

Exhibit D – Outlined Scope of Work

January 23, 2025

Scope of work for: **HDDR-pre: At Grade improvements on private property (excluding any above ground structures):** rebuild of existing sidewalks, landscaping, and existing fencing)

Project Name/Address: Park Station Condominiums Exterior Courtyard Renovations
950 Park Ave., Park City, UT 84060
Occurring between existing 4-story Buildings #1 & 2

Basis for work:

- The buildings and courtyard exterior improvements were built in 1979-1981, and are of original construction.
- The center courtyard areas are of original construction, and are showing age/deterioration, and existing pool/spas are experiencing mechanical issues and require renovations (concrete walkways/decks are cracked, pool fencing is rotted and structurally unsound, spa is leaking, both pool/spas are not up to current health codes).
- This project is located at the bottom of Main Street in Old Town, and currently does not give a good example for the neighboring area. This complex is an 80-unit condominium project, with 95% of occupancy with nightly short-term rentals of less than 7 nights. We want to create a renovated outdoor design that upgrades complex, provides outdoor recreation areas as well as areas for private congregation.
- Note that this central courtyard is visible from the bottom of Main Street traffic circle, visible during Silly Sunday and other events, and we would like it to be renovated/upgraded to the standards for Main Street, along with better enjoyment of the owners and guests that stay at Park Station Condominiums

Note: This HDDR-pre is being submitted to obtain a building permit to commence the site improvements (landscaping, new sidewalks/slabs, replacement fencing, refurbish existing pool/spa).

- It DOES NOT include proposed new site structures (e.g. proposed new pool house, proposed pool pergolas, proposed 2 new BBQ island roof structures/BBQ islands). These will be submitted on separate submittal for HDDR-full along with plat amendment for the added new pool house, which is in process. These would be added if and when approved at a later date.
- It DOES NOT include portions of proposed improvements that occur on City right-of-way, which are being handled separately through a Encroachment Agreement and separate plans
- This does include renovations to outdoor bodies of water (existing, renovation), with separate submittals forthcoming to Summit County Health.

Scope of Work:

- New decks and walkways, with added snow-melt, to minimize "slip & fall accidents"
- New irrigation systems, to focus on deep tree watering to save remaining stressed trees, and a water-wise new landscaping in planters. Goal is to reduce water consumption while maintaining ample landscaping and planters
- Renovation of existing outdoor pool (same gunite shell and size)(new plaster, tile, copings, new auto cover). Replacement of two failing smaller bodies of waters to two new outdoor spas. All pool/spas being upgraded to newer health department standards.

- Replacement perimeter fencing, adding safety and security (much of existing fencing is deteriorating and falling down/wood rotted)

Preliminary Conceptual Design Drawings (submitted as part of this submittal) have been completed by Loft64, and were previously submitted. 100% Construction documents by Loft64 have also previously been submitted.

January 28, 2025

Park City Municipal – Building, Planning, Engineering

Re: Courtyard Improvement Project @ Park Station Condominiums, 950 Park Avenue, Park City, UT 84060

This notarized letter shall be used for 3 portions of this improvement project, and any others if broken down by City to proceed with this total project, as broken down by P.C. Municipal:

1. Building permit for at-grade work/landscaping which occurs on private property (Meredith Covey, Planner 1 @ P.C. Municipal Building Department)
2. Upgrades of existing improvements which occur on City right-of-way (being handled through a separate encroachment agreement (Ryan Blair, Property & Environmental Services Manager)
3. Plat amendment and subsequent Building permit addition, for above grade structures upon approval of Plat Amendment (plat amendment in progress)(Jaron Ehlers, P.C. Municipal Building)

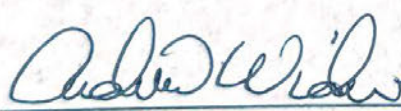
Attachments:

- Attachment #1 (4 pages): Email notice to all owners on 1/14/2025 of commencement of approved improvement project, to occur April 2025
- Attachment #2 (2 pages): Email notice sent to all owners on 9/03/2024 of approval of construction project by Adobe Acrobat vote, and approval of improvement project. **Note that vote was confirmed by legal council. Vote was approved by over 58% of all 80 owners and per our By-Laws/CC&R's (47 in favor, 14 opposed, vote closed upon passage and before remaining 19 votes were received)**
- Attachment #3 (46 pages): Email sent to all owners to vote for/against the improvement project. **As a part of that attachment were a summary of plans and schedule, along with an attachment to the complete 36 page detailed plans, which show landscaping/concrete work/pool+spa updates, above ground structures and new pool house.** Vote was conducted via Adobe Acrobat as per our legal council, such that legal could confirm the vote totals.

Sent previously:

- 2/3 vote of entire ownership, for approval of the plat amendment

Above documentation submitted by property manager on behalf of Park Station Condominium Homeowners Association Board of Directors.

 *Park Station
Board of Directors* Jan. 29, 2025

Andrew Widin, Park Station Board of Directors

Date





January 28, 2025

Park City Municipal – Building, Planning, Engineering

Re: Courtyard Improvement Project @ Park Station Condominiums, 950 Park Avenue, Park City, UT 84060

This notarized letter shall be used for 3 portions of this improvement project, and any others if broken down by City to proceed with this total project, as broken down by P.C. Municipal:

1. Building permit for at-grade work/landscaping which occurs on private property (Meredith Covey, Planner 1 @ P.C. Municipal Building Department)
2. Upgrades of existing improvements which occur on City right-of-way (being handled through a separate encroachment agreement (Ryan Blair, Property & Environmental Services Manager)
3. Plat amendment and subsequent Building permit addition, for above grade structures upon approval of Plat Amendment (plat amendment in progress)(Jaron Ehlers, P.C. Municipal Building)

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Sent previously:

- 2/3 vote of entire ownership, for approval of the plat amendment

Submitted by Property Manager on behalf of Park Station Condominium Association, who has handled all correspondence with owners, vote submission and verification, along with legal to confirm validity of approval of improvement project and vote totals.

Trent Davis, Owner, Compass Management Services

Date



Park Station Newsletter

From Compass Management Services [REDACTED]

Date Tue 1/14/2025 10:05 AM

To [REDACTED]



Attachment #1 (4 pages)

- Email sent from property manager to all 80 owners on 1/14/2025
- Notification of commencement of courtyard construction April 2025

The Depot

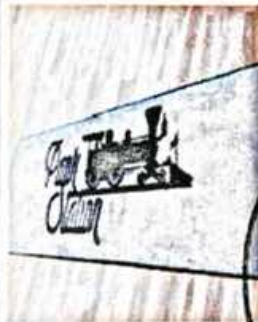
Welcome to the first issue of the Park Station Newsletter. The Depot will be the spot to check for information that is important to the community.

Important Reminders

The courtyard area including the pool and hot tub will be **CLOSED** beginning Late April until the construction is complete.

Noise and construction dust will occur during the construction period.

Did you notice the new entry mats?



Courtyard Project

Update on Pool & Spa Modernization and Courtyard Improvements:

- Contracts have been issued to:
 - Landscape Architect (for construction documents)
 - Architect (for pool house and raised structures and sitework, including civil, structural, mechanical, electrical, plumbing engineers)
 - Pool & Spa Contractor (with their pool engineer) (note: 3 bids for pool & spa were obtained and scoped)
 - Surveyor for survey and preparation of plat amendment drawings
- We are dealing with multiple departments of the city on obtaining permits, including building, engineering, city legal, sewer, water, forestry, historical district
 - We are awaiting comments back from the city on our landscape/overall plans, and trying to resolve issues with city water related to our 43-year-old waterlines
 - We have obtained title reports and record document searches to clarify easement and ingress/egress agreements with Town Pointe
 - We are close on obtaining a building permit for portions that occur on our property (excluding raised structures which are part of a separate plat amendment)
 - Moving along on approval for portions that occur on city right-of-way portions (portions of old ice rink and Main Street steps)
 - Moving along on the plat amendment to add the new pool house raised structures.
- Preliminary landscape plans have been submitted to the city, we are close to completion on remaining architectural (structural, mechanical, electrical, plumbing), and pool engineering drawings
- Per owner suggestion, our plans show shortening the pool steps and incorporating a 7' wide swim lane. However, we won't know until spring demo if we will be able to incorporate these requests, depending how the granite pool shell was constructed.

Do you have your parking reminder visible in your unit?



Compass Report

November and December, 2024

- Salt to water softener. Step saver delivered a pallet
- New A frames with signage set up Dec. 9 with non-slip signs
- Ice maker building 2 maintenance
- Elevator Building 2 went down. TKE responded Dec. 12
- Cleaned up area around dumpster - 3 x a week
- 3rd floor building B - smoke in the hallway. Compass responded - Unit cooking issue
- Smoke alarm second floor building 2 - fire dept responded
- Internet building 1 was down - Dec. 30 144 / 146- Reset
- Unit leak 233 to 223 - shower leak
- Unit leak 148 to 138
- Backflow Preventor Install- work with Certified Fire to verify what needs to be done
- Hand shoveled snow and spread ice melt as needed

Items for Discussion:

- Light fixtures, 4th floor building 2 - temporary ceiling light installed. Contacted Dave Mauer for possible extra lights.
- Elevator issue building 1 Jan 10. - oil on floor. Competed. Valve gasket replaced.
- Paint stairwells - purchased paint
- Internet issues - Air2 data is suggesting internet boxes in each unit - needs to be analyzed

Do you know? Each month Compass completes a routine maintenance list around Park Station. Those routine maintenance items include:

- Pool closure - pool deck salt - nightly at 10pm
- Check and remove extra trash daily, check vending machines, coin machines, weekly
- Check elevator equipment rooms for oil - or water - on weekly check lists
- Check water softeners
- Check exterior Xmas lights- 5pm to 10pm shutoff
- Coin Machine refills
- Clean up area around the dumpster - 3x week

Wintertime in City Park



Park City Events

Jan. 23 – Feb. 2 41st SUNDANCE FILM FESTIVAL

Feb. 6 – Feb. 8 INTERMOUNTAIN HEALTH FREESTYLE
INTERNATIONAL (@ Deer Valley)

Park City Library

Jan 15 – BalletNext – Free 6pm show

Egyptian Theatre Show Offerings

Jan. 8 – Jan. 18 GWYNETH GOES SKIING

Feb. 6 – Feb. 8 ANDERS OSBORNE

Feb. 13 – Feb. 16 THE INFAMOUS STRINGDUSTERS

Feb. 19 – Feb. 23 THE PRODUCERS

Park Station

950 Park Avenue
Park City, UT 84060

Compass Management Services | P.O. Box 682972 1415 Lowell Avenue #101 | Park City, UT
84068-2972 US

[Unsubscribe](#) | [Update Profile](#) | [Constant Contact Data Notice](#)



Try email marketing for free today!



Park Station Outdoor Assessment Results

From Compass Management Services [REDACTED]

Date Tue 9/3/2024 5:09 AM

To [REDACTED]



Hello Park Station Owners,

The HOA vote for the pool/ice rink has concluded; 47 in favor, 14 opposed. The special assessment / upgrade has been approved.

The vote results were submitted to the HOA's attorney for certification. The attorney confirmed the accuracy of the vote and that it complied with HOA rules and Utah statute.

We appreciate everyone that voted, whether you voted in favor or opposed. As a board, we are committed to making this a lasting project, one that everyone can be proud of. We will diligently manage the budget for the project.

Sincerely,
Park Station HOA Board

1385 Lowell Ave Suite C-2, Park City UT 84060
[REDACTED]

Attachment *2 (2 pages)

- Email sent from
property manager
to all 80 owners
on 9/03/2024

- Notification of approval of
proposed outdoor project + vote

[Unsubscribe](#) | [Update Profile](#) | [Constant Contact Data Notice](#)



Try email marketing for free today!

Signature requested on "Park Station Outdoor Proposal"

From Compass Management via Adobe Acrobat Sign [REDACTED]

Date Thu 7/25/2024 11:14 AM

To [REDACTED]



Compass Management requests your signature on
Park Station Outdoor Proposal

[Review and sign](#)

Dear Park Station Owners,

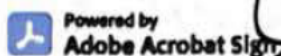
Please review the WOW outdoor pool and courtyard package and Vote!

Thank you,
Park Station Board

COMPASS MANAGEMENT
[REDACTED]

After you sign **Park Station Outdoor Proposal**, all parties will receive a final PDF copy.

Don't forward this email: If you don't want to sign, you can [delegate](#) to someone else.



Attachment *3 (46 pages)
- Adobe Acrobat vote for project
sent to all owners 7/25/2024
with attachment to complete
plans

By proceeding, you agree that this agreement may be signed using electronic or handwritten signatures.

To ensure that you continue receiving our emails, please add adobesign@adobesign.com to your address book or safe list.

[Terms of Use](#) | [Report Abuse](#)

© 2024 Adobe. All rights reserved.

Dear Park Station Owners,

The Board invites the ownership to join an informational Zoom meeting on Tuesday, August 6th at 3 PM MDT to learn more about the project, and ask any questions you might have.

Zoom link:

<https://us06web.zoom.us/j/88678574416?pwd=odlOFoQUtzj4QY2hBqsPQBvX3QOKM8.1>

Meeting ID: 886 7857 4416

Passcode: 594741

One tap mobile

+13462487799,,88678574416#,,, *594741# US (Houston)

+16694449171,,88678574416#,,, *594741# US

Vote on Proposal:

I, the undersigned Owner, hereby vote as follows regarding the WOW Package Proposal (mark only one):



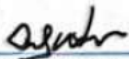
Proceed with WOW package pool/courtyard in 2025

with per unit assessment of \$27,500 due March 31, 2025.



Do not want to proceed with WOW package.

Dated and signed as follows:



Andrew Vidin (Jul 26, 2024 10:36 MDT)

Jul 26, 2024

Unit Number(s) [REDACTED]

Pursuant to Utah Code § 46-4-201, a signature may not be denied legal effect or enforceability solely because it is in electronic form, i.e., an electronic signature. As used in this Section, the term "electronic" means relating to technology having electrical, digital, magnet, wireless, optical, electromagnetic, or similar capabilities. And the term "electronic signature" means an electronic sound, symbol, or process attached to or logically associated with a ballot and executed or adopted by a person with the intent to sign the ballot.

Park Station Outdoor Proposal

Final Audit Report

2024-07-26

Created:	2024-07-25
By:	Compass Management [REDACTED]
Status:	Signed
Transaction ID:	CBJCHBCAABAAGQIYBMCuWfl9neIkMhJfqN7TJ8qsHH7o

"Park Station Outdoor Proposal" History

-  Document created by Compass Management [REDACTED]
2024-07-25 - 9:06:23 PM GMT
-  Document emailed to [REDACTED] for signature
2024-07-25 - 9:14:23 PM GMT
-  Email viewed by [REDACTED]
2024-07-26 - 4:35:16 PM GMT- IP address: 174.230.195.203
-  Signer [REDACTED] entered name at signing as Andrew Widin
2024-07-26 - 4:36:44 PM GMT- IP address: 174.230.195.203
-  Document e-signed by Andrew Widin [REDACTED]
Signature Date: 2024-07-26 - 4:36:46 PM GMT - Time Source: server- IP address: 174.230.195.203
-  Agreement completed.
2024-07-26 - 4:36:46 PM GMT

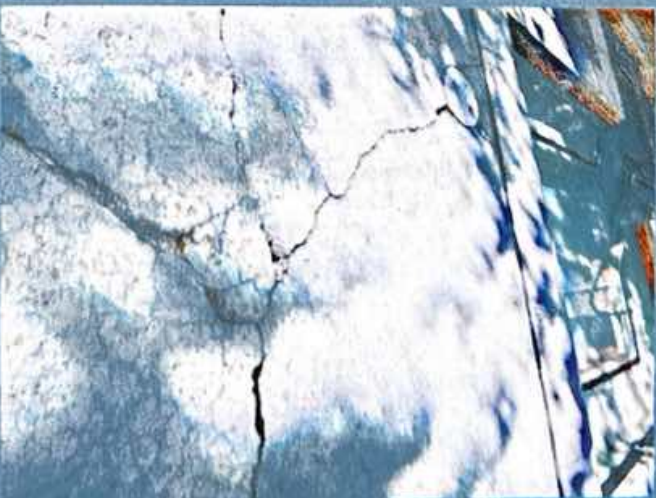
Outdoor Common Area

Proposal July 2024



Presented by Park Station HOA Board of Directors

1. Condition of Pool and Spas
2. Ice Rink/Concrete Slab
3. Benefits and Review of Plans
4. Proposed Timeline
5. Budget and Proposal



Condition of Pool and Spas

Pool:

- The pool is ~45 years old and far beyond its anticipated lifespan.
- Decks: Cracking concrete, drains don't work, lack of radiant snowmelt make them dangerous for winter slip and fall accidents.
- The pool will remain closed in winter until rebuilt.
- Pool finish and copings are failing due to age, poor circulation due to old systems, which often causes the health dept to close the pool because of testing.
- Spas have significant leaks resulting in substantial loss of water and chemicals. Water jets are inadequate.
- One usable spa for winter does not support demand.

Location of existing pool equipment:

- Current distance of the basement results not only in constant flooding of B2 basement, but also puts a strain on the efficiency of equipment.
- Low efficiency increases operating & repair costs.
- Moving equipment closer, with all new high efficiency equipment at grade level, will improve efficiency.
- The new pool house will include bathrooms, which is a requirement of current health codes.
- New pool house will also include radiant snow-melt systems which will reduce snow removal costs and result in added safety in winter.

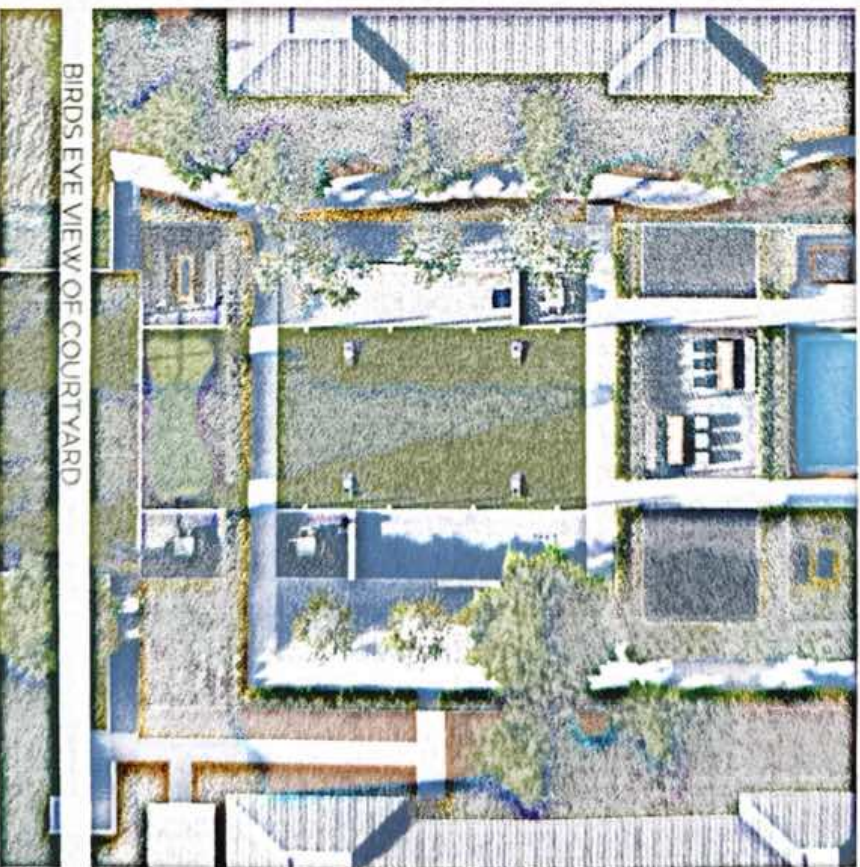
Cost of Maintenance and Utilities:

- The equipment is beyond its useful life which causes higher repair costs, much higher energy costs and the use of a hodge-podge of equipment cobbled together over the years which is not up to current standards.
- Due to heating inefficiencies, pool was closed last winter due to astronomical cost. New pool heaters can have ~90% efficiency, 40% higher than the current system.
- Water bills are dramatically higher than for at-standard pools, due to the leaks from antiquated equipment and pipes.



Ice Rink/Concrete Slab

- Winters are no longer consistently cold enough to have the ice rink.
- This is a hideous-looking blotch on our property. PS is one of the truly exceptional properties in Old Town and we gain no benefit from the huge open space.
- The proposal is to put amenities over the slab, with planters, artificial grass and recreation amenities, creating a more inviting center courtyard.



BIRDS EYE VIEW OF COURTYARD



Benefits and Review of Plans

Overall Opportunity/Benefits

- Create a world-class common area. Park City and resorts in general have improved over the 45 years since PS was built.
- Properties today have higher quality amenities and ambiance. PS needs to stay up with the competition.
- Pool equipment and surfacing is not a nice-to-have, it is a requirement, given it is far beyond its useful life. This is more than a face-lift, it is new equipment, piping and finishes.
- The upgrade should increase condo and rental values. Owners have invested in renovating their units, the halls, technology, etc. The outside common area is one of the last remaining spaces that needs updating.
- New perimeter fencing will not only enclose the pool/spa, but the entire balance of the courtyard, restricting usage to PS and providing additional exclusivity. New sophisticated gate entry systems can be utilized to minimize non-PS use.
- Operating costs will be lower.

Plans

- Phase 1 and 2 here: <https://loftsixfour.com/wp-content/uploads/2024/05/Park-Station-Condos-WOW-Package-03.pdf>
- NOTE that we are not including Phase 3 in the project.
- Phase 1: all heavy/highly disruptive work: pool and spa, including new 2nd spa; pool house with restrooms; radiant snowmelt; new fencing and lighting. Will include year-around gas, BBQ and firepit.
- Phase 2: balance of ambiance/courtyard buildout; includes inviting green space, additional BBQ area; seating spaces; new landscaping and lighting; additional firepit; assorted recreational amenities.

Owner Feedback From Survey

- We received responses from 30 units, with overwhelming support for the project.
- Owner suggestions have largely been added.
- 100% supported Phase 1, 90% supported Phase 2.
- Majority want entire project completed in one year to reduce cost and disruption



Proposed Timeline

Sept-Dec 2024

April-Nov 2025

April-June 2026

- August 2024 approve funding.
- Begin investigative site work so that we can start work April 2025 as soon as ski season is over.
- Hire architect for pool house and get permit for this aspect of the project.
- Hire contractors and start to order parts for April 2025.
- Permits.
- April 2025 demolition of old spa and kiddie pool, concrete decks, walkways and fence.
- By start of 2025/2026 ski season have new pool house, renovated pool, 2 outdoor spas, one BBQ island, one fire pit, fencing and heated walkways completed.
- In ice rink/slab area, have all "hardscape" work completed.
- April-June 2026, complete all remaining work.
- Landscaping for both phases, patio and pool furniture, etc.
- Goal is to have all work completed prior to summer season.



Budget and Proposal

Budget

- HOA has solicited pricing from contractors, sub-contractors and pool contractors. Adding for contingencies, HOA anticipates the cost to be \$2,200,000.
- The Board has spent a great deal of time working on the project estimate, and it has built in cost buffers and contingencies for cost overruns.
- Cost is \$27,500 per condo.
- The Board will be actively involved in the final design and implementation to try and save expenses where possible, but not at the cost of detracting from the final product.
- By combining the phases, we should reduce costs by ~10% and halve major construction interruption.
- By including the ice rink/slab as part of the project, we will lower disruption and costs of future attempts to address this aspect. By improving the pool area and not the slab, we would detract from the overall appearance of the property.

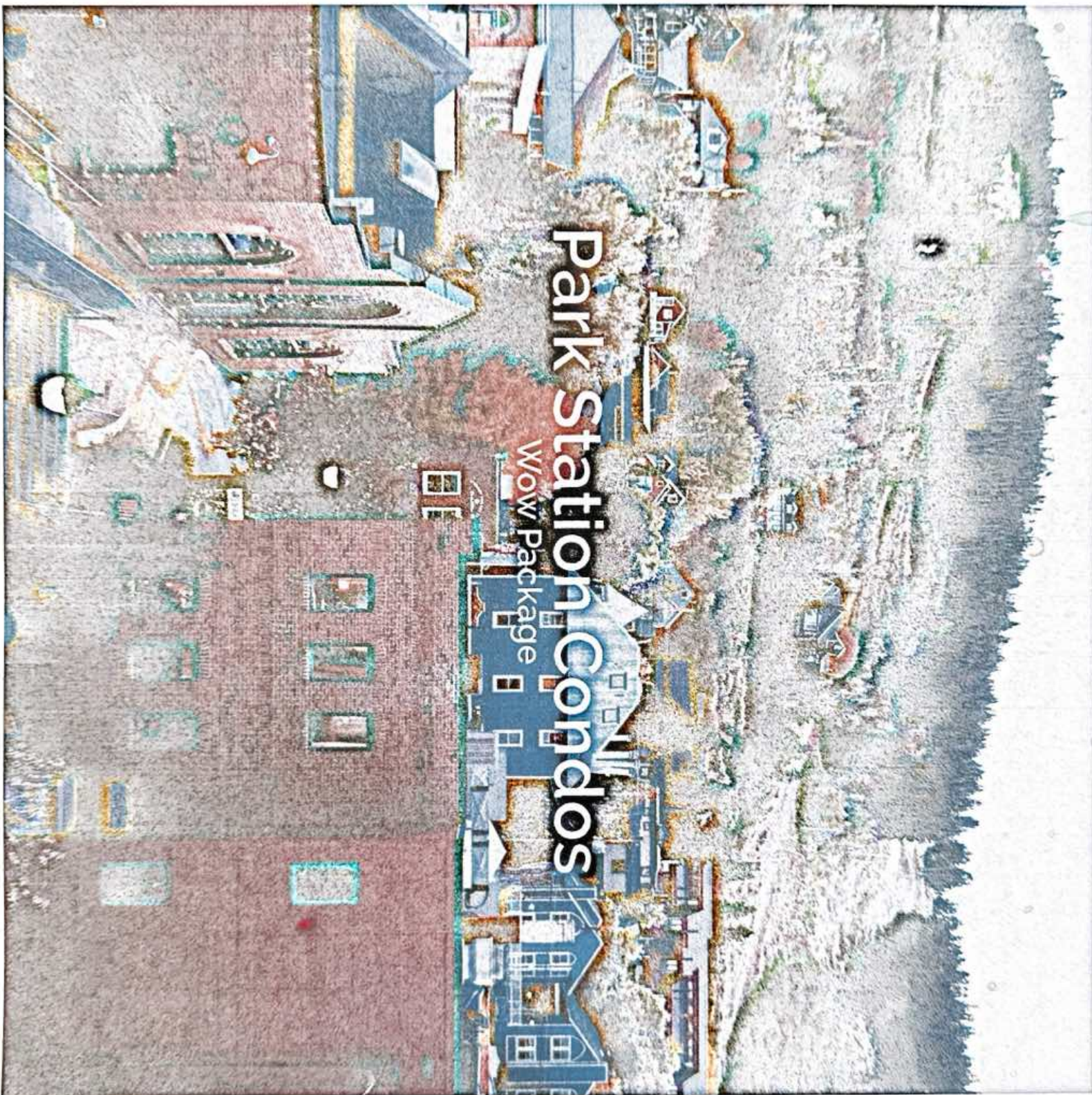
Proposal

- A one-time special assessment of \$27,500.
- Given the goal is to have 80-90% of both phases completed by start of ski season 2025/2026, HOA would need to collect all monies by March 2025.

Observations

- The HOA is not permitted to borrow to finance this project. However, US Bank has indicated that for owners who wanted to finance their share of the amount, that they would provide a loan option to individuals with decent credit, in the form of an unsecured loan. The HOA can provide interested owners with more information.
- If we have overruns, as is quite possible with a 45-year-old property, there is the risk of additional costs, but the Board believes it has sufficiently budgeted for contingencies and overruns.
- FOR ANY QUESTIONS, call Dave Morse at: 801.244.1847



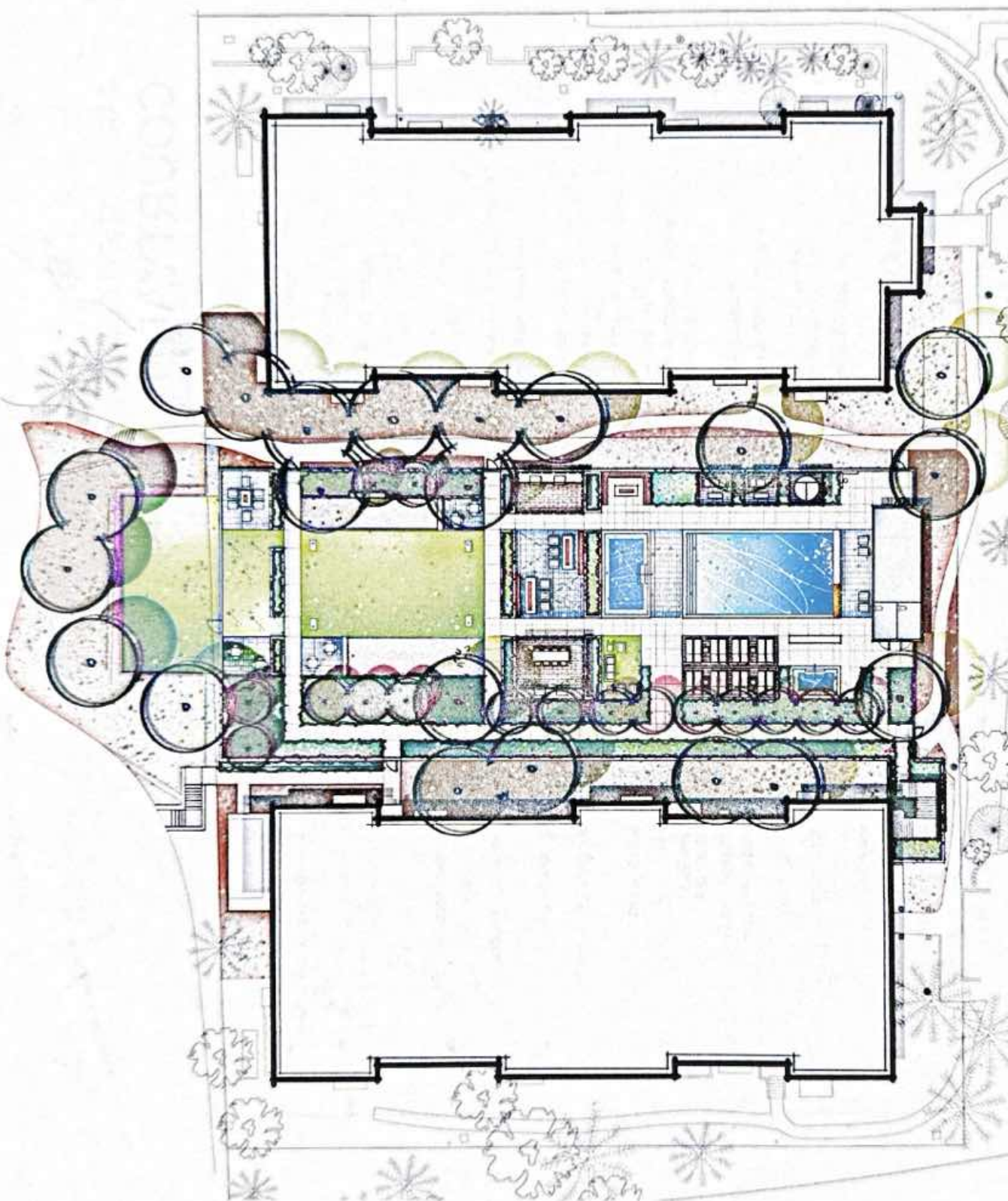


Park Station Condos

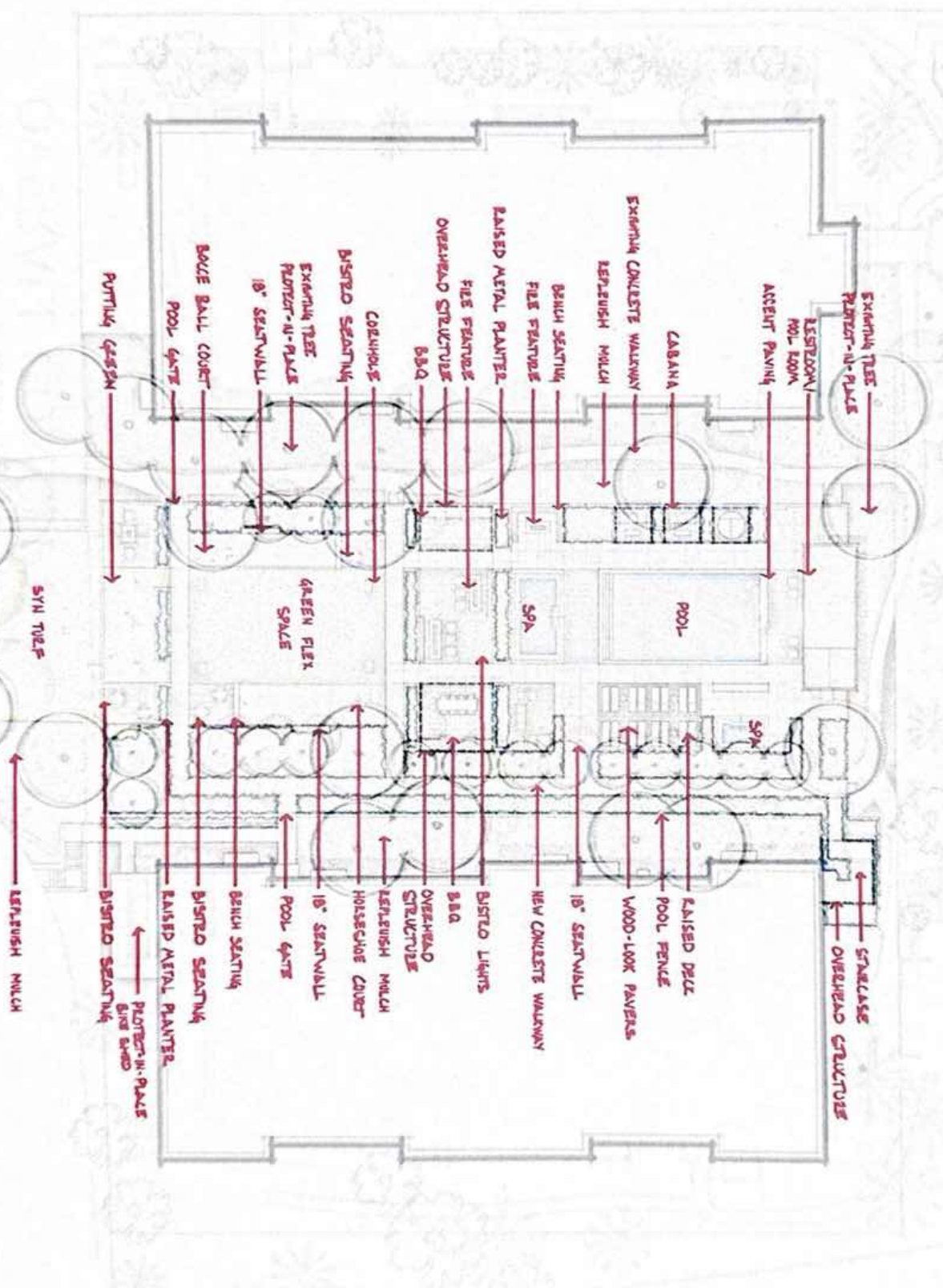
Wow Package

DESIGN CONCEPT

PARK STATION CONDOS
OVERALL CONCEPT

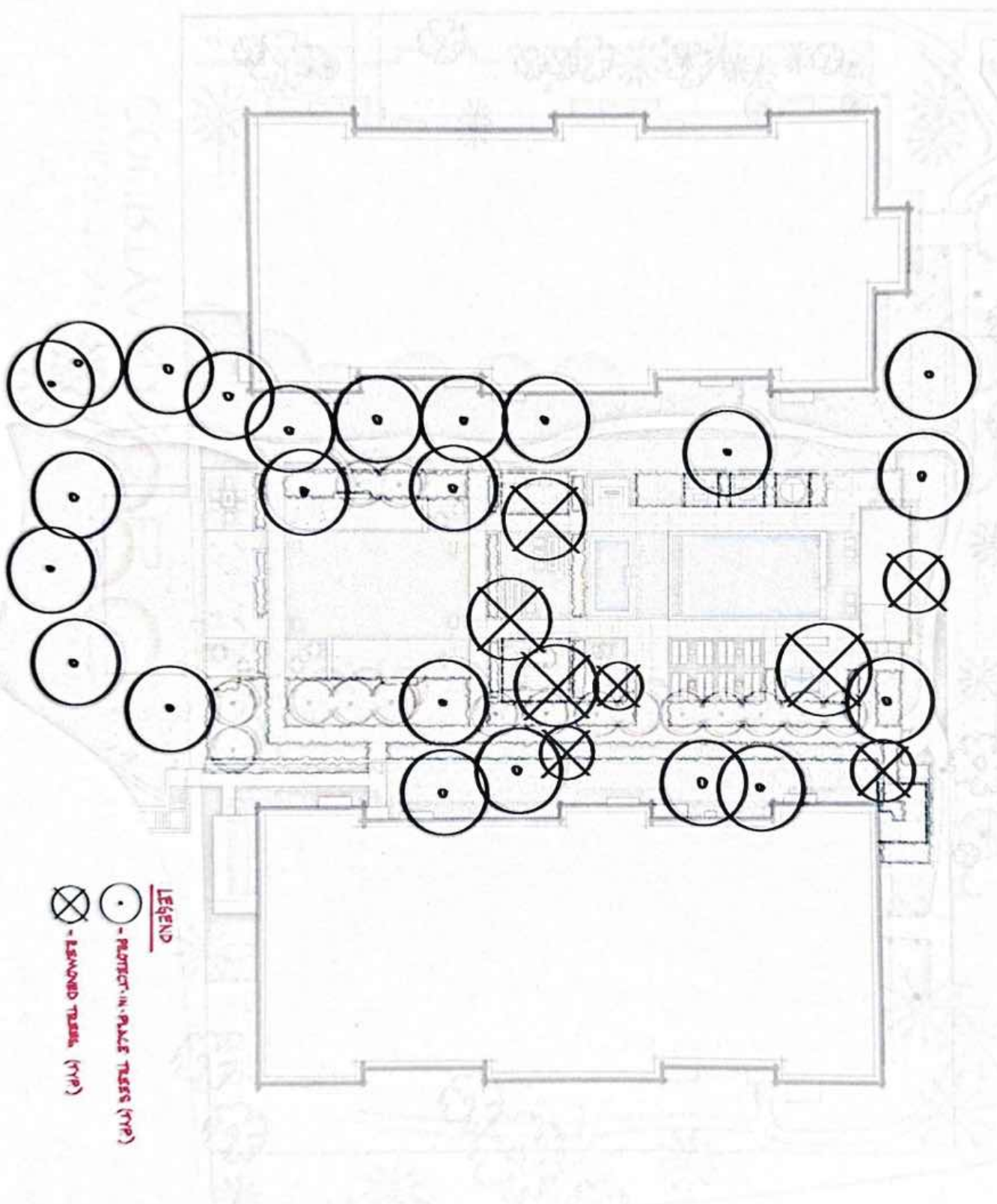


PARK STATION CONDOS COURTYARD NOTES



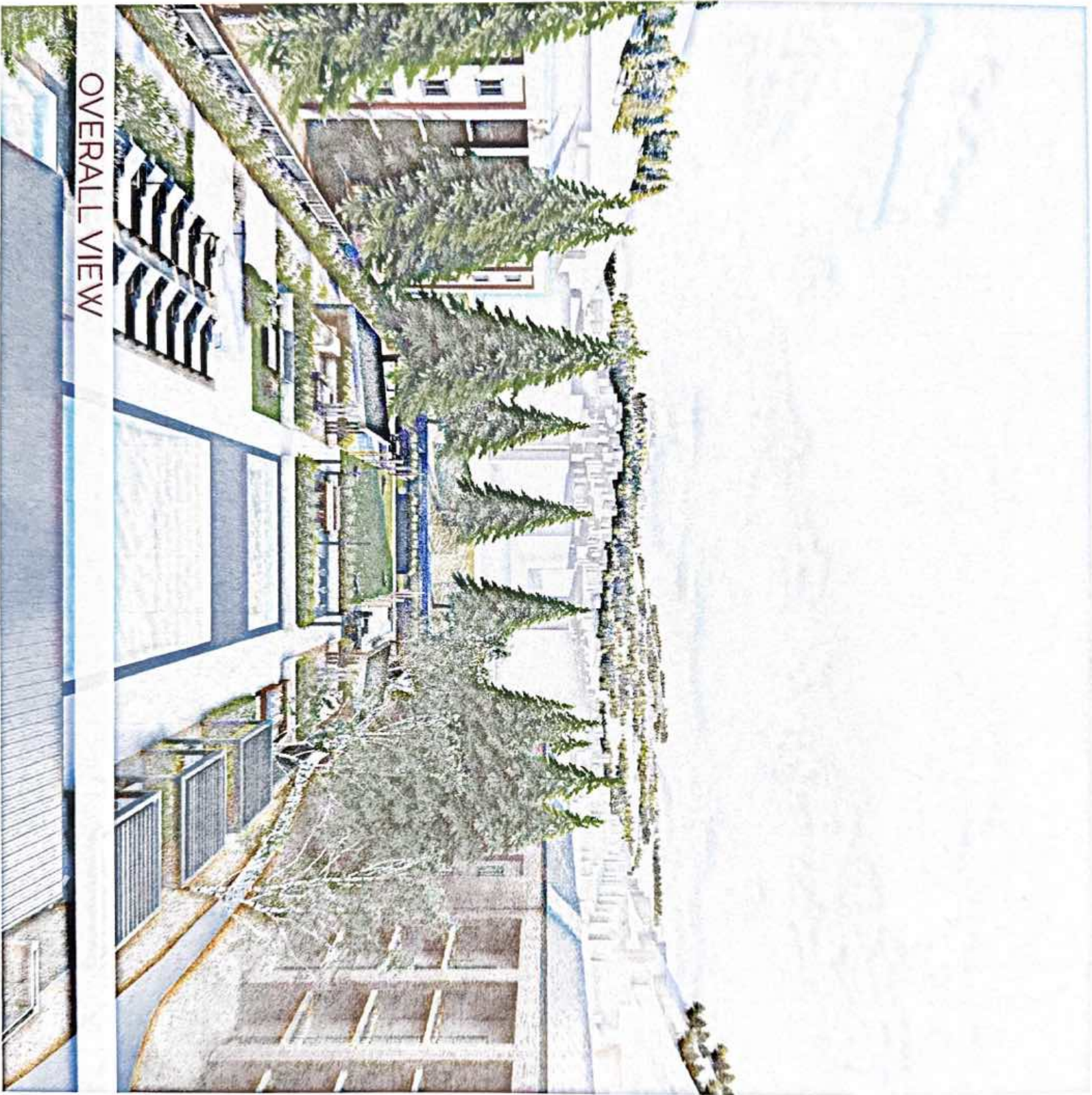
A hand-drawn site plan of a residential property, oriented vertically. The plan shows a large rectangular lot with a central building footprint. The building has a complex layout with multiple rooms, including a large central hall, several bedrooms, a bathroom, and a kitchen. The plan is annotated with numerous dimensions in feet and inches, indicating the size of the lot, building, and various rooms. Key dimensions include a lot width of 25' 5" and a lot depth of 27' 5". The building footprint is approximately 27' 5" wide and 25' 5" deep. The plan also shows a driveway on the left side, a parking area on the right, and a small structure in the bottom right corner. The drawing is a technical sketch, likely for a building permit or a site plan application.

PARK STATION CONDOS COURTYARD NOTES



OVERALL 3D IMAGERY



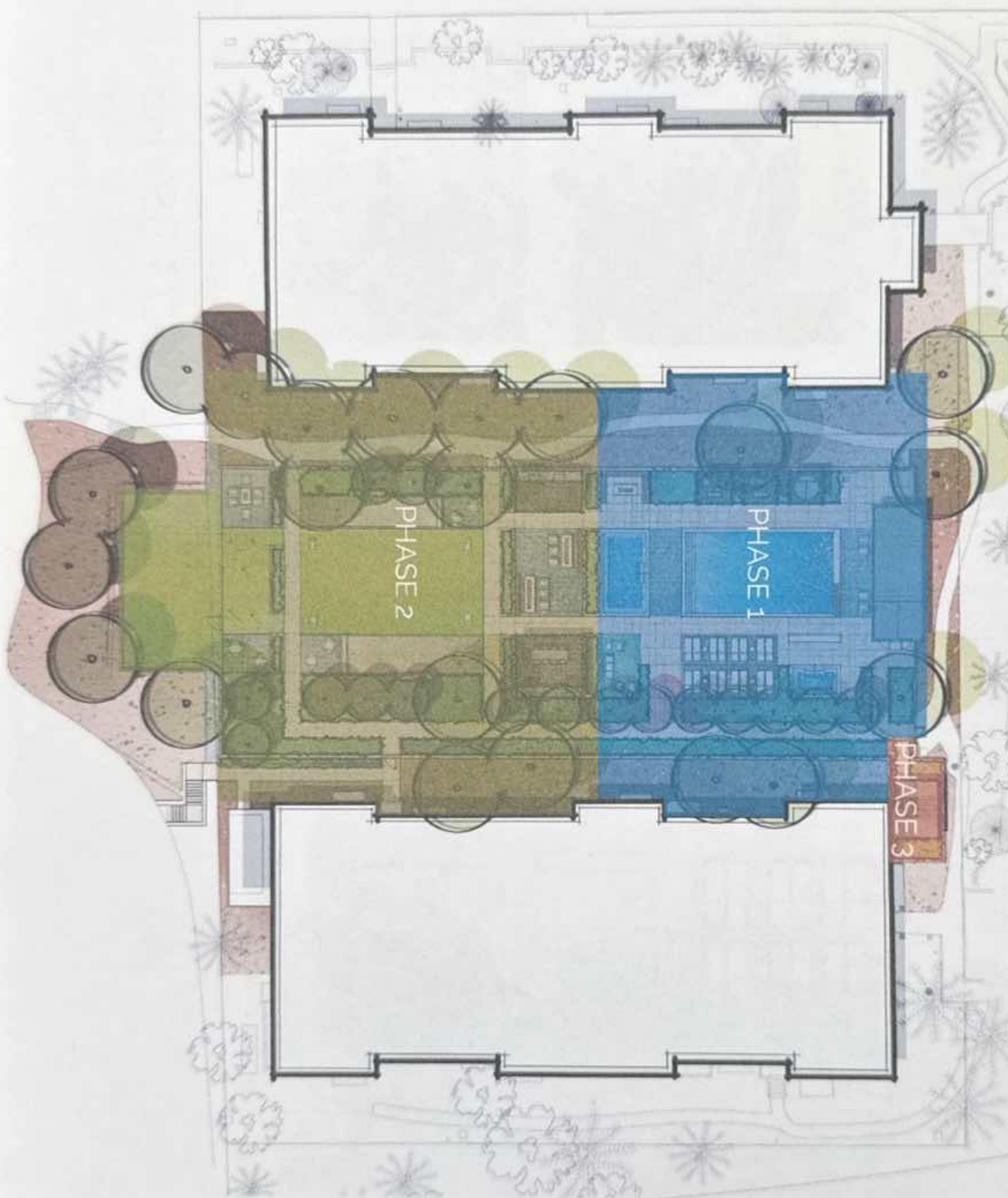




OVERALL VIEW

PHASES

PARK STATION CONDOS
PHASES



PARK STATION CONDOS PHASE 1 CONCEPT



POOL HOUSE WOOD SIPING



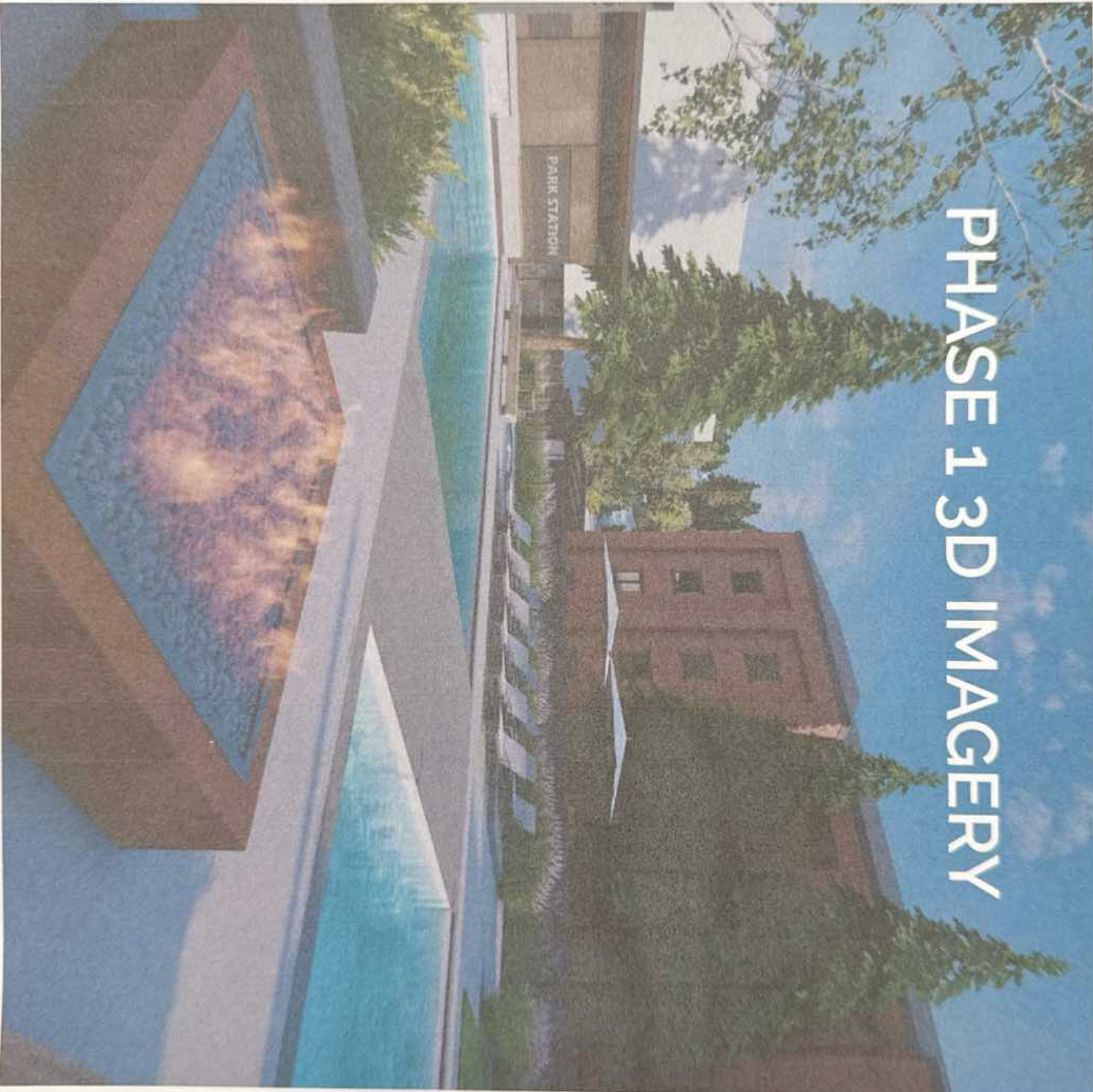
FIRE PIT LOUNGE



POOL LOUNGE AREA



PHASE 1 3D IMAGERY



BIRDS EYE VIEW OF POOL AMENITY





FIRE FEATURE AND SPA



VIEW FROM FIRE LOUNGE



POOL HOUSE AND RESTROOMS



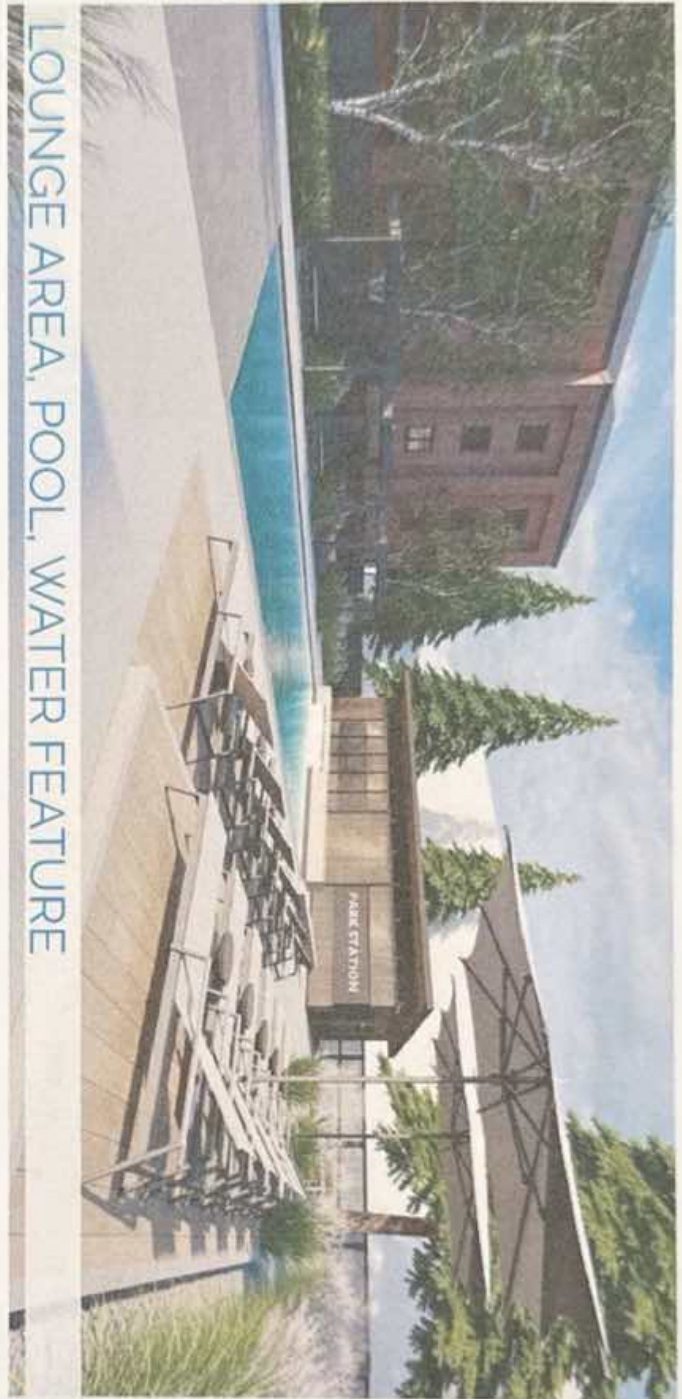
WATER FEATURE, BENCH, POOL HOUSE



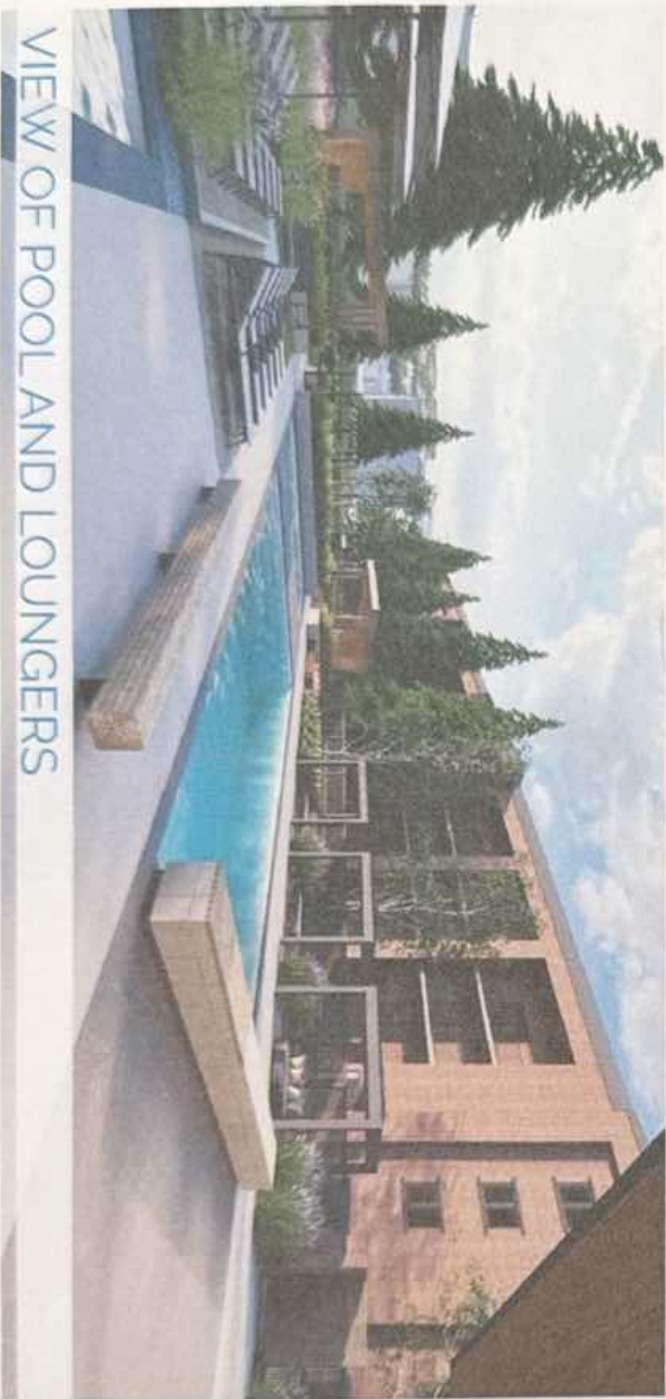
OUTDOOR SHOWER



WATER FEATURE, BENCH, POOL HOUSE



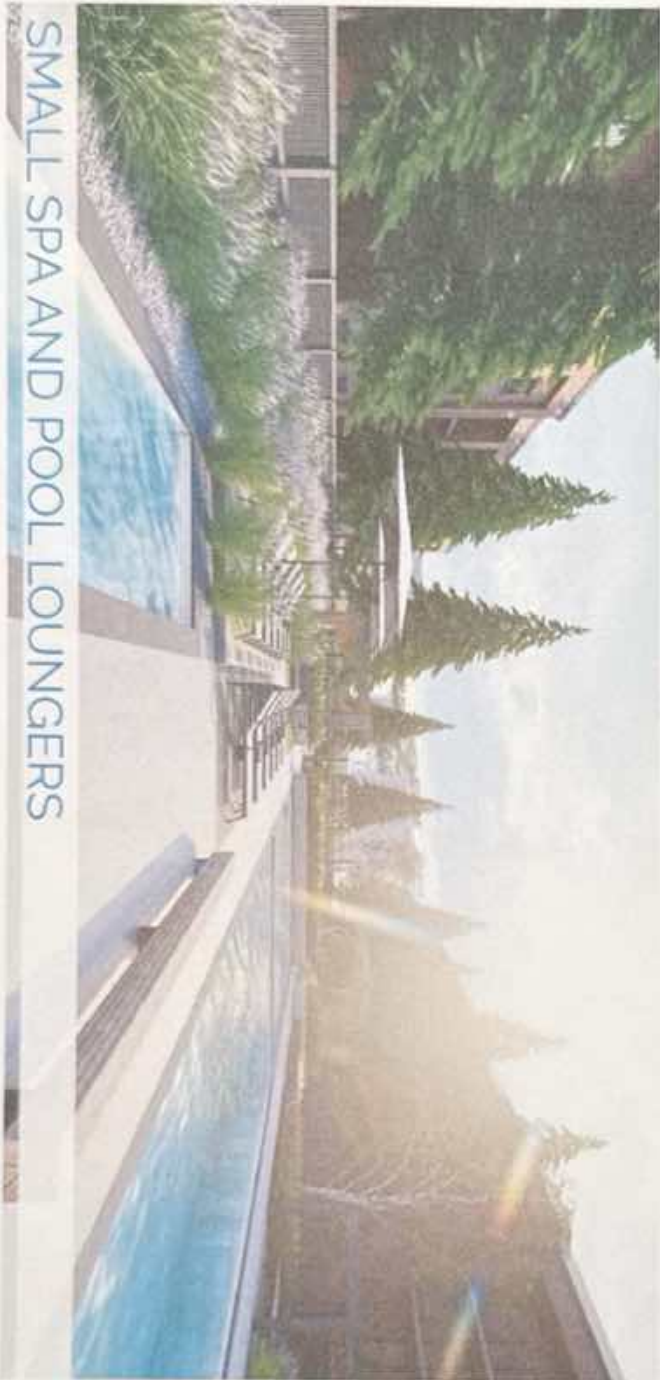
LOUNGE AREA, POOL, WATER FEATURE



VIEW OF POOL AND LOUNGERS



VIEW OF POOL



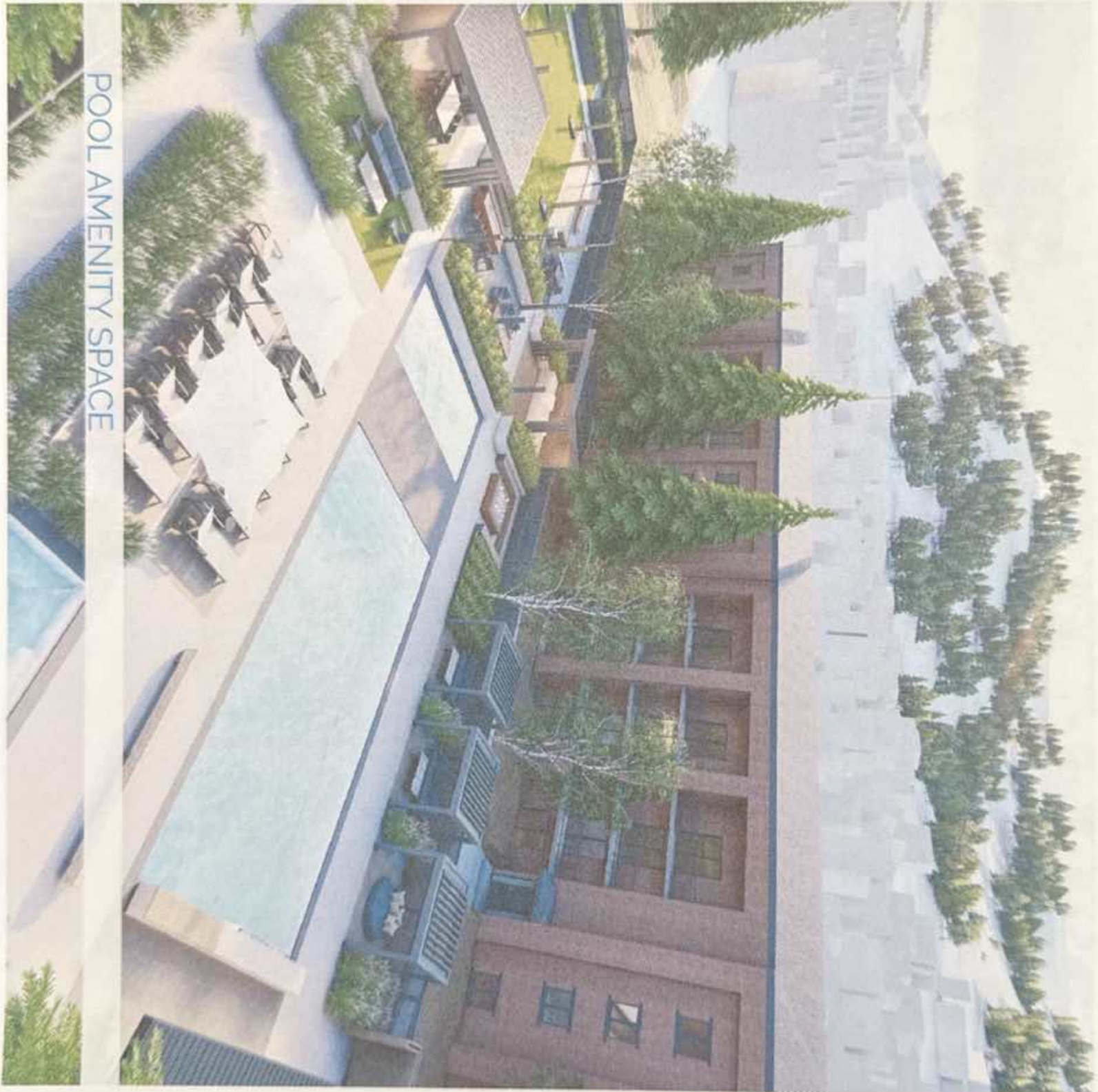
SMALL SPA AND POOL LOUNGERS



POOL VIEW

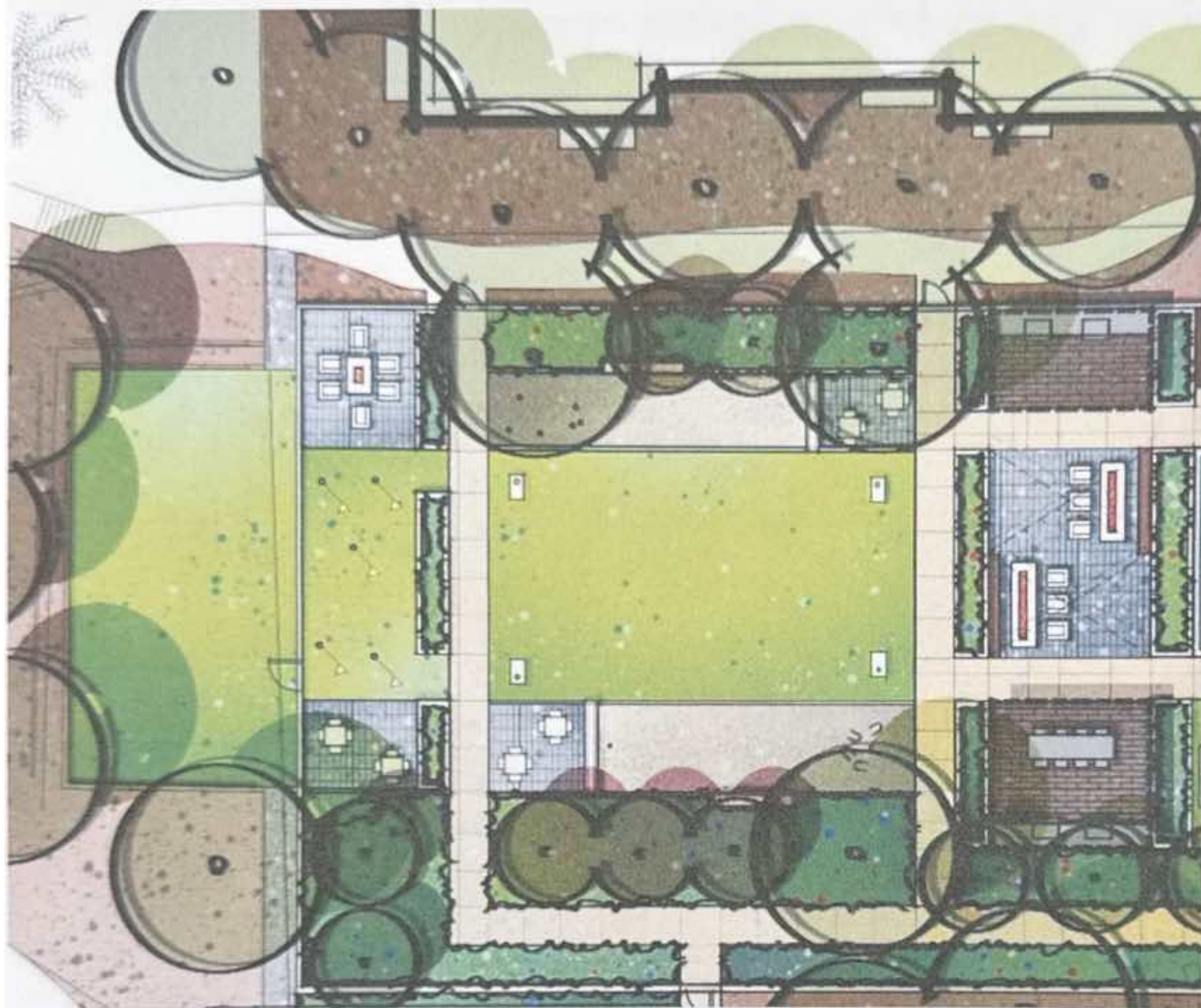


VIEW OF POOL



POOL AMENITY SPACE

PARK STATION CONDOS PHASE 2 CONCEPT



BOCCE BALL COURT



PUTTING GREEN

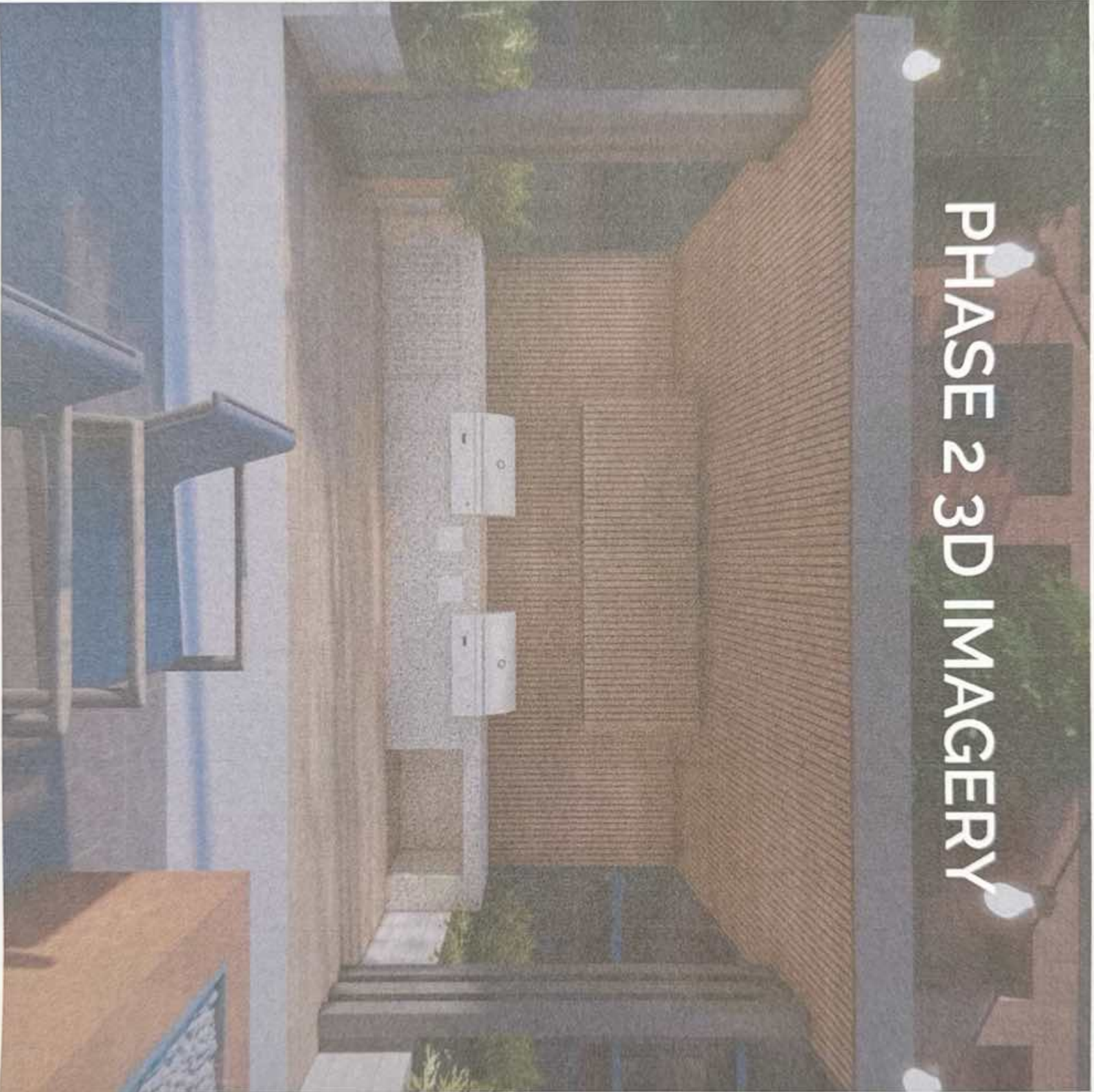


BBQ COUNTER



GREEN FLEX SPACE

PHASE 2 3D IMAGERY



BIRDS EYE VIEW OF COURTYARD





FIRE PIT LOUNGE AREA



OUTDOOR DINING



BBQ ISLANDS



HORSESHOE COURT



FIRE PIT LOUNGE AND PUTTING GREEN

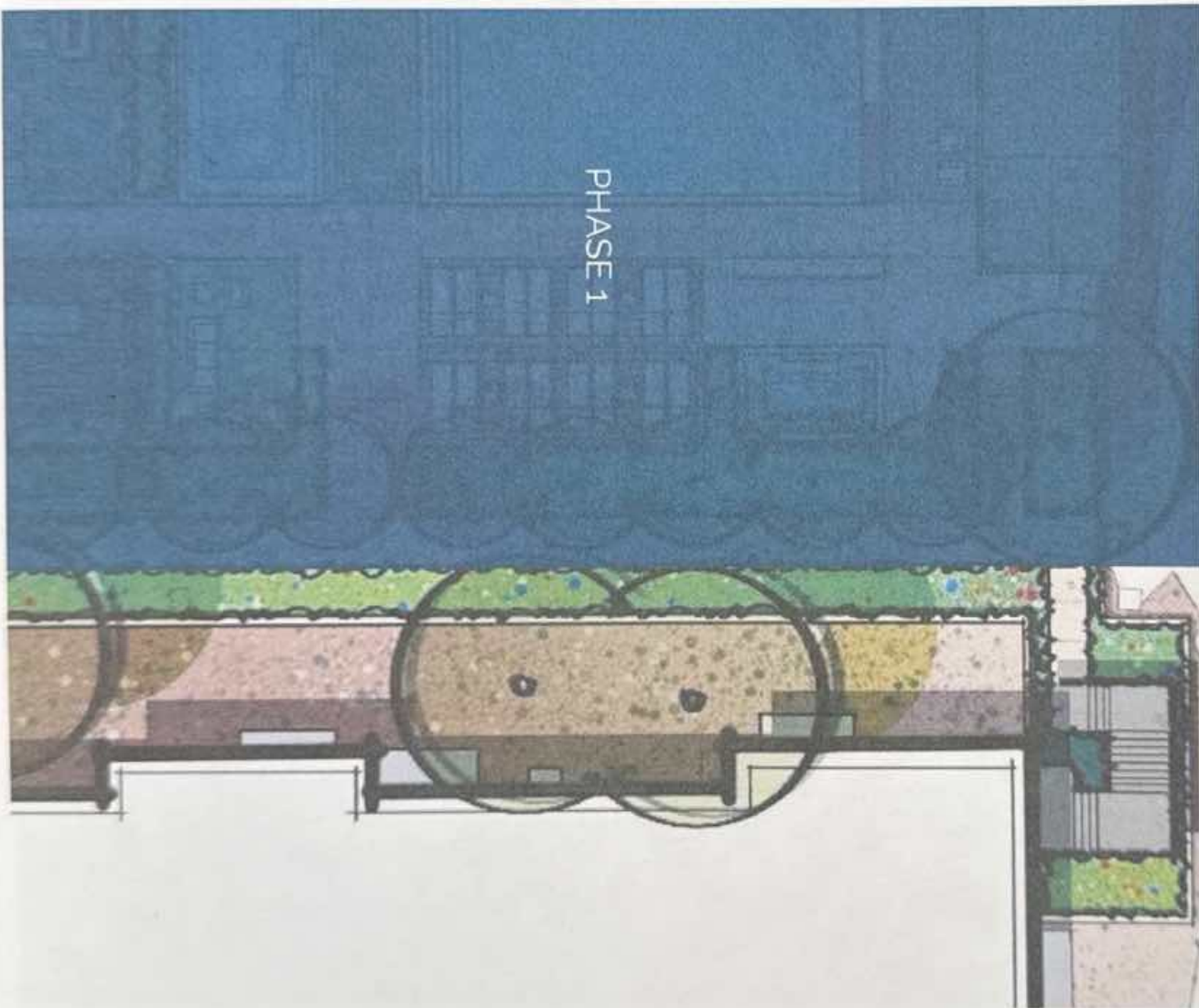


PUTTING GREEN



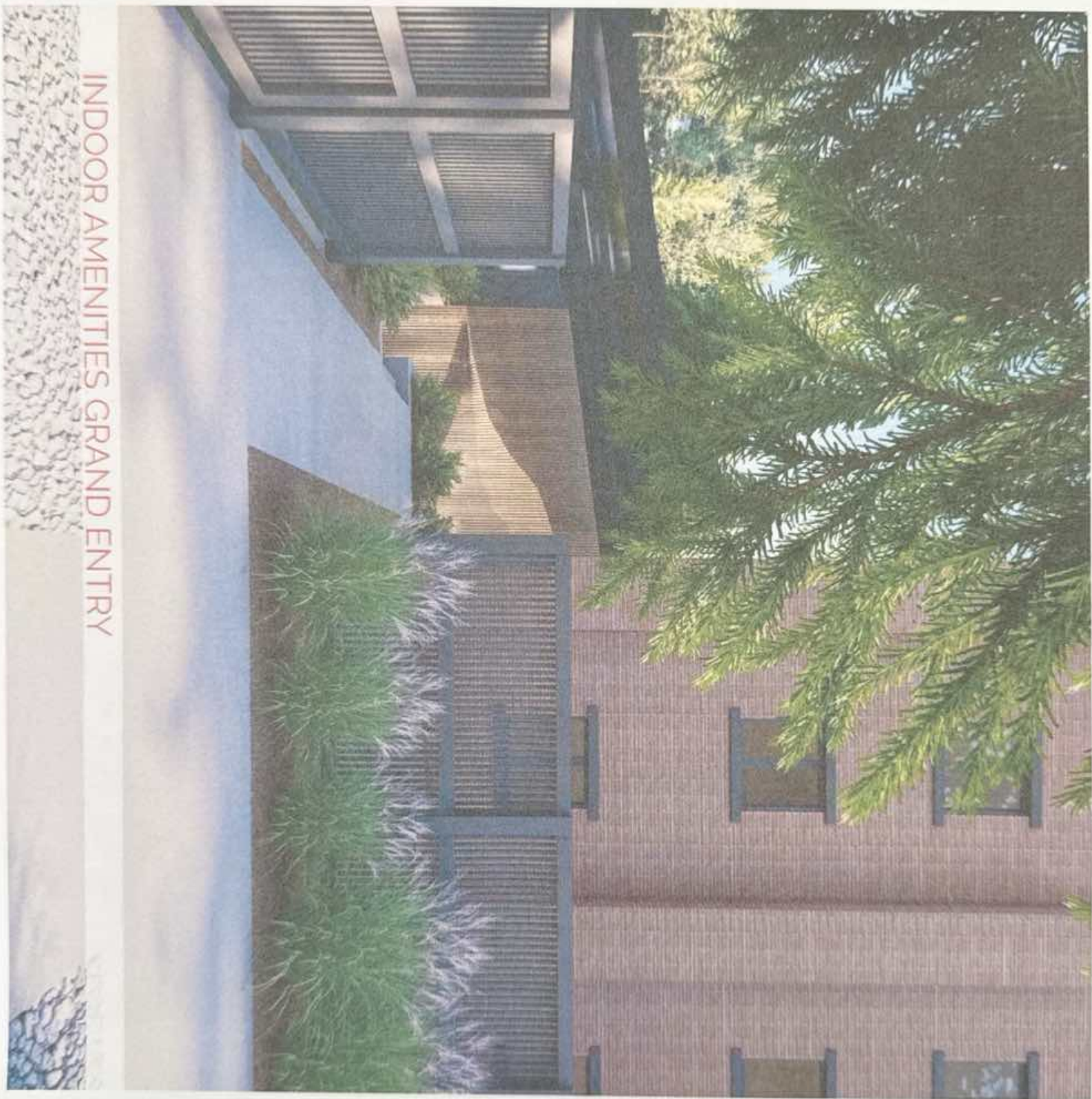
GREEN FLEX SPACE

PARK STATION CONDOS
PHASE 3 CONCEPT



PHASE 3 3D IMAGERY





INDOOR AMENITIES GRAND ENTRY



OUTSIDE OF GRAND ENTRY



OUTSIDE OF GRAND ENTRY



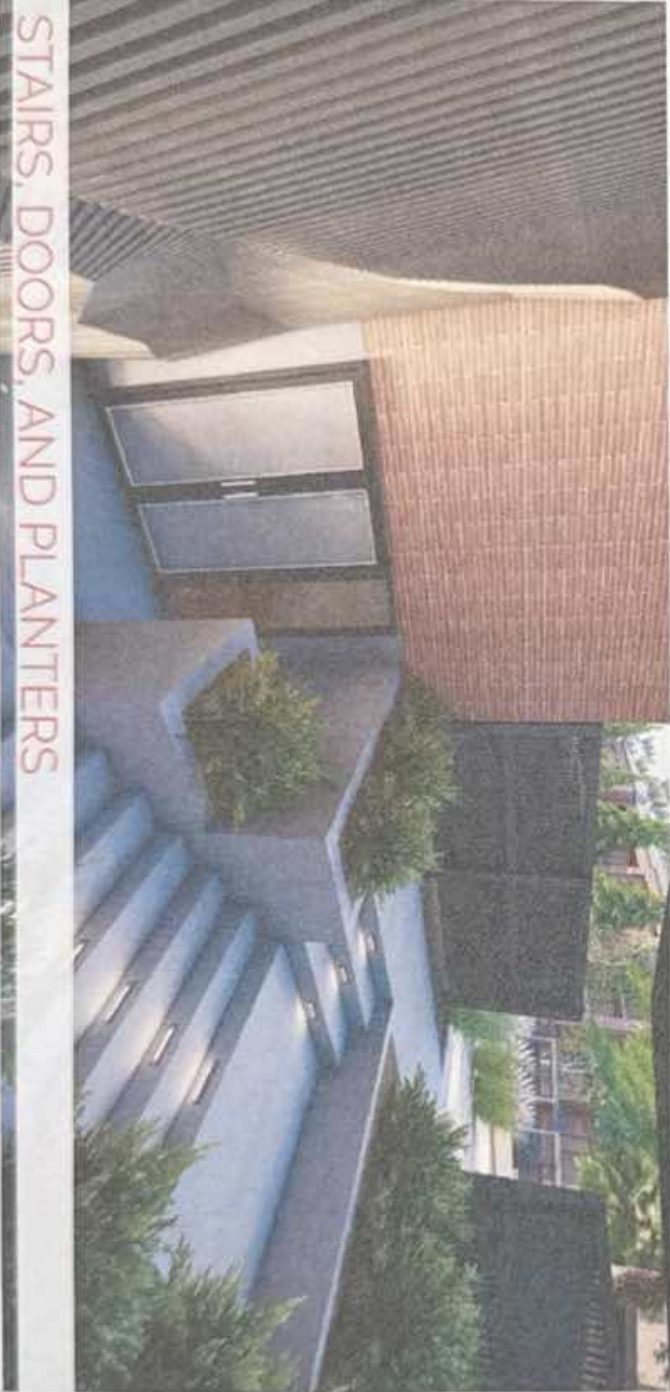
GRAND ENTRY FOCAL WALL



GRAND ENTRY FOCAL WALL



NEW DOORS STAIRS, AND PLANTERS



STAIRS, DOORS, AND PLANTERS

**LOFTSIXFOUR / DESIGNING OUTDOOR
LIVING EXPERIENCES.**

The images included in this document are solely for communicating design intent. They are not intended to be used by owner to market or advertise the finished product.

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Planning Department Staff Report



Subject: 660 Main Street
Application: PL-25-06462
Authors: Jaron Ehlers, Planner I
Date: April 3, 2025
Type of Item: Modification to Administrative Conditional Use Permit
Outdoor Dining

Recommendation

(I) Review the Modification to the 660 Main Street Administrative Conditional Use Permit for Outdoor Dining, (II) conduct a public hearing, and (III) consider approval based on the Findings of Fact, Conclusions of Law, and Conditions of Approval outlined in the Draft Final Action Letter (Exhibit A).

Description

Applicant: Byron Ellenburg, Applicant Representative

Location: 660 Main Street

Zoning District: Historic Recreation Commercial

Adjacent Land Uses: Restaurant, Multi-Family Development

Reason for Review: The Planning Director takes Final Action on Administrative Conditional Use Permits.¹

ACUP Administrative Conditional Use Permit
CUP Conditional Use Permit
HRC Historic Recreation Commercial
LMC Land Management Code

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

Summary

The Applicant proposes to expand the Outdoor Dining on an existing deck at 660 Main Street in the Union Square Condominiums First Amended Plat (Summit County Recorder Entry No. 879382, Exhibit D). 660 Main Street is in the Historic Recreation Commercial (HRC) Zoning District. The proposed Outdoor Dining consists of eight round tables with two chairs per table. These Outdoor Dining would be located on the walkway connecting Main Street and the plaza for Union Square. The property is a Landmark Historic Site.

¹ LMC [§ 15-1-8\(J\)](#)



Figure 1: Image of 660 Main Street, highlighted in red, taken from Google Maps.

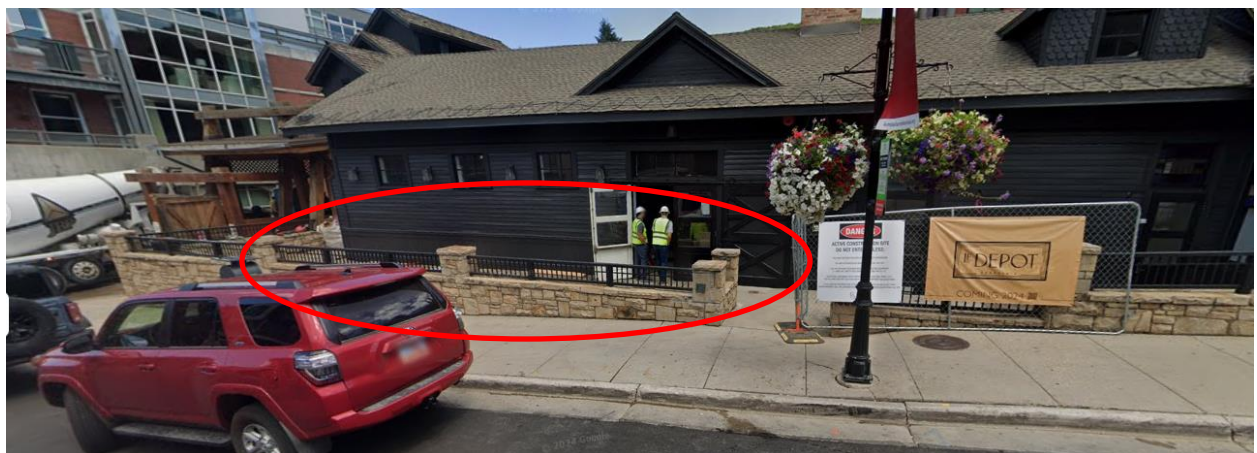


Figure 2: Image of 660 Main Street taken from Google Street view. The area of the expanded Outdoor Dining is shown in red.



Figure 3: Image of proposed tables provided by Applicant.



Figure 4: The current, previously approved in the Union Square plaza, Outdoor Dining at 660 Main Street.

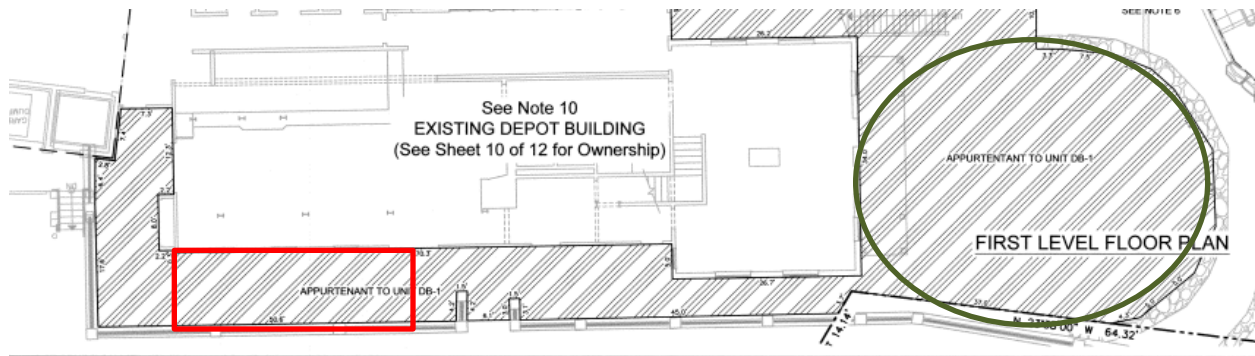


Figure 5: The current Plat showing Unit DB-1 Ownership. The location of the proposed Outdoor Dining is outlined in red and the Outdoor Event area from 2014 is in green, this is the Union Square plaza.

Background

According to the Historic Site Inventory Form (Exhibit E) the building at 660 Main Street was built in 1886. It served as a train depot. Eventually, the tracks were removed and it ceased serving as a train depot.

In 1988, 660 Main Street was issued a Conditional Use Permit (CUP) for Outdoor Dining. Staff found no site plan was found in the property file (Exhibit F).

The lower level of 660 Main Street, where the Restaurant is located, is Unit DB-1 of the Union Square Condominiums Plat, recorded with Summit County on April 12, 2006 (Exhibit G, Summit County Recorder Entry No. 774532). On December 4, 2008, the City Council passed Ordinance No. 08-47 approving the Union Square Condominiums First Amended Plat (Exhibit D, Summit County Recorder Entry No. 879382), which changed the Plat to reflect as-built conditions for a pedestrian easement, a change in ownership for multiple units, and a change in Limited Common Areas for specific units (Exhibit C). Unit DB-1 was minimally affected by this Plat Amendment.

On August 15, 2014, an Administrative Conditional Use Permit (ACUP) was approved for Outdoor Music for a single event (Exhibit B) located in the Union Square plaza. The permit was necessary because the 1988 CUP did not cover Outdoor Music, just Outdoor Dining.

There is currently Outdoor Dining in the Union Square plaza consisting of 12 tables with two chairs each.

On January 9, 2025, City staff issued a Business License for a Restaurant (Le Depot) at 660 Main Street (B-019719).

On March 6, 2025, the Applicant submitted an application for Modification to the ACUP for Outdoor Dining associated with the Restaurant. On March 25, 2025, Planning staff deemed the Application complete.

Analysis

Please refer to the draft Final Action Letter (Exhibit A) for full Analysis.

(IV) The Development Review Committee reviewed the proposal on March 18, 2025, and required the following Condition of Approval.²

The Park City Fire District requires that the Applicant maintain an unobstructed pathway of at least 36 inches between the tables and the exterior wall so that when the door is at a 45-degree angle to the building there is no obstruction (Condition of Approval 5).

Department Review

The Planning Department reviewed this report.

Notice

Staff published notice on the City's website and the Utah Public Notice website and posted notice to the property on March 24, 2025. Staff mailed courtesy notice to adjacent property owners on March 24, 2025.³

Public Input

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

Alternatives

The Planning Director may:

- Approve the proposed ACUP;
- Deny the proposed ACUP and direct staff to make Findings for the denial; or
- Request additional information and continue the discussion to a date certain.

Exhibits

Exhibit A: Draft Final Action Letter

Attachment 1: Proposed Plans

Exhibit B: 2014 ACUP Final Action Letter

Exhibit C: Ordinance 08-47

Exhibit D: Current Plat

Exhibit E: 660 Main Street Historic Site Form

Exhibit F: 1988 Outdoor Dining CUP Final Action Letter

Exhibit G: 2006 Retired Plat

² 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).

³ LMC [§ 15-1-21](#)



Planning Department

April 3, 2025

Byron Ellenburg

CC: Margo Cowley

NOTICE OF PLANNING DEPARTMENT ACTION

Description

Address: 660 Main Street

Zoning District: Historic Recreation Commercial

Application: Modification to Administrative Conditional Use Permit

Project Number: PL-25-06462

Action: APPROVED WITH CONDITIONS (See Below)

Date of Final Action: April 3, 2025

Project Summary: The Applicant proposes Outdoor Dining for eight tables and 16 seats on an existing deck.

Action Taken

On April 3, 2025, the Planning Director conducted a public hearing and approved the Modification to the Administrative Conditional Use Permit according to the following findings of fact, conclusions of law, and conditions of approval:

Findings of Fact

1. The Applicant proposes to expand the Outdoor Dining on an existing deck at 660 Main Street in the Union Square Condominiums First Amended Plat (Summit County Recorder Entry No. 879382, Exhibit D).
2. 660 Main Street is in the Historic Recreation Commercial (HRC) Zoning District.
3. The proposed Outdoor Dining consists of eight round tables with two chairs per table.
4. The property is a Landmark Historic Site.



Planning Department

5. According to the Historic Site Inventory Form (Exhibit E) the building at 660 Main Street was built in 1886. It served as a train depot. Eventually, the tracks were removed and it ceased serving as a train depot.
6. In 1988, 660 Main Street was issued a Conditional Use Permit (CUP) for Outdoor Dining. Staff found no site plan was found in the property files (Exhibit F).
7. The lower level of 660 Main Street, where the Restaurant is located, is Unit DB-1 of the Union Square Condominiums Plat, recorded with Summit County on April 12, 2006 (Summit County Recorder Entry No. 774532, Exhibit G). On December 4, 2008, the City Council passed Ordinance No. 08-47 approving the Union Square Condominiums First Amended Plat (Summit County Recorder Entry No. 879382), which changed the Plat to reflect as-built conditions for a pedestrian easement, a change in ownership for multiple units, and a change in Limited Common Areas for specific units (Exhibit C). Unit DB-1 was minimally affected by this Plat Amendment.
8. On August 15, 2014, an Administrative Conditional Use Permit (ACUP) was approved for Outdoor Music for a single event (Exhibit B). The permit was necessary because the 1988 CUP did not cover Outdoor Music, just Outdoor Dining.
9. On January 9, 2025, City staff issued a Business License for a Restaurant (Le Depot) at 660 Main Street (B-019719).
10. On March 6, 2025, the Applicant submitted an application for Modification to the ACUP for Outdoor Dining associated with the Restaurant. On March 25, 2025, Planning staff deemed the Application complete.
11. The proposal for Outdoor Dining complies with the HR C Zoning District regulations outlined in Land Management Code Chapter 15-2.5:
 - a. Land Management Code (LMC) § 15-2.5-2(B)(21) establishes outdoor dining associated with a restaurant or café as an Administrative Conditional Use in the HRC Zoning District. Although existing outdoor dining at 660 Main Street was initially approved as a CUP by the Planning Commission, the LMC was later amended to make outdoor dining an Administrative Conditional Use requiring an ACUP in the HRC Zoning District.
 - b. LMC § 15-2.5-12 requires compliance with Chapter 15-13, *Regulations for Historic Districts and Historic Sites*.
 - i. LMC § 15-13-3(B)(1)(d)(1) states “All Streetscape or character area elements should work together to create a coherent visual identity



Planning Department

and public space. The visual cohesiveness and historic character of the area shall be maintained through the use of complementary materials.”

- ii. LMC § 15-13-3(B)(1)(d)(4) states “Street furniture, trash receptacles, bike racks, planters and other elements shall be simple in design and compatible with the appearance and scale of adjacent buildings and public spaces.”
 - c. The proposed tables have a metal base and frame with a stone top. The Applicant proposes wicker chairs (Attachment 1). The furniture complies with the regulations because it is simple in design. The dark color of the chairs and tables complements the dark paint of the primary building at 660 Main Street.
12. The proposal for Outdoor Dining complies with the Off-street Parking requirements outlined in Land Management Code Chapter 15-3.
- a. LMC § 15-3-6(B) requires site specific review of the parking for Outdoor Dining at the time of ACUP. The Applicant proposes an increase of service of up to 16 people. While this is not an insignificant increase of usage, the location is existing public parking on Main Street and in the China Bridge Parking Structure. The site is also easily accessible by public transit as well as pedestrian access from Main Street and Heber Avenue.
13. The proposal for Outdoor Dining complies with LMC Section 15-4-21.
- a. LMC § 15-4-21(B)(1) establishes the following criteria:
 - i. The proposed seating Area is located on private Property or leased public Property and does not diminish parking or landscaping.
 - 1. Per the Union Square Plat, 660 Main Street is designated Unit DB-1. The existing deck is shown to be appurtenant to Unit DB-1 and is designated Commercial Limited Common Area on the plat.
 - ii. The proposed seating Area does not impede pedestrian circulation.
 - 1. The deck is located outside the public pedestrian easement and the Main Street Right-of-Way.
 - iii. The proposed seating Area does not impede emergency Access or circulation.



Planning Department

1. The proposed seating Area is located on the existing deck and does not impede emergency Access or circulation (Condition of Approval 5).
- iv. The proposed furniture is Compatible with the Streetscape.
 1. The proposed tables have a metal base and frame with a stone top. The Applicant proposes wicker chairs. The furniture complies with the regulations because it is simple in design. The dark color of the chairs and tables complements the dark paint of the primary building at 660 Main Street.
- v. No music or noise is in excess of the City Noise Ordinance, Title 6.

Use District	10:00 p.m. - 6:00 a.m.	6:00 a.m. - 10:00 p.m.
Residential	50 dBA	55 dBA
Commercial	60 dBA	65 dBA

When a noise source can be identified and its noise measured in more than one land use category, the limits of the least restrictive use shall apply at the boundaries between different land use categories.

1. Outdoor Dining Uses must comply with the City Noise Ordinance, Municipal Code of Park City Chapter 6-3.
 - vi. No Use after 10:00 p.m.
 1. Staff recommends Condition of Approval 1, "There will be no use of Outdoor Dining after 10:00 p.m."
 - vii. Review of the Restaurant's seating capacity to determine appropriate mitigation measures in the event of increased parking demand.
 1. See Finding of Fact 12.
14. The proposal for Outdoor Dining, as conditioned, complies with the Conditional Use Permit criteria outlined in Land Management Code Section 15-1-10(E).

CUP Review Criteria	Analysis of Proposal
Size and location of the Site	Complies Outdoor Dining is proposed on an existing deck area that is approximately 169 square feet within the platted limited common space appurtenant to 660 Main Street and does not impact the existing pedestrian or emergency access.
Traffic capacity	Complies The increase of 16 seats for customers will have minimal impacts to traffic. The location is walkable



Planning Department

	due to its proximity to the public pedestrian easement which connects the plaza to Main Street and Heber Avenue.
Utility capacity	Complies Utilities will remain as is. Outdoor Dining furniture will be placed on an existing deck. Therefore, the project will not impact Storm Water drainage capacity.
Emergency vehicle access	Complies The Outdoor Dining does not impede the existing emergency vehicle access to the Site because it is in the interior of the plaza.
Off-street parking	Complies See Finding of Fact 12
Internal vehicular and pedestrian circulation system	Complies See Finding of Fact 13(iii)(1).
Fencing, screening, and landscaping	Complies No changes to the existing fencing, screening or landscaping are proposed with this application.
Structure Mass, bulk, and orientation	Complies No changes to the existing structures are proposed.
Useable open space	Complies No changes to the existing open space are proposed.
Signs and lighting	Complies No changes to the existing signs or lighting are proposed.
Physical design and compatibility with surrounding structures	The proposed tables have a metal base and frame with a stone top. The Applicant proposes wicker chairs. The furniture complies with the regulations because it is simple in design. The dark color of the chairs and tables complements the dark paint



Planning Department

	of the primary building at 660 Main Street.
Noise, vibration, odors, steam, or other mechanical structures	Complies See Finding of Fact 13(v)(1).
Expected ownership	Complies No changes to ownership are proposed.
Environmentally Sensitive Lands, Physical Mine Hazards, Historic Mine Waste and Park City Soils Ordinance, or Steep Slopes	Complies There will be no disturbance of the existing topography.
General Plan Consistency	Complies Outdoor Dining supports General Plan Goal 6.8 (p.218) "Old Town: Main Street as the heart of Park City," by encouraging commerce and by gathering merchants, visitors, and shoppers to Main Street.

15. The Development Review Committee reviewed the proposal on March 18, 2025, and required the following Condition of Approval.

- a. The Park City Fire District requires that the Applicant maintain an unobstructed pathway of at least 36 inches between the tables and the exterior wall so that when the door is at a 45-degree angle to the building there is no obstruction

16. Staff published notice on the City's website and the Utah Public Notice website and posted notice to the property on March 24, 2025.

17. Staff mailed courtesy notice to adjacent property owners on March 24, 2025.

Conclusions of Law

1. The proposal complies with the Land Management Code requirements outlined in LMC Chapter 15-2.5 *Historic Recreation Commercial Zoning*, LMC Chapter 15-3 *Off-Street Parking*, LMC Section 15-4-12 *Goods and Uses to be Within Enclosed Building*, and LMC Section 15-1-10 *Conditional Use Review Process*.
2. The Use will be 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.



Planning Department

Conditions of Approval

1. Use of Outdoor Dining after 10:00 p.m. is prohibited.
2. No Signs or Outdoor Lighting are proposed or approved with this application.
3. The Outdoor Dining shall consist of no more than eight tables with two seats each for a total of 16 seats.
4. The Planning Department must be informed in writing of any proposed changes to the approved Plans. Failure to do so may result in a Stop Work Order and Code Enforcement Action.
5. There shall be maintained an unobstructed pathway of at least 36 inches between the tables and the wall so that even when the door is at a 45-degree angle to the building there is no obstruction.

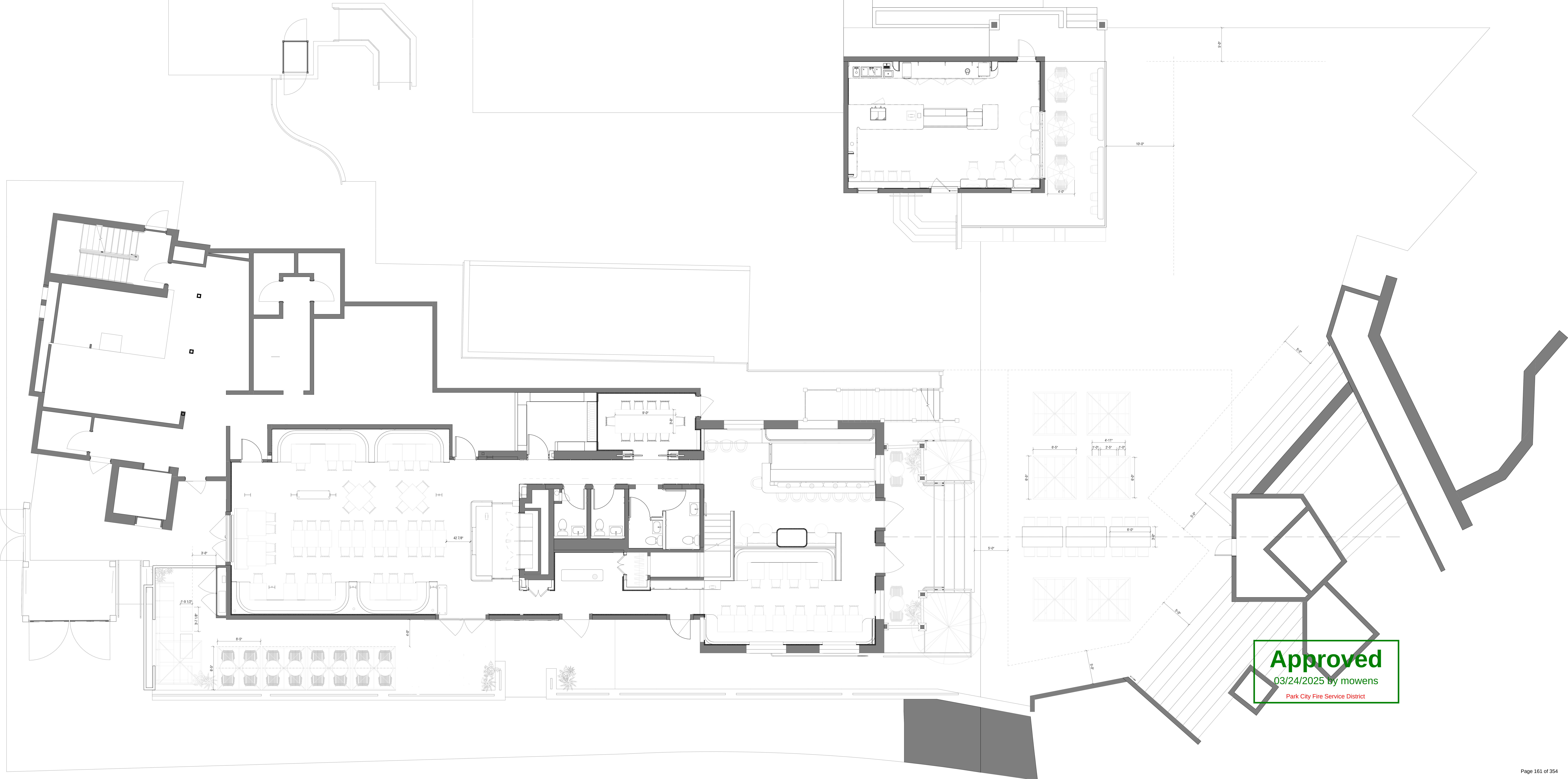
If you have questions or concerns regarding this Final Action Letter, please call (435) 615-5058 or email jaron.ehlers@parkcity.org.

Sincerely,

Rebecca Ward, Planning Director

CC: Jaron Ehlers, Project Planners

Attachment 1: Approved Plans



Approved
03/24/2025 by mowens
Park City Fire Service District



Paris Outdoor Dining Side Chair

Item #: 39648128794709

\$162.50

Shipping is calculated at checkout.
Details about [Shipping times](#).

Color

Cream and Chocolate

Quantity

—

12

+

Add to cart

Can't find exactly what you're looking for or have questions? [Contact us](#)

TB-32

OUTDOOR CAFE TABLE - 28" DIA

28" HT

UNION PATISSERIE

MAISON ABSINTHE

PURCHASE

MARBLE TOP + BLACK
IRON BASE





PLANNING DEPARTMENT

August 15, 2014

Bob Kollar
Park City Chamber/Bureau
P.O. Box 1630
Park City, UT 84060

NOTICE OF PLANNING STAFF ACTION

<u>Project Name</u>	Bon Appetit Grub Crawl
<u>Property Address</u>	660 Main Street
<u>Project Permit</u>	PL-14-02447
<u>Project Description</u>	Administrative Conditional Use Permit for Outdoor Music
<u>Date of Staff Action</u>	August 15, 2014

Action Taken By Planning Staff: The Planning Staff APPROVED the outdoor music for 660 Main Street. Staff reviewed the project for compliance with Section 15-1-10 and 15-2.5-13 (B) (4) of the Land Management Code and approved the application according to the following Findings of Fact, Conclusions of Law and Conditions of Approval.

Findings of Fact:

1. The applicant requests outdoor music within their existing outdoor dining area.
2. The underlying zoning on this property is Historic Recreation Commercial (HRC) District.
3. The application, as conditioned, complies with all requirements of the Land Management Code, Section 15-1-10 and 15-2.5-13 (B) (4).
4. The outdoor music will occur on Saturday, August 16, 2014.
5. Hours of operation are from 4:00 p.m. to 5:30 p.m.
6. The outdoor music must comply with the Park City Municipal Code, Title 6-3-1, Noise Ordinance.
7. Existing parking is available on site for this use.
8. A separate permit is required for additional signage or lighting.

Conclusions of Law:

1. The application complies with all requirements of Section 15-1-10 and 15-2.5-13 (B) (4) of the Land Management Code.
2. The proposed use, as conditioned, is compatible with the surrounding residential and commercial structures in use, scale, mass and circulation.
3. As conditioned the use is consistent with the Park City General Plan.

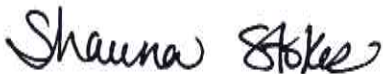
4. The effects of any differences in use or scale have been mitigated through careful planning.

Conditions of Approval:

1. Nothing herein shall allow any violation to the International Fire Code, International Building Code, or Park City Municipal Code.
2. The applicant shall obtain necessary building, fire, health, and/or liquor permits if applicable.
3. If at any time the outdoor music is not in compliance with this approval, approval may be terminated.

Please do not hesitate to contact me with any questions or concerns at (435) 615-5065 or stokes@parkcity.org.

Sincerely,

A handwritten signature in black ink that reads "Shauna Stokes". The signature is written in a cursive, flowing style.

Shauna Stokes
Planning Technician

Ordinance No. 08-47

**AN ORDINANCE APPROVING THE FIRST AMENDED UNION SQUARE CONDOMINIUM
RECORD OF SURVEY PLAT LOCATED AT 201 HEBER AVENUE, PARK CITY, UTAH**

WHEREAS, the owner of the property located at 201 Heber Avenue, has petitioned the City Council for approval of an amended condominium record of survey plat; and

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

WHEREAS, on November 12, 2008, the Planning Commission held a public hearing to receive public input on the proposed plat amendment and forwarded a positive recommendation of approval to the City Council; and

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

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

SECTION 1. APPROVAL. The above recitals are hereby incorporated as findings of fact. The First Amended Union Square record of survey 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 Union Square/Sky Lodge project is located at 201 Heber Avenue and is within the Historic Recreation Commercial (HRC—Heber Avenue Sub-Zone) Zoning District.
2. The project site includes three (3) historic buildings—the Union Pacific Depot (Zoom restaurant), Utah Coal and Lumber building (Easy Street Restaurant), and the “Tack” building (Bakery).
3. The Union Square Master Planned Development, a Multi-Dwelling Unit hotel project for a maximum of 23 residential units, was approved by the Planning Commission on November 10, 2004 and affirmed by City Council pursuant to call-up proceedings on January 13, 2005.
4. The approved Master Planned Development included up to 23 unit Multi-Unit Dwellings to be operated as a hotel and a new kitchen addition to the north end of the Zoom Restaurant.
5. The Development Agreement for the Union Square/Sky Lodge was reviewed by the Planning Commission on March 23, 2005 and ratified by the City Council on May 12, 2005.
6. The subject condominium plat affects the three existing historic buildings. Zoom, Easy Street Brasserie, and Bakery are identified as commercial units. The plat also designates all other private, common, limited common, commercial limited common area, public easements, and utility easements.
7. The project plan included a redevelopment of the Easy Street pedestrian walkway which includes enhanced landscaping and public gathering spaces. The Easy Street pedestrian walkway was dedicated as a non-motorized, public pedestrian easement. The amended record of survey reflects the as-built conditions for the pedestrian easement.
8. An accessible unit is constructed and designated to meet the requirements of the Americans with Disabilities Act. The unit is platted as a private unit and counts towards to total units allowed in the project.

Conclusions of Law:

1. There is good cause for this amendment as the record of survey reflects the as-built conditions of the project.
2. The amended record of survey is consistent with the Park City Land Management Code and applicable State law regarding condominium plats.
3. Neither the public nor any person will be materially injured by the proposed amended record of survey.
4. Approval of the amended record of survey, subject to the conditions stated below, does not adversely affect the health, safety and welfare of the citizens of Park City.

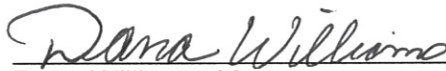
Conditions of Approval:

1. The City Attorney and City Engineer will review and approve the final form and content of the plat for compliance with State law, the Land Management Code, and the conditions of approval, prior to recordation of the plat.
2. Dedication on the plat of the Easy Street pedestrian walkway and all other public pedestrian ways as non-motorized, public pedestrian trail easements in a form acceptable to the City Attorney and City Engineer is condition precedent to plat recordation.
3. The pedestrian easement must be kept clear of all site furniture or other encumbrances.
4. The Condominium CC&Rs must reflect compliance with the Americans with Disabilities Act.
5. The applicant will record the amended record of survey at the County within one year from the date of City Council approval. If recordation has not occurred within one year's time, this approval for the plat will be void.

SECTION 2. EFFECTIVE DATE. This Ordinance shall take effect upon publication.

PASSED AND ADOPTED this 4th day of December, 2008.

PARK CITY MUNICIPAL CORPORATION



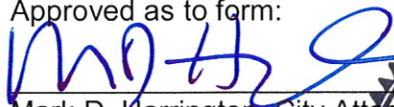
Dana Williams, Mayor

Attest:



Janet M. Scott, City Recorder

Approved as to form:



Mark D. Harrington, City Attorney

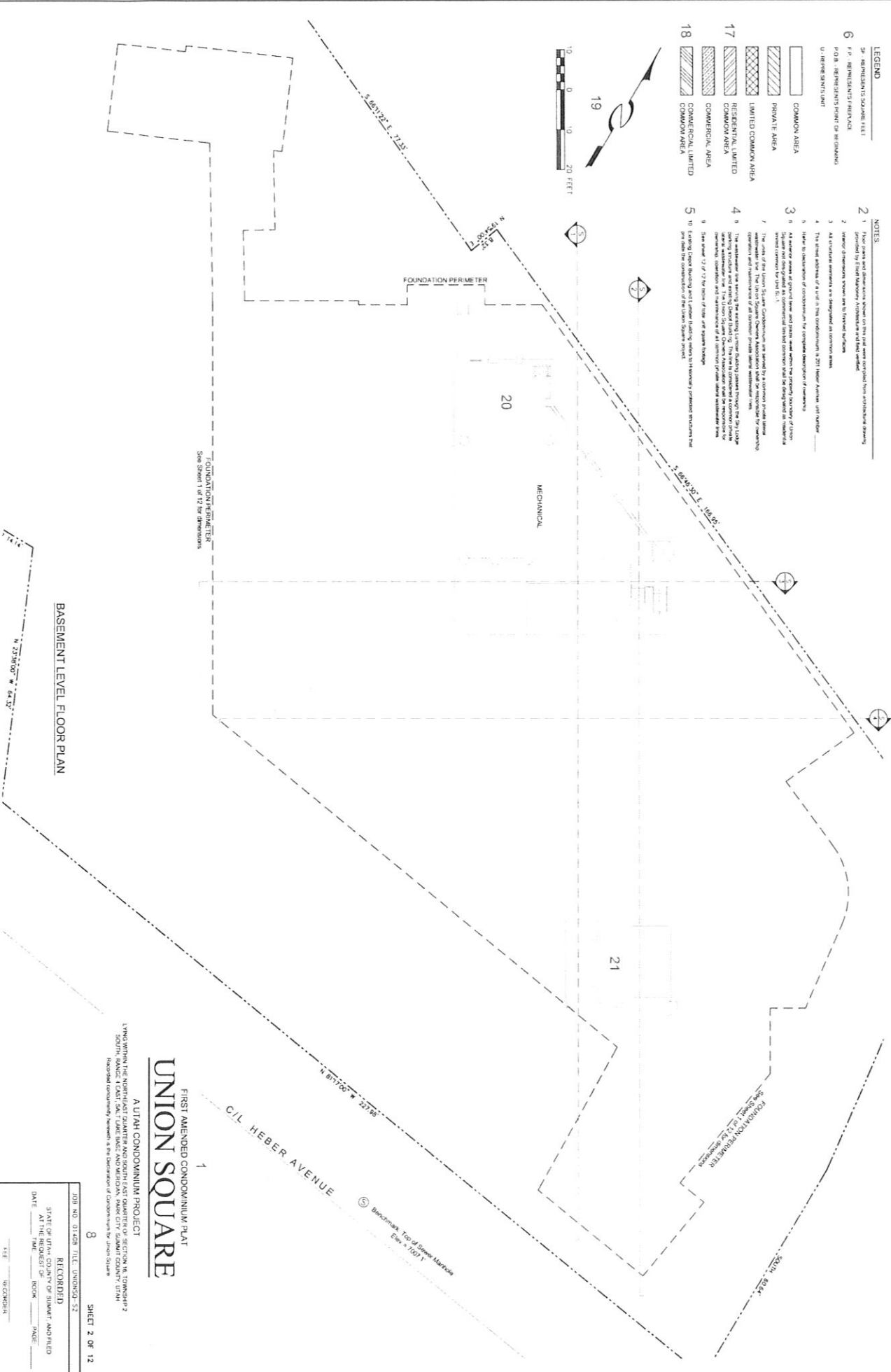
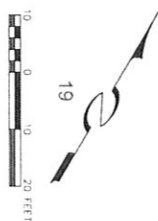


LEGEND

- 5-18 REPRESENTATIVE SYMBOLS
- 6-18 REPRESENTATIVE SYMBOLS
- COMMON AREA
- PRIVATE AREA
- LIMITED COMMON AREA
- RESIDENTIAL LIMITED COMMON AREA
- COMMERCIAL AREA
- COMMON AREA

NOTES

1. Floor plans and dimensions shown on this and other sheets are intended to be used in conjunction with the architectural drawings.
2. Interior dimensions shown are to finished surfaces.
3. All structural elements are designed as common areas.
4. The area within a unit is the common area to the unit boundary.
5. Refer to the location of common area for the location of common area.
6. Common area is shown in green and common area is shown in yellow.
7. The area of the Union Square Condominium is shown by a common area boundary.
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BASEMENT LEVEL FLOOR PLAN

UNION SQUARE

A UTAH CONDOMINIUM PROJECT
FIRST AMENDED CONDOMINIUM PLAT
LYING WITHIN THE NORTHEAST QUARTER AND SOUTH EAST QUARTER OF SECTION 16, TOWNSHIP 2
SOUTH, RANGE 1 EAST, SALT LAKE BASIN AND MOUNTAIN PARK CITY, SALT LAKE COUNTY, UTAH

Recorded (Condominium) Plat No. 16, Salt Lake County, Utah

8

SHEET 2 OF 12

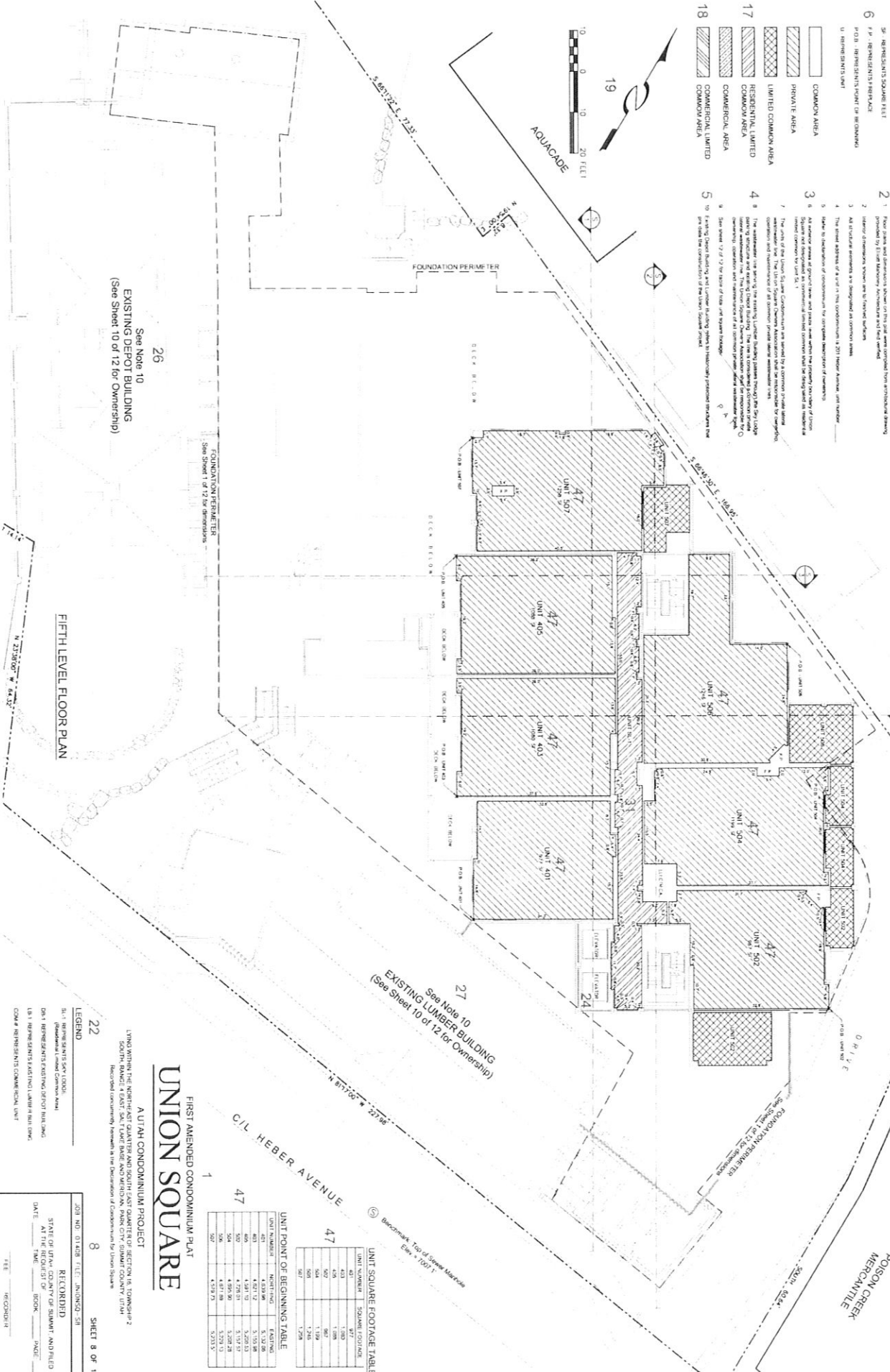
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STATE OF UTAH COUNTY OF SALT LAKE	AT THE REQUEST OF
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RECORDS	

LEGEND

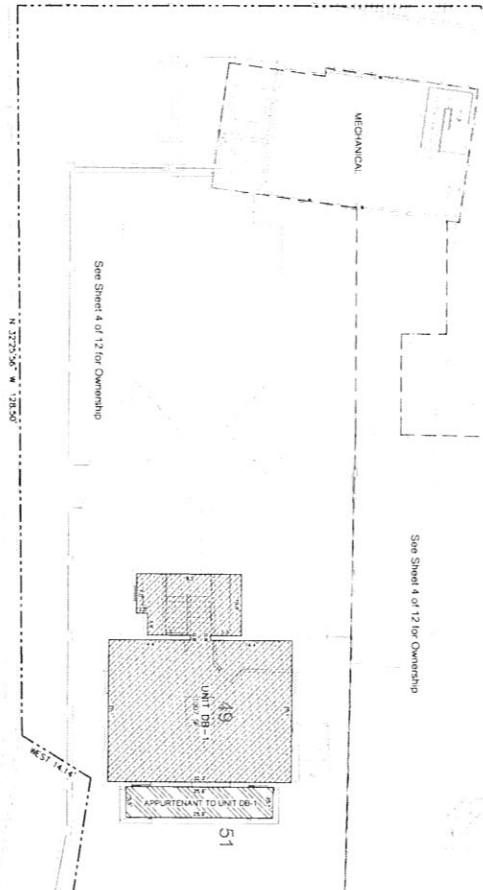
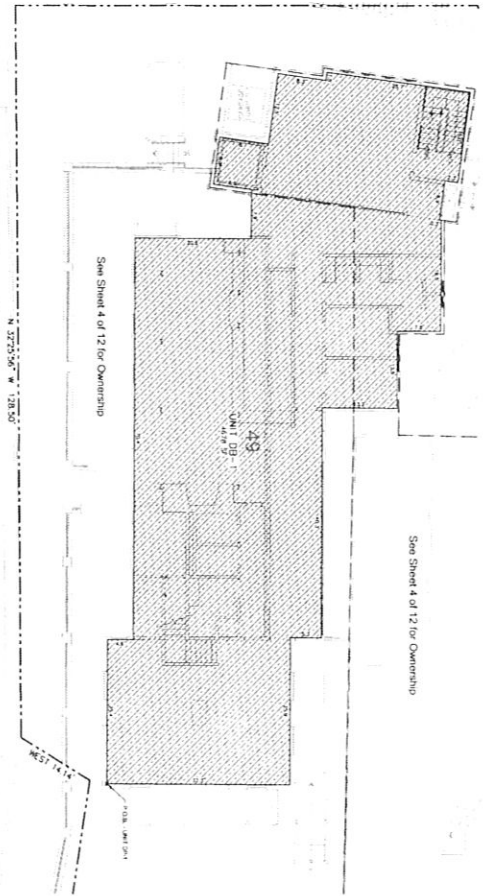
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- 18 REPRESENTANT SQUARE FOOT

NOTES

1. Floor plan and dimensions shown on this plan are intended for architectural drawing purposes only. They are not intended for construction purposes.
2. All dimensions shown are in feet and inches.
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4. The floor plan is a plan of the building and is not a plan of the site.
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UNIT NUMBER	AREA (SQ. FT.)	PERCENTAGE OF TOTAL AREA
47	1,000.00	10.00%
48	1,000.00	10.00%
49	1,000.00	10.00%
50	1,000.00	10.00%
51	1,000.00	10.00%
52	1,000.00	10.00%
53	1,000.00	10.00%
54	1,000.00	10.00%
55	1,000.00	10.00%
56	1,000.00	10.00%
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76	1,000.00	10.00%
77	1,000.00	10.00%
78	1,000.00	10.00%
79	1,000.00	10.00%
80	1,000.00	10.00%
81	1,000.00	10.00%
82	1,000.00	10.00%
83	1,000.00	10.00%
84	1,000.00	10.00%
85	1,000.00	10.00%
86	1,000.00	10.00%
87	1,000.00	10.00%
88	1,000.00	10.00%
89	1,000.00	10.00%
90	1,000.00	10.00%
91	1,000.00	10.00%
92	1,000.00	10.00%
93	1,000.00	10.00%
94	1,000.00	10.00%
95	1,000.00	10.00%
96	1,000.00	10.00%
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99	1,000.00	10.00%
100	1,000.00	10.00%

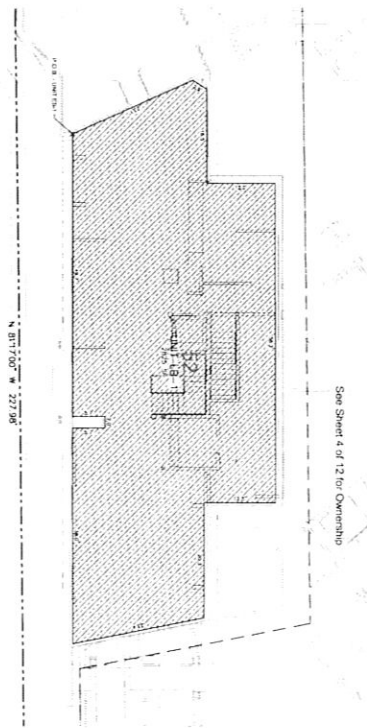
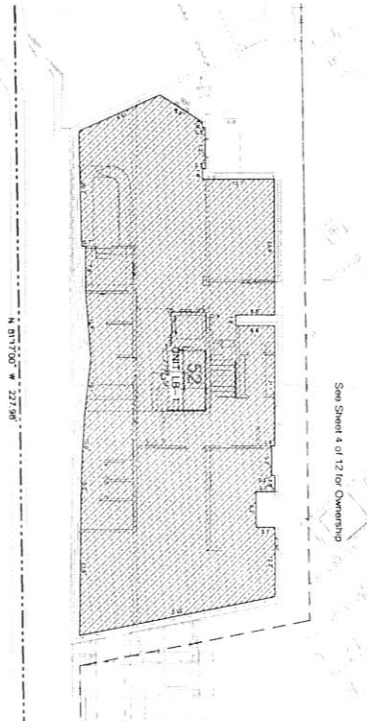


50 DEPOT BUILDING GROUND LEVEL FLOOR PLAN

50 DEPOT BUILDING UPPER LEVEL FLOOR PLAN

LEGEND
 SF REPRESENTS SQUARE FEET
 R.P. REPRESENTS RENT
 P.O. REPRESENTS POINT OF BEGINNING
 U. REPRESENTS UNIT

LEGEND
 S.L. REPRESENTS S.W. L.O.O.D.
 (See Sheet 4 of 12 for Ownership)
 D.B. REPRESENTS DISTRICT BUILDING
 L.B. REPRESENTS L.B. BUILDING
 C.O.M. REPRESENTS COMMON UNIT



UNION SQUARE

A UTAH CONDOMINIUM PROJECT

UNION SQUARE
 1700 WEST 1000 SOUTH
 SALT LAKE CITY, UTAH 84119
 (See Sheet 4 of 12 for Ownership)

53 LUMBER BUILDING GROUND LEVEL FLOOR PLAN

53 LUMBER BUILDING UPPER LEVEL FLOOR PLAN

UNIT NUMBER	GROUND LEVEL	UPPER LEVEL	TOTAL
53-1	4,879	1,097	5,976
53-2	2,717	2,825	5,542
53-3	4,289	1,097	5,386

UNIT NUMBER	NORTHING	EASTING
53-1	4,289.00	5,157.00
53-2	4,289.00	5,157.00

JOB NO. 01408 FILED IN 0000-510

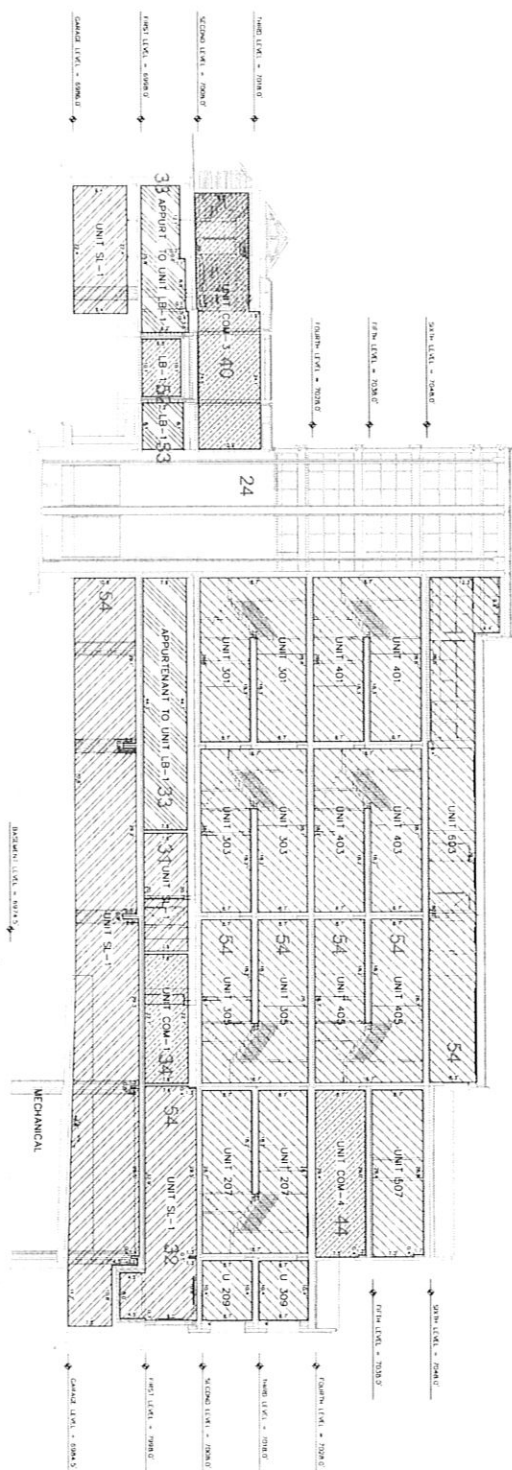
RECORDED

STATE OF UTAH COUNTY OF SALT LAKE

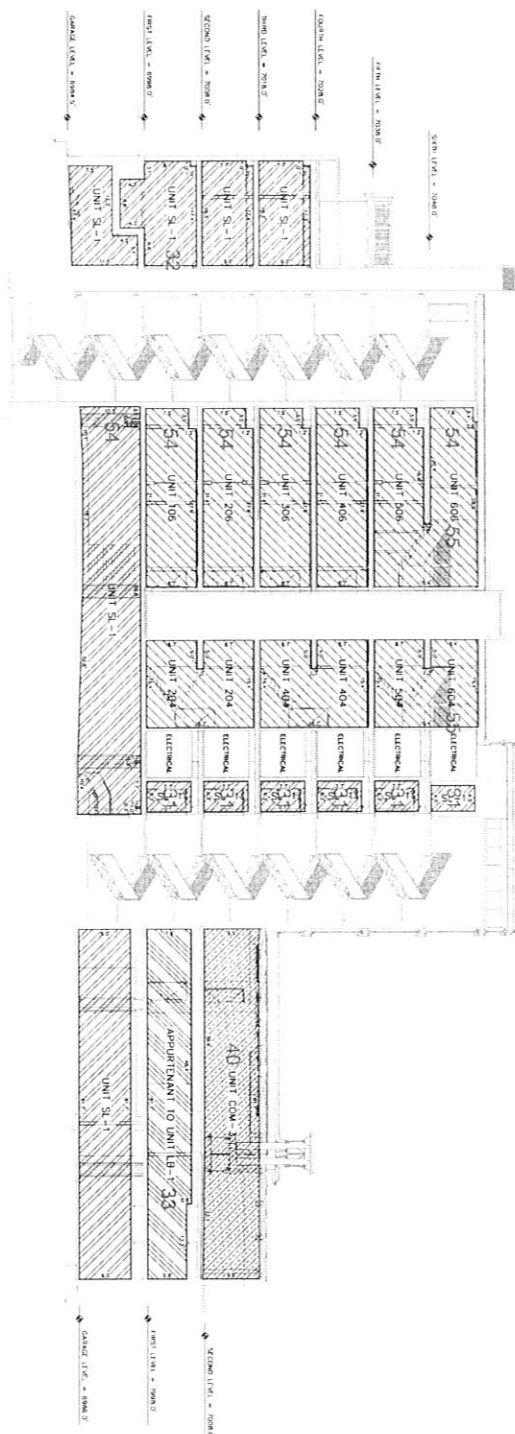
DATE _____ TIME _____

BOOK _____ PAGE _____

FEE _____ RECORDED



SECTION S-1



SECTION S-2

- LEGEND
- COMMON AREA
 - PRIVATE AREA
 - UNITED COMMON AREA
 - RESIDENTIAL, LIMITED
 - COMMON AREA
 - COMMERCIAL AREA
 - COMMERCIAL, LIMITED
- 6 P.P. - REPRESENTATIVE POINT OF BEGINNING
- U - REPRESENTATIVE UNIT



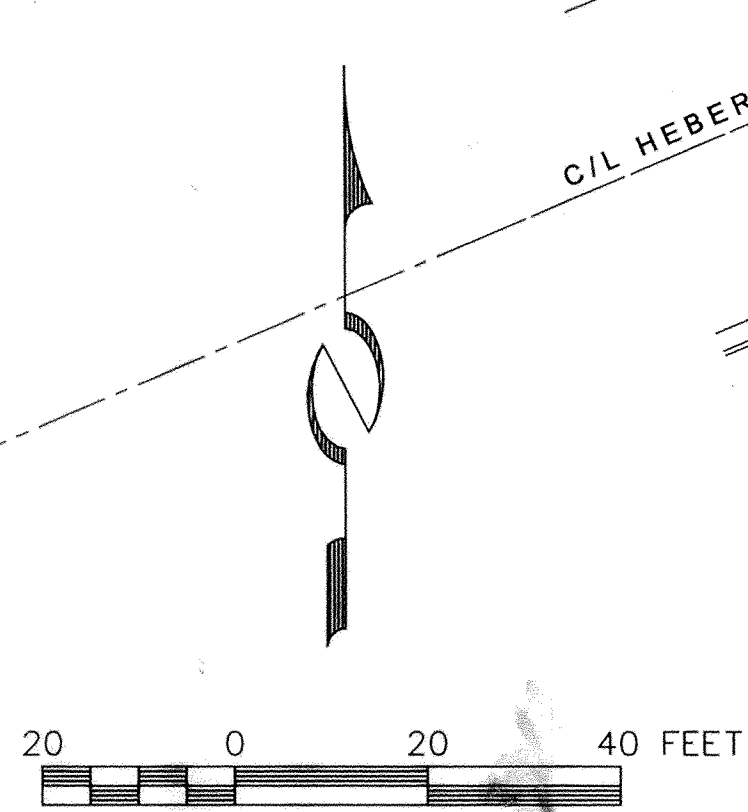
UNION SQUARE

FIRST AMENDED CONDOMINIUM PLAT
A UTAH CONDOMINIUM PROJECT
UNION SQUARE
STATE OF UTAH, COUNTY OF SALT LAKE
DATE: _____ PAGE: _____

JOB NO. 01 828 P.L.C. JK.050.511
RECORDED
STATE OF UTAH, COUNTY OF SALT LAKE
DATE: _____ PAGE: _____
FILE: _____ RECORD: _____

LINE	BEARING	LENGTH
L1	N 06°43'16" W	1.21'
L2	N 24°01'26" W	1.47'
L3	S 65°58'34" W	2.17'
L4	S 58°15'15" W	8.00'
L5	S 30°42'02" E	1.00'
L6	N 59°18'24" E	12.24'
L7	N 30°42'13" W	5.00'
L8	S 30°41'46" E	5.00'
L9	S 59°17'47" W	8.82'
L10	S 81°17'10" E	7.72'
L11	S 25°54'22" E	6.31'
L12	N 58°53'16" E	4.79'
L13	S 23°48'38" W	6.50'
L14	S 30°42'45" E	12.62'
L15	S 58°53'16" W	4.83'
L16	S 10°23'54" W	2.83'
L17	N 09°14'05" E	2.57'

KIMBALL ART CENTER



BASIS OF BEARING
N 68°54'00" E 200.01'

UTAH POWER ACCESS REQUIREMENTS

Easy Street Partners and all successors agree to maintain access, including snow removal, to accommodate a 10-wheel dump truck, electric utility vehicles, and a GROVE TMS700E Crane, or the like (capable of lifting 13,000 pounds), for normal day-to-day and emergency maintenance and repair of Utah Power Electrical Facilities. Easy Street Partners and all successors will also accept liability for any damage created along said access as may occur, whether during normal day-to-day or emergency ingress and egress operations.

