



**PLANNING DEPARTMENT ADMINISTRATIVE PUBLIC HEARING
SUMMIT COUNTY, UTAH
May 29, 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 - 12:00PM

- 1.A. **71 Daly Avenue – Extension of Historic District Design Review Approval** – The Applicant Requests a One-Year Extension for Approval of the May 9, 2024 HDDR Approval to Construct a Rear Addition to a Single-Family Dwelling Designated as a Significant Historic Structure Located in the Historic Residential -1 Zoning District. PL-25-06516.
(A) Public Hearing; (B) Continuation to June 5, 2025

2. REGULAR AGENDA

- 2.A. **243 Woodside Avenue – Modification to Historic District Design Review** – The Applicant Proposes to Modify a Historic District Design Review (PL-23-05841) to Increase the Depth of the Porch from Six Feet to Ten Feet to Create a Hybrid Covered Porch and Extended Uncovered Deck in the Front Facade. PL-25-06444.
(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: 71 Daly Avenue
Application: PL-25-06516
Author: Elissa Martin, Planning Project Manager
Date: May 29, 2025
Type of Item: Extension of Historic District Design Review

Recommendation

(I) Open a Public Hearing; (II) Continue the public hearing and extension request to June 5, 2025.

Description

Applicant: Tiresias Ventures, LLC, represented by Martin Paris
Location: 71 Daly Avenue
Zoning District: Historic Residential-1 (HR-1)
Adjacent Land Uses: Residential, Open Space
Reason for Review: The Planning Director reviews and approves Extensions of Historic District Design Review approval.

Planning Commission Staff Report



Subject: 243 Woodside Avenue
Application: PL-25-06444
Author: Meredith Covey, Planner I
Date: May 29, 2025
Type of Item: Modification to Historic District Design Review

Recommendation

(I) Review the Historic District Design Review (HDDR) modification to new Single-Family Dwelling at 243 Woodside to increase the depth of the porch from six feet to 10 feet to create a hybrid porch/deck on the front facade, (II) conduct a public hearing, and (III) consider denying the HDDR modification based on the Findings of Fact and Conclusions of Law outlined in the Draft Final Action Letter (Exhibit A).

Description

Applicant: Tim Suter
Location: 243 Woodside Avenue
Zoning District: Historic Residential -1
Adjacent Land Uses: Residential
Reason for Review: The Planning Department conducts a public hearing and takes Final Action on modifications to Historic District Design Reviews.

HDDR Historic District Design Review
HR-1 Historic Residential – 1
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

243 Woodside Avenue is a new Single-Family Dwelling (SFD). The Applicant requests modifying the approved HDDR (PL-23-05841) to increase the depth of the front porch from six feet to 10 feet on the primary facade to create a hybrid porch/deck extension.

Background

243 Woodside Avenue is in the Historic Residential – 1 (HR-1) Zoning District and is Lot 2 of the 239 Woodside Replat Lot Line Adjustment recorded with Summit County on July 25, 2007 (Entry No. 820315; Exhibit E).

On February 14, 2024, the Planning Commission approved a Steep Slope Conditional Use Permit (PL-23-05842) for the construction of the SFD ([Staff Report](#); [Minutes](#)).

On March 7, 2024, the Planning Director approved the HDDR (PL-23-05841) for the new SFD ([Staff Report](#); Exhibit D).

On February 19, 2025, the Applicant applied to modify the HDDR to increase the front porch depth from six feet to 10 feet to create a hybrid porch/deck.

On May 15, 2025, the Planning Director opened a public hearing and continued the item to May 29, 2025.

Analysis

(I) The proposed modification of the porch to create a deck extension does not comply with the Land Management Code.

The Applicant proposes extending a six-foot deep covered porch to create a porch/deck hybrid that extends 10 feet in depth from the front façade along the primary right-of-way.

Goal 15 of the Park City General Plan is to preserve the integrity, mass, scale, compatibility and historic fabric of the nationally and locally designated historic resources and districts for future generations.¹ Objective 15B is to maintain character, context, and scale of local Historic Districts with compatible infill development and additions.

243 Woodside Avenue is in the HR-1 Zoning District. The purposes of this Zoning District include:

- Preserving present land uses and character of the historic residential areas of Park City.
- Encouraging construction of historically compatible structures that contribute to the character and scale of the Historic District and maintain existing residential neighborhoods.²

The Land Management Code (LMC) does not define “porch.” LMC [§ 15-15-1](#) states that words not defined in the LMC “shall have a meaning consistent with Webster’s New Collegiate Dictionary, latest edition” and Webster’s defines “Porch” as “a covered area adjoining an entrance to a building and usually having a separate roof.”

LMC [§ 15-13-8\(B\)\(2\)\(i\)](#) establishes the following for new residential porches in Historic Districts:

1. Porches shall be used to define front entrances. Porches typically cover the entrance, and usually extend partially or fully across the main façade. ***Over-scaled, monumental and under-scaled entries shall be avoided.***
2. ***Porches*** on primary and secondary facades ***shall be compatible with a building’s style and shall respect the scale and proportions found on historic buildings.***

¹ [General Plan, Volume I - Historic Character](#), p. 106

² LMC [§ 15-2.2-1](#)

3. The ***height of porch decks shall be similar to those found on historic building(s)*** in the Historic District.
4. Locate porches on new infill construction in a way that ***follows the predominant pattern of historic porches along the street, maintaining traditional setbacks, orientation of entrances, and alignment along the Streetscape or character area to reinforce the visual rhythm of the buildings and site elements.***
5. The ***height of porch decks shall be similar to those found on historic building(s) within the Streetscape or character area.***

The Applicant proposes extending the covered porch to create an uncovered deck extension 10 feet in depth. LMC [§ 15-15-1](#) defines “deck:”

- Platform Deck: open structure above the ground that is in the front yard, rear yard, or side yard of a site.
- Deck, Rooftop: open structure located on or above the roof framework and the enclosed gross floor area of a structure.

In 2023, Planning staff requested SWCA Lead Architectural Historian complete a technical memorandum to outline appropriate dimensions for compatible porches and decks in the Historic Districts (Exhibit H). The technical memorandum states that although “the LMC provides some direction regarding historically compatible porches, balconies, and decks, the purpose of this technical memorandum is to review those guidelines and provide clarification and supplemental guidance.”

The technical memorandum establishes the following for porches:

- A porch is a “structure attached to a building to shelter an entrance or to serve as a semi-enclosed space; usually roofed and generally open sided.”
- Within the Park City Historic Districts, porches occur on the first and second levels of buildings and are covered structures.
- Residential porch forms in Park City dating to the late 19th and early 20th centuries tended to be modest in both style and size, similar to the houses they fronted.
- The 1889 Sanborn fire insurance map shows that most residences along Woodside, Park and Marsac Avenue had porches on the primary façade.
- Second-story porches on residential structures tended to be tucked into the L- or T-shape of the house plan over a first-story porch. Roofs over second-story porches were often an extension of the main roof.
- Historic residential porch forms associated with the period of significance and associated with the Historic Districts typically consist of simple designs ranging from basic entry coverings to linear porches attached to the primary elevation on the first or second level of the building.
- Sanborn fire insurance maps and existing historic residential porches in the Historic Districts indicate typical porch dimensions are as follows:
 - Overall porch depths tend to be between 4 and 5 feet deep, with an

average length of 12 feet on houses with L- or T-shaped plans.

- A second-story porch may be present without a first-story porch but should be inset into the body of the building and always covered.
- Typical porch coverings include a shed or hipped roof.

The technical memorandum includes the following images demonstrating historic porches on a second story, which are generally inset within the main roof form and above a first-story porch:



Figure A-4. Typical one- and two-story residential porches in Park City in the early twentieth century (Marriott Digital Library n.d. [1900]).



Figure A-6. A covered two-story porch on the Durkin Boarding House (Centennial House), ca. 1940 (Preservation Solutions/Park City Municipal Corporation 2008b).

On November 8, 2023, as part of the HDDR process, the proposed SFD was reviewed by the Design Review Team (DRT) with the City's historic preservation consultant and Planning staff. The Applicant's original proposal contained a porch that did not comply with the requirements of LMC [§ 15-13-8\(B\)\(2\)\(i\)](#) because:

- It was over-scaled.
- It did not respect the scale and proportions found on historic buildings, as demonstrated by the technical memorandum.
- It did not follow the predominant pattern of historic porches along the street, did not maintain traditional setbacks, and did not align with the streetscape or character area to reinforce the visual rhythm of the buildings and site elements.



Image 1: Plans reviewed by Design Review Teams on November 8, 2023

Based on the review of the LMC requirements regarding porches, review of the technical memorandum, and consideration of the surrounding sites, the Planner for the project sent comments to the Applicant requiring that the depth of the porch be reduced to no more than six feet (Exhibit C). The Applicant updated their plans to comply with DRT comments and reduced the depth of the porch to six feet (Exhibit F).



Image 2: Approved plans with the porch reduced to six feet in depth

The Applicant now requests staff modify the requirements of a six-foot depth to allow for the extension of the porch to create a hybrid covered porch and extended uncovered deck along the front façade.



Image 1: Proposed plans with the covered porch and hybrid uncovered deck extension to 10 feet in depth

LMC [§ 15-13-8\(B\)\(2\)\(7\)](#) outlines regulations for decks in the Historic Districts:

1. ***Decks shall be constructed in inconspicuous areas where visually minimized from the primary public right-of-way***, usually on the tertiary façade. When built on a secondary façade of a new structure, a deck should be screened from the primary public right-of-way with fencing and/or appropriate native landscaping.
2. ***The visual impact of a deck should be minimized by limiting its size and scale. Introducing a deck that visually detracts from a new structure, or substantially alters a site's proportion of built area to open space is not appropriate.***

The technical memorandum establishes the following for decks:

- Decks may reach the second story of a house but generally have ground-level access by stairs or an elevated walkway.
- Decks are open structures without roofs, may or may not have railings, and are designed for use as exterior living space.
- Existing residential decks in the Historic District were constructed after the period of significance for the Mining Boom Era Residences Thematic District and are not considered contributing characteristics or elements for the district.
- The form and dimensions for proposed decks within the Historic District should be consistent with the LMC and scaled in the same manner as historic porches when visible from the public right-of-way.

Within the character area along Woodside Avenue, only one other property has a porch along the west side of Woodside Avenue: 241 Woodside Avenue to the left of 243 Woodside Avenue. The remaining three properties have decks and rooftop decks and were constructed decades prior to the 2019 Historic District Design Regulations.



Figure 1: Streetscape Photo from Applicant's HDDR Submittal



Figure 2: 243 Woodside Avenue is the vacant site in this Google Maps and 245 Woodside Avenue on the right.

245 Woodside Avenue does not contain a porch; it contains a deck that is approximately 13 feet in depth. Decks in the Historic Districts were constructed after the 1970s and may be greater in depth than porches but are generally located at the rear of a property. The deck at 245 Woodside Avenue is a Non-Complying Structure and would not be allowed under today's LMC.

241 Woodside Avenue, a non-historic home, has a porch that is approximately five feet in depth.

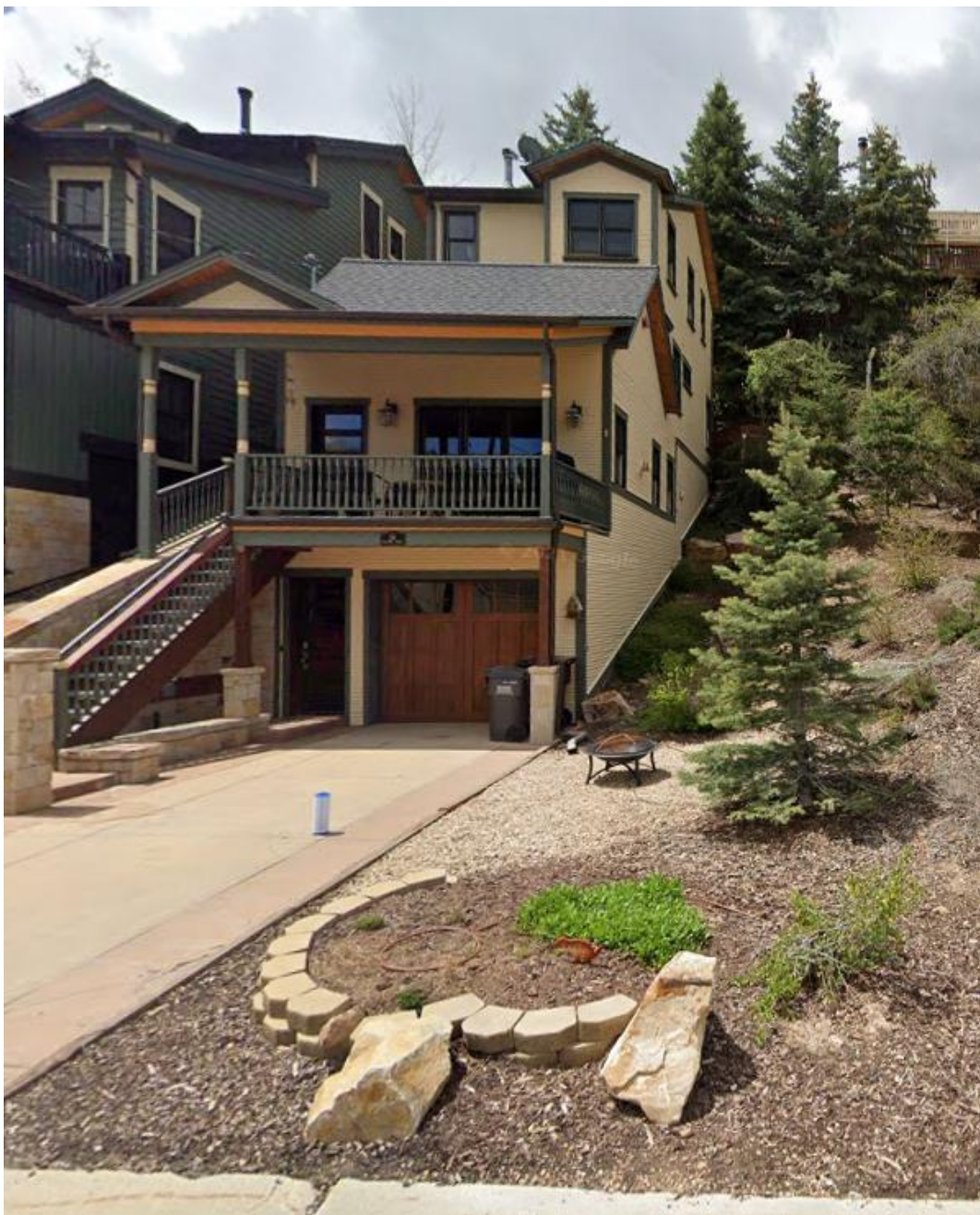


Figure 3: 241 Woodside Avenue to the left of 243 Woodside Avenue



Figure 4: 237 and 239 Woodside Avenue

237 Woodside Avenue was constructed in 1996 and contains a rooftop deck. The project was approved prior to the 2019 Historic District Design Regulations. Today's LMC requires that rooftop decks be visually minimized when viewed from the primary right-of-way and this rooftop deck would not be allowed under today's code.

239 Woodside Avenue was constructed in 2007 and contains a rooftop deck. The project was approved prior to the 2019 Historic District Design Regulations. Today's LMC requires that rooftop decks be visually minimized when viewed from the primary right-of-way and would not be allowed under today's code.

The nearest designated Historic Site, 232 Woodside Avenue, contains a modest front porch:



Figure 5: 232 Woodside Avenue Photo from the Historic Site Form, dated 2013

The Applicant's proposed hybrid porch/deck extension does not comply with the porch regulations outlined in LMC [§ 15-13-8\(B\)\(2\)\(i\)](#) because:

- It is over-scaled.
- It does not respect the scale and proportions found on historic buildings, as demonstrated by the technical memorandum.
- It does not follow the predominant pattern of historic porches along the street and does not align with the streetscape or character area, which contains non-complying decks and rooftop decks.
- Creating a hybrid porch/deck does not reinforce the visual rhythm of the buildings and site elements.

The Applicant's proposed porch/deck extension does not comply with the deck regulations outlined in LMC [§ 15-13-8\(B\)\(2\)\(7\)](#) because:

1. It is proposed to be constructed in a conspicuous area where visually maximized when viewed from the primary public right-of-way.
2. The visual impact of the deck extension is not minimized in size and scale. Introducing a deck that visually detracts from a new structure is not appropriate.

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 April 30, 2025. Staff mailed courtesy notice to property owners within 300 feet on April 30, 2025. The *Park Record* published courtesy notice on April 30, 2025.³

Public Input

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

Alternatives

The Planning Director may:

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

Exhibits

A: Draft Final Action Letter

B: Proposed Plans

C: DRT Comments 11.08.2023

D: HDDR Final Action Letter 3.07.2024

E: Recorded Plat

F: HDDR Approved Plans

G: Applicant Narrative

H: SWCA Technical Memorandum

³ LMC [§ 15-1-21](#)



Planning Department

May 29, 2025

Tim Suter

NOTICE OF PLANNING DIRECTOR ACTION

Description

Address: 243 Woodside Avenue

Zoning District: Historic Residential – 1

Application: Modification to Historic District Design Review

Project Number: PL-25-06444

Action: DENIED

Date of Final Action: May 29, 2025

Project Summary: The Applicant proposes modifying a Historic District Design Review to construct a hybrid covered porch/uncovered deck extension 10 feet in depth on the front façade of a new Single-Family Dwelling in the Historic District.

Action Taken

On May 29, 2025, the Planning Director conducted a public hearing and denied the request for a modification to a Historic District Design Review according to the following findings of fact and conclusions of law:

Findings of Fact

1. 243 Woodside Avenue is in the Historic District.
2. 243 Woodside Avenue is Lot 2 of the 239 Woodside Replat Lot Line Adjustment recorded with Summit County on July 25, 2007.
3. On February 14, 2024, the Planning Commission approved a Steep Slope Conditional Use Permit for the construction of a new Single-Family Dwelling (SFD).
4. On March 7, 2024, the Planning Director approved a Historic District Design Review (HDDR) for the new SFD.



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5. On February 19, 2025, the Applicant applied to modify the HDDR to extend a six-foot-deep covered porch to extend to 10 feet in depth with an uncovered deck along the front façade.
6. Goal 15 of the Park City General Plan is to preserve the integrity, mass, scale, compatibility and historic fabric of the nationally and locally designated historic resources and districts for future generations.
7. Objective 15B is to maintain character, context, and scale of local Historic Districts with compatible infill development and additions.
8. 243 Woodside Avenue is in the HR-1 Zoning District.
9. The purposes of the HR-1 Zoning District include preserving present land uses and character of the historic residential areas of Park City and encouraging construction of historically compatible structures that contribute to the character and scale of the Historic District.
10. The Land Management Code (LMC) does not define “porch.” LMC § 15-15-1 states that words not defined in the LMC “shall have a meaning consistent with Webster’s New Collegiate Dictionary, latest edition” and Webster’s defines “Porch” as “a covered area adjoining an entrance to a building and usually having a separate roof.”
11. LMC § 15-13-8(B)(2)(i) establishes the following for new residential porches in Historic Districts:
 - a. Porches shall be used to define front entrances. Porches typically cover the entrance, and usually extend partially or fully across the main façade. Over-scaled, monumental and under-scaled entries shall be avoided.
 - b. Porches on primary and secondary facades shall be compatible with a building’s style and shall respect the scale and proportions found on historic buildings.
 - c. The height of porch decks shall be similar to those found on historic building(s) in the Historic District.
 - d. Locate porches on new infill construction in a way that follows the predominant pattern of historic porches along the street, maintaining traditional setbacks, orientation of entrances, and alignment along the Streetscape or character area to reinforce the visual rhythm of the buildings and site elements.
 - e. The height of porch decks shall be similar to those found on historic building(s) within the Streetscape or character area.
12. The Applicant proposes extending the covered porch to create an uncovered deck extension 10 feet in depth. LMC § 15-15-1 defines “deck:”
 - a. Platform Deck: open structure above the ground that is in the front yard,



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rear yard, or side yard of a site.

13. In 2023, Planning staff requested SWCA Lead Architectural Historian complete a technical memorandum to outline appropriate dimensions for compatible porches and decks in the Historic Districts. The technical memorandum states that although “the LMC provides some direction regarding historically compatible porches, balconies, and decks, the purpose of this technical memorandum is to review those guidelines and provide clarification and supplemental guidance.”

14. The technical memorandum establishes the following for porches:

- a. A porch is a “structure attached to a building to shelter an entrance or to serve as a semi-enclosed space; usually roofed and generally open sided.”
- b. Within the Park City Historic Districts, porches occur on the first and second levels of buildings and are covered structures.
- c. Residential porch forms in Park City dating to the late 19th and early 20th centuries tended to be modest in both style and size, similar to the houses they fronted.
- d. The 1889 Sanborn fire insurance map shows that most residences along Woodside, Park and Marsac Avenue had porches on the primary façade.
- e. Second-story porches on residential structures tended to be tucked into the L- or T-shape of the house plan over a first-story porch. Roofs over second-story porches were often an extension of the main roof.
- f. Historic residential porch forms associated with the period of significance and associated with the Historic Districts typically consist of simple designs ranging from basic entry coverings to linear porches attached to the primary elevation on the first or second level of the building.
- g. Sanborn fire insurance maps and existing historic residential porches in the Historic Districts indicate typical porch dimensions are as follows:
 - i. Overall porch depths tend to be between 4 and 5 feet deep, with an average length of 12 feet on houses with L- or T-shaped plans.
- h. A second-story porch may be present without a first-story porch but should be inset into the body of the building and always covered.
- i. Typical porch coverings include a shed or hipped roof.

15. On November 8, 2023, as part of the HDDR process, the proposed SFD was reviewed by the Design Review Team with the City’s historic preservation consultant and Planning staff. The Applicant’s original proposal contained a porch that did not comply with the requirements of LMC § 15-13-8(B)(2)(i) because:

- a. It was over-scaled.
- b. It did not respect the scale and proportions found on historic buildings, as



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- demonstrated by the technical memorandum.
- c. It did not follow the predominant pattern of historic porches along the street, did not maintain traditional setbacks, and did not align with the streetscape or character area to reinforce the visual rhythm of the buildings and site elements.
16. Based on the review of the LMC requirements regarding porches, review of the technical memorandum, and consideration of the surrounding sites, the Planner sent comments to the Applicant requiring that the depth of the porch be reduced to no more than six feet. The Applicant updated their plans to comply with the LMC and reduced the depth of the porch to six feet.
 17. The Applicant now requests staff modify the requirements of a six-foot depth to allow for the extension of the porch to create a hybrid covered porch and extended uncovered deck along the front façade.
 18. LMC § 15-13-8(B)(2)(7) outlines regulations for decks in the Historic Districts:
 - a. Decks shall be constructed in inconspicuous areas where visually minimized from the primary public right-of-way, usually on the tertiary façade.
 - b. The visual impact of a deck should be minimized by limiting its size and scale. Introducing a deck that visually detracts from a new structure, or substantially alters a site's proportion of built area to open space is not appropriate
 19. The technical memorandum establishes the following for decks:
 - a. Decks may reach the second story of a house but generally have ground-level access by stairs or an elevated walkway.
 - b. Decks are open structures without roofs, may or may not have railings, and are designed for use as exterior living space.
 - c. Existing residential decks in the Historic District were constructed after the period of significance for the Mining Boom Era Residences Thematic District and are not considered contributing characteristics or elements for the district.

Conclusions of Law

1. The Applicant's proposed hybrid porch/deck extension does not comply with the porch regulations outlined in LMC § 15-13-8(B)(2)(i) because:
 - a. It is over-scaled.
 - b. It does not respect the scale and proportions found on historic buildings, as demonstrated by the technical memorandum.
 - c. It does not follow the predominant pattern of historic porches along the street and does not align with the streetscape or character area, which contains non-complying decks and rooftop decks.
 - d. Creating a hybrid porch/deck does not reinforce the visual rhythm of the



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buildings and site elements.

2. The Applicant's proposed porch/deck extension does not comply with the deck regulations outlined in LMC § 15-13-8(B)(2)(7) because:
 - a. It is proposed to be constructed in a conspicuous area where visually maximized when viewed from the primary public right-of-way.
 - b. The visual impact of the deck extension is not minimized in size and scale. Introducing a deck that visually detracts from a new structure is not appropriate.

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

Sincerely,

Rebecca Ward
Planning Director

CC: Meredith Covey

SUTER FAMILY
243 WOODSIDE | PARK CITY, UTAH 84060



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PROJECT # 2311

PROJECT DATE OF ISSUE: HDRR SET | FEBRUARY 8, 2024

PROJECT DATE OF ISSUE: PERMIT SET | MARCH 25, 2024

UTILITY & OTHER INFORMATION UPDATES | MARCH 25, 2024

2ND LEVEL PATIO EXTENSION & CEILING | OCTOBER 4, 2024

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 ARCHITECT IMMEDIATELY. ANY CHANGES TO THE PROJECT WILL BE VERIFIED WITH THE OWNER BY THE ARCHITECT AND REVISIONS WILL BE ISSUED BY ARCHITECT. CONTRACTORS ARE NOT TO MAKE ALTERATIONS OF ANY KIND WITHOUT THE PRIOR WRITTEN CONSENT OF ARCHITECT. DISCREPANCIES NOT REPORTED PRIOR TO CONSTRUCTION ARE RESPONSIBILITY OF CONTRACTOR.

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

OWNER: KERRY AND TIM SUTER

PHONE -

EMAIL -

ARCHITECT: JEFF SCHINDEWOLF, JSARC

PHONE (801) 809-5295

EMAIL: JEFF@JSARC.NET

STRUCTURAL ENGINEER: -

PHONE -

EMAIL -

CONTRACTOR: -

PHONE -

EMAIL -

CODE SUMMARY

APPLICABLE CODE:

2021 INTERNATIONAL RESIDENTIAL CODE (I.R.C.)

2021 INTERNATIONAL BUILDING CODE (I.B.C.)

2021 INTERNATIONAL PLUMBING CODE (I.P.C.)

2021 INTERNATIONAL FIRE CODE (I.F.G.C.)

2021 INTERNATIONAL MECHANICAL CODE (I.M.C.)

2021 NATIONAL ELECTRIC CODE (N.E.C.)

2021 INTERNATIONAL ENERGY CONSERVATION CODE (I.E.C.C.)

UTAH STATE ADOPTED CODE: JUANUARY 1, 2024

PROJECT LOCATION:

LOT: #2

SERIAL NUMBER: 239-WS-2

SUBDIVISION: 239 WOODSIDE REPLAT

ADDRESS: 243 WOODSIDE AVE.

PARK CITY, UT 84060

LOT SIZE: 1,875 S.F. (.04 ACRES)

OCCUPANCY: HR1

FIRE SPRINKLERS REQUIRED TO BE COMPLIANT WITH NFPA-13D AND AS MODIFIED BY PCFD

SQUARE FOOT SUMMARY

SQUARE FOOTAGE CALCULATIONS

HOA		BUILDER / REALTOR	
LOT SIZE AREA	1,875 SQ. FT.	1ST LEVEL AREA	844 SQ. FT.
100 AREA	2,225 SQ. FT.	1ST LEVEL MINUS GARAGE	537 SQ. FT.
FOOTPRINT + HARD SURFACES	1,539	2ND LEVEL AREA	855 SQ. FT.
MECHANICAL AREA	28.5 SQ. FT.	3RD LEVEL AREA	796 SQ. FT.
LOWER FLOOR AREA	532 SQ. FT.	4TH LEVEL AREA	476 SQ. FT.
2ND LEVEL	855 SQ. FT.	TOTAL AREA	2,971 SQ. FT.
3RD LEVEL	855 SQ. FT.		
4TH LEVEL	477 SQ. FT.		
TOTAL LIVABLE AREA	2,719 SQ. FT.		
GARAGE INTERIOR AREA	225 SQ. FT.		
BUILDING FOOTPRINT	844 SQ. FT.		
2ND LEVEL PATIO AREA	184 SQ. FT.		
4TH LEVEL PATIO AREA	196 SQ. FT.		
REAR PATIO AREA	234 SQ. FT.		
ENTRY PATIO AREA	28 SQ. FT.		

HOA AREA = AREA DEFINED BY HOA

BUILDER / REALTOR AREA = AREA CALCULATED TO EXTERIOR OF ALL WALLS INCLUDING GARAGE + MECHANICAL

ITEMS INCLUDED WITH THESE DOCUMENTS

1. 243 WOODSIDE AUTHORITY TO ACT

2. HDRR PHYSICAL CONDITIONS WORKSHEET

3. HDRR STANDARD APPLICATION

4. 2021 CLIP STEEP SLOPE APPLICATION

5. ADDRESS LIST FOR HOMES WITHIN 300'

6. WUI WORKSHEET

7. CURRENT, WITHIN 30 DAYS, TITLE REPORT TO BE DEFERRED UNTIL PLANNING DEPARTMENT DEEM APPROPRIATE TO ORDER.

PROJ#
2311

MARCH 25, 2024

4/22/24 | 5/7/24 | 5/22/24

JUNE 24, 2024

OCTOBER 4, 2024

DATE: MARCH 25, 2024

REVISION: 4/22/24 | 5/7/24 | 5/22/24

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10.04.24

7402444

STATE OF UTAH

GENERAL PROJECT NOTES

- 1

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

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

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

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

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

GENERAL SITE NOTES

- 1

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

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

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

GENERAL CONCRETE NOTES

- 1

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

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

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

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

SEE STRUCTURAL CALCULATIONS FOR ADDITIONAL STRUCTURAL MEMBER REQUIREMENTS.
- 6

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

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

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

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

PROVIDE 4" GRANULAR FILL UNDER ALL SLABS.
- 11

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

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

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

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

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

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

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

GENERAL CONCRETE NOTES (CONTINUED)

- 18

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

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

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

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

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

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

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

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

GENERAL FRAMING NOTES

- 1

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

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

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

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

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

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

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

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

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

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

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

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

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

NOT USED
- 15

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

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

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

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

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

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

GENERAL FRAMING NOTES (CONTINUED)

- 21

BALLOON FRAME WALLS AT SCOISSOR GABLE ENDS.
- 22

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

GENERAL MASONRY NOTES

- 1

OWNER TO SELECT FINISH MASONRY MATERIALS AND COLORS.
- 2

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

THERMAL & MOISTURE PROTECTION NOTES

- 1

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

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

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

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

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

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

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

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

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

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

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

- 12

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

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

GENERAL WINDOW AND DOOR NOTES

- 1

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

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

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

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

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

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

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

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

GENERAL FINISH NOTES

- 1

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

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

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

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

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

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

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

GENERAL MECHANICAL, ELECTRICAL, AND PLUMBING

- 1

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

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

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

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

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

GENERAL ENERGY EFFICIENCY NOTES

- 1

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

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

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

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

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

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

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

CAULK AROUND ALL EXTERIOR DOOR AND WINDOW PENETRATIONS.
- 9

SEAL AND INSULATE AROUND ALL MECHANICAL DUCTS.
- 10

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

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

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

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

LEGEND

1

2

A

B

GRID LINES

#

SHEET

DETAIL SECTION LINE

#

SHEET

SECTION LINE

DOWN

7:12

ROOF SLOPE

#

SHEET

DETAIL AREA

T.O.P.
ELEV. 489'-5"

TOP OF PLATE
ELEVATION

PROJ#
2311

DATE: MARCH 25, 2024

REVISION: 42224 | 57.24 | 52224

JUNE 24, 2024

OCTOBER 4, 2024

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STONE RETAINING



PHOTO 02



VIEW THIS DIRECTION



PHOTO 04



EXISTING SITE ARIAL
SCALE: NTS



PHOTO 03



WOOD RETAINING



AERIAL OF EXISTING
SPA AND RETAINING
TO BE REMOVED



PHOTO 01



VIEW THIS DIRECTION

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2311

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RESIDENCE

243 WOODSIDE AVE.
PARK CITY, UTAH 84060

SITE ANALYSIS
PHOTOS

G0.2

JSARC

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

JEFFREY SCOTT
SCHNEIDERWOLF
10.04.24
7402444



2
GO.3

VIEW FROM CITY HALL

NTS



1
GO.3

VIEW FROM CITY HALL

NTS

PROJ#
2311

DATE: REVISION:	MARCH 25, 2024	4/22/24	5/7/24	5/22/24
		JUNE 24, 2024		
		OCTOBER 4, 2024		

SUTER
RESIDENCE

243 WOODSIDE AVE.
PARK CITY, UTAH 84060

VIEW CITY HALL
PHOTOS

GO.3

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1612 UTE BLVD SUITE 212
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JEFFREY SCOTT
SCHINDLER
10.04.24
7402444



1
G0.4

STREET ELEVATION EXISTING

SCALE: NTS

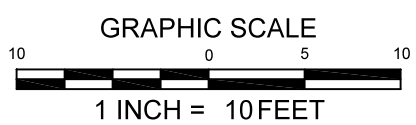
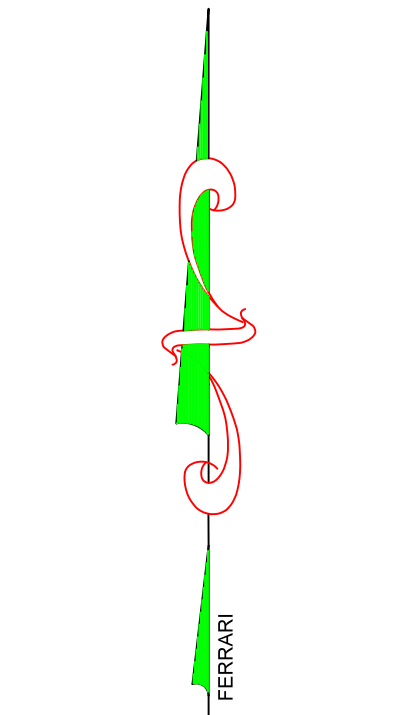
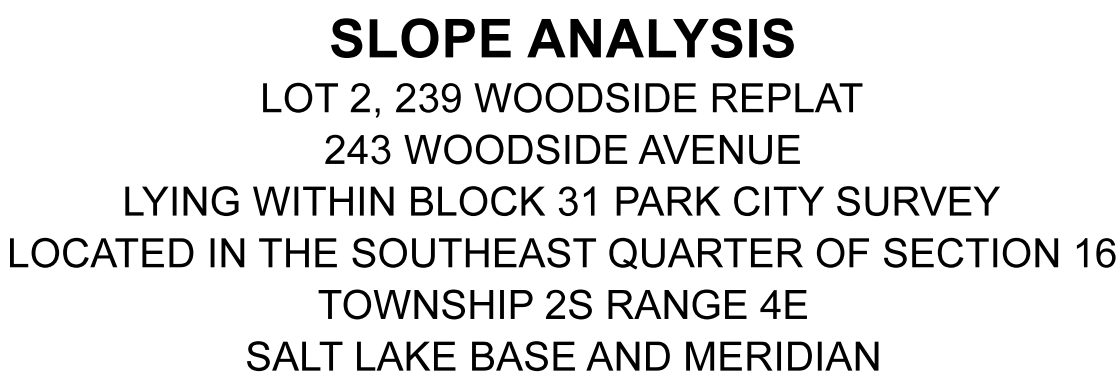


2
G0.4

STREET ELEVATION W MODEL INSERT

SCALE: NTS

PROJ# 2311	
DATE: REVISION:	MARCH 25, 2024
	4/22/24 5/7/24 5/22/24
	JUNE 24, 2024
	OCTOBER 4, 2024
SUTER RESIDENCE 243 WOODSIDE AVE. PARK CITY, UTAH 84060	
STREET ELEVATION EXISTING AND NEW	
G0.4	
JSARC JEFF@JSARC.NET 801.809.5295 1612 UTE BLVD SUITE 212 PARK CITY, UTAH 84098	
JEFFREY SCOTT SCHEIDT 10.04.24 7402444	



P.O.BOX 981142
PARK CITY, UT 84098
ferrari.surveying@gmail.com

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SURVEYOR'S STATEMENT

GREGORY J. FERRARI OF PARK CITY, UTAH, CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH, HOLDING LICENSE NO. 5046908. THIS MAP CORRECTLY REPRESENTS SURVEY MADE BY ME, OR UNDER MY DIRECTION, OF THE HEREON DESCRIBED PROPERTY AND THAT TO THE BEST OF MY KNOWLEDGE IT IS A CORRECT REPRESENTATION OF THE LAND SURVEYED.

I HEREBY REPRESENT AND WARRANT THAT I HAVE NOT BEEN, OR WILL NOT BE, CONVICTED OF A FELONY OR A MARIJUANA VIOLATION AND THAT TO THE BEST OF MY KNOWLEDGE IT IS A



GREGORY J. FERRARI, JR. LS 5046908

GREGORY J. FERRARI, JR. LS 5046908 EXPIRES
 MARCH 31, 2025

LEGAL DESCRIPTION:

LOT 2, 239 WOODSIDE REPLAT SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AT THE SUMMIT COUNTY RECORDERS OFFICE.

LEGEND:

	CLIENT PROPERTY LINE		SET 5/8" REBAR & CAP L55046908
	ADJOINING PROPERTY LINE		FOUND 5/8" REBAR & CAP 51526204
	CENTERLINE		WATER VALVE
	MAJOR CONTOUR		SEWER MANHOLE
	MINOR CONTOUR		POWER POLE
	FENCE		STREET MONUMENT
	STACKED ROCK WALL		TRUNK TRUNK, DIAM., ASPEN
	OVER HEAD UTILITY		TRUNK TRUNK, DIAM., BOX ELDER
			TRUNK TRUNK, DIAM., MAPLE
			TRUNK TRUNK, DIAM., OAK
			TRUNK TRUNK, DIAM., FINE
			TRUNK TRUNK, DIAM., PINE

PROJECT INFORMATION:

CLIENT:	TIM SUTER
PROJECT ADDRESS:	243 WOODSIDE AVENUE PARK CITY, UT 84060
SERIAL NO:	239-WS-2
RECORD INFORMATION:	LOT 2, 239 WOODSIDE REPLAT SUBDIVISION

SLOPE ANALYSIS
LOT 2, 239 WOODSIDE REPLAT SUBDIVISION

239-WS-2
243 WOODSIDE AVENUE
TIM SUTER

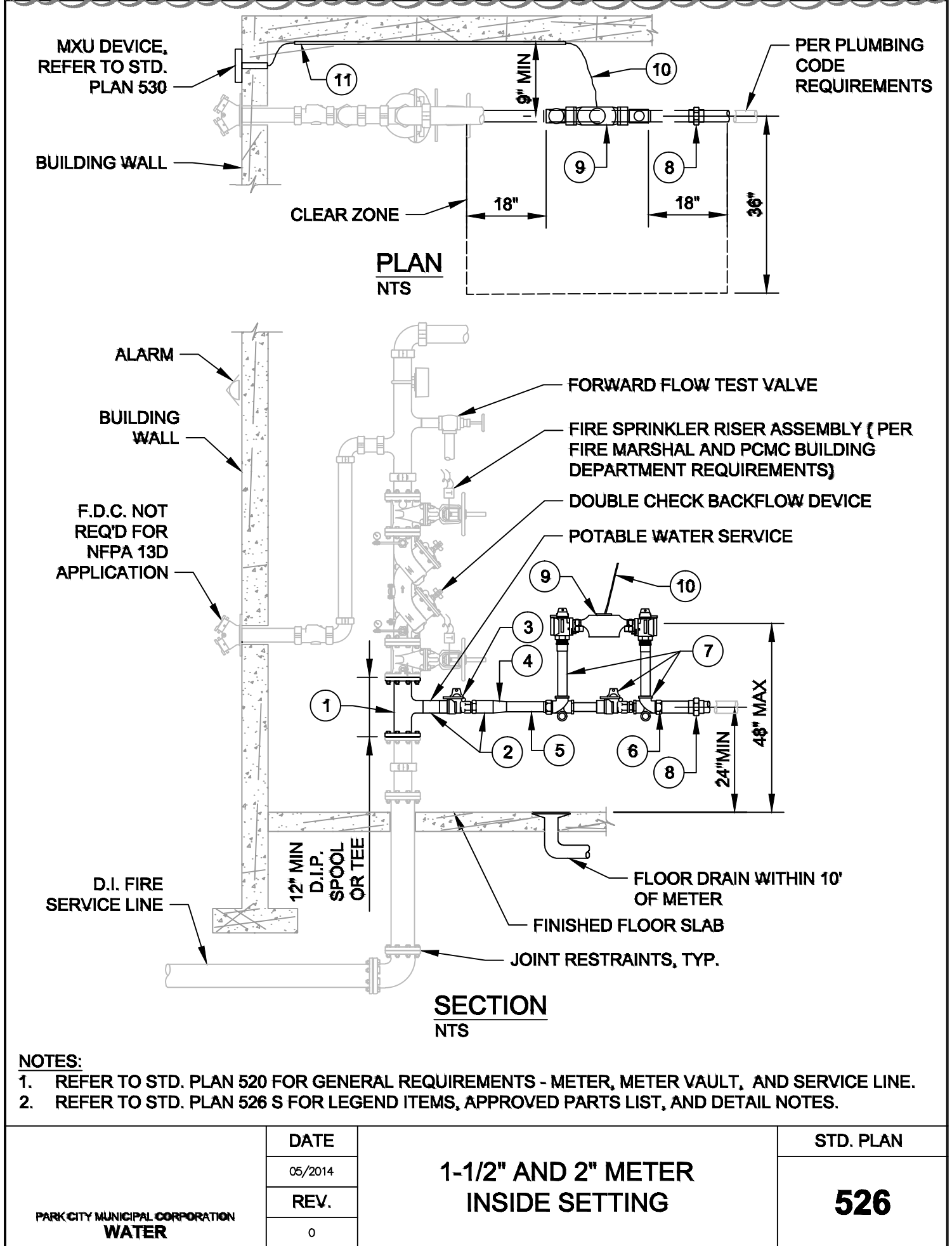
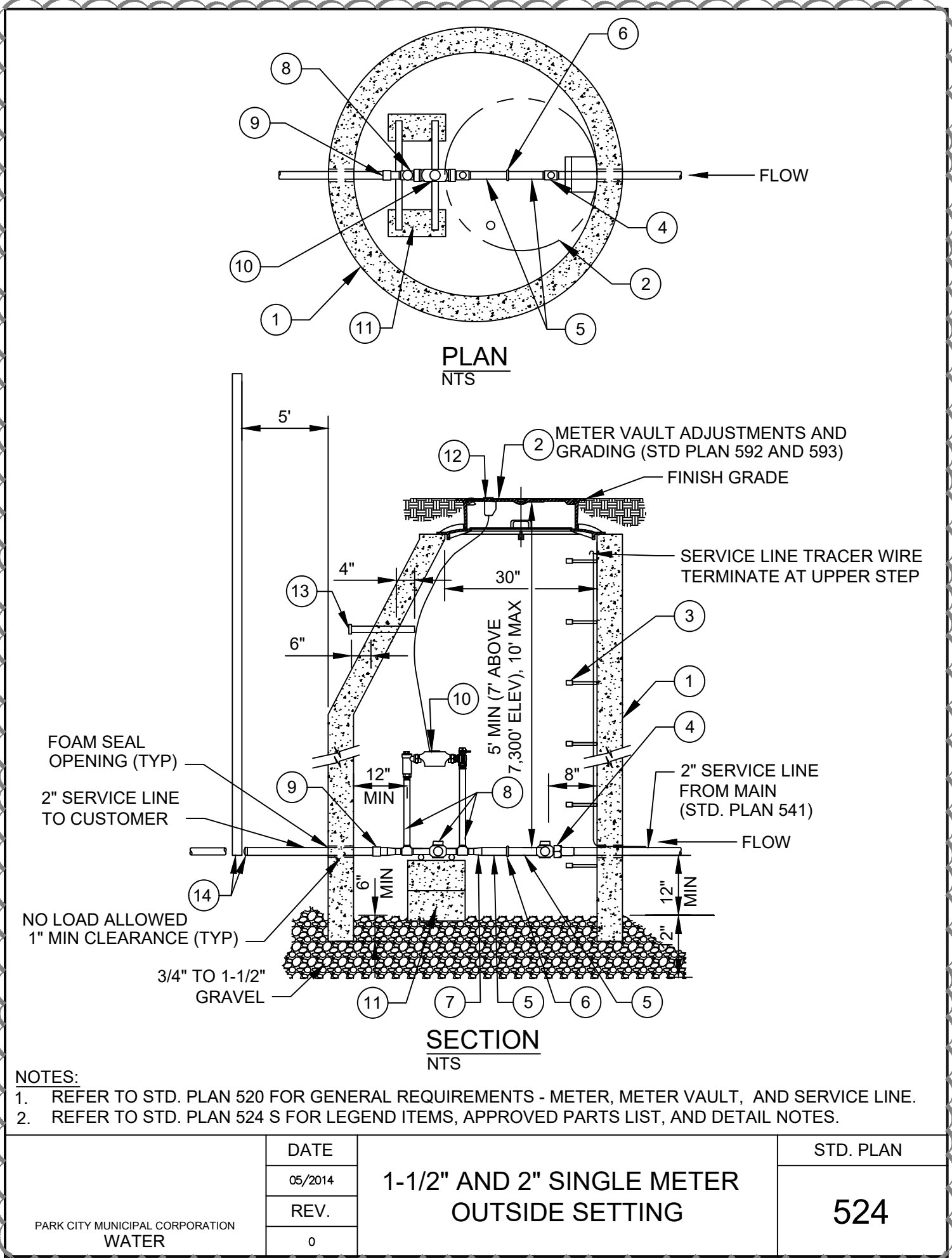
UTAH

SUMMIT COUNTY

PARK CITY

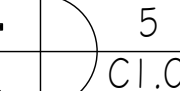
0 1
BAR IS ONE INCH ON ORIG. DRAWING
IF NOT ONE INCH ON THIS SHEET, ADJUST
SCALES ACCORDINGLY

SURVEY BY: MB-GL SURVEY DATE: 6-21-23 DESIGN BY: GF DRAFTING BY: GF CHECKED BY: GF	
XREFS:	
DRAWING: 243WOODSIDE DATE: 8-21-23	
SCALES:	
1:10 HORIZONTAL	1 OF 1
2"CONTOURS VERTICAL	PROJECT No: 2023.88

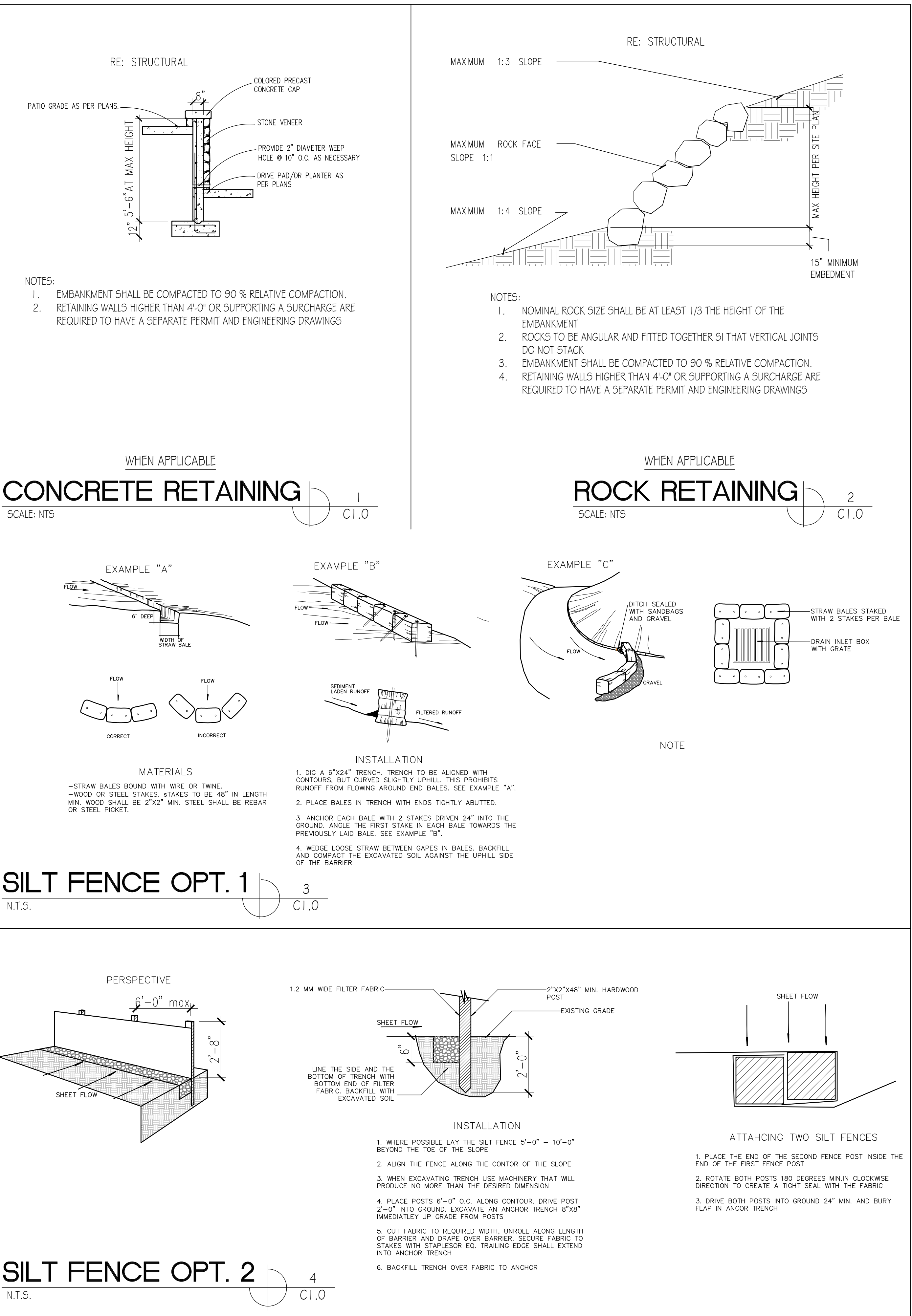


PARK CITY DUAL 1-1/2" WATER METER DETAIL

N.T.S.



5
C1.0



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2311

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MARCH 25, 2024	4/22/24 5/7/24 5/22/24
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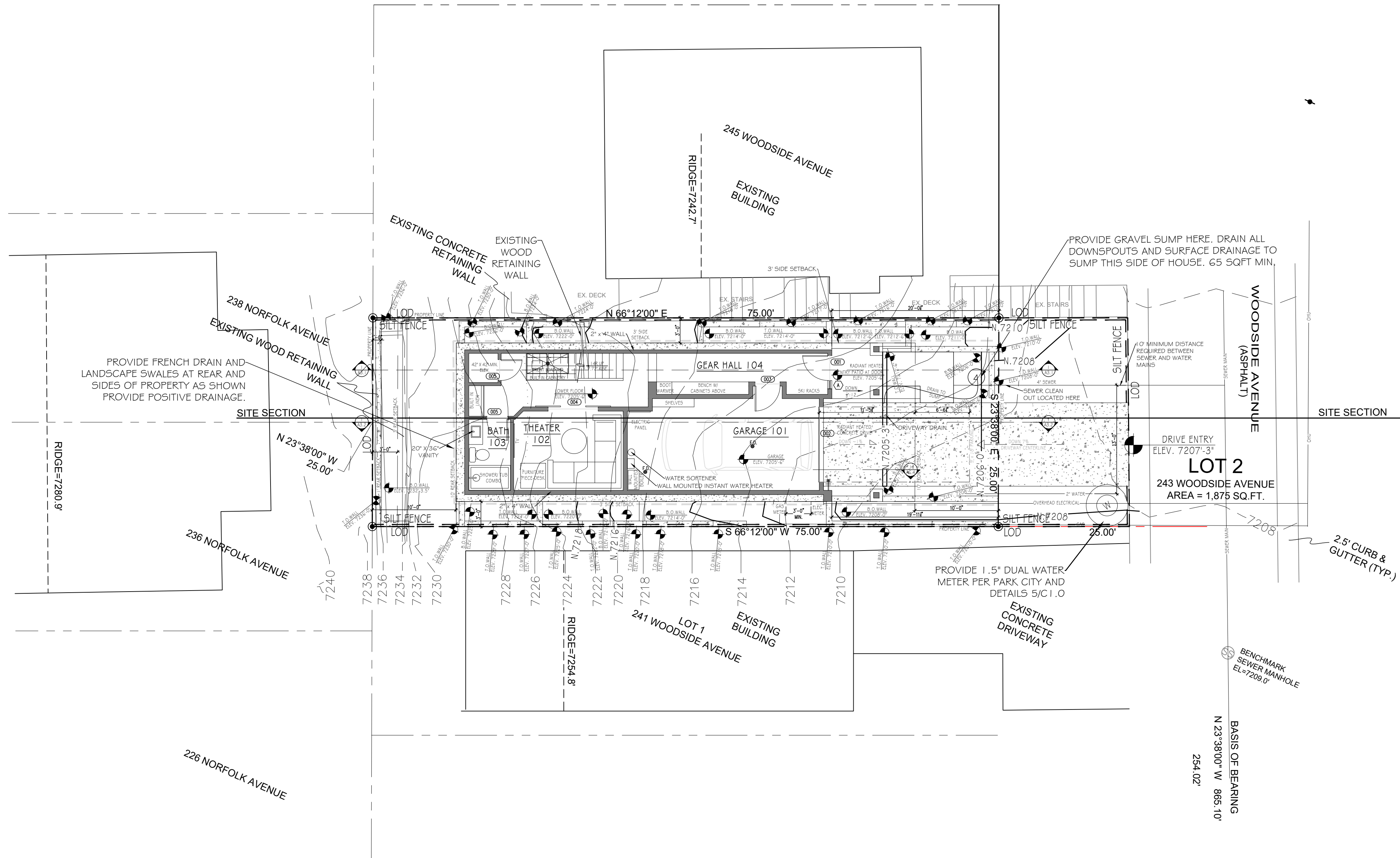
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RESIDENCE
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PARK CITY, UTAH 84060

SITE DETAILS
AND NOTES

C1.0

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PARK CITY, UTAH 84098





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

SQUARE FOOTAGE CALCULATIONS			
HOA		BUILDER / REALTOR	
LOT SIZE AREA	1,875 SQ. FT.	1ST LEVEL AREA	844 SQ. FT.
LOD AREA	2,225 SQ. FT.	1ST LEVEL MINUS GARAGE	537 SQ. FT.
FOOTPRINT & HARD SURFACES	1,539	2ND LEVEL AREA	855 SQ. FT.
MECHANICAL AREA	28.5 SQ. FT.	3RD LEVEL AREA	796 SQ. FT.
LOWER FLOOR AREA	532 SQ. FT.	4TH LEVEL AREA	476 SQ. FT.
2ND LEVEL	855 SQ. FT.	TOTAL AREA	2,971 SQ. FT.
3RD LEVEL	855 SQ. FT.	HOA AREA = AREA DEFINED BY HOA	
4TH LEVEL	477 SQ. FT.		
TOTAL LIVABLE AREA	2,719 SQ. FT.	BUILDER / REALTOR AREA = AREA CALCULATED TO EXTERIOR OF ALL WALLS INCLUDING GARAGE + MECHANICAL	
GARAGE INTERIOR AREA	225 SQ. FT.		
BUILDING FOOTPRINT	844 SQ. FT.		
2ND LEVEL PATIO AREA	184 SQ. FT.		
4TH LEVEL PATIO AREA	196 SQ. FT.		
REAR PATIO AREA	234 SQ. FT.		
ENTRY PATIO AREA	28 SQ. FT.		
-	-		

SITE PLAN WITH 1ST LEVEL

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

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SITE PLAN WITH
FIRST LEVEL

C1.1

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JUNE 24, 2024

OCTOBER 4, 2024

DATE:

REVISION:

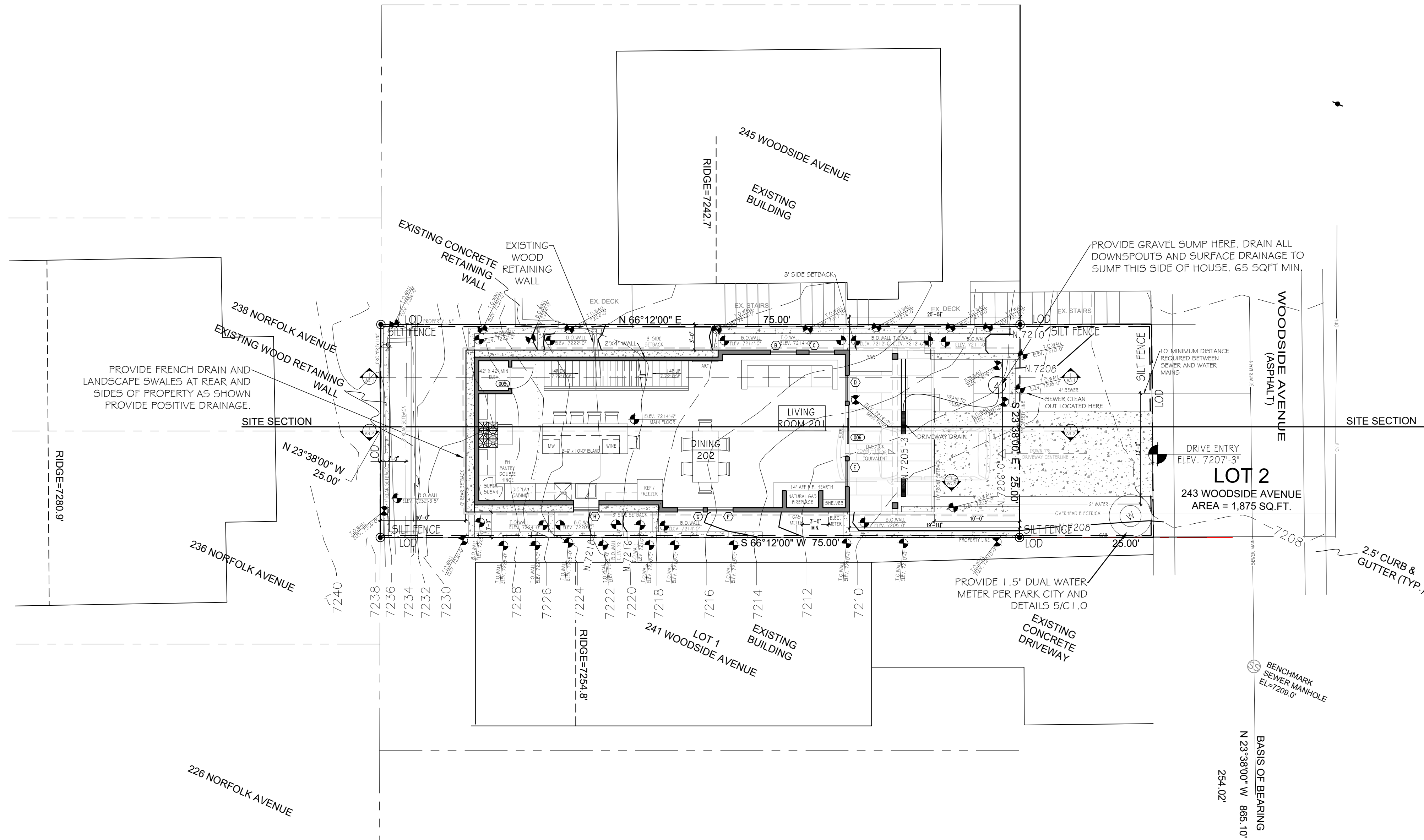
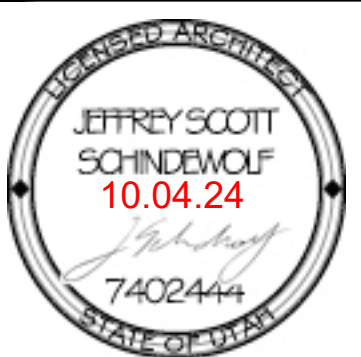
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PARK CITY, UTAH 84060

SITE PLAN WITH
SECOND LEVEL

C1.2

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INCREASING SLOPE TO 30% OR
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ANALYSIS.

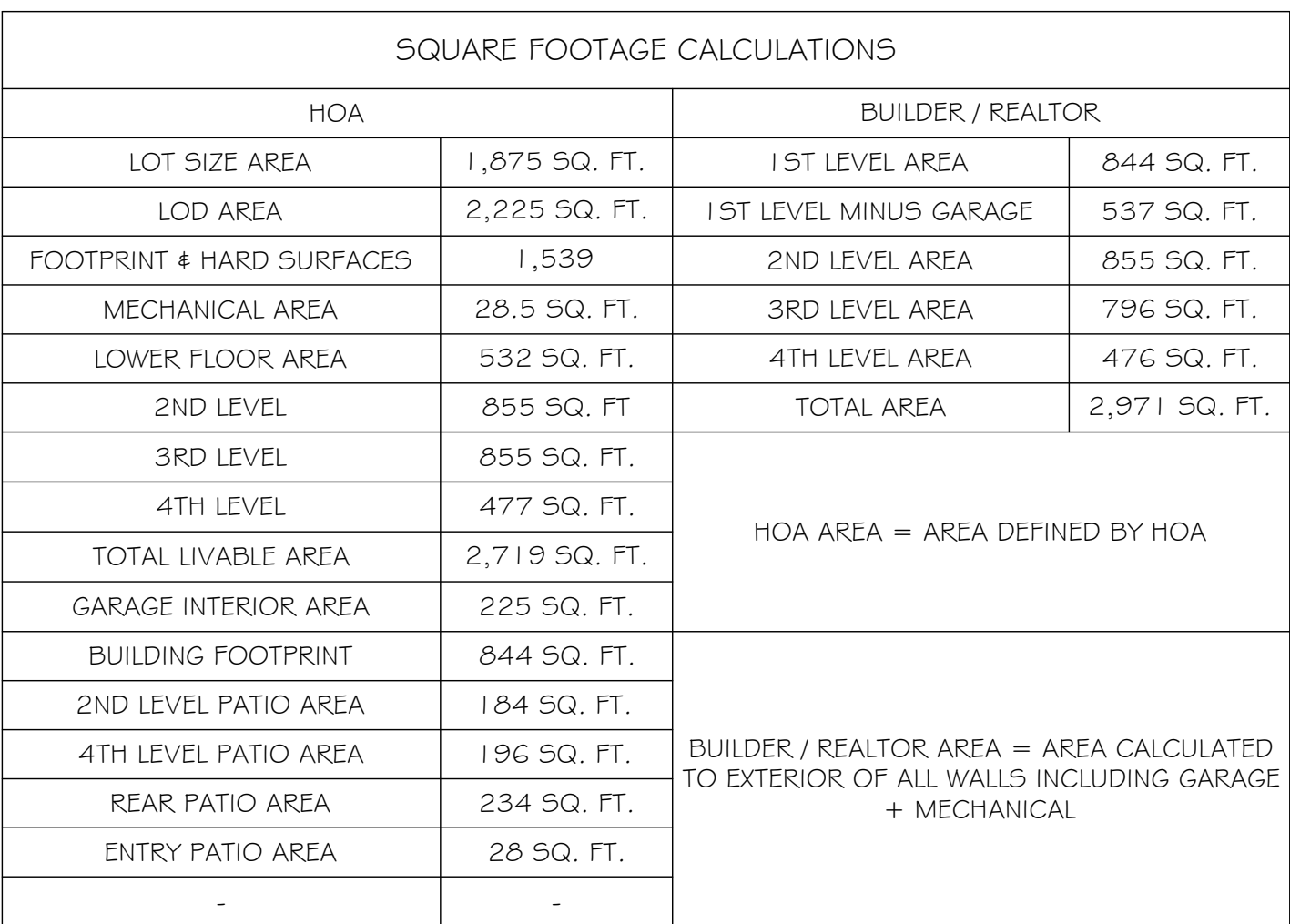
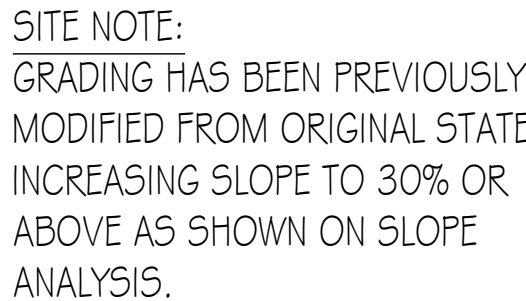
SQUARE FOOTAGE CALCULATIONS			
HOA		BUILDER / REALTOR	
LOT SIZE AREA	1,875 SQ. FT.	1ST LEVEL AREA	844 SQ. FT.
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4TH LEVEL PATIO AREA	196 SQ. FT.		
REAR PATIO AREA	234 SQ. FT.		
ENTRY PATIO AREA	28 SQ. FT.		

SITE PLAN WITH 2ND LEVEL

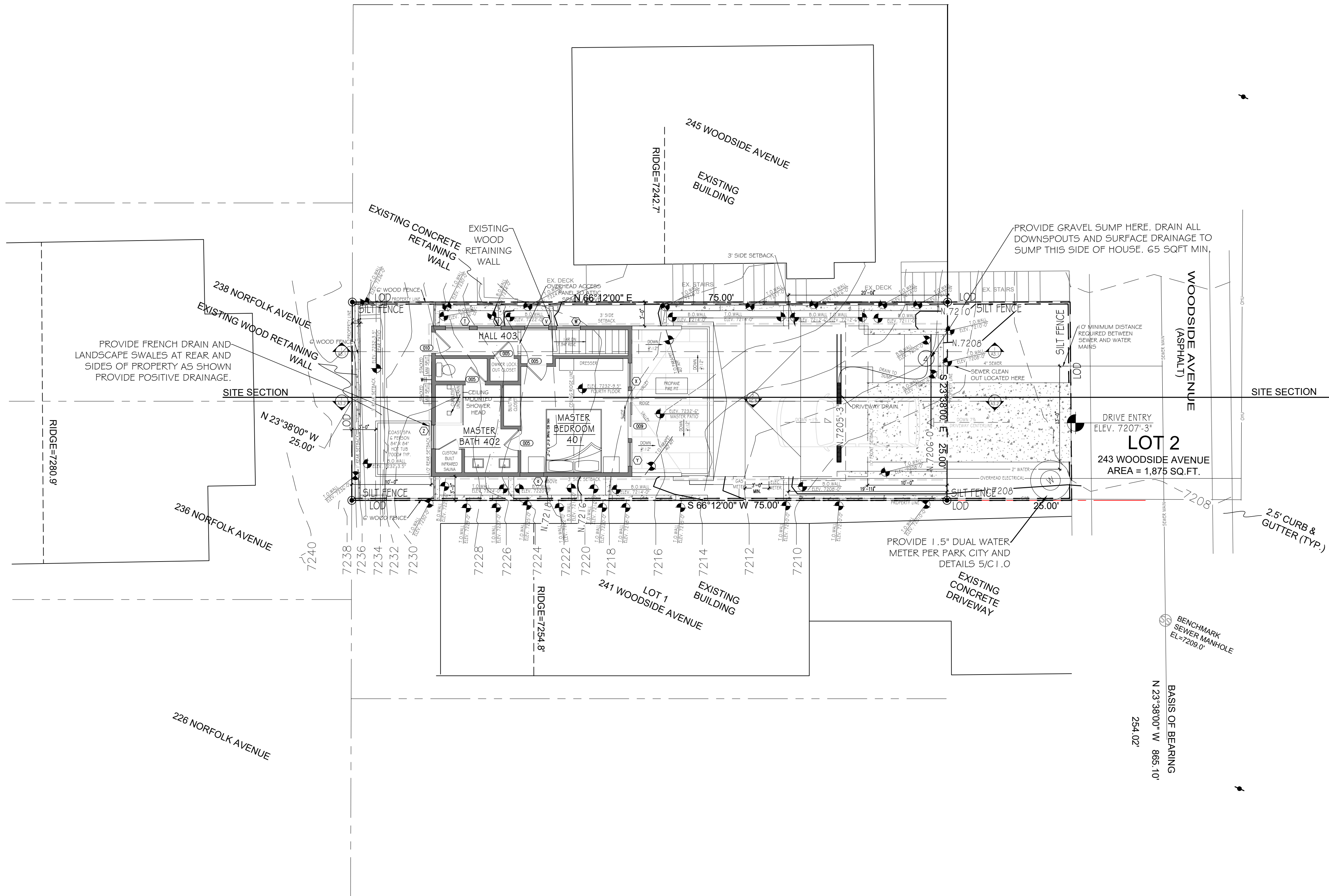
SCALE: 1/8" = 1'-0"

SITE PLAN WITH THIRD LEVEL

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



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

SQUARE FOOTAGE CALCULATIONS			
HOA		BUILDER / REALTOR	
LOT SIZE AREA	1,875 SQ. FT.	1ST LEVEL AREA	844 SQ. FT.
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FOOTPRINT + HARD SURFACES	1,539	2ND LEVEL AREA	855 SQ. FT.
MECHANICAL AREA	28.5 SQ. FT.	3RD LEVEL AREA	796 SQ. FT.
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4TH LEVEL PATIO AREA	196 SQ. FT.		
REAR PATIO AREA	234 SQ. FT.		
ENTRY PATIO AREA	28 SQ. FT.		
-	-		

SITE PLAN WITH 4TH LEVEL

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

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2311

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OCTOBER 4, 2024

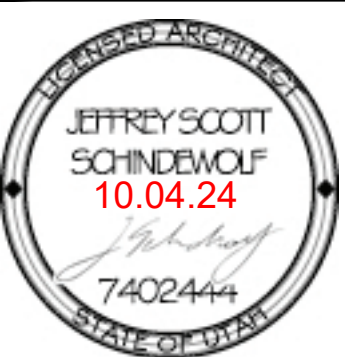
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RESIDENCE
243 WOODSIDE AVE.
PARK CITY, UTAH 84060

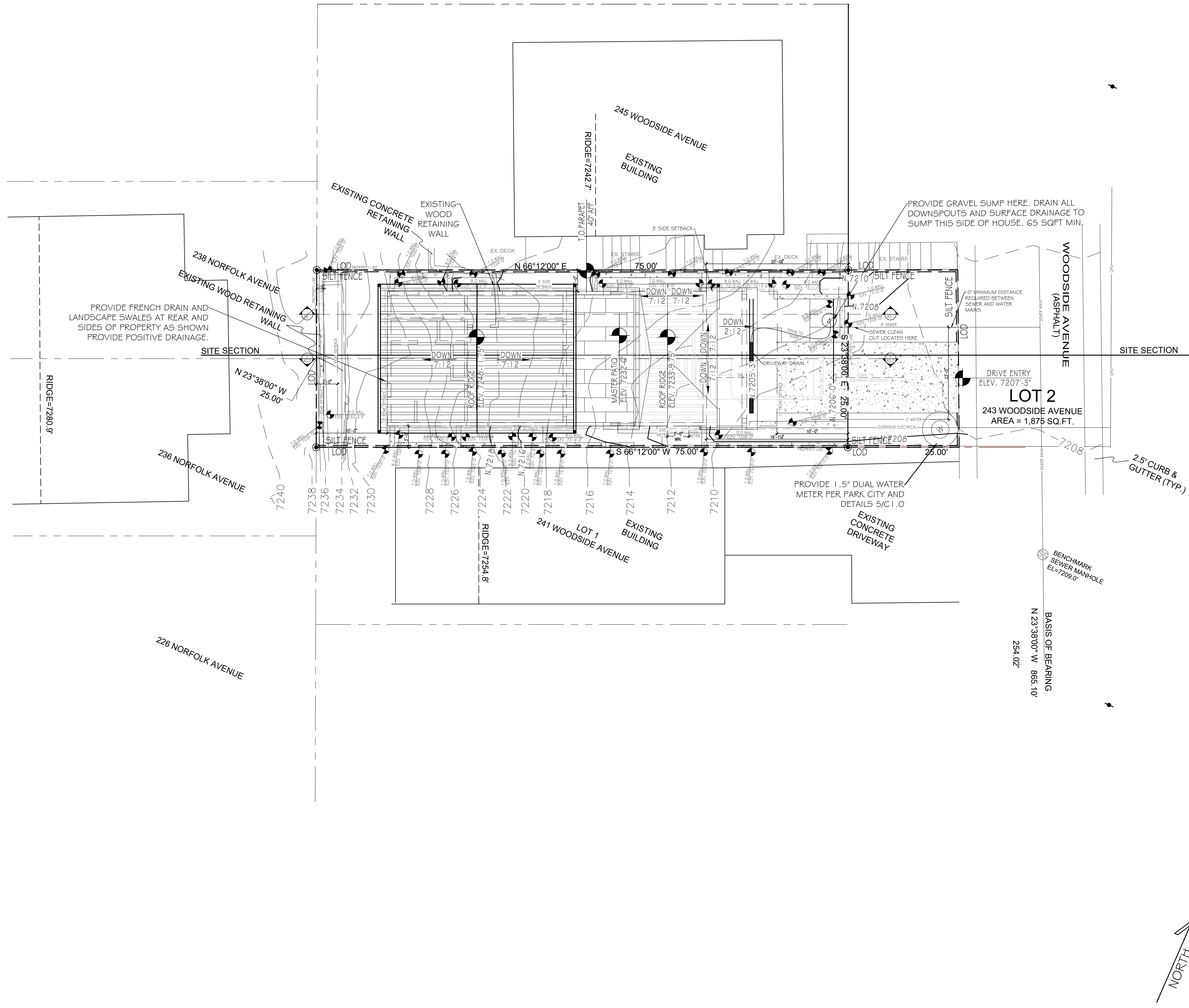
SITE PLAN WITH
FOURTH LEVEL

C1.4

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1612 UTE BLVD SUITE 212
PARK CITY, UTAH 84098





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ABOVE AS SHOWN ON SLOPE
ANALYSIS.