THE SKY LODGE
(See sheets 2 thru 9 & 11 thru 12 for ownership)

NOTES:

12. There exists an agreement between Park City Municipal Corporation and Union Square Owners Association, recorded in the office of the Summit County Recorder, recordation number: _____, which states in part that "Owner will grant a 10 foot wide public access easement across a portion of their property for access to and from each egress from the southern elevator." This public access easement is for the purpose of pedestrian and ADA ingress and egress to and from the southern elevator back to the pedestrian easement. This access easement shall be maintained for public use and provide access for wheelchairs. Owner may have tables and chairs located in the area of the easement so long as they are placed so that there is a minimum of a 48 inch (4 foot) passageway through the area.

NOTES:

- Floor plans and dimensions shown on this plat were compiled from architectural drawing provided by Elliott Workgroup and field verified.
- Interior dimensions shown are to finished surfaces.
- All structural elements are designated as common areas.
- The street address of a unit in this condominium is 201 Heber Avenue, unit number _____.
- Refer to declaration of condominium for complete description of ownership.
- All exterior areas at ground level and plaza level within the property boundary of Union Square not designated as commercial limited common shall be designated as residential limited common for Unit SL-1.
- The units of the Union Square Condominium are served by a common private lateral wastewater line. The Union Square Owners Association shall be responsible for ownership, operation and maintenance of all common private lateral wastewater lines.
- The wastewater line serving the existing Lumber Building passes through the Sky Lodge parking structure and existing Depot Building. The line is considered a common private lateral wastewater line. The Union Square Owners Association shall be responsible for ownership, operation and maintenance of all common private lateral wastewater lines.
- See sheet 12 of 12 for table of total unit square footage.
- Existing Depot Building and Lumber Building refers to Historically protected structures that pre date the construction of the Union Square project.
- All public pedestrian easements are non-motorized. Site furniture or other encumbrances are not permitted in public pedestrian easements.

LEGEND

- SF - REPRESENTS SQUARE FEET.
F.P. - REPRESENTS FIREPLACE.
P.O.B. - REPRESENTS POINT OF BEGINNING.
U - REPRESENTS UNIT.

SURVEYOR'S CERTIFICATE
I, Christopher R. Braun, do hereby certify that I am a Registered Land Surveyor and that I hold Certificate No. 5152604 as prescribed by the laws of the State of Utah, and that I have caused to be made under my direction and by the authority of the owner, this First Amended Condominium Plat of UNION SQUARE, a Utah Condominium Project in accordance with the Utah Condominium Act. I further certify the buildings and property are shown correctly.

Christopher R. Braun
Christopher R. Braun L.S. 5152604
3/3/09
Date

BOUNDARY DESCRIPTION

A parcel of land located within the South half of the Northeast quarter and North half of the Southeast quarter of Section 16, Township 2 South, Range 4 East, Salt Lake Base & Meridian, Park City, Summit County, Utah, more particularly described as follows:

Beginning at the Southwest corner of Lot 16, Block 50, Amended Park City Survey, on file and of record in the office of the Summit County Recorder, said point lies West, 90.71 feet and South, 58.93 feet from Southwest corner of the Southeast quarter of the Northeast quarter of said Section 16; thence along the westerly line of said Lot 16 and the easterly right-of-way of Main Street, North 23°38'00" West a distance of 64.32 feet the Northwest corner of said Lot 16; thence leaving said Block 50, West a distance of 14.14 feet along said right-of-way to a point on the boundary of the First Amended Subdivision Plat of The Town Lift Site; thence continuing along said right-of-way and said boundary North 32°25'56" West a distance of 128.50 feet; thence leaving said right-of-way, along said boundary North 58°02'07" East a distance of 81.41 feet; thence leaving said boundary South 66°11'22" East a distance of 77.33 feet; thence North 19°54'00" East a distance of 8.32 feet; thence South 66°46'30" East a distance of 166.95 feet; thence North 06°43'16" West a distance of 1.21 feet to a point on the boundary of Poison Creek Mercantile Condominium Project, on file and of record in the office of the Summit County Recorder; thence along said boundary South 66°42'46" East a distance of 30.01 feet; thence continuing along said boundary South 07°12'16" East a distance of 85.18 feet; thence continuing along said boundary South a distance of 60.64 feet to a point on the northerly right-of-way of Heber Avenue; thence leaving said Poison Creek boundary and along said right-of-way North 81°17'00" West a distance of 227.98 feet; to the point of beginning.
Contains 49,435.63 square feet, 1.13 acres

OWNER'S DEDICATION AND CONSENT TO RECORD

KNOW ALL MEN BY THESE PRESENTS, that the undersigned owner of the herein described tract of land, hereby certifies that it has caused this survey to be made and this First Amended Condominium Plat of UNION SQUARE to be prepared and consents to the recordation of this Condominium Plat. The undersigned hereby submits the land to the Utah Condominium Ownership Act and dedicates all utility and public easements shown on this Condominium Plat in accordance with an irrevocable offer of dedication. I certify that buildings shown on this plat, but not under construction at the time this plat is recorded, will, when completed, be substantially as shown on the plat.

EASY STREET PARTNERS, LLC

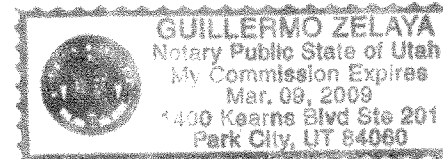
By: *William H. Shoaf*
William H. Shoaf
Its: Manager

ACKNOWLEDGMENT

State of Utah
County of Summit

On this 3 day of March, 2009, personally appeared before me, the undersigned Notary Public, in and for said County and State, William H. Shoaf, being duly sworn, acknowledged to me that he is the manager of EASY STREET PARTNERS, LLC, and that he signed the above Owner's Dedication and Consent to Record on behalf of EASY STREET PARTNERS, LLC, the record owner of the land.

Guillermo Zelaya
Notary Public
My commission expires: March 9, 09



RESERVATION OF COMMON AREAS

In recording this First Amended Condominium Plat of Union Square, a Utah condominium project, the Declarant has designated certain areas of land as driveways and common areas, intended for the use by the owners for ingress, egress, recreation and other related activities. The designated areas are not dedicated hereby for the use by the general public, but are reserved for the owners as more fully outlined in the Declaration of Condominium for Union Square (the "Declaration"). The Declaration is hereby incorporated and made a part of this Condominium Plat and becomes effective upon the date this Condominium Plat is recorded in official records of Summit County, Utah.
This note does not apply to the public pedestrian access easement shown hereon.

FIRST AMENDED CONDOMINIUM PLAT
UNION SQUARE

A UTAH CONDOMINIUM PROJECT

LYING WITHIN THE NORTHEAST QUARTER AND SOUTH EAST QUARTER OF SECTION 16, TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN, PARK CITY, SUMMIT COUNTY, UTAH
Recorded concurrently herewith is the Declaration of Condominium for Union Square.

SHEET 1 OF 12

PARK CITY SURVEYING
2041 SIDEWINDER DRIVE, SUITE 1
P.O. Box 682993
PARK CITY, UTAH 84068
(435) 649-2918

SNYDERVILLE BASIN WATER RECLAMATION DISTRICT

REVIEWED FOR CONFORMANCE TO SNYDERVILLE BASIN WATER RECLAMATION DISTRICT STANDARDS ON THIS 3rd DAY OF March, 2009 A.D.

BY: *B.W.R.D.*
B.W.R.D.

PLANNING COMMISSION

APPROVED BY THE PARK CITY PLANNING COMMISSION THIS 11th DAY OF November, 2009 A.D.

BY: *Chairman*
CHAIRMAN

ENGINEERS CERTIFICATE

I FIND THIS PLAT TO BE IN ACCORDANCE WITH INFORMATION ON FILE IN MY OFFICE THIS 8th DAY OF June, 2009 A.D.

BY: *Park City Engineer*
PARK CITY ENGINEER

APPROVAL AS TO FORM

APPROVED AS TO FORM THIS 3rd DAY OF July, 2009 A.D.

BY: *Park City Attorney*
PARK CITY ATTORNEY

CERTIFICATE OF ATTEST

I CERTIFY THIS RECORD OF SURVEY MAP WAS APPROVED BY PARK CITY COUNCIL THIS 4th DAY OF December, 2009 A.D.

BY: *Park City Recorder*
PARK CITY RECORDER

COUNCIL APPROVAL AND ACCEPTANCE

APPROVAL AND ACCEPTANCE BY THE PARK CITY COUNCIL THIS 4th DAY OF December, 2009 A.D.

BY: *Mayor*
MAYOR

879382 RECORDED

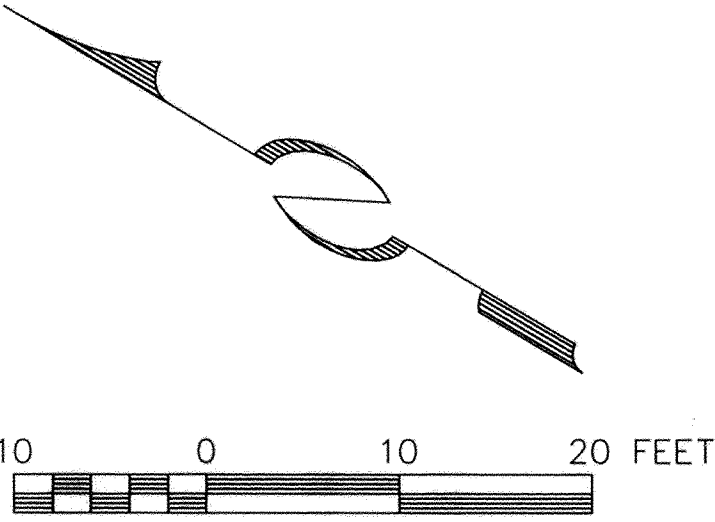
STATE OF UTAH, COUNTY OF SUMMIT, AND FILED AT THE REQUEST OF Equity Title
DATE: 8/3/09 TIME: 2:09 BOOK: 6 PAGE: 6
P.M.

\$ 387.00 FEE
BY: *Deputy*
RECORDER

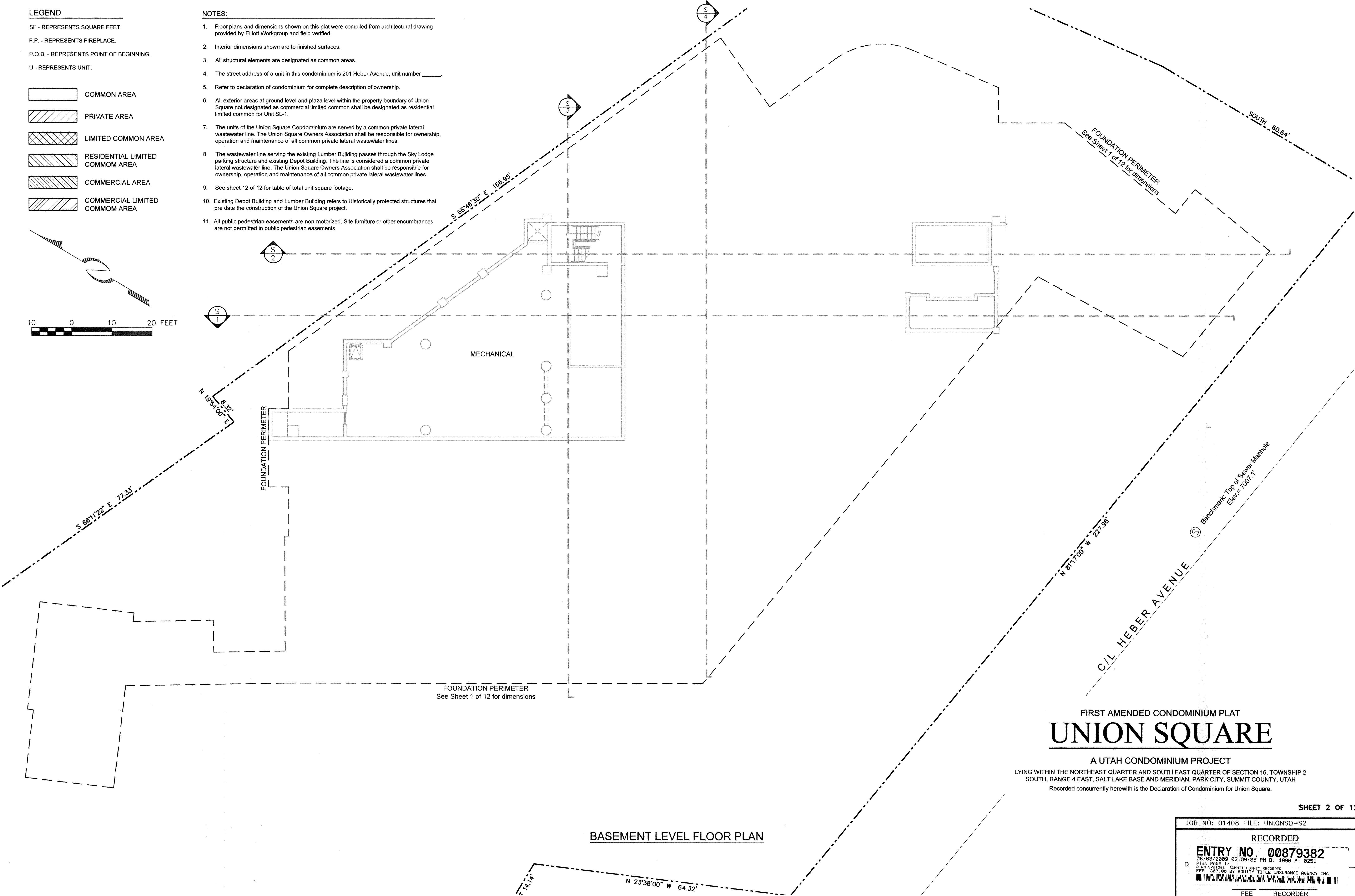
LEGEND

SF - REPRESENTS SQUARE FEET.
F.P. - REPRESENTS FIREPLACE.
P.O.B. - REPRESENTS POINT OF BEGINNING.
U - REPRESENTS UNIT.

- COMMON AREA
- PRIVATE AREA
- LIMITED COMMON AREA
- RESIDENTIAL LIMITED COMMOM AREA
- COMMERCIAL AREA
- COMMERCIAL LIMITED COMMOM AREA



- NOTES:
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 - Interior dimensions shown are to finished surfaces.
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 - See sheet 12 of 12 for table of total unit square footage.
 - Existing Depot Building and Lumber Building refers to Historically protected structures that pre date the construction of the Union Square project.
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FIRST AMENDED CONDOMINIUM PLAT
UNION SQUARE

A UTAH CONDOMINIUM PROJECT
LYING WITHIN THE NORTHEAST QUARTER AND SOUTH EAST QUARTER OF SECTION 16, TOWNSHIP 2
SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN, PARK CITY, SUMMIT COUNTY, UTAH
Recorded concurrently herewith is the Declaration of Condominium for Union Square.

SHEET 2 OF 12

JOB NO: 01408 FILE: UNIONSQ-S2

RECORDED

ENTRY NO. 00879382

08/03/2009 02:09:35 PM B: 1996 P: 0251

PLAN PAGE 1/1

PLAN SERIES: SUMMIT COUNTY RECORDER

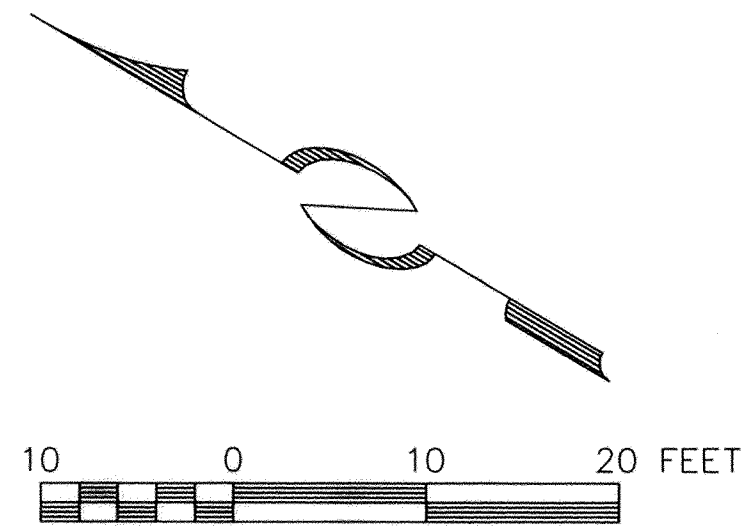
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FEE RECORDER

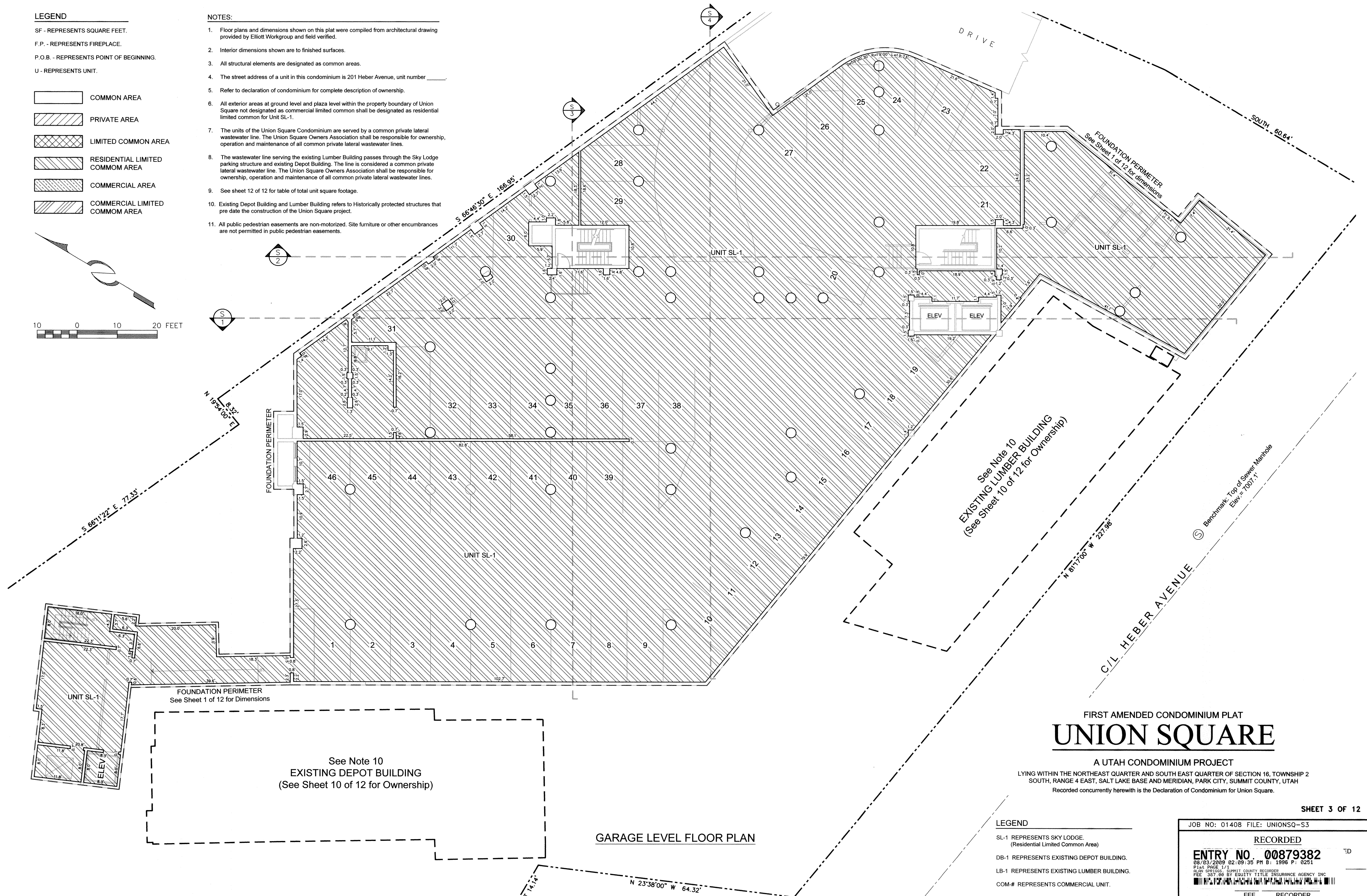
BASEMENT LEVEL FLOOR PLAN

SF - REPRESENTS SQUARE FEET.
F.P. - REPRESENTS FIREPLACE.
P.O.B. - REPRESENTS POINT OF BEGINNING.
U - REPRESENTS UNIT.

	COMMON AREA
	PRIVATE AREA
	LIMITED COMMON AREA
	RESIDENTIAL LIMITED COMMON AREA
	COMMERCIAL AREA
	COMMERCIAL LIMITED COMMON AREA



1. Floor plans and dimensions shown on this plat were compiled from architectural drawing provided by Elliott Workgroup and field verified.
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FIRST AMENDED CONDOMINIUM PLAT
UNION SQUARE

A UTAH CONDOMINIUM PROJECT
 LYING WITHIN THE NORTHEAST QUARTER AND SOUTH EAST QUARTER OF SECTION 16, TOWNSHIP 2
 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN, PARK CITY, SUMMIT COUNTY, UTAH
 Recorded concurrently herewith is the Declaration of Condominium for Union Square.

SL-1 REPRESENTS SKY LODGE.
(Residential Limited Common Area)

DB-1 REPRESENTS EXISTING DEPOT BUILDING.

LB-1 REPRESENTS EXISTING LUMBER BUILDING.

COM-# REPRESENTS COMMERCIAL UNIT.

JOB NO: 01408 FILE: UNIONSQ-S3

RECORDED

ENTRY NO. 00879382
08/03/2009 02:09:35 PM B: 1996 P: 0251

Plat PAGE 1/1
ALAN SPRIGGS, SUMMIT COUNTY RECORDER
FEE 387.00 BY EQUITY TITLE INSURANCE AGENCY INC

FEE RECORDER

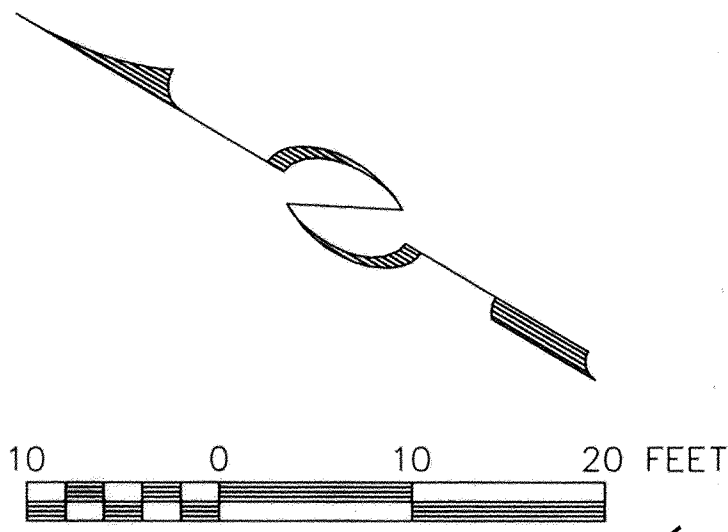
LEGEND

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F.P. - REPRESENTS FIREPLACE.
P.O.B. - REPRESENTS POINT OF BEGINNING.
U - REPRESENTS UNIT.