SQUARE FOOTAGE CALCULATIONS			
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FOOTPRINT # HARD SURFACES	1,539	2ND LEVEL AREA	855 SQ. FT.
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4TH LEVEL PATIO AREA	196 SQ. FT.		
REAR PATIO AREA	234 SQ. FT.		
ENTRY PATIO AREA	28 SQ. FT.		
-	-		

SITE PLAN WITH ROOF

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

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2311

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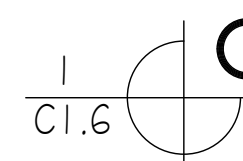
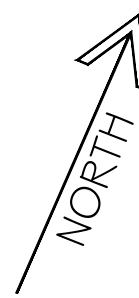
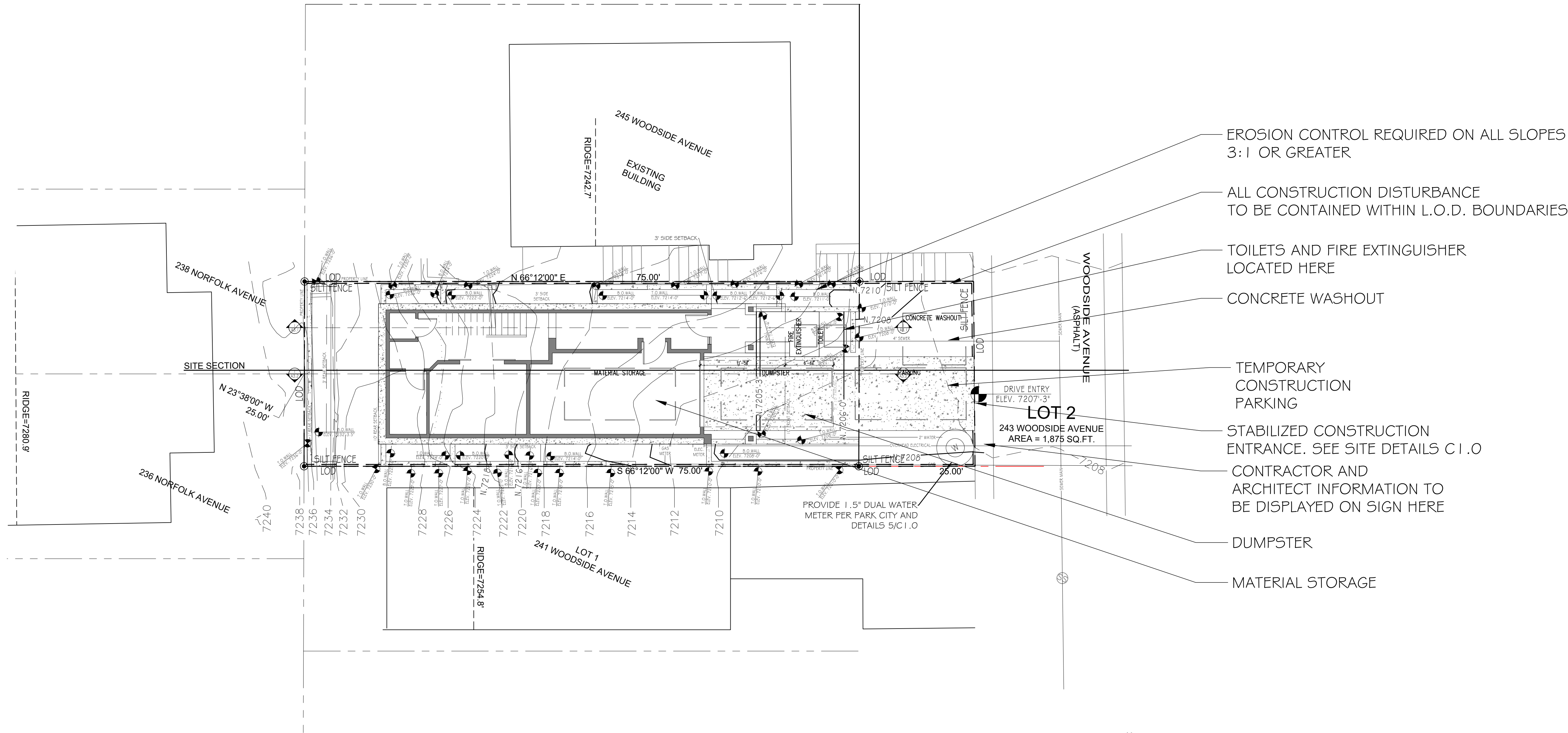
SITE PLAN WITH
ROOF

C1.5

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1612 UTE BLVD SUITE 212
PARK CITY, UTAH 84098

JEFFREY SCOTT
SCINDENWOLF
10.04.24
7402444
STATE OF UTAH



CONSTRUCTION MITIGATION PLAN

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

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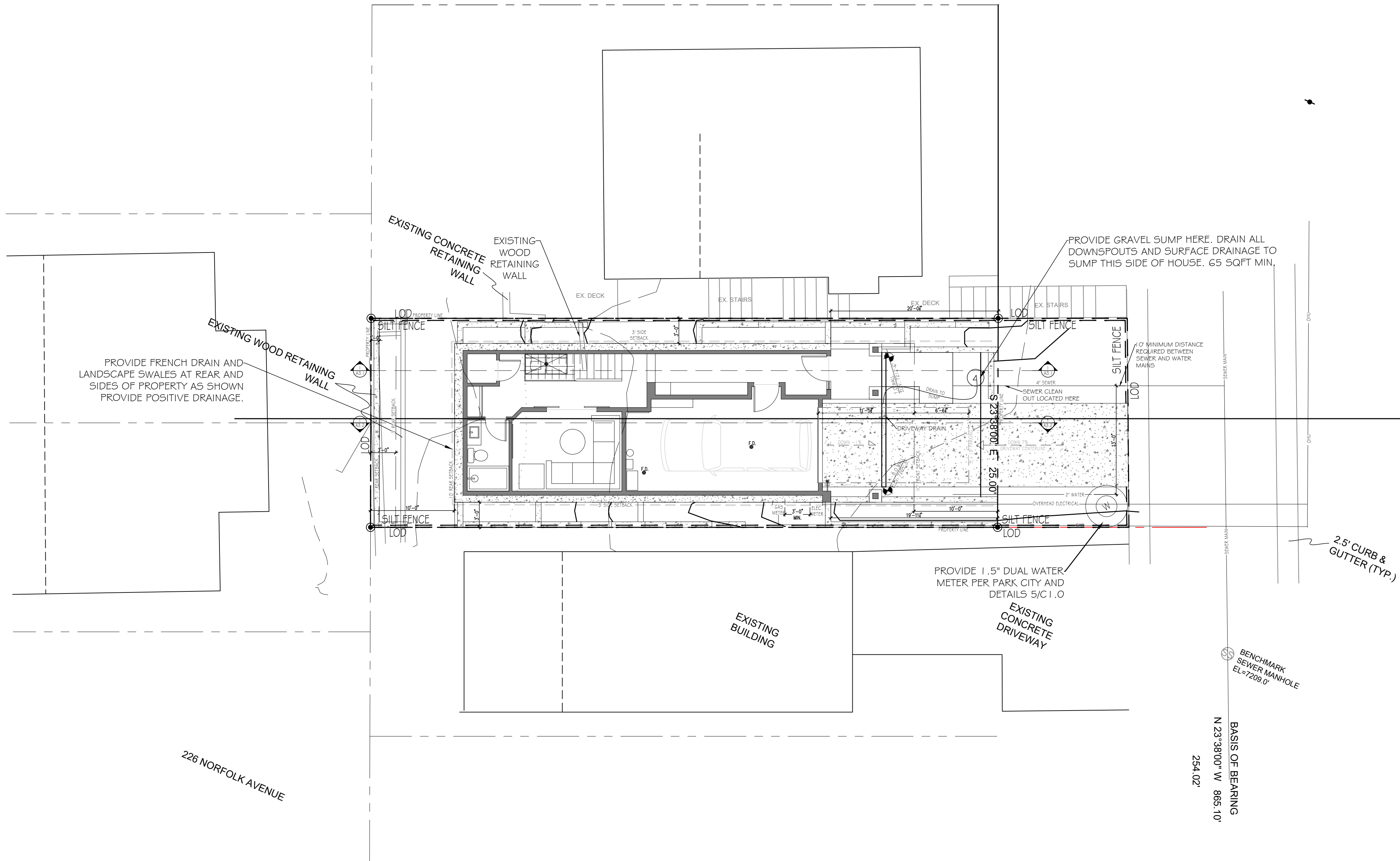
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RESIDENCE
243 WOODSIDE AVE.
PARK CITY, UTAH 84060

MITIGATION
PLAN

C1.6

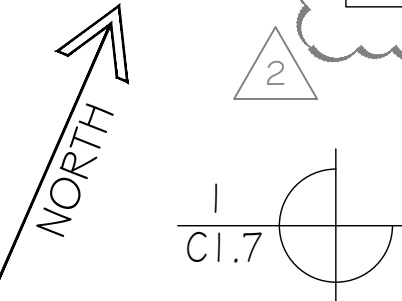
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REAR PATIO AREA	234 SQ. FT.		
ENTRY PATIO AREA	28 SQ. FT.		
-	-		



UTILITY PLAN

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

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UTILITY
PLAN

C1.7

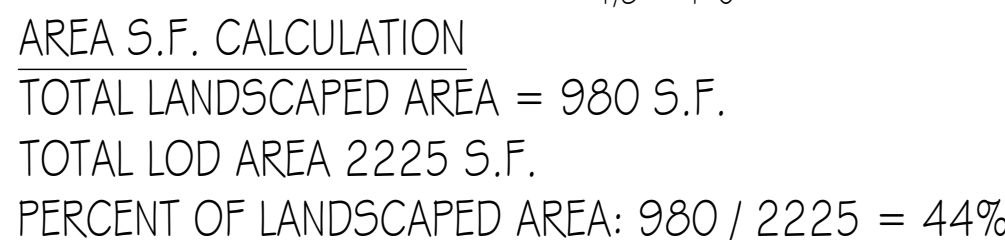
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801.809.5295
1612 UTE BLVD SUITE 212
PARK CITY, UTAH 84098

JEFFREY SCOTT
SCHEIDT
10.04.24

7402444

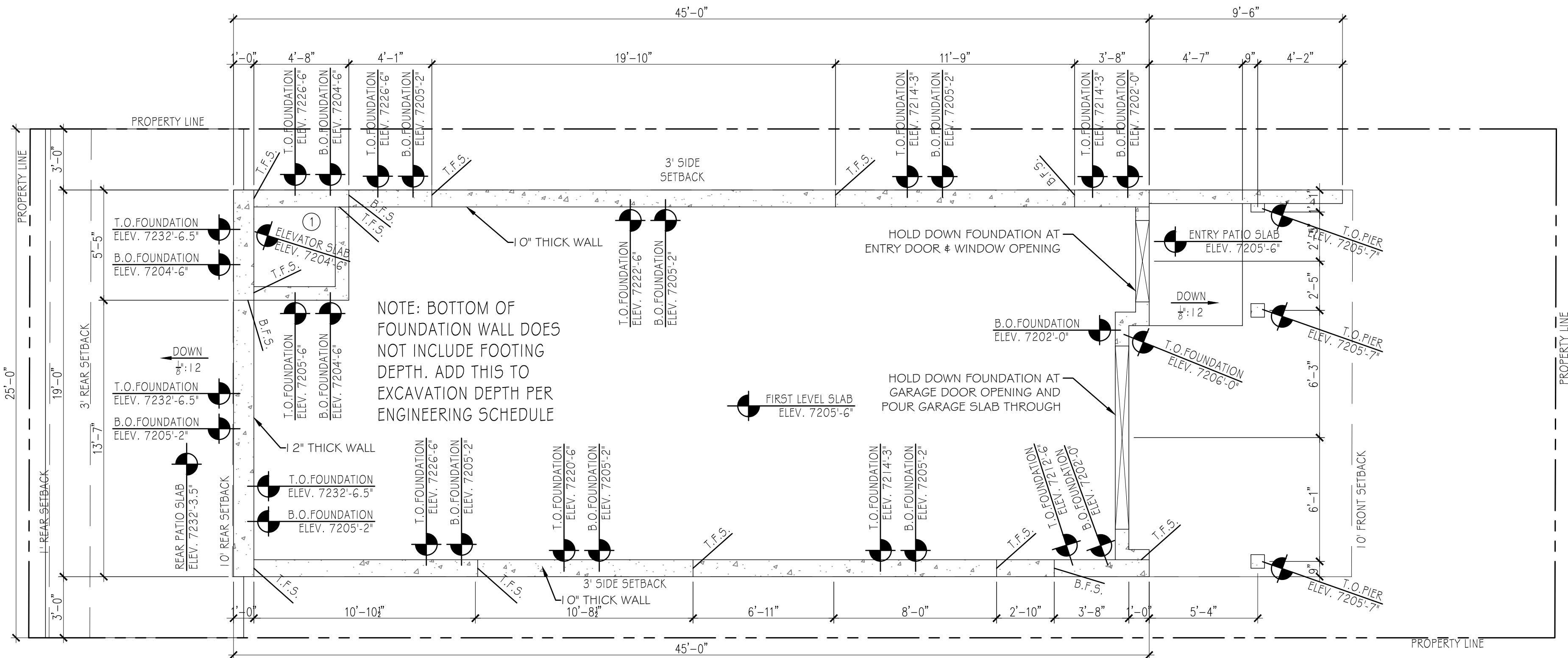
STATE OF UTAH

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SQUARE FOOTAGE CALCULATIONS			
HOA		BUILDER / REALTOR	
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REAR PATIO AREA	234 SQ. FT.		
ENTRY PATIO AREA	28 SQ. FT.		
-	-		

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

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



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

- KEYED NOTES
- ALL CONCRETE SLABS IN ELEVATOR CORES TO BE 12" THICK AND 1/2" BELOW FINISHED FLOOR. CONCRETE PIT WALL SHALL BE 12" THICK. COORDINATE ALL STEEL EMBEDMENTS AND ELEVATOR RAIL ATTACHMENTS WITH MANUFACTURER AND ENGINEER.

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LOWER + SECOND
LEVEL FLOOR PLAN

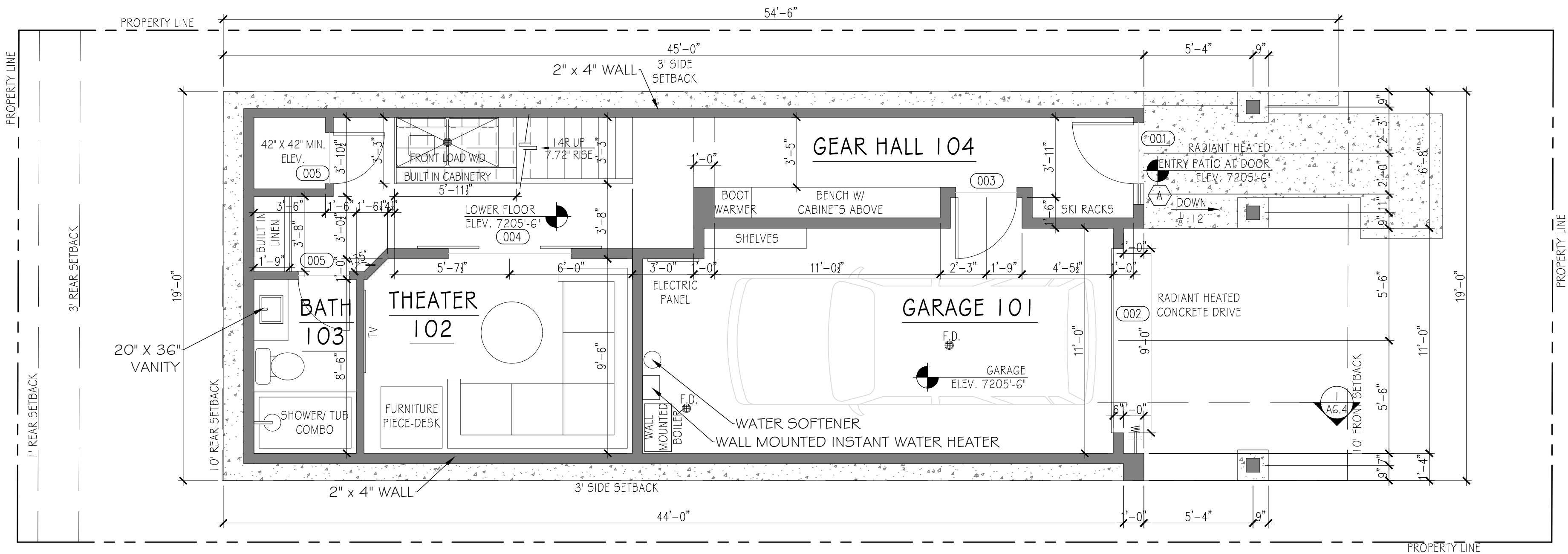
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JSARC

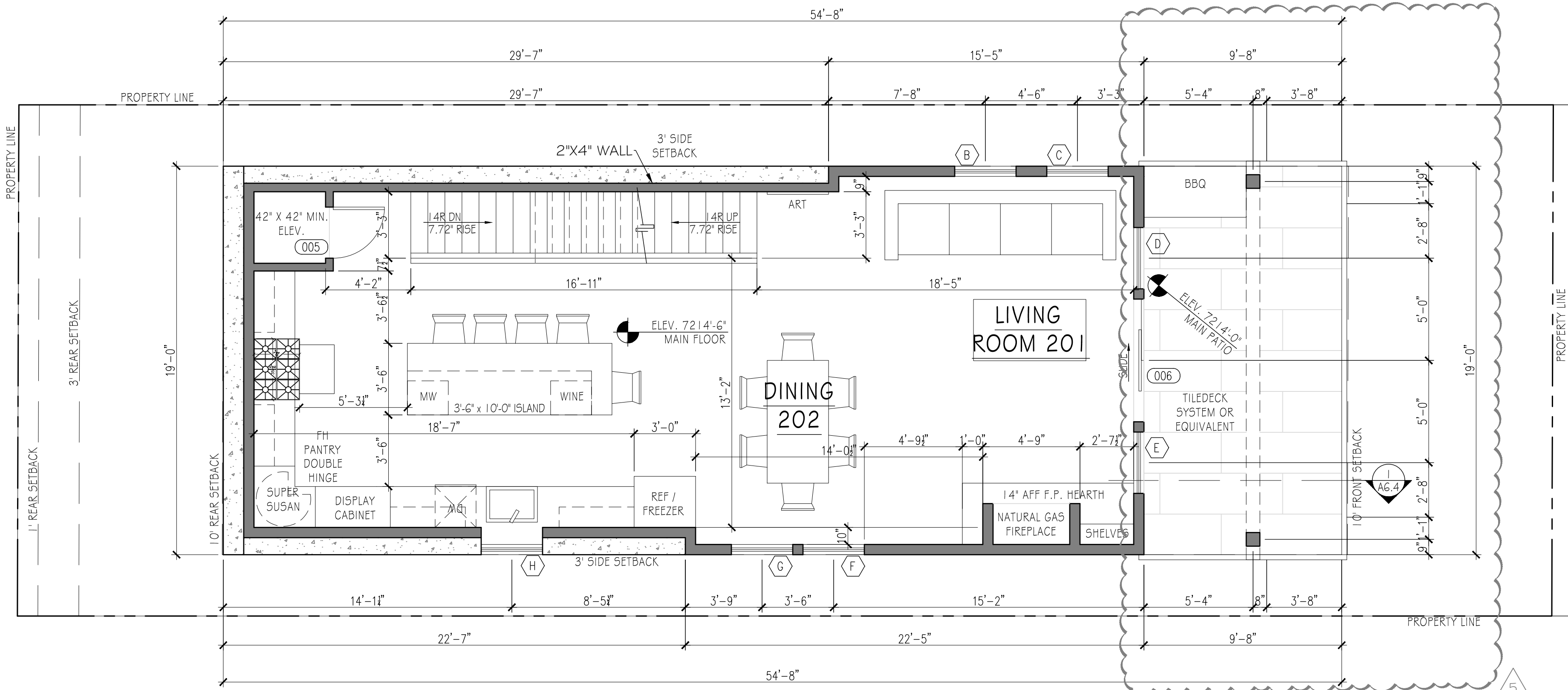
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SCHEIDT
10.04.24
7402444
STATE OF UTAH

SQUARE FOOTAGE CALCULATIONS			
HOA		BUILDER / REALTOR	
LOT SIZE AREA	1,875 SQ. FT.	1ST LEVEL AREA	844 SQ. FT.
LOD AREA	2,225 SQ. FT.	1ST LEVEL MINUS GARAGE	537 SQ. FT.
FOOTPRINT & HARD SURFACES	1,539	2ND LEVEL AREA	855 SQ. FT.
MECHANICAL AREA	28.5 SQ. FT.	3RD LEVEL AREA	796 SQ. FT.
LOWER FLOOR AREA	532 SQ. FT.	4TH LEVEL AREA	476 SQ. FT.
2ND LEVEL	855 SQ. FT.	TOTAL AREA	2,971 SQ. FT.
3RD LEVEL	855 SQ. FT.	HOA AREA = AREA DEFINED BY HOA	
4TH LEVEL	477 SQ. FT.		
TOTAL LIVABLE AREA	2,719 SQ. FT.		
GARAGE INTERIOR AREA	225 SQ. FT.	BUILDER / REALTOR AREA = AREA CALCULATED TO EXTERIOR OF ALL WALLS INCLUDING GARAGE + MECHANICAL	
BUILDING FOOTPRINT	844 SQ. FT.		
2ND LEVEL PATIO AREA	184 SQ. FT.		
4TH LEVEL PATIO AREA	196 SQ. FT.		
REAR PATIO AREA	234 SQ. FT.		
ENTRY PATIO AREA	28 SQ. FT.		
-	-		



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



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

PROJ#
2311

DATE: MARCH 25, 2024
REVISION: 4/22/24 | 5/7/24 | 5/22/24
JUNE 24, 2024
OCTOBER 4, 2024

SUTER
RESIDENCE

243 WOODSIDE AVE.
PARK CITY, UTAH 84060

FIRST + SECOND
LEVEL FLOOR PLAN

A1.1

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JEFFREY SCOTT
SONDROWOLF
10.04.24
7402444
STATE OF UTAH

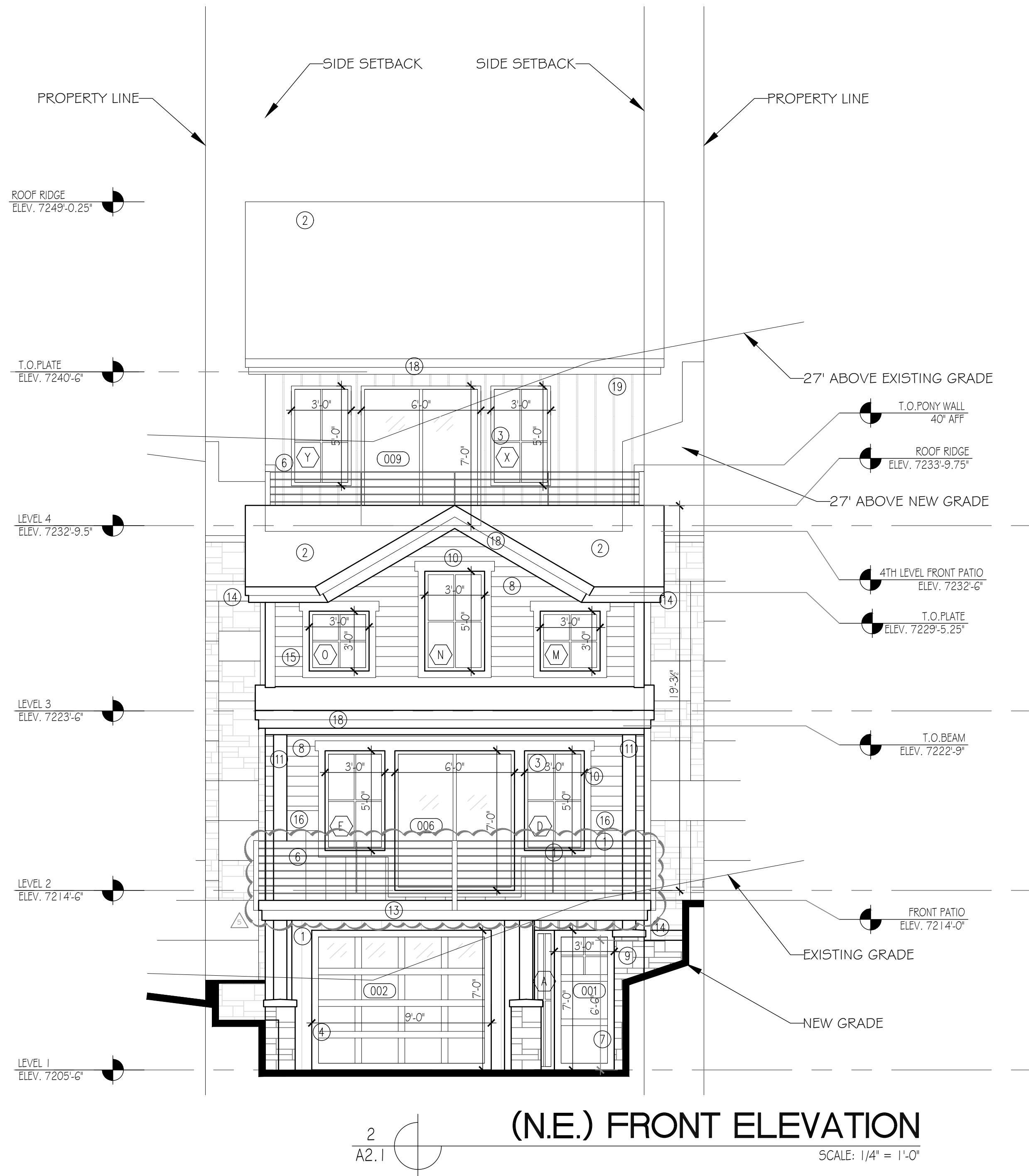
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								MARCH 25, 2024 4/22/24 5/7/24 5/22/24 JUNE 24, 2024 OCTOBER 4, 2024	
								DATE: REVISION:	
								SUTER RESIDENCE 243 WOODSIDE AVE. PARK CITY, UTAH 84060	
								ELEVATION AND SECTION NOTES	
								A2.0	
								JSARC JEFF@JSARC.NET 801.809.5295 1612 UTE BLVD SUITE 212 PARK CITY, UTAH 84098	
								JEFFREY SCOTT SANDERWOLF 10.04.24 7402444	

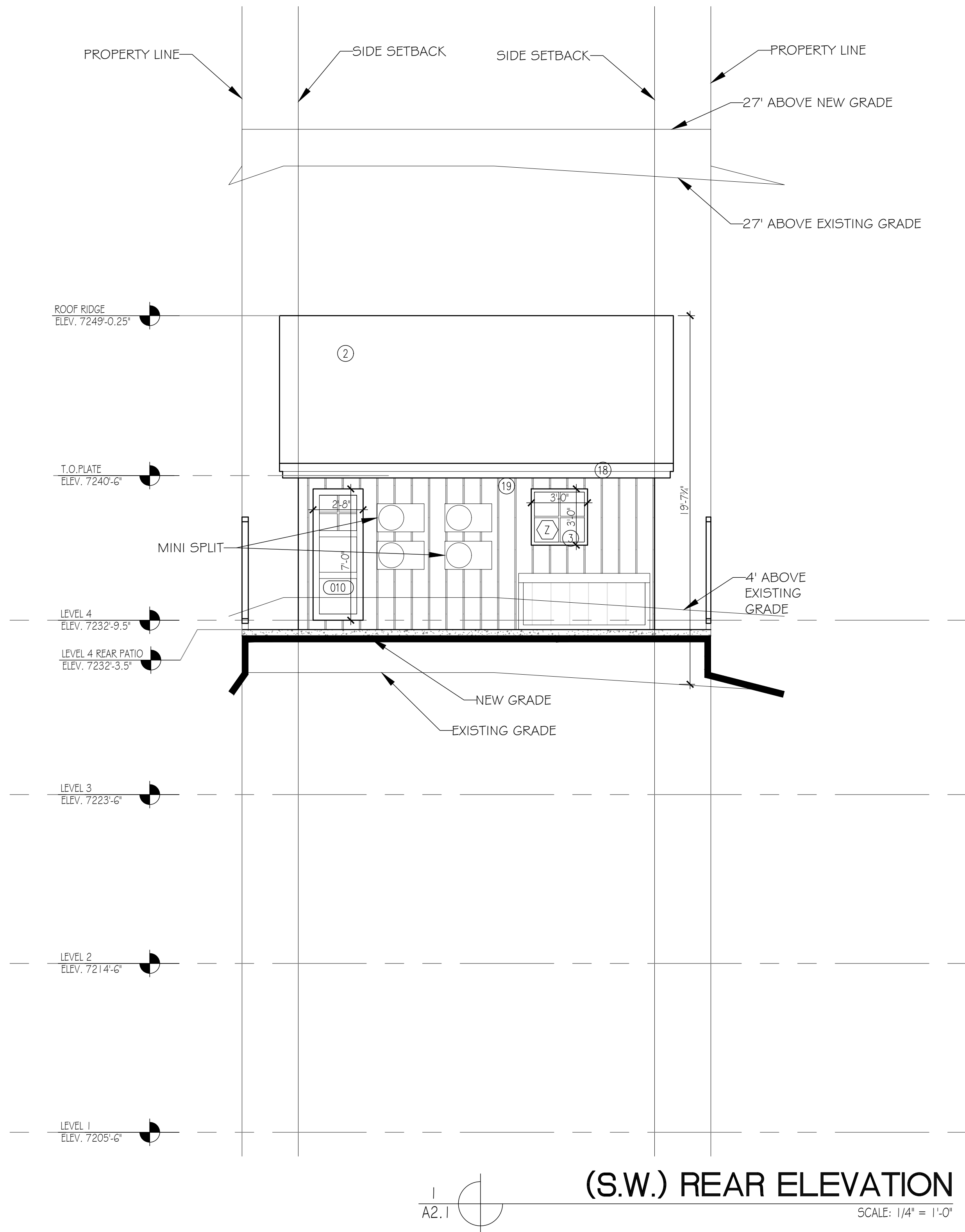
		182 ALL WINDOW WELLS TO PROVIDE A MIN. OF 9 SQ. FT. NET CLEAR OPENING w/ MIN. DIMENSION OF 36" AND A LADDER INSTALLED IF WINDOW WELL IS GREATER THAN 44 INCHES DEEP 183 CONCRETE FLOOR SLABS, EXCEPT THOSE IN UNHEATED ACCESSORY STRUCTURES, SHALL HAVE A VAPOR RETARDER CONSISTING OF A 6 MIL (.006 INCH) POLYETHYLENE OR APPROVED VAPOR RETARDER WITH JOINTS LAPPED NOT LESS THAN 6 INCHES PLACED BETWEEN THE CONCRETE FLOOR SLAB AND THE BASE COURSE OF THE PREPARED SUB GRADE WHERE NO BASE COURSE EXISTS. R506.2.3 184 BEDROOM WINDOWS TO RECEIVE EGRESS HARDWARE. 185 GARAGE ATTIC ACCESS DOORS SHALL BE 20 MINUTE LABELED OR EQUIVALENT CONSTRUCTION. 186 FLASH AND COUNTER FLASH DOORS AND WINDOWS. 187 ALL HINGED SHOWER DOORS SHALL SWING OUTWARD. 188 MINIMUM WINDOW AREA SHALL EQUAL NOT LESS THAN 8% OF THE FLOOR AREA OF HT. OF ROOM UNLESS MECHANICAL VENTILATION AND ARTIFICIAL LIGHT IS PROVIDED CAPABLE OF PRODUCING AN AVERAGE ILLUMINATION OF 6 FOOT-CANDLES OVER THE REQUIRED FLOOR AREA AT A HEIGHT OF 30 INCHES.		156 ALL HINGED SHOWER DOORS SHALL SWING OUTWARD. 157 MINIMUM WINDOW AREA SHALL EQUAL NOT LESS THAN 8% OF THE FLOOR AREA OF HT. OF ROOM UNLESS MECHANICAL VENTILATION AND ARTIFICIAL LIGHT IS PROVIDED CAPABLE OF PRODUCING AN AVERAGE ILLUMINATION OF 6 FOOT-CANDLES OVER THE REQUIRED FLOOR AREA AT A HEIGHT OF 30 INCHES. 158 PROVIDE ADEQUATE FLASHING. 159 STONE SLAB HEARTH. 160 (1) LAYER 5/8" TYPE 'X' GYP. BOARD AT ALL WALLS SEPERATING GARAGE AND HOUSE. 161 R.S. TIMBER FRAMING. RE: FRMG PLANS. 162 STANDING SEAM COPPER ROOF SYSTEM AT ALL COLD ROOF CONDITIONS. 163 VENT CRAWL SPACE AS PER I.R.C. R408. 1:1,500 w/ 4MIL VISQUEEN AND AT LEASE ONE VENT ON EACH SIDE OF CRAWL FOR CROSS VENTILATION. 164 SLOPE GRADE AWAY FROM BUILDING @ 5% FOR THE FIRST 10'-0" 165 CUSTOM COPPER CHIMNEY CAP. 166 5/8" TYPE 'X' GYP. BD. ON ALL SURFACES. INSTALL TAPE AND MUD AS REQ. TO ASSURE MIN. 1 HR. RATED FIRE ASSEMBLY. 167 EXTEND 4 MIL POLY UNDER FOOTING. 168 CONT. R-30 BATT INSUL. IN ALL FLOOR SPACES OVER UNHEATED AREAS. 169 PROVIDE (2) LAYERS OF TYPE 'X' GYP. BD AT CEILING OF GARAGE WHERE FLOOR FRAMING EXISTS ABOVE CONSISTING OF TJI TYPE CONSTRUCTION. 170 8" CONC. FOUNDATION WALL. RE: FOUNDATION WALL SCHEDULE FOR REINFORCING REQ. 171 2x4 FURRING W/ R-13 BATT INSUL. 172 6"x6" R.S. CUSTOM WD. BRACKETS AS SHOWN. SEE SECTION 173 1/2" TEMPERED GLASS ASSEMBLY AT SHOWER. 174 R.S. TIMBER MANTEL. 175 CUSTOM R.S. TRUSS AS SHOWN. RE: DETAIL. 176 STONE CHIMNEY CAP AND FLASHING AS REQ. TO ASSURE ADEQUATE MOISTURE PROTECTION. 177 ASSURE NO PLUMBING IN EXTERIOR WALL CONDITION 178 PROVIDE SEALED F.P. UNIT IN BEDROOMS. CONTRACTOR TO PROVIDE ICC NUMBER TO BUILDING OFFICIAL PRIOR TO INSTALLATION. 179 2x6 FRAMING AT 16" O.C. MIN. W/ CONT. R-19 BATT INSUL W/ CONT. 4 MIL. POLY. PROVIDE CONT. 7/16" APA RATED WAFER BD. W/ MIN. NAILING TO BE 10d AT 6" O.C. AT ALL PANEL EDGES AND AT 12" AT ALL FIELD CONDITIONS. RE: SHEAR WALL DESIGNATIONS AND SHEAR WALL SCHEDULE FOR ACTUAL NAILING REQ. 180 2x CEDAR TRIM. FINISH AS PER OWNER 181 VERIFY FRAMED OPENINGS AT ALL DOORS AND WINDOWS WITH WINDOW/DOOR MANUFACTURER.		133 STAIRWAY, MAX. RISE 8", MIN. TREAD 10". SEE DETAIL SHEET. 134 ASSURE 6'-8" MIN. CLEAR HEADROOM AT STAIRWAY. DIMENSION TO BE MEASURED FROM LINE OF STAIR TREAD NOSING TO NEAREST OVERHEAD FINISHED SURFACE. 135 PROVIDE CONT. STAIR RAIL SYSTEM TO INCLUDE 1 1/2" HANDRAIL AT 36" ABOVE NOSE OF STAIR TREADS. RETURN RAIL TO WALL AT ALL TERMINATING CONDITIONS. ASSURE STAIR RAILING SYSTEM IS SUCH THAT A 4" DIA. SPHERE CANNOT PASS THROUGH AT ANY POINT. SEE DETAIL SHEET. 136 UNLESS NOTED OTHERWISESTAIRWAY CONSTRUCTION TO BE MIN. (3) 2x12 STRINGERS W/ 3/4" STAIR TREAD. SEE DETAIL AND STRUCTURAL SHEETS. 137 ASPHALTIC ROOF SYSTEM OVER 30# FELT OR BETTER 138 NON CORROSIVE CONT. METAL DRIP EDGE W/ CONT.METAL EAVE FLASHING. ALL METAL TO MATCH METAL ROOFING AND AS PER OWNER. 139 2x BUILT-UP ROUGH-SAWN CEDAR FASGIA AS PER REFLECTED CEILING PLAN AND DETAILS W/ CONT. T&G CEDAR SOFFIT. 140 CONT. 4" SOFFIT / EAVE VENT. 141 ALL EXTERIOR GLU-LAMS TO BE ADEQUATELY PROTECTED FROM MOISTURE. 142 5/8" A.P.A. RATED WAFER BD. ROOF SHTG W/ 10d NAILING AT 6" O.C. AT ALL PANEL EDGES AND AT 12" AT ALL FIELD CONDITIONS U.N.O.. COORDINATE WITH STRUCTURAL. 143 TJI FRAMING AS SHOWN. RE: FRAMING PLANS. INSTALL JOISTS, HANGERS, STIFFENERS AND BLOCKING AS PER MANUF. SPECS. 144 ROOF INSULATION SHALL BE CONT. R-49 BATT INSUL W/ CONT. MIN. 1" AIR SPACE ABOVE BATTS MIN. 145 5/8" GYP. BD. AS PER I.R.C. W/ A 1 PERM VAPOR BARRIER IS INSTALLED ON THE WARM SIDE OF WALL 146 PROVIDE CONT. 1 1/2" DIA. HOLES AT EA. BLOCKING TO ASSURE FREE TRANSLATION OF AIR FROM SOFFIT/EAVE VENT THROUGH BLOCKING AND TO 1" AIR SPACE ABOVE BATT INSUL. R.S. TIMBER TRUSS AS PER DETAIL. 147 2x12 @ 12" O.C. OVERBUILD. 148 ASSURE RAILING DESIGN IS SUCH THAT A 4" DIA. SPHERE CANNOT PASS THROUGH ANY OPENINGS AT STAIRS INCLUDING RAILINGS AND OPEN TREADS.. 149 PROVIDE CONT. BLOCKING AT ALL BRG. CONDITIONS. 150 GLAZING USED IN DOORS AND PANELS OF SHOWERS AND BATHTUB ENCLOSURES AND WALLS ENCLOSING THESE COMPARTMENTS SHALL COMPLY WITH CPSC 16 CFR, PART 1201 CRITERIA FOR CATEGORY I OR CATEGORY II AS INDICATED IN IRC TABLE R308.3. 151 FRAMELESS GLASS DOORS, GLASS IN DOORS, GLASS WITHIN 24" ARCH OF DOORS, GLAZING LESS THAN 60" ABOVE A WALKING SURFACE THAT IS WITHIN 5FT OF STAIRS, OR GLAZING WITHIN 5 FT OF SPAS OR POOLS, CERTAIN FIXED GLASS PANELS, AND SIMILAR GLAZED OPENINGS SUBJECT TO HUMAN IMPACT SHALL COMPLY WITH IRC R308. 152 DOORS LEADING FORM DWELLINGS TO THE GARAGE SHALL BE SELF-CLOSING. 1-3/8" THICK SOLID CORE OR 20 MINUTE RATED. DOORS SHALL NOT BE OPEN INTO A SLEEPING ROOM. 153 PROVIDE PRESSURE TREATED WOOD AT ALL WOOD TO CONCRETE CONNECTIONS. PROVIDE 18" MIN. CLEARANCE ABOVE CRAWL SPACE FOR ALL NON-PRESSURE TREATED WOOD JOISTS AND 12" MIN. CLEARANCE ABOVE CRAWL SPACE FOR ALL NON-PRESSURE TREATED WOOD GIRDERS. 154 BASEMENTS WITH HABITABLE SPACE AND EACH SLEEPING ROOM SHALL HAVE A EXTERIOR DOOR OR WINDOW THAT MEETS THE FOLLOWING: FINISHED SILL HEIGHT WITHIN 44" OF THE FLOOR, MINIMUM NET CLEAR OPENABLE AREA OF 5.7 SQ. FT., MINIMUM NET CLEAR OPENING WIDTH OF 20" AND MINIMUM NET CLEAR OPENABLE HEIGHT OF 24". GRADE FLOOR OPENINGS MAY HAVE A MINIMUM NET CLEAR OPENING OF 5 SQ. FT. 155 THE OPENABLE WINDOW AREA IN BATHROOMS, WATER CLOSET COMPARTMENTS, LAUNDRY ROOMS AND OTHER SIMILAR ROOMS SHALL NOT BE LESS THAN 1-1/2 SQ. FT. UNLESS A MECHANICAL VENTILATION SYSTEM CAPABLE OF PRODUCING 50 CFM FOR INTERMITTENT OPERATION OR 20 CFM FOR CONTINUOUS OPERATION IS PROVIDED. VENTILATION AIR SHALL BE EXHAUSTED DIRECTLY TO THE OUTSIDE.		11 THE MOST RECENT INTERNATIONAL CODES AND UTAH STATE AMENDMENTS SHALL GOVERN. SEE GENERAL NOTES ON SHEET GO.1 FOR ADDITIONAL REQUIREMENTS 112 COORDINATE WINDOW HEIGHTS WITH WINDOW SCHEDULE. 113 ASPHALT ROOF SHINGLES TO BE 50-YEAR THICK BUTT ARCHITECTURAL SHINGLES. MINIMUM 380# INSTALL AS PER MANUFACTURER'S RECOMMENDATIONS. 114 COORDINATE ALL BEARING ELEVATIONS WITH ROOF FRAMING PLAN. SEE STRUCTURAL DRAWINGS AND CALCULATIONS FOR ALL FRAMING REQUIREMENTS. 115 SEE STRUCTURAL DRAWINGS AND CALCULATIONS FOR ALL STRUCTURAL REQUIREMENTS, INCLUDING FOUNDATION WALL SPECIFICATIONS, AND SHEARWALL AND HOLDDOWN REQUIREMENTS. 116 OWNER TO SELECT STONE FOR STONE VENEER. VENEER SHALL BE APPROVED BY HOA IF APPLICABLE. INSTALL AS PER ELEVATIONS, DETAILS, STRUCTURAL, AND AS PER I.R.C. 703.7 117 SEE ROOF PLAN FOR ALL ROOF SLOPES. 118 PROVIDE RAIN GUTTERS AND DOWN SPOUTS AS REQUIRED. 119 COORDINATE ALL COLUMNS WITH STRUCTURAL. FINISH COLUMNS AS PER ARCHITECTURAL DRAWINGS. 1110 GARAGE DOOR UNIT AS PER OWNER, AND AS PER DOOR SCHEDULE. PROVIDE AUTOMATIC GARAGE DOOR OPENERS TESTED IN ACCORDANCE WITH UL325 1111 WAINSCOT CAP TO BE 4" X 4-1/2" MASONRY. SEE DETAIL SHEET. 1112 WOOD TRIM AROUND WINDOWS AND DOORS AS SHOWN ON ELEVATIONS AND DETAILS. PAINT OR STAIN AS PER OWNER. 1113 CHIMNEY TO BE STONE VENEER OVER FRAME. TOP OF CHIMNEY VENT TO BE 2'-0" ABOVE ANY ROOF PLANE WITHIN 10'-0". 1114 SEE FLOOR PLANS, DETAIL SHEETS AND GENERAL NOTES FOR RAILING REQUIREMENTS. RAILING TYPE TO BE AS PER OWNER. 1115 TIMBER TRUSS SYSTEM FINISH AS PER ELEVATIONS, DETAILS, AND OWNER. COORDINATE WITH ROOF FRAMING PLAN. 1116 PROVIDE ATTIC VENTILATION AS REQUIRED BY IRC. SEE DETAIL SHEETS AND GENERAL THERMAL & MOISTURE PROTECTION NOTES. 1117 ALL INSULATION, VAPOR BARRIERS, BUILDING PAPER, ETC... AS INDICATED IN GENERAL NOTES. ALSO SEE DETAIL SHEETS. 1118 ALL EXTERIOR MATERIALS TO BE AS INDICATED ON ELEVATION DRAWINGS. 1119 ALL WINDOWS AND DOORS TO BE AS INDICATED IN FLOOR PLANS, ELEVATIONS, AND WINDOW/DOOR SCHEDULES. 1120 PROVIDE SOLID BLOCKING BETWEEN TRUSSES, TYP. SEE ROOF FRAMING PLAN. 1121 PROVIDE ANCHOR BOLTS AT TOP OF FOUNDATION WALL AS INDICATED IN FOUNDATION PLAN. 1122 PERIMETER DRAIN AS INDICATED IN GENERAL THERMAL AND MOISTURE PROTECTION NOTES. 1123 SEE STRUCTURAL NOTE SHEET FOR FLOOR SHEATHING AND NAILING REQUIREMENTS. 1124 OVERBUILD/UNDERBUILD SECTION AS PER ROOF FRAMING PLAN. 1125 PROVIDE FULL INSULATION (R-38) AT FLOOR SYSTEM. 1126 PROVIDE VAPOR BARRIER OVER 4" FREE DRAINING GRAVEL AT CRAWL SPACE FLOOR. 1127 PROVIDE VENTILATION FOR CRAWL SPACE AS REQUIRED BY I.R.C. SEE FOOTING AND FOUNDATION PLAN. 1128 6" CONCRETE SLAB OVER 4" FREE DRAINING GRAVEL. SEE STRUCTURAL. 1129 ATTACH AND SUPPORT STONE VENEER AS PER STRUCTURAL AND IRC 703.7 1130 PROVIDE CONT. MOISTURE PROOFING AT ALL BELOW GRADE CONC. 1131 4" PERF. PVC IN GRAVEL FIELD AT PERIMETER OF FOUNDATION. SLOPE AWAY AT 1/8" : 12". DRAIN TO DAYLIGHT 1132 CONC. FTG. RE: FOOTING AND FOUNDATION SCHEDULE. NOTE: ASSURE ALL FOOTINGS ARE ESTABLISHED ON UNDISTURBED NATIVE SOIL CONDITIONS. (ELEVATIONS FOR TOP OF FOOTING REFLECTED IN FOOTING AND FOUNDATION PLAN SHOULD BE FIELD VERIFIED AND MODIFIED AS REQ. TO ASSURE THAT THE ABOVE DESCRIBED CONDITION IS SATISFIED).
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(N.E.) FRONT ELEVATION

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



(S.W.) REAR ELEVATION

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

MATERIAL NOTES

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

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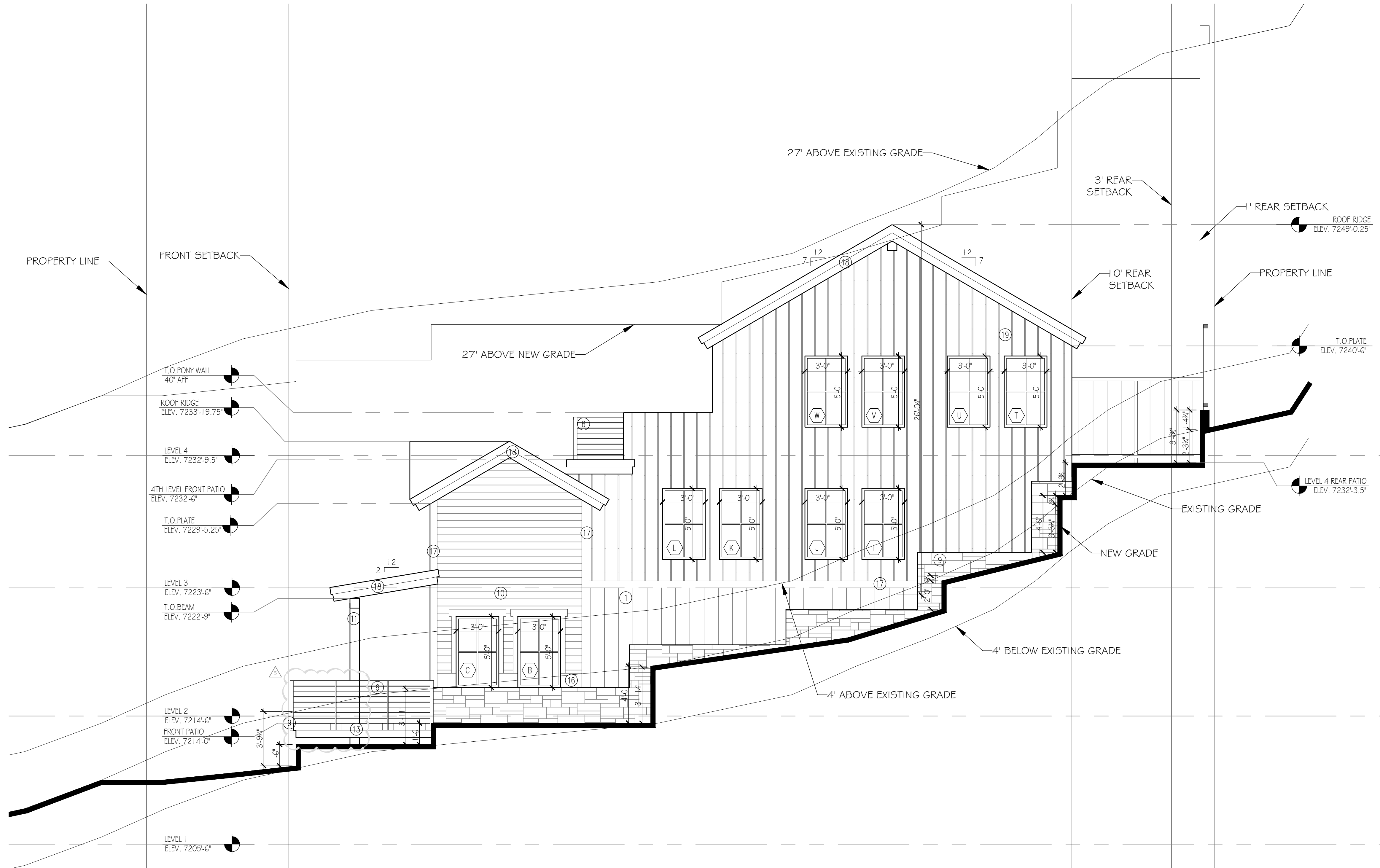
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RESIDENCE
243 WOODSIDE AVE.
PARK CITY, UTAH 84060

FRONT + REAR
ELEVATIONS

A2.1

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717 EAST SIMPSON AVENUE
SLC UTAH 84106





MATERIAL NOTES

- 1 BOARD AND BAT VERTICAL SIDING, PAINTED EGGSHELL BLUE
- 2 DARK GRAY PATINA STANDING SEAM ALUMINUM GABLE ROOF 7:12 SLOPE
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- 15 DARK GRAY PATINA STANDING SEAM ALUMINUM SHED ROOF 2:12 SLOPE
- 16 1/2" BOARD TRIM PAINTED WHITE
- 17 6" BOARD TRIM PAINTED WHITE
- 18 ROOF AND EAVE FASCIA ALUMINUM FASCIA PAINTED DARK GRAY
- 19 1/2" FLAT PAN STANDING SEAM SIDING, PAINTED BLACK

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

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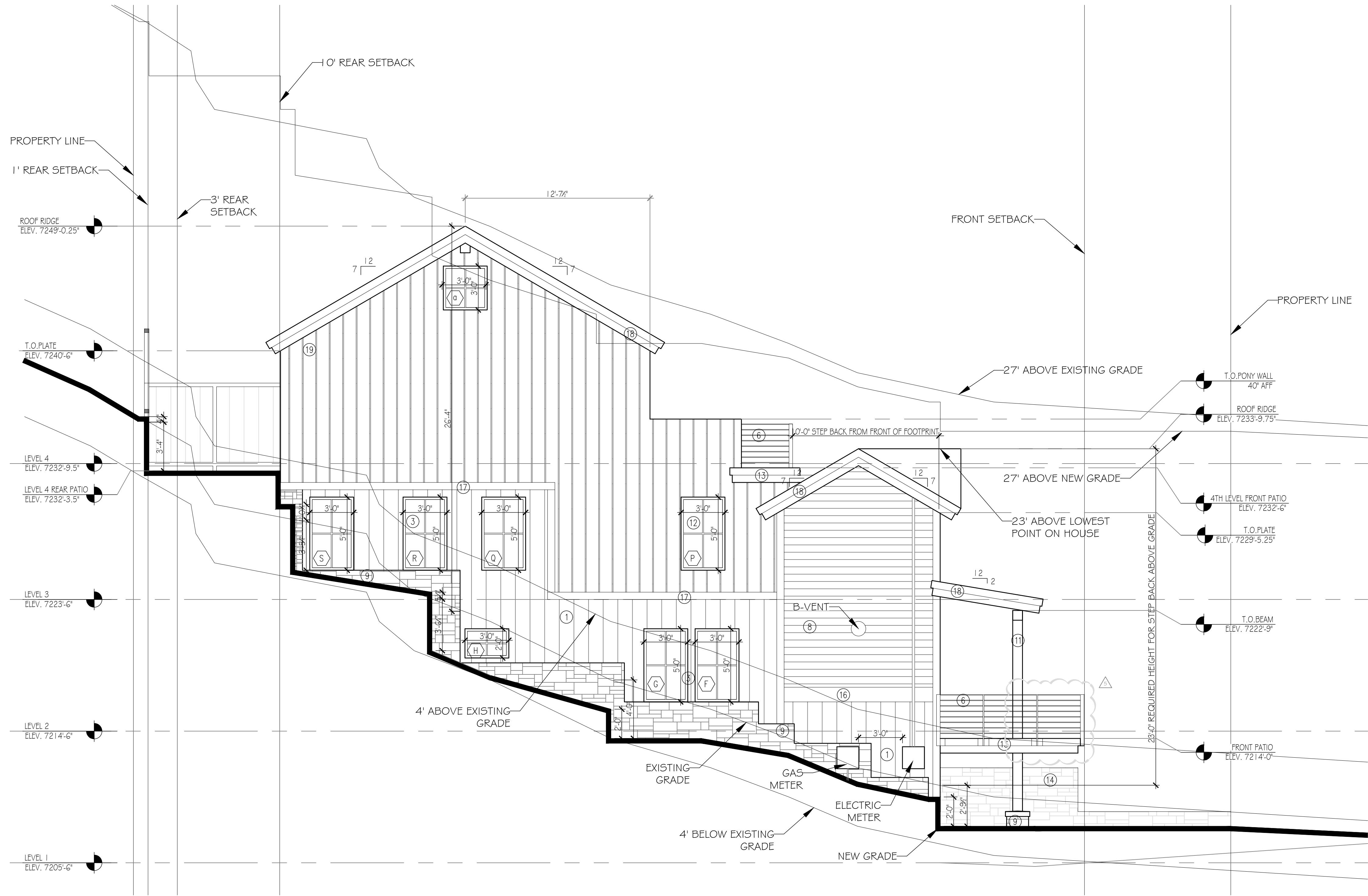
RIGHT
ELEVATION

A2.2

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SLC UTAH 84106





MATERIAL NOTES

- 1 BOARD AND BAT VERTICAL SIDING, PAINTED EGGSHELL BLUE
- 2 DARK GRAY PATINA STANDING SEAM ALUMINUM GABLE ROOF 7:12 SLOPE
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- 6 RAILING FRAME TO BE 1/2\"/>

(S.E.) LEFT SIDE ELEVATION
SCALE: 1/4\"/>

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LEFT
ELEVATION

A2.3

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1
A2.4

(S) FRONT AXONOMETRIC

NT5



2
A2.4

(W) RIGHT AXONOMETRIC

NT5



3
A2.4

(N) REAR AXONOMETRIC

NT5



4
A2.4

(N) REAR AXONOMETRIC

NT5



5
A2.4

(S) FRONT AXONOMETRIC

NT5



6
A2.4

(W) LEFT AXONOMETRIC

NT5

MATERIAL NOTES

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- DARK GRAY PAINTED ALUMINUM GUTTERS AND DOWNSPOUTS, SQUARE, TO MATCH STANDING SEAM ROOF
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RENDERING WITH MATERIALS

A2.4

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1612 UTE BLVD SUITE 212

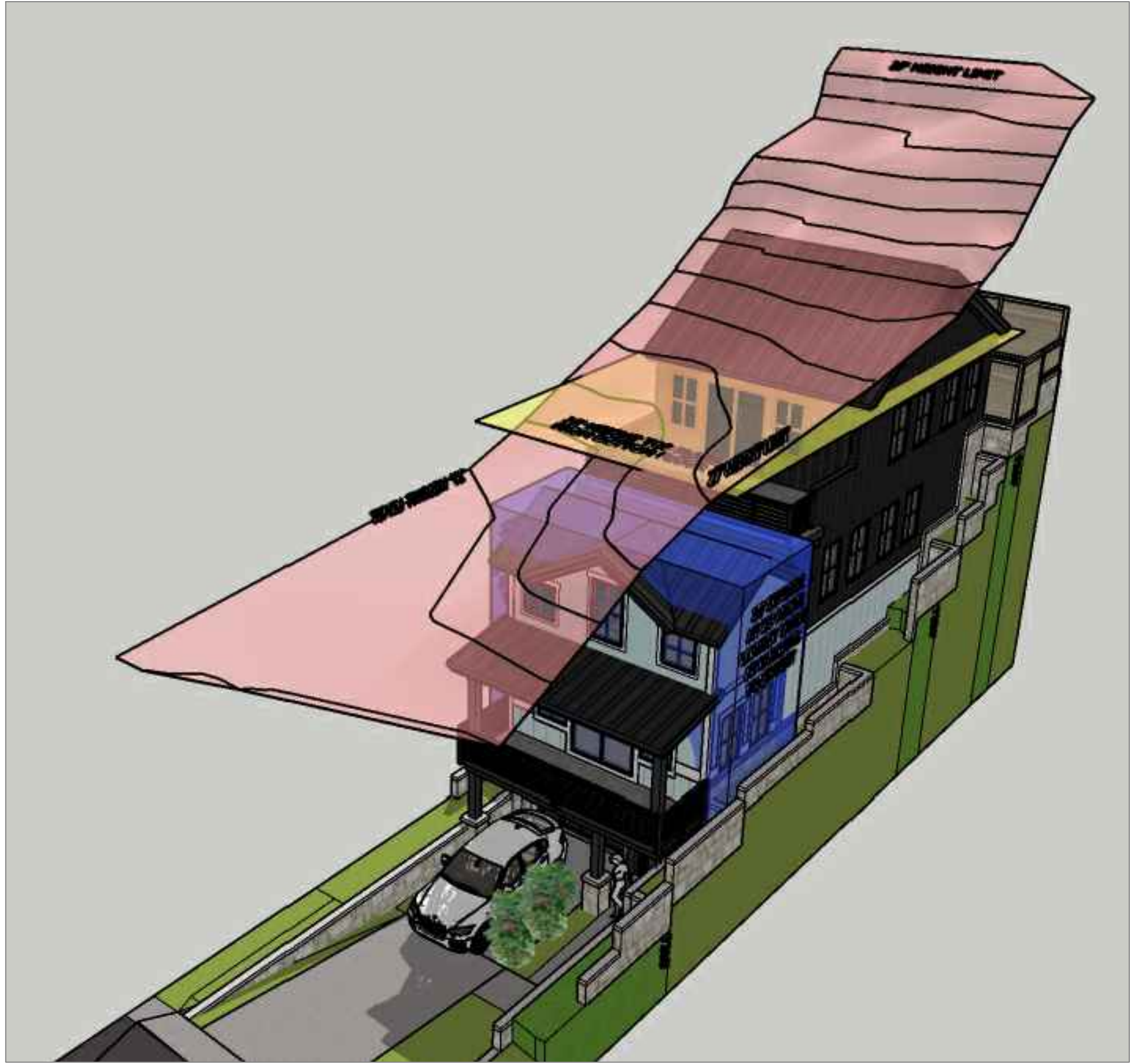
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JEFFREY SCOTT SCHINDWOLF

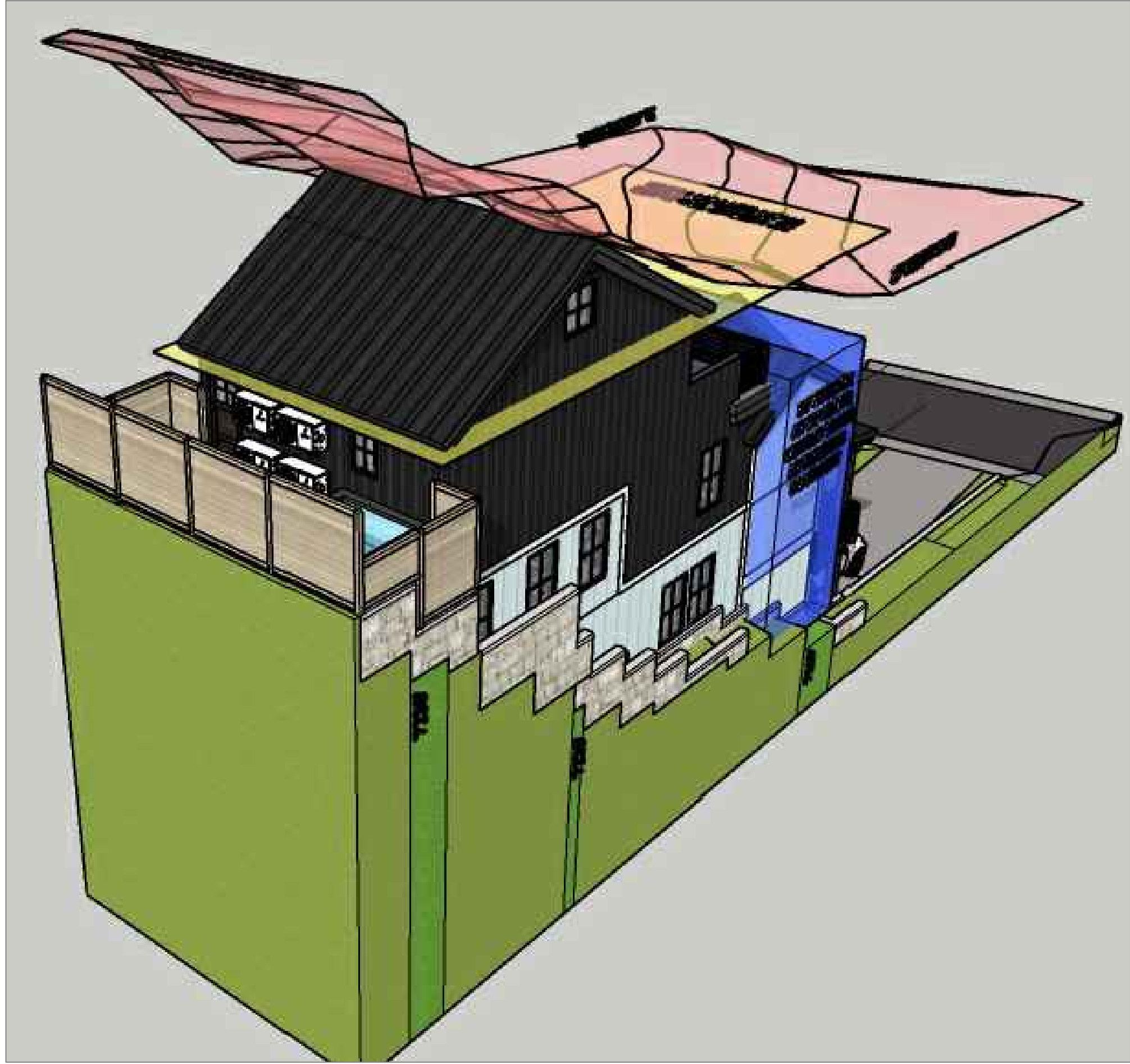
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STATE OF UTAH



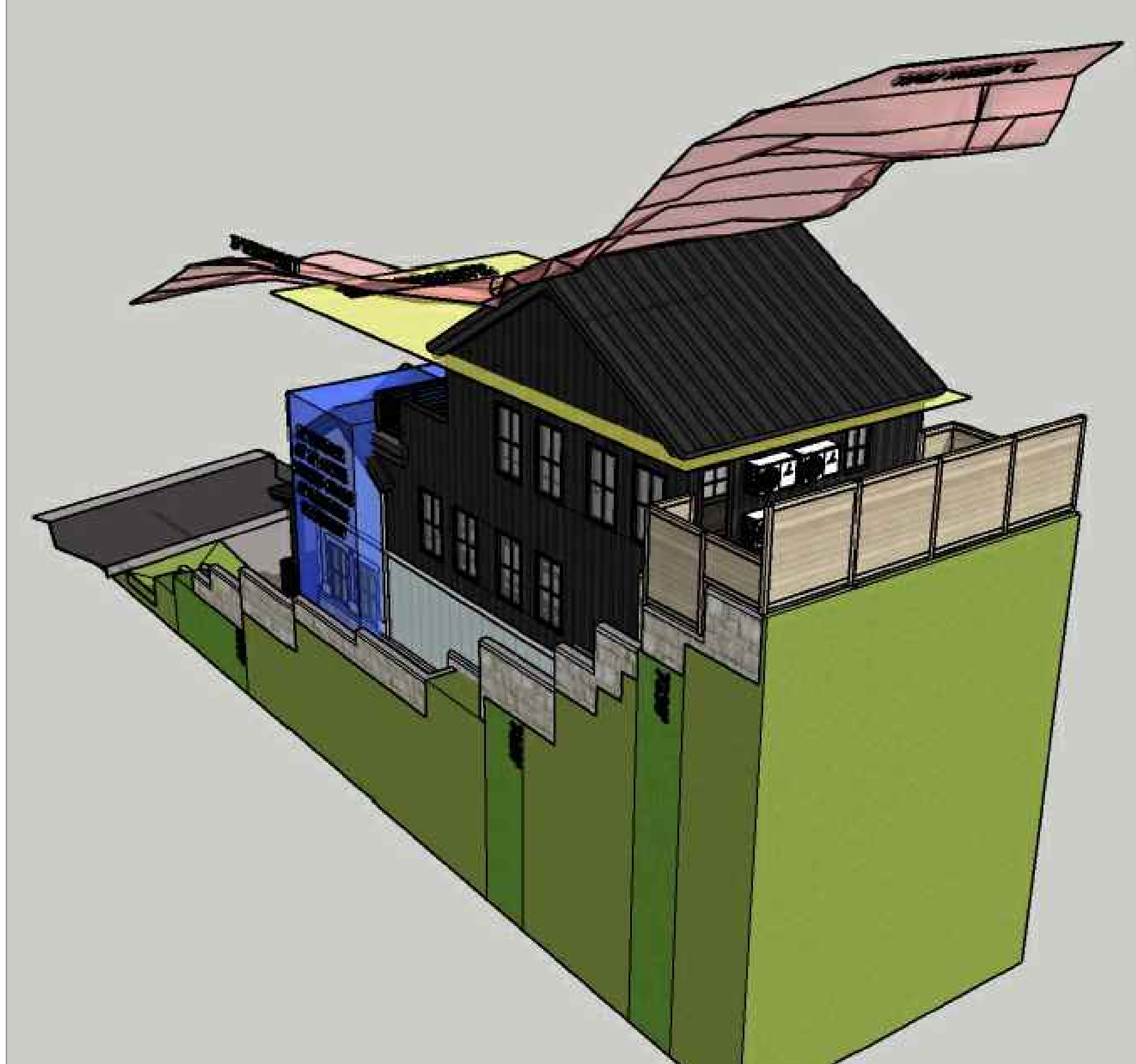
1 FRONT RIGHT AXONOMETRIC
A2.5 NTS



2 REAR LEFT AXONOMETRIC
A2.5 NTS



3 FRONT LET AXONOMETRIC
A2.5 NTS



4 REAR RIGHT AXONOMETRIC
A2.5 NTS

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RENDERING WITH
HEIGHT PARAMETERS

A2.5

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RIDGE ELEVATION: 7254'-9.5"
RIDGE ELEVATION: 7249'-0.25"
RIDGE ELEVATION: 7242'-8.5"



RIDGE ELEVATION: 7254'-9.5"
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RIDGE ELEVATION: 7249'-0.25"



RIDGE ELEVATION: 7254'-9.5"
RIDGE ELEVATION: 7249'-0.25"
RIDGE ELEVATION: 7242'-8.5"

PROJ#
2311

DATE: REVISION:	MARCH 25, 2024	4/22/24	5/7/24	5/22/24
		JUNE 24, 2024		
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SUTER
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243 WOODSIDE AVE.
PARK CITY, UTAH 84060

CONTEXT ANALYSIS
VISUAL IMPACT

A2.6

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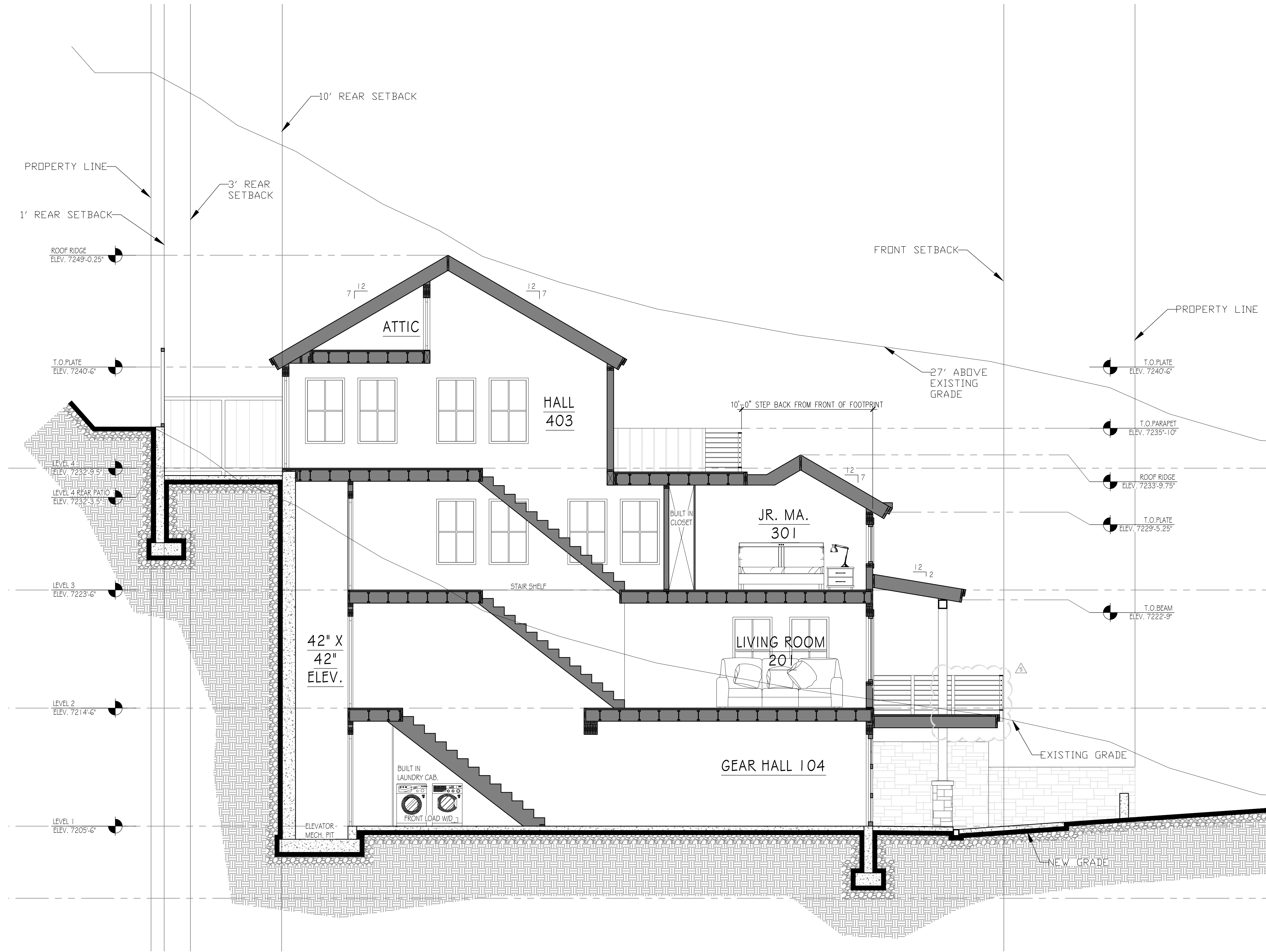
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SCHINDewolf

10.04.24

7402444

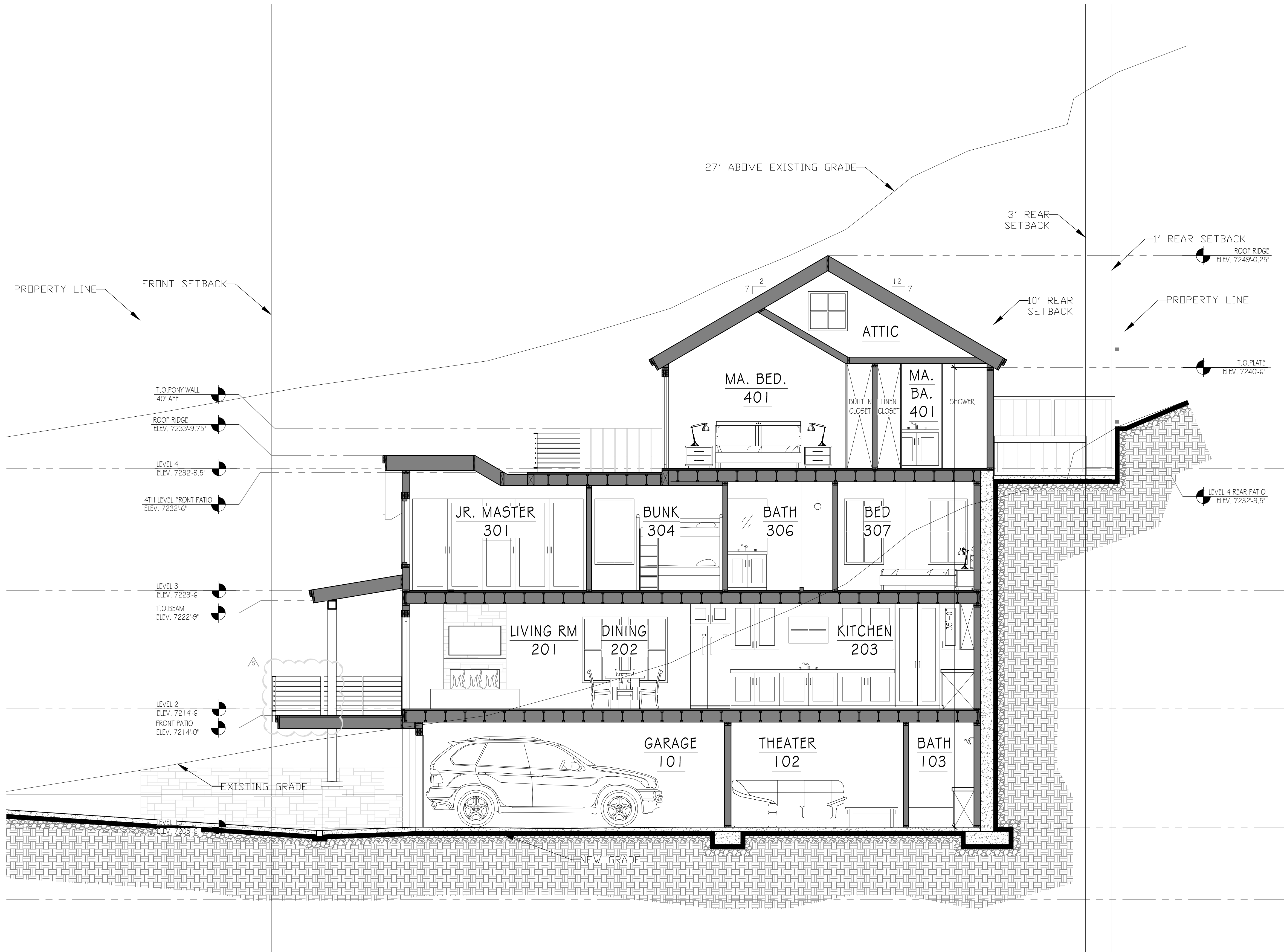
STATE OF UTAH



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

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

PROJ# 2311	MARCH 25, 2024 4222415724152224 JUNE 24, 2024 OCTOBER 4, 2024	DATE: REVISION:	SUTER RESIDENCE 243 WOODSIDE AVE. PARK CITY, UTAH 84060	BUILDING SECTION	A3.1	JSARC JEFF@JSARC.NET 801.809.5295 1612 UTE BLVD SUITE 212 PARK CITY, UTAH 84098	



GENERAL NOTES

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

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

PROJ#
2311

DATE: MARCH 25, 2024
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JUNE 24, 2024
OCTOBER 4, 2024

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**BUILDING
SECTION**

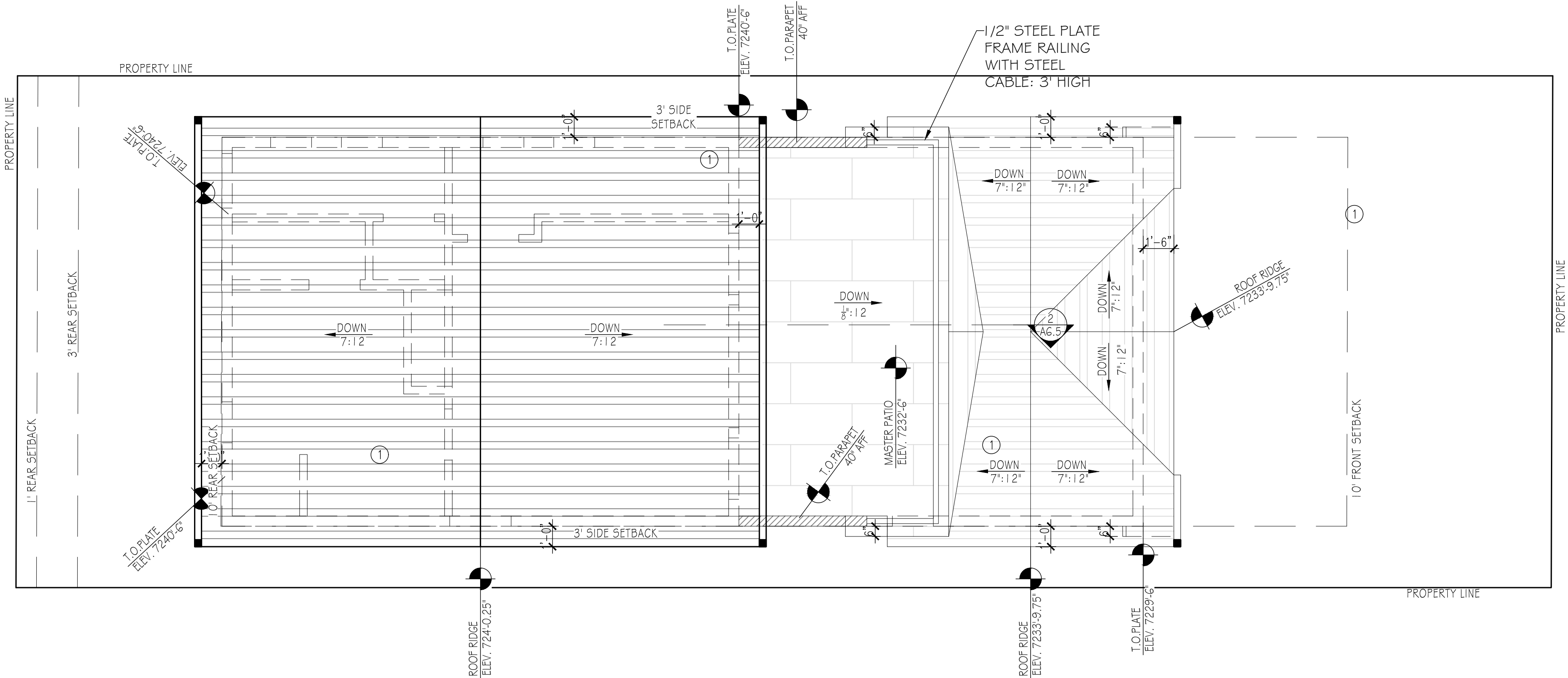
A3.2

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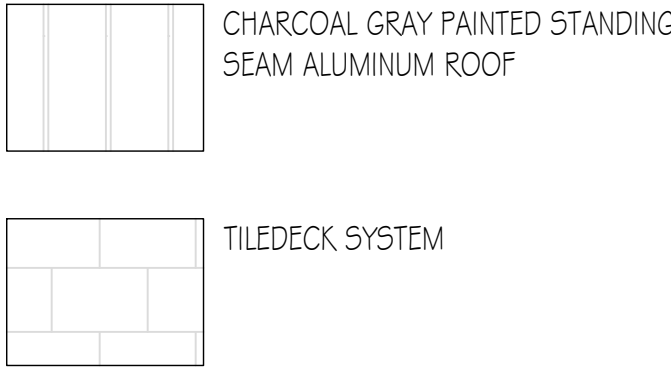


		GENERAL ROOF NOTES CONTRACTORS, SUBCONTRACTORS, AND ALL OTHERS WHO PROVIDE LABOR AND/OR MATERIALSREFERENCING THESE DRAWINGS ARE RESPONSIBLE FOR OBTAINING AND REVIEWING ALL CURRENT CONSTRUCTION DOCUMENTS. CONTRACTORS, SUBCONTRACTORS, AND OTHERS SHALL REPORT ANY DISCREPANCIES OR ERRORS TO ARCHITECT IMMEDIATELY. ANY CHANGES TO THE PROJECT WILL BE VERIFIED WITH OWNER BY THE ARCHITECT AND REVISIONS WILL BE ISSUED BY THE ARCHITECT. CONTRACTORS SHALL NOT MAKE ANY ALTERATIONS OF ANY KIND WITHOUT THE PRIOR WRITTEN CONSENT OF THE ARCHITECT. DISCREPANCIES NOT REPORTED PRIOR TO CONSTRUCTION ARE CONTRACTORS RESPONSABILITY OF THE CONTRACTOR. IN CASE OF DISCREPANCIES BETWEEN INFORMATION PROVIDED IN THIS DOCUMENT AND THE CURRENT INTERNATIONAL CODE, GUIDELINE, OR MUNICIPALITY RESTRICTION. THE ESTABLISHED RESTRICTION SHALL TAKE PRECEDENCE. CONTRACTOR SHALL COMPLY WITH ALL FEDERAL, STATE, AND LOCAL CODES AS WELL AS STANDARD CONSTRUCTION PRACTICES. THE CONTRACTOR SHALL FIELD VERIFY ALL UTILITIES, SETBACKS, AND ALL EXISTING CONDITIONS IN GENERAL PRIOR TO CONSTRUCTION. CONTRACTOR AND/OR SUBCONTRACTOR SHALL FIELD VERIFY ALL WALL PLACEMENT AND TOP OF PLATE HEIGHTS PRIOR TO CONSTRUCTION OF ROOF AND BEFORE ORDERING TRUSSES. 1- SEE GENERAL NOTES SHEETS FOR ADDITIONAL REQUIREMENTS. COORDINATE ALL STRUCTURAL ELEMENTS WITH STRUCTURAL PLANS AND CALCULATIONS. 2- FRAME ALL OVERBUILD AREAS TO AVOID POINT LOAD ON ROOF MEMBERS. OVERBUILD TO BE AS PER STRUCTURAL DRAWINGS 3- APPROVED CORROSION RESISTENT FLASHING SHALL BE PROVIDED IN THE EXTERIOR WALL ENVELOPE IN ORDER TO PREVENT ENTRY OF WATER. APPROVED FLASHING SHALL BE PROVIDED AT THE TOP OF ALL EXTERIOR WINDOW AND DOOR OPENINGS; UNDER AND AT ENDS OF ALL SILLS METAL COPING, WOOD, AND MASONRY; CONTINUOUS ABOVE ALL EXTERIOR PROJECTING WOOD TRIM; AT INTERSECTIONS OF EXTERIOR WALLS AND ROOF WITH CHIMNEY AND OTHER MASONRY CONSTRUCTION (WITH PROTECTING LIPS ON BOTH SIDES UNDER STUCCO COPINGS); AT WALL ROOF INTERSECTIONS; AT BUILT IN GUTTERS; WHERE PORCHES, DECKS, OR EXTERIOR STAIRS ATTACH TO A WALL OR FLOOR ASSEMBLY OF WOOD FRAME CONSTRUCTION. 4- ALL EXPOSED FLASHING, COUNTER FLASHING, AND DRIP FLASHING TO BE NON CORROSIVE METAL. FLASHING SHALL MATCH METAL ROOFING. 5- EAVE, SOFFIT, AND FACIA SHALL BE AS DETAILS. USE EXTERIOR GRADE MATERIALS. SOFFIT VENTILATING SYSTEM SHALL BE PROVIDED WITH INSECT SCREENS. 6- WHERE APPLICABLE, PROVIDE CONTINUOUS RIDGE VENT AT ALL RIDGE CONDITIONS. 7- COORDINATE WITH MECHANICAL CONTRACTOR TO ALLOW FOR ALL MECHANICAL REQUIREMENTS. 8- INSTALL ALL ROOF JOISTS AND TRUSSES AS PER MANUFACTURERS REQUIREMENTS AND SPECIFICATIONS. TRUSS MANUFACTURER TO PROVIDE ALL TRUSS BRACING. 9- PROVIDE BEARING UNDER ALL GIRDER TRUSSES, BEAMS, HIP TRUSSES ETC. COORDINATE WITH STRUCTURAL DRAWINGS AND SPECS. 10- ALL ROOF EAVE DISTANCES TO BE 18" FROM EXTERIOR OF FRAMED WALL UNLESS NOTED OTHERWISE. SEE ELEVATIONS, ROOF PLAN, AND REFLECTED CEILING PLAN. 11- INSPECTION REQUIRED FOR WEATHER RESISTIVE BARRIER AND FLASHING IN ORDER TO PREVENT WATER FROM ENTERING THE EXTERIOR WALL ENVELOPE. 12- CHIMNEYS SHALL EXTEND A MINIMUM OF 24" ABOVE ANY PORTION OF THE ROOF WITHIN A 10'-0" RADIUS. 13- CONTRACTOR TO PROVIDE HURRICANE TIES ON ALL ROOF JOISTS AND TRUSSES. COORDINATE WITH STRUCTURAL PLANS. 14- USE SIMPSON A35 ANCHORS AT ALL ROOF JOIST BEARING WALL CONNECTIONS TYPICAL. RE: STRUCTURAL. 15- ALL VENTILATED ROOF JOIST SYSTEMS SHALL ACHIEVE A R48 INSULATION VALUE MINIMUM WITH A CONTINUOUS CLEAR AIR SPACE ABOVE. PROVIDE A 6 MIL POLY BARRIER AT INTERIOR OF SYSTEM. ALL NON-VENTILATED ROOF SYSTEMS SHALL ACHIEVE A R48 INSULATION VALUE MINIMUM CLOSED CELL INSULATION SHALL PROVIDE THERMAL AND MOISTURE BARIER REQUIREMENTS. 16- PROVIDE A 4 MIL POLY BARRIER OVER INSULATION AT ALL EXTERIOR WALL, FLOOR, AND CEILING CONDITIONS. 17- PROVIDE A 22X30" MIN. ATTIC ACCESS DOOR IN HALLWAY OR OTHER READILY ACCESSIBLE AREA. ACCESS SHALL HAVE A MINIMUM 30" HEAD ROOM ABOVE OPENING. ANY GARAGE ATTIC ACCESS DOORS SHALL HAVE A 20 MINUTE FIRE RATING. 18- FIRE BLOCK STUD SPACES AT SOFFIT, FLOOR AND CIELING JOISTS, OPENINGS BETWEEN ATTIC SPACES AND CHIMNEY CHASES FOR FACTORY BUILT CHIMNEYS AND AT 10'-0" VERT AND HORZ. ALSO FIRE BLOCK AT ANY OTHER LOCATION NOT SPECIFIED HERE THAT COULD AFFORD PASSAGE OF FLAME. 19- ENCLOSED ATTIC SPACES SHALL HAVE A CLEAR CROSS VENTILATION TO OUTSIDE VENTS OF 1/10 OF AREA FOR GABLE VENT SYSTEMS AND/OR 1/300 OF AREA FOR BOTH GABLE VENT AND EAVE VENTS. PROVIDE RIDGE VENT SYSTEM AS PER DETAILS. 20- METAL ROOFING SYSTEM TO BE 22 GAUGE, 12" PAN, STANDING SEAM SYSTEM . PROVIDE FLASHING TRIM TO MATCH AS PER NOTES, AND AS PER IRC. ROOFING AND AND RELATED ITEMS TO BE INSTALLED AS PER MANUFACTURER SPECIFICATIONS. ROOFING TO BE INSTALLED OVER HIGH TEMPERATURE ICE AND WATER SHIELD (SEE DETAILS). RUN SHEATHING PERPENDICULAR TO ROOF JOISTS AND AS PER STRUCTURAL. 21- PROVIDE CAULKING (CONTINUOUS BEAD OF SILICON BASED CAULK) AT INTERIOR AND EXTERIOR OF ALL JOINTS BETWEEN DISSIMILAR MATERIALS. 22 - PROVIDE GRACE WEATHER BARRIER, OR EQUAL ,OVER ALL FIELD ROOF SHEATHING. WHERE FINISH ROOFS ARE METAL OR CAPABLE OF ACCUMULATING HIGH TEMPERATURE, USE HIGH TEMP. WEATHER BARRIER. WHERE USING 30# FELT UNDERLAYMENT IT IS REQUIRED TO BE 2 LAYERS ON ASPHALT SHINGLES ROOFS WITH SLOPE OF 2:12- 4:12 PER IRC SECTION R905.2.2.		LEGEND 1 2 A B GRID LINES # SHEET DETAIL SECTION LINE # SHEET SECTION LINE DOWN 7:12 ROOF SLOPE # SHEET DETAIL AREA ROOF PLAN KEY NEW CLASS C , THICK BUTT, ASPHALT ROOF SHINGLES. ROOF OUTLINE EXTERIOR WALL OUTLINE FLAT ROOF DRAIN/SCUPPER AND BACKUP DRAIN. DRAIN AND PIPE SHALL BE INSTALLED WITH HEAT TAPE. NO FREEZING SHALL OCCUR. SEE DETAILS A6.2 AND INSTALL PER ROOFING AND DRAIN MANUFACTURER. .22 GAUGE, 12" WIDE FLAT PAN, STANDING SEAM METAL ROOF. HIGH TEMP WATER SHIELD SHALL BE USED UNDER ALL METAL ROOF. METAL COLOR AND TYPE PER ELEVATIONS "FLAT" MEMBRANE ROOF. SLOPE TOWARD DRAINS ½":12". SEE DETAILS FOR ASSEMBLY AND FOLLOW ALL MANUFACTURER INSTRUCTIONS. "FLAT" MEMBRANE ROOF. SLOPE TOWARD DRAIN ½":12". WITH WASHED GRAVEL BALLAST. GRAVEL SHALL HAVE ROUNDED EDGES. NO SHARP EDGES SHALL OCCUR. SEE 2/A6.2 FOR ASSEMBLY DETAILSAND FOLLOW ALL MANUFACTURER INSTRUCTIONS. REFLECTED CEILING PLAN KEY SHIP LAP CLEAR #1 BEST ¾" CEDAR CEILING ¾" GYP BOARD W/ PAINTED FINISH OR FIBER CEMENT BOARD OR EQ. IN WET AREAS		PROJ# 2311 DATE: MARCH 25, 2024 REVISION: 42224 5724 52224 JUNE 24, 2024 OCTOBER 4, 2024 SUTER RESIDENCE 243 WOODSIDE AVE. PARK CITY, UTAH 84060 ROOF, REFLECTED CEILING NOTES A4.0 JSARC JEFF@JSARC.NET 801.809.5295 1612 W. UTE BLVD SUITE 212 PARK CITY, UTAH 84098 JEFFREY SCOTT SCHNEIDMOLF 10.04.24 7402444 STATE OF UTAH

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



1
A4.1

ROOF PLAN

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

GENERAL NOTES

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

KEY NOTES

- (1) DASHED LINES INDICATES WALL BELOW

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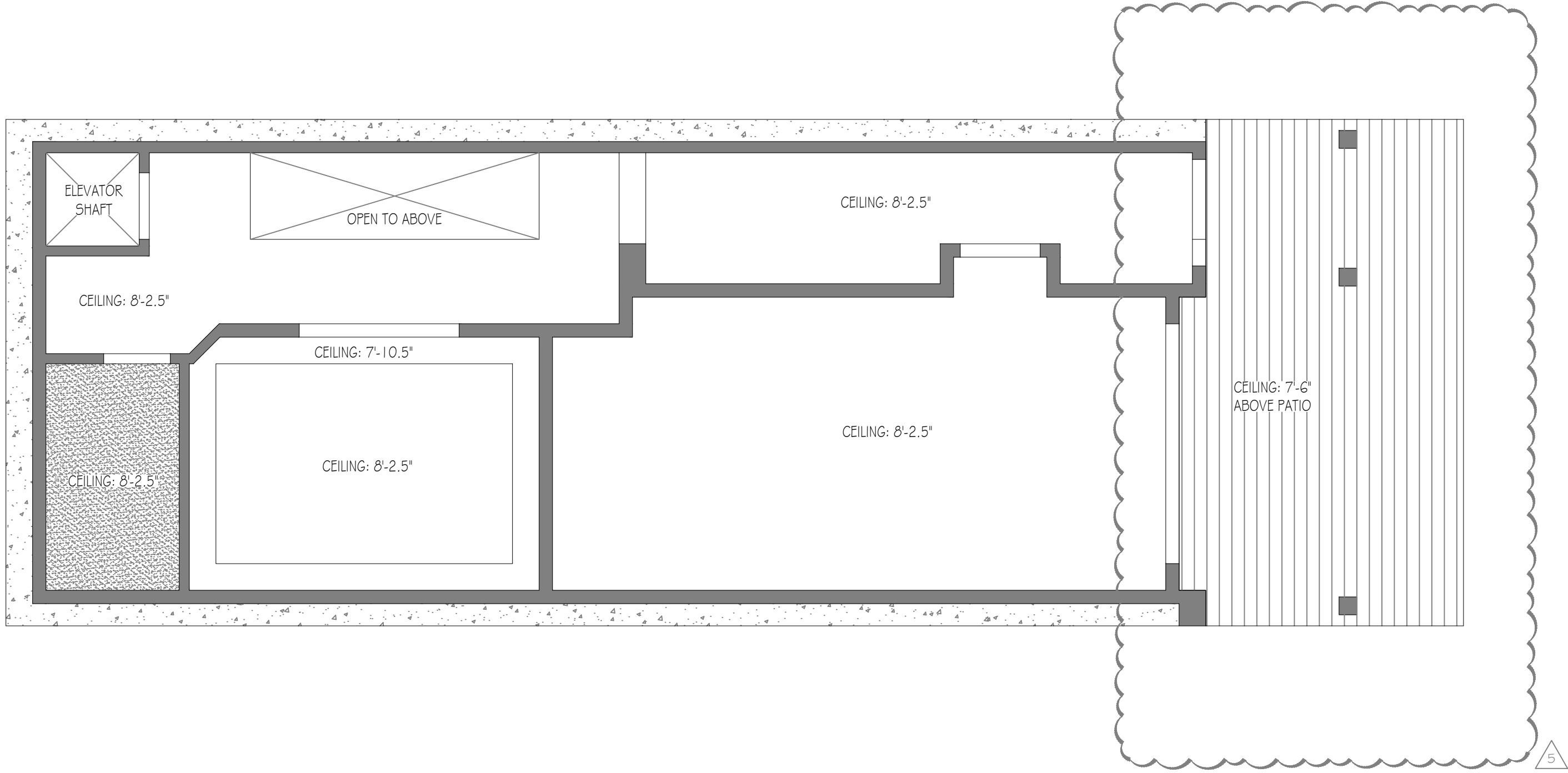
ROOF
PLAN

A4.1

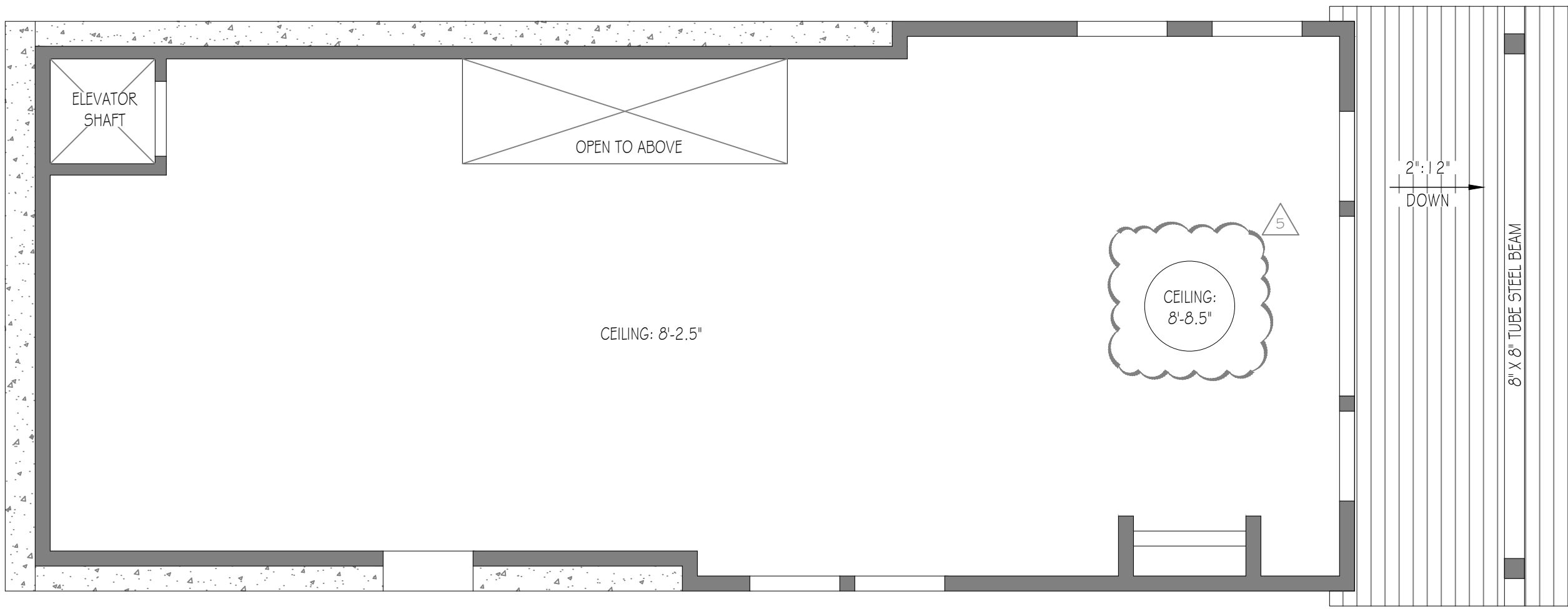
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FIRST LEVEL CEILING PLAN



SECOND LEVEL CEILING PLAN

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

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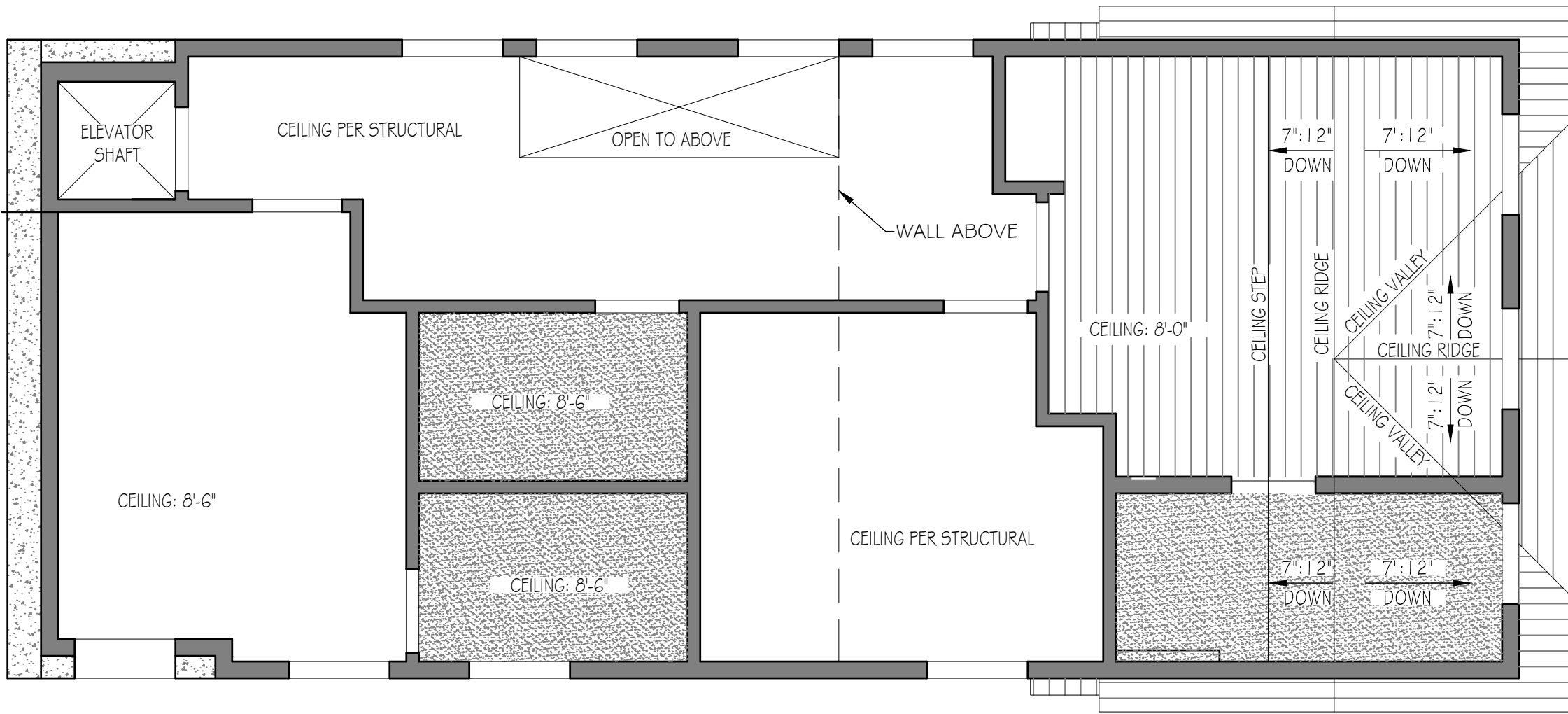
FIRST + SECOND
LEVEL CEILING PLAN

A4.2

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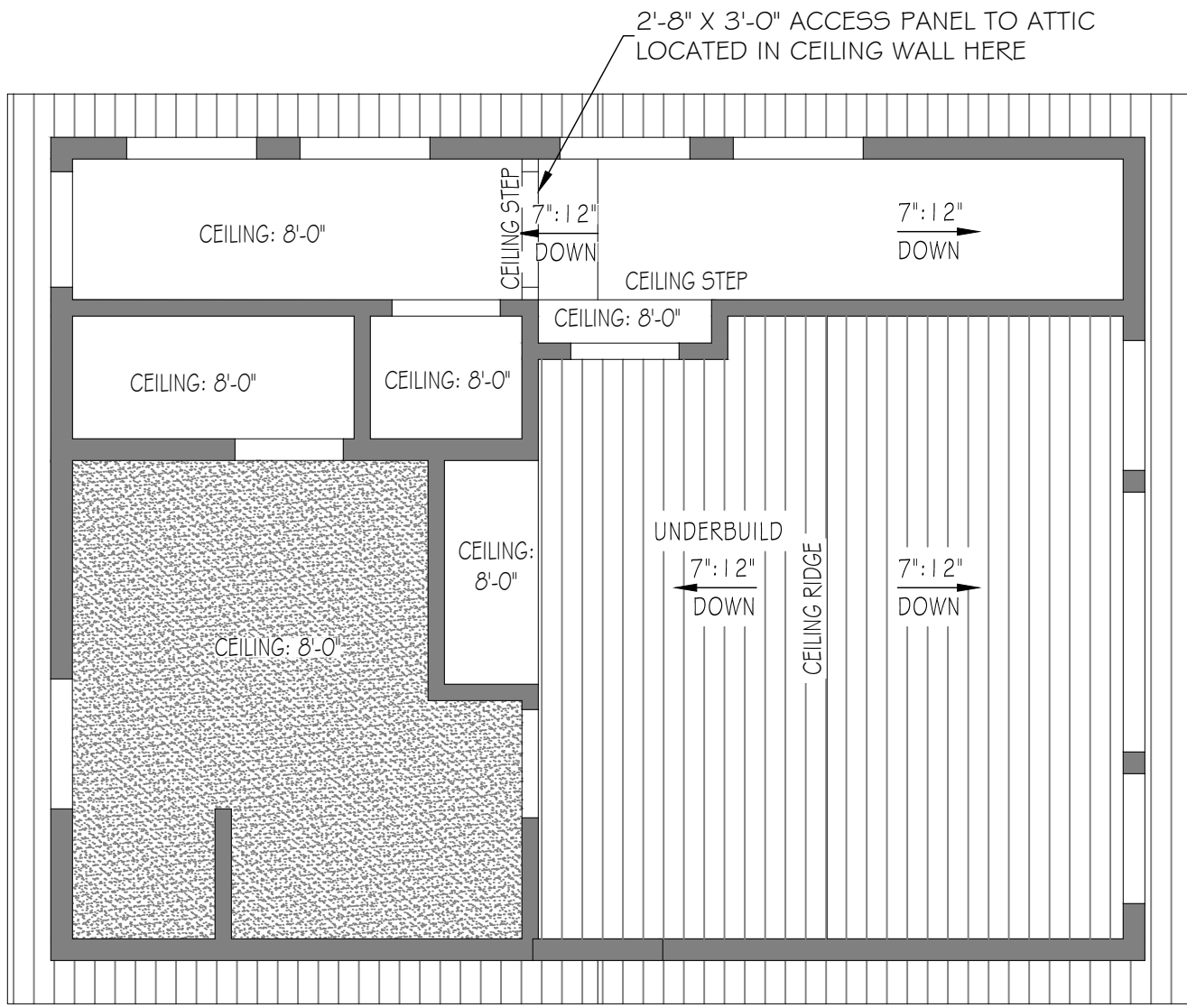
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THIRD LEVEL CEILING PLAN

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



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

FOURTH LEVEL CEILING PLAN

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THIRD + FOURTH
LEVEL CEILING PLAN

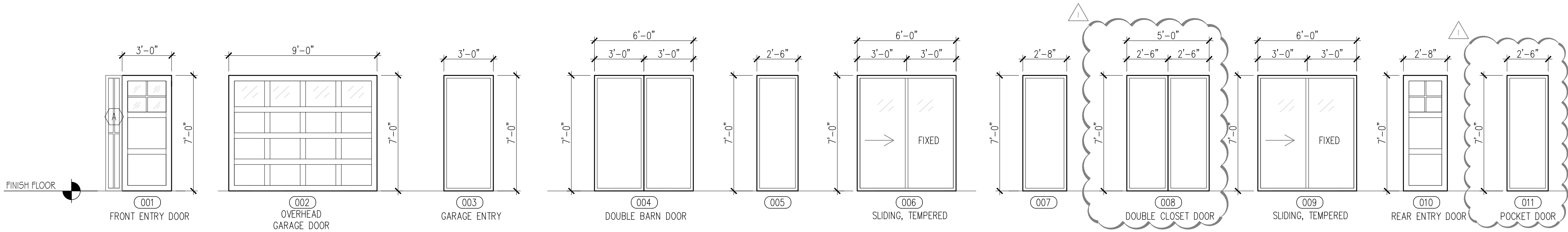
A4.3

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STATE OF UTAH

DOOR SCHEDULE															
TAG	QUANTITY	DOOR							FRAME					REMARKS	TAG
		SIZE			MATERIAL	FINISH	HARDWARE FINISH	LOCATION	DETAILS			MATERIAL	FINISH		
		WIDTH	HEIGHT	THICKNESS					HEAD	JAMB	SILL				
001	1	3'-0"	7'-0"	1 3⁄4"	GLASS / WOOD	STAIN	BLACK	EXTERIOR				WOOD / CLAD	PAINT	FRONT ENTRY DOOR, TEMPERED	001
002	1	9'-0"	7'-0"	1 3⁄4"	GLASS / CLAD	PAINT	BLACK	EXTERIOR				WOOD / CLAD	PAINT	OVERHEAD GARAGE DOOR	002
003	1	3'-0"	7'-0"	1 3⁄4"	WOOD	STAIN	BLACK	INTERIOR				WOOD	PAINT	GARAGE ENTRY DOOR SHALL BE 20 MIN FIRE RATED, SELF CLOSING. ELECTRONIC DEADBOLT	003
004	1	6'-0"	7'-0"	1 3⁄4"	WOOD	STAIN	BLACK	INTERIOR				WOOD	PAINT	DOUBLE BARN DOOR	004
005	12	2'-6"	7'-0"	1 3⁄4"	WOOD	STAIN	BLACK	INTERIOR				WOOD	PAINT		005
006	1	6'-0"	7'-0"	1 3⁄4"	GLASS / CLAD	PAINT	BLACK	EXTERIOR				WOOD / CLAD	PAINT	SLIDING, TEMPERED	006
007	2	2'-8"	7'-0"	1 3⁄4"	WOOD	STAIN	BLACK	INTERIOR				WOOD	PAINT		007
008	NOT USED													NOT USED	008
009	1	2'-6"	7'-0"	1 3⁄4"	GLASS / CLAD	PAINT	BLACK	EXTERIOR				WOOD / CLAD	PAINT	SLIDING, TEMPERED	009
010	1	3'-6"	7'-0"	1 3⁄4"	GLASS / WOOD	STAIN	BLACK	EXTERIOR				WOOD / CLAD	PAINT	REAR ENTRY DOOR, TEMPERED	010
011	NOT USED														011



1
A5.1

DOOR TYPES

NOTE: OWNER TO SELECT ALL DOOR HARDWARE

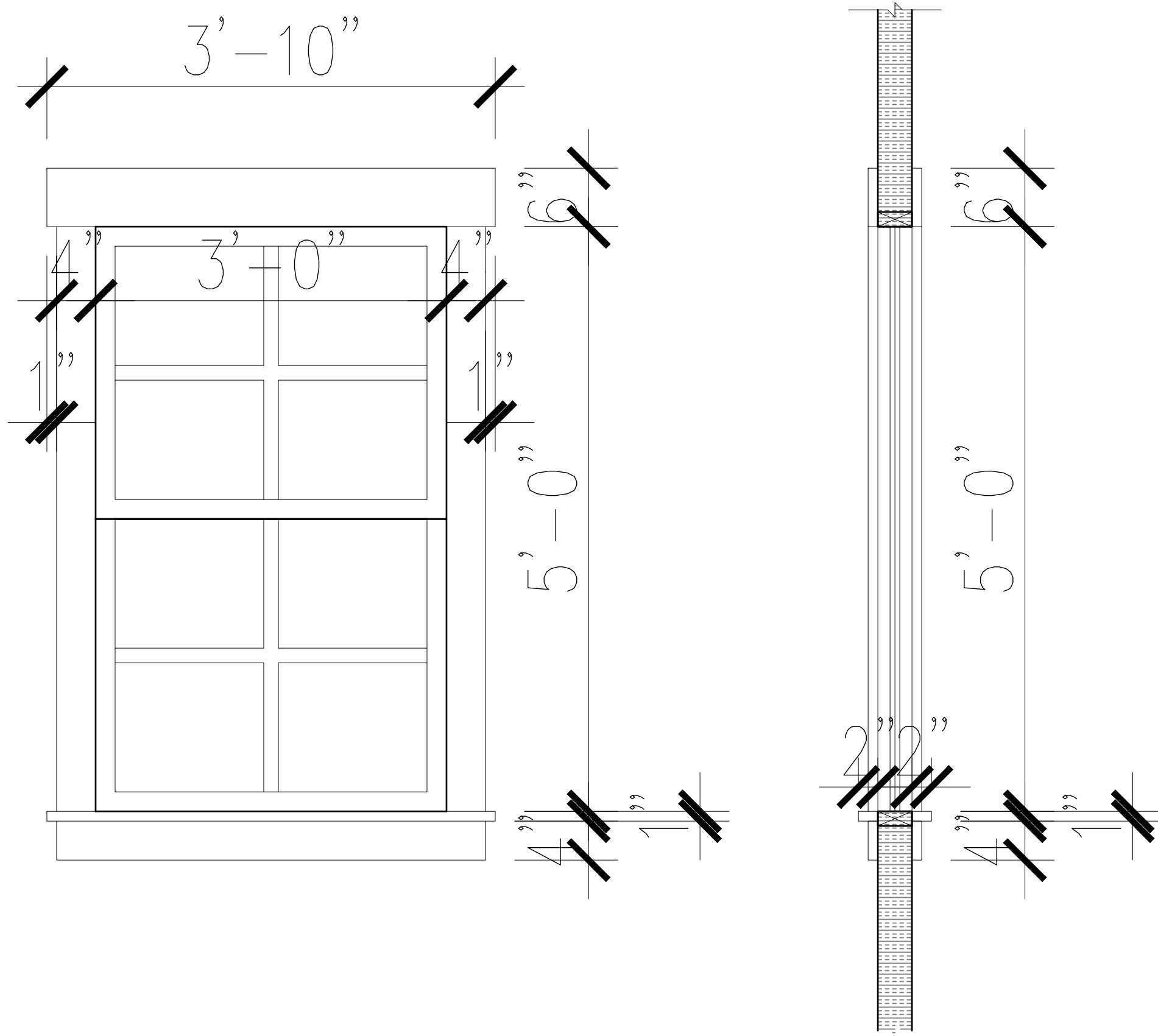
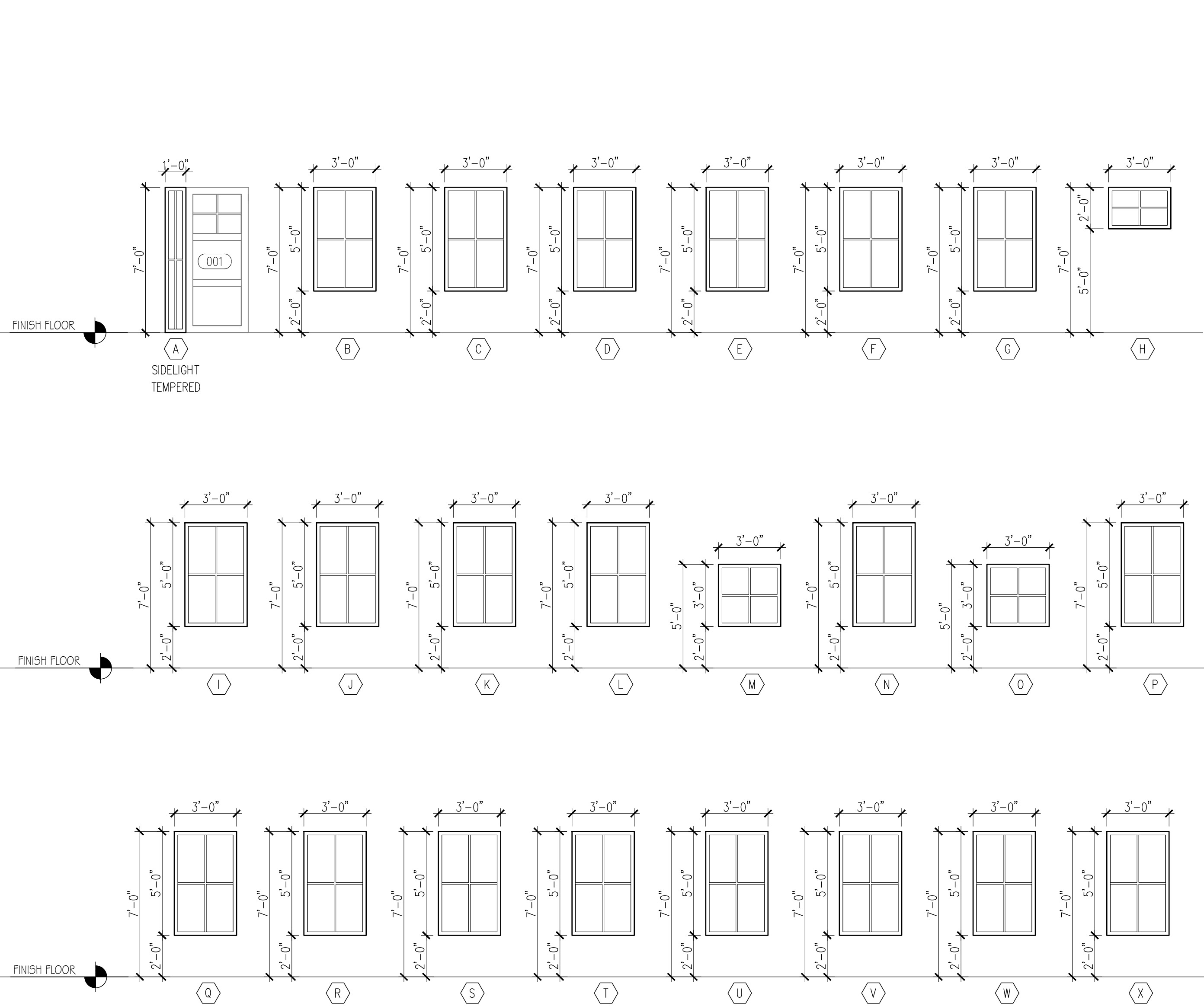
NOTE: GLASS IN ALL DOOR PANELS AND DOOR SIDELIGHT UNITS SHALL BE TEMPERED GLASS

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

NOTE: WOOD SPECIES TO BE BEST QUALITY. TBD

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

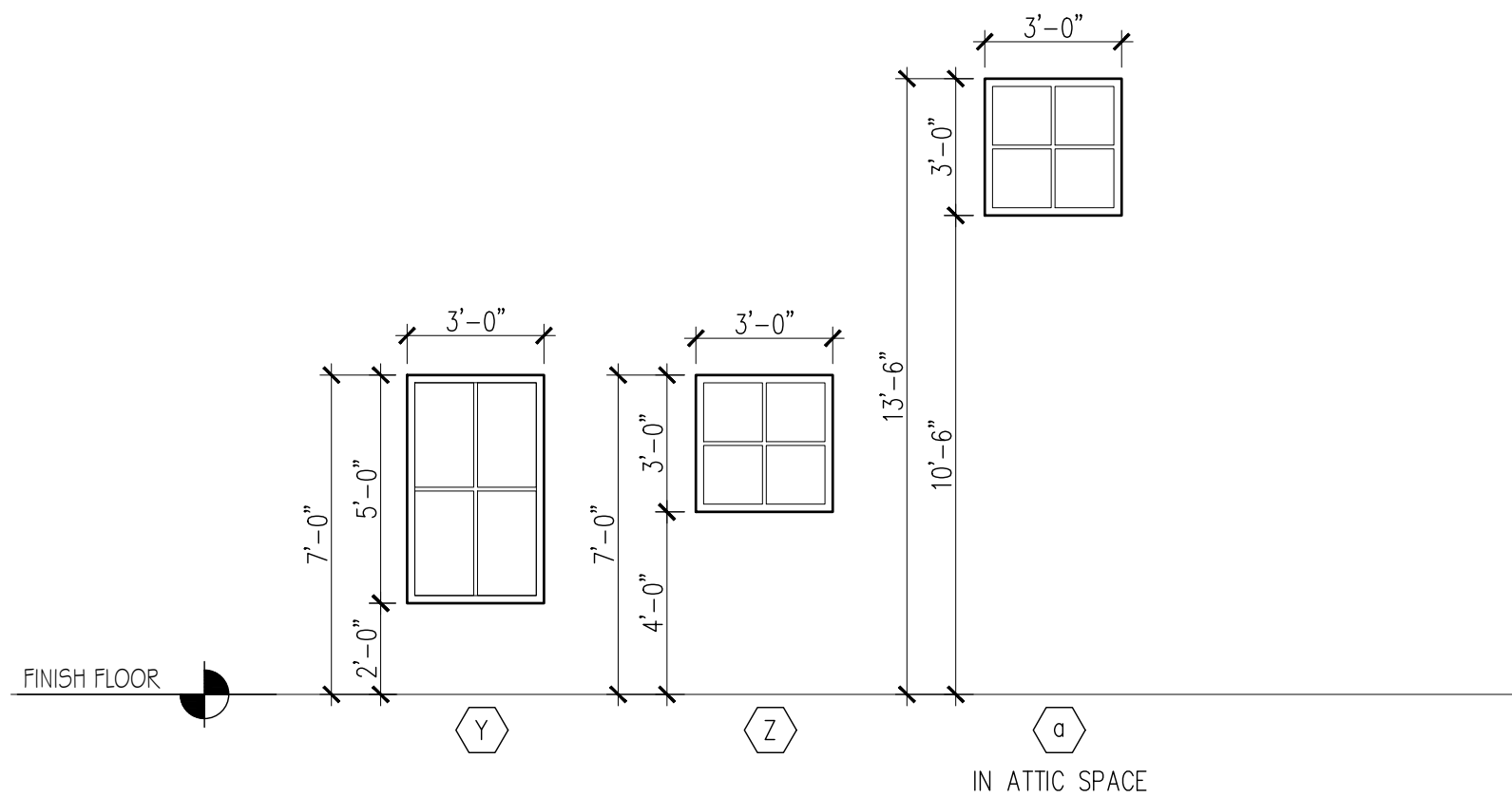
NOTE: CONTRACTOR SHALL COORDINATE WITH MANUFACTURER OF ALL LIFT AND SLIDE DOORS, PIVOT DOORS, AND SLIDER DOORS PRIOR TOO AND DURING POURING FOUNDATION AND FLOOR SLAB. MANUFACTURERS HAVE DIFFERENT BLOCK OUT REQUIREMENTS FOR SPECIFIC PRODUCTS



2
A5.2

WINDOW TRIM DETAILS

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



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

1
A5.2

WINDOW TYPES

PROJ#
2311

DATE: MARCH 25, 2024

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RESIDENCE

243 WOODSIDE AVE.
PARK CITY, UTAH 84060

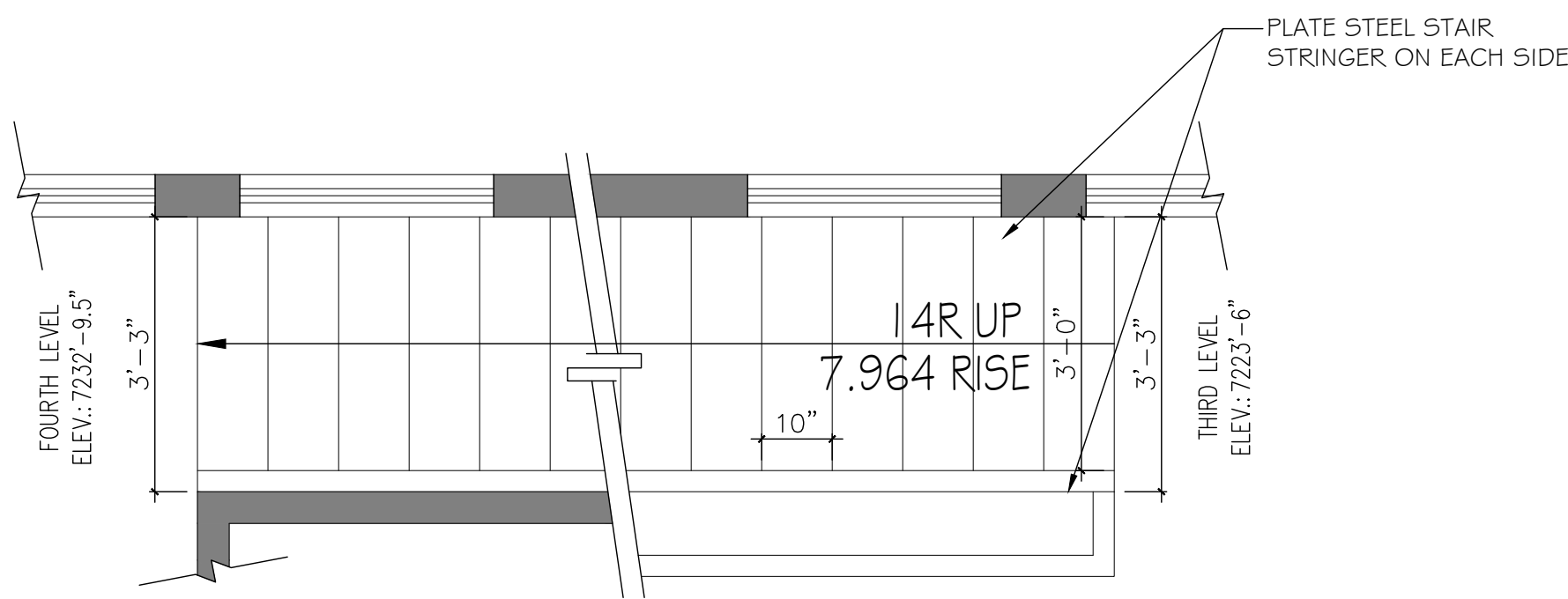
WINDOW
SCHEDULE

A5.2

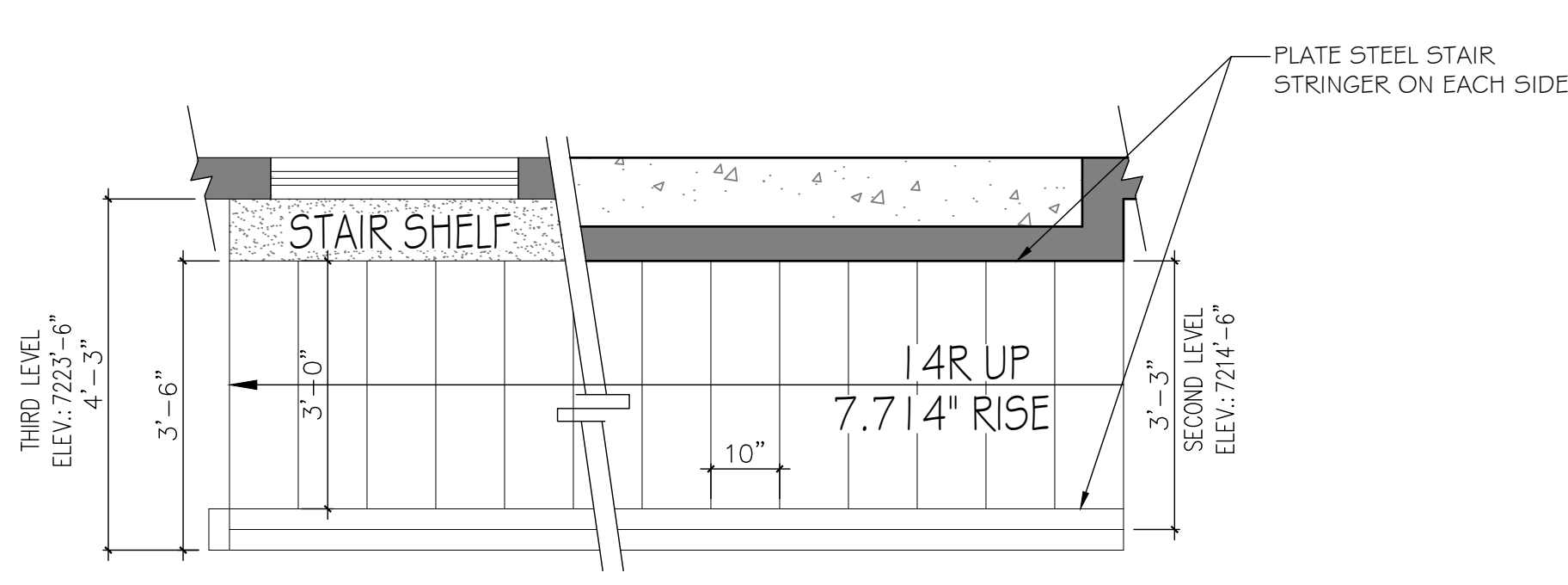
JSARC

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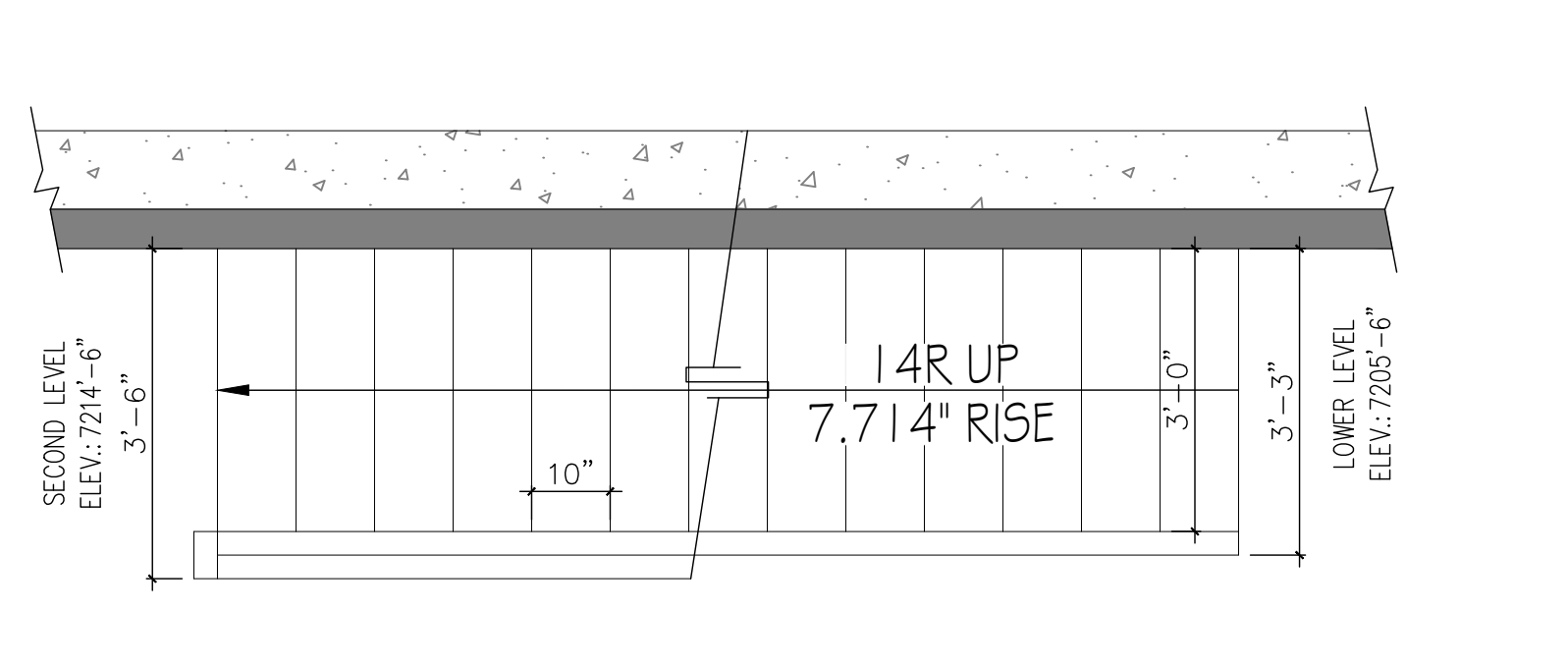
JEFFREY SCOTT
SCHINDWOLF
10.04.24
7402444
STATE OF UTAH



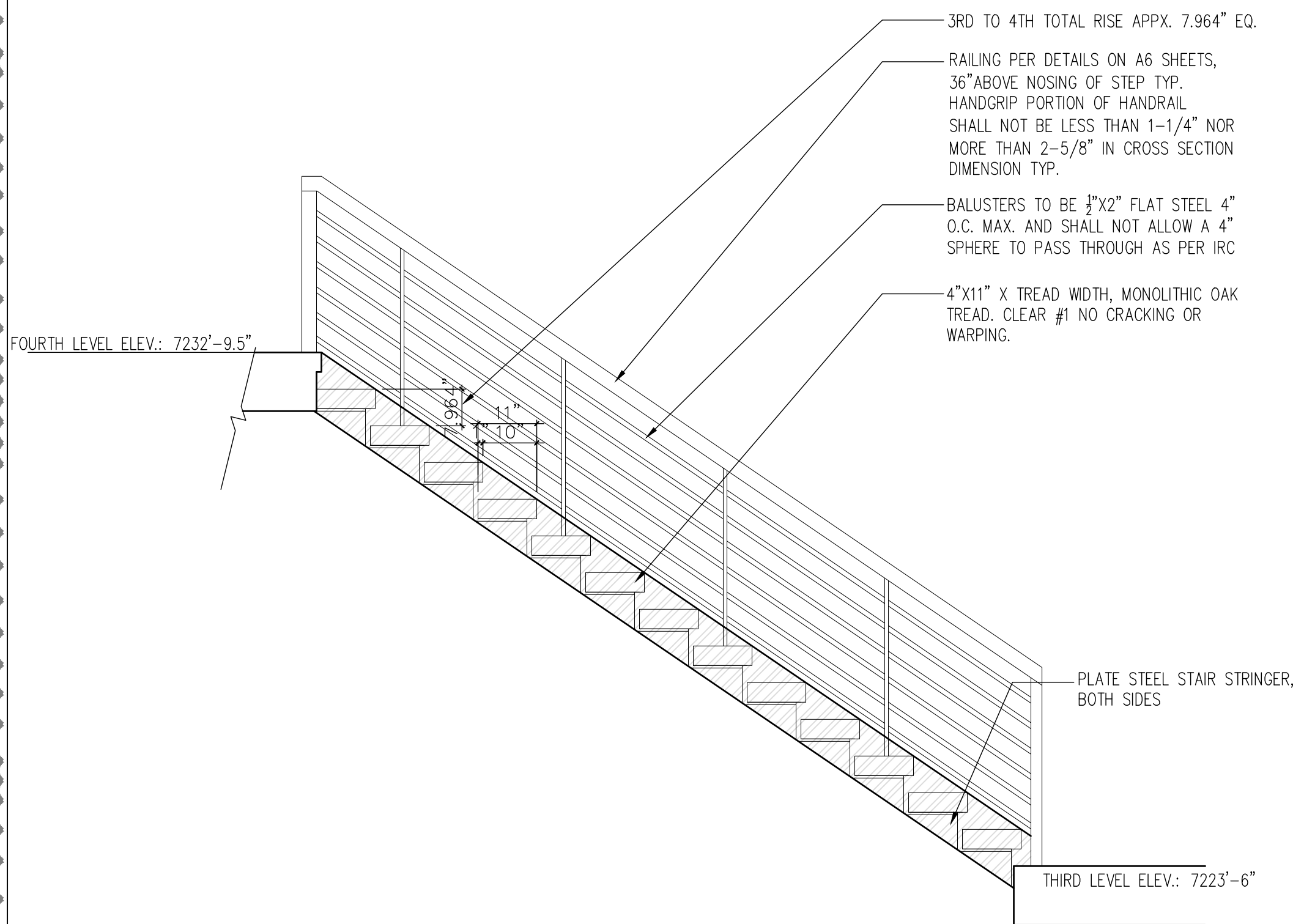
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A6.2 3RD LEVEL TO 4TH STAIR PLAN
SCALE: 1/2" = 1'-0"



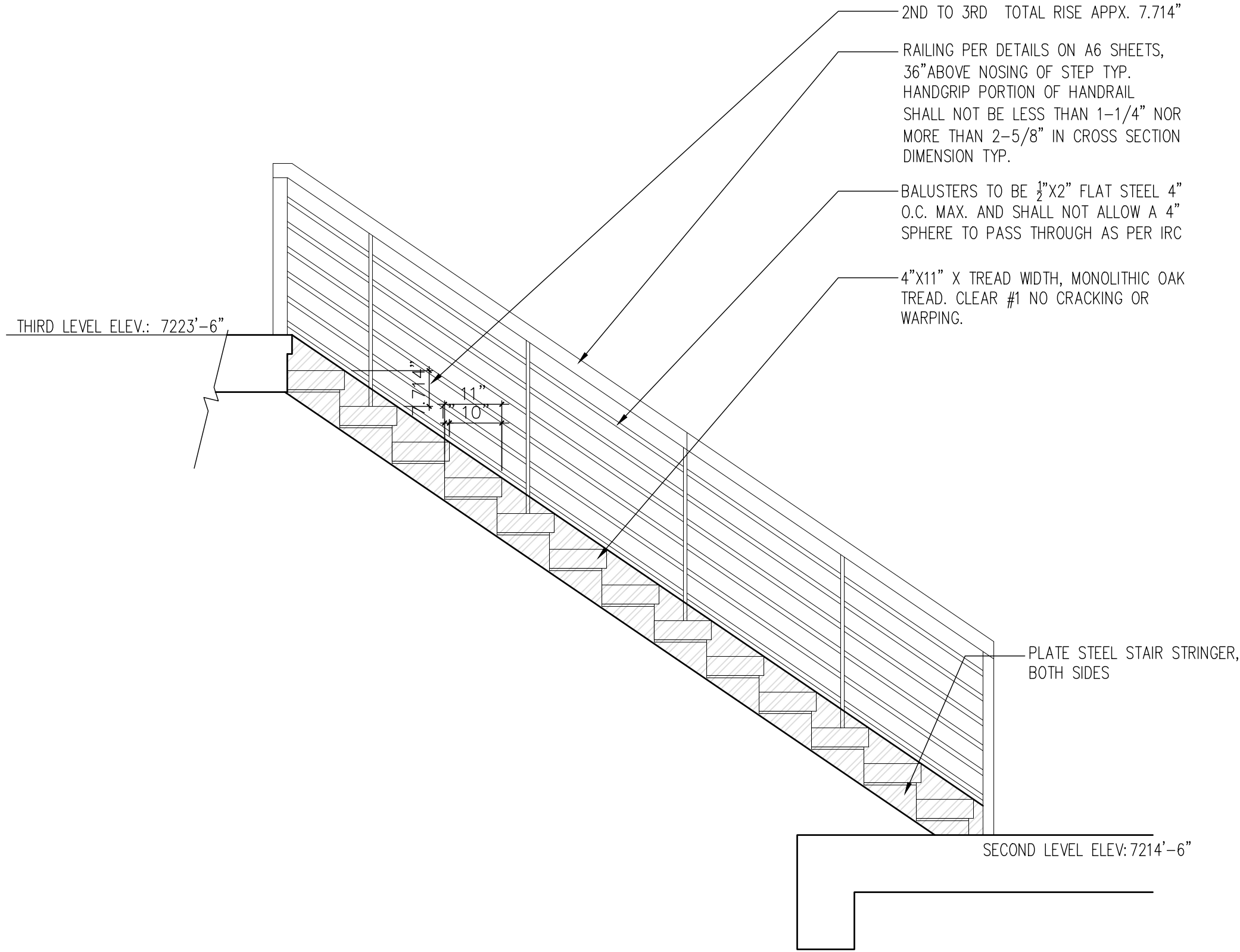
3
A6.2 2ND LEVEL TO 3RD STAIR PLAN
SCALE: 1/2" = 1'-0"



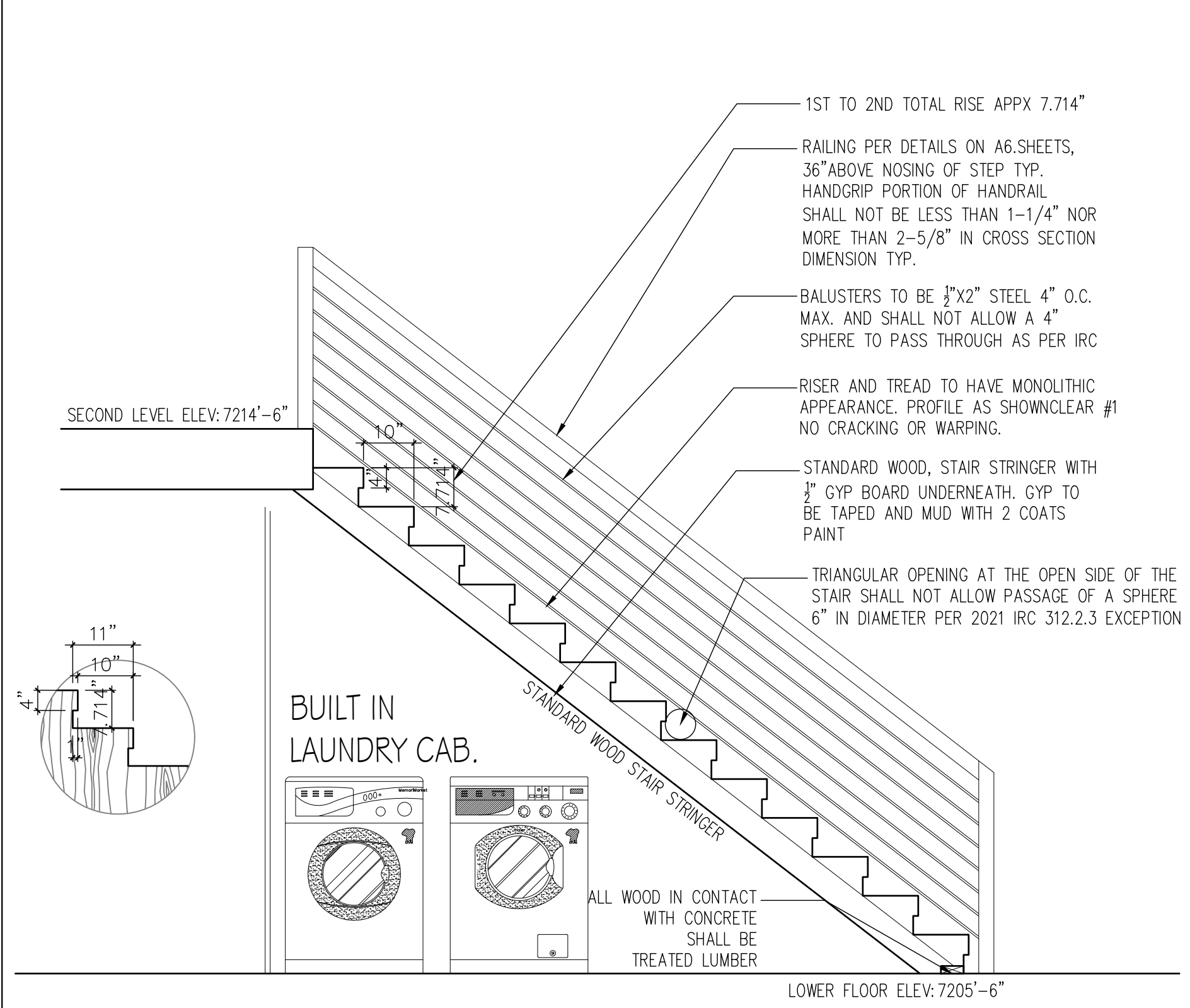
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A6.2 1ST LEVEL TO SECOND STAIR PLAN
SCALE: 1/2" = 1'-0"