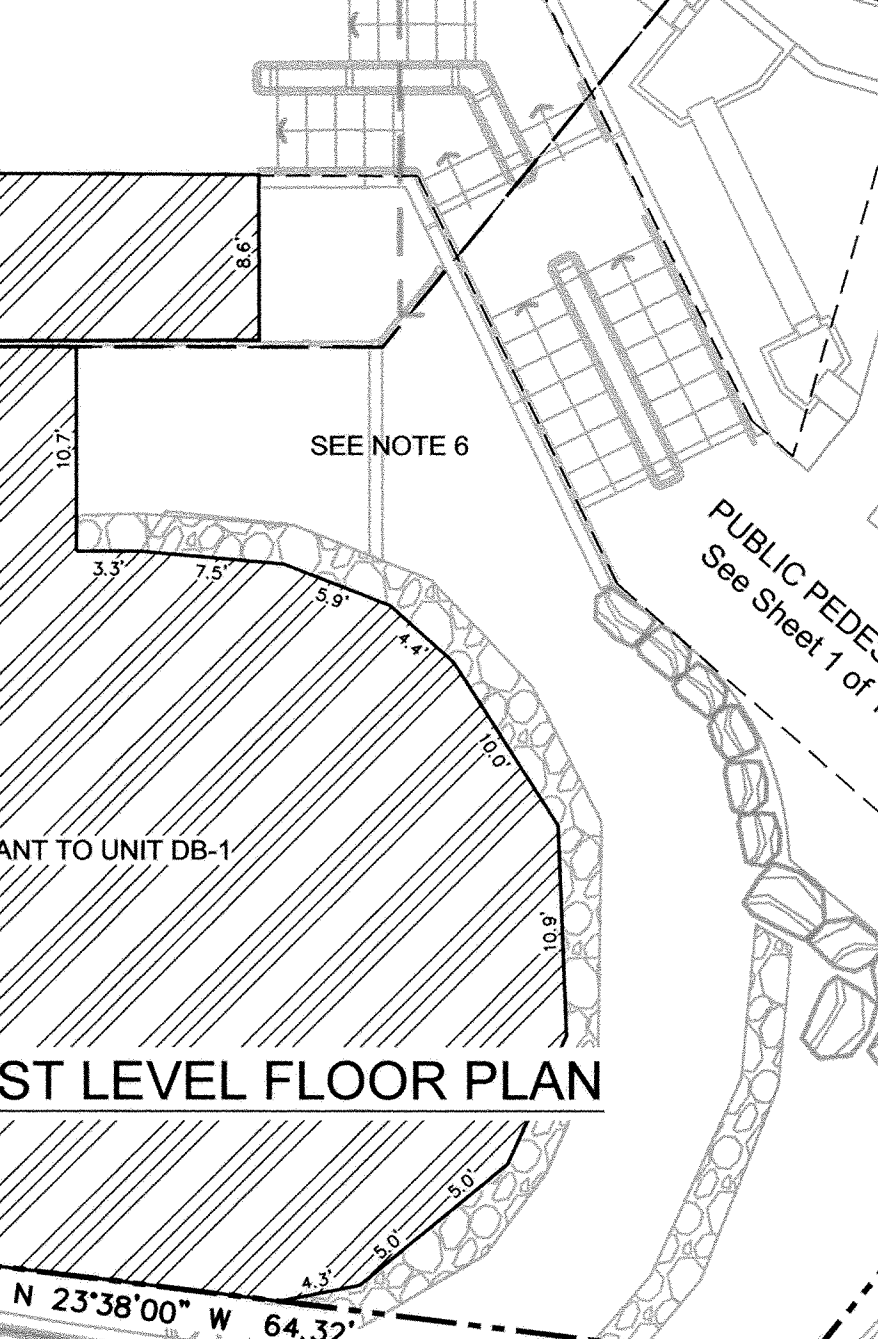
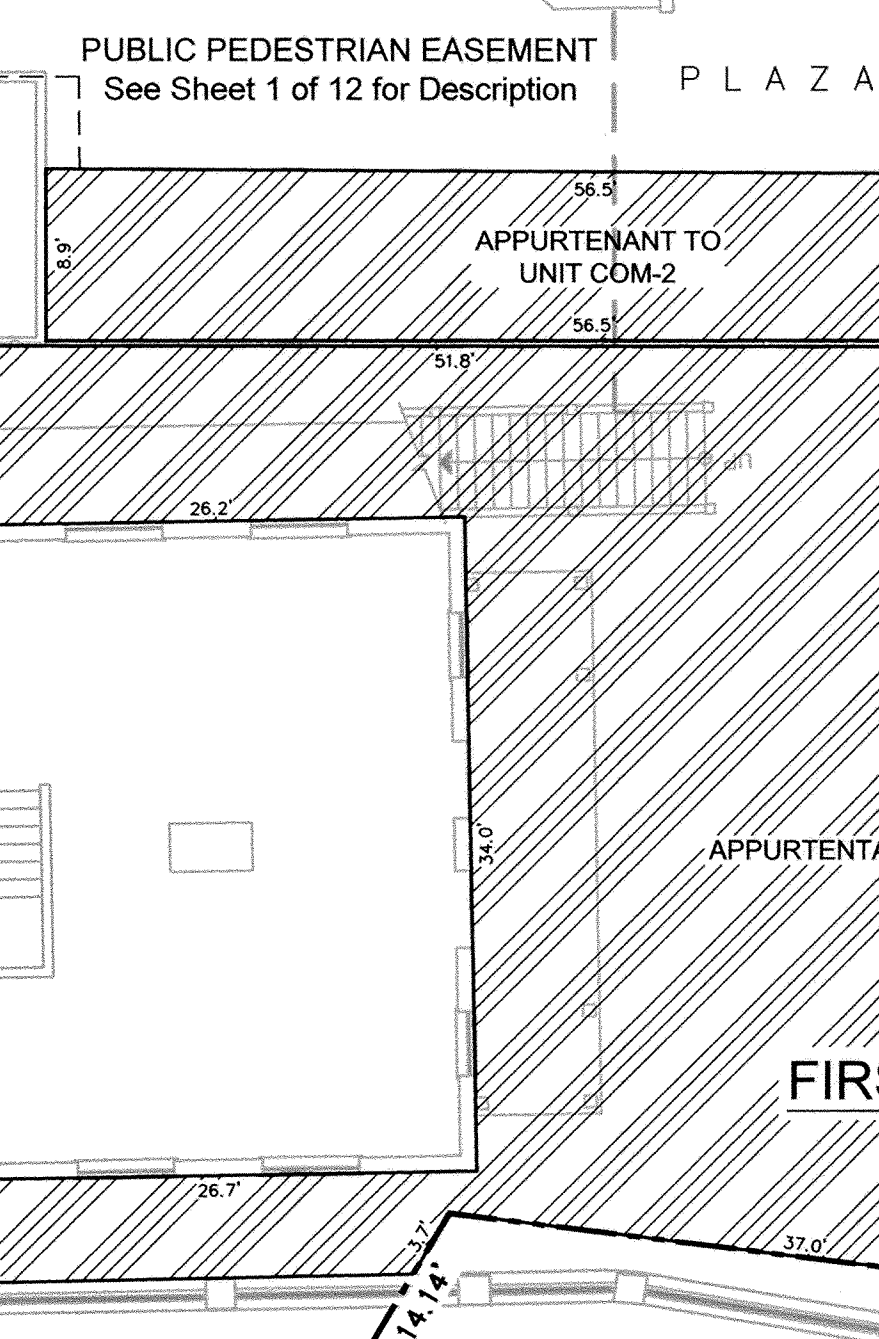
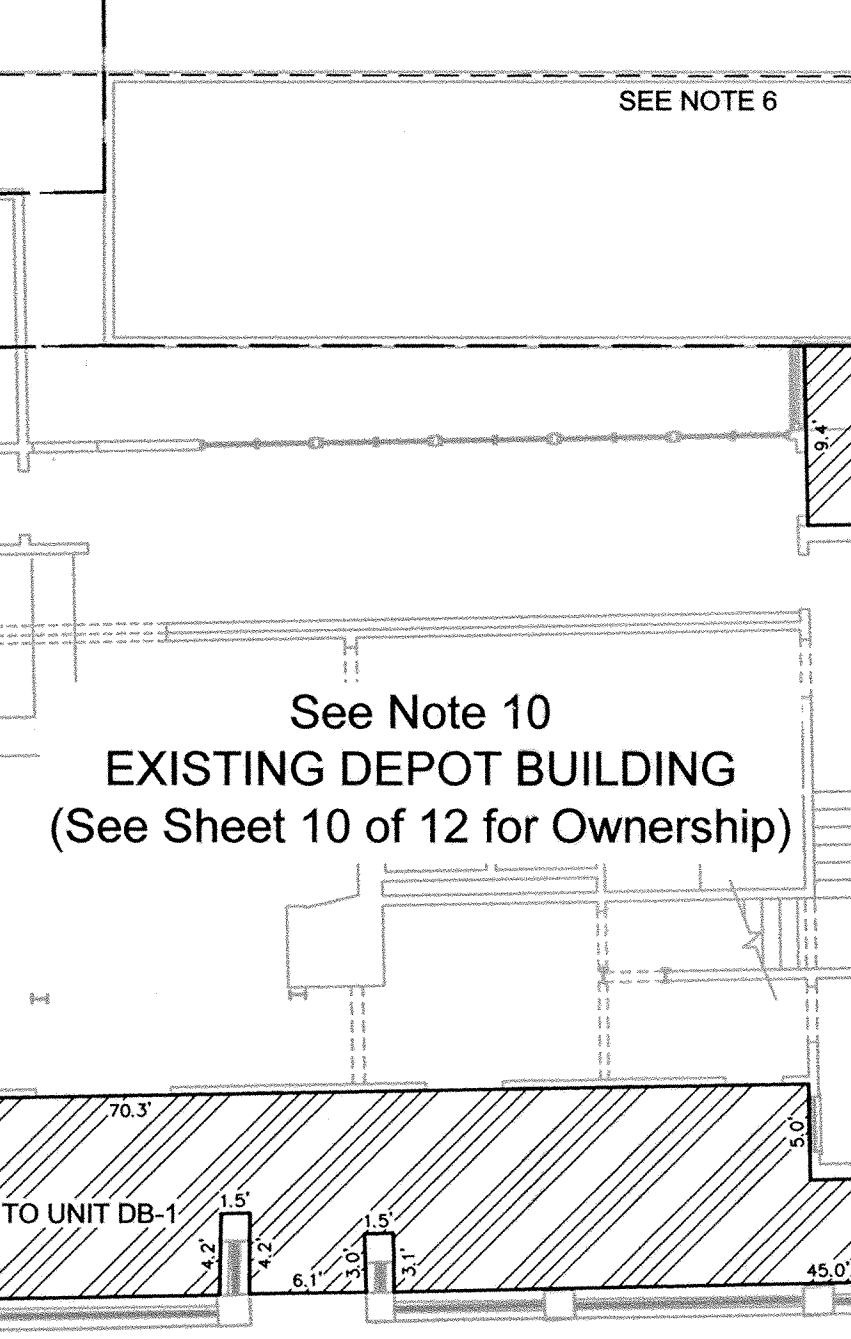
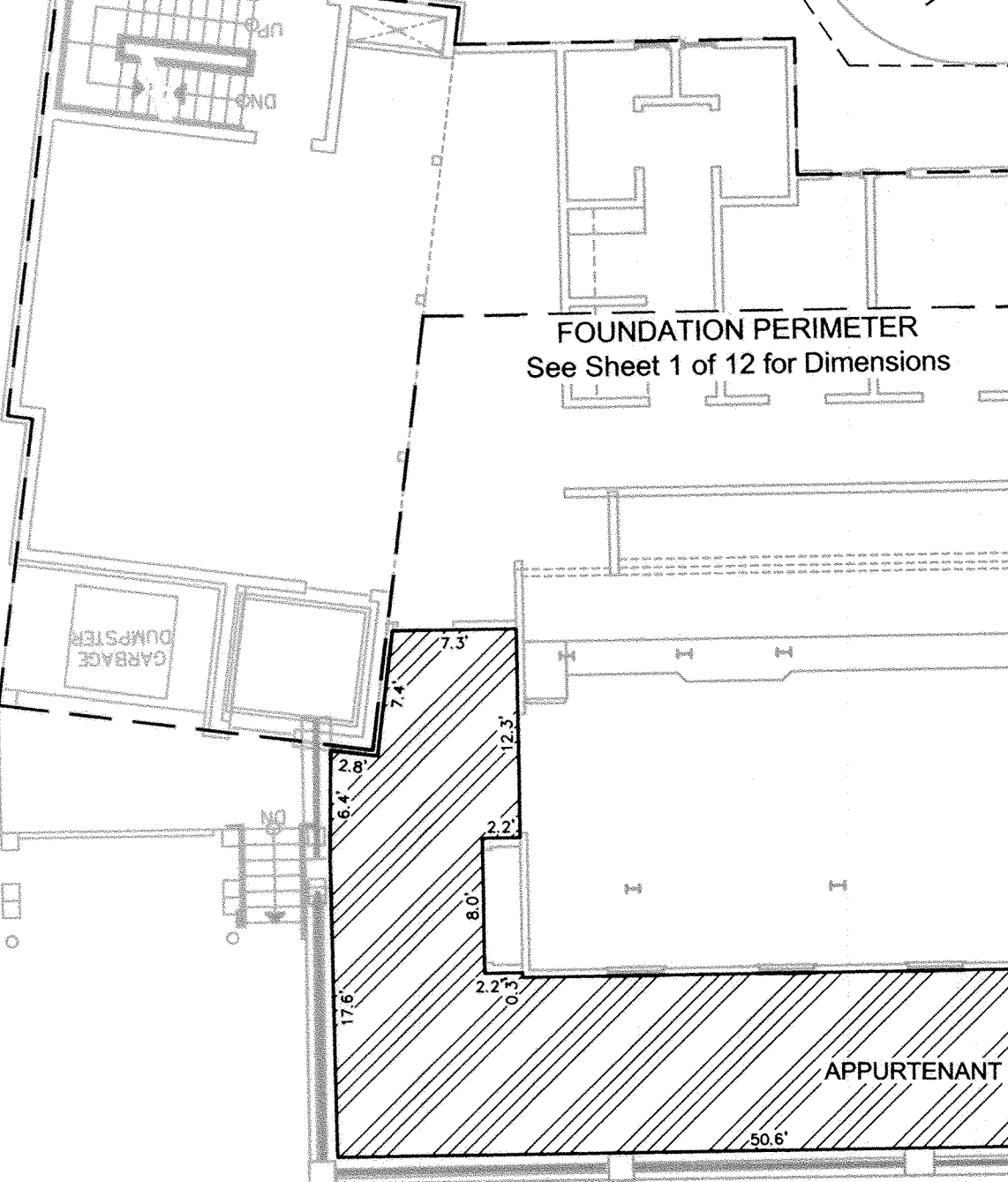
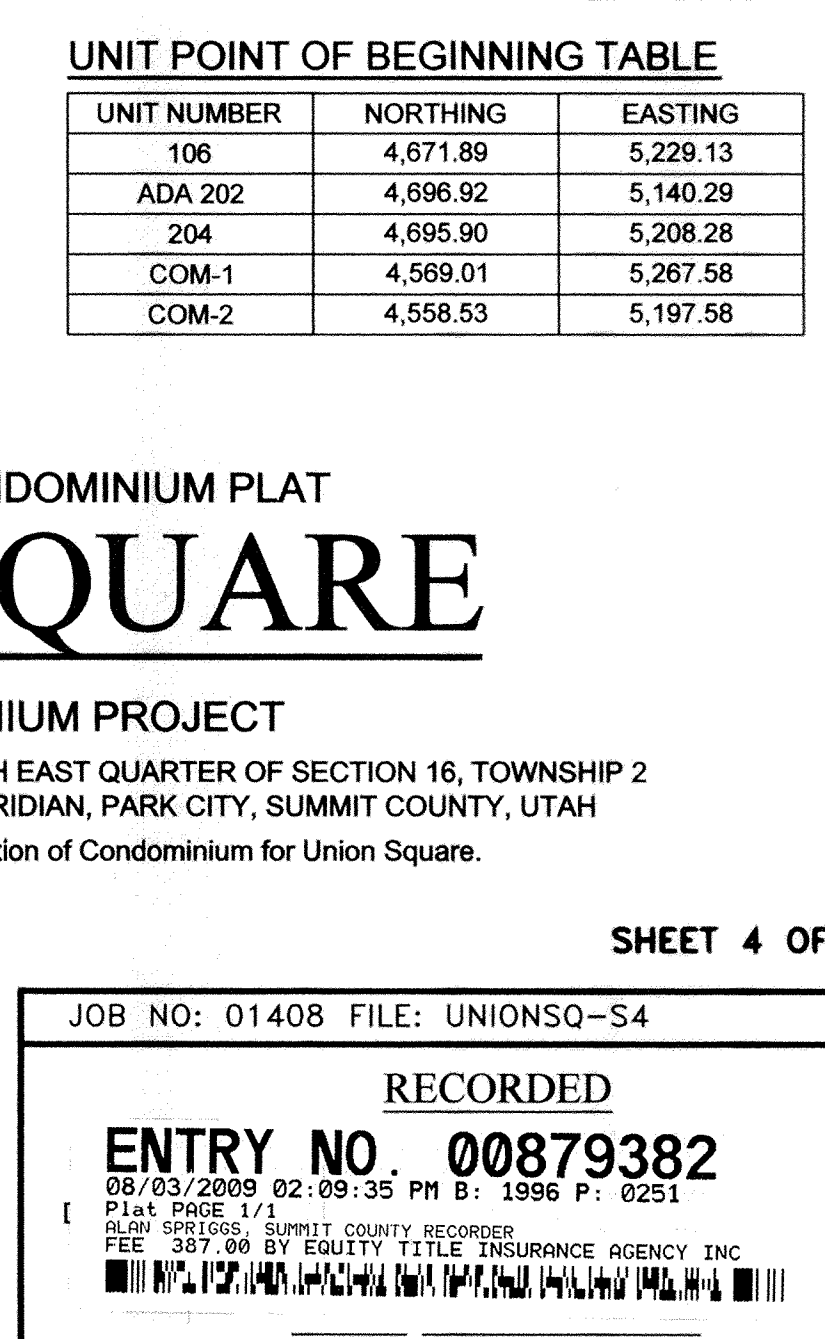
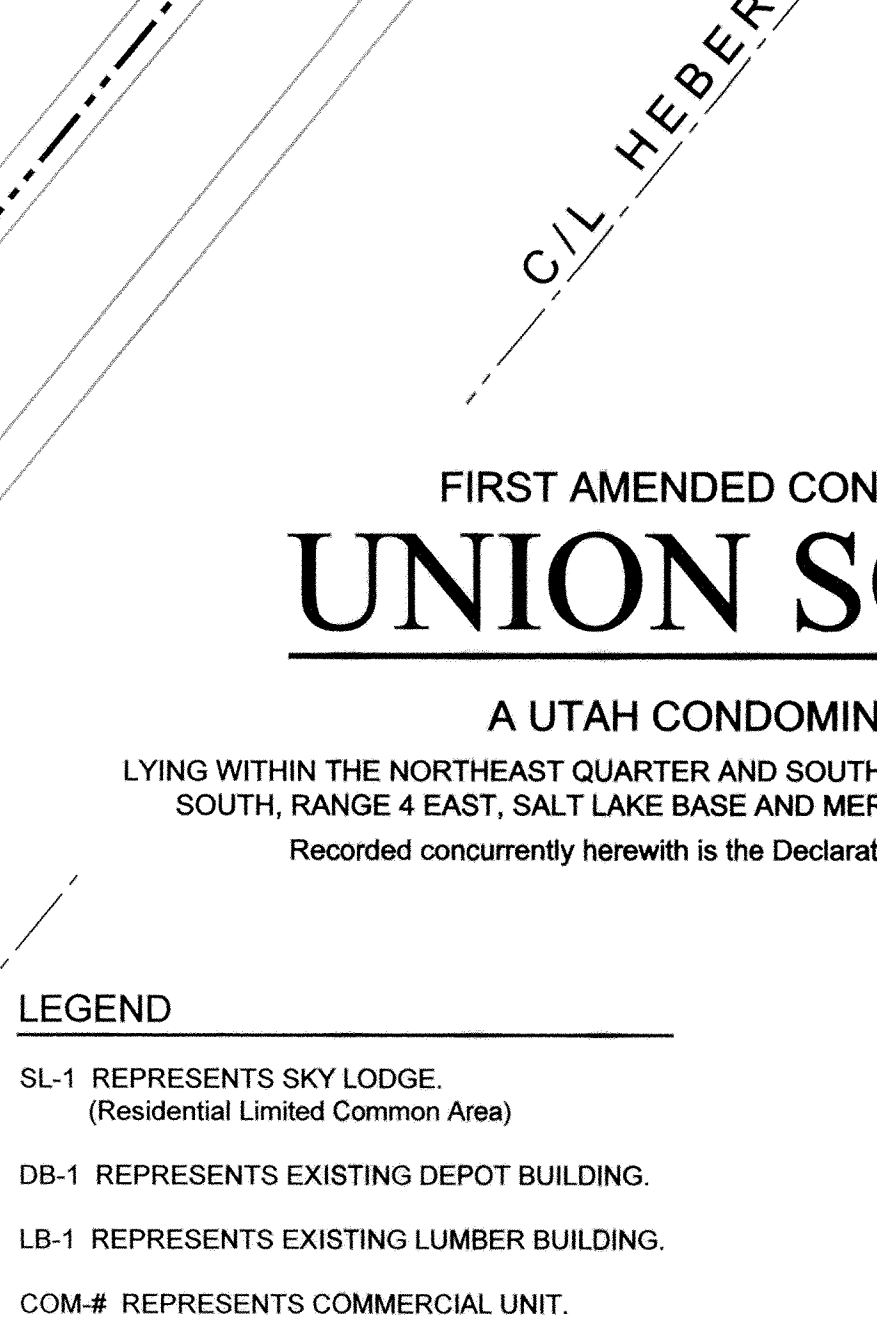
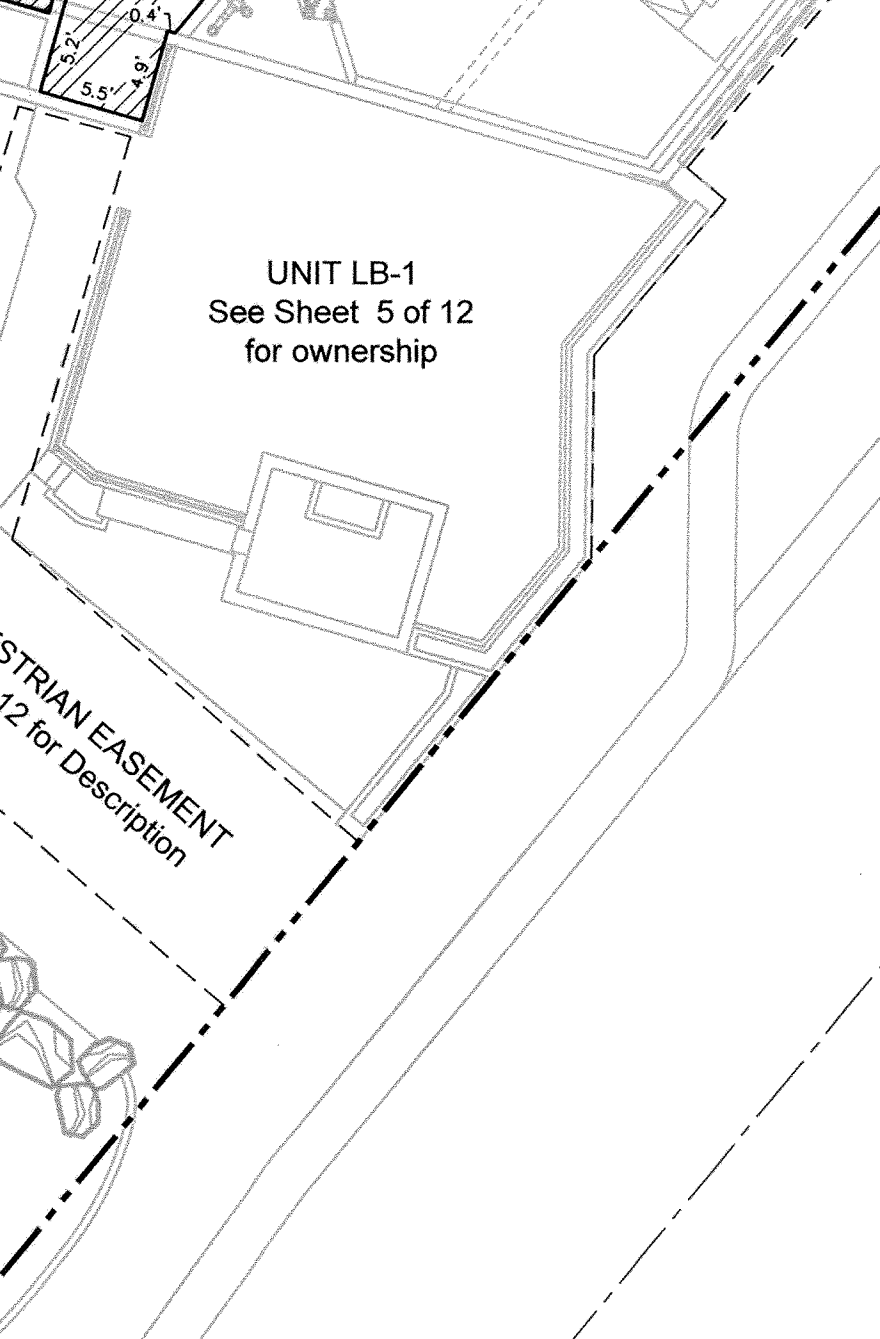
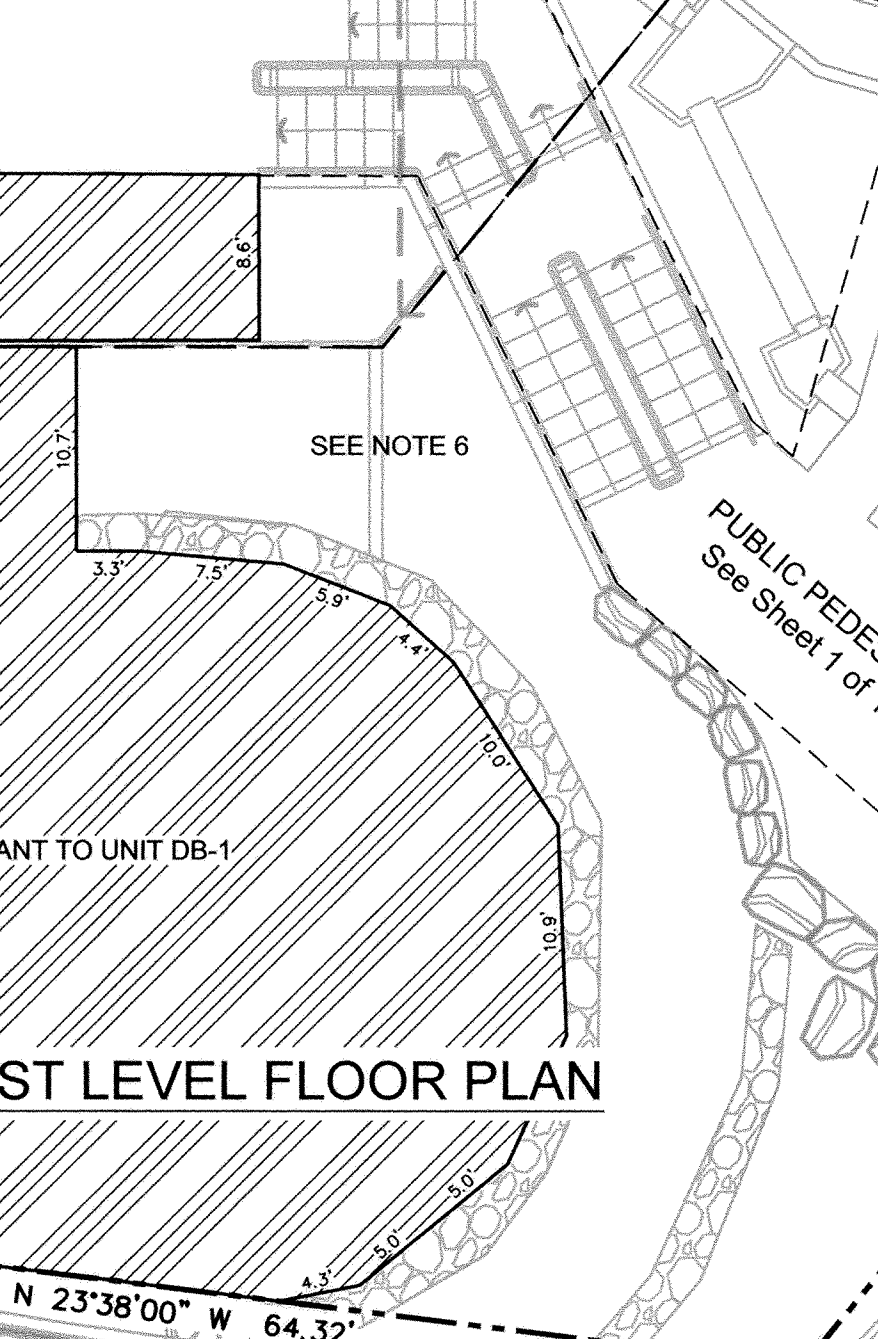
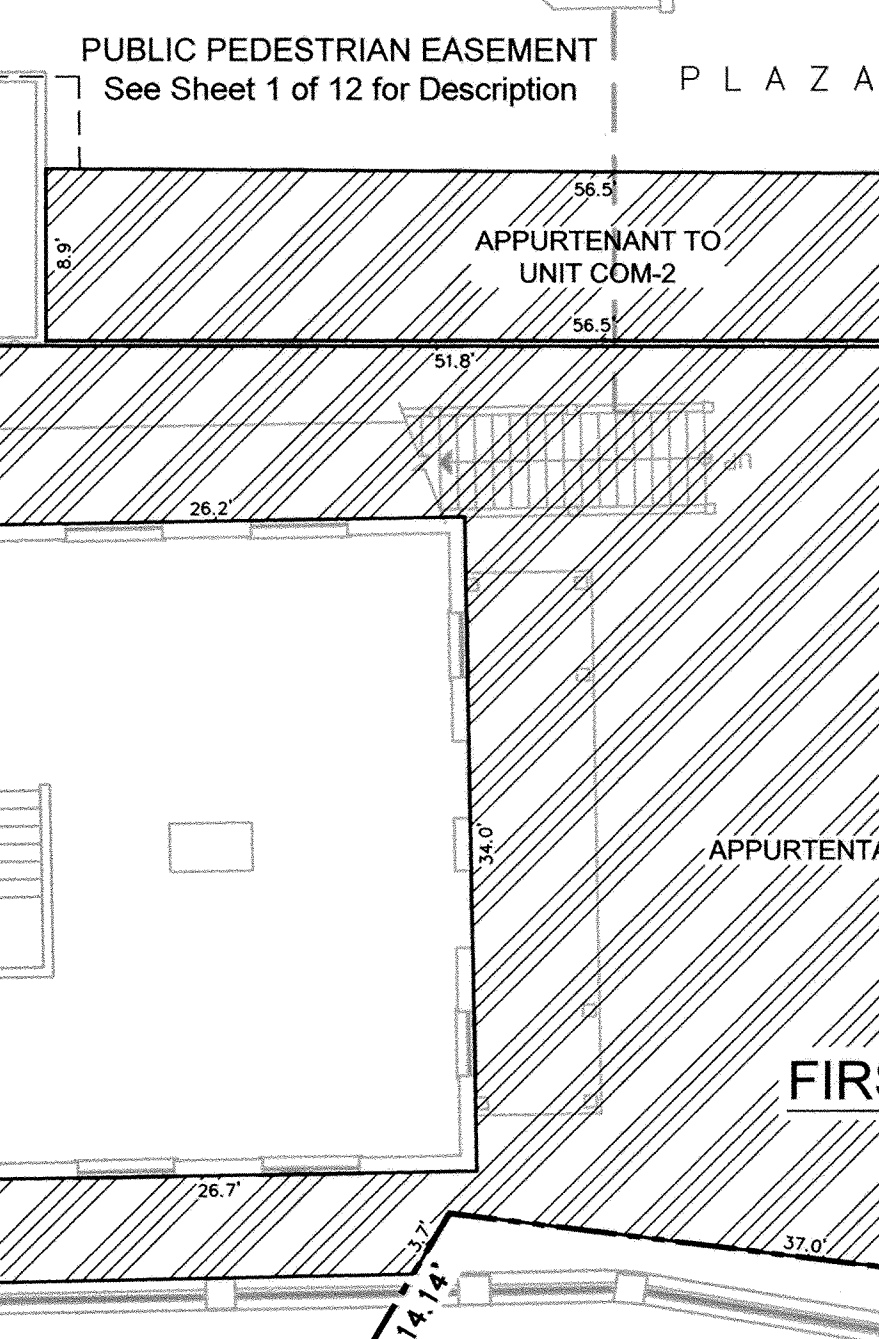
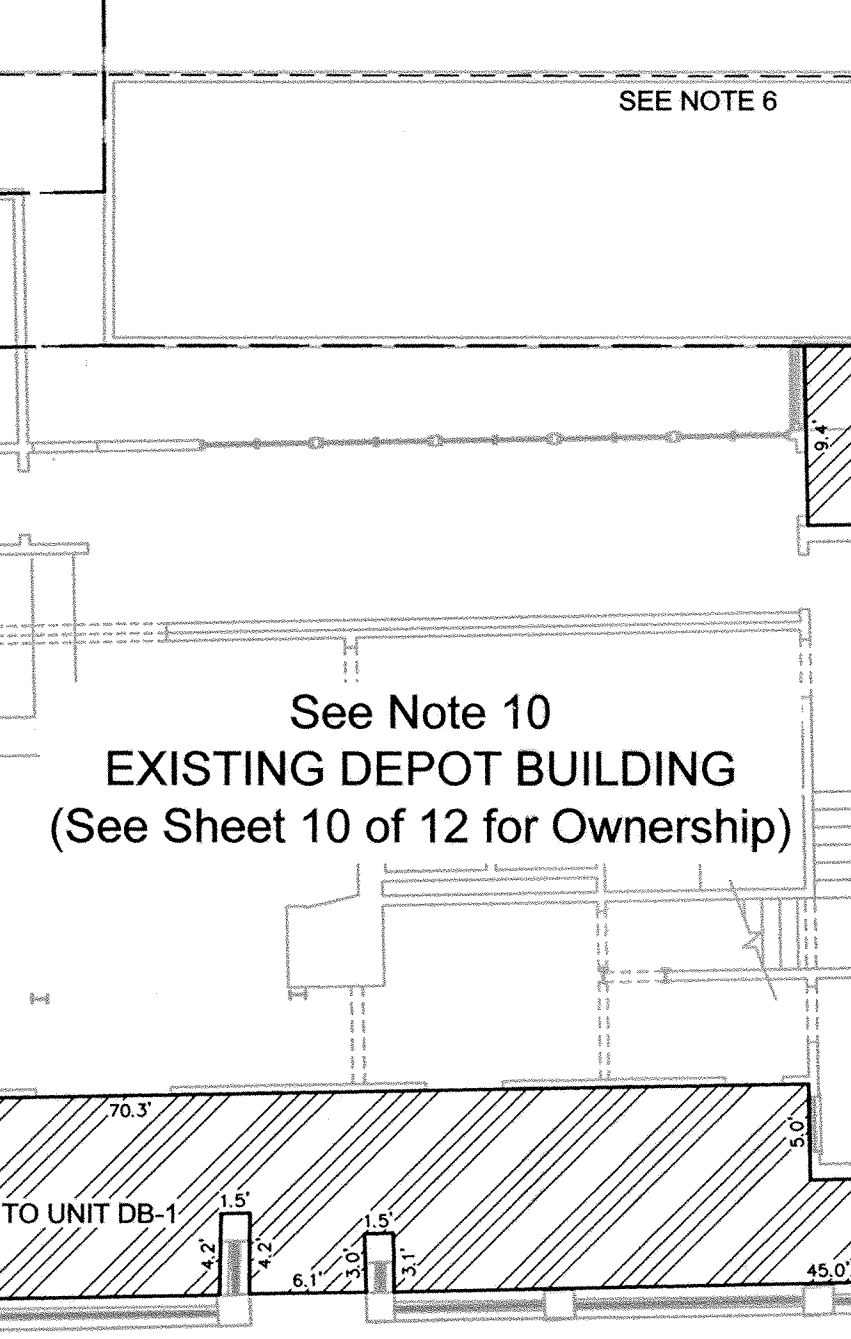
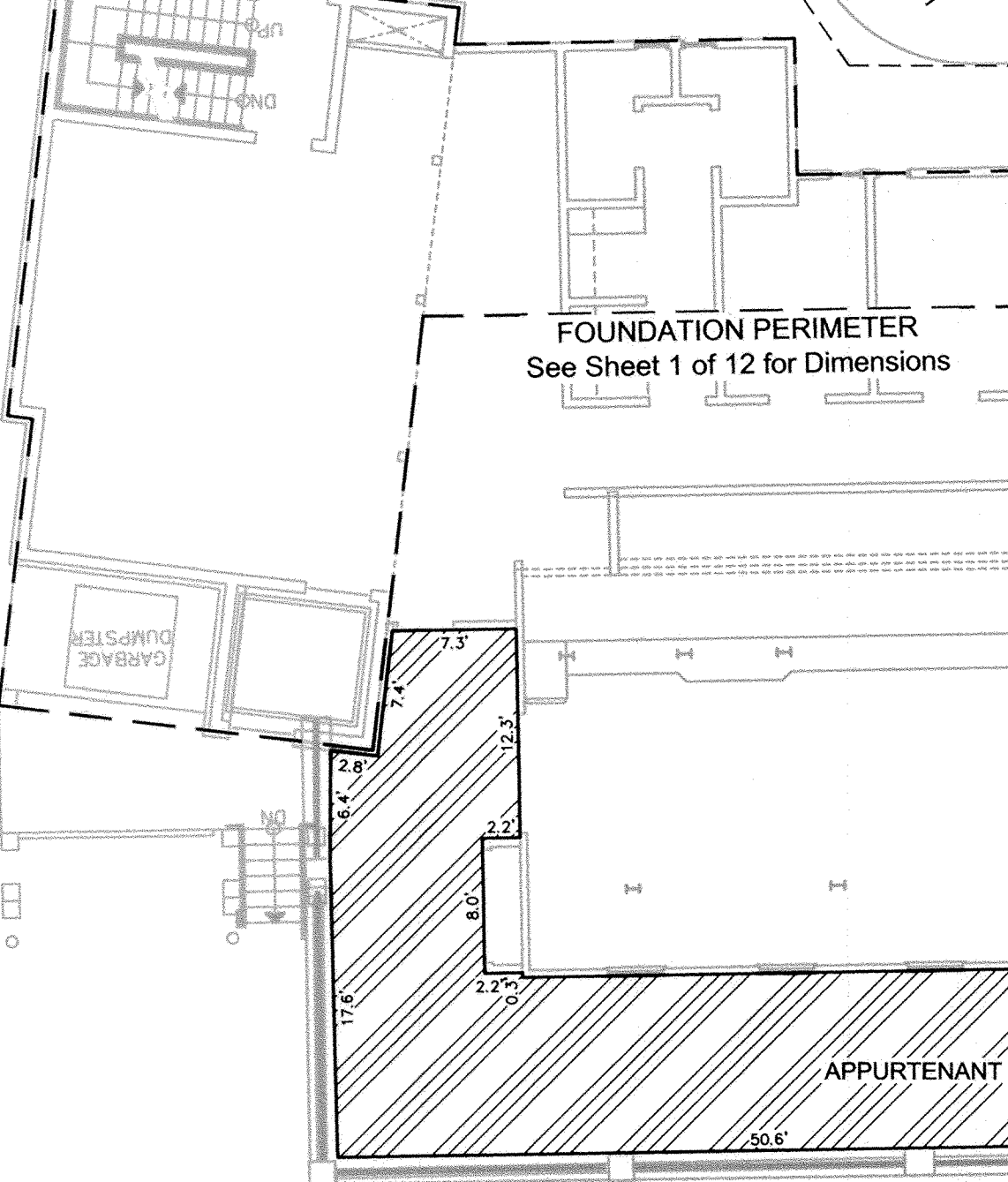
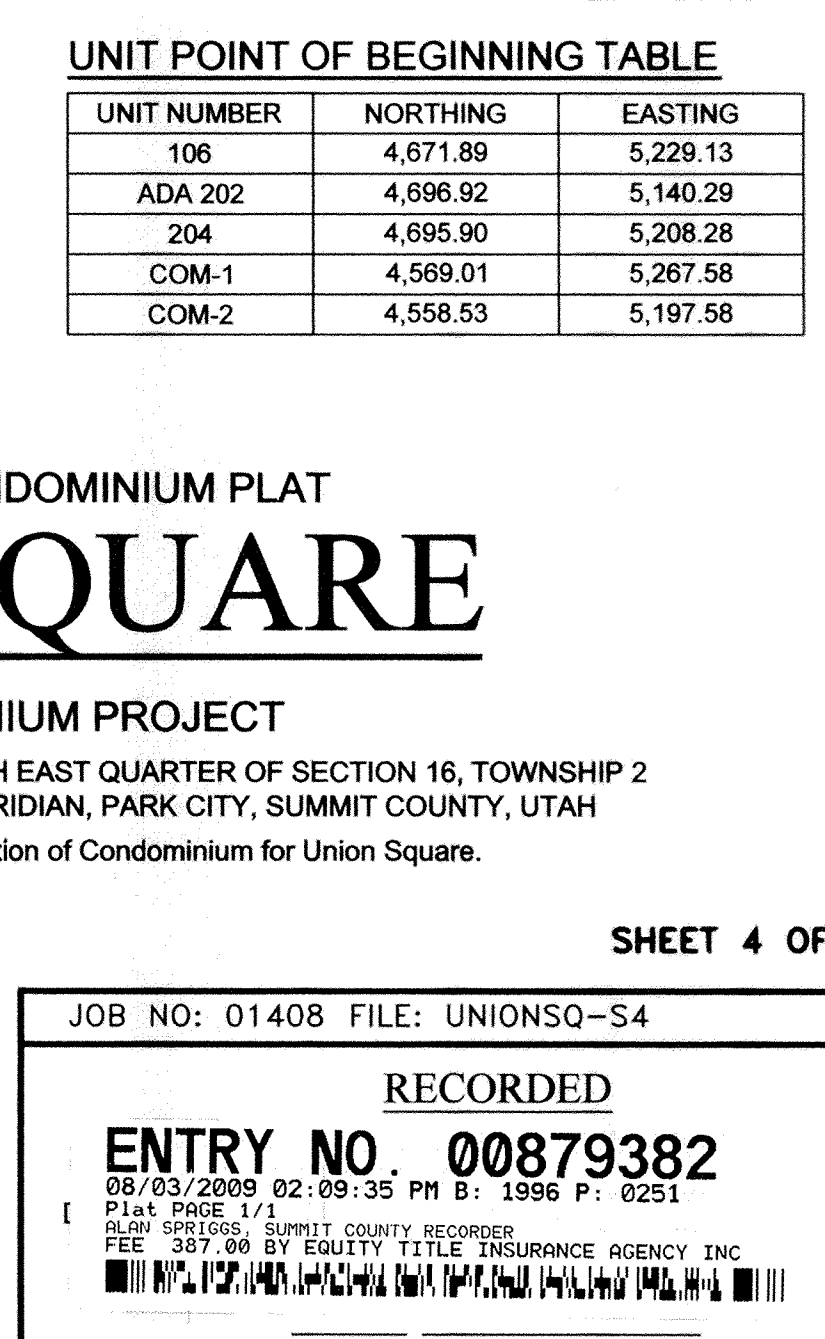
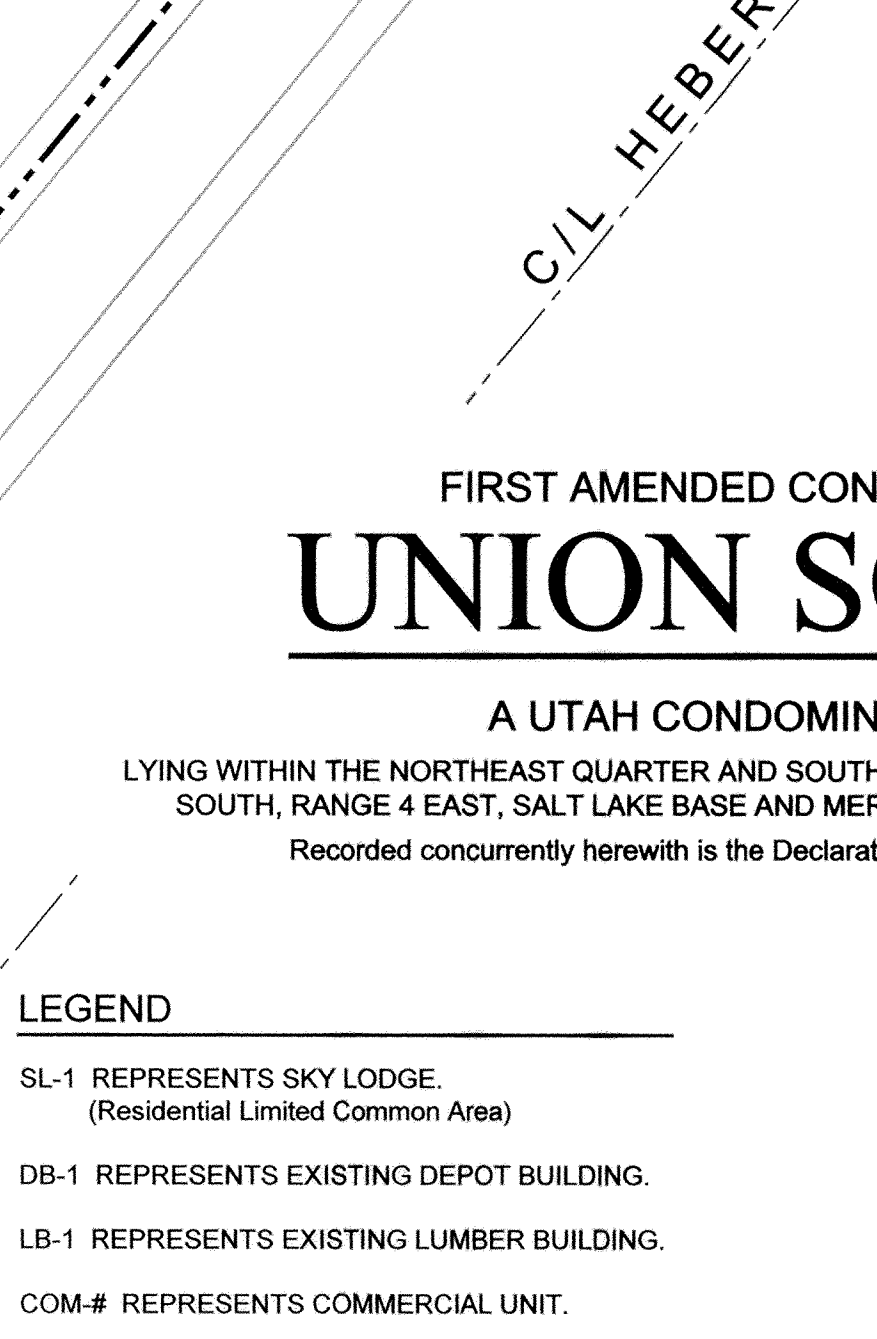
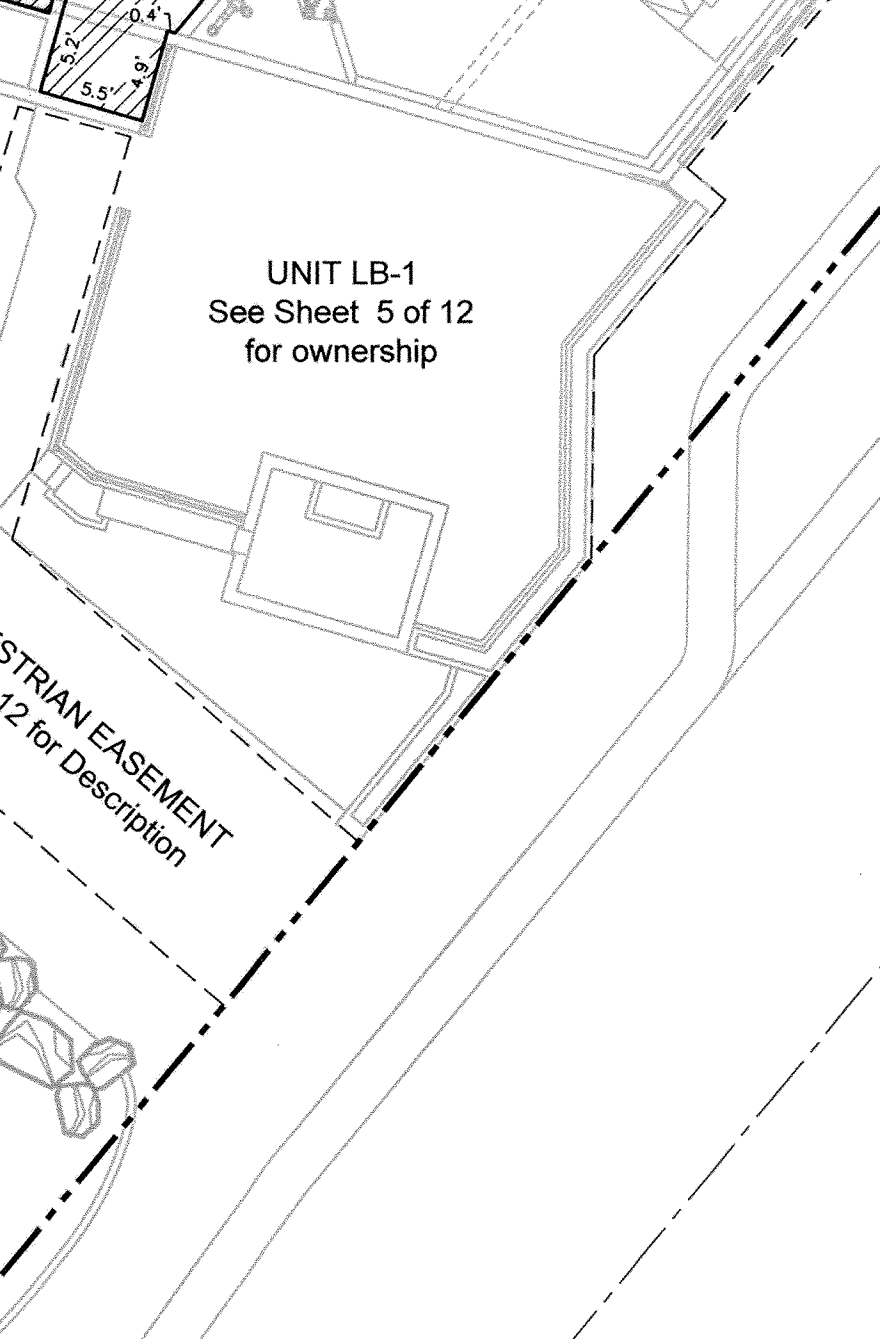
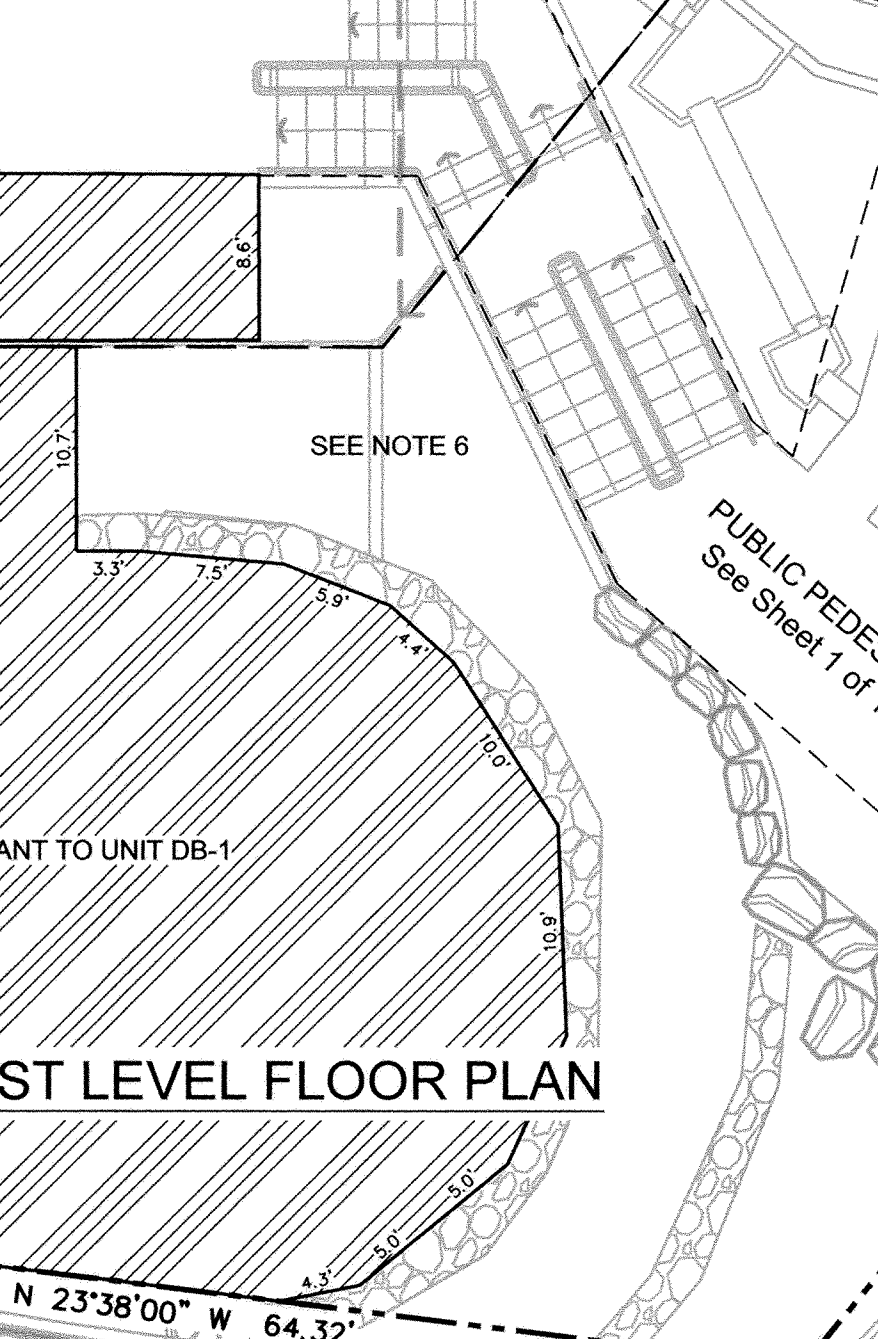
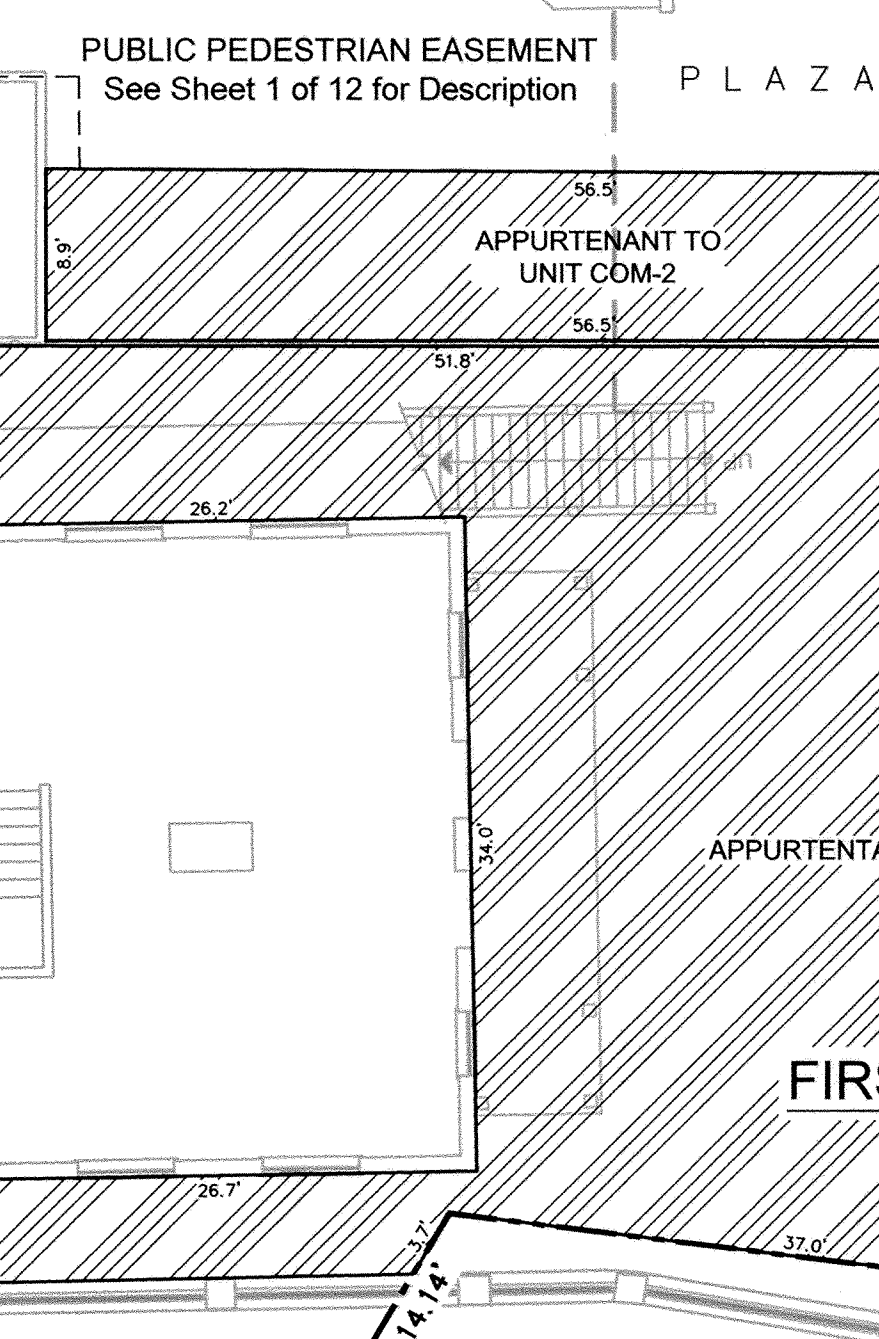
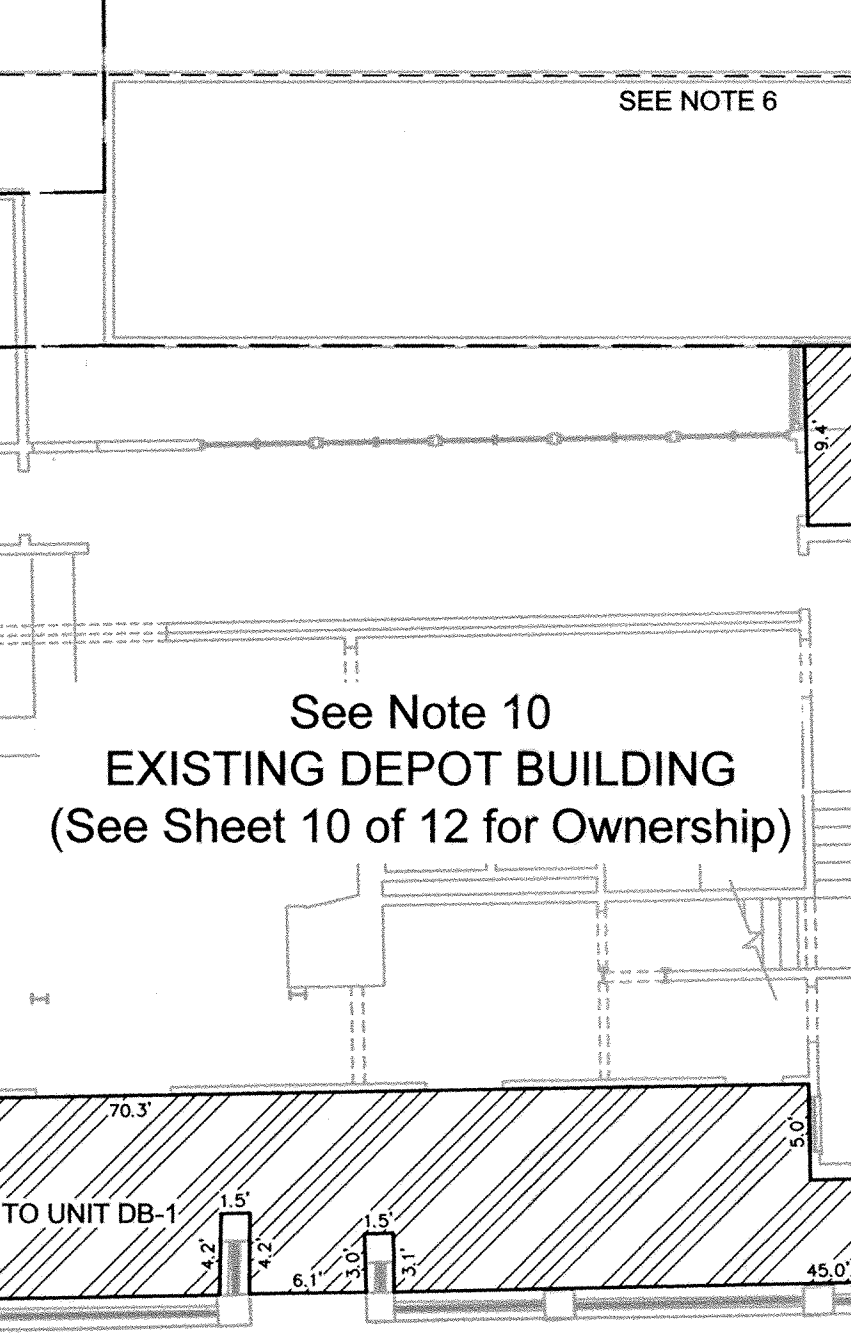
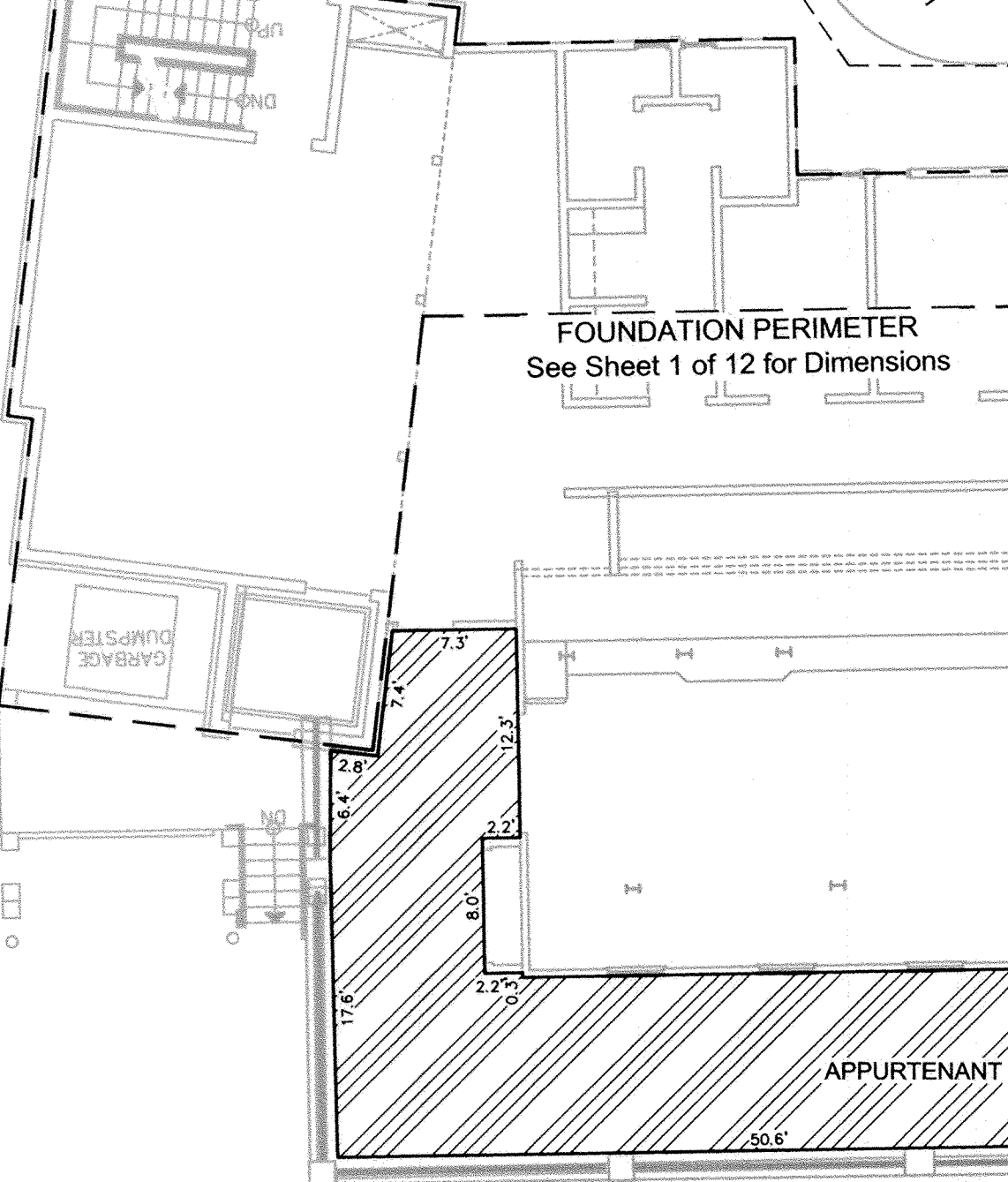
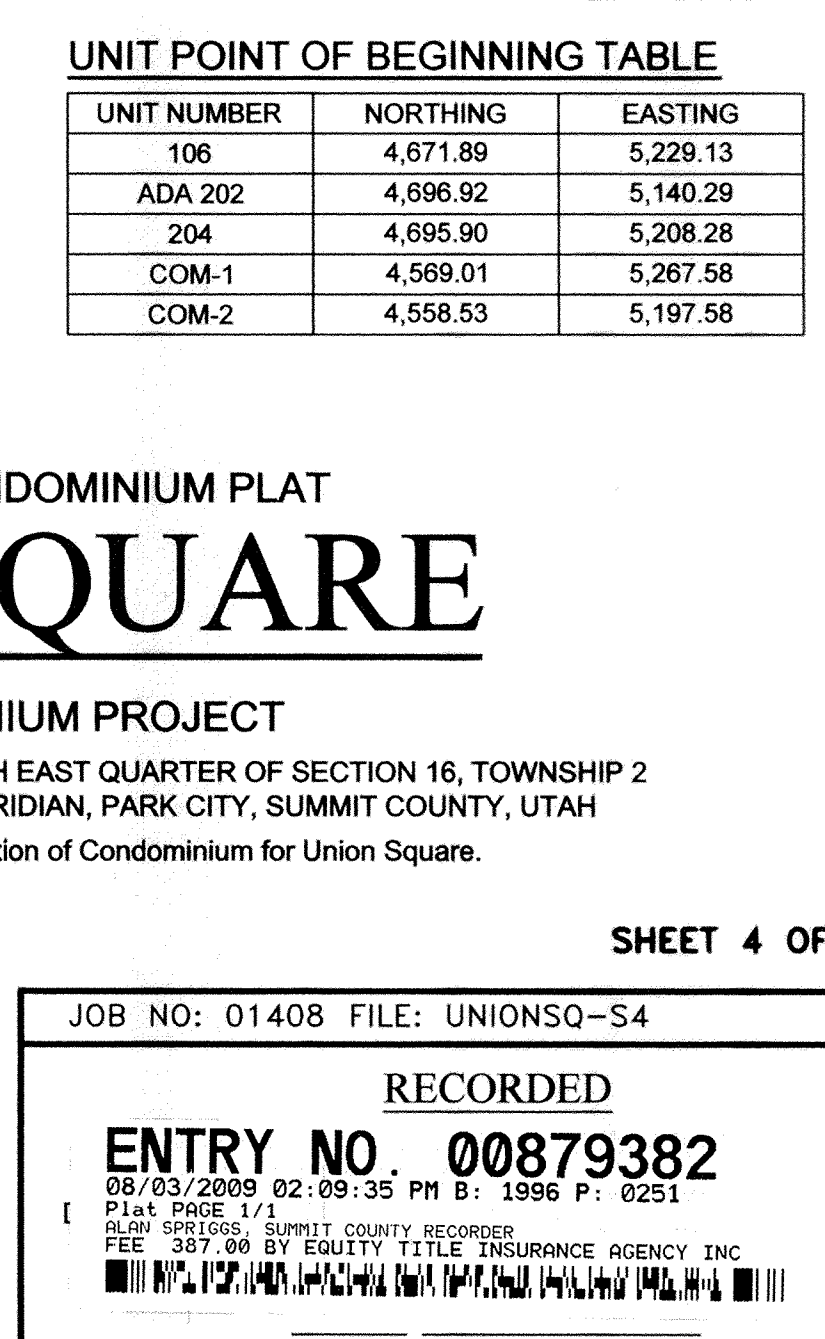
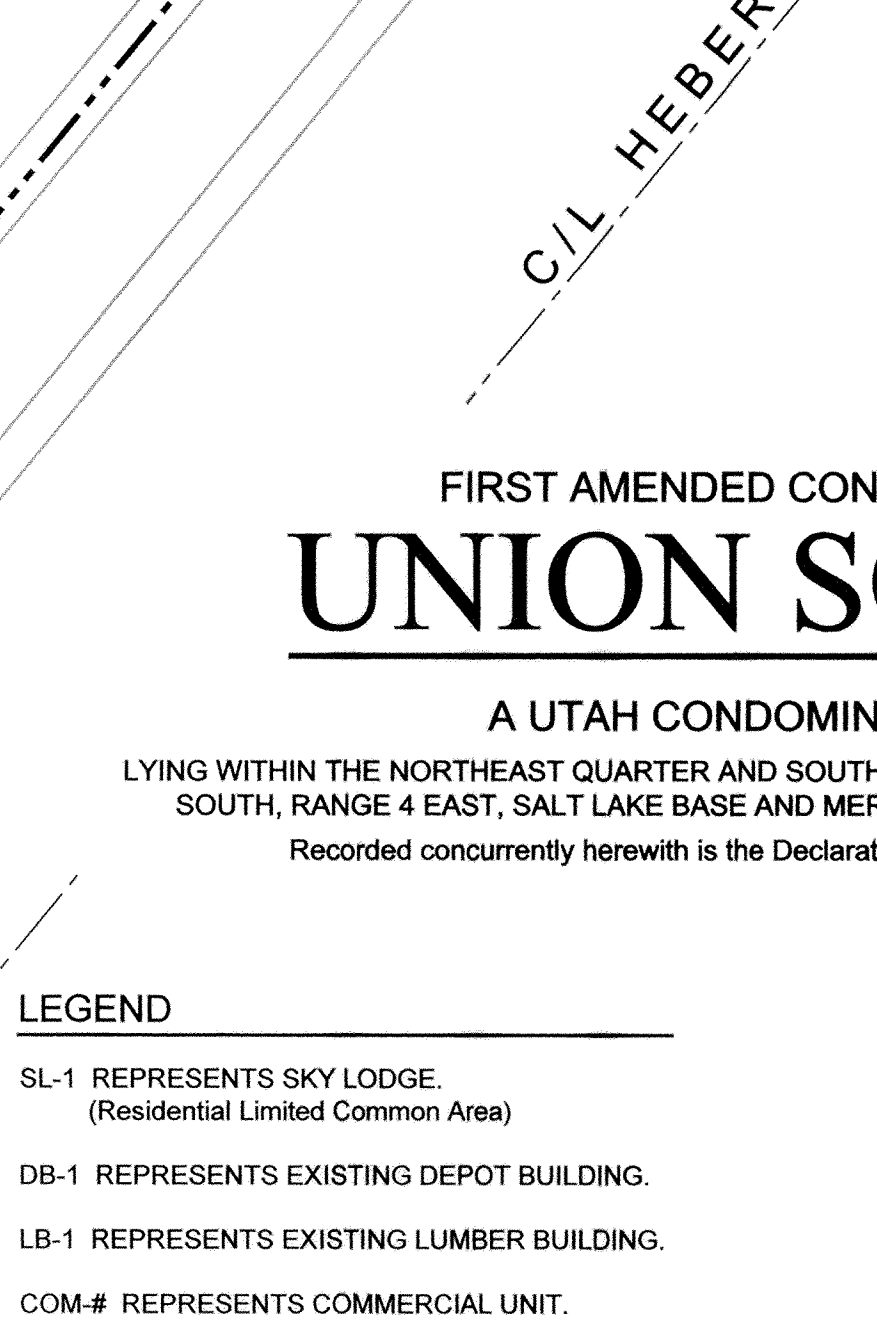
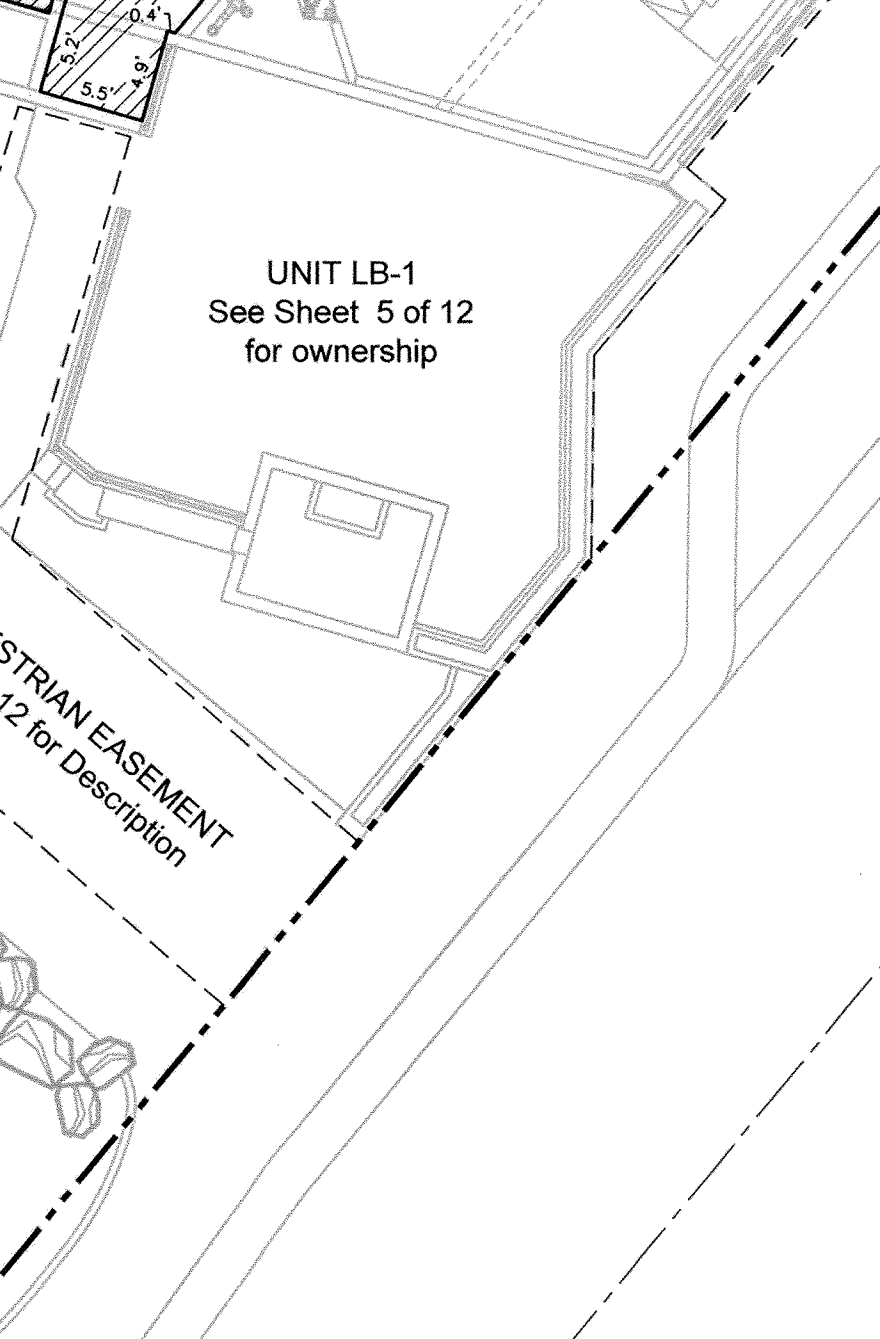
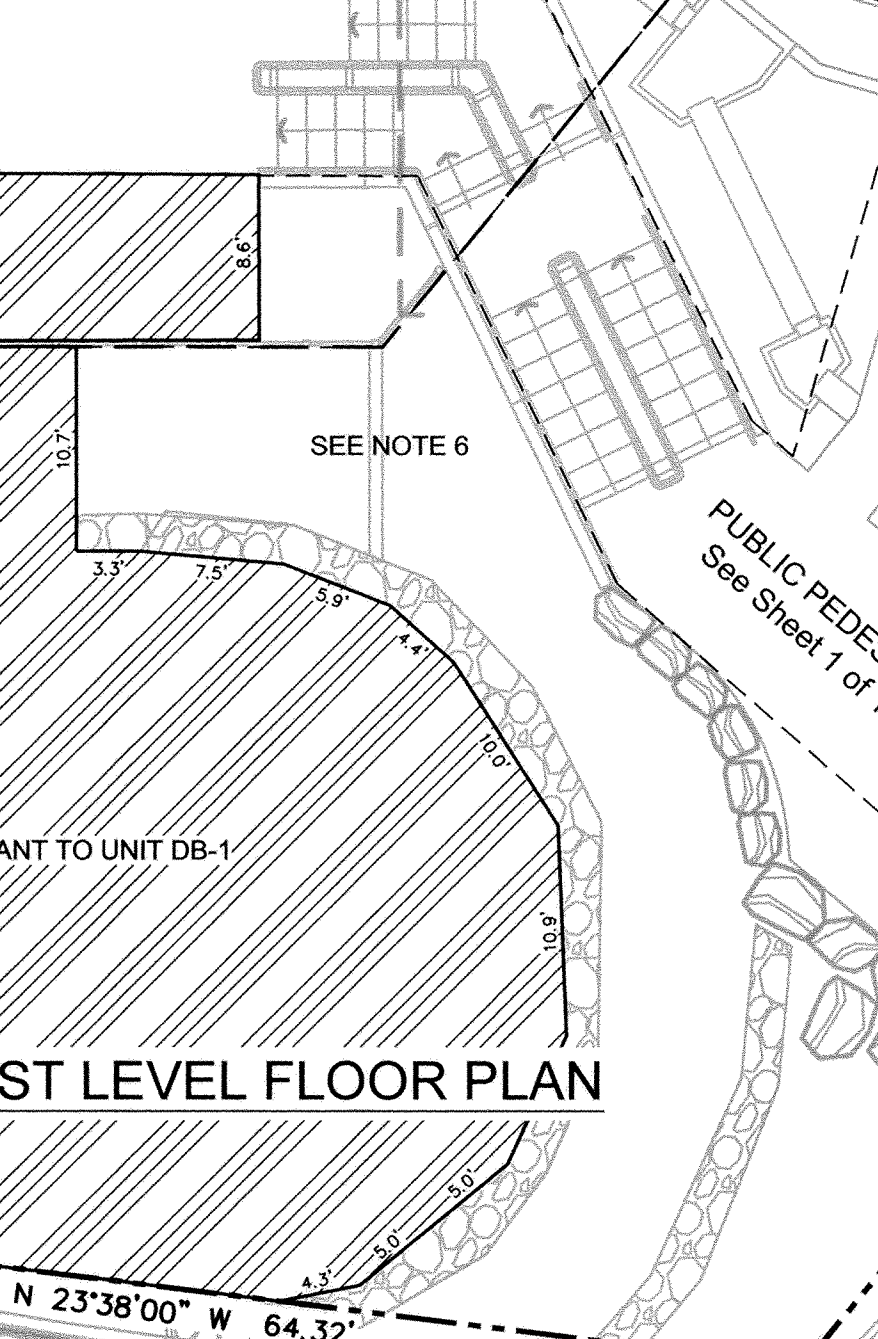
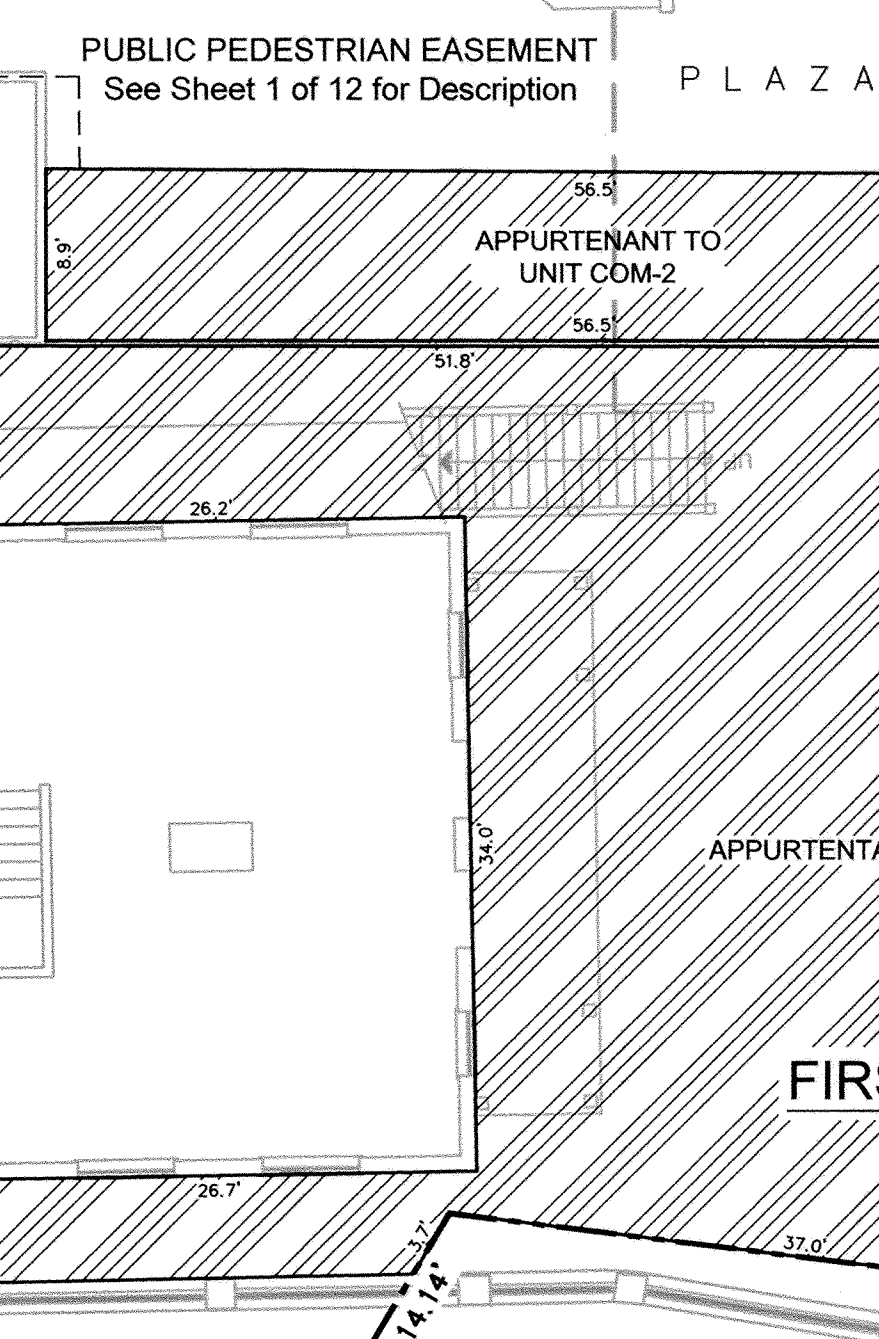
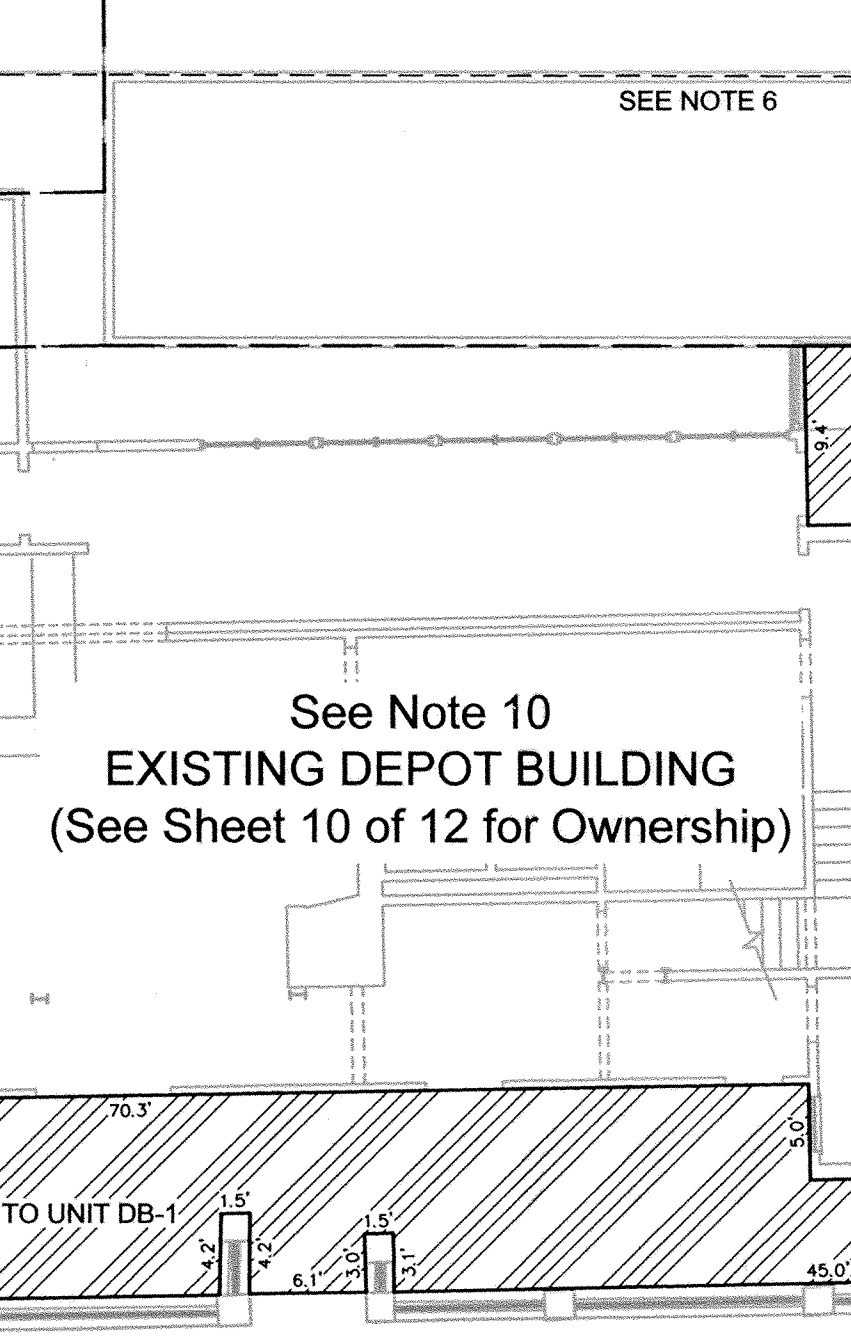
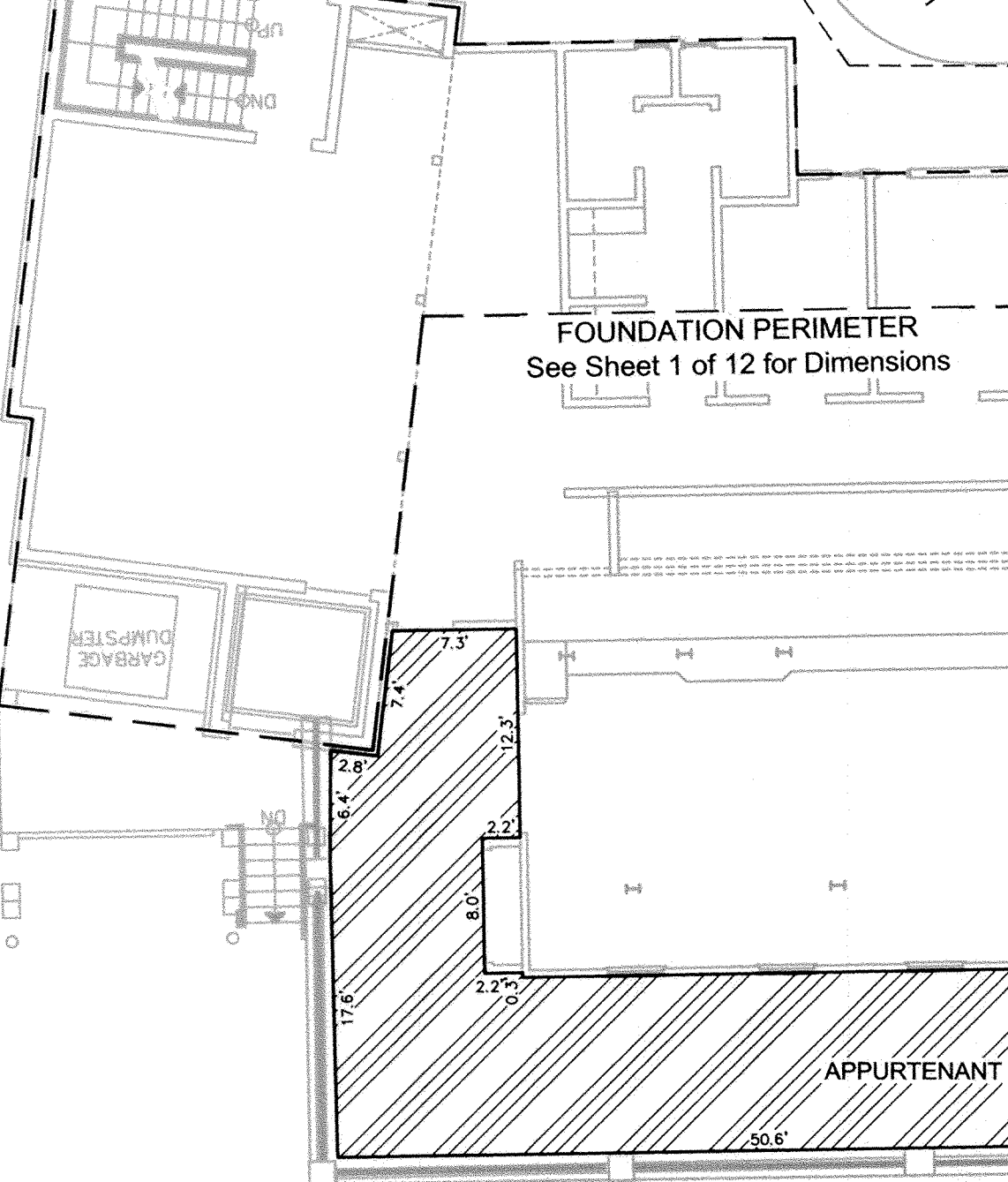
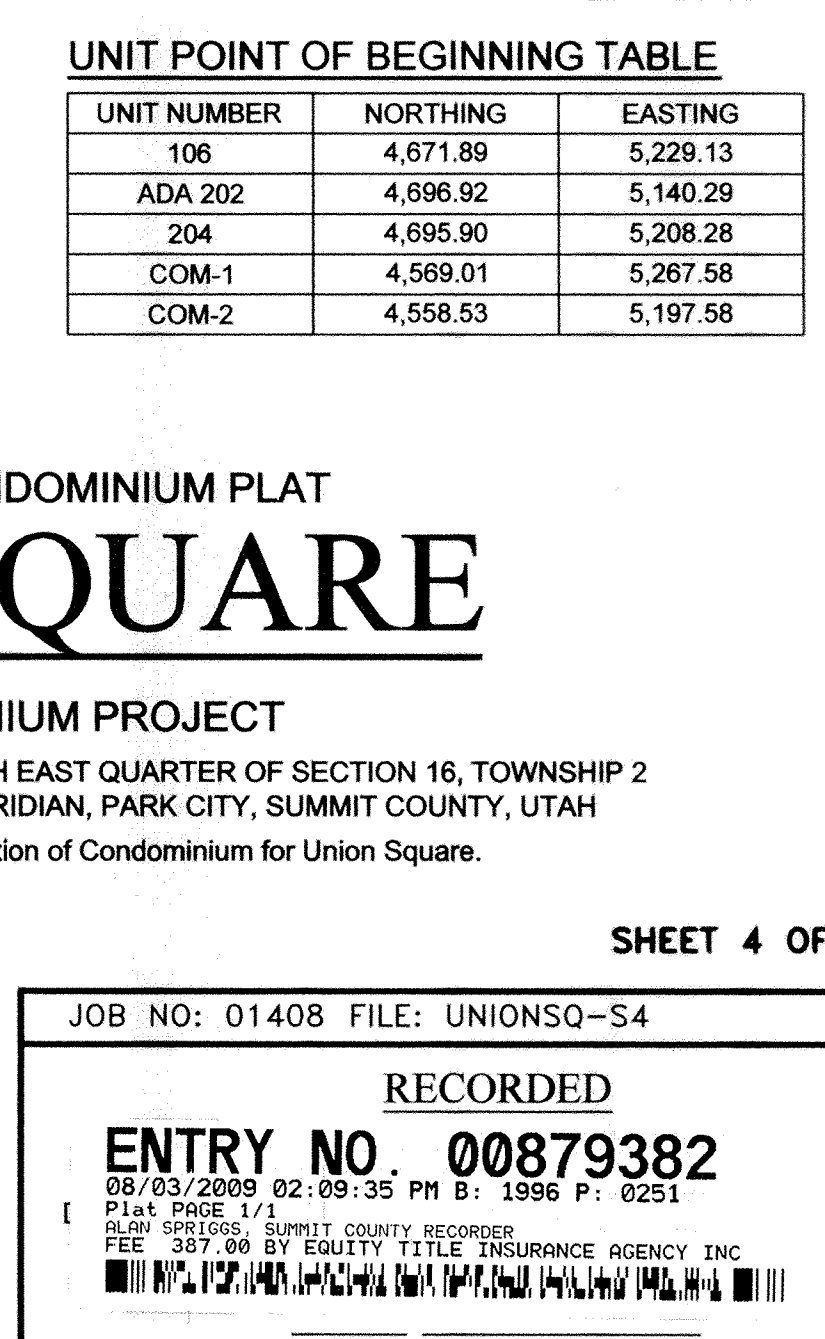
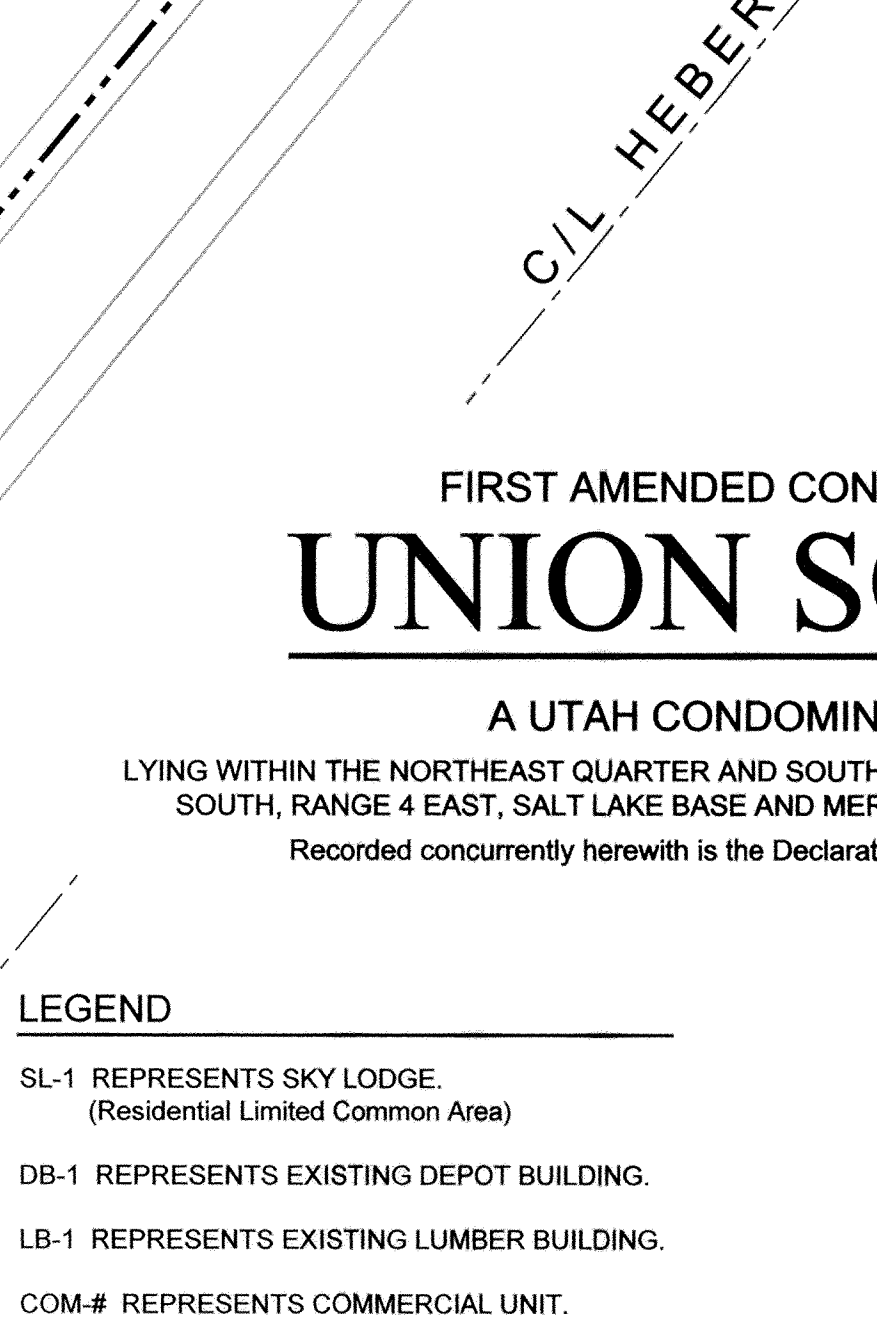
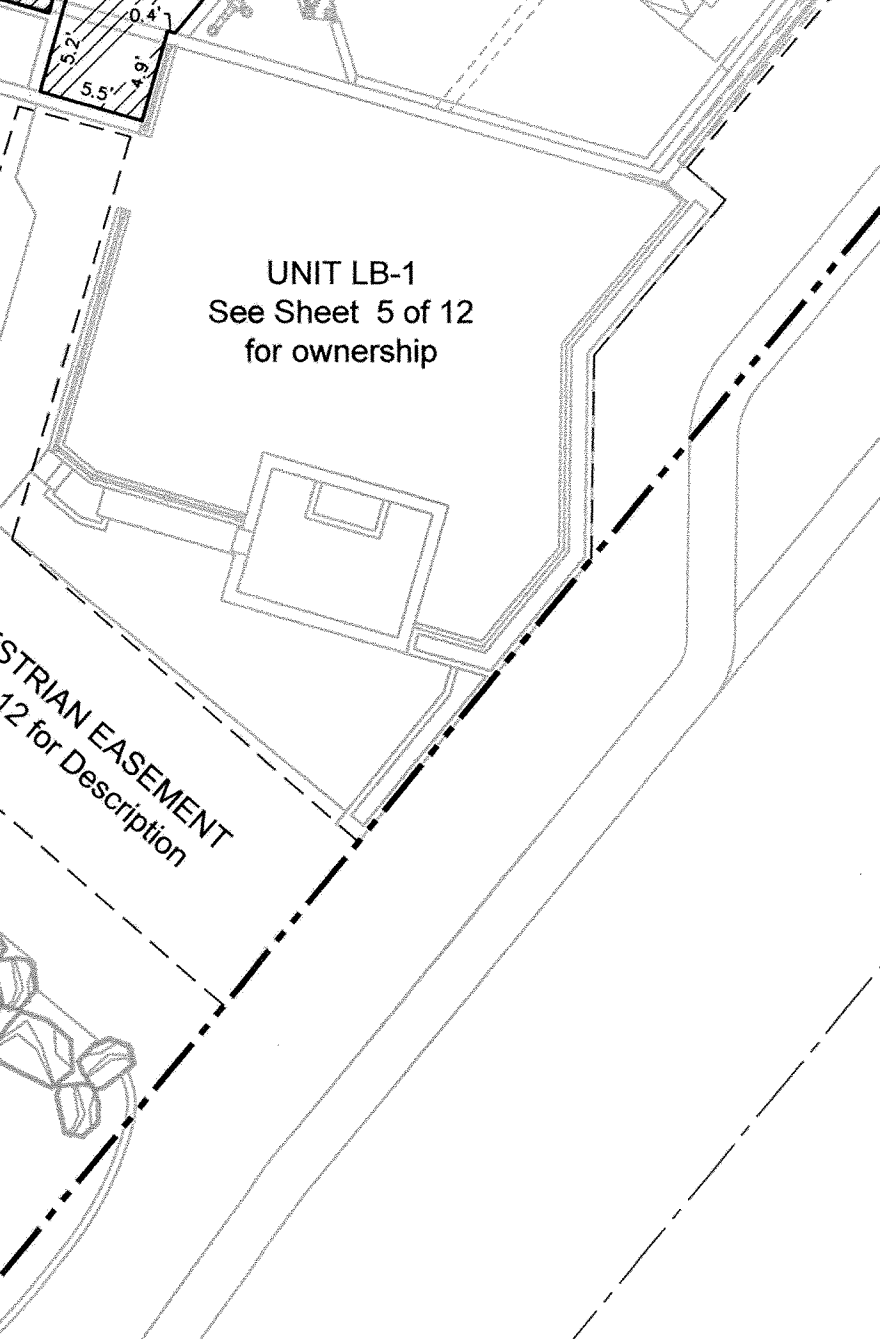
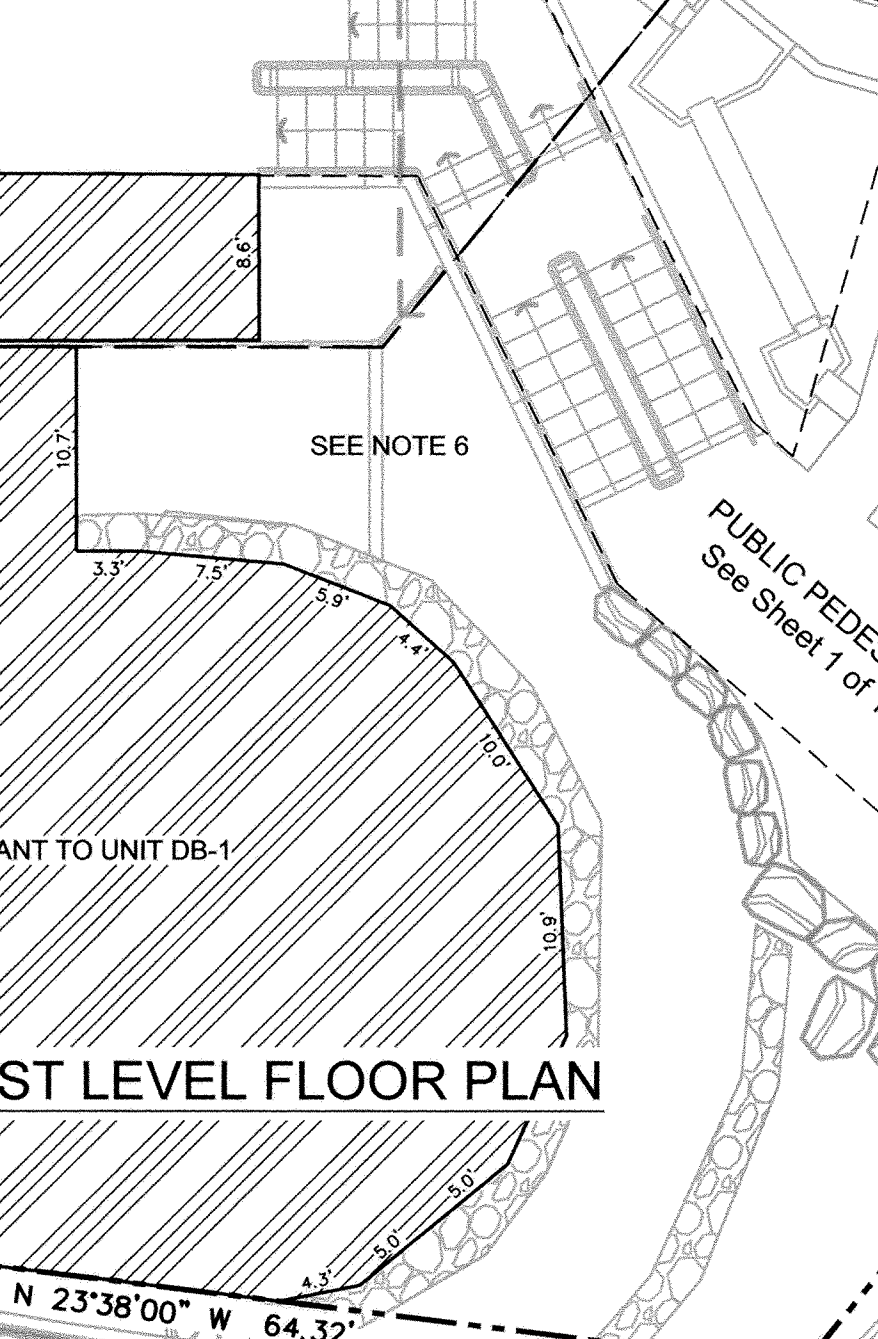
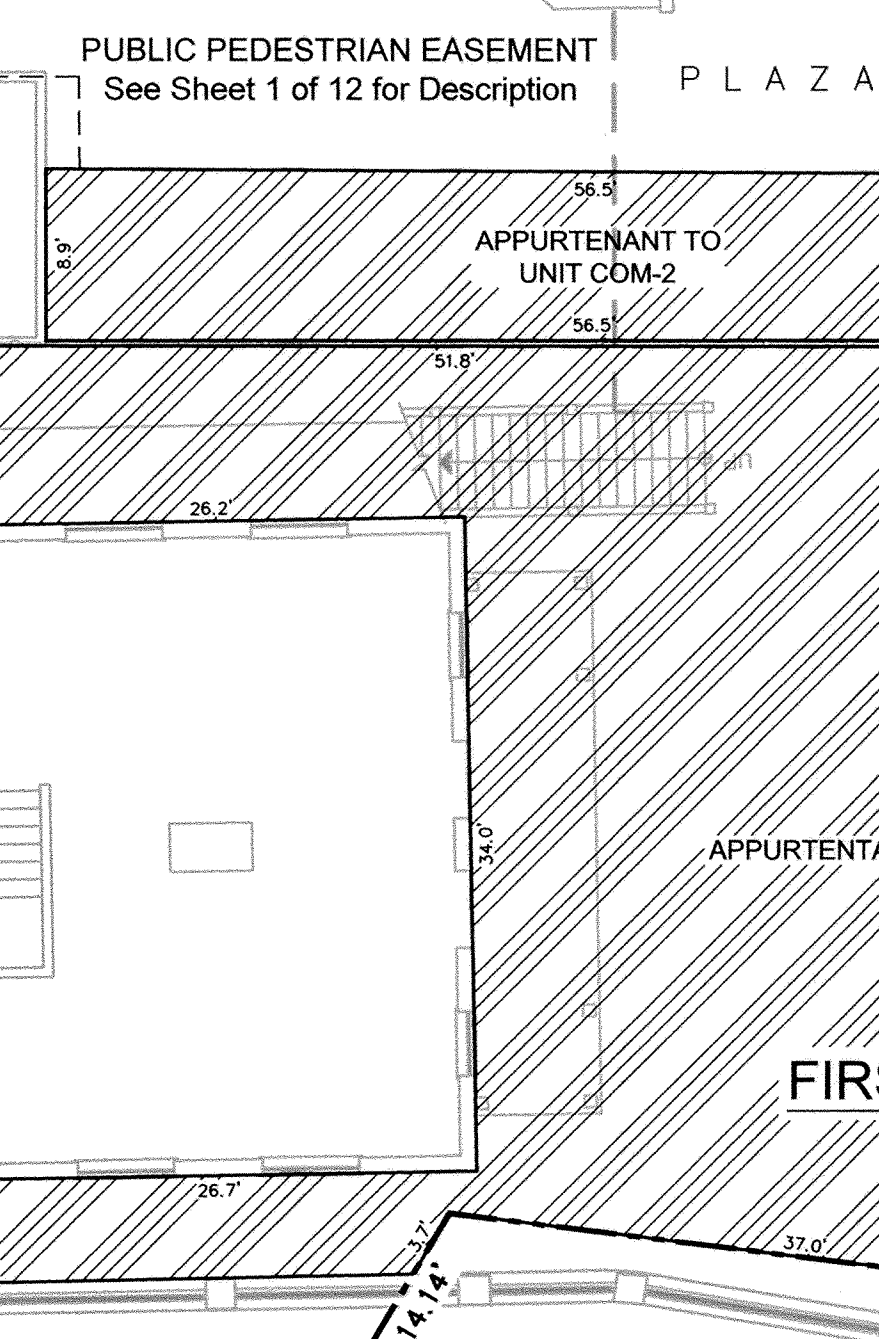
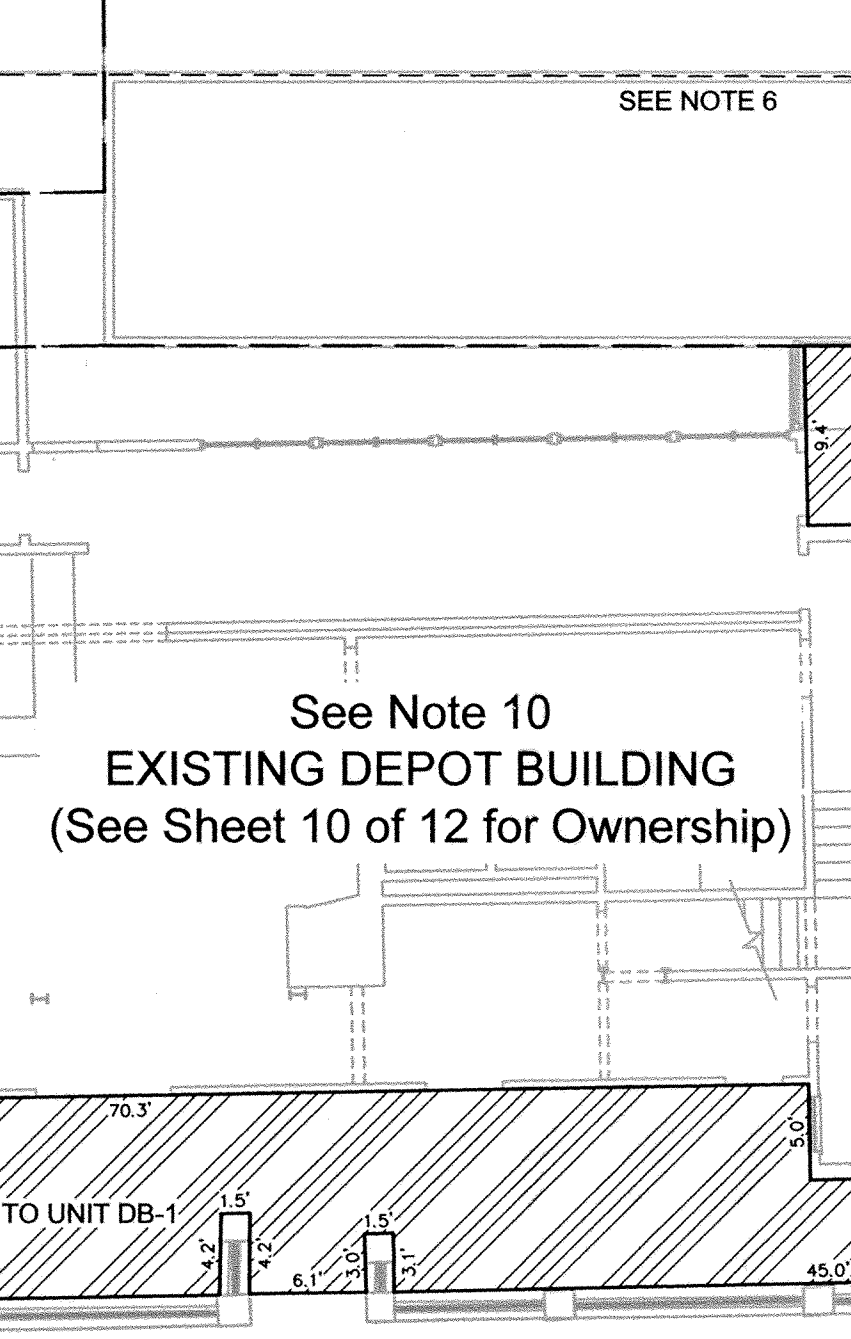
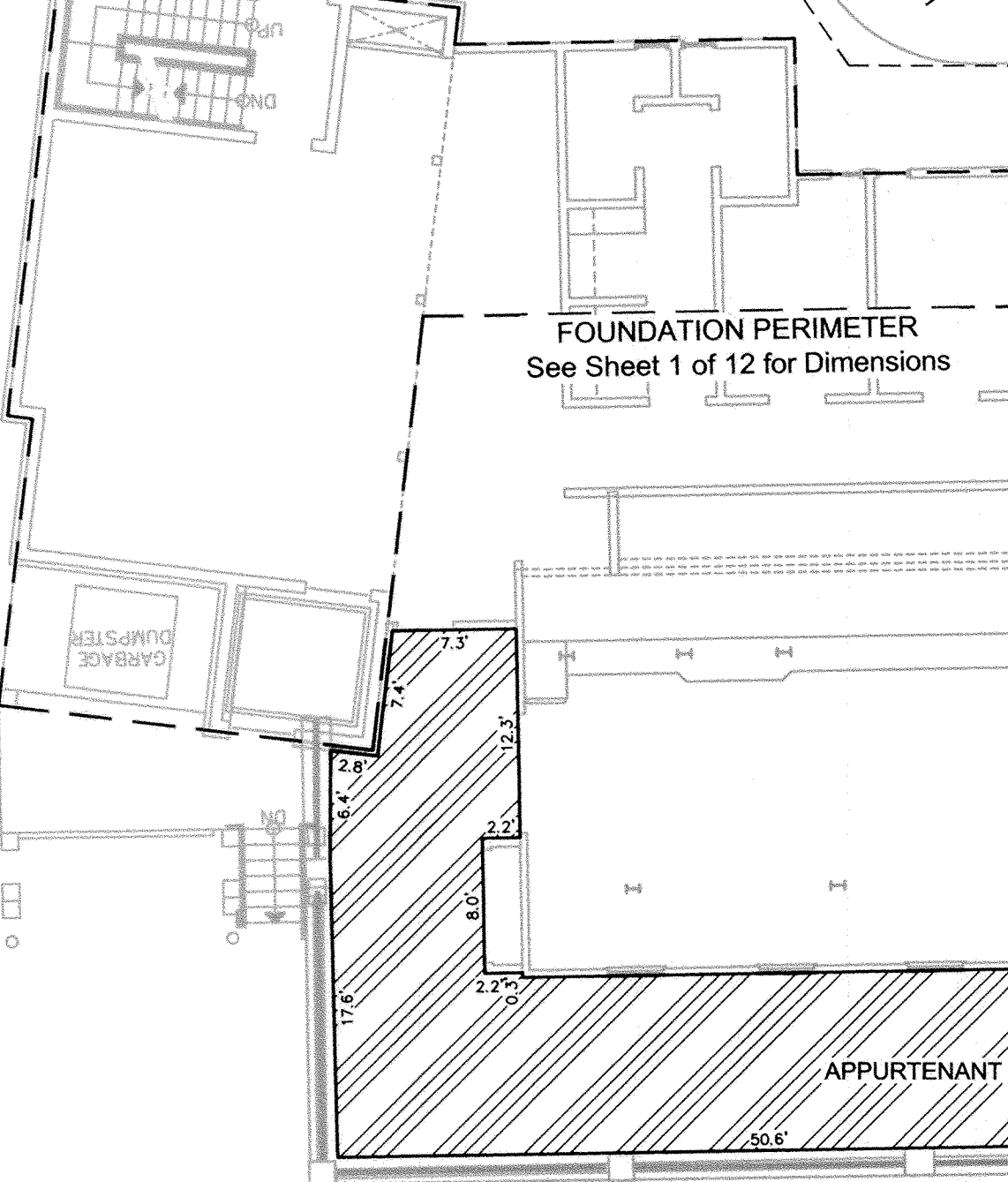
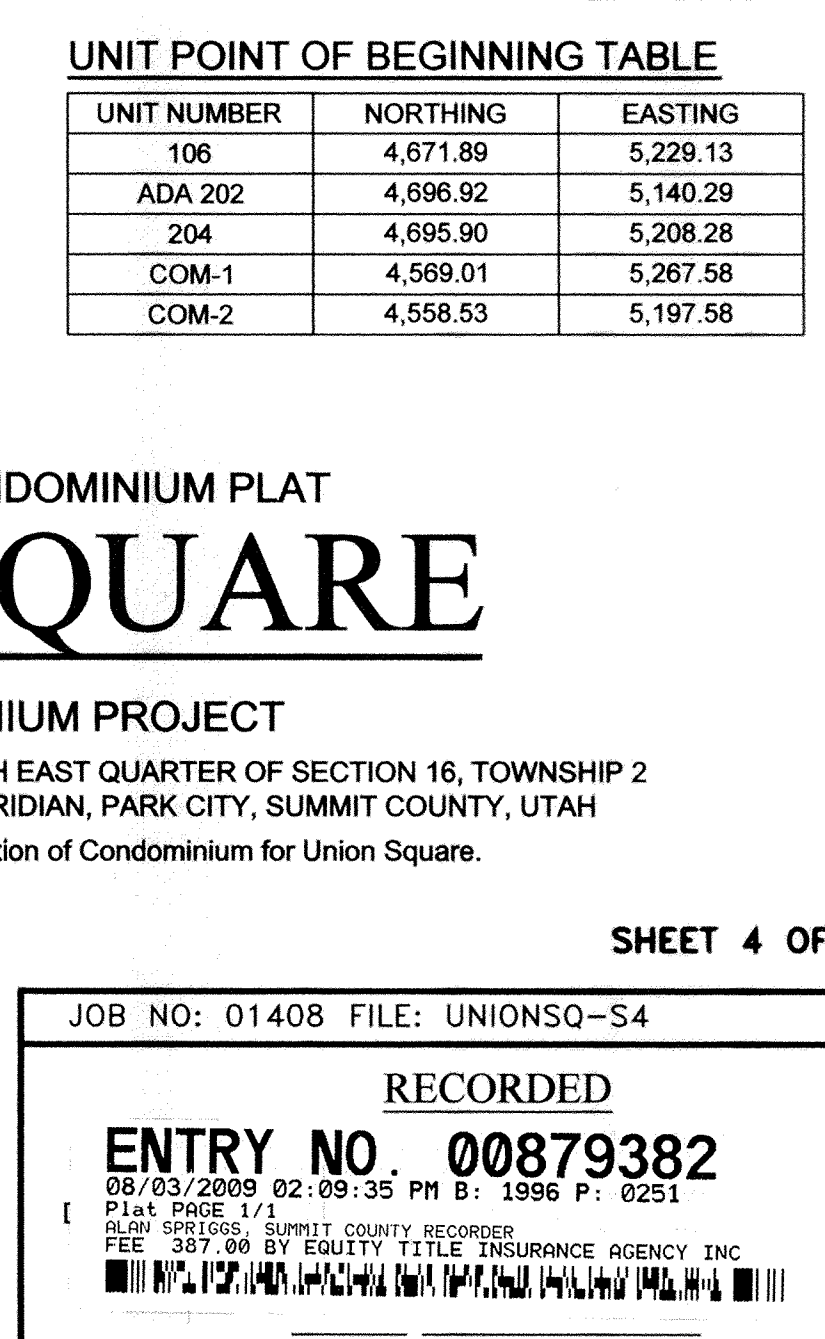
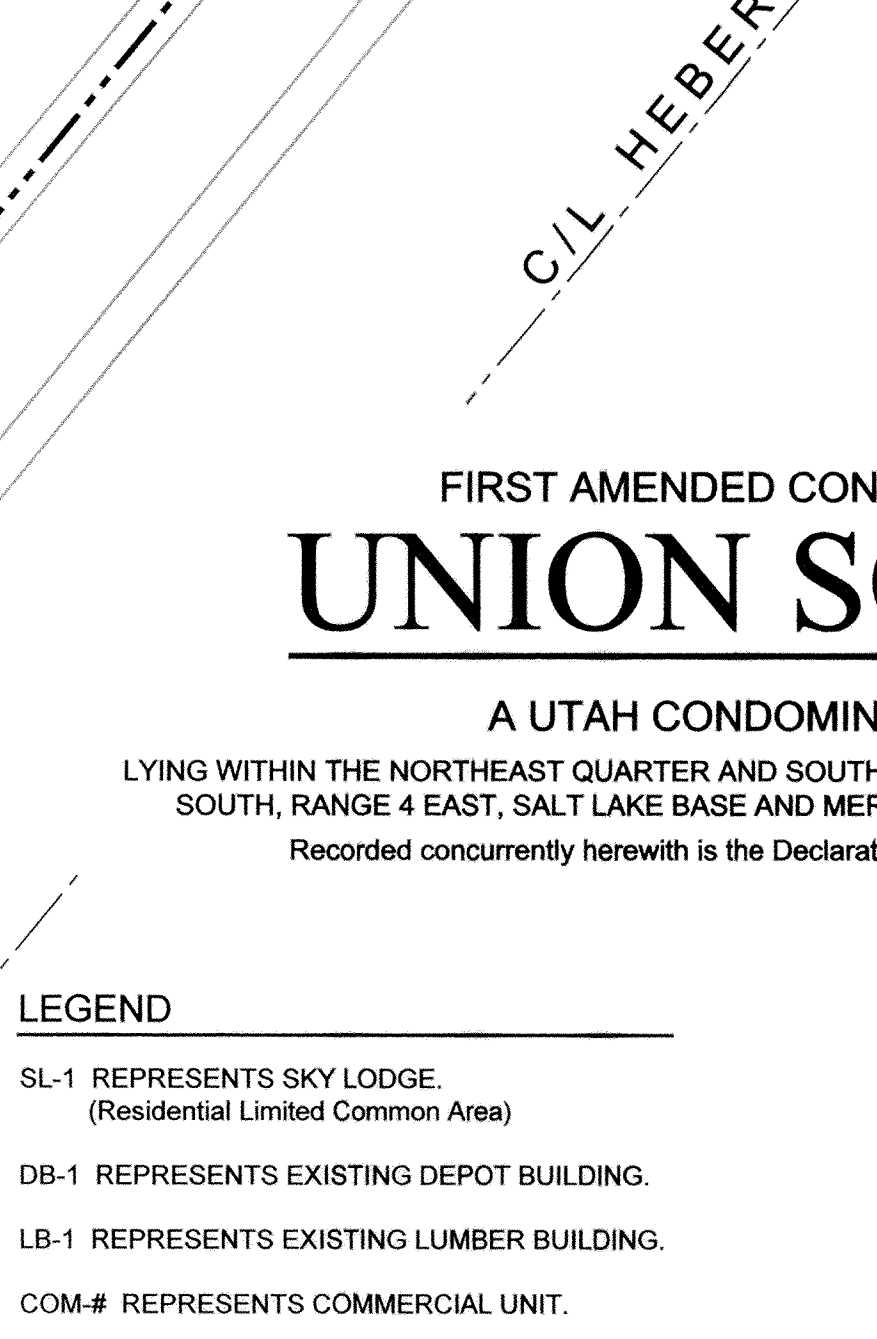
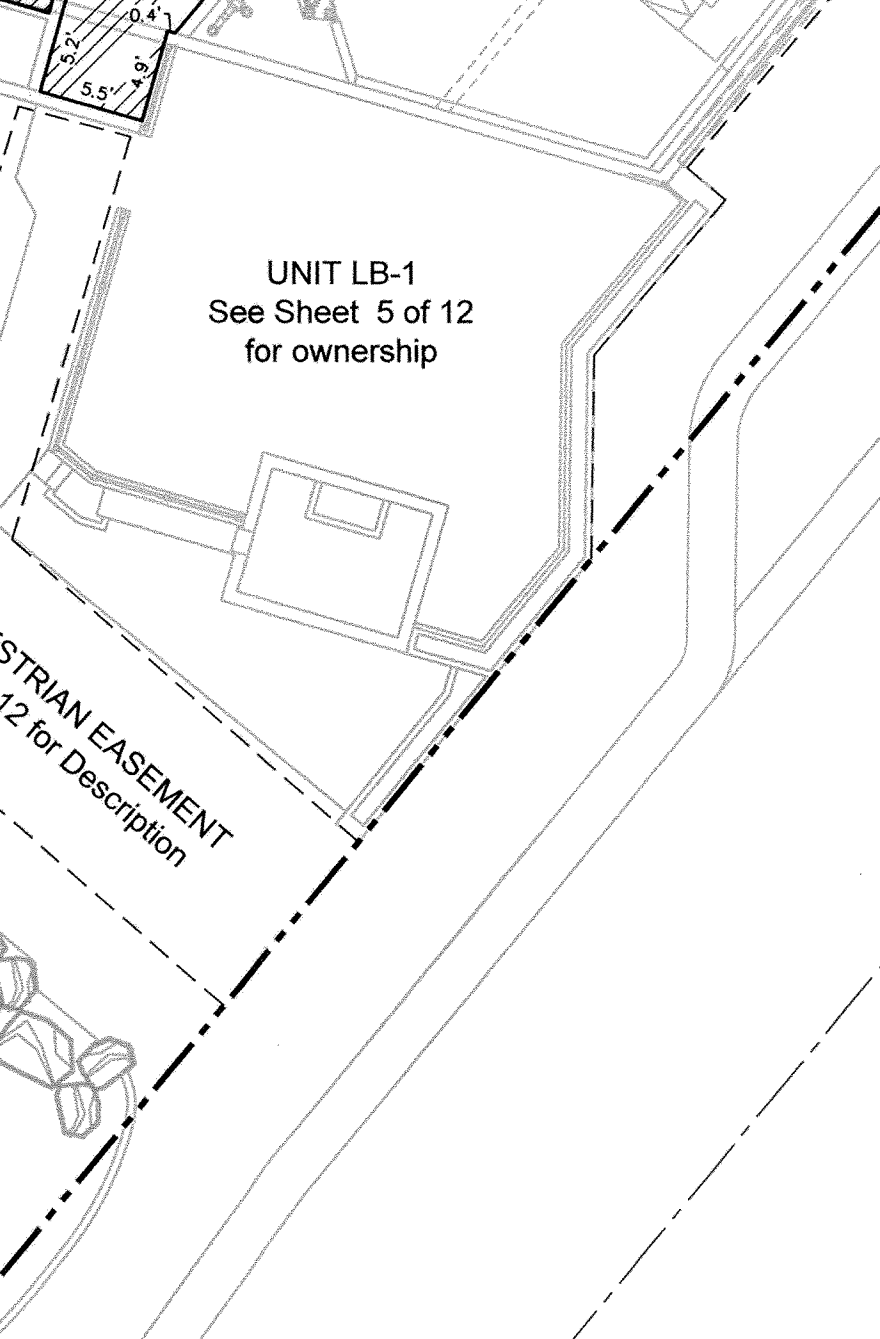
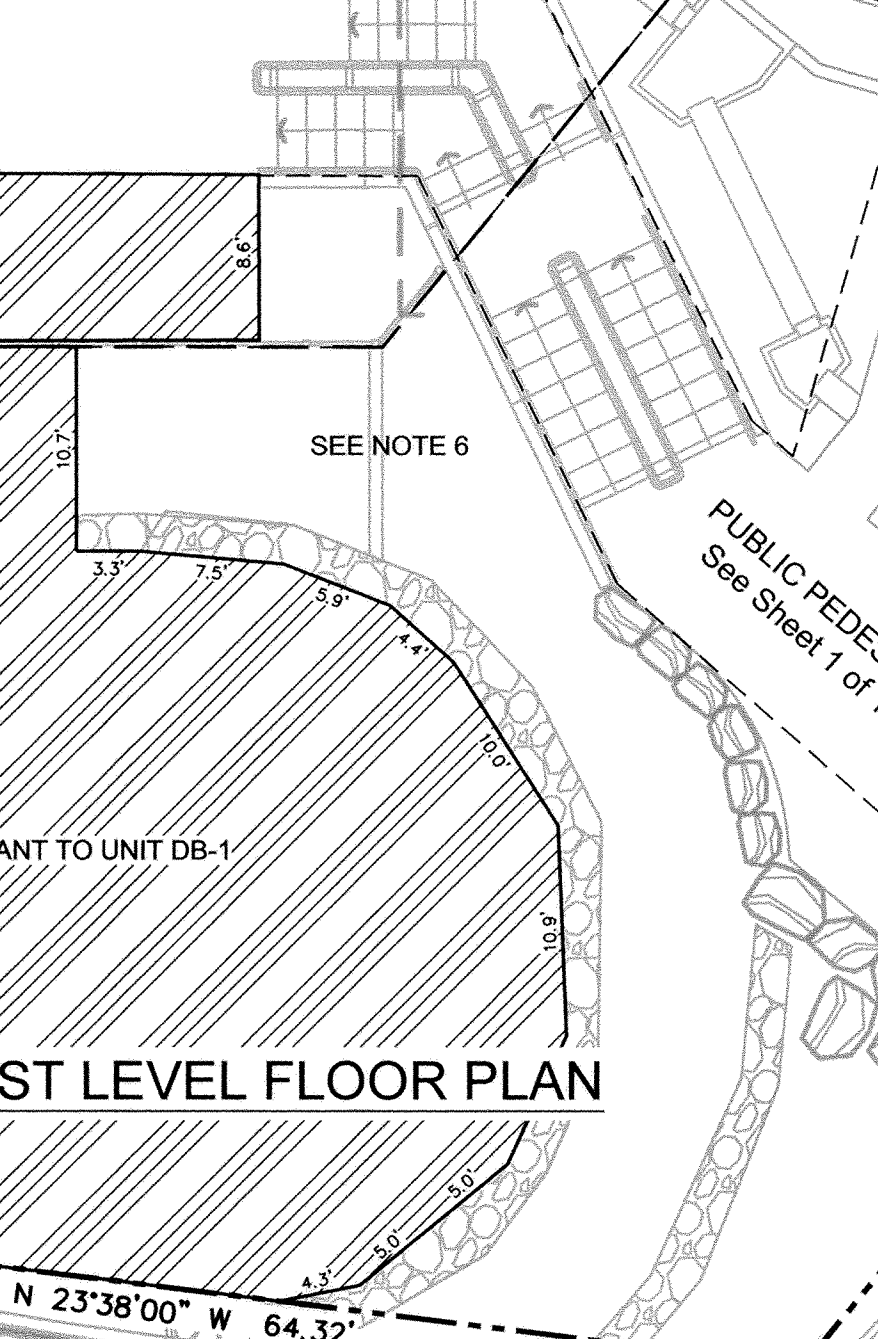
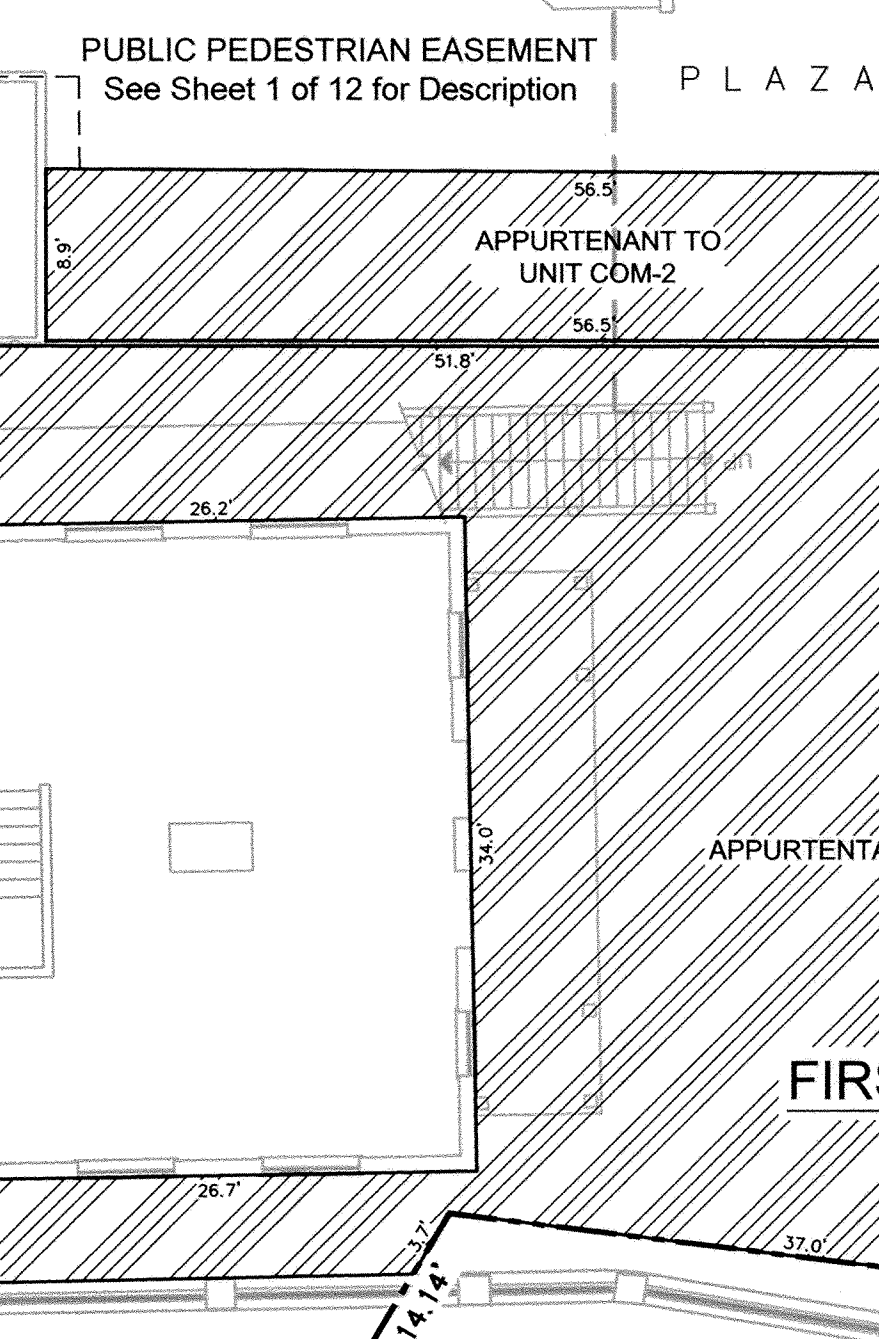
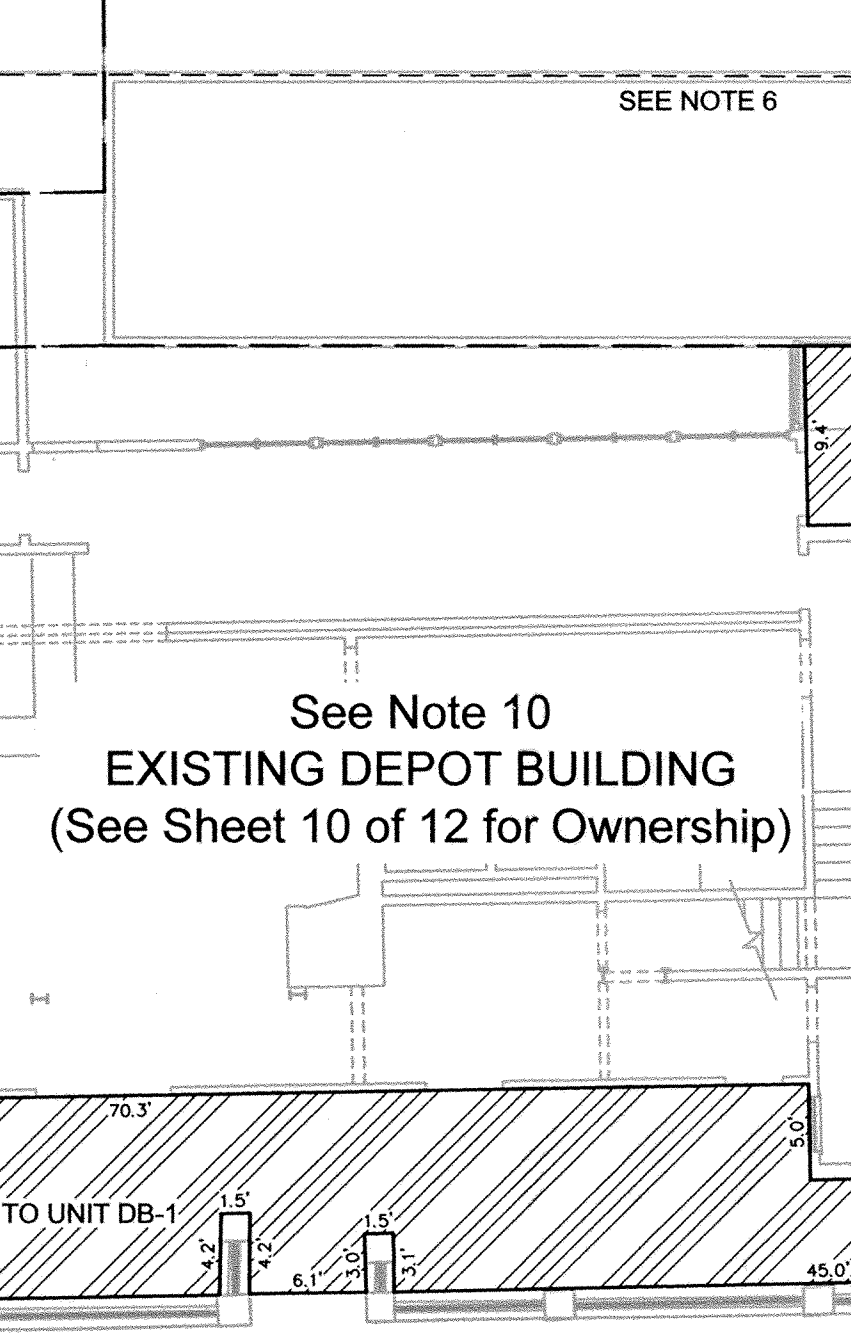
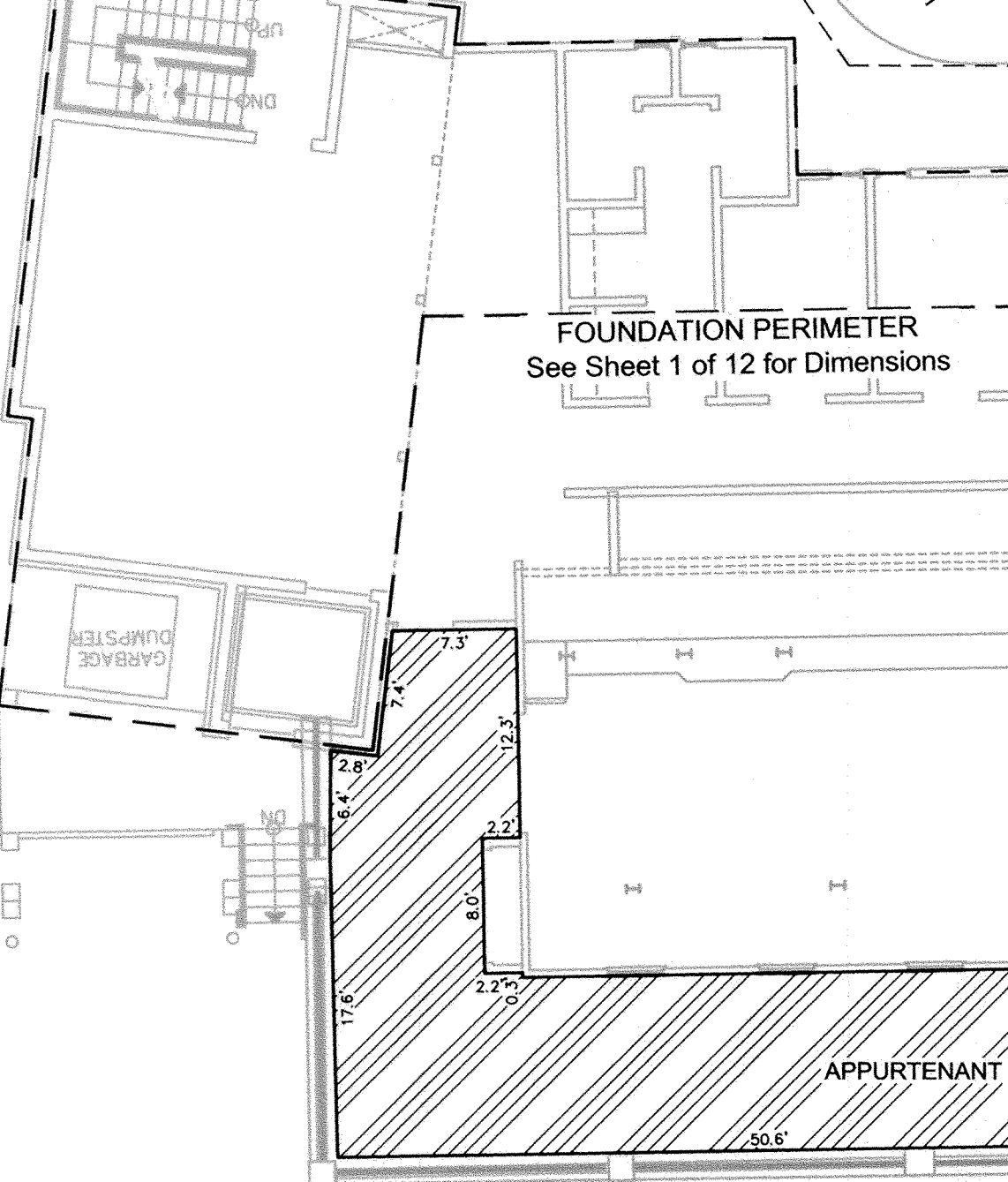
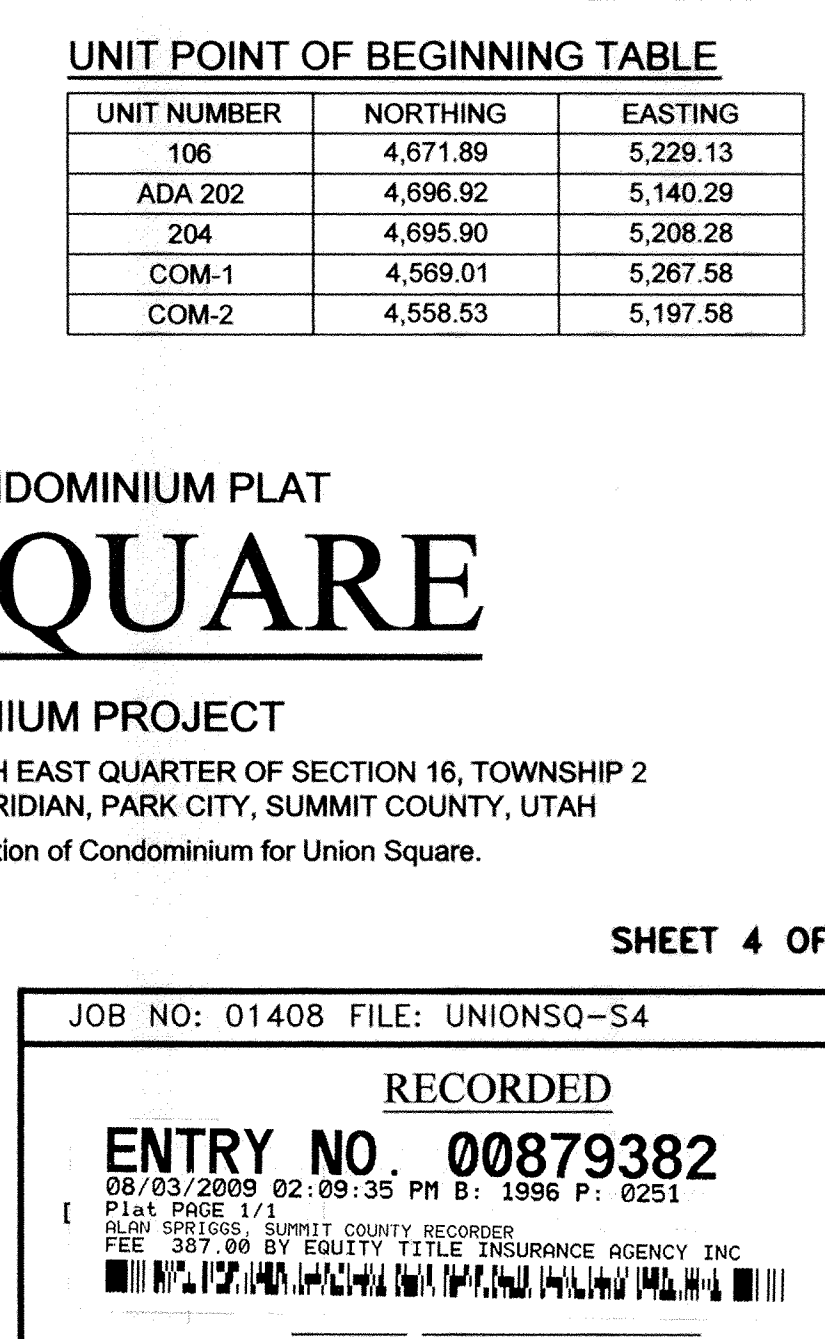
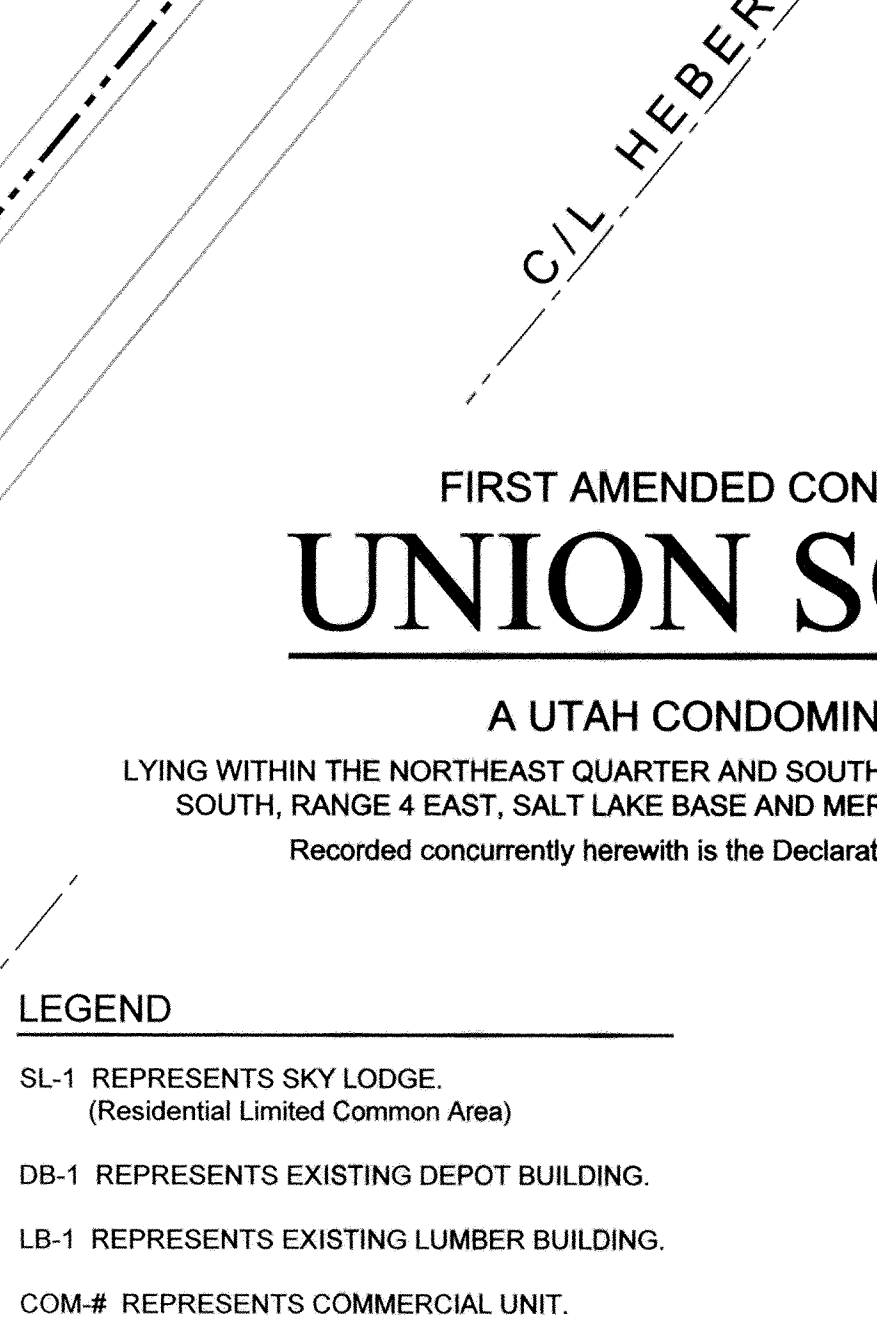
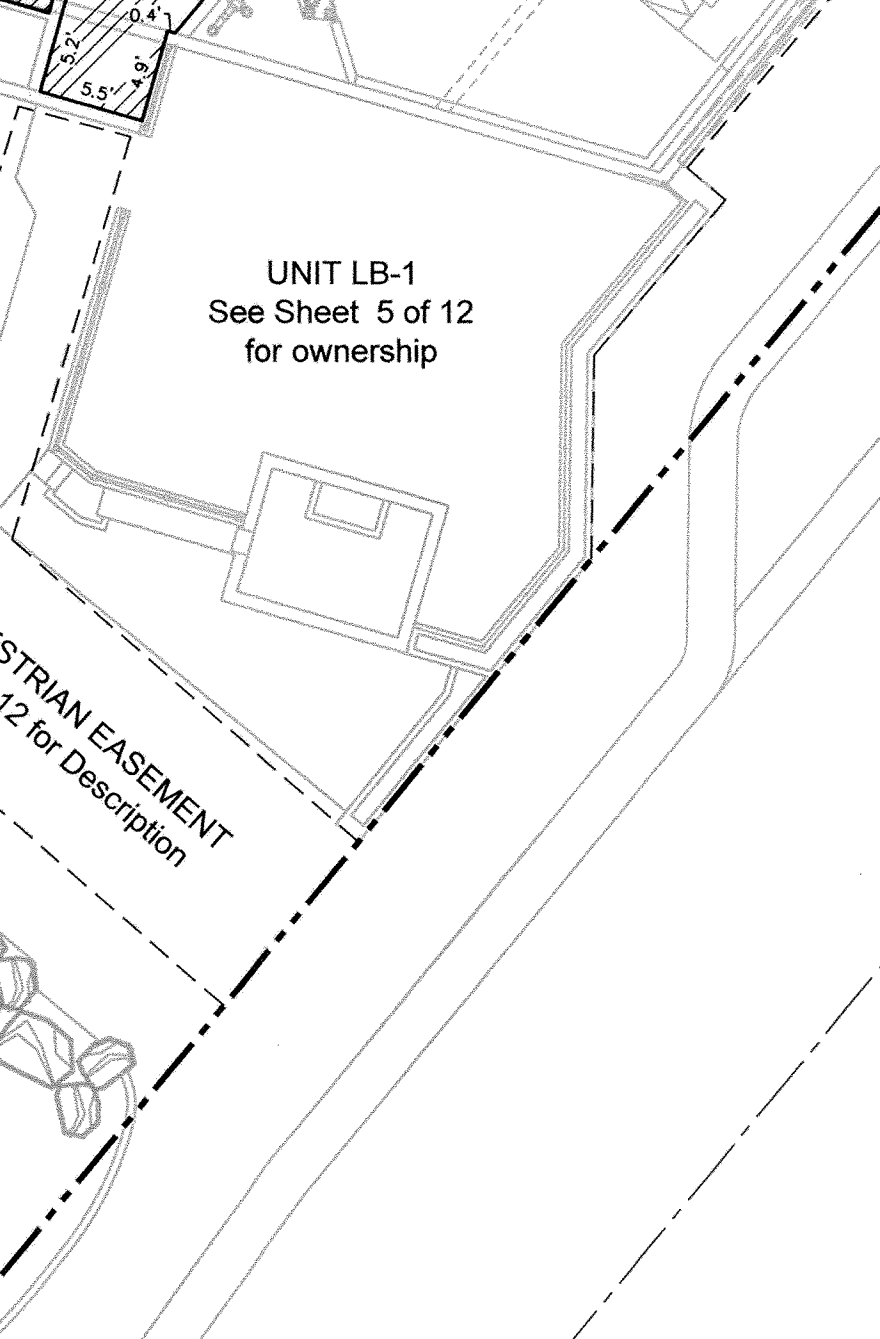
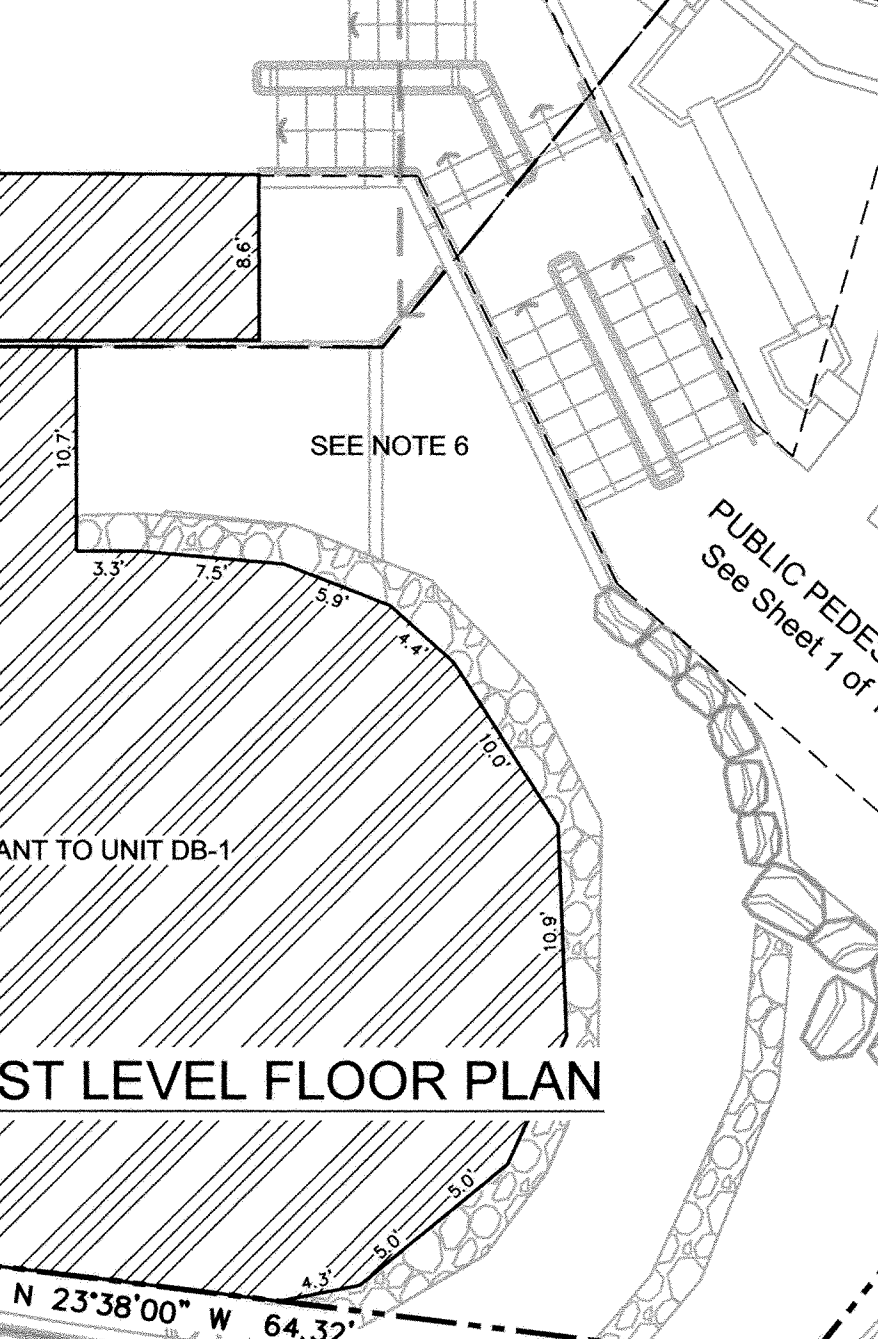
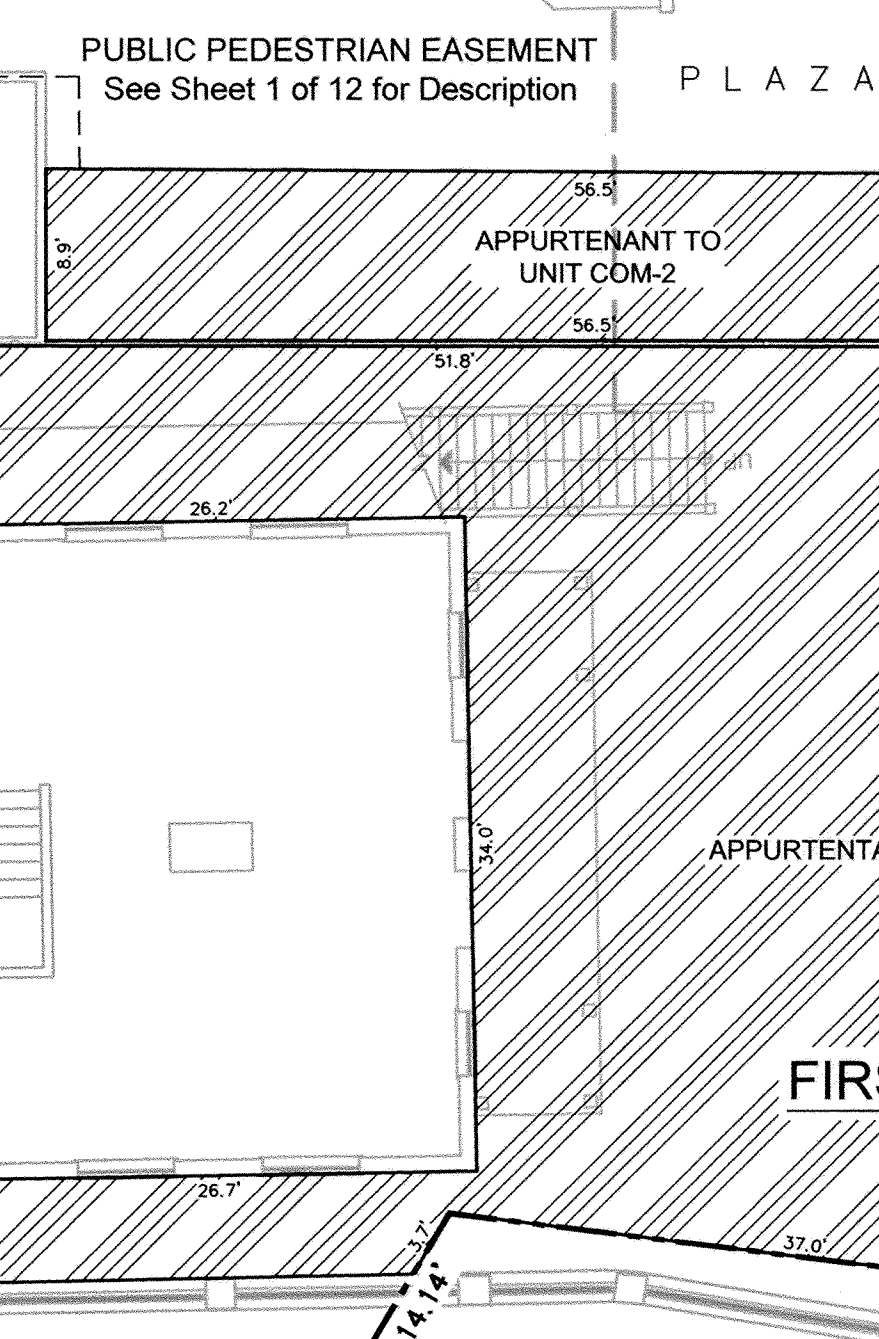
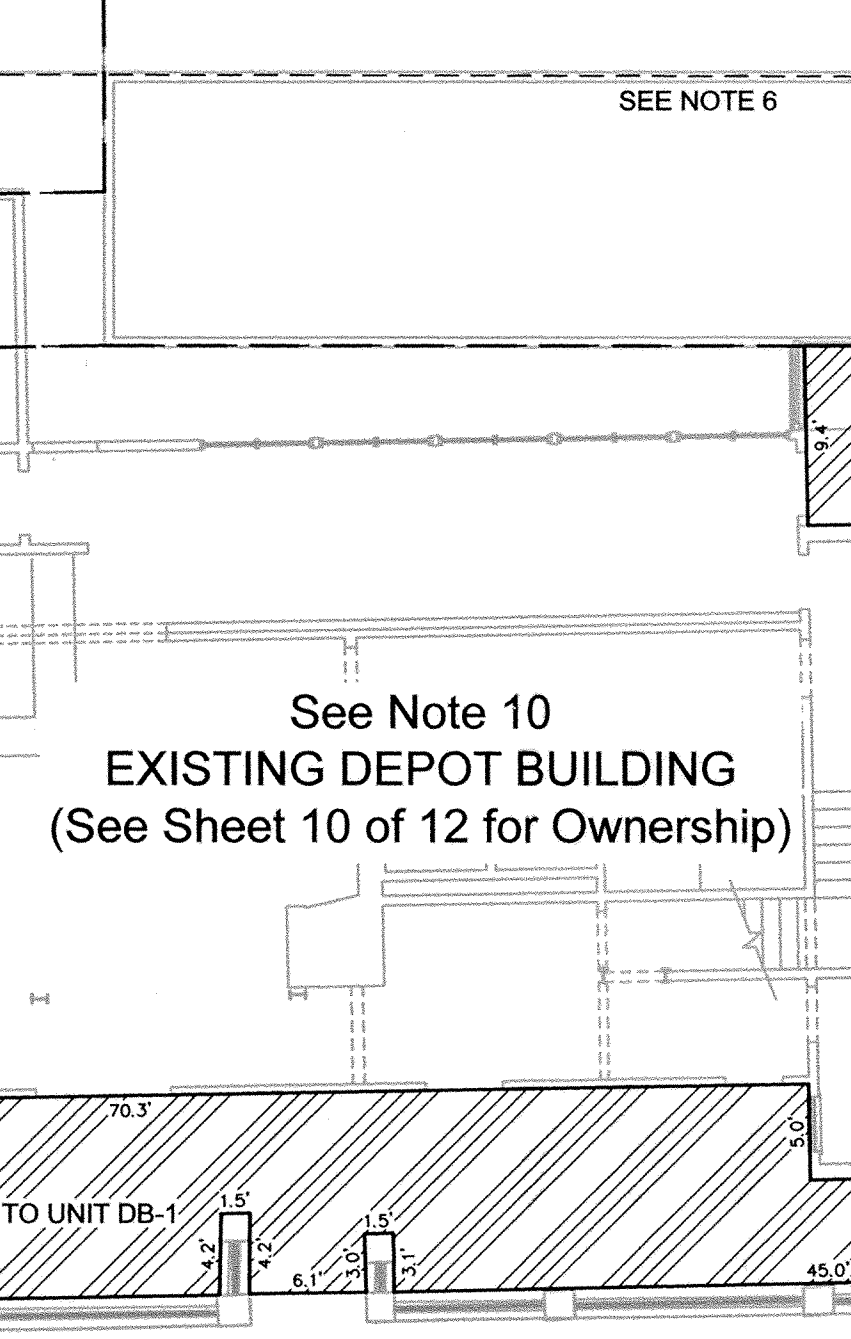
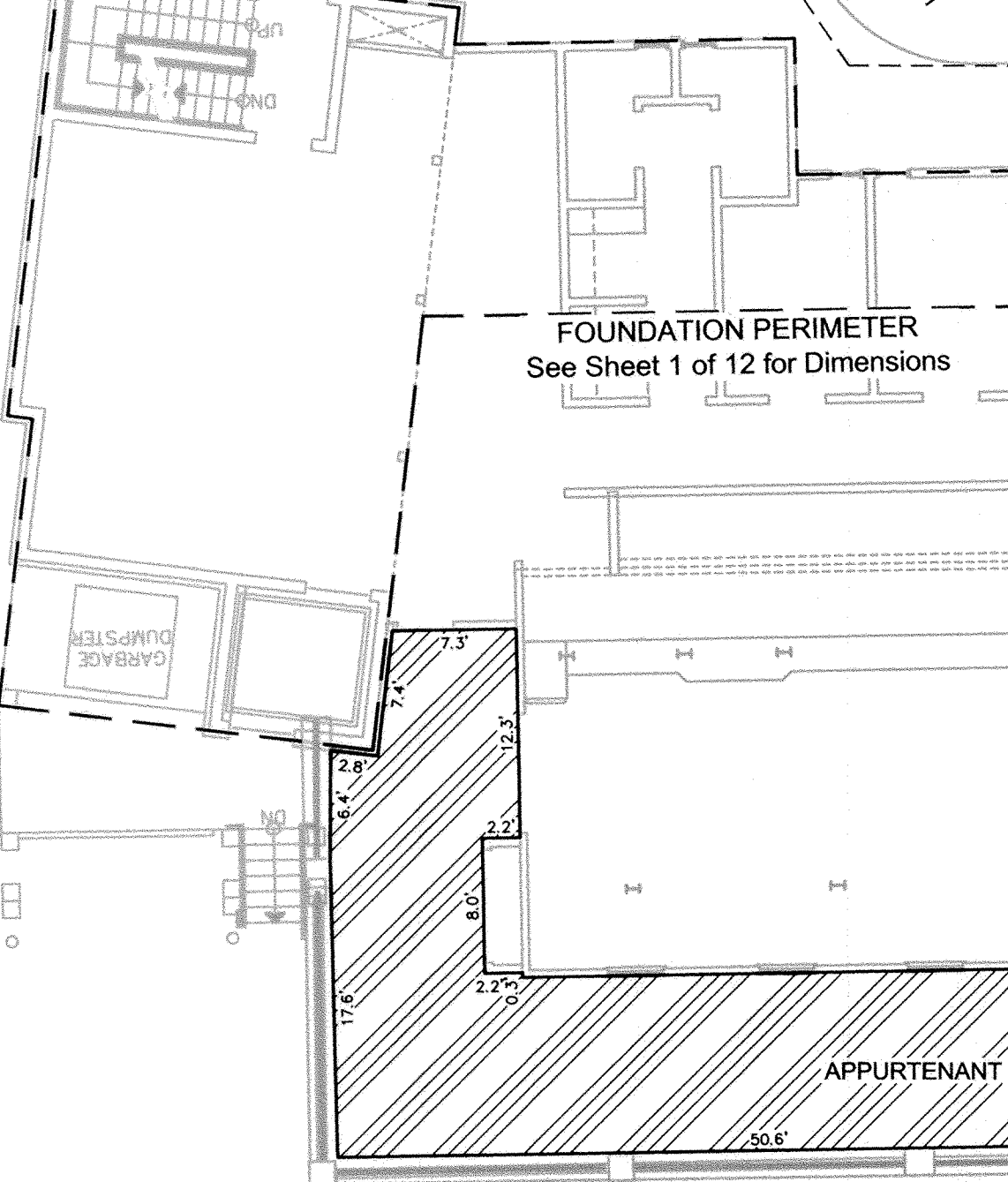
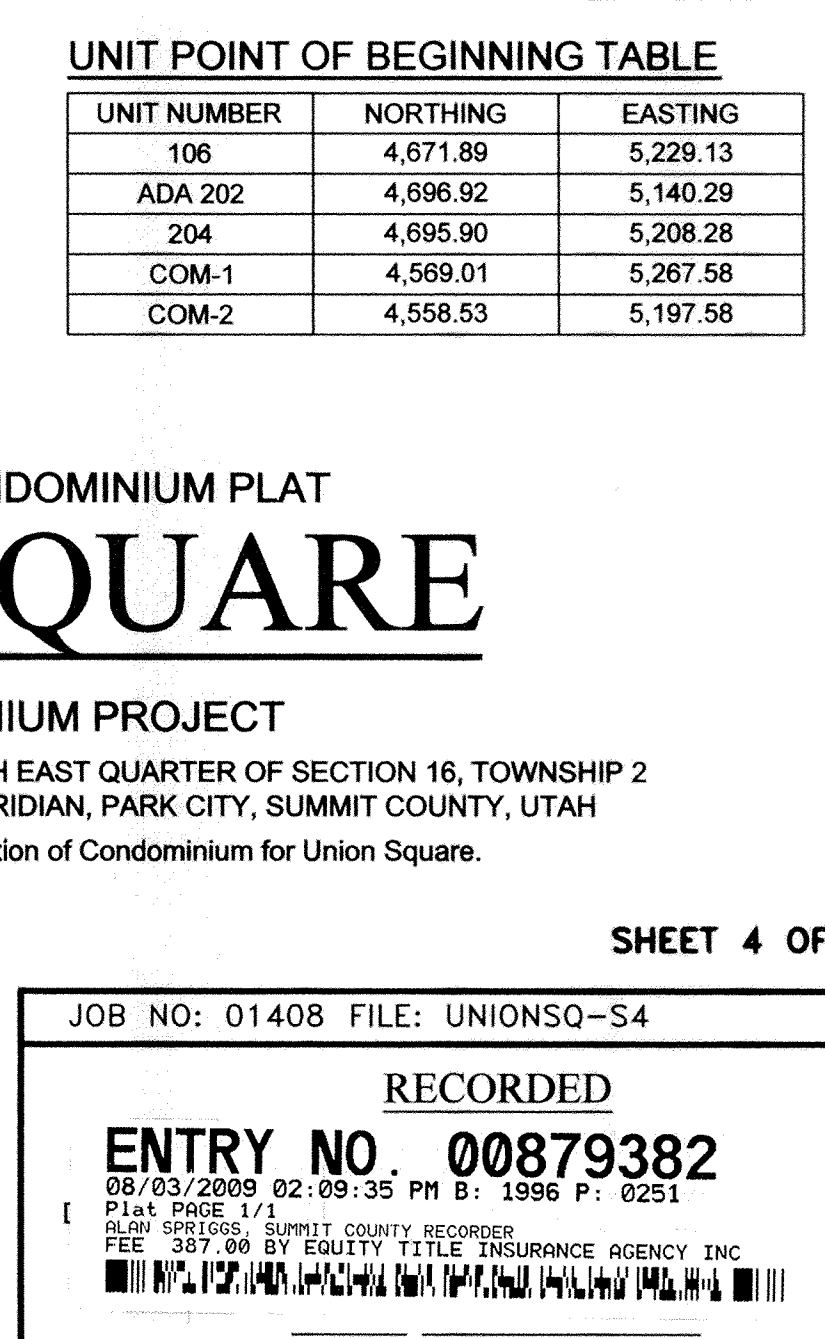
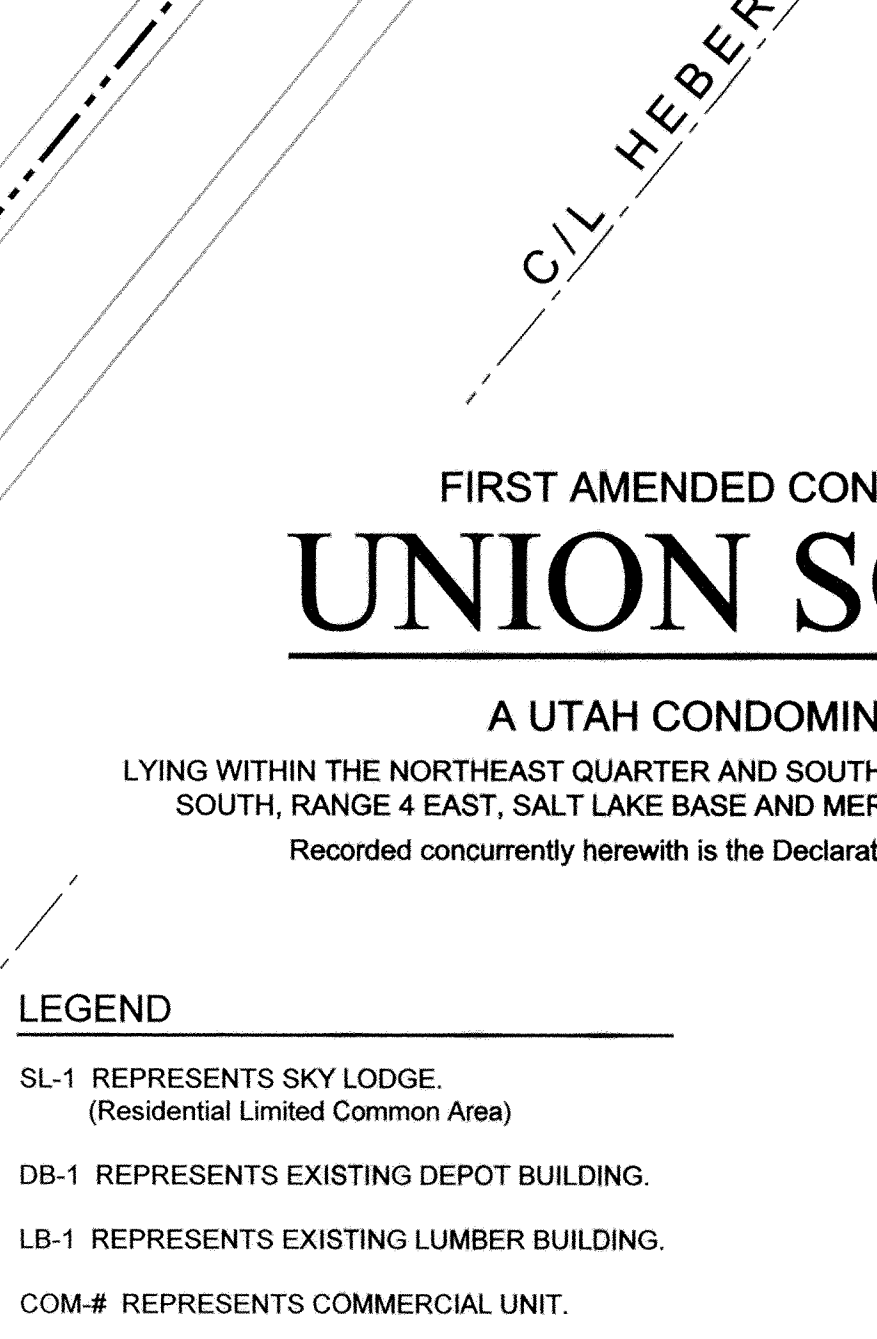
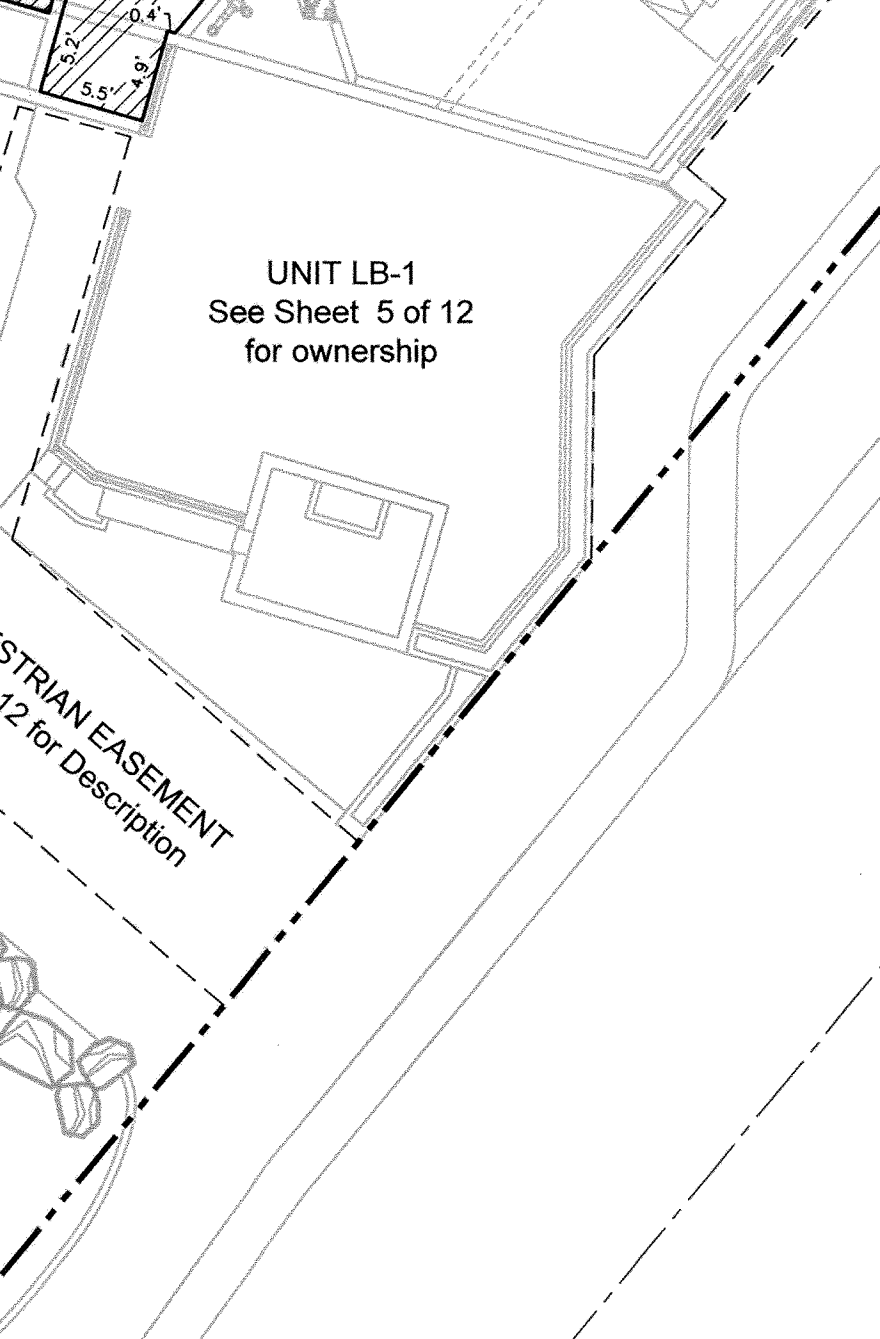
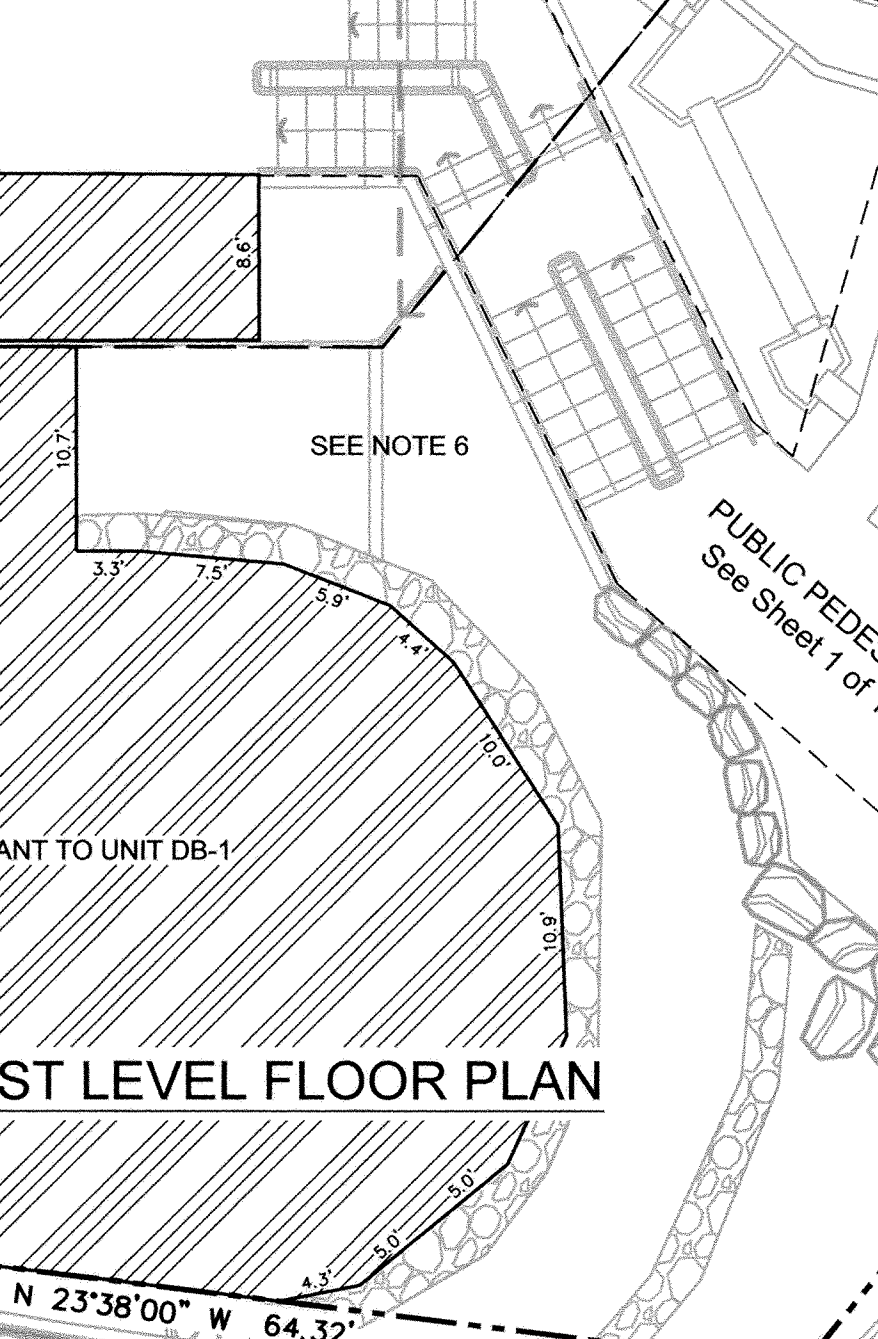
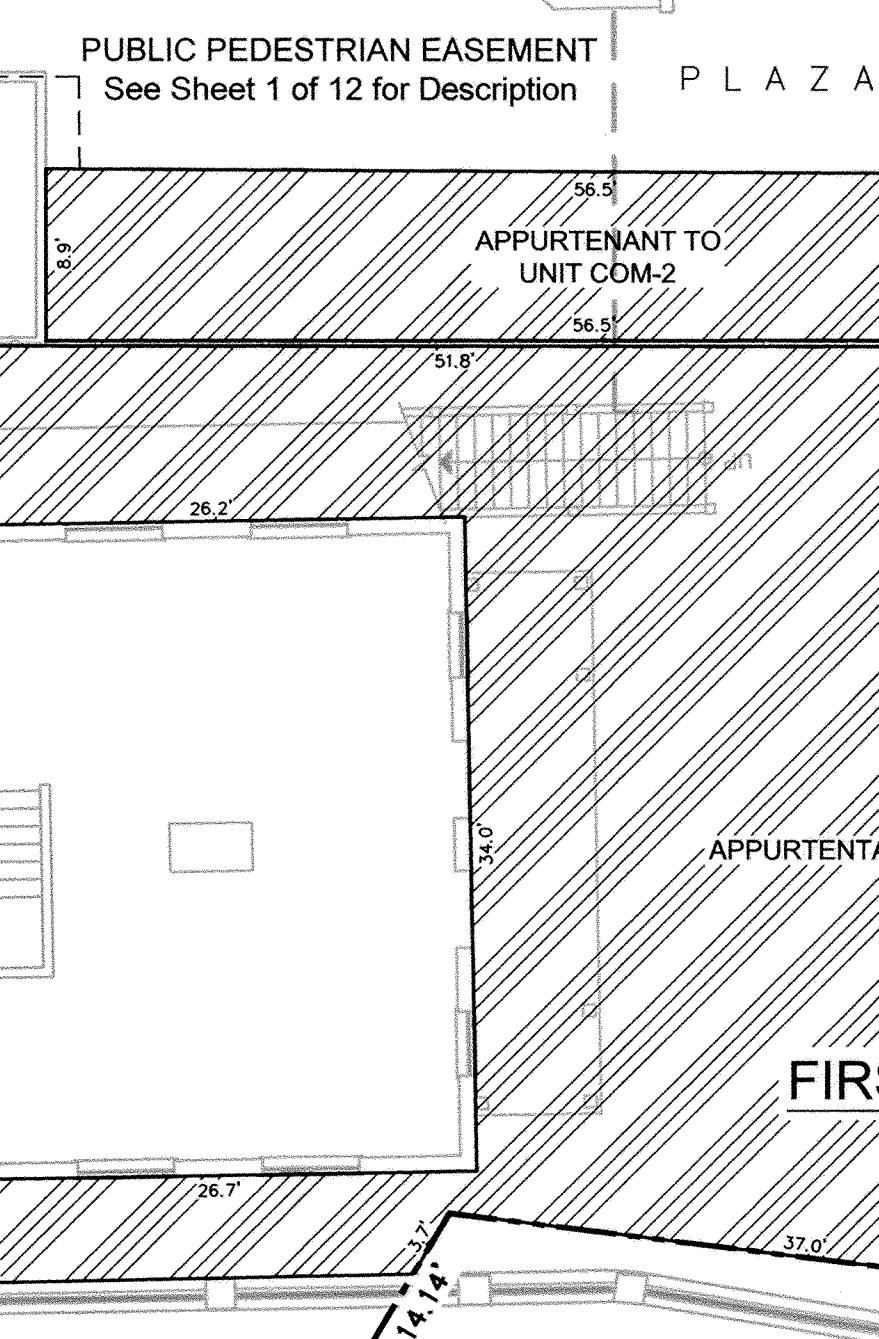
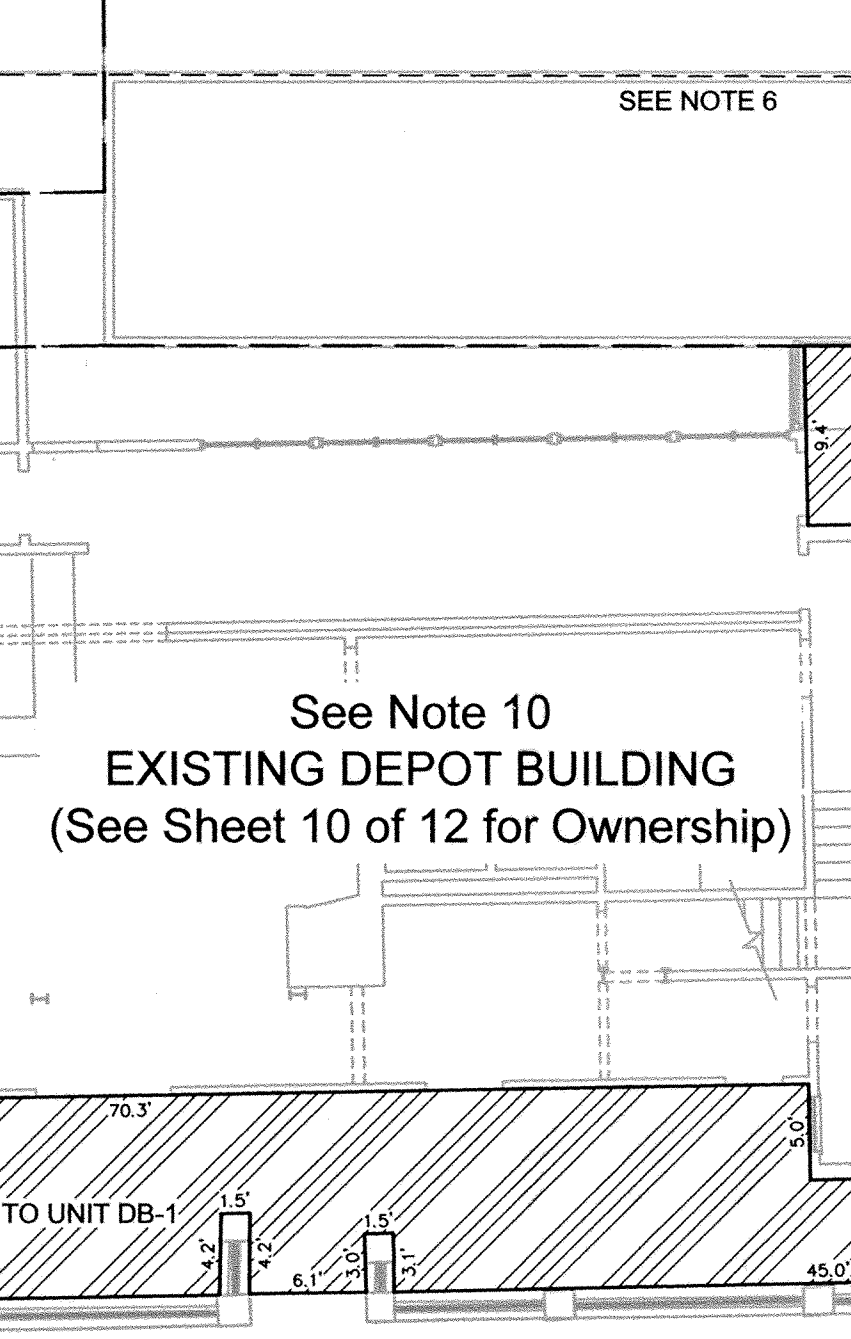
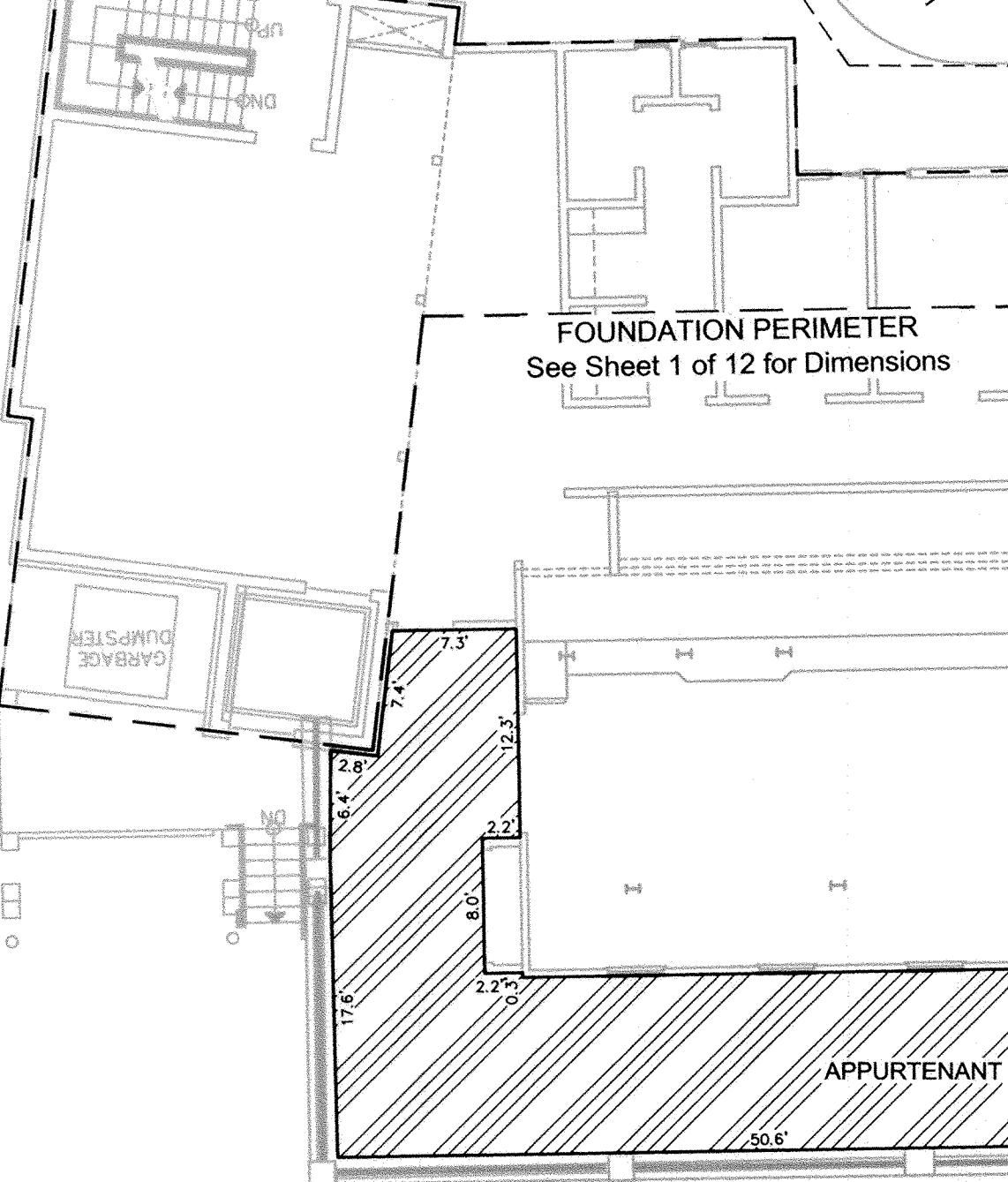
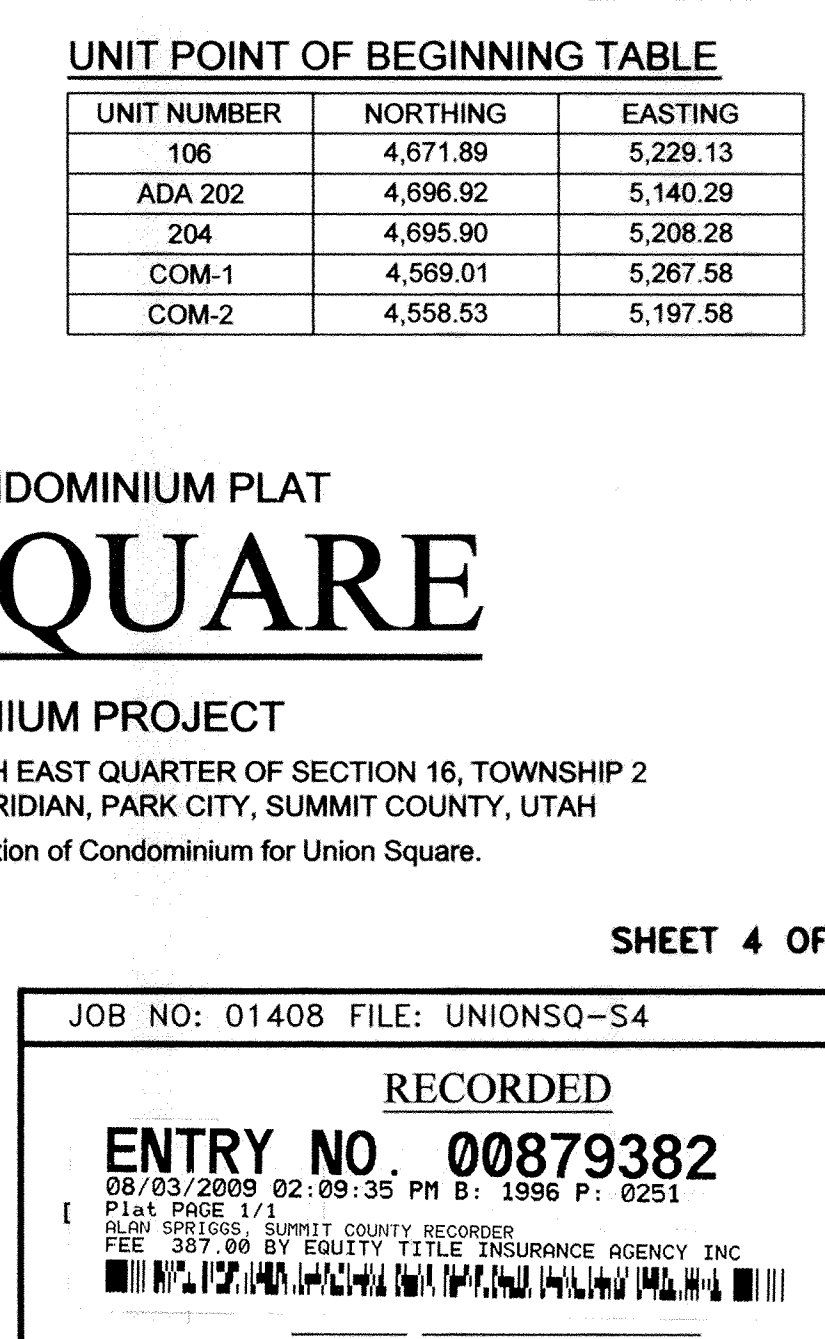
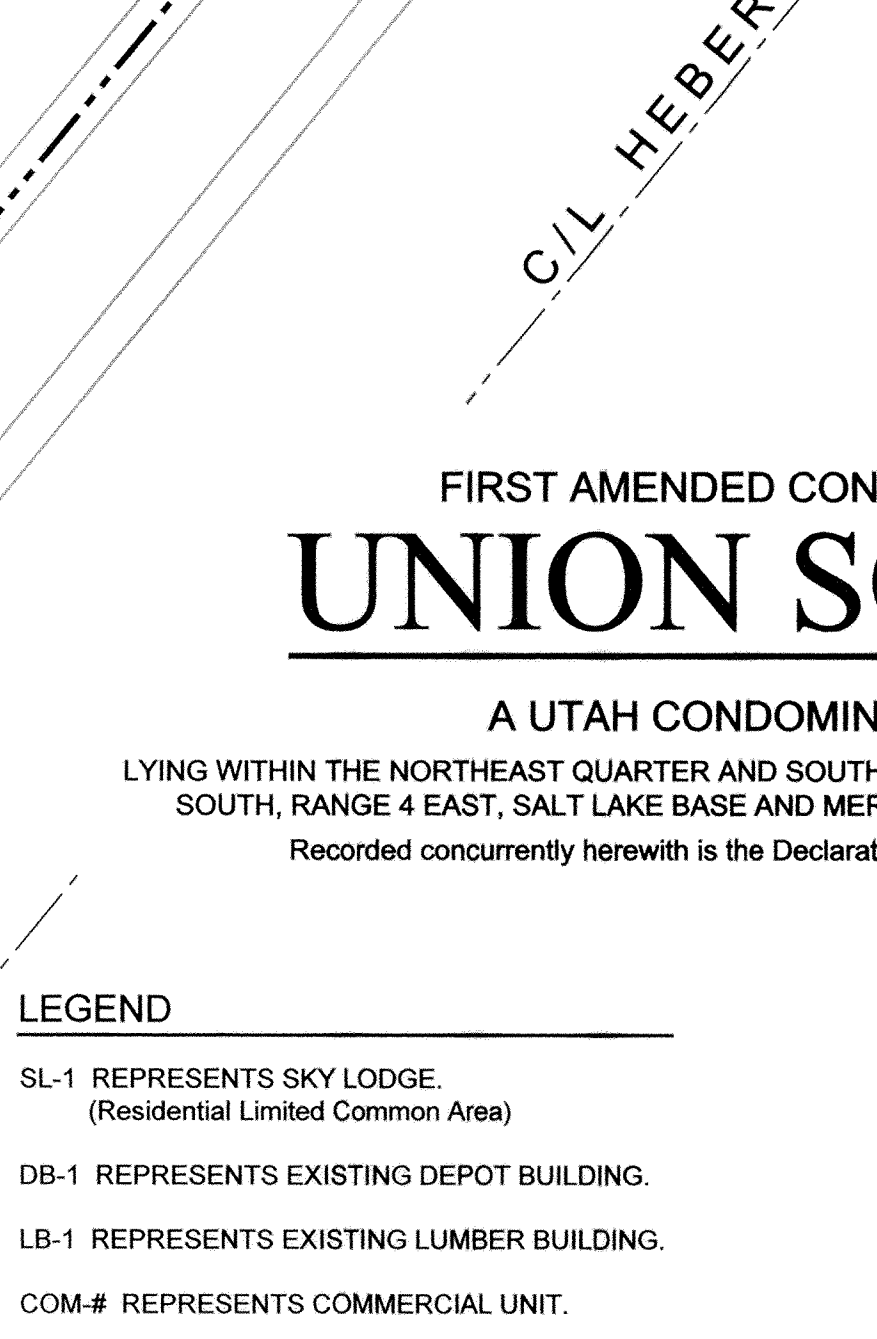
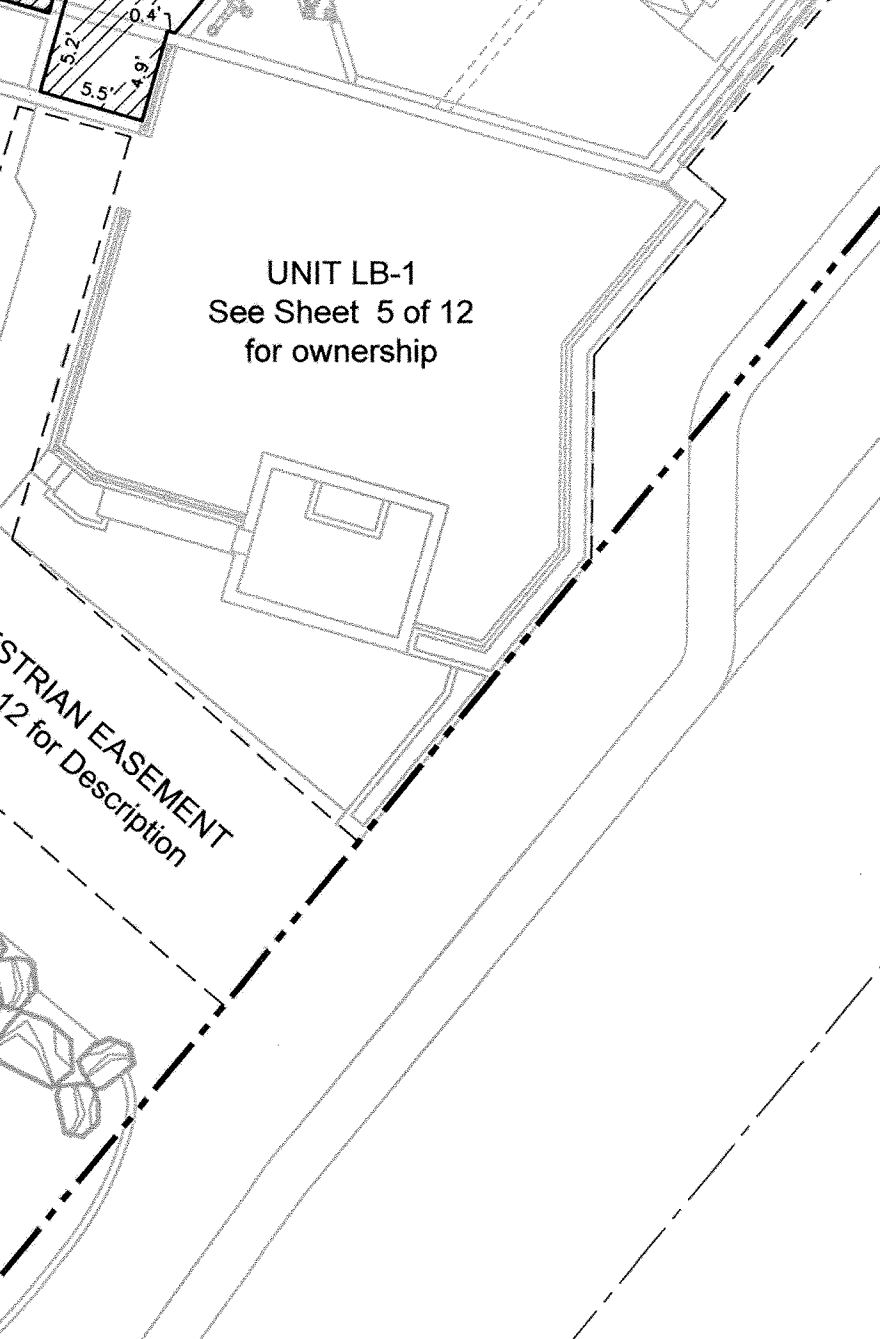
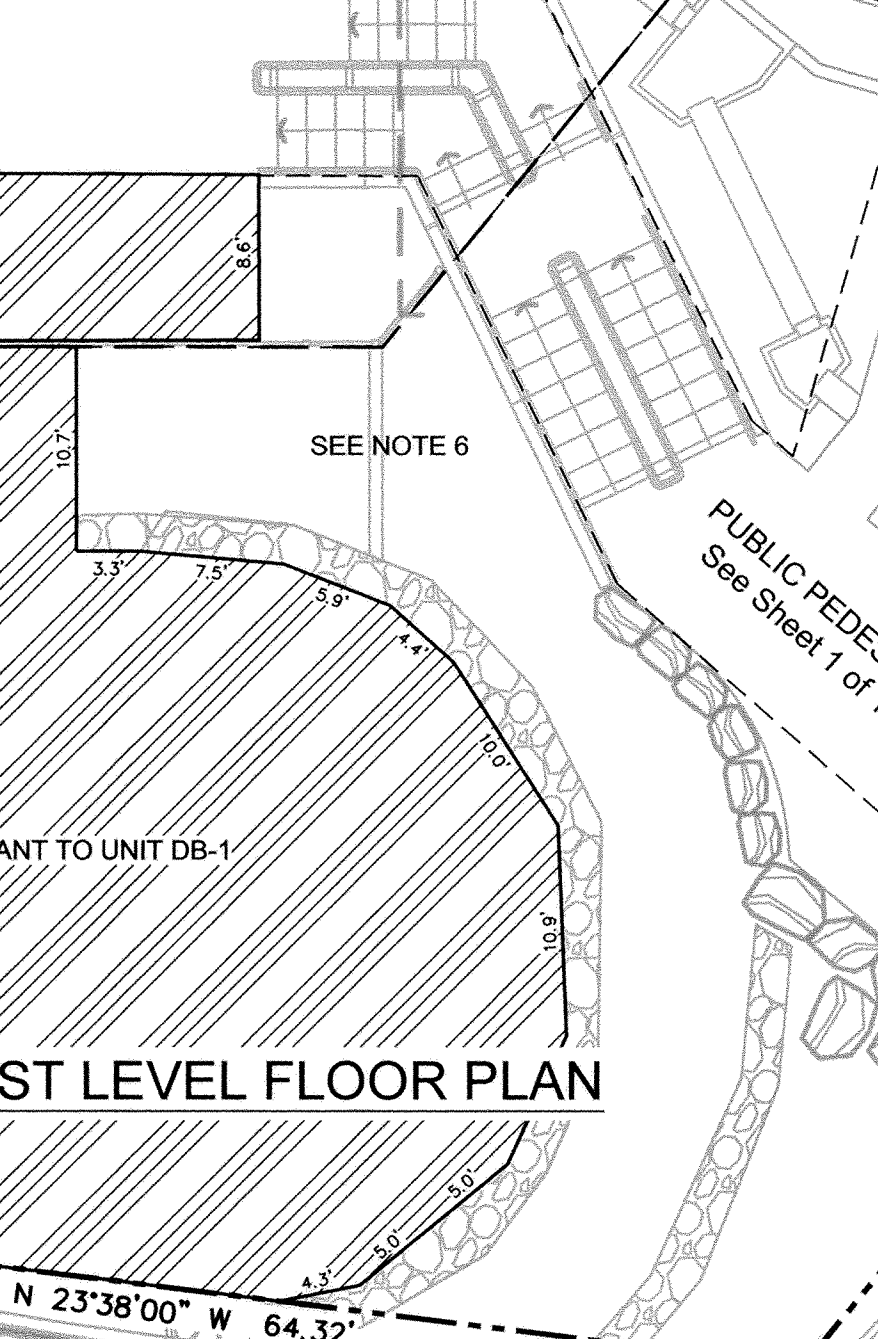
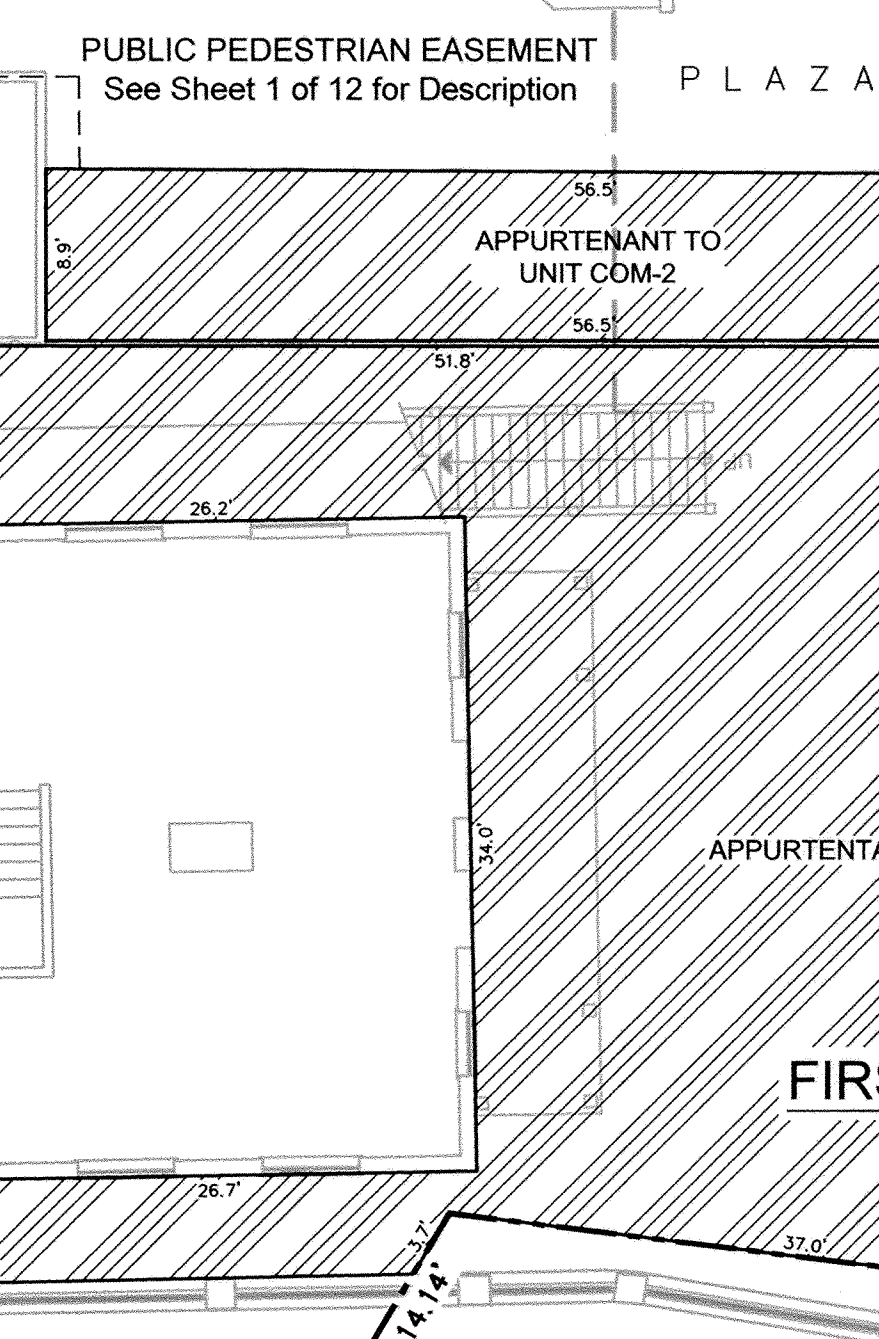
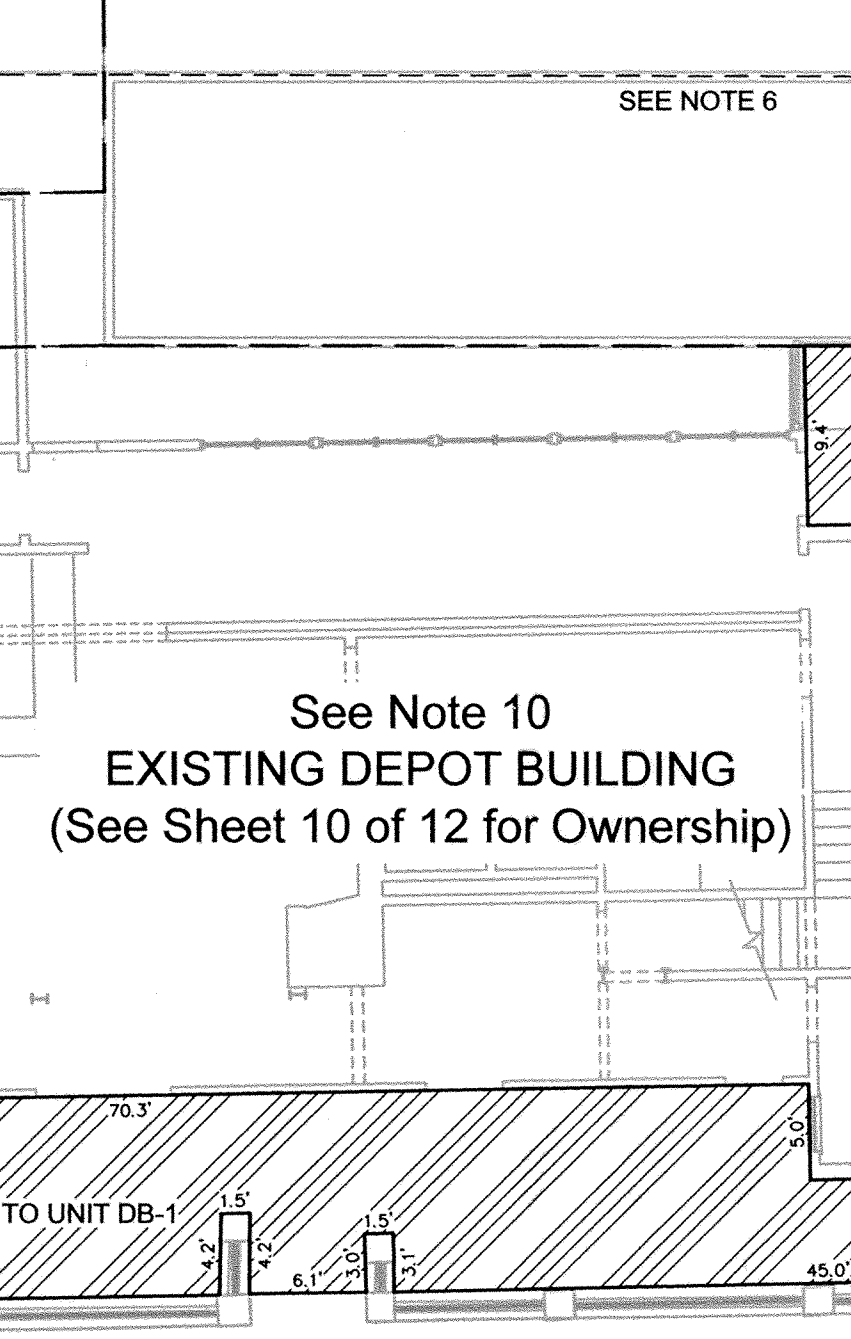
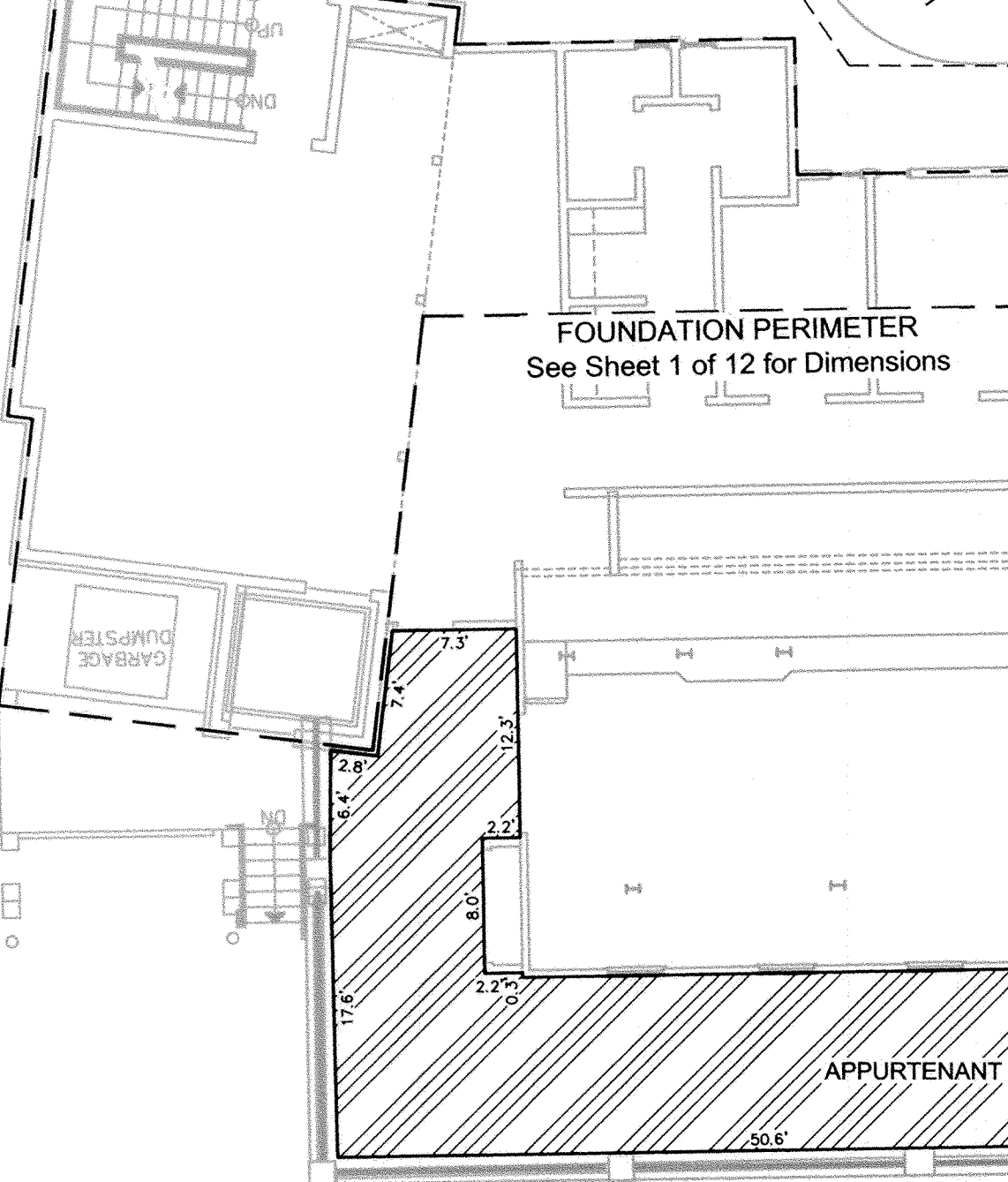
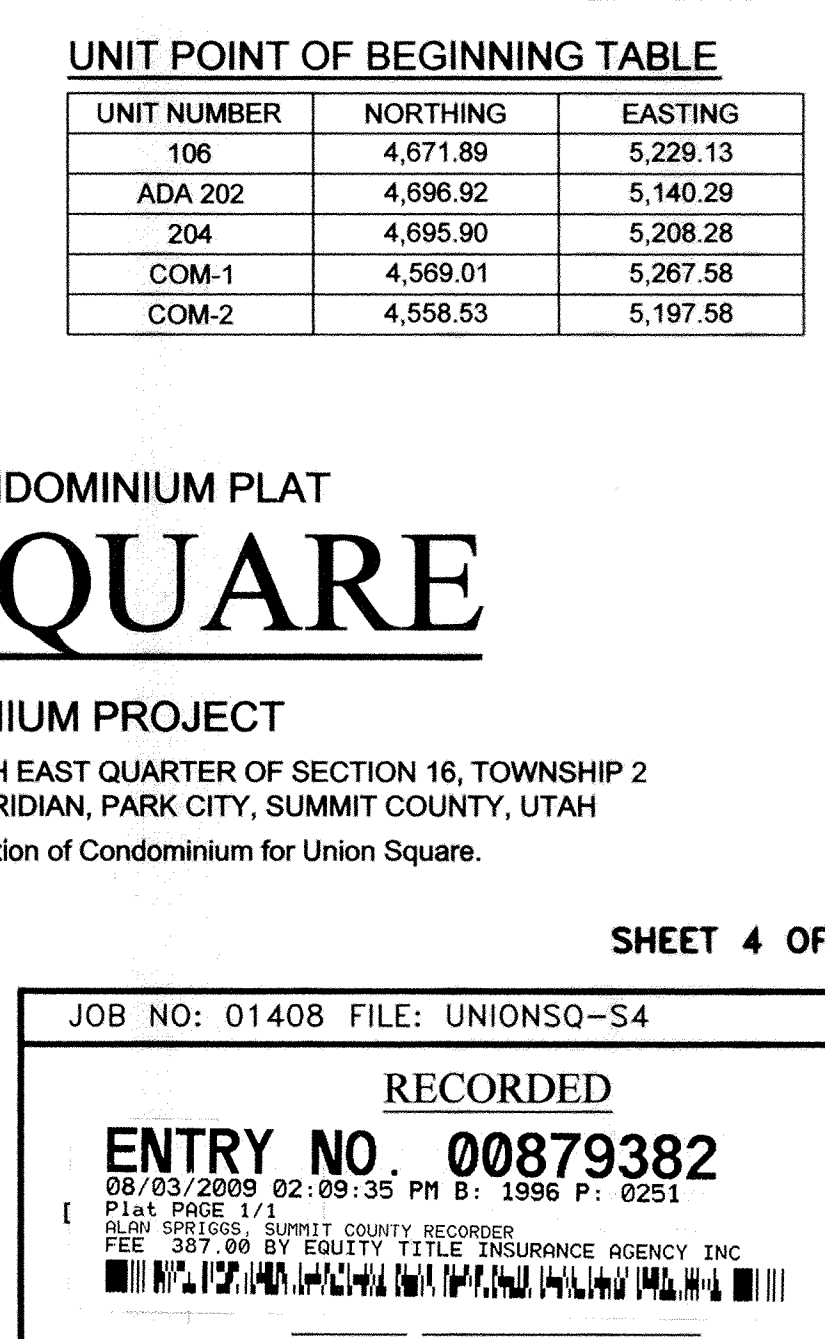
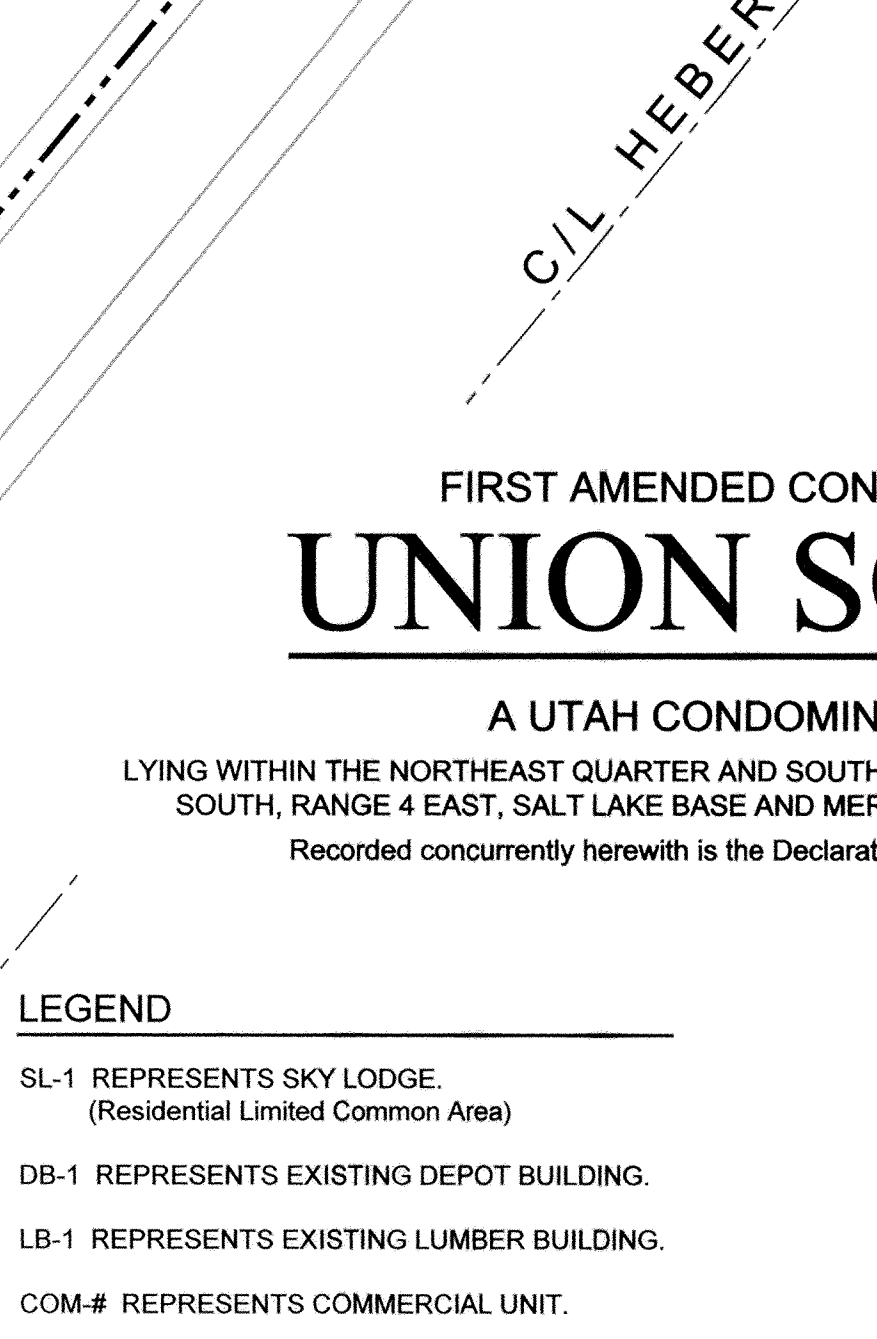
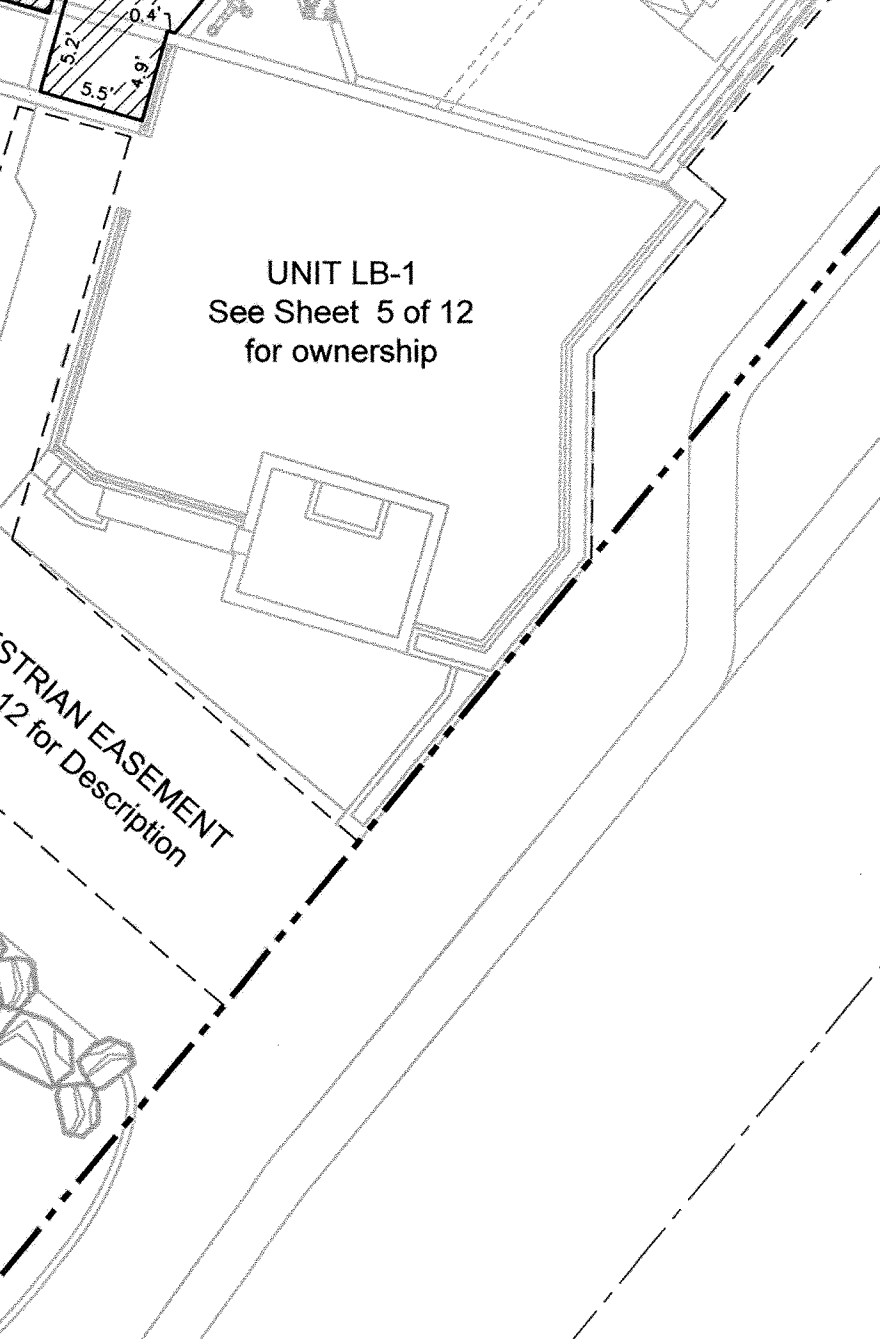
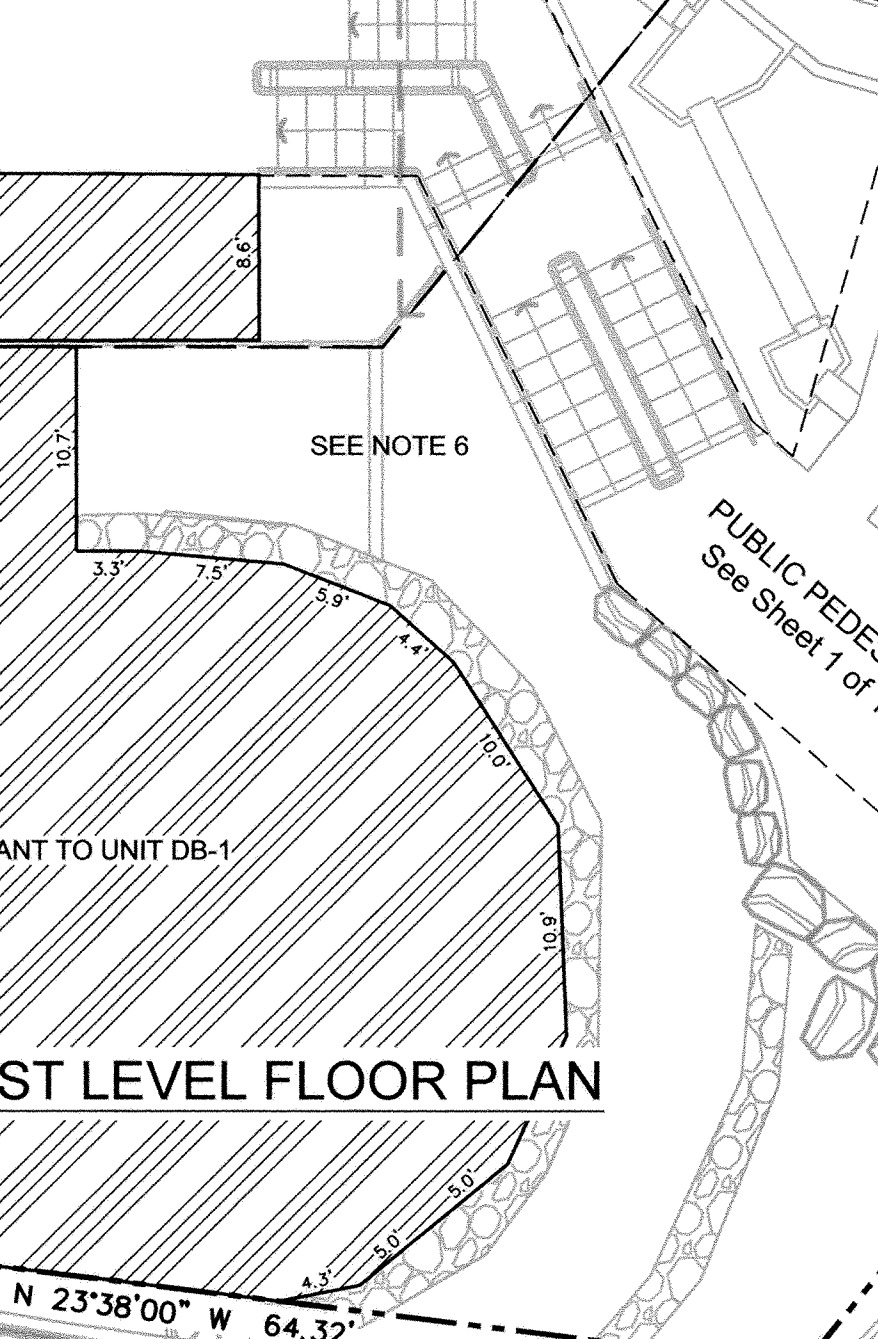
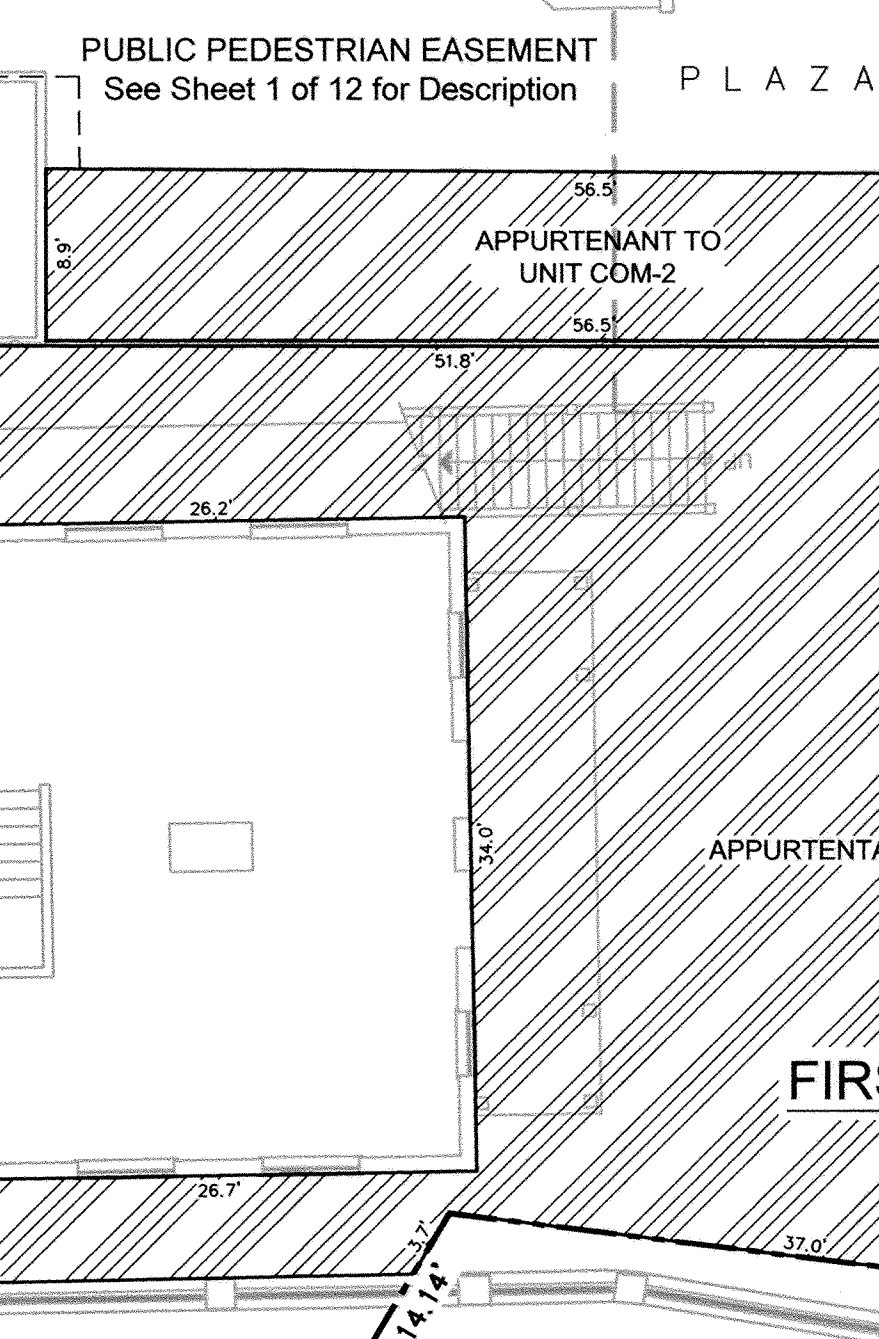
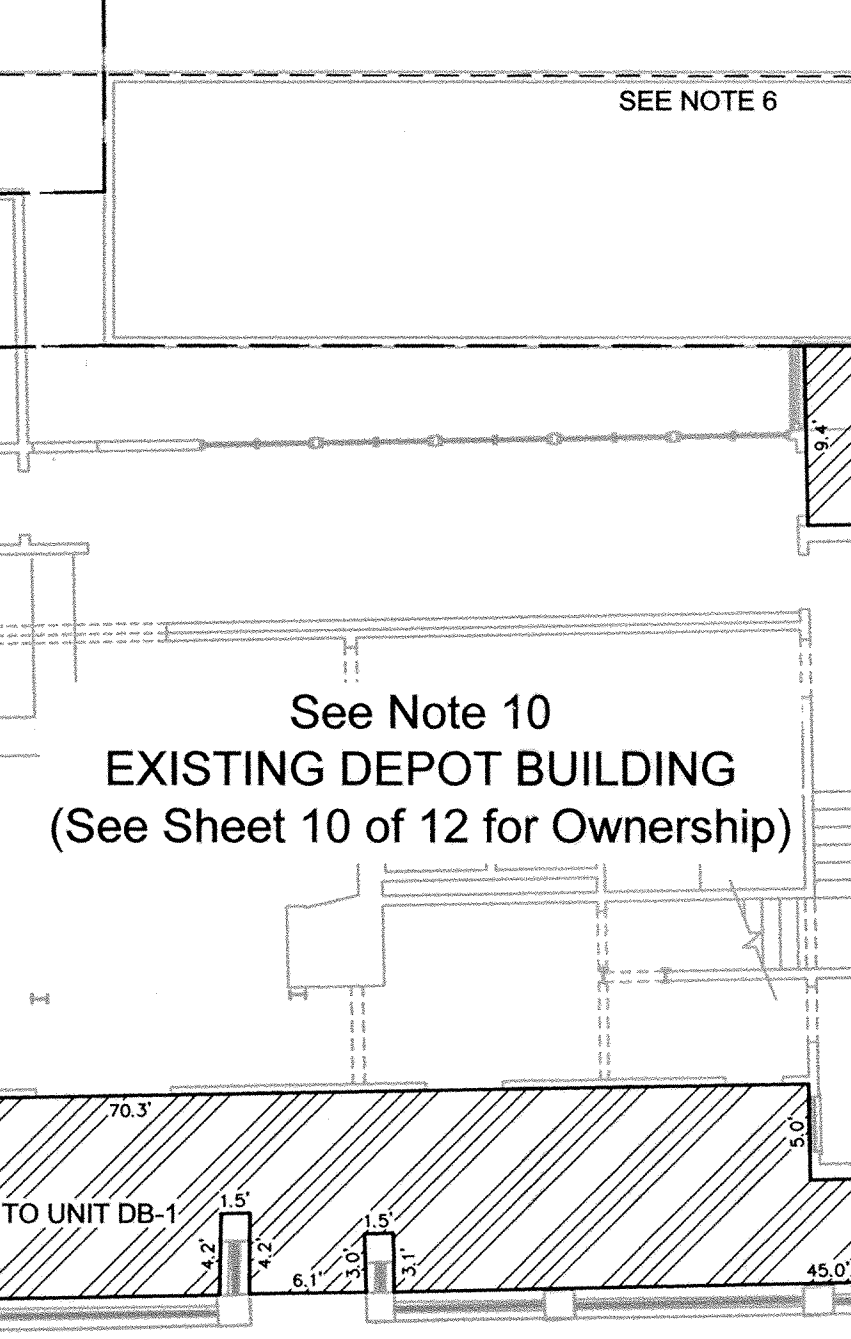
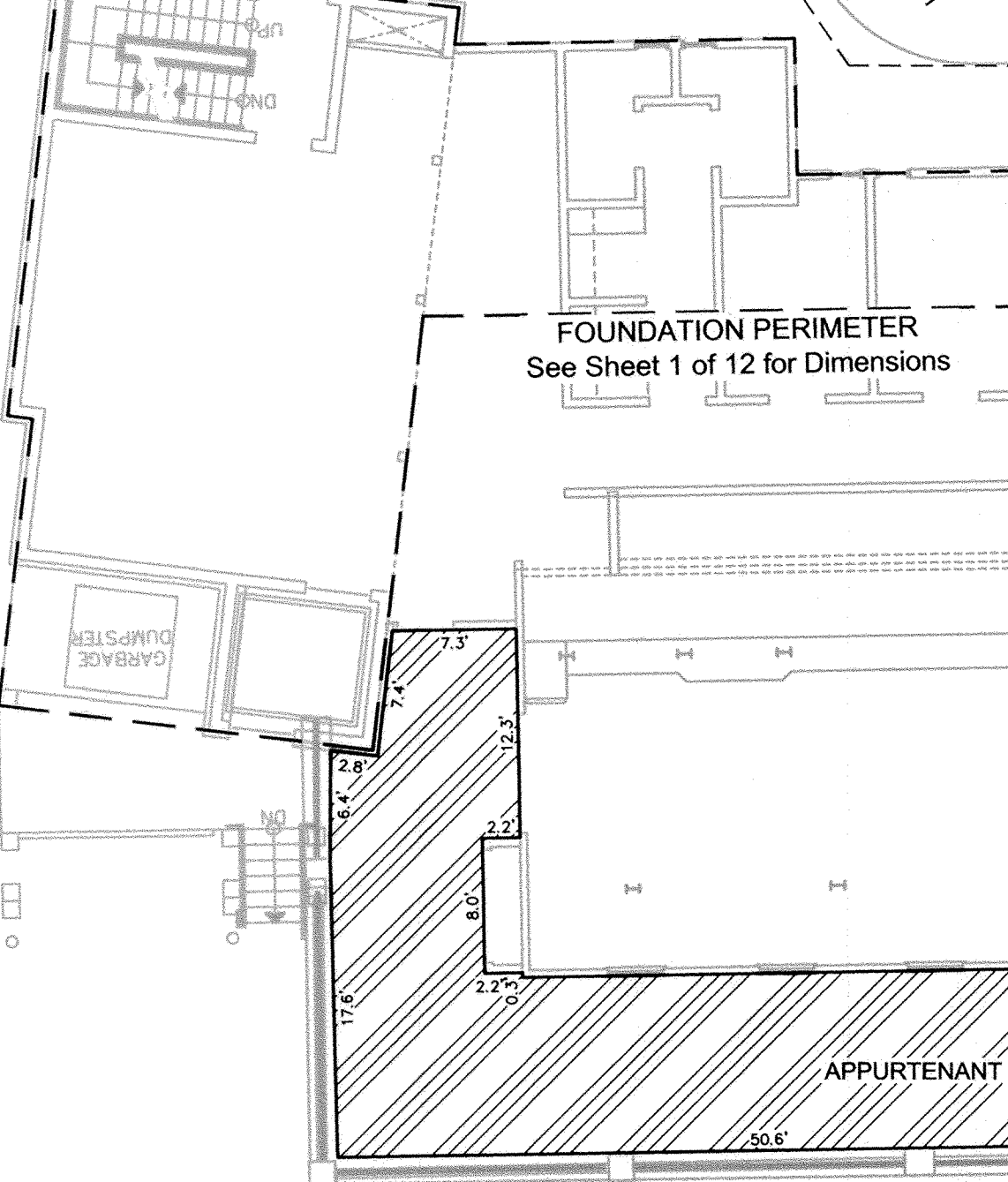
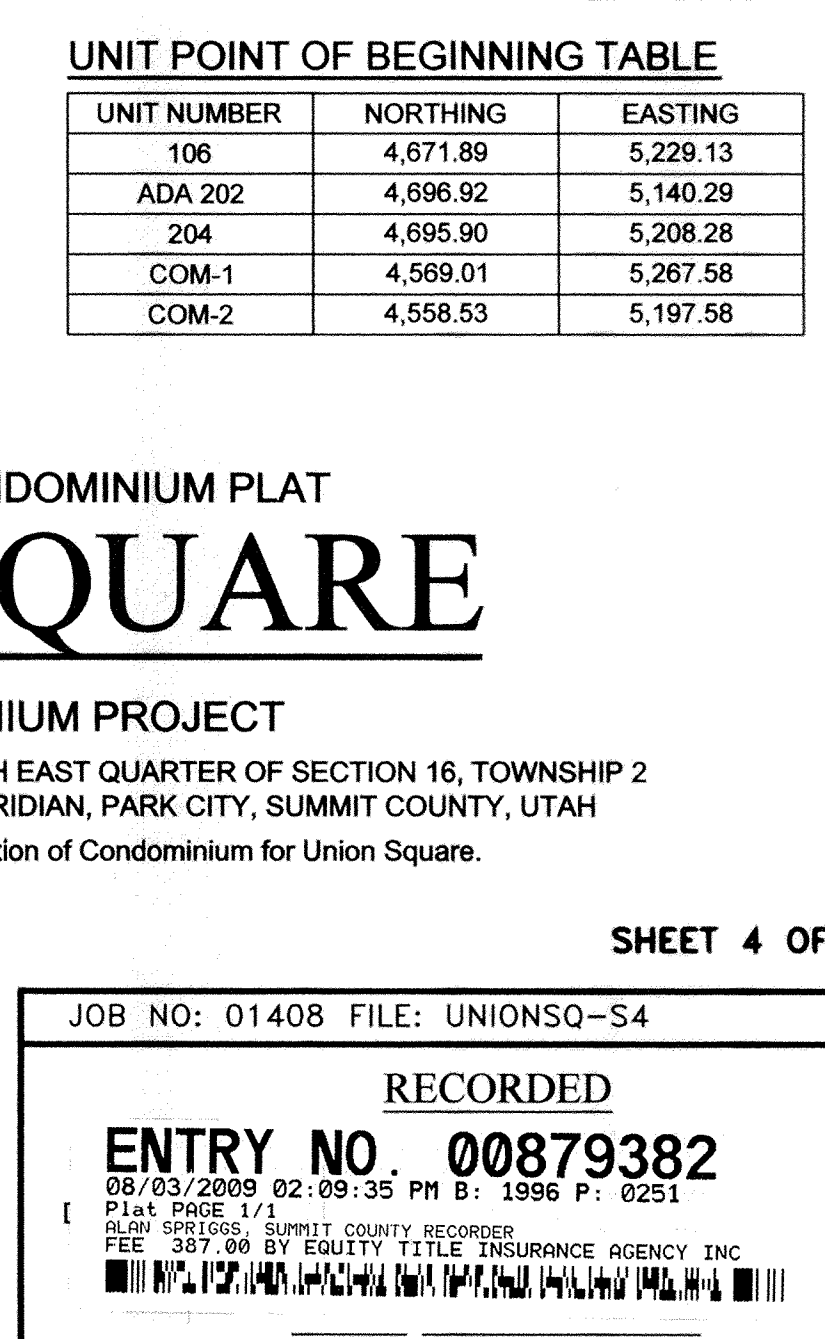
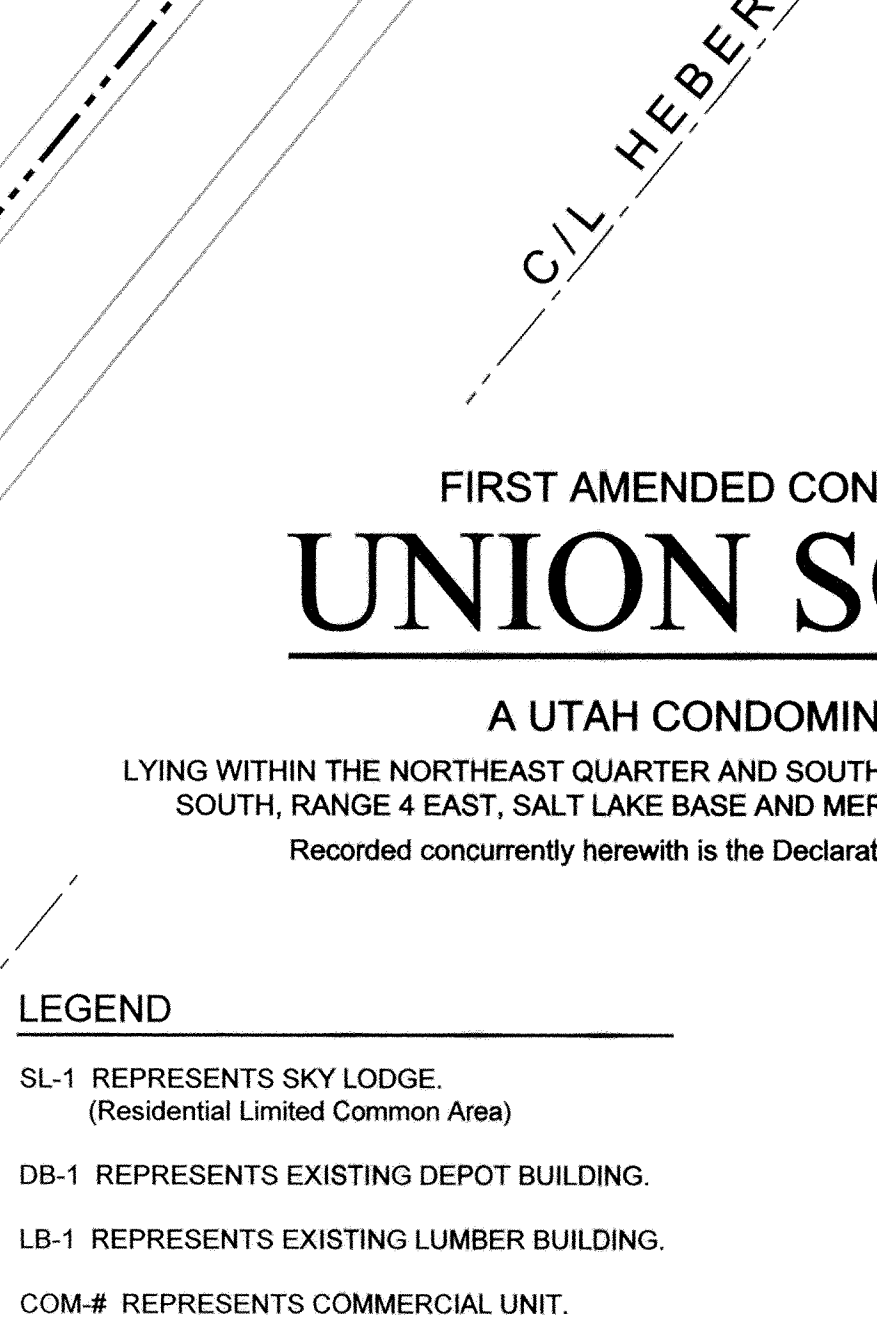
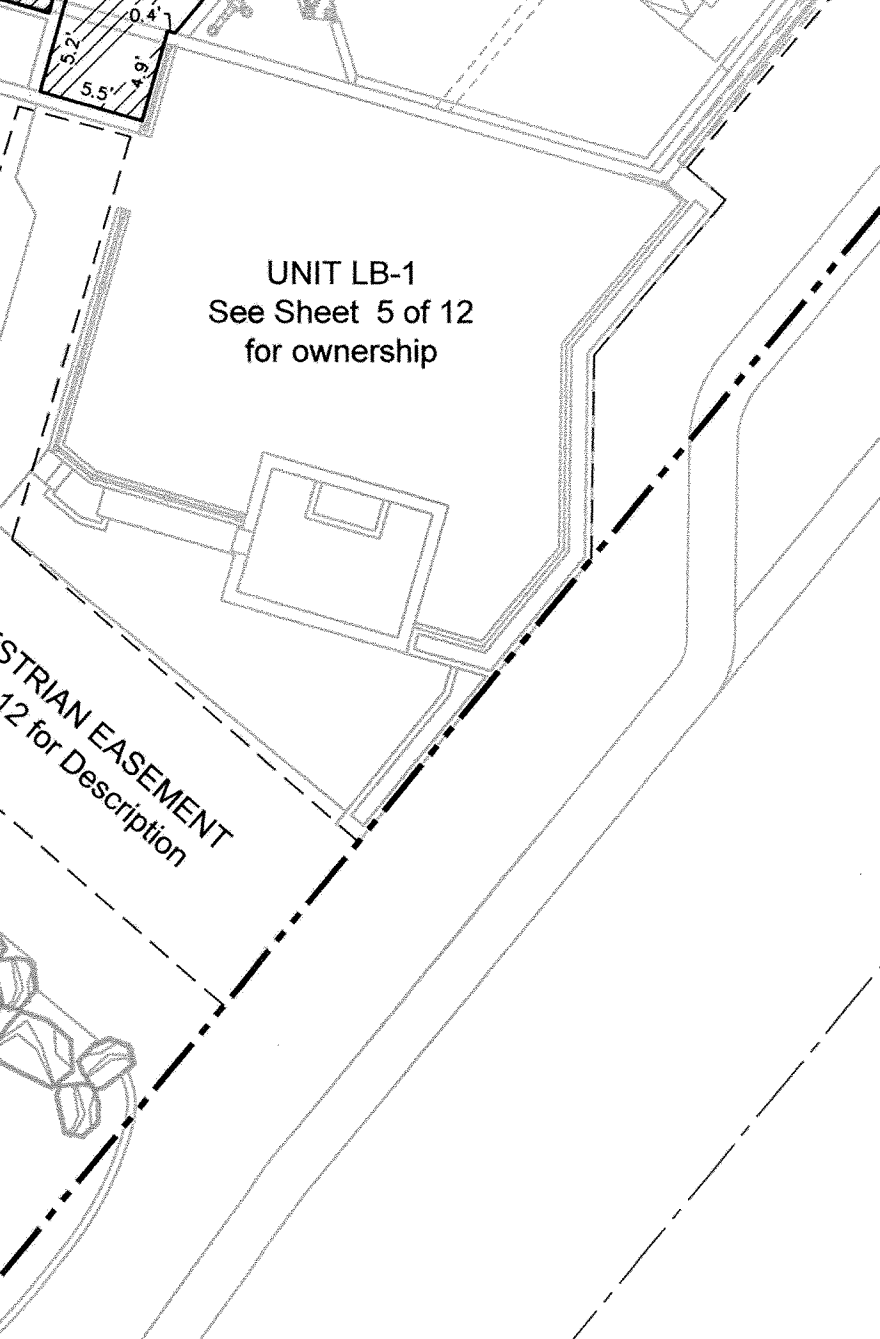
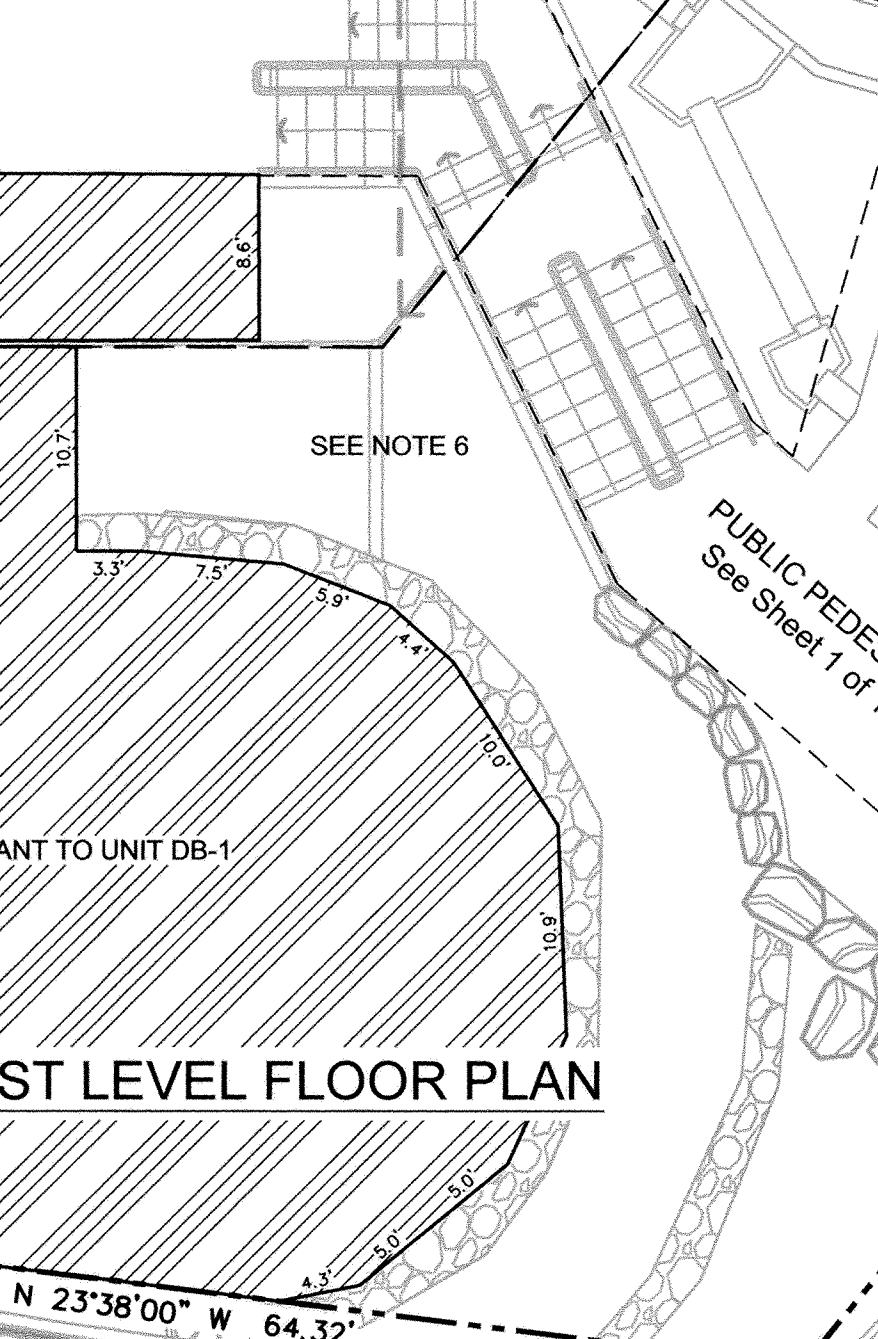
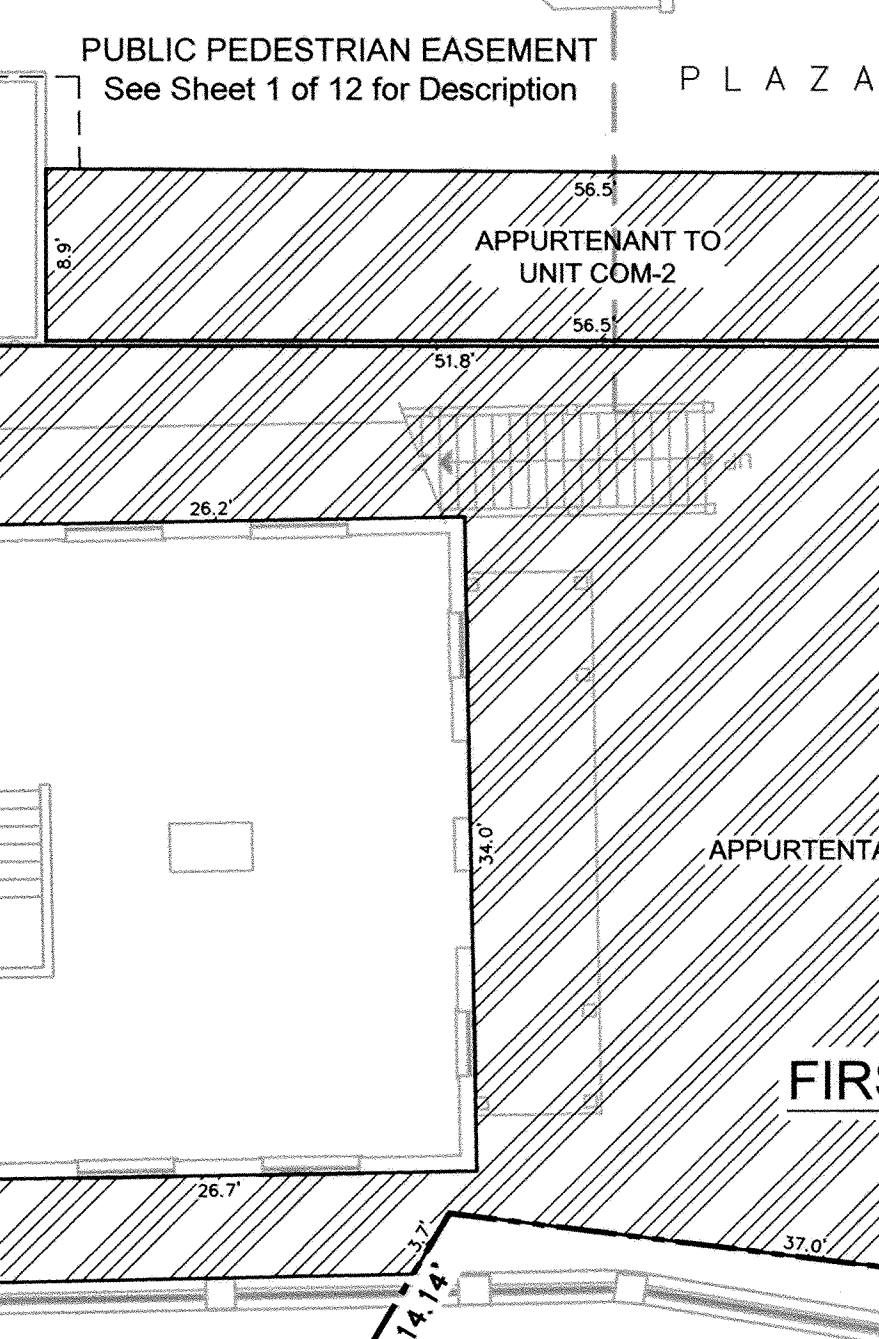
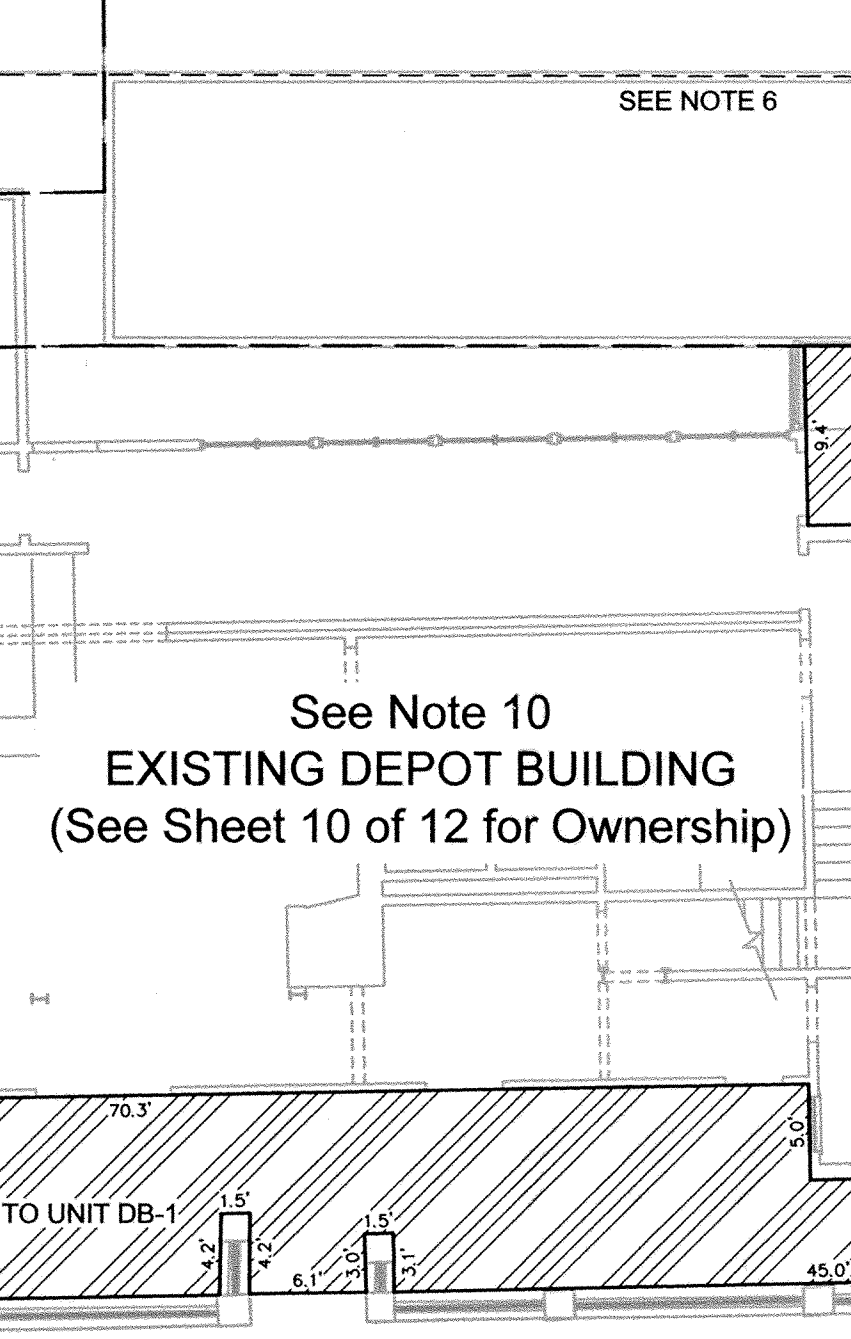
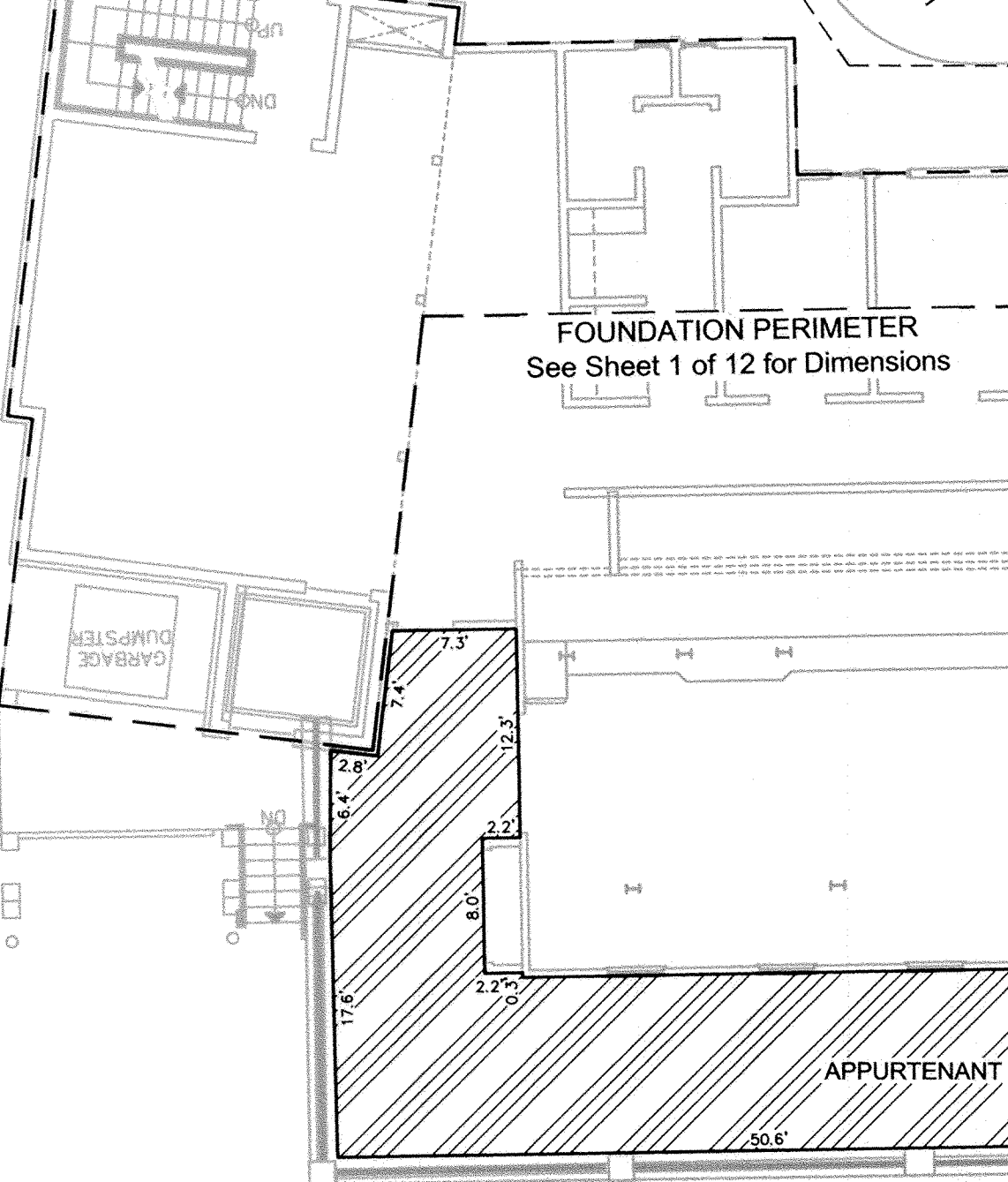
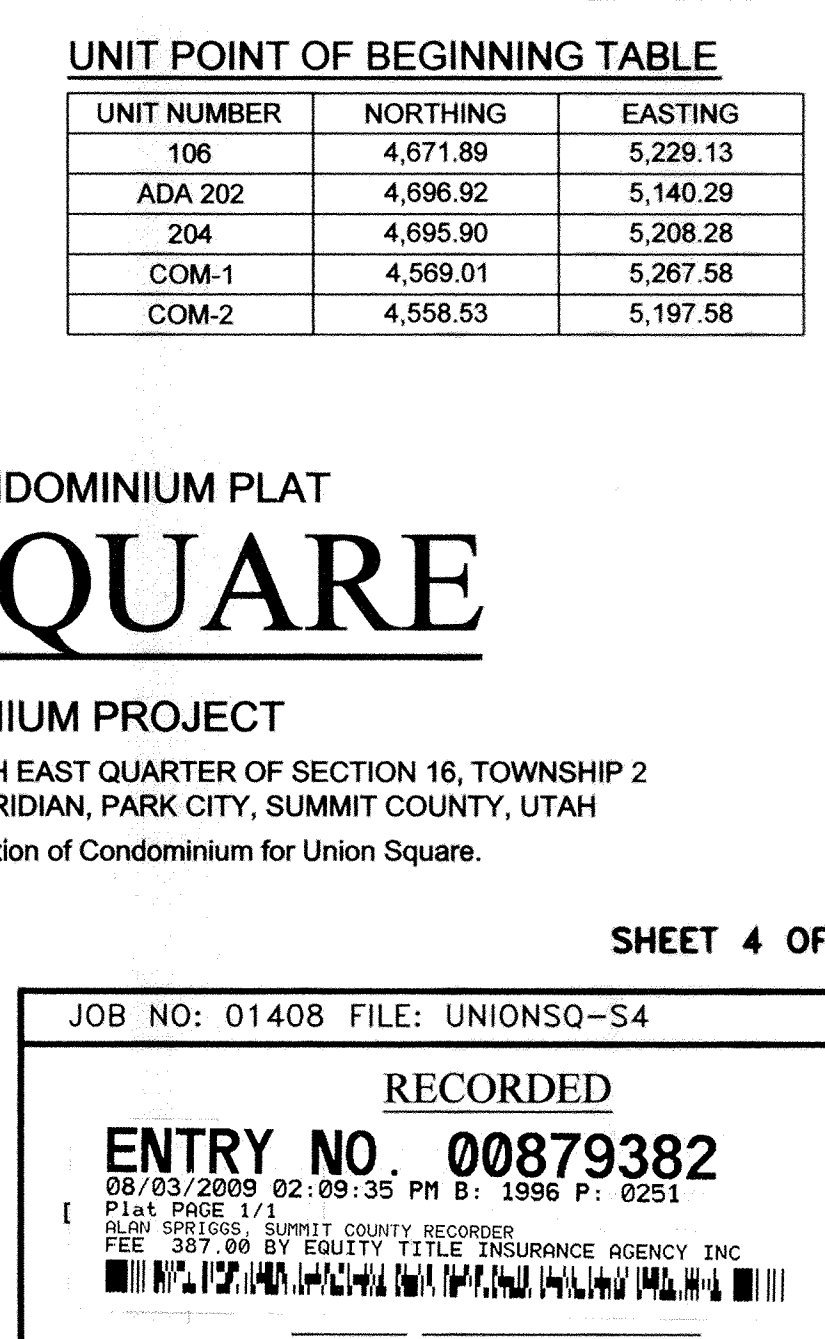
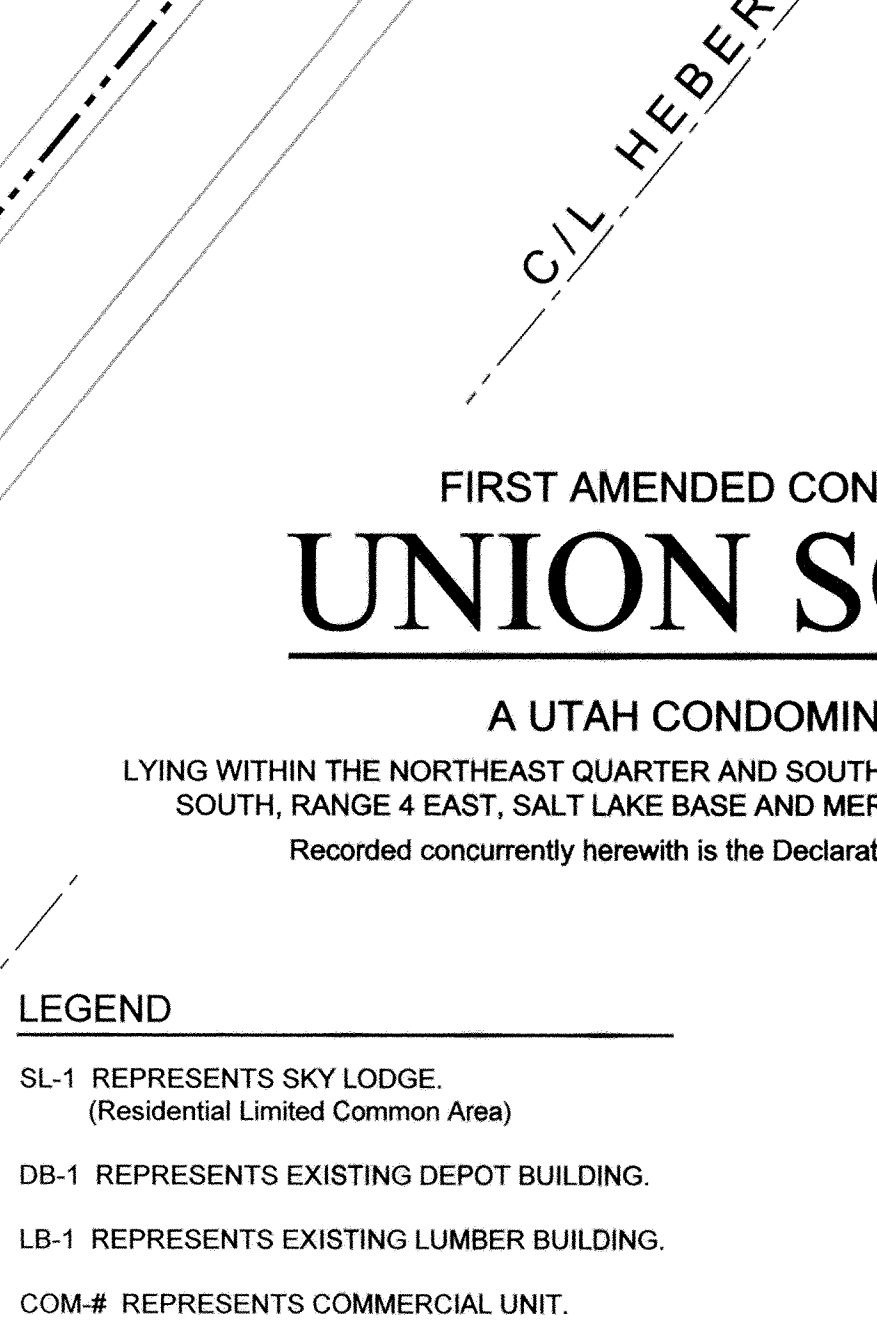
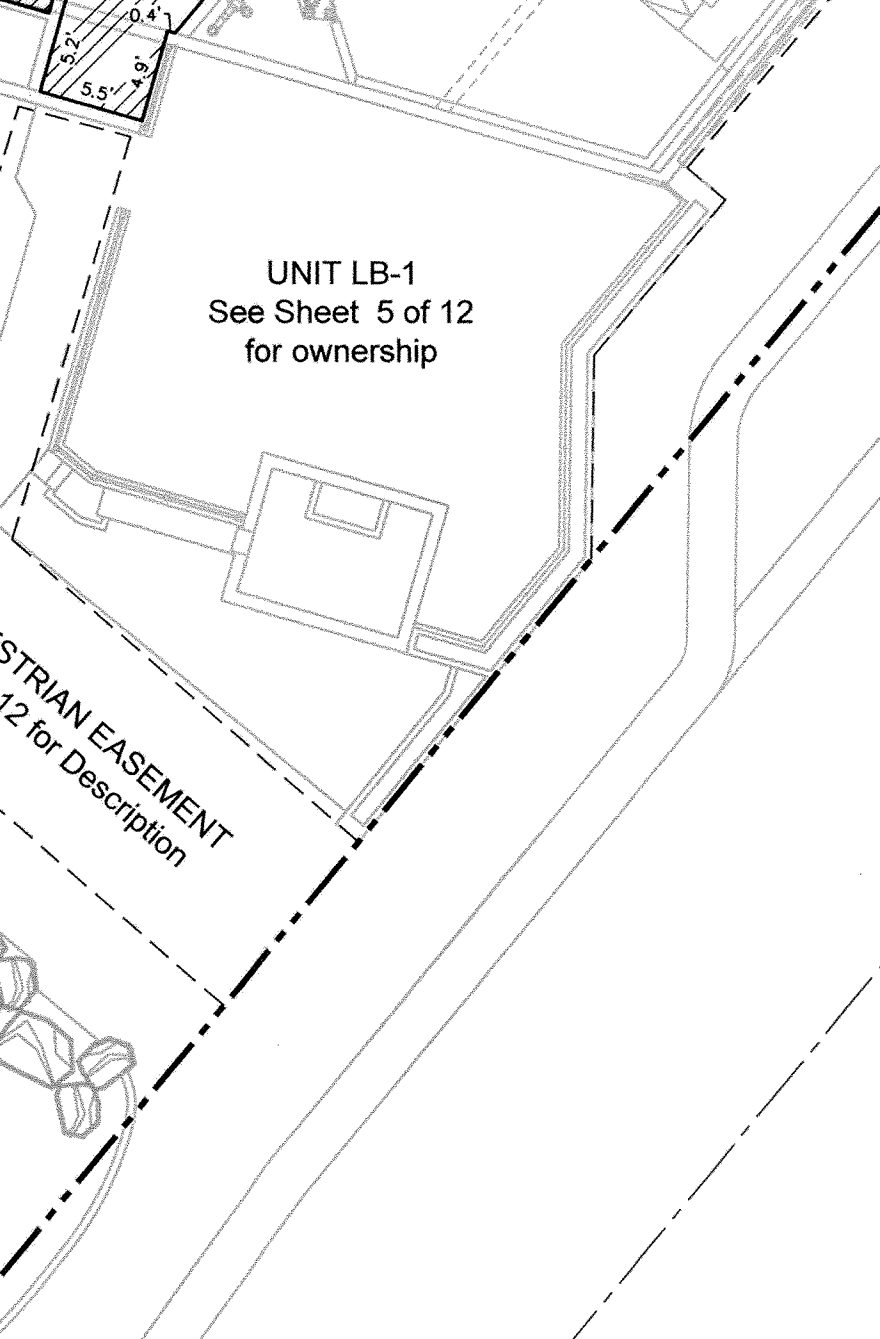
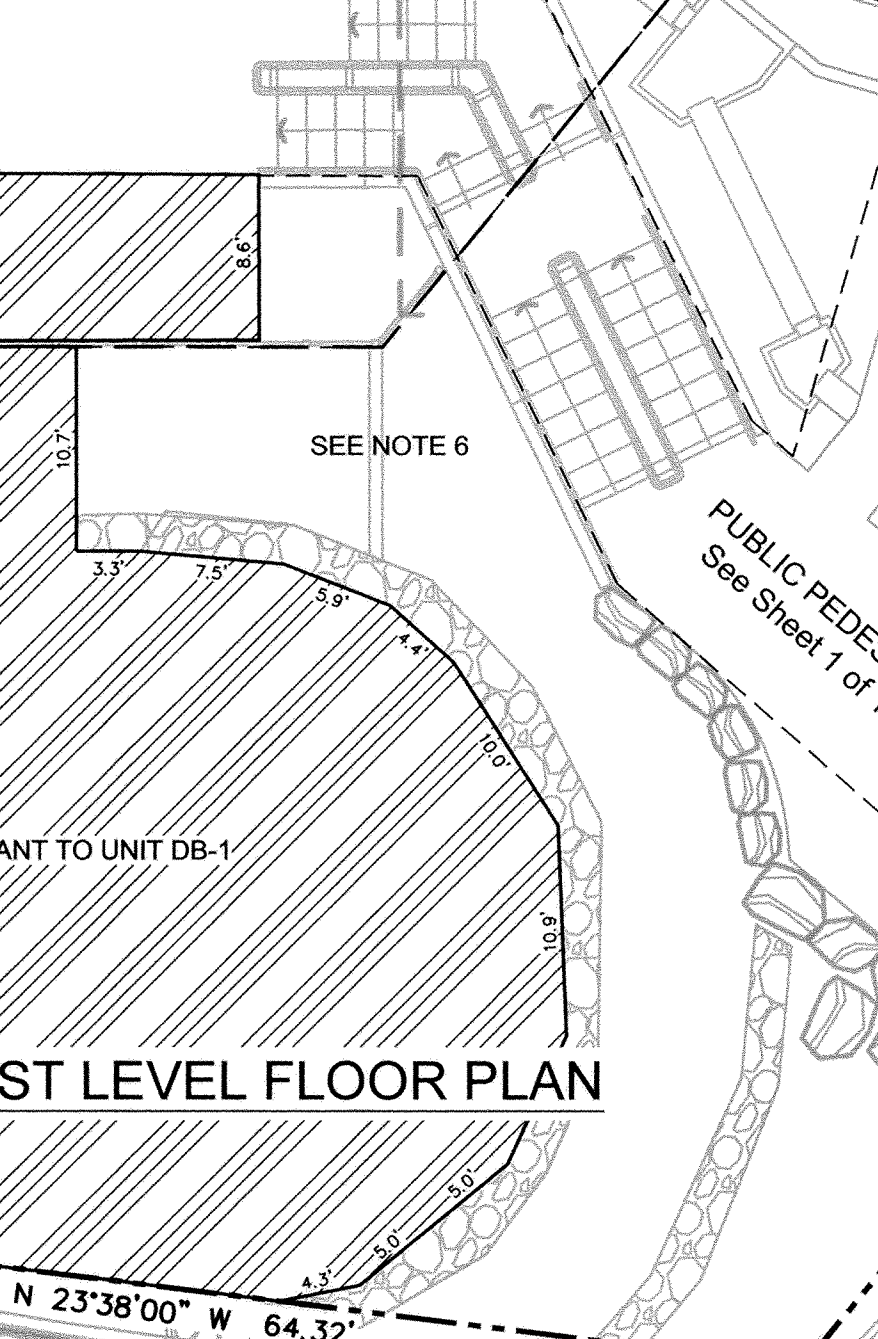
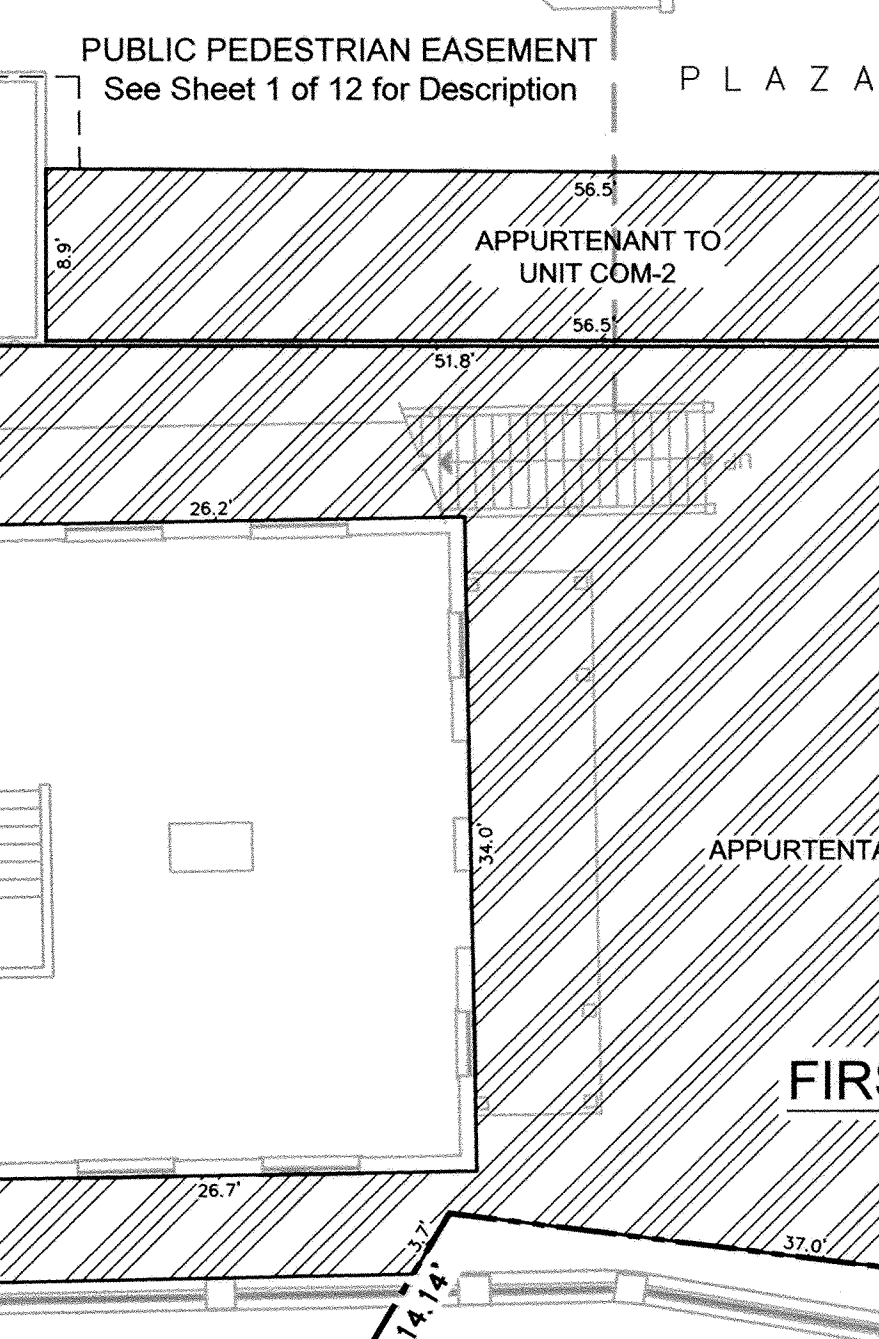
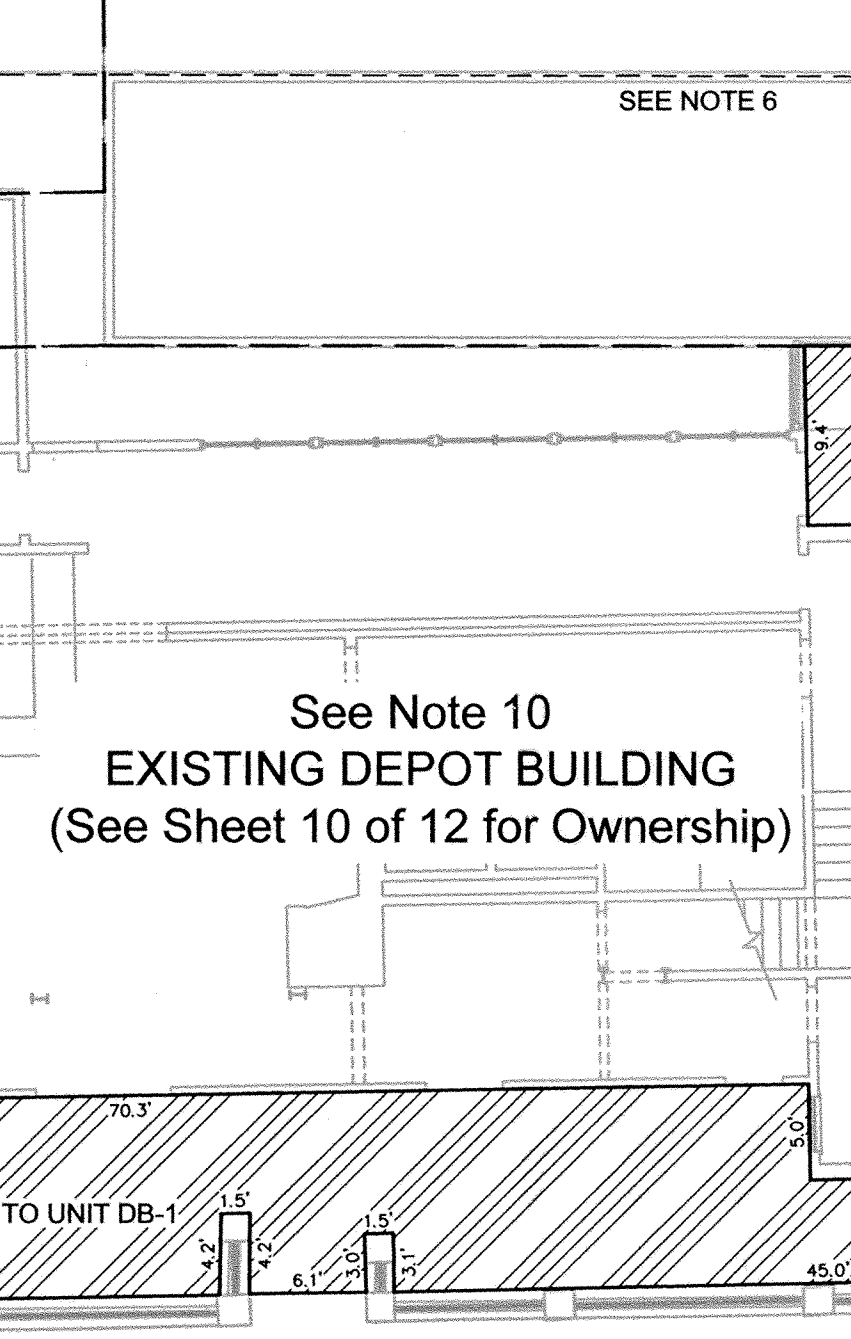
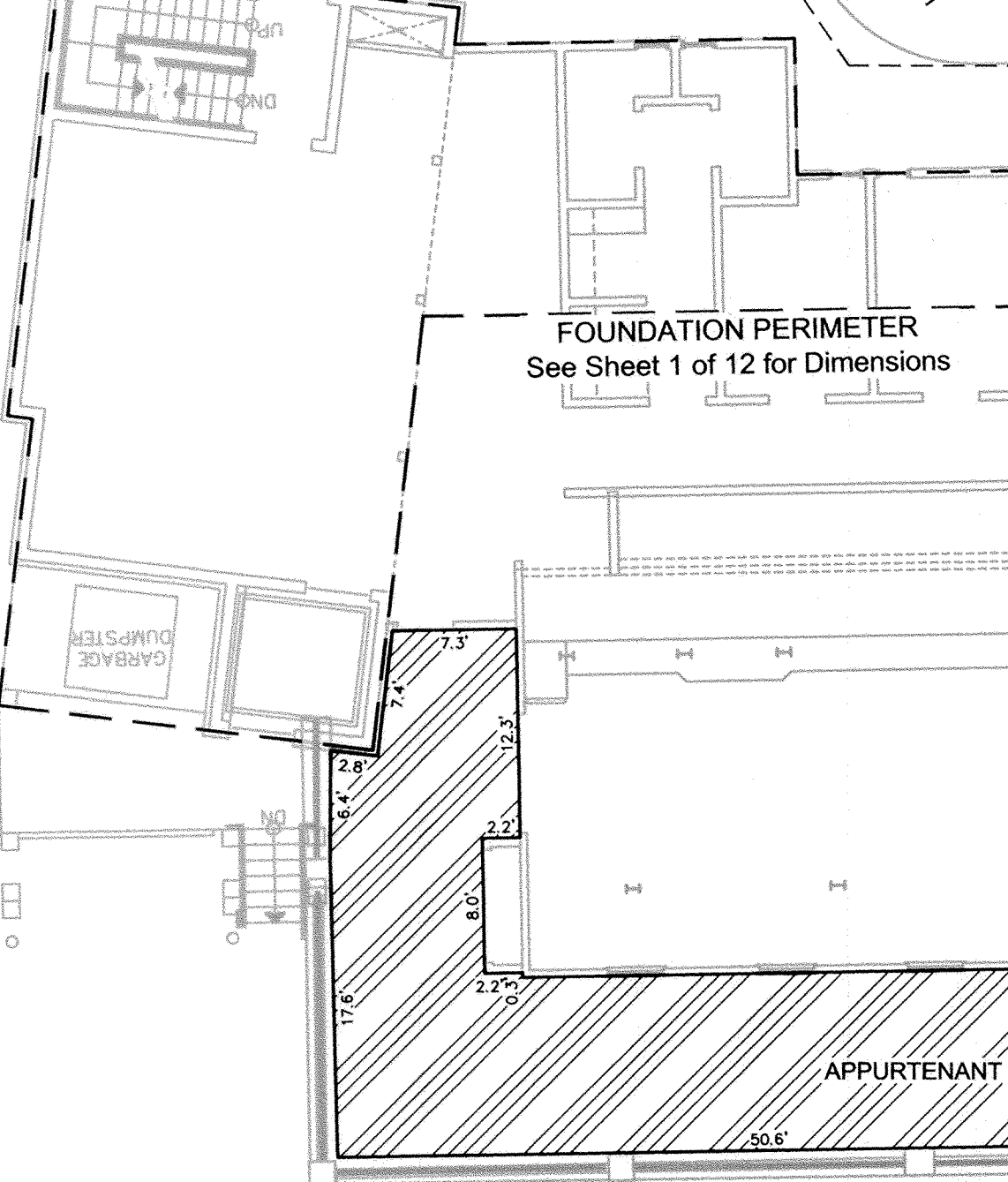
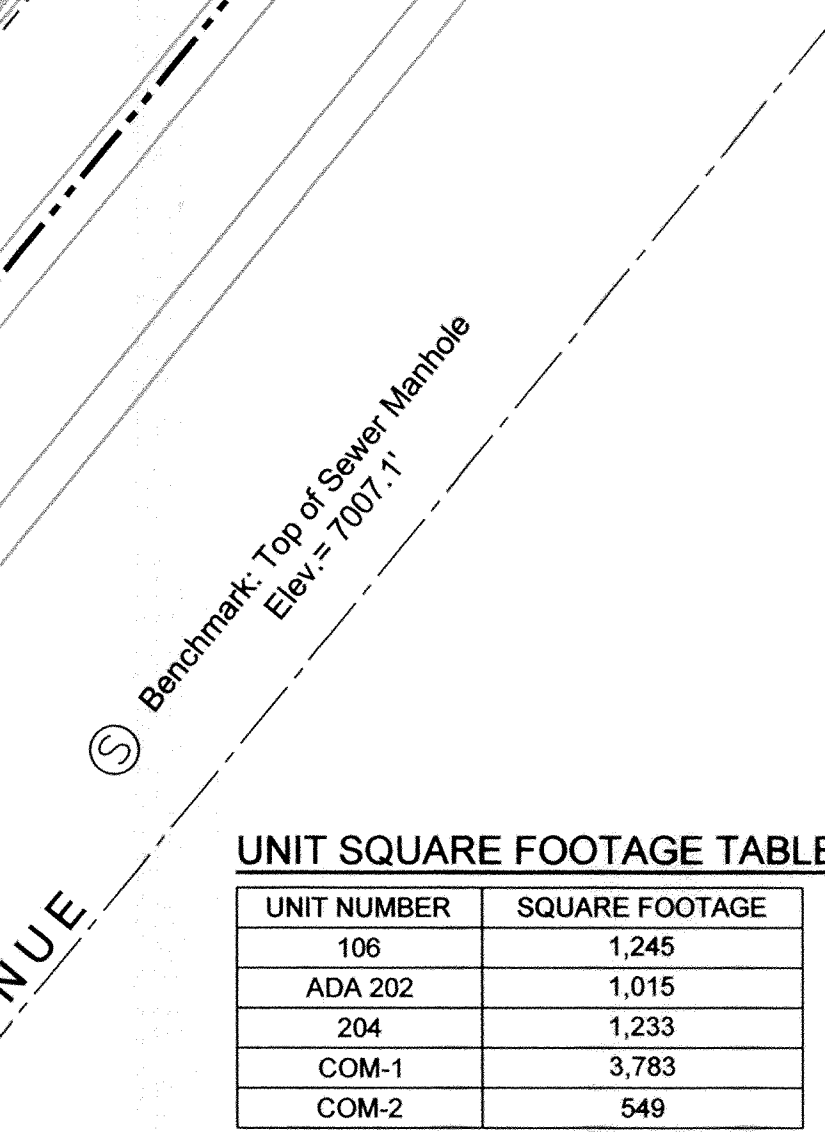
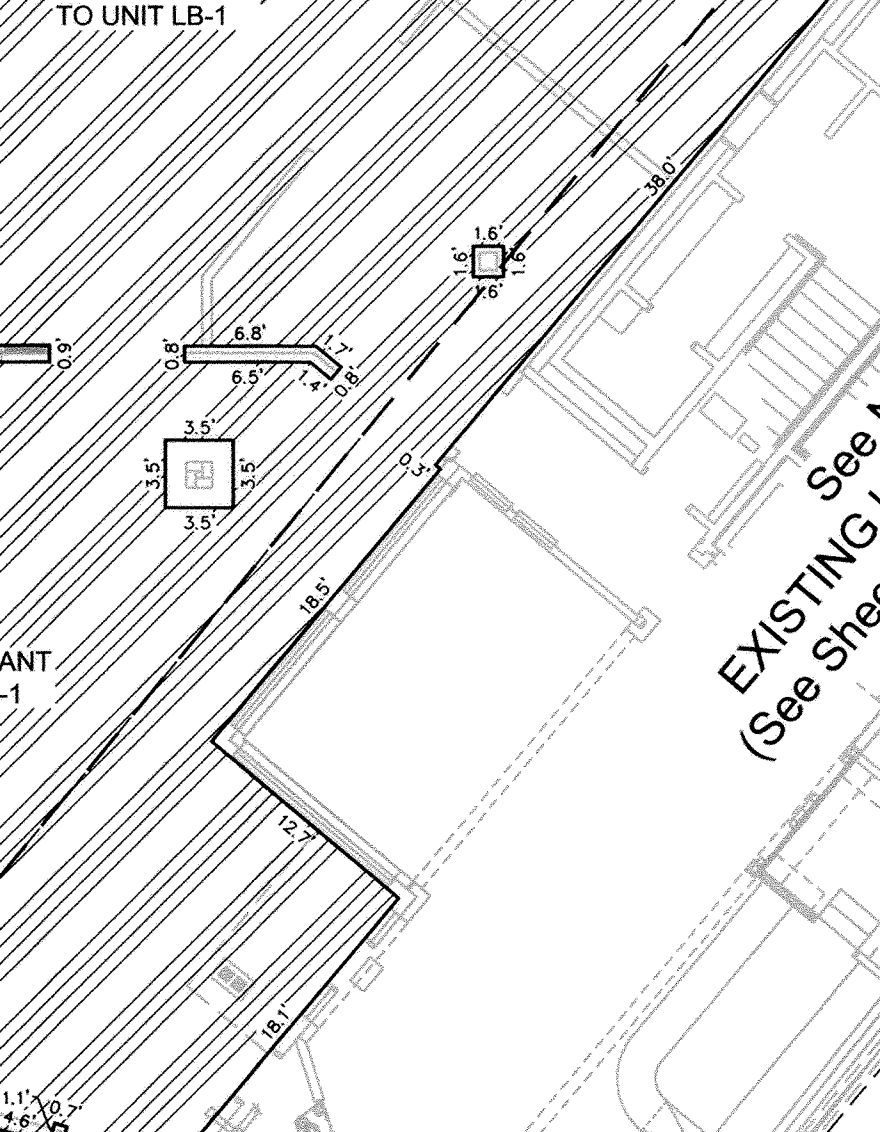
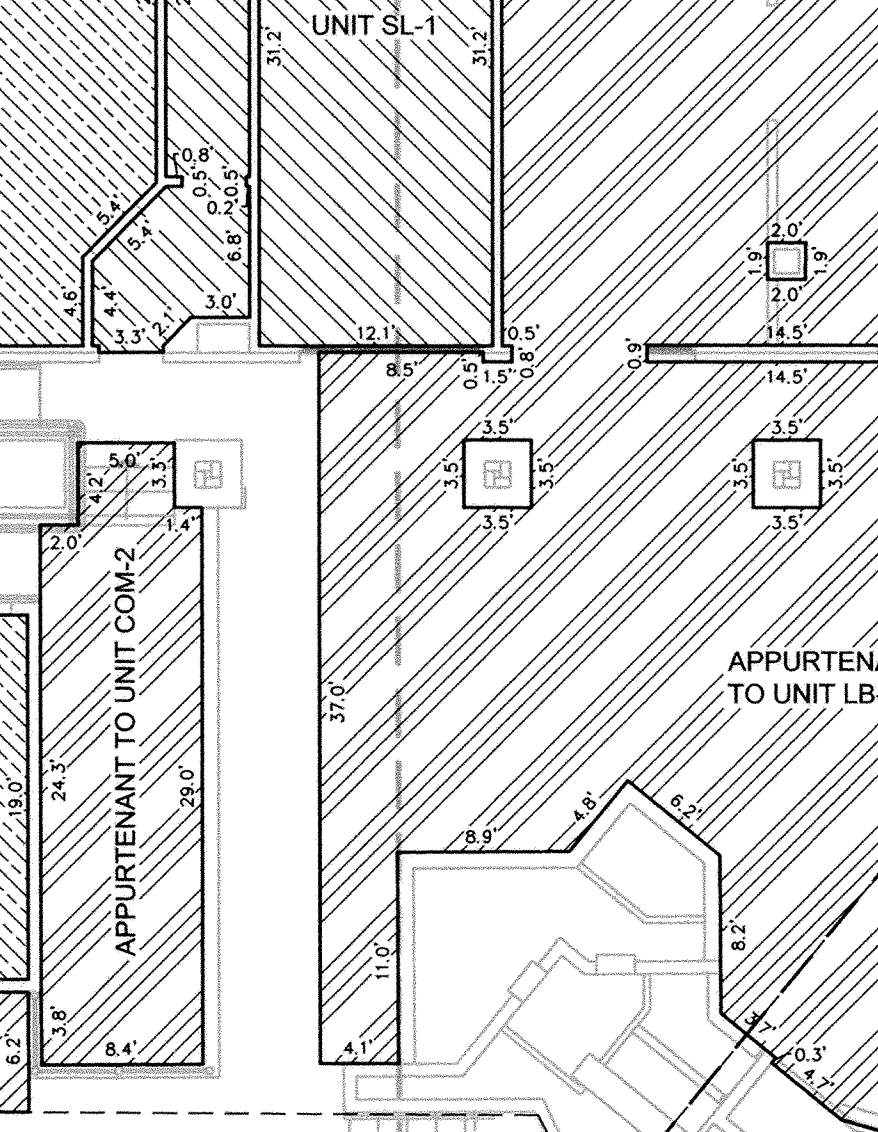
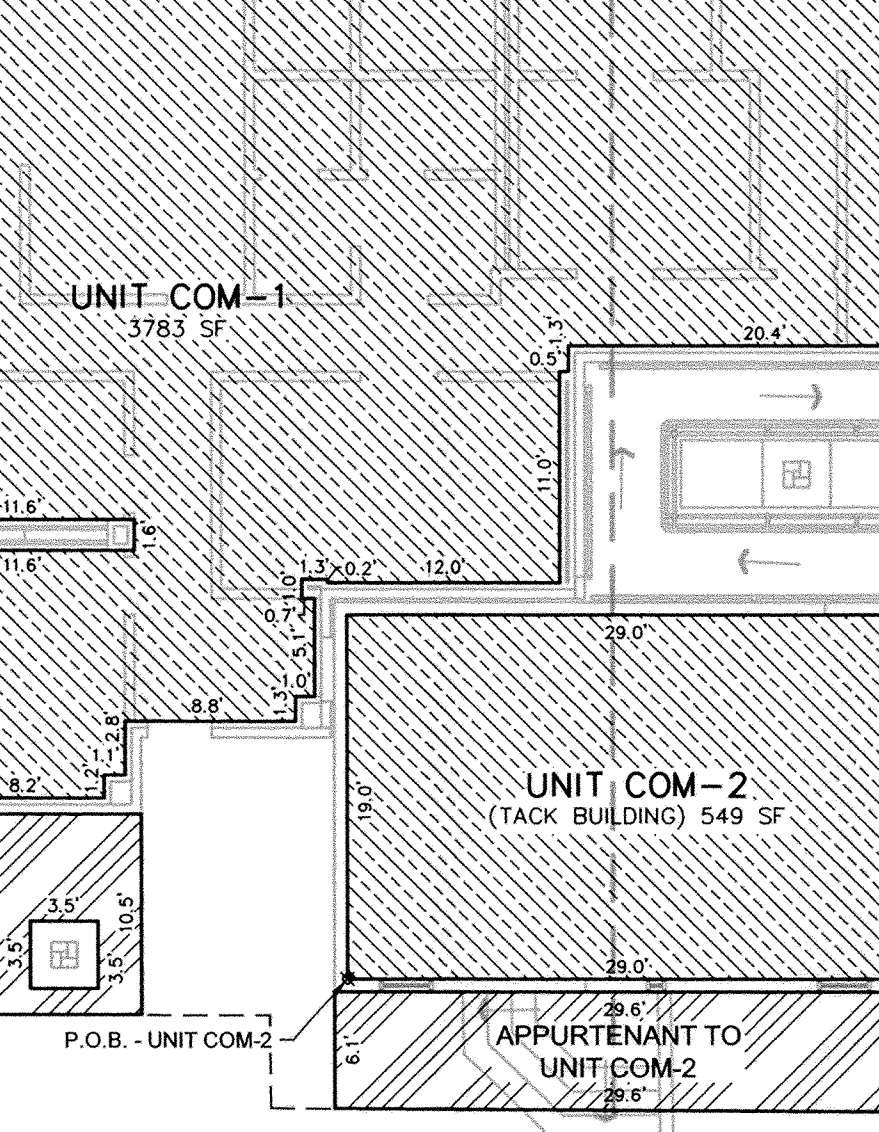
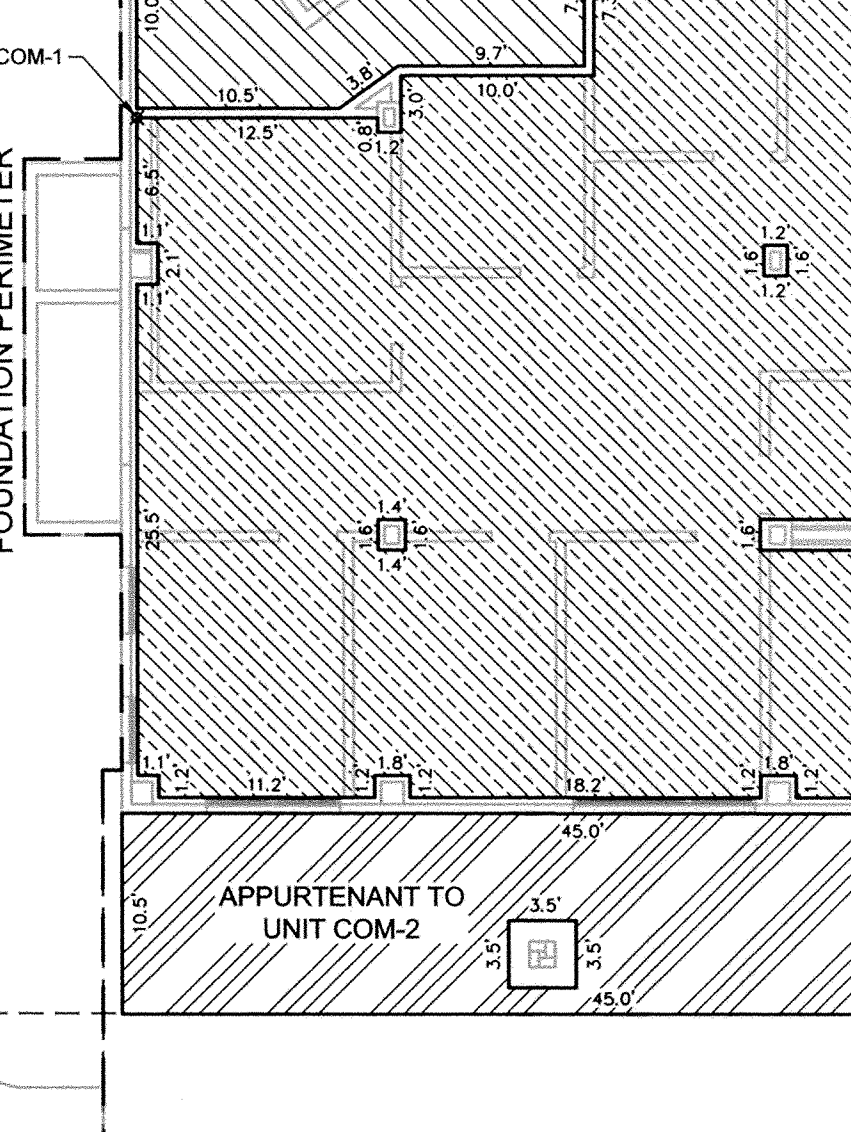
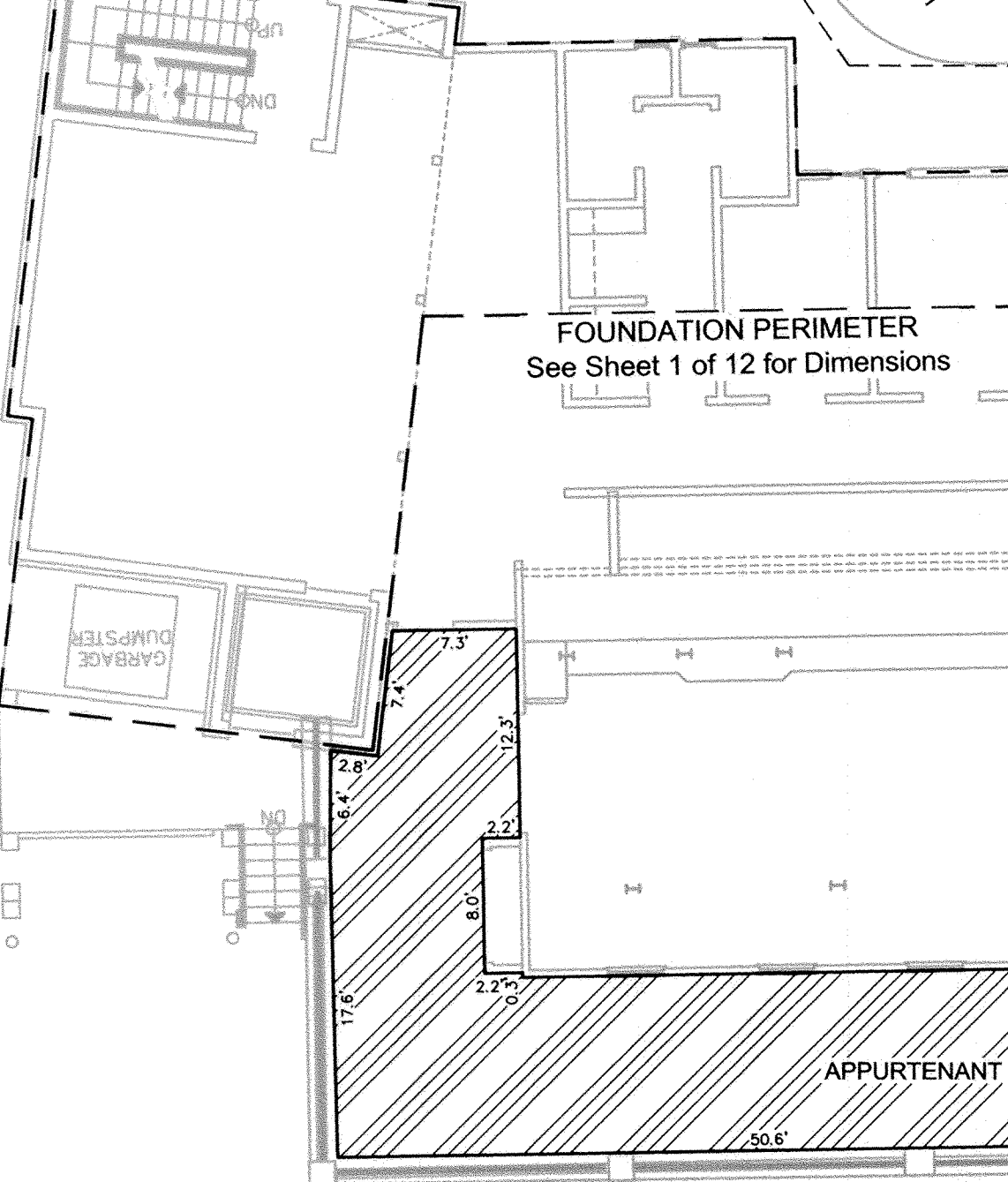
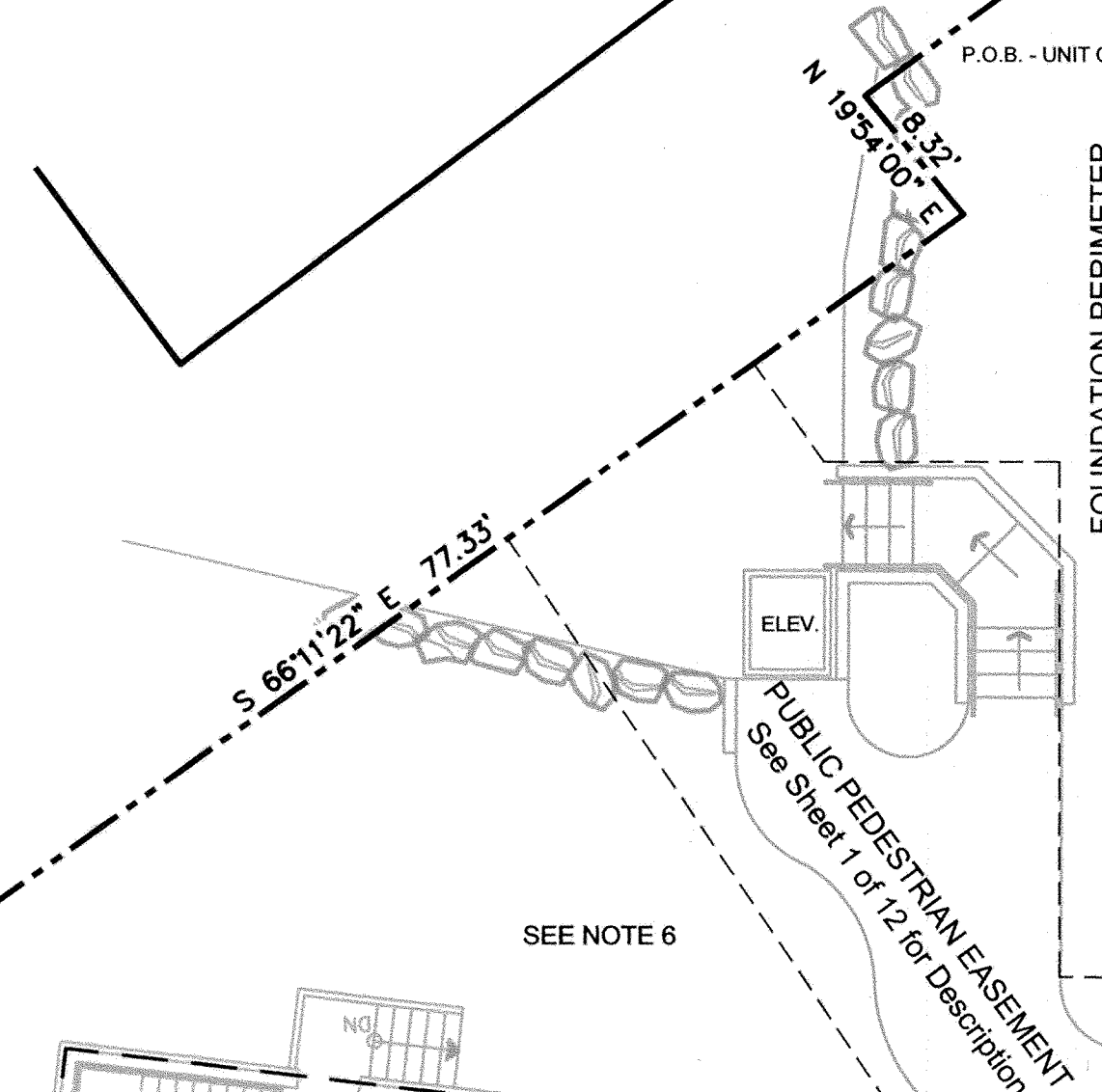
- COMMON AREA
PRIVATE AREA
LIMITED COMMON AREA
RESIDENTIAL LIMITED COMMON AREA
COMMERCIAL AREA
COMMERCIAL LIMITED COMMON AREA

NOTES:

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- Refer to declaration of condominium for complete description of ownership.
- All exterior areas at ground level and plaza level within the property boundary of Union Square not designated as commercial limited common shall be designated as residential limited common for Unit SL-1.
- The units of the Union Square Condominium are served by a common private lateral wastewater line. The Union Square Owners Association shall be responsible for ownership, operation and maintenance of all common private lateral wastewater lines.
- The wastewater line serving the existing Lumber Building passes through the Sky Lodge parking structure and existing Depot Building. The line is considered a common private lateral wastewater line. The Union Square Owners Association shall be responsible for ownership, operation and maintenance of all common private lateral wastewater lines.
- See sheet 12 of 12 for table of total unit square footage.
- Existing Depot Building and Lumber Building refers to Historically protected structures that pre date the construction of the Union Square project.
- All public pedestrian easements are non-motorized. Site furniture or other encumbrances are not permitted in public pedestrian easements.



AQUACADE



LEGEND

SF - REPRESENTS SQUARE FEET.

F.P. - REPRESENTS FIREPLACE.

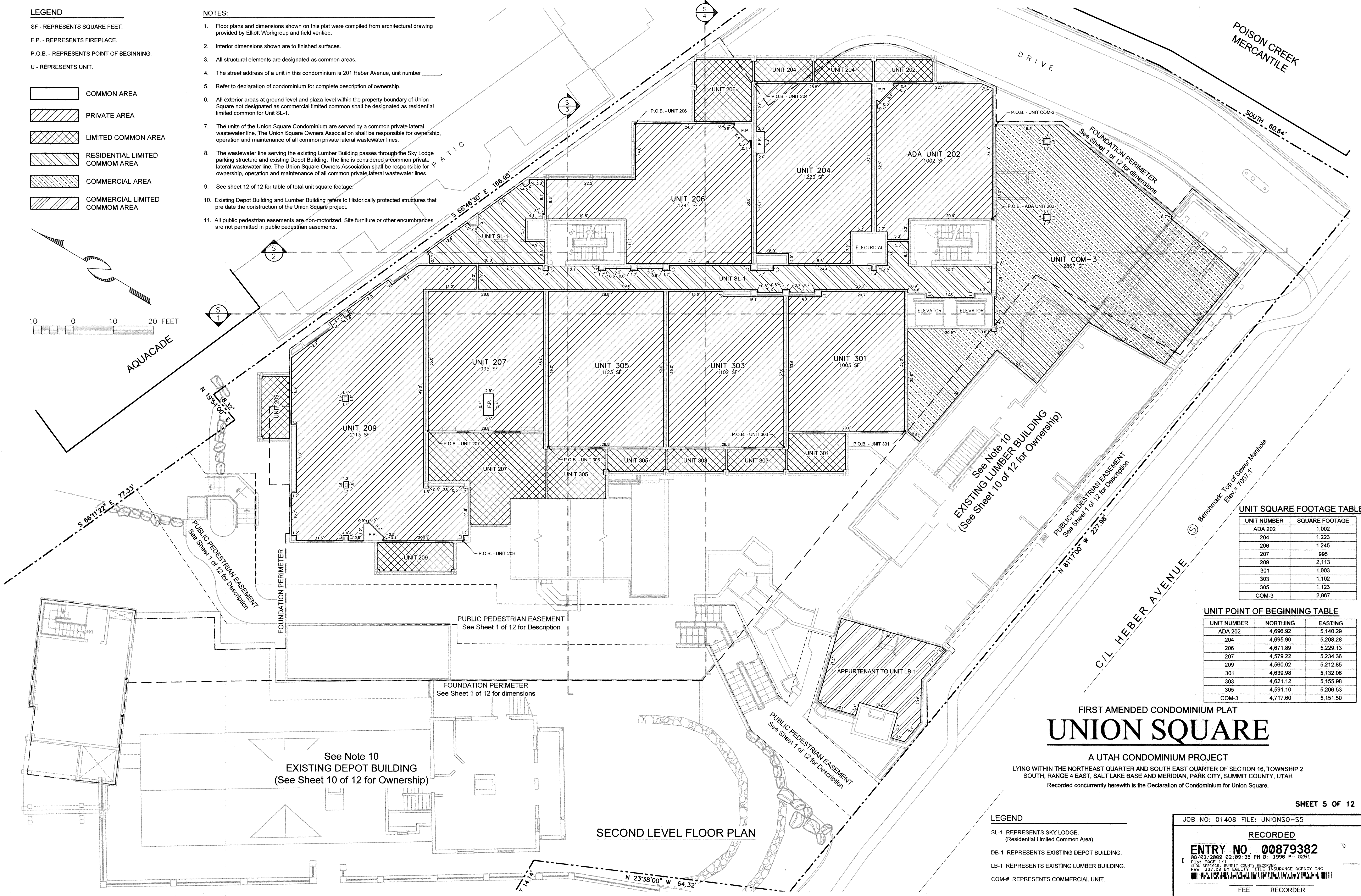
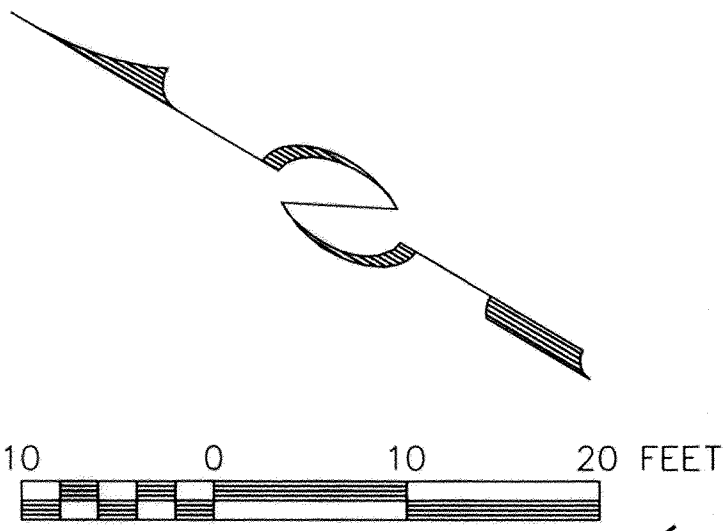
P.O.B. - REPRESENTS POINT OF BEGINNING.

U - REPRESENTS UNIT.

- COMMON AREA
- PRIVATE AREA
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- RESIDENTIAL LIMITED COMMOM AREA
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UNIT SQUARE FOOTAGE TABLE

UNIT NUMBER	SQUARE FOOTAGE
ADA 202	1,002
204	1,223
206	1,245
207	995
209	2,113
301	1,003
303	1,102
305	1,123
COM-3	2,867

UNIT POINT OF BEGINNING TABLE

UNIT NUMBER	NORTHING	EASTING
ADA 202	4,696.92	5,140.29
204	4,695.90	5,208.28
206	4,671.89	5,229.13
207	4,579.22	5,234.36
209	4,560.02	5,212.85
301	4,639.98	5,132.06
303	4,621.12	5,155.98
305	4,591.10	5,206.53
COM-3	4,717.60	5,151.50

FIRST AMENDED CONDOMINIUM PLAT
UNION SQUARE

A UTAH CONDOMINIUM PROJECT
LYING WITHIN THE NORTHEAST QUARTER AND SOUTH EAST QUARTER OF SECTION 16, TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN, PARK CITY, SUMMIT COUNTY, UTAH
Recorded concurrently herewith is the Declaration of Condominium for Union Square.

LEGEND

- SL-1 REPRESENTS SKY LODGE.
(Residential Limited Common Area)
- DB-1 REPRESENTS EXISTING DEPOT BUILDING.
- LB-1 REPRESENTS EXISTING LUMBER BUILDING.
- COM-# REPRESENTS COMMERCIAL UNIT.

SHEET 5 OF 12

JOB NO: 01408 FILE: UNIONSQ-S5

RECORDED

ENTRY NO. 00879382

08/03/2009 02:09:35 PM B: 1996 P: 0251
PLAT PAGE 1/1
ALERT 6961005 SUMMIT COUNTY RECORDER
FEE \$397.00 BY EQUITY TITLE INSURANCE AGENCY INC

FEE RECORDER

SECOND LEVEL FLOOR PLAN

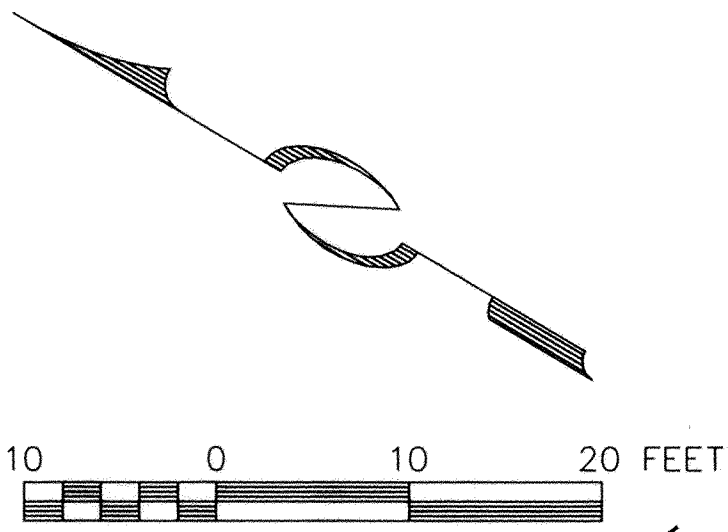
LEGEND

SF - REPRESENTS SQUARE FEET.
F.P. - REPRESENTS FIREPLACE.
P.O.B. - REPRESENTS POINT OF BEGINNING.
U - REPRESENTS UNIT.

- COMMON AREA
PRIVATE AREA
LIMITED COMMON AREA
RESIDENTIAL LIMITED COMMON AREA
COMMERCIAL AREA
COMMERCIAL LIMITED COMMON AREA

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AQUACADE

S 66°11'22" E 77.35'

N 19°00'00" E 8.32'

FOUNDATION PERIMETER
See Sheet 1 of 12 for dimensions

UNIT 309
2113 SF

UNIT 309
2113 SF

P.O.B. - UNIT 309

UNIT 207
1008 SF

UNIT 305
1100 SF

UNIT 303
1091 SF

UNIT 301
979 SF

UNIT 306
1245 SF

UNIT 404
1210 SF

UNIT 402
1233 SF

ELECTRICAL
ELEVATOR
ELEVATOR

FOUNDATION PERIMETER
See Sheet 1 of 12 for dimensions

See Note 10
EXISTING DEPOT BUILDING
(See Sheet 10 of 12 for Ownership)

THIRD LEVEL FLOOR PLAN

N 23°38'00" W 64.32'

POISON CREEK
MERCANTILE

DRIVE

P.O.B. - UNIT 402

FOUNDATION PERIMETER
See Sheet 1 of 12 for dimensions

EXISTING LUMBER BUILDING
(See Sheet 10 of 12 for Ownership)

C/L HEBER AVENUE

Benchmark: Top of Sewer Manhole
Elev. = 7007.11'

UNIT SQUARE FOOTAGE TABLE

UNIT POINT OF BEGINNING TABLE

FIRST AMENDED CONDOMINIUM PLAT
UNION SQUARE

A UTAH CONDOMINIUM PROJECT
LYING WITHIN THE NORTHEAST QUARTER AND SOUTH EAST QUARTER OF SECTION 16, TOWNSHIP 2
SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN, PARK CITY, SUMMIT COUNTY, UTAH
Recorded concurrently herewith is the Declaration of Condominium for Union Square.

SHEET 6 OF 12

LEGEND

SL-1 REPRESENTS SKY LODGE.
(Residential Limited Common Area)

DB-1 REPRESENTS EXISTING DEPOT BUILDING.

LB-1 REPRESENTS EXISTING LUMBER BUILDING.

COM-# REPRESENTS COMMERCIAL UNIT.

JOB NO: 01408 FILE: UNIONSQ-S6

RECORDED

ENTRY NO. 00879382

08/03/2009 02:09:35 PM B: 1996 P: 0251

PLAN PAGE 1/1

PLAN SPONSOR: SUMMIT COUNTY RECORDER

FEE: \$87.00 BY EQUITY TITLE INSURANCE AGENCY, INC.

FEE RECORDER

Page 184 of 354

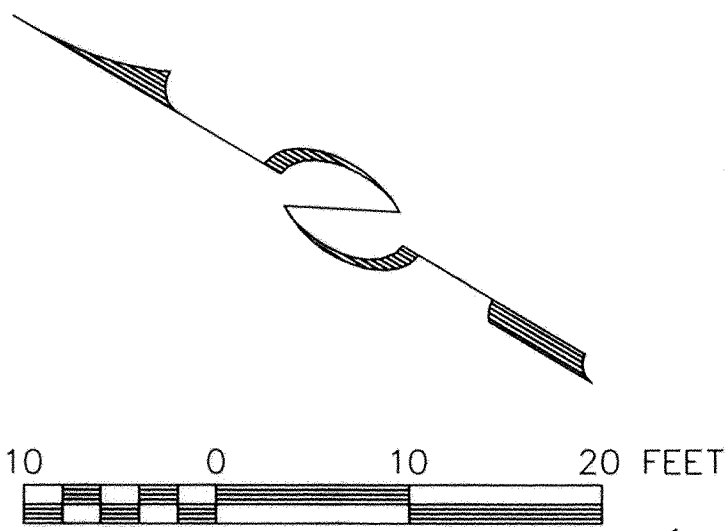
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P.O.B. - REPRESENTS POINT OF BEGINNING.
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PRIVATE AREA
LIMITED COMMON AREA
RESIDENTIAL LIMITED COMMON AREA
COMMERCIAL AREA
COMMERCIAL LIMITED COMMON AREA

NOTES:

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2. Interior dimensions shown are to finished surfaces.
3. All structural elements are designated as common areas.
4. The street address of a unit in this condominium is 201 Heber Avenue, unit number _____.
5. Refer to declaration of condominium for complete description of ownership.
6. All exterior areas at ground level and plaza level within the property boundary of Union Square not designated as commercial limited common shall be designated as residential limited common for Unit SL-1.
7. The units of the Union Square Condominium are served by a common private lateral wastewater line. The Union Square Owners Association shall be responsible for ownership, operation and maintenance of all common private lateral wastewater lines.
8. The wastewater line serving the existing Lumber Building passes through the Sky Lodge parking structure and existing Depot Building. The line is considered a common private lateral wastewater line. The Union Square Owners Association shall be responsible for ownership, operation and maintenance of all common private lateral wastewater lines.
9. See sheet 12 of 12 for table of total unit square footage.
10. Existing Depot Building and Lumber Building refers to Historically protected structures that pre date the construction of the Union Square project.
11. All public pedestrian easements are non-motorized. Site furniture or other encumbrances are not permitted in public pedestrian easements.



AQUACADE

WALKWAY

S 66°11'22" E 71.33'

N 19°30'00" E 8.32'

S 66°46'30" E 166.95'

PATIO

FOUNDATION PERIMETER
See Sheet 1 of 12 for dimensions

APPURTENANT TO UNIT COM-4

UNIT COM-4
11140 SF

P.O.B. - UNIT SC-1

UNIT 405
1083 SF

UNIT 403
1064 SF

UNIT 401
977 SF

UNIT 406
1245 SF

UNIT 402
1225 SF

UNIT 404
1199 SF

UNIT 306

UNIT 305

UNIT 303

UNIT 301

ELECTRICAL

ELEVATOR

ELEVATOR

FOUNDATION PERIMETER
See Sheet 1 of 12 for dimensions

See Note 10
EXISTING DEPOT BUILDING
(See Sheet 10 of 12 for Ownership)

See Note 10
EXISTING LUMBER BUILDING
(See Sheet 10 of 12 for Ownership)

FOURTH LEVEL FLOOR PLAN

N 23°38'00" W 64.32'

N 8°11'00" W 221.98'

C/L HEBER AVENUE

Benchmark: Top of Sewer Manhole
Elev. = 7007.11'

POISON CREEK
MERCANTILE

DRIVE

P.O.B. - UNIT 402

P.O.B. - UNIT 404

P.O.B. - UNIT 406

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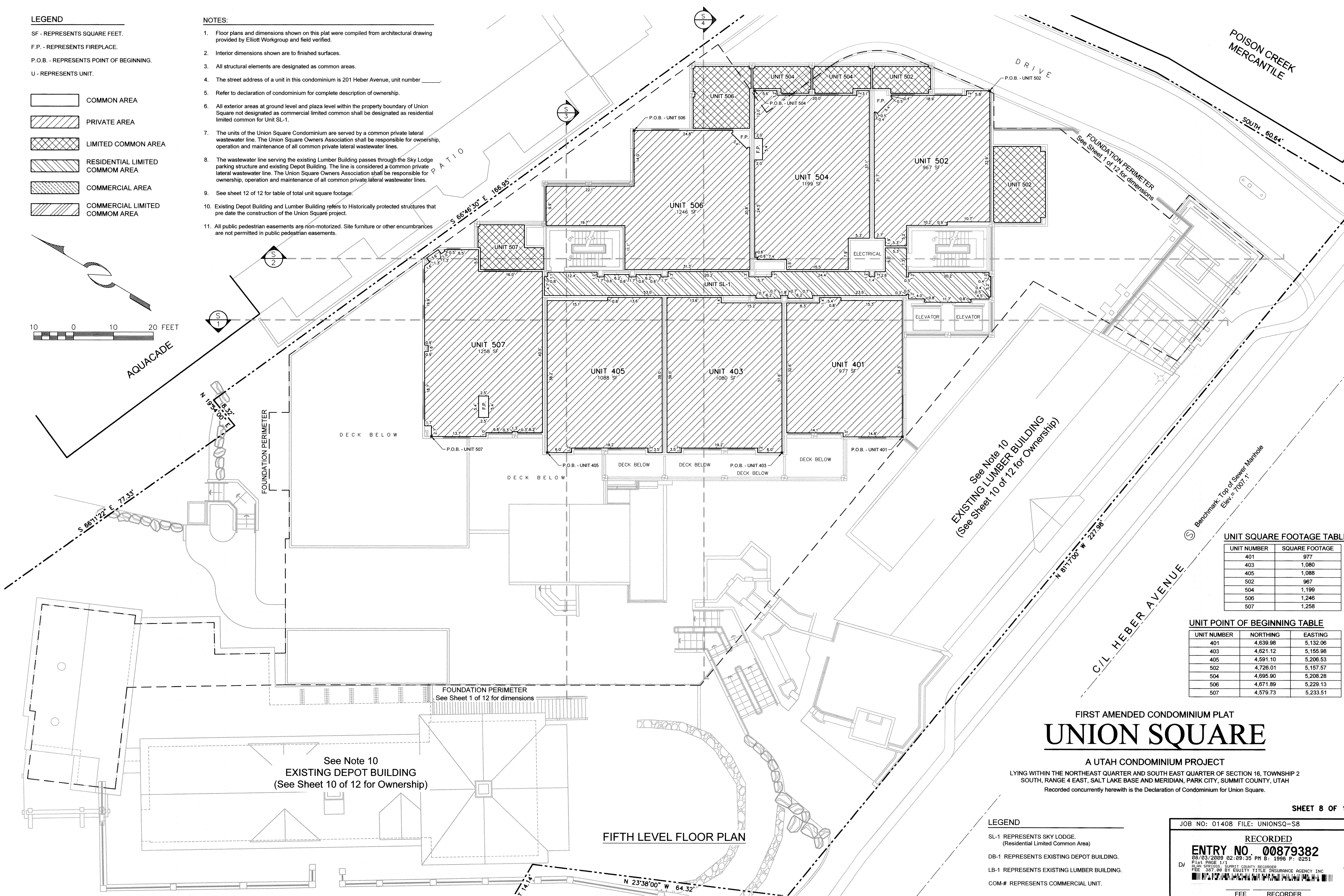
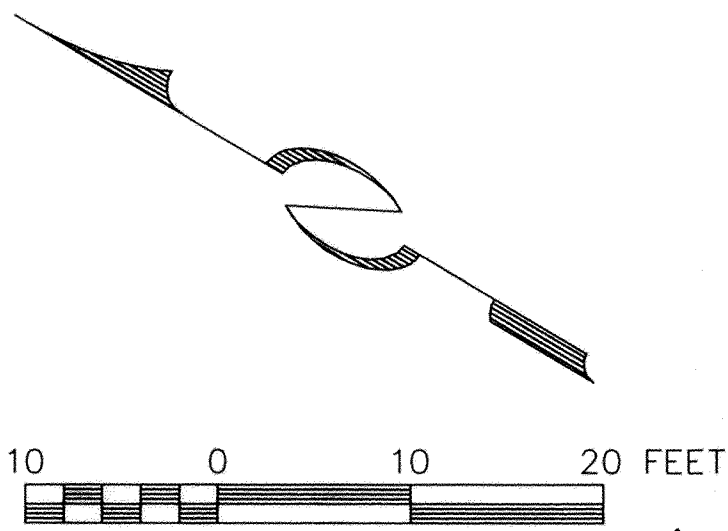
LEGEND

SF - REPRESENTS SQUARE FEET.
F.P. - REPRESENTS FIREPLACE.
P.O.B. - REPRESENTS POINT OF BEGINNING.
U - REPRESENTS UNIT.

- COMMON AREA
PRIVATE AREA
LIMITED COMMON AREA
RESIDENTIAL LIMITED COMMON AREA
COMMERCIAL AREA
COMMERCIAL LIMITED COMMON AREA

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UNIT SQUARE FOOTAGE TABLE

UNIT NUMBER	SQUARE FOOTAGE
401	977
403	1,080
405	1,088
502	967
504	1,199
506	1,246
507	1,258

UNIT POINT OF BEGINNING TABLE

UNIT NUMBER	NORTHING	EASTING
401	4,639.98	5,132.06
403	4,621.12	5,155.98
405	4,591.10	5,206.53
502	4,726.01	5,157.57
504	4,695.90	5,208.28
506	4,671.89	5,229.13
507	4,579.73	5,233.51

FIRST AMENDED CONDOMINIUM PLAT
UNION SQUARE

A UTAH CONDOMINIUM PROJECT
LYING WITHIN THE NORTHEAST QUARTER AND SOUTH EAST QUARTER OF SECTION 16, TOWNSHIP 2
SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN, PARK CITY, SUMMIT COUNTY, UTAH
Recorded concurrently herewith is the Declaration of Condominium for Union Square.

LEGEND

- SL-1 REPRESENTS SKY LODGE.
(Residential Limited Common Area)
DB-1 REPRESENTS EXISTING DEPOT BUILDING.
LB-1 REPRESENTS EXISTING LUMBER BUILDING.
COM.# REPRESENTS COMMERCIAL UNIT.

SHEET 8 OF 12

JOB NO: 01408 FILE: UNIONSQ-S8

RECORDED
ENTRY NO. 00879382
08/03/2009 02:09:35 PM B: 1996 P: 0251
PLAT PAGE 1/1
D/ HUN SERVICES, SUMMIT COUNTY RECORDS
FEE: \$87.00 BY EQUITY TITLE INSURANCE AGENCY, INC.
FEE RECORDER

LEGEND

SF - REPRESENTS SQUARE FEET.

F.P. - REPRESENTS FIREPLACE.

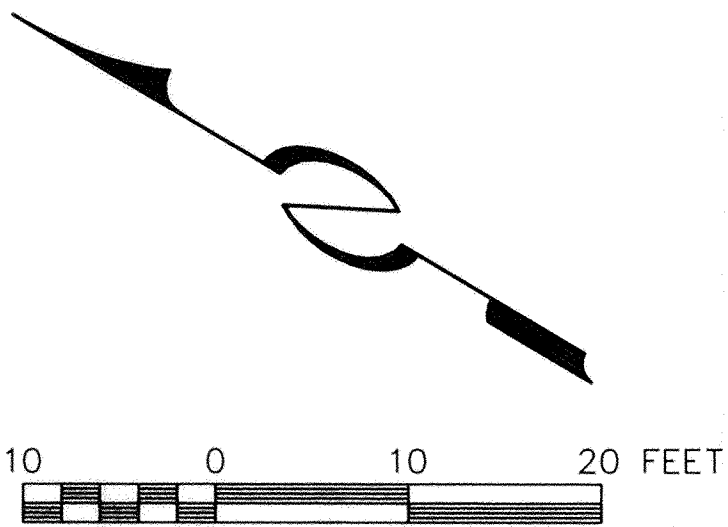
P.O.B. - REPRESENTS POINT OF BEGINNING.

U - REPRESENTS UNIT.

- COMMON AREA
- PRIVATE AREA
- LIMITED COMMON AREA
- RESIDENTIAL LIMITED COMMOM AREA
- COMMERCIAL AREA
- COMMERCIAL LIMITED COMMOM AREA

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AQUACADE

N 19°3'00" E

S 66°11'22" E 77.33'

FOUNDATION PERIMETER

DECK BELOW

See Note 10
EXISTING DEPOT BUILDING
(See Sheet 10 of 12 for Ownership)

FOUNDATION PERIMETER
See Sheet 1 of 12 for dimensions

See Note 10
EXISTING LUMBER BUILDING
(See Sheet 10 of 12 for Ownership)

FOUNDATION PERIMETER
See Sheet 1 of 12 for dimensions

DECK BELOW

DECK BELOW

DECK BELOW

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DECK BELOW

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SIXTH LEVEL FLOOR PLAN

LEGEND

- SL-1 REPRESENTS SKY LODGE.
(Residential Limited Common Area)
- DB-1 REPRESENTS EXISTING DEPOT BUILDING.
- LB-1 REPRESENTS EXISTING LUMBER BUILDING.
- COM-# REPRESENTS COMMERCIAL UNIT.