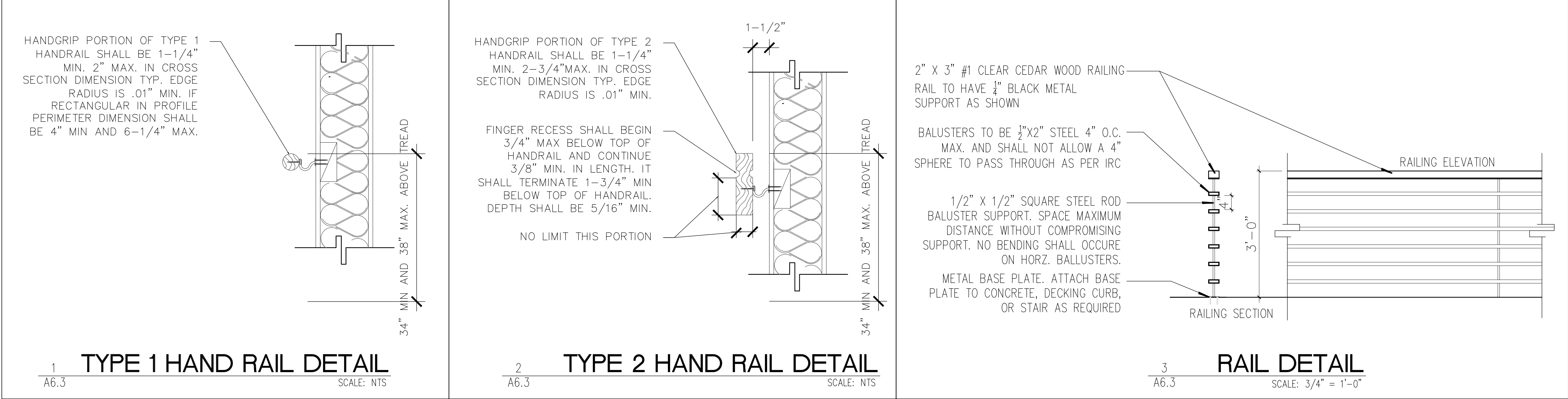
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A6.2 3RD TO 4TH LEVEL STAIR ELEVATION
SCALE: 1/2" = 1'-0"

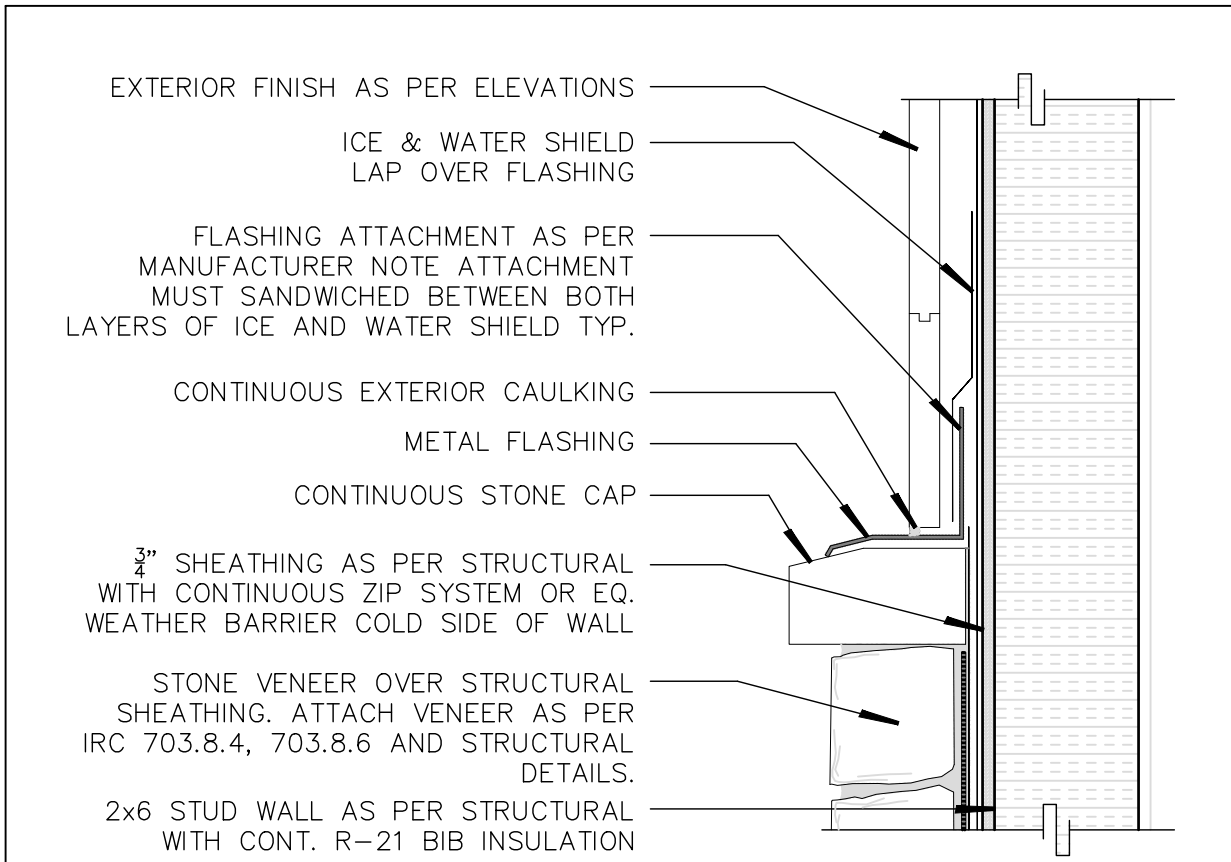


4
A6.2 2ND TO 3RD LEVEL STAIR ELEVATION
SCALE: 1/2" = 1'-0"



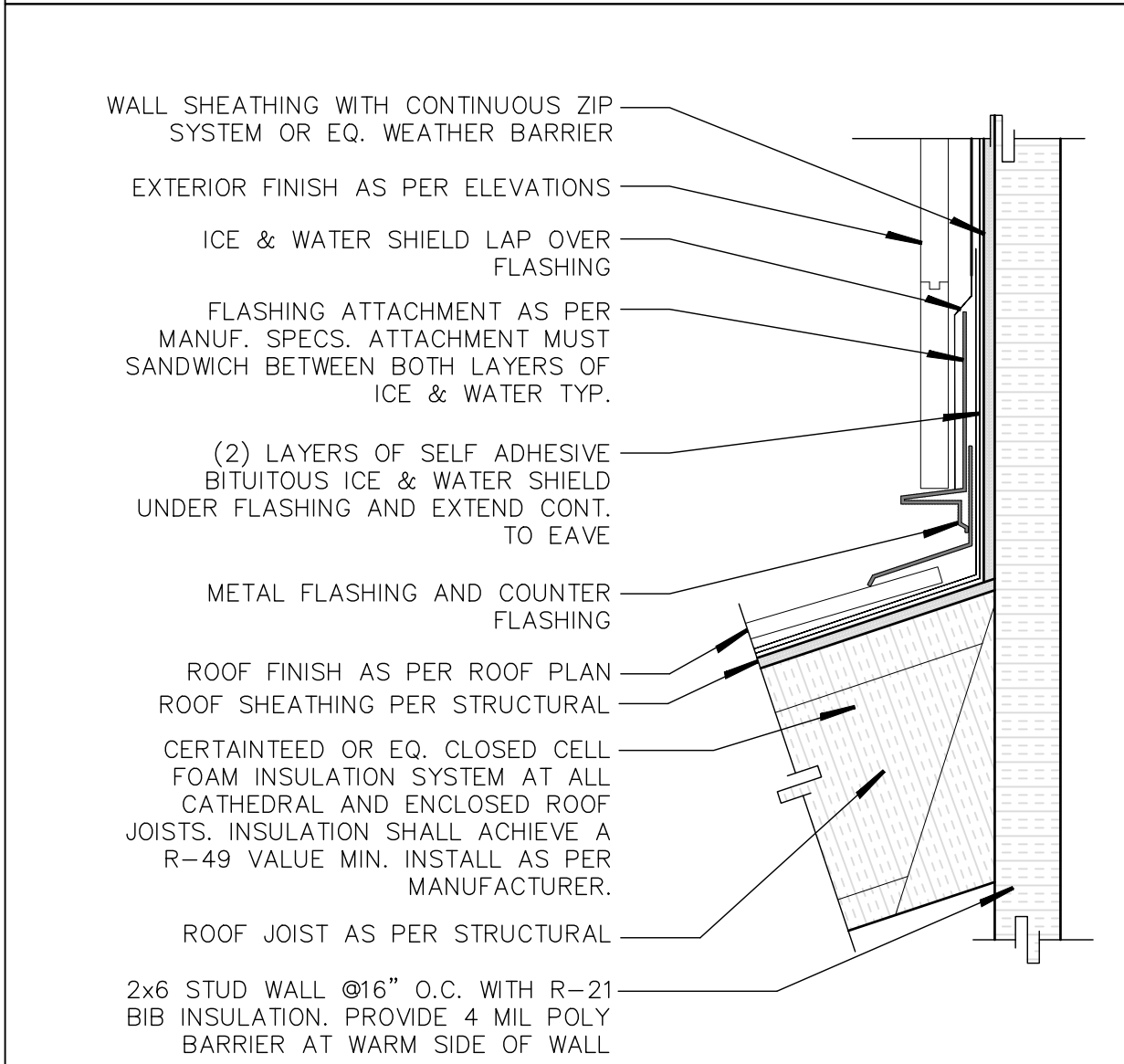
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A6.2 1ST LEVEL TO 2ND STAIR ELEVATION
SCALE: 1/2" = 1'-0"





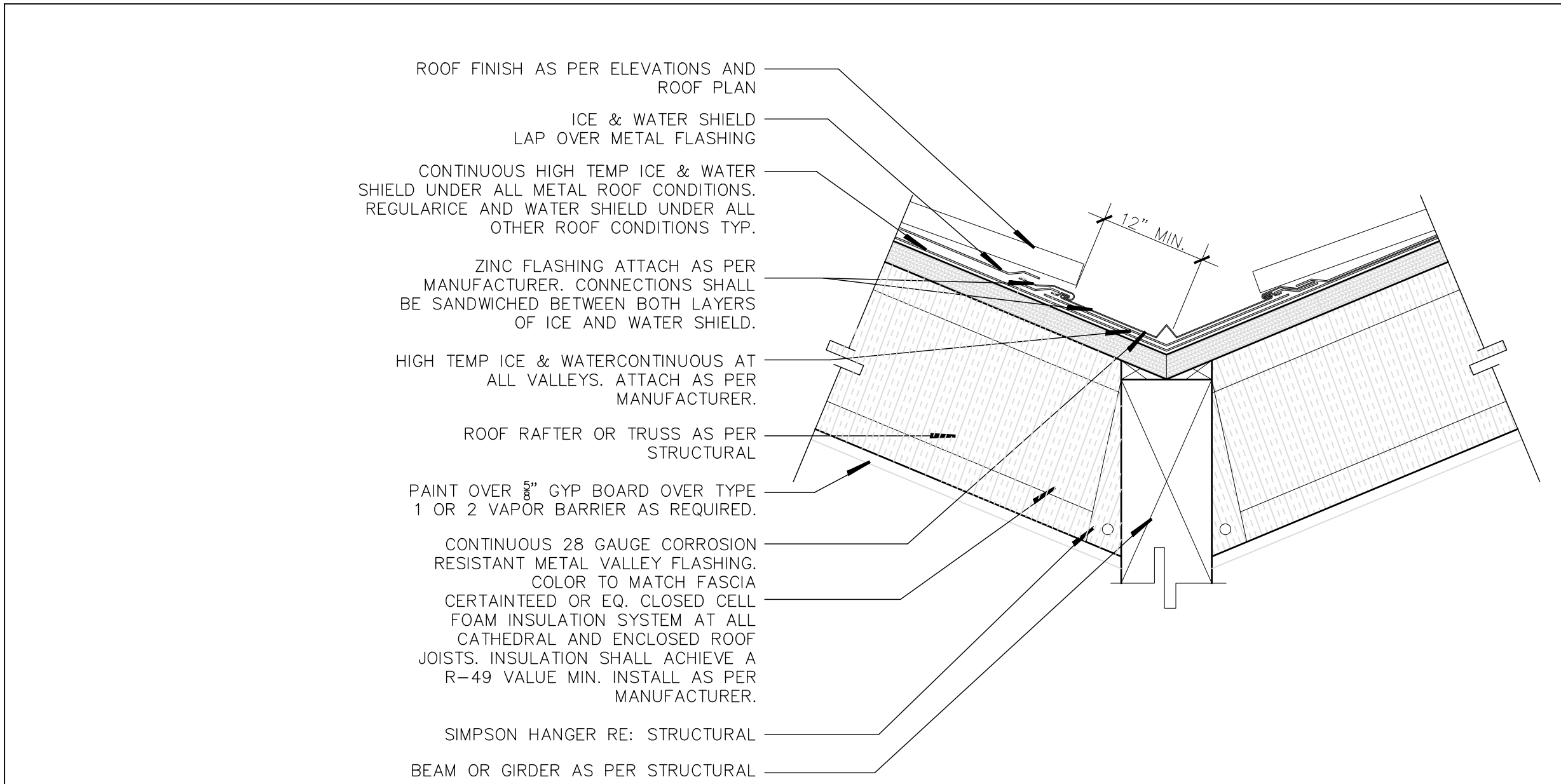
WALL AND STONE CAP FLASHING DETAIL

5
A6.4



ROOF TO WALL DETAIL

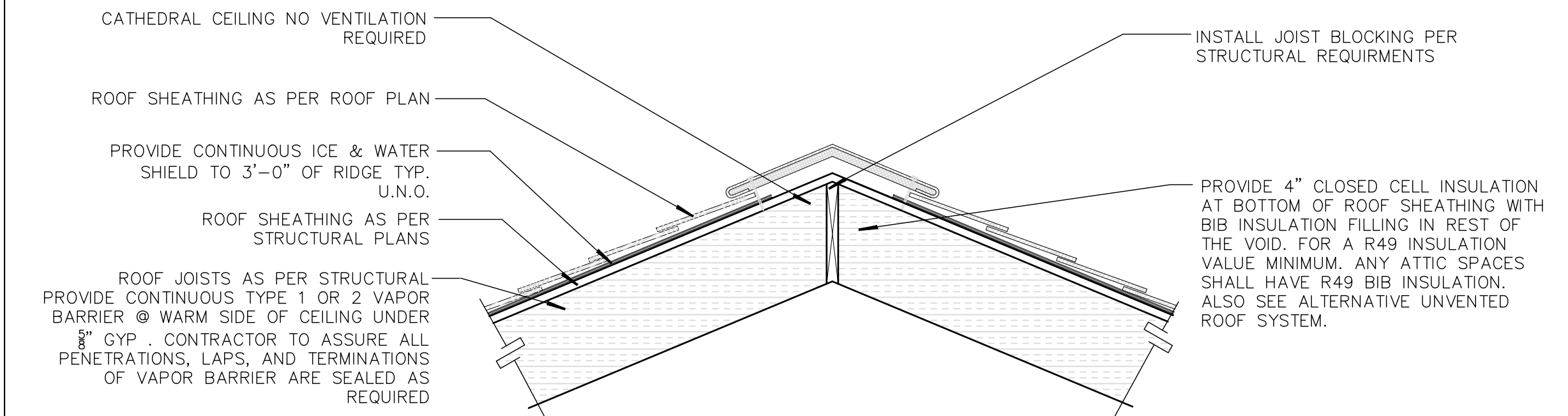
6
A6.4



ROOF VALLEY FLASHING DETAIL

2
A6.4

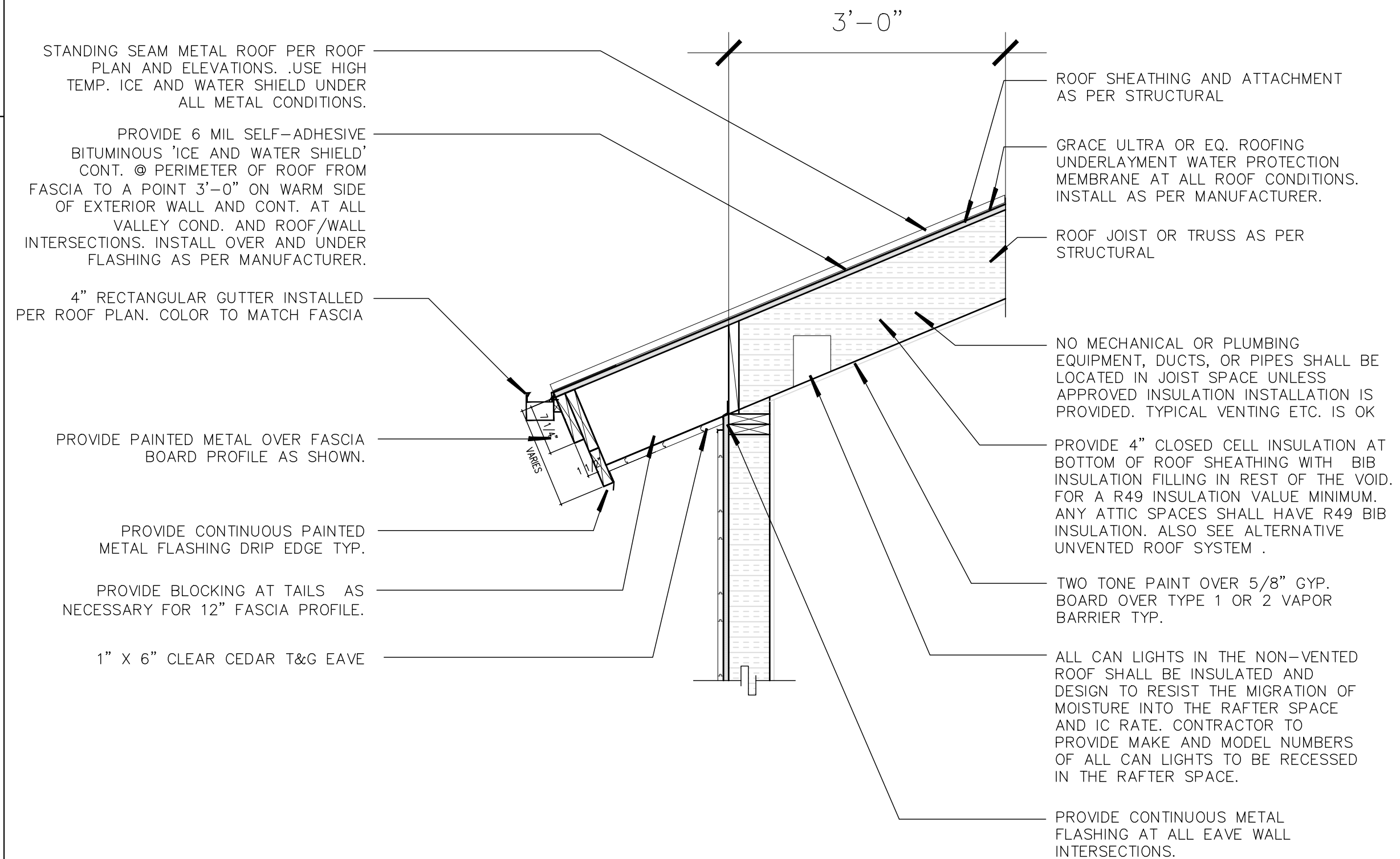
SCALE: 3/4" = 1'-0"



ROOF RIDGE DETAIL

3
A6.4

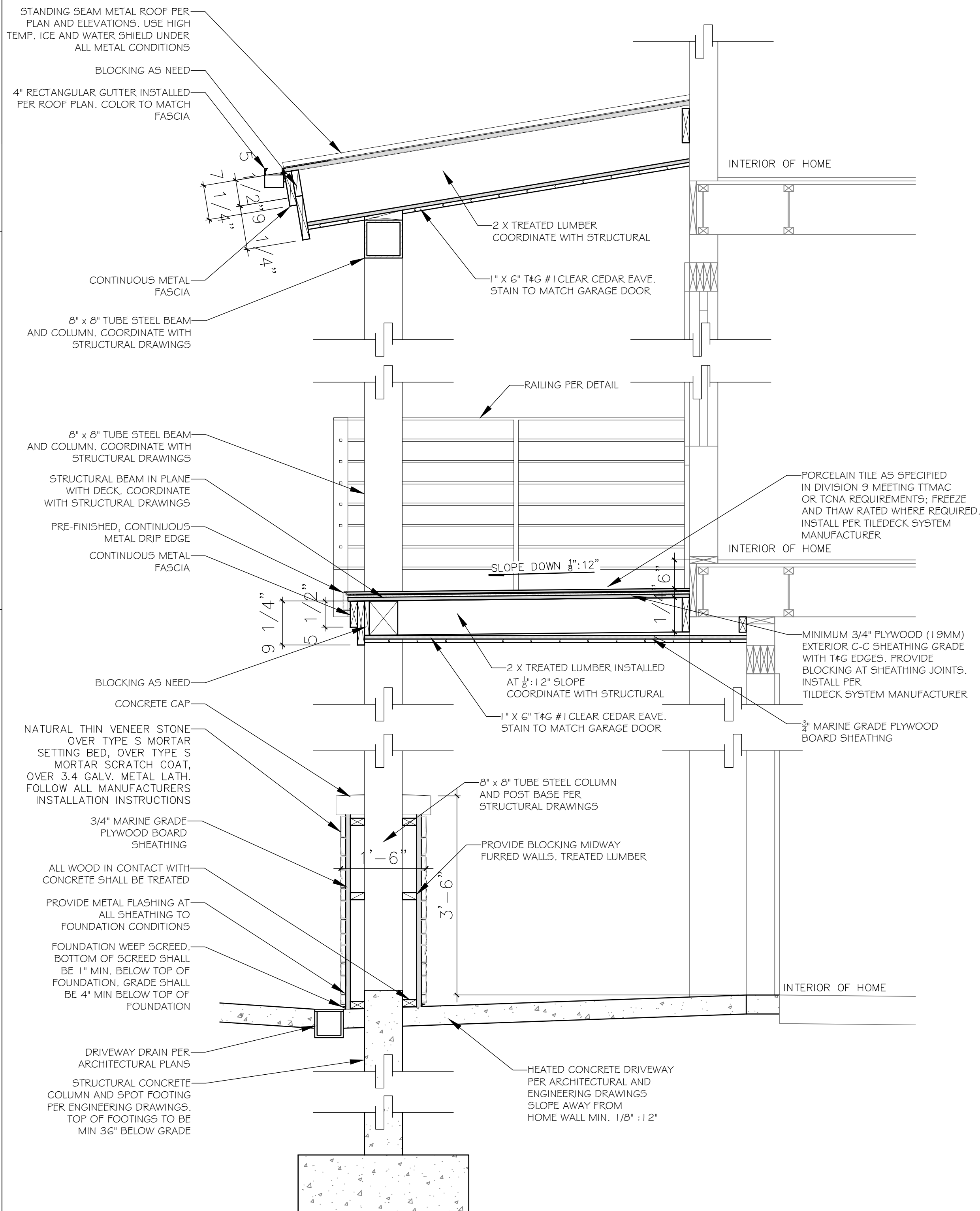
SCALE: 3/4" = 1'-0"



EAVE AND FASCIA DETAIL

4
A6.4

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



COLUMN DETAIL

1
A6.4

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2311

MARCH 25, 2024

DATE:

REVISION:

4/22/24

5/7/24

6/24/24

OCTOBER 4, 2024

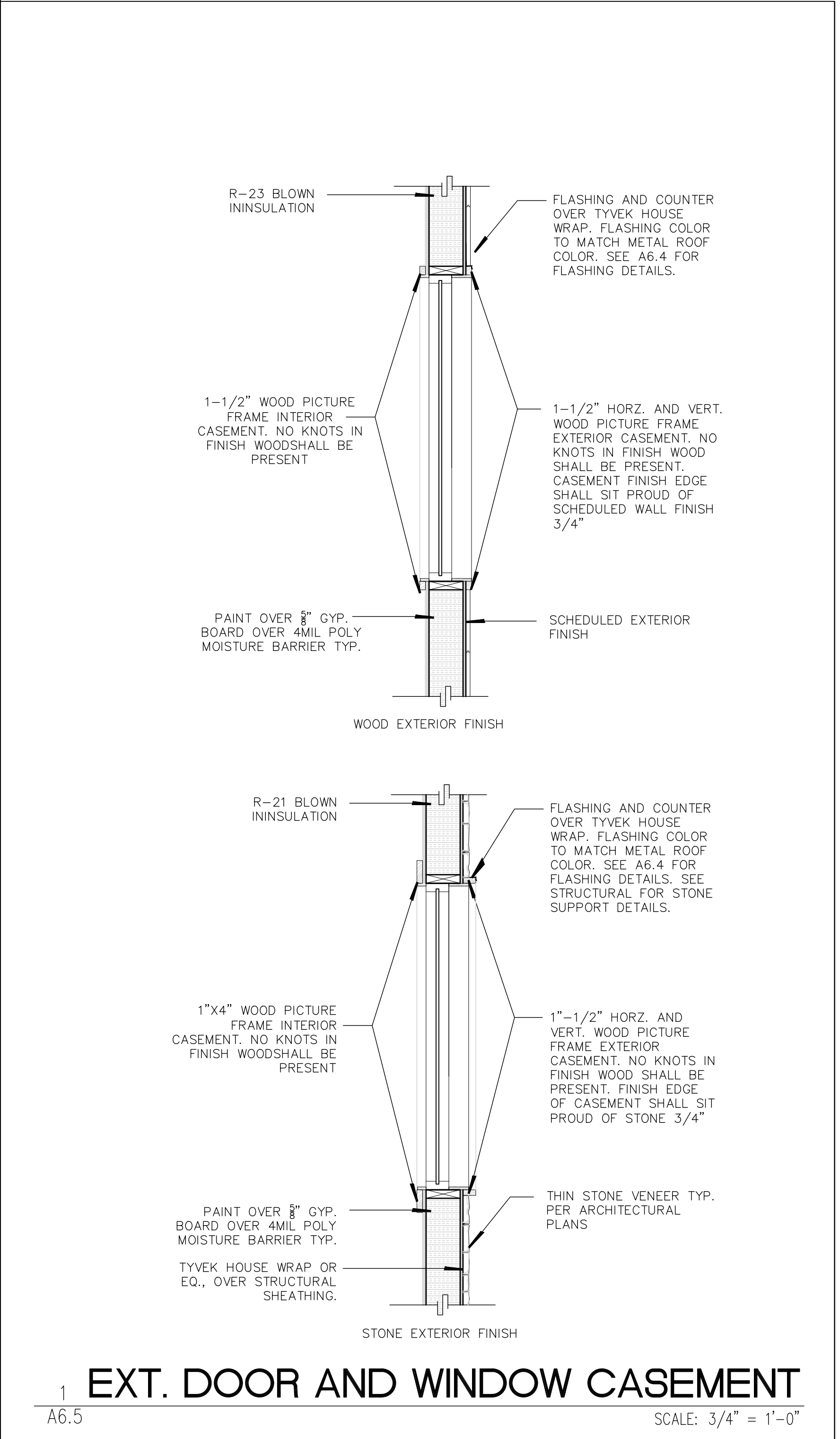
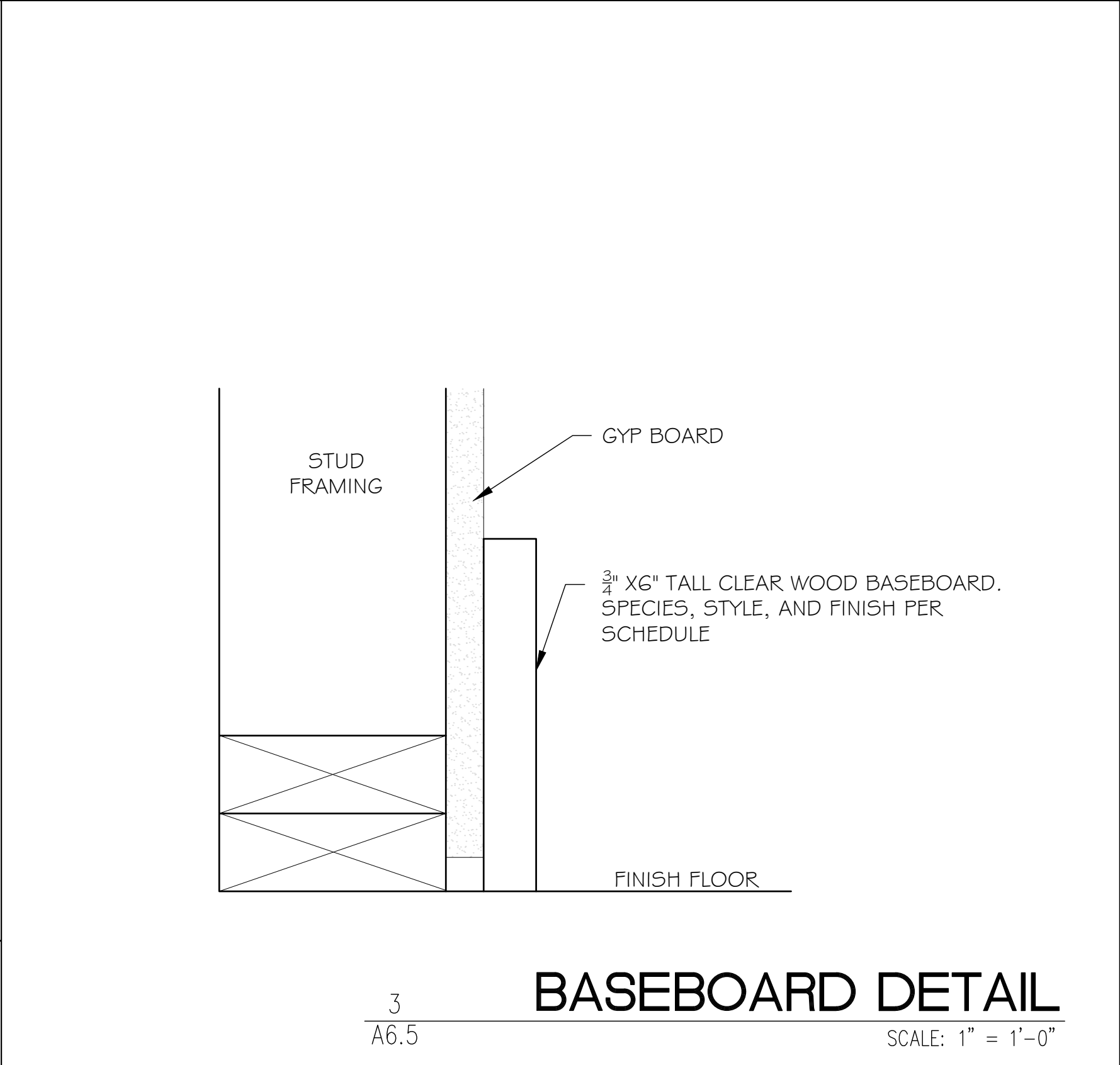
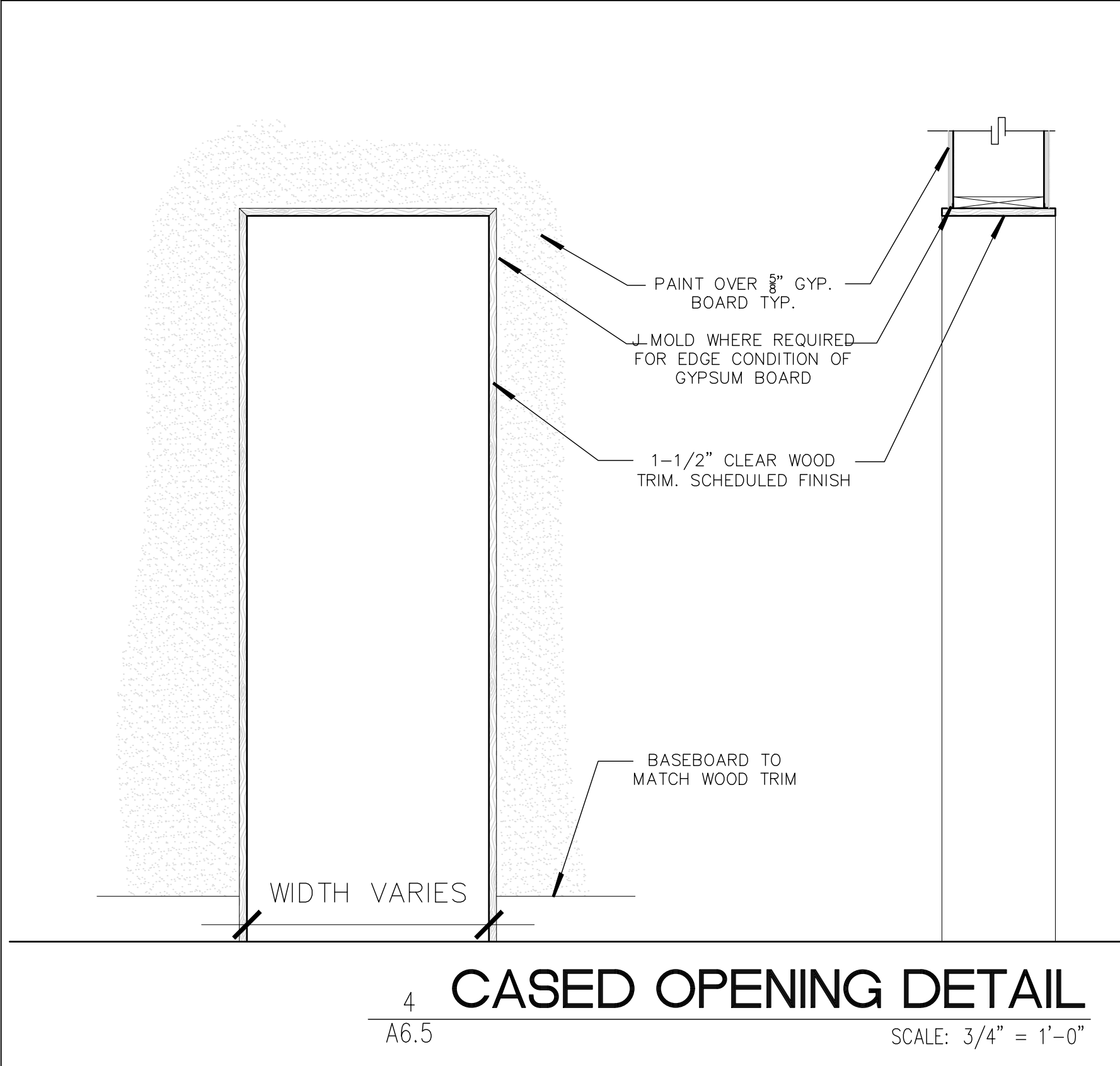
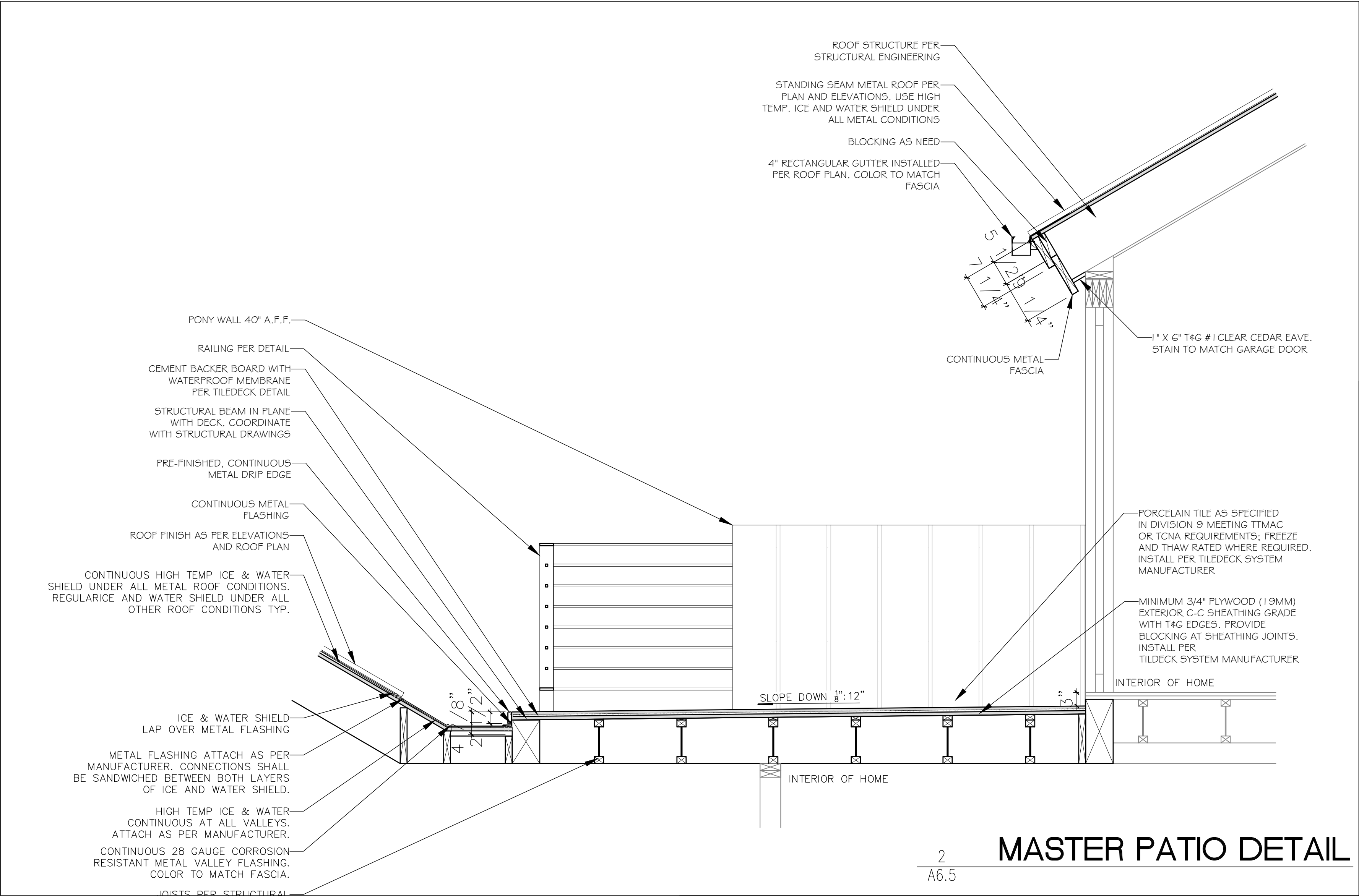
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ARCHITECTURAL
DETAILS

A6.4

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	5
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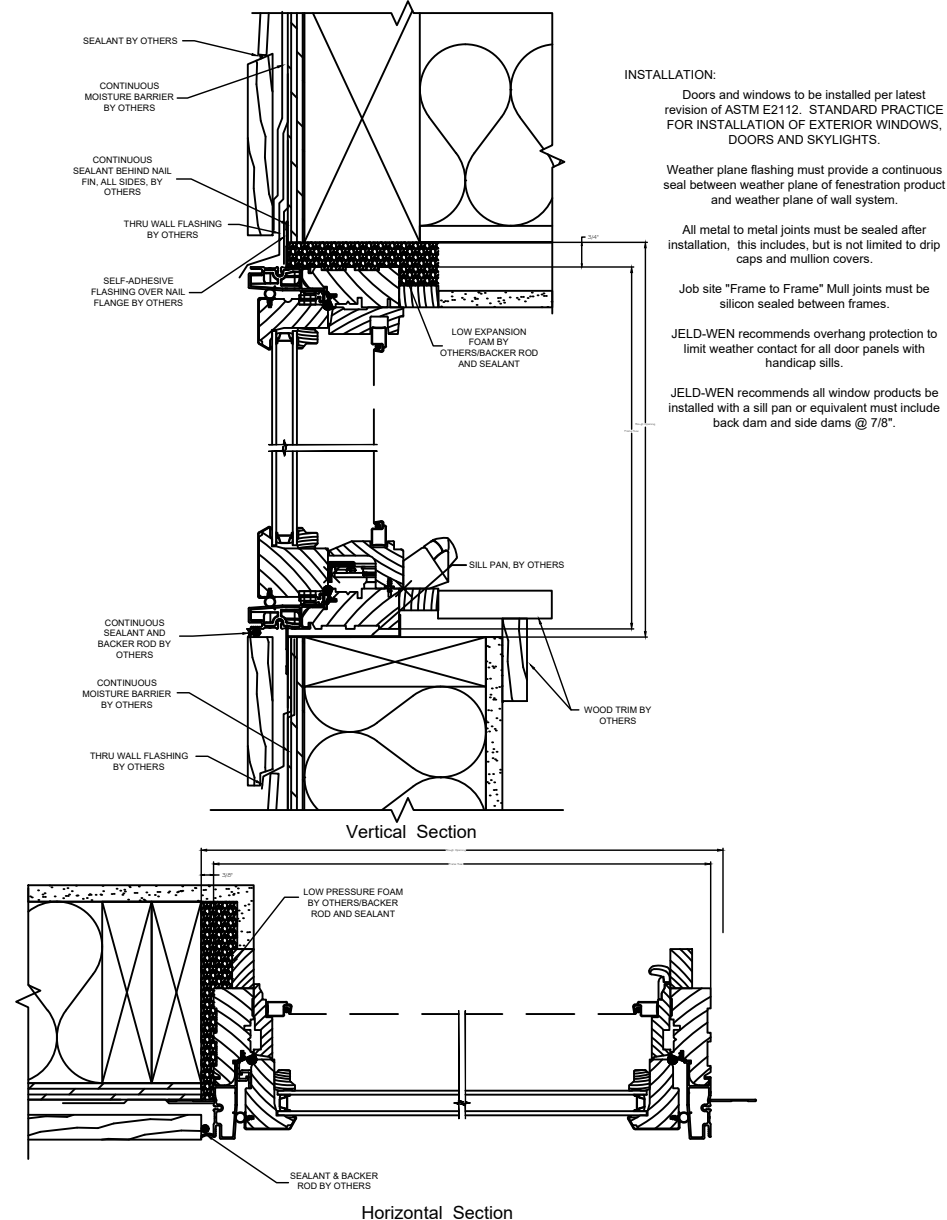
ARCHITECTURAL
DETAILS

A6.5

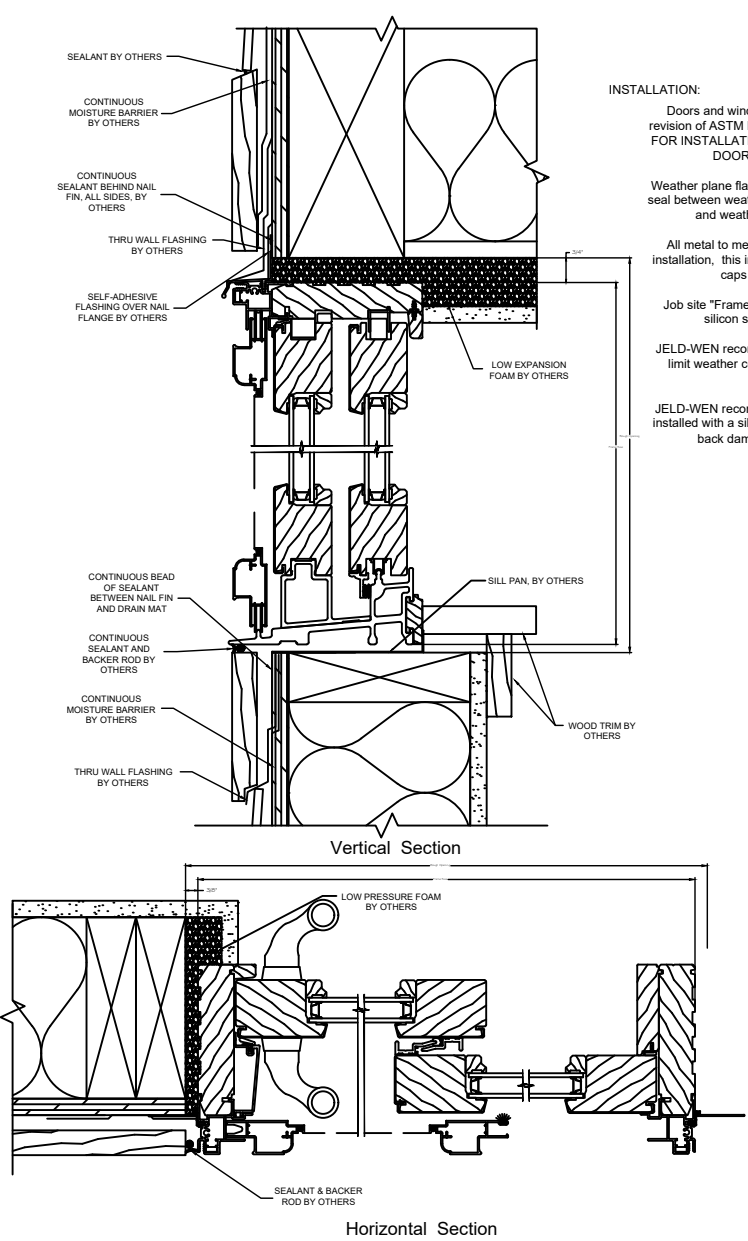
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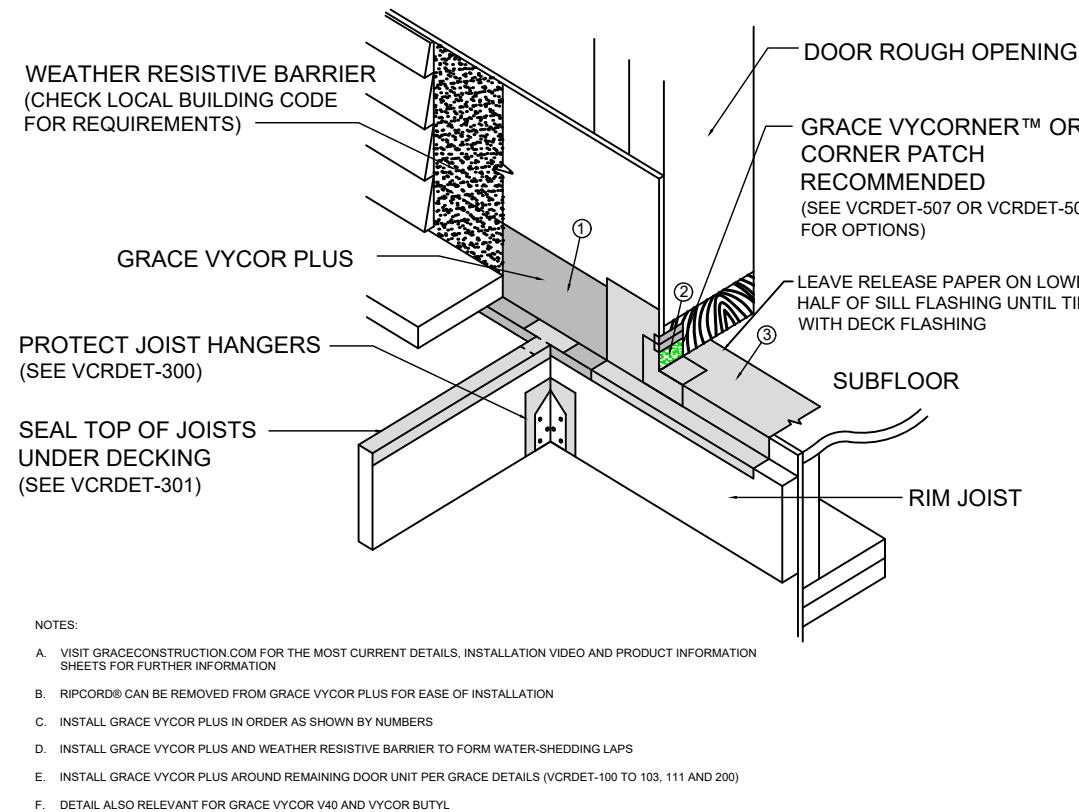
Custom Clad Casement Lap Siding Wall Detail Drawing



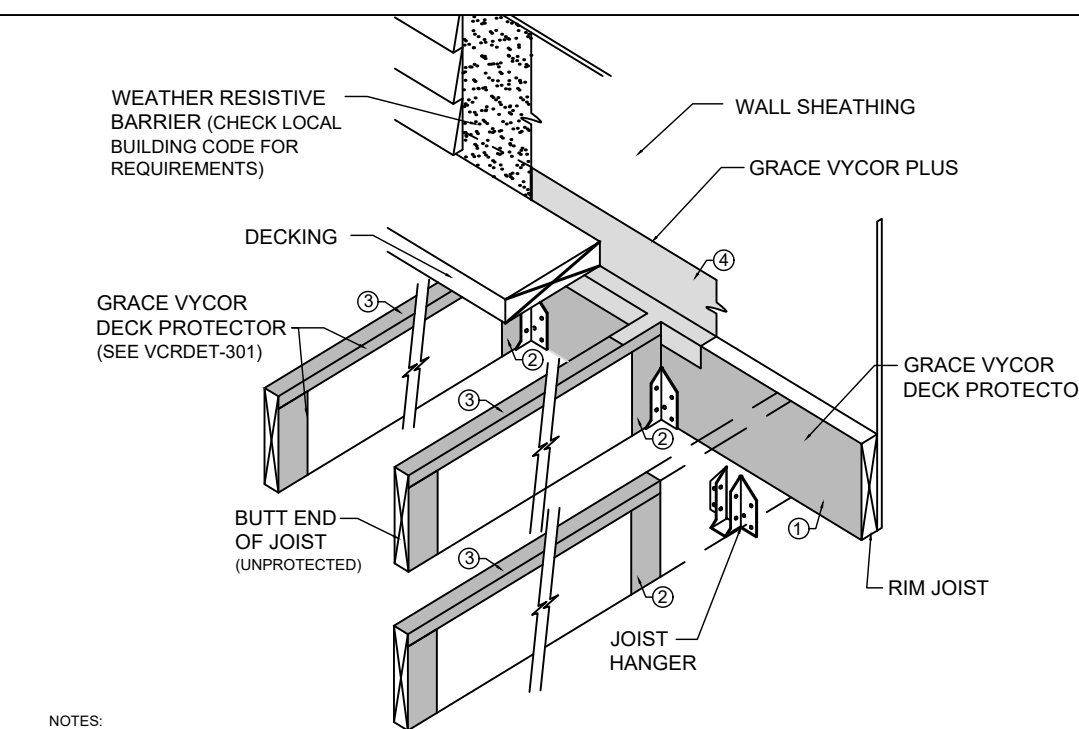
CUSTOM CLAD CASEMENT SIDING WALL DETAIL
N.T.S.



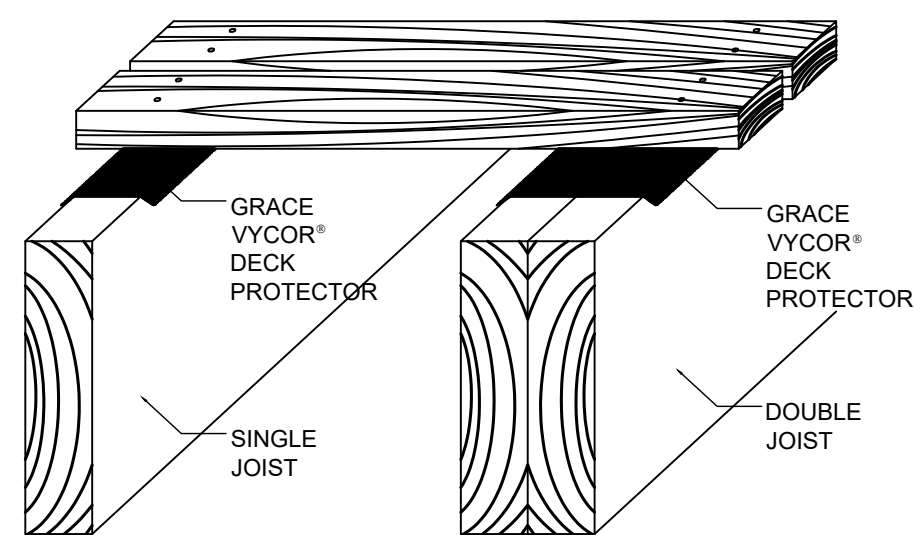
CUSTOM CLAD GLIDING DOOR WALL DETAIL
N.T.S.



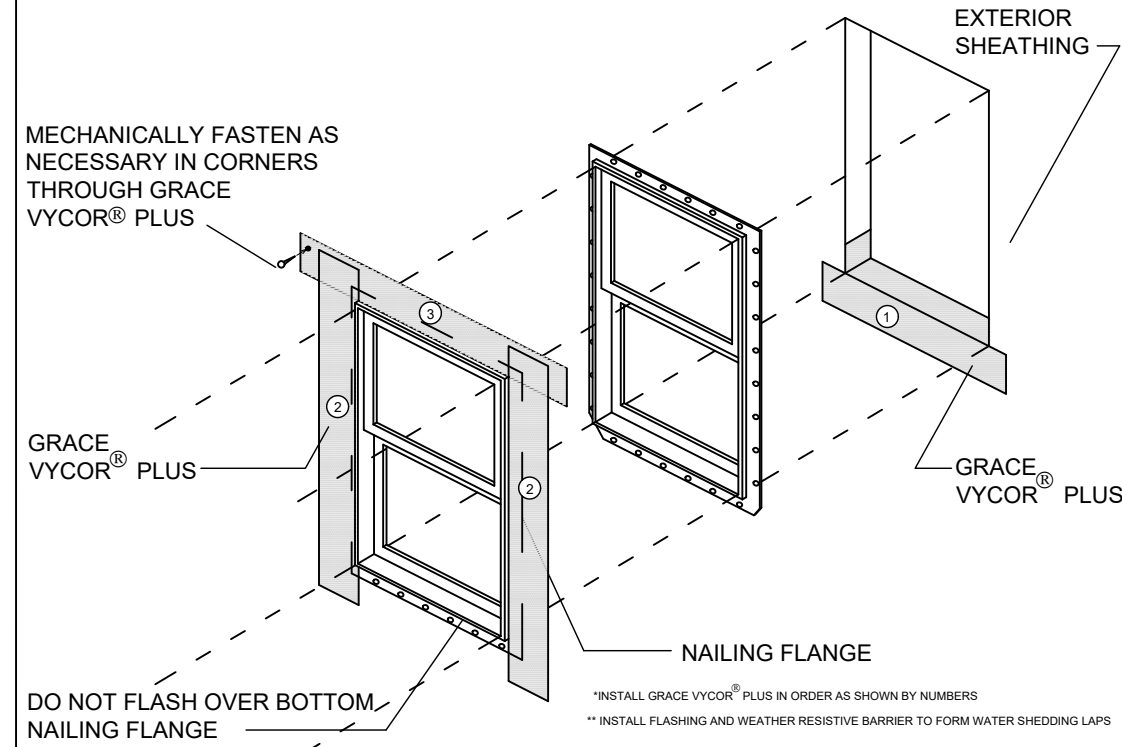
EXTERIOR DOOR SILL CORNER
N.T.S.



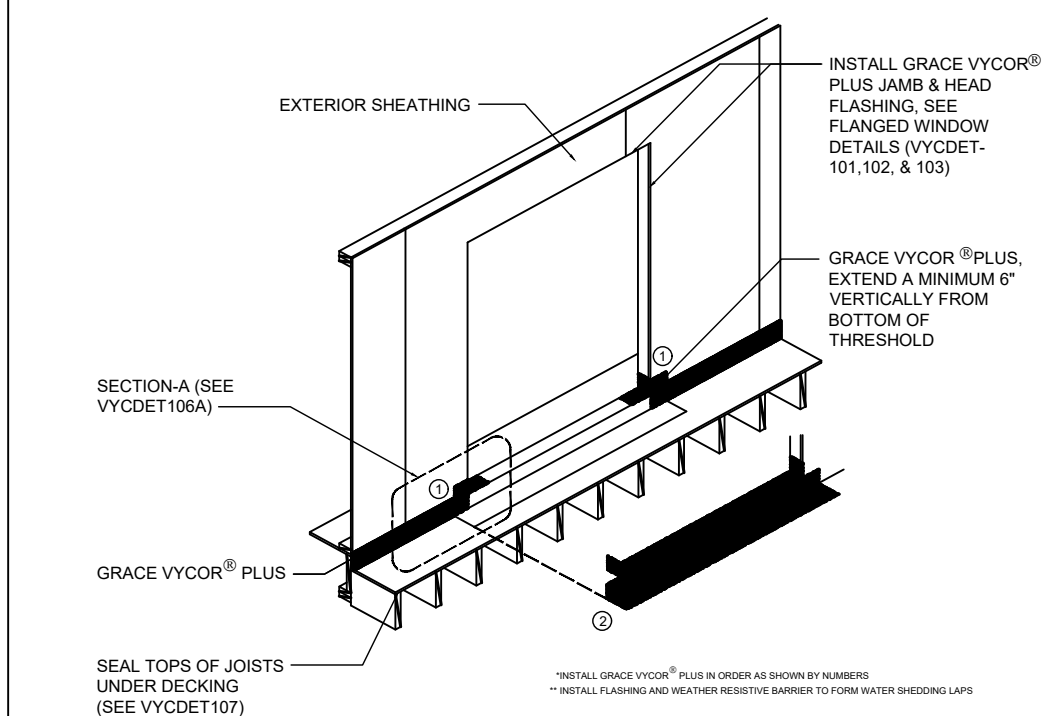
CORROSION RESISTANCE FOR GALVANIZED HANGER
N.T.S.



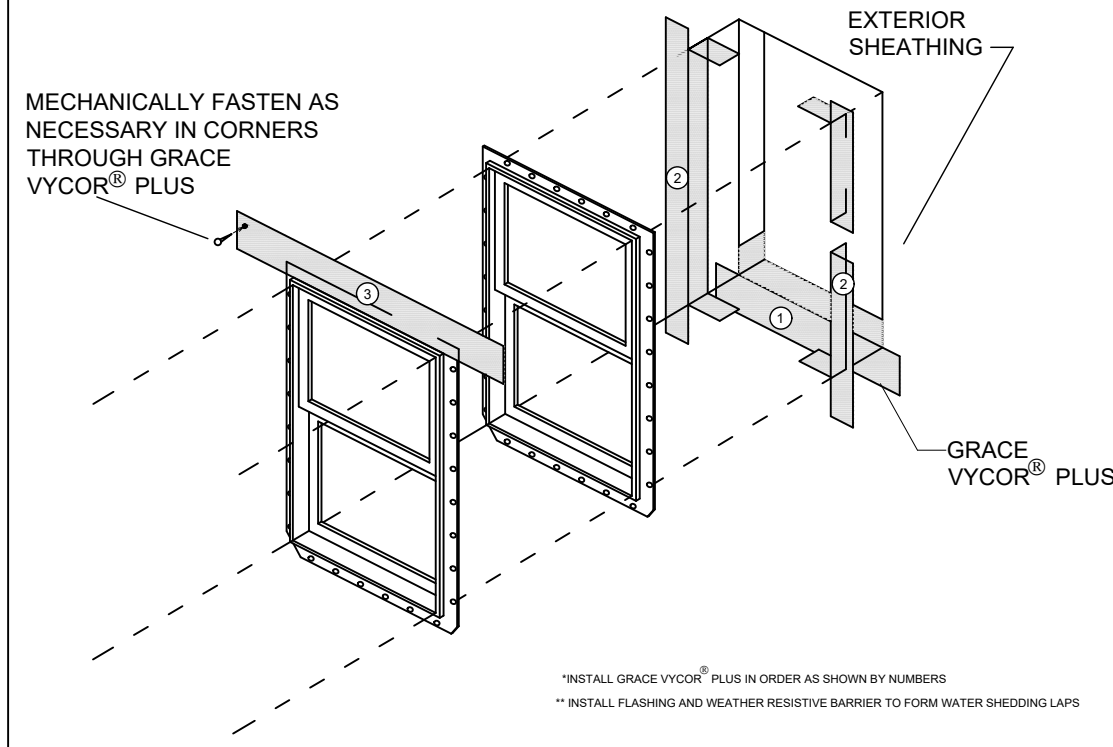
SELF-ADHERED FLASHING DECK JOISTS DETAIL
N.T.S.



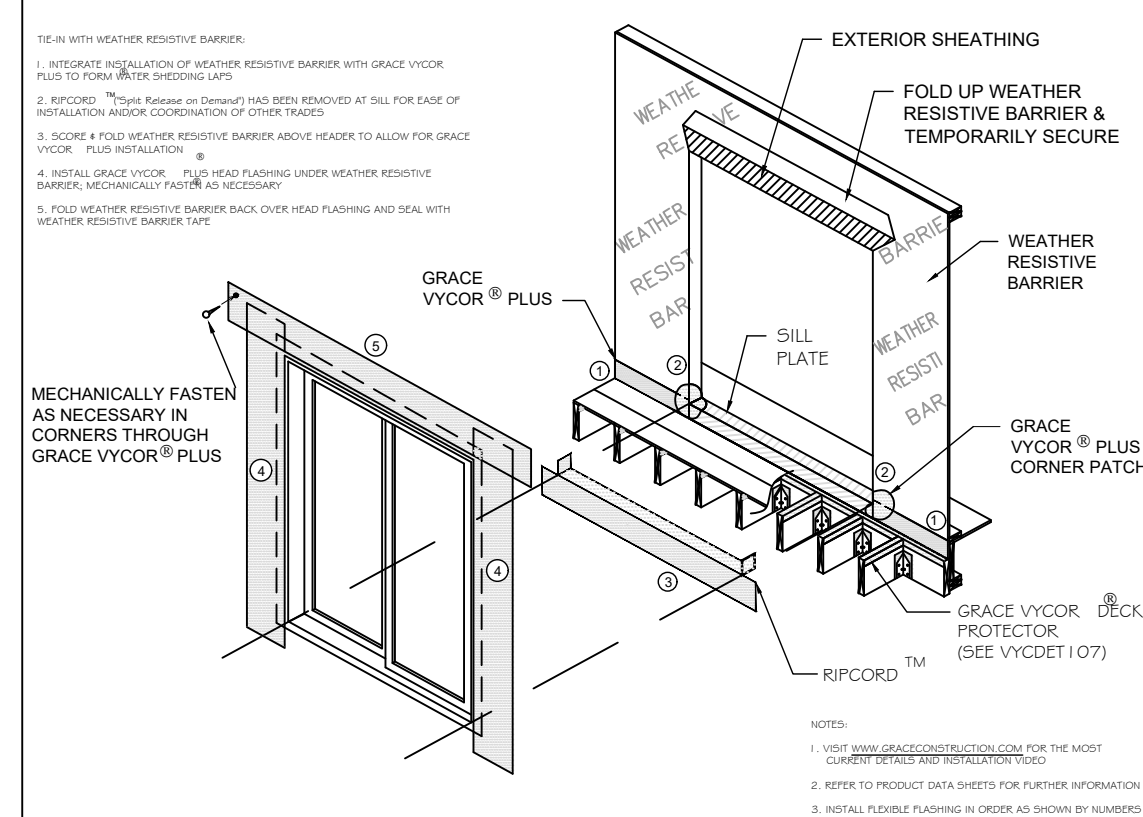
SELF-ADHERED FLASHING FLANGED WINDOW- LOW EXPOSURE DETAIL
N.T.S.



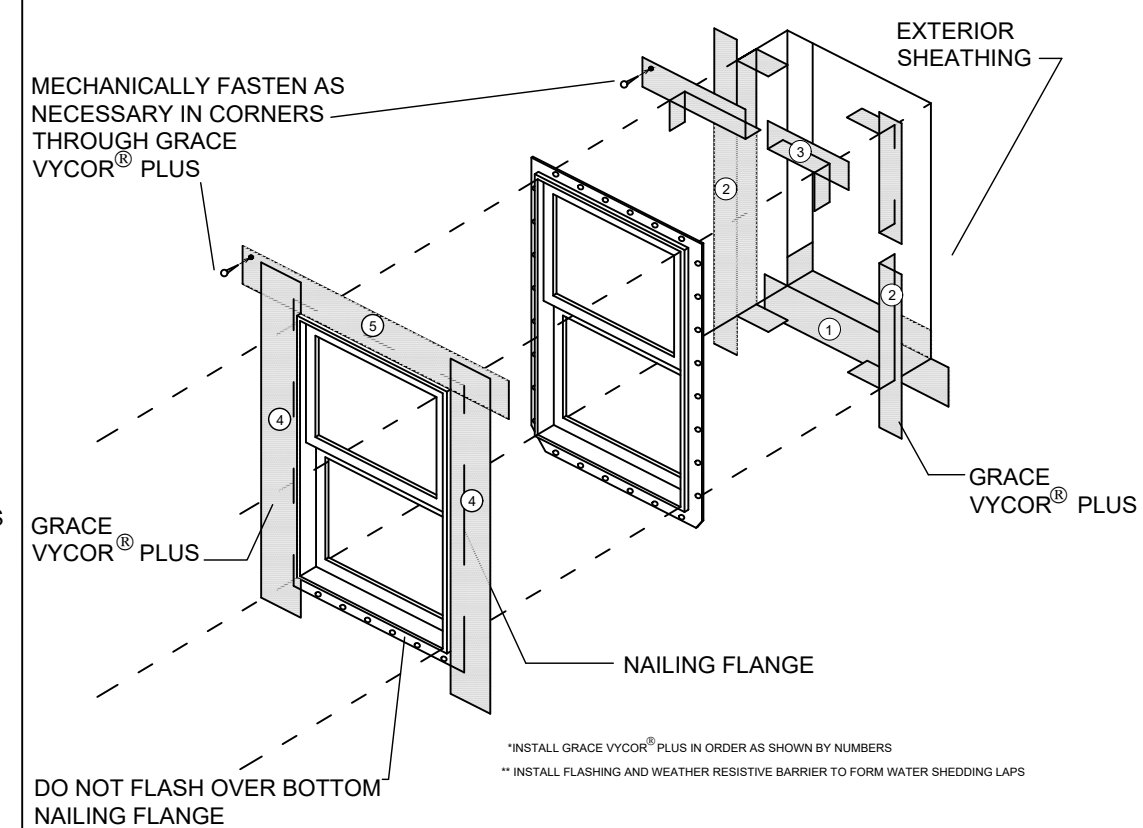
SELF-ADHERED FLASHING EXTERIOR DECK WITH DOOR 1 DETAIL
N.T.S.



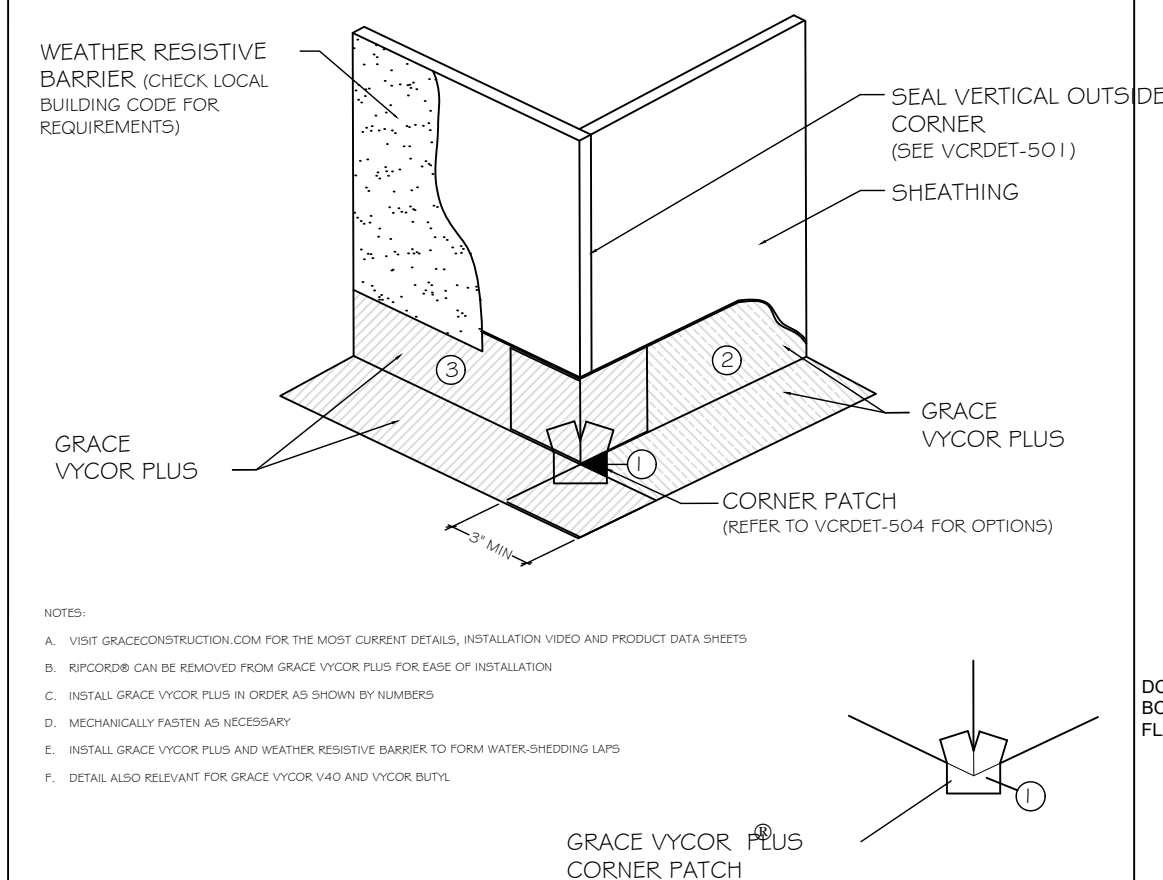
SELF-ADHERED FLASHING FLANGED WINDOW- MODERATE EXPOSURE DETAIL
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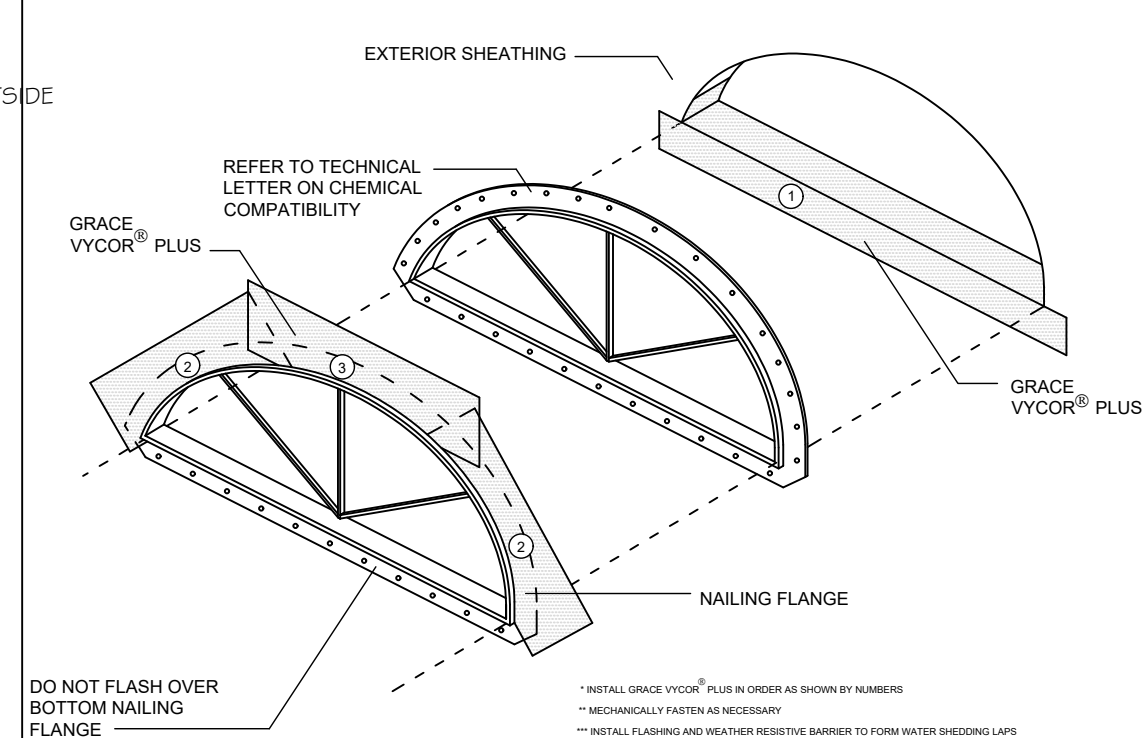
SELF-ADHERED FLASHING EXTERIOR DECK WITH SLIDING DOOR DETAIL
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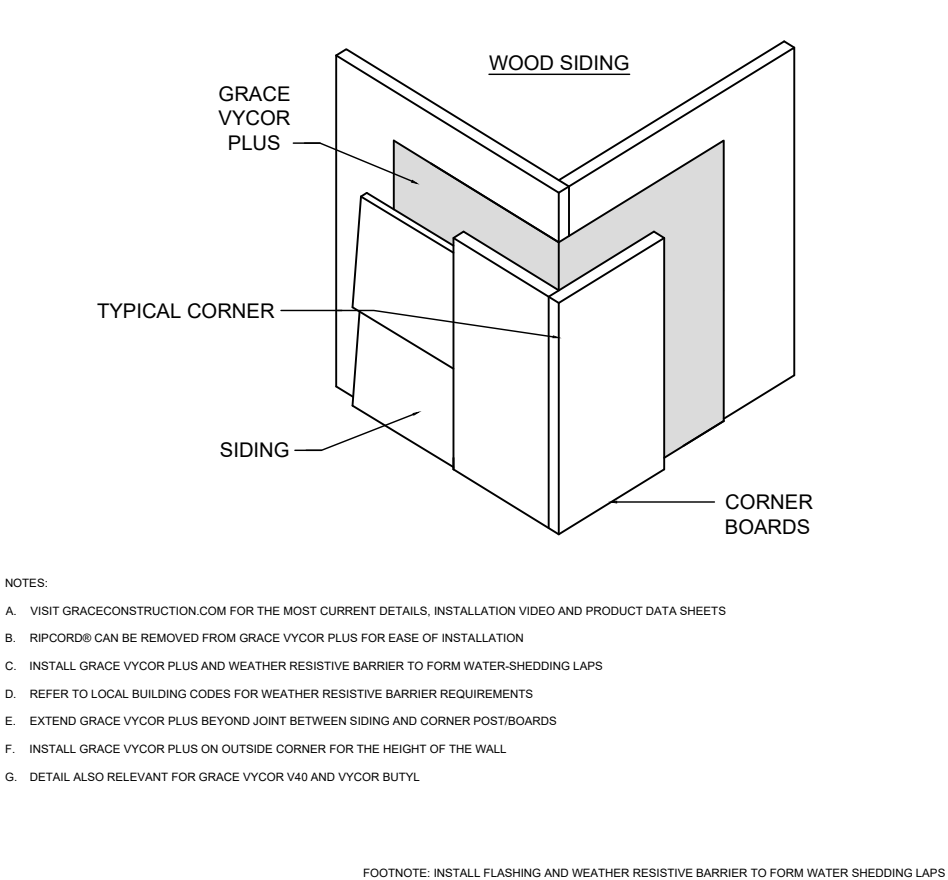
SELF-ADHERED FLASHING FLANGED WINDOW- SEVERE EXPOSURE DETAIL
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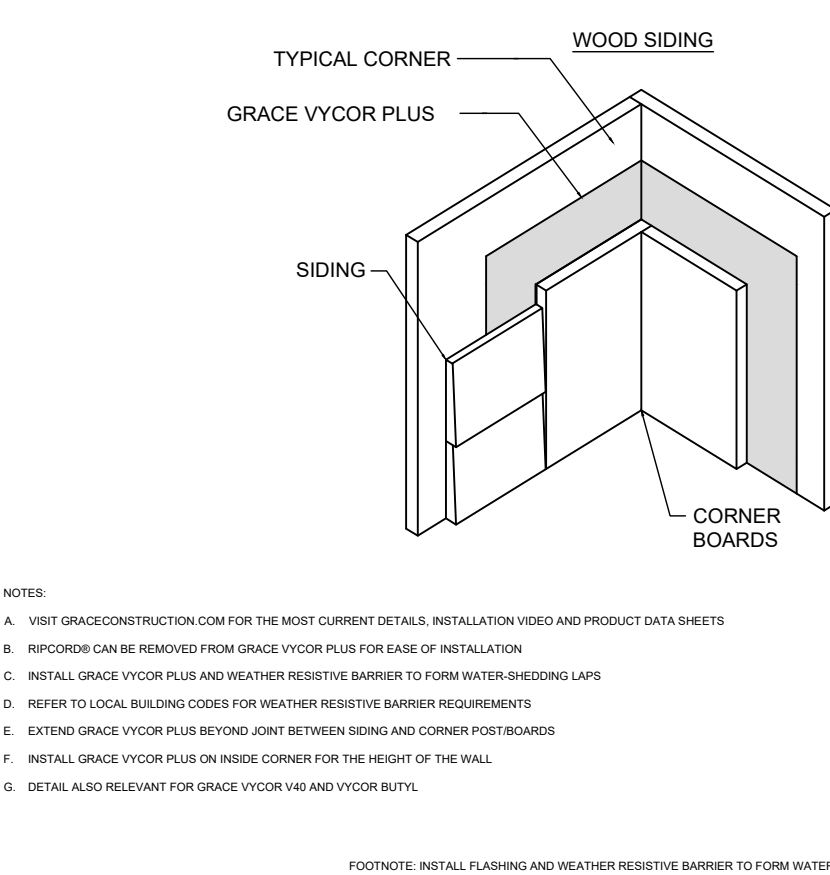
SELF-ADHERED FLASHING OUTSIDE CORNER DETAIL
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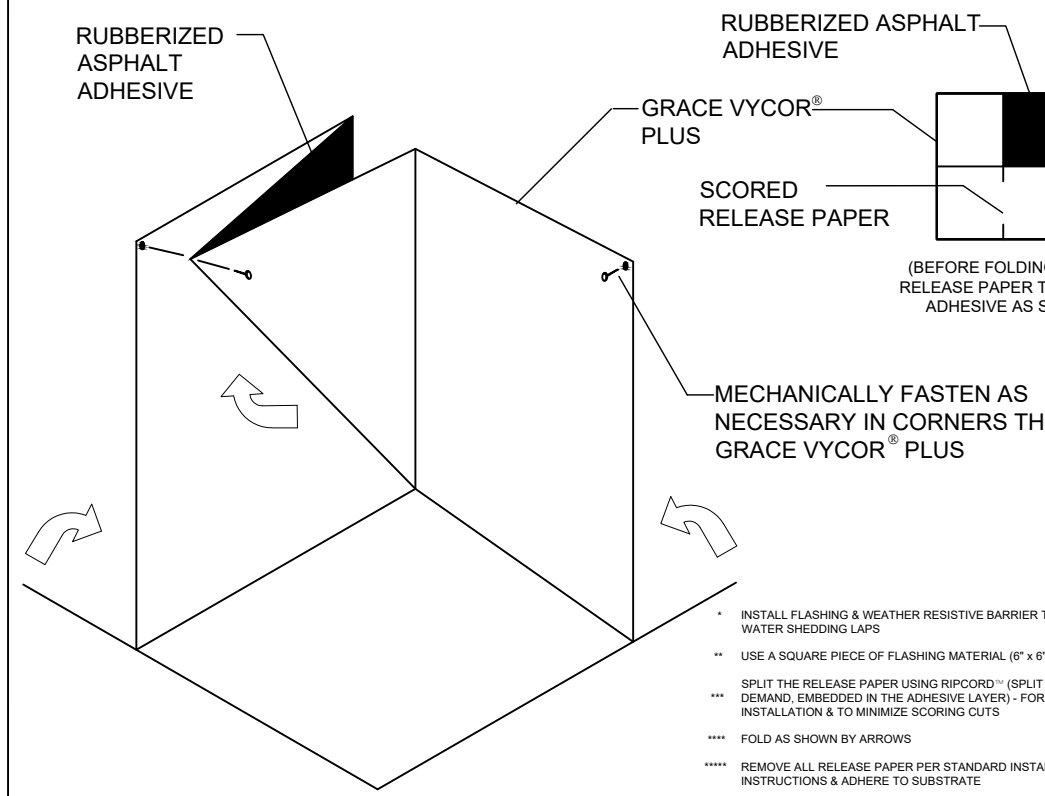
SELF-ADHERED FLASHING HALF ROUND WINDOW-LOW TO MOD. EXPOSURE DETAIL
N.T.S.



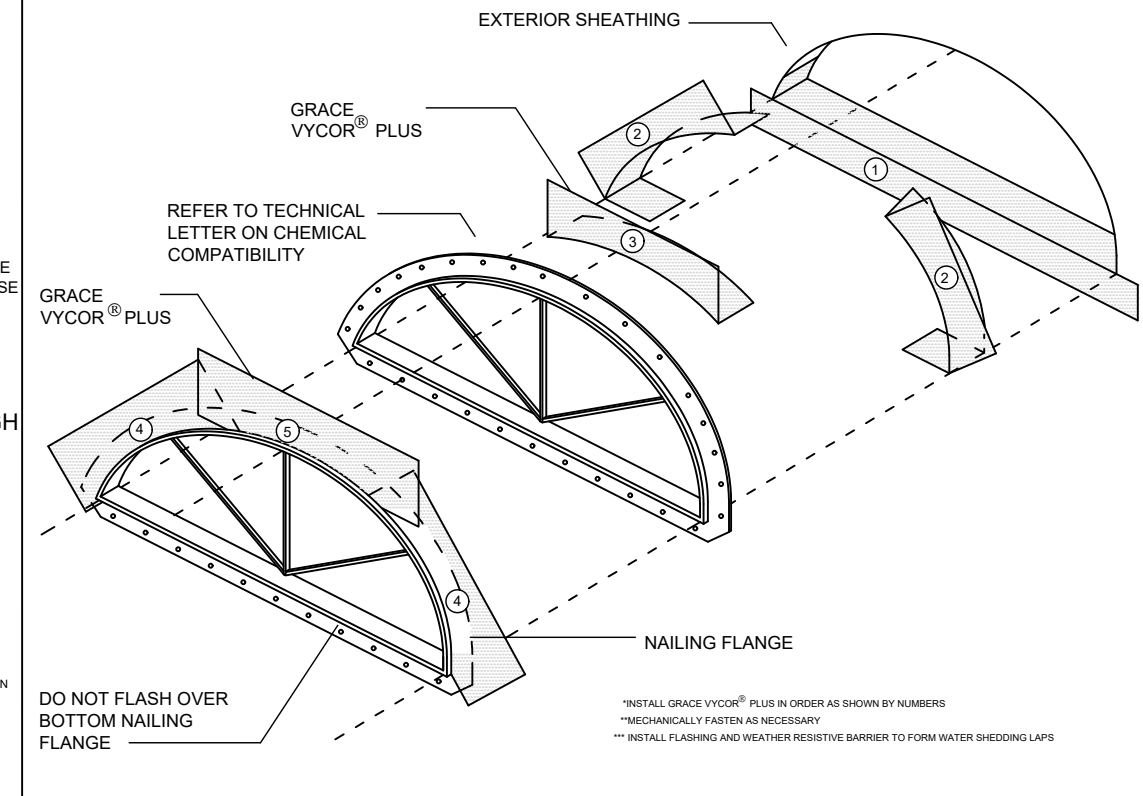
SELF-ADHERED FLASHING WALL-TO-WALL OUTSIDE CORNER DETAIL
N.T.S.



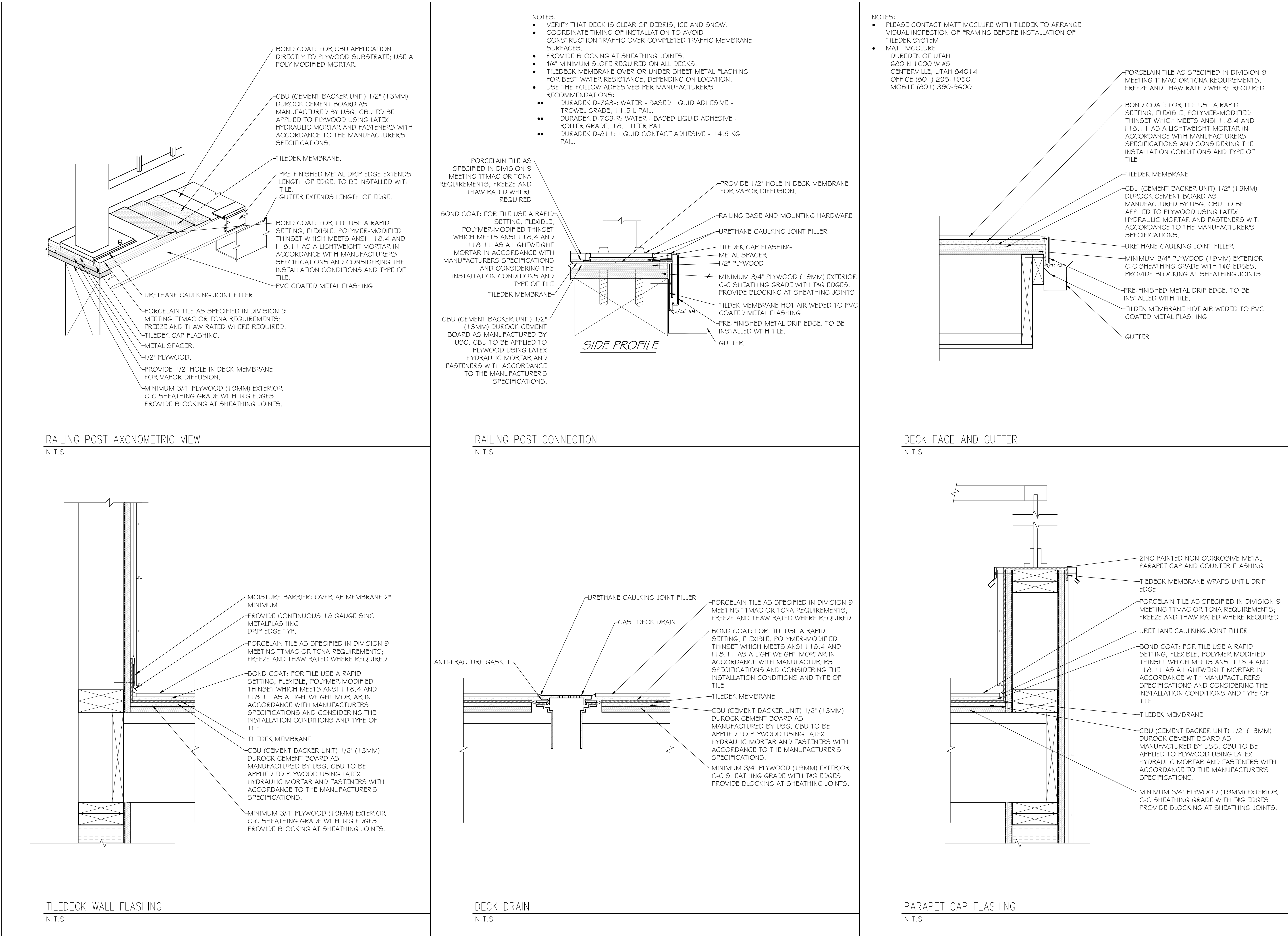
SELF-ADHERED FLASHING WALL-TO-WALL INSIDE CORNER DETAIL
N.T.S.



SELF-ADHERED FLASHING INSIDE CORNER DETAIL
N.T.S.



SELF-ADHERED FLASHING HALF ROUND WINDOW- SEVERE EXPOSURE DETAIL
N.T.S.



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REVISION: OCTOBER 4, 2024

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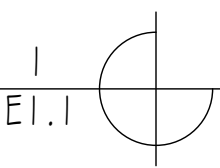
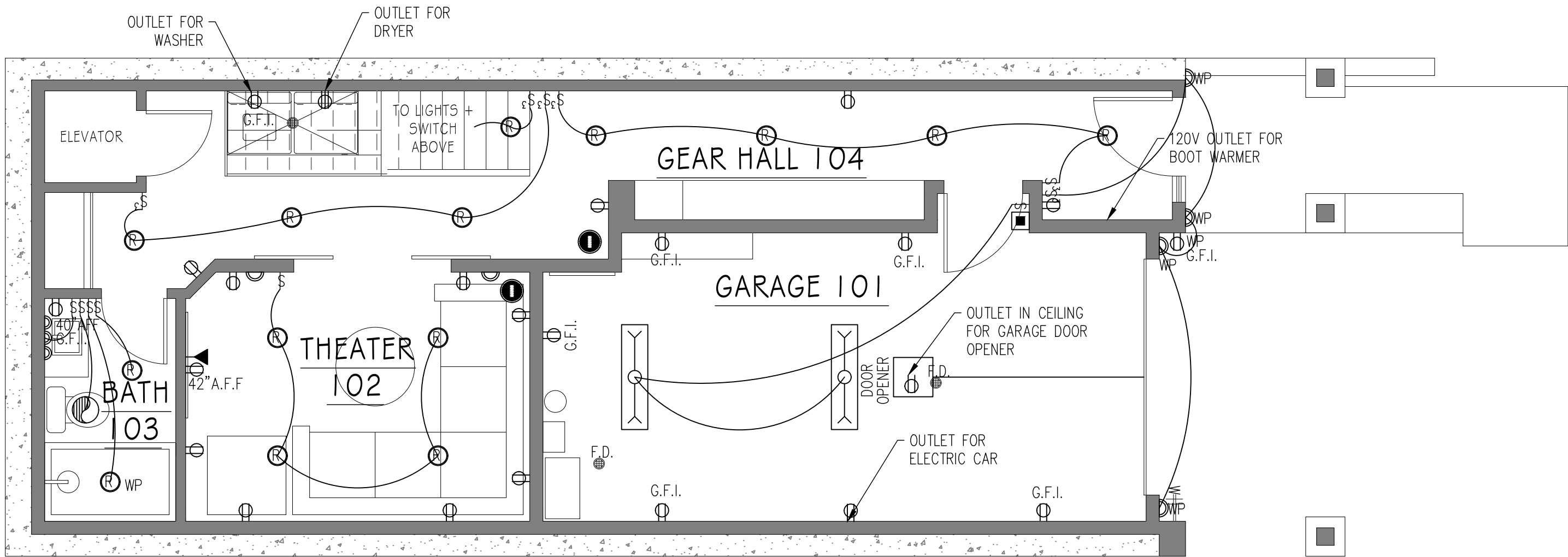
TILEDEK INSTALL +
FLASHING DETAILS

A6.7

JSARC

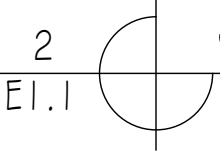
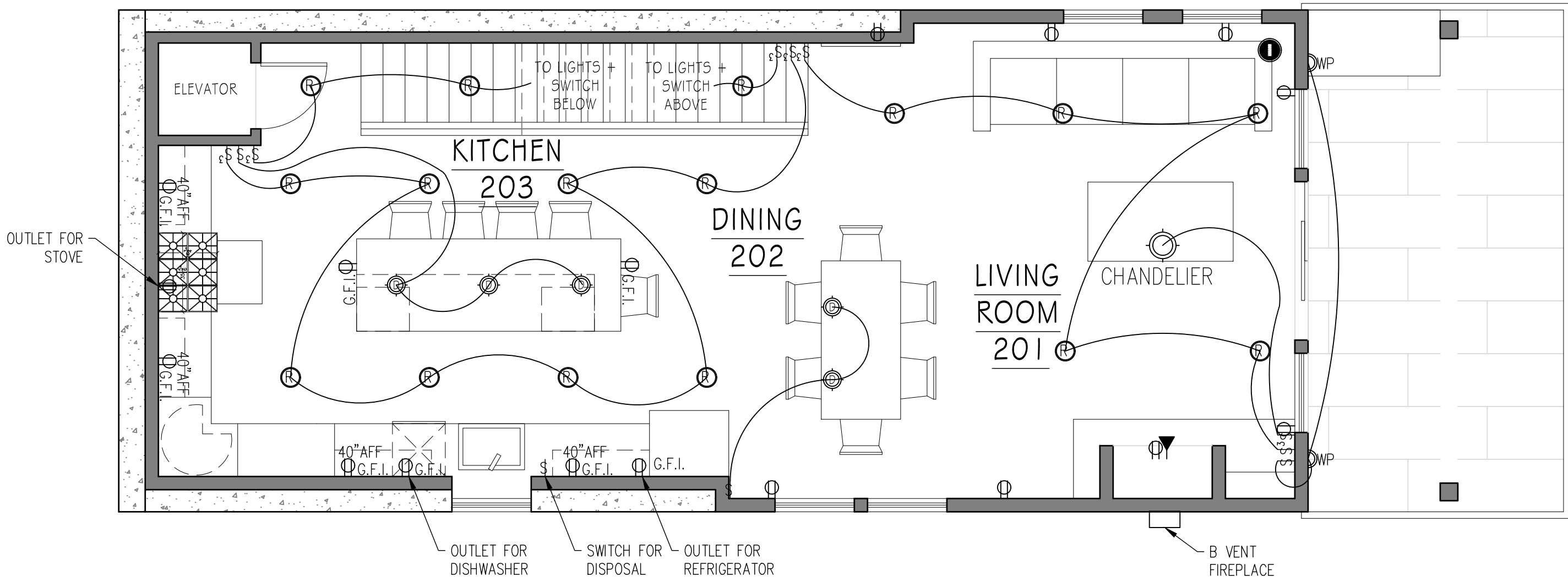
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7402444
STATE OF UTAH



FIRST LEVEL ELECTRICAL PLAN

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



SECOND LEVEL ELECTRICAL PLAN

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

GENERAL ELECTRICAL NOTES

- SEE SHEET MEPO.1 FOR ALL OTHER ELECTRICAL NOTES.
- ALL ELECTRICAL SHALL CONFORM TO MOST CURRENT ADOPTED NEC
- ASSURE THAT ALL LIVING SPACES AND HALLS LEADING TO LIVING SPACES HAVE CARBON AND SMOKE DETECTORS CONNECTED IN SERIES AND WITH BATTERY BACK UP
- ALL ELECTRICAL OUTLETS IN LIVING AREAS TO BE AFCI PROTECTED
- ALL ELECTRICAL OUTLETS IN LIVING AREAS TO TO BE SPACED AT 12'-0" O.C. MAX WITH ALL WALLS EQ. OR GREATER THAN 2'-0" TO HAVE AN OUTLET
- ALL ELECTRICAL OUTLETS IN KITCHENS SHALL BE SPACED 4'-0" O.C. ON COUNTERS INCLUDING ISLANDS AND PENINSULAS
- ALL ELECTRICAL OUTLETS TO BE GFCI IN WET AND EXTERIOR LOCATIONS
- EXTERIOR OUTLETS AND LIGHTING TO BE WATER PROTECTED
- ALL RECESSED LIGHTING IN ATTICS AND ROOF WHERE SURROUNDED BY INSULATION TO BE FIRE RATED
- PROVIDE GARAGE DOOR OPENERS AND OUTLETS FOR ALL GARAGE DOORS
- ALL EXTERIOR OUTLETS AND COVERS TO MATCH COLOR OF SURROUNDING EXTERIOR MATERIAL
- ALL EXTERIOR LIGHTING TO CONFORM TO PARK CITY LAND MANAGEMENT CODE 15-5-5 (J).
A. ALL EXTERIOR BULBS SHALL HAVE A COLOR TEMPERATURE OF NO GREATER THAN 3,000.
B. ALL LIGHTING SHALL BE DOWN LIGHTS AND SHIELDED TO PROTECT DARK SKIES. SEE DETAIL MEP1.0 SHEET. FOR LIGHTING DIAGRAM.

ELECTRICAL SYMBOL LEGEND	
	LED RECESSED CAN LIGHT
	110 V. DUPLEX OUTLET
	110 V. DUPLEX OUTLET WITH GROUND FAULT INTERRUPT
	220 V. OUTLET WITH GROUND FAULT INTERRUPT
	110 V. DUPLEX OUTLET IN FLOOR
	STANDARD SWITCH
	STANDARD DIMMER SWITCH
	THREE POLE SWITCH
	THREE POLE DIMMER SWITCH
	COMBINATION CARBON MONOXIDE AND SMOKE DETECTOR IN SERIES
	EXHAUST FAN
	CABLE / DATA / PHONE OUTLET
	TELEVISION COAXIAL CABLE
	2 X 4 FLUORESCENT LIGHT FIXTURE
	GARAGE DOOR OPENER
	OUTDOOR FLOOD LIGHT
	STAIR LIGHTS SET TO TIMER CONTROL
	CENTRAL VAC HOOKUP
	DECORATIVE WALL SCONCE
	DIRECTIONAL MINIATURE LED RECESSED LIGHT FIXTURE
	PENDANT LIGHT FIXTURE
	ARC FAULT INTERRUPT FIXTURE
	UNDERCABINET LED LIGHT FIXTURE
	WATER PROTECTED FIXTURE
	EXTERIOR STAIR RECESSED LIGHTING
	MULTI LIGHT, VANITY WALL MOUNT LIGHTING FIXTURE
	CEILING DROP FIXTURE, CHANDELIER
	FLUSH MOUNT / SEMI FLUSH MOUNT LIGHTING FIXTURE
	CEILING FAN / LIGHT
	LED POOL LIGHT
	WALL LIGHT - ON MOTION SENSOR
	L SHAPE PATH LIGHT, DOWNLIGHT

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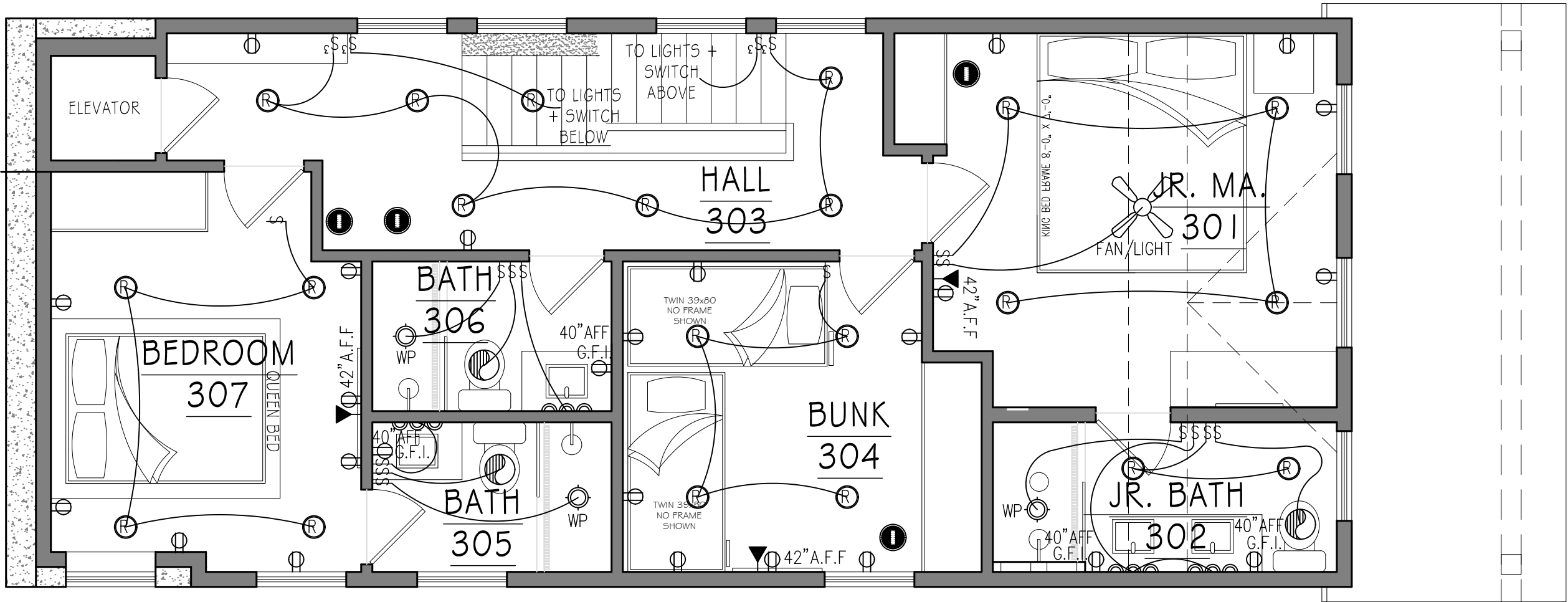
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PARK CITY, UTAH 84060

FIRST + SECOND LVL
ELECTRICAL PLAN

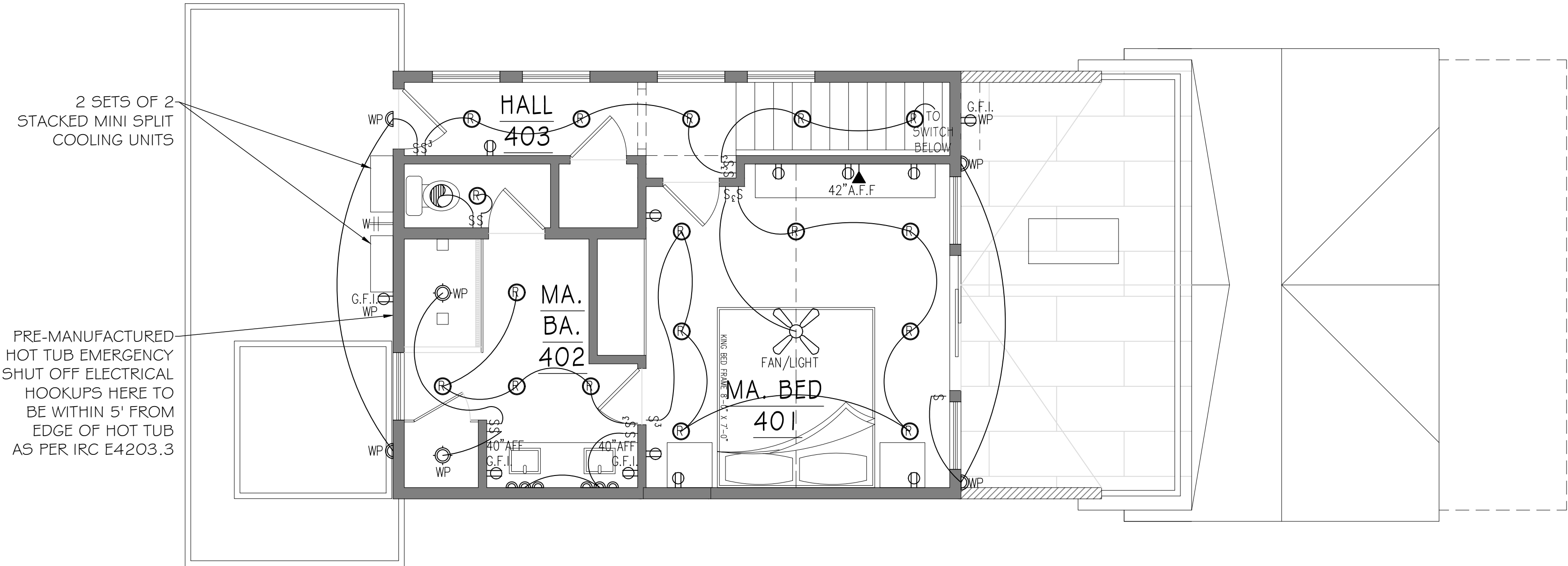
E1.1

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



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

GENERAL ELECTRICAL NOTES

- SEE SHEET MEPO.1 FOR ALL OTHER ELECTRICAL NOTES.
- ALL ELECTRICAL SHALL CONFORM TO MOST CURRENT ADOPTED NEC
- ASSURE THAT ALL LIVING SPACES AND HALLS LEADING TO LIVING SPACES HAVE CARBON AND SMOKE DETECTORS CONNECTED IN SERIES AND WITH BATTERY BACK UP
- ALL ELECTRICAL OUTLETS IN LIVING AREAS TO BE AFCI PROTECTED
- ALL ELECTRICAL OUTLETS IN LIVING AREAS TO TO BE SPACED AT 12'-0" O.C. MAX WITH ALL WALLS EQ. OR GREATER THAN 2'-0" TO HAVE AN OUTLET
- ALL ELECTRICAL OUTLETS IN KITCHENS SHALL BE SPACED 4'-0" O.C. ON COUNTERS INCLUDING ISLANDS AND PENINSULAS
- ALL ELECTRICAL OUTLETS TO BE GFCI IN WET AND EXTERIOR LOCATIONS
- EXTERIOR OUTLETS AND LIGHTING TO BE WATER PROTECTED
- ALL RECESSED LIGHTING IN ATTICS AND ROOF WHERE SURROUNDED BY INSULATION TO BE FIRE RATED
- PROVIDE GARAGE DOOR OPENERS AND OUTLETS FOR ALL GARAGE DOORS
- ALL EXTERIOR OUTLETS AND COVERS TO MATCH COLOR OF SURROUNDING EXTERIOR MATERIAL
- ALL EXTERIOR LIGHTING TO CONFORM TO PARK CITY LAND MANAGEMENT CODE 15-5-5 (J).
A. ALL EXTERIOR BULBS SHALL HAVE A COLOR TEMPERATURE OF NO GREATER THAN 3,000.
B. ALL LIGHTING SHALL BE DOWN LIGHTS AND SHIELDED TO PROTECT DARK SKIES. SEE DETAIL MEP1.0 SHEET, FOR LIGHTING DIAGRAM.

ELECTRICAL SYMBOL LEGEND	
	LED RECESSED CAN LIGHT
	110 V. DUPLEX OUTLET
	110 V. DUPLEX OUTLET WITH GROUND FAULT INTERRUPT
	220 V. OUTLET WITH GROUND FAULT INTERRUPT
	110 V. DUPLEX OUTLET IN FLOOR
	STANDARD SWITCH
	STANDARD DIMMER SWITCH
	THREE POLE SWITCH
	THREE POLE DIMMER SWITCH
	COMBINATION CARBON MONOXIDE AND SMOKE DETECTOR IN SERIES
	EXHAUST FAN
	CABLE / DATA / PHONE OUTLET
	TELEVISION COAXIAL CABLE
	2 X 4 FLUORESCENT LIGHT FIXTURE
	GARAGE DOOR OPENER
	OUTDOOR FLOOD LIGHT
	STAIR LIGHTS SET TO TIMER CONTROL
	CENTRAL VAC HOOKUP
	DECORATIVE WALL SCONCE
	DIRECTIONAL MINIATURE LED RECESSED LIGHT FIXTURE
	PENDANT LIGHT FIXTURE
	ARC FAULT INTERRUPT FIXTURE
	UNDERCABINET LED LIGHT FIXTURE
	WATER PROTECTED FIXTURE
	EXTERIOR STAIR RECESSED LIGHTING
	MULTI LIGHT, VANITY WALL MOUNT LIGHTING FIXTURE
	CEILING DROP FIXTURE, CHANDELIER
	FLUSH MOUNT / SEMI FLUSH MOUNT LIGHTING FIXTURE
	CEILING FAN / LIGHT
	LED POOL LIGHT
	WALL LIGHT - ON MOTION SENSOR
	L SHAPE PATH LIGHT, DOWNLIGHT

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THIRD + FOURTH LVL
ELECTRICAL PLAN

E1.1

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STRUCTURAL DESIGN CRITERIA

APPLICABLE CODES AND STANDARDS:

PARK CITY, UTAH BUILDING CODE
INTERNATIONAL BUILDING CODE - 2021 EDITION
ASCE 7-16: MINIMUM DESIGN LOADS FOR BUILDINGS
NDS FOR WOOD CONSTRUCTION - 2018 EDITION
ACI 318-16 "BUILDING CODE REQUIREMENT FOR REINFORCED CONCRETE"

DESIGN LOADS (BASED ON IBC):

RISK CATEGORY:	II
GROUND SNOW	116 PSF
FLAT ROOF SNOW LOAD	81 PSF
FLOOR LIVE LOAD	40 PSF
FLOOR DEAD LOAD	15 PSF
ROOF DEAD	15 PSF
ROOF LIVE	20 PSF
WIND SPEED	105 MPH VULT, EXP. B
SEISMIC DESIGN	
CATEGORY	D
Ss:	0.583 g
S1:	0.208 g
Fa:	1.33
Fv:	2.0
R:	6.5 LIGHT FRAMED WOOD WALLS SHEATHED WITH WOOD STRUCTURAL PANELS RATED FOR SHEAR RESISTANCE
Cs:	0.080 g

GENERAL NOTES:

- ALL WORK PERFORMED SHALL ADHERE TO LOCAL BUILDING CODES AND THE LATEST EDITION OF THE INTERNATIONAL BUILDING CODE.
- THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING DETAILS AND ACCURACY OF THE WORK; FOR CONFORMING AND CORRELATING ALL QUALITIES AND DIMENSIONS; FOR SELECTING FABRICATION PROCESS; FOR TECHNIQUES OF THE ASSEMBLY; AND FOR PERFORMING WORK IN A SAFE SECURE MANNER; AND ALL INSPECTION NECESSARY.
- THE CONTRACTOR IS RESPONSIBLE FOR THE STRENGTH AND STABILITY OF THE STRUCTURE DURING CONSTRUCTION AND SHALL PROVIDE TEMPORARY SHORING, BRACING, AND OTHER ELEMENTS REQUIRED TO MAINTAIN STABILITY UNTIL THE STRUCTURE IS COMPLETE. THE ENGINEER OF RECORD IS RESPONSIBLE FOR THE STRENGTH AND STABILITY OF THE PRIMARY STRUCTURE IN ITS COMPLETED FORM. IF THE STRUCTURE IS NOT BUILT IN ACCORDANCE WITH THE STRUCTURAL PLANS, THE ENGINEER OF RECORD IS NOT LIABLE FOR ANY FAILURES WHICH MAY OCCUR AFTER THE STRUCTURE IS BUILT.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO BE FAMILIAR WITH THE WORK REQUIRED IN THE CONSTRUCTION DOCUMENTS AND THE REQUIREMENTS FOR PERFORMING THE WORK PROPERLY.
- THE CONTRACTOR SHALL AT HIS DISCRETION EMPLOY AN SSE, A REGISTERED PROFESSIONAL CIVIL, STRUCTURAL ENGINEER (PE, SE) FOR THE DESIGN OF ANY TEMPORARY BRACING AND SHORING.
- THE CONTRACTOR IS RESPONSIBLE FOR THE MEANS AND METHODS OF CONSTRUCTION AND ALL JOB-RELATED SAFETY STANDARDS SUCH AS OSHA AND DOSH. THE CONTRACTOR IS RESPONSIBLE TO ADHERE TO OSHA REGULATIONS REGARDING STEEL ERECTION SPECIFICALLY ADDRESSED IN THE LATEST OSHA REGULATIONS. BOLTING AND FIELD WELDING AT ALL MEMBER CONNECTIONS IS TO BE COMPLETED PRIOR TO RELEASE OF THE MEMBER FROM THE HOISTING MECHANISM.
- LOADS ON THE STRUCTURE DURING CONSTRUCTION SHALL NOT EXCEED THE DESIGN LOADS NOTED IN "DESIGN LOADS" ABOVE OR THE CAPACITY OF PARTIALLY COMPLETED CONSTRUCTION AS DETERMINED BY THE CONTRACTOR'S SSE FOR BRACING AND SHORING.
- THE CONTRACTOR HAS THE RESPONSIBILITY NOTIFY THE ENGINEER OF RECORD OF ANY ARCHITECTURAL, MECHANICAL, ELECTRICAL, OR PLUMBING LOAD IMPOSED ON THE STRUCTURE THAT DIFFERS FROM, OR THAT IS NOT INCLUDED ON THE ORIGINAL CONSTRUCTION DOCUMENTS. THESE CHANGES SHALL BE SUBMITTED TO THE ENGINEER OF RECORD FOR REVIEW AND SIGNOFF PRIOR TO INSTALLATION.
- THE CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFYING ALL DIMENSIONS SHOWN IN THE STRUCTURAL CONSTRUCTION DOCUMENTS. ALL DIMENSION SHOWN ARE FOR REFERENCE ONLY.
- THE STRUCTURAL CONSTRUCTION DOCUMENTS ARE ONLY VALID FOR THE ADDRESS LISTED IN THE TITLE BLOCK OF THIS DOCUMENT. THESE DOCUMENTS SHALL NOT BE REUSED, COPIED, OR REPRODUCED WITHOUT LEVEL ENGINEERING'S WRITTEN APPROVAL.
- THE USE OF ANY PRODUCT NOT SPECIFIED IN THESE DOCUMENTS SHALL BE APPROVED BY THE ENGINEER OF RECORD PRIOR TO CONSTRUCTION.

SOILS AND FOUNDATIONS:

- FOUNDATION DESIGN IS BASED UPON THE SOILS REPORT PREPARED BY GORDON GEOTECHNICAL ENGINEERING, INC. JOB NO. 757-003-24 DATED 01-26-2024
 - MAXIMUM BEARING PRESSURE = 3500 PSF
 - PASSIVE LATERAL PRESSURE = 300 PSF/FT
 - ACTIVE LATERAL PRESSURE = 60 PSF/FT FOR STRUCTURAL FILL; 45 PCF FOR GRANULAR FILL.
- FOOTINGS SHALL BE PLACED ON UNDISTURBED NATURAL SOIL. WHERE STRUCTURAL FILL IS REQUIRED, FILL SHALL BE PLACED IN 6" LIFTS AND COMPACTED TO 95% OPTIMUM MOISTURE CONTENT OR TO THE RECOMMENDATION OF THE GEOTECHNICAL ENGINEER'S REPORT.
- ALL SLABS ON GRADE SHALL BE SEPARATED FROM ADJACENT STRUCTURAL AND FINISHED ELEMENTS TO ALLOW FREE MOVEMENT, UNLESS SPECIFICALLY SHOWN AND NOTED OTHERWISE.
- ALL EXISTING STRUCTURES AND FOUNDATIONS WHICH ARE TIED TO NEW CONSTRUCTION SHALL BE FIELD MEASURED AND VERIFIED BY THE CONTRACTOR. ANY DEVIATION IN DIMENSIONS AND ELEVATIONS FROM THE CONSTRUCTION DRAWINGS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER OR RECORD.

CONCRETE AND REINFORCEMENT:

- ALL CONCRETE SHALL CONFORM TO THE APPLICABLE PROVISIONS OF ACI 301 AND ACI 318. ALL CEMENT SHALL BE TYPE II.
- MINIMUM 28-DAY COMPRESSIVE STRENGTH
 - FOUNDATIONS = 4,000 PSI
 - FOOTINGS = 4,000 PSI
 - STRUCTURAL SLABS ON GROUND = 4,000 PSI
 - SLABS ON GROUND = 3,000 PSI
 - PRECAST ITEMS = 4,000 PSI
 - RADIANT FLOORS = 3,000 PSI
- CONTRACTOR TO REFER TO IBC SECTION 1805 FOR FOUNDATION WATERPROOFING TO BE PROVIDED.
- MINIMUM CONCRETE COVER:
 - CONCRETE CAST AGAINST EARTH = 3"
 - CONCRETE IN FORMS EXPOSED TO EARTH = 1 1/2" FOR #5 BAR AND SMALLER, 2" FOR #6 BAR AND GREATER
 - SLABS AND WALLS EXPOSED TO WEATHER = 1"
 - SLABS NOT EXPOSED TO EARTH OR WEATHER = 3/4"
 - COLUMNS AND BEAMS MAIN REINFORCEMENT NOT EXPOSED TO EARTH OR WEATHER = 1 1/2"
- ALL DEFORMED REINFORCEMENT SHALL BE ASTM A615 GRADE 60. REINFORCEMENT SHALL BE FABRICATED AND PLACED PER ACI MANUAL OF STANDARD PRACTICE (ACI 315).
- KEEP ALL REINFORCEMENT CLEAN AND FREE OF DIRT, OIL, AND SCALE. OIL FORMS PRIOR TO PLACING REINFORCEMENT.
- FOOTINGS/FOUNDATIONS SHALL HAVE NO PENETRATIONS THROUGH THEM U.N.O.
- REINFORCING BARS SHALL NOT BE BENT OR STRAIGHTENED IN A MANNER THAT WILL INJURE THE MATERIAL. BARS WITH KINKS OR IMPROPER BENDS SHALL NOT BE USED. NO BARS EMBEDDED IN CONCRETE SHALL BE FIELD BENT, UNLESS NOTED BY THE CONSTRUCTION DOCUMENTS.
- EPOXY HILTI HY200A INJECTABLE MORTAR SHALL BE USED TO INSTALL ALL ADHESIVE ANCHORS.

GENERAL WOODEN FRAMING:

- ALL FRAMING AND DETAILS NOT SPECIFIED SHALL COMPLY WITH THE PRESCRIPTIVE (NON-ENGINEERED) REQUIREMENTS OF THE LATEST EDITION OF THE IRC.
- SAWN LUMBER AND TIMBER
 - NOMINAL 2x AND 3x DIMENSIONAL LUMBER SHALL BE DOUGLAS FIR LARCH, GRADE No. 2 AND 4x DIMENSIONAL LUMBER SHALL BE DOUGLAS FIR LARCH, GRADE No.1 EXCEPT AS NOTED BELOW:
 - 2x4 AND 2x6 STUDS LESS THAN 9'-0" MAY BE DOUGLAS FIR LARCH STUD GRADE
 - ALL EXTERIOR FRAMING LUMBER TO BE "ALL-WEATHER WOOD KDAT", DOUGLAS FIR LARCH, GRADE No. 2 OR EQUIVALENT.
 - SILL PLATES AND LEDGERS IN CONTACT WITH CONCRETE OR MASONRY SHALL BE DOUGLAS FIR LARCH, PRESERVATIVE TREATED WITH ZINC-BORATE OR SOUTHERN YELLOW PINE "L³ OUTDOOR" LUMBER OR STRANDGUARD LSL.
 - ACQ TREATED IS NOT ACCEPTABLE.
- ALL WOODEN MEMBERS SHALL HAVE A MAXIMUM MOISTURE CONTENT OF 19% EXCEPT FOR PRESSURE-TREATED WOOD SILL PLATES.
- STRUCTURAL MEMBERS ARE NOT TO BE NOTCHED OR MODIFIED IN ANY WAY UNLESS NOTED BY THE ENGINEER OF RECORD.
- PROVIDE CONTINUOUS BEARING AND SOLID BLOCKING DOWN TO FOUNDATION AT ALL BEARING POINT LOADS.
- DOUBLE TOP PLATE SHALL HAVE A MINIMUM OF 4'-0" LAP SPLICES WITH A MINIMUM OF (8) 16d NAILS PER TOP PLATE SPLICE U.N.O. LAP SPLICES IN THE TOP PLATE TO BE OFFSET BY A MINIMUM OF 4'-0". TOP PLATE BREAKS SHALL OCCUR OVER STUDS.
- SOLID BLOCK ALL HORIZONTAL JOINTS BETWEEN THE BOTTOM PLATE AND DOUBLE TOP PLATE OF SHEAR WALLS.
- EXTERIOR AND BEARING WALLS SHALL BE CAPPED WITH DOUBLE 2" NOMINAL THICK TOP PLATES. PROVIDE OVERLAP AT CORNERS AND INTERSECTIONS WITH OTHER PARTITION WALLS.
- ALL RAFTERS AND JOISTS OVER 3'-0" SHALL BE HANGERED IF NOT SUPPORTED BY BOTTOM BEARING.
- ALL WALL STUDS SHALL BE CONTINUOUS FROM FLOOR TO FLOOR OR FROM FLOOR TO ROOF, U.N.O.
- ALL BUILT UP STUD COLUMNS, NAIL ALL LAMINATIONS WITH 16d @ 12" FULL HEIGHT, STAGGERED.
- HEADER SIZES SHOWN ARE MINIMUM REQUIRED. SEE "HEADER SCHEDULE DETAIL" FOR TRIMMER AND KING STUD ARRANGEMENTS PER SPAN.
- AT DROPPED WOOD BEAMS BEARING ON BUILT-UP STUDS, BEAR BEAMS ON STUD GRAIN END. FORM A POCKET BY EXTENDING KING STUDS TO THE WALL TOP PLATE ON EACH SIDE OF BEAM U.N.O. NAIL KING STUDS TO BEAM WITH (6) 16d NAILS EACH SIDE MINIMUM, U.N.O.
- BLOCKING SHALL 2x SOLID OVER BEARING WALLS AND BEAMS AND SOLID AT JOIST MID-SPANS FOR DIMENSIONAL LUMBER. FOR MANUFACTURED I-JOISTS, USE MANUFACTURER'S RECOMMENDATIONS FOR JOIST BLOCKING. FOR BLOCKING FASTENING REQUIREMENTS, SEE IRC TABLE 602.3(1) AND (2) U.N.O.
- MICROLLAM - LAMINATED VENEER LUMBER (LVL) BEAMS
 - ALL LVL MEMBERS SHALL BE IN COMPLIANCE WITH LATEST SPECIFICATION SET FORTH BE MANUFACTURER FOR 1.9E.
Fb = 2,600 PSI, Fv = 285 PSI, Fc = 2510 PSI, E = 1,900,000 PSI
- GLULAM BEAMS
 - ALL GLULAM MEMBERS SHALL BE IN COMPLIANCE WITH LATEST SPECIFICATION SET FORTH BY MANUFACTURER WITH A STRENGTH SPECIFICATION OF 24F-V4 FOR WOOD TYPE (DF/DF).
 - Fb = 2,400 PSI, Fv = 265 PSI, E = 1,800,000 PSI
- PREFABRICATED WOOD I-JOISTS
 - ALL PREFABRICATED WOODEN I-JOISTS ARE SPECIFIED TO BE MANUFACTURER BY TRUS JOIST WEYERHAUSER TJI SERIES, OR EQUIVALENT.
- PLYWOOD AND OSB SHEATHING
 - ALL PLYWOOD AND ORIENTED STRAND BOARD (OSB) SHEATHING SHALL BE ENGINEERED GRADES WITH APA GRADED STAMP INDICATING APPROPRIATE MAXIMUM SPACING OF SUPPORTS
 - FLOOR SHEATHING
 - MINIMUM 3/4" APA RATED STURD-I-FLOOR, 40/20 EXPOSURE 1 PLYWOOD OR O.S.B. NAILED WITH 16d @ 6" O.C. ON EDGE AND 12" O.C. IN FIELD.
 - ROOF SHEATHING
 - PER ROOF FRAMING NOTES.
 - MINIMUM NAILING SHALL COMPLY WITH IBC TABLE 2304.9.1 OR IRC TABLE R602.3(1) U.N.O. ALTERNATE ATTACHMENT SIZES AND SPACINGS SHALL COMPLY WITH IRC TABLE R602.3(2).

PRE-ENGINEERED WOODEN TRUSSES:

- TRUSS DESIGN SHALL COMPLY WITH THE LATEST EDITION OF THE IBC LOADING (IBS 2303.4) FOR VERTICAL AND LATERAL LOADINGS AS WELL AS ROOF OVERBUILDS AND MECHANICAL EQUIPMENT.
- TRUSS DESIGNS AND CALCULATIONS SHALL BE STAMPED BY A LICENSED PROFESSIONAL ENGINEER AND PROVIDED TO THE ENGINEER OF RECORD AND LOCAL BUILDING OFFICIAL PRIOR TO FABRICATION.
- ALL PERMANENT TRUSS BRACING SHALL BE SUPPLIED BY THE MANUFACTURER.
- TRUSSES TO BE INSTALLED BY CONTRACTOR ACCORDING TO THE MANUFACTURER'S RECOMMENDATIONS.
- TRUSSES ARE NOT TO BE CUT,NOTCHED, DRILLED, SPLICED, OR MODIFIED IN ANY WAY WITHOUT WRITTEN APPROVAL OF THE MANUFACTURER.
- ADDITIONAL LOADING SHALL NOT BE PERMITTED IN ANYWAY WITHOUT THE WRITTEN APPROVAL OF THE TRUSS ENGINEER.
- L/240 FOR TOTAL LOAD DEFLECTION AND L/360 FOR LIVE LOAD DEFLECTION SHALL BE REQUIRED.
- SCISSOR TRUSSES ARE TO BE DESIGNED FOR LIVE LOAD DEFLECTION OF L/480.

STRUCTURAL STEEL:

- ALL STRUCTURAL STEEL SHALL BE FABRICATED AND ERECTED PER THE CURRENT AISC STEEL CONSTRUCTION MANUAL AND IBC.
- STEEL STRENGTH SPECIFICATIONS:
 - "W", "WT", AND "S" SHAPES = ASTM A992, GRADE 50
 - PIPE SHAPES = ASTM A53, GRADE B
 - TUBE SHAPES = ASTM A500, GRADE C
 - PLATES, ANGLES, CHANNELS, AND MISC. STEEL = ASTM A36, GRADE 36
- SHOP AND FIELD WELDING SHALL BE BY QUALIFIED WELDERS. UNLESS NOTED OTHERWISE, ALL FILLET WELDS SHALL CONFORM TO MINIMUM SIZES AS SPECIFIED IN AISC 361-10 TABLE J2.4, LIMITED TO A 3/16" MINIMUM FILLET.
- STEEL TO STEEL CONNECTIONS SHALL BE DESIGNED WITH HIGH STRENGTH BOLTS, A325. ALL HIGH STRENGTH BOLTS SHALL BE MANUFACTURED, SUPPLIED AND INSTALLED PER AISC/RCSC SPECIFICATIONS FOR STRUCTURAL JOINTS. A325 BOLTS ARE TO GALVANIZED PER ASTM A153 SPECIFICATIONS.
- ALL STEEL EXPOSED TO WEATHER SHALL BE HOT-DIPPED GALVANIZED OR PROPERLY PRIMED AND PAINTED AFTER FABRICATION PER ASTM A123 SPECIFICATIONS.
- NON-SHRINK GROUT SHALL BE USED BENEATH COLUMN BASE PLATES AND SHALL BE NON-METALLIC WITH A MINIMUM COMPRESSIVE STRENGTH OF 5,000 PSI.

FASTENERS, HARDWARE, AND CONNECTORS :

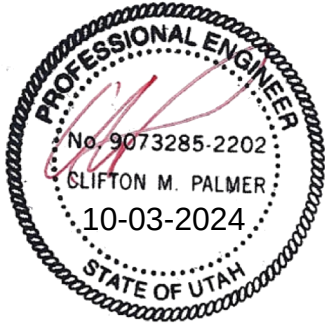
- METAL CONNECTORS SHALL BE SIMPSON STRONG TIE AND INSTALLED WITH NAILING TO ACHIEVE MAXIMUM RATED CAPACITY U.N.O.
- PRESSURE TREATED WOOD CONNECTORS SHALL MEET THE RECOMMENDATIONS OF THE WOOD MANUFACTURER. THESE CONNECTIONS SHALL BE HOT-DIPPED GALVANIZED STEEL, STAINLESS STEEL, OR COPPER.
- ALL SCREWS, NAILS, AND BOLTS SHALL MATCH MATERIAL AND COATING OF HANGERS AND CONNECTORS. DO NOT MIX STAINLESS WITH GALVANIZED PRODUCTS.
- NAILS
 - NAILS DESIGNATED AS "8d" = 0.131" DIAMETER X 2 1/2" LONG
 - NAIL ALL SHEATHING @ 6" MINIMUM
 - NAILS DESIGNATED AS "10d" = 0.148" DIAMETER X 3" LONG
 - USE 10d NAILS FOR ALL 2x LUMBER U.N.O.
 - NAILS DESIGNATED AS "16d" = 0.162" DIAMETER X 3 1/2" LONG
 - NAILS DESIGNATED AS "20d" = 0.192" DIAMETER X 4" LONG
 - NAILS DESIGNATED AS "30d" = 0.207" DIAMETER X 4 1/2" LONG
- ANCHOR BOLTS SHALL BE ASTM A307. CONTRACTOR TO PROVIDE A 3"x3"x1/4" PLATE WASHER FOR ALL ANCHOR BOLT TO SILL PLATE CONNECTIONS.
- PROVIDE WASHER UNDER THE HEADS AND NUTS OF ALL BOLTS AND LAG SCREWS BEARING ON WOOD.

SPECIAL INSPECTIONS:

TYPE	CONTINUOUS SPECIAL INSPECTION	PERIODIC SPECIAL INSPECTION	REFERENCED STANDARD	IBC REFERENCE
1. INSPECT REINFORCEMENT, INCLUDING PRESTRESSING TENDONS, AND VERIFY PLACEMENT	-	X	ACI 318: 20, 25.2, 25.3, 26.6.1 - 26.6.3	1908.4
2. REINFORCING BAR WELDING: a. VERIFY WELDABILITY OF REINFORCING BARS OTHER THAN ASTM A706; b. INSPECT SINGLE-PASS FILLET WELDS, MAXIMUM 5/16"; AND c. INSPECT ALL OTHER WELDS.	- X	X X	AWS D1.4 ACI 318: 26.6.4	-
3. INSPECT ANCHORS CAST IN CONCRETE.	-	X	ACI 318: 17.8.2	-
4. INSPECT ANCHORS POST-INSTALLED IN HARDENED CONCRETE MEMBERS. a. ADHESIVE ANCHORS INSTALLED IN HORIZONTALLY OR UPWARDLY INCLUDED ORIENTATIONS TO RESIST SUSTAINED TENSION LOADS b. MECHANICAL ANCHORS AND ADHESIVE ANCHORS NOT DEFINED IN 4.a	X -	- X	ACI 318: 17.8.2.4 ACI 318: 17.8.2	-
5. VERIFY USE OF REQUIRED DESIGN MIX.	-	X	ACI 318 CH. 19, 26.4.3, 26.4.4	1904.1, 1904.2, 1908.2, 1908.3
6. PRIOR TO CONCRETE PLACEMENT, FABRICATE SPECIMENS FOR STRENGTH TESTS, PERFORM SLUMP AND AIR CONTENT TESTS, AND DETERMINE THE TEMPERATURE OF THE CONCRETE.	X	-	ASTM C172 ASTM C31 ACI 318: 26.5, 26.12	1908.10
7. INSPECT CONCRETE AND SHOTCRETE PLACEMENT FOR PROPER APPLICATION TECHNIQUES.	X	-	ACI 318: 26.5	1908.6, 1908.7, 1908.8
8. VERIFY MAINTENANCE OF SPECIFIED CURING TEMPERATURE AND TECHNIQUES.	-	X	ACI 318: 26.5.3 - 26.5.5	1908.9
9. INSPECT PRESTRESSED CONCRETE FOR: a. APPLICATION OF PRESTRESSING FORCES; AND b. GROUTING OF BONDED PRESTRESSING TENDONS.	X X	- -	ACI 318: 26.10	-
10. INSPECT ERECTION OF PRECAST CONCRETE MEMBERS.	-	X	ACI 318: 26.9	-
11. VERIFY IN-SITU CONCRETE STRENGTH, PRIOR TO STRESSING OF TENDONS IN POST-TENSIONED CONCRETE AND PRIOR TO REMOVAL OF SHORES AND FORMS FROM BEAMS AND STRUCTURAL SLABS.	-	X	ACI 318: 26.11.2	-
12. INSPECT FORMWORK FOR SHAPE, LOCATION AND DIMENSIONS OF THE CONCRETE MEMBER BEING FORMED.	-	X	ACI 318: 26.11.1.2(b)	-

FOR SI: 1 INCH = 25.4 MM.
A. WHERE APPLICABLE, SEE SECTION 1705.12, SPECIAL INSPECTIONS FOR SEISMIC RESISTANCE.
B. SPECIFIC REQUIREMENTS FOR SPECIAL INSPECTION SHALL BE INCLUDED IN THE RESEARCH REPORT FOR THE ANCHOR ISSUED BY AN APPROVED SOURCE IN ACCORDANCE WITH 17.8.2 IN ACI 318, OR OTHER QUALIFICATION PROCEDURES. WHERE SPECIFIC REQUIREMENTS ARE NOT PROVIDED, SPECIAL INSPECTION REQUIREMENTS SHALL BE SPECIFIED BY THE REGISTERED DESIGN PROFESSIONAL AND SHALL BE APPROVED BY THE BUILDING OFFICIAL PRIOR TO THE COMMENCEMENT OF THE WORK.

Notes
PRIOR TO THE COMMENCEMENT OF ANY WORK, THE BUILDER IS TO CHECK AND/OR DETERMINE ALL CONSTRUCTION DETAILS, INCLUDING CHECKING EXISTING SITE LEVELS AND DIMENSIONS. THE DRAWING IS TO BE READ IN CONJUNCTION WITH ALL OTHER PROJECT DRAWINGS, CONSTRUCTION NOTES AND/OR PROJECT SPECIFICATIONS. ALL DISCREPANCIES SHOULD BE REPORTED IMMEDIATELY.



3	10-03-24	REVISED SECOND FLOOR DECK
2	09-17-24	REVISED FRAMING FOR LIGHT FIXTURE
1	07-01-24	REVISED FOUNDATION DESIGN
No.	Date	Revisions



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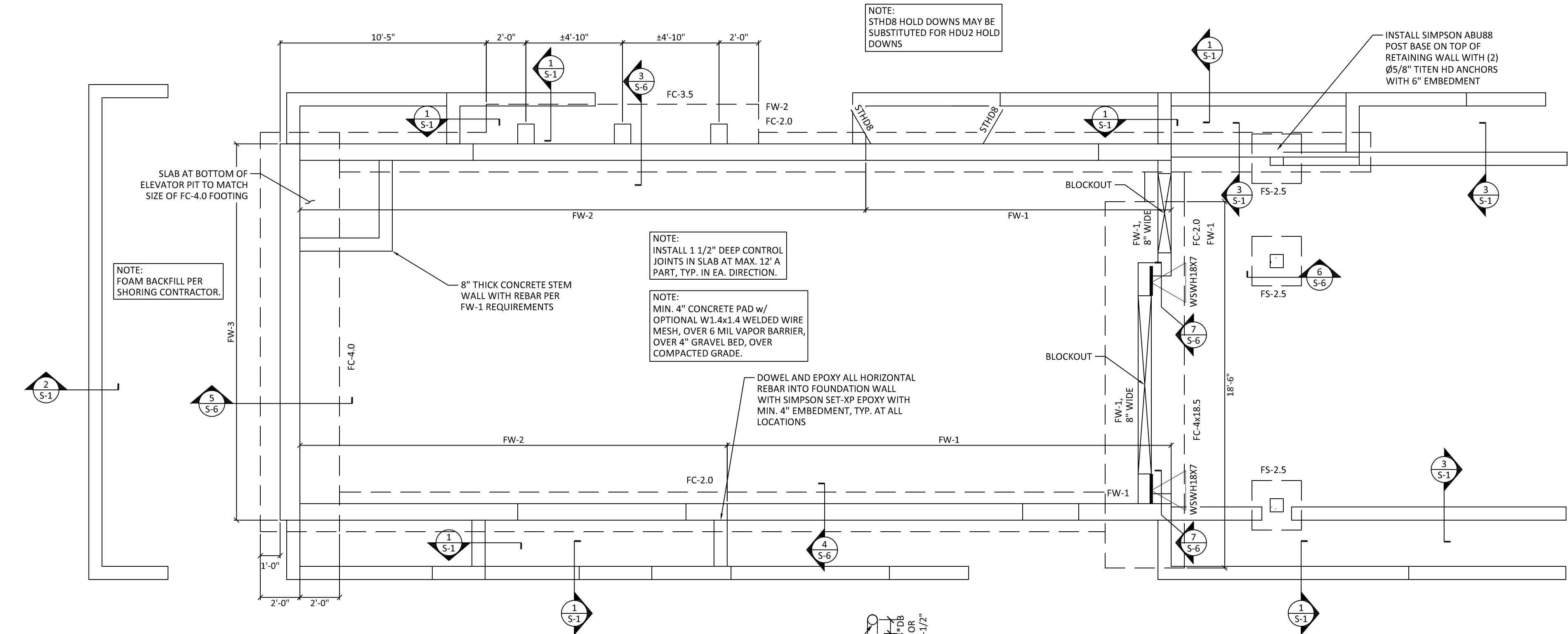
Client
SUTER RESIDENCE

Job Address
243 WOODSIDE AVE.
PARK CITY, UT 84060

Drawing Title
GENERAL NOTES

Scale N/A Job # 19686
Date 03-21-2024 Drawn by CMP

Drawing No. S-0 Revision 3



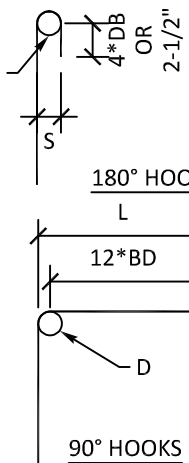
FOUNDATION PLAN NOTES:

1. FOR STRUCTURAL GENERAL NOTES, DESIGN, CRITERIA, REFERENCE S-0.
2. VERIFY ALL DIMENSIONS AND ELEVATIONS WITH THE ARCHITECTURAL DRAWINGS, IF AVAILABLE. ALL EXISTING DIMENSIONS SHALL BE FIELD VERIFIED.
3. CONTRACTOR SHALL LOCATE AND VERIFY THE FOLLOWING WITH OTHERS PRIOR TO PLACING CONCRETE: ALL DOOR OPENINGS IN FOUNDATION WALLS; DRAINS AND SLOPES; BLOCKOUTS FOR PLUMBING, SPRINKLERS AND HVAC; ALL DUCTS, CHASES AND PIPES PER MECHANICAL, PLUMBING, ELECTRICAL AND SPRINKLER DRAWINGS IF AVAILABLE. STAIR DETAILS AND GUARDRAILS BY OTHERS. CONCRETE CURBS AND LOCATIONS BY OTHERS.
4. WALL ELEVATIONS ARE BY OTHERS. PROVIDE 6 MIL VAPOR BARRIER BELOW GRADE AT INTERIOR SPACES. PROVIDE FREE-DRAINING GRANULAR FILL.
5. ALL NON-STRUCTURAL SLABS TO BEAR ON COMPETENT NATIVE SOIL PER OR COMPACTED STRUCTURAL FILL. ALL WOOD EXPOSED TO CONCRETE, WEATHER, OR WITHIN 8' OF FINISHED GRADE SHALL BE PRESSURE-TREATED.
6. MOISTURE PROOF ALL CONCRETE STEM AND BASEMENT WALLS.
7. ALL WOOD SILL PLATES SHALL BE PRESSURE-TREATED.
8. SEE SHEAR WALL PLAN FOR SILL PLATE ANCHORAGE REQUIREMENTS IN SHEAR WALL SCHEDULE.
9. SEE DETAIL THIS SHEET FOR TYPICAL HOLD DOWN DETAILS.

FOUNDATION WALL SCHEDULE			
MARK	THICKNESS	REINFORCING	NOTES
FW-1	10"	#4 BARS @ 9" O.C. VERT. AND HOR.	CENTERED
FW-2	10"	#6 BARS @ 12" O.C. VERT., #4 BARS 9" O.C. HOR.	CENTERED
FW-3	12"	#5 BARS @ 12" O.C. VERT., #5 BARS 12" O.C. HOR.	2 ROWS WITH MIN. 2" EDGE DISTANCE

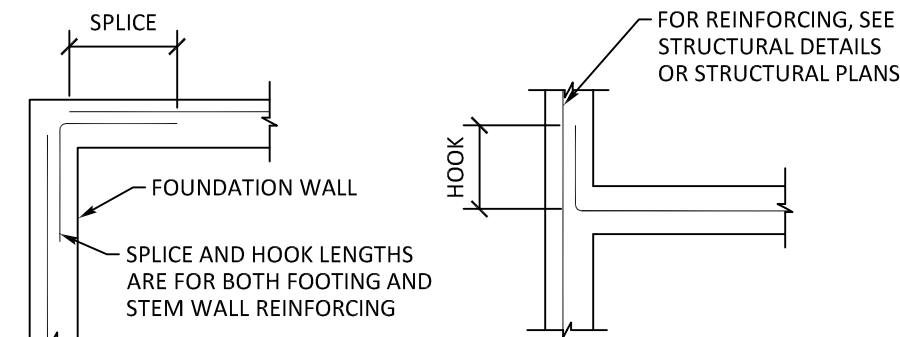
FOOTING SCHEDULE				
MARK	LENGTH	WIDTH	DEPTH	REINFORCEMENT
FC-2.0	CONT.	2'-0"	12"	(3) #4 REBAR
FC-4.0	CONT.	4'-0"	12"	#4 REBAR @ 9" O.C. EA. WAY
FC-3.5	CONT.	3'-6"	12"	#4 REBAR @ 9" O.C. EA. WAY
FC-4X18.5	18'-6"	4'-0"	19"	#5 REBAR @ 8" O.C. ON TOP AND BOTTOM OF FOOTING IN BOTH DIRECTIONS, WITH 3" END AND EDGE DISTANCE
FS-2.5	2'-6"	2'-6"	12"	(4) #4 REBAR EA. WAY

NOTE: COORDINATE WITH ARCHITECTURAL PLANS FOR RETAINING WALL HEIGHTS AND LOCATIONS.