UNIT SQUARE FOOTAGE TABLE

UNIT NUMBER	SQUARE FOOTAGE
502	968
603	2,477
504	1,210
506	858

UNIT POINT OF BEGINNING TABLE

UNIT NUMBER	NORTHING	EASTING
502	4,725.92	5,157.73
603	4,599.52	5,211.45
504	4,695.90	5,208.28
506	4,648.71	5,240.74

FIRST AMENDED CONDOMINIUM PLAT
UNION SQUARE

A UTAH CONDOMINIUM PROJECT
LYING WITHIN THE NORTHEAST QUARTER AND SOUTH EAST QUARTER OF SECTION 16, TOWNSHIP 2
SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN, PARK CITY, SUMMIT COUNTY, UTAH
Recorded concurrently herewith is the Declaration of Condominium for Union Square.

SHEET 9 OF 12

JOB NO: 01408 FILE: UNIONSQ-S9

RECORDED

ENTRY NO. 00879382

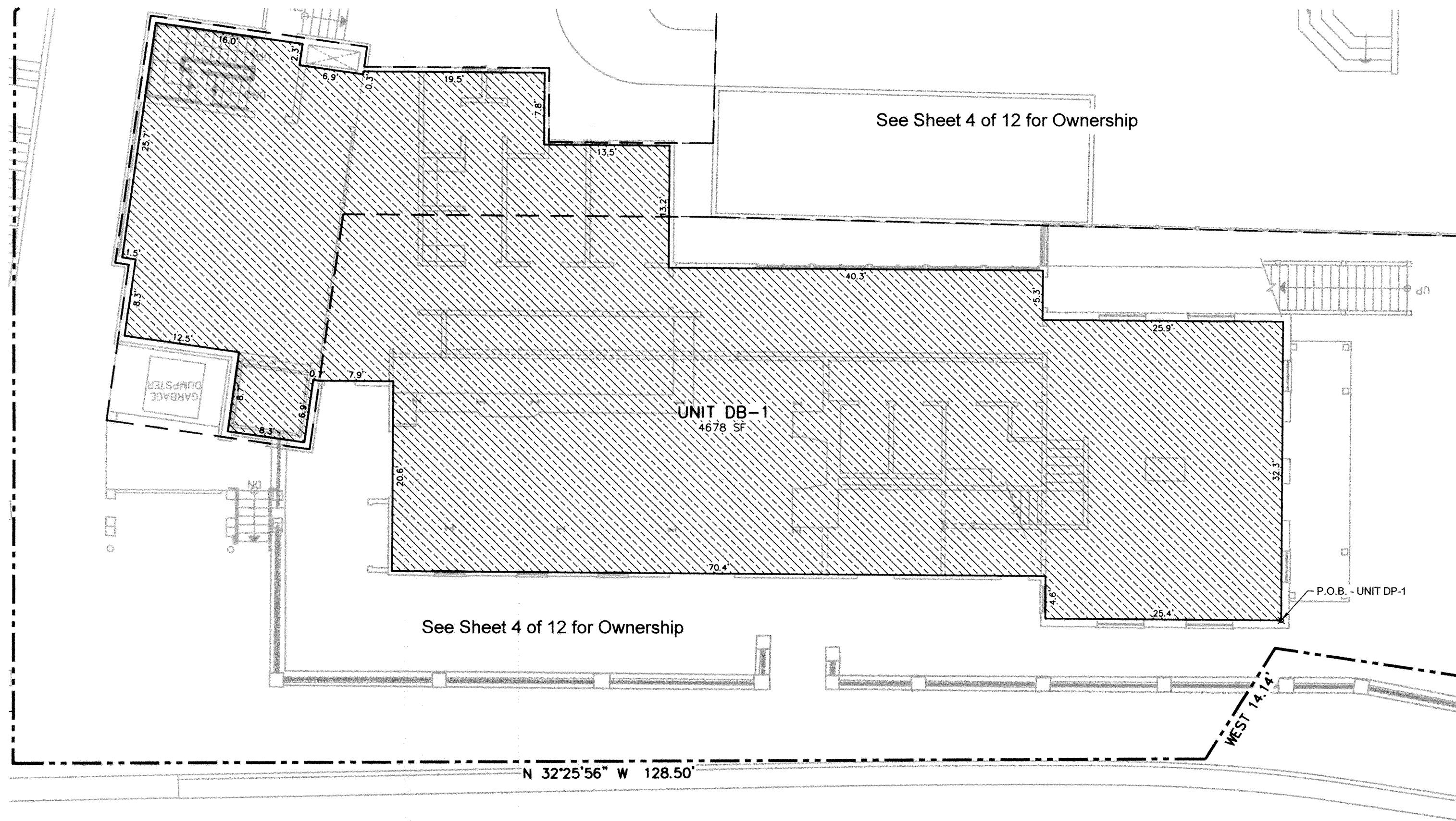
08/03/2009 02:09:35 PM B: 1996 P: 0251

PLAT PAGE 1/1

ALUN SPRINGS SUPPLY COUNTY RECORDER

FEE: 357.00 BY EQUITY TITLE INSURANCE AGENCY INC

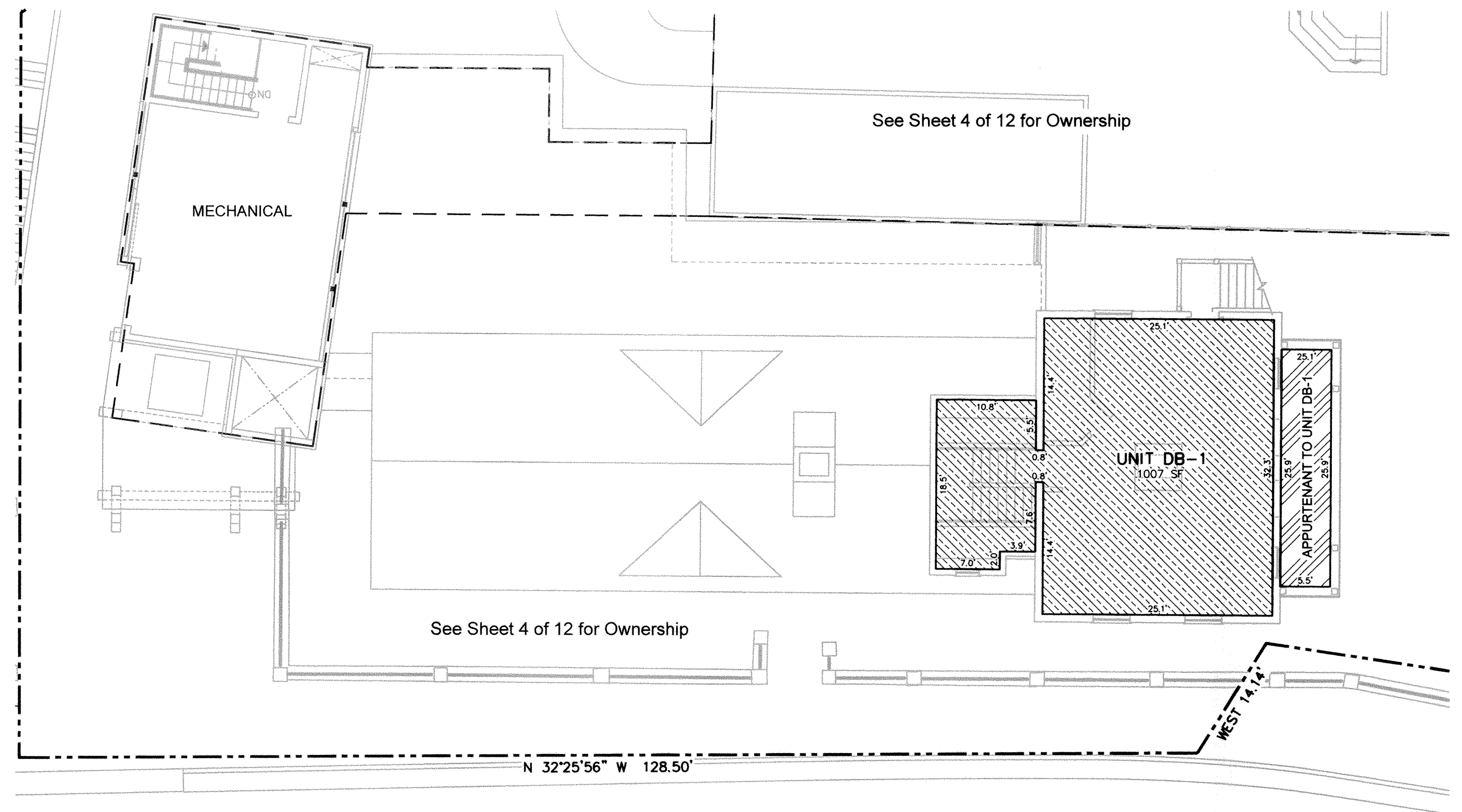
FEE RECORDER



DEPOT BUILDING GROUND LEVEL FLOOR PLAN

LEGEND

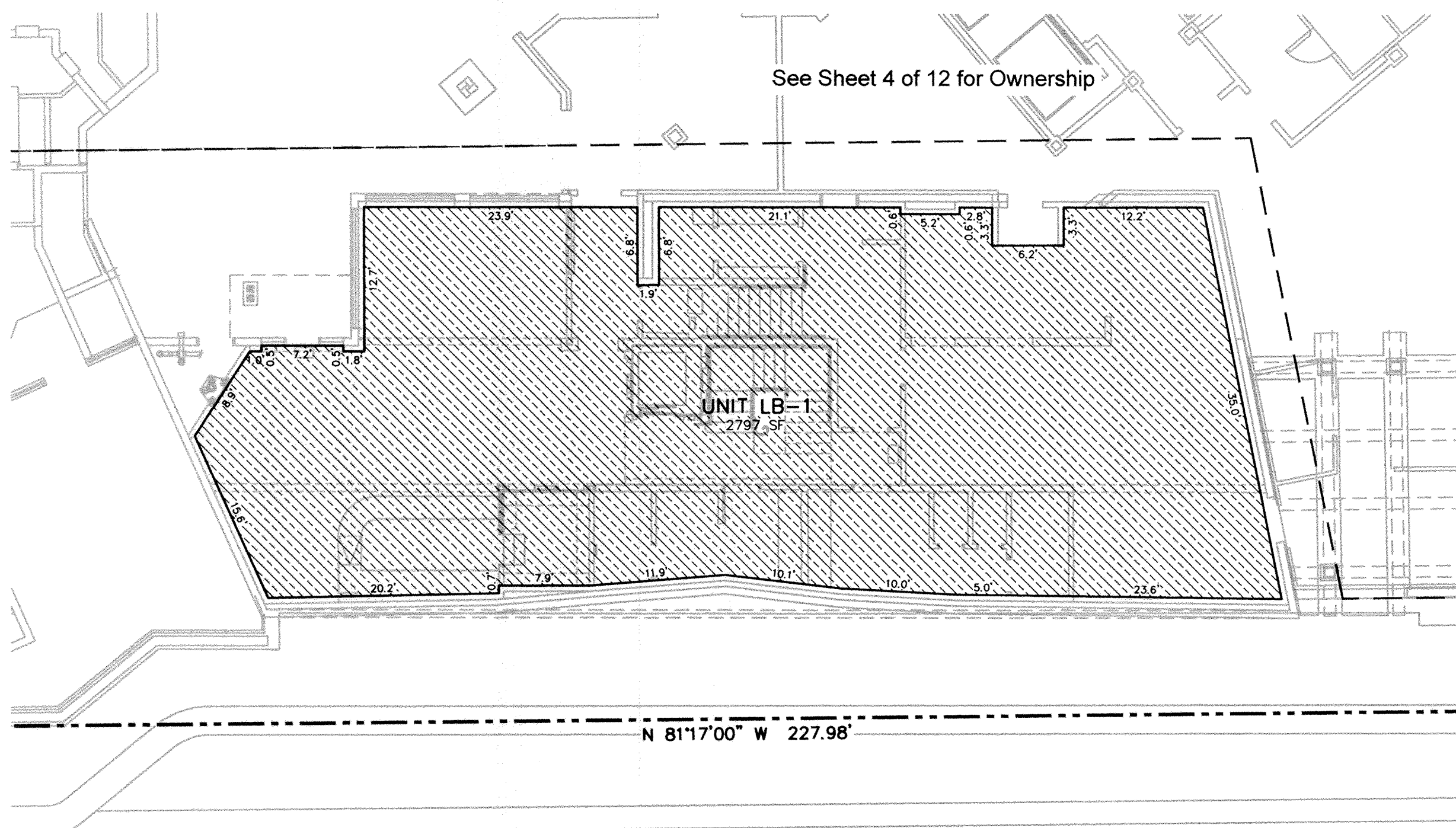
- SF - REPRESENTS SQUARE FEET.
F.P. - REPRESENTS FIREPLACE.
P.O.B. - REPRESENTS POINT OF BEGINNING.
U - REPRESENTS UNIT.



DEPOT BUILDING UPPER LEVEL FLOOR PLAN

LEGEND

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(Residential Limited Common Area)
DB-1 REPRESENTS EXISTING DEPOT BUILDING.
LB-1 REPRESENTS EXISTING LUMBER BUILDING.
COM-# REPRESENTS COMMERCIAL UNIT.



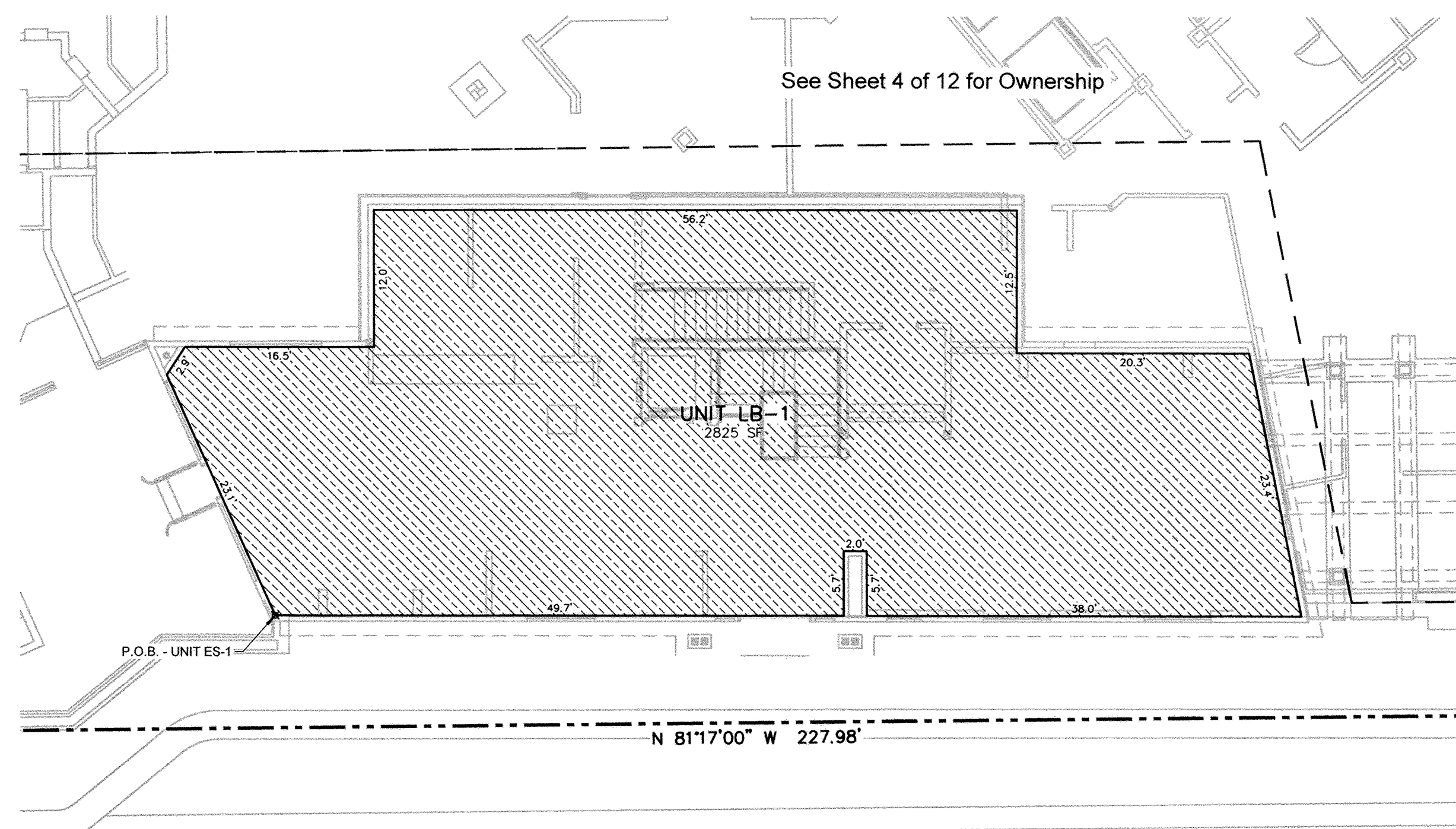
LUMBER BUILDING GROUND LEVEL FLOOR PLAN

UNIT SQUARE FOOTAGE TABLE

UNIT NUMBER	GROUND LEVEL	UPPER LEVEL	TOTAL
DB-1	4,678	1,007	5,685
LB-1	2,797	2,825	5,622

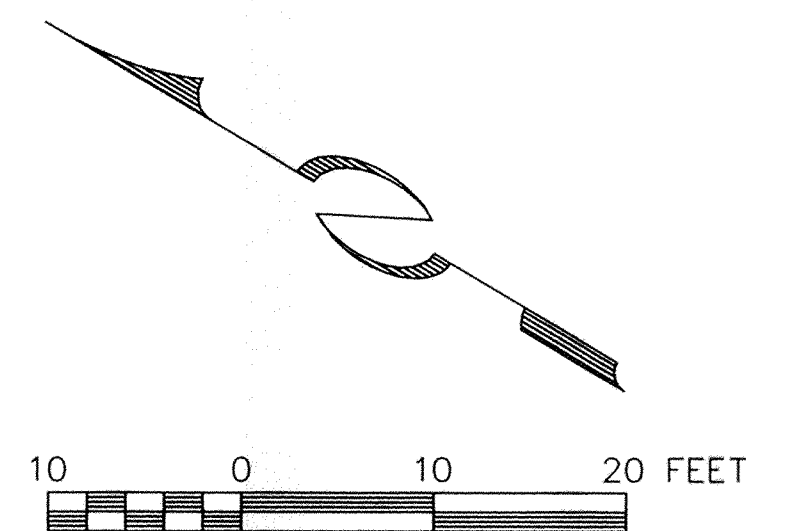
UNIT POINT OF BEGINNING TABLE

UNIT NUMBER	NORTHING	EASTING
DB-1	4,503.07	5,157.93
LB-1	4,598.69	5,096.79



LUMBER BUILDING UPPER LEVEL FLOOR PLAN

- COMMON AREA
PRIVATE AREA
LIMITED COMMON AREA
RESIDENTIAL LIMITED COMMON AREA
COMMERCIAL AREA
COMMERCIAL LIMITED COMMON AREA



FIRST AMENDED CONDOMINIUM PLAT
UNION SQUARE

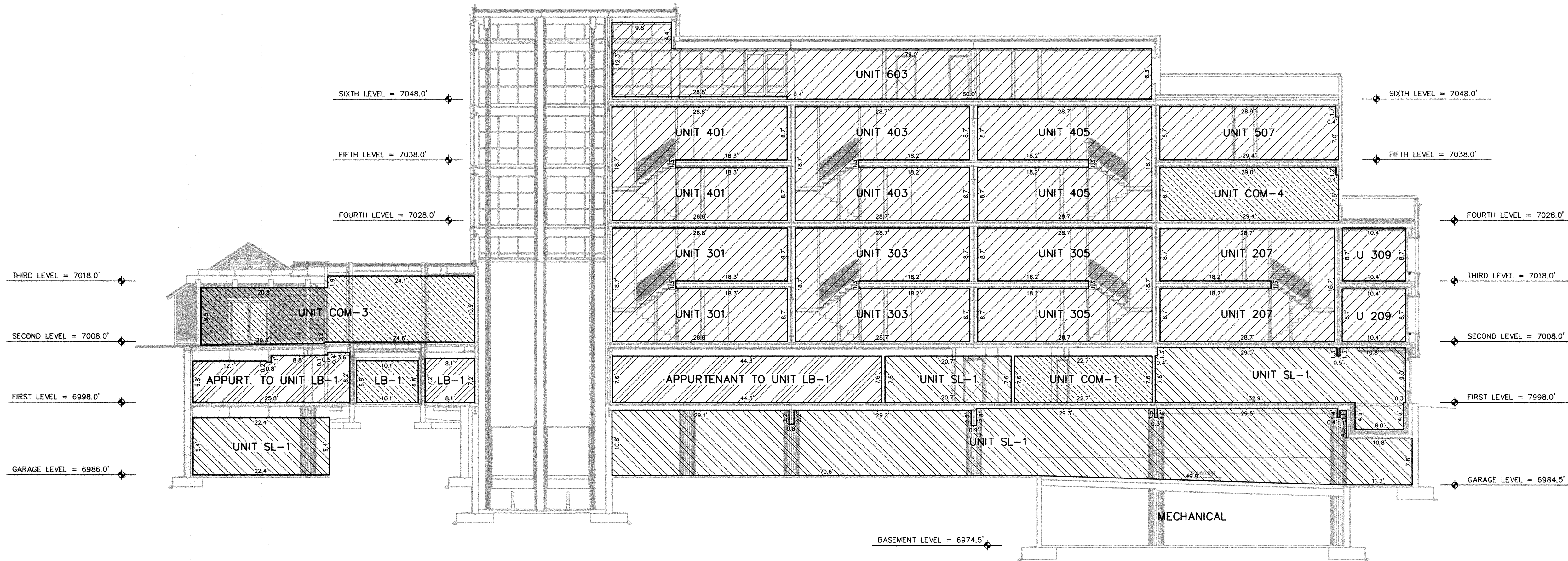
A UTAH CONDOMINIUM PROJECT
LYING WITHIN THE NORTHEAST QUARTER AND SOUTH EAST QUARTER OF SECTION 16, TOWNSHIP 2
SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN, PARK CITY, SUMMIT COUNTY, UTAH
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SHEET 10 OF 12

JOB NO: 01408 FILE: UNIONSQ-S10

RECORDED
ENTRY NO. 00879382
08/03/2009 02:09:35 PM B: 1996 P: 0251
PLAN PRICE 1/1
ALAN SPRICKS, SUMMIT COUNTY RECORDER
FEE: 397.00 BY SOUTHY TITLE INSURANCE AGENCY INC.

FEE RECORDER

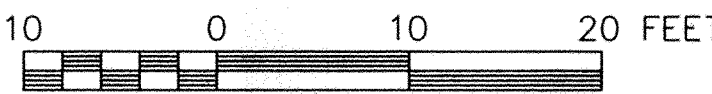


SECTION S-1

- LEGEND**
- SL-1 REPRESENTS SKY LODGE.
(Residential Limited Common Area)
- DB-1 REPRESENTS EXISTING DEPOT BUILDING.
- LB-1 REPRESENTS EXISTING LUMBER BUILDING.
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- COMMON AREA
- PRIVATE AREA
- LIMITED COMMON AREA
- RESIDENTIAL LIMITED COMMON AREA
- COMMERCIAL AREA
- COMMERCIAL LIMITED COMMON AREA

- LEGEND**
- SF - REPRESENTS SQUARE FEET.
- F.P. - REPRESENTS FIREPLACE.
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FIRST AMENDED CONDOMINIUM PLAT UNION SQUARE

A UTAH CONDOMINIUM PROJECT
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Recorded concurrently herewith is the Declaration of Condominium for Union Square.

SHEET 11 OF 12

JOB NO: 01408 FILE: UNIONSQ-S11

RECORDED

ENTRY NO. 00879382

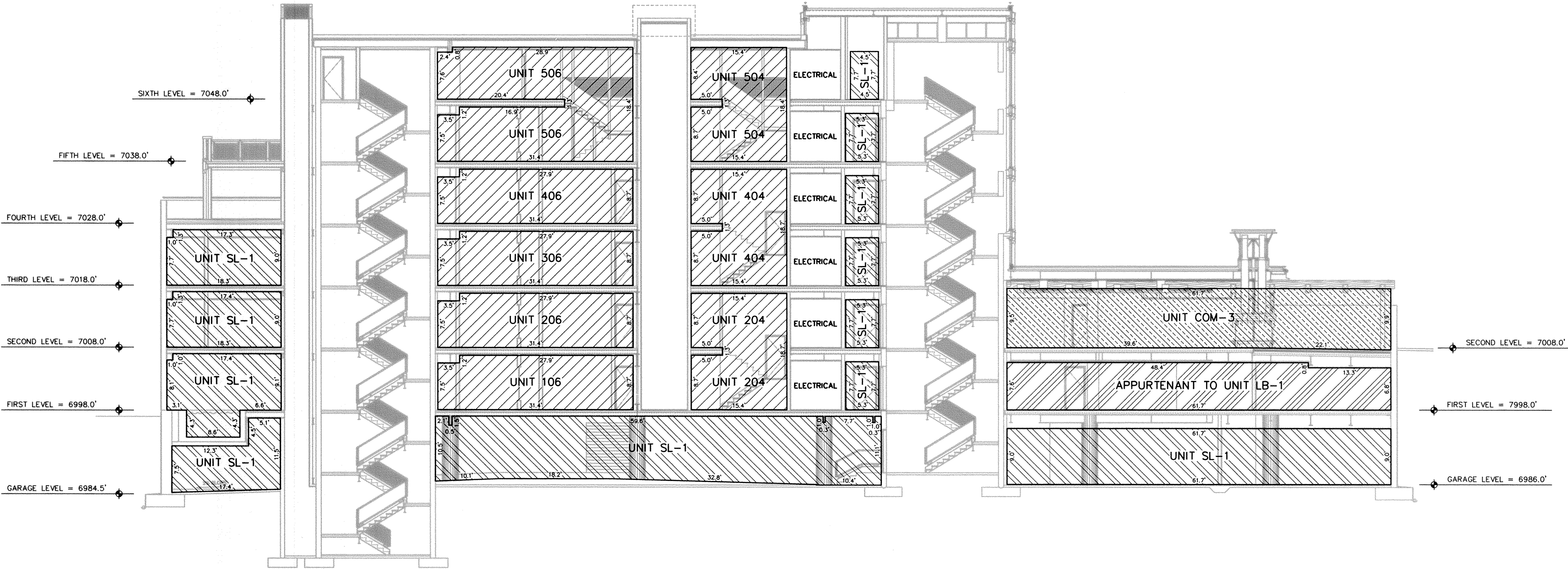
08/03/2009 02:09:35 PM B: 1996 P: 0251

PLAT PAGE 1/1

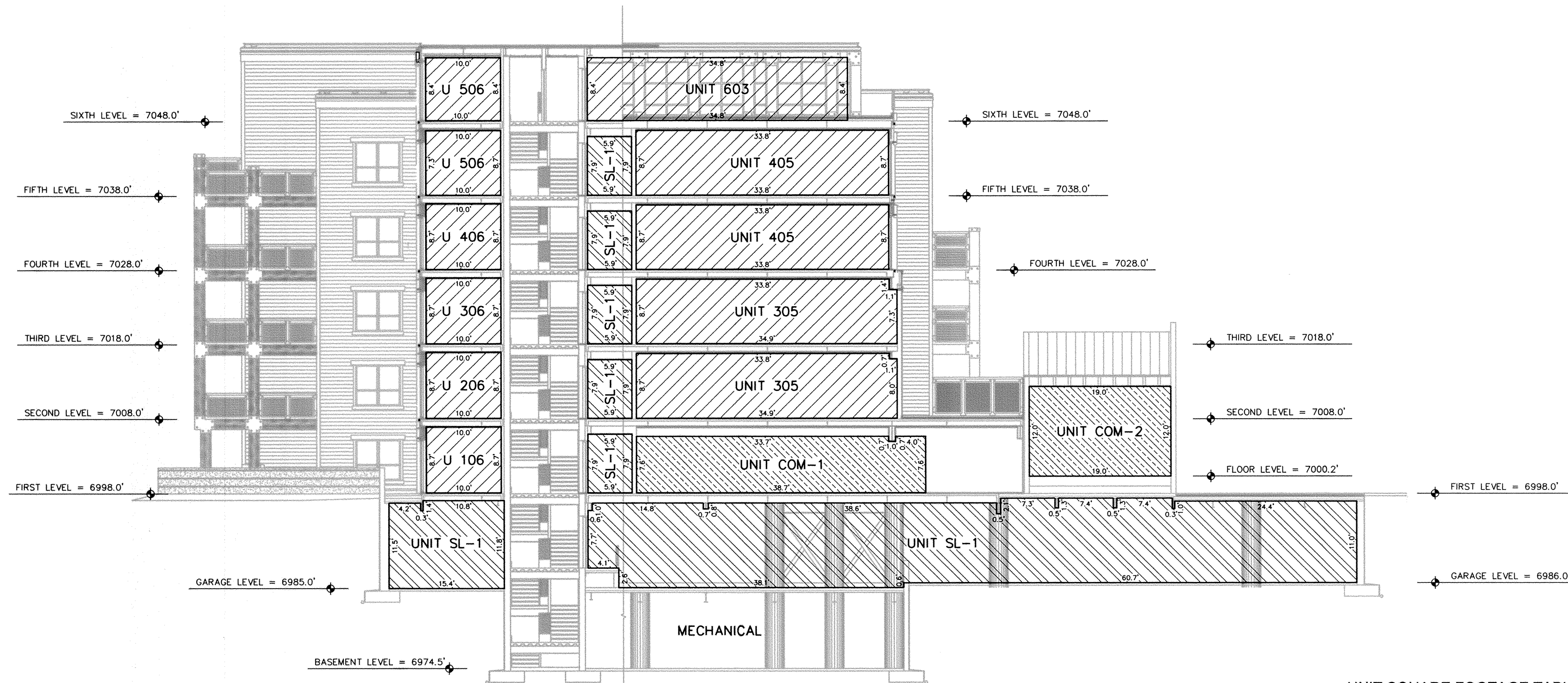
RECEIVED BY SUMMIT COUNTY RECORDER

FEE: 357.00 BY EQUITY TITLE INSURANCE AGENCY INC

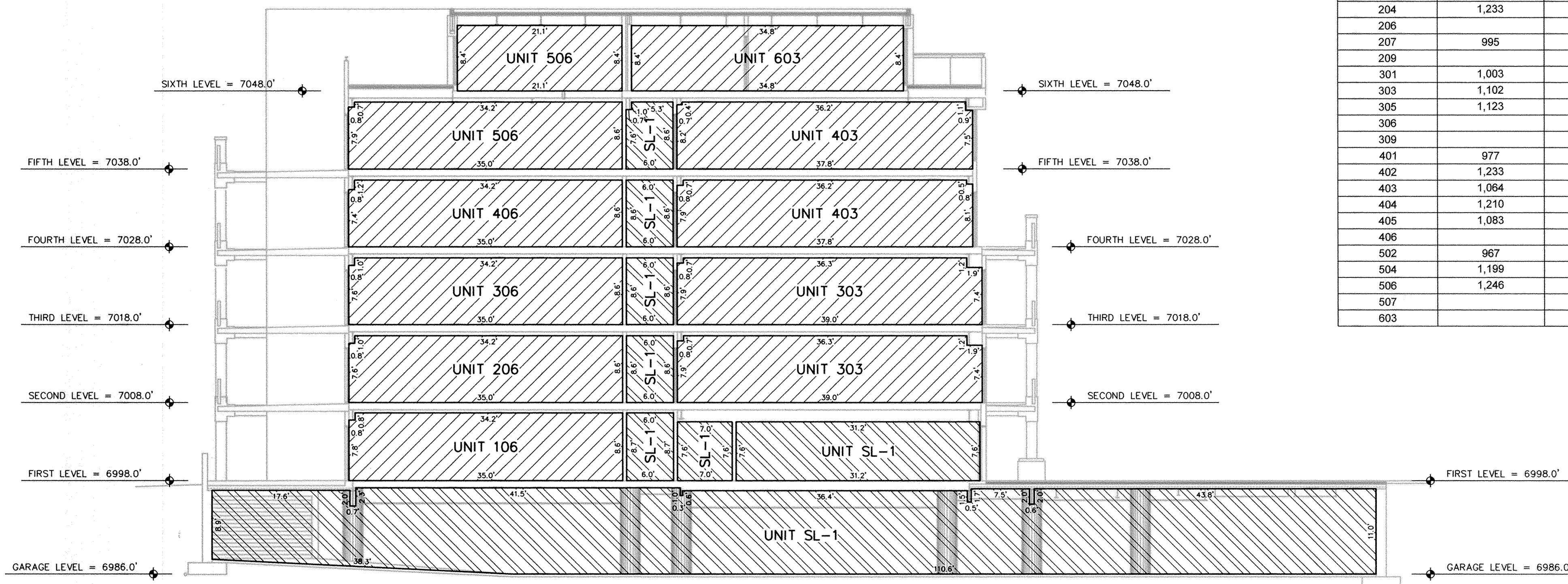
FEE RECORDER



SECTION S-2



SECTION S-3



SECTION S-4

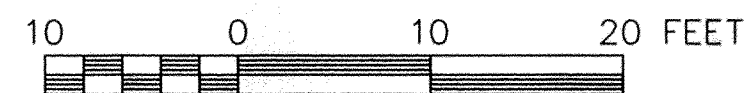
LEGEND

- SL-1 REPRESENTS SKY LODGE.
(Residential Limited Common Area)
- DB-1 REPRESENTS EXISTING DEPOT BUILDING.
- LB-1 REPRESENTS EXISTING LUMBER BUILDING.
- COM-# REPRESENTS COMMERCIAL UNIT.

- COMMON AREA
- PRIVATE AREA
- LIMITED COMMON AREA
- RESIDENTIAL LIMITED COMMON AREA
- COMMERCIAL AREA
- COMMERCIAL LIMITED COMMON AREA

LEGEND

- SF - REPRESENTS SQUARE FEET.
- F.P. - REPRESENTS FIREPLACE.
- P.O.B. - REPRESENTS POINT OF BEGINNING.
- U - REPRESENTS UNIT.



NOTES:

- Floor plans and dimensions shown on this plat were compiled from architectural drawing provided by Elliott Workgroup and field verified.
- Interior dimensions shown are to finished surfaces.
- All structural elements are designated as common areas.
- The street address of a unit in this condominium is 201 Heber Avenue, unit number _____.
- Refer to declaration of condominium for complete description of ownership.
- All exterior areas at ground level and plaza level within the property boundary of Union Square not designated as commercial limited common shall be designated as residential limited common for Unit SL-1.
- The units of the Union Square Condominium are served by a common private lateral wastewater line. The Union Square Owners Association shall be responsible for ownership, operation and maintenance of all common private lateral wastewater lines.
- The wastewater line serving the existing Lumber Building passes through the Sky Lodge parking structure and existing Depot Building. The line is considered a common private lateral wastewater line. The Union Square Owners Association shall be responsible for ownership, operation and maintenance of all common private lateral wastewater lines.
- See sheet 12 of 12 for table of total unit square footage.
- Existing Depot Building and Lumber Building refers to Historically protected structures that pre date the construction of the Union Square project.
- All public pedestrian easements are non-motorized. Site furniture or other encumbrances are not permitted in public pedestrian easements.

FIRST AMENDED CONDOMINIUM PLAT
UNION SQUARE

A UTAH CONDOMINIUM PROJECT

LYING WITHIN THE NORTHEAST QUARTER AND SOUTH EAST QUARTER OF SECTION 16, TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN, PARK CITY, SUMMIT COUNTY, UTAH
Recorded concurrently herewith is the Declaration of Condominium for Union Square.

SHEET 12 OF 12

JOB NO: 01408 FILE: UNIONSQ-S12

RECORDED

ENTRY NO. 00879382

08/03/2009 02:09:35 PM B. 1998 P. 0251

PLAT PAGE 1/1

BY EQUITY TITLE INSURANCE AGENCY INC

FEE RECORDER

HISTORIC SITE FORM - HISTORIC SITES INVENTORY

PARK CITY MUNICIPAL CORPORATION (10-08)

1 IDENTIFICATION

Name of Property: **Park City Union Pacific Depot**

Address: 660 Main Street

AKA: 102 Pacific Avenue

City, County: Park City, Summit County, Utah

Tax Number:

Current Owner Name:

Parent Parcel(s):

Current Owner Address:

Legal Description (include acreage):

2 STATUS/USE

Property Category

- ☒ building(s), main
☐ building(s), attached
☐ building(s), detached
☐ building(s), public
☐ building(s), accessory
☐ structure(s)

Evaluation*

- ☒ Landmark Site
☐ Significant Site
☐ Not Historic

Reconstruction

- Date:
Permit #:
☐ Full ☐ Partial

Use

- Original Use: Transportation
Current Use: Commercial

*National Register of Historic Places: ☐ ineligible ☒ eligible
☒ listed (date: 03/07/1979 - Park City Main Street Historic District)

3 DOCUMENTATION

Photos: Dates

- ☐ tax photo:
☒ prints:
☐ historic: c.

Drawings and Plans

- ☐ measured floor plans
☐ site sketch map
☐ Historic American Bldg. Survey
☐ original plans:
☐ other:

Research Sources (check all sources consulted, whether useful or not)

- ☐ abstract of title
☐ tax card
☐ original building permit
☐ sewer permit
☒ Sanborn Maps
☐ obituary index
☐ city directories/gazetteers
☐ census records
☐ biographical encyclopedias
☐ newspapers
☒ city/county histories
☐ personal interviews
☐ Utah Hist. Research Center
☐ USHS Preservation Files
☐ USHS Architects File
☐ LDS Family History Library
☐ Park City Hist. Soc/Museum
☐ university library(ies):
☐ other:

Bibliographical References (books, articles, interviews, etc.) Attach copies of all research notes and materials.

Blaes, Dina & Beatrice Lufkin. "Final Report." Park City Historic Building Inventory. Salt Lake City: 2007.

Carter, Thomas and Goss, Peter. *Utah's Historic Architecture, 1847-1940: a Guide*. Salt Lake City, Utah:

University of Utah Graduate School of Architecture and Utah State Historical Society, 1991.

Longstreth, Richard. *The Buildings of Main Street; A Guide to Commercial Architecture*. Updated edition. Walnut Creek, CA:

Alta Mira Press, a division of Rowman & Littlefield Publishers, Inc., 2000.

Notarianni, Philip F., "Park City Main Street Historic District." National Register of Historic Places Inventory, Nomination Form. 1979.

Roberts, Allen. "Final Report." Park City Reconnaissance Level Survey. Salt Lake City: 1995.

4 ARCHITECTURAL DESCRIPTION & INTEGRITY

Building Type and/or Style: other commercial building type

No. Stories: 1 ½

Additions: ☐ none ☒ minor ☐ major (describe below) Alterations: ☐ none ☒ minor ☐ major (describe below)

Number of associated outbuildings and/or structures: ☐ accessory building(s), # ____; ☐ structure(s), # ____.

General Condition of Exterior Materials:

Researcher/Organization: Preservation Solutions/Park City Municipal Corporation Date: 12-2008

☒ Good (Well maintained with no serious problems apparent.)

☐ Fair (Some problems are apparent. Describe the problems.):

☐ Poor (Major problems are apparent and constitute an imminent threat. Describe the problems.):

☐ Uninhabitable/Ruin

Materials (The physical elements that were combined or deposited during a particular period of time in a particular pattern or configuration. Describe the materials.):

Foundation: Concrete.

Walls: Wooden siding - clapboard and shingles.

Roof: Cross-wing roof form sheathed in wooden shingles.

Windows/Doors: Four-over-four double-hung sash type, double-hung sash type with multi-pane surrounds, fixed casement and ribbons of fixed casement.

Essential Historical Form: ☒ Retains ☐ Does Not Retain, due to:

Location: ☒ Original Location ☐ Moved (date _____) Original Location:

Design (The combination of physical elements that create the form, plan, space, structure, and style. Describe additions and/or alterations from the original design, including dates--known or estimated--when alterations were made): The site was burned and rebuilt, but the important stylistic elements and details were reconstructed and the site retains its original design integrity. This site is the subject of a National Register nomination beyond the nomination submitted in conjunction with the Park city Main Street Historic District. Also, the Park City Historical Society & Museum files should be consulted for additional photographs and research materials.

Setting (The physical environment--natural or manmade--of a historic site. Describe the setting and how it has changed over time.): Unlike the typical commercial building, this structure is set off the roadway by passenger platforms (now sidewalks and patios). The setting, overall, has been altered as the rail lines were removed and replaced with adjacent buildings. The site itself, however, retains its setting as a railroad depot.

Workmanship (The physical evidence of the crafts of a particular culture or people during a given period in history. Describe the distinctive elements.): The physical evidence from the period that defines this as a typical Park City mining era transportation-related building are the frame construction, the use of non-beveled (drop-novelty) wood siding, the decorative shingles in the gable ends, and the other Victorian Eclectic and Queen Anne style elements.

Feeling (Describe the property's historic character.): The physical elements of the site, in combination, convey a sense of the transportation activity in a western mining town of the late nineteenth and early twentieth centuries.

Association (Describe the link between the important historic era or person and the property.): The site was constructed during the early part of the mining era and represents the important transportation-related development in Park City.

This site was listed as a contributing building on the National Register of Historic Places in 1979 as part of the *Park City Main Street Historic District*. It was built within the historic period (1868-1929), is associated with the mining era, and retains its historic integrity. As a result, it meets the criteria set forth in LMC Chapter 15-11 for designation as a Landmark Site.

5 SIGNIFICANCE

Architect: ☒ Not Known ☐ Known: (source:)

Date of Construction: c. 1886¹

Builder: ☒ Not Known ☐ Known: (source:)

¹ Notarianni, page 140.

The site must represent an important part of the history or architecture of the community. A site need only be significant under one of the three areas listed below:

1. Historic Era:

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

Park City was the center of one of the top three metal mining districts in the state during Utah's mining boom period of the late nineteenth and early twentieth centuries, and it is one of only two major metal mining communities that have survived to the present. Park City's commercial buildings represent the best remaining metal mining town business district in the state. The buildings along Main Street, in particular, provide important documentation of the commercial character of mining towns of that period, including the range of building materials, building types, and architectural styles. They contribute to our understanding of a significant aspect of Park City's economic growth and architectural development as a mining business district².

2. Persons (Describe how the site is associated with the lives of persons who were of historic importance to the community or those who were significant in the history of the state, region, or nation):

3. Architecture (Describe how the site exemplifies noteworthy methods of construction, materials or craftsmanship used during the historic period or is the work of a master craftsman or notable architect):

6 PHOTOS

Digital color photographs are on file with the Planning Department, Park City Municipal Corp.

Photo No. 1: Southwest oblique. Camera facing northeast, 2006.

Photo No. 2: Southwest oblique. Camera facing northeast, 1995.

Photo No. 3: South elevation. Camera facing north, 1978 (online at NPS or on file with PCHS&M).

Photo No. 4: Southwest oblique. Camera facing northeast, 1978 (online at NPS or on file with PCHS&M).

Park City Historical Society & Museum has an extensive library of historic photographs; time constraints did not permit review of available historic photographs for this report.

² From "Park City Main Street Historic District" written by Philip Notarianni, 1979 and "Residences of Mining Boom Era, Park City - Thematic Nomination" written by Roger Roper, 1984.





PICK UP
JULY
6, 7

NO
PARKING
ANY
TIME
NO
PARKING
7:00 - 9:00
NO
PARKING
10:00 - 11:00

JACOBSEN
DANGER
CONSTRUCTION AREA.
NO UNAUTHORIZED
PERSONNEL
VISITORS MUST REPORT TO
CONSTRUCTION OFFICE.

PARK CITY

1884

Community Development/Engineering
Building and Planning Departments

June 23, 1988

Frody Volgger
P. O. Box 3144
Park City, Utah 84060

NOTICE OF PLANNING COMMISSION ACTION

Project Name: Appl.#88047 - 660 Main - The Depot Restaurant

Project Description: Conditional Use Permit for Outdoor Dining.

Date of Meeting: June 22, 1988

Action Taken By Planning Commission: APPROVAL subject to two conditions listed below.

Conditions of Approval:

1. The applicants will have the final site plans and materials (furniture and umbrellas) approved by the Planning Staff.
2. The application is being approved for outdoor dining only. Any requests for outdoor cooking will be reviewed separately by the Planning and Building Departments, and will be brought to the Planning Commission for approval.

Date of Expiration: June 22, 1989

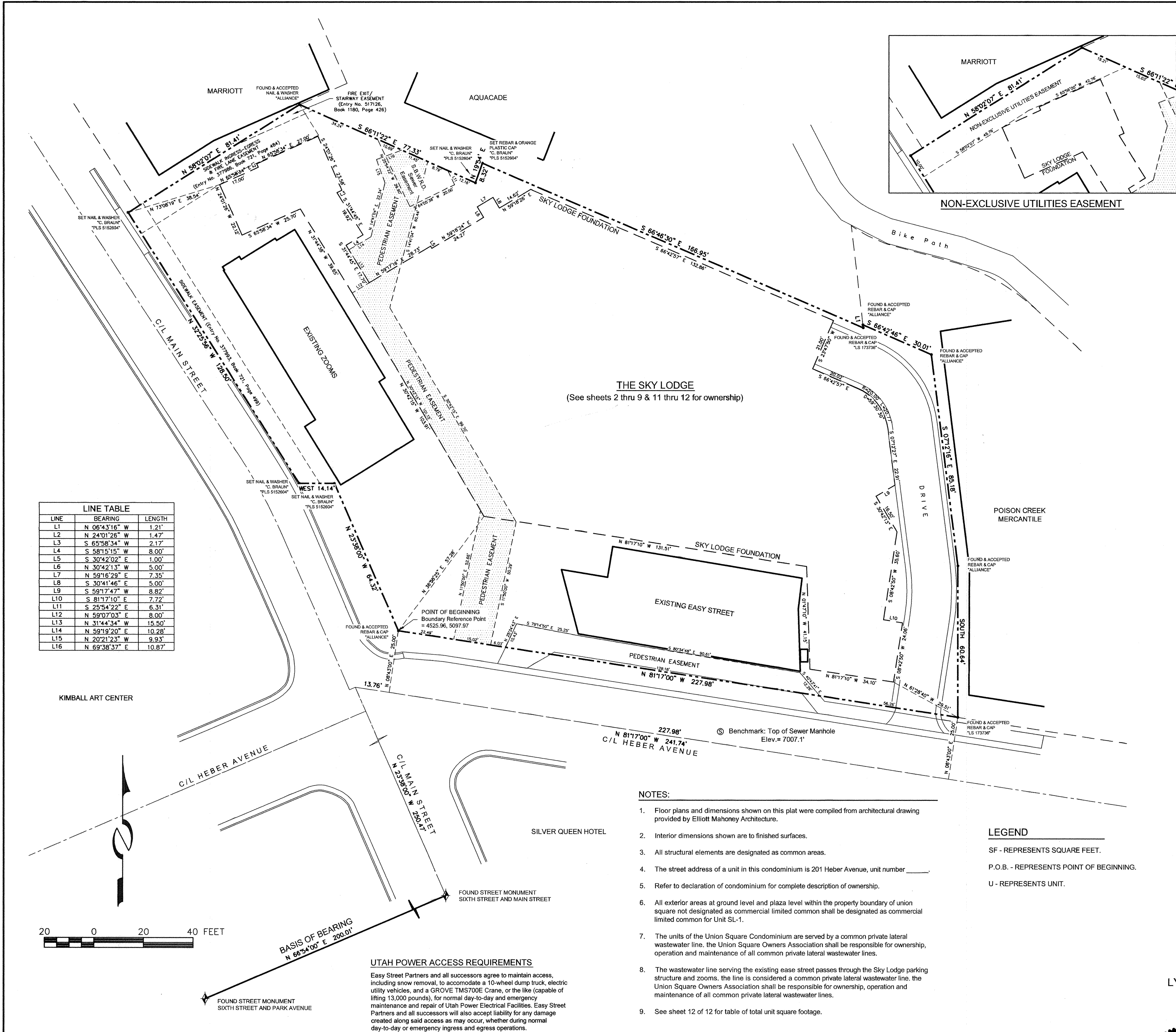
Nora L. Seltenrich
Nora L. Seltenrich
Principal Planner

6/22/88
Date

ACKNOWLEDGEMENT

I, the undersigned, hereby acknowledge the conditions by which the project referred to above was approved.

Date



LINE TABLE		
LINE	BEARING	LENGTH
L1	N 06°43'16" W	1.21'
L2	N 24°01'26" W	1.47'
L3	S 65°38'34" W	2.17'
L4	S 58°15'15" W	8.00'
L5	S 30°42'02" E	1.00'
L6	N 30°42'13" W	5.00'
L7	N 59°16'29" E	7.35'
L8	S 30°41'46" E	5.00'
L9	S 59°17'47" W	8.82'
L10	S 81°17'10" E	7.72'
L11	S 25°54'22" E	6.31'
L12	N 59°07'03" E	8.00'
L13	N 31°44'34" W	15.50'
L14	N 59°19'20" E	10.28'
L15	N 20°21'23" W	9.93'
L16	N 69°38'37" E	10.87'

THE SKY LODGE
(See sheets 2 thru 9 & 11 thru 12 for ownership)

NOTES:

- Floor plans and dimensions shown on this plat were compiled from architectural drawing provided by Elliott Mahoney Architecture.
- Interior dimensions shown are to finished surfaces.
- All structural elements are designated as common areas.
- The street address of a unit in this condominium is 201 Heber Avenue, unit number ____.
- Refer to declaration of condominium for complete description of ownership.
- All exterior areas at ground level and plaza level within the property boundary of union square not designated as commercial limited common shall be designated as commercial limited common for Unit SL-1.
- The units of the Union Square Condominium are served by a common private lateral wastewater line. The Union Square Owners Association shall be responsible for ownership, operation and maintenance of all common private lateral wastewater lines.
- The wastewater line serving the existing ease street passes through the Sky Lodge parking structure and zooms. the line is considered a common private lateral wastewater line. the Union Square Owners Association shall be responsible for ownership, operation and maintenance of all common private lateral wastewater lines.
- See sheet 12 of 12 for table of total unit square footage.

LEGEND

- SF - REPRESENTS SQUARE FEET.
P.O.B. - REPRESENTS POINT OF BEGINNING.
U - REPRESENTS UNIT.

SURVEYOR'S CERTIFICATE

I, Christopher R. Braun, do hereby certify that I am a Registered Land Surveyor and that I hold Certificate No. 5152604 as prescribed by the laws of the State of Utah, and that I have caused to be made under my direction and by the authority of the owner, this Condominium Plat of UNION SQUARE, a Utah Condominium Project in accordance with the Utah Condominium Act. I further certify the buildings and property shown on this plat.



BOUNDARY DESCRIPTION

A parcel of land located within the South half of the Northeast quarter and North half of the Southeast quarter of Section 16, Township 2 South, Range 4 East, Salt Lake Base & Meridian, Park City, Summit County, Utah, more particularly described as follows:

Beginning at the Southwest corner of Lot 16, Block 50, Amended Park City Survey, on file and of record in the office of the Summit County Recorder, said point lies West, 80.71 feet and South, 58.93 feet from Southwest corner of the Southeast quarter of the Northeast quarter of said Section 16; thence along the westerly line of said Lot 16 and the easterly right-of-way of Main Street, North 23°38'00" West a distance of 64.32 feet the Northwest corner of said Lot 16; thence leaving said Block 50, West a distance of 14.14 feet along said right-of-way to a point on the boundary of the First Amended Subdivision Plat of The Town Lift Site; thence continuing along said right-of-way and said boundary North 32°25'56" West a distance of 128.50 feet; thence leaving said right-of-way, along said boundary North 58°02'07" East a distance of 81.41 feet; thence leaving said boundary South 66°11'22" East a distance of 77.33 feet; thence North 19°54'00" East a distance of 8.32 feet; thence South 66°46'30" East a distance of 166.95 feet; thence North 06°43'16" West a distance of 1.21 feet to a point on the boundary of Poison Creek Mercantile Condominium Project, on file and of record in the office of the Summit County Recorder; thence along said boundary South 66°42'46" East a distance of 30.01 feet; thence continuing along said boundary South 07°12'18" East a distance of 85.18 feet; thence continuing along said boundary South a distance of 60.64 feet to a point on the northerly right-of-way of Heber Avenue; thence leaving said Poison Creek boundary and along said right-of-way North 81°17'00" West a distance of 227.98 feet; to the point of beginning.
Contains 49,435.63 square feet, 1.13 acres

OWNER'S DEDICATION AND CONSENT TO RECORD

KNOW ALL MEN BY THESE PRESENTS, that the undersigned owner of the herein described tract of land, hereby certifies that it has caused this survey to be made and this Condominium Plat of UNION SQUARE to be prepared and consents to the recording of this Condominium Plat. The undersigned hereby submits the land to the Utah Condominium Ownership Act and dedicates all utility and public easements shown on this Condominium Plat in accordance with an irrevocable offer of dedication. I certify that buildings shown on this plat, but not under construction at the time this plat is recorded, will, when completed, be substantially as shown on the plat.

EASY STREET PARTNERS, LLC

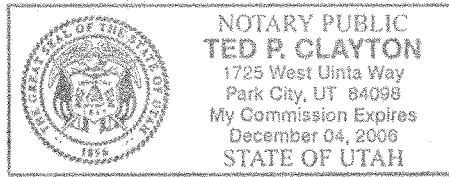
By:
William H. Shoaf
Its: Manager

ACKNOWLEDGMENT

State of Utah ss:
County of Summit

On this 27 day of March, 2006, personally appeared before me, the undersigned Notary Public, in and for said County and State, William H. Shoaf, being duly sworn, acknowledged to me that he is the manager of EASY STREET PARTNERS, LLC, and that he signed the above Owner's Dedication and Consent to Record on behalf of EASY STREET PARTNERS, LLC, the record owner of the land.

Notary Public
My commission expires: 12-4-06



RESERVATION OF COMMON AREAS

In recording this Condominium Plat of Union Square, a Utah condominium project, the Declarant has designated certain areas of land as driveways and common areas, intended for the use by the owners for ingress, egress, recreation and other related activities. The designated areas are not dedicated hereby for the use by the general public, but are reserved for the owners as more fully outlined in the Declaration of Condominium for Union Square (the "Declaration"). The Declaration is hereby incorporated and made a part of this Condominium Plat and becomes effective upon the date this Condominium Plat is recorded in official records of Summit County, Utah. This note does not apply to the public pedestrian access easement shown hereon.

CONDOMINIUM PLAT

UNION SQUARE

A UTAH CONDOMINIUM PROJECT

LYING WITHIN THE NORTHEAST QUARTER AND SOUTH EAST QUARTER OF SECTION 16, TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN, PARK CITY, SUMMIT COUNTY, UTAH
Recorded concurrently herewith is the Declaration of Condominium for Union Square.

JOB NO. 31105 File: UNIONSQ-S1

SHEET 1 OF 12

PARK CITY SURVEYING
2041 SIDEWINDER DRIVE, SUITE 1
P.O. Box 3003
PARK CITY, UTAH 84006
(435) 649-2918

SNYDERVILLE BASIN WATER RECLAMATION DISTRICT
REVIEWED FOR CONFORMANCE TO SNYDERVILLE BASIN WATER RECLAMATION DISTRICT STANDARDS ON THIS 27th DAY OF March, 2006 A.D.

BY:
S.B.W.R.D.

PLANNING COMMISSION
APPROVED BY THE PARK CITY PLANNING COMMISSION THIS 6th DAY OF APRIL, 2006 A.D.

BY:
CHAIRMAN

ENGINEERS CERTIFICATE
I FIND THIS PLAT TO BE IN ACCORDANCE WITH INFORMATION ON FILE IN MY OFFICE THIS 31st DAY OF MARCH, 2006 A.D.

BY:
PARK CITY ENGINEER

APPROVAL AS TO FORM
APPROVED AS TO FORM THIS 10th DAY OF APRIL, 2006 A.D.

BY:
PARK CITY ATTORNEY

CERTIFICATE OF RECORDING
I CERTIFY THIS RECORDING OF THIS MAP WAS APPROVED BY THE CLERK OF THE COUNTY ON THIS 27th DAY OF MARCH, 2006 A.D.

BY:
PARK CITY RECORDER

COUNCIL APPROVAL AND ACCEPTANCE
APPROVAL AND ACCEPTANCE BY THE PARK CITY COUNCIL THIS 9th DAY OF February, 2006 A.D.

BY:
MAYOR

ENTRY # 774532 RECORDED
STATE OF UTAH, COUNTY OF SUMMIT, AND FILED AT THE REQUEST OF EQUITY TITLE
DATE: 4/12/06 TIME: 5:40 PM BOOK: PAGE:

\$394.00 FEE

RECORDER

LEGEND

SF - REPRESENTS SQUARE FEET.

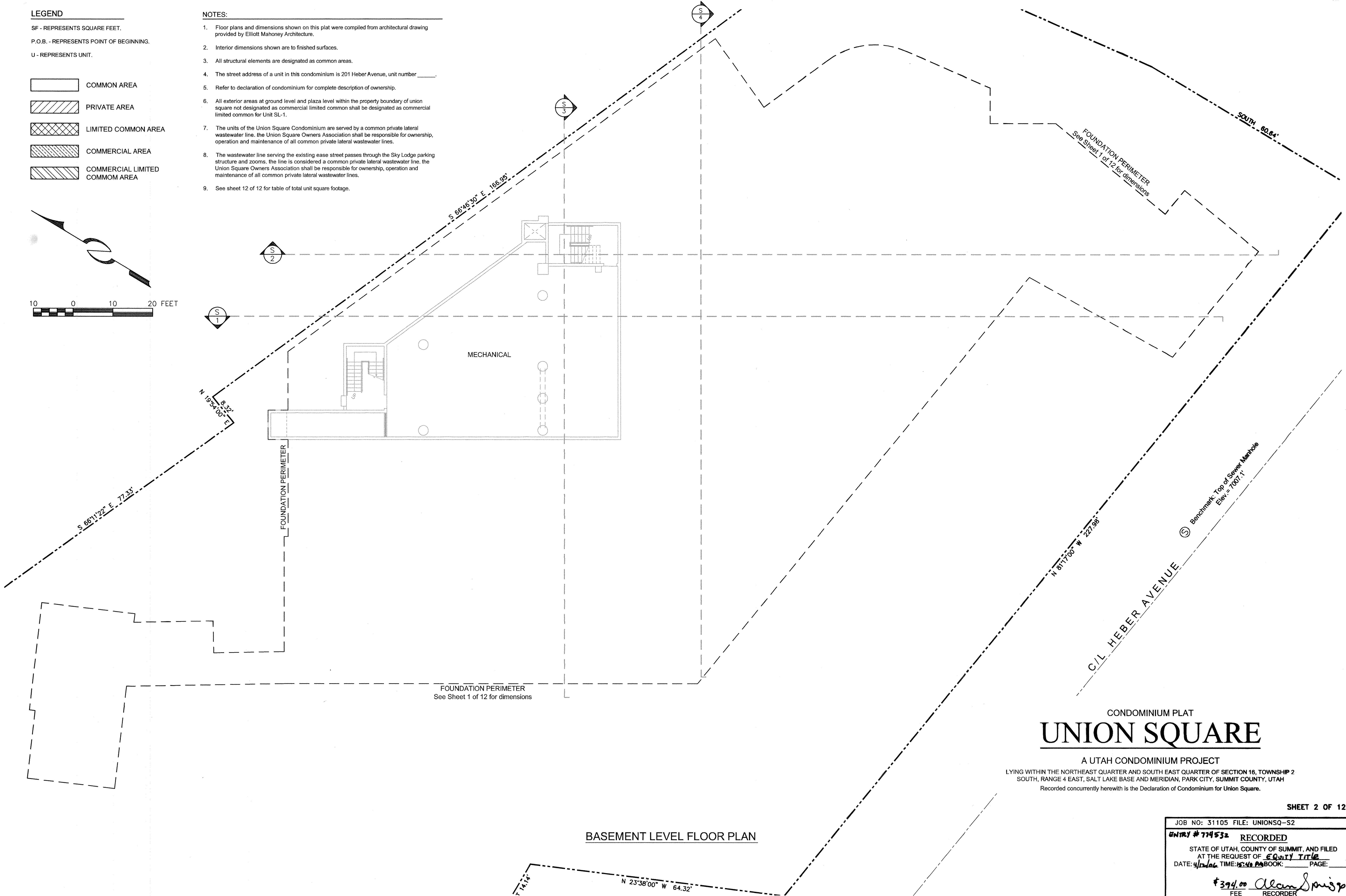
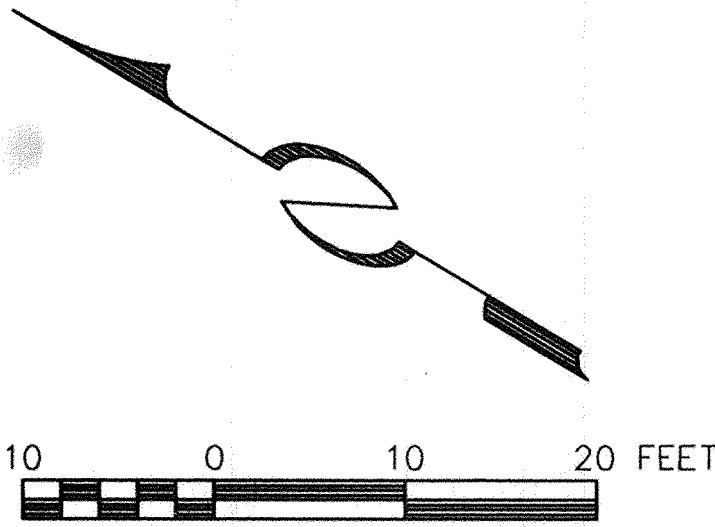
P.O.B. - REPRESENTS POINT OF BEGINNING.

U - REPRESENTS UNIT.

- COMMON AREA
- PRIVATE AREA
- LIMITED COMMON AREA
- COMMERCIAL AREA
- COMMERCIAL LIMITED COMMOM AREA

NOTES:

1. Floor plans and dimensions shown on this plat were compiled from architectural drawing provided by Elliott Mahoney Architecture.
2. Interior dimensions shown are to finished surfaces.
3. All structural elements are designated as common areas.
4. The street address of a unit in this condominium is 201 Heber Avenue, unit number _____.
5. Refer to declaration of condominium for complete description of ownership.
6. All exterior areas at ground level and plaza level within the property boundary of union square not designated as commercial limited common shall be designated as commercial limited common for Unit SL-1.
7. The units of the Union Square Condominium are served by a common private lateral wastewater line, the Union Square Owners Association shall be responsible for ownership, operation and maintenance of all common private lateral wastewater lines.
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9. See sheet 12 of 12 for table of total unit square footage.



BASEMENT LEVEL FLOOR PLAN

CONDOMINIUM PLAT
UNION SQUARE

A UTAH CONDOMINIUM PROJECT
LYING WITHIN THE NORTHEAST QUARTER AND SOUTH EAST QUARTER OF SECTION 16, TOWNSHIP 2
SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN, PARK CITY, SUMMIT COUNTY, UTAH
Recorded concurrently herewith is the Declaration of Condominium for Union Square.

SHEET 2 OF 12

JOB NO: 31105 FILE: UNIONSQ-S2

ENTRY # 774532 RECORDED

STATE OF UTAH, COUNTY OF SUMMIT, AND FILED

AT THE REQUEST OF EQUITY TITLE

DATE: 4/2/2024 TIME: 15:40 BOOK: _____ PAGE: _____

\$394.00 FEE Alan Spriggs RECORDER

LEGEND

SF - REPRESENTS SQUARE FEET.

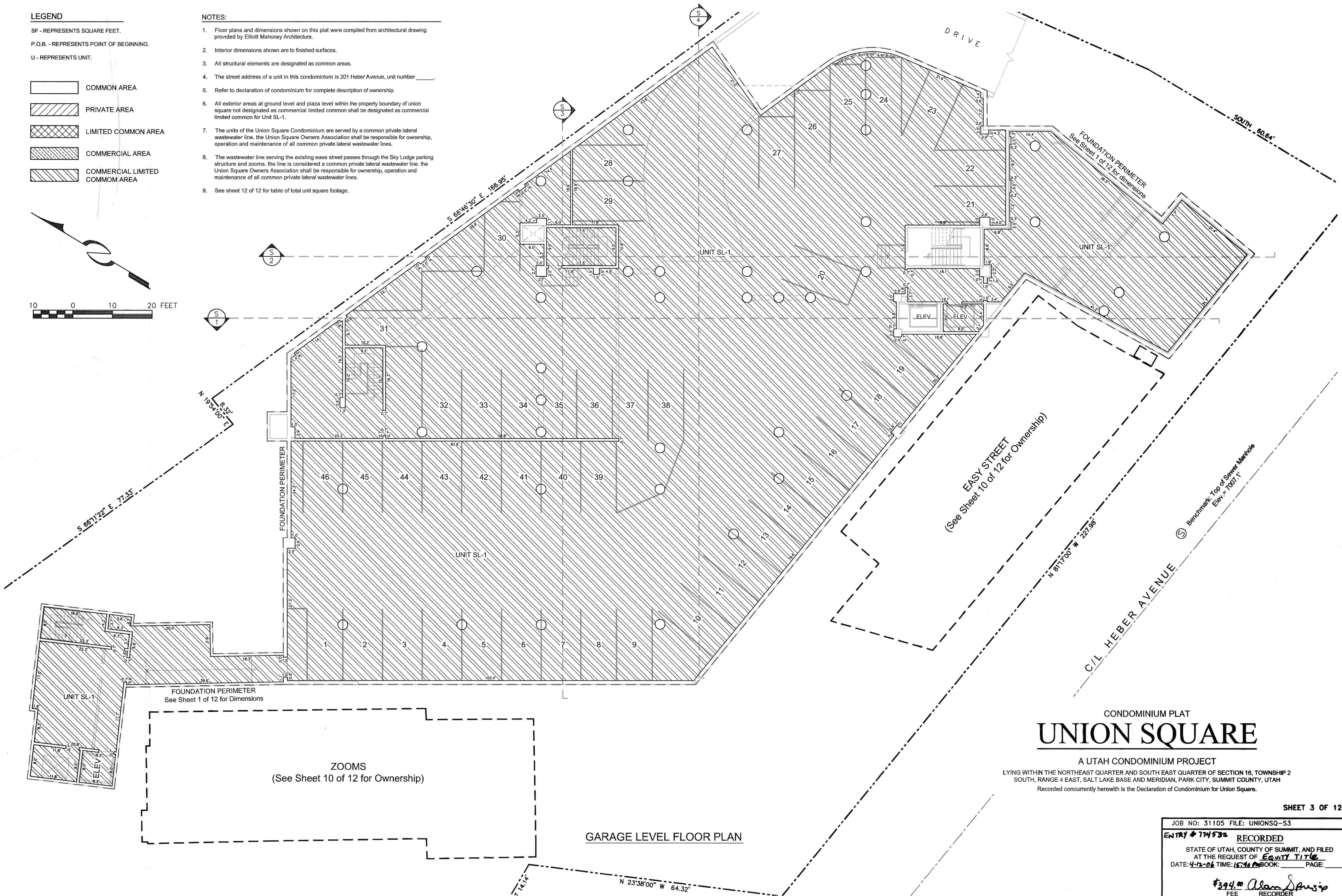
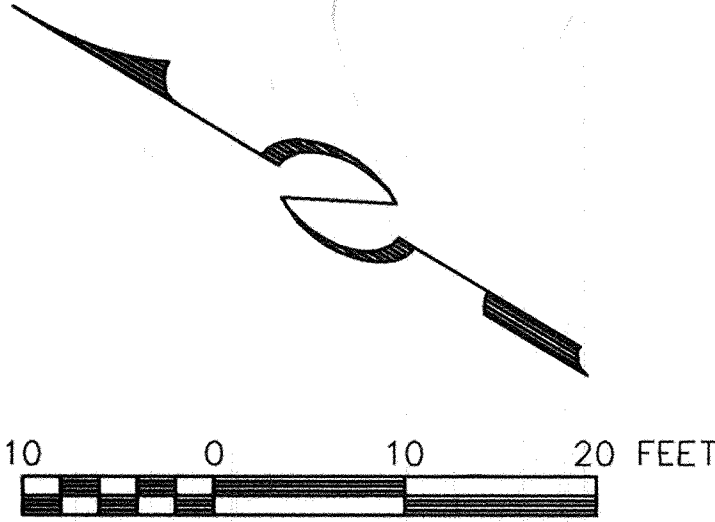
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CONDOMINIUM PLAT
UNION SQUARE

A UTAH CONDOMINIUM PROJECT
LYING WITHIN THE NORTHEAST QUARTER AND SOUTH EAST QUARTER OF SECTION 16, TOWNSHIP 2
SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN, PARK CITY, SUMMIT COUNTY, UTAH
Recorded concurrently herewith is the Declaration of Condominium for Union Square.

SHEET 3 OF 12

JOB NO: 31105 FILE: UNIONSQ-S3
ENTRY # 774532 RECORDED
STATE OF UTAH, COUNTY OF SUMMIT, AND FILED
AT THE REQUEST OF Equity Title
DATE: 4-12-06 TIME: 15:46 PM BOOK: _____ PAGE: _____
\$394.00 Alan Spurr
FEE RECORDER

LEGEND

SF - REPRESENTS SQUARE FEET.

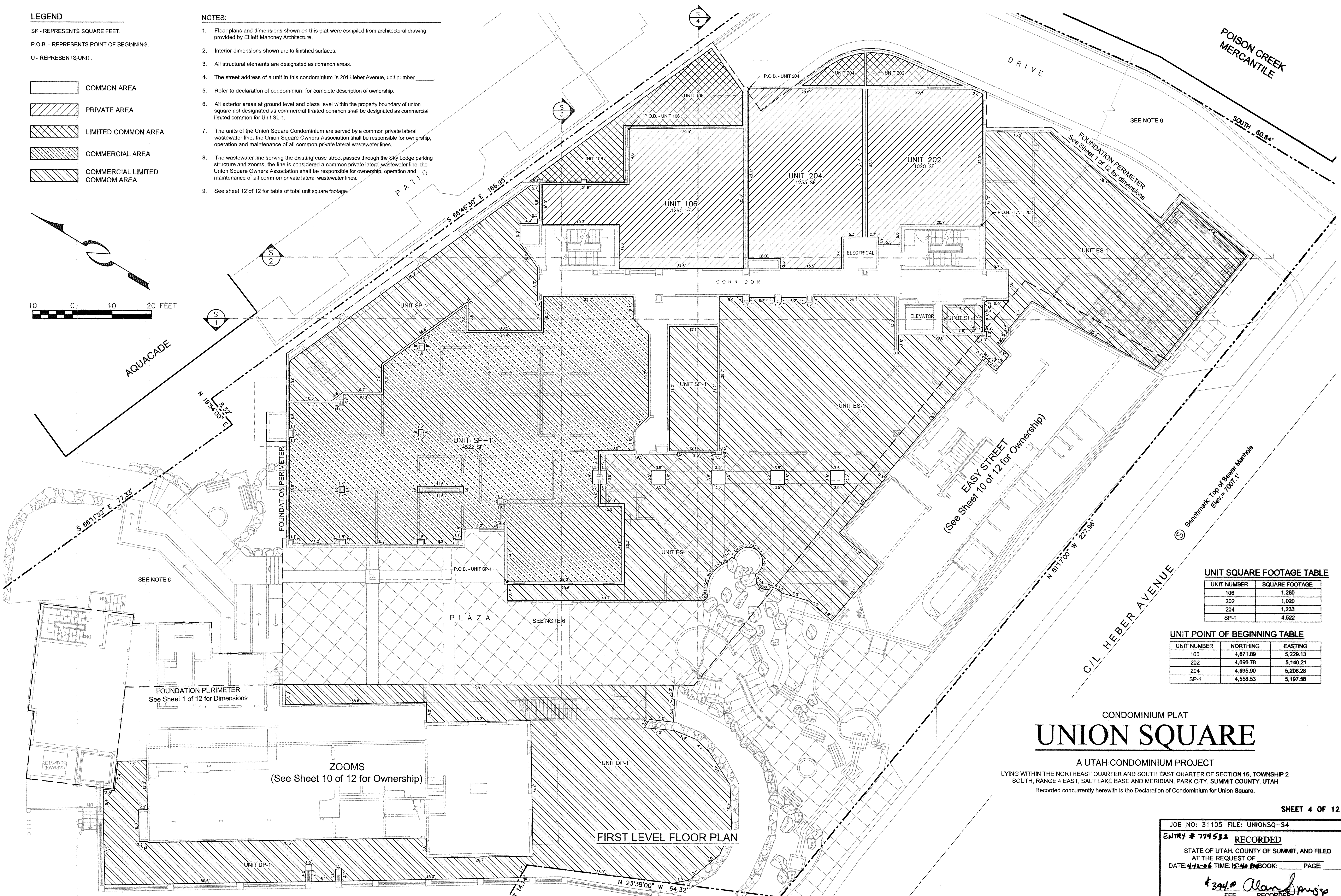
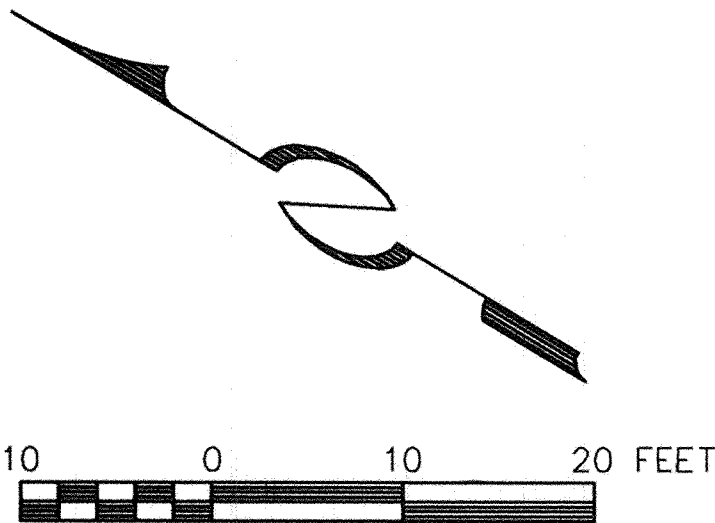
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9. See sheet 12 of 12 for table of total unit square footage.



UNIT SQUARE FOOTAGE TABLE

UNIT NUMBER	SQUARE FOOTAGE
106	1,280
202	1,020
204	1,233
SP-1	4,522

UNIT POINT OF BEGINNING TABLE

UNIT NUMBER	NORTHING	EASTING
106	4,671.89	5,229.13
202	4,696.78	5,140.21
204	4,695.90	5,208.28
SP-1	4,558.53	5,197.58

CONDOMINIUM PLAT
UNION SQUARE

A UTAH CONDOMINIUM PROJECT

LYING WITHIN THE NORTHEAST QUARTER AND SOUTH EAST QUARTER OF SECTION 16, TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN, PARK CITY, SUMMIT COUNTY, UTAH
Recorded concurrently herewith is the Declaration of Condominium for Union Square.

SHEET 4 OF 12

JOB NO: 31105 FILE: UNIONSQ-S4

ENTRY # 774532 RECORDED

STATE OF UTAH, COUNTY OF SUMMIT, AND FILED

AT THE REQUEST OF
DATE: 4-12-06 TIME: 15:40 PM BOOK: PAGE:

3940 Alan J. Smith
FEE RECORDER

LEGEND

SF - REPRESENTS SQUARE FEET.

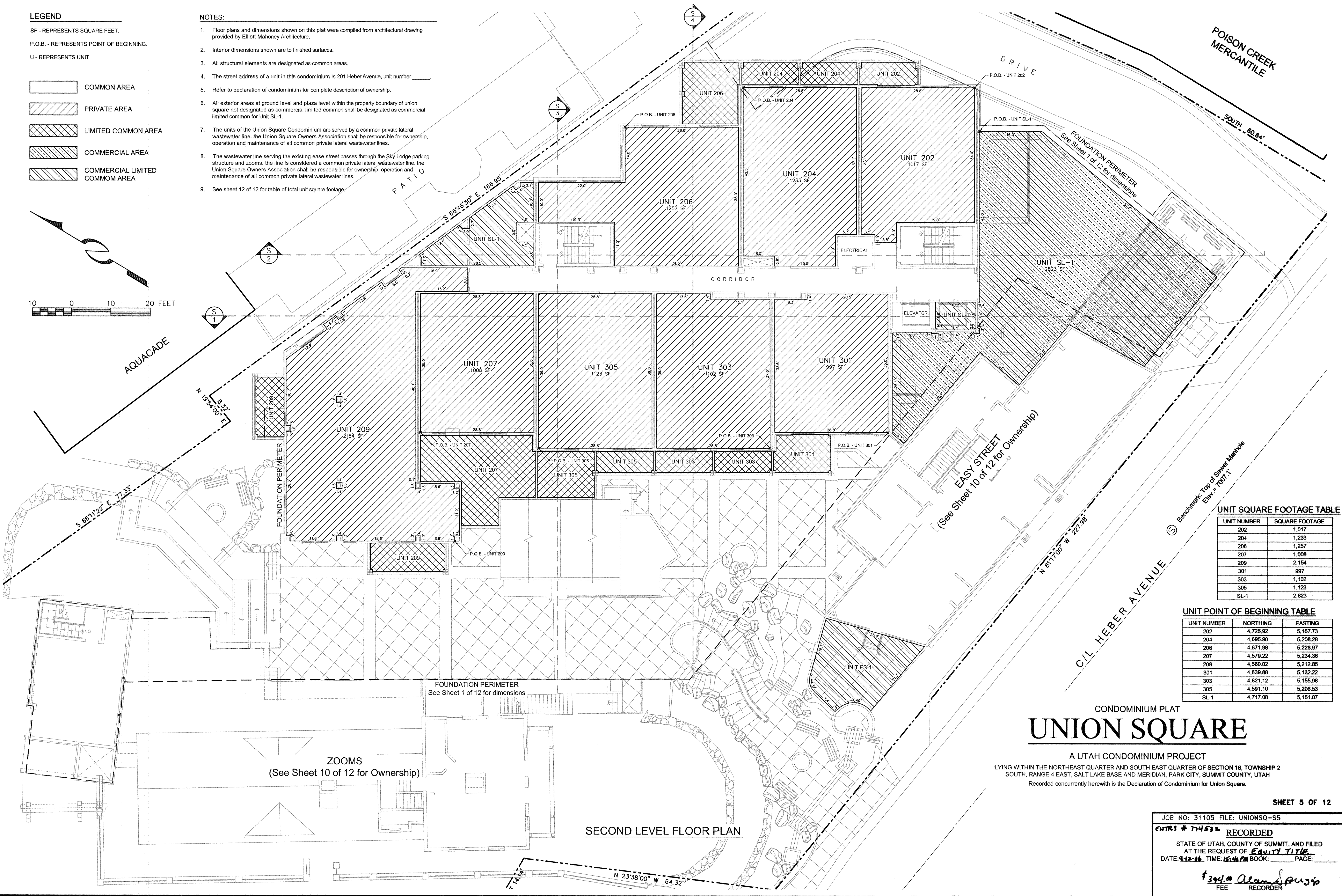
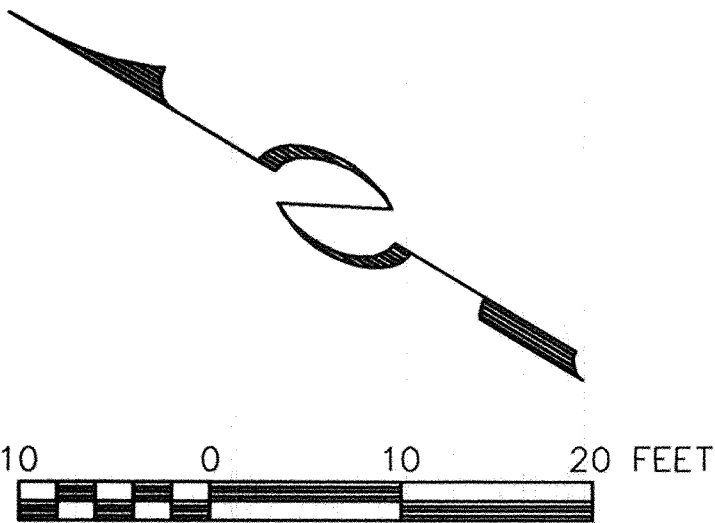
P.O.B. - REPRESENTS POINT OF BEGINNING.

U - REPRESENTS UNIT.

- COMMON AREA
- PRIVATE AREA
- LIMITED COMMON AREA
- COMMERCIAL AREA
- COMMERCIAL LIMITED COMMON AREA

NOTES:

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9. See sheet 12 of 12 for table of total unit square footage.



UNIT SQUARE FOOTAGE TABLE

UNIT NUMBER	SQUARE FOOTAGE
202	1,017
204	1,233
206	1,257
207	1,008
209	2,154
301	997
303	1,102
305	1,123
SL-1	2,823

UNIT POINT OF BEGINNING TABLE

UNIT NUMBER	NORTHING	EASTING
202	4,725.82	5,157.73
204	4,695.90	5,208.28
206	4,671.98	5,228.97
207	4,579.22	5,234.36
209	4,560.02	5,212.85
301	4,639.88	5,132.22
303	4,621.12	5,155.98
305	4,581.10	5,206.53
SL-1	4,717.08	5,151.07

CONDOMINIUM PLAT

UNION SQUARE

A UTAH CONDOMINIUM PROJECT

LYING WITHIN THE NORTHEAST QUARTER AND SOUTH EAST QUARTER OF SECTION 16, TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN, PARK CITY, SUMMIT COUNTY, UTAH
Recorded concurrently herewith is the Declaration of Condominium for Union Square.

SHEET 5 OF 12

JOB NO: 31105 FILE: UNIONSQ-S5

ENTRY # 774532 RECORDED

STATE OF UTAH, COUNTY OF SUMMIT, AND FILED

AT THE REQUEST OF Equity Title

DATE: 4-12-26 TIME: 1:54 PM BOOK: PAGE:

\$394.00 Alan Purvis
FEE RECORDER

LEGEND

SF - REPRESENTS SQUARE FEET.

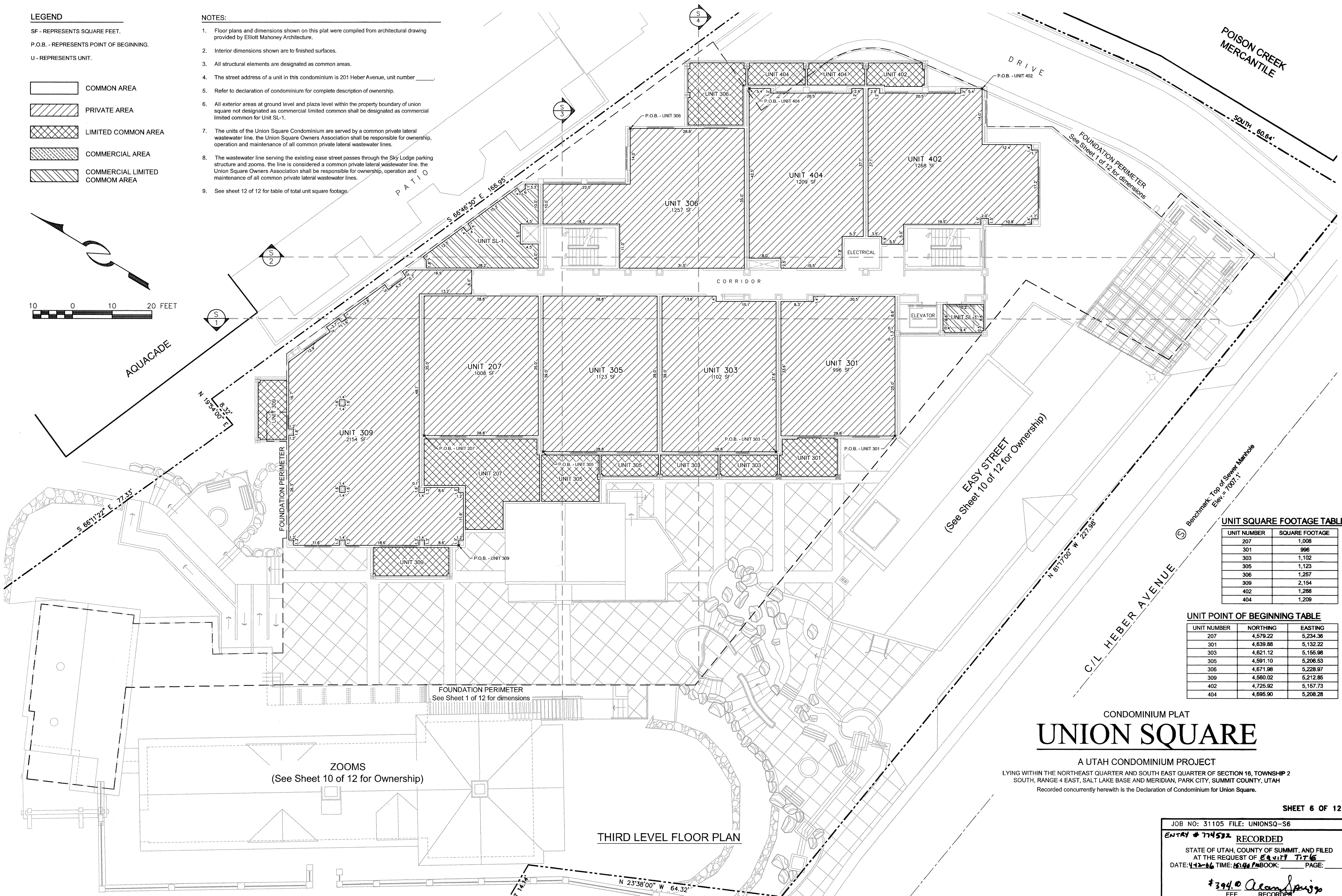
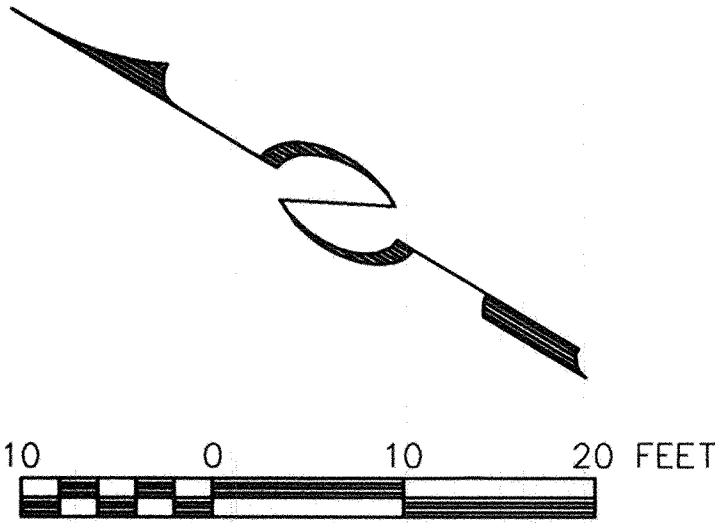
P.O.B. - REPRESENTS POINT OF BEGINNING.

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9. See sheet 12 of 12 for table of total unit square footage.



UNIT SQUARE FOOTAGE TABLE

UNIT NUMBER	SQUARE FOOTAGE
207	1,008
301	996
303	1,102
305	1,123
306	1,257
309	2,154
402	1,268
404	1,209

UNIT POINT OF BEGINNING TABLE

UNIT NUMBER	NORTHING	EASTING
207	4,579.22	5,234.36
301	4,639.88	5,132.22
303	4,621.12	5,155.98
305	4,591.10	5,206.53
306	4,671.98	5,228.97
309	4,580.02	5,212.85
402	4,725.92	5,157.73
404	4,695.90	5,208.28

CONDOMINIUM PLAT
UNION SQUARE

A UTAH CONDOMINIUM PROJECT

LYING WITHIN THE NORTHEAST QUARTER AND SOUTH EAST QUARTER OF SECTION 16, TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN, PARK CITY, SUMMIT COUNTY, UTAH
Recorded concurrently herewith is the Declaration of Condominium for Union Square.

SHEET 6 OF 12

JOB NO: 31105 FILE: UNIONSQ-S6

ENTRY # 774532 RECORDED

STATE OF UTAH, COUNTY OF SUMMIT, AND FILED

AT THE REQUEST OF EQUITY TITLE
DATE: 4-2-16 TIME: 1:44 PM BOOK: PAGE:

#394.0 Alan Spriggs
FEE RECORDER

LEGEND

SF - REPRESENTS SQUARE FEET.

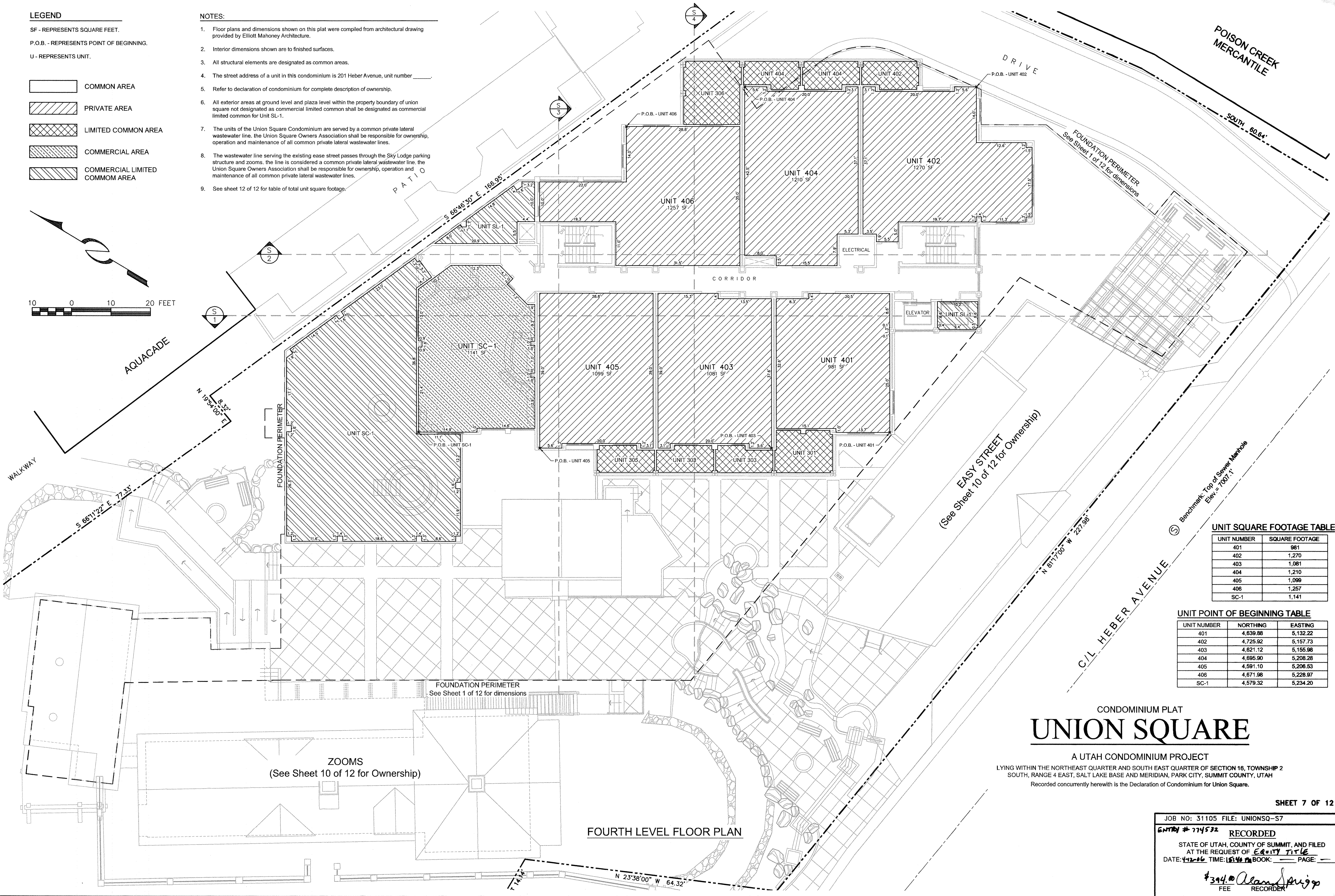
P.O.B. - REPRESENTS POINT OF BEGINNING.

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9. See sheet 12 of 12 for table of total unit square footage.



UNIT SQUARE FOOTAGE TABLE

UNIT NUMBER	SQUARE FOOTAGE
401	981
402	1,270
403	1,081
404	1,210
405	1,099
406	1,257
SC-1	1,141

UNIT POINT OF BEGINNING TABLE

UNIT NUMBER	NORTHING	EASTING
401	4,639.88	5,132.22
402	4,725.92	5,157.73
403	4,821.12	5,155.98
404	4,895.90	5,208.28
405	4,591.10	5,206.53
406	4,671.98	5,228.97
SC-1	4,579.32	5,234.20

CONDOMINIUM PLAT
UNION SQUARE

A UTAH CONDOMINIUM PROJECT
LYING WITHIN THE NORTHEAST QUARTER AND SOUTH EAST QUARTER OF SECTION 16, TOWNSHIP 2
SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN, PARK CITY, SUMMIT COUNTY, UTAH
Recorded concurrently herewith is the Declaration of Condominium for Union Square.

SHEET 7 OF 12

JOB NO: 31105 FILE: UNIONSQ-S7

ENTRY # 774532 RECORDED

STATE OF UTAH, COUNTY OF SUMMIT, AND FILED
AT THE REQUEST OF EDDY TITLE
DATE: 4-2-06 TIME: 1:54 PM BOOK: --- PAGE: ---

\$394.00 Alan Sprigg
FEE RECORDER

LEGEND

SF - REPRESENTS SQUARE FEET.

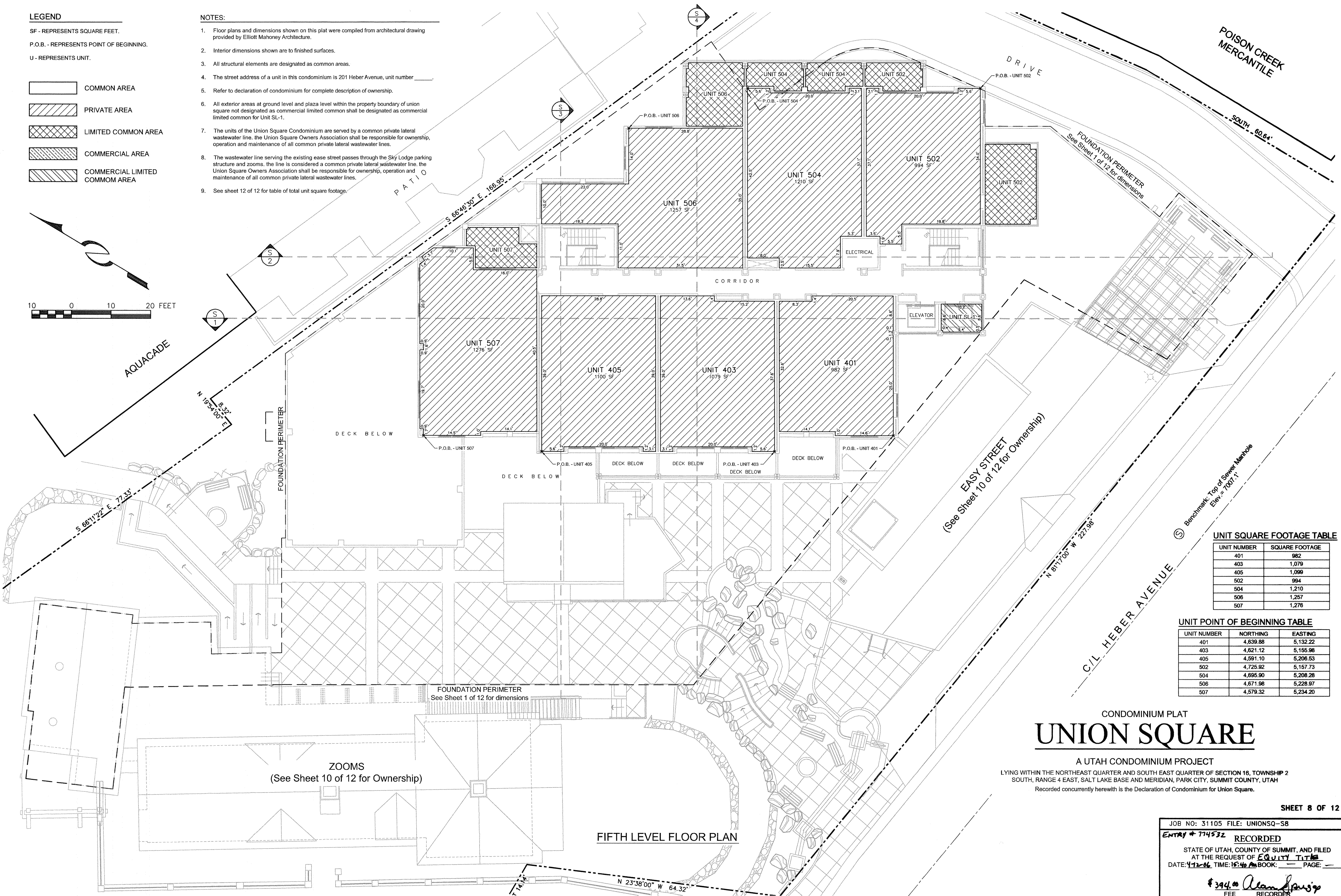
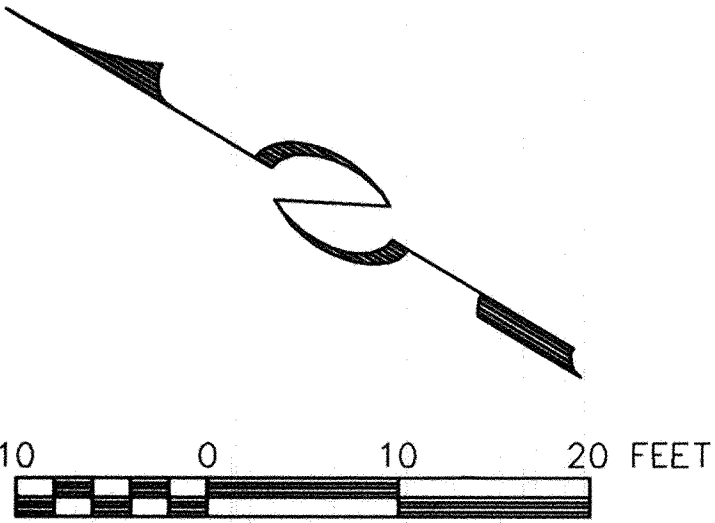
P.O.B. - REPRESENTS POINT OF BEGINNING.

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9. See sheet 12 of 12 for table of total unit square footage.



UNIT SQUARE FOOTAGE TABLE

UNIT NUMBER	SQUARE FOOTAGE
401	982
403	1,079
405	1,099
502	994
504	1,210
506	1,257
507	1,276

UNIT POINT OF BEGINNING TABLE

UNIT NUMBER	NORTHING	EASTING
401	4,839.88	5,132.22
403	4,621.12	5,155.98
405	4,591.10	5,206.53
502	4,725.92	5,157.73
504	4,695.90	5,208.28
506	4,671.98	5,228.97
507	4,579.32	5,234.20

CONDOMINIUM PLAT
UNION SQUARE

A UTAH CONDOMINIUM PROJECT

LYING WITHIN THE NORTHEAST QUARTER AND SOUTH EAST QUARTER OF SECTION 16, TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN, PARK CITY, SUMMIT COUNTY, UTAH
Recorded concurrently herewith is the Declaration of Condominium for Union Square.

SHEET 8 OF 12

JOB NO: 31105 FILE: UNIONSQ-S8

ENTRY # 774532 RECORDED

STATE OF UTAH, COUNTY OF SUMMIT, AND FILED
AT THE REQUEST OF EQUITY TITLE
DATE: 4-12-26 TIME: 15:46 BOOK: PAGE:

\$394.00
FEE RECORDER

LEGEND

SF - REPRESENTS SQUARE FEET.

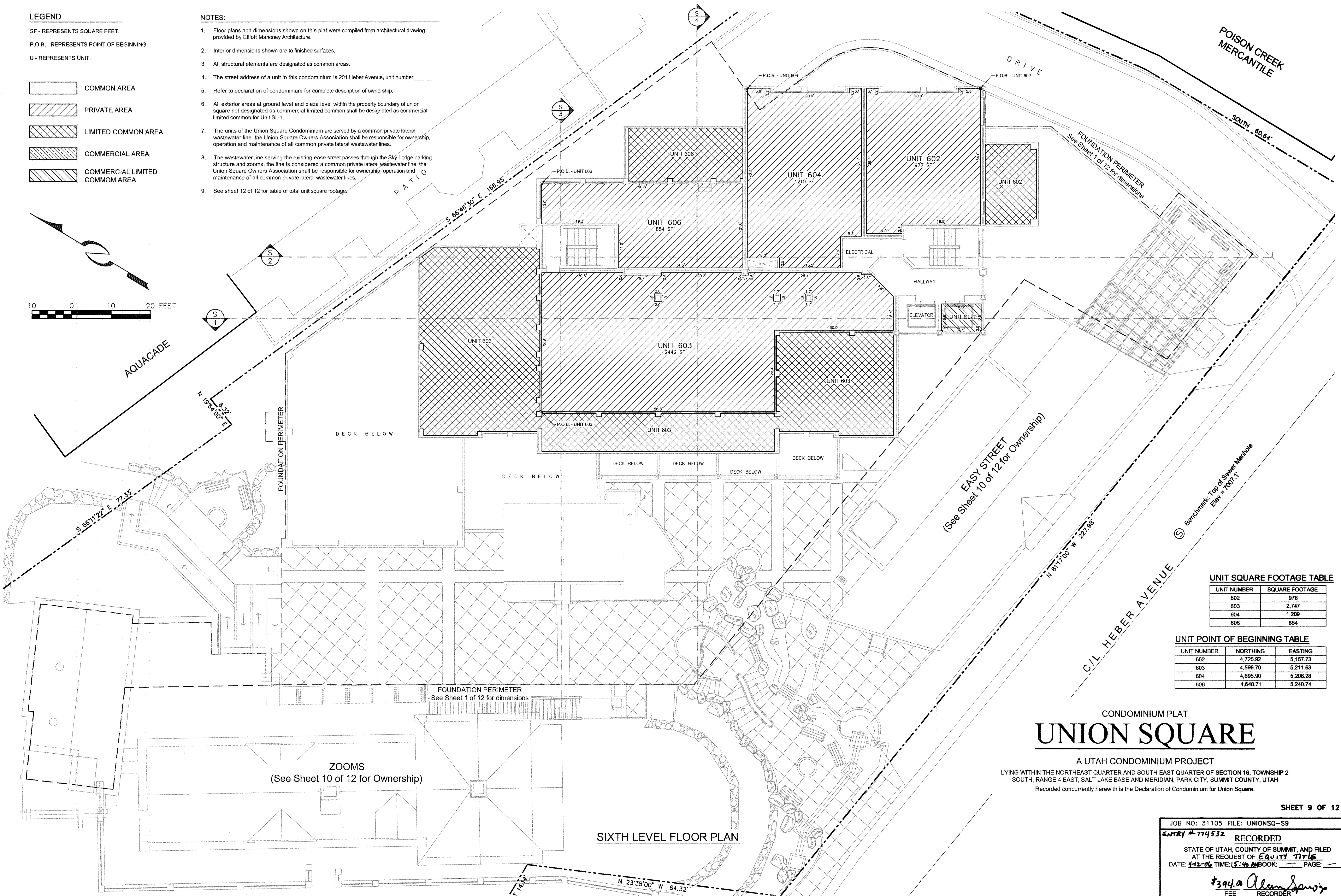
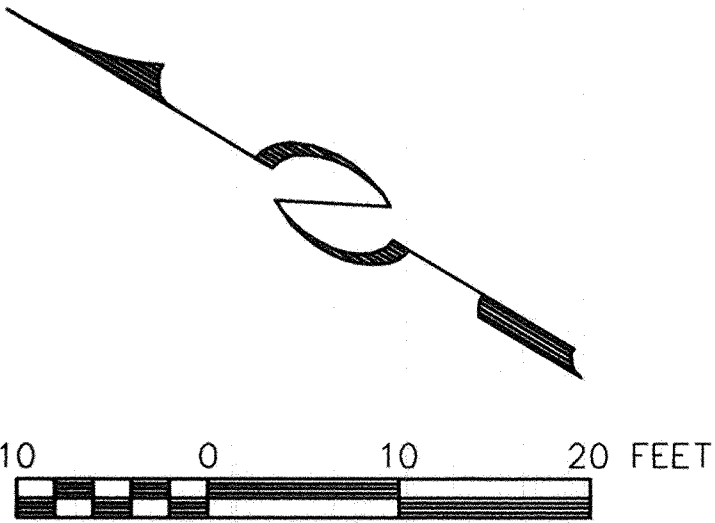
P.O.B. - REPRESENTS POINT OF BEGINNING.

U - REPRESENTS UNIT.

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9. See sheet 12 of 12 for table of total unit square footage.



UNIT SQUARE FOOTAGE TABLE

UNIT NUMBER	SQUARE FOOTAGE
602	976
603	2,747
604	1,209
606	854

UNIT POINT OF BEGINNING TABLE

UNIT NUMBER	NORTHING	EASTING
602	4,725.92	5,157.73
603	4,599.70	5,211.63
604	4,695.90	5,208.28
606	4,648.71	5,240.74

CONDOMINIUM PLAT
UNION SQUARE

A UTAH CONDOMINIUM PROJECT
LYING WITHIN THE NORTHEAST QUARTER AND SOUTH EAST QUARTER OF SECTION 16, TOWNSHIP 2
SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN, PARK CITY, SUMMIT COUNTY, UTAH
Recorded concurrently herewith is the Declaration of Condominium for Union Square.

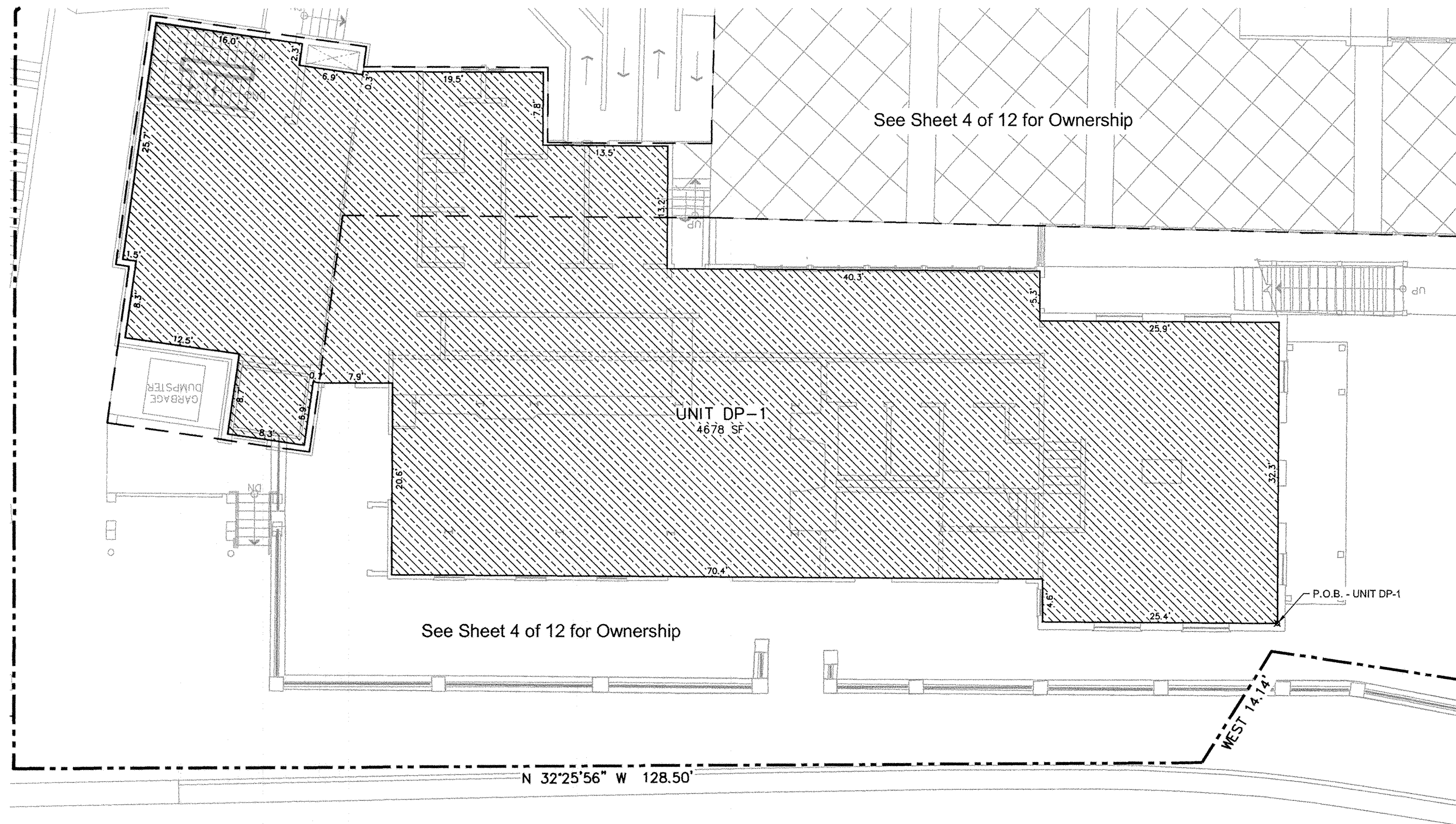
SHEET 9 OF 12

JOB NO: 31105 FILE: UNIONSQ-S9

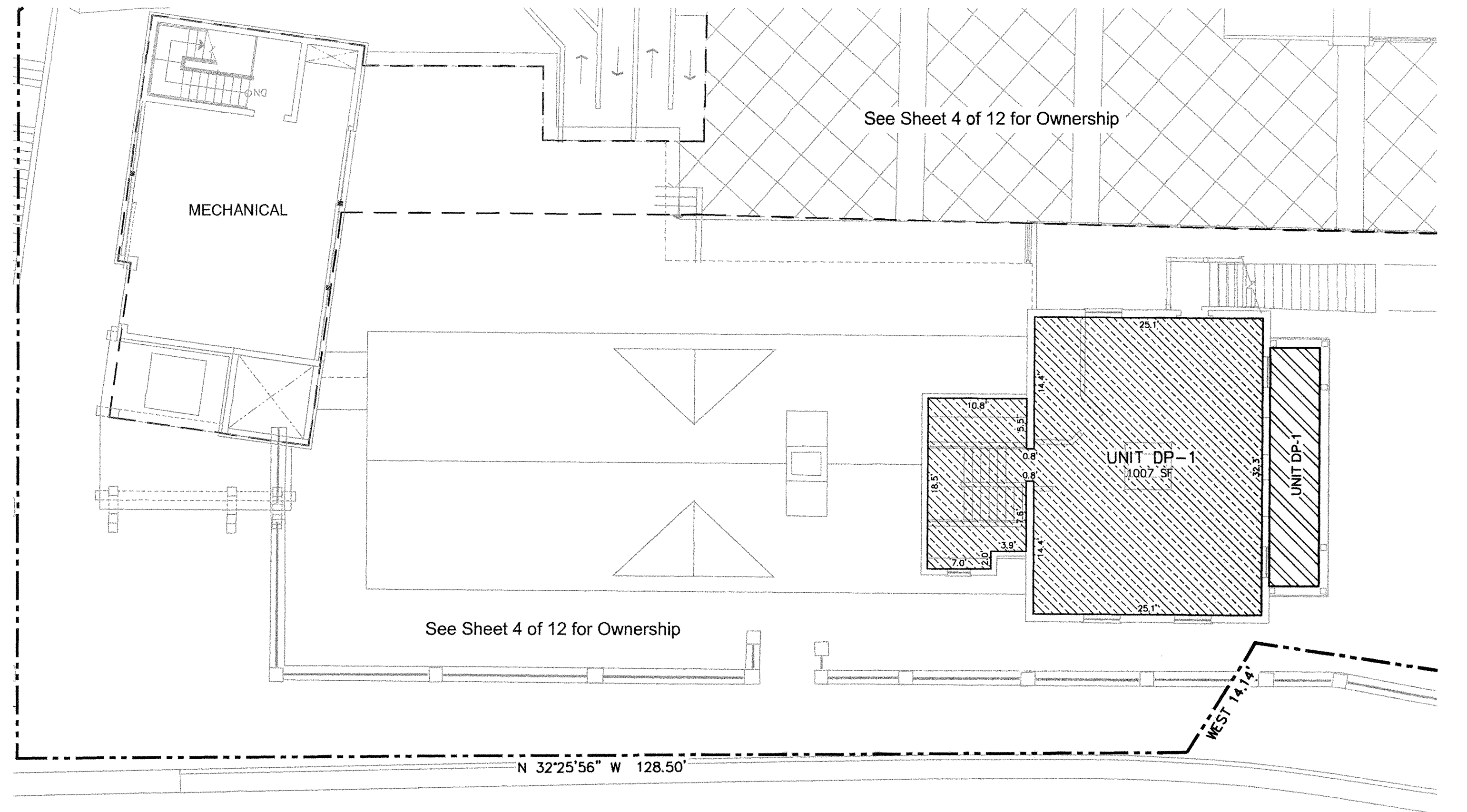
ENTRY # 774532 RECORDED

STATE OF UTAH, COUNTY OF SUMMIT, AND FILED
AT THE REQUEST OF Equity Title
DATE: 4-2-06 TIME: 15:40 BOOK: PAGE:

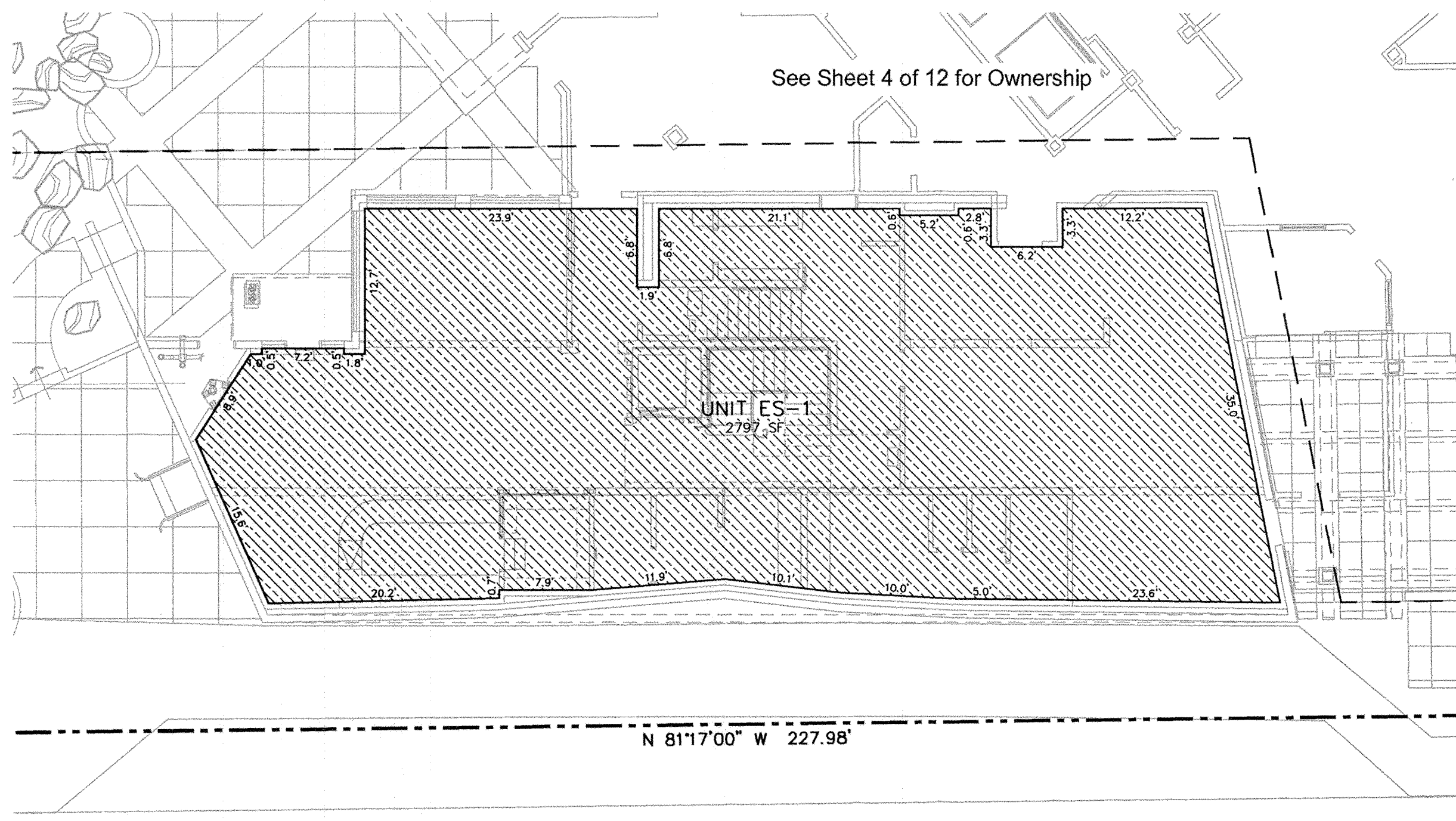
#394.0 Alan Spawj
FEE RECORDER



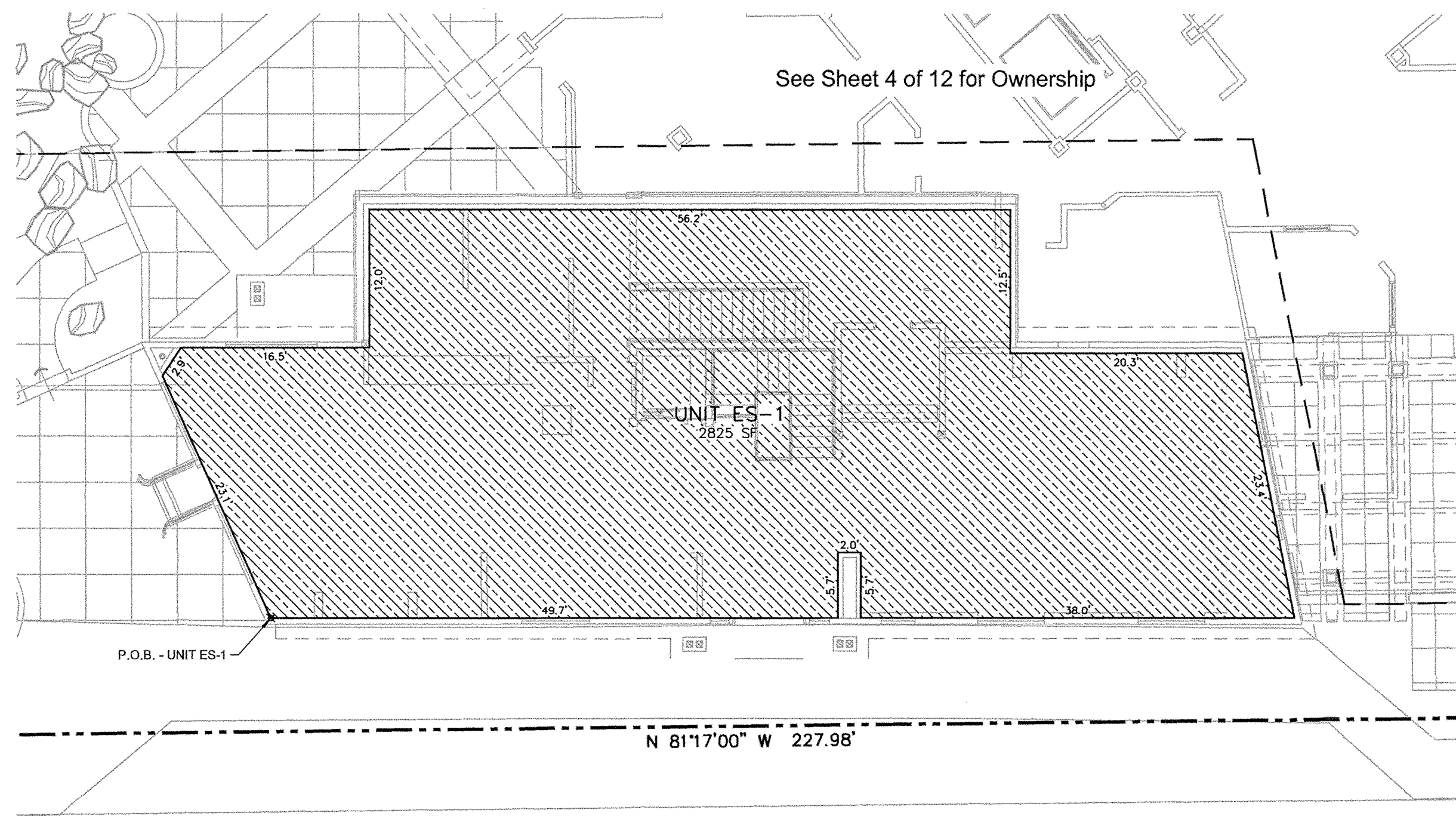
ZOOMS GROUND LEVEL FLOOR PLAN



ZOOMS UPPER LEVEL FLOOR PLAN



EASY STREET GROUND LEVEL FLOOR PLAN

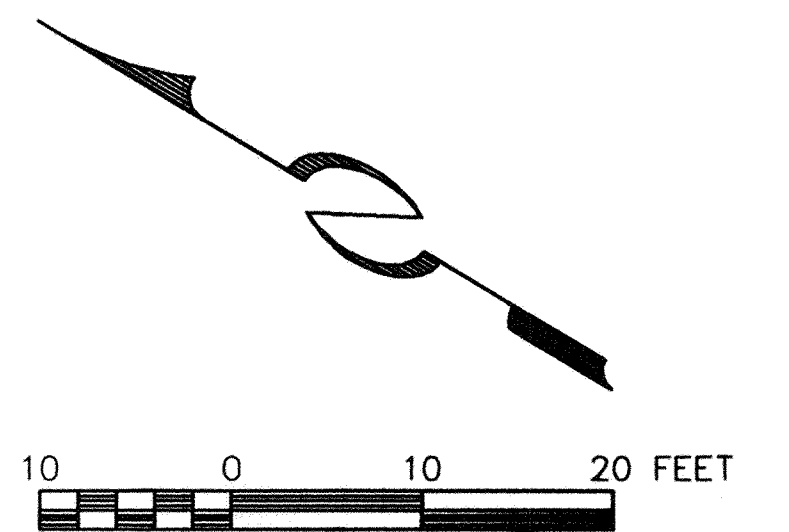


EASY STREET UPPER LEVEL FLOOR PLAN

LEGEND

- SF - REPRESENTS SQUARE FEET.
P.O.B. - REPRESENTS POINT OF BEGINNING.
U - REPRESENTS UNIT.

- COMMON AREA
PRIVATE AREA
LIMITED COMMON AREA
COMMERCIAL AREA
COMMERCIAL LIMITED COMMON AREA



CONDOMINIUM PLAT
UNION SQUARE

A UTAH CONDOMINIUM PROJECT
LYING WITHIN THE NORTHEAST QUARTER AND SOUTH EAST QUARTER OF SECTION 16, TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN, PARK CITY, SUMMIT COUNTY, UTAH
Recorded concurrently herewith is the Declaration of Condominium for Union Square.