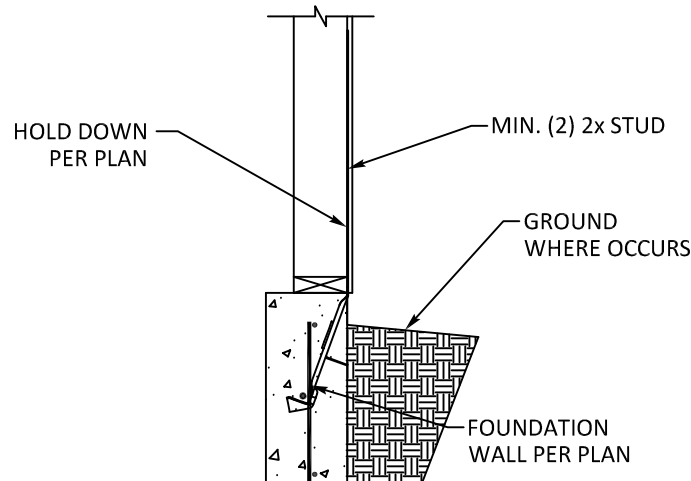
END HOOKS				
BAR SIZE	D	180° HOOKS "S"	90° HOOKS "L"	
#3	2-1/4"	3"	6"	
#4	3"	4"	8"	
#5	3-3/4"	5"	10"	
#6	4-1/2"	6"	1'-0"	
#7	5-1/4"	7"	1'-2"	
#8	6"	8"	1'-4"	

TYPICAL REINFORCING STEEL BEND

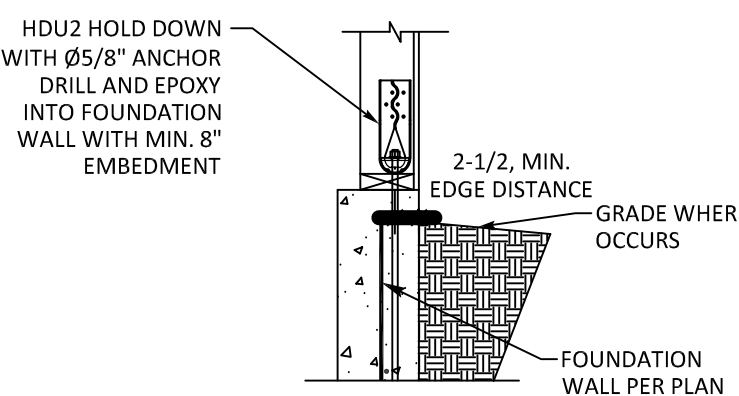


LAP SCHEDULE				
LENGTH		MINIMUM LENGTH		
		#4	#5	#6
SPlice LENGTH = 40 BAR DIA.		24"	27"	30"
HOOK LENGTH = 12 BAR DIA.		12"	14"	16"

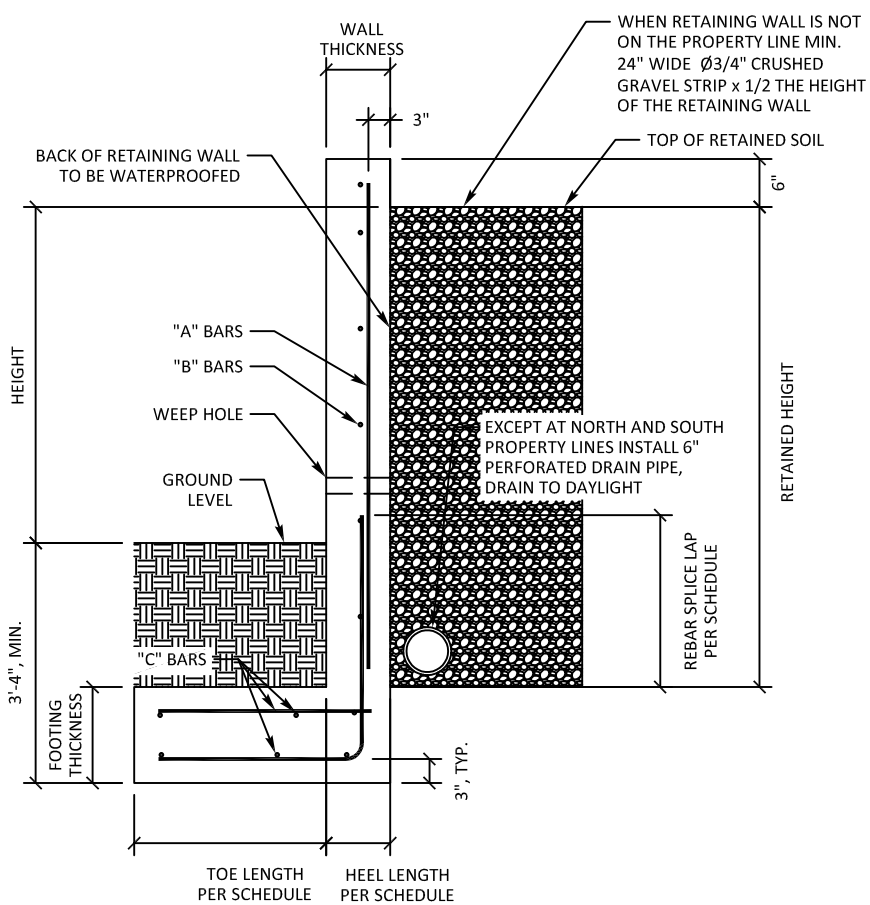
TYP. FDN CORNER DETAIL
(NOT TO SCALE)



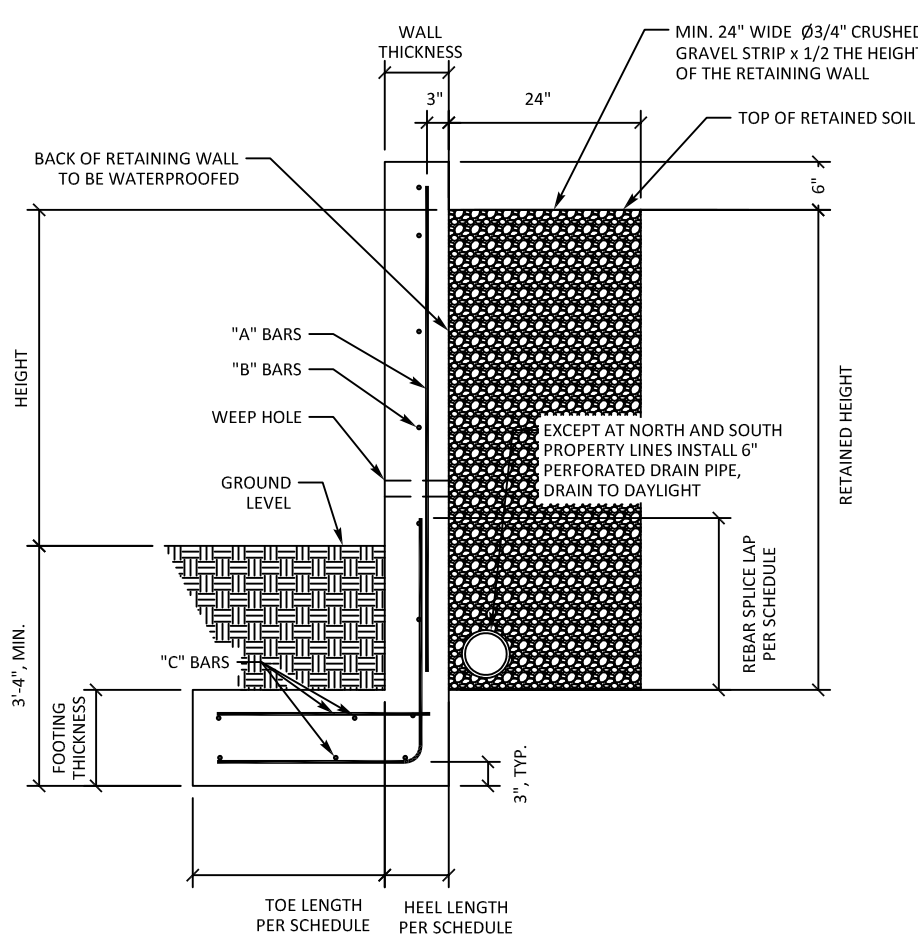
TYPICAL HOLD DOWN DETAIL



CONCRETE STEM WALL
w/ HDU DETAIL



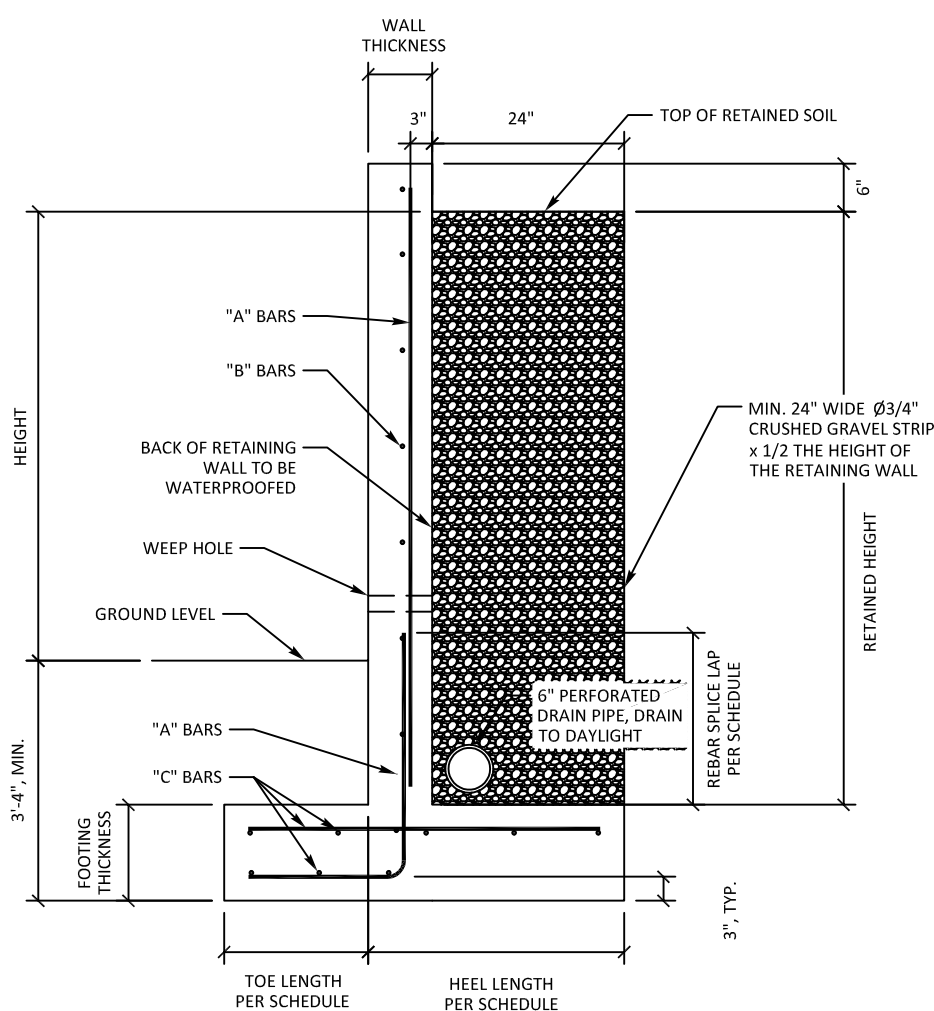
RETAINING WALL ON PROPERTY LINE NEXT TO HOUSE (NORTH AND SOUTH SIDE) DETAIL 1



RETAINING WALL ON WEST PROPERTY LINE DETAIL 2

RETAINING WALL SCHEDULE			
HEIGHT	RETAINED	WALL THICKNESS	FOOTING
HEIGHT	MAX. 6'-4"	8"	12"
WALL THICKNESS	8"	8"	12"
FOOTING	12"	12"	12"
TOE LENGTH	2'-0"	2'-4"	2'-4"
HEEL LENGTH	0'-8"	0'-8"	0'-8"
LAP SCHEDULE	24"	24"	24"
KEY DEPTH	NONE	NONE	NONE
"A" BARS	#4 @ 12" O.C.	#4 @ 12" O.C.	#4 @ 12" O.C.
"B" BARS	#4 @ 12" O.C.	#4 @ 12" O.C.	#4 @ 12" O.C.
"C" BARS	#4 @ 9" O.C.	#4 @ 9" O.C.	#4 @ 9" O.C.
"D" BARS	NONE	NONE	NONE

- NOTES:
1. IF KEY IS USED, MATCH THICKNESS OF RETAINING WALL.
 2. "B" BARS ARE TO BE CONTINUOUS INTO KEY.
 3. OTHERWISE, "A" BARS TO TERMINATE 3" ABOVE FOOTING.
 4. REINFORCING STEEL TO CONFORM TO ASTM A615 Fy = 60 KSI.
 5. CONCRETE 28-DAY COMPRESSIVE STRENGTH TO BE 3,000 PSI.
 6. PROVIDE 80" WEEP HOLES @ 6' O.C. AT BOTTOM OF THE WALL AND ABOVE THE FINISHED GRADE, WITH 1" DECLINE FROM SOIL SIDE TO DAYLIGHT SIDE.
 7. HORIZONTAL REBAR IS TO HAVE A 24" LAP SPICE.



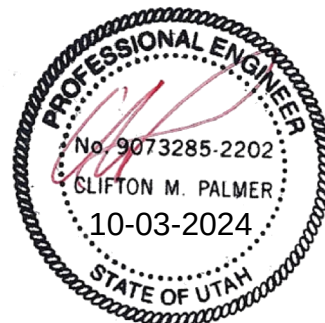
RETAINING WALL NOT ON PROPERTY LINE DETAIL 3

RETAINING WALL SCHEDULE WITH SLOPE							
HEIGHT	RETAINED	WALL THICKNESS	FOOTING	TOE LENGTH	HEEL LENGTH	LAP SCHEDULE	KEY DEPTH
HEIGHT	MAX. 6'-4"	MAX. 7'-4"	MAX. 8'-4"	MAX. 9'-4"	MAX. 10'-4"		
WALL THICKNESS	8"	8"	8"	8"	8"		
FOOTING	12"	12"	12"	12"	12"		
TOE LENGTH	2'-0"	2'-0"	2'-0"	2'-0"	2'-0"		
HEEL LENGTH	0'-8"	0'-8"	0'-8"	0'-8"	0'-8"		
LAP SCHEDULE	24"	24"	24"	24"	24"		
KEY DEPTH	NONE	NONE	NONE	NONE	NONE		
"A" BARS	#4 @ 12" O.C.	#4 @ 12" O.C.	#4 @ 12" O.C.	#4 @ 12" O.C.	#4 @ 12" O.C.		
"B" BARS	#4 @ 12" O.C.	#4 @ 12" O.C.	#4 @ 12" O.C.	#4 @ 12" O.C.	#4 @ 12" O.C.		
"C" BARS	#4 @ 9" O.C.	#4 @ 9" O.C.	#4 @ 9" O.C.	#4 @ 9" O.C.	#4 @ 9" O.C.		
"D" BARS	NONE	NONE	NONE	NONE	NONE		

- NOTES:
1. IF KEY IS USED, MATCH THICKNESS OF RETAINING WALL.
 2. "B" BARS ARE TO BE CONTINUOUS INTO KEY.
 3. OTHERWISE, "A" BARS TO TERMINATE 3" ABOVE FOOTING.
 4. REINFORCING STEEL TO CONFORM TO ASTM A615 Fy = 60 KSI.
 5. CONCRETE 28-DAY COMPRESSIVE STRENGTH TO BE 3,000 PSI.
 6. PROVIDE 80" WEEP HOLES @ 6' O.C. AT BOTTOM OF THE WALL AND ABOVE THE FINISHED GRADE, WITH 1" DECLINE FROM SOIL SIDE TO DAYLIGHT SIDE.
 7. HORIZONTAL REBAR IS TO HAVE A 27" LAP SPICE.

Notes

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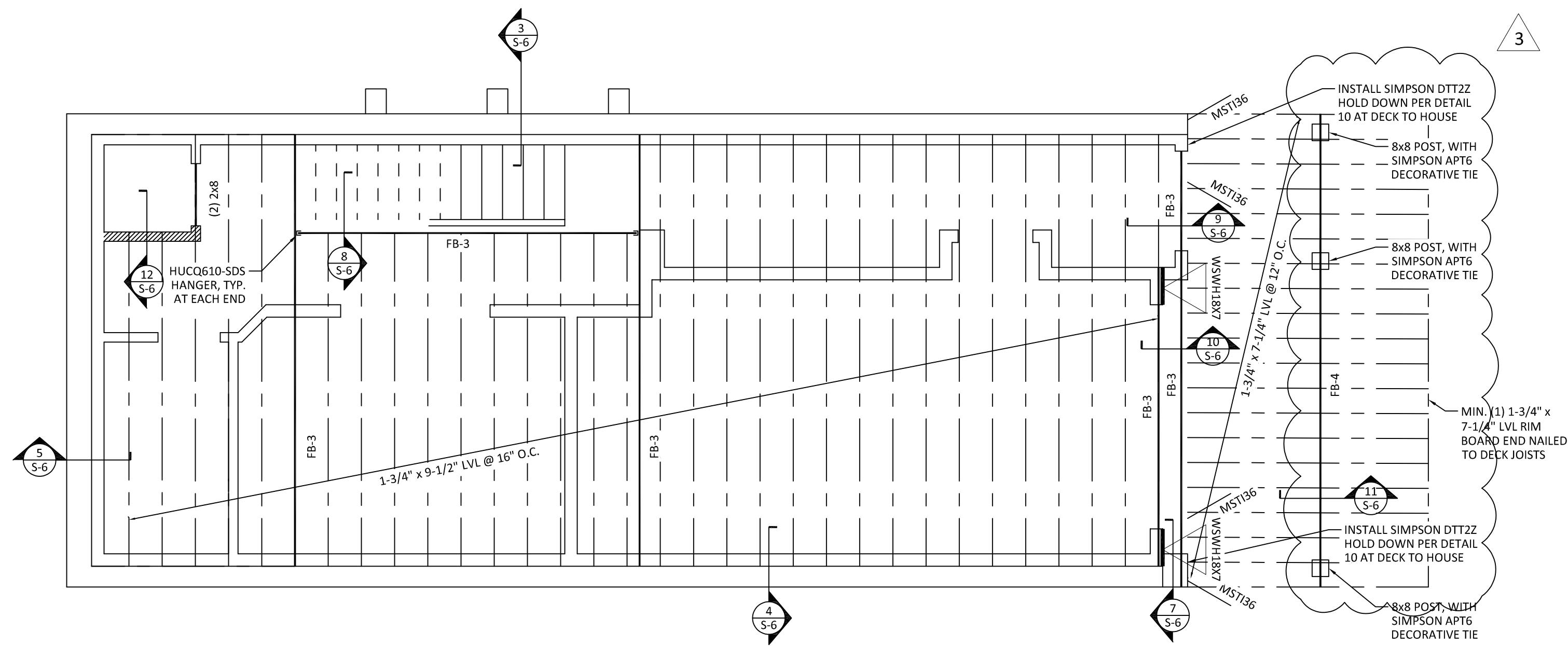
3	10-03-24	REVISED SECOND FLOOR DECK
2	09-17-24	REVISED FRAMING FOR LIGHT FIXTURE
1	07-01-24	REVISED FOUNDATION DESIGN

Client: SUTER RESIDENCE

Job Address: 243 WOODSIDE AVE. PARK CITY, UT 84060

Drawing Title: FOUNDATION PLAN

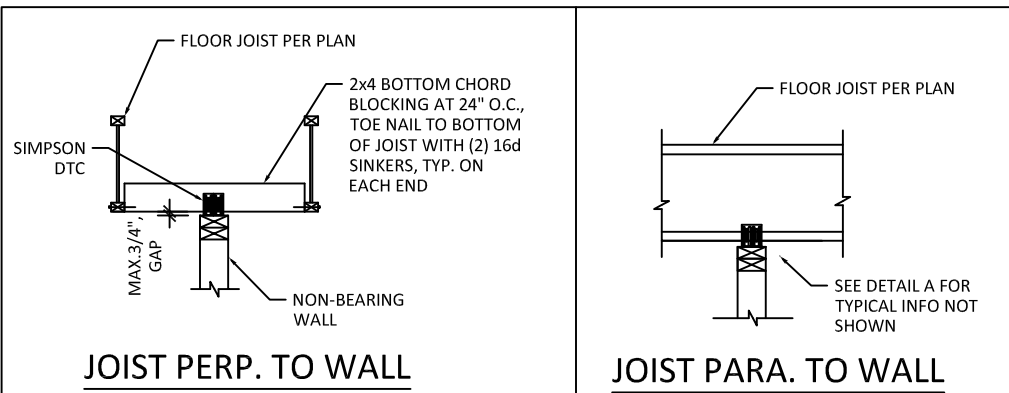
Scale	N.T.S.	Job #	19686
Date	03-21-2024	Drawn by	CMP
Drawing No.	S-1	Revision	3



FLOOR BEAM SCHEDULE			
MARK	SIZE	SPECIES	GRADE
FB-1	(3) 2x8	DLF	#2
FB-2	(2) 1-3/4" x 9-1/2"	LVL	1.9E
FB-3	(3) 1-3/4" x 9-1/2"	LVL	1.9E
FB-4	8x12	DLF	SELECT STRUCTURAL

NOTE:
PROVIDE JOIST BLOCKING
AT 1/3 POINTS ON ALL LVL
FLOOR JOISTS.

NOTE: LVL DECK JOISTS ARE TO BE EITHER
WEATHER TREATED OR COVERED WITH
WEATHER PROTECTIVE MEMBER.



JOIST PERP. TO WALL

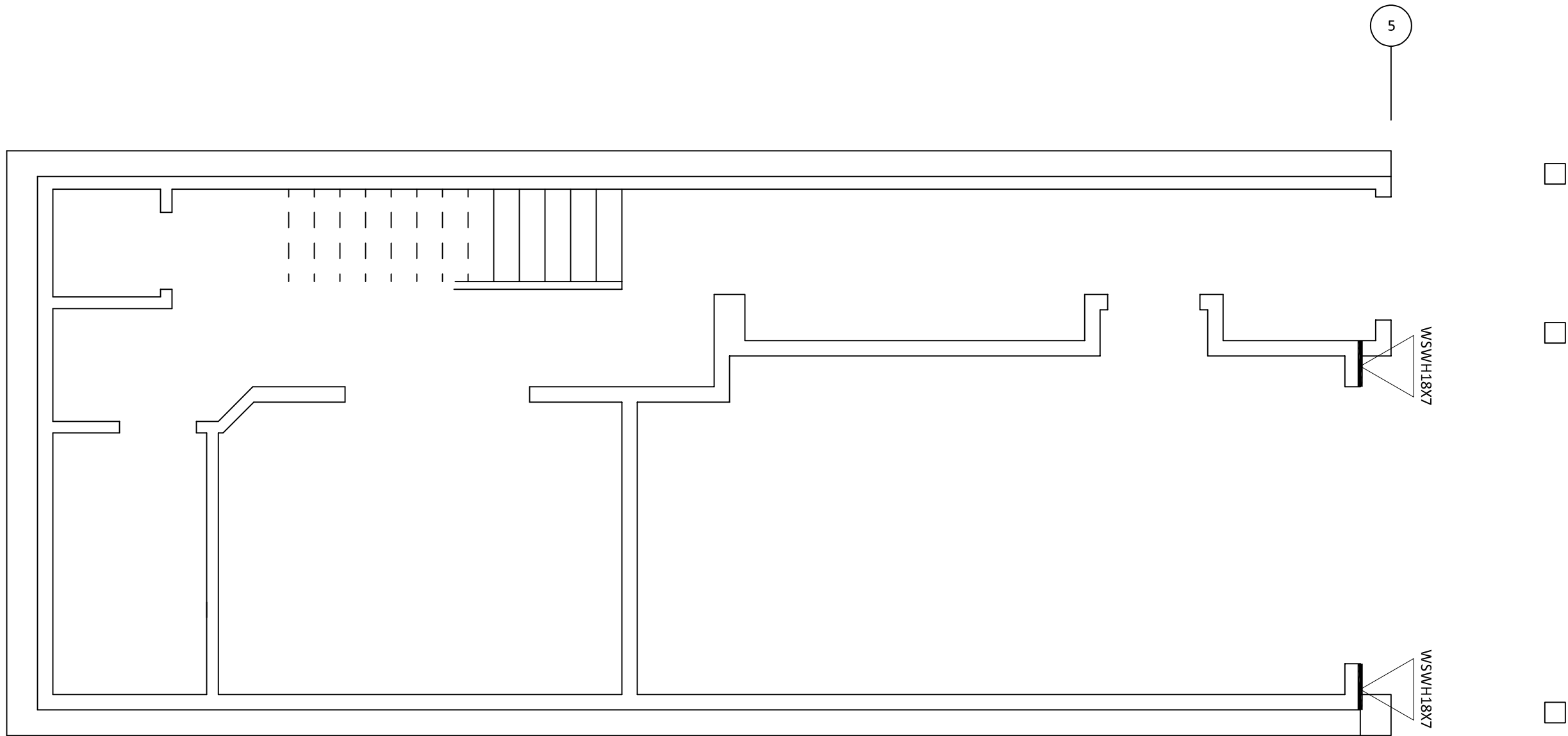
JOIST PARA. TO WALL

TYP. JOIST AT NON-BEARING WALL DETAIL

STUD AND FLOOR SHEATHING PLAN NOTES:

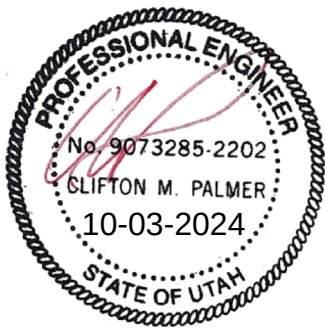
1. FOR LUMBER GRADE, REFERENCE STRUCTURAL GENERAL NOTES
2. FOR ALL INTERIOR NON-BEARING, NON-STRUCTURAL WALL STUD REQUIREMENTS, REFERENCE STRUCTURAL GENERAL NOTES.
3. HEADERS SHOWN ON FRAMING PLAN SHALL BE SUPPORTED PER THE STUD SCHEDULE BELOW UNO. TRIMMERS TO BE CONTINUOUS TO THE FOUNDATION.
4. HEADERS SHOWN BUT NOT SPECIFIED ON PLANS ARE TO BE (3) 2X8 DF #2 MINIMUM.
5. BEAMS SHOWN ON FRAMING PLAN SHALL BE SUPPORTED BY (2) BUILT-UP STUDS, UNO.
6. EXTERIOR WOOD STUD WALL SHALL BE 2x6 @ 16" O.C. DOUGLAS FIR-LARCH STUD GRADE OR BETTER, U.N.O.
7. TWO STUDS SHALL BE PLACED AT THE END OF EACH SHEAR WALL UNLESS NOTED OTHERWISE.
8. IF DOUBLE TOP PLATE IS CUT FOR BEAM INSTALLATION, LSTA36 STRAP SHALL BE INSTALLED OVER BEAM TO PROVIDE TOP PLATE CONTINUITY.
9. FLOOR SHEATHING: MINIMUM 3/4" T&G APA RATED STURD-I-FLOOR, 40/20 EXPOSURE 1, PLYWOOD OR O.S.B. NAILED w/ 16d SINKERS @ 6" O.C. ON EDGE AND 12" O.C. IN FIELD.
10. INTERIOR BEARING WALLS DENOTED BY: [Hatched Pattern]
11. SEE THIS SHEET FOR TYPICAL NON-BEARING WALL ATTACHMENT TO FLOOR JOISTS.

SECOND FLOOR FRAMING PLAN



FIRST FLOOR SHEAR WALL PLAN

Notes
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3	10-03-24	REVISED SECOND FLOOR DECK
2	09-17-24	REVISED FRAMING FOR LIGHT FIXTURE
1	07-01-24	REVISED FOUNDATION DESIGN

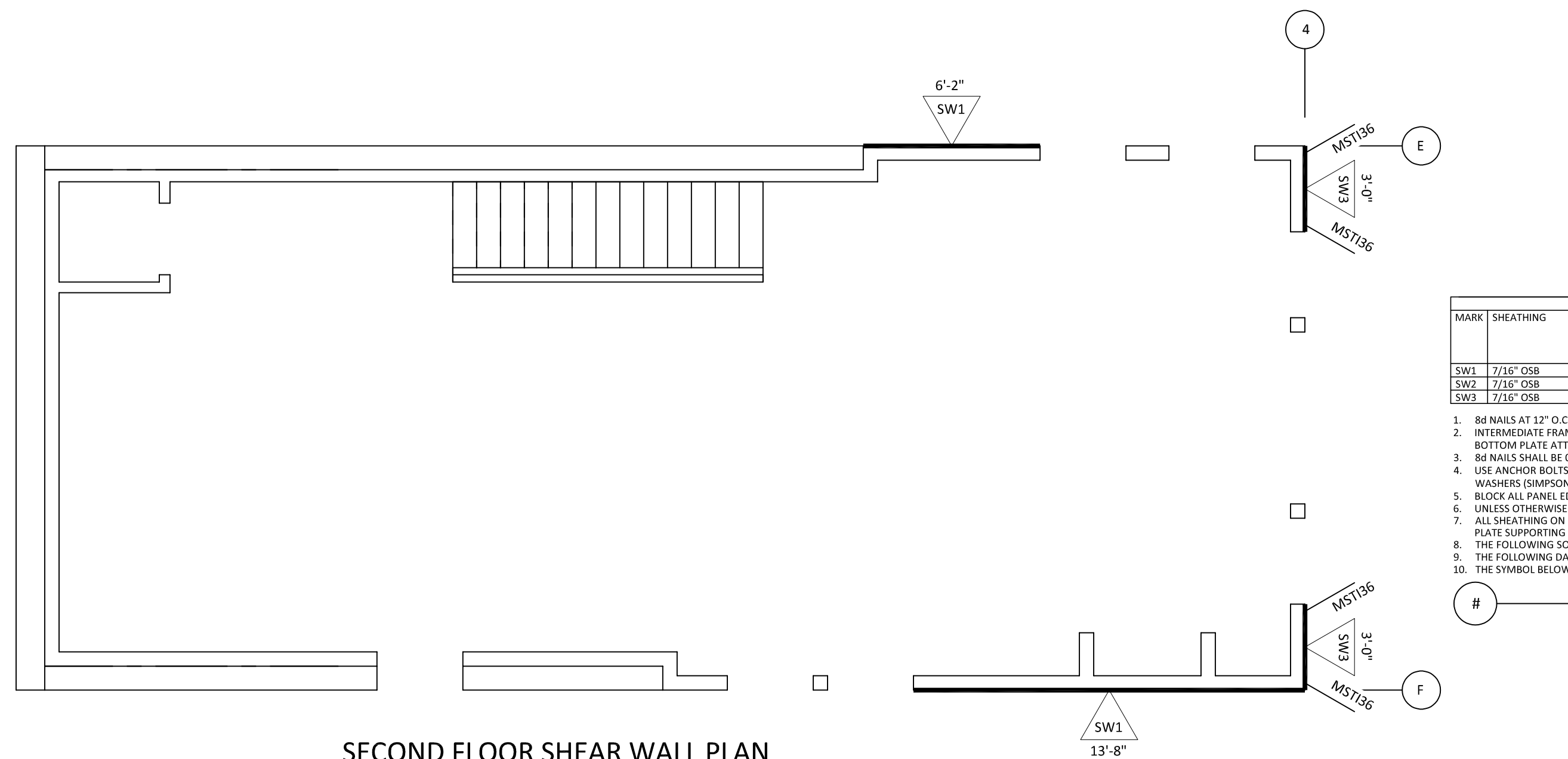
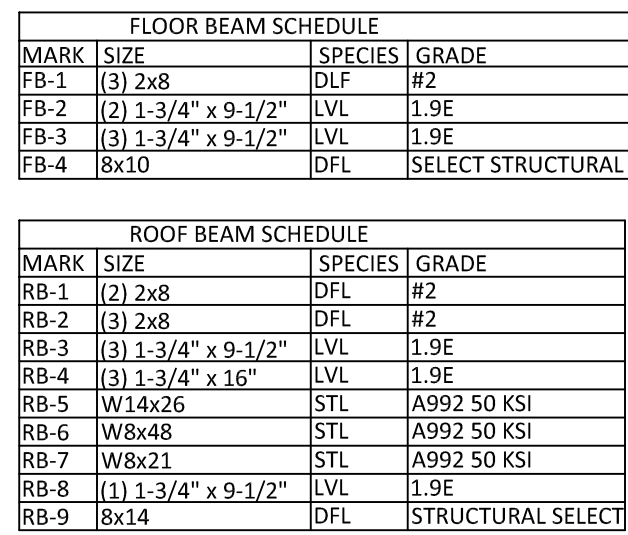


Client
SUTER RESIDENCE

Job Address
243 WOODSIDE AVE.
PARK CITY, UT 84060

Drawing Title
SECOND FLOOR FRAMING PLAN &
FIRST FLOOR SHEAR WALL PLAN

Scale	N.T.S.	Job #	19686
Date	03-21-2024	Drawn by	CMP
Drawing No.	S-2	Revision	3



SHEAR WALL SCHEDULE							
MARK	SHEATHING	STUDS AT PANEL EDGES	PANEL EDGE NAILING	RIM JOIST OR BLOCKING ATTACHMENT TO TOP PLATE	2x BOTTOM PLATE TO RIM JOIST BELOW	SILL PLATE ATTACHMENT	
						ANCHOR BOLT TO CONCRETE	SILL PLATE AT FOUNDATION
SW1	7/16" OSB	2x	8d @ 6" O.C.	A35 @ 24" O.C.	16d @ 4" O.C.	Ø5/8" @ 42" O.C.	2x
SW2	7/16" OSB	2x	8d @ 4" O.C.	A35 @ 18" O.C.	16d @ 3" O.C.	Ø5/8" @ 32" O.C.	2x
SW3	7/16" OSB	3x	8d @ 3" O.C.	A35 @ 16" O.C.	16d @ 2" O.C.	Ø5/8" @ 18" O.C.	3x

1. 8d NAILS AT 12" O.C. SHALL BE USED FOR ALL FIELD NAILING.
2. INTERMEDIATE FRAMING TO BE 2x STUDS. TWO 2x STUDS MAY BE USED IN PLACE OF 3x STUDS; NAIL TOGETHER W/ BOTTOM PLATE ATTACHMENT NAILING.
3. 1x NAIL SPACING: 12" O.C. (12" x 12" COMMON). 16d NAILS SHALL BE 13" x 3" x 12".
4. USE ANCHOR BOLTS WITH 8" EMBED. OR EXPANSION BOLTS WITH 4" EMBED. AT ALL ANCHOR BOLTS USE 3"x3"x12" PLATE WASHERS (SIMPSON 508/3 OR EQUIV.).
5. BLOCK ALL PANELS ON 2x4 FRAFT. ATTACH WALLS TO BE NAILED AND ANCHORED PER SW1.
6. UNLESS OTHERWISE NOTED ALL SHEATHING WALLS ARE TO BE NAILED AND ANCHORED PER SW1.
7. ALL SHEATHING ON FIRST FLOOR MUST BE FASTENED TO THE 2ND FLOOR SLAB PLATE, THEN CONTINUOUS TO TOP WALL PLATE SUPPORTING TRUSSES AND TOP CHORD OF GABLE TRUSS.
8. THE FOLLOWING SOLID LINE INDICATES REQUIRED SHEAR WALL.
9. THE FOLLOWING DASHED LINE INDICATES SHEAR WALL TO BE TREATED AS ANCHORED OR BELOW CONNECTION.
10. THE SYMBOL BELOW IS A REFERENCE FOR THE SHEAR WALL NUMBER AND THE CALCULATIONS.

3	10-03-24	REVISED SECOND FLOOR DECK
2	09-17-24	REVISED FRAMING FOR LIGHT FIXTURE
1	07-01-24	REVISED FOUNDATION DESIGN
No.	Date	Revisions



PHONE: 385-270-9837
EMAIL: CPALMER@LEVELENGINEERING.COM

Client
SUTER RESIDENCE

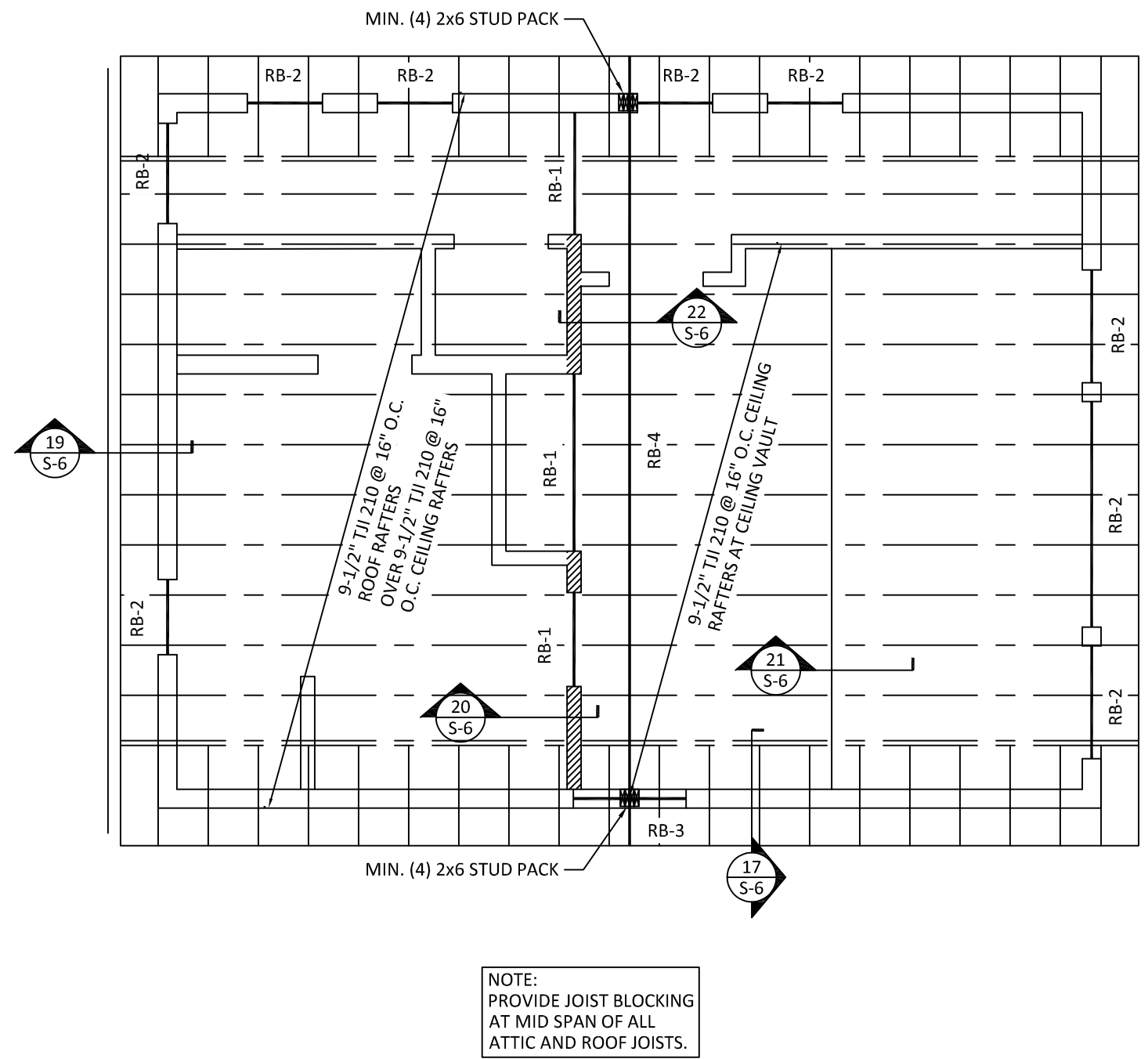
Job Address
243 WOODSIDE AVE.
PARK CITY, UT 84060

Drawing Title
THIRD FLOOR FRAMING PLAN &
SECOND FLOOR SHEAR WALL PLAN

Scale	N.T.S.	Job #	19686
Date	03-21-2024	Drawn by	CMP
Drawing No.		Revision	
S-3		3	



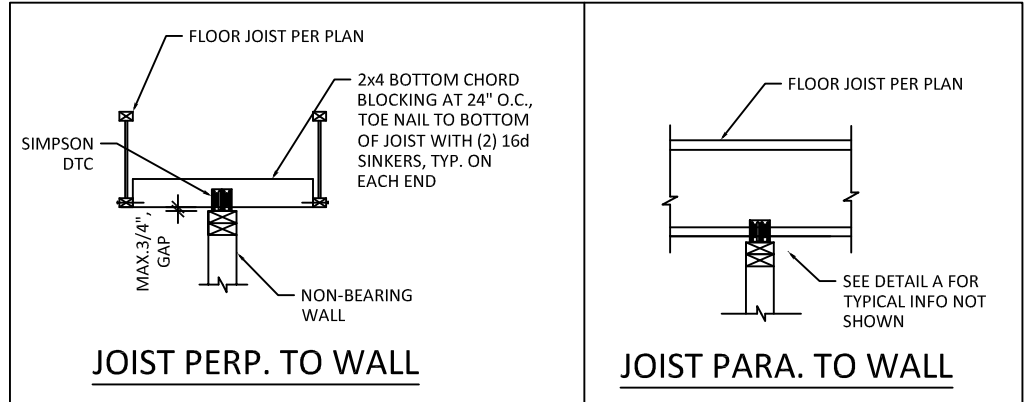
Page 67 of 194



ROOF FRAMING PLAN

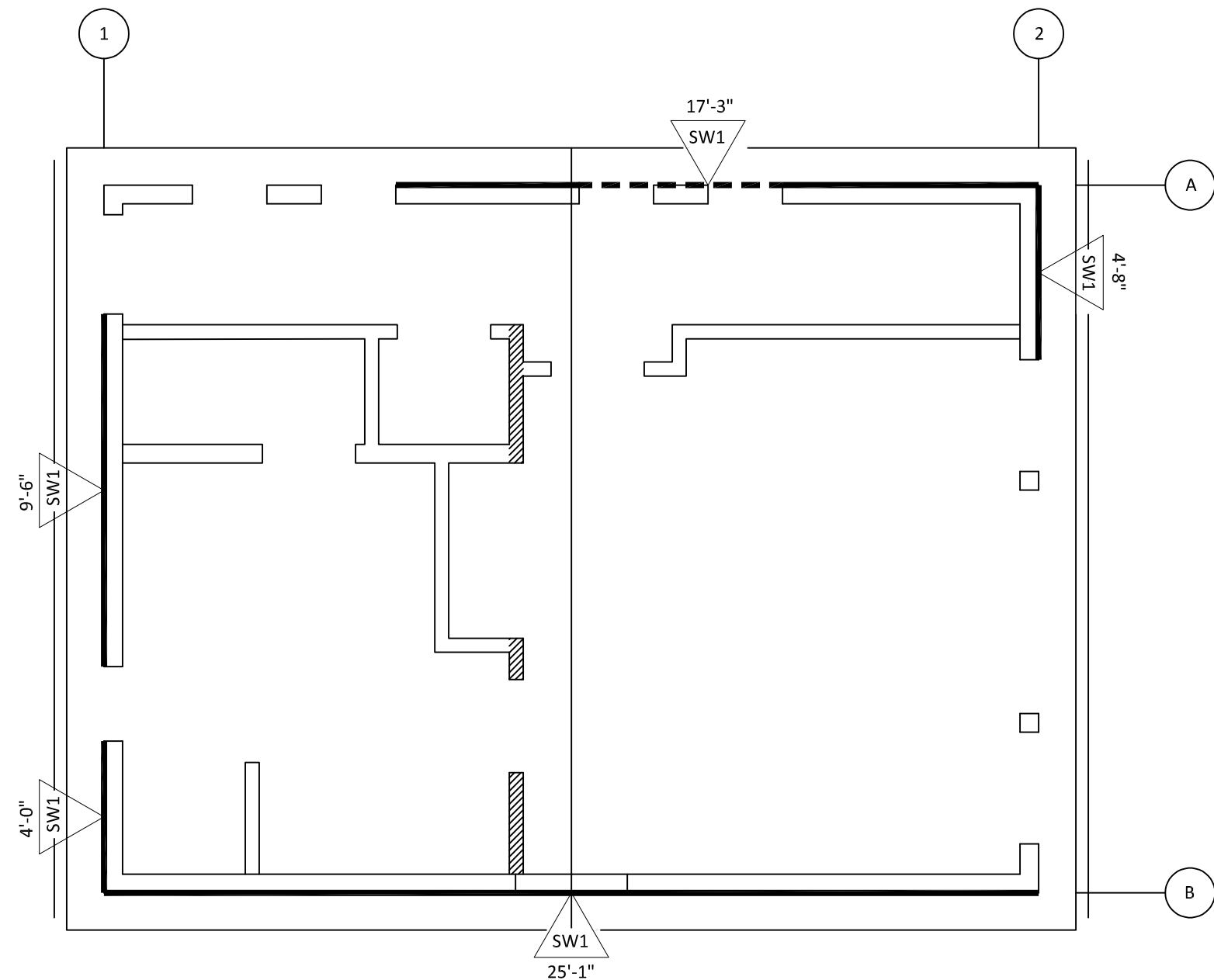
ROOF FRAMING PLAN NOTES:

1. FOR STRUCTURAL GENERAL NOTES, DESIGN, CRITERIA, REFERENCE S-0.
2. VERIFY ALL DIMENSIONS AND ELEVATIONS WITH THE ARCHITECTURAL DRAWINGS, ALL EXISTING DIMENSIONS SHALL BE FIELD VERIFIED.
3. ALL DUCTS, CHASES AND PIPES PER MECHANICAL, PLUMBING, ELECTRICAL AND SPRINKLER DRAWINGS, STAIR DETAILS AND GUARDRAILS PER ARCHITECTURAL DRAWINGS, IF AVAILABLE, OR TO BE PROVIDED BY OTHERS, CONCRETE CURBS AND LOCATIONS PER ARCHITECTURAL DRAWINGS IF AVAILABLE.
4. ROOF SHEATHING TO BE 15/32" APA-RATED SHEATHING WITH A MINIMUM 32/16 SPAN RATING. SHEATHING TO BE NAILED TO ROOF FRAMING WITH 16d SINKERS @ 6" OC AT PANEL EDGES AND @ 12" OC FIELD, UNO, LAY SHEATHING WITH FACE GRAIN (LONG DIRECTION) PERPENDICULAR TO SUPPORTS AND STAGGER PANEL END JOINTS, ALLOW 1/8" SPACE BETWEEN PANEL ENDS AND EDGES.
5. ROOF RAFTERS ARE TO SPAN EXTERIOR WALL TO EXTERIOR WALL UNLESS SHOWN OTHERWISE.
6. FOR BEARING STUD, SHEAR WALL, HOLD-DOWN, POST SIZE, AND POST CAP AND BASE REQUIREMENTS BELOW, REFERENCE THE FOUNDATION PLAN OR SHEAR WALL PLAN.
7. ROOF RAFTERS SHALL HAVE ONE (1) H2.5A HURRICANE TIE AT EACH RAFTER, U.N.O.
8. SEE THIS SHEET TYPICAL NON-BEARING WALL ATTACHMENT TO RAFTERS.



TYP. JOIST AT NON-BEARING WALL DETAIL

ROOF BEAM SCHEDULE			
MARK	SIZE	SPECIES	GRADE
RB-1	(2) 2x8	DFL	#2
RB-2	(3) 2x8	DFL	#2
RB-3	(3) 1-3/4" x 9-1/2"	LVL	1.9E
RB-4	(3) 1-3/4" x 16"	LVL	1.9E
RB-5	W14x26	STL	A992 50 KSI
RB-6	W8x48	STL	A992 50 KSI
RB-7	W8x21	STL	A992 50 KSI
RB-8	(1) 1-3/4" x 9-1/2"	LVL	1.9E
RB-9	8x14	DFL	STRUCTURAL SELECT



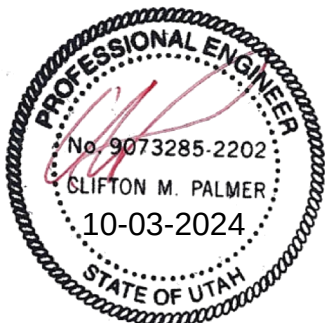
FOURTH FLOOR SHEAR WALL PLAN

SHEAR WALL SCHEDULE					
MARK	SHEATHING	STUDS AT PANEL EDGES	PANEL EDGE NAILING	RIM JOIST OR BLOCKING ATTACHMENT TO TOP PLATE	SILL PLATE ATTACHMENT
SW1	7/16" OSB	2x	8d @ 6" O.C.	A35 @ 24" O.C.	16d @ 4" O.C.
SW2	7/16" OSB	2x	8d @ 4" O.C.	A35 @ 18" O.C.	16d @ 2" O.C.
SW3	7/16" OSB	3x	8d @ 3" O.C.	A35 @ 18" O.C.	16d @ 2" O.C.

1. 8d NAILS AT 12" O.C. SHALL BE USED FOR ALL FIELD NAILING.
2. INTERMEDIATE FRAMING TO BE 2x STUDS. TWO 2x STUDS MAY BE USED IN PLACE OF 3x STUDS; NAIL TOGETHER W/ BOTTOM PLATE ATTACHMENT NAILING.
3. 8d NAILS SHALL BE 0.131" DIA. x 2 1/2" (COMMON). 16d NAILS SHALL BE 0.135" DIA. x 3 1/2" (BOX).
4. USE ANCHOR BOLTS WITH 8" EMBED. OR EXPANSION BOLTS WITH 4" EMBED. AT ALL ANCHOR BOLTS USE 3"x3"x1/4" PLATE WASHERS (SIMPSON BP 5/8-3 OR EQUAL).
5. BLOCK ALL PANEL EDGES W/ 2x4 FLAT, ATTACH W/ PANEL EDGE NAILING.
6. UNLESS OTHERWISE NOTED ALL SHEATHED WALLS ARE TO BE NAILED AND ANCHORED PER SW1
7. ALL SHEATHING ON FIRST FLOOR MUST BE FASTENED TO THE 2ND FLOOR SILL PLATE, THEN CONTINUOUS TO TOP WALL PLATE SUPPORTING TRUSSES AND TOP CHORD OF GABLE TRUSS.
8. THE FOLLOWING SOLID LINE INDICATES REQUIRED SHEAR WALL.
9. THE FOLLOWING DASHED LINE INDICATES SHEATHING ABOVE AND/OR BELOW OPENING.
10. THE SYMBOL BELOW IS A REFERENCE FOR THE SHEAR WALL NUMBER AND THE CALCULATIONS.

#

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2	09-17-24	REVISED FRAMING FOR LIGHT FIXTURE
1	07-01-24	REVISED FOUNDATION DESIGN



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EMAIL: CPALMER@LEVELENGINEERING.COM

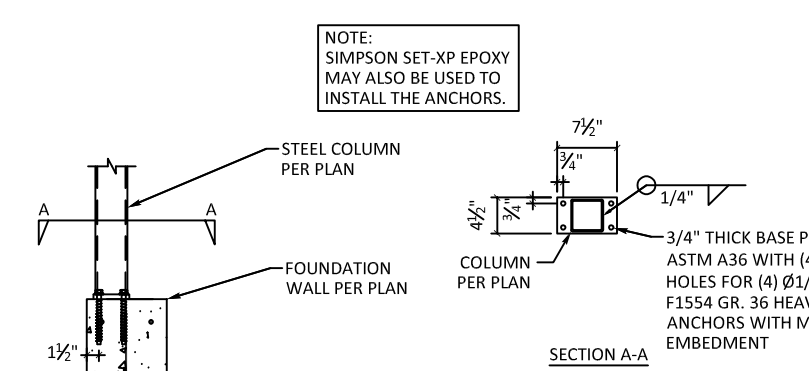
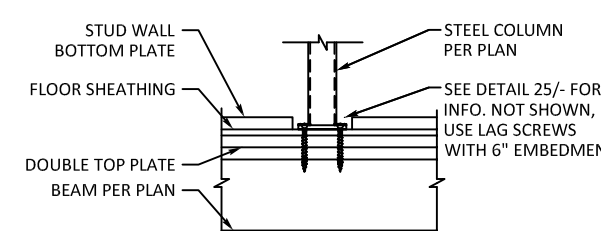
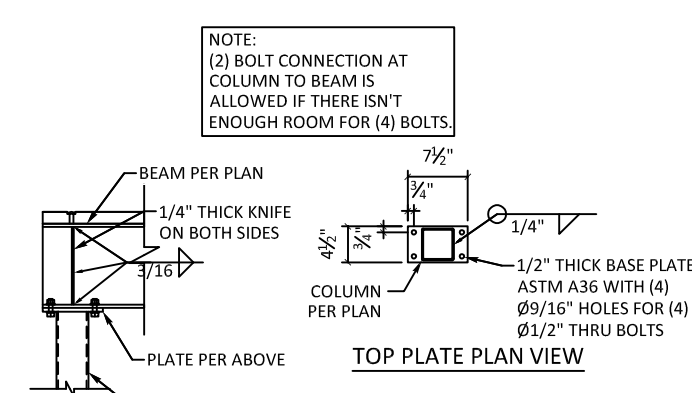
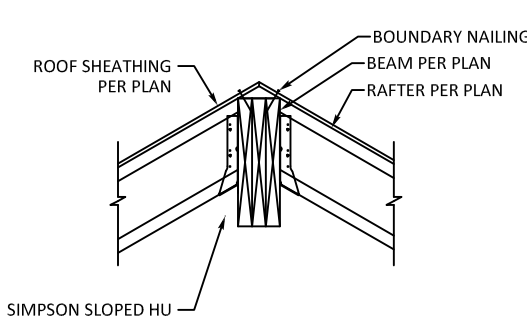
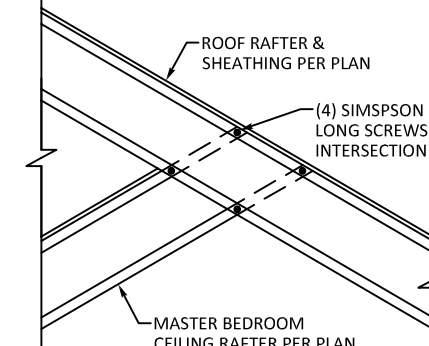
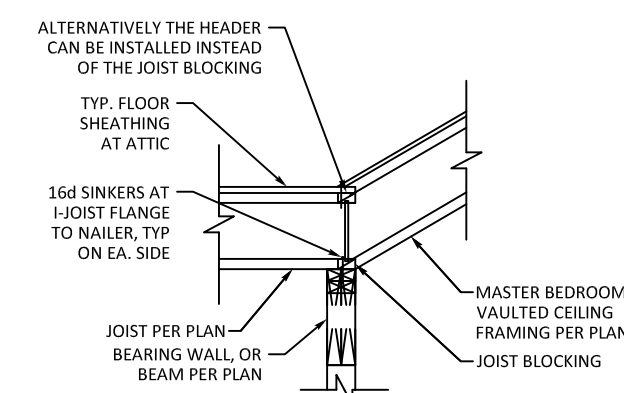
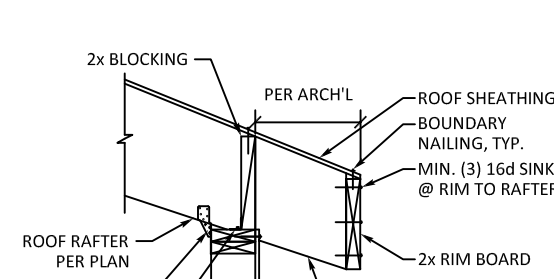
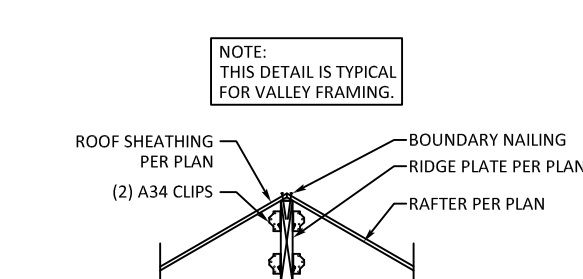
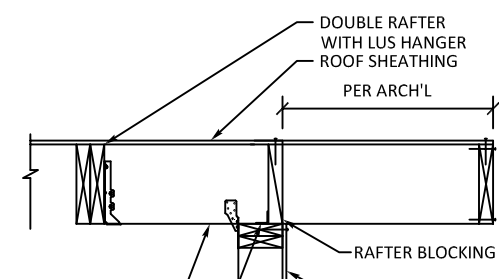
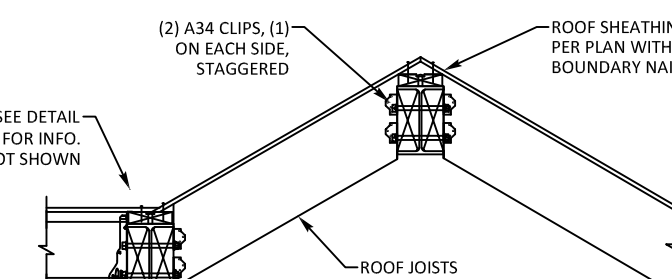
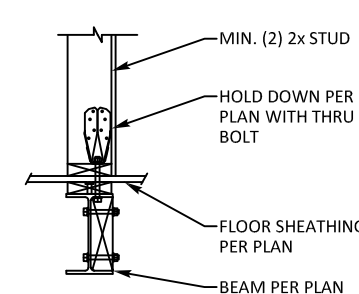
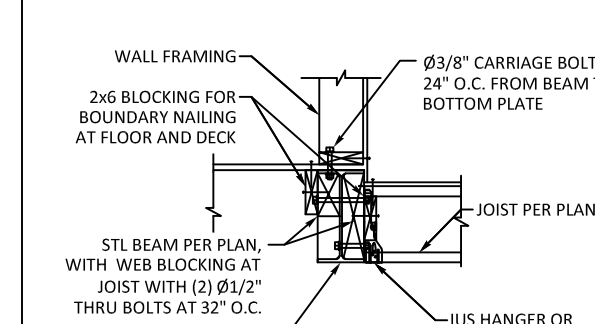
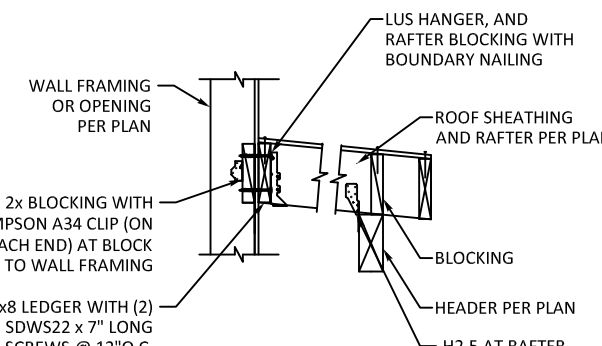
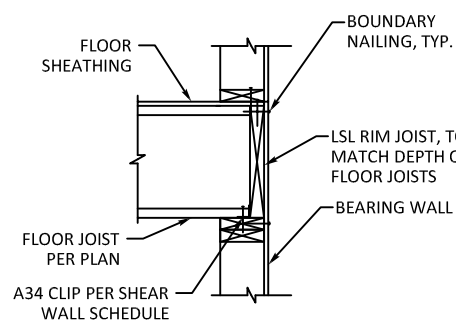
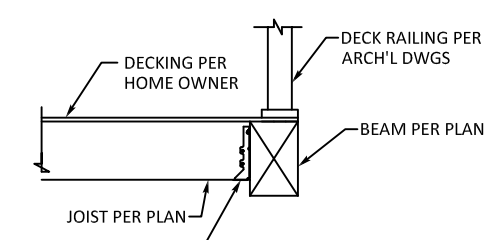
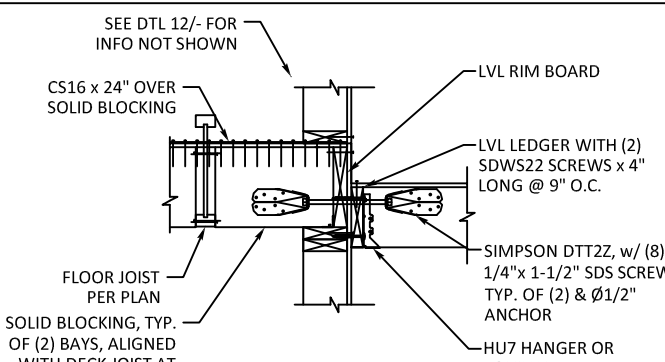
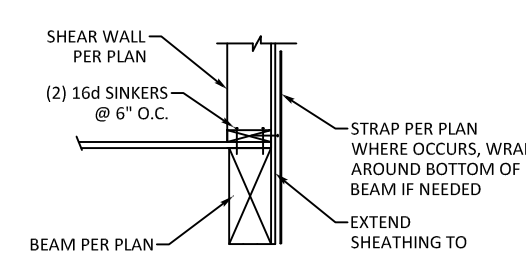
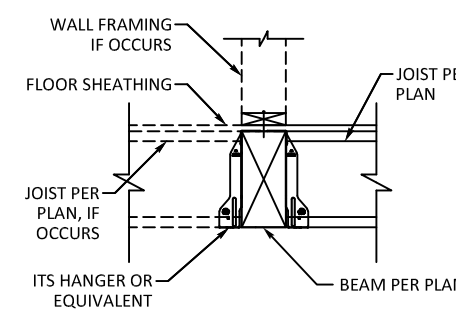
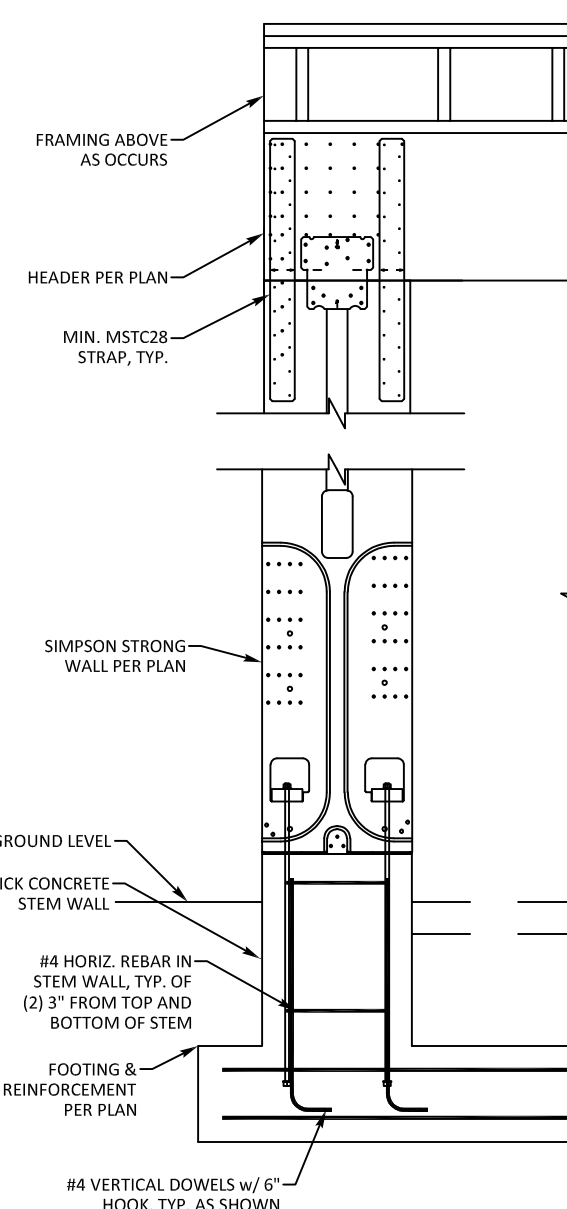
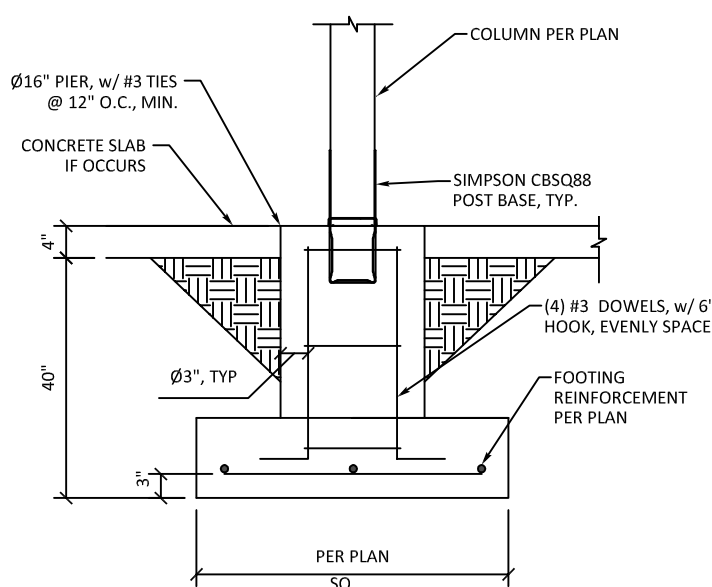
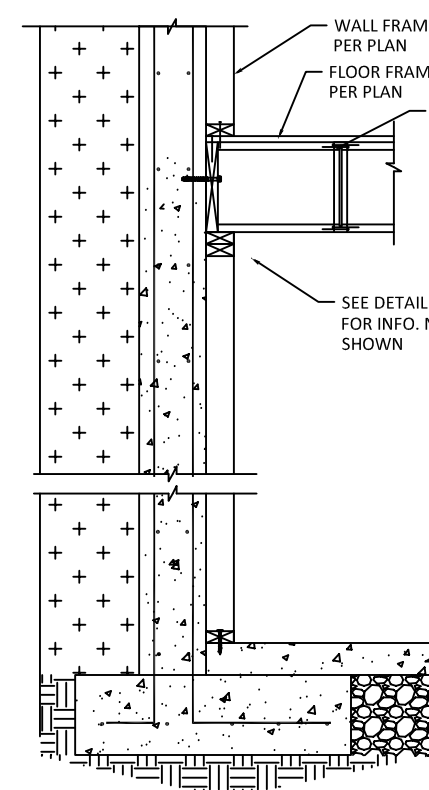
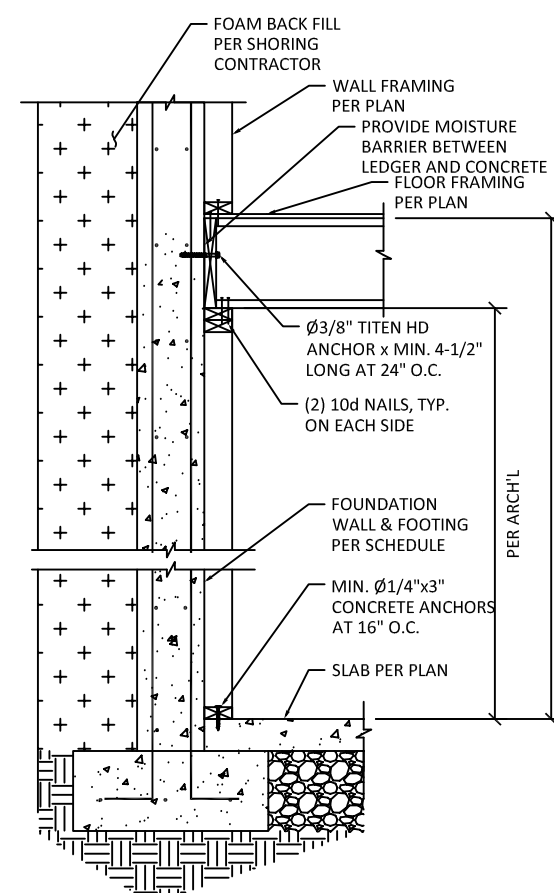
Client
SUTER RESIDENCE

Job Address
243 WOODSIDE AVE.
PARK CITY, UT 84060

Drawing Title
ROOF FRAMING PLAN &
FOURTH FLOOR SHEAR WALL PLAN

Scale N.T.S. Job # 19686
Date 03-21-2024 Drawn by CMP

Drawing No. S-5 Revision 3



Notes
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3	10-03-24	REVISED SECOND FLOOR DECK
2	09-17-24	REVISED FRAMING FOR LIGHT FIXTURE
1	07-01-24	REVISED FOUNDATION DESIGN



PHONE: 385-270-9837
EMAIL: CPALMER@LEVELENGINEERING.COM

Client
SUTER RESIDENCE

Client
SUTER RESIDENCE

Job Address
243 WOODSIDE AVE.
PARK CITY, UT 84060

Drawing Title
DETAILS

Scale	N.T.S.	Job #	19686
Date	03-21-2024	Drawn by	CMP

Drawing No.	Revision
S-6	3

Meredith Covey

From: Lillian Zollinger <lillian.zollinger@parkcity.org>
Sent: Tuesday, February 25, 2025 10:10 AM
To: Meredith Covey
Subject: FW: [External] 243 Woodside Avenue HDDR and SSCUP Updated Plans

Lillian Zollinger
Planner III
Park City Municipal Corporation
parkcity.org
445 Marsac Avenue, PO Box 1480
Park City, UT 84060
O: 435.615.5068
C: 385.481.2038



From: Jack Niedermeyer <jack.niedermeyer@parkcity.org>
Sent: Wednesday, November 8, 2023 11:59 AM
To: [REDACTED]
Cc: [REDACTED] Lillian Zollinger
<lillian.zollinger@parkcity.org>
Subject: RE: [External] 243 Woodside Avenue HDDR and SSCUP Updated Plans

Hi,

I wanted to update you all that I will be leaving the Planning Department at the end of this year. With that being said, Lillian has kindly volunteered to take on your SSCUP and HDDR applications. Thank you all for attending our DRT meetings and your patience during the review process. Below are my notes from today's DRT meeting.

- 3 decks on the front façade is not consistent with the design guidelines.
- Porches with a maximum depth of 6' are allowed on the front façade.
- There needs to be more of historic roof pitch on the front façade.
- The primary entrance needs to be more defined.
 - Reducing the depth of the entry porch could help with this.
- There is too much stone being used in the current proposal.
 - Stone columns, stone siding, retaining walls etc.
 - Stone is allowed material for retaining walls.
 - The design guidelines do not specifically state whether concrete needs to be board-formed or not, however no more than 2' of foundation exposure is allowed.
 - Per the [LMC 15-13-8\(B\)\(2\)](#): Typically, a 'hierarchy' of building materials should be used, with heavier, more durable materials for foundations and more refined materials above foundations. Building materials, especially masonry, shall be used in the manner they were used historically.
- The window additions on the right-hand side of the structure need to be reduced.
 - Like Tim's comment – a balance between the original and new plans would be more in keeping with the design guidelines.
- Windows should have a 2:1 vertical emphasis.

- Currently the windows on the side of the structure have a 2- ½ :1 ratio.
- Final grade needs to be within 4' of existing grade around the periphery of the site.
 - Garage entrances are exempt from this requirement.

Additionally, I would like you to keep in mind the parking requirement for Single-Family Dwellings (SFD).

- Per [LMC 15-3-6](#), SFD's require 2 parking spaces.
- Per [LMC 15-3-4](#), single car garages must have a minimum interior dimension of eleven feet (11') wide by twenty feet (20') deep
 - The proposed garage has a length of 23' and a width of 11'
- Per [LMC 15-3-3\(F\)](#): Parking Spaces must be at least nine feet (9') wide by eighteen feet (18') long.
 - Per the plans that we have, only the garage meets these dimensions.
- Per [LMC 15-2.2-3\(F\)](#): Driveways leading to a Garage or approved Parking Area are allowed within the Front Setback.
 - This exception is for a Driveway leading to (A) a Garage or (B) an approved Parking Area.
 - Parking cannot be satisfied within the front setback.

I have attached Lillian to the message and please feel free to reach out to either her or I with any questions.

Best,
Jack Niedermeyer

Jack Niedermeyer

Planning Technician

Park City Municipal Corporation

parkcity.org

445 Marsac Avenue, PO Box 1480

Park City, UT 84060

o: 435.615.5064



From: Jack Niedermeyer

Sent: Wednesday, November 8, 2023 9:51 AM

Cc: 'Jeff Schindewolf' [REDACTED] 'Tim Suter' [REDACTED] >

Subject: RE: [External] 243 Woodside Avenue HDDR and SSCUP Updated Plans

Hi All,

I apologize for not reaching out sooner, but I have had a chance to review the most recently submitted plans and wanted to give you a little heads up prior to our meeting this morning.

1. Per [LMC 15-2.2-5: Building Height](#), " Final Grade must be within four vertical feet (4') of Existing Grade, except for the placement of approved window wells, emergency egress, and a garage entrance."
 - a. It appears that there are multiple areas around the periphery and front of the site that display final grade at a height greater than 4' from existing grade. We will need to see revisions that demonstrate compliance with height requirements.
2. Per [LMC 15-2.2-3](#), hot-tubs and mechanical equipment must be screened and located at least 3' from the side and rear property lines.
 - a. The relocation of the hot-tub places it within the required 3' side setback.

3. Per [LMC 15-2.2-3](#), the maximum building footprint for this lot is 844 sq/ft. Building footprint is measured as the total interior area measured from the furthest exterior foundation wall projected to natural grade.
 - a. Per the basement floor plan, I am calculating the proposed footprint to be somewhere between 847 and 855 sq/ft. As there is a margin for error in my own measurements, I ask that you submit a page which shows how the footprint is being calculated – as well as the footprint within the max of 844 sq/ft.
4. Lastly, I am seeing there have been several additional changes made in regard to comments provided in the previous meeting. We will go over the changes today and you will have an opportunity to receive feedback from the Historic Planners.

If all goes well and there aren't too many suggested changes, I believe we can go ahead and schedule the applications for a public hearing before the year ends. With the holidays just around the corner it may be difficult to put something on the calendar, so I will look into the available dates to provide you with some options.

Best,

Jack Niedermeyer

From: Jack Niedermeyer
Sent: Monday, November 6, 2023 12:11 PM
To: [REDACTED]
Cc: 'Jeff Schindewolf' [REDACTED]; 'Tim Suter' [REDACTED]
Subject: RE: [External] 243 Woodside Avenue HDDR and SSCUP Updated Plans

Hey all,

Thanks for reaching out! You are the first item scheduled on our agenda, so we will begin the review of the proposals at 10:15 AM. Here is a [link](#) to the Zoom meeting.

Let me know if you have any other questions.

Best,
Jack Niedermeyer

From: [REDACTED] >
Sent: Monday, November 6, 2023 11:49 AM
To: Jack Niedermeyer <jack.niedermeyer@parkcity.org>
Cc: 'Jeff Schindewolf' [REDACTED]; 'Tim Suter' [REDACTED]
Subject: RE: [External] 243 Woodside Avenue HDDR and SSCUP Updated Plans

Good morning Jack!

We just wanted to follow up to see if we know the time for the meeting on the 8th.

Brad Jones | Intern Architect | JSARC ARCHITECTS
[REDACTED]
PARK CITY, UTAH 84098

From: Jack Niedermeyer <jack.niedermeyer@parkcity.org>

Sent: Monday, October 30, 2023 8:57 AM

Cc: 'Jeff Schindewolf' [REDACTED] 'Tim Suter' [REDACTED] >

Subject: RE: [External] 243 Woodside Avenue HDDR and SSCUP Updated Plans

Hey All,

I will have a better understanding of the exact time by Thursday of this week – when the DRT packet is published to our website. However, DRT runs from 10am to 12pm and each application takes between 5-20 minutes. I will be sure to update you all when I have a better idea.

Best,

Jack Niedermeyer

Jack Niedermeyer

Planning Technician

Park City Municipal Corporation

parkcity.org

445 Marsac Avenue, PO Box 1480

Park City, UT 84060

o: 435.615.5064



From: [REDACTED]

Sent: Monday, October 30, 2023 8:32 AM

To: Jack Niedermeyer <jack.niedermeyer@parkcity.org>

Cc: 'Jeff Schindewolf' [REDACTED] 'Tim Suter' <[REDACTED]>

Subject: RE: [External] 243 Woodside Avenue HDDR and SSCUP Updated Plans

Good morning Jack!

Thank you for following up! Do we have a time for the meeting on 11/08?

Brad Jones | Intern Architect | JSARC ARCHITECTS

[REDACTED]
PARK CITY, UTAH 84098

From: Jack Niedermeyer <jack.niedermeyer@parkcity.org>

Sent: Friday, October 27, 2023 3:22 PM

To: [REDACTED]

Cc: Jeff Schindewolf [REDACTED]; 'Tim Suter' [REDACTED] >

Subject: RE: [External] 243 Woodside Avenue HDDR and SSCUP Updated Plans

Hey Brad,

Thanks for the follow up. Our next DRT meeting is 11/08. I will go ahead and schedule your application for that date.

Best,

Jack Niedermeyer

Jack Niedermeyer

Planning Technician

Park City Municipal Corporation

parkcity.org

445 Marsac Avenue, PO Box 1480

Park City, UT 84060

o: 435.615.5064



From: [REDACTED]
Sent: Friday, October 27, 2023 12:25 PM
To: Jack Niedermeyer <jack.niedermeyer@parkcity.org>
Cc: Jeff Schindewolf [REDACTED]; 'Tim Suter' [REDACTED] >
Subject: [External] 243 Woodside Avenue HDDR and SSCUP Updated Plans

[CAUTION] This is an external email.

Good afternoon Jack!

We have updated the plans for 243 Woodside Avenue. The following updates have been made:

1. Garage door has been reduced to 9' wide. See A1.1
2. Railings have been changes from glass to horizontal steel cable. See A2.1, A2.2, A2.3
3. 3rd Level Balcony wall and roof have been raised to minimize visual impact from ROW. See G0.4, A1.2, A2.1, A2.2, A2.3, A2.4, A2.6
4. Hot tub has been moved to the rear of the building and screened from all sides. See A1.2, A2.1, A2.2, A2.3
5. Verified that all retaining walls in the front ROW are under 4' tall. See C1.1
6. Added dimension to show max interior height from lower floor to highest top plate. See A3.1

You can find the updated plan set using the link below:

243 Woodside Ave. HDDR Plan Set: <https://www.dropbox.com/scl/fi/w8vdpizyegp5s6upnzhkz/Suter-HDDR-Set-10.27.23.pdf?rlkey=rz7j9agbnybusb3jn0ekugqcp&dl=0>

Feel free to reach out at any time if there are any other comments or questions.

Brad Jones | Intern Architect | JSARC ARCHITECTS


PARK CITY, UTAH 84098



Planning Department

March 7, 2024

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

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

NOTICE OF PLANNING DIRECTOR ACTION

Description

Address: 243 Woodside Avenue

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

Application: Historic District Design Review

Project Number: PL-23-05841

Action: APPROVED WITH CONDITIONS (See Below)

Date of Final Action: March 7, 2024

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

Action Taken

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

Findings of Fact

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



Planning Department

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



Planning Department

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



Planning Department

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



Planning Department

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



Planning Department

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

Conclusions of Law

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

Conditions of Approval

1. Final building plans and construction details shall reflect substantial compliance with the plans reviewed March 7, 2024, by the Planning Director. Any changes, modifications, or deviations from the approved design that have not been approved in advance by the Planning and Building Departments may result in a stop work order.
2. If the Applicant does not obtain a complete building permit within one year of the date of this approval, this HDDR approval will expire unless the Applicant submits a written extension request to the Planning Department prior to the expiration date and the Planning Director approves an extension.
3. The applicant is responsible for notifying the Planning Department prior to making any changes to the approved plans.
4. Minor changes, modifications, or deviations from the approved scope of work shall be submitted in writing for review and approval/denial in accordance with the applicable standards by the Planning Director or designee prior to construction. Major changes, modifications, or deviations from the approved scope of work require a Modification application, possible noticing period, and applicable fees prior to construction.
5. Residential fire sprinklers are required for all new or renovation construction on this lot, per requirements of the Chief Building Official.
6. The property is located outside the Park City Landscaping and Maintenance of Soil Cover Ordinance (Soils Ordinance) and therefore not regulated by the City for mine-related impacts. If the property owner does encounter mine waste or mine waste-impacted soils they must handle the material in accordance with State and Federal law.



Planning Department

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



Planning Department

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

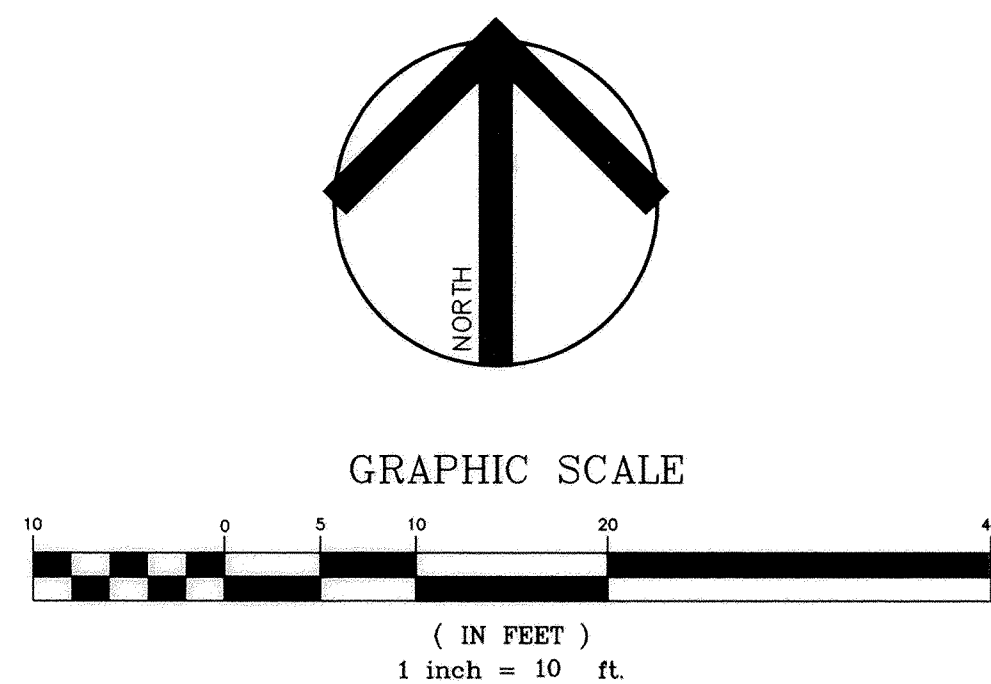
If you have questions or concerns regarding this Final Action Letter, please call 435-615-5068 or email lillian.zollinger@parkcity.org.

Sincerely,

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

Rebecca Ward,
Planning Director

CC: Lillian Zollinger, Planner II



THIRD STREET

MONUMENT NO LONGER EXISTS

(RECORD)
S 23°38'00" E
25.00'

21

22

BLOCK 2

23

24

25

26

WOODSIDE AVE.

(RECORD)
S 23°38'00" E
25.00'

MONUMENT NO LONGER EXISTS
FOUND MAG NAIL

SECOND STREET

239 WOODSIDE REPLAT A LOT LINE ADJUSTMENT

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

OWNER'S DEDICATION AND CONSENT TO RECORD

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

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

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

James Totoro

ACKNOWLEDGMENT

State of Utah:
County of Summit:

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

Sharon C. Bauman
Notary Public

My commission expires: 7-13-2010

DEED DESCRIPTION

LOT1:

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

LOT2:

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

NOTES:

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

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

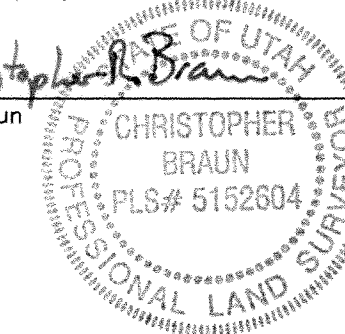
THE REMNANT HALF OF LOT 11 IS NOT RENDERED SEPARATELY DEVELOPABLE BY THIS PLAT.

SURVEYOR'S CERTIFICATE

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

Christopher R. Braun
PLS 5152604

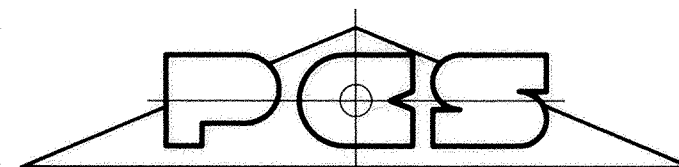
2/21/07
Date



LEGEND

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

[241] STREET ADDRESS ON WOODSIDE



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

PARK CITY PLANNING COMMISSION

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

Mukulish
CHAIRMAN

CERTIFICATE OF ATTEST

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

BY [Signature]
PARK CITY RECORDER

SNYDERVILLE BASIN WATER RECLAMATION DISTRICT

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

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

ENGINEERS CERTIFICATE

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

BY [Signature]
PARK CITY ENGINEER

APPROVAL AS TO FORM

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

BY [Signature]
PARK CITY ATTORNEY

COUNCIL APPROVAL AND ACCEPTANCE

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

BY [Signature]
MAYOR

820315 RECORDED

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

\$32.00
FEE [Signature]
RECORDER

SUTER FAMILY

243 WOODSIDE | PARK CITY, UTAH 84060



DRAWING INDEX		PROJECT INFORMATION																																																													
T1.1	COVER SHEET AND CODE REVIEW	PROJECT #: 2311 PROJECT DATE OF ISSUE: HDDR SET FEBRUARY 8, 2024																																																													
GO.1	GENERAL NOTES																																																														
GO.2	SITE CONTEXT PHOTOS																																																														
GO.3	PHOTOS ACROSS VALLEY FROM CITY BUILDING																																																														
GO.4	STREET ELEVATION EXISTING AND NEW																																																														
CIVIL DRAWINGS																																																															
SURVEY	SURVEY OF EXISTING CONDITIONS																																																														
C1.1	SITE PLAN WITH 1ST LEVEL	1/8" = 1'-0"	CONTRACTORS, SUBCONTRACTORS, AND OTHERS ARE TO REPORT ANY DISCREPANCIES OR ERRORS TO ARCHITECT IMMEDIATELY. ANY CHANGES TO THE PROJECT WILL BE VERIFIED WITH THE OWNER BY THE ARCHITECT AND REVISIONS WILL BE ISSUED BY ARCHITECT. CONTRACTORS ARE NOT TO MAKE ALTERATIONS OF ANY KIND WITHOUT THE PRIOR WRITTEN CONSENT OF ARCHITECT. DISCREPANCIES NOT REPORTED PRIOR TO CONSTRUCTION ARE RESPONSIBILITY OF CONTRACTOR.																																																												
C1.2	SITE PLAN WITH 2ND LEVEL	1/8" = 1'-0"																																																													
C1.3	SITE PLAN WITH 3RD LEVEL	1/8" = 1'-0"																																																													
C1.4	SITE PLAN WITH 4TH LEVEL	1/8" = 1'-0"																																																													
C1.5	SITE PLAN WITH ROOF PLAN	1/8" = 1'-0"	CONTRACTORS SHALL NOT SCALE FROM DRAWINGS. DIMENSIONS ARE PROVIDED TO ALLOW FOR ACCURATE CONSTRUCTION OF BUILDING. QUESTIONS ARISING FROM DIMENSIONS SHOULD BE RESOLVED BY CONTACTING ARCHITECT AND/OR STRUCTURAL ENGINEER.																																																												
C1.6	SITE PLAN WITH MITIGATION PLAN	1/8" = 1'-0"																																																													
L1.1	LANDSCAPE PLAN	1/8" = 1'-0"																																																													
ARCHITECTURAL DRAWINGS																																																															
A1.0	FOUNDATION PLAN	1/4" = 1'-0"	OWNER: KERRY AND TIM SUTER PHONE - EMAIL - ARCHITECT: JEFF SCHINDEWOLF, JSARC PHONE (801) 809-5295 EMAIL JEFF@JSARC.NET STRUCTURAL ENGINEER: - PHONE - EMAIL - CONTRACTOR: - PHONE - EMAIL -																																																												
A1.1	1ST & 2ND LEVELS FLOOR PLANS	1/4" = 1'-0"																																																													
A1.2	3RD & 4TH LEVELS FLOOR PLANS	1/4" = 1'-0"																																																													
A2.0	SECTION AND ELEVATION NOTES																																																														
A2.1	FRONT AND REAR ELEVATIONS	1/4" = 1'-0"																																																													
A2.2	RIGHT ELEVATION	1/4" = 1'-0"																																																													
A2.3	LEFT ELEVATION	1/4" = 1'-0"																																																													
A2.4	3D RENDERINGS WITH MATERIALS	1/4" = 1'-0"																																																													
A2.5	3D MODEL WITH HEIGHT PARAMETERS	1/4" = 1'-0"																																																													
A2.6	CONTEXTUAL ANALYSIS	1/4" = 1'-0"																																																													
A3.1	BUILDING SECTION	1/4" = 1'-0"																																																													
A3.2	BUILDING SECTION	1/4" = 1'-0"																																																													
A4.0	ROOF AND REFLECTED CEILING NOTES																																																														
A4.1	ROOF PLAN	1/4" = 1'-0"																																																													
A4.2	1ST & 2ND REFLECTED CEILING PLANS	1/4" = 1'-0"																																																													
A4.3	3RD & 4TH REFLECTED CEILING PLANS	1/4" = 1'-0"																																																													
A5.1	DOOR SCHEDULE																																																														
A5.2	WINDOW SCHEDULE																																																														
CODE SUMMARY																																																															
APPLICABLE CODE: 2021 INTERNATIONAL RESIDENTIAL CODE (I.R.C.) 2021 INTERNATIONAL BUILDING CODE (I.B.C.) 2021 INTERNATIONAL PLUMBING CODE (I.P.C.) 2021 INTERNATIONAL FIRE CODE (I.F.G.C.) 2021 INTERNATIONAL MECHANICAL CODE (I.M.C.) 2021 NATIONAL ELECTRIC CODE (N.E.C.) 2021 INTERNATIONAL ENERGY CONSERVATION CODE (I.E.C.C.) UTAH STATE ADOPTED CODE: JANUARY 1, 2024 PROJECT LOCATION: LOT: #2 SERIAL NUMBER: 239-WS-2 SUBDIVISION: 239 WOODSIDE REPLAT ADDRESS: 243 WOODSIDE AVE. PARK CITY, UT 84060 LOT SIZE: 1,875 S.F. (.04 ACRES) OCCUPANCY: HRI FIRE SPRINKLERS REQUIRED TO BE COMPLIANT WITH NFPA-13D AND AS MODIFIED BY PCFD																																																															
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GENERAL PROJECT NOTES

- ①
- THE MOST RECENT ADOPTED INTERNATIONAL CODES, STATE, AND MUNICIPALTY AMENDMENTS SHALL GOVERN.
- ②
- ALL DIMENSIONS ARE TO FACE OF WALL UNLESS NOTED OTHERWISE.
- ③
- ALL DIAGONAL WALLS ARE AT A 45° ANGLE UNLESS NOTED OTHERWISE. SEE FLOOR PLANS. CONTRACTOR TO VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION.
- ④
- SEE STRUCTURAL CALCULATIONS FOR ADDITIONAL GENERAL STRUCTURAL NOTES AND REQUIREMENTS. ANY NOTES AND/OR REQUIREMENTS FROM STRUCTURAL ENGINEER SHALL GOVERN EXCEPT WHEN REQUIREMENTS SET FORTH IN THIS SPECIFICATION EXCEED ENGINEER'S REQUIREMENTS.
- ⑤
- PASSENGER ELEVATORS, LIMITED USE AND LIMITED APPLICATION ELEVATORS OR PRIVATE RESIDENCE ELEVATORS SHALL COMPLY WITH ASME A17.1/CSA B44.

GENERAL SITE NOTES

- ①
- ALL FINISH GRADING TO SLOPE AWAY FROM PROPOSED STRUCTURES AT 5 % SLOPE (MIN.) FOR A MINIMUM OF 10'-0" FROM HOUSE.
- ②
- DRAINAGE PATTERN OF FINISH GRADING SHALL NOT CHANGE DRAINAGE PATTERN ONTO ADJACENT PROPERTIES.
- ③
- WHERE REQUIRED BY GOVERNING AUTHORITY A CONSTRUCTION ENTRANCE MAY BE NECESSARY. WIDTH OF ENTRANCE TO BE A MINIMUM OF 10'-0" WIDE, BUT NOT LESS THAN FULL WIDTH OF POINTS WHERE INGRESS OR EGRESS OCCURS. AT HIGH TRAFFIC SITES, THE ENTRANCE SHOULD BE WIDE ENOUGH FOR TWO VEHICLES TO PASS SAFELY. ENTRANCE IS TO BE FLARED WHERE IT MEETS THE EXISTING ROAD TO PROVIDE TURNING RADIUS. THE MINIMUM LENGTH IS 50'-0" OR 30'-0" ON RESIDENTIAL LOTS. TOTAL DEPTH OF ROCK SHOULD BE 6". THE BASE LAYER AGGREGATE SIZE SHOULD BE 2"-8" IN DIA. AND THE TOP CRUSHED STONE OF 2" IN DIA. OR RECYCLED CONCRETE EQUIVALENT.

GENERAL CONCRETE NOTES

- ①
- ALL WORK SHALL BE IN STRICT ACCORDANCE WITH THE LATEST EDITION OF THE INTERNATIONAL RESIDENTIAL CODE, ACI 318-95, AND LOCAL ORDINANCES.
- ②
- CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS PRIOR TO POURING CONCRETE.
- ③
- CONTRACTOR SHALL COORDINATE WITH MECHANICAL, ELECTRICAL, AND PLUMBING CONTRACTORS PRIOR TO POURING CONCRETE. PROVIDE SLEEVES, BLOCK-OUTS, ETC. AS REQUIRED.
- ④
- CONTRACTOR SHALL PROVIDE ALL SHORING AS REQUIRED. BRACE WALLS AS REQUIRED UNTIL FLOOR DIAPHRAGMS ARE IN PLACE.
- ⑤
- SEE STRUCTURAL CALCULATIONS FOR ADDITIONAL STRUCTURAL MEMBER REQUIREMENTS.
- ⑥
- ALL EXTERIOR FOOTINGS SHALL BEAR 36" (MIN.) BELOW FINISH GRADE, OR UNCONDITIONED CRAWL SPACE.
- ⑦
- TOP OF FOUNDATION WALL TO BE 6" ABOVE FINISH GRADE TYPICAL.
- ⑧
- COORDINATE TOP OF CONCRETE & BOTTOM OF FOOTING ELEVATIONS WITH FLOOR PLANS, FOOTING & FOUNDATION PLAN, AND ELEVATIONS.
- ⑨
- FOOTINGS, FOUNDATION AND SLABS SHALL BE CONSTRUCTED ON PROPERLY PREPARED MATERIAL. SUBBASE TO BE UNDISTURBED, NATURAL SOILS OR ENGINEERED FILL PER THE SOILS ENGINEER'S RECOMMENDATIONS. ENGINEERED FILL SHALL BE TESTED AND APPROVED BY A LICENSED SOILS ENGINEER.
- ⑩
- PROVIDE 4" GRANULAR FILL UNDER ALL SLABS.
- ⑪
- ALL REINFORCING STEEL SHALL BE DEFORMED BARS CONFORMING TO THE STANDARD SPECIFICATIONS ASTM A615 GRADE 60, AND MUST BE PROPERLY TIED INTO PLACE PRIOR TO POURING CONCRETE (FIELD BENT DOWELS MAY BE GRADE 40)
- ⑫
- ALL SPLICES IN CONTINUOUS CONCRETE REINFORCING BARS SHALL LAP 40 BAR DIAMETERS MIN. ALL SPLICES SHALL BE MADE IN A COMPRESSION ZONE UNLESS OTHERWISE NOTED. ALL CONT. REINFORCING SHALL TERMINATE WITH A 90° BEND OR SEPARATE CORNER BARS.
- ⑬
- ALL REINFORCING STEEL SHALL BE DETAILED AND PLACED IN ACCORDANCE WITH ACI DETAILING MANUAL AND CURRENT ACI STANDARDS.
- ⑭
- TO MINIMIZE CRACKING OF SLABS, PROVIDE #4 BARS @ 18" O.C. EACH WAY 1" CLEAR FROM TOP. TYPICAL ALL SLABS ON GRADE.
- ⑮
- ALL EXTERIOR FOOTINGS SHALL BE PROPERLY FORMED. INTERIOR FOOTINGS MAY BE MONOLITHIC WITH SLAB.
- ⑯
- POSITION ALL WINDOW AND DOOR BUCKS TO ALLOW BASEMENT HEAD HEIGHTS TO BE AS PER WINDOW AND DOOR SCHEDULE
- ⑰
- FOUNDATION REBAR INSPECTIONS REQUIRED FOR FOUNDATION WALLS OVER 8'-0" TALL. FORMS ARE NOT TO BE INSTALLED ON ONE SIDE UNTIL AFTER REBAR HAS BEEN INSPECTED AND APPROVED BY BUILDING OFFICIAL.

GENERAL CONCRETE NOTES (CONTINUED)

- ⑱
- ALL CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3,500 P.S.I. IN 28 DAYS. FLAT SLABS AND CONCRETE RETAINING WALLS SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 4,000 P.S.I. SEE STRUCTURAL CALCULATIONS FOR ADDITIONAL CONCRETE REQUIREMENTS.
- ⑲
- RECESS FOUNDATION AND POUR SLAB THROUGH, TYPICAL ALL GARAGE DOORS AND STORE FRONT TYPE WINDOWS AS INDICATED ON FOOTING AND FOUNDATION PLAN.
- ⑳
- PROVIDE ISOLATION JOINTS AROUND COLUMNS, SPREAD FOOTINGS, CONTROL JOINTS, ETC. AS REQUIRED.
- ㉑
- DEPRESS SLAB AS REQUIRED IN AREAS OF CERAMIC TILE AND AS REQUIRED FOR SPECIAL ENTRY MATS, ETC. COORDINATE WITH FLOOR PLANS.
- ㉒
- GARAGE FLOOR TO HAVE 2 % SLOPE (MIN.) TOWARD EXTERIOR GARAGE DOORS.
- ㉓
- HOLD DOWNS SHALL BE POSITIONED AS INDICATED BY STRUCTURAL ENGINEER. ALL HOLD DOWNS TO BE POSITIONED TO ALLOW ATTACHMENT TO FULL HEIGHT DOUBLE STUDS.
- ㉔
- CONTRACTOR IS RESPONSIBLE FOR PROPER LOCATING AND PLACING OF ALL ANCHOR BOLTS, HOLD DOWNS, ANCHORS, STRAPS, ETC. INSTALL AS PER MANUFACTURER'S RECOMMENDATIONS.
- ㉕
- WHERE FOUNDATION WALLS OR FOOTINGS SUPPORT MASONRY WALLS, PROVIDE MATCHING DOWELS OF SAME SIZE AND SPACING.

GENERAL FRAMING NOTES

- ①
- ALL WORK SHALL BE IN STRICT ACCORDANCE WITH THE LATEST EDITION OF THE INTERNATIONAL RESIDENTIAL CODE, AND LOCAL ORDINANCES.
- ②
- COORDINATE ALL FLOOR FRAMING WITH FLOOR PLANS TO VERIFY STEPS AND/OR OPENINGS IN FLOOR FRAMING.
- ③
- CONTRACTOR TO CONSULT STRUCTURAL CALCULATIONS TO VERIFY ALL FRAMING MEMBER SIZES, LOCATIONS, AND LOAD PATHS, AND ADDITIONAL STRUCTURAL MEMBER REQUIREMENTS.
- ④
- ALL DIMENSIONS AND CONDITIONS TO BE VERIFIED BY BUILDER PRIOR TO ANY WORK.
- ⑤
- PROVIDE SHOP DRAWINGS (TO BE REVIEWED BY ENGINEER AND ARCHITECT) FOR ALL STRUCTURAL STEEL.
- ⑥
- FRAMING SHALL BE AS INDICATED IN STRUCTURAL PLANS. CONTRACTOR SHALL OBTAIN WRITTEN AUTHORIZATION FOR ANY VARIATIONS FROM THESE PLANS.
- ⑦
- ALL STRUCTURAL MEMBERS SHALL CONFORM TO THE U.S. DEPARTMENT OF COMMERCE STANDARD PS-56 AND THE INTERNATIONAL RESIDENTIAL CODE.
- ⑧
- ALL STRUCTURAL PLYWOOD SHALL BE STRUCTURAL GRADE II OR STRUCTURAL GRADE II.
- ⑨
- ALL JOISTS, RAFTERS BEAMS, HEADERS AND COLUMNS SHALL BE DOUGLAS FIR LARCH NO.2 OR BETTER, UNLESS NOTED OTHERWISE.
- ⑩
- ALL WOOD CONNECTIONS MUST CARRY THE CAPACITY OF THE SUPPORTED MEMBERS. CONTRACTOR IS RESPONSIBLE FOR CONNECTION IF OTHER THAN STANDARD CONNECTIONS ARE REQUIRED. SEE PROJECT ENGINEER FOR ADDITIONAL ASSISTANCE.
- ⑪
- ALL EXTERIOR HOUSE WALLS TO BE 2" X 6" D.F.#2 OR BETTER AT 16" O.C. SEE STRUCTURAL FOR SHEAR WALL REQUIREMENTS.
- ⑫
- ALL INTERIOR HOUSE WALLS TO BE 2"x6" D.F.#2 OR BETTER AT 16" O.C.
- ⑬
- ALL LUMBER IN CONTACT WITH CONCRETE OR WITHIN 6" OF EARTH SHALL BE EITHER FOUNDATION REDWOOD MARKED BY THE REDWOOD INSPECTION SERVICE OR PRESSURE TREATED LUMBER.
- ⑭
- NOT USED
- ⑮
- ALL CORNERS, INTERSECTIONS, AND BEAMS MUST HAVE ONE OF THE DOUBLE TOP CHORDS CONTINUOUS, LAPPED AS PER CODE, OR STRAPPED WITH SIMPSON ST22.
- ⑯
- FLOOR JOISTS SHALL HAVE ALL BLOCKING, BRACING, BRIDGING, ETC. AS RECOMMENDED BY THE I.R.C. AND THE MANUFACTURER.
- ⑰
- CONNECT ALL WOOD TO CONCRETE, WOOD TO STEEL, AND WOOD TO WOOD WITH SIMPSON OR APPROVED EQUAL CONNECTIONS UNLESS MEMBER IS TOP BEARING AS PER ENGINEER.
- ⑱
- WHEN POSSIBLE BEAMS SHALL BE RECESSED IN FLOOR/CEILING ASSEMBLY. BEAMS SHALL NOT PENETRATE CEILING PLANE.
- ⑲
- ALL JOISTS AND RAFTERS SHALL HAVE SOLID BLOCKING AT THE BEARING LOCATIONS. CONNECT BLOCKING TO TOP OF WALL WITH SIMPSON A34 FRAMING ANCHORS. ROOF JOISTS TO HAVE HURRICANE CLIPS AT 24" O.C. MINIMUM, UNLESS NOTED OTHERWISE.
- ㉑
- ALL COLUMNS SHALL EXTEND DOWN THROUGH THE STRUCTURE TO THE FOUNDATION. ALL COLUMNS SHALL BE BRACED AT ALL FLOOR LEVELS. COLUMNS SHALL BE AS WIDE AS THE MEMBER THEY SUPPORT.

GENERAL FRAMING NOTES (CONTINUED)

- ㉒
- BALLOON FRAME WALLS AT SCOISSOR GABLE ENDS.
- ㉓
- ALL HEADERS (6'-0" IN LENGTH OR LESS) SHALL BE SUPPORTED BY ONE TRIMMER AND A KING STUD EACH END. MINIMUM. ALL BEAMS (LONGER THAN 6'-0" IN LENGTH) SHALL BE SUPPORTED BY TWO TRIMMERS AND A KING STUD EACH END, MINIMUM, UNLESS NOTED OTHERWISE.
- ㉔
- COORDINATE SHEATHING REQUIREMENTS WITH SHEAR WALL SCHEDULES AND STRUCTURAL CALCULATIONS.
- ㉕
- ALL EXTERIOR SHEATHING TO BE O.S.B. WITH 8D COMMON NAILS AT 6" O.C. FOR EDGE NAILING AND 12" O.C. FIELD NAILING UNLESS NOTED OTHERWISE. BLOCK ALL PANEL EDGES AND START SHEATHING AT BASEPLATE AND NAIL INTO BOTH PLATES. SHEATHING MUST BE CONTINUOUS FROM BASE PLATE TO TOP PLATE. COORDINATE WITH SHEAR WALLS AS INDICATED ABOVE.
- ㉖
- NAILS OR OTHER APPROVED SHEATHING CONNECTIONS SHALL BE DRIVEN FLUSH BUT NOT BREAK THE SURFACE OF THE SHEATHING. NAIL ALL SHEAR WALLS AS PER SHEAR WALL SCHEDULE AND STRUCTURAL CALCULATIONS.
- ㉗
- SEE CURRENT EDITION OF THE INTERNATIONAL RESIDENTIAL CODE FOR ADDITIONAL STANDARD NAILING REQUIREMENTS.
- ㉘
- ALL FLOOR SHEATHING SHALL BE GLUED AND SCREWED IN PLACE. NO SQUEAKING SHALL OCCUR.
- ㉙
- ALL ROOF PITCHES TO BE AS NOTED ON ROOF FRAMING PLAN.
- ㉚
- ALL EAVES TO BE AS NOTED ON ELEVATIONS, ROOF PLAN, AND REFLECTED CEILING PLAN. ALL FASCIA ELEVATIONS SHALL BE AS INDICATED ON ELEVATION DRAWINGS.
- ㉛
- BRACE ROOF TO SHEAR WALL WITH DIAGONAL BRACING @ 4" O.C..
- ㉜
- PREFABRICATED AND ENGINEERED TRUSSES ARE TO BE USED FOR THE ROOF UNLESS NOTED OTHERWISE. INSTALL PER MANUFACTURER'S RECOMMENDATIONS AND SPECIFICATIONS. TRUSS MANUFACTURER SHALL DESIGN TRUSSES FOR ALL LOADS PER CURRENT I.R.C. INCLUDING UNBALANCED SNOW LOADS, SNOW DRIFTING, SNOW BUILD-UPS IN VALLEYS AND ON EAVES, ETC.. TRUSSES TO BE DESIGNED TO CARRY POINT LOADS INDICATED IN FRAMING PLANS AND STRUCTURAL CALCULATIONS.
- ㉝
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION OF THE TRUSSES AS PER TRUSS MANUFACTURER'S RECOMMENDATIONS. NO PREFABRICATED TRUSS SHALL BE MODIFIED IN THE FIELD.
- ㉞
- FULL BEARING IS REQUIRED UNDER ROOF TRUSSES. BLOCK THE STUDS TO THE CONCRETE FOUNDATION. USE LUS26 HANGERS FOR ALL MONO- JACK TRUSSES, HUS26 HANGERS FOR ALL TRUSSES ON GIRDERS AND HGS28-2 GIRDER TO GIRDER HANGERS.
- ㉟
- ALL ROOF SHEATHING TO BE AS INDICATED ON PLANS AND IN STRUCTURAL CALCULATIONS. BLOCK ALL PANEL EDGES UNLESS NOTED OTHERWISE. PROVIDE (2) 2 X SHAPED BLOCKING AT RIDGES UNLESS CONTINUOUS MEMBER EXISTS.
- ㊱
- COMPLETELY SHEATH ROOF UNDER OVER BUILD AREAS PRIOR TO FRAMING OVERBUILD. OVER BUILD AREAS TO BE FRAMED AS PER STRUCTURAL DETAILS. FRAME SO AS TO AVOID POINT LOADS ON ROOF.
- ㊲
- TRUSS MANUFACTURER SHALL FIELD VERIFY ALL TRUSS REQUIREMENTS AND DIMENSIONS PRIOR TO FABRICATION.
- ㊳
- BOTTOM CHORDS OF TRUSSES ACTING AS CEILING MEMBERS MUST BE ABLE TO SUPPORT A 10 P.S.F. LIVE LOAD AS PER I.R.C.
- ㊴
- THE TRUSS MANUFACTURER SHALL BE RESPONSIBLE FOR THE DESIGN AND FABRICATION OF ALL PRE-ENGINEERED TRUSSES.
- ㊵
- TRUSS MANUFACTURER SHALL INDICATE PROPER BRACING OF ALL COMPRESSION CHORD MEMBERS AS WELL AS PROPER BRACING DURING TRUSS ERECTION.
- ㊶
- FABRICATION OF TRUSSES SHALL BE AS APPROVED BY ICB EXCEPT THAT THIS SPECIFICATION SHALL GOVERN WHEN IT EXCEEDS ICB REQUIREMENTS.
- ㊷
- TRUSS MANUFACTURER SHALL PROVIDE SHOP DRAWINGS FOR TRUSS DESIGN. FABRICATE TRUSSES FROM APPROVED SHOP DRAWINGS ONLY.
- ㊸
- FABRICATE TRUSSES IN JIGS WITH MEMBERS ACCURATELY CUT TO PROVIDE GOOD BEARING AT JOINTS. JOINTS SHALL BE ACCEPTABLE IF THE AVERAGE OPENING BETWEEN ENDS OF MEMBERS IMMEDIATELY AFTER FABRICATION IS LESS THAN 1/16". EXCEPT THAT TRUSS COMPRESSION CHORD JOINTS AT SPLICES AND RIDGES SHALL HAVE FULL CONTACT BETWEEN MEMBERS.
- ㊹
- EACH CHORD SECTION SHALL BE ENGAGED IN TWO PANEL POINTS BEFORE BEING SPLICED.
- ㊺
- UNLESS OTHERWISE NOTED, PROVIDE 1/8" CAMBER FOR EACH 6 FEET OF HORIZONTAL TRUSS LENGTH.
- ㊻
- TRUSS FABRICATORS USING METAL PLATES MUST HAVE FABRICATION PLANT INSPECTED FOUR TIMES PER YEAR BY AN INDEPENDENT TESTING LABORATORY IN ACCORDANCE WITH T.P.I. REGULATIONS. COPIES OF INSPECTIONS ARE TO BE MADE AVAILABLE UPON REQUEST.
- ㊼
- ELEVATION AND SECTION DRAWING IN THIS PLAN SET HAVE ROOF STRUCTURE DRAWN WITH HEAL HEIGHTS OF 12" MIN. FOR ALL TRUSS MEMBERS. HEAL HEIGHTS MAY BE MODIFIED BY TRUSS MANUFACTURER AS REQUIRED FOR ROOF SURFACES TO BE COPLANAR. COORDINATE WITH FRAMING CONTRACTOR AND STICK FRAMED AREAS.

GENERAL MASONRY NOTES

- ①
- OWNER TO SELECT FINISH MASONRY MATERIALS AND COLORS.
- ②
- MASONRY VENEER TO BE ATTACHED AND SUPPORTED AS PER STRUCTURAL DRAWINGS AND IRC 703.8

THERMAL & MOISTURE PROTECTION NOTES

- ①
- PROVIDE 4" PERFORATED DRAIN PIPE ON CRUSHED ROCK BED AT FOOTING PERIMETER. DRAIN TO SUMP UNLESS NOTED OTHERWISE.
- ②
- APPLY TUFF-N-DRI WATERPROOFING, OR APPROVED EQUAL, TO ALL FOUNDATION WALLS. INSTALL AS PER MANUFACTURER'S RECOMMENDATIONS.
- ③
- PROVIDE CONTINUOUS VAPOR BARRIER TO WARM SIDE (WINTER) OF ALL EXTERIOR WALLS.
- ④
- ALL EXTERIOR WALLS TO BE INSULATED WITH R-21 INSULATION, MINIMUM.
- ⑤
- COVER SHEATHING OF ALL EXTERIOR WALLS WITH CONTINUOUS TYVEK HOUSE WRAP OR APPROVED EQUAL.
- ⑥
- PROVIDE VENTILATION OF ATTIC AND CRAWL SPACES AS PER I.R.C. SEE ELEVATIONS FOR LOCATION AND TYPE OF ATTIC VENTING.
- ⑦
- ALL ATTIC AREAS TO BE INSULATED WITH R-49 BLOWN INSULATION, MINIMUM.
- ⑧
- PROVIDE 'GRACE' OR EQ. WEATHER BARRIER OVER ALL ROOF SHEATHING.
- ⑨
- PROVIDE CORROSION RESISTANT CONTINUOUS METAL DRIP-EDGE AT ROOF PERIMETER.
- ⑩
- PROVIDE CONTINUOUS FASCIA AND SOFFIT WITH CONTINUOUS SOFFIT VENT AS PER DETAILS. FINISH MATERIAL TO BE SELECTED BY OWNER.
- ⑪
- INSPECTION OF WEATHER RESISTIVE BARRIER AND FLASHING IS REQUIRED AS PER IRC SECTION R109.1.5 AND AMENDED BY THE STATE OF UTAH.
- ⑫
- PROVIDE ONE (1) S.F. OF VENTILATION PER 1500 S.F. OF CRAWL SPACE AS PER IRC. PLACEMENT OF VENTILATION TO BE SUCH THAT CROSS VENTILATION CAN OCCURE. CRAWL SPACE MAY ALSO BE MECHANICALLY VENTILATED.
- ⑬
- CEILING AND FLOOR ASSEMBLIES TO BE INSULATED WITH R-49 INSULATION, MINIMUM.

GENERAL WINDOW AND DOOR NOTES

- ①
- ALL WINDOWS TO HAVE HEADS AT 8'-0" ABOVE FINISH FLOOR, UNLESS NOTED OTHERWISE. COORDINATE WITH FLOOR PLANS, ELEVATIONS, WINDOW AND DOOR SCHEDULE.
- ②
- ALL WINDOW SIZES AS PER FLOOR PLANS AND/OR WINDOW SCHEDULE. POSITION AS INDICATED ON FLOOR PLANS AND ELEVATIONS.
- ③
- WINDOW AND DOOR MANUFACTURERS TO BE SELECTED BY OWNER.
- ④
- ALL WINDOW AND DOOR FINISH AND TRIM COLORS TO BE SELECTED BY OWNER.
- ⑤
- ALL ARCHED WINDOWS TO BE ARCHED AS PER ELEVATIONS. COORDINATE WITH OWNER, FRAMING CONTRACTOR, AND WINDOW MANUFACTURER.
- ⑥
- ALL GLASS IN DOORS, SIDELIGHT UNITS, OR WINDOWS WITHIN 5'-0" OF A BATHTUB, SHOWER ENCLOSURE, STAIR TREAD, OR SPA SHALL BE TEMPERED GLASS ACCORDING TO CURRENT INTERNATIONAL RESIDENTIAL CODE REQUIREMENTS. SEE FLOOR PLANS AND/OR WINDOW AND DOOR SCHEDULES.
- ⑦
- ALL DOORS BETWEEN GARAGES AND RESIDENCES TO BE TWENTY MINUTE FIRE RATED ASSEMBLIES WITH SELF CLOSING HARDWARE, AS REQUIRED BY I.R.C.
- ⑧
- ALL WINDOWS SHALL HAVE A MAXIMUM U-FACTOR OF .33 AND SHGC OF .19 OR AS REQUIRED BY MUNICIPALITY.

GENERAL FINISH NOTES

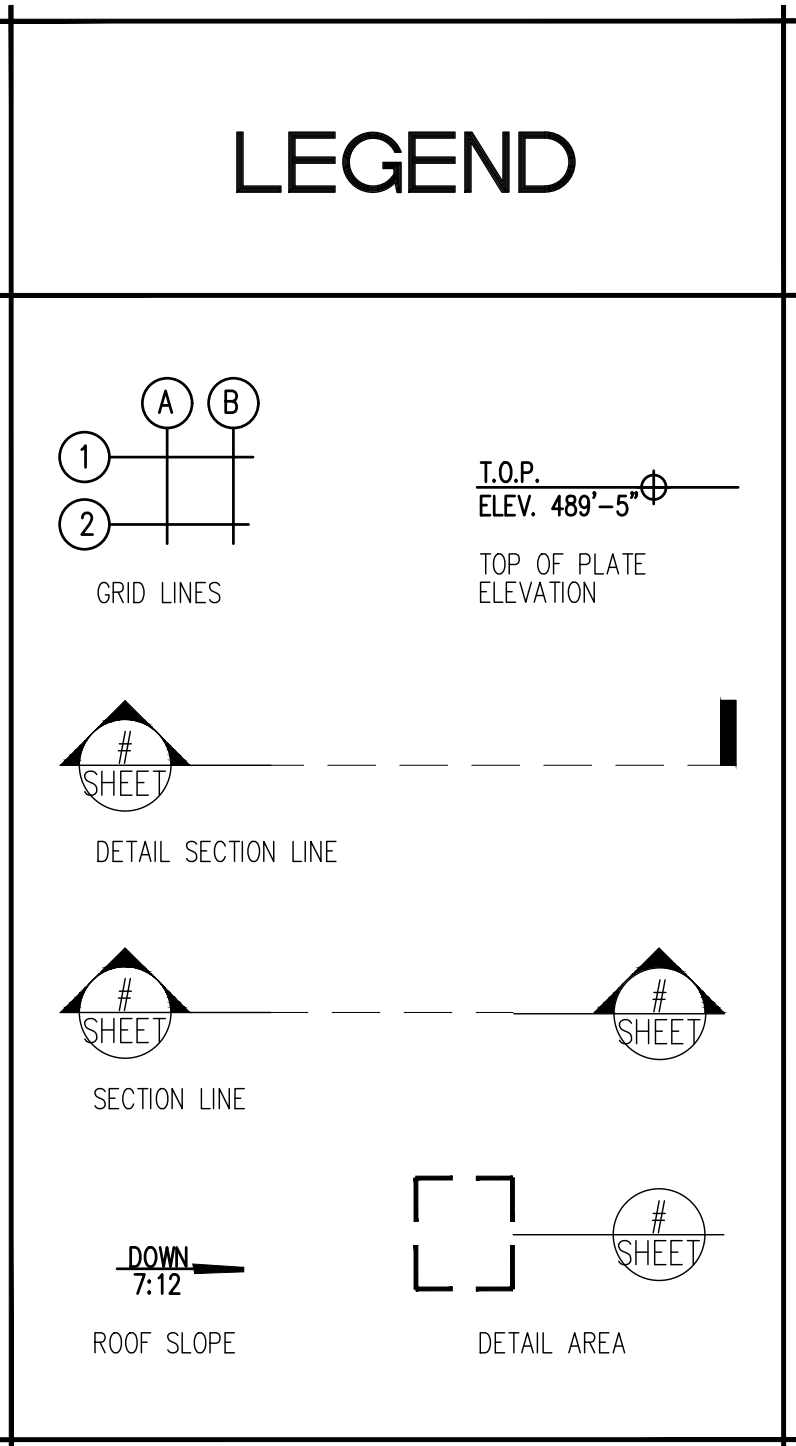
- ①
- COORDINATE CABINET DESIGN, CONSTRUCTION AND INSTALLATION WITH MECHANICAL AND ELECTRICAL CONTRACTORS. OWNER TO SELECT CABINET MANUFACTURER, STYLES, FINISHES, AND COLORS.
- ②
- ALL INTERIOR WALLS TO BE WRAPPED WITH 5/8" GYPSUM WALL BOARD, TAPED, FILLED, AND FINISHED AS PER ROOM FINISH SCHEDULE AND OWNER.
- ③
- SEE FLOOR PLANS AND/OR FINISH SCHEDULE FOR FINISH FLOOR MATERIALS.
- ④
- OWNER TO SELECT ALL FINISH MATERIALS, COLORS, HARDWARE, FIXTURES, APPLIANCES, ETC.. CONTRACTOR TO INSTALL AS PER OWNER.
- ⑤
- OWNER TO SELECT CLOSET ORGANIZER SYSTEMS. COORDINATE CLOSET DESIGN WITH ELECTRICAL AS REQUIRED. CONTRACTOR TO INSTALL.
- ⑥
- RAILING TO BE AS PER I.R.C. ALL BALUSTERS TO BE AT 4" O.C., AND SHALL NOT ALLOW 4" SPHERE TO PASS THROUGH, AS PER I.R.C.
- ⑦
- ALL ARCHWAYS TO BE SEGMENTED ARCHES. ARCH RADIUS TO EQUAL ARCH WIDTH. ALLOW FOR 12" ABOVE ARCH TO CEILING OR SOFFIT FOR TRIM UNLESS NOTED OTHERWISE. JUMP POINT FOR ARCH SHALL BE AT 7'-0" A.F.F. UNLESS NOTED OTHERWISE.

GENERAL MECHANICAL, ELECTRICAL, AND PLUMBING

- ①
- MECHANICAL AND PLUMBING SYSTEMS ARE DESIGN BUILD. IT IS RECOMMENDED THAT THE CONTRACTOR CONSULT A LICENSED ENGINEER DURING DESIGN OF THESE SYSTEMS.
- ②
- IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO ASSURE REQUIRED PLUMBING AND ELECTRICAL SERVICE TO ALL FIXTURES AS INDICATED ON PLANS AND AS REQUIRED BY BUILDING CODES AND OWNER.
- ③
- ALL VENTS AND OTHER MECHANICAL OR PLUMBING ELEMENTS THAT PENETRATE ROOF ARE NOT TO BE VISIBLE FROM FRONT OF BUILDING.
- ④
- ALL ELECTRICAL FINISH HARDWARE TO BE SELECTED BY OWNER.
- ⑤
- ALL LIGHTS, SWITCHES, OUTLETS, AND SMOKE DETECTORS IN ALL BEDROOMS, KITCHENS, AND LAUNDRY ROOMS TO BE ARC FAULT PROTECTED.

GENERAL ENERGY EFFICIENCY NOTES

- ①
- ROOF TRUSSES ARE TO BE CONSTRUCTED WITH RAISED HEELS TO ALLOW INSULATION TO CONTINUE TO AND OVER EXTERIOR WALLS. SEE BUILDING SECTIONS.
- ②
- EXTERIOR CORNERS SHALL BE FRAMED AS "CALIFORNIA" CORNERS TO ALLOW FOR CORNER INSULATION.
- ③
- AIRTIGHT DRYWALL SYSTEMS SHALL BE USED (USE VAPOR BARRIERS AT ALL EXTERIOR WALLS AND CEILINGS).
- ④
- INSULATE AT ALL FLOOR/CEILING ASSEMBLY CONNECTIONS. (I.E. BEHIND RIM BOARDS AND JOIST BEARING LOCATIONS)
- ⑤
- PROVIDE RIGID FOUNDATION INSULATION R10 MIN. AT INSIDE OF STEM WALLS AND 4'-0" TO INTERIOR OF CONCRETE SLAB AT WALK OUT BASEMENT CONDITIONS. WITH THERMAL BREAK BETWEEN STEM WALL AND SLAB. AT RADIANT SLAB FLOOR CONDITIONS PROVIDE A MINIMUM OF 4'-0" R15 TO INTERIOR OF SLAB PLUS INTERIOR OF STEM WALL (6'-0" MIN. TOTAL) PROVIDE R5 THERMAL BREAK BETWEEN SLAB AND STEM WALL AT ALL CONDITIONS 12" BELOW GRADE AND ABOVE.
- ⑥
- ALL EXTERIOR DOORS SHALL BE WEATHER STRIPPED AND AIR TIGHT ASSEMBLIES.
- ⑦
- SEAL AROUND ALL ELECTRICAL, PLUMBING, OR MECHANICAL PENETRATIONS AT EXTERIOR WALL AND IN CEILING/FLOOR OR CEILING ROOF ASSEMBLIES.
- ⑧
- CAULK AROUND ALL EXTERIOR DOOR AND WINDOW PENETRATIONS.
- ⑨
- SEAL AND INSULATE AROUND ALL MECHANICAL DUCTS.
- ⑩
- ALL MECHANICAL UNITS SUCH AS FORCED AIR UNIT, BOILER, AND WATER HEATER TO BE 90% EFFICIENT MIN. .
- ⑪
- AIR BARRIER AND INSULATION INSTALLATION SHALL CONFORM TO IRC N1102.4.1.1 AND TABLE N1102.4.1.1
- ⑫
- DUCT TESTING IS REQUIRED ON ALL PERMITS WHERE AIR HANDLERS OR MORE THAN 35% OF DUCTWORK IS OUTSIDE OF THE THERMAL ENVELOPE.
- ⑬
- ALL MECHANICAL ROOMS WITH OPEN AIR COMBUSTION DUCTS SHALL CONFORM TO IRC N1102.4.4





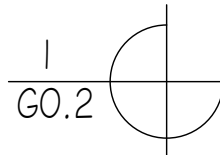
STONE RETAINING



PHOTO 02



PHOTO 04



EXISTING SITE ARIAL
SCALE: NTS



PHOTO 03



WOOD RETAINING



AERIAL OF EXISTING
SPA AND RETAINING
TO BE REMOVED



PHOTO 01



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



2
GO.3

VIEW FROM CITY HALL

NTS



1
GO.3

VIEW FROM CITY HALL

NTS

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

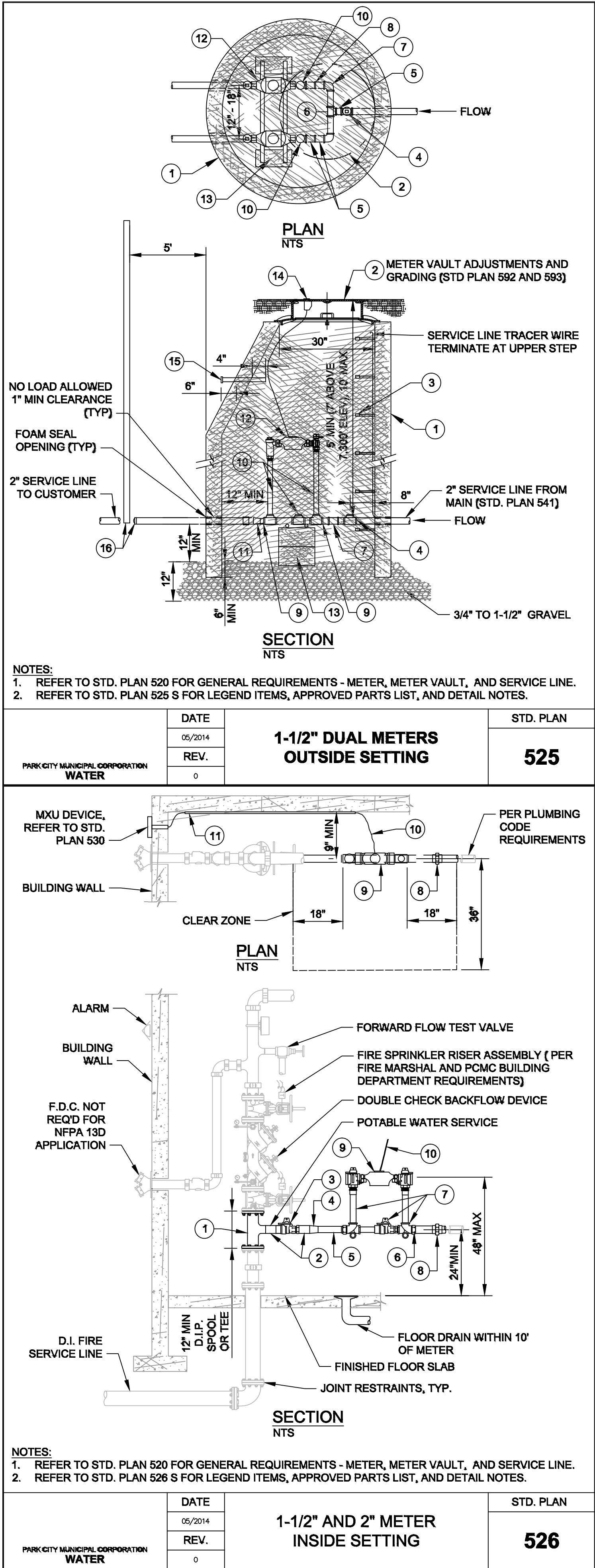


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60.4 STREET ELEVATION EXISTING
SCALE: NTS



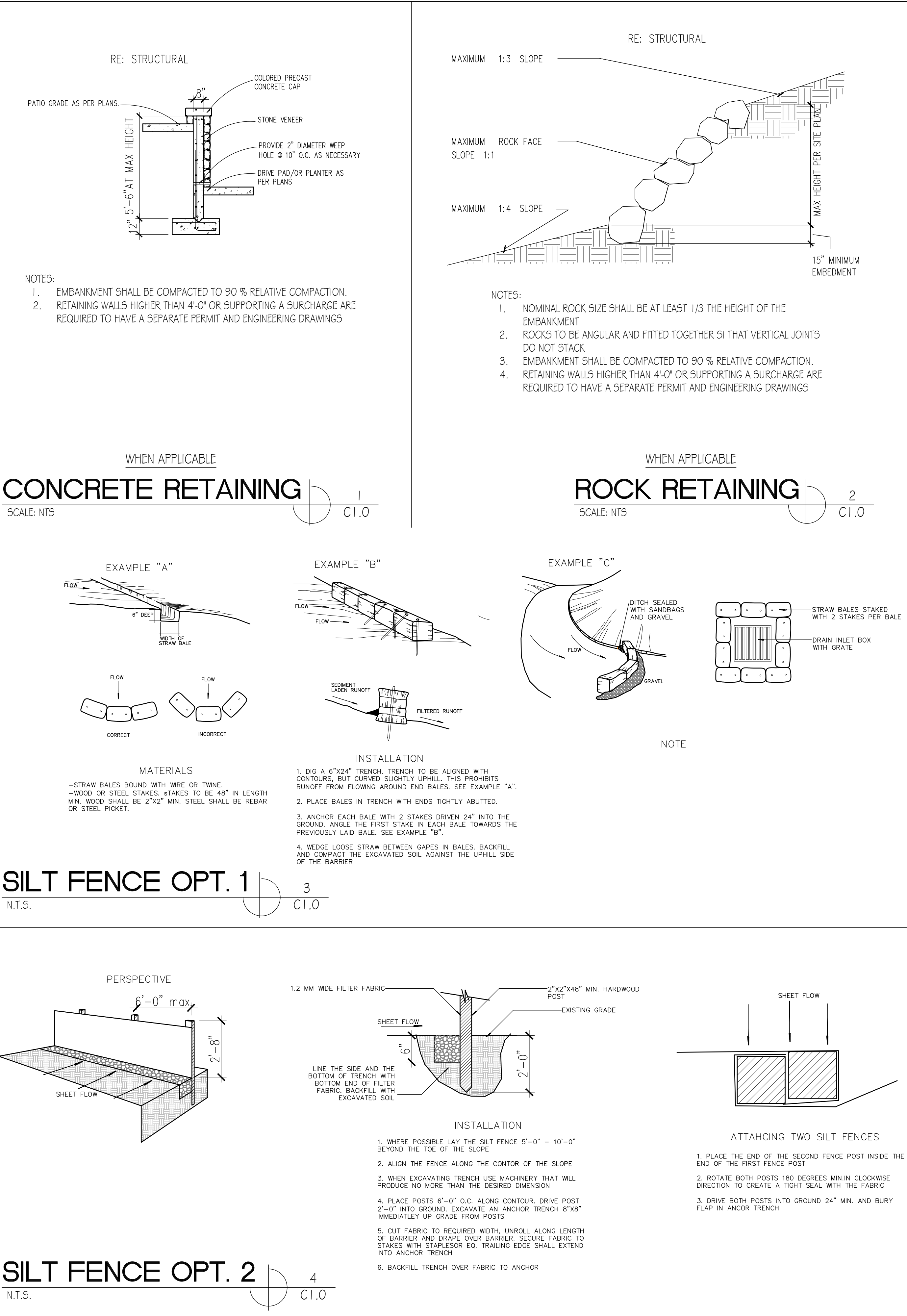
2
60.4 STREET ELEVATION W MODEL INSERT
SCALE: NTS

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

N.T.S.



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2311

DATE: FEBRUARY 8, 2024

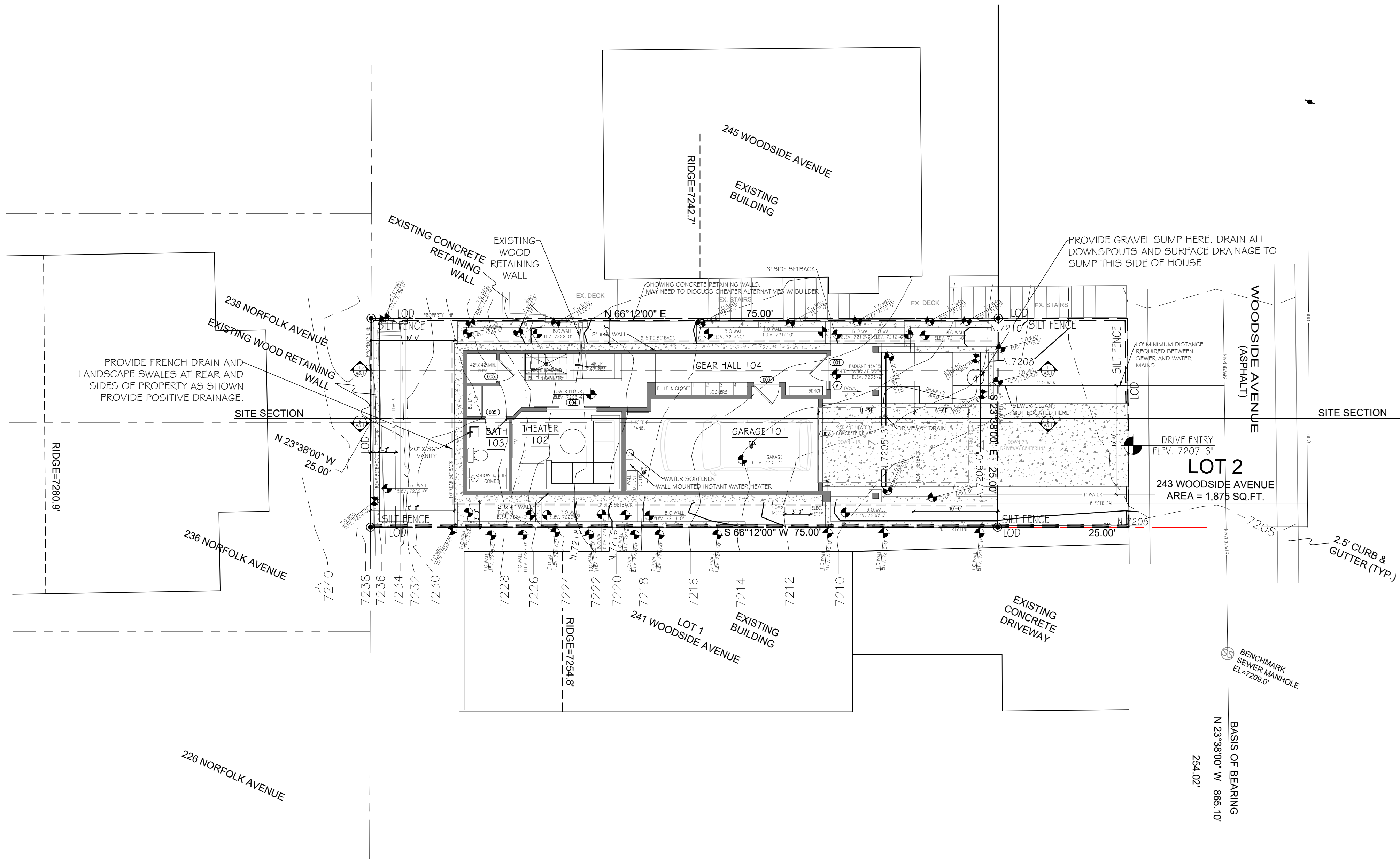
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SITE DETAILS
AND NOTES

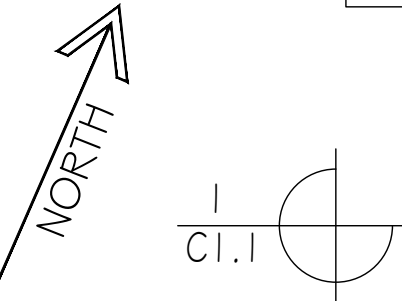
C1.0

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PARK CITY, UTAH 84098



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

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



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

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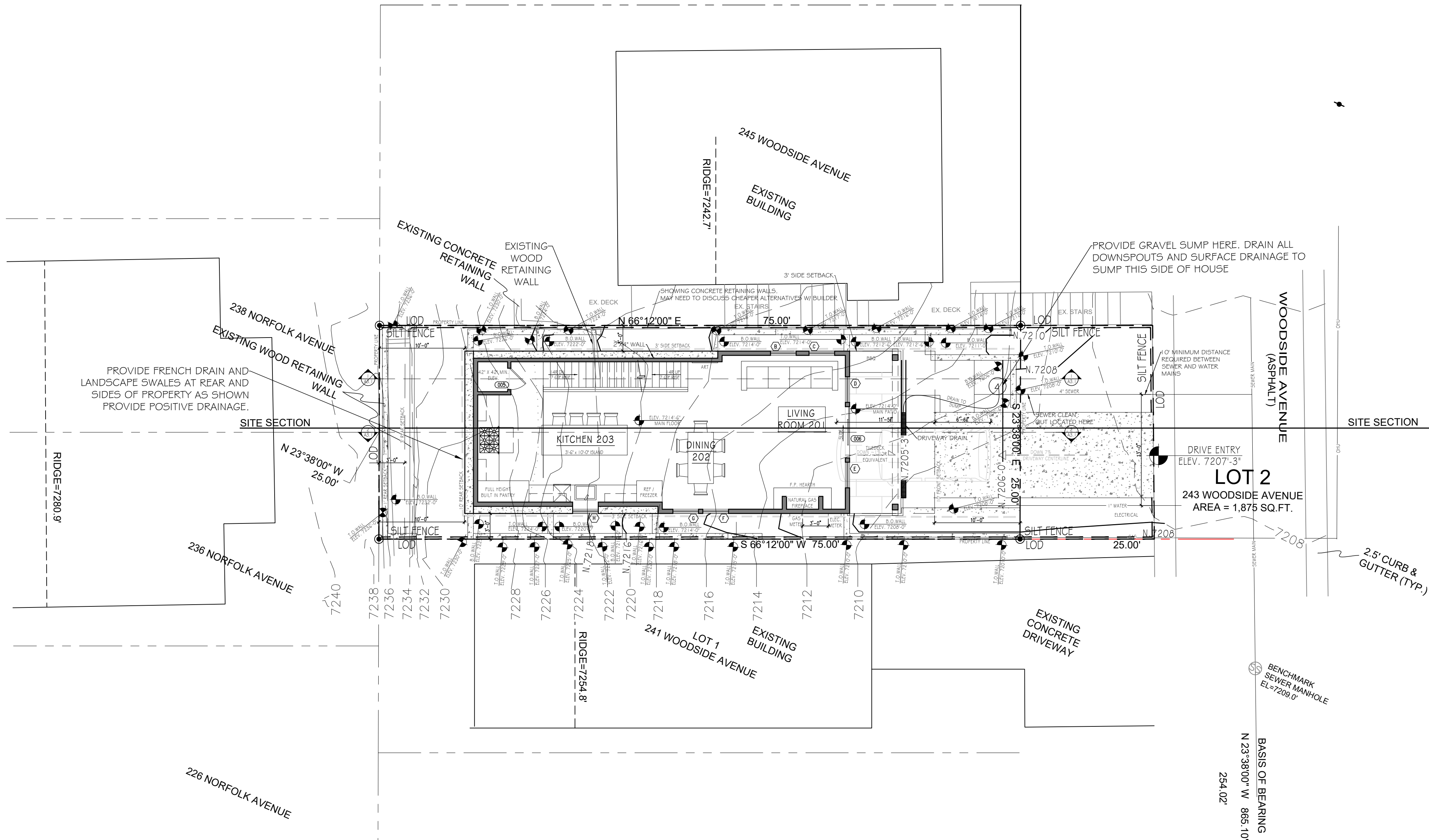
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SITE PLAN WITH
FIRST LEVEL

C1.1

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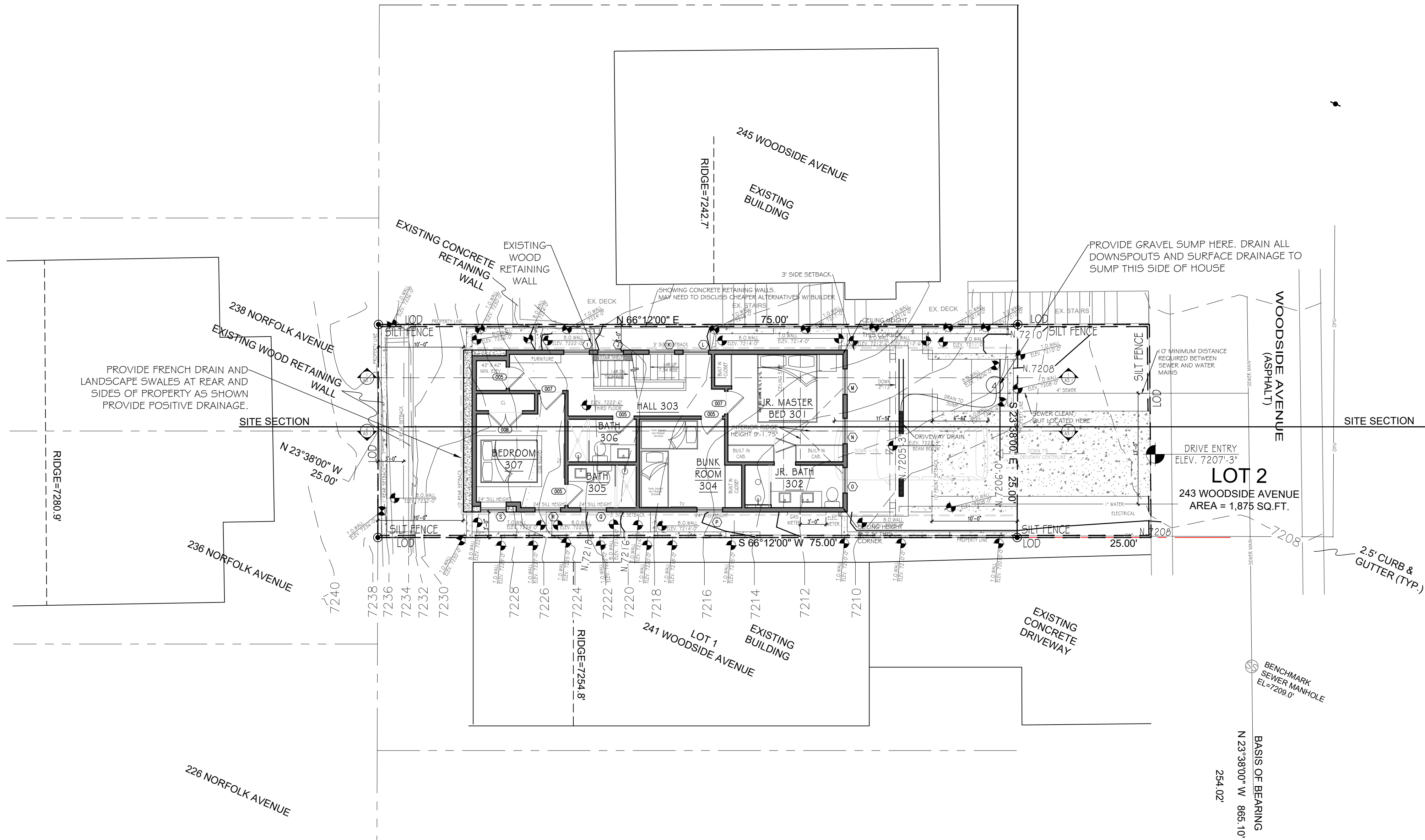


SQUARE FOOTAGE CALCULATIONS			
HOA		BUILDER / REALTOR	
LOT SIZE AREA	1,875 SQ. FT.	1ST LEVEL AREA	844 SQ. FT.
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3RD LEVEL PATIO AREA	NOT USED		
4TH LEVEL PATIO AREA	269 SQ. FT.		
ENTRY PATIO AREA	33 SQ. FT.		

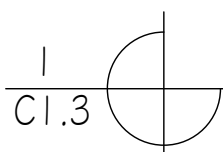
SITE PLAN WITH 2ND LEVEL

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

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

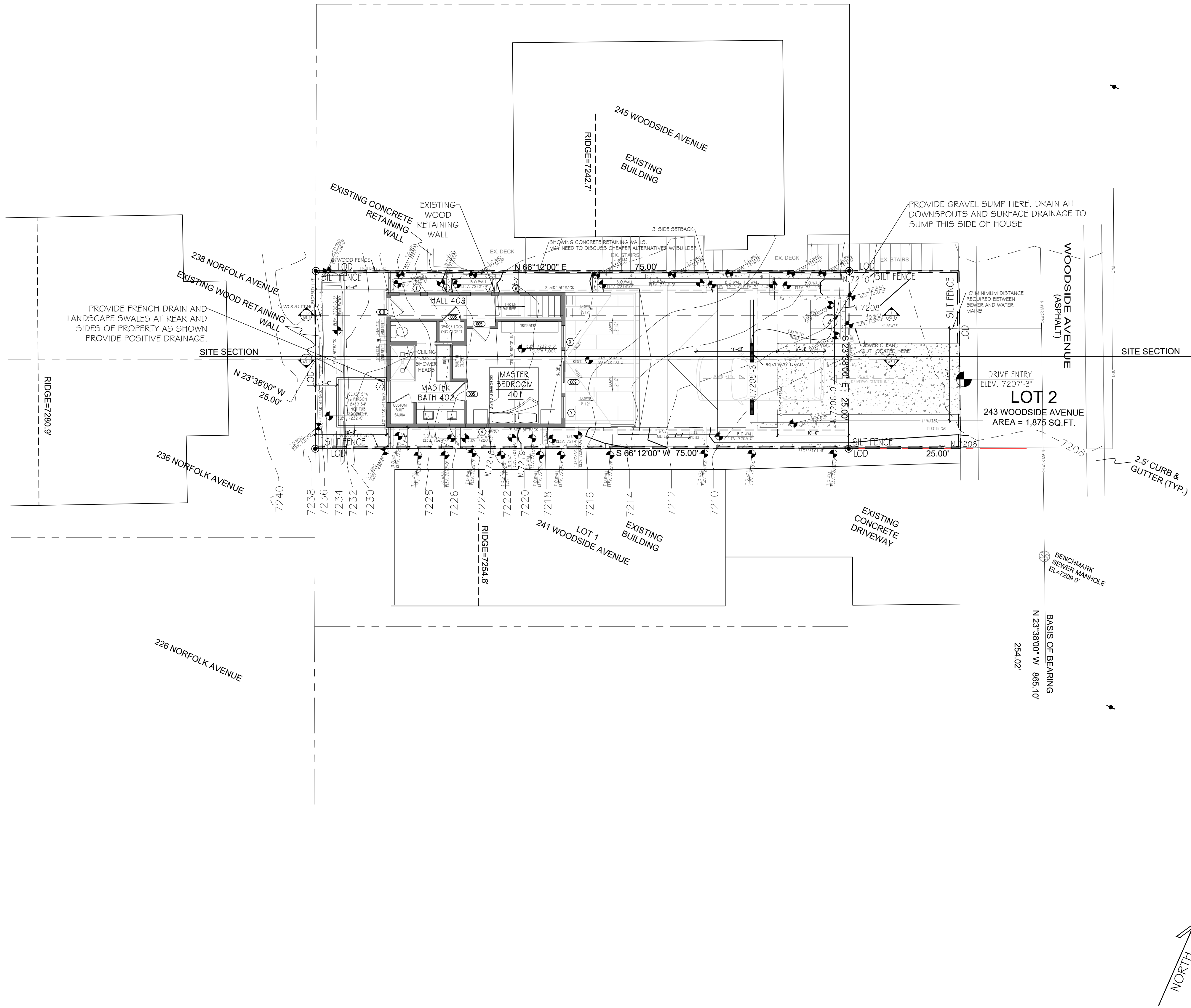


SQUARE FOOTAGE CALCULATIONS			
HOA		BUILDER / REALTOR	
LOT SIZE AREA	1,875 SQ. FT.	1ST LEVEL AREA	844 SQ. FT.
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GARAGE INTERIOR AREA	303 SQ. FT.		
BUILDING FOOTPRINT	844 SQ. FT.		
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3RD LEVEL PATIO AREA	NOT USED		
4TH LEVEL PATIO AREA	269 SQ. FT.		
ENTRY PATIO AREA	33 SQ. FT.		



SITE PLAN WITH 3RD LEVEL

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



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ABOVE AS SHOWN ON SLOPE
ANALYSIS.