SHEET 10 OF 12

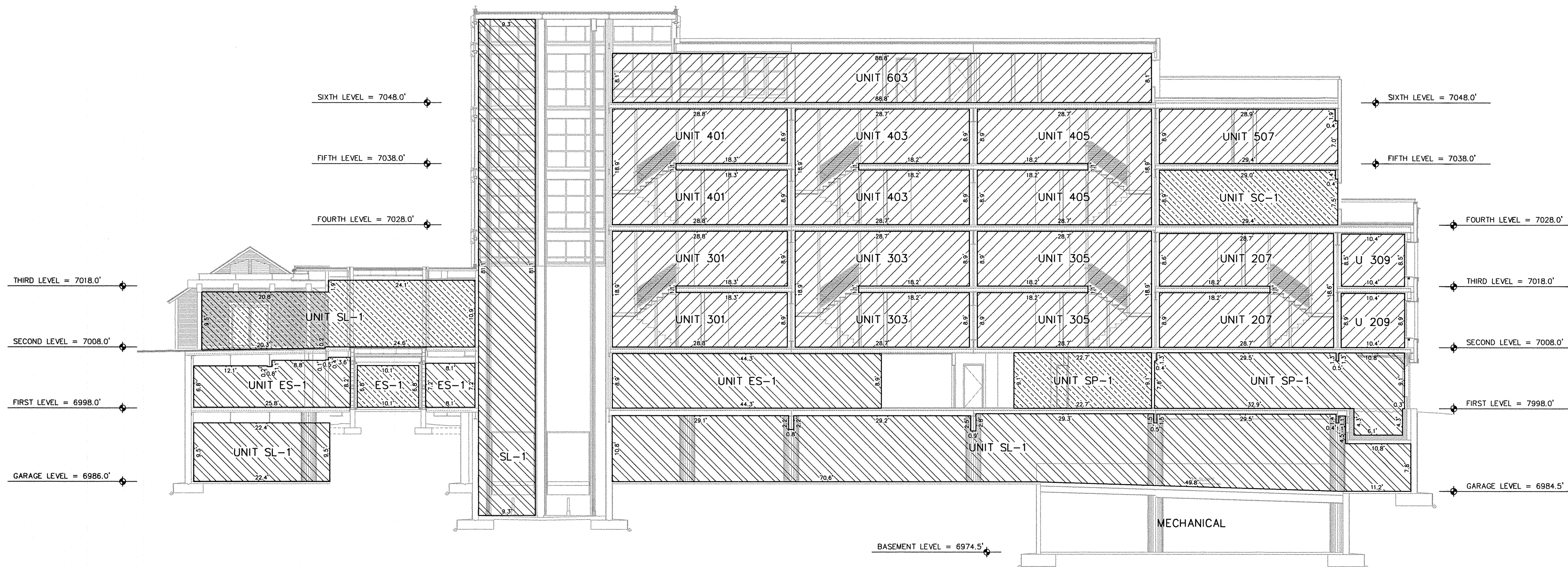
JOB NO: 31105 FILE: UNIONSQ-S10
ENTRY #714532 RECORDED
STATE OF UTAH, COUNTY OF SUMMIT, AND FILED
AT THE REQUEST OF Equity Title
DATE: 11-26-16 TIME: 15:40 BOOK: PAGE:
\$394.00 Alan Spriggs
FEE RECORDER

UNIT SQUARE FOOTAGE TABLE

UNIT NUMBER	GROUND LEVEL	UPPER LEVEL	TOTAL
DP-1	4,678	1,007	5,685
ES-1	2,797	2,825	5,622

UNIT POINT OF BEGINNING TABLE

UNIT NUMBER	NORTHING	EASTING
DP-1	4,503.07	5,157.93
ES-1	4,598.69	5,096.79



SECTION S-1

- COMMON AREA
PRIVATE AREA
LIMITED COMMON AREA
COMMERCIAL AREA
COMMERCIAL LIMITED COMMON AREA

LEGEND

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CONDOMINIUM PLAT
UNION SQUARE

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SHEET 11 OF 12

JOB NO: 31105 FILE: UNIONSQ-S11

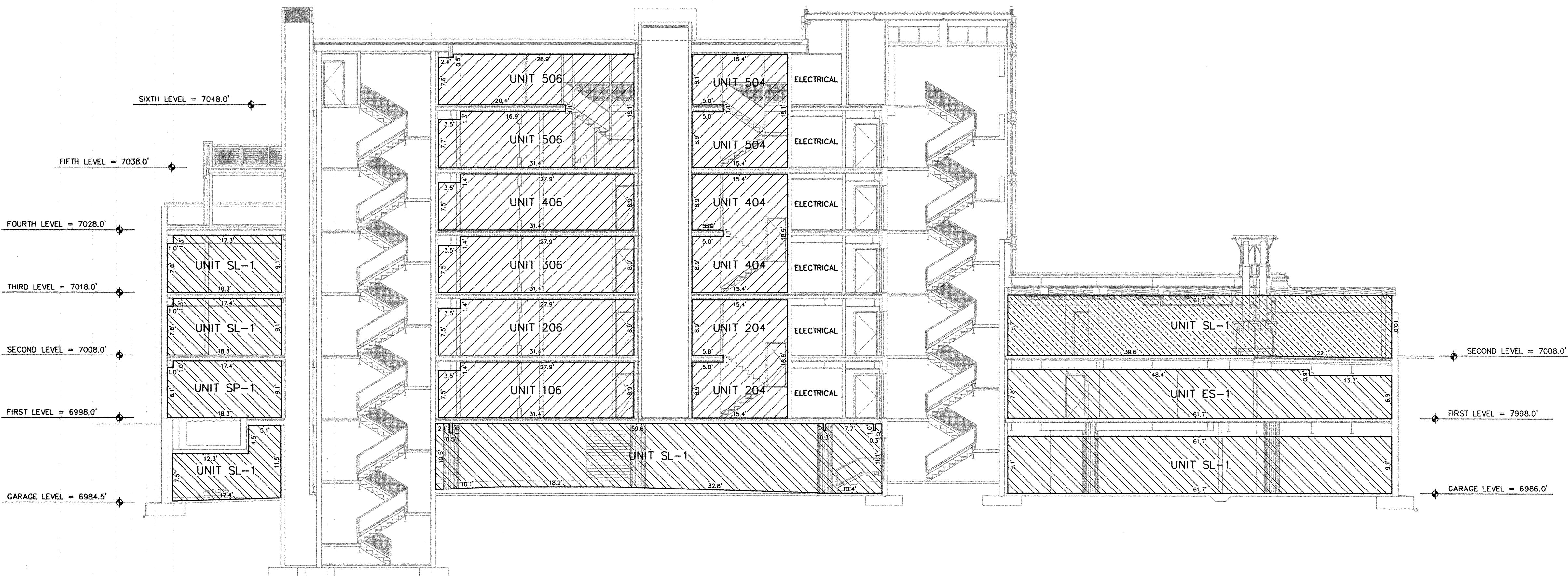
ENTRY #774532 RECORDED

STATE OF UTAH, COUNTY OF SUMMIT, AND FILED

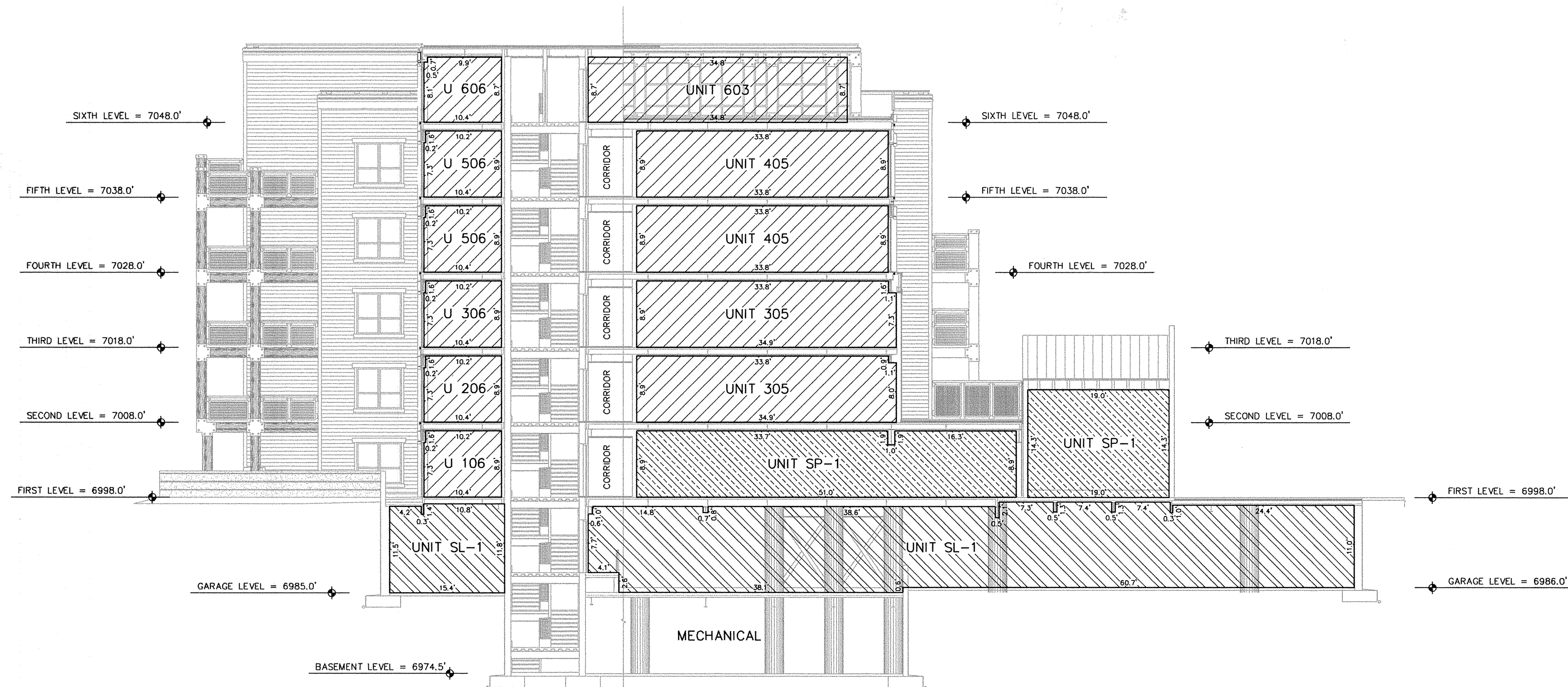
AT THE REQUEST OF EQUITY TITLE

DATE: 4-2-06 TIME: 15:46 ABOOK: PAGE:

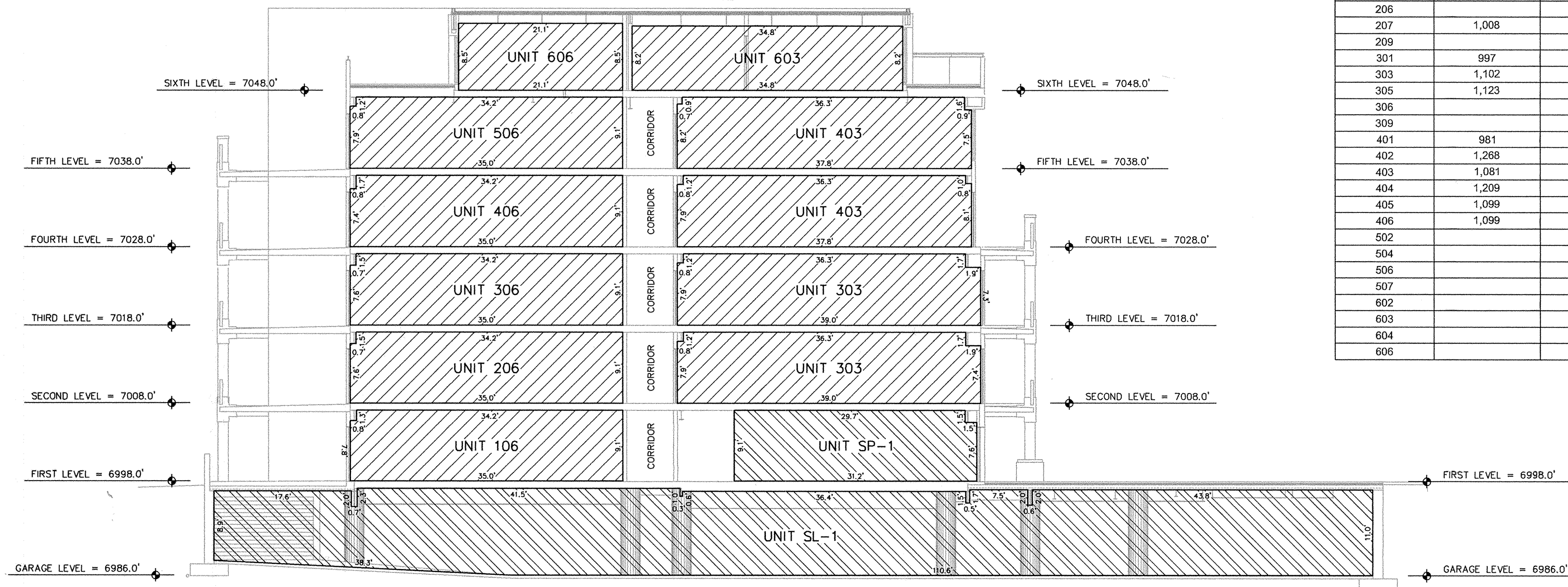
394.0 Alan Spruig
FEE RECORDER



SECTION S-2



SECTION S-3



SECTION S-4

- COMMON AREA
- PRIVATE AREA
- LIMITED COMMON AREA
- COMMERCIAL AREA
- COMMERCIAL LIMITED COMMON AREA

LEGEND

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UNIT SQUARE FOOTAGE TABLE

UNIT NUMBER	LOWER LEVEL	UPPER LEVEL	TOTAL
DP-1	4,678	1,007	5,685
ES-1	2,797	2,825	5,622
SC-1			1,141
SL-1			2,823
SP-1			4,522
106			1,260
202	1,020	1,017	2,037
204	1,233	1,233	2,466
206			1,257
207	1,008	1,008	2,016
209			2,154
301	997	996	1,993
303	1,102	1,102	2,204
305	1,123	1,123	2,246
306			1,257
309			2,154
401	981	982	1,963
402	1,268	1,270	2,538
403	1,081	1,079	2,160
404	1,209	1,210	2,419
405	1,099	1,100	2,199
406	1,099	1,100	2,199
502			994
504			1,210
506			1,257
507			1,276
602			976
603			2,747
604			1,209
606			854

CONDOMINIUM PLAT
UNION SQUARE

A UTAH CONDOMINIUM PROJECT
LYING WITHIN THE NORTHEAST QUARTER AND SOUTH EAST QUARTER OF SECTION 16, TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN, PARK CITY, SUMMIT COUNTY, UTAH
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SHEET 12 OF 12

JOB NO: 31105 FILES: UNIONSQ-S12

ENTRY # 774572 RECORDED

STATE OF UTAH, COUNTY OF SUMMIT, AND FILED
AT THE REQUEST OF EQUITY TITLE
DATE: 4/22/16 TIME: 1:44 PM BOOK: PAGE:

\$394.00 FEE
RECORDER

Planning Department Staff Report



Subject: 218 Sandridge Road
Application: PL-25-06452
Author: Jacob Klopfenstein, Planner I
Date: April 3, 2025
Type of Item: Modification to Historic District Design Review

Recommendation

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

Description

Applicant: Dennis Hranitzky
Molly Guinan, Applicant's Representative

Location: 218 Sandridge Road

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

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

Reason for Review: The Planning Department reviews and takes Final Action on Modifications to Historic District Design Reviews.¹

HDDR Historic District Design Review
HR-1 Historic Residential – 1 Zoning District
LMC Land Management Code
SFD Single-Family Dwelling
SSCUP Steep Slope Conditional Use Permit

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

Summary

The Applicant previously received Historic District Design Review (HDDR) approval on November 7, 2024 (see Exhibit C, Planning Department November 7, 2024 Final Action Letter) to construct a 334-square-foot addition and 556-square-foot detached Accessory Building and remodel the existing Single-Family Dwelling (SFD) at 218 Sandridge Road, a Significant Historic Site.

The Applicant indicated that structural engineering work revealed a need to increase

¹ LMC [§ 15-1-8](#)

structural depths for the proposed changes to the Site. The Applicant requests a Modification to the HDDR approval to lower the main level of the proposed SFD by 6 inches, and the lowest level of the SFD by 1 foot, 6 inches on the tertiary (west) facade to accommodate the necessary increase in structural depths (see Exhibit B, Applicant's Proposed Modification Plans).

The proposed modifications would slightly increase the interior height of the Structure, measured from the lowest finish floor plane to the point of the highest wall top plate that supports the ceiling joists or roof rafters, from 28 feet, 3 inches to 28 feet, 5 inches.



Figure 1: Applicant's rendering depicting tertiary facade of 218 Sandridge Road as originally proposed.



Figure 2: Applicant's rendering depicting tertiary facade of 218 Sandridge Road with proposed modifications to accommodate increased structural depths, outlined in red.

The proposed modifications will not create any visual changes to the primary and secondary facades of the home from the previously approved scope of work. The Applicant proposes lowering windows on the lowest level of the tertiary (west) façade of the home. The Applicant does not propose any other changes to windows. The Applicant also proposes removing one panel of the glass sliding door on the south-facing tertiary façade, reducing the glazing by approximately 25 percent.

Background

The [Historic Site Form](#) indicates the original Significant Historic Structure at 218 Sandridge Road was constructed c. 1895 and is also known as the Ingrid Parsons House. The structure is a cross-wing type house or T/L cottage, which was one of the three main house types constructed during the Mature Mining Era (1894-1930) of Park City. The Site is developed with a SFD and is Lot 1 of the 218 Sandridge Plat Amendment (Exhibit F, Summit County Recorder Entry No. 1226940).



Figure 3: 1940s-era tax photo of 218 Sandridge Road, taken from the Historic Site Form.

Several additions modified the structure in 1900, the 1940s, and the 1960s, but the structure has retained its Historic form. The graphic below illustrates the various additions to the Historic Structure:



Figure 4: Applicant's illustration showing various additions to the Historic Structure at 218 Sandridge Road.

On November 1, 2023, the Historic Preservation Board approved in part, and continued in part, the Applicant's Material Deconstruction request ([November 1, 2023 Historic Preservation Board Packet](#), Item 5.D; [Meeting Minutes](#) p. 13-21). The Board unanimously approved the Material Deconstruction of the 1941 roofline, which restored

the 1907 roofline². The Board continued the Applicant's Material Deconstruction request of 200 square feet of the 1889 roof form to January 3, 2024. The Board then continued the discussion again to February 7, 2024.

On February 7, 2024, the Board approved the applicant's Material Deconstruction request to remove 48 square feet of 1940s-era siding on the southern façade of the building and to remove 64 square feet of the 1889 Roof Form ([February 7, 2024 Historic Preservation Board Packet](#), Item 6.B; [Meeting Minutes](#), pp. 8-17). As part of the approval, the Board determined that the removal of the 1889 roof material does not negatively impact the historic roof form and held its earlier finding that the removal of the 1941 addition's roof restores the roofline of the 1907 addition (see Exhibit D, Historic Preservation Board February 7, 2024 Final Action Letter). The Board included the November 1, 2023 decision to approve the Applicant's Material Deconstruction of the 1941 roofline, which restored the 1907 roofline, in the February 7, 2024 Final Action Letter.

On June 26, 2024, the Planning Commission approved a Plat Amendment to create one Lot for the Significant Historic Site at 218 Sandridge Road ([June 26, 2024 Planning Commission Packet](#), Item 6.C); [Meeting Minutes](#), pp. 17-19). The Applicant recorded the plat with Summit County on October 29, 2024 (see Exhibit F, 218 Sandridge Road Plat Amendment, and Exhibit G, Planning Commission June 26, 2024 Plat Amendment Final Action Letter). The Planning Commission required a plat note that states the maximum Building Footprint for 218 Sandridge Road is 2,048 square feet.

The Commission approved a Steep Slope Conditional Use Permit (SSCUP) for the proposed Accessory Building on August 14, 2024 ([August 14, 2024 Planning Commission Packet](#), Item 6.C; [Meeting Minutes](#), p. 11-24). See Exhibit H, Planning Commission August 14, 2024 SSCUP Final Action Letter.

On November 7, 2024, the Planning Director approved the HDDR for 218 Sandridge Road (see Exhibit C, November 7, 2024 HDDR Final Action Letter for 218 Sandridge Road). On February 10, 2025, the Applicant paid the Financial Guarantee for the project in accordance with LMC [§ 15-11-9](#).

Analysis

(I) The proposal, as conditioned, complies with LMC Chapter 15-2.2 *Historic Residential – 1 (HR-1) Zoning District*.

Single-Family Dwellings are an allowed Use in the HR-1 Zoning District, pursuant to LMC [§ 15-2.2-2\(A\)\(1\)](#). Please see Exhibit C, November 7, 2024 HDDR Final Action Letter for 218 Sandridge Road, for the full HR-1 District analysis.

LMC [§ 15-2.2-5\(A\)](#) establishes a maximum interior Building Height of 35 feet. The

² This roofline is depicted in a 1907 Sanborn Fire Insurance map. The exact year when this roof form was added to 218 Sandridge is unknown, so it is alternately referred to as the 1900s-era roofline and 1907 roofline in previous documents and this report.

proposed modifications would increase the interior Building Height from 28 feet, 3 inches to 28 feet, 5 inches.

The Applicant does not propose any other modifications that would affect the requirements of the HR-1 Zone.

(II) The proposal, as conditioned, complies with LMC Chapter 15-3 Off-Street Parking.

The Applicant does not propose any changes that would affect Off-Street Parking requirements. LMC [§ 15-3-6\(A\)](#) requires two parking spaces for SFDs. Per LMC [§ 15-2.2-4](#), Historic Structures that do not comply with Off-Street Parking requirements are considered valid Non-Complying Structures. The detached Accessory Building includes a single-car garage on the upper level and parking on the driveway for a second vehicle.

Please see Exhibit C, November 7, 2024 HDDR Final Action Letter for 218 Sandridge Road, for the full Off-Street Parking analysis.

(III) The proposal, as conditioned, complies with LMC Section 15-13-2 Regulations for Historic Residential Sites.

LMC [§ 15-13-2](#) *Regulations for Historic Residential Sites* applies to the Applicant's proposal due to 218 Sandridge Road's designation as a Significant Historic Site. LMC [§ 15-13-2](#) standards are presented below with staff analysis.

A. Universal Regulations

1. A site should be used as it was historically or be given a new use that requires minimal change to the distinctive materials and features.	Complies: According to the Historic Site Form , the property has historically been used as a SFD. The Applicant proposes no change to this Use as part of the modifications.
2. Changes to a site or building that have acquired historic significance in their own right should be retained and preserved.	Complies: The proposed modifications do not involve any changes to a site or building that have acquired historic significance in their own right.
3. The historic exterior features of a building should be retained and preserved.	Complies: The Applicant proposes to retain existing exterior features of the Historic

	Structure, including doors, windows, and metal roofing. The Applicant does not propose eliminating any Historic exterior features as part of the proposed modifications.
4. Distinctive materials, components, finishes, and examples of craftsmanship should be retained and preserved. Owners are encouraged to reproduce missing historic elements that were original to the building, but have been removed. Physical or photographic evidence should be used to substantiate the reproduction of missing features. In some cases, where there is insufficient evidence to allow for an accurate reconstruction of the lost historic elements, it may be appropriate to reproduce missing historic elements that are consistent with properties of similar design, age, and detailing.	Complies: The Applicant does not propose further alterations to the Historic features or forms of the Historic Structure as part of the proposed modifications.
5. Deteriorated or damaged historic features and elements should be repaired rather than replaced. Where the severity of deterioration or existence of structural or material defects requires replacement, the feature or element should match the original in appearance, dimension, texture, material, and finish. The applicant must demonstrate the severity of deterioration or existence of defects by showing that the historic materials are no longer safe and/or serviceable and cannot be repaired to a safe and/or serviceable condition. If deteriorated or damaged beyond repair and significant operational energy savings can be demonstrated through a professionally calculated energy model, historic features may be replaced with energy efficient features that are similar in appearance, dimension, texture, material and finish.	Complies: The proposed modifications do not involve any changes to deteriorated or damaged Historic Features.
6. Features that do not contribute to the significance of the site or building and exist	Complies: The Applicant proposes to retain existing

prior to the adoption of these regulations, such as incompatible windows, aluminum soffits, or iron porch supports or railings, may be maintained; however, if it is proposed they be changed, those features must be brought into compliance with these regulations.	exterior features of the Historic Structure, including doors, windows, and metal roofing. The proposed modifications do not involve any further changes.
7. Each site should be recognized as a physical record of its time, place and use. Owners are discouraged from introducing architectural elements or details that visually modify or alter the original building appearance when no evidence of such elements or details exists.	Complies: The Applicant proposes to retain existing exterior features of the Historic Structure, including doors, windows, and metal roofing. The Applicant does not propose any further changes as part of the proposed modifications.
8. Chemical or physical treatments, if appropriate, should be undertaken using recognized preservation methods. Treatments that cause damage to historic materials should not be used. Treatments that sustain and protect, but do not alter appearance, are encouraged.	Complies: The Applicant does not propose chemical or physical treatments of historic building materials as part of the proposed modifications.
9. New construction such as new additions, exterior alterations, repairs, upgrades, etc., should not destroy historic materials, features, and spatial relationships that characterize the historic site or historic building. New construction should be differentiated from the historic structure while also maintaining compatibility with the historic structure in materials, features, size, scale and proportion, and massing to protect the integrity of the historic structure, the historic site, and its environment.	Complies: The Applicant proposes an addition to the Historic Structure including a foyer and entryway. The addition will serve as a clear transitional element between a new detached garage and the Historic Structure, maintaining compatibility with the Historic Structure through similar massing, proportional windows, and horizontal siding and metal roof material to match or complement existing features. The Applicant does not propose any further changes as part of the proposed modifications.
10. New additions and related new construction	Complies: The Applicant's

should be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment could be restored.	proposed modifications would not compromise the integrity of the Historic property if removed in the future.
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B. Specific Regulations

The Applicant proposes changes affecting topography and grading, the foundation, and doors as part of the proposed Modification to the HDDR. These standards are presented below with analysis. The Applicant does not propose further changes affecting items regulated by LMC [§ 15-13-2\(B\)](#) beyond the previously approved HDDR (see Exhibit C, November 7, 2024 HDDR Final Action Letter for 218 Sandridge Road).

<i>LMC § 15-13-2(B)(1)(b): Topography & Grading</i>	<i>See analysis below</i>
(1) Maintain the natural topography and original grading of the site when and where feasible.	Condition of Approval recommended: The Applicant does not propose significant changes to the natural topography and grading of the Site. The floors on the tertiary façade will be lowered within the footprint of the previously approved foundation and will not further affect the topography and grading of the Site. Condition of Approval 2 requires the Applicant to maintain the natural topography and return the site to its original grading after construction is completed.
(2) The historic character of the site should not be significantly altered by substantially changing the proportion of built and/or paved area to open space, and vice versa.	Complies: The Applicant does not propose significantly altering the proportion of built or paved area to open space as part of the proposed modification. The proposed modifications will not exceed the footprint of the previously approved foundation and Structure.
(3) Respect and maintain existing landscape features that	Complies: The Applicant does not propose removing any additional

contribute to the historic character of the site and existing landscape features that provide sustainability benefits.	vegetation as part of the proposed modifications.
(4) Maintain established on-site native plantings. During construction, protect established vegetation to avoid damage. Replace damaged, aged, or diseased trees as necessary. Vegetation that may encroach upon or damage the historic structure may be removed, but should be replaced with native vegetation away from the historic building or structure.	Complies: The Applicant does not propose removing any additional vegetation as part of the proposed modifications.
<i>LMC § 15-13-2(B)(2)(b): Foundation</i>	<i>See analysis below.</i>
(1) The historic placement, orientation, and grade of a historic building shall be retained, as shall the original grade of the property where feasible.	Complies: The Applicant does not propose changing the historic placement, orientation, or grade of the historic structure.
(2) A new foundation shall not raise or lower a historic structure generally more than two (2) feet from its original floor elevation.	Condition of Approval recommended: The proposed modifications will lower the structural elevation of the lowest finish floor by a maximum of 1 foot, 6 inches. The Applicant's physical conditions report (Exhibit I) indicates that there are soft mortar joints at the stone and brick foundations. The Applicant proposes to fix and seal the foundation issues as part of the Historic Preservation Plan for the property. These proposed foundation repairs will not raise or lower the historic structure more than two feet from its original floor elevation. Condition of Approval 3 prohibits the Applicant from raising or lowering the Historic Structure more than 2 feet from

	its original floor elevation.
(3) A historic site shall be returned to original grade following 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.	Condition of Approval recommended: The proposed modifications will not affect the visual impact of the primary and secondary facades of the SFD. The proposed modifications will lower the structural elevation of the lowest finish floor by a maximum of 1 foot, 6 inches. Condition of Approval 2 requires the applicant to maintain the natural topography and return the site to its original grading after construction is completed.
(4) Re-grade the site so that all water drains away from the structure and does not enter the foundation.	Condition of Approval recommended: Condition of Approval 2 requires the Applicant to re-grade the site such that water drains away from the structure and does not damage the foundation. Condition of Approval 2 also requires the Applicant to maintain the natural topography and return the site to its original grading after construction is completed.
(5) 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.	Condition of Approval recommended: The Applicant proposes fixing and sealing the existing foundation, which is made of brick, concrete, and stone. Condition of Approval 4 requires the Applicant to implement a plinth or trim board at the base of the Historic Structure if the foundation is visible below the Historic Structure.
(6) Any re-grading of the site shall blend with grade of adjacent sites and shall not create the need for incompatible retaining walls.	Condition of Approval recommended: The Applicant proposes replacing two failing non-Historic retaining walls on the north side of the property and preserving an existing Historic retaining wall on the south side of the Historic Structure. Condition of Approval 2 requires the applicant to maintain the natural

	topography and return the site to its original grading after construction is completed.
(7) The form, material, and detailing of a new foundation shall be similar to the historic foundation (when extant) or similar to foundations of nearby historic structures.	Complies: The Applicant proposes fixing and sealing the existing foundation, which is made of brick, concrete, and stone.
(8) Historic foundations shall not be concealed with masonry block, plywood panels, corrugated metal, or wood shingles. Masonry foundations shall be cleaned, repaired, or re-pointed according to masonry guidelines (published by the Secretary of the Interior). The replacement of existing historic material is allowed only when it can be shown that the historic material is no longer safe and/or serviceable and cannot be repaired to a safe and/or serviceable condition.	Complies: The Applicant proposes small repairs to seal the existing foundation and does not propose concealing the Historic foundation, which is constructed out of brick, concrete, and stone.
(9) Window or egress wells, if needed, shall not be located on the primary façade. Window or egress wells shall be located behind the midpoint of the secondary façades, on the rear tertiary façade, or in a location not visible from the primary public right-of-way. Landscape elements shall be used to aid in screening window/egress wells from the primary right-of-way.	Complies: The Applicant does not propose any window or egress wells as part of the proposed modifications.
<i>LMC § 15-13-2(B)(2)(c): Doors</i>	<i>See analysis below.</i>
(1) Maintain and preserve historic door openings, doors, door surrounds, and decorative door	Complies: No Historic doors remain on the Historic Structure. Changes to the door opening on the south façade of the

features.	Historic Structure were approved as part of the Historic Preservation Board's February 7, 2024, Material Deconstruction approval. The Historic porch on the south façade of the Historic Structure was enclosed in the 1960s. The Applicant does not propose any further changes to Historic door openings as part of the proposed modifications.
(2) Restore historic door openings that are significant to the period of restoration. On primary facades, in particular, consider reconstructing, based on physical or documentary evidence, historic doorways that no longer exist.	Complies: The Historic porch on the south façade of the Historic Structure was enclosed in the 1960s, and no other Historic door openings remain on the Historic Structure. The Applicant does not propose any further changes to Historic door openings as part of the proposed modifications.
(3) Avoid changing the position, proportions, or dimensions of historic door openings. It is not appropriate to create additional openings or remove historic openings on primary or secondary facades that are visible from the primary public right-of-way.	Complies: As noted above, no Historic doors remain on the Historic Structure. Changes to the door opening on the south façade of the Historic Structure were approved as part of the Historic Preservation Board's February 7, 2024, Material Deconstruction approval (see Exhibit D). The Historic porch on the south façade of the Historic Structure was enclosed in the 1960s. The Applicant does not propose any further changes to Historic door openings as part of the proposed modifications.
(4) Replacement doors shall be allowed only when it can be shown that the historic doors are no longer safe and/or serviceable and cannot be repaired to a safe and/or serviceable condition. Replacement doors shall exactly match the historic door in size, material, profile, and style.	The Applicant does not propose replacing any doors on the Historic Structure.

(5) When no physical or documentary evidence of original doors exists, replacement doors typically shall be of wood, with or without glazing, and shall complement the style of the historic structure. When replacing non-historic doors, use designs similar to those that were found historically in Park City. Paneled doors were typical and many had a vertical pane of glass. Scalloped, Dutch, and colonial doors, as well as door sidelights are not appropriate on most primary and secondary façades.	The Applicant does not propose replacing any doors on the Historic Structure.
(6) Storm doors and/or screen doors typical of the Mining Era may be used on primary or secondary facades when the applicant can show that they will not diminish the historic character of the building.	The Applicant does not propose storm doors or screen doors.
(7) New door openings may be considered on secondary facades. A new opening shall be similar in location, size, and type to those seen on the historic structure.	Complies: The proposed vestibule and transitional element will utilize the door opening on the south façade, which will be enlarged to accommodate the vestibule. The Historic Preservation Board approved changes to the south façade of the Historic Structure on February 7, 2024 (see Exhibit D). The Historic porch on the south façade was enclosed in the 1960s, but the vestibule will utilize an entrance in roughly the same location as the historic door opening that was present prior to the enclosure of the historic porch. The Applicant's proposed modification to decrease the glazing of the sliding door on the south-facing façade is not significantly different than door openings seen on the Historic structure.

(8) When a historic door opening is no longer functional on a primary façade, the door shall be retained and, if necessary, blocked on the interior side only. The door shall appear to be functional from the exterior.	No historic door openings remain on the Historic Structure.
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Department Review

The Planning Department reviewed this report.

Notice

Staff published notice on the City's website and the Utah Public Notice website and posted notice to the property on March 19, 2025. Staff mailed courtesy notice to property owners within 300 feet on March 19, 2025. The *Park Record* published courtesy notice on March 21, 2025.³

Public Input

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

Alternatives

- The Planning Director may approve the Modification to the HDDR;
- The Planning Director may deny the Modification to the HDDR and direct staff to make Findings for the denial; or
- The Planning Director may request additional information and continue the discussion to a date certain or uncertain.

Exhibits

Exhibit A: Draft Final Action Letter

Exhibit B: Applicant's Proposed Modification Plans

Exhibit C: November 7, 2024 HDDR Final Action Letter for 218 Sandridge Road

Exhibit D: Historic Preservation Board February 7, 2024 Final Action Letter

Exhibit E: November 7, 2024 HDDR Plans for 218 Sandridge Road

Exhibit F: 218 Sandridge Road Plat Amendment

Exhibit G: Planning Commission June 26, 2024 Plat Amendment Final Action Letter

Exhibit H: Planning Commission August 14, 2024 SSCUP Final Action Letter

Exhibit I: Physical Conditions Report and Historic Preservation Plan for 218 Sandridge Road

³ LMC [§ 15-1-21](#)



Planning Department

April 3, 2025

Molly Guinan
mguinan@elliottworkgroup.com

CC: Dennis Hranitzky

NOTICE OF PLANNING DEPARTMENT ACTION

Description

Address: 218 Sandridge Road

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

Application: Modification to Historic District Design Review (HDDR)

Project Number: PL-25-06452

Action: APPROVED WITH CONDITIONS (See Below)

Date of Final Action: April 3, 2025

Project Summary: The Applicant Proposes to Modify an Existing Historic District Design Review (HDDR) Approval to Lower the Finish Floor of the Single-Family Dwelling (SFD) and Adjust Glazing on a Sliding Door.

Action Taken

On April 3, 2025, the Planning Director conducted a public hearing and approved the Modification to HDDR for 218 Sandridge Road according to the following findings of fact, conclusions of law, and conditions of approval.

Findings of Fact

1. 218 Sandridge Road is developed with a Single-Family Dwelling (SFD) and is Lot 1 of the 218 Sandridge Plat Amendment, recorded with Summit County on October 29, 2024 (Entry No. 1226940).
2. The Historic Site Form indicates the original Significant Historic Structure at 218 Sandridge Road was constructed c. 1895 and is also known as the Ingrid Parsons House. The structure is a cross-wing type house or T/L cottage, which



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was one of the three main house types constructed during the Mature Mining Era (1894-1930) of Park City.

3. Several additions modified the Historic Structure at 218 Sandridge Road in 1900, the 1940s, and the 1960s, but the structure has retained its Historic form.
4. On November 1, 2023, the Historic Preservation Board approved in part, and continued in part, the applicant's Material Deconstruction request. The Board unanimously approved the Material Deconstruction of the 1941 roofline, which will restore the 1907 roofline. The Board continued the Applicant's Material Deconstruction request of 200 square feet of the 1889 roof form to January 3, 2024. The Board then continued the discussion again to February 7, 2024.
5. On February 7, 2024, the Historic Preservation Board approved the applicant's Material Deconstruction request to remove 48 square feet of 1940s-era siding on the southern façade of the building and to remove 64 square feet of the 1889 Roof Form. As part of the approval, the Board determined that the removal of the 1889 roof material did not negatively impact the Historic roof form and held its earlier finding that the removal of the 1941 addition's roof restores the roofline of the 1907 addition. The Board included the November 1, 2023 decision to approve the applicant's Material Deconstruction of the 1941 roofline, which restored the 1907 roofline, in the February 7, 2024 Final Action Letter.
6. On June 26, 2024, the Planning Commission approved a Plat Amendment to create one Lot for the Significant Historic Site at 218 Sandridge Road. The Applicant recorded the plat with Summit County on October 29, 2024. The Planning Commission required a plat note that states the maximum Building Footprint for 218 Sandridge is 2,048 square feet.
7. The Planning Commission approved a Steep Slope Conditional Use Permit (SSCUP) for a proposed 556-square-foot detached Accessory Building at 218 Sandridge Road on August 14, 2024.
8. On November 7, 2024, the Planning Director approved the Historic District Design Review (HDDR) to construct a 334-square-foot addition and 556-square-foot detached Accessory Building and remodel the existing Single-Family Dwelling at 218 Sandridge Road.
9. On February 10, 2025, the Applicant paid the Financial Guarantee for the project in accordance with Land Management Code (LMC) Section 15-11-9.
10. The Applicant indicated that structural engineering work revealed a need to increase structural depths for the proposed changes to the Site. The Applicant requests a Modification to the HDDR approval to lower the main level of the



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proposed SFD by 6 inches, and the lowest level of the SFD by 1 foot, 6 inches on the tertiary (west) facade to accommodate the necessary increase in structural depths.

11. The proposed modifications would slightly increase the interior height of the Structure, measured from the lowest finish floor plane to the point of the highest wall top plate that supports the ceiling joists or roof rafters, from 28 feet, 3 inches to 28 feet, 5 inches.
12. The Applicant also proposes removing one panel of the glass sliding door on the south-facing tertiary façade, reducing the glazing by approximately 25 percent.
13. The proposed modifications will not create any visual changes on the primary and secondary facades of the home from the previously approved scope of work.
14. The proposal, as conditioned, complies with LMC Chapter 15-2.2 Historic Residential – 1 (HR-1) Zoning District.
 - a. Single Family Dwellings are an allowed Use in the HR-1 Zoning District, pursuant to LMC Section 15-2.2-2(A)(1).
 - b. LMC Section 15-2.2-5(A) establishes a maximum interior Building Height of 35 feet. The proposed modifications would increase the interior Building Height from 28 feet, 3 inches to 28 feet, 5 inches.
 - c. The Applicant does not propose any other modifications that would affect the requirements of the HR-1 Zone. The Planning Department November 7, 2024 HDDR Final Action Letter for 218 Sandridge Road contains the full HR-1 District analysis.
15. The proposal, as conditioned, complies with LMC Chapter 15-3 Off-Street Parking.
 - a. The Applicant does not propose any changes that would affect Off-Street Parking Requirements as part of the proposed modifications.
 - b. LMC Section 15-3-6(A) requires two parking spaces for SFDs. Per LMC Section 15-2.2-4, Historic Structures that do not comply with Off-Street Parking requirements are considered valid Non-Complying Structures. The detached Accessory Building includes a single-car garage on the upper level and parking on the driveway for a second vehicle.
 - c. The Planning Department November 7, 2024 HDDR Final Action Letter for 218 Sandridge Road contains the full Off-Street Parking analysis
16. The proposal, as conditioned, complies with LMC Section 15-13-2 Regulations for Historic Residential Sites.



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- a. LMC Section 15-13-2 *Regulations for Historic Residential Sites* applies to the Applicant's proposal due to 218 Sandridge Road's designation as a Significant Historic Site.
- b. See Analysis in the table below regarding LMC Section 15-13-2(A) *Universal Regulations*:

1. A site should be used as it was historically or be given a new use that requires minimal change to the distinctive materials and features.	Complies: According to the Historic Site Form , the property has historically been used as a SFD. The Applicant proposes no change to this Use as part of the modifications.
2. Changes to a site or building that have acquired historic significance in their own right should be retained and preserved.	Complies: The proposed modifications do not involve any changes to a site or building that have acquired historic significance in their own right.
3. The historic exterior features of a building should be retained and preserved.	Complies: The Applicant proposes to retain existing exterior features of the Historic Structure, including doors, windows, and metal roofing. The Applicant does not propose eliminating any Historic exterior features as part of the proposed modifications.
4. Distinctive materials, components, finishes, and examples of craftsmanship should be	Complies: The Applicant does not propose further alterations



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retained and preserved. Owners are encouraged to reproduce missing historic elements that were original to the building, but have been removed. Physical or photographic evidence should be used to substantiate the reproduction of missing features. In some cases, where there is insufficient evidence to allow for an accurate reconstruction of the lost historic elements, it may be appropriate to reproduce missing historic elements that are consistent with properties of similar design, age, and detailing.	to the Historic features or forms of the Historic Structure as part of the proposed modifications.
5. Deteriorated or damaged historic features and elements should be repaired rather than replaced. Where the severity of deterioration or existence of structural or material defects requires replacement, the feature or element should match the original in appearance, dimension, texture, material, and finish. The applicant must demonstrate the severity of deterioration or existence of defects by showing that the historic materials are no longer safe and/or serviceable and cannot be repaired to a safe and/or serviceable condition. If deteriorated or damaged beyond repair and significant operational energy savings can be demonstrated through a professionally calculated energy model, historic features may be replaced with energy efficient features that are similar in appearance, dimension, texture, material and finish.	Complies: The proposed modifications do not involve any changes to deteriorated or damaged Historic Features.
6. Features that do not contribute to the significance of the site or building and exist prior to the adoption of these regulations, such as incompatible windows, aluminum soffits, or iron porch supports or railings, may be maintained; however, if it is proposed they be changed, those features must be brought into compliance with these	Complies: The Applicant proposes to retain existing exterior features of the Historic Structure, including doors, windows, and metal roofing. The proposed modifications do



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regulations.	not involve any further changes.
7. Each site should be recognized as a physical record of its time, place and use. Owners are discouraged from introducing architectural elements or details that visually modify or alter the original building appearance when no evidence of such elements or details exists.	Complies: The Applicant proposes to retain existing exterior features of the Historic Structure, including doors, windows, and metal roofing. The Applicant does not propose any further changes as part of the proposed modifications.
8. Chemical or physical treatments, if appropriate, should be undertaken using recognized preservation methods. Treatments that cause damage to historic materials should not be used. Treatments that sustain and protect, but do not alter appearance, are encouraged.	Complies: The Applicant does not propose chemical or physical treatments of historic building materials as part of the proposed modifications.
9. New construction such as new additions, exterior alterations, repairs, upgrades, etc., should not destroy historic materials, features, and spatial relationships that characterize the historic site or historic building. New construction should be differentiated from the historic structure while also maintaining compatibility with the historic structure in materials, features, size, scale and proportion, and massing to protect the integrity of the historic structure, the historic site, and its environment.	Complies: The Applicant proposes an addition to the Historic Structure including a foyer and entryway. The addition will serve as a clear transitional element between a new detached garage and the Historic Structure, maintaining compatibility with the Historic Structure through similar massing, proportional windows, and horizontal siding and metal roof material to match or complement existing features. The Applicant does not propose any further



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	changes as part of the proposed modifications.
10. New additions and related new construction should be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment could be restored.	Complies: The Applicant's proposed modifications would not compromise the integrity of the Historic property if removed in the future.

- c. The Applicant proposes changes affecting topography and grading, the foundation, and doors as part of the proposed Modification to the HDDR.
- d. See Analysis in the table below regarding LMC Section 15-13-2(B) *Specific Regulations*.

<i>LMC § 15-13-2(B)(1)(b): Topography & Grading</i>	<i>See analysis below</i>
(1) Maintain the natural topography and original grading of the site when and where feasible.	Condition of Approval recommended: The Applicant does not propose significant changes to the natural topography and grading of the Site. The floors on the tertiary façade will be lowered within the footprint of the previously approved foundation and will not further affect the topography and grading of the Site. Condition of Approval 2 requires the applicant to maintain the natural topography and return the site to its original grading after construction is completed.



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(2) The historic character of the site should not be significantly altered by substantially changing the proportion of built and/or paved area to open space, and vice versa.	Complies: The Applicant does not propose significantly altering the proportion of built or paved area to open space as part of the proposed modification. The proposed modifications will not exceed the footprint of the previously approved foundation and Structure.
(3) Respect and maintain existing landscape features that contribute to the historic character of the site and existing landscape features that provide sustainability benefits.	Complies: The Applicant does not propose removing any additional vegetation as part of the proposed modifications.
(4) Maintain established on-site native plantings. During construction, protect established vegetation to avoid damage. Replace damaged, aged, or diseased trees as necessary. Vegetation that may encroach upon or damage the historic structure may be removed, but should be replaced with native vegetation away from the historic building or structure.	Complies: The Applicant does not propose removing any additional vegetation as part of the proposed modifications.
<i>LMC § 15-13-2(B)(2)(b): Foundation</i>	<i>See analysis below.</i>
(1) The historic placement, orientation, and grade of a historic building shall be retained, as shall the original grade of the	Complies: The Applicant does not propose changing the historic placement,



Planning Department

property where feasible.	orientation, or grade of the historic structure.
(2) A new foundation shall not raise or lower a historic structure generally more than two (2) feet from its original floor elevation.	Condition of Approval recommended: The proposed modifications will lower the structural elevation of the lowest finish floor by a maximum of 1 foot, 6 inches. The Applicant's physical conditions report (Exhibit I) indicates that there are soft mortar joints at the stone and brick foundations. The Applicant proposes to fix and seal the foundation issues as part of the Historic Preservation Plan for the property. These proposed foundation repairs will not raise or lower the historic structure more than two feet from its original floor elevation. Condition of Approval 3 prohibits the Applicant from raising or lowering the Historic Structure more than 2 feet from its original floor elevation.
(3) A historic site shall be returned to original grade following 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.	Condition of Approval recommended: The proposed modifications will not affect the visual impact of the primary and secondary facades of the SFD. The proposed modifications will lower the structural elevation of the lowest finish floor by a maximum of 1 foot, 6 inches. Condition of Approval 2 requires the applicant to maintain the natural topography and return the site to its



Planning Department

	original grading after construction is completed.
(4) Re-grade the site so that all water drains away from the structure and does not enter the foundation.	Condition of Approval recommended: Condition of Approval 2 requires the Applicant to re-grade the site such that water drains away from the structure and does not damage the foundation. Condition of Approval 2 also requires the Applicant to maintain the natural topography and return the site to its original grading after construction is completed.
(5) 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.	Condition of Approval recommended: The Applicant proposes fixing and sealing the existing foundation, which is made of brick, concrete, and stone. Condition of Approval 3 requires the Applicant to implement a plinth or trim board at the base of the Historic Structure if the foundation is visible below the Historic Structure.
(6) Any re-grading of the site shall blend with grade of adjacent sites and shall not create the need for incompatible retaining walls.	Condition of Approval recommended: The Applicant proposes replacing two failing non-Historic retaining walls on the north side of the property and preserving an existing Historic retaining wall on the south side of the Historic Structure. Condition of Approval 2 requires the applicant to maintain the natural



Planning Department

	topography and return the site to its original grading after construction is completed.
(7) The form, material, and detailing of a new foundation shall be similar to the historic foundation (when extant) or similar to foundations of nearby historic structures.	Complies: The Applicant proposes fixing and sealing the existing foundation, which is made of brick, concrete, and stone.
(8) Historic foundations shall not be concealed with masonry block, plywood panels, corrugated metal, or wood shingles. Masonry foundations shall be cleaned, repaired, or re-pointed according to masonry guidelines (published by the Secretary of the Interior). The replacement of existing historic material is allowed only when it can be shown that the historic material is no longer safe and/or serviceable and cannot be repaired to a safe and/or serviceable condition.	Complies: The Applicant proposes small repairs to seal the existing foundation and does not propose concealing the Historic foundation, which is constructed out of brick, concrete, and stone.
(9) Window or egress wells, if needed, shall not be located on the primary façade. Window or egress wells shall be located behind the midpoint of the secondary façades, on the rear tertiary façade, or in a location not visible from the primary public right-of-way. Landscape elements shall be used to aid in screening window/egress wells from the primary right-of-way.	Complies: The Applicant does not propose any window or egress wells as part of the proposed modifications.



Planning Department

LMC § 15-13-2(B)(2)(c) : Doors	See analysis below.
(1) Maintain and preserve historic door openings, doors, door surrounds, and decorative door features.	Complies: No Historic doors remain on the Historic Structure. Changes to the door opening on the south façade of the Historic Structure were approved as part of the Historic Preservation Board's Material Deconstruction February 7, 2024 approval. The Historic porch on the south façade of the Historic Structure was enclosed in the 1960s. The Applicant does not propose any further changes to Historic door openings as part of the proposed modifications.
(2) Restore historic door openings that are significant to the period of restoration. On primary facades, in particular, consider reconstructing, based on physical or documentary evidence, historic doorways that no longer exist.	Complies: The Historic porch on the south façade of the Historic Structure was enclosed in the 1960s, and no other Historic door openings remain on the Historic Structure. The Applicant does not propose any further changes to Historic door openings as part of the proposed modifications.
(3) Avoid changing the position, proportions, or dimensions of historic door openings. It is not appropriate to create additional openings or remove historic openings on primary or secondary facades that are visible from the primary public	Complies: As noted above, no Historic doors remain on the Historic Structure. Changes to the door opening on the south façade of the Historic Structure were approved as part of the Historic Preservation Board's Material Deconstruction February 7, 2024



Planning Department

right-of-way.	approval (see Exhibit D). The Historic porch on the south façade of the Historic Structure was enclosed in the 1960s. The Applicant does not propose any further changes to Historic door openings as part of the proposed modifications.
(4) Replacement doors shall be allowed only when it can be shown that the historic doors are no longer safe and/or serviceable and cannot be repaired to a safe and/or serviceable condition. Replacement doors shall exactly match the historic door in size, material, profile, and style.	The Applicant does not propose replacing any doors on the Historic Structure.
(5) When no physical or documentary evidence of original doors exists, replacement doors typically shall be of wood, with or without glazing, and shall complement the style of the historic structure. When replacing non-historic doors, use designs similar to those that were found historically in Park City. Paneled doors were typical and many had a vertical pane of glass. Scalloped, Dutch, and colonial doors, as well as door sidelights are not appropriate on most primary and secondary façades.	The Applicant does not propose replacing any doors on the Historic Structure.
(6) Storm doors and/or screen doors typical of the Mining Era may be used on primary or secondary facades when the applicant can show that they will not diminish	The Applicant does not propose storm doors or screen doors.



Planning Department

the historic character of the building.	
(7) New door openings may be considered on secondary facades. A new opening shall be similar in location, size, and type to those seen on the historic structure.	Complies: The proposed vestibule and transitional element will utilize the door opening on the south façade, which will be enlarged to accommodate the vestibule. The Historic Preservation Board approved changes to the south façade of the Historic Structure on February 7, 2024 (see Exhibit D). The Historic porch on the south façade was enclosed in the 1960s, but the vestibule will utilize an entrance in roughly the same location as the historic door opening that was present prior to the enclosure of the historic porch. The Applicant's proposed modification to decrease the glazing of the sliding door on the south-facing façade is not significantly different than door openings seen on the Historic structure.
(8) When a historic door opening is no longer functional on a primary façade, the door shall be retained and, if necessary, blocked on the interior side only. The door shall appear to be functional from the exterior.	No historic door openings remain on the Historic Structure.

- e. The Applicant does not propose further changes affecting items regulated by LMC Section 15-13-2(B) beyond the previously approved HDDR.
17. Staff published notice on the City's website and the Utah Public Notice website and posted notice to the property on March 19, 2025. Staff mailed courtesy



Planning Department

notice to property owners within 300 feet on March 19, 2025. The Park Record published courtesy notice on March 21, 2025.

Conclusions of Law

1. The proposal, as conditioned, complies with LMC Chapter 15-2.2 Historic Residential – 1 (HR-1) Zoning District.
2. The proposal, as conditioned, complies with LMC Chapter 15-3 Off-Street Parking.
3. The proposal, as conditioned, complies with LMC Section 15-13-2 Regulations for Historic Residential Sites.

Conditions of Approval

1. All previous Conditions of Approval relating to the Applicant's current project remain in effect, including but not limited to Conditions of Approval required through the following Final Action Letters:
 - a. November 7, 2024 HDDR Final Action Letter for 218 Sandridge Road
 - b. Planning Commission August 14, 2024 SSCUP Final Action Letter for 218 Sandridge Road
 - c. Planning Commission June 26, 2024 Plat Amendment Final Action Letter for 218 Sandridge Road
 - d. February 7, 2024 Historic Preservation Board Final Action Letter for 218 Sandridge Road
2. The Applicant shall maintain the natural topography and return the site to its original grading after construction is completed. The Applicant shall also re-grade the site such that water drains away from the structure and does not damage the foundation.
3. The Applicant shall not raise or lower the Historic Structure more than 2 feet from its original floor elevation.
4. A plinth or trim board shall be implemented at the base of the Historic Structure if the foundation is visible below the Historic Structure to visually anchor the Historic Structure to the foundation.
5. The proposed work requires a Building Permit through the Building Department.
6. The proposed work requires a Final Inspection by both the Building and Planning Departments.



Planning Department

7. Modifications to the project require a modification application submittal to the Planning Department, payment of application fee, review for compliance with required standards, and Planning and Building Department approval.
8. The designer, architect, and/or applicant shall be responsible for coordinating the approved architectural drawings, documents, and/or plans with the approved construction drawings and documents. The overall aesthetics of the approved HDDR architectural plans shall take precedence. Any discrepancies found among these documents that would cause a change in the approved construction drawings shall be reviewed and approved prior to construction.
9. This Modification to Historic District Design Review Final Action Letter and approval shall expire on April 3, 2026 at 5:00 PM (MST). The Applicant shall obtain a Building Permit for the proposed work prior to that date. If a Building Permit for the proposed work is not approved before April 3, 2026 at 5:00 PM (MST), this Waiver Letter shall be voided, and the Applicant will be required to submit a new HDDR application to pursue the proposed work.

If you have questions or concerns regarding this Final Action Letter, please call (385) 481-2037 or email jacob.klopfenstein@parkcity.org.

Sincerely,

Rebecca Ward
Planning Director

CC: Jacob Klopfenstein

February 18, 2025

Reason for Request for Modification:

Through our structural consultant's investigations, we have become aware that we need to increase our structural depths, which will compromise our ceiling heights and window head heights in the lowest and main levels.

We propose a drop in the main level of 6" and the lowest level of 1'-6".

This modification will lead to no visual change on the primary and secondary facades. The interior floor will lower, but windows will remain at their existing height. On the tertiary facade, no historic windows will change. We will lower windows on the lowest level of the tertiary facade—refer to diagram attached. As we are not modifying the roof height, we will be at floor plate to top of roof plate. We request to remove the percent glazing from the sliding door.









Planning Department

November 7, 2024

Molly Guinan
Elliott Work Group
mguinan@elliottworkgroup.com

CC: Dennis Hranitzky

NOTICE OF PLANNING DEPARTMENT ACTION

Description

Address: 218 Sandridge Road

Zoning District: Historic Residential – 1

Application: Historic District Design Review

Project Number: PL-23-05692

Action: APPROVED WITH CONDITIONS (See Below)

Date of Final Action: November 7, 2024

Project Summary: The Applicant Proposes a Remodel and Addition of the Single-Family Dwelling Including a Detached, Two-Story, 556-Square-Foot Accessory Building and A 334-Square-Foot Addition and Transitional Element.

Action Taken

On November 7, 2024, the Planning Director Designee APPROVED the Historic District Design Review for 218 Sandridge Road based on the Findings of Fact, Conclusions of Law, and Conditions of Approval:

Findings of Fact

1. 218 Sandridge Road is a Single-Family Dwelling in the Historic Residential – 1 (HR-1) Zoning District.
2. The Site is designated a Significant Historic Site on Park City's Historic Sites Inventory.



Planning Department

3. The house first appears on the 1889 Sanborn Fire Insurance Map as a simple, hall-parlor style house with a half-width front porch facing north.
4. On May 31, 2023, the applicant submitted a complete Historic District Design Review (HDDR) application to the Planning Department for modifications to and the construction of an addition to the Significant Historic Structure.
5. The proposed removal of the 1941 addition's roof restores the roofline of the 1907 addition.
6. The proposed modification of 64 square feet of 1889 roof does not negatively impact the historic Roof Form.
7. Following a public hearing held on November 1, 2023, the Historic Preservation Board approved the Material Deconstruction of the 1941 addition's roof form.
8. Following a public hearing held on February 7, 2024, the Historic Preservation Board approved the Material Deconstruction of 48 square feet of 1940s siding from the southern facade and denied the Material Deconstruction of 64 square feet of the 1889 roof form.
9. On June 26, 2024 the Planning Commission conducted a public hearing and approved the Plat Amendment request for 218 Sandridge Road. The Plat was recorded with Summit County on October 29, 2024.
10. On August 14, 2024, the Planning Commission conducted a public hearing and approved the Steep Slope Conditional Use Permit for 218 Sandridge Road.
11. Additions and renovations to Historic Residential Sites are reviewed for compliance with Land Management Code Section 15-13-2 *Regulations For Historic Residential Sites*.
12. Analysis from the November 7, 2024 Administrative Public Hearing Staff Report is incorporated herein.
13. On October 23, 2024 staff published notice on the City's website and posted notice to the property. Staff mailed courtesy notice to property owners within 100 feet on October 23, 2024.

Conclusions of Law

1. The proposal complies with the Historic Preservation Board's February 7, 2024 Material Deconstruction Findings of Fact, Conclusions of Law and Conditions of Approval.
2. The proposal complies with the Planning Commission's June 26, 2024 Plat Amendment Findings of Fact, Conclusions of Law and Conditions of Approval.



Planning Department

3. The proposal complies with the Planning Commission's August 14, 2024 Steep Slope Conditional Use Permit Findings of Fact, Conclusions of Law and Conditions of Approval.
4. The proposal, as conditioned, complies with Land Management Code Section 15-13-2 *Regulations For Historic Residential Sites*.

Conditions of Approval

1. The Applicant shall protect all vegetation not approved for removal during construction. Any vegetation removed or damaged during construction shall be replaced. Any Significant Vegetation removed or damaged during construction requires replacement on Site and shall comply with Municipal Code of Park City Chapter 11-21 *Utah Wildland -Urban Interface Code*.
2. The Applicant shall submit a detailed landscaping and irrigation plan demonstrating compliance with LMC Section 15-5-5(N) to the Planning Department for review and approval prior to Building Permit issuance.
3. The Applicant shall submit detailed storm water and drainage mitigation plans to the Engineering Department for review and approval prior to Building Permit issuance.
4. The new driveway shall not exceed 10 feet in width. The Applicant shall incorporate additional landscaping adjacent to the proposed driveway to minimize the visual impacts of the new driveway and provide separation between the driveway and other adjacent uses
5. The new driveway shall be constructed out of a textured or pour paving material.
6. Pursuant to LMC Section 15-2.2-3(K), the applicant shall obtain Chief Building Official approval for proposed snow release plans for the Site. The Applicant shall provide adequate snow storage for the new driveway on site and shall obtain Engineering Department approval for proposed snow storage areas prior to Building Permit issuance.
7. Drainage infrastructure, including gutters and downspouts, shall be configured so that water drains away from the Historic Structure. New hanging gutters shall be half round, and downspouts shall be located away from architectural features and be visually minimized from the public Right-of Way. Drainage shall also be improved behind retaining walls, so water drains away from the walls to abate retaining wall failure.
8. Any mechanical, utility, or service equipment shall be fully screened from view from the public right-of-way and shall be located on tertiary facades of the



Planning Department

- Historic Structure. Building elements of the Historic Structure shall not be removed or obstructed when installing mechanical systems and equipment.
9. Garage doors shall not exceed 9 feet in width by 9 feet in height. Glazing on garage doors shall be limited to no more than 30% of the garage door.
 10. New decks shall be constructed out of wood and be self-supporting.
 11. Significant Vegetation removed for the proposed Accessory Building shall be replaced on the Site and shall comply with Municipal Code of Park City Chapter 11-21 *Utah Wildland -Urban Interface Code*.
 12. Pursuant to LMC Section 15-4-2, new retaining walls shall not exceed 6 feet within any Rear or Side Setbacks or 4 feet within any Front Setback. New retaining walls shall be constructed out of simple board-formed concrete, stone, or another historic material. Stone or concrete retaining walls shall not be painted, stained, or plastered over.
 13. All new siding shall be wood and shall be painted opaque.
 14. New windows shall be wood or aluminum-clad wood and shall maintain a 2:1 height to width ratio. Any new glazing shall match the visual appearance of historic glazing and/or be clear. Metallic, frosted, tinted, stained, textured and reflective finishes are prohibited.
 15. New decks within the Rear or Side Setback shall be no greater than 30 inches above Final Grade and shall be located at least 1 foot from the property line. Decks within the Front Setback shall be no more than 10 feet wide and shall project no more than 3 feet into the Front Setback.
 16. The landscape terrace on the northwest side of the Historic Structure shall be at-grade and shall not be attached to the Historic Structure. The landscape terrace shall be constructed of wood, brick, or another compatible historic material and shall be fully screened from public Rights-of-Way.

If you have questions or concerns regarding this Final Action Letter, please contact Jacob Klopfenstein at 385-481-2037 or jacob.klopfenstein@parkcity.org.

Sincerely,



Elissa Martin
Planning Director Designee

CC: Jacob Klopfenstein



Planning Department

February 7, 2024

Molly Guinan
Elliott Work Group
(435)-649-0092
mguinan@elliottworkgroup.com

CC: Dennis Hranitzky

NOTICE OF HISTORIC PRESERVATION BOARD ACTION

Description

Address:	218 Sandridge Road
Zoning District:	Historic Residential – 1
Application:	Material Deconstruction
Project Number:	PL-23-05692
Action:	The Historic Preservation Board approved the Material Deconstruction of 48 square feet of 1940's siding from the southern elevation and 64 square feet of the 1889 Roof Form subject to the Conditions of Approval herein.
Date of Final Action:	February 7, 2024
Project Summary:	The Applicant Seeks Approval for Material Deconstruction for of a 1941 Roof Form, 64 square feet of an 1889 Roof Form, and 48 square feet of 1940s Siding to Accommodate a Proposed Addition.

Action Taken

On November 1, 2023, the Historic Preservation Board conducted a public hearing and approved the Material Deconstruction for the 1941 roof form at 218 Sandridge Road and continued discussion of Material Deconstruction of 64 square feet of the 1889 roof form, replacement of fifteen windows, and approximately 48 square feet of 1940s siding on the southern facade to a later date. On February 7, 2024, the Historic Preservation Board conducted a public hearing and **approved the Material Deconstruction of 48 square feet of 1940s siding on the southern façade and approved the proposed Material Deconstruction for 64 square feet of the 1889 roof form** based on the



Planning Department

Findings of Fact, Conclusions of Law, and Conditions of Approval:

Findings of Fact

1. The property is located at 218 Sandridge Road in the Historic Residential – 1 (HR-1) Zoning District. The property is a metes and bounds parcel.
2. The Site is designated a Significant Historic Site on Park City's Historic Sites Inventory.
3. The house first appears on the 1889 Sanborn Fire Insurance Map as a simple, hall-parlor style house with a half-width front porch facing north.
4. The 1900 Sanborn Fire Insurance Map shows an addition to the west with a projecting bay window overlooking the public stairs which run along the northwestern property line of the site and provide passage from Sandridge Road to Swede Alley.
5. The 1941 Sanborn Fire Insurance Map shows another addition to the 1900 construction which projects to the south. This addition came flush to the edge of the rear porch.
6. On May 31, 2023, the applicant submitted a complete Historic District Design Review (HDDR) application to the Planning Department for modifications to and the construction of an addition to the Significant Historic Structure.
7. Park City recognizes three significant historical periods within the historic districts: Settlement & Mining Boom Era (1868-1893), Mature Mining Era (1894 – 1930), and Mining Decline & Emergence of Recreation Industry (1931-1962).
8. Park City does not recognize one historical period as more significant than another. Property owners may elect to restore a Historic Structure to one period of significance rather than another.
9. The proposed removal of the 1941 addition's roof restores the roofline of the 1907 addition.
10. The proposed modification of 64 square feet of 1889 roof does not negatively impact the historic Roof Form.
11. The Historic Preservation Board conducted a public hearing on November 1, 2023.
12. Following a public hearing held on November 1, 2023, the Historic Preservation Board approved the Material Deconstruction of the 1941 addition's roof form.
13. Following a public hearing held on February 7, 2024, the Historic Preservation Board approved the Material Deconstruction of 48 square feet of 1940s siding



Planning Department

from the southern facade and denied the Material Deconstruction of 64 square feet of the 1889 roof form.

Conclusions of Law

1. The proposal to remove the 1941 roof form to accommodate a rooftop deck complies with the Land Management Code requirements pursuant to LMC § 15-11-12.5 Historic Preservation Board Review for Material Deconstruction.
2. The proposal to modify approximately 64 square feet of the 1889 roof form to accommodate a flat roof projection complies with the Land Management Code requirements pursuant to LMC § 15-11-12.5 Historic Preservation Board Review for Material Deconstruction.

Conditions of Approval

1. Final building plans and construction details shall reflect substantial compliance with the plans approved by the Historic Preservation Board on February 7, 2024, for the Material Deconstruction of the 1941 addition and 48 square feet of 1940s siding to accommodate a rooftop deck. Any changes, modifications, or deviations from the approved design that have not been approved in advance by the Planning and Building Departments may result in a stop work order.
2. The applicant is responsible for notifying the Planning and Building Departments prior to making any changes to the approved plans.
3. Any changes, modifications, or deviations from the approved scope of work shall be submitted in writing for review and approval/denial in accordance with the applicable standards by the Planning Director or their Designee prior to construction.
4. The applicant shall obtain Historic District Design Review approval from the Planning Director, or their Designee, prior to submitting a building permit.
5. The applicant shall provide the City with a Financial Guarantee, in accordance with LMC § 15-11-19, to be recorded with the Summit County Recorder's Office prior to submitting a building permit.
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. Historic materials removed from the Structure that are salvageable or in otherwise good condition shall be used to repair/replace irreparable materials on the Site.



Planning Department

8. The Applicant shall obtain Subdivision approval to create a Lot of record and record the amended plat prior to submitting for a building permit.
9. The Applicant shall mitigate the visual impact of the proposed construction and proposed guard railing.

If you have questions or concerns regarding this Final Action Letter, please contact Caitlyn Tubbs at (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, Chair
Park City Historic Preservation Board

CC: Caitlyn Tubbs, AICP
Senior Historic Preservation Planner

Dennis Hranitzky

Hranitzky Residence

218 Sandridge Road
Park City, UT 84060

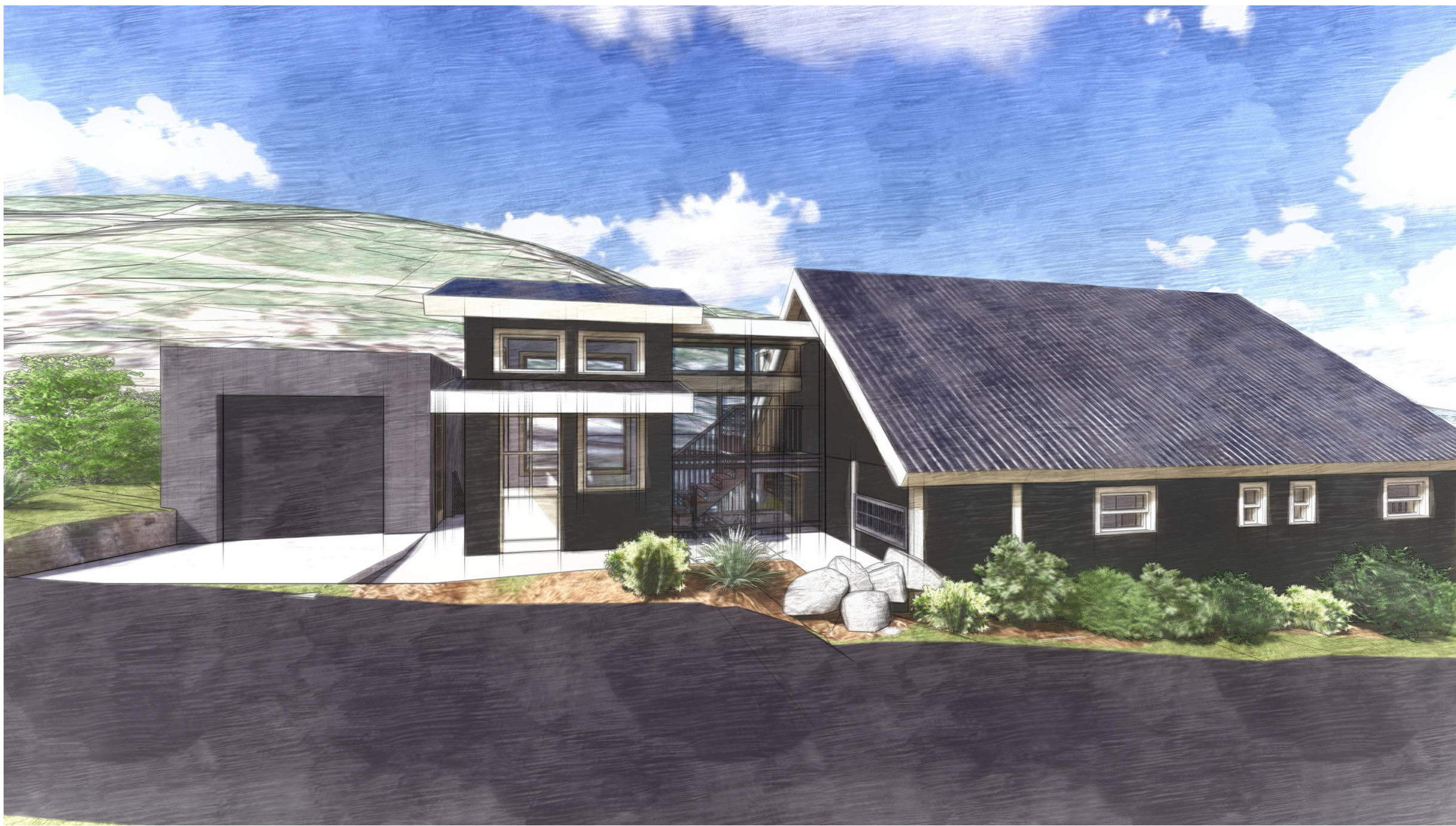
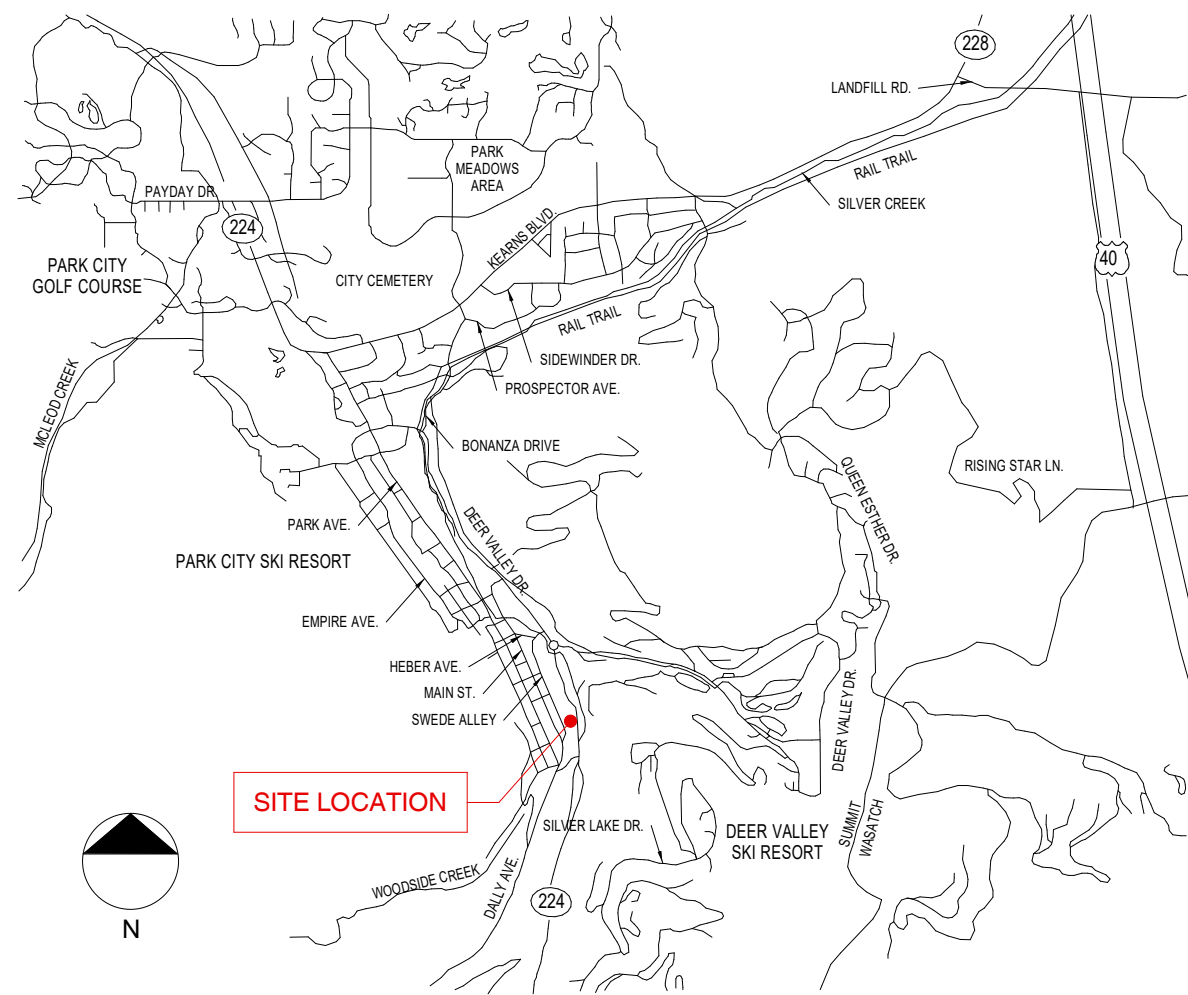
Hranitzky Residence

Construction Documents

2024.07.02

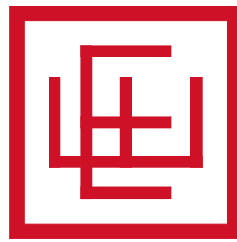
EWG Project # 2022.092

VICINITY MAP



ELLIOTT WORKGROUP LLC

1441 West Ute Blvd, Suite 100
Park City, Utah 84098
435-649-0092 or 801-415-1839
elliottworkgroup.com



Hranitzky Residence

Construction Documents
2024.07.02

Dennis Hranitzky
Hranitzky Residence

218 Sandridge Road
Park City, UT 84060
SSCUP
Hranitzky Residence

PROJECT CONTACT INFORMATION

OWNER	ARCHITECT	BUILDER
Dennis Hranitzky PO Box 683849 Park City, UT 84068 917.405.6777 Contact: Dennis Hranitzky	ELLIOTT WORKGROUP 1441 W. Ute Blvd., Suite 100 Park City, UT 84098 801.415.1839 Contact: Molly Guinan	Blackdog Builders 4376 N Forestdale Dr. Unit 1 Park City, UT 84098 435.649.5252 Contact: Ben Akers Brent O'Keefe
CIVIL ENGINEER	INTERIOR DESIGN	LANDSCAPE ARCHITECTURE
Allterra Utah, LLC 463 Scenic Heights Road Francis, Utah 84036 435.640.4200 Contact: Charles Galati	Eddie Lee Inc. 150 West 25th Street, Suite 1203 New York, NY 10001 212.868.3385 Contact: Eddie Lee	ELLIOTT WORKGROUP 1441 W. Ute Blvd., Suite 100 Park City, UT 84098 801.415.1839 Contact: Sid Ostergaard
STRUCTURAL ENGINEER	PLUMBING ENGINEER MECHANICAL ENGINEER	ELECTRICAL ENGINEER
Mission Structural 7222 S. Christalee Ct. West Jordan, Utah 84084 801.979.1774 Contact: Courtney Fleming	Name Address City, State Zip 801.415.1839 Contact: Person	Name Address City, State Zip 801.415.1839 Contact: Person

SERVICE CONTACTS

Rocky Mountain Power 201 South Main St, Suite 2300 Salt Lake City, UT 84111 (866) 870.3419	Old Town Post Office 450 Main St Park City, Ut (800) 275.8777
Comcast Service Center 1890 Bonanza Dr, Suite 101 Park City, UT 84098 (435) 649.4020	Questar Gas P.O. Box 45360 Salt Lake City, UT 84145 (800) 323.5517
Park City Fire District 730 W Bitner Road Park City, UT 84098 (435) 940-2500	Snyderville Basin Water Reclamation District 2800 Homestead Rd Park City,UT84098 (435)649-7993
Park City Municipal Corp 445 Marsac Avenue Park City, UT 84060 (435) 658.9471	Summit County 60 N. Main Street Coalville, UT 84017 (435) 336.3200
Park City School District 2700 Kearns Blvd. Park City, UT 84060 (435) 645.5600	Qwest Phone Company Salt Lake City, UT (800) 922.7387
Century Link 4160 Atkinson Road Park City, UT 84098 (435) 645.5600	Utah Division of Water Quality 288 North 1460 West Salt Lake City, UT 84116 (801) 536.4300

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A-901	Reflected Ceiling Plan Level 2
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Rev.	Date	Description
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ISSUE DATE: 2024.07.02
OWNER PROJECT NO: .
CONTRACT NO: .
DRAWN BY: MJG
CHECKED BY: LH
DESIGNED BY: MJG
EWG PROJECT NO: 2022.092
COPYRIGHT: Elliott Workgroup, LLC

SHEET TITLE

Cover Sheet

G-001

1. Refer to Sheet G-002, G-003 & G-004 for General Project Notes.
2. Before Digging or Trenching, Contact 'Blue Stakes' to Locate Underground Utilities.
3. L.O.D. (Limits of Disturbance) shall be Defined by the Area Contained within All Property Lines of the Site and shall Also Include Driveway and Areas of Utility Connection within Right-Of-Way. Total L.O.D. Area is Approximately 5835 sq ft.
4. Building is not Located within the Flood Hazard Zone as Defined by FEMA.
5. Surface Water shall Drain Away from the House at All Points. Direct Drainage Water to the Street or an Approved Drainage Course but not onto Neighboring Properties. The Grade shall Fall a Minimum of 6 inches within the First 10 Feet. -IRC R401.3
6. Refer to Site Survey on Sheet C-001 for Reference Information.
7. Scope of Work is Limited to Building Project Area, See Proposed Site Plan AS-002.
8. Refer to Area Plan Sheet G-002 for Additional Building Square Footage Analysis.

Architectural Elevation 100' - 0" = USGS 7160.7' (Final Site Plan)

Note: USGS Aligns with Approved Final Site Plan Elevations. There is a +4'-6" Difference as Referenced in the Alliance Engineering Field Survey.

Arch. 100'-0" = 7153 (Final Site Plan) = xxxx (Civil Engineering)

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A Existing Retaining Wall - Steep Slope on South Side.



B Existing Landscape - South Side of House and Site.



C Existing Landscape - West Yard



D Existing Landscape - West Yard



E Existing Landscape - West Yard

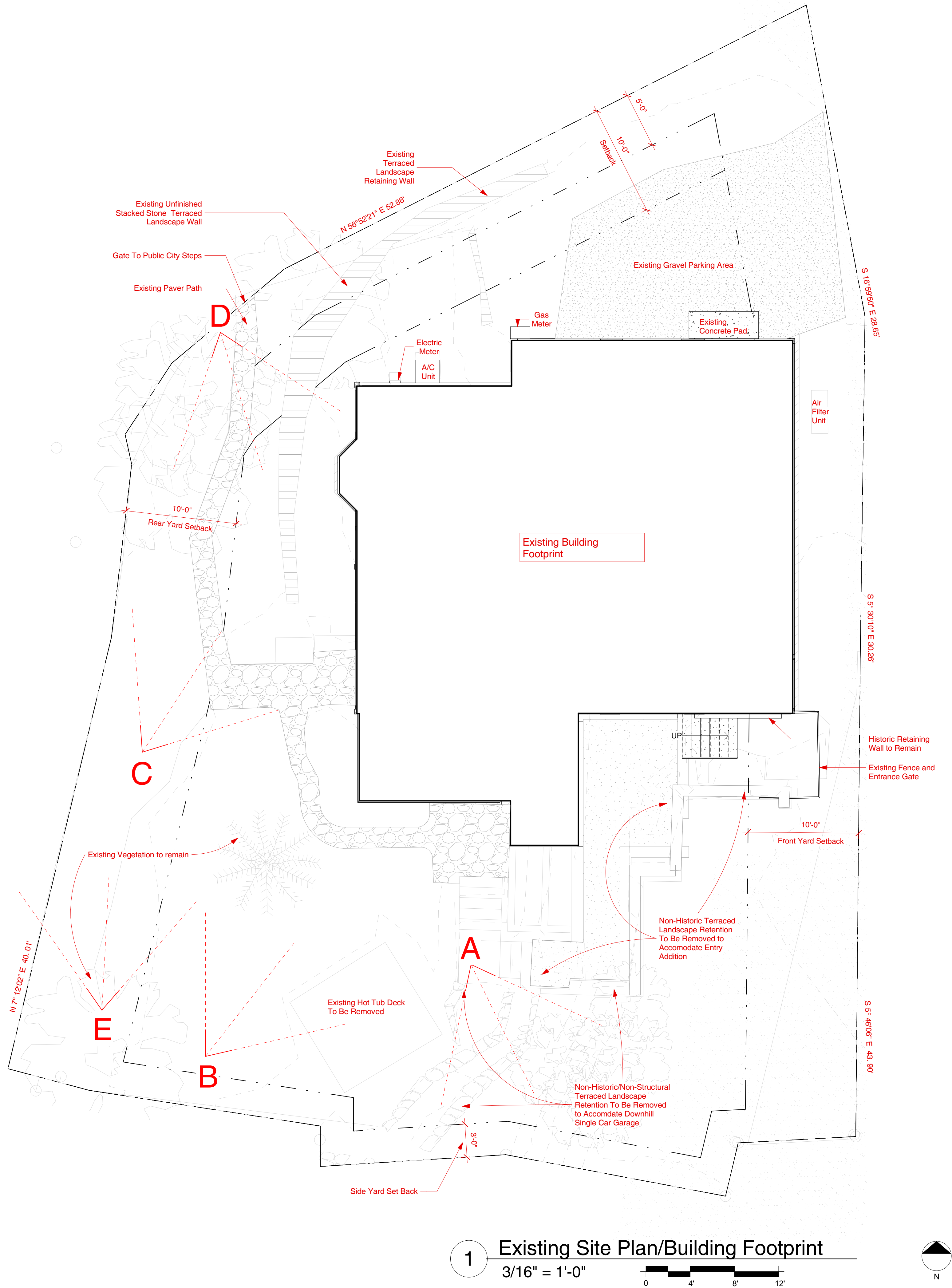
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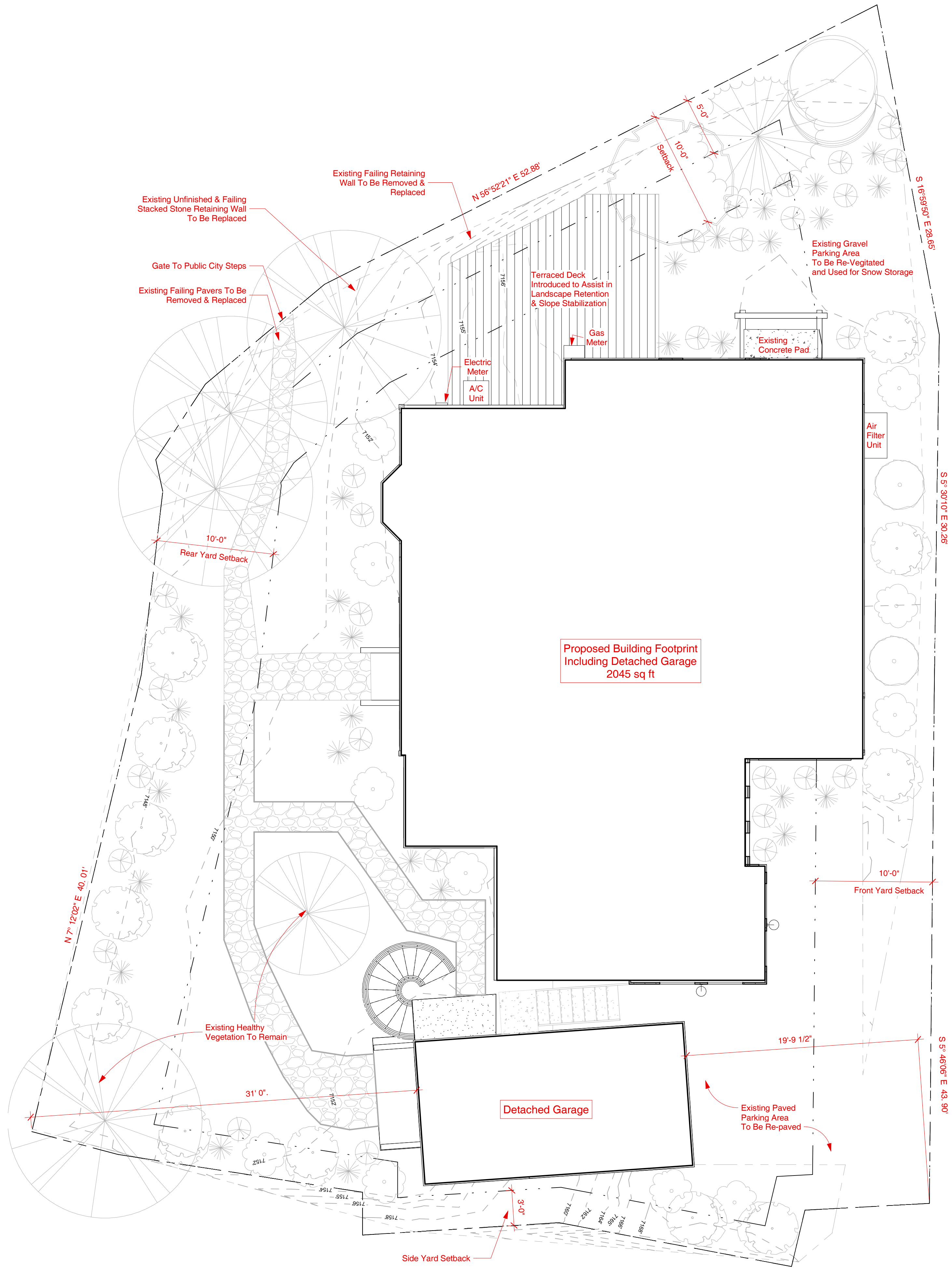
ISSUE DATE:	2024.07.02
OWNER PROJECT NO:	.
CONTRACT NO:	.
DRAWN BY:	MJG
CHECKED BY:	LH
DESIGNED BY:	MJG
EWG PROJECT NO:	2022.092
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SHEET TITLE

Existing Site Plan

AS-001

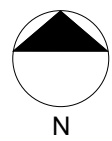




Proposed Building Footprint
Including Detached Garage
2045 sq ft

Detached Garage

1 Proposed Site Plan/Building Footprint
3/16" = 1'-0"



Key -Native/Water Wise Plants

TREES
Amur Maple

Quaking Aspen

Colorado Blue Spruce

Bigtooth Maple

SHRUBS
Russian Sage
Little Lace

Silver Creeping Willow

Western Sand Cherry
Pawnee Buttes

Yellow Shrubby Cinquefoil
Little Pot of Gold

Alpine Currant

GRASSES
Dwarf Tufted Hairgrass
Pixie Fountain
Little Blue Stem
Carousel
Prairie Blues

Boulders

Perennials to be interspersed
with design at next stage.

Vegetation is Shown for Planning
Purposes and is Aspirational. Number
and Types of Plants May Vary Based
on Final Landscape Design
Recommendations from Landscape
Architect, Geotech, Civil Engineer, and
Client Preferences. Final Landscape
Design Will Be Submitted with
Construction Documents.

General Notes - Site Plan

1. Refer to Sheet G-002, G-003 & G-004 for General Project Notes.
2. Before Digging or Trenching, Contact 'Blue Stakes' to Locate Underground Utilities.
3. L.O.D. (Limits of Disturbance) shall be Defined by the Area Contained within All Property Lines of the Site and shall Also Include Driveway and Areas of Utility Connection within Right-Of-Way. Total L.O.D. Area is Approximately 5835 sq ft.
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6. Refer to Site Survey on Sheet C-001 for Reference Information.
7. Scope of Work is Limited to Building Project Area.
8. Refer to Area Plan Sheet G-002 for Additional Building Square Footage Analysis.

Datum Reference

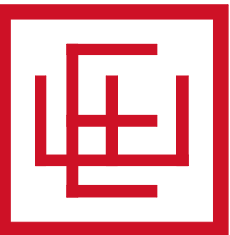
Architectural Elevation 100' - 0" = USGS 7160.7' (Final Site Plan)

Note: USGS Aligns with Approved Final Site Plan Elevations. There is a +4'-6" Difference as Referenced in the Alliance Engineering Field Survey.

Arch. 100'-0" = 7153 (Final Site Plan) = xxxx (Civil Engineering)

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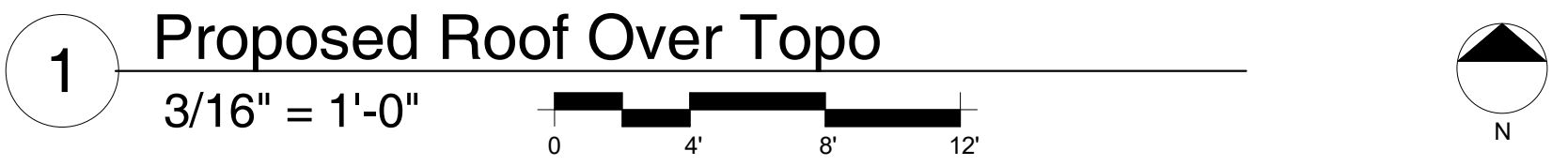
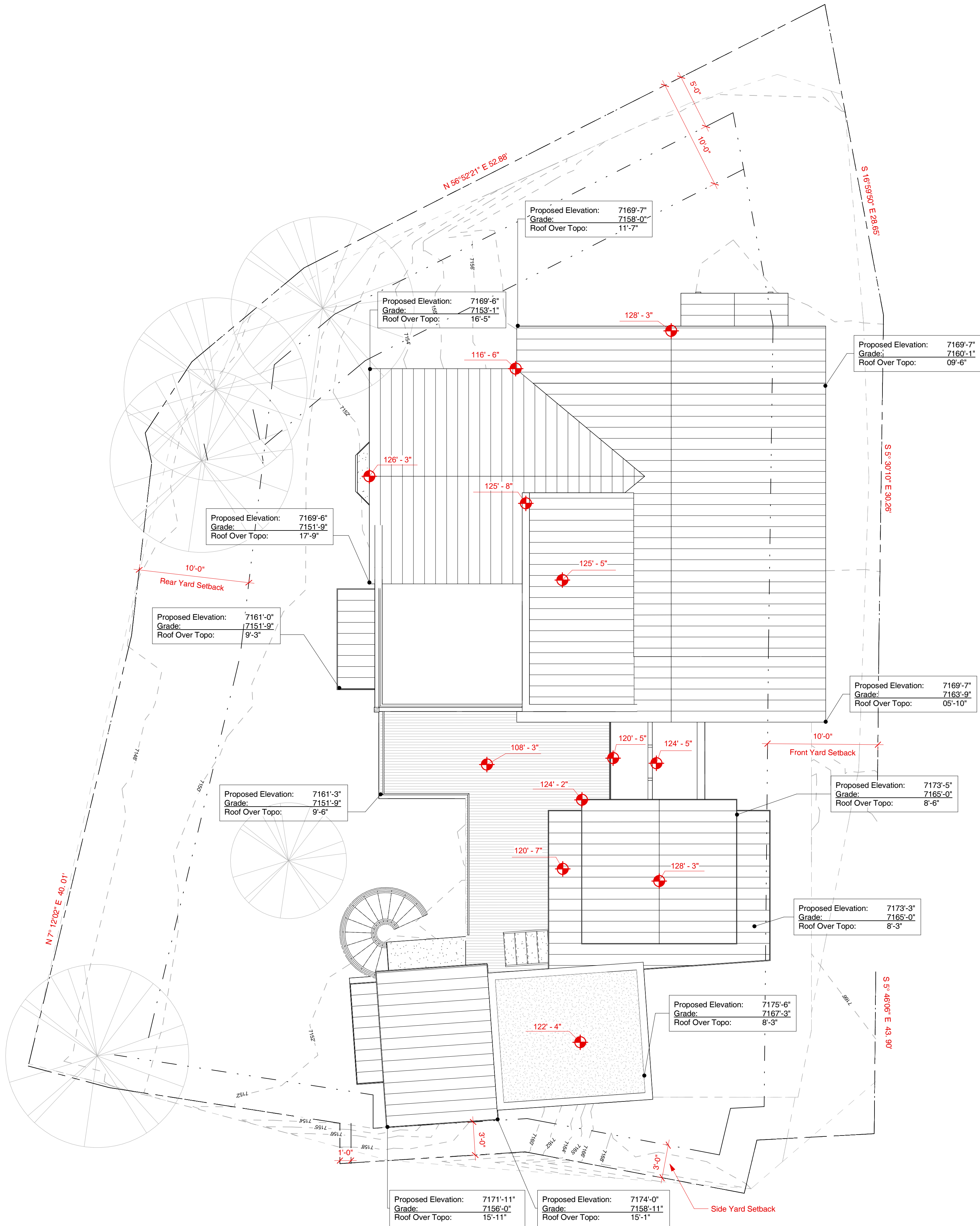
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SHEET TITLE

Proposed Site Plan

AS-002



General Notes - Site Plan

1. Refer to Sheet G-002, G-003 & G-004 for General Project Notes.
2. Before Digging or Trenching, Contact 'Blue Stakes' to Locate Underground Utilities.
3. L.O.D. (Limits of Disturbance) shall be Defined by the Area Contained within All Property Lines of the Site and shall Also Include Driveway and Areas of Utility Connection within Right-Of-Way. Total L.O.D. Area is Approximately 5835 sq ft.
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6. Refer to Site Survey on Sheet C-001 for Reference Information.
7. Scope of Work is Limited to Building Project Area, See Proposed Site Plan AS-002.
8. Refer to Area Plan Sheet G-002 for Additional Building Square Footage Analysis.

Datum Reference

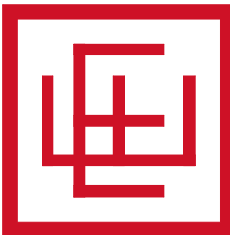
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Note: USGS Aligns with Approved Final Site Plan Elevations. There is a +4'-6" Difference as Referenced in the Alliance Engineering Field Survey.

Arch. 100'-0" = 7153 (Final Site Plan) = xxxx (Civil Engineering)

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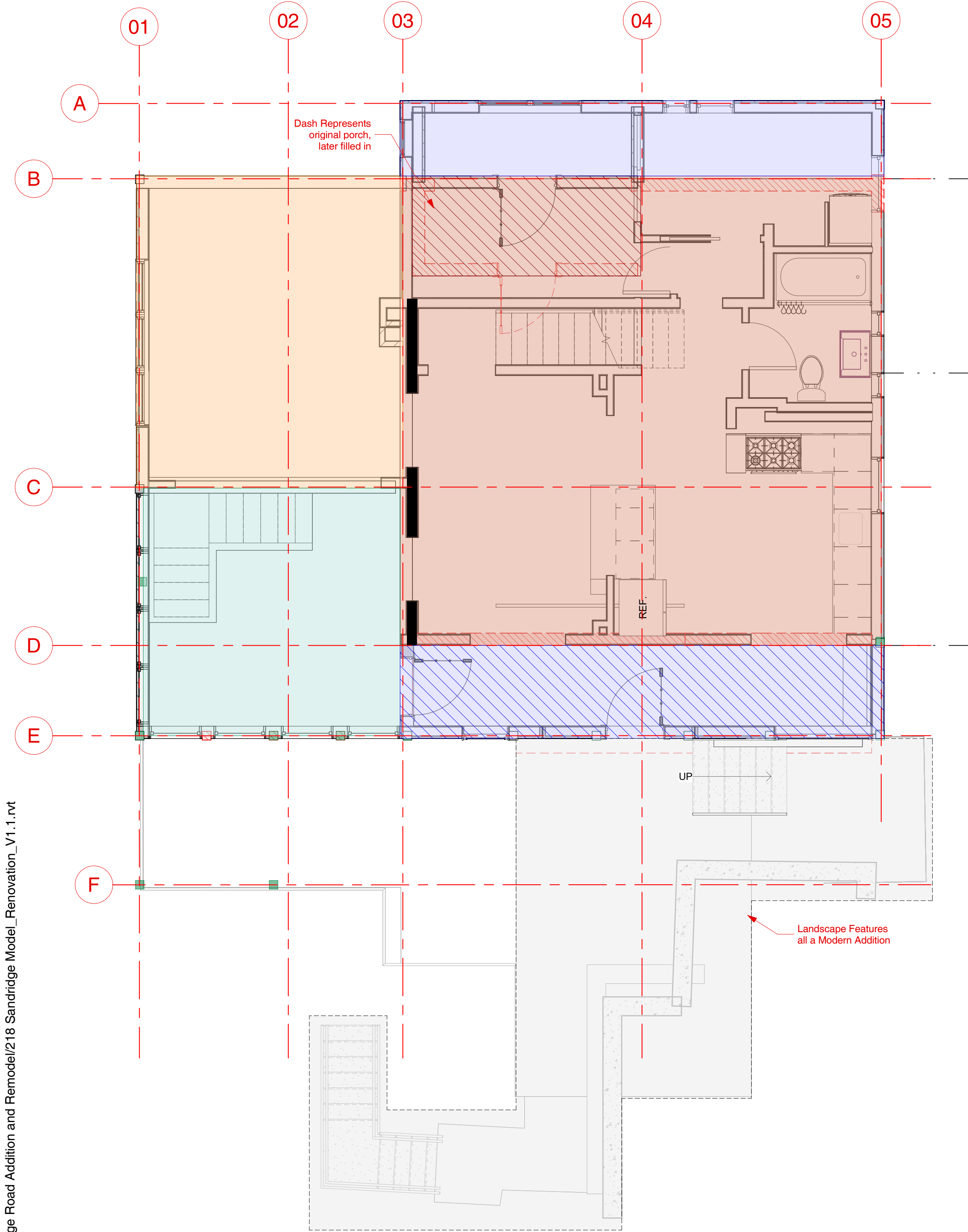
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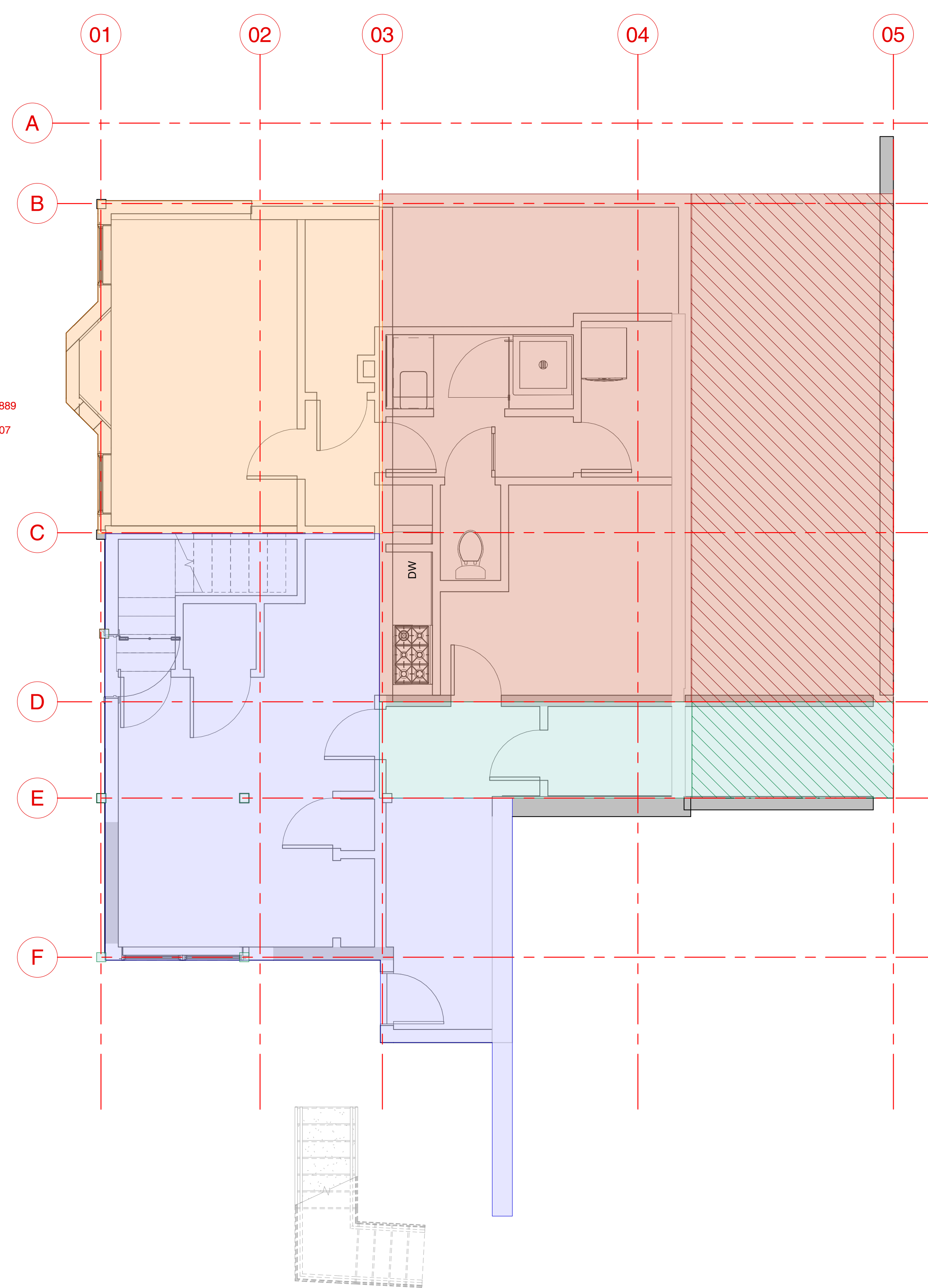
SHEET TITLE

Proposed Roof Over Topo

AS-003



2 Existing Level 1 - Historic Timeline
1/4" = 1'-0"



1 Existing Basement - Historic Timeline
1/4" = 1'-0"

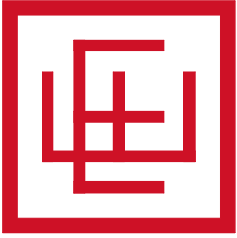
Legend

- Window Tag- Refer To Window Schedule
- Door Tag- Refer To Door Schedule
- Room name
Room Name And Number- Refer To Room Finish Schedule
- Spot Elevation Marker
- Edge Of Roof Above

- General Notes - Plan**
- Refer to Sheet G-002 for Architectural Notes.
 - Unless Noted Otherwise, Wall Dimensions are to Face of Stud and Face of Concrete/Cmu.
 - Refer to Electrical, Mechanical & Plumbing Sheets for Additional Information and Requirements.
 - See Structural Plans for Additional Information, Details and Requirements.
 - Provide Blocking or other Approved Method for Support at All Locations of Tv. Outlets to Accommodate Mounting of Flat Panel Televisions. Coordinate with Interior Elevations and Electrical Plans.
 - Coordinate Kitchen Equipment and Layouts with Mechanical, Electrical & Plumbing Plans. Provide Required Blocking for Fixtures and Casework.
 - Coordinate Utility Connections with Civil Drawings.

- 1889 Crawl space
- 1889
- 1900
- 1940/41
- 1940/41 Crawl space
- 1960-2000

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Not for Construction

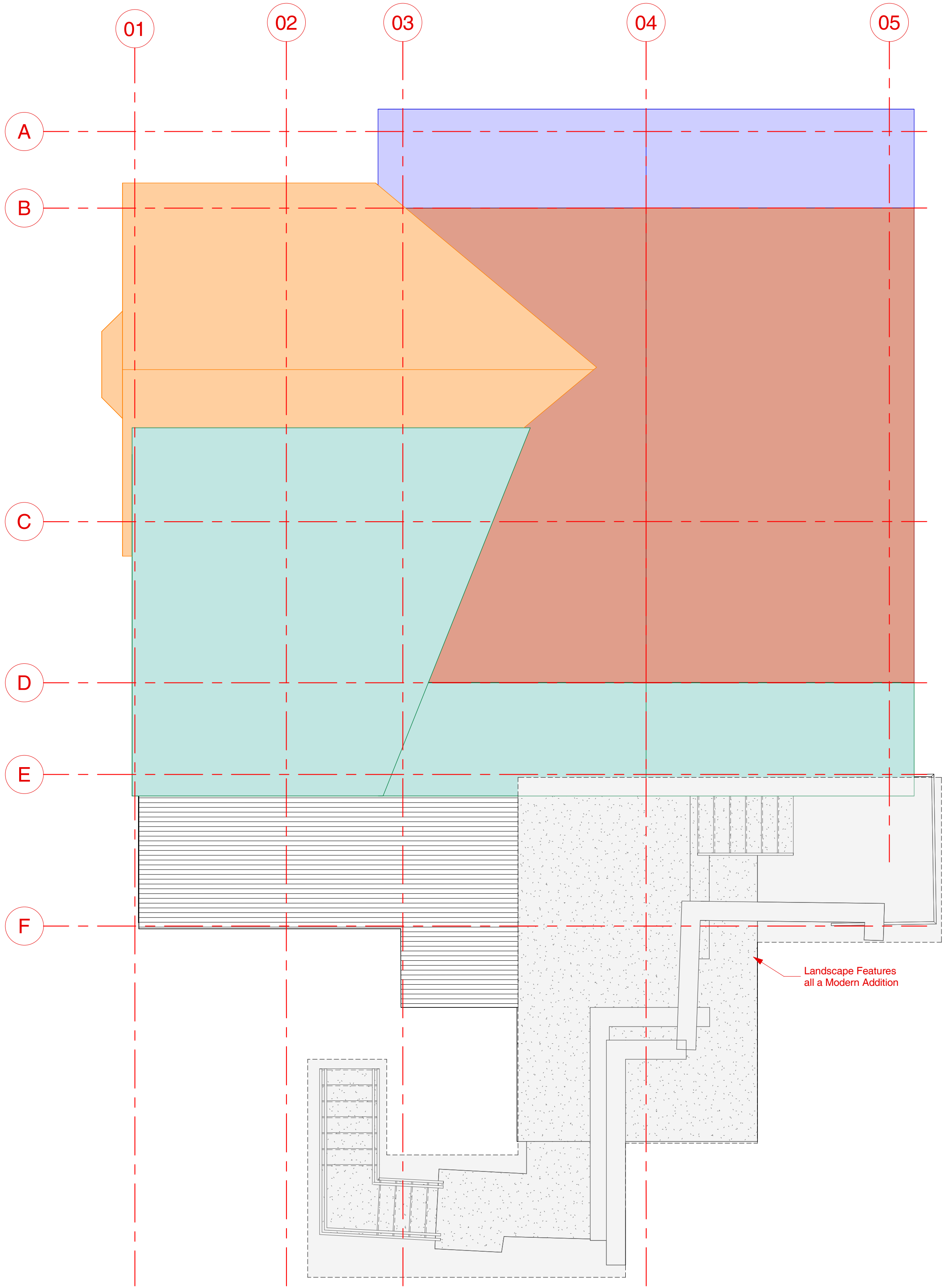
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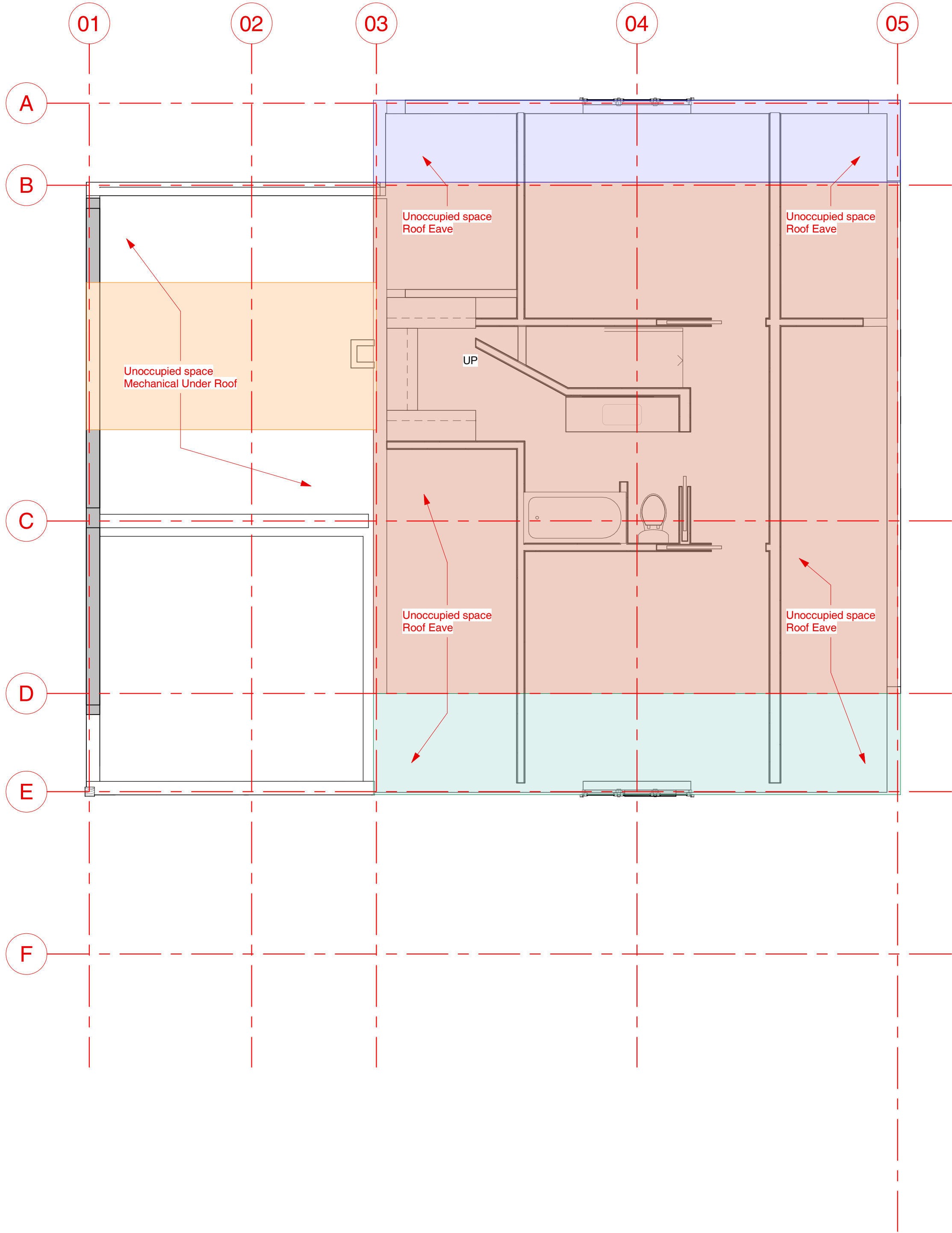
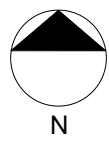
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SHEET TITLE
Existing Floor Plan

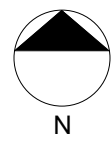
AX-100



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



1 Existing Level 2 - Historical Timeline
1/4" = 1'-0"

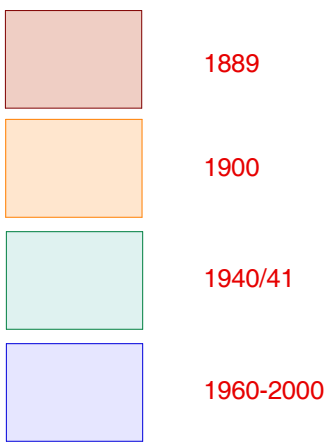


Legend

- 1t Window Tag- Refer To Window Schedule
- 10t Door Tag- Refer To Door Schedule
- Room name 10t Room Name And Number- Refer To Room Finish Schedule
- Spot Elevation Marker
- Edge Of Roof Above

General Notes - Plan

- Refer to Sheet G-002 for Architectural Notes.
- Unless Noted Otherwise, Wall Dimensions are to Face of Stud and Face of Concrete/Cmu.
- Refer to Electrical, Mechanical & Plumbing Sheets for Additional Information and Requirements.
- See Structural Plans for Additional Information, Details and Requirements.
- Provide Blocking or other Approved Method for Support at All Locations of Tv. Outlets to Accommodate Mounting of Flat Panel Televisions. Coordinate with Interior Elevations and Electrical Plans.
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- Coordinate Utility Connections with Civil Drawings.



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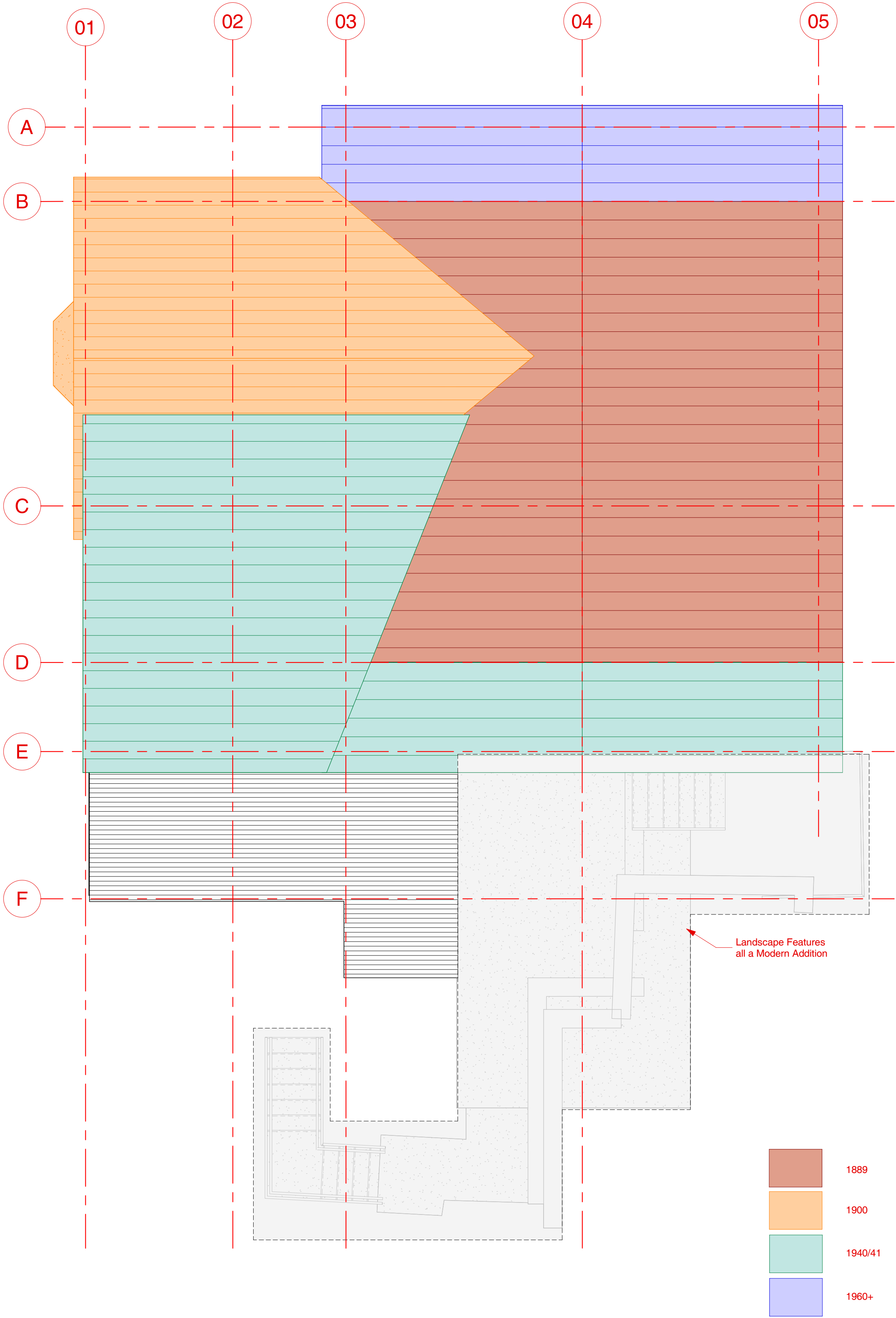
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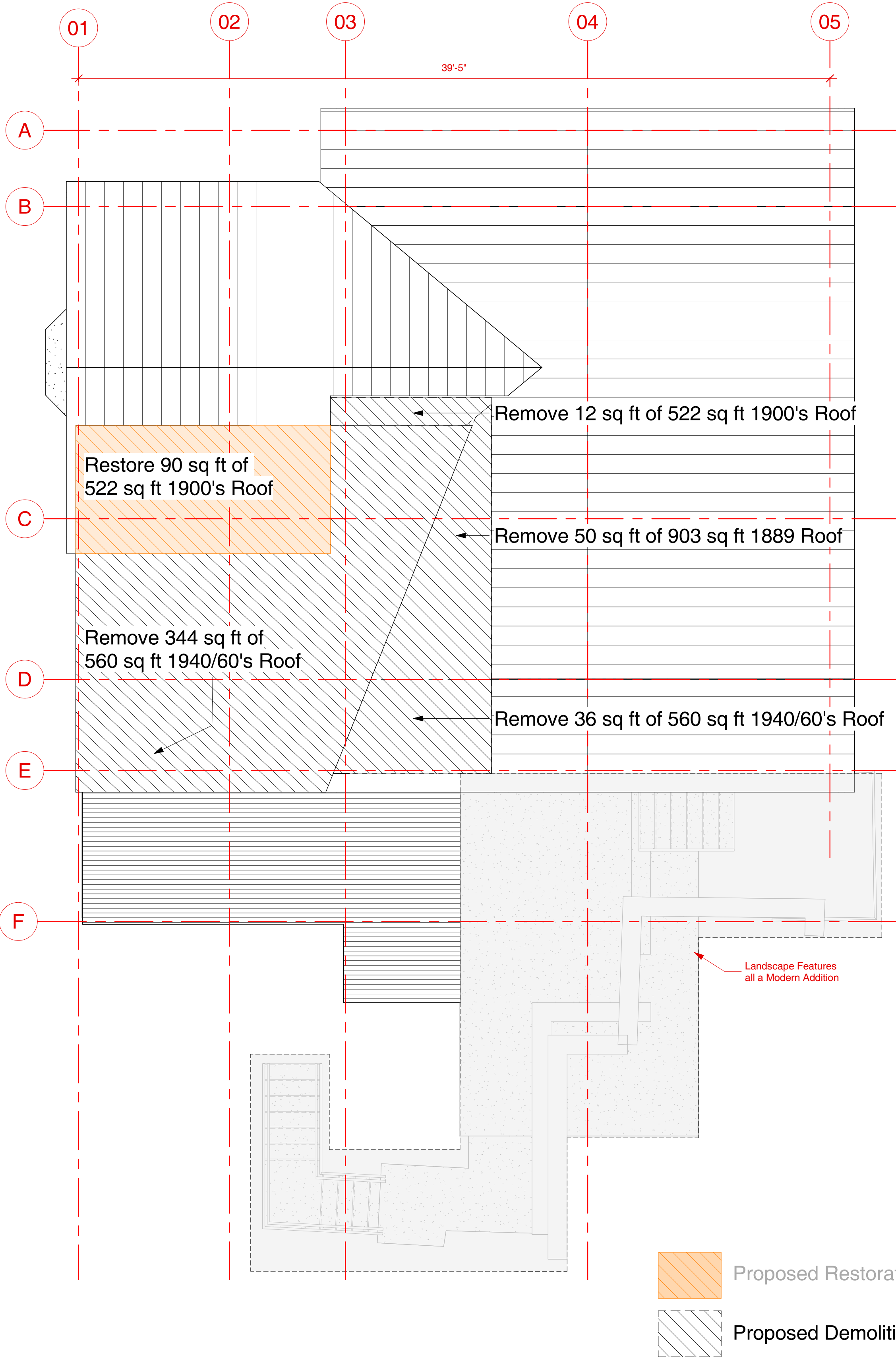
SHEET TITLE

Existing Floor Plan

AX-101



2 Existing Roof Historic Timeline
1/4" = 1'-0"



1 Existing Roof Historic Proposed changes
1/4" = 1'-0"

- General Notes - Roof**
1. Ice & Water Shield (CCW-403 or Owner Approved Equal) under All Asphalt Shingle Roofing. Do not Install within 3'-0" of any Ridge. Vent - Use 15# Felt (Lapped over Ice & Water Shield) in these Areas. Double Layer of Underlayment Required on All 3:12 Roofs.
 2. Ice & Water Shield (CCW-300Ht. or Owner Approved Equal) under All Standing-Seam Roofs. Do not Install within 3'-0" of any Ridge. Vent-Use 15# Felt (Lapped over Ice & Water Shield) in these Areas. Double Layer of Underlayment on All 3:12 Roofs
 3. The Net Free Ventilating Area shall not be less than 1/150 of the Area of Space Ventilated (50% of Required Ventilation at Ridge & 50% at Soffit).
 4. Non Vented Roof for Cathedral Ceilings. See Sections and Insulation Requirements for R-49 Roof.
 5. Final Colors & Materials to be Approved by Architect Prior to Commencement of Work.
 6. Chimney, See Details. Field Coordinate Direct Vent Fireplace Flue.
 7. All Vents, Flues & Exhaust Pipes Penetrating Roof should be Ganged Together and Located in Chimney (where Possible, Coord. With Architect).
 8. See Electrical Roof Plan for Heat Cable Locations and Requirements.