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

SITE PLAN WITH 4TH LEVEL
SCALE: 1/8" = 1'-0"

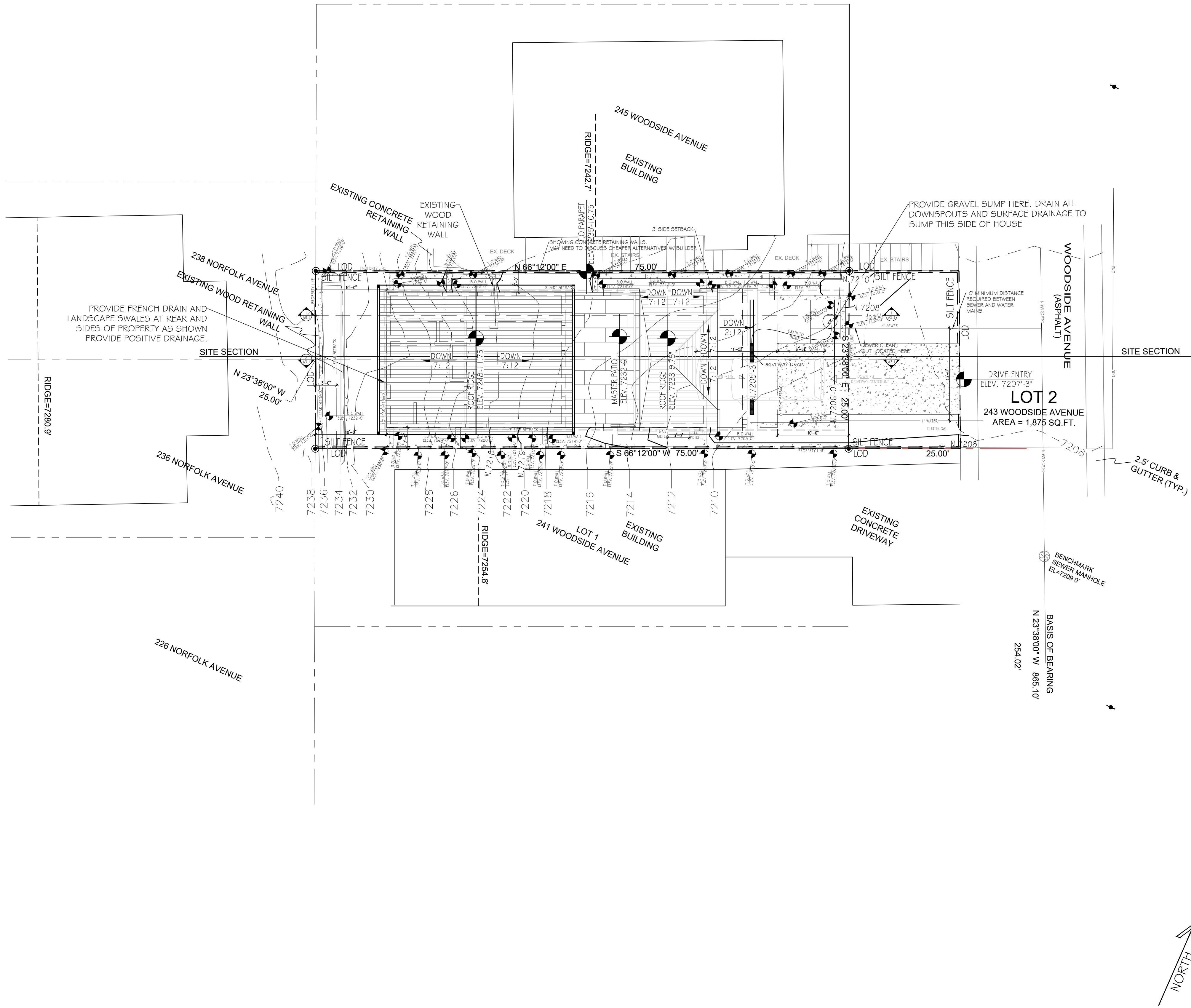
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SITE PLAN WITH
FOURTH LEVEL

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SQUARE FOOTAGE CALCULATIONS			
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ENTRY PATIO AREA	33 SQ. FT.		

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

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2311

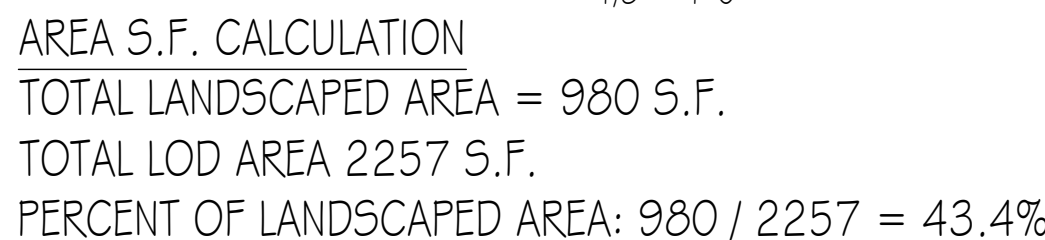
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SITE PLAN WITH
ROOF

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LOWER + SECOND
LEVEL FLOOR PLAN

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

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

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

ELEVATOR SLAB
ELEV. 7204'-6"

ENTRY PATIO
ELEV. 7205'-6"

GARAGE FLOOR
ELEV. 7205'-6"

FIRST LEVEL
ELEV. 7205'-6"

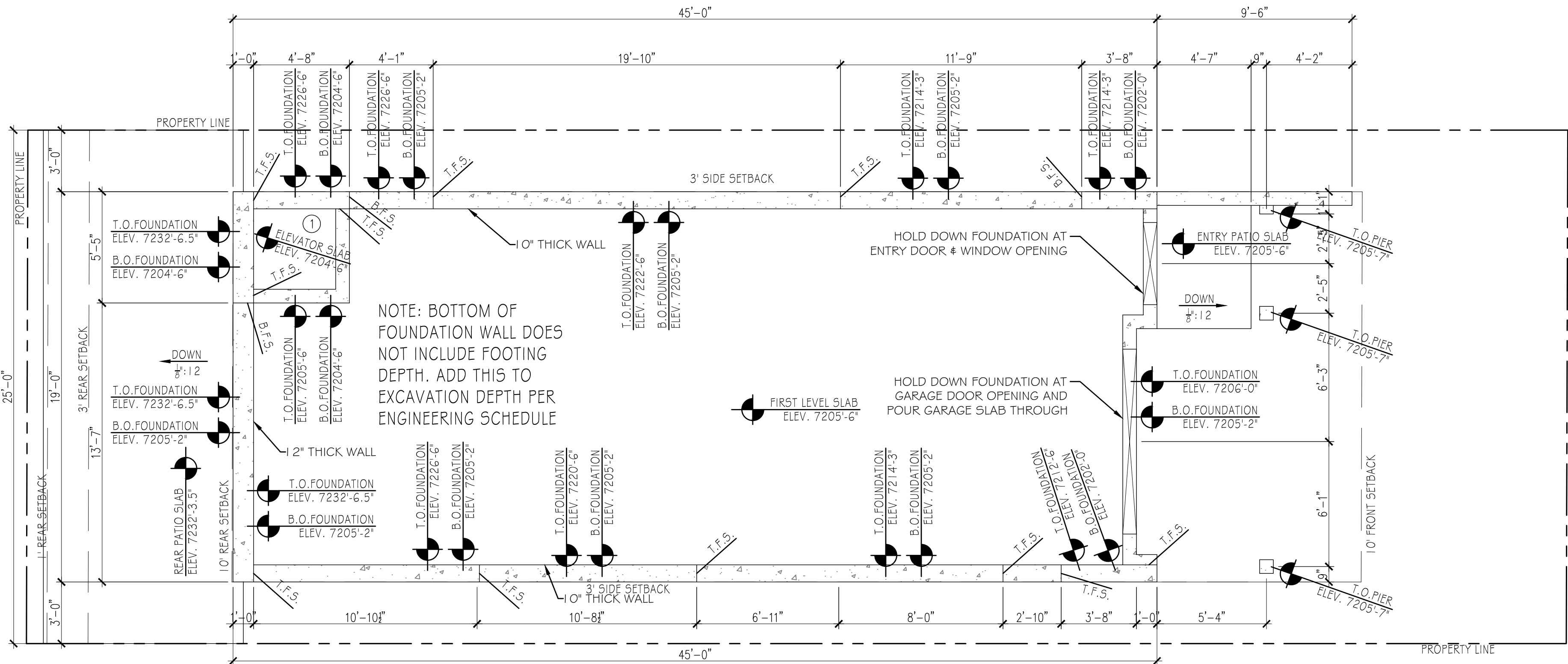
SECOND LEVEL
ELEV. 7214'-6"

THIRD LEVEL
ELEV. 7223'-6"

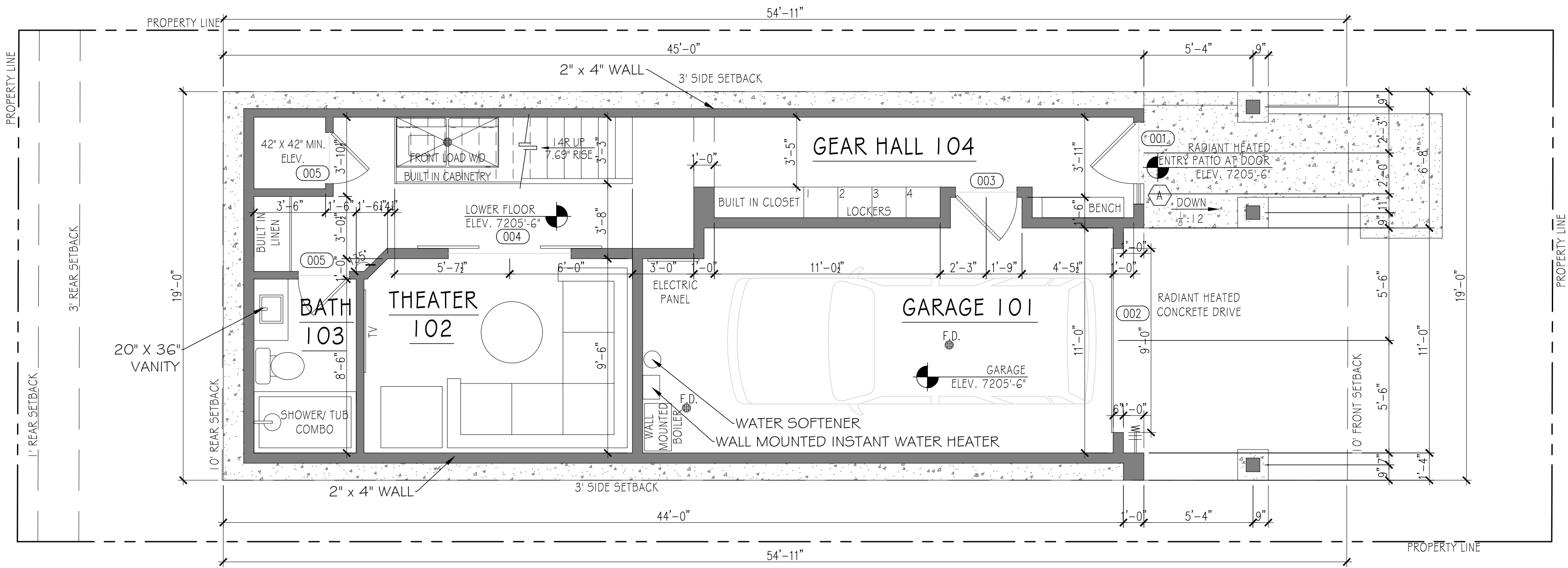
FOURTH LEVEL
ELEV. 7232'-9.5"

REAR PATIO
ELEV. 7232'-3.5"

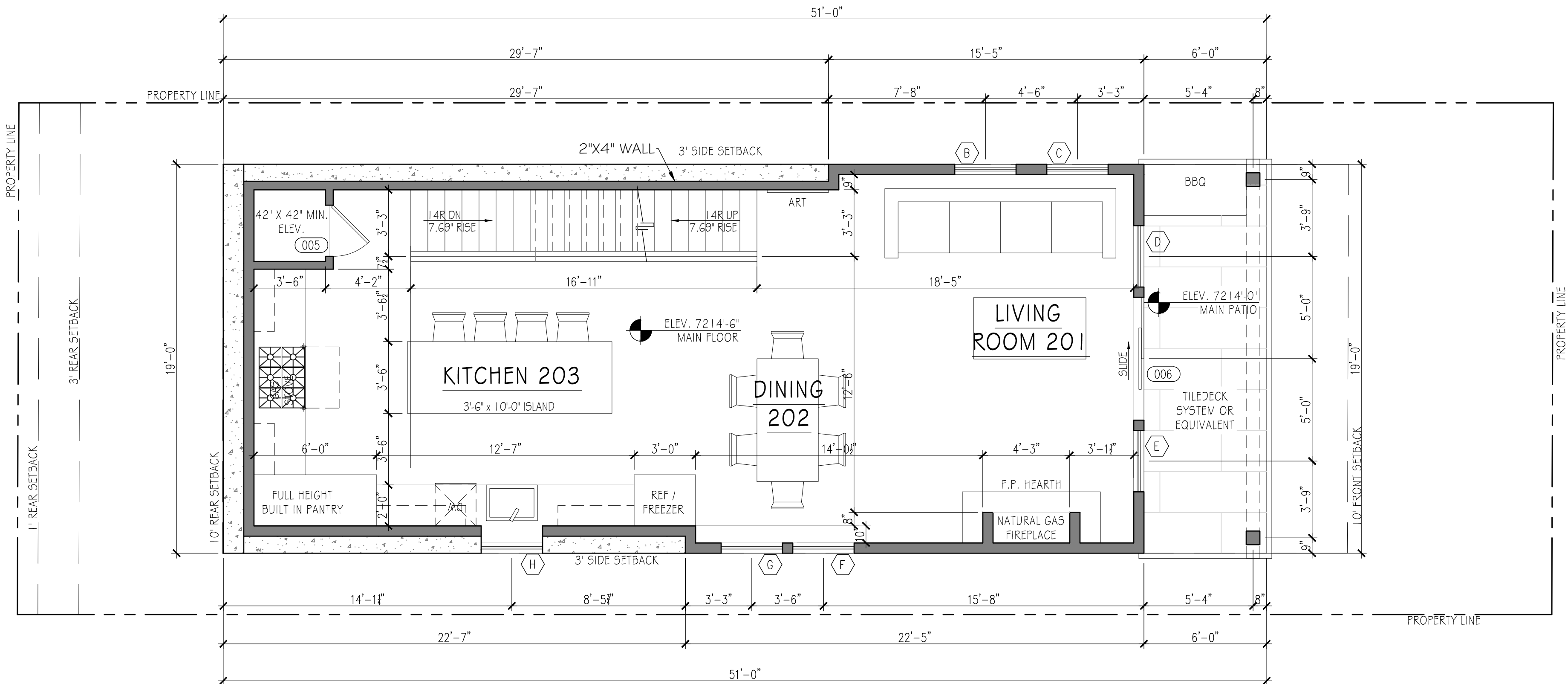
NOTE: BOTTOM OF FOUNDATION WALL DOES NOT INCLUDE FOOTING DEPTH. ADD THIS TO EXCAVATION DEPTH PER ENGINEERING SCHEDULE



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



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

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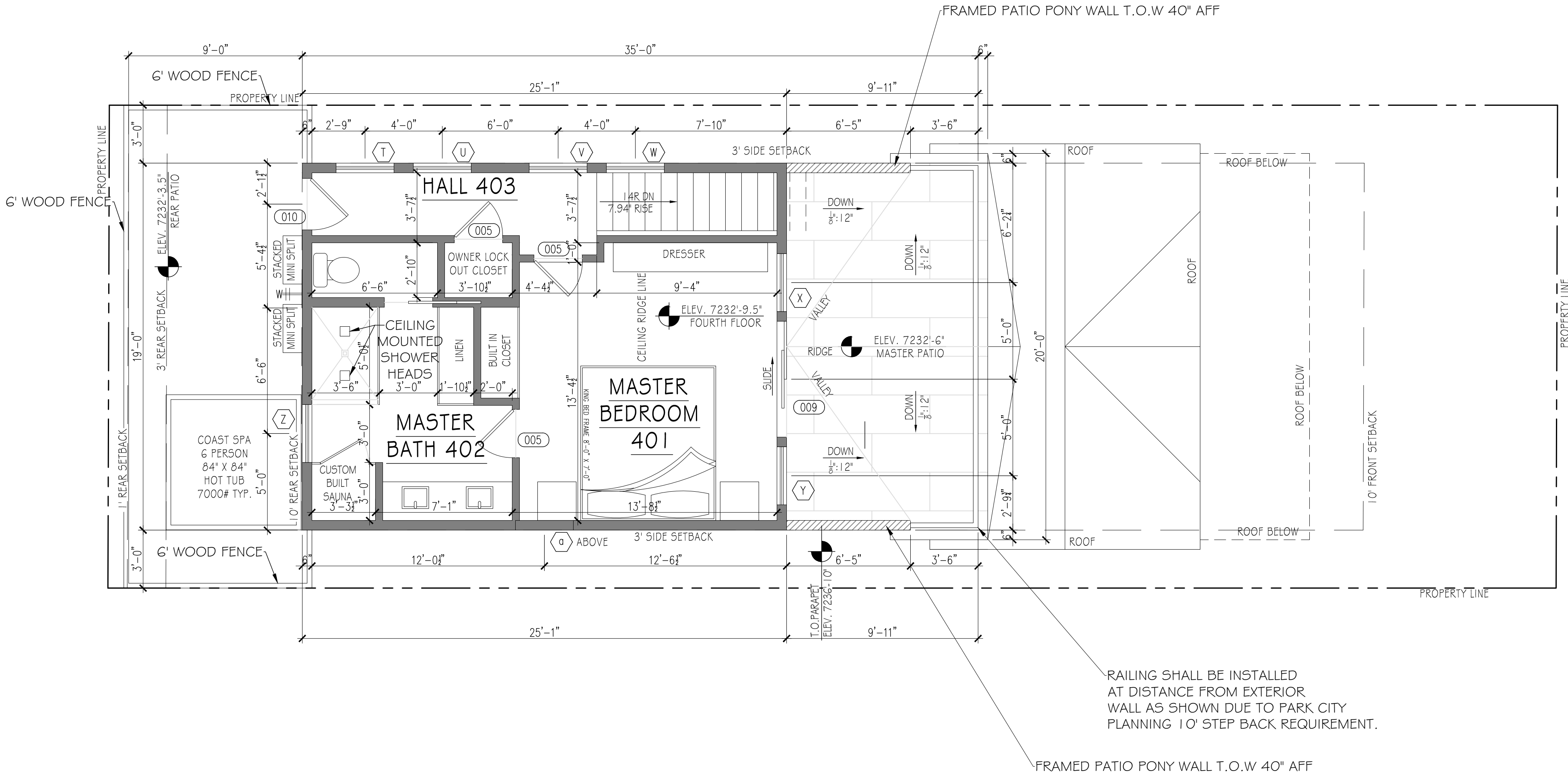
LOWER + SECOND
LEVEL FLOOR PLAN

A1.1

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

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

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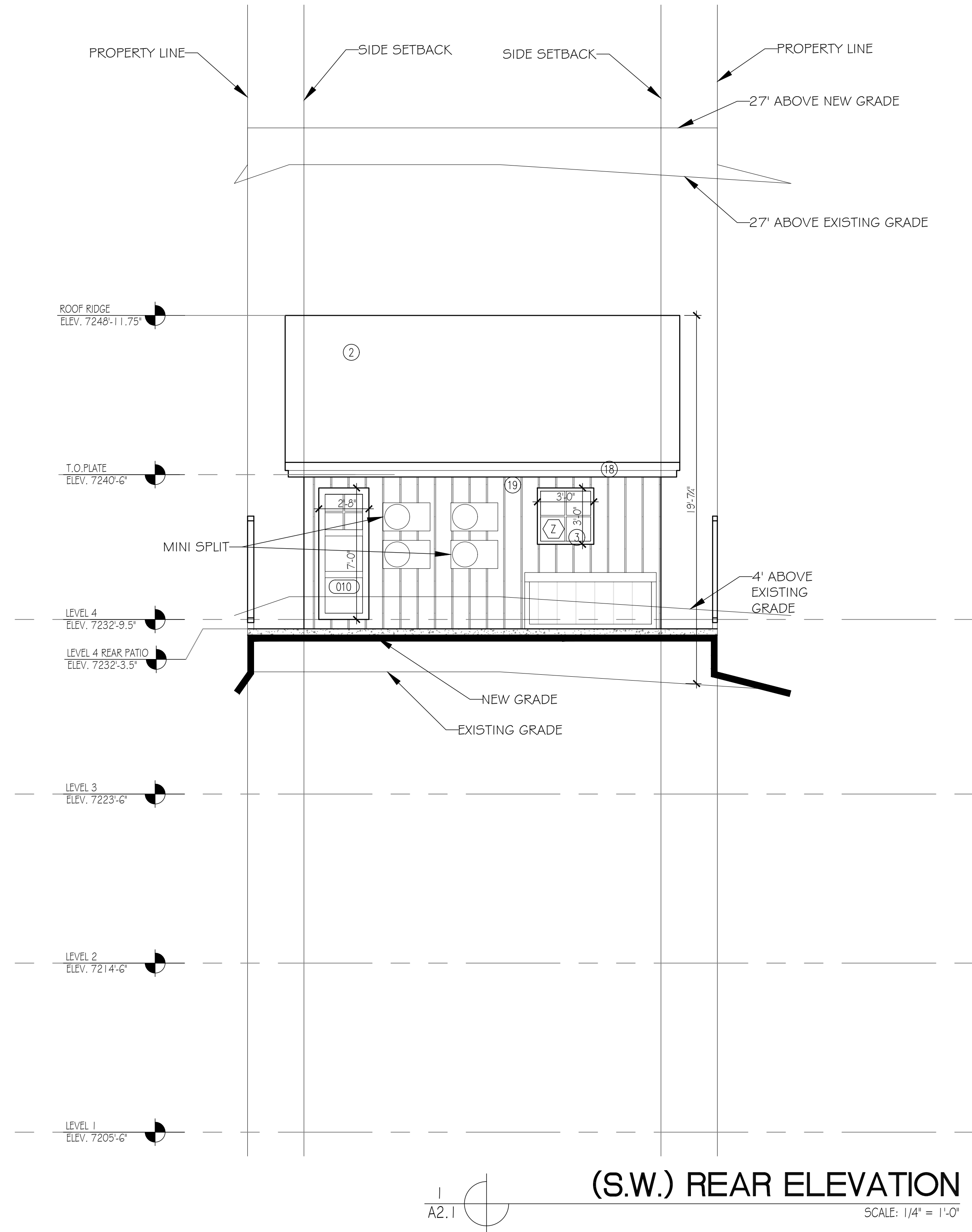
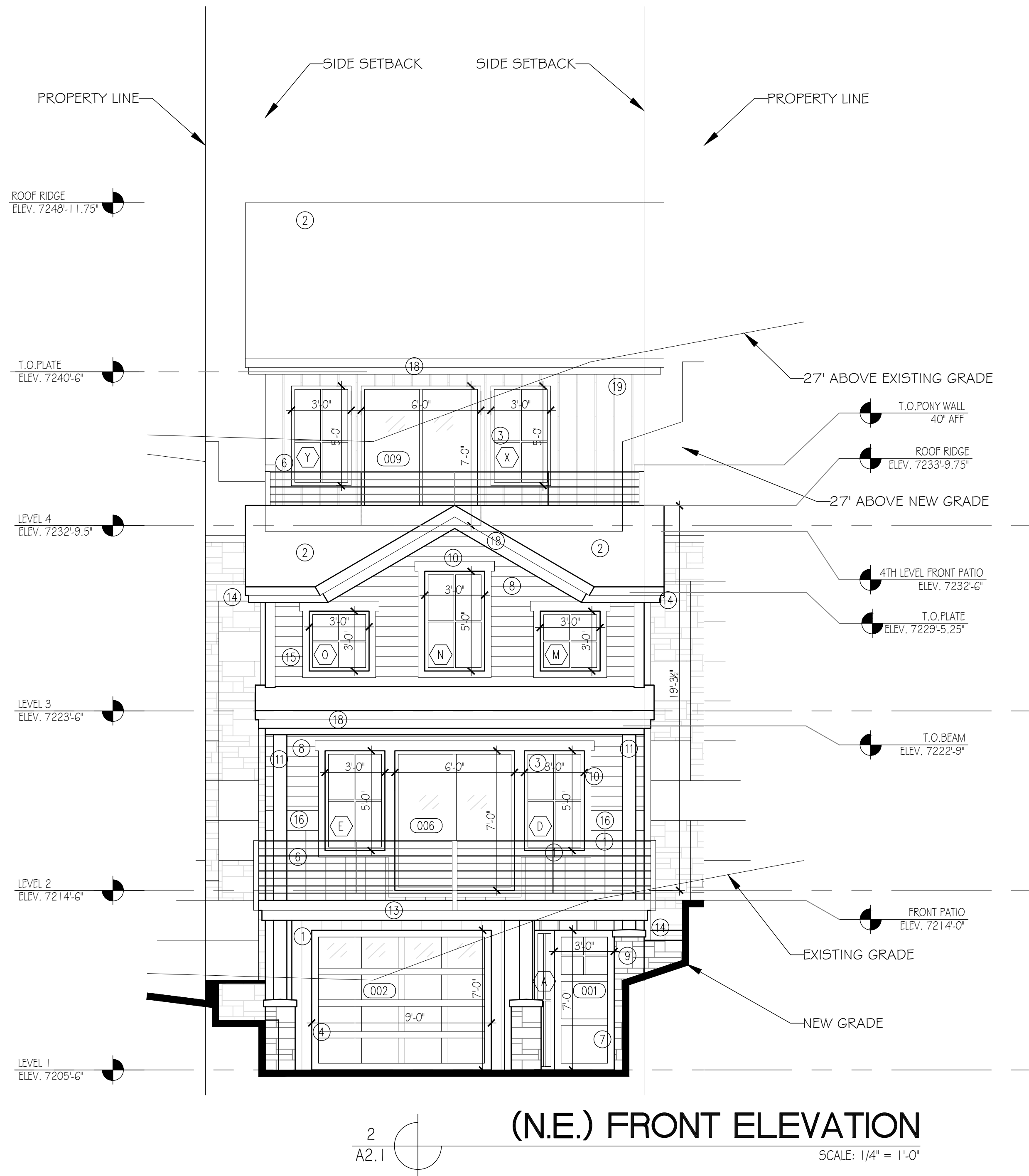
THIRD + UPPER
LEVEL FLOOR PLAN

A1.2

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								PROJ# 2311	
						</			



MATERIAL NOTES

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

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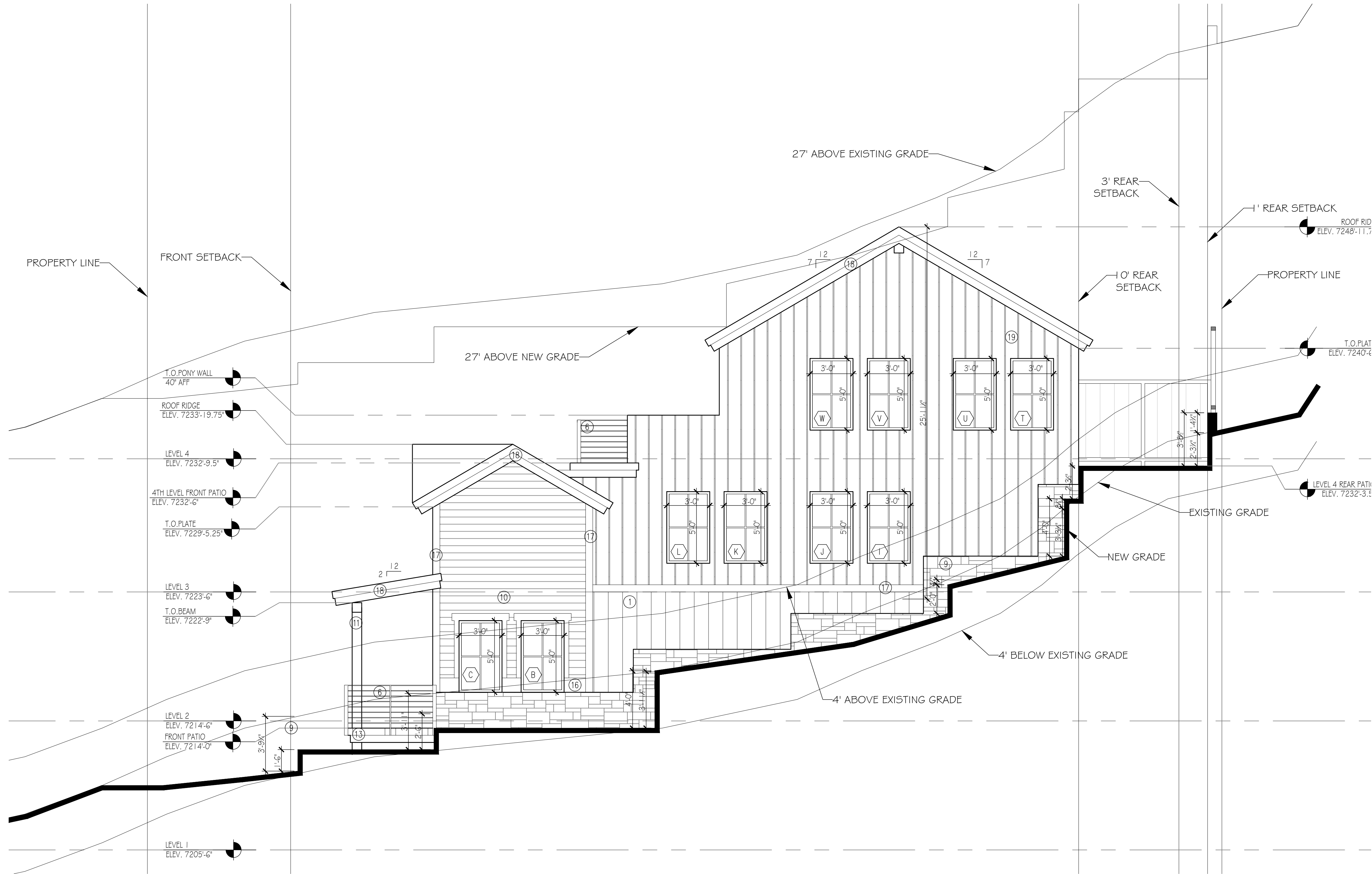
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RIGHT SIDE
ELEVATIONS

A2.1

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MATERIAL NOTES

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- 17 6" BOARD TRIM PAINTED WHITE
- 18 ROOF AND EAVE FASCIA ALUMINUM FASCIA PAINTED DARK GRAY
- 19 10" FLAT PAN STANDING SEAM SIDING, PAINTED BLACK

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

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RIGHT
ELEVATION

A2.2

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



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



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



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



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



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

MATERIAL NOTES

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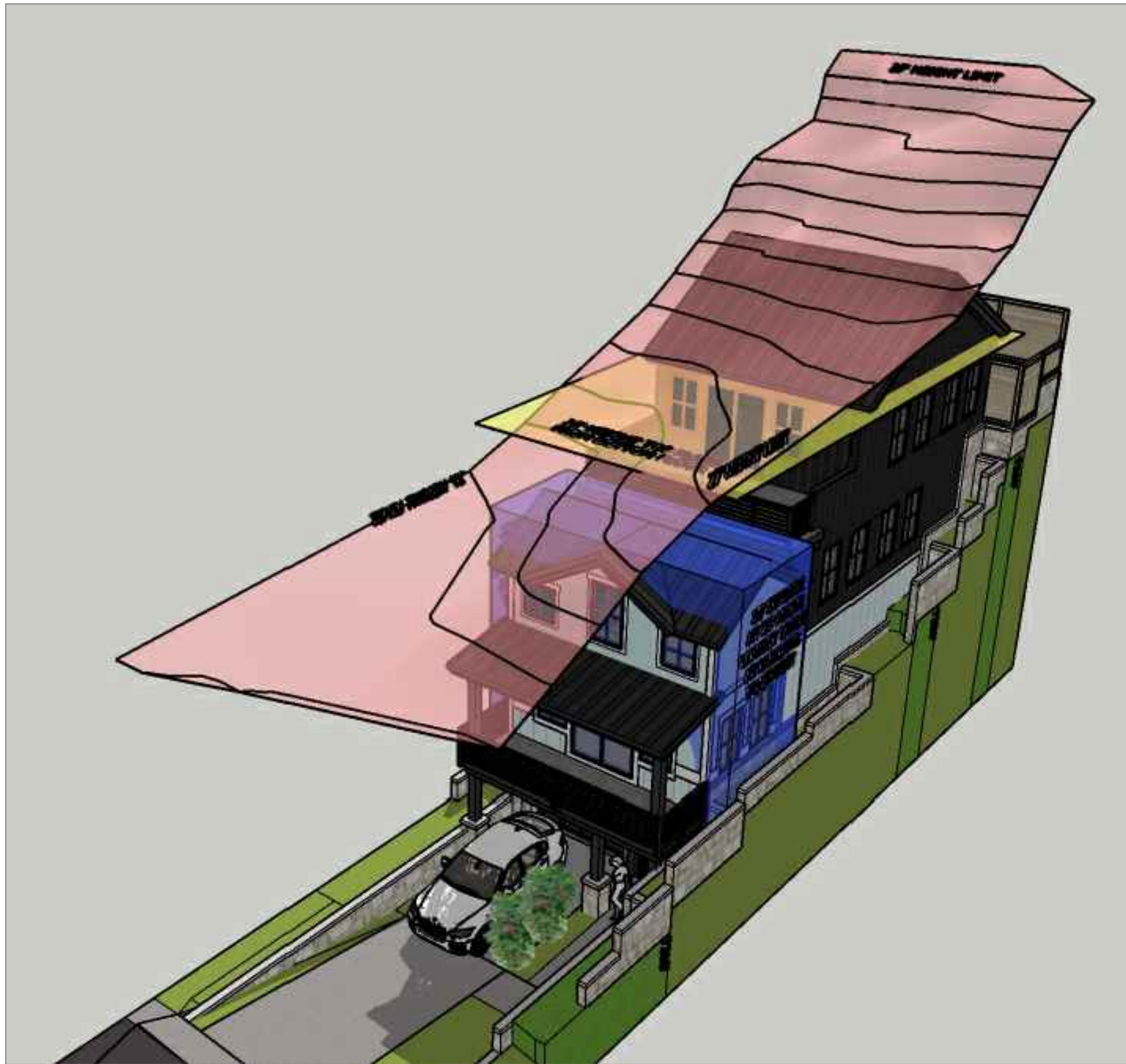
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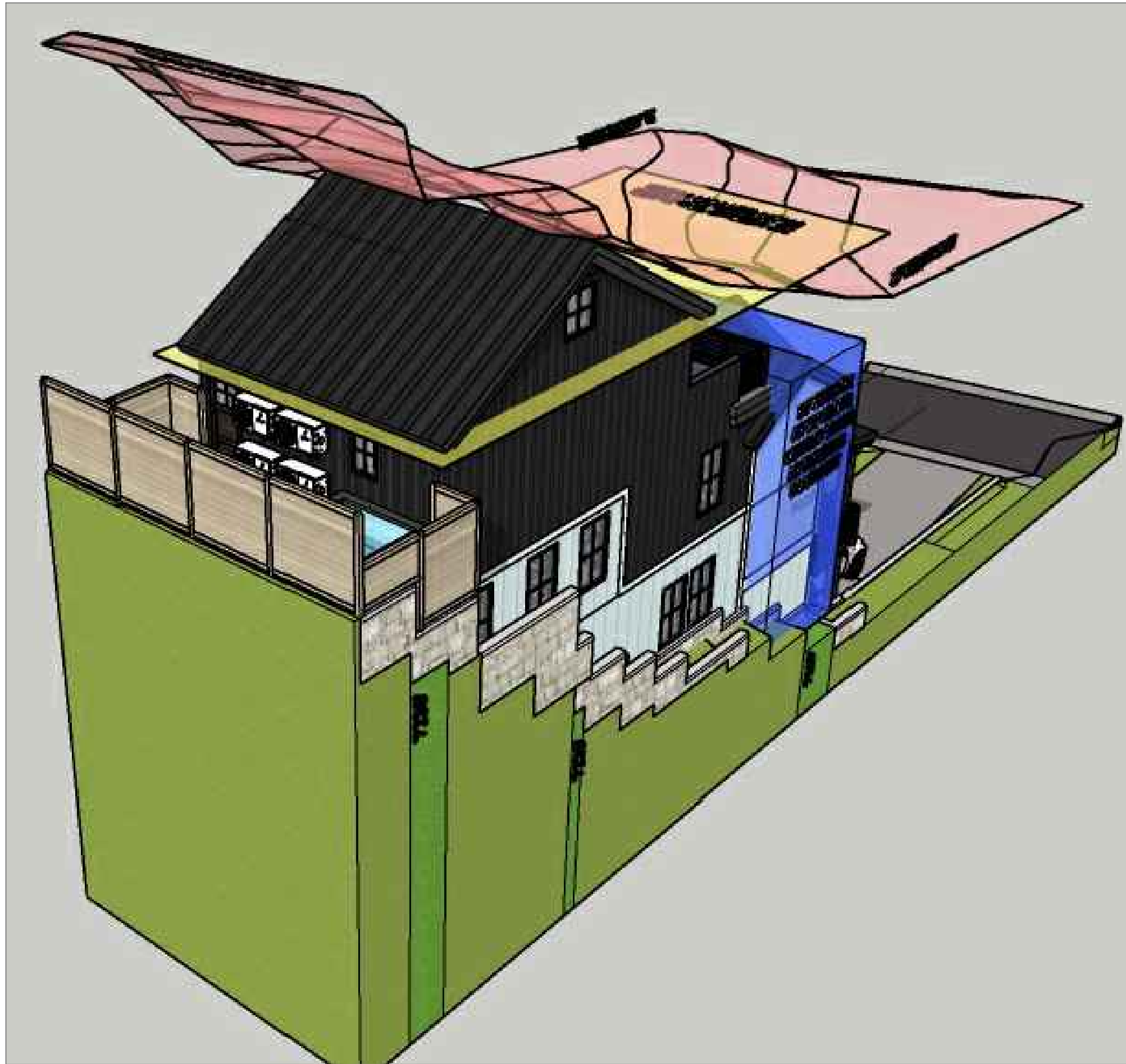
RENDERING WITH
MATERIALS

A2.4

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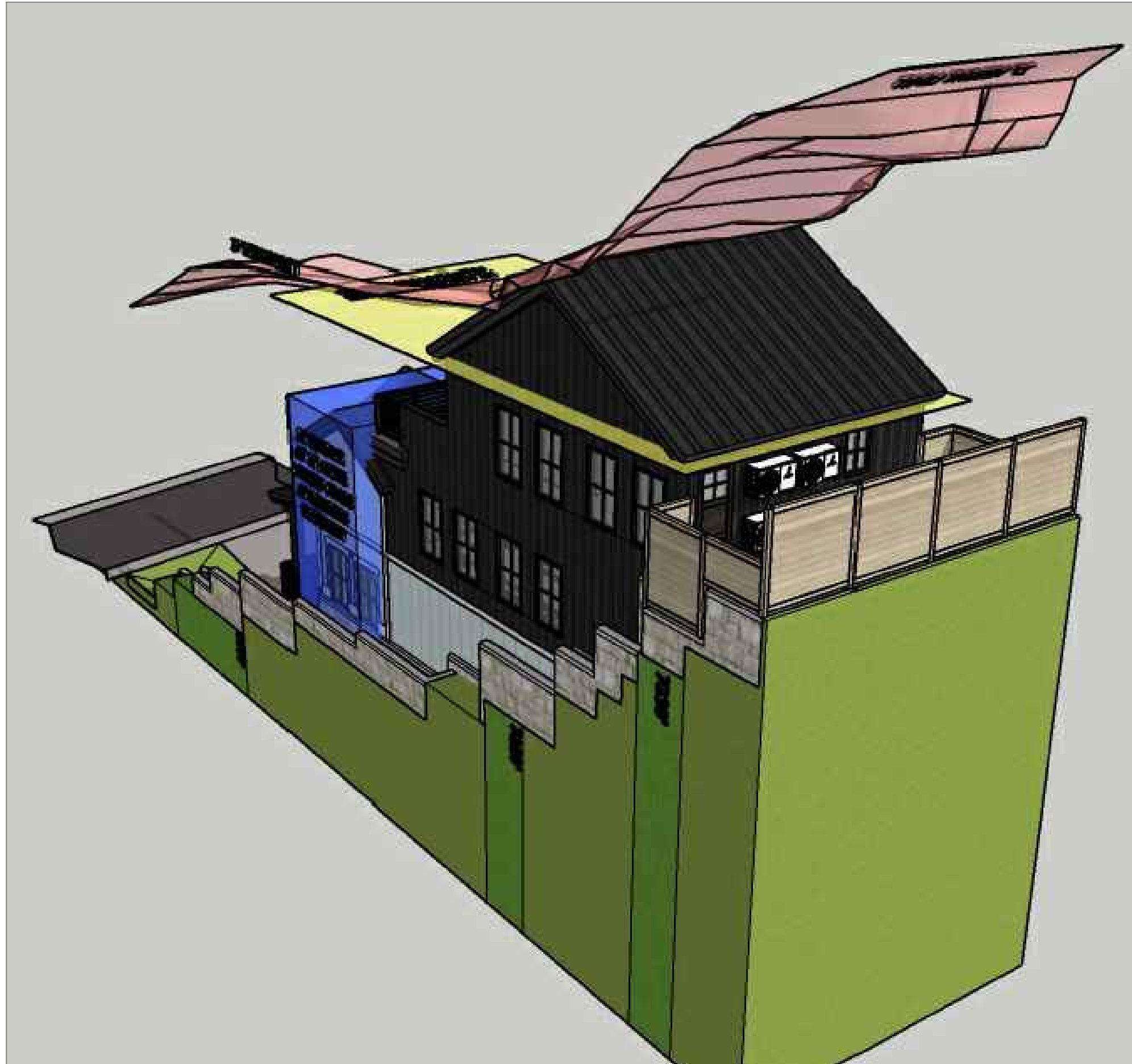
1
A2.5
FRONT RIGHT AXONOMETRIC
SCALE: 1/4" = 1'-0"



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



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



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

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RENDERING WITH
HEIGHT PARAMETERS

A2.5

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

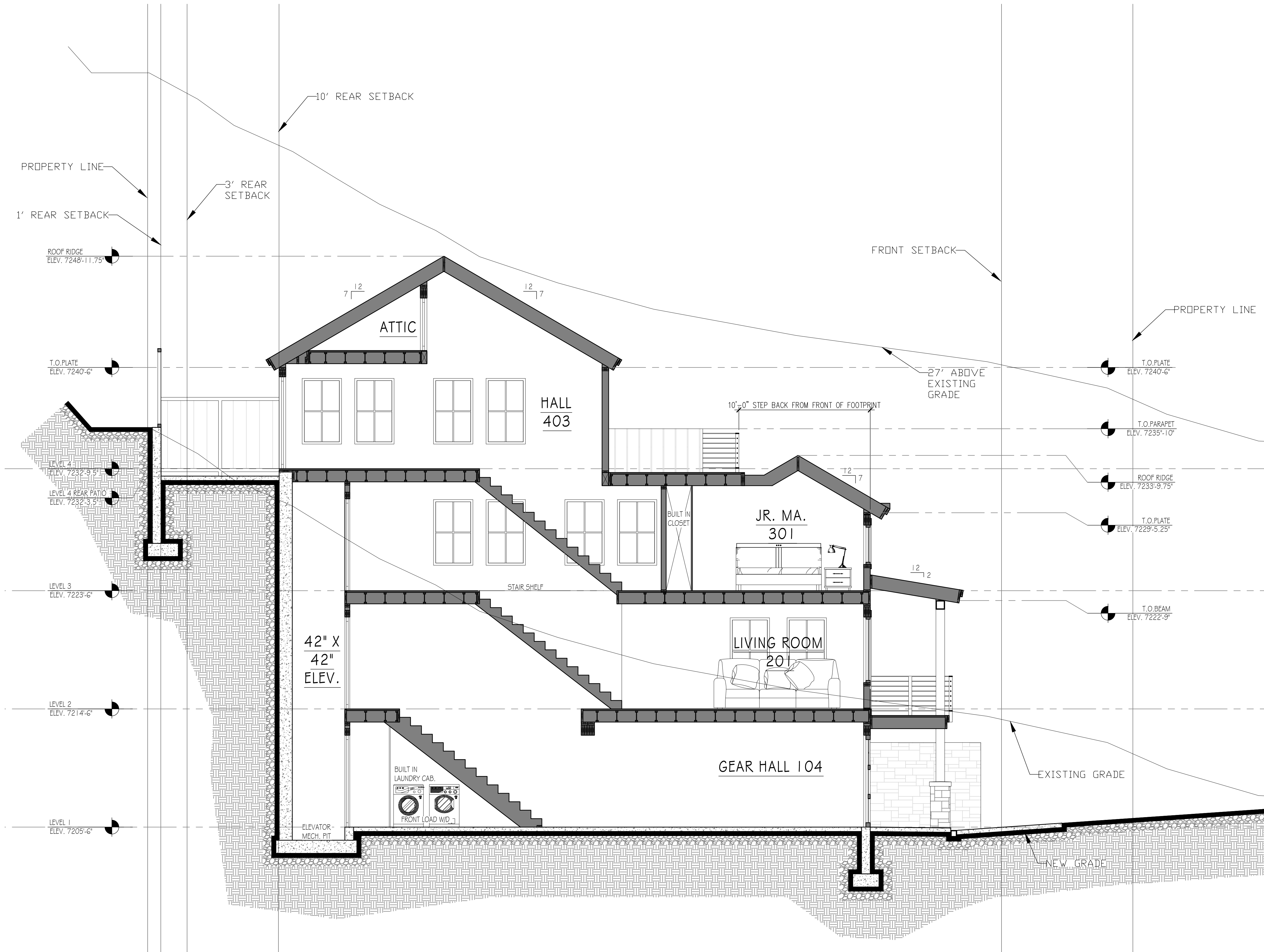


RIDGE ELEVATION: 7254'-9.5"
RIDGE ELEVATION: 7242'-8.5"
RIDGE ELEVATION: 7248'-11.75"



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

PROJ# 2311	DATE: FEBRUARY 8, 2024	REVISION:	SUTER RESIDENCE 243 WOODSIDE AVE. PARK CITY, UTAH 84060	CONTEXT ANALYSIS VISUAL IMPACT	A2.6	JSARC JEFF@JSARC.NET 801.809.5295 1612 UTE BLVD SUITE 212 PARK CITY, UTAH 84098



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

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

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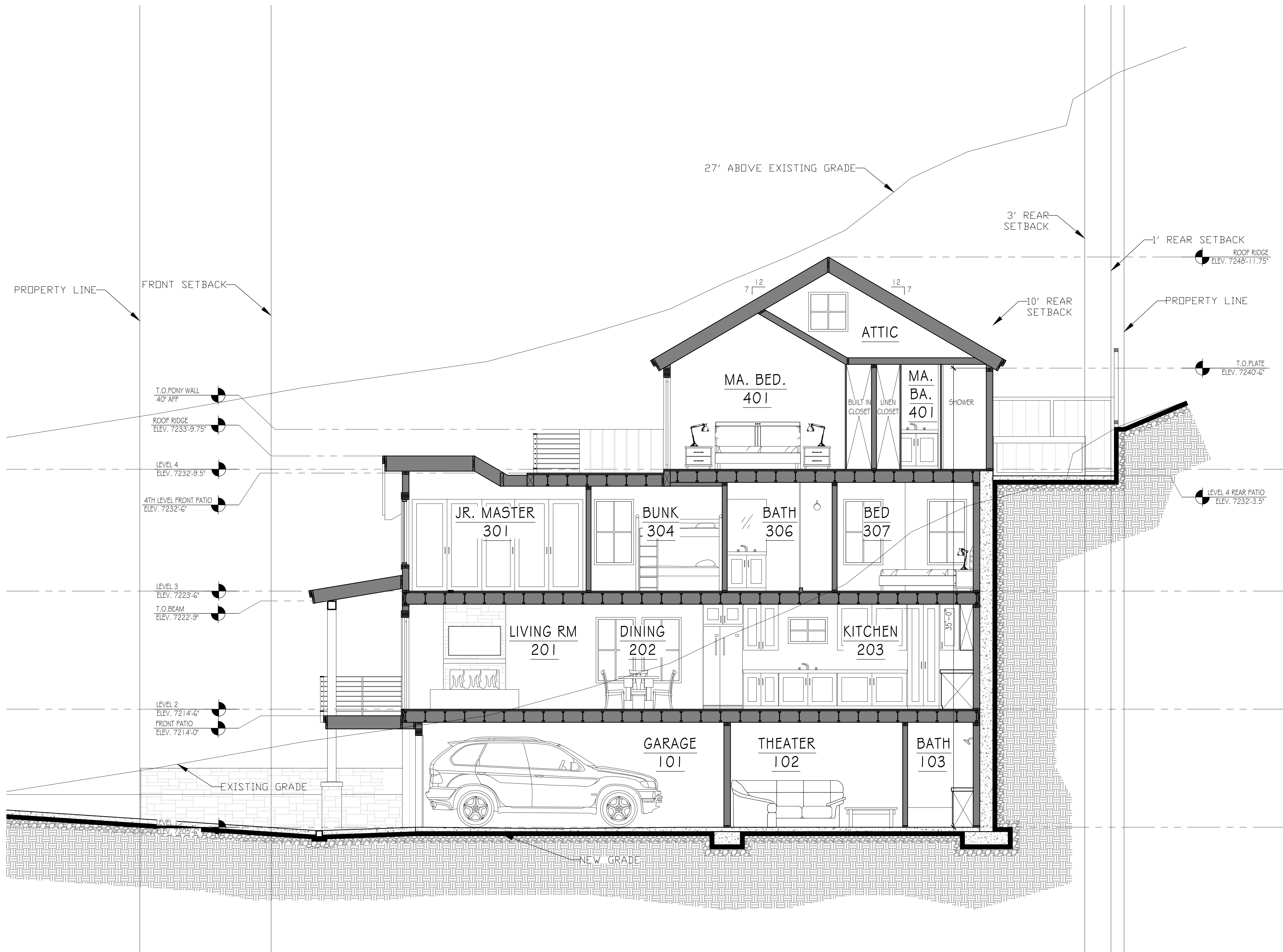
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**BUILDING
SECTION**

A3.1

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GENERAL NOTES

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- Ⓔ ALL EXTERIOR MATERIALS TO BE AS INDICATED ON ELEVATION DRAWINGS.

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

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**BUILDING
SECTION**

A3.2

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GENERAL ROOF NOTES

CONTRACTORS, SUBCONTRACTORS, AND ALL OTHERS WHO PROVIDE LABOR AND/OR MATERIALS REFERRING THESE DRAWINGS ARE RESPONSIBLE FOR OBTAINING AND REVIEWING ALL CURRENT CONSTRUCTION DOCUMENTS. CONTRACTORS, SUBCONTRACTORS, AND OTHERS SHALL REPORT ANY DISCREPANCIES OR ERRORS TO ARCHITECT IMMEDIATELY. ANY CHANGES TO THE PROJECT WILL BE VERIFIED WITH OWNER BY THE ARCHITECT AND REVISIONS WILL BE ISSUED BY THE ARCHITECT. CONTRACTORS SHALL NOT MAKE ANY ALTERATIONS OF ANY KIND WITHOUT THE PRIOR WRITTEN CONSENT OF THE ARCHITECT. DISCREPANCIES NOT REPORTED PRIOR TO CONSTRUCTION ARE CONTRACTORS RESPONSIBILITY OF THE CONTRACTOR. IN CASE OF DISCREPANCIES BETWEEN INFORMATION PROVIDED IN THIS DOCUMENT AND THE CURRENT INTERNATIONAL CODE, GUIDELINE, OR MUNICIPALITY RESTRICTION. THE ESTABLISHED RESTRICTION SHALL TAKE PRECEDENCE. CONTRACTOR SHALL COMPLY WITH ALL FEDERAL, STATE, AND LOCAL CODES AS WELL AS STANDARD CONSTRUCTION PRACTICES.

THE CONTRACTOR SHALL FIELD VERIFY ALL UTILITIES, SETBACKS, AND ALL EXISTING CONDITIONS IN GENERAL PRIOR TO CONSTRUCTION. CONTRACTOR AND/OR SUBCONTRACTOR SHALL FIELD VERIFY ALL WALL PLACEMENT AND TOP OF PLATE HEIGHTS PRIOR TO CONSTRUCTION OF ROOF AND BEFORE ORDERING TRUSSES.

1- SEE GENERAL NOTES SHEETS FOR ADDITIONAL REQUIREMENTS. COORDINATE ALL STRUCTURAL ELEMENTS WITH STRUCTURAL PLANS AND CALCULATIONS.

2- FRAME ALL OVERBUILD AREAS TO AVOID POINT LOAD ON ROOF MEMBERS. OVERBUILD TO BE AS PER STRUCTURAL DRAWINGS

3- APPROVED CORROSION RESISTENT FLASHING SHALL BE PROVIDED IN THE EXTERIOR WALL ENVELOPE IN ORDER TO PREVENT ENTRY OF WATER. APPROVED FLASHING SHALL BE PROVIDED AT THE TOP OF ALL EXTERIOR WINDOW AND DOOR OPENINGS; UNDER AND AT ENDS OF ALL SILLS METAL COPING, WOOD, AND MASONRY; CONTINUOUS ABOVE ALL EXTERIOR PROJECTING WOOD TRIM; AT INTERSECTIONS OF EXTERIOR WALLS AND ROOF WITH CHIMNEY AND OTHER MASONRY CONSTRUCTION (WITH PROTECTING LIPS ON BOTH SIDES UNDER STUCCO COPINGS); AT WALL ROOF INTERSECTIONS; AT BUILT IN GUTTERS; WHERE PORCHES, DECKS, OR EXTERIOR STAIRS ATTACH TO A WALL OR FLOOR ASSEMBLY OF WOOD FRAME CONSTRUCTION.

4- ALL EXPOSED FLASHING, COUNTER FLASHING, AND DRIP FLASHING TO BE NON CORROSIVE METAL. FLASHING SHALL MATCH METAL ROOFING.

5- EAVE, SOFFIT, AND FACIA SHALL BE AS DETAILS. USE EXTERIOR GRADE MATERIALS. SOFFIT VENTILATING SYSTEM SHALL BE PROVIDED WITH INSECT SCREENS.

6- WHERE APPLICABLE, PROVIDE CONTINUOUS RIDGE VENT AT ALL RIDGE CONDITIONS.

7- COORDINATE WITH MECHANICAL CONTRACTOR TO ALLOW FOR ALL MECHANICAL REQUIREMENTS.

8- INSTALL ALL ROOF JOISTS AND TRUSSES AS PER MANUFACTURERS REQUIREMENTS AND SPECIFICATIONS. TRUSS MANUFACTURER TO PROVIDE ALL TRUSS BRACING.

9- PROVIDE BEARING UNDER ALL GIRDER TRUSSES, BEAMS, HIP TRUSSES ETC. COORDINATE WITH STRUCTURAL DRAWINGS AND SPECS.

10- ALL ROOF EAVE DISTANCES TO BE 18" FROM EXTERIOR OF FRAMED WALL UNLESS NOTED OTHERWISE. SEE ELEVATIONS, ROOF PLAN, AND REFLECTED CEILING PLAN.

11- INSPECTION REQUIRED FOR WEATHER RESISTIVE BARRIER AND FLASHING IN ORDER TO PREVENT WATER FROM ENTERING THE EXTERIOR WALL ENVELOPE.

12- CHIMNEYS SHALL EXTEND A MINIMUM OF 24" ABOVE ANY PORTION OF THE ROOF WITHIN A 10'-0" RADIUS.

13- CONTRACTOR TO PROVIDE HURRICANE TIES ON ALL ROOF JOISTS AND TRUSSES. COORDINATE WITH STRUCTURAL PLANS.

14- USE SIMPSON A35 ANCHORS AT ALL ROOF JOIST BEARING WALL CONNECTIONS TYPICAL. RE- STRUCTURAL.

15- ALL VENTILATED ROOF JOIST SYSTEMS SHALL ACHIEVE A R48 INSULATION VALUE MINIMUM WITH A CONTINUOUS CLEAR AIR SPACE ABOVE. PROVIDE A 6 MIL POLY BARRIER AT INTERIOR OF SYSTEM. ALL NON-VENTILATED ROOF SYSTEMS SHALL ACHIEVE A R48 INSULATION VALUE MINIMUM CLOSED CELL INSULATION SHALL PROVIDE THERMAL AND MOISTURE BARIER REQUIREMENTS.

16- PROVIDE A 4 MIL POLY BARRIER OVER INSULATION AT ALL EXTERIOR WALL, FLOOR, AND CEILING CONDITIONS.

17- PROVIDE A 22X30" MIN. ATTIC ACCESS DOOR IN HALLWAY OR OTHER READILY ACCESSIBLE AREA. ACCESS SHALL HAVE A MINIMUM 30" HEAD ROOM ABOVE OPENING. ANY GARAGE ATTIC ACCESS DOORS SHALL HAVE A 20 MINUTE FIRE RATING.

18- FIRE BLOCK STUD SPACES AT SOFFIT, FLOOR AND CEILING JOISTS, OPENINGS BETWEEN ATTIC SPACES AND CHIMNEY CHASES FOR FACTORY BUILT CHIMNEYS AND AT 10'-0" VERT AND HORZ. ALSO FIRE BLOCK AT ANY OTHER LOCATION NOT SPECIFIED HERE THAT COULD AFFORD PASSAGE OF FLAME.

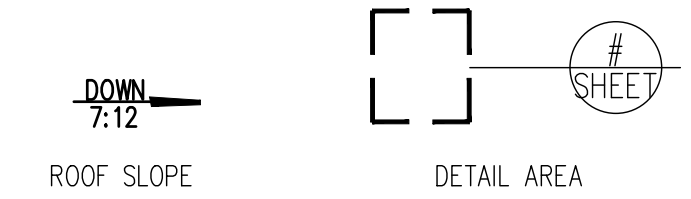
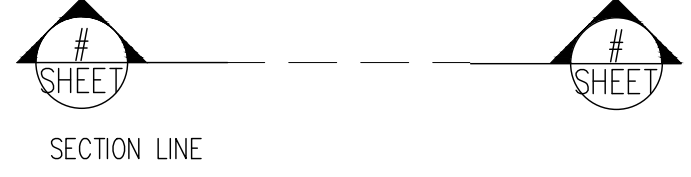
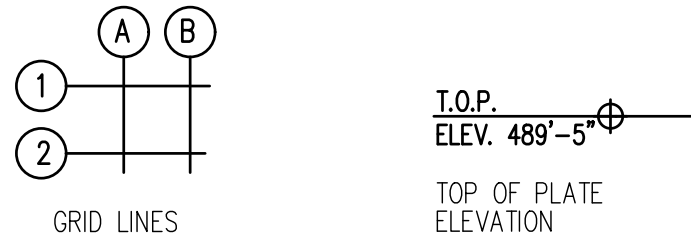
19- ENCLOSED ATTIC SPACES SHALL HAVE A CLEAR CROSS VENTILATION TO OUTSIDE VENTS OF 1/10 OF AREA FOR GABLE VENT SYSTEMS AND/OR 1/300 OF AREA FOR BOTH GABLE VENT AND EAVE VENTS. PROVIDE RIDGE VENT SYSTEM AS PER DETAILS.

20- METAL ROOFING SYSTEM TO BE 22 GAUGE, 12" PAN, STANDING SEAM SYSTEM . PROVIDE FLASHING TRIM TO MATCH AS PER NOTES, AND AS PER IRC. ROOFING AND RELATED ITEMS TO BE INSTALLED AS PER MANUFACTURER SPECIFICATIONS. ROOFING TO BE INSTALLED OVER HIGH TEMPERATURE ICE AND WATER SHIELD (SEE DETAILS). RUN SHEATHING PERPENDICULAR TO ROOF JOISTS AND AS PER STRUCTURAL.

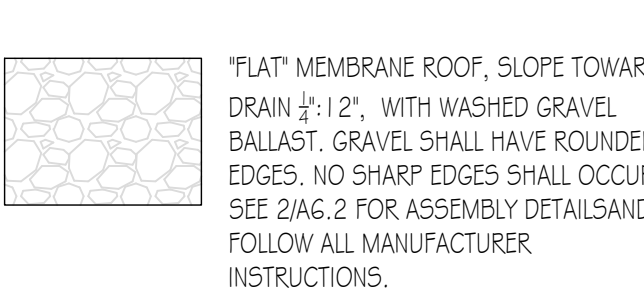
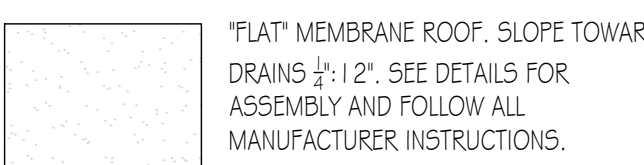
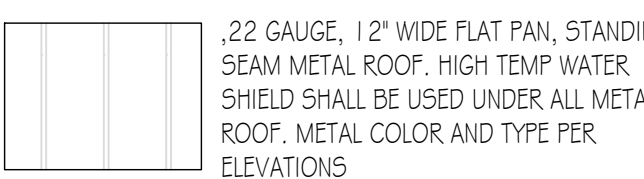
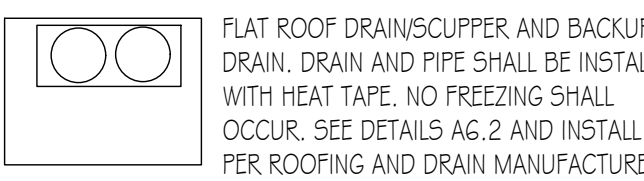
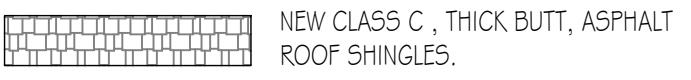
21- PROVIDE CAULKING (CONTINUOUS BEAD OF SILICON BASED CAULK) AT INTERIOR AND EXTERIOR OF ALL JOINTS BETWEEN DISSIMILAR MATERIALS.

22 - PROVIDE GRADE WEATHER BARRIER, OR EQUAL ,OVER ALL FIELD ROOF SHEATHING. WHERE FINISH ROOFS ARE METAL OR CAPABLE OF ACCUMULATING HIGH TEMPERATURE, USE HIGH TEMP. WEATHER BARRIER. WHERE USING 30# FELT UNDERLAYMENT IT IS REQUIRED TO BE 2 LAYERS ON ASPHALT SHINGLES ROOFS WITH SLOPE OF 2:12- 4:12 PER IRC SECTION R905.2.2.

LEGEND



ROOF PLAN KEY



REFLECTED CEILING PLAN KEY



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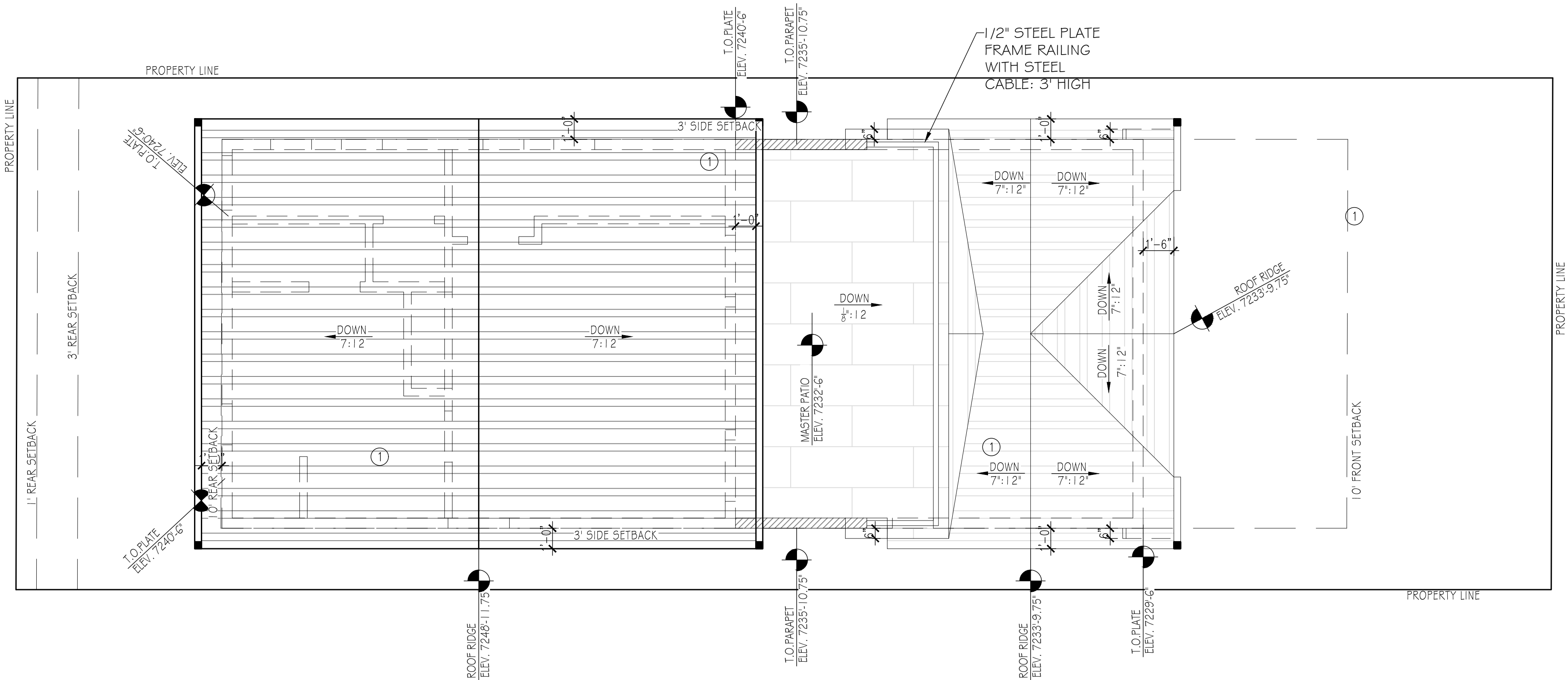
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ROOF, REFLECTED
CEILING NOTES

A4.0

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GENERAL NOTES

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

KEY NOTES

- (1) DASHED LINES INDICATES WALL BELOW

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

CHARCOAL GRAY PAINTED STANDING SEAM ALUMINUM ROOF

TILEDECK SYSTEM

INDICATES DOWNSPOUT LOCATION. ALL DOWNSPOUTS TO TERMINATE AT INGROUND LANDSCAPE PIPE. RUN LANDSCAPE PIPE TO GRAVEL SUMPS. SEE SITE PLANS FOR LOCATIONS.

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

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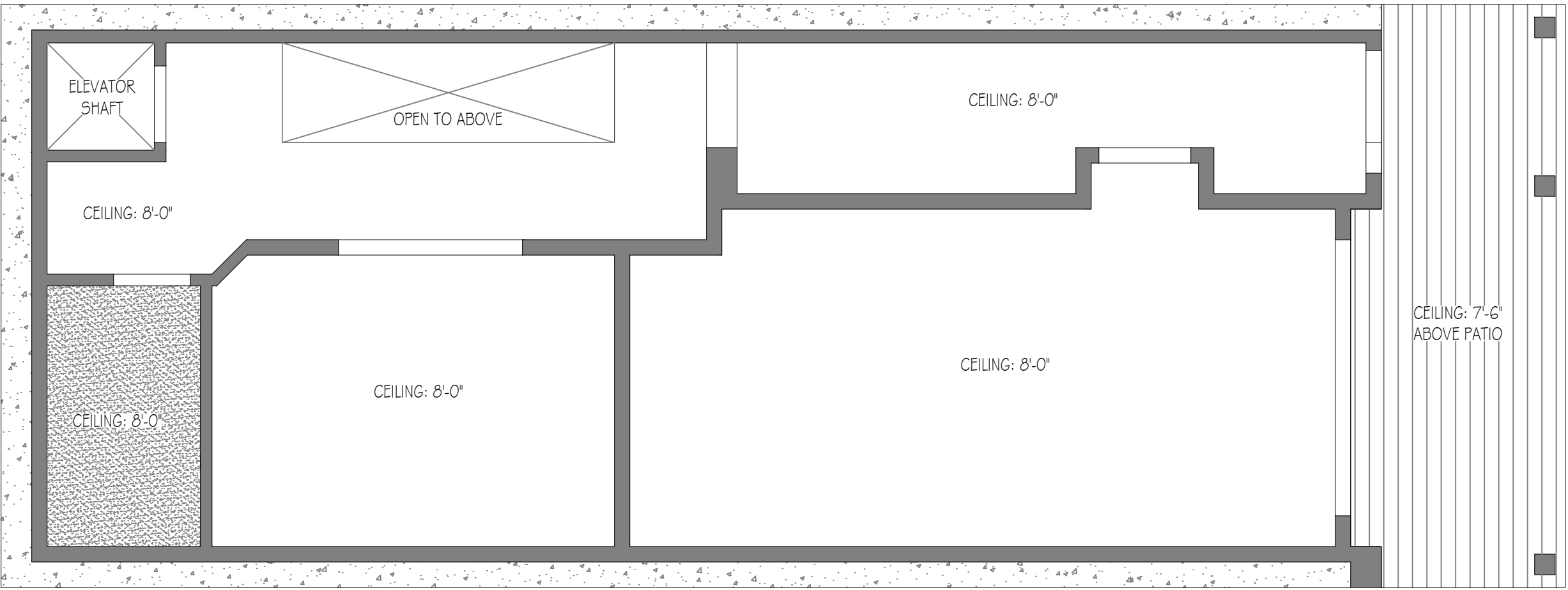
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ROOF
PLAN

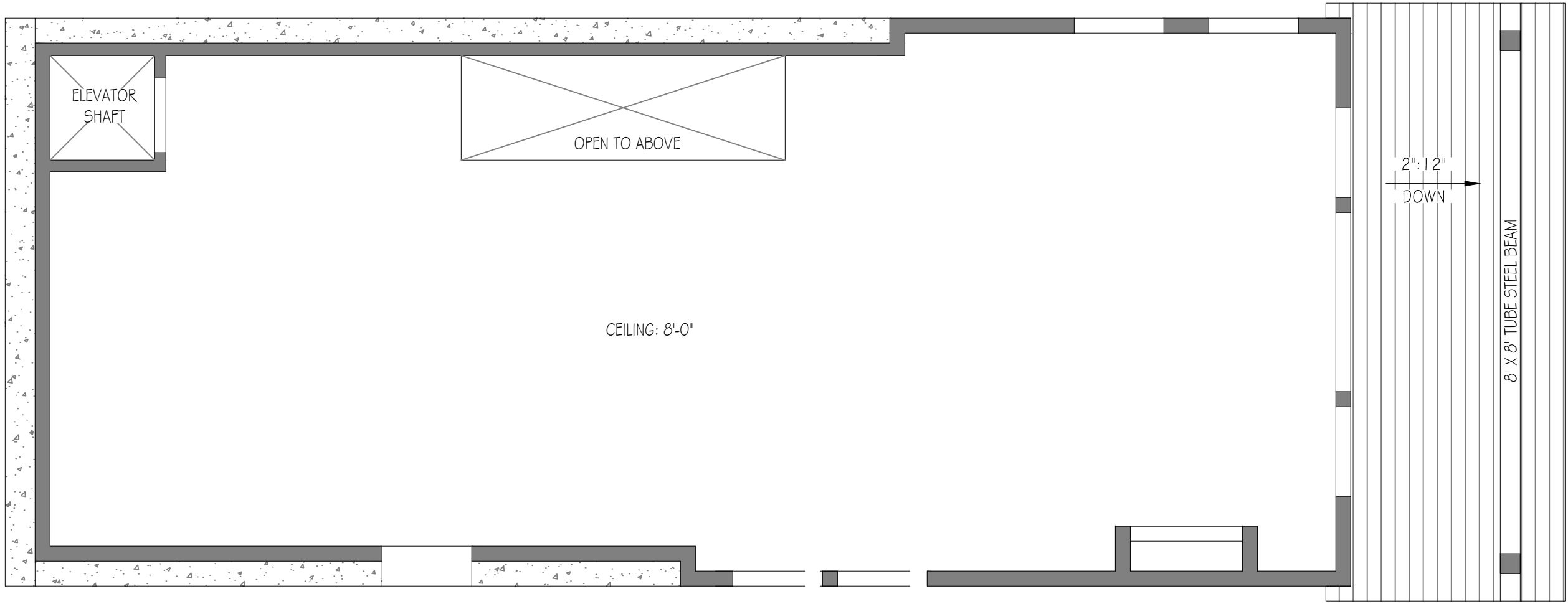
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