Keynotes - Roof

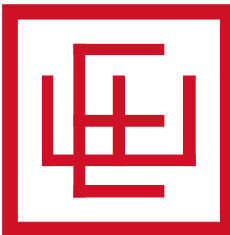
- 1 Line of Building Below
 - 2 Chimney
 - 3 Prefinished Metal Downspout, Coord. w/Arch.
 - 4 Prefinished Metal Gutter, Coord. w/Arch.
 - 5 Rigid Ridge Vent Under Asphalt Shingles
 - RL Ridge Line
 - DS Downspout
 - RD Roof Drain
 - ORD Overflow Roof Drain
 - EF Exhaust Fan
 - MAU Makeup Air Unit
- 10" / 12" Roof Slope
- Heat Cable

Legend - Roof Materials

- Standing Seam Metal Roof, See Specifications
- TPO Roof Membrane

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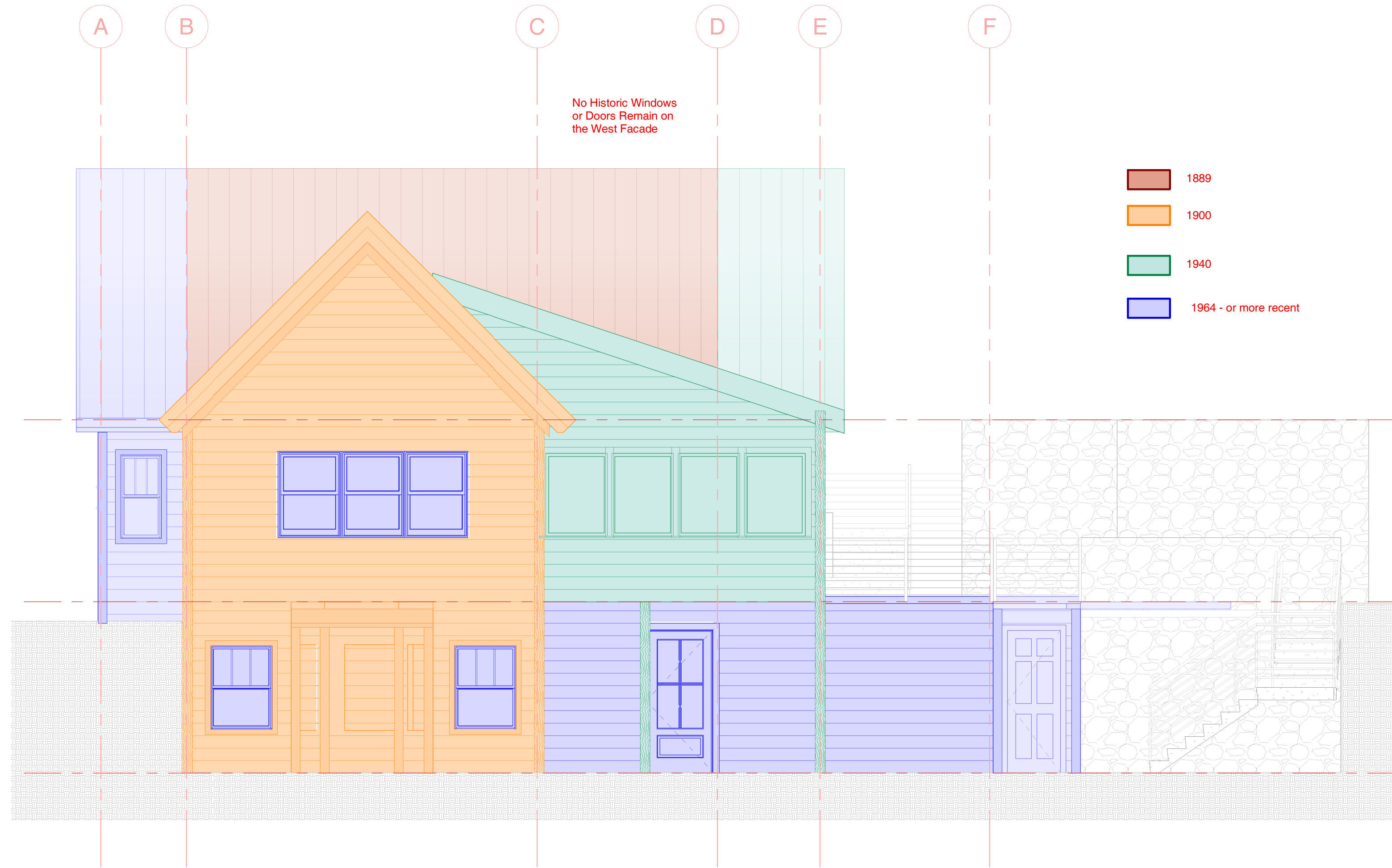
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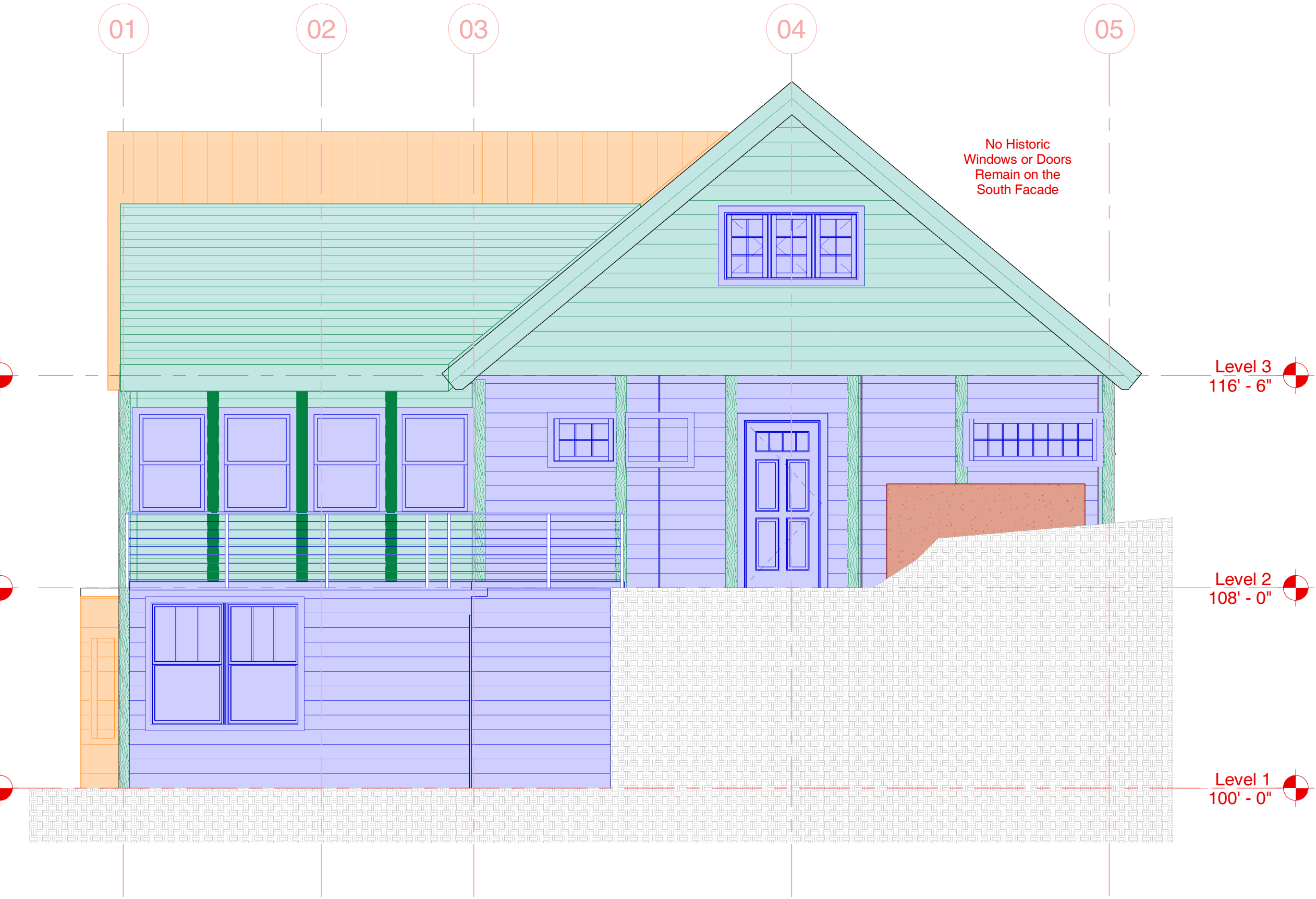
Historic Timeline-Roof

AX-102

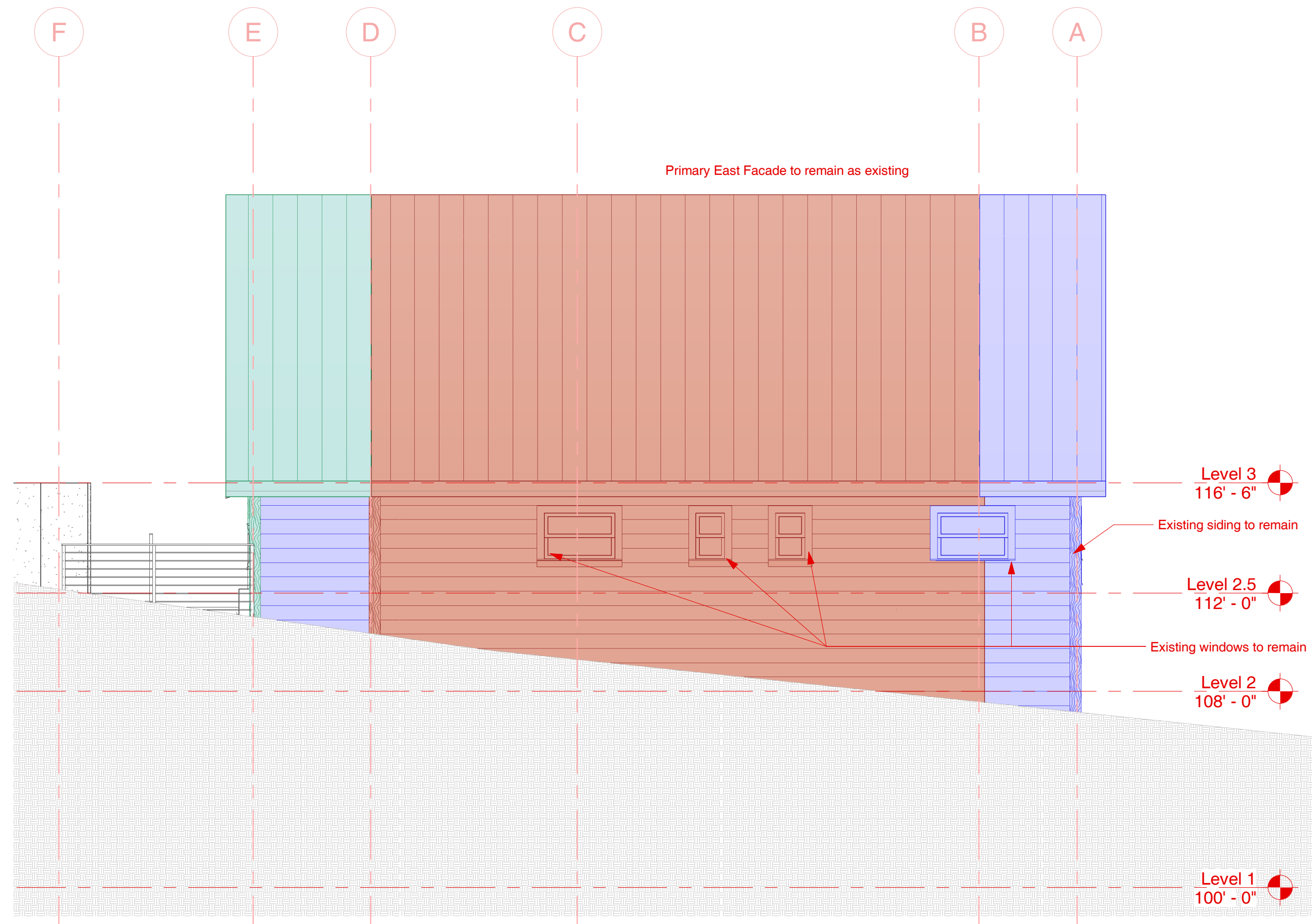
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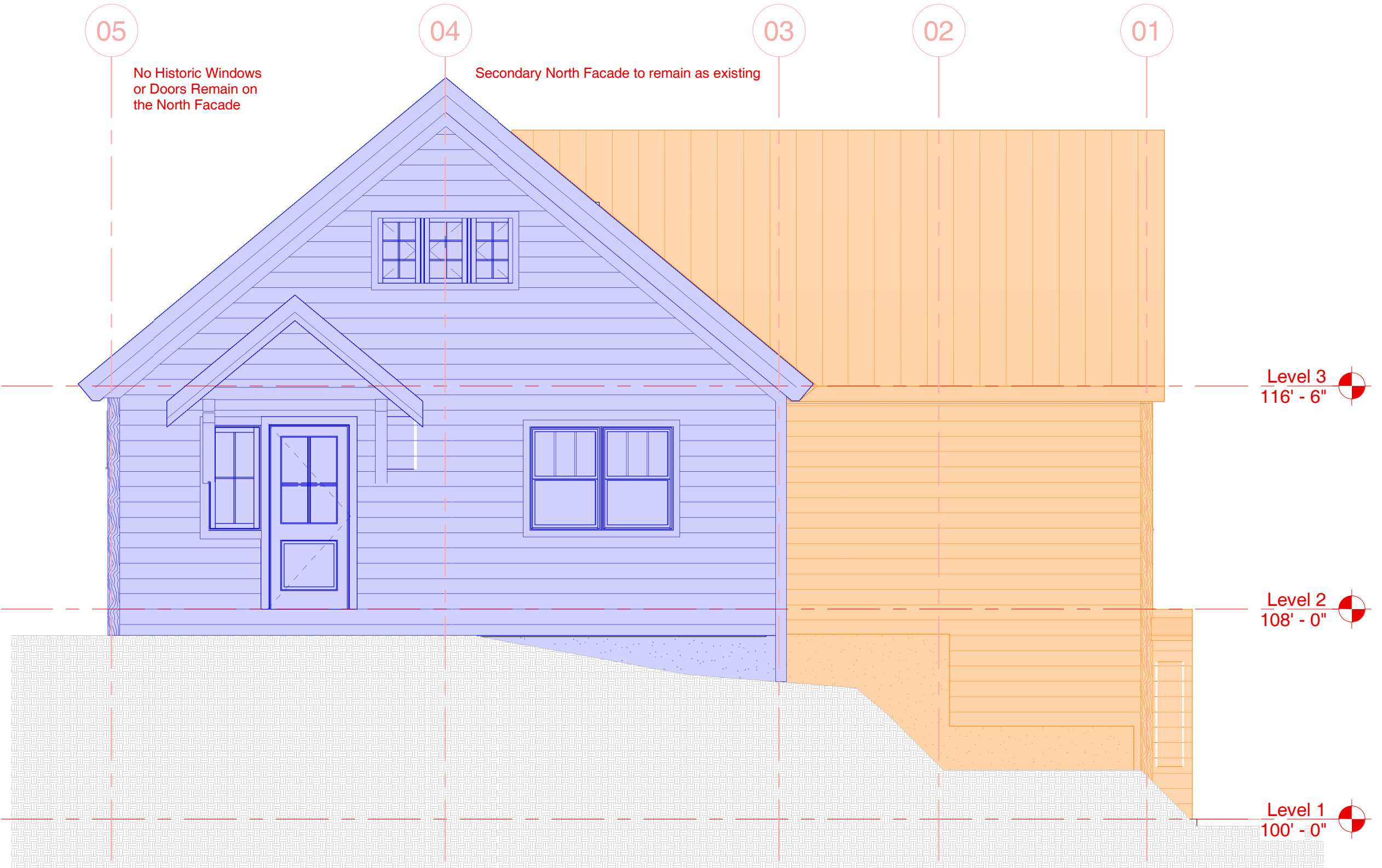
4 Elevation West Existing
1/4" = 1'-0"



3 Elevation South Existing
1/4" = 1'-0"



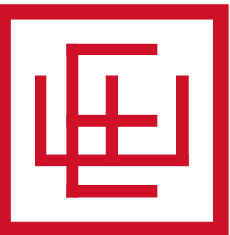
2 Elevation East Existing
1/4" = 1'-0"



1 Elevation North Existing
1/4" = 1'-0"

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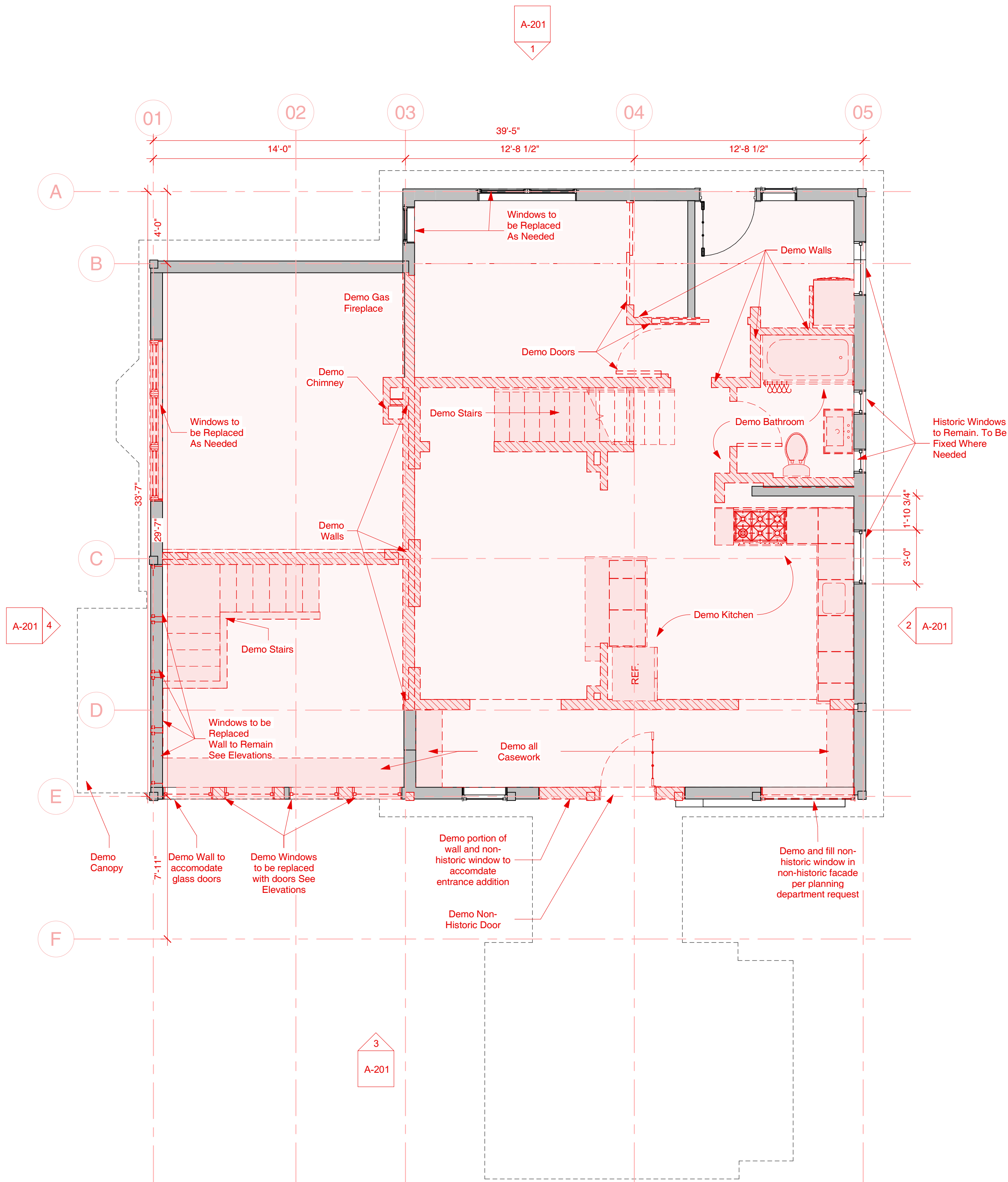
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SHEET TITLE

Elevations Existing

A-200



2 Proposed Demo Plan Level 2
1/4" = 1'-0"

Legend

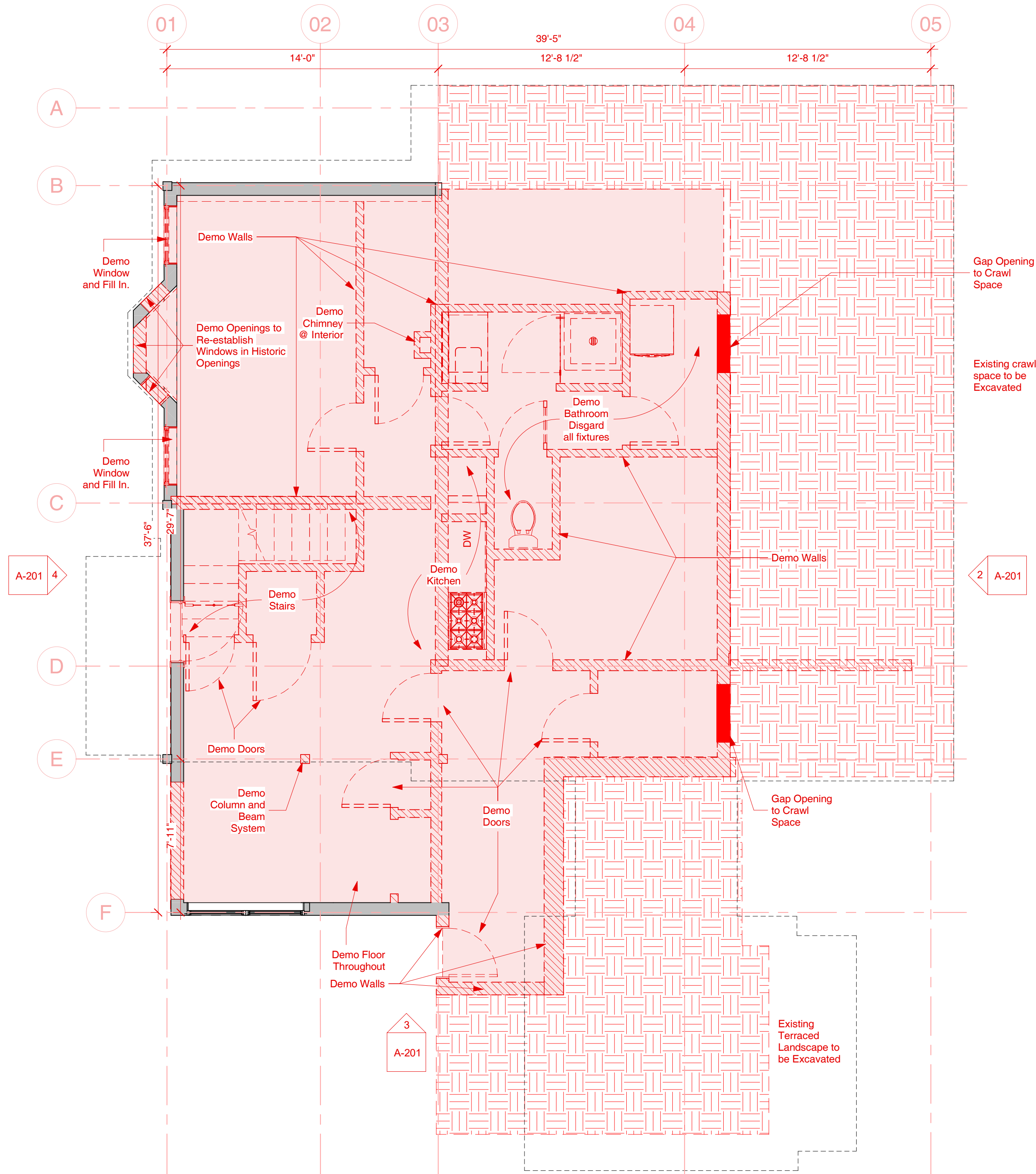
- Window Tag- Refer To Window Schedule
- Door Tag- Refer To Door Schedule
- Room name
Room Name And Number- Refer To Room Finish Schedule
- Spot Elevation Marker
- Edge Of Roof Above

General Notes - Plan

1. Refer to Sheet G-002 for Architectural Notes.
2. Unless Noted Otherwise, Wall Dimensions are to Face of Stud and Face of Concrete/Cmu.
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6. Coordinate Kitchen Equipment and Layouts with Mechanical, Electrical & Plumbing Plans. Provide Required Blocking for Fixtures and Casework.
7. Coordinate Utility Connections with Civil Drawings.

Demo Key

- Existing Building Elements to Remain.
- Existing Building Elements to Remain.
- Existing Building Elements to be Removed.
- Existing Building Elements to be Removed.
- Existing Floor Surfaces to be Removed.
- Salvage
Note Indicates Elements are to be Removed, Protected and Retained.
- Demo
Note Indicates Elements are to be Removed and Disposed of.



1 Proposed Demo Plan Level 1
1/4" = 1'-0"

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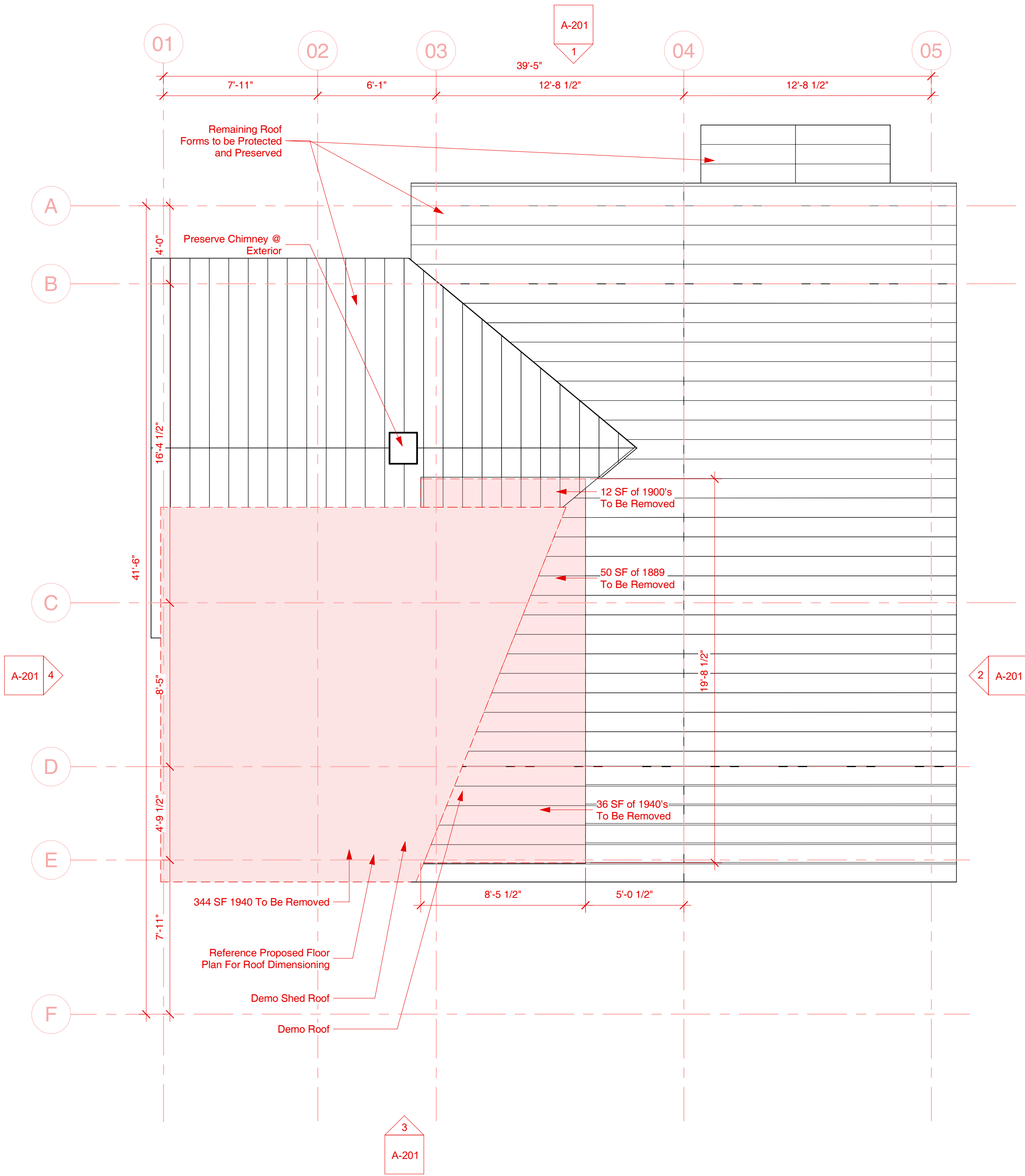
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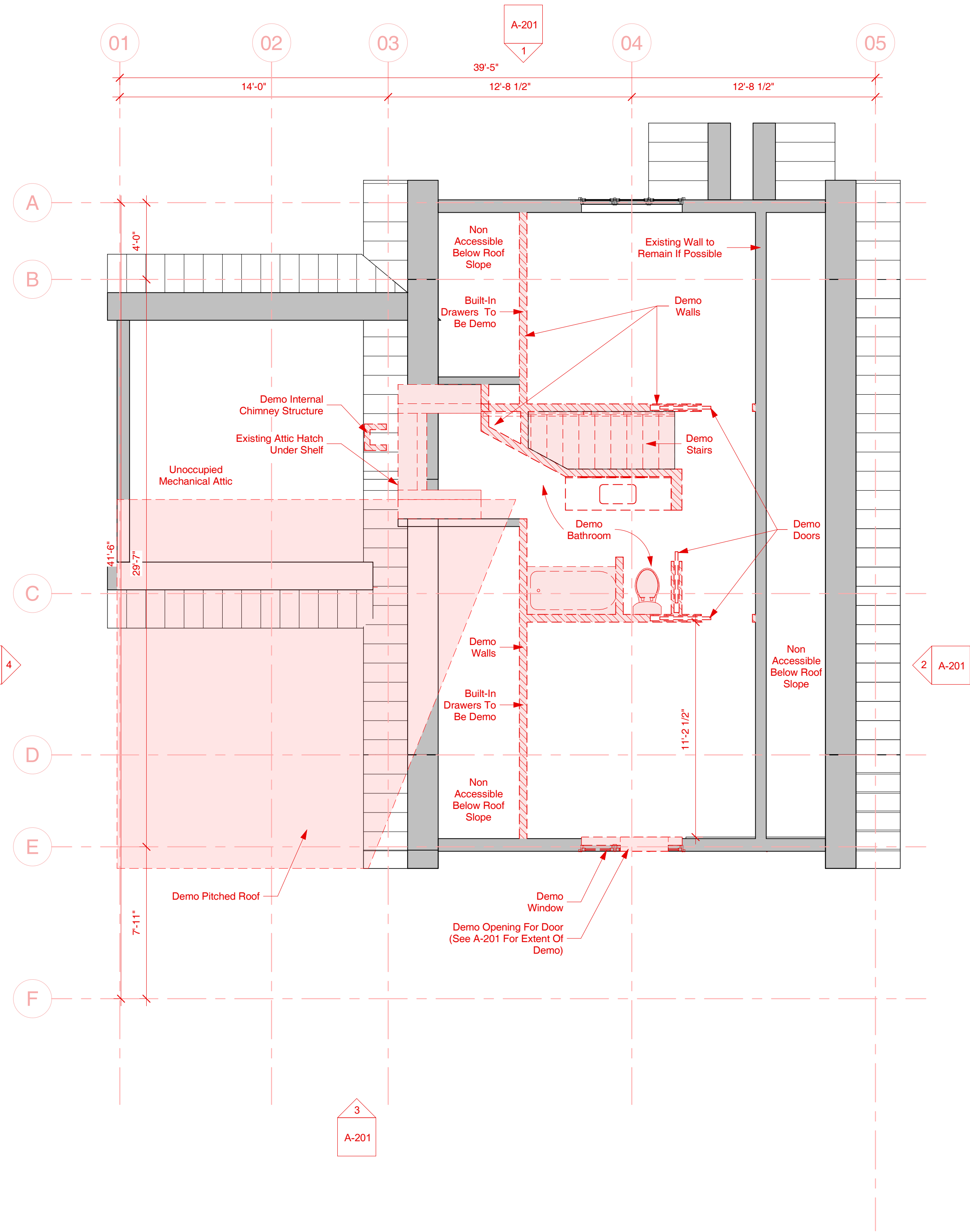
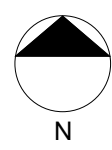
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Proposed Demolition Floor Plan

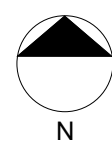
AD-100



2 Proposed Demo Plan Roof
1/4" = 1'-0"



1 Proposed Demo Plan Level 3
1/4" = 1'-0"



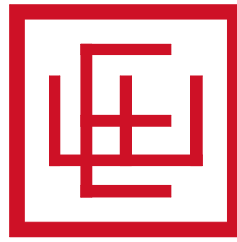
- Legend**
- Window Tag- Refer To Window Schedule
 - Door Tag- Refer To Door Schedule
 - Room name
Room Name And Number- Refer To Room Finish Schedule
 - Spot Elevation Marker
 - Edge Of Roof Above

- General Notes - Plan**
- Refer to Sheet G-002 for Architectural Notes.
 - Unless Noted Otherwise, Wall Dimensions are to Face of Stud and Face of Concrete/Cmu.
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 - Coordinate Utility Connections with Civil Drawings.

- Demo Key**
- Existing Building Elements to Remain.
 - Existing Building Elements to Remain.
 - Existing Building Elements to be Removed.
 - Existing Building Elements to be Removed.
 - Existing Floor Surfaces to be Removed.
 - Salvage
Note Indicates Elements are to be Removed, Protected and Retained.
 - Demo
Note Indicates Elements are to be Removed and Disposed of.

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Rev. Date Description

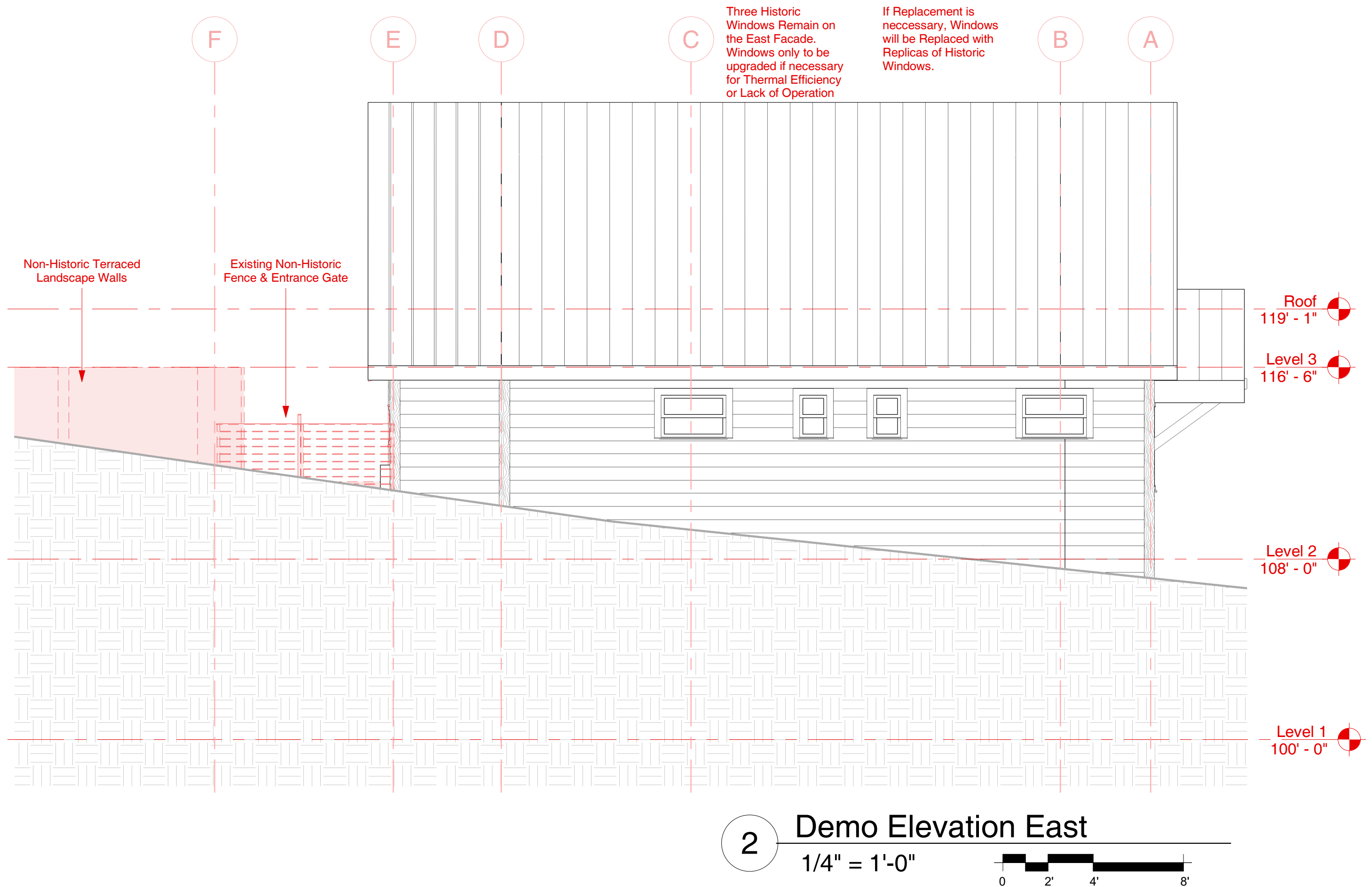
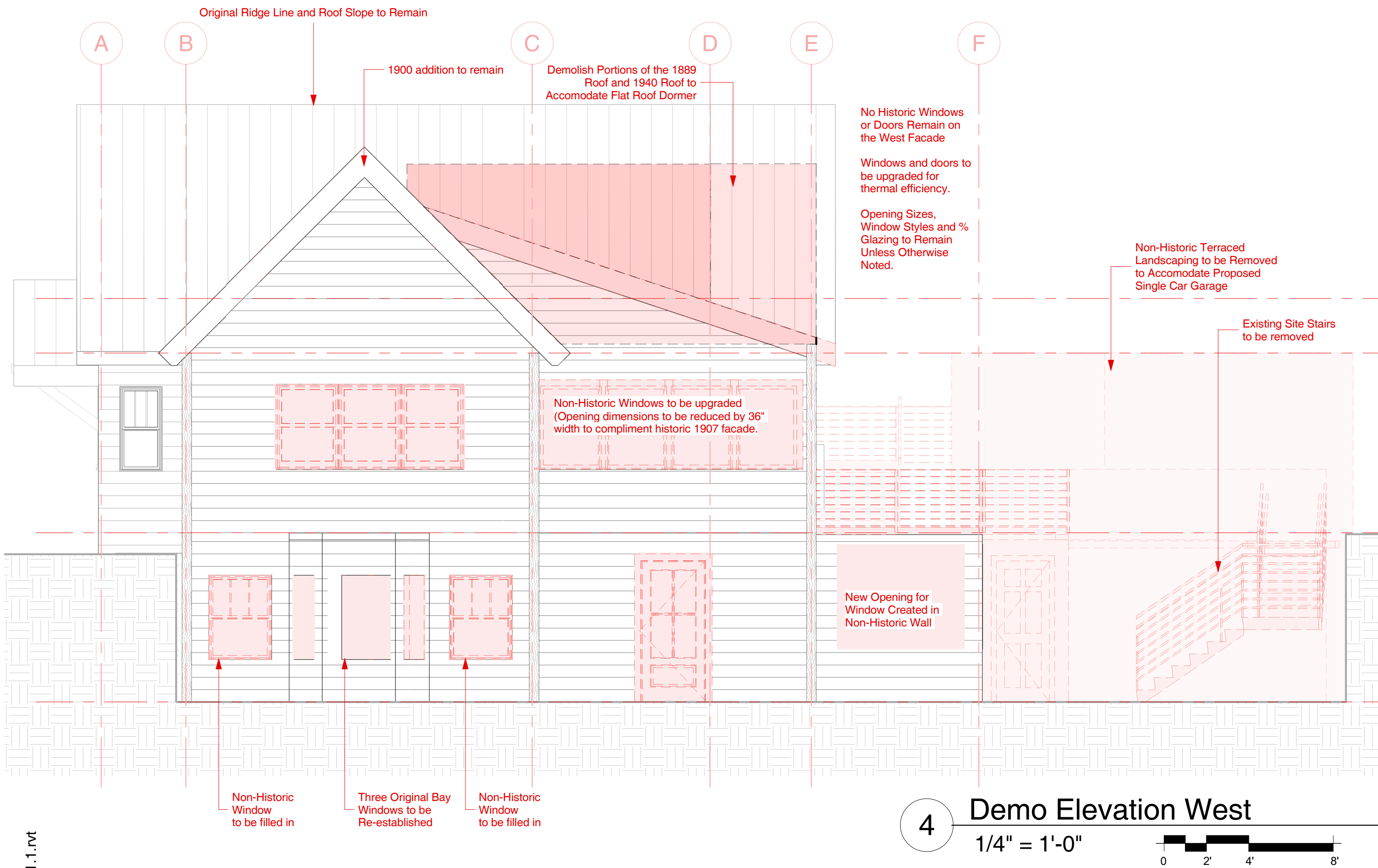
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SHEET TITLE

Proposed Demolition Floor Plan

AD-101

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Datum Reference

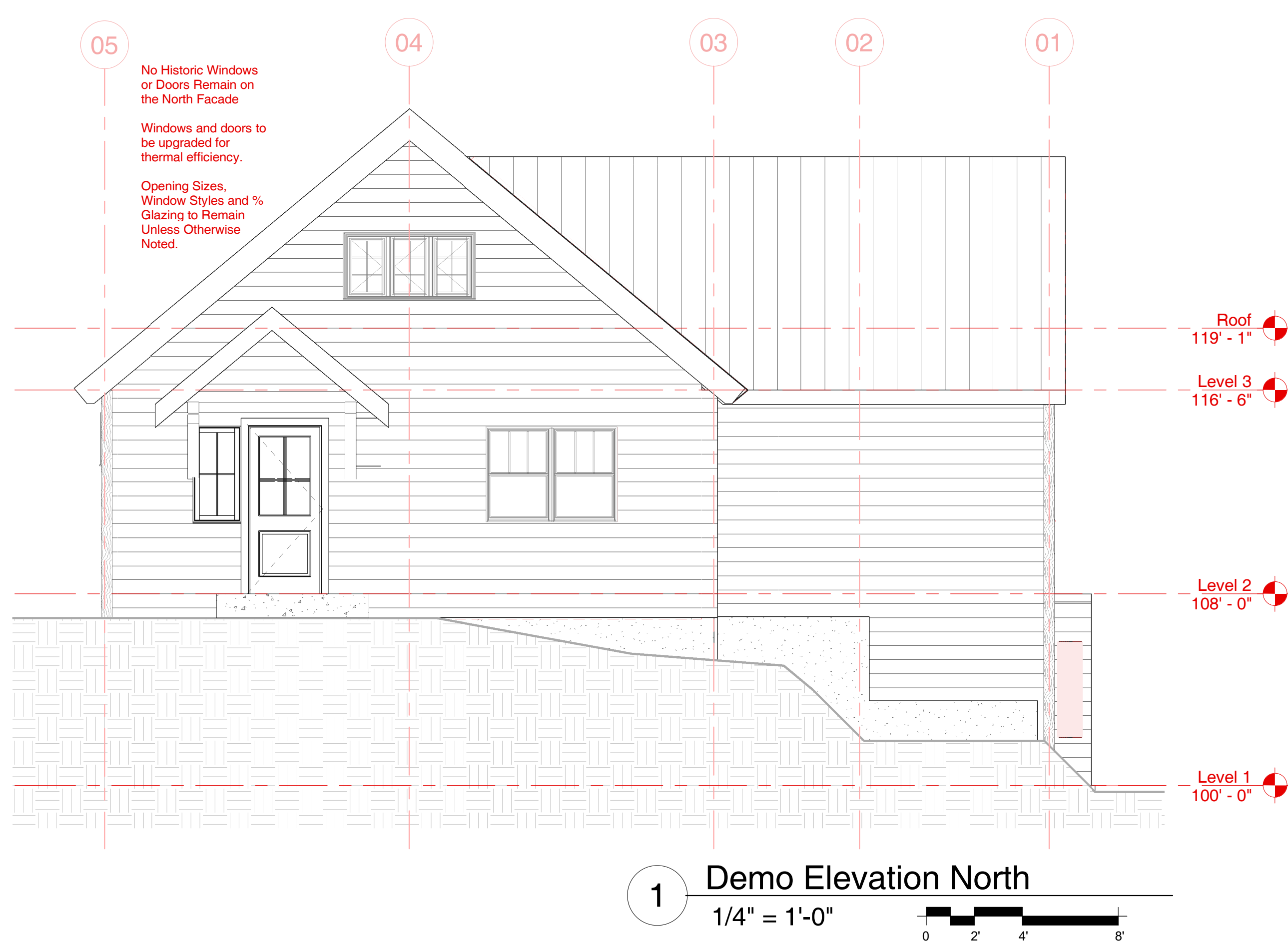
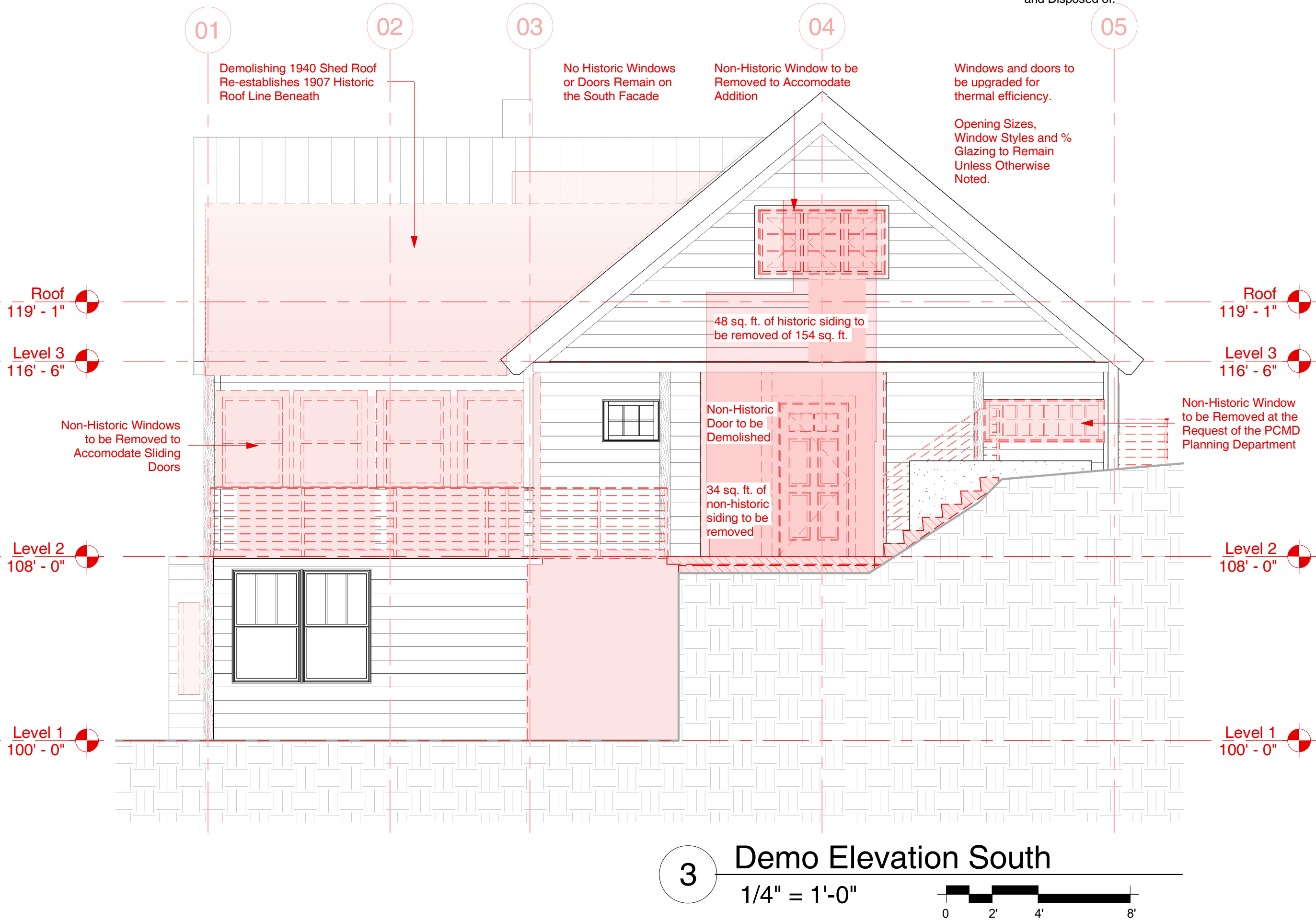
Architectural Elevation 100' - 0" = USGS 7153' - 0" (Final Site Plan)

Note: USGS Aligns with Approved Final Site Plan Elevations. There is a +4'-6" Difference as Referenced in the Alliance Engineering Field Survey.

Arch. 100'-0" = 7153' - 0" (Final Site Plan) = xxxx (Civil Engineering)

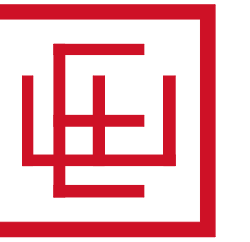
Demo Key

- Existing Building Elements to Remain.
- Existing Building Elements to be Removed.
- Salvage
- Demo
- Note Indicates Elements are to be Removed, Protected and Retained.
- Note Indicates Elements are to be Removed and Disposed of.



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Dennis Hranitzky
Hranitzky Residence

218 Sandridge Road
Park City, UT 84060

SSCUP
Hranitzky Residence

Rev.	Date	Description
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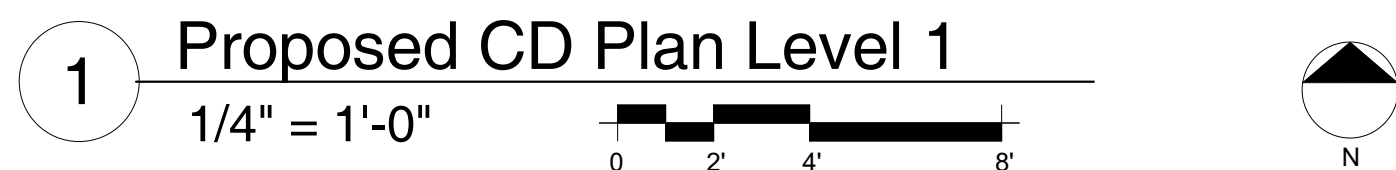
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SHEET TITLE

Demo Elevations

A-201

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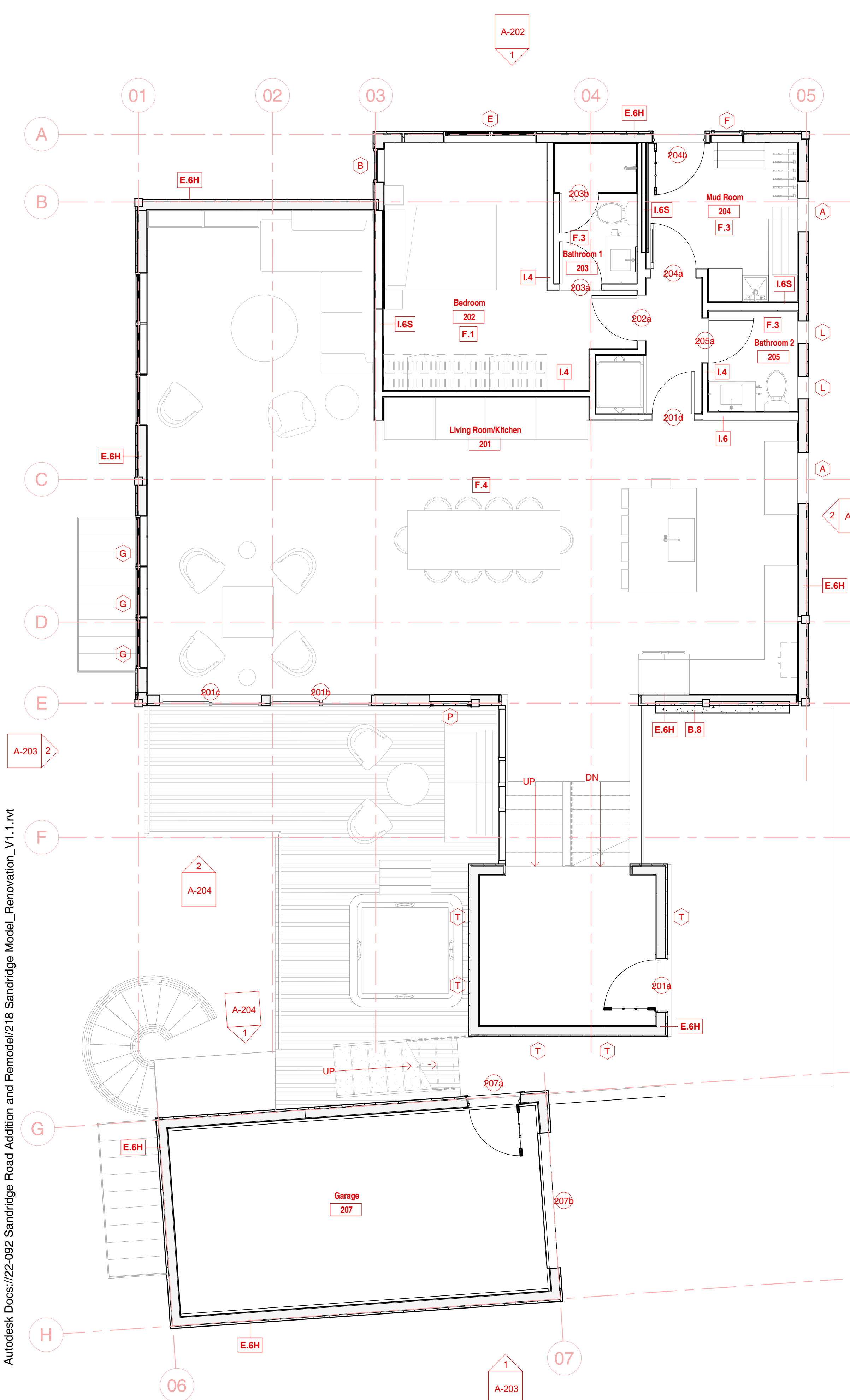


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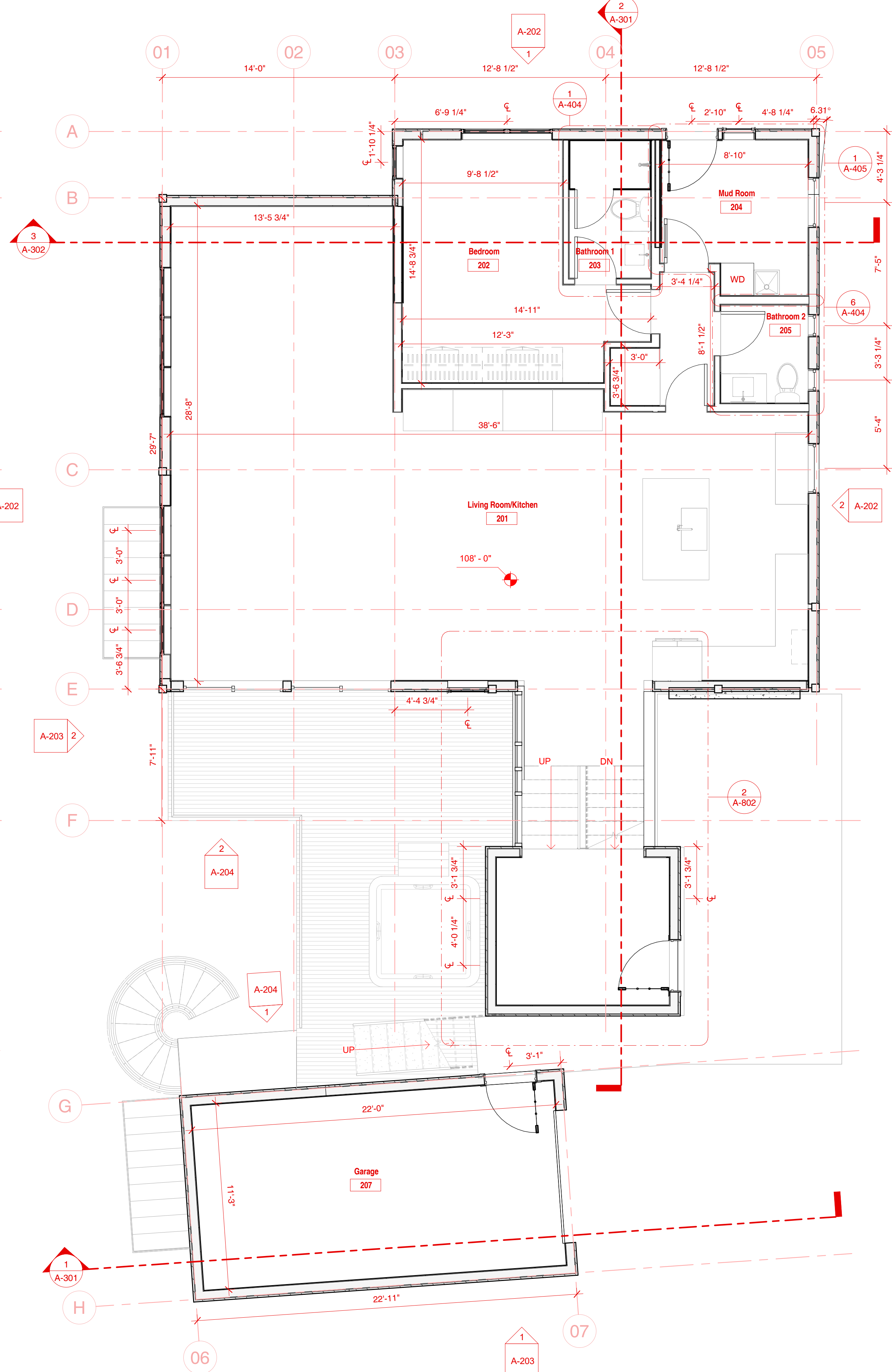
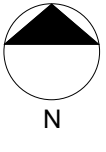
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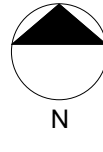
Rev.	Date	Description
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2 Proposed Reference Plan Level 2
1/4" = 1'-0"



1 Proposed CD Plan Level 2
1/4" = 1'-0"



Legend	
	Window Tag- Refer To Window Schedule
	Door Tag- Refer To Door Schedule
	Room Name And Number- Refer To Room Finish Schedule
	Spot Elevation Marker
	Edge Of Roof Above

- General Notes - Plan
- Refer to Sheet G-002 for Architectural Notes.
 - Unless Noted Otherwise, Wall Dimensions are to Face of Stud and Face of Concrete/Cmu.
 - Refer to Electrical, Mechanical & Plumbing Sheets for Additional Information and Requirements.
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 - Coordinate Utility Connections with Civil Drawings.

Wall Types	
	F.12 Foundation - 12" Concrete
	F.8 Foundation - 8" Concrete
	B.8 Basic - 8" Concrete
	E.6H Ext Wood 2x6 GWB/Siding Horizontal U356 1hr2
	E.6V Ext Wood 2x6 GWB/Siding Vertical U356 1hr
	I.6S Int Wood 2x6 1/2" GWB/GWB STC 37
	I.6 Int Wood 2x6 1/2" GWB/GWB U317 45 min
	I.61 Int Wood 2x6 GWB (One Side)
	I.4 Int Wood 2x4 GWB/GWB FR
	I.41 Int Wood 2x4 GWB (One Side)

Windows		
Mark	Type	Width Height
A	Double Hung with Trim	3' - 0" 2' - 0"
B	Window-Double_Hung-Marvin-Essential	2' - 0" 4' - 0"
C	Fixed with Trim	3' - 0" 4' - 0"
D	Window-Double_Hung-Marvin-Essential-MultiW_1	6' - 0 4' - 11 1/2"
E	Window-Double_Hung-Marvin-Essential-MultiW_1	5' - 5 3' - 11 1/2"
F	Window_Casement-1-Wide_Kolbe	2' - 0" 4' - 0"
G	Window-Double_Hung-Marvin-Essential	3' - 0" 4' - 0"
H	Window-Double_Hung-Marvin-Essential	1' - 6" 4' - 0"
I	Fixed with Trim	3' - 0" 2' - 0"
J	Window-Double_Hung-Marvin-Clad_Ultimate-Multi	2' - 11 3/8" 4' - 0 3/8"
JJ	Fixed	2' - 0" 5' - 0"
K	Window-Awning-1Wx1H_Kolbe	5' - 3" 1' - 10"
L	Double Hung with Trim	1' - 4" 2' - 0"
M	Fixed with Trim	3' - 0" 7' - 0"
N	Window_Casement-3-Wide_Kolbe	5' - 4" 2' - 8"
O	Fixed with Trim	3' - 0" 3' - 0"
P	Window_Casement-1-Wide_Kolbe	2' - 6" 1' - 10"
PP	Fixed	2' - 0" 3' - 0"
Q	Double Hung with Trim	2' - 9" 4' - 0"
T	Double Hung with Trim	3' - 0" 4' - 0"
TT	Fixed with Trim	3' - 0" 1' - 6"

Doors		Floor Finishes	
Mark	Description	Door Width Height	Finish Mark Description
101a		3' - 0" 7' - 0"	F.1 Carpet
101c		2' - 8" 7' - 0"	F.2 Concrete Floor
103a		2' - 6" 7' - 0"	F.3 Floor Tile
104a		2' - 8" 7' - 0"	F.4 Wood Floor
104b		2' - 4" 6' - 8"	F.5 Vinyl Tile
104c		2' - 4" 6' - 8"	F.6 Wall Tile
105a		2' - 6" 7' - 0"	
106a	Bathroom / Closet	3' - 0" 7' - 0"	
107a		2' - 8" 7' - 0"	
107b		2' - 8" 7' - 0"	
108a		2' - 8" 7' - 0"	
108b		2' - 4" 6' - 8"	
108c	Bathroom / Closet	2' - 6" 7' - 0"	
109a		2' - 8" 6' - 8"	
110a		3' - 0" 7' - 0"	
110c		3' - 0" 6' - 8"	
201a	Commercial Stile and Rail Wood French Door	3' - 0" 7' - 0"	
201b		6' - 0" 7' - 0"	
201c		6' - 0" 7' - 0"	
201d		2' - 6" 6' - 8"	
201e		2' - 6" 6' - 8"	
201f		2' - 6" 6' - 8"	
201g	6 Panel Door	2' - 6" 6' - 8"	
201h	Commercial Stile and Rail Wood French Door	3' - 0" 7' - 0"	
201i		0" 0"	
201j		0" 0"	
202a		2' - 8" 7' - 0"	
203a		2' - 6" 7' - 0"	
203b		2' - 4" 6' - 8"	
204a		2' - 8" 7' - 0"	
205a		2' - 8" 7' - 0"	
207a	Commercial Stile and Rail Wood French Door	3' - 0" 7' - 0"	
207b		8' - 0" 8' - 0"	
301a		2' - 6" 6' - 8"	
301b		6' - 0" 7' - 0"	
302a	Bathroom / Closet	3' - 0" 7' - 0"	
303a	Bathroom / Closet	3' - 0" 7' - 0"	
303c		2' - 6" 7' - 0"	

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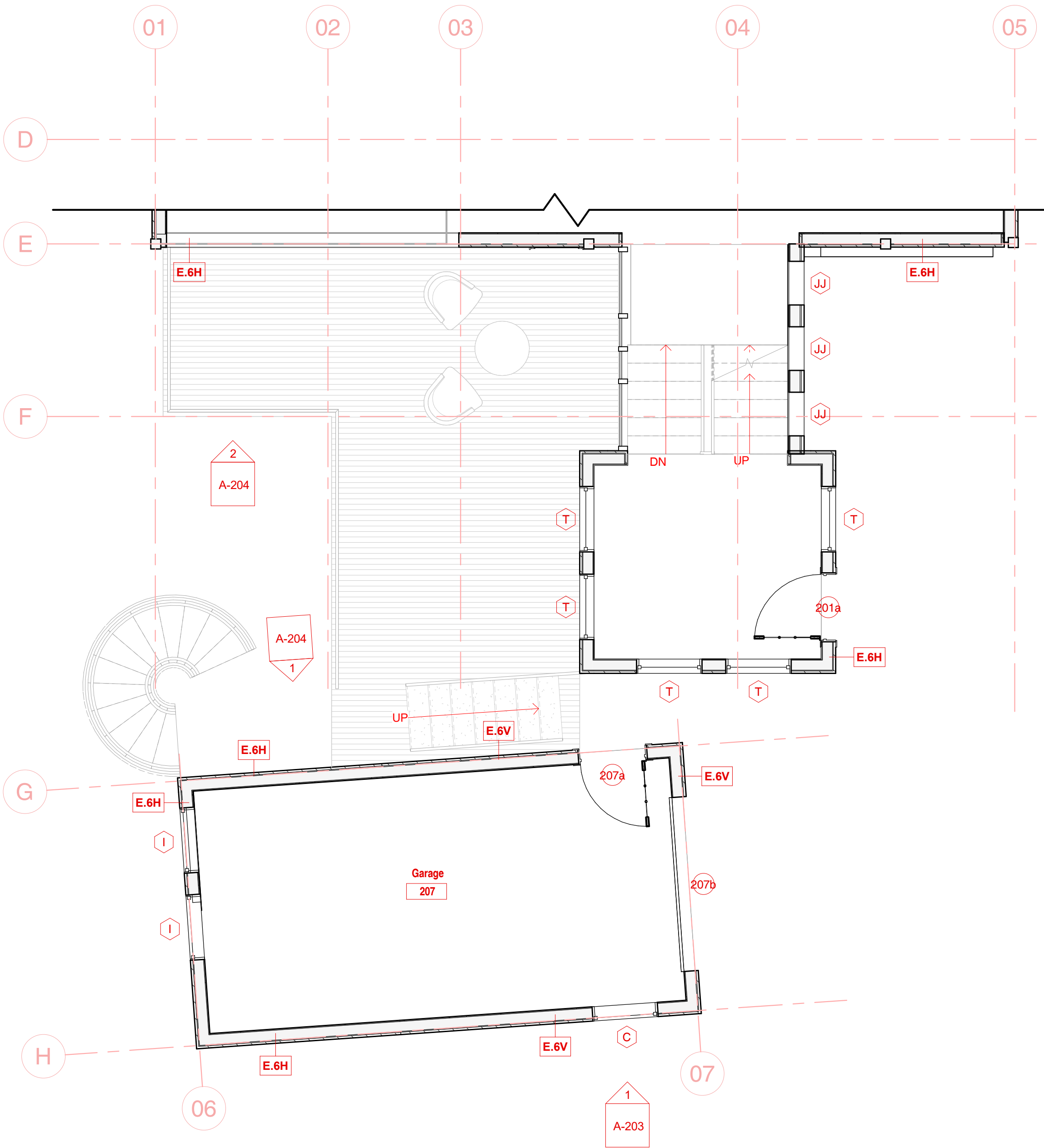
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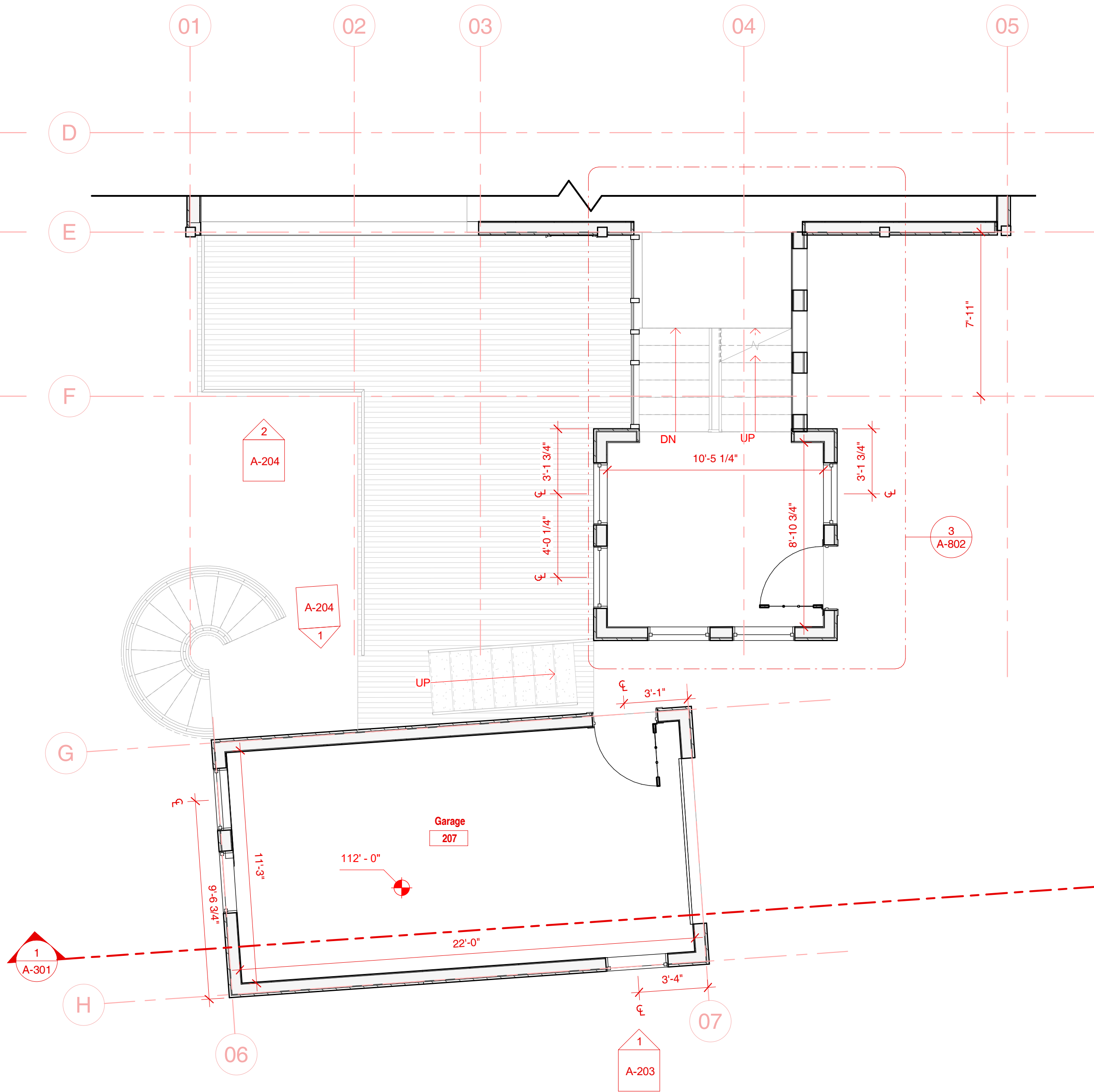
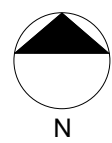
SHEET TITLE

Proposed Floor Plan Level 2

AE-101



2 Proposed Reference Plan Level 2.5
1/4" = 1'-0"



1 Proposed CD Plan Level 2.5
1/4" = 1'-0"



Legend

- Window Tag- Refer To Window Schedule
- Door Tag- Refer To Door Schedule
- Room Name And Number- Refer To Room Finish Schedule
- Spot Elevation Marker
- Edge Of Roof Above

General Notes - Plan

- Refer to Sheet G-002 for Architectural Notes.
- Unless Noted Otherwise, Wall Dimensions are to Face of Stud and Face of Concrete/Cmu.
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Wall Types

	F.12 Foundation - 12" Concrete
	F.8 Foundation - 8" Concrete
	B.8 Basic - 8" Concrete
	E.6H Ext Wood 2x6 GWB/Siding Horizontal U356 1hr2
	E.6V Ext Wood 2x6 GWB/Siding Vertical U356 1hr
	I.6S Int Wood 2x6 1/2" GWB/GWB STC 37
	I.6 Int Wood 2x6 1/2" GWB/GWB U317 45 min
	I.61 Int Wood 2x6 GWB (One Side)
	I.4 Int Wood 2x4 GWB/GWB FR
	I.41 Int Wood 2x4 GWB (One Side)

Windows

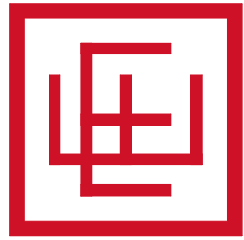
Mark	Type	Width	Height
A	Double Hung with Trim	3' - 0"	2' - 0"
B	Window-Double_Hung-Marvin-Essential	2' - 0"	4' - 0"
C	Fixed with Trim	3' - 0"	4' - 0"
D	Window-Double_Hung-Marvin-Essential-MultiW_1	6' - 0	4' - 11 1/2"
E	Window-Double_Hung-Marvin-Essential-MultiW_1	5' - 5	3' - 11 1/2"
F	Window_Casement-1-Wide_Kolbe	2' - 0"	4' - 0"
G	Window-Double_Hung-Marvin-Essential	3' - 0"	4' - 0"
H	Window-Double_Hung-Marvin-Essential	1' - 6"	4' - 0"
I	Fixed with Trim	3' - 0"	2' - 0"
J	Window-Double_Hung-Marvin-Clad_Ultimate-Multi	2' - 11	4' - 0
JJ	Fixed	3/8"	3/8"
K	Window-Awning-1Wx1H_Kolbe	5' - 3"	5' - 0"
L	Double Hung with Trim	1' - 4"	2' - 0"
M	Fixed with Trim	3' - 0"	7' - 0"
N	Window_Casement-3-Wide_Kolbe	5' - 4"	2' - 8"
O	Fixed with Trim	3' - 0"	3' - 0"
P	Window_Casement-1-Wide_Kolbe	2' - 6"	1' - 10"
PP	Fixed	2' - 0"	3' - 0"
Q	Double Hung with Trim	2' - 9"	4' - 0"
T	Double Hung with Trim	3' - 0"	4' - 0"
TT	Fixed with Trim	3' - 0"	1' - 6"

Doors

Mark	Description	Door Width	Door Height	Mark	Finish Description
101a		3' - 0"	7' - 0"	F.1	Carpet
101c		2' - 8"	7' - 0"	F.2	Concrete Floor
103a		2' - 6"	7' - 0"	F.3	Floor Tile
104a		2' - 8"	7' - 0"	F.4	Wood Floor
104b		2' - 4"	6' - 8"	F.5	Vinyl Tile
104c		2' - 4"	6' - 8"	F.6	Wall Tile
105a		2' - 6"	7' - 0"		
106a	Bathroom / Closet	3' - 0"	7' - 0"		
107a		2' - 8"	7' - 0"		
107b		2' - 8"	7' - 0"		
108a		2' - 8"	7' - 0"		
108b		2' - 4"	6' - 8"		
108c	Bathroom / Closet	2' - 6"	7' - 0"		
109a		2' - 8"	6' - 8"		
110a		3' - 0"	7' - 0"		
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201d		2' - 6"	6' - 8"		
201e		2' - 6"	6' - 8"		
201f		2' - 6"	6' - 8"		
201g	6 Panel Door	2' - 6"	6' - 8"		
201h	Commercial Stile and Rail Wood French Door	3' - 0"	7' - 0"		
201i		0"	0"		
201j		0"	0"		
202a		2' - 8"	7' - 0"		
203a		2' - 6"	7' - 0"		
203b		2' - 4"	6' - 8"		
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303a	Bathroom / Closet	3' - 0"	7' - 0"		
303c		2' - 6"	7' - 0"		

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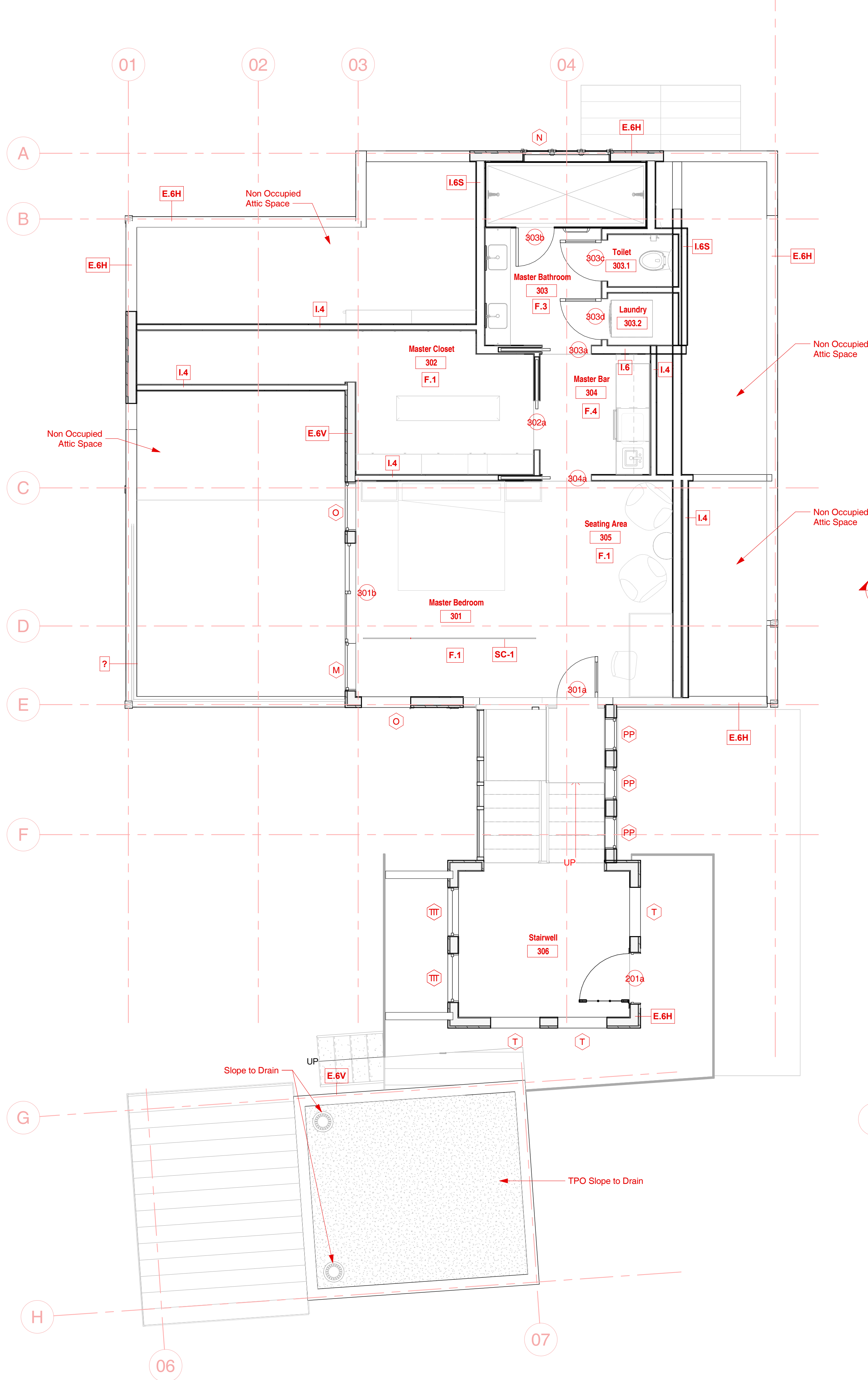
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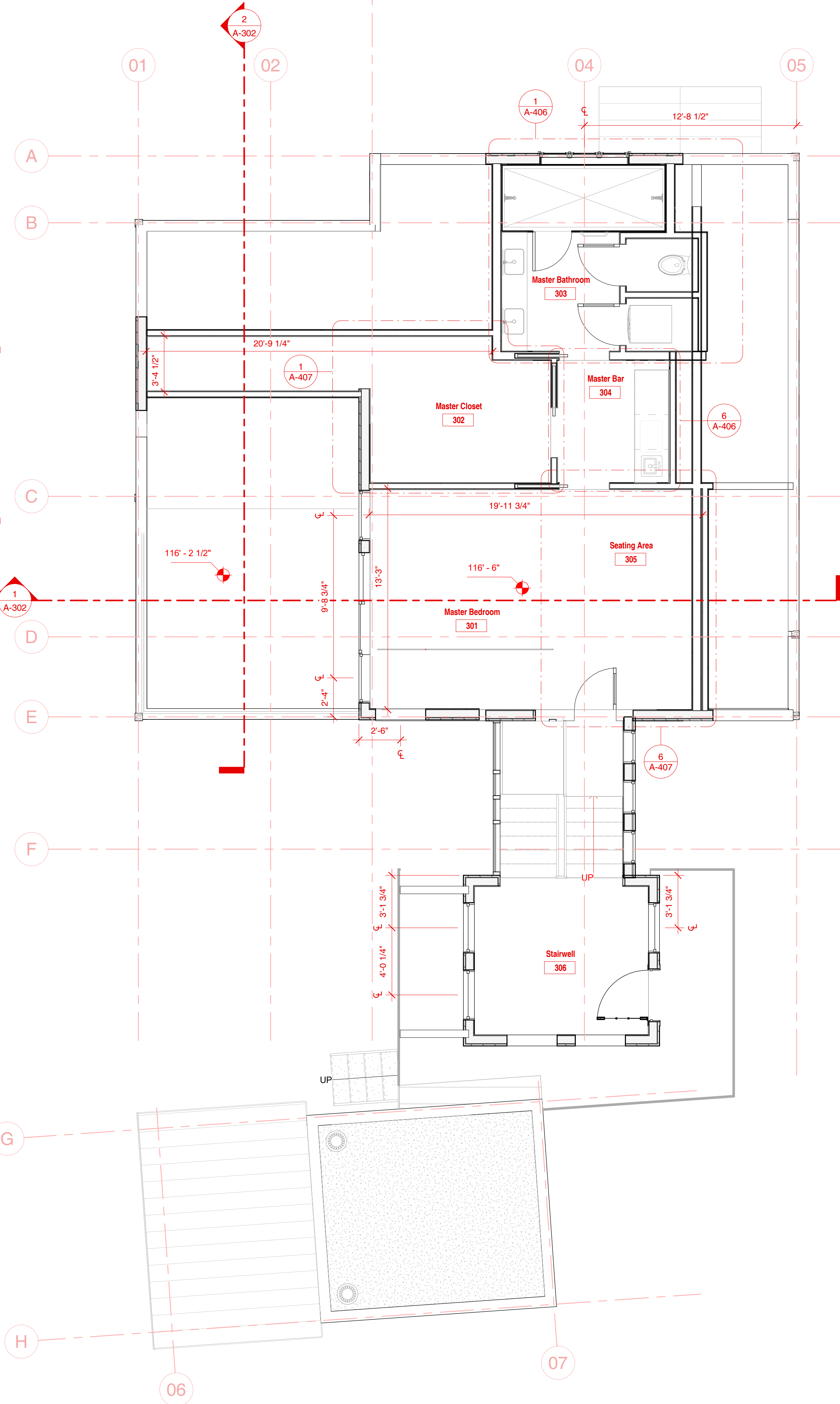
SHEET TITLE

Proposed Floor Plan Level
2.5

AE-102



2 Proposed Reference Plan Level 3
1/4" = 1'-0"



1 Proposed CD Plan Level 3
1/4" = 1'-0"



Legend

- Window Tag- Refer To Window Schedule
- Door Tag- Refer To Door Schedule
- Room name
Room Name And Number- Refer To Room Finish Schedule
- Spot Elevation Marker
- Edge Of Roof Above

General Notes - Plan

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	E.6V Ext Wood 2x6 GWB/Siding Vertical U356 1hr
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	I.6 Int Wood 2x6 1/2" GWB/GWB U317 45 min
	I.61 Int Wood 2x6 GWB (One Side)
	I.4 Int Wood 2x4 GWB/GWB FR
	I.41 Int Wood 2x4 GWB (One Side)

Windows

Mark	Type	Width	Height
A	Double Hung with Trim	3' - 0"	2' - 0"
B	Window-Double_Hung-Marvin-Essential	2' - 0"	4' - 0"
C	Fixed with Trim	3' - 0"	4' - 0"
D	Window-Double_Hung-Marvin-Essential-MultiW_1	6' - 0"	4' - 11 1/2"
E	Window-Double_Hung-Marvin-Essential-MultiW_1	5' - 5 1/2"	3' - 11 1/2"
F	Window_Casement-1-Wide_Kolbe	2' - 0"	4' - 0"
G	Window-Double_Hung-Marvin-Essential	3' - 0"	4' - 0"
H	Window-Double_Hung-Marvin-Essential	1' - 6"	4' - 0"
I	Fixed with Trim	3' - 0"	2' - 0"
J	Window-Double_Hung-Marvin-Clad_Ultimate-Multi	2' - 11 3/8"	4' - 0 3/8"
JJ	Fixed	2' - 0"	5' - 0"
K	Window-Awning-1Wx1H_Kolbe	5' - 3"	1' - 10"
L	Double Hung with Trim	1' - 4"	2' - 0"
M	Fixed with Trim	3' - 0"	7' - 0"
N	Window_Casement-3-Wide_Kolbe	5' - 4"	2' - 8"
O	Fixed with Trim	3' - 0"	3' - 0"
P	Window_Casement-1-Wide_Kolbe	2' - 6"	1' - 10"
PP	Fixed	2' - 0"	3' - 0"
Q	Double Hung with Trim	2' - 9"	4' - 0"
T	Double Hung with Trim	3' - 0"	4' - 0"
TT	Fixed with Trim	3' - 0"	1' - 6"

Doors

Mark	Description	Door Width	Door Height	Finish Mark	Finish Description
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101c		2' - 8"	7' - 0"	F.2	Concrete Floor
103a		2' - 6"	7' - 0"	F.3	Floor Tile
104a		2' - 8"	7' - 0"	F.4	Wood Floor
104b		2' - 4"	6' - 8"	F.5	Vinyl Tile
104c		2' - 4"	6' - 8"	F.6	Wall Tile
105a		2' - 6"	7' - 0"		
106a	Bathroom / Closet	3' - 0"	7' - 0"		
107a		2' - 8"	7' - 0"		
107b		2' - 8"	7' - 0"		
108a		2' - 8"	7' - 0"		
108b		2' - 4"	6' - 8"		
108c	Bathroom / Closet	2' - 6"	7' - 0"		
109a		2' - 8"	6' - 8"		
110a		3' - 0"	7' - 0"		
110c		3' - 0"	6' - 8"		
201a	Commercial Stile and Rail Wood French Door	3' - 0"	7' - 0"		
201b		6' - 0"	7' - 0"		
201c		6' - 0"	7' - 0"		
201d		2' - 6"	6' - 8"		
201e		2' - 6"	6' - 8"		
201f		2' - 6"	6' - 8"		
201g	6 Panel Door	2' - 6"	6' - 8"		
201h	Commercial Stile and Rail Wood French Door	3' - 0"	7' - 0"		
201i		0"	0"		
201j		0"	0"		
202a		2' - 8"	7' - 0"		
203a		2' - 6"	7' - 0"		
203b		2' - 4"	6' - 8"		
204a		2' - 8"	7' - 0"		
205a		2' - 8"	7' - 0"		
207a	Commercial Stile and Rail Wood French Door	3' - 0"	7' - 0"		
207b		8' - 0"	8' - 0"		
301a		2' - 6"	6' - 8"		
301b		6' - 0"	7' - 0"		
302a	Bathroom / Closet	3' - 0"	7' - 0"		
303a	Bathroom / Closet	3' - 0"	7' - 0"		
303c		2' - 6"	7' - 0"		

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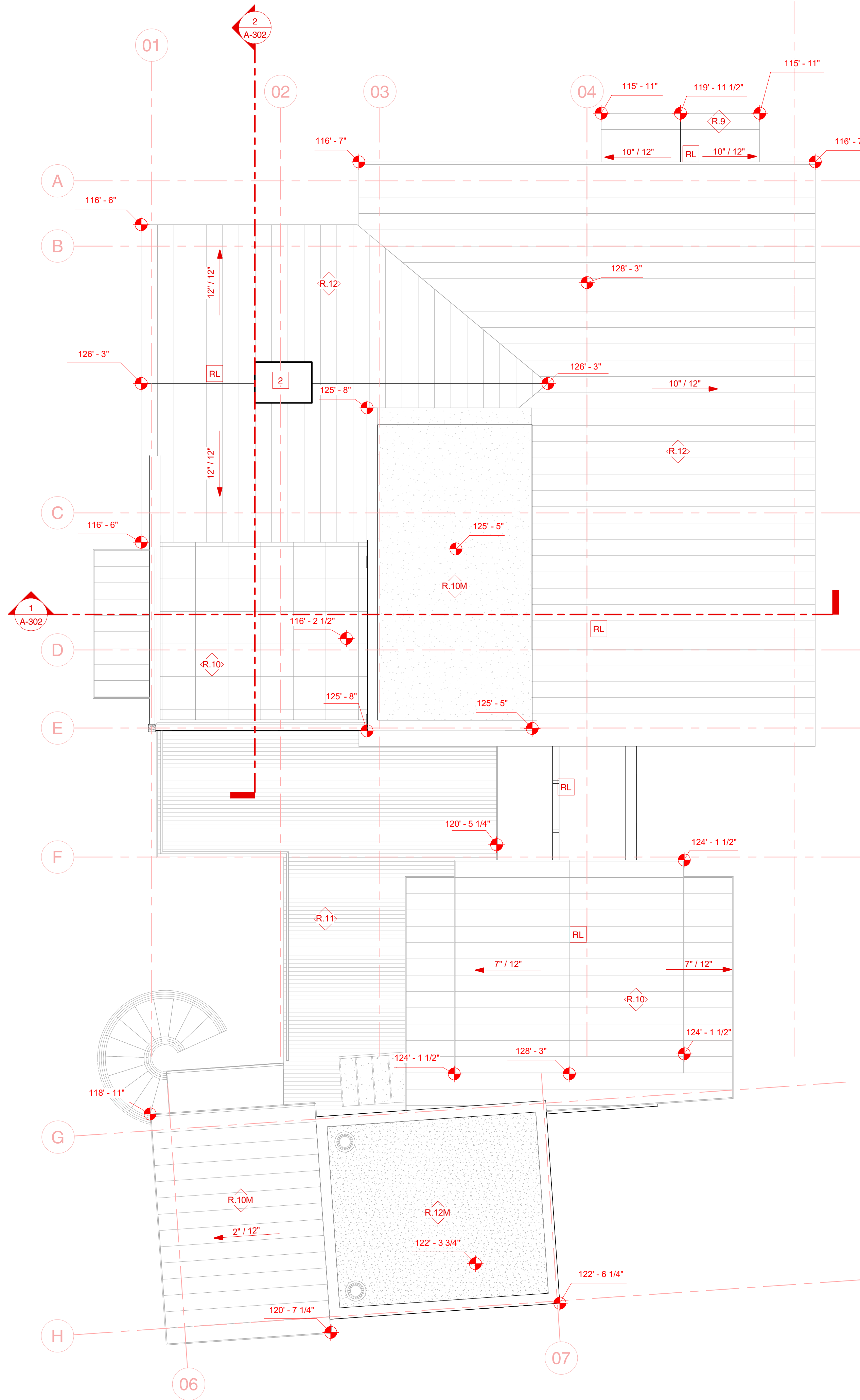
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SHEET TITLE

Proposed Floor Plan Level 3

AE-103



1 Proposed CD Plan Roof
1/4" = 1'-0"



General Notes - Roof

- Ice & Water Shield (CCW-403 or Owner Approved Equal) under All Asphalt Shingle Roofing. Do not install within 3'-0" of any Ridge. Vent - Use 15# Felt (Lapped over Ice & Water Shield) in these Areas. Double Layer of Underlayment Required on All 3:12 Roofs.
- Ice & Water Shield (CCW-300Ht. or Owner Approved Equal) under All Standing-Seam Roofs. Do not install within 30" of any Ridge. Vent-Use 15# Felt (Lapped over Ice & Water Shield) in these Areas. Double Layer of Underlayment on All 3:12 Roofs
- The Net Free Ventilating Area shall not be less than 1/150 of the Area of Space Ventilated (50% of Required Ventilation at Ridge & 50% at Soffit).
- Non Vented Roof for Cathedral Ceilings, See Sections and Insulation Requirements for R-49 Roof.
- Final Colors & Materials to be Approved by Architect Prior to Commencement of Work.
- Chimney. See Details. Field Coordinate Direct Vent Fireplace Flue.
- All Vents, Flues & Exhaust Pipes Penetrating Roof should be Ganged Together and Located in Chimney (where Possible, Coord. With Architect).
- See Electrical Roof Plan for Heat Cable Locations and Requirements.

Keynotes - Roof

- | | |
|-----|---|
| 1 | Line of Building Below |
| 2 | Chimney |
| 3 | Prefinished Metal Downspout, Coord. w/Arch. |
| 4 | Prefinished Metal Gutter, Coord. w/Arch. |
| 5 | Rigid Ridge Vent Under Asphalt Shingles |
| RL | Ridge Line |
| DS | Downspout |
| RD | Roof Drain |
| ORD | Overflow Roof Drain |
| EF | Exhaust Fan |
| MAU | Makeup Air Unit |

10° / 12° Roof Slope

Heat Cable

Legend - Roof Materials

- | | |
|--|--|
| | Standing Seam Metal Roof, See Specifications |
| | TPO Roof Membrane |

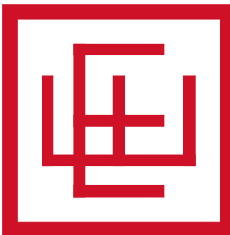
Floor/Roof Types

- | | |
|--|--|
| | F.10LR Floor - 2x10 Plywood & Level Rock / RC & GWB - L502 1hr 11 1/2 |
| | F.10C Floor - 2x10 Plywood & Carpet / GWB - L501 1hr 11 3/8 STC 39 |
| | F.6 Floor - 6" Steel Joists, Concrete & Steel Deck / RC & GWB GA - FC - 1145 1hr 10 1/2" |
| | F.4 Floor - 4" Concrete Slab |
| | R.9 Roof - Generic 9" |
| | R.10M Roof - 10" Metal Roof |
| | R.10 Roof - 10" Roof Deck |
| | R.11 Roof - 11" Roof Deck |
| | R.12 Roof - Generic 12" |
| | R.12M Roof - 12" Membrane Roof |

Mark	Finish Description
F.1	Carpet
F.2	Concrete Floor
F.3	Floor Tile
F.4	Wood Floor
F.5	Vinyl Tile
F.6	Wall Tile

ELLIOTT WORKGROUP LLC

1441 West Ute Blvd, Suite 100
Park City, Utah 84098
435-649-0092 or 801-415-1839
elliottworkgroup.com



Dennis Hranitzky

Hranitzky Residence

218 Sandridge Road
Park City, UT 84060

SSCUP
Hranitzky Residence

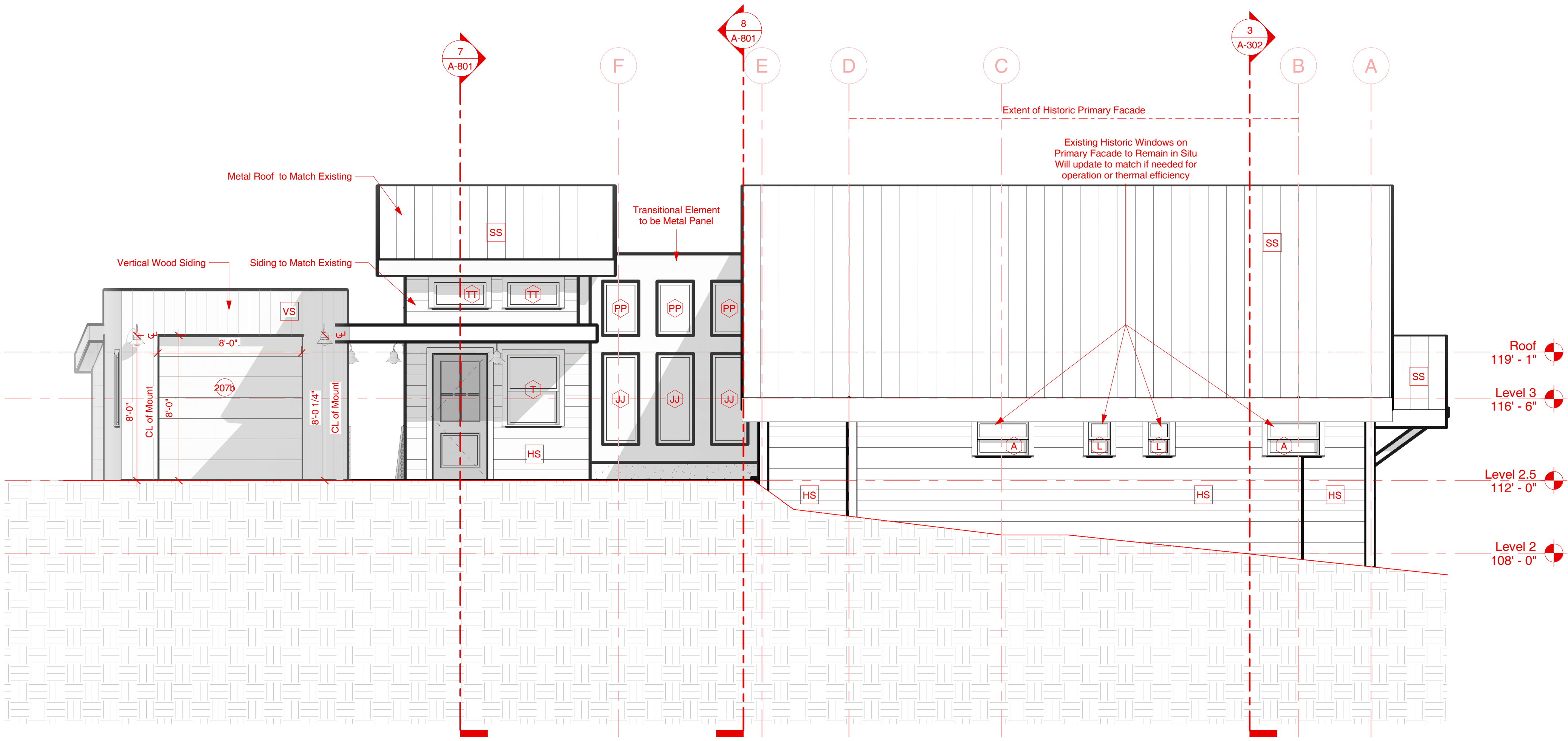
Rev.	Date	Description
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ISSUE DATE: 2024.07.02
OWNER PROJECT NO: .
CONTRACT NO: .
DRAWN BY: MJG
CHECKED BY: LH
DESIGNED BY: MJG
EWG PROJECT NO: 2022.092
COPYRIGHT: Elliott Workgroup, LLC

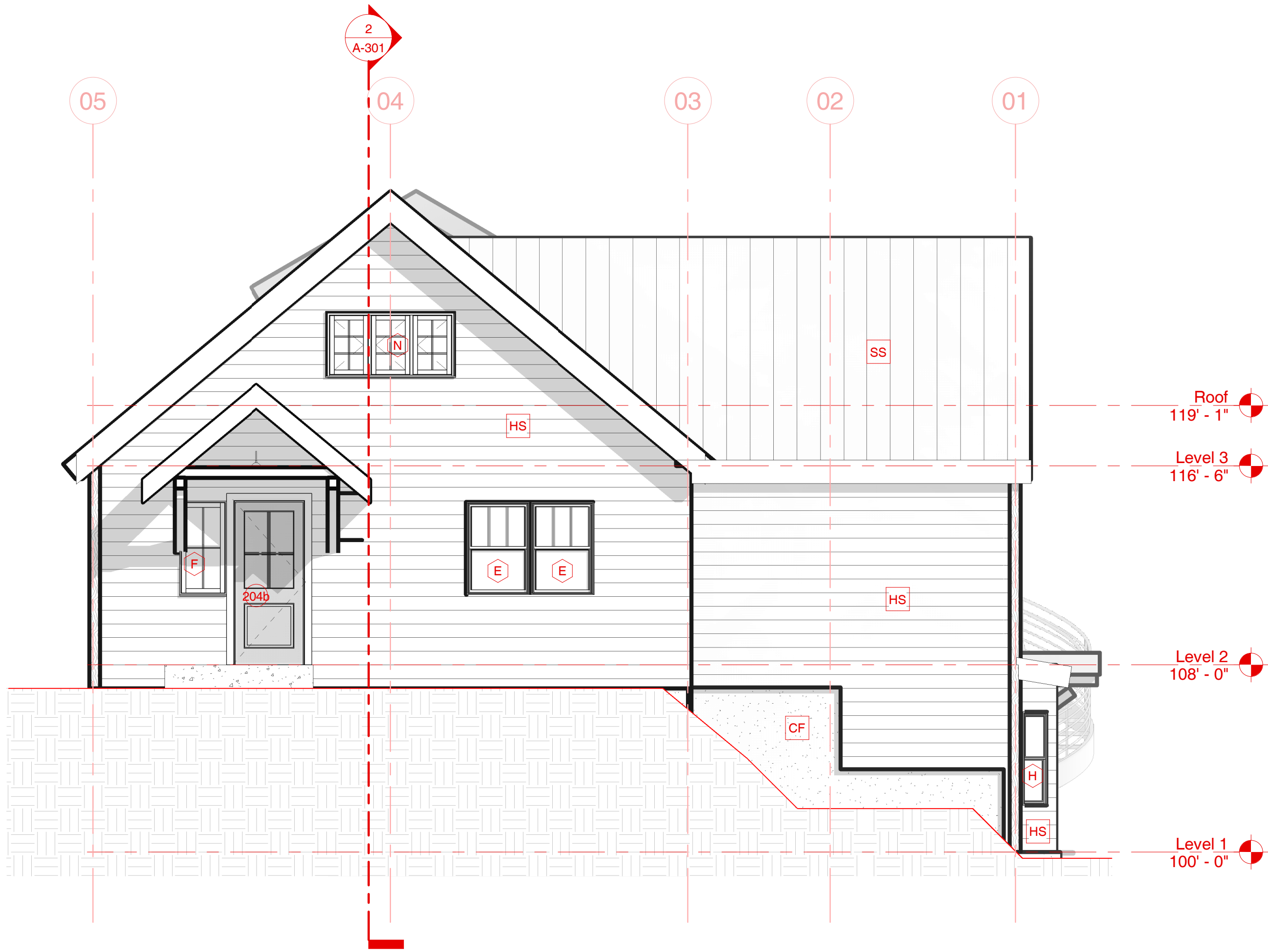
SHEET TITLE

Proposed Roof Plan

AE-104



2 Proposed Elevation East
1/4" = 1'-0"



1 Proposed Elevation North
1/4" = 1'-0"

General Notes - Elevations

1. See Electrical for Exterior Lighting.
2. Height of Chimney, Mechanical Features are Approximate Coordinate Actual Heights with Architect.
3. Final Colors & Materials to be Approved by Architect Prior to Commencement of Work.
4. All Exposed Roof Penetration shall be 'Ganged' Together & Located in Chimney Structure (Coordinate with Architect if not Possible).

Datum Reference

Architectural Elevation 100' - 0" = USGS 7153' (Final Site Plan)

Note: USGS Aligns with Approved Final Site Plan Elevations. There is a +4'-6" Difference as Referenced in the Alliance Engineering Field Survey.

Arch. 100'-0" = 7153 (Final Site Plan) = xxxx (Civil Engineering)

Keynotes - Elevations

- 1 Wood Timber Column (Doug-Fir) See Struct.
- 2 Wood Timber Truss (Doug-Fir), See Struct.
- 3 Wood Timber Beam (Doug-Fir), See Struct.
- 4 Pre-Finished Metal Clad Wood Window
- 5 2x6 Stained Cedar Wood Trim
- 6 Natural Stone Cap
- 7 42" Cedar Wood/Metal Railing
- 8 2x8 Stained Cedar Wood Door / Window Trim
- 9 2x6 Stained Cedar Wood Door / Window Trim
- 10 6x6 Angled Kicker Brace (Doug-Fir) Coord W/Arch
- 11 2x10 Stained Cedar Wood Trim
- 12 Dashed Line Here Represents Foundations Below Grade
- 13 36" Metal Railing

- HS Horizontal Siding
VS Vertical Siding
SS Standing Seam Metal Roof
CF Concrete Foundation
CW Curtain Wall

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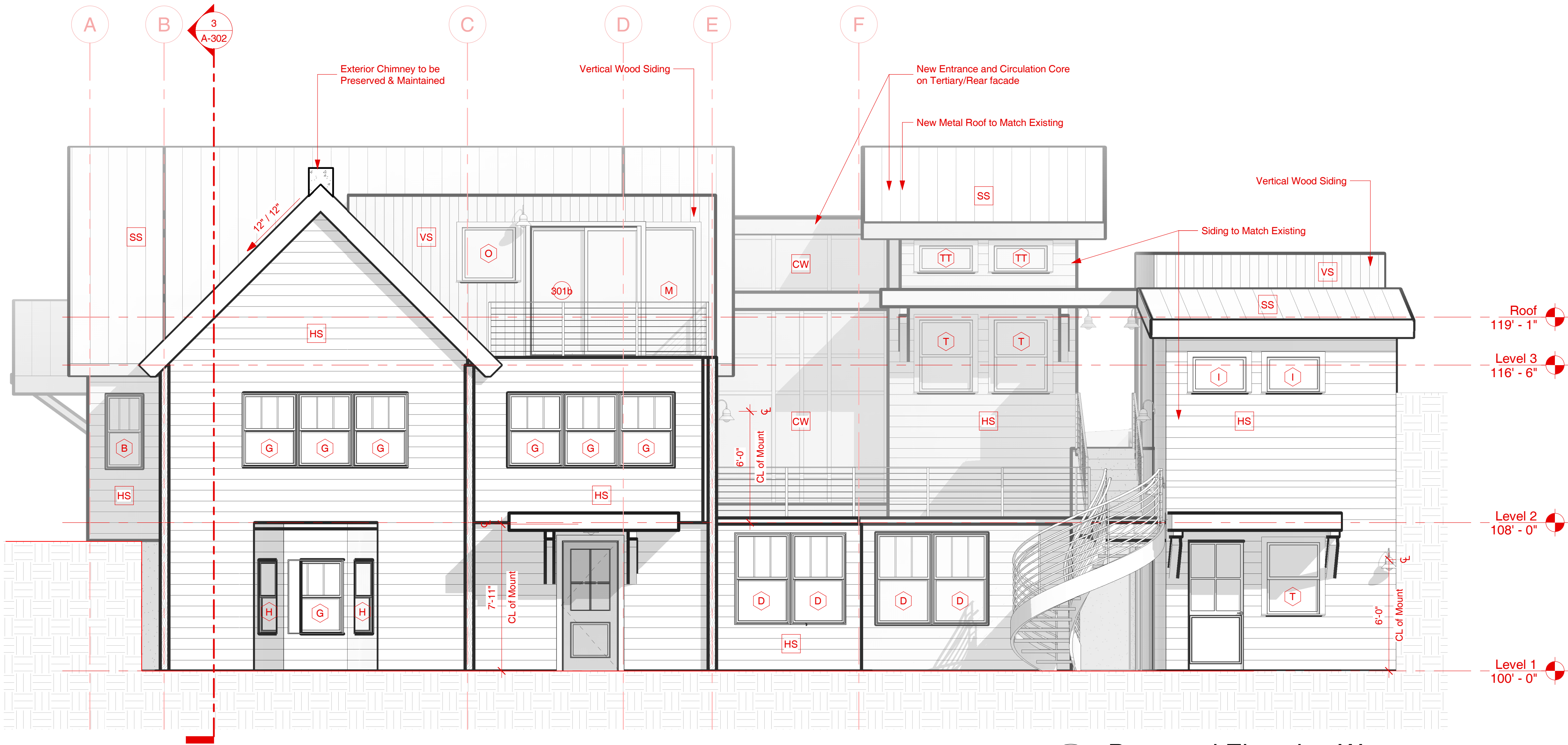
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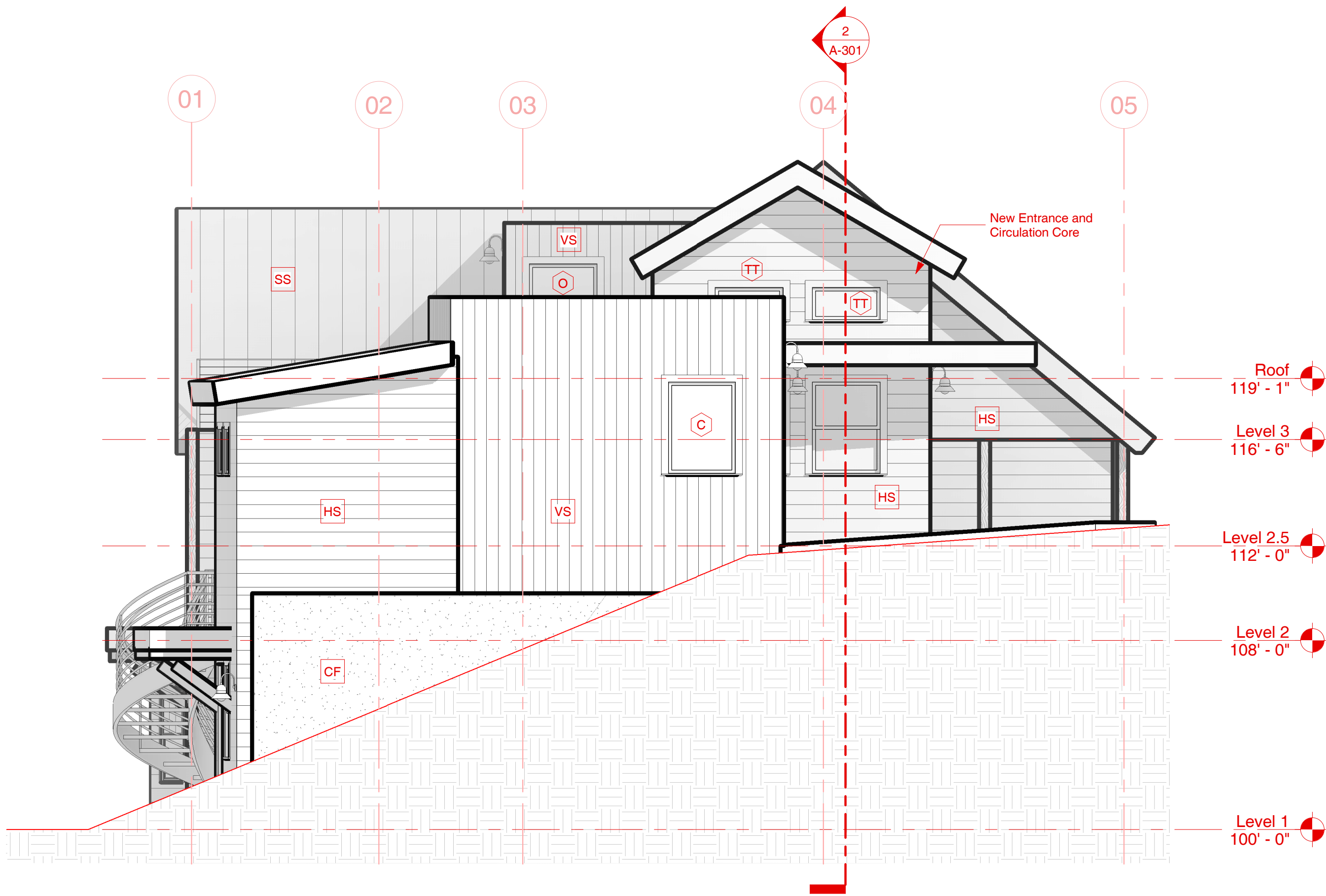
SHEET TITLE

Proposed Elevations North / East

A-202



2 Proposed Elevation West
1/4" = 1'-0"



1 Proposed Elevation South
1/4" = 1'-0"

General Notes - Elevations

1. See Electrical for Exterior Lighting.
2. Height of Chimney, Mechanical Features are Approximate Coordinate Actual Heights with Architect.
3. Final Colors & Materials to be Approved by Architect Prior to Commencement of Work.
4. All Exposed Roof Penetration shall be "Ganged" Together & Located in Chimney Structure (Coordinate with Architect if not Possible).

Datum Reference

Architectural Elevation 100' - 0" = USGS 7153' (Final Site Plan)
Note: USGS Aligns with Approved Final Site Plan Elevations. There is a +4'-6" Difference as Referenced in the Alliance Engineering Field Survey.
Arch. 100'-0" = 7153 (Final Site Plan) = xxxx (Civil Engineering)

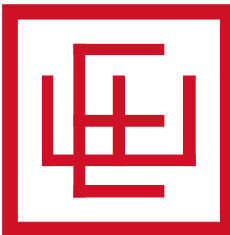
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- 2 Wood Timber Truss (Doug-Fir), See Struct.
- 3 Wood Timber Beam (Doug-Fir), See Struct.
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- 13 36" Metal Railing

- HS Horizontal Siding
VS Vertical Siding
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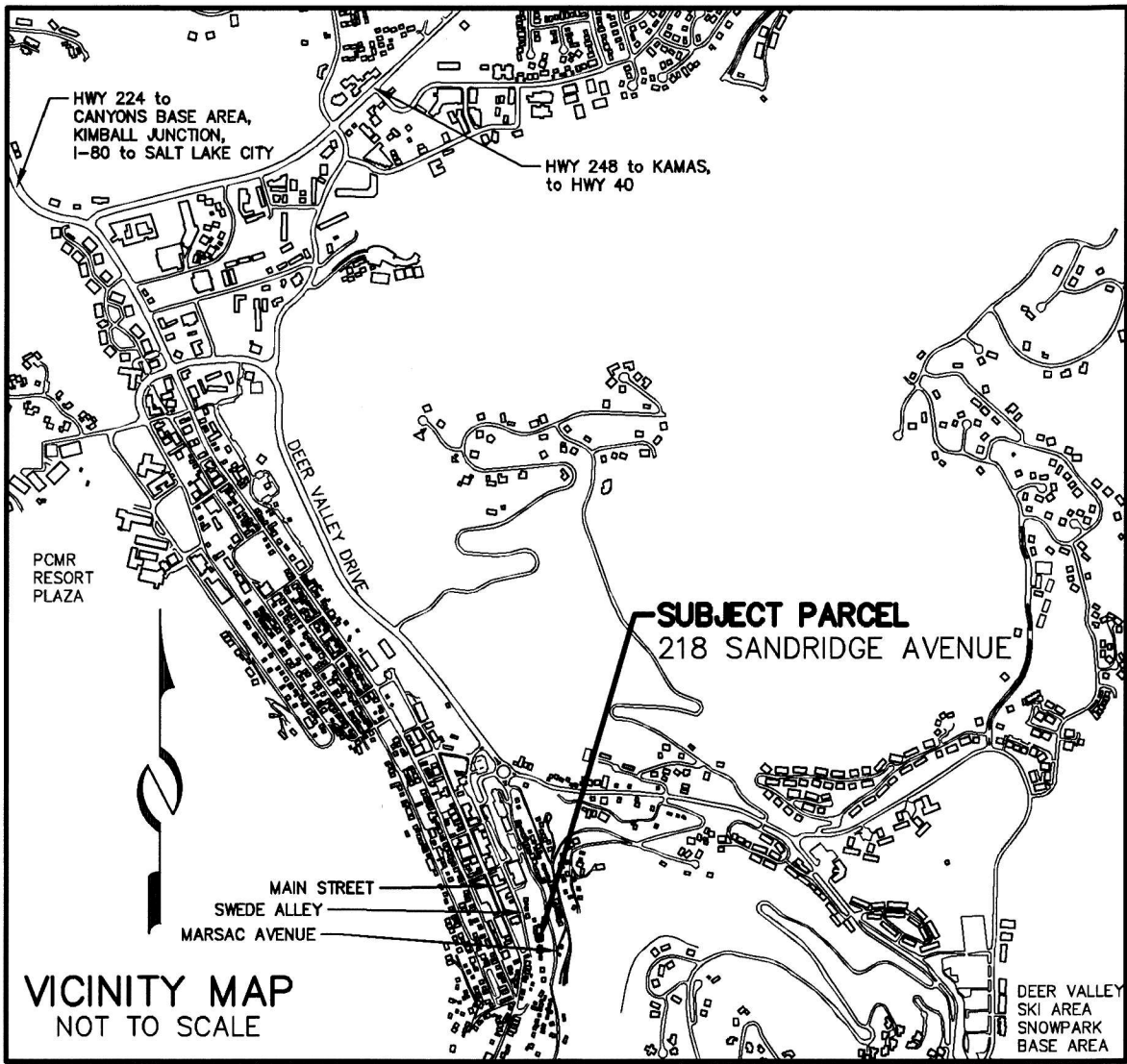
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DESIGNED BY: MJG
EWG PROJECT NO: 2022.092
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SHEET TITLE

Proposed Elevations South / West

A-203



LINE TABLE		
LINE	DIRECTION	LENGTH
L1	N 26°56'04" E	7.71'
L2	N 43°45'13" E	13.27'
L4	S 80°34'58" W	10.65'
L5	S 70°13' W	4.95'
L6	N 85°37'21" W	20.21'
L7	S 80°03'58" W	16.81'
L8	N 5°48'16" W	3.65'
L9	N 87°31'31" W	21.18'
L12	N 81°26'33" W	7.60'
L11	N 0°21'15" E	15.86'
L13	N 18°37'05" W	2.77'

LEGAL DESCRIPTION

PARCEL 1

BEGINNING AT A POINT DUE SOUTH 210.37 FEET AND DUE EAST 327.83 FEET FROM THE NORTHEAST CORNER OF LOT 16, BLOCK 12, PARK CITY SURVEY, PARK CITY UTAH, AND THENCE RUNNING NORTH 26°56'04" EAST 7.71 FEET ALONG THE SOUTH EASTERLY HAND RAILING OF AN EXISTING WOODEN STAIRWAY; THENCE NORTH 43°45'13" EAST 13.27 FEET; THENCE NORTH 56°52'21" EAST 52.88 FEET TO THE WESTERLY EDGE OF SAND RIDGE ROAD; THENCE SOUTH 16°59'50" EAST 28.65 FEET; THENCE SOUTH 5°02'33" EAST 34.13 FEET; THENCE SOUTH 07°17'37" WEST 45.44 FEET; THENCE NORTH 85°50'10" WEST 21.5 FEET TO AN EXISTING FENCE CORNER; THENCE NORTH 85°50'10" WEST 39.39 FEET; THENCE NORTH 01°51'09" WEST 56.72 FEET ALONG THE TOP OF AN EXISTING ROCK RETAINING WALL TO THE POINT OF BEGINNING.

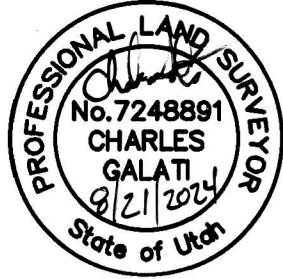
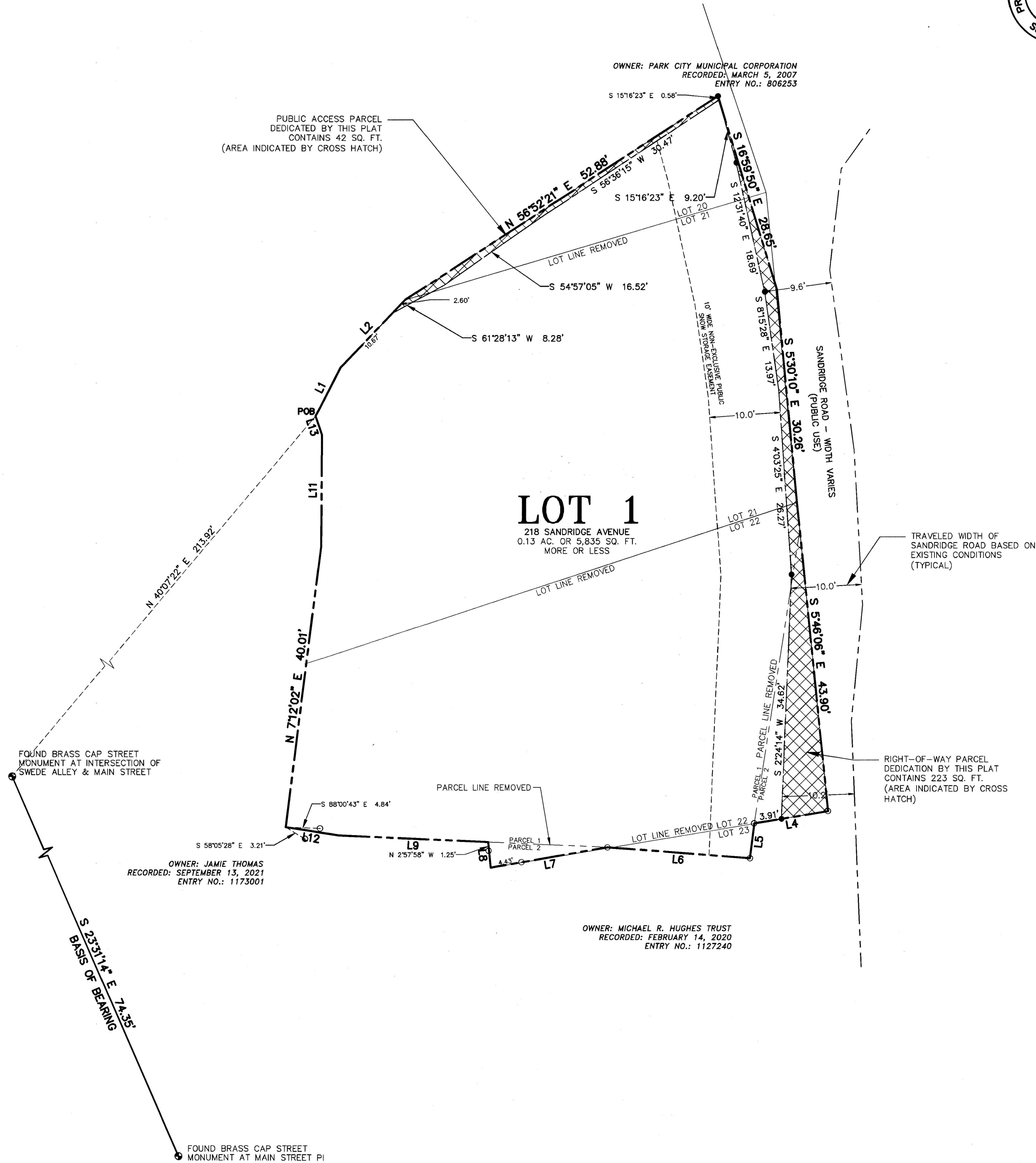
LESS AND EXCEPTING THEREFROM ANY PORTION LYING WITHIN THE FOLLOWING DESCRIBED PARCEL OF LAND:

BEGINNING AT A POINT DUE SOUTH 210.37 FEET AND DUE EAST 327.83 FEET FROM THE NORTHEAST CORNER OF LOT 16, BLOCK 12, PARK CITY SURVEY AND RUNNING THENCE NORTH 26°56'04", EAST ALONG THE SOUTHEASTERLY HAND RAILING OF AN EXISTING WOODEN STAIRWAY (7.71 FEET); THENCE NORTH 43°45'13" EAST 13.27 FEET; THENCE NORTH 56°52'21" EAST 52.88 FEET TO THE WESTERLY EDGE OF SANDRIDGE AVENUE; THENCE SOUTH 16°59'50" EAST 28.65 FEET; THENCE SOUTH 5°02'33" EAST 29 FEET MORE OR LESS TO THE SOUTHERLY LOT LINE OF LOT 21, BLOCK 72, PARK CITY SURVEY; THENCE EAST 4 FEET MORE OR LESS TO THE SOUTHEAST CORNER OF SAID LOT 21; THENCE NORTH 5°47' WEST 52.2 FEET; THENCE NORTH 19°43' WEST 18 FEET MORE OR LESS, TO A POINT 26 FEET NORTH OF SOUTHERLY LOT LINE OF LOT 20, BLOCK 72; THENCE WESTERLY 17 FEET MORE OR LESS, ALONG THE NORTHERLY PROPERTY LINE TO THE INTERSECTION WITH THE WESTERLY PROPERTY LINE OF A PARCEL CONVEYED TO TRINIDAD M. JARAMILLO AND RECORDED IN BOOK M-229, PAGE 126-C IN THE OFFICIAL RECORDS OF THE SUMMIT COUNTY RECORDER'S OFFICE; THENCE SOUTH 28° EAST 11 FEET MORE OR LESS, TO THE SOUTHEAST CORNER OF SAID JARAMILLO PROPERTY; THENCE SOUTH 53° WEST ALONG A WOODEN STAIRWAY 63 FEET; THENCE SOUTH 39°03' WEST 6 FEET MORE OR LESS TO A PROPERTY LINE; THENCE SOUTH 13°35'30" EAST 23 FEET MORE OR LESS, THENCE NORTH 1°51'09" NORTH 18 FEET MORE OR LESS TO THE POINT OF BEGINNING.

(TAX SERIAL NO. PC-597)

PARCEL 2

THE EAST HALF OF LOT 22, BLOCK 72, MILLSITE PARK CITY LESS, THE FOLLOWING DESCRIBED PARCEL: A PART OF TRACT BEGINNING AT A POINT DUE SOUTH 210.37 FEET AND DUE EAST 327.83 FEET FROM THE NORTHEAST CORNER OF LOT 16, BLOCK 12, PARK CITY SURVEY; AND THENCE RUNNING NORTH 26°56'04" EAST ALONG THE SOUTH EASTERLY HAND RAILING OF AN EXISTING WOODEN STAIRWAY; THENCE NORTH 43°45'13" EAST 13.27 FEET; THENCE NORTH 56°52'21" EAST 52.88 FEET TO THE WESTERLY EDGE OF SAND RIDGE ROAD; THENCE SOUTH 16°59'50" EAST 28.65 FEET; THENCE SOUTH 5°02'33" EAST 34.13 FEET; THENCE SOUTH 7°17'37" WEST 45.44 FEET; THENCE NORTH 85°50'10" WEST 21.5 FEET TO AN EXISTING FENCE CORNER; THENCE NORTH 85°50'10" WEST 39.39 FEET; THENCE NORTH 1°51'09" WEST 56.72 FEET ALONG THE TOP OF AN EXISTING ROCK RETAINING WALL TO THE POINT OF BEGINNING.



SURVEYOR'S CERTIFICATE

I, Charles Galati, do hereby certify that I am a Professional Land Surveyor in the State of Utah and that I hold license number 7248891 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 a single lot with rights-of-way, hereafter to be known as 218 SANDRIDGE AVENUE PLAT AMENDMENT.

OWNER'S DEDICATION AND CONSENT TO RECORD

KNOW ALL BY THESE PRESENTS that the undersigned is the owner of the above described tract of land, and hereby causes the same to be combined into a lot and rights-of-way as set forth to be hereafter known as 218 SANDRIDGE AVENUE PLAT AMENDMENT and do hereby dedicate to the public all rights-of-way shown on this plat as intended for public use.

In witness whereof, the undersigned set his/her hand this 23rd day of August, 2024.

By: Dennis H. Hranitzky
DENNIS H. HRANITZKY, OWNER

ACKNOWLEDGEMENT

STATE OF Utah)
) ss.
COUNTY OF Salt Lake)

On this 23rd day of August, 2024, DENNIS H. HRANITZKY personally appeared before me, whose identity is personally known to me or proven on the basis of satisfactory evidence.

Notary Public

Diane Olson
Printed Name

Residing in: Salt Lake Co.

My commission expires: 8/8/2027

Commission No. 732213

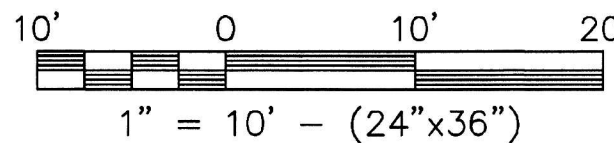


NOTES

- This plat amendment is subject to the Conditions of Approval in the Final Action Letter dated June 26, 2024 on file with the Planning Department (PL-24-06076).
- See Record of Survey S-10675 performed by Alliance Engineering, recorded September 10, 2021 on file and of record in the Office of the Summit County Recorder.
- The Maximum building footprint is 2,048 Square Feet.

LEGEND

- To be set upon recordation of plat
5/8" rebar w/cap "ALLTERRA
UTAH"
(Unless noted otherwise)
- Found Monument (As-Noted)
- Found Street Monument (As-Noted)



8/21/24 SHEET 1 OF 1

PROFESSIONAL LAND SURVEYING
AND CONSULTING
ALLTERRA
UTAH, LLC

435-640-4200
463 SCENIC HEIGHTS ROAD, FRANCIS, UTAH 84006

218 SANDRIDGE AVENUE PLAT AMENDMENT

AMENDING A PORTION OF LOTS 20, 21, 22 & 23, BLOCK 72, PARK CITY AMENDED SURVEY

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 16,
TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN

**SNYDERVILLE BASIN WATER
RECLAMATION DISTRICT**
REVIEWED FOR CONFORMANCE TO SNYDERVILLE
BASIN WATER RECLAMATION DISTRICT STANDARDS
ON THIS 26 DAY OF August, 2024
BY: John Rees
SNYDERVILLE BASIN WATER RECLAMATION DISTRICT

PLANNING COMMISSION
APPROVED BY THE PARK CITY
PLANNING COMMISSION
THIS 26TH DAY OF JUNE, 2024
BY: Sam
CHAIR

ENGINEER'S CERTIFICATE
I FIND THIS PLAT TO BE IN ACCORDANCE
WITH INFORMATION ON FILE IN MY OFFICE
THIS 8 DAY OF October, 2024
BY: John Holsten
PARK CITY ENGINEER

APPROVAL AS TO FORM
APPROVED AS TO FORM THIS
15 DAY OF October, 2024
BY: Michael Hughes
PARK CITY ATTORNEY

COUNCIL APPROVAL AND ACCEPTANCE
APPROVAL AND ACCEPTANCE BY THE PARK CITY
COUNCIL THIS 16 DAY OF October, 2024
BY: John Wood
MAYOR

CERTIFICATE OF ATTEST
I CERTIFY THIS PLAT WAS APPROVED
BY THE PARK CITY PLANNING COMMISSION
THIS 26TH DAY OF JUNE, 2024
BY: Nichelle Kellogg
PARK CITY RECORDER

**PUBLIC SAFETY ANSWERING
POINT APPROVAL**
APPROVED THIS 21 DAY
OF October, 2024
BY: Jeff M. Hink
SUMMIT COUNTY GIS COORDINATOR

RECORDED
STATE OF UTAH, COUNTY OF SUMMIT, AND FILED
AT THE REQUEST OF COALITION TITLE AGENCY
FEE \$52.00 RECORDER
TIME 8:42 PM DATE 10/29/24 ENTRY NO. 1226940

218 SANDRIDGE AVENUE PLAT AMENDMENT



Planning Department

June 26, 2024

Molly Guinan
Elliott Workgroup

CC: Dennis Hranitzky

NOTICE OF PLANNING COMMISSION ACTION

Description

Address: 218 Sandridge Avenue

Zoning District: Historic Residential – 1

Application: Plat Amendment

Project Number: PL-24-06076

Action: APPROVED WITH CONDITIONS (See Below)

Date of Final Action: June 26, 2024

Project Summary: The Applicant proposes a Plat Amendment to create a 5,612-square-foot Lot for 218 Sandridge Road, also known as the Ingrid Parsons House, a Significant Historic Site on Park City's Historic Sites Inventory.

Action Taken

On June 26, 2024, the Planning Commission conducted a public hearing and approved the 218 Sandridge Road Plat Amendment according to the following findings of fact, conclusions of law, and conditions of approval:

Findings of Fact

1. 218 Sandridge Road is a Significant Historic Site on the Park City Historic Sites Inventory, constructed during the Mature Mining Era (1894-1930).
2. The property is 5,835 square feet and the Applicant proposes dedicating 233 square feet as Sandridge Road right-of-way, creating a 5,612-square-foot Lot.
3. 218 Sandridge Road is in the Historic Residential – 1 Zoning District, which establishes a maximum Lot size of 3,750 square feet. However, pursuant to Land



Planning Department

Management Code Section 15-2.2-4, Historic Sites are exempt from the maximum Lot size regulations.

4. The Historic Residential – 1 Zoning District requires a minimum Lot width of 25 feet. The proposed Lot is 103 feet wide.
5. The Historic Residential – 1 Zoning District establishes a maximum Building Footprint of 2,048 square feet for a 5,612-square-foot Lot.
6. On June 12, 2024, staff duly noticed a Planning Commission public hearing for June 26, 2024.

Conclusions of Law

1. The 218 Sandridge Avenue Plat Amendment complies with Land Management Code Chapter 15-2.2 *Historic Residential – 1 Zoning District* and Chapter 15-7 *Subdivisions*.
2. There is Good Cause for the Plat Amendment because it creates a Lot for a Significant Historic Site, dedicates 223 square feet at Sandridge Avenue right-of-way, and resolves non-conformities – the Significant Historic Structure straddles portions of Lots 21 and 22 of Block 12 of the Park City Survey, and the Plat Amendment resolves the non-conformity.
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. A plat note shall state the maximum Building Footprint is 2,048 square feet.
4. A 10-foot snow storage easement along Sandridge Road in a form approved by the Engineering Department shall be added to the plat prior to recordation.



Planning Department

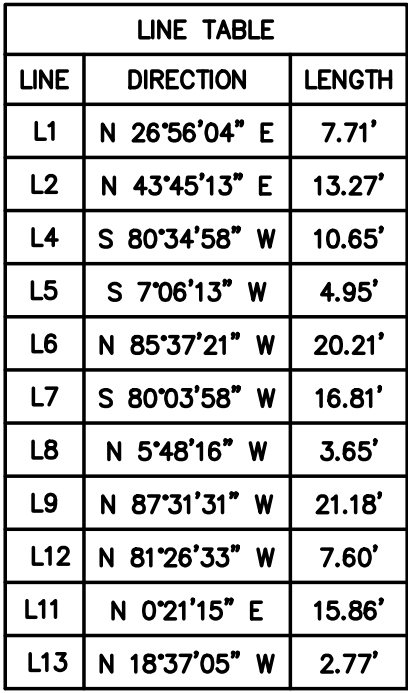
If you have questions or concerns regarding this Final Action Letter, please call Jaron Ehlers or email jaron.ehlers@parkcity.org.

Sincerely,

A handwritten signature in blue ink, appearing to be "Sarah Hall", written over a horizontal line.

Sarah Hall, Planning Commission Chair

CC: Jaron Ehlers



PARCEL 1

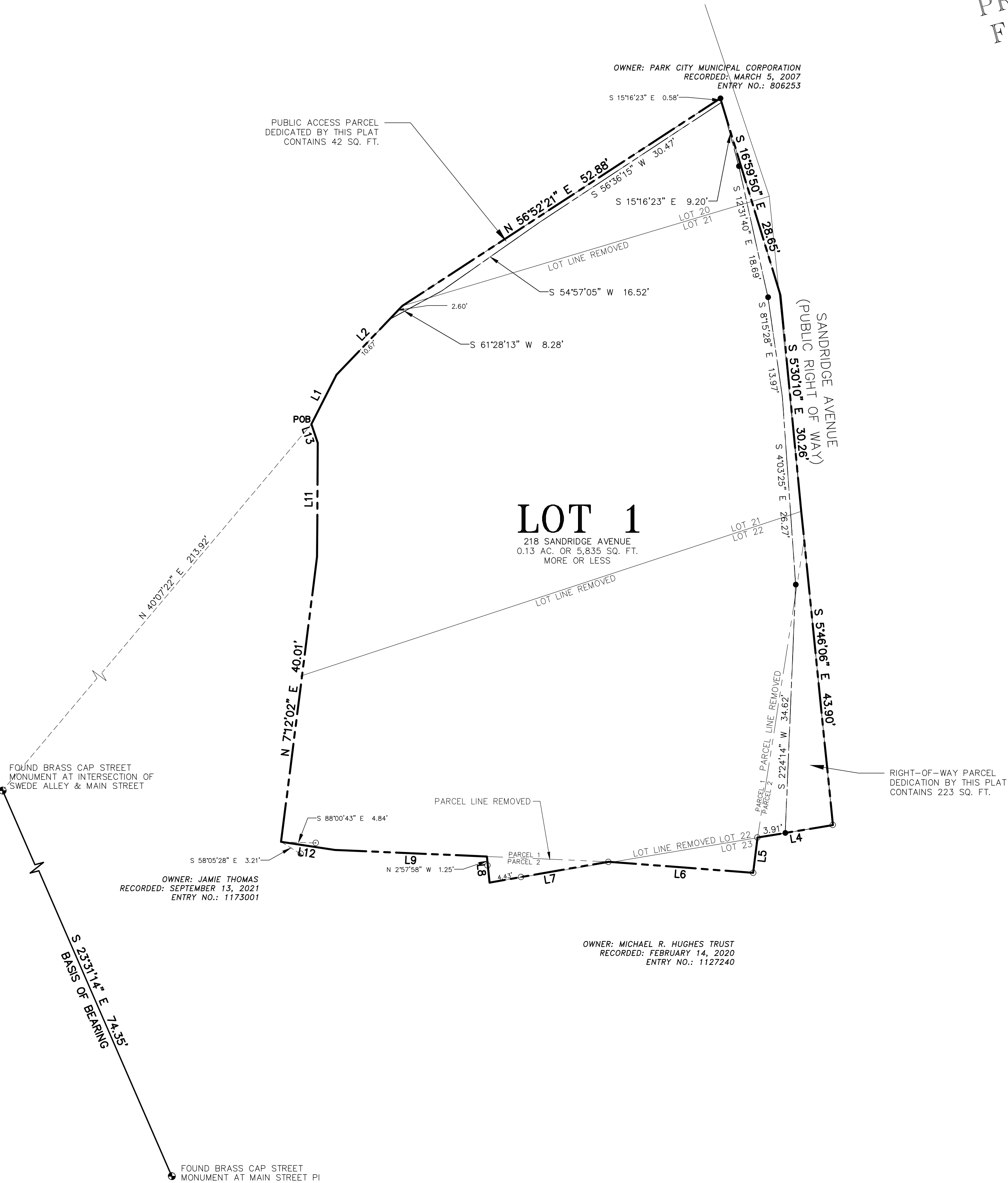
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LOCATED IN THE SOUTHEAST QUARTER OF SECTION 16,
TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN

SURVEYOR'S CERTIFICATE

I, Charles Galati, do hereby certify that I am a Professional Land Surveyor in the State of Utah and that I hold license number 7248891 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 a single lot with rights-of-way, hereafter to be known as 218 SANDRIDGE AVENUE PLAT AMENDMENT.

OWNER'S DEDICATION AND CONSENT TO RECORD

KNOW ALL BY THESE PRESENTS that the undersigned is the owner of the above described tract of land, and hereby causes the same to be combined into a lot and rights-of-way as set forth to be hereafter known as 218 SANDRIDGE AVENUE PLAT AMENDMENT and do hereby dedicate to the public all rights-of-way shown on this plat as intended for public use.

In witness whereof, the undersigned set his/her hand this _____ day of _____, 2024

By: _____
DENNIS H. HRANITZKY, OWNER

ACKNOWLEDGEMENT

STATE OF _____)

SS.

COUNTY OF _____)

On this _____ day of _____, 2024, DENNIS H. HRANITZKY personally appeared before me, whose identity is personally known to me or proven on the basis of satisfactory evidence.

Notary Public

Printed Name _____

Residing in: _____

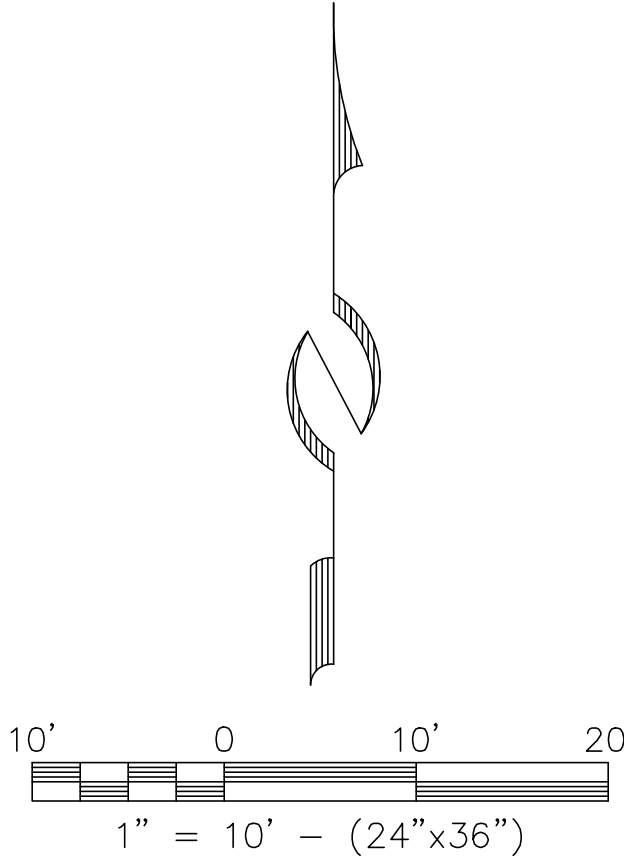
My commission expires: _____

NOTES

1. This plat amendment is subject to the Conditions of Approval in Ordinance _____.
2. See Record of Survey S-10675 performed by Alliance Engineering, recorded September 10, 2021 on file and of record in the Office of the Summit County Recorder.

LEGEND

- To be set upon recordation of plat
5/8" rebar w/cap "ALLTERRA
UTAH"
(Unless noted otherwise)
- ⊙ Found Monument (As-Noted)
- ⊙ Found Street Monument (As-Noted)



5/30/24 SHEET 1 OF 1

PROFESSIONAL LAND SURVEYING
AND CONSULTING

ALLTERRA

UTAH, LLC

435-640-4200

463 SCENIC HEIGHTS ROAD, FRANCIS, UTAH 84036

<u>SNYDERVILLE BASIN WATER RECLAMATION DISTRICT</u> REVIEWED FOR CONFORMANCE TO SNYDERVILLE BASIN WATER RECLAMATION DISTRICT STANDARDS ON THIS ___ DAY OF _____, 20___ BY _____ SNYDERVILLE BASIN WATER RECLAMATION DISTRICT	<u>PLANNING COMMISSION</u> RECOMMENDED BY THE PARK CITY PLANNING COMMISSION THIS ___ DAY OF _____, 20___ BY _____ CHAIR	<u>ENGINEER'S CERTIFICATE</u> I FIND THIS PLAT TO BE IN ACCORDANCE WITH INFORMATION ON FILE IN MY OFFICE THIS ___ DAY OF _____, 20___ BY _____ PARK CITY ENGINEER	<u>APPROVAL AS TO FORM</u> APPROVED AS TO FORM THIS ___ DAY OF _____, 20___ BY _____ PARK CITY ATTORNEY	<u>COUNCIL APPROVAL AND ACCEPTANCE</u> APPROVAL AND ACCEPTANCE BY THE PARK CITY COUNCIL THIS ___ DAY OF _____, 20___ BY _____ MAYOR	<u>CERTIFICATE OF ATTEST</u> I CERTIFY THIS PLAT WAS APPROVED BY THE PARK CITY COUNCIL THIS ___ DAY OF _____, 20___ BY _____ PARK CITY RECORDER	<u>PUBLIC SAFETY ANSWERING POINT APPROVAL</u> APPROVED ON THIS ___ DAY OF _____, 20___ BY _____ SUMMIT COUNTY GIS COORDINATOR	<u>RECORDED</u> STATE OF UTAH, COUNTY OF SUMMIT, AND FILED AT THE REQUEST OF _____ FEE _____ RECORDER _____ TIME _____ DATE _____ ENTRY NO. _____
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Planning Department

August 14, 2024

Molly Guinan
Elliott Workgroup

CC: Dennis Hranitzky

NOTICE OF PLANNING COMMISSION ACTION

Description

Address:	218 Sandridge Road Significant Historic Site
Zoning District:	Historic Residential – 1
Application:	Steep Slope Conditional Use Permit to construct a 556-square-foot detached Accessory Building.
Project Number:	PL-24-06059
Action:	APPROVED WITH CONDITIONS (See Below)
Date of Final Action:	August 14, 2024
Project Summary:	The Applicant proposes constructing a 556-square-foot detached Accessory Building for a single-car garage and lower-level storage area.

Action Taken

On August 14, 2024, the Planning Commission conducted a public hearing and approved the Steep Slope Conditional Use Permit for a detached Accessory Building at 218 Sandridge Road, a Significant Historic Site, according to the following findings of fact, conclusions of law, and conditions of approval:

Findings of Fact

1. 218 Sandridge Road, also known as the Ingrid Parsons House, is a Significant Historic Site on Park City's Historic Sites Inventory in the Historic Residential – 1 Zoning District.



Planning Department

2. On June 26, 2024, the Planning Commission approved a Plat Amendment to create a 5,612-square-foot Lot for the Significant Historic Site.
3. According to the Historic Site Form, the Significant Historic Structure was constructed circa 1889 during the Mature Mining Era (1894 – 1930). Modifications have been made to the Significant Historic Structure over the years and it is not considered eligible for listing on the National Register of Historic Places, but it retains its essential historic form and local designation.
4. The Applicant proposes:
 - a. A two-story 556-square-foot detached Accessory Building with a single-car garage and lower-level storage area.
 - b. A two-story 334-square-foot entrance foyer and transitional element for the Significant Historic Structure to provide vertical circulation for the Single-Family Dwelling.
 - c. New living space at the lower and upper levels (no changes proposed to the main entry level).
5. The scope of the Planning Commission's review regards the SSCUP for the two-story 556-square-foot detached Accessory Building with a single-car garage and lower-level storage area. The entrance foyer and transitional element, and new living spaces at the lower and upper levels do not impact Steep Slope areas.
6. On February 7, 2024, the Historic Preservation Board approved Material Deconstruction for the removal of 48 square feet of the 1940s roof on the rear façade to restore the 1907 roofline and removal of 64 square feet of the rear 1889 roof form to accommodate the proposed rehabilitation and additions.
7. The Historic Design District Review application is pending recordation of the Plat Amendment and Planning Commission approval of the SSCUP.
8. **Historic Residential – 1 Zoning District Requirements:**
 - a. **Use:** Single-Family Dwellings are an allowed use in the Historic Residential – 1 (HR-1) Zoning District.
 - b. **Maximum Building Footprint:** The Maximum Building Footprint is established by Lot size according to the following formula: $\text{MAXIMUM FP} = (A/2) \times 0.9^{A/1875}$ (where FP = maximum Building Footprint and A= Lot Area).
 - c. The Lot is 5,612 square feet. The Maximum Building Footprint allowed for a Lot of this size is 2,048 Square Feet.
 - d. The existing Building Footprint is 1,406 square feet. The proposed Building Footprint, including the detached Accessory Building, is 2,045 Square Feet, an increase of 639 square feet.



Planning Department

- e. **Lot Width:** The minimum Lot Width is 25 feet. The Lot is 103 feet wide.
 - f. **Maximum Lot Size:** The maximum Lot Area for a Single-Family Dwelling is 3,750 square feet. LMC § 15-2.2-4 exempts Historic Sites from the maximum Lot Area. The 5,612-square-foot Lot for the Significant Historic Site was created through a plat amendment, approved by the Planning Commission on June 26, 2024.
 - g. **Front and Rear Setbacks:** For Lots less than 75 feet in depth, the Front and Rear Setbacks are 10 feet each. The Lot depth is less than 75 feet, and 10-foot Front and Rear Setbacks are required. The detached Accessory Building is set back 31 feet from the rear property line. The proposed detached Accessory Building is set back over 19 feet from Sandridge Road and exceeds the 10-foot Front Setback requirement.
 - h. **Building Height:** LMC § 15-2.2-5 establishes a maximum Building Height of 27 feet from Existing Grade. According to the Applicant's roof-over-topography exhibit, while much of the Significant Historic Structure is below the Zoning District Building Height, the highest point of the existing Significant Historic Structure at the rear of the property is 27 feet from Existing Grade. The proposed rear addition, entry foyer, and transitional element are below the 27-foot Zoning District Height. Detached Accessory Buildings may not exceed 18 feet in Building Height from Existing Grade. The proposed detached Accessory Building does not exceed 16 feet in Building Height from Existing Grade.
 - i. **Interior Building Height:** LMC § 15-2.2-5(A) establishes a maximum interior height of 35 feet. The existing structure has a maximum interior height of 25 feet and the addition has a maximum interior height of 25 feet.
 - j. **Parking:** LMC § 15-3-6(A) requires two parking spaces for a Single-Family Dwelling. Currently, vehicles park on a gravel area north of the Significant Historic Structure. While LMC § 15-2.2-4 exempts Historic Sites from parking requirements, the proposed detached Accessory Building includes a single-car garage and provides parking on the driveway for a second vehicle.
9. **Steep Slope Conditional Use Permit Criteria**
- a. **Location of Development:** Development is located and designed to reduce visual and environmental impacts of the Structure. The Accessory Building will serve as a retaining structure for this Steep Slope area within the site and the existing retaining walls are proposed to be removed.



Planning Department

- b. **Visual Analysis:** The Applicant must provide the Planning Department with a visual analysis of the project from key Vantage Points: to determine potential impacts of the proposed Access, and Building mass and design; and to identify the potential for Screening, Slope stabilization, erosion mitigation, vegetation protection, and other design opportunities. The Visual Analysis provided by the Applicant shows that from Sandridge Road, the detached Accessory Building is smaller in massing and scale compared to the Significant Historic Structure. The detached Accessory Building steps down the slope and will be minimally visible due to Significant Vegetation at the rear of the site and the visibility of the site from cross-canyon views.
- c. **Access:** Access points and driveways must be designed to minimize Grading of the natural topography and to reduce overall Building scale. Shared Driveways and Parking Areas, and side Access to garages are strongly encouraged, where feasible. The Detached Accessory Building is proposed to be in part in an area already disturbed with retaining walls on site to create a single-car garage to provide on-site parking. A gravel area to the north of the Significant Historic Structure currently used for parking for the site must be revegetated and landscaped in compliance with LMC Section 15-5-5(N).
- d. **Terracing:** The detached Accessory Building is proposed to retain the Steep Slope and existing retaining walls will be removed. Natural Grade is required to be restored alongside the detached Accessory Building. Final Grade shall be within four feet of Existing Grade.
- e. **Building Location:** Buildings, Access, and infrastructure must be located to minimize cut and fill that would alter the perceived natural topography of the Site. The Site design and Building Footprint must coordinate with adjacent properties to maximize opportunities for open Areas and preservation of natural vegetation, to minimize driveway and Parking Areas, and to provide variation of the Front Yard. The location of the detached Accessory Building is partially disturbed with substantial retaining walls. The detached Accessory Building will retain the Steep Slope and reduce the retaining walls. The existing gravel parking area to the north of the Significant Historic Structure shall be revegetated in accordance with the requirements of LMC Section 15-15(N) *Landscaping* prior to issuance of a Certificate of Occupancy to restore landscaping in



Planning Department

the front yard and to shift parking to the detached Accessory Building and driveway.

- f. **Building Form and Scale:** where Building masses orient against the Lot's existing contours, the Structures must be stepped with the Grade and broken into a series of individual smaller components that are Compatible with the District. Low profile Buildings that orient with existing contours are strongly encouraged. The garage must be subordinate in design to the main Building. In order to decrease the perceived bulk of the Main Building, the Planning Commission may require a garage separate from the main Structure or no garage. LMC Section 15-13-2(B)(9) *New Accessory Buildings – Regulations for Historic Residential Sites*, requires:
 - i. New detached garages to have a maximum interior dimension of twelve feet in width. The proposal complies.
 - ii. Single-car wide tandem garages are recommended. The Applicant proposes a single-car garage with tandem parking in the driveway.
 - iii. Garage doors shall not exceed nine feet in width by nine feet in height. The proposed garage door is less than the maximum allowed dimensions.
 - iv. Accessory Buildings may not exceed 50% of the footprint of the Historic Structure. The footprint of the Historic Structure is 1,406 square feet. The footprint of the detached Accessory Building is 278 square feet, and therefore complies. The detached Accessory Building is subordinate to the existing structure.
 - v. Accessory Buildings must be compatible with the character area. Sandridge Road is a distinct character area with historic Accessory Buildings along Sandridge Road.
- g. **Setbacks:** The Planning Commission may require an increase in one or more Setbacks to minimize the creation of a "wall effect" along the Street front and/or the Rear Lot Line. The Setback variation will be a function of the Site constraints, proposed Building scale, and Setbacks on adjacent Structures. The proposed façade along Sandridge Road is varied. The detached Accessory Building provides architectural variation to the Significant Historic Structure, and is set back behind the Historic Structure, preventing a Wall Effect.
- h. **Dwelling Volume:** The maximum volume of any Structure is a function of the Lot size, Building Height, Setbacks, and provisions set forth in this



Planning Department

Chapter. The Planning Commission may further limit the volume of a proposed Structure to minimize its visual mass and/or to mitigate differences in scale between a proposed Structure and existing Structures.

- i. **Building Height:** The Zone Height in the HR-1 District is twenty-seven feet (27'). The Planning Commission may require a reduction in Building Height for all, or portions, of a proposed Structure to minimize its visual mass and/or to mitigate differences in scale between a proposed Structure and the Historic character of the neighborhood's existing residential Structures. While detached Accessory Buildings may be 18 feet in Building Height from Existing Grade, the detached Accessory Building is ten feet in height when viewed from Sandridge Road and is sixteen feet in height from Existing Grade at its highest point, when viewed from the rear of the property.
10. **Development Review Committee:** The Committee reviewed the proposal on October 3, 2023, and May 7, 2024, and recommends Conditions of Approval 5-15.
11. **Public Notice:** Staff published notice on the City's website and the Utah Public Notice website and posted notice to the property on July 23, 2024. Staff mailed courtesy notice to property owners within 300 feet on July 23, 2024. The *Park Record* published courtesy notice on July 31, 2024.

Conclusions of Law

1. The detached Accessory Building, as conditioned below, complies with LMC Chapter 15-2.2 *Historic Residential -1 Zoning District* and Section 15-2.2-6 *Development on Steep Slopes*.

Conditions of Approval

1. Final building plans and construction details for the detached Accessory Building shall reflect compliance with the plans approved August 14, 2024, by the Planning Commission with an allowance for compliance with the Historic District Design Review. Any changes, modifications, or deviations from the approved design that have not been approved in advance by the Planning and Building Departments may result in a stop work order.
2. The Applicant is responsible for notifying the Planning Department prior to making any changes to the approved plans. Any changes, modifications, or deviations from the approved scope of work shall be submitted in writing for



Planning Department

review and approval/denial in accordance with the applicable standards by the Planning Director or designee prior to construction.

3. The Applicant shall receive approval of a Historic District Design Review Permit prior to Building Permit submittal.
4. If the Applicant does not obtain a complete building permit within one year of the date of this approval, this Steep Slope Conditional Use Permit approval will expire unless the Applicant submits a written extension request to the Planning Department prior to the expiration date and the Planning Director approves an extension.
5. Residential fire sprinklers are required for all new or renovation construction on this lot, pursuant to the requirements of the Chief Building Official.
6. The property is located outside the Park City Landscaping and Maintenance of Soil Cover Ordinance (Soils Ordinance) and therefore not regulated by the City for mine related impacts. If the property owner does encounter mine waste or mine waste impacted soils they must handle the material in accordance to State and Federal law.
7. Any areas disturbed during construction surrounding the proposed work shall be brought back to its original state.
8. All exterior lighting shall be down directed and fully shielded with bulbs 3,000 degrees Kelvin or less and shall comply with the City's Dark Sky Code in LMC Section 15-5-5(J). Final lighting details must be reviewed and approved by Planning Staff prior to installation.
9. Landscaping shall be water-efficient with drought tolerant plants and water-wise landscaping compliant with LMC Section 15-5-5(N) *Landscaping*.
10. The driveway may not exceed 10 feet in width.
11. Prior to submitting a building permit, the Application shall submit a plan demonstrating how they will provide the temporary shoring needed during construction, subject to City Engineer approval.
12. The Applicant shall submit a geotechnical report and design of the temporary shoring and final slope stability prior at the time of building permit submittal, subject to City Engineer approval.
13. The Applicant shall provide soil stabilization details documenting how the disturbed area will be restored and stabilized, to be approved by the City Engineer with the submittal of a building permit.

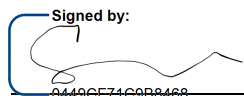


Planning Department

14. City Engineer review and approval of all lot grading, utility installations, public improvements and drainage plans for compliance with City standards is a condition precedent to building permit issuance.
15. The Engineering Department requires the submittal of a storm drainage analysis. The storm drainage study must include the calculations showing the required storm drainage volume storage to match the pre and post development conditions for a 100-year 24-hour event.
16. The Applicant shall replace the Significant Vegetation impacted by the construction of the detached Accessory Building in like and kind in a location to be approved by the Planning Department in compliance with the Wildland Urban Interface and Waterwise Landscaping regulations at the time of building permit review. The Significant Vegetation replacement shall be planted and inspected prior to issuance of a Certificate of Occupancy.
17. Significant Vegetation at the rear of the site shall be protected and shall screen the detached Accessory Building when viewed from Swede Alley.
18. Natural Grade shall be restored alongside the detached Accessory Building. Final Grade shall be within four feet of Existing Grade.
19. The existing gravel parking area to the north of the Significant Historic Structure shall be revegetated in accordance with the requirements of LMC Section 15-5-5(N) *Landscaping* prior to issuance of a Certificate of Occupancy and parking shall be restricted to the detached Accessory Building garage and its adjacent driveway.
20. Rooftop Uses and/or a Rooftop Deck for the Accessory Building are prohibited.

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

Sincerely,

Signed by:
A blue ink signature of Sarah Hall, consisting of a stylized 'S' followed by a wavy line.

Sarah Hall, Planning Commission Chair

8/21/2024

**PHYSICAL CONDITIONS REPORT
&
HISTORIC PRESERVATION PLAN**

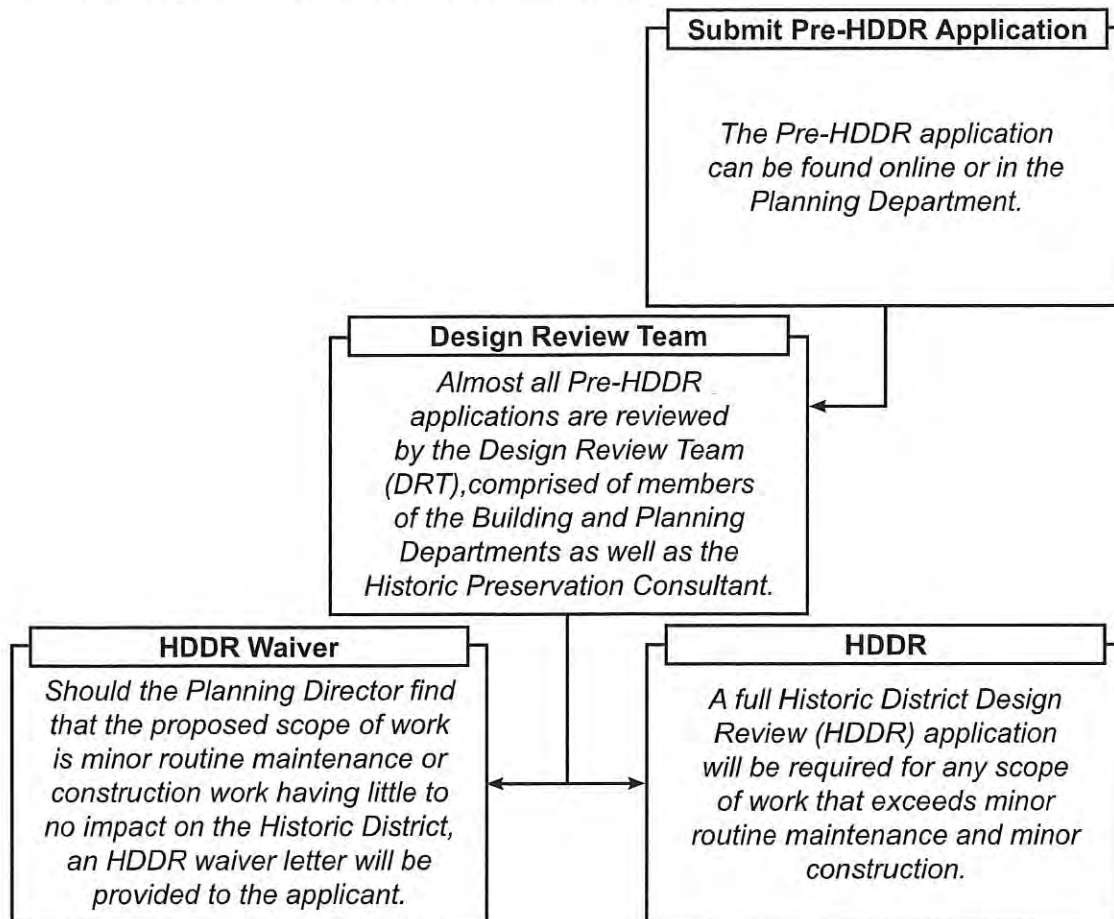
**INFORMATION GUIDE
AND APPLICATIONS**

If you have questions regarding the requirements on this application or process please contact a member of the Park City Planning Staff at (435) 615-5060 or visit us online at www.parkcity.org. Updated 10/2014.

INFORMATION GUIDE

It is deemed to be in the best interest of the citizens of Park City, as well as the State of Utah, to encourage the preservation of buildings, structures, and sites of historic significance in Park City. These buildings, structures, and sites are among the City's most important cultural, educational, and economic assets.

Application Process for sites in the Historic District



The Planning Department is authorized to require that developers prepare a Physical Conditions Report and Historic Preservation Plan as a condition of approving an application that affects a historic structure, site, or object.

What is a Physical Conditions Report?

A Physical Conditions Report is a preservation and rehabilitation tool that identifies, describes, and evaluates the existing condition of a historic building at the specific point in time that the report is completed. It should document the history of construction and past alterations based on physical and documentary evidence. It should also evaluate the condition of specific character-defining features that make up the site or structure.

What is a Historic Preservation Plan?

A Historic Preservation Plan recommends an overall treatment approach in order to address

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the conditions documented by the Physical Conditions report. The Historic Preservation Plan assesses and guides the effects of the proposed construction-related work in order to ensure that the proposed project complies with the Design Guidelines for Historic Districts and Historic Sites.

What does a Physical Conditions Report include?

A Physical Conditions Report is a comprehensive redecoration and evaluation of the elements, features, and spaces that make up a historic site or structure. The report shall identify each element, feature, and/or space and provide a detailed description of:

- What is it?
- What does it look like?
- What is it made of?
- How was it constructed?

The Physical Conditions Report should be completed after conducting a visual inspection of the existing conditions including uninhabitable space such as roofs, attics, basements, and crawlspaces. Selective demolition or removal of wall and floor coverings may be helpful, but is not required.

What does a Historic Preservation Plan include?

The Historic Preservation Plan outlines proposed treatments for the elements, features, and/or spaces identified by the Physical Conditions Report. These treatment options should be consistent with the Design Guidelines for Historic Districts and Historic Sites, consider potential impacts of proposed treatments, and avoid significantly altering the historic site's or structure's historic integrity.

What is the purpose of the Physical Conditions Report and Historic Preservation Plan?

The Physical Conditions Report helps establish the scope of work for the proposed project. By determining the condition of the specific elements and character-defining features of the site or structure, the report aids the applicant in selecting an appropriate treatment method for the Historic Preservation Plan.

The four (4) recognized treatment options are:

- **Preservation.** If you want to stabilize a building or structure, retain most or all of its historic fabric, and keep it looking the way it does now, you will be preserving it. Preservation is the first treatment to consider and it emphasizes conservation, maintenance and repair.
- **Rehabilitation.** If you want to update a building for its current or a new use, you will be rehabilitating it. Rehabilitation, the second treatment, also emphasizes retention and repair of historic materials, though replacement is allowed because it is assumed that the condition of existing materials is poor.
- **Restoration.** If you want to take a building back to an earlier time by removing later features, you will be restoring it. Restoration, the third treatment, centers on retaining materials from the most significant period in the property's history. Because changes in a site convey important information about the development history of that site and its structures, restoration is less common than the previous treatments.
- **Reconstruction.** If you want to bring back a building that no longer exists or cannot be repaired, you will be reconstructing it. Reconstruction, the fourth treatment, is used to recreate a non-surviving building or one that exists now, but is extremely deteriorated and unsalvageable. Reconstruction is rarely recommended.

Most projects will employ two (2) or more of these treatments.

If you have questions regarding the requirements on this application or process please contact a member of the Park City Planning Staff at (435) 615-5060 or visit us online at www.parkcity.org. Updated 10/2014.

The Historic Preservation Plan outlines the proposed treatment for each element, feature, and/or space documented in the Physical Conditions Report. The Historic Preservation Plan considers the current and proposed program needs of the site and/or structure in order to guide treatment approaches and prevent alterations that may have an adverse effect on the site and/or structure.

Who can complete a Physical Conditions Report and Historic Preservation Plan?

The Physical Conditions Report and Historic Preservation Plan may be prepared by the property owner, architect, structural engineer, historic preservation consultant, contractor, or other members of the design team.

INSTRUCTIONS FOR PHYSICAL CONDITIONS REPORT

The purpose of the Physical Conditions Report is to document the existing conditions of the site, its buildings, and structures. All sites, historic or otherwise, that are subject to a Historic District Design Review application are required to complete a Physical Conditions Report. This form may be completed and submitted to the Planning Department prior to your Pre-Application Conference.

It is important to identify each element, feature, or space of a historic site and/or structure as all materials, elements, features, and space show the history of construction and past alterations that make up the historic site and/or structure as it exists today. Together and individually, these components contribute to or detract from the historic integrity. Each component should be described regardless of its historical significance.

Please note the following:

- 1. Multiple Buildings and/or Structures.** For Historic District Design Reviews (HDDR) that include more than one (1) structure, please complete an individual Physical Conditions Report for each structure on the site.
- 2. Conditions Assessment.** In order to fully document each element, feature, and/or space of the historic site or structure, a description of the individual item as well as a conditions evaluation should be provided.

At a minimum, the description narrative should describe the overall appearance, material, and condition of each element, feature, and/or space. The description should also identify and evaluate causes for deterioration, decay, or loss of material. Descriptions should refer to the location and the extent of the deficiency. Photo-documentation should be referenced as well. Any limitations or obstacles to an inspection should be noted as part of the description.

Window and Door Survey forms have been included as part of this application. All window and door openings should be assigned a number and described as part of the survey. Windows and doors in pairs or groupings should be assigned separate numbers.

- 3. Structural Evaluation.** A licensed structural engineer's report should be provided for any proposed panelization or reconstruction project. The structural engineer must certify that the building cannot be reasonably moved intact and demonstrate that the structural system is failing.
- 4. Conditions Evaluation.** Each element, feature, and/or space of the historic site or structure shall be described in detail and include photographic documentation to illustrate the condition. Conditions shall be assessed as:

- **Excellent Condition.** An element, feature, and/or space is evaluated to be in good condition when it meets the following criteria:
 - It is intact, structurally sound, and performing its intended purpose
 - There are no cosmetic imperfections
 - Needs no repair
- **Good Condition.** An element, feature, and/or space is evaluated to be in good condition when it meets the following criteria:
 - It is intact, structurally sound, and performing its intended purpose
 - There are few cosmetic imperfections
 - It needs only minor or routine maintenance

- **Fair Condition.** An element, feature, and/or space is evaluated to be in fair condition when it meets the following criteria:
 - There are early signs of wear, failure, or deterioration though the element or feature is generally structurally sound and performing its intended purpose
 - There is a failure of a sub-component of the element or feature
 - Replacement of up to 25% of the feature or element is required
 - Replacement of a defective sub-component of the element or feature is required.
 - **Poor Condition.** An element, feature, and or/space is evaluated to be in poor condition when it meets the following criteria:
 - It is no longer performing its intended purpose
 - It is missing
 - It shows signs of imminent failure or breakdown
 - More than 25% of the feature or element is deteriorated or damaged and the element or feature cannot be made safe and serviceable through repair
 - It requires major repair or replacement
- 5. Photo Documentation.** Historic and current photographic documentation shall be provided for the conditions described in the narrative for each element, feature, and/or space. Digital photos must be comprehensive and clear. At a minimum:
- Photographs of each building elevation should be provided. Multiple photographs may be used to document the entire length of a façade, if necessary.
 - Where appropriate, a measuring scale should be included in the photograph to verify dimensions. This should be completed for any photographs of architectural details.
 - Each feature described in this report must include at least one (1) corresponding photograph. More than one (1) photograph per description is encouraged.
 - Photographs should be numbered and organized in the same order as the narratives described above. Photographs should be printed in color. To avoid creating a large and unmanageable file, it is recommended that you use an image file compressor when importing images into the contact sheets.
 - Images on a Disc. Digital copies of the photographs used in the contact sheets that accompany this report should be saved separately on a CD-R and submitted to the Planning Staff with the report. Do not submit original materials. Materials submitted with the form will not be returned to the applicant.
 - i. The size of the images should be at least 3,000 x 2,000 pixels at 300 dpi (pixels per inch) or larger if possible.
 - ii. It is recommended that digital images be saved in 8-bit (or larger) format.
 - iii. TIFF images are preferred, but JPEG images will be accepted.
 - iv. The CD-R should be labeled as PCR Form "Property Address" "Date".
 - Contact sheets should be printed in color on high-quality paper (photo paper is preferred).
 - The photos should be organized in a clear, comprehensive manner, reflecting the order of the Physical Conditions Report. Captions are recommended, but not required. See next page for example of photo numbering.



PHYSICAL CONDITIONS REPORT

For Use with the *Historic District Design Review (HDDR)* Application

For Official Use Only

PLANNER: _____ APPLICATION #: _____
DATE RECEIVED: _____

PROJECT INFORMATION

NAME: Hranitzky Residence
ADDRESS: 218 Sandridge Road
Park City, UT 84060
TAX ID: PC-597 Account 0023410 OR
SUBDIVISION: _____ OR
SURVEY: _____ LOT #: 16 22 BLOCK #: 12 72
HISTORIC DESIGNATION: ☐ LANDMARK ☒ SIGNIFICANT ☐ NOT HISTORIC

APPLICANT INFORMATION

NAME: Dennis Hranitzky
MAILING PO Box 683849
ADDRESS: Park City, UT 84068
PHONE #: (917) 405 - 6777 FAX #: () -
EMAIL: dennis.hranitzky@gmail.com

APPLICANT'S REPRESENTATIVE INFORMATION

NAME: Molly Guinan
PHONE #: (435) 649 - 0092
EMAIL: mguinan@elliottworkgroup.com

If you have questions regarding the requirements on this application or process please contact a member of the Park City Planning Staff at (435) 615-5060 or visit us online at www.parkcity.org Updated 10/2014

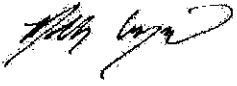
ACKNOWLEDGMENT OF RESPONSIBILITY

This is to certify that I am making an application for the described action by the City and that I am responsible for complying with all City requirements with regard to this request. This application should be processed in my name and I am a party whom the City should contact regarding any matter pertaining to this application.

I have read and understood the instructions supplied by Park City for processing this application. The documents and/or information I have submitted are true and correct to the best of my knowledge. I understand that my application is not deemed complete until a Project Planner has reviewed the application and has notified me that it has been deemed complete.

I will keep myself informed of the deadlines for submission of material and the progress of this application. I understand that a staff report will be made available for my review three days prior to any public hearings or public meetings. This report will be on file and available at the Planning Department in the Marsac Building.

I further understand that additional fees may be charged for the City's review of the proposal. Any additional analysis required would be processed through the City's consultants with an estimate of time/expense provided prior to an authorization with the study.

Signature of Applicant: 

Name of Applicant: Molly Guinan

Mailing 1441 Ute Blvd Suite 100

Address: Park City, UT, 84098

Phone #: (435) 649 - 0092 Fax #: () -

Email: mguinan@elliottworkgroup.com

Type of Application: HDDR

AFFIRMATION OF SUFFICIENT INTEREST

I hereby affirm that I am the fee title owner of the below described property or that I have written authorization from the owner to pursue the described action. I further affirm that I am aware of the City policy that no application will be accepted nor work performed for properties that are tax delinquent.

Name of Owner: Dennis Hranitzky

Mailing Address: PO Box 683849

Park City, UT 84068

Street Address/ Legal 218 Sandridge Ave, Park City, UT 84060

Description of Subject Property: Single residential

Signature:  Date: 

1. If you are not the fee owner attach a copy of your authorization to pursue this action provided by the fee owner.
2. If a corporation is fee titleholder, attach copy of the resolution of the Board of Directors authorizing the action.
3. If a joint venture or partnership is the fee owner, attach a copy of agreement authorizing this action on behalf of the joint venture or partnership
4. If a Home Owner's Association is the applicant than the representative/président must attaché a notarized letter stating they have notified the owners of the proposed application. A vote should be taken prior to the submittal and a statement of the outcome provided to the City along with the statement that the vote meets the requirements set forth in the CC&Rs.

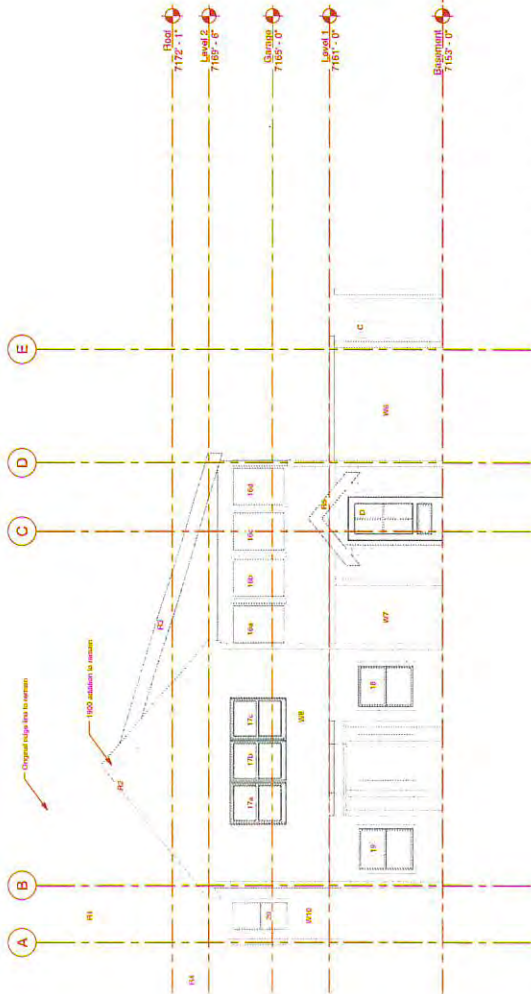
Please note that this affirmation is not submitted in lieu of sufficient title evidence. You will be required to submit a title opinion, certificate of title, or title insurance policy showing your interest in the property prior to Final Action.

If you have questions regarding the requirements on this application or process please contact a member of the Park City Planning Staff at (435) 615-5060 or visit us online at www.parkcity.org. Updated 10/2014.

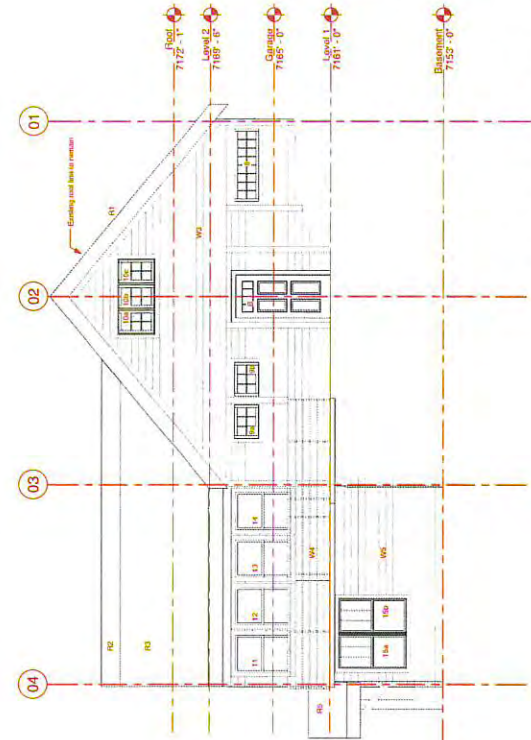
ELLIOTT WORKGROUP LLC
141 West Lake Blvd, Suite 100
Park City, Utah 84060
801.225.1539
elliottworkgroup.com



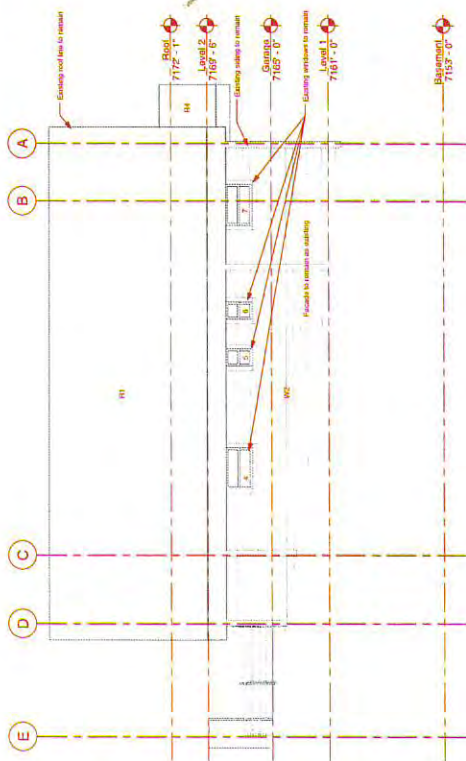
4 Elevation West Existing.
1/4" = 1'-0"



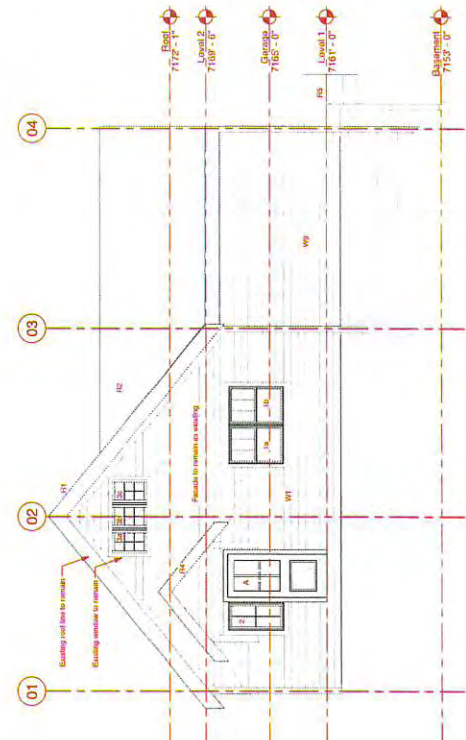
3 Elevation South Existing.
1/4" = 1'-0"



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



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



Dennis Hranitzky
Hranitzky Residence
218 Sandridge Road
Park City, UT 84060
Project Status
Building Name

ISSUE DATE: 2023.07.26
OWNER PROJECT NO.:
CONTRACT NO.:
DRAWN BY: Author
CHECKED BY: Checker
DESIGNED BY: Designer
EWG PROJECT NO.: 2022.092
COPYRIGHT: Elliott Workgroup LLC

SHEET TITLE
Elevations Existing Historic
Review

A-203

SAMPLE PHYSICAL CONDITIONS REPORT

This sample is based on the residence located at 664 Woodside Ave.

Sample Detailed Description of Existing Conditions:

7. Porches

Use this section to describe the porches. Address decorative features including porch posts, brackets, railing, and floor and ceiling materials. Supplemental pages should be used to describe additional elements and features.

Element/Feature: Front Porch (East Facade)

This involves: ☒ An original part of the building
☐ A later addition

Estimated date of construction: 1930s

Describe existing feature:

Based on evidence from Sanborn Maps and historic tax photographs, the L-shaped front porch is an extension of the original 1905 porch and was constructed sometime in the 1930s. The square railings and square balustrades, square porch posts, porch ceiling, roof structure, and square horizontal members are all made of painted wood. The decking material is poured concrete. The roof of the porch is a shed roof and the roof material is standing seam metal. The porch is located on the east facade, wraps along the south facade, and continues to the west facade. The railing and balustrades break at the front entrance door, at the south end of the east facade, and at the side entrance which is centered on the south facade. The porch is flush with the existing grade on the east facade. The porch is very un-ornamental with no brackets or other decorative features.

Describe any deficiencies: Existing Condition: ☐ Excellent ☐ Good ☒ Fair ☐ Poor

Several of the wood porch posts and horizontal members have been replaced. The new wood porch posts and horizontal members are unpainted. The remaining historic wood railings and balustrades, porch posts, porch ceiling, roof structure, and horizontal members are missing paint. The fascia board at the connection between the east facade gable and porch roof is rotted and damaged. Wires are hanging/detached near the east facade gable and porch roof connection on the east facade. The flashing between the main roof and the porch roof is showing signs of rust.

Photo Numbers: 1, 2, 3, 4, 5, 6, 7, 9, 12, 13

Illustration Numbers: 7a

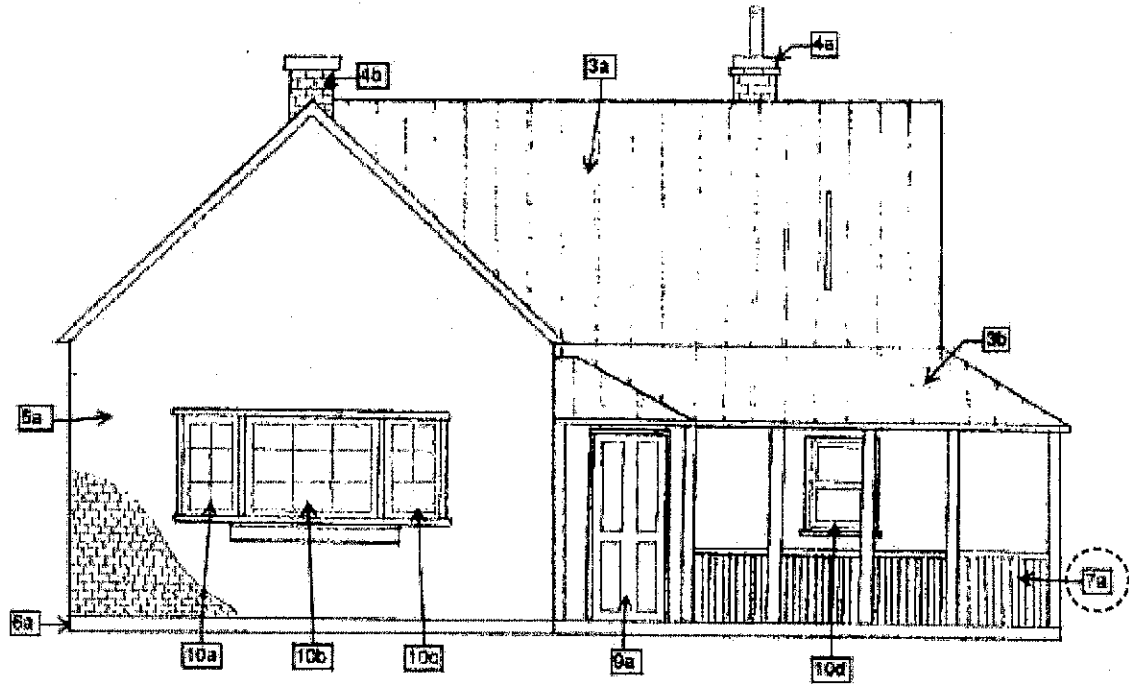
Multiple photos provide detailed documentation of existing features and any deficiencies.

Number corresponding to the illustration on the following page.

If you have questions regarding the requirements on this application or process please contact a member of the Park City Planning Staff at (435) 615-5060 or visit us online at www.parkcity.org. Updated 10/2014

SAMPLE ILLUSTRATION

East Facade:



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SAMPLE PHOTO DOCUMENTATION SHEET

Photo #1: East Elevation



Photo #2: East Elevation Porch Ceiling and Support Structure Detail



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PHYSICAL CONDITIONS REPORT

Detailed Description of Existing Conditions. Use this page to describe all existing conditions. Number items consecutively to describe all conditions, including building exterior, additions, site work, landscaping, and new construction. Provide supplemental pages of descriptions as necessary for those items not specifically outlined below.

1. Site Design

This section should address landscape features such as stone retaining walls, hillside steps, and fencing. Existing landscaping and site grading as well as parking should also be documented. Use as many boxes as necessary to describe the physical features of the site. Supplemental pages should be used to describe additional elements and features.

Element/Feature: Paved Steps + Stone Retaining walls + Fencing + Existing Landscaping + Parking

This involves: ☐ An original part of the building

☒ A later addition

Estimated date of construction: _____

Describe existing feature:

The site design consists of stone retaining walls on the South, West, and North sides of the site, terraced retaining walls/planters on the South, paved stone paths throughout, and a solid horizontal wood fence to the rear (South, West, and North) of the site as well as a cable rail fence on the South East. The wooden fence separates the property from the public hillside stairs (which would have acted historically as the main entrance to the property). There are two parking spaces, one gravel space to the North of the property, and one paved space to the South of the property extending parallel to Sandridge Ave. Both parking spaces are accessed from Sandridge Ave. All of the site design/Landscaping was added as a later addition, likely 1960+.

Describe any deficiencies:

Existing Condition: ☐ Excellent ☐ Good ☒ Fair ☐ Poor

There is mortar deterioration throughout all portions of the site design, on pavers as well as retaining walls and landscape walls. Evidence of this can be viewed on attached photo sheets: Sheet 1-6a

Photo Numbers: Sheets 1,2,3,4,5, 6, 6a

Illustration Numbers: _____



Sheet 1 photo 1



Sheet 1 photo 2



Sheet 1 photo 3



Sheet 1 photo 4



Sheet 1 photo 5



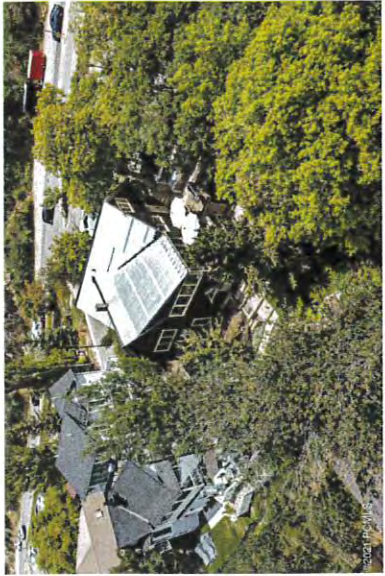
Sheet 1 photo 6



Sheet 2 photo 1



Sheet 2 photo 2



Sheet 2 photo 3



Sheet 2 photo 4



Sheet 2 photo 5



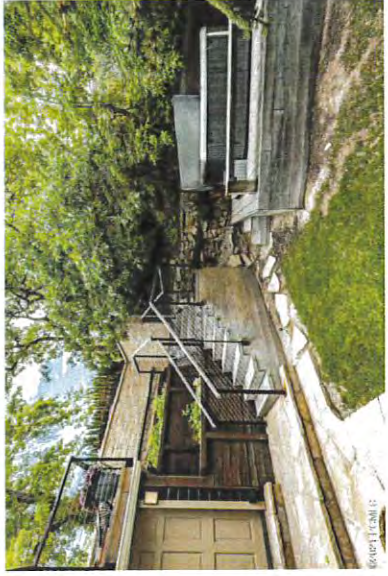
Sheet 2 photo 6



Sheet 2 photo 7

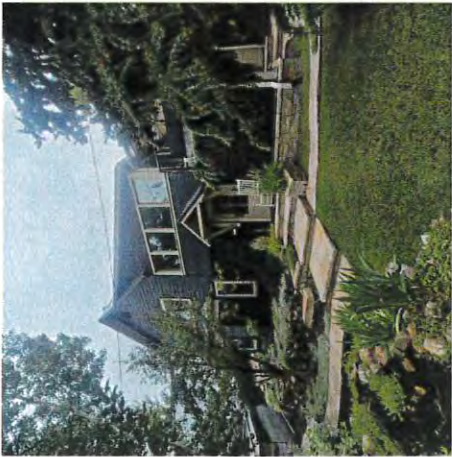


Sheet 2 photo 8



Sheet 2 photo 9

Photo sheet 2 - Elevations



Sheet 3 photo 1



Sheet 3 photo 2



Sheet 3 photo 3



Sheet 3 photo 5



Sheet 3 photo 4



Sheet 3 photo 5



Sheet 3 photo 6



Sheet 4 photo 1



Sheet 4 photo 2



Sheet 4 photo 3



Sheet 4 photo 4



Sheet 4 photo 5



Sheet 5 photo 1



Sheet 5 photo 2



Sheet 5 photo 3



Sheet 5 photo 4



Sheet 6 photo 1



Sheet 6 photo 2



Sheet 6 photo 3



Sheet 6 photo 4



Sheet 6 photo 5



Sheet 6 photo 6



Sheet 6 photo 7



Sheet 6 photo 8



Sheet 6a photo 1



Sheet 6a photo 2



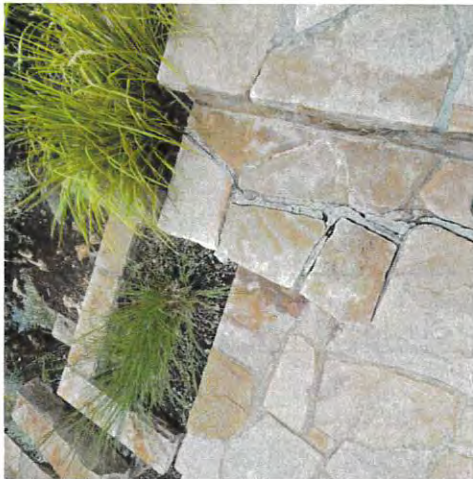
Sheet 6a photo 3



Sheet 6a photo 4



Sheet 6a photo 5



Sheet 6a photo 7



Sheet 6a photo 6



Sheet 6a photo 8

2. Structure

Use this section to describe the general structural system of the building including floor and ceiling systems as well as the roof structure. Supplemental pages should be used to describe additional elements and features.

Element/Feature: Structural Systems

This involves: ☒ An original part of the building

☒ A later addition

Estimated date of construction: _____

Describe existing feature:

The structure
Sub-floor: Plank
Basement/Crawlspace Floor: Dirt
Floor Structure: Beams and Posts: Wood/Wood Joists

Rafter system is installed in the attic cavity to support the roof decking.

Describe any deficiencies:

Existing Condition: ☐ Excellent ☒ Good ☐ Fair ☐ Poor

1) The chimney is leaning and likely has structural failure through deterioration of the mortar joints and bricks. Deterioration of the footing at chimney

2) Wood framing and support posts are in direct contact with soil

3) Soft mortar joints seen in the stone and brick foundations

Photo Numbers: Sheets 7,8 Illustration Numbers: _____

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Sheet 7 photo 1



Sheet 7 photo 5



Sheet 7 photo 2



Sheet 7 photo 6



Sheet 7 photo 3



Sheet 7 photo 7



Sheet 7 photo 4



Sheet 7 photo 8



Sheet 7 photo 9



Sheet 7 photo 10



Sheet 7 photo 11



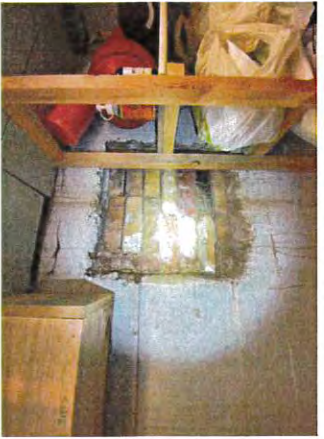
Sheet 8 photo 1



Sheet 8 photo 2



Sheet 8 photo 3



Sheet 8 photo 4



Sheet 8 photo 5



Sheet 8 photo 6



Sheet 8 photo 7



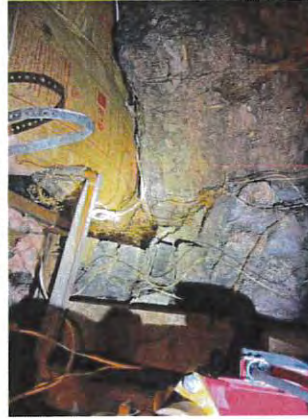
Sheet 8 photo 8



Sheet 8 photo 9



Sheet 8 photo 10



Sheet 8 photo 11



Sheet 8 photo 12

3. Roof

Use this section to describe the roofing system, flashing, drainage such as downspouts and gutters, skylights, chimneys, and other rooftop features. Supplemental pages should be used to describe additional elements and features.

Element: 1895 Roof

This involves: ☒ An original part of the building

☒ A later addition

Estimated date of construction: 1895 - 1941

Describe existing feature:

Roofing material: metal

Gutter: aluminum

Flashing: metal

Roof has two vents on East side + one vent on West side

Heat tape and snow retention bars on West side

Gutters/Downspouts drain to landscaping

Shingles changed to metal roof c. 1941

Describe any deficiencies:

Existing Condition: ☐ Excellent ☒ Good ☐ Fair ☐ Poor

Aluminum gutters are missing kick-out flashings at the roof to wall terminations

Photo Numbers: Sheet 9
Photos 1,2,3

Illustration Numbers: R1

3. Roof

Use this section to describe the roofing system, flashing, drainage such as downspouts and gutters, skylights, chimneys, and other rooftop features. Supplemental pages should be used to describe additional elements and features.

Element/Feature: 1910 Roof Addition

This involves: ☐ An original part of the building

☒ A later addition

Estimated date of construction: _____

Describe existing feature:

Roofing material: metal

Gutter: aluminum

Flashing: metal

Roof has one chimney + one vent

Heat tape + Snow bands

Gutters/Downspouts drain to landscaping

Shingles changed to metal roof c. 1941

Describe any deficiencies:

Existing Condition: ☐ Excellent

☒ Good

☐ Fair

☐ Poor

Aluminum gutters are missing kick-out flashings at the roof to wall terminations

Photo Numbers: Sheet 9

Illustration Numbers: R2

Photos 5,6,7,8,9,10,11,12,13

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3. Roof

Use this section to describe the roofing system, flashing, drainage such as downspouts and gutters, skylights, chimneys, and other rooftop features. Supplemental pages should be used to describe additional elements and features.

Element/Feature: 1941 Roof Addition

This involves: ☐ An original part of the building

☒ A later addition

Estimated date of construction: _____

Describe existing feature:

Pitched roof added roughly @ 1941 addition. This new roof enclosed what was previously a porch.

Roofing material: metal

Gutter: aluminum

Flashing: metal

Heat tape and snow retention bars on South side

Gutters/Downspouts drain to landscaping

Shingles changed to metal roof c. 1941

Describe any deficiencies:

Existing Condition: ☐ Excellent ☒ Good ☐ Fair ☐ Poor

Aluminum gutters are missing kick-out flashings at the roof to wall terminations

Photo Numbers: Sheets 9
Photos 5,6,7,8

Illustration Numbers: R3



Sheet 9
photo 1



Sheet 9
photo 2



Sheet 9
photo 3



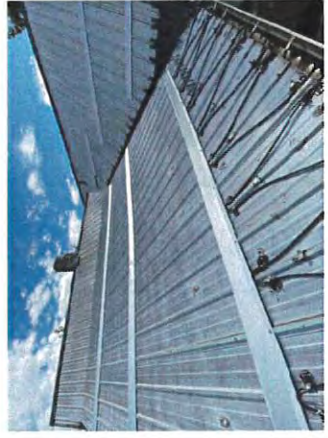
Sheet 9
photo 4



Sheet 9
photo 5



Sheet 9
photo 6



Sheet 9
photo 7



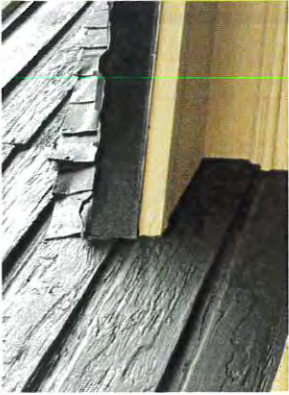
Sheet 9
photo 8



Sheet 9
photo 9



Sheet 9
photo 10



Sheet 9 photo 11



Sheet 9 photo 12



Sheet 9 photo 13

Photo sheet 9 - Roof/s/Chimney

4. Chimney

Use this section to describe any existing chimneys. One box should be devoted to each existing chimney. Supplemental pages should be used to describe additional elements and features.

Element/Feature: Brick chimney in 1910 addition roof

This involves: ☒ An original part of the building
☐ A later addition

Estimated date of construction: 1910

Describe existing feature:

Brick chimney

Describe any deficiencies: Existing Condition: ☐ Excellent ☐ Good ☐ Fair ☒ Poor

1) the chimney is leaning and likely has structural failure through deterioration of the mortar joints and bricks. Deterioration of the footing @ chimney

Chimney is missing rain hat
Defective seals at chimney - gaps noted in the sealant and flashing at the chimney penetration.

Photo Numbers: Exterior Illustration Numbers: _____

Sheet 9

Photos 5,6,7,8,9, 10,12

Interior

Sheet 7

Photos 9,10,11

5. Exterior Walls

Use this section to describe exterior wall construction, finishes, and masonry. Be sure to also document other exterior elements such as porches and porticoes separately. Must include descriptions of decorative elements such as corner boards, fascia board, and trim. Supplemental pages should be used to describe additional elements and features.

Element/Feature: Siding

This involves: ☒ An original part of the building

☒ A later addition

Estimated date of construction: _____

Describe existing feature:

Siding - clad with drop-novelty wood siding

Describe any deficiencies:

Existing Condition: ☐ Excellent ☒ Good ☐ Fair ☐ Poor

In various locations, siding terminates at grade
Various locations, siding damage

Photo Numbers: Sheet 10 Illustration Numbers: _____

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6. Foundation

Use this section to describe the foundation including its system, materials, perimeter foundation drainage, and other foundation-related features. Supplemental pages should be used to describe additional elements and features.

Element/Feature	Foundation
-----------------	------------

This involves: ☒ An original part of the building

☒ A later addition

Estimated date of construction: _____

Describe existing feature:

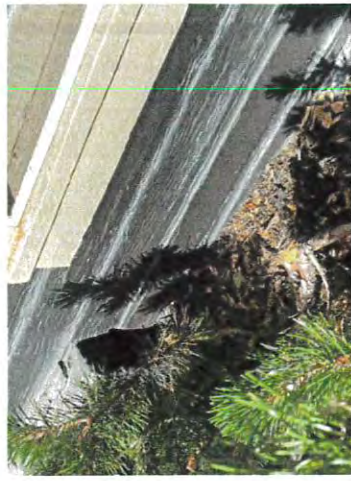
Brick, Concrete, Stone

Describe any deficiencies:

Existing Condition: ☐ Excellent ☐ Good ☒ Fair ☐ Poor

Soft mortar joints noted at the stone and brick foundations

Photo Numbers: Sheet 10 Illustration Numbers: _____



Sheet 10 photo 4



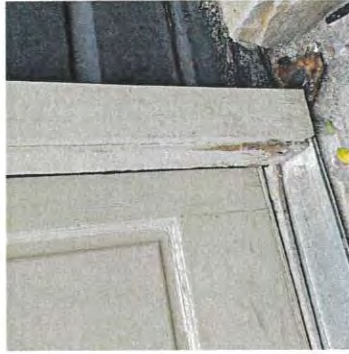
Sheet 10 photo 9



Sheet 10 photo 14



Sheet 10 photo 3



Sheet 10 photo 8



Sheet 10 photo 13



Sheet 10 photo 7



Sheet 10 photo 12



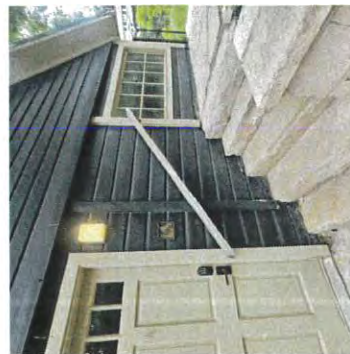
Sheet 10 photo 2



Sheet 10 photo 6



Sheet 10 photo 11



Sheet 10 photo 1



Sheet 10 photo 5



Sheet 10 photo 10

7. Porches

Use this section to describe the porches. Address decorative features including porch posts, brackets, railing, and floor and ceiling materials. Supplemental pages should be used to describe additional elements and features.

Identify feature: SEA

This involves: ☐ An original part of the building
☐ A later addition

Estimated date of construction: _____

Describe existing feature:

Original porch on the South side of house was enclosed around the 1941 addition. Evidence of original porch uprights can be seen in South facade.

Describe any deficiencies:

Existing Condition: ☐ Excellent ☐ Good ☐ Fair ☐ Poor

Photo Numbers: _____ Illustration Numbers: _____

8. Mechanical System, Utility Systems, Service Equipment & Electrical

Use this section to describe items such as the existing HVAC system, ventilation, plumbing, electrical, and fire suppression systems. Supplemental pages should be used to describe additional elements and features.

Element/Feature: Mechanical

This involves: ☐ An original part of the building

☒ A later addition

Estimated date of construction: _____

Describe existing feature:

Cooling Equipment:

Central Air Conditioner - located exterior North side of property. Bryant brand 2.5 ton, 2013.

Split - basement, 1st floor, 2nd floor

Heat Pump - located exterior East side of property

Heating:

Heat pump - located East side of property

Split system heat pump AHRI 15,000btu, 2001

Baseboard radiant heat

Gas - tankless water heater. Gas located North side of property

Describe any deficiencies:

Existing Condition: ☐ Excellent ☒ Good ☐ Fair ☐ Poor

nothing noted

Photo Numbers: Sheets 11,12 Illustration Numbers: _____

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8. Mechanical System, Utility Systems, Service Equipment & Electrical

Use this section to describe items such as the existing HVAC system, ventilation, plumbing, electrical, and fire suppression systems. Supplemental pages should be used to describe additional elements and features.

Element/Feature	Mechanical/Electrical
-----------------	-----------------------

This involves: ☐ An original part of the building
☒ A later addition Estimated date of construction: _____

Describe existing feature:

Cooling Equipment: Central Air Conditioner - located exterior North side of property. Bryant brand 2.5 ton, 2013. Split - basement, 1st floor, 2nd floor Heat Pump - located exterior East side of property Heating: Heat pump - located East side of property Split system heat pump AHRI 15,000btu, 2001 Baseboard radiant heat Gas - tankless water heater. Gas located North side of property
--

Describe any deficiencies: Existing Condition: ☐ Excellent ☒ Good ☐ Fair ☐ Poor

nothing noted

Photo Numbers: Sheets 11,12 Illustration Numbers: _____

8. Mechanical System, Utility Systems, Service Equipment & Electrical

Use this section to describe items such as the existing HVAC system, ventilation, plumbing, electrical, and fire suppression systems. Supplemental pages should be used to describe additional elements and features.

Element/Feature: Plumbing

This involves: ☐ An original part of the building

☒ A later addition

Estimated date of construction: _____

Describe existing feature:

Public water
Main water shut off located in crawlspace
Water supply material: Pex
Hot water systems, controls, flues and vents located in basement.
Capacity in BTU - tankless water heater 110,000 btu
Capacity in gallons - indirect fired water tank 52gal
Manufacturer: Navien, Eco King
Gas
water supply/distribution: Copper/Pex
Main shut off location of gas meter on North side
Drain/Waste/vent: ABS, Iron

Describe any deficiencies:

Existing Condition: ☐ Excellent ☒ Good ☐ Fair ☐ Poor

nothing noted

Photo Numbers: Sheets 11,12 Illustration Numbers: _____

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Sheet 11 photo 2



Sheet 11 photo 3



Sheet 11 photo 4



Sheet 11 photo 5



Sheet 11 photo 6



Sheet 11 photo 7



Sheet 11 photo 8



Sheet 11 photo 9



Sheet 11 photo 10



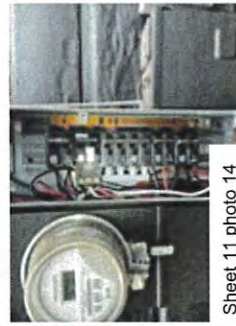
Sheet 11 photo 11



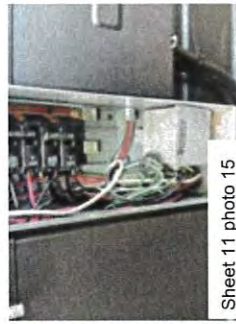
Sheet 11 photo 12



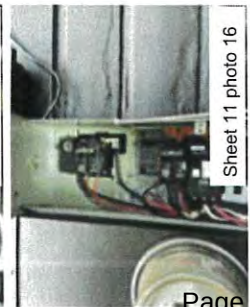
Sheet 11 photo 13



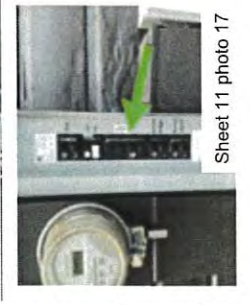
Sheet 11 photo 14



Sheet 11 photo 15



Sheet 11 photo 16



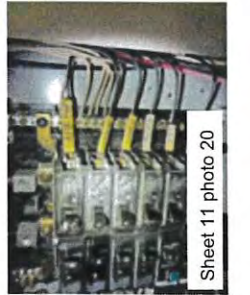
Sheet 11 photo 17



Sheet 11 photo 18



Sheet 11 photo 19



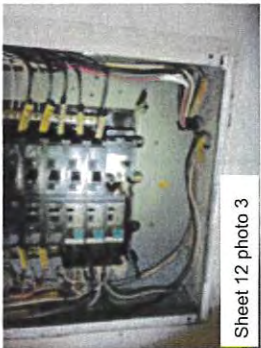
Sheet 11 photo 20



Sheet 12 photo 1



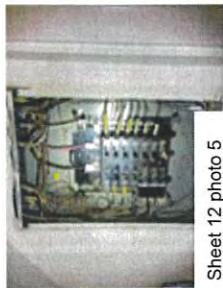
Sheet 12 photo 2



Sheet 12 photo 3



Sheet 12 photo 4



Sheet 12 photo 5



Sheet 12 photo 6

Main & Subpanels, Service & Grounding, Main Overcurrent Device: Main Panel Location
Basement



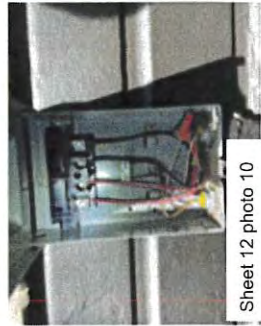
Sheet 12 photo 7



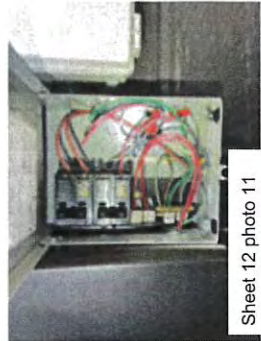
Sheet 12 photo 8



Sheet 12 photo 9



Sheet 12 photo 10



Sheet 12 photo 11



Sheet 12 photo 12



Sheet 12 photo 13



Sheet 12 photo 13



Sheet 12 photo 14



Sheet 12 photo 15



Sheet 12 photo 16



Sheet 12 photo 17



Sheet 12 photo 18

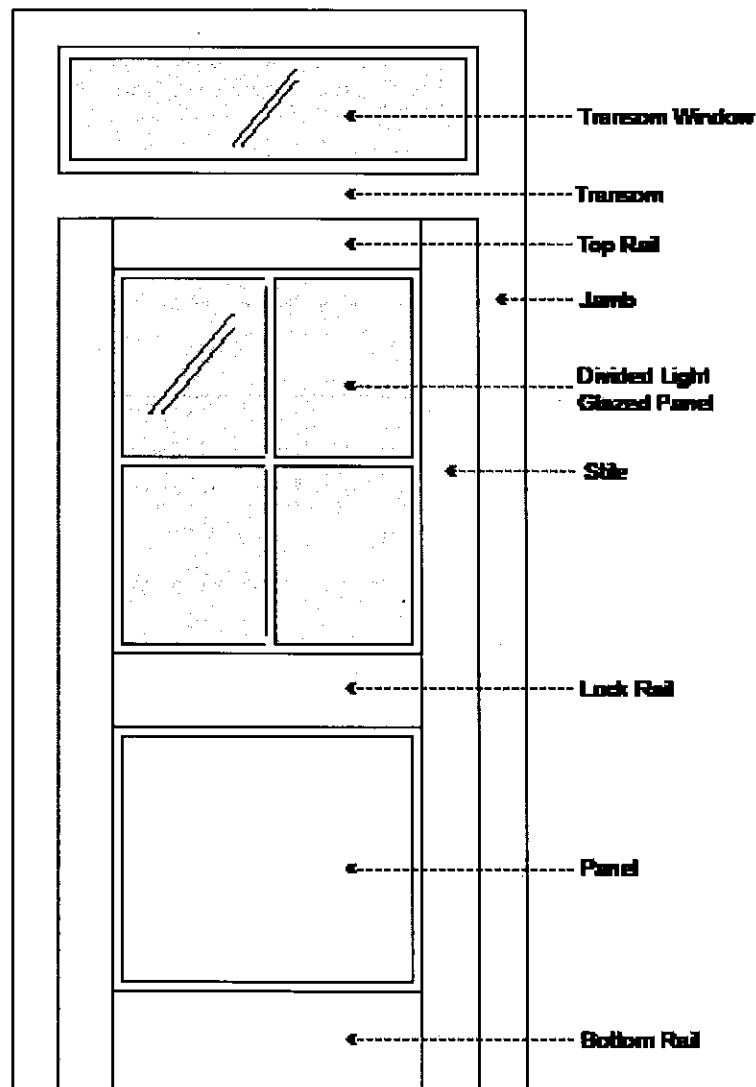
Photo sheet 12 - Mechanical

9. Door Survey

Basic Requirements

1. All door openings on the exterior of the structure should be assigned a number and described under the same number in the survey form. Doors in pairs or groupings should be assigned individual numbers. Even those not being replaced should be assigned a number corresponding to a photograph or drawing of the elevation, unless otherwise specified specifically by the planner.
2. Describe the issues and conditions of each exterior door in detail, referring to specific parts of the door. Photographs depicting existing conditions may be from the interior, exterior, or both. Additional close-up photos documenting the conditions should be provided to document specific problem areas.
3. The Planning Department's evaluation and recommendation is based on deterioration/damage to the door unit and associated trim. Broken glass and normal wear and tear are not necessarily grounds for approving replacement.
4. The condition of each door should be documented based on the same criteria used to evaluate the condition of specific elements and features of the historic structure or site: Good, Fair, Poor.

Don't forget to address service, utility, and garage doors where applicable.



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Door Survey Form

Total number of door openings on the exterior of the structure: 4

Number of historic doors on the structure: 0

Number of existing replacement/non-historic doors: 4

Number of doors completely missing: 0

Please reference assigned door numbers based on the Physical Conditions Report.

Number of doors to be replaced: 3

Door #	Existing Condition (Excellent, Good, Fair, Poor)	Based on any visible factors	Photo's	Historic (Yes/No)
A	Excellent	N/A	Sheet 11 Photo 1	No
B	Fair	Water damage to door frame Swelling at Jamb+Bottom Rail	Sheet 11 Photo 2,3	4,5,6 No
C	Excellent	N/A	Sheet 12 Photo 1,2,3	No
D	Excellent	N/A	Sheet 12 Photo 4	No

If you have questions regarding the requirements on this application or process please contact a member of the Park City Planning Staff at (435) 615-5060 or visit us online at www.parkcity.org. Updated 10/2014.



Sheet 13 photo 1
Diagram: A



Sheet 13 photo 2
Diagram: B



Sheet 13 photo 3
Diagram: B



Sheet 13 photo 4
Diagram: B



Sheet 13 photo 5
Diagram: B



Sheet 13 photo 6
Diagram: B

Photo sheet 13 - Doors



Sheet 14 photo 1
Diagram: C



Sheet 14 photo 2
Diagram: C



Sheet 14 photo 3
Diagram: C

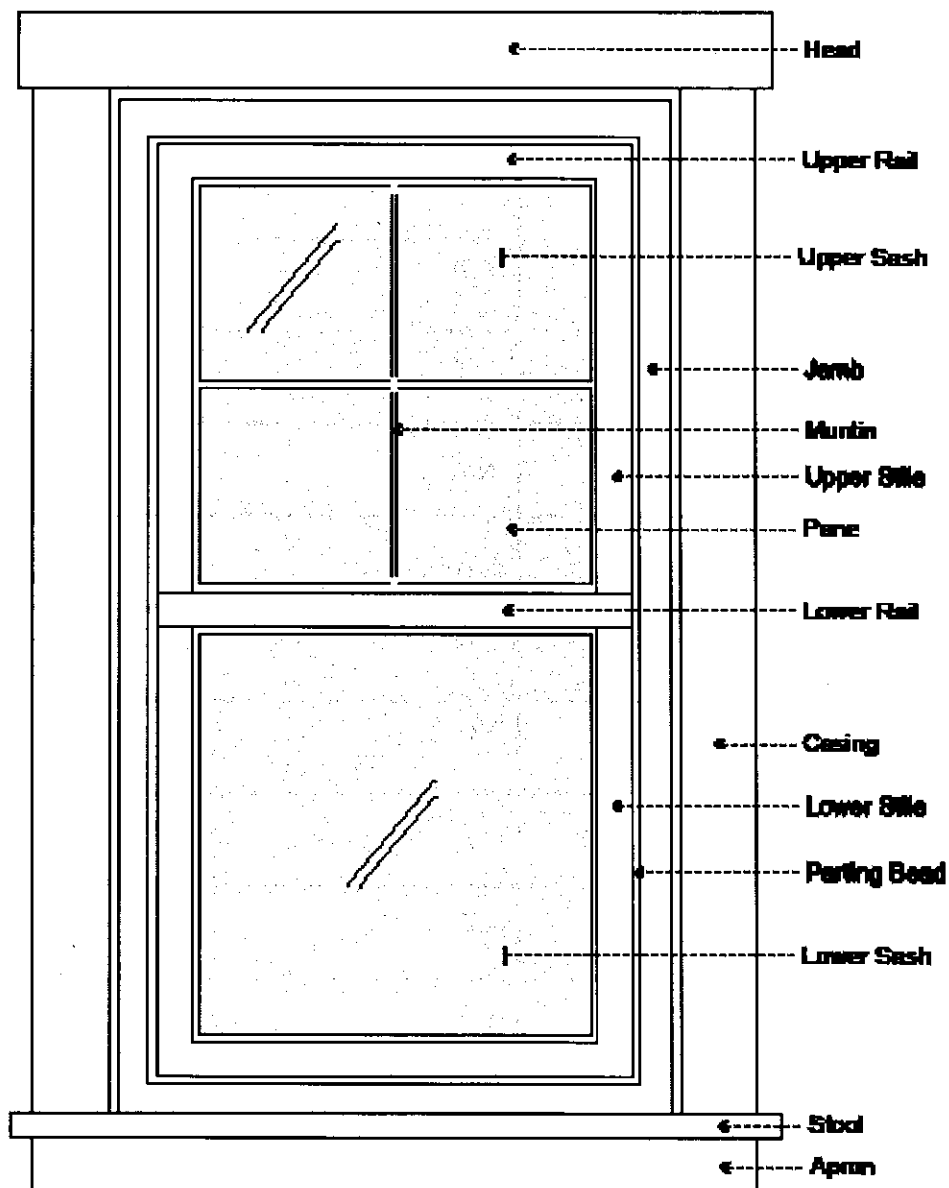


Sheet 14 photo 4
Diagram: D

10. Window Survey

Basic Requirements

1. All window openings on the structure should be assigned a number and described under the same number in the survey form. Windows in pairs or groupings should be assigned individual numbers. Even those not being replaced should be assigned a number corresponding to a photograph or drawing of the elevation, unless otherwise specified specifically by the planner.
2. Describe the issues and conditions of each window in detail, referring to specific parts of the window. Photographs depicting existing conditions may be from the interior, exterior, or both. Additional close-up photos documenting the conditions should be provided to document specific problem areas.
3. The Planning Department's evaluation and recommendation is based on deterioration/damage to the window unit and associated trim. Broken glass and windows that are painted shut alone are not grounds for approving replacement.



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Window Survey Form

Total number of window openings on the exterior of the structure: 32

Number of historic windows on the structure: 23 no record of dates when some windows were added

Number of existing replacement/non-historic windows: 9

Number of windows completely missing: 0

Please reference assigned window numbers based on the Physical Conditions Report.

Number of windows to be replaced: 15

Window #	Existing Condition (Excellent, Good, Fair, Poor)	Describe any alterations	Photo	Historic (yes or no)
1a	Good	N/A	Sheet 15 Photo 3	Yes
1b	Good	N/A	Sheet 15 Photo 3	Yes
2	Excellent	N/A	Sheet 15 Photo 1	No
3a	Good	N/A	Sheet 15 Photo 2	Yes
3b	Good	N/A	Sheet 15 Photo 2	Yes
3c	Good	N/A	Sheet 15 Photo 2	Yes
4	Good	N/A	Sheet 15 Photo 4	Yes
5	Good	N/A	Sheet 15 Photo 5	Yes
6	Good	N/A	Sheet 15 Photo 6	Yes
7	Good	N/A	Sheet 15 Photo 7	Yes
8	Good	N/A	Sheet 16 Photo 1	Yes
9a	Good	N/A	Sheet 16 Photo 3,5	Yes
9b	Good	N/A	Sheet 16 Photo 4,5	Yes

If you have questions regarding the requirements on this application or process please contact a member of the Park City Planning Staff at (435) 615-5060 or visit us online at www.parkcity.org. Updated 10/2014.

Window Survey Form

Total number of window openings on the exterior of the structure: _____

Number of historic windows on the structure: _____

Number of existing replacement/non-historic windows: _____

Number of windows completely missing: _____

Please reference assigned window numbers based on the Physical Conditions Report.

Number of windows to be replaced: _____

Window #	Condition	Notes	Photo	Replace
10a	Good	N/A	Sheet 16 Photo 2	Yes
10b	Good	N/A	Sheet 16 Photo 2	Yes
10c	Good	N/A	Sheet 16 Photo 2	Yes
11	Good	N/A	Sheet 17 Photo 1,2	?
12	Good	N/A	Sheet 17 Photo 1,3	?
13	Good	N/A	Sheet 17 Photo 1,4	?
14	Good	N/A	Sheet 17 Photo 1,5	?
15a	Good	N/A	Sheet 18 Photo 1	?
15b	Good	N/A	Sheet 18 Photo 1	?
16a	Good	N/A	Sheet 18 Photo 2	?
16b	Good	N/A	Sheet 18 Photo 2	?
16c	Good	N/A	Sheet 18 Photo 2	?
16d	Good	N/A	Sheet 18 Photo 2	?

If you have questions regarding the requirements on this application or process please contact a member of the Park City Planning Staff at (435) 615-5060 or visit us online at www.parkcity.org. Updated 10/2014.

Window Survey Form

Total number of window openings on the exterior of the structure: _____

Number of historic windows on the structure: _____

Number of existing replacement/non-historic windows: _____

Number of windows completely missing: _____

Please reference assigned window numbers based on the Physical Conditions Report.

Number of windows to be replaced: _____

Window #	Existing Condition (if replaced, enter date & person)	Classify any replacement	Photo (if)	Replace? (Yes/No/NA)
17a	Good	N/A	Sheet 18 Photo 4	Yes
17b	Good	N/A	Sheet 18 Photo 4	Yes
17c	Good	N/A	Sheet 18 Photo 4	Yes
18	Good	N/A	Sheet 18 Photo 3	Yes
19	Good	N/A	Sheet 18 Photo 5	Yes
20	Good	N/A	Sheet 18 Photo 6	Yes

If you have questions regarding the requirements on this application or process please contact a member of the Park City Planning Staff at (435) 615-5060 or visit us online at www.parkcity.org. Updated 10/2014.



Sheet 15 photo 1-
diagram #2



Sheet 15 photo 2-
diagram #3a,3b,3c



Sheet 15 photo 3-
diagram #1a, 1b



Sheet 15 photo 4-
diagram #4



Sheet 15 photo 5-
diagram #5



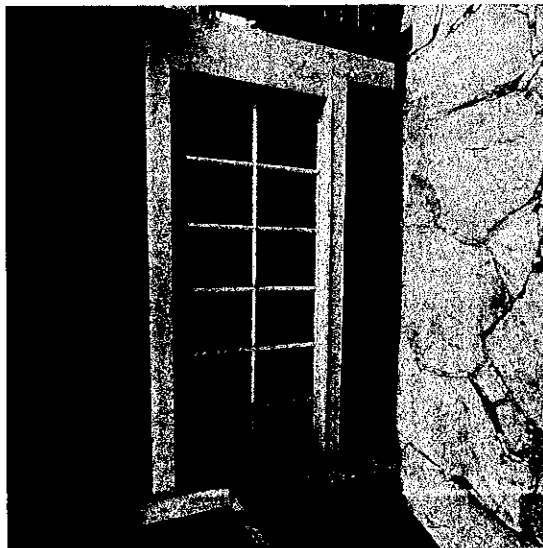
Sheet 15 photo 6-
diagram #6



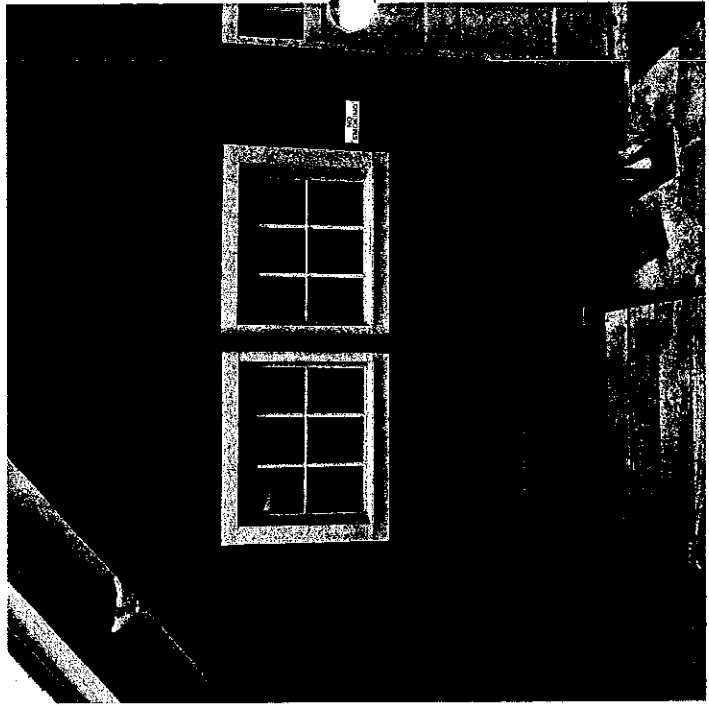
Sheet 15 photo 7-
diagram #7



Sheet 16 photo 2-
diagram #10a, 10b, 10c

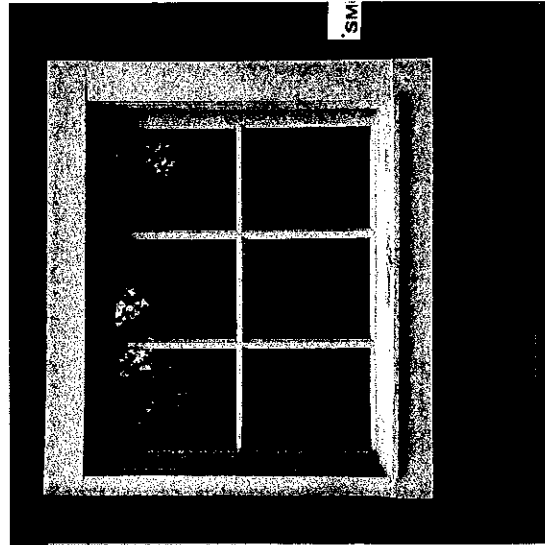


Sheet 16 photo 1-
diagram #8

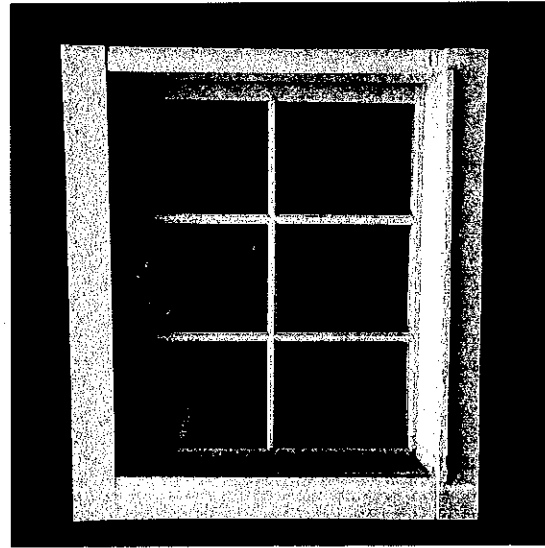


Sheet 16 photo 5- diagram #9a, 9b

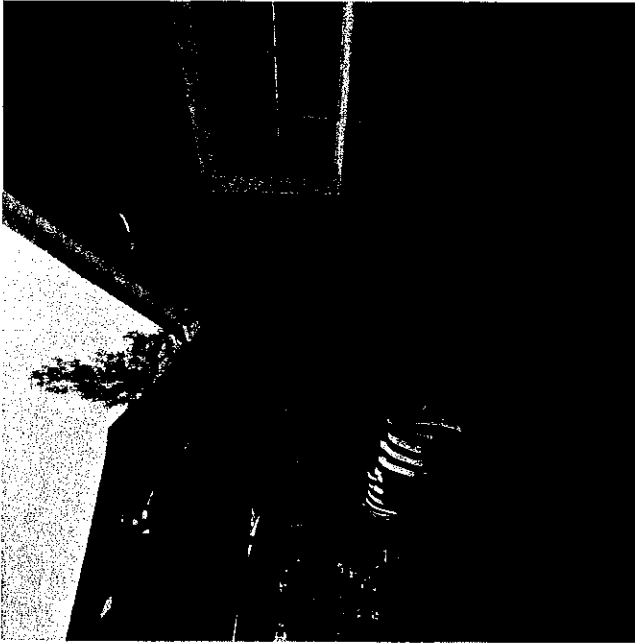
Photo sheet 16 - Windows



Sheet 16 photo 4-
diagram #9b



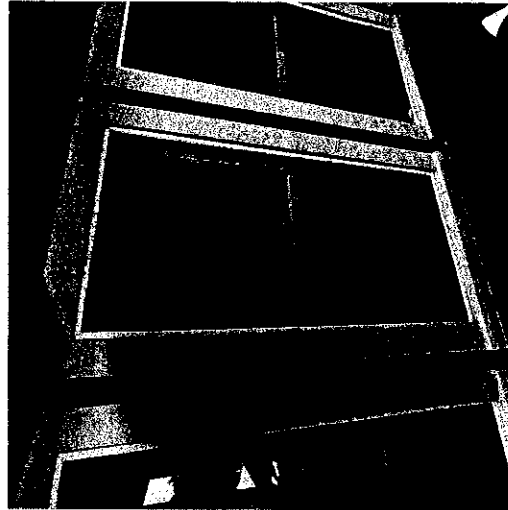
Sheet 16 photo 3-
diagram #9a



Sheet 17 photo 1- diagram #11, 12, 13, 14



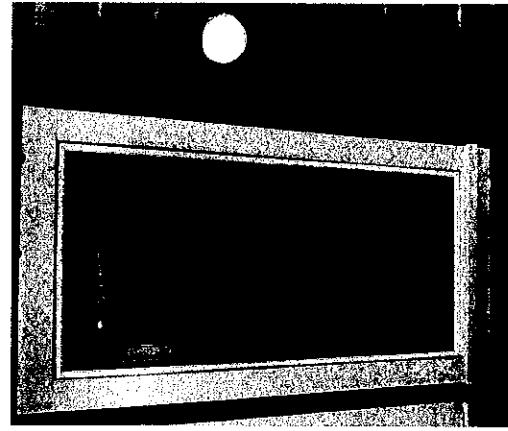
Sheet 17 photo 2- diagram #11



Sheet 17 photo 3- diagram #12

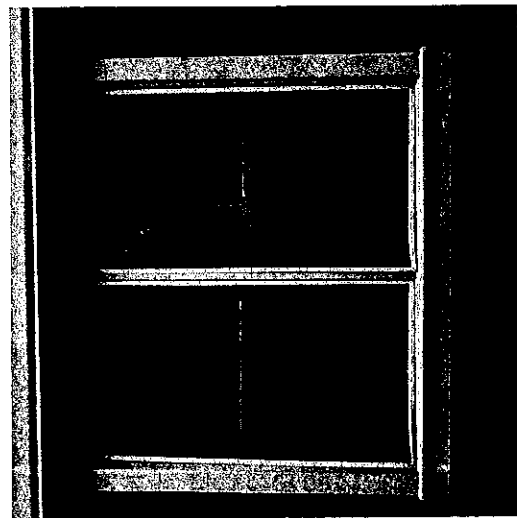


Sheet 17 photo 4- diagram #13

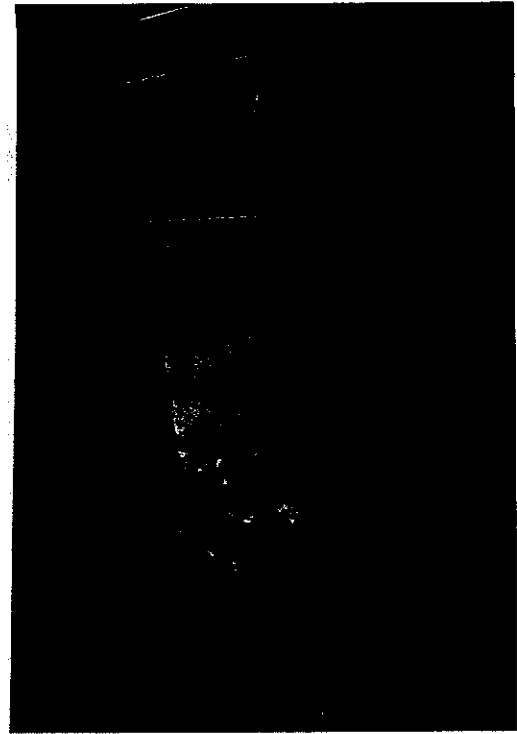


Sheet 17 photo 4- diagram #14

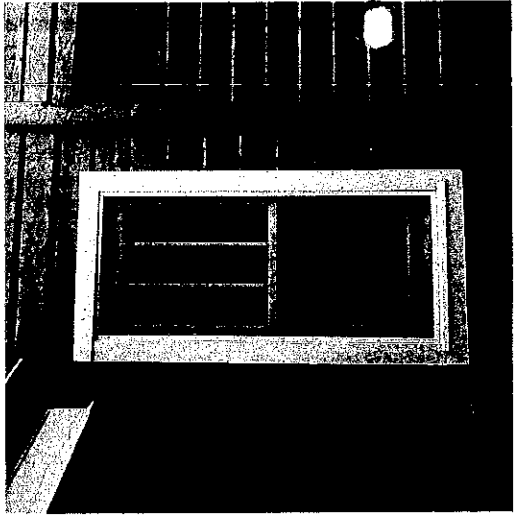
Photo sheet 17 - Windows



Sheet 18 photo 1- diagram #15



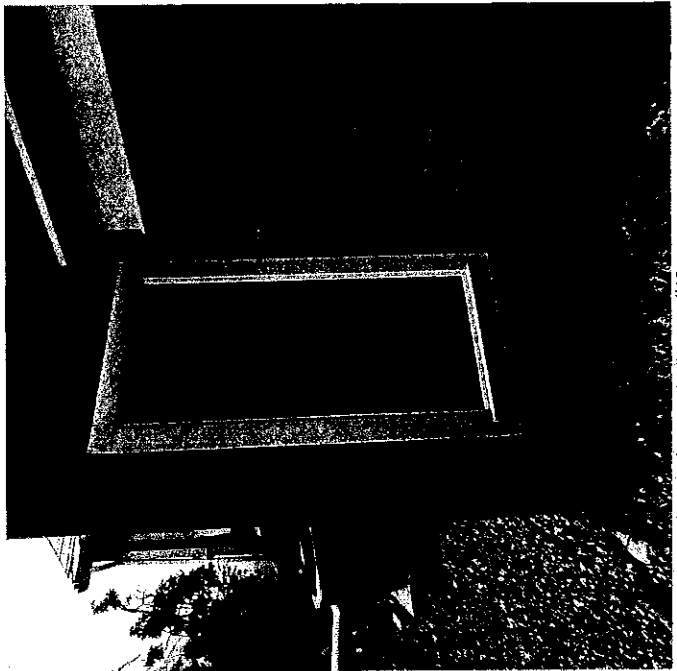
Sheet 18 photo 2- diagram #16a, 16b, 16c, 16d



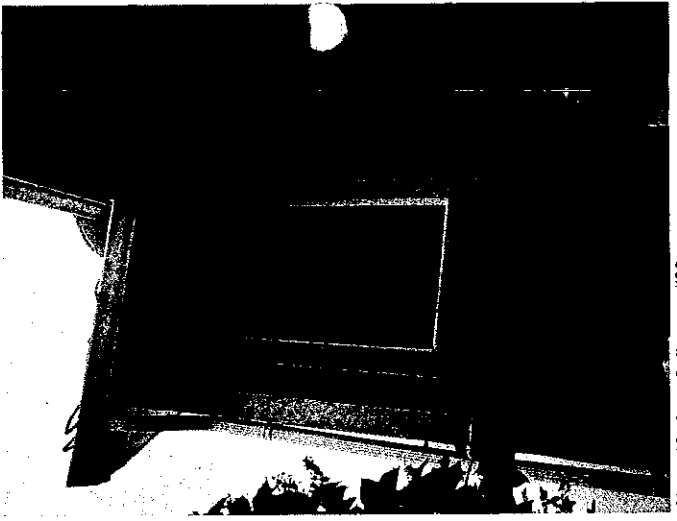
Sheet 18 photo 3- diagram #18



Sheet 18 photo 4- diagram #17a, 17b, 17c



Sheet 18 photo 5- diagram #19



Sheet 18 photo 6- diagram #20 Photo sheet 18 - Windows

11. Interior Photographs

Use this section to describe interior conditions. Provide photographs of the interior elevations of each room. (This can be done by standing in opposite corners of a square room and capturing two walls in each photo.)

Element/Feature: General Interiors

This involves: ☐ An original part of the building
☒ A later addition

Estimated date of construction: _____

Describe existing feature:

All interiors have been updated/modernized

Describe any deficiencies: Existing Condition: ☐ Excellent ☒ Good ☐ Fair ☐ Poor

nothing noted

Photo Numbers: Sheets 19,20,21,22,23 Illustration Numbers: _____



Sheet 19 photo 1



Sheet 19 photo 2



Sheet 19 photo 3



Sheet 19 photo 4



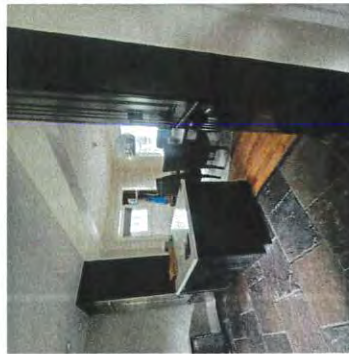
Sheet 19 photo 5



Sheet 19 photo 6



Sheet 19 photo 7



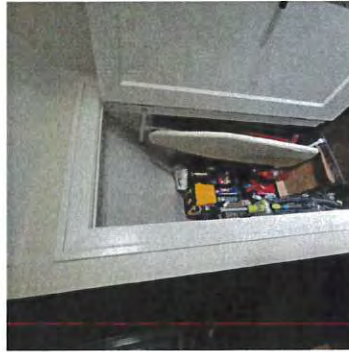
Sheet 19 photo 8



Sheet 19 photo 9



Sheet 19 photo 10



Sheet 19 photo 11



Sheet 20 photo 1



Sheet 20 photo 2



Sheet 20 photo 3



Sheet 20 photo 4



Sheet 20 photo 5



Sheet 20 photo 6



Sheet 20 photo 7



Sheet 20 photo 8



Sheet 20 photo 9



Sheet 20 photo 10



Sheet 20 photo 11



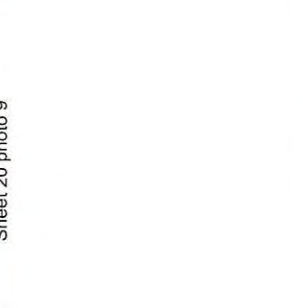
Sheet 20 photo 12



Sheet 20 photo 13



Sheet 20 photo 14



Sheet 20 photo 15



Sheet 20 photo 16



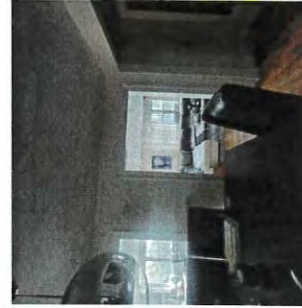
Sheet 20 photo 17



Sheet 20 photo 18



Sheet 20 photo 19



Sheet 20 photo 20



Sheet 20 photo 21



Sheet 20 photo 22



Sheet 21 photo 1



Sheet 21 photo 2



Sheet 21 photo 3



Sheet 21 photo 4



Sheet 21 photo 5



Sheet 21 photo 6



Sheet 21 photo 7



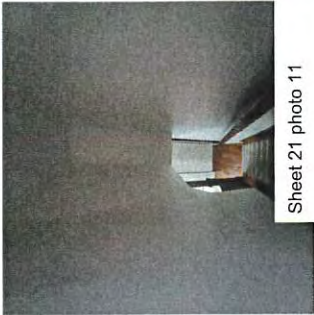
Sheet 21 photo 8



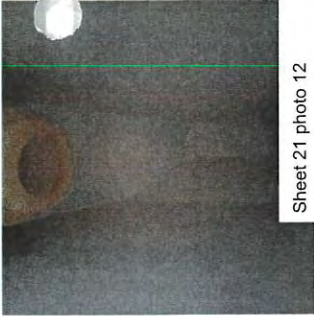
Sheet 21 photo 9



Sheet 21 photo 10



Sheet 21 photo 11



Sheet 21 photo 12



Sheet 21 photo 13



Sheet 21 photo 14



Sheet 21 photo 15



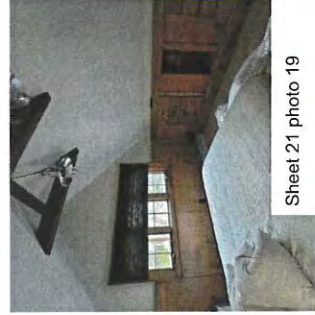
Sheet 21 photo 16



Sheet 21 photo 17



Sheet 21 photo 18



Sheet 21 photo 19



Sheet 21 photo 20



Sheet 21 photo 21



Sheet 21 photo 22



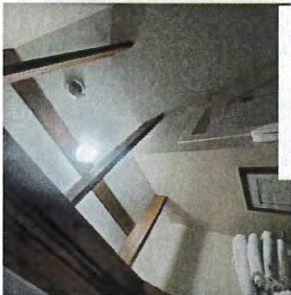
Sheet 22 photo 1



Sheet 22 photo 2



Sheet 22 photo 3



Sheet 22 photo 4



Sheet 22 photo 5



Sheet 22 photo 6



Sheet 22 photo 7



Sheet 22 photo 8



Sheet 22 photo 9



Sheet 22 photo 10



Sheet 22 photo 11



Sheet 22 photo 12



Sheet 22 photo 13



Sheet 22 photo 14



Sheet 22 photo 15



Sheet 22 photo 16



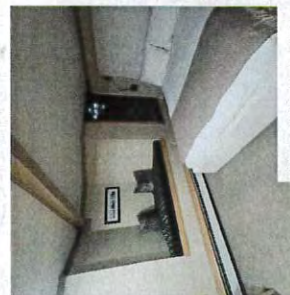
Sheet 22 photo 17



Sheet 22 photo 18



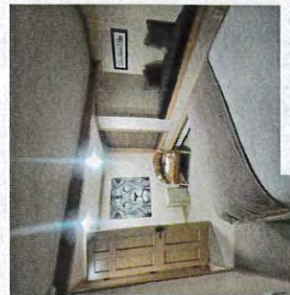
Sheet 22 photo 19



Sheet 22 photo 20



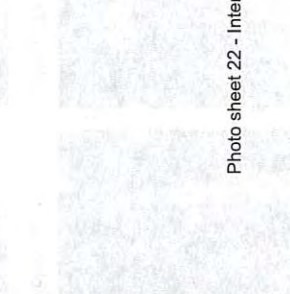
Sheet 22 photo 21



Sheet 22 photo 22



Sheet 22 photo 23



Sheet 22 photo 24

Photo sheet 22 - Interiors



Sheet 23 photo 1



Sheet 23 photo 2



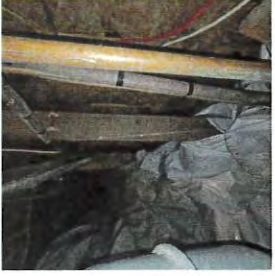
Sheet 23 photo 3



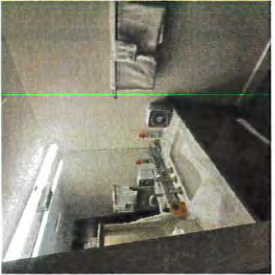
Sheet 23 photo 4



Sheet 23 photo 5



Sheet 23 photo 6



Sheet 23 photo 7



Sheet 23 photo 8



Sheet 23 photo 9



Sheet 23 photo 10



Sheet 23 photo 11



Sheet 23 photo 12



Sheet 23 photo 13



Sheet 23 photo 14



Sheet 23 photo 15



Sheet 23 photo 16



Sheet 23 photo 17



Sheet 23 photo 18



Sheet 23 photo 19



Sheet 23 photo 20



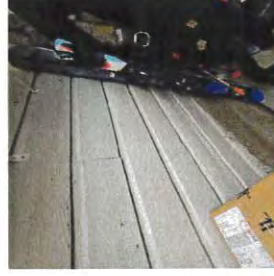
Sheet 23 photo 21



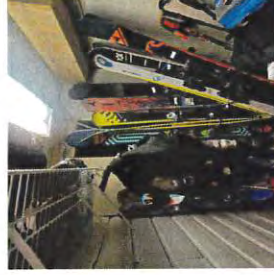
Sheet 23 photo 22



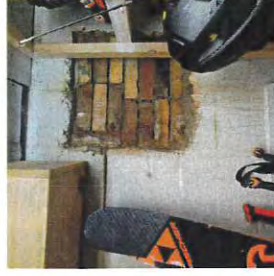
Sheet 23 photo 23



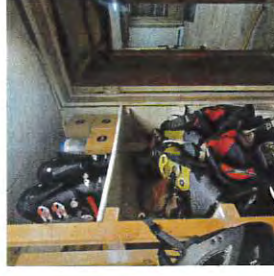
Sheet 23 photo 24



Sheet 23 photo 25



Sheet 23 photo 26



Sheet 23 photo 27



Sheet 23 photo 28

Photo sheet 23 - Interiors

Supplemental Sheets

Supplemental Page ____ of ____

Supplemental pages should be used to describe any additional elements and features not previously described in this packet.

Element/Feature	Overall House
-----------------	---------------

This involves: ☒ An original part of the building

☒ A later addition

Estimated date of construction: _____

Describe existing feature:

Overall House - A significant site from the Mature Mining Era (1894-1930) consisting of a single dwelling, original construction c. 1895.

Architectural Style: Cross-wing type originally 1.5 stories (expanded to 2.5 stories, likely around 1940's). In good condition in original location @ 218 Sandridge Ave. There have been numerous major additions as well as minor alterations.

218 Sandridge is a cross-wing type house that has been modified over time. The cross-wing, also known as a T/L cottage, is one of the main three house types built during the historic Park City mining era. Several additions include the expansion of the front section of the house to the south. A porch was also added on the south facade. A projecting bay seen on all of the Sanborn maps was removed at some point after the 1968 tax card was drawn. The cross gable roof is sheathe in standing seam metal, which replaced the shingle material mentioned on the tax cards. The walls are clad with drop-novelty wood siding. The primary facade has three six-paned casement windows in the gable and several more multi-pane windows on the ground level of that facade, though they are difficult to verify in the available images. There are several one-over-one double hung sash windows on the facade facing the street (Sandridge Ave.) and one three-over-one window on the far right of the same facade. There is a deck area to the south of the house. The site slopes down away from the road and the main level of the house is below road grade. The cumulative formal and material changes have diminished its historic value.

The house was built between 1889 and 1900, judging from the Sanborn insurance maps of those years. It was initially owned by the Park City Townsite Corporation, and was likely used to house workers at the time. It was sold in 1916 to Mrs. A.E. Parsons. Mrs. A.E. Parsons, also called Ingrid Parsons was a widow when she bought the house, her husband Albert Ernest Parsons having died in 1909. She is not noted on the 1920 census, and it appears the house was vacant at the time. She did live at the house during the 1930 census, with her daughter Gladys, who worked as the Chief Operator for the telephone office. the property transferred to Russell Kidder, Ingrid's son in law, in 1938. Russell and Gladys lived at the house with their three children during the 1940 census. Russell worked as a carpenter for a mining company. A large renovation to the rear of the house can be seen that first appears on the 1941 Sanborn map, and it is possible that this occurred while under their ownership. They owned the house for quite a long time, not selling it until 1961. the property has traded hands several times since then.

PARK CITY MUNICIPAL CORPORATION
PLANNING DEPARTMENT
445 MARSAC AVE - PO BOX 1480
PARK CITY, UT 84060
(435) 615-5060



HISTORIC PRESERVATION PLAN

For Use with the *Historic District/Site Design Review Application*

For Official Use Only

PLANNER: _____ APPLICATION #: _____
DATE RECEIVED: _____
PLANNING DIRECTOR _____ CHIEF BUILDING OFFICIAL _____
APPROVAL DATE/INITIALS: _____ APPROVAL DATE/INITIALS: _____

PROJECT INFORMATION

☐ LANDMARK

☒ SIGNIFICANT

DISTRICT: _____

NAME: _____ Hranitzky Residence

ADDRESS: _____ 218 Sandridge Road

_____ Park City, UT 84060

TAX ID: _____ PC-597 Account 0023410 _____ OR

SUBDIVISION: _____ OR

SURVEY: _____ LOT #: 16 22 BLOCK #: 12 72

APPLICANT INFORMATION

NAME: _____ Molly Guinan

PHONE #: _____ (435) 649 - 0092 FAX #: _____ () -

EMAIL: _____ mguinan@elliottworkgroup.com

If you have questions regarding the requirements on this application or process please contact a member of the Park City Planning Staff at (435) 615-5060 or visit us online at www.parkcity.org. Updated 10/2014.

INSTRUCTIONS FOR HISTORIC PRESERVATION PLAN

The purpose of the HISTORIC PRESERVATION PLAN is to provide a detailed description of the proposed project, including the scope of work, methods/techniques being considered, and the potential impacts and/or benefits to Park City's historic resources. The Planning Department is authorized to require a Historic Preservation Plan as a condition of approving an application for a building project that affects a historic structure, site or object. The Planning Director and the Chief Building Official, or their designees, must approve the Historic Preservation Plan.

It is important to address the condition of each element, feature, or space of a historic site and/or structure as identified by the Physical Conditions Report.

Please note the following:

- 1. Multiple Buildings and/or Structures.** For Historic District Design Reviews (HDDR) that include more than one (1) structure, please complete an individual Physical Conditions Report for each structure on the site.
- 2. Scope of Work.** Summarize the impacts the proposed project will have on each of the elements/features identified by the Physical Conditions Report. If the project proposes a negative impact on any character-defining feature, explain why it is unavoidable and what measures are proposed to mitigate the adverse affects.
- 3. Construction Issues.** Following the format of the Physical Condition Report, summarize the work being proposed for each feature. Provide reference to or excerpts from the Physical Condition Report if needed to supplement the work summaries. Address the treatments being considered and the methods and techniques being proposed.

According to the *Design Guidelines for Historic Districts and Historic Sites* the four treatments for historic sites include:

- **Preservation.** If you want to stabilize a building or structure, retain most or all of its historic fabric, and keep it looking the way it does now, you will be preserving it. Preservation is the first treatment to consider and it emphasizes conservation, maintenance and repair.
 - **Rehabilitation.** If you want to update a building for its current or a new use, you will be rehabilitating it. Rehabilitation, the second treatment, also emphasizes retention and repair of historic materials, though replacement is allowed because it is assumed that the condition of existing materials is poor.
 - **Restoration.** If you want to take a building back to an earlier time by removing later features, you will be restoring it. Restoration, the third treatment, centers on retaining materials from the most significant period in the property's history. Because changes in a site convey important information about the development history of that site and its structures, restoration is less common than the previous treatments.
 - **Reconstruction.** If you want to bring back a building that no longer exists or cannot be repaired, you will be reconstructing it. Reconstruction, the fourth treatment, is used to recreate a non-surviving building or one that exists now, but is extremely deteriorated and unsalvageable. Reconstruction is rarely recommended.
- 4. Conditions Evaluation.** The scope of work for those features/elements identified as fair or poor in the Physical Conditions Report require a more comprehensive approach to its deteriorated condition. Please provide specific details outlining your scope of work.
 - 5. References.** Specific conditions should be addressed using recognized preservation methods. It may be helpful to reference the National Park Service's Preservation Briefs in order to specify

recognized preservation methods for features/elements such as wood windows, porches, and masonry chimneys. These and other features are described in the Preservation Briefs, available online at: <http://www.nps.gov/tps/how-to-preserve/briefs.htm>.

Site Design

Use this section should describe the scope of work and preservation treatment for landscape features such as stone retaining walls, hillside steps, and fencing. Existing landscaping and site grading as well as parking should also be documented. Use supplemental pages if necessary.

Homeowner Signature: _____
Paved Steps ☐ Stone Retaining Walls ☐ Fencing ☐ Existing Landscaping ☐ Parking ☐

This involves: ☐ Preservation ☒ Restoration
☒ Reconstruction ☒ Rehabilitation

Based on the condition and deficiencies outlined in the Physical Conditions Report, please describe in detail the proposed work:

There will be a full new landscape design to pull the new design into the landscape design. The design will introduce a new garage which will be placed where the existing stone retaining walls are currently failing. There will be new terraced landscaping/decks/planting introduced in the area between the new garage and existing structure. Paved steps, Paving will be replaced with new walkways. Parking on South side of building will lead into new single car garage.

Structure

Use this section to describe scope of work and preservation treatment for the general structural system of the building including floor and ceiling systems as well as the roof structure. Supplemental pages should be used to describe additional elements and features.

Homeowner Signature: _____
New Addition ☐ Existing Structure ☐ Foundation ☐ Roof ☐ Floor ☐ Ceiling ☐ Walls ☐ Windows ☐ Doors ☐ Stairs ☐ Other ☐

This involves: ☐ Preservation ☐ Restoration
☐ Reconstruction ☐ Rehabilitation

Based on the condition and deficiencies outlined in the Physical Conditions Report, please describe in detail the proposed work:

Roof

Use this section to describe the proposed scope of work and preservation treatment for the roofing system, flashing, drainage such as downspouts and gutters, skylights, chimneys, and other rooftop features. Use supplemental pages if necessary.

Element/Feature: Structural Systems

This involves: ☒ Preservation ☐ Restoration
☐ Reconstruction ☐ Rehabilitation

Based on the condition and deficiencies outlined in the Physical Conditions Report, please describe in detail the proposed work:

There will be multiple structural changes to the house as the proposed design will remove existing stairs to create more cohesive floor plates. A structural engineer will assess the need for reconstruction or restoration of foundations. We would like to remove the chimney from within the building envelope (where it is currently leaning and structurally compromised) and will work with a structural engineer to develop an approach if the exterior of the chimney is required to stay.

Chimney

Use this section to describe the proposed scope of work and preservation treatment for any existing chimneys. One box should be devoted to each existing chimney. Supplemental pages should be used to describe additional elements and features.

Element/Feature: Chimneys

This involves: ☐ Preservation ☐ Restoration
☐ Reconstruction ☐ Rehabilitation

Based on the condition and deficiencies outlined in the Physical Conditions Report, please describe in detail the proposed work:

See above

Exterior Walls

Use this section to describe the proposed scope of work and preservation treatment for the exterior wall construction, finishes, and masonry. Please describe the scope of work for each individual exterior wall, use supplemental pages if necessary.

Element/Feature:	Siding
------------------	--------

This involves: ☐ Preservation ☒ Restoration
☐ Reconstruction ☐ Rehabilitation

Based on the condition and deficiencies outlined in the Physical Conditions Report, please describe in detail the proposed work:

Replace any damaged siding.

Element/Feature:

This involves: ☐ Preservation ☐ Restoration
☐ Reconstruction ☐ Rehabilitation

Based on the condition and deficiencies outlined in the Physical Conditions Report, please describe in detail the proposed work:

--

Foundation

Use this section to describe the proposed scope of work and preservation treatment for the foundation including its system, materials, perimeter foundation drainage, and other foundation-related features. Use supplemental pages if necessary.

Element/Feature: Foundation

This involves: ☐ Preservation ☐ Restoration
☐ Reconstruction ☒ Rehabilitation

Based on the condition and deficiencies outlined in the Physical Conditions Report, please describe in detail the proposed work:

Fix and seal foundation issues

Porches

Use this section to describe the proposed scope of work and preservation treatment for all porches. Address decorative features including porch posts, brackets, railing, and floor and ceiling materials.

Element/Feature:

This involves: ☐ Preservation ☐ Restoration
☐ Reconstruction ☐ Rehabilitation

Based on the condition and deficiencies outlined in the Physical Conditions Report, please describe in detail the proposed work:

Doors

Use this section to describe the proposed scope of work and preservation treatment for all exterior doors, door openings, and door parts referenced in the Door Survey of the Physical Conditions Report. Please describe the scope of work for each individual exterior door, use supplemental pages if necessary.

Element/Feature: **Doors**

This involves: ☐ Preservation ☐ Restoration
☒ Reconstruction ☐ Rehabilitation

Based on the condition and deficiencies outlined in the Physical Conditions Report, please describe in detail the proposed work:

Replace damaged doors with new doors to compliment the character of the historic doors where appropriate.

Element/Feature:

This involves: ☐ Preservation ☐ Restoration
☐ Reconstruction ☐ Rehabilitation

Based on the condition and deficiencies outlined in the Physical Conditions Report, please describe in detail the proposed work:

Windows

Use this section to describe the proposed scope of work and preservation treatment for all exterior windows, window openings, and windows parts referenced in the Door Survey of the Physical Conditions Report. Please describe the scope of work for each individual exterior window, use supplemental pages if necessary.

Element/Feature Windows

This involves: ☐ Preservation ☐ Restoration
☒ Reconstruction ☐ Rehabilitation

Based on the condition and deficiencies outlined in the Physical Conditions Report, please describe in detail the proposed work:

Replace windows with new efficient windows where appropriate. Replace windows with a window style to match existing historic window style.

Element/Feature

This involves: ☐ Preservation ☐ Restoration
☐ Reconstruction ☐ Rehabilitation

Based on the condition and deficiencies outlined in the Physical Conditions Report, please describe in detail the proposed work:

Mechanical System, Utility Systems, Service Equipment & Electrical

Use this section to describe proposed scope of work and preservation treatment for items such as the existing HVAC system, ventilation, plumbing, electrical, and fire suppression systems. Supplemental pages should be used to describe additional elements and features. Use supplemental pages if necessary.

Element/Feature: **N/A**

This involves: ☐ Preservation ☐ Restoration
☐ Reconstruction ☐ Rehabilitation

Based on the condition and deficiencies outlined in the Physical Conditions Report, please describe in detail the proposed work:

Replace damaged doors with new doors to compliment the character of the historic doors where appropriate.

Additions

Use this section to describe the proposed scope of work for any additions. Describe the impact and the preservation treatment for any historic materials. Supplemental pages should be used to describe additional elements and features. Use supplemental pages if necessary.

Element/Feature: **addition of a detached single car garage and circulation connector**

This involves: ☐ Preservation ☐ Restoration
☐ Reconstruction ☐ Rehabilitation

Based on the condition and deficiencies outlined in the Physical Conditions Report, please describe in detail the proposed work:

Additions have been designed to compliment the historic structure. Where appropriate (on the detached garage) new siding will be matched to existing historic siding. Where historic meets new circulation connector, we will apply a material and height change to accent the historic and minimize impact of new connector. At roof level a flat roof dormer is proposed and will sit below current most historic roof line. We will implement a material change to show that flat roof dormer is an addition.

4. PROJECT TEAM

List the individuals and firms involved in designing and executing the proposed work. Include the names and contact information for the architect, designer, preservation professional, contractor, subcontractors, specialized craftspeople, specialty fabricators, etc...

Provide a statement of competency for each individual and/or firm listed above. Include a list or description of relevant experience and/or specialized training or skills.

Will a licensed architect or qualified preservation professional be involved in the analysis and design alternatives chosen for the project? Yes or No. If yes, provide his/her name.

Will a licensed architect or other qualified professional be available during construction to ensure the project is executed according to the approved plans? Yes or No. If yes, provide his/her name.

5. SITE HISTORY

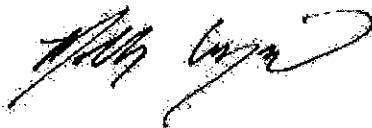
Provide a brief history of the site to augment information from the Historic Site Form. Include information about uses, owners, and dates of changes made (if known) to the site and/or buildings. Please list all sources such as permit records, current/past owner interviews, newspapers, etc. used in compiling the information.

6. FINANCIAL GUARANTEE

The Planning Department is authorized to require that the Applicant provide the City with a financial Guarantee to ensure compliance with the conditions and terms of the Historic Preservation Plan. (See Title 15, LMC Chapter 11-9) Describe how you will satisfy the financial guarantee requirements.

7. ACKNOWLEDGMENT OF RESPONSIBILITY

I have read and understand the instructions supplied by Park City for processing this form as part of the Historic District/Site Design Review application. The information I have provided is true and correct to the best of my knowledge.

Signature of Applicant: _____  _____ Date: Aug 28 2023

Name of Applicant: Molly Guinan

Supplemental Sheets

Supplemental Page ____ of ____

Supplemental pages should be used to describe the scope of work and preservation treatment for any additional elements and features not previously described in this packet.

Element/Feature:

This involves: ☐ Preservation ☐ Restoration
☐ Reconstruction ☐ Rehabilitation

Based on the condition and deficiencies outlined in the Physical Conditions Report, please describe in detail the proposed work:

Element/Feature:

This involves: ☐ Preservation ☐ Restoration
☐ Reconstruction ☐ Rehabilitation

Based on the condition and deficiencies outlined in the Physical Conditions Report, please describe in detail the proposed work:

Element/Feature

This involves: ☐ Preservation ☐ Restoration
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Based on the condition and deficiencies outlined in the Physical Conditions Report, please describe in detail the proposed work:

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Based on the condition and deficiencies outlined in the Physical Conditions Report, please describe in detail the proposed work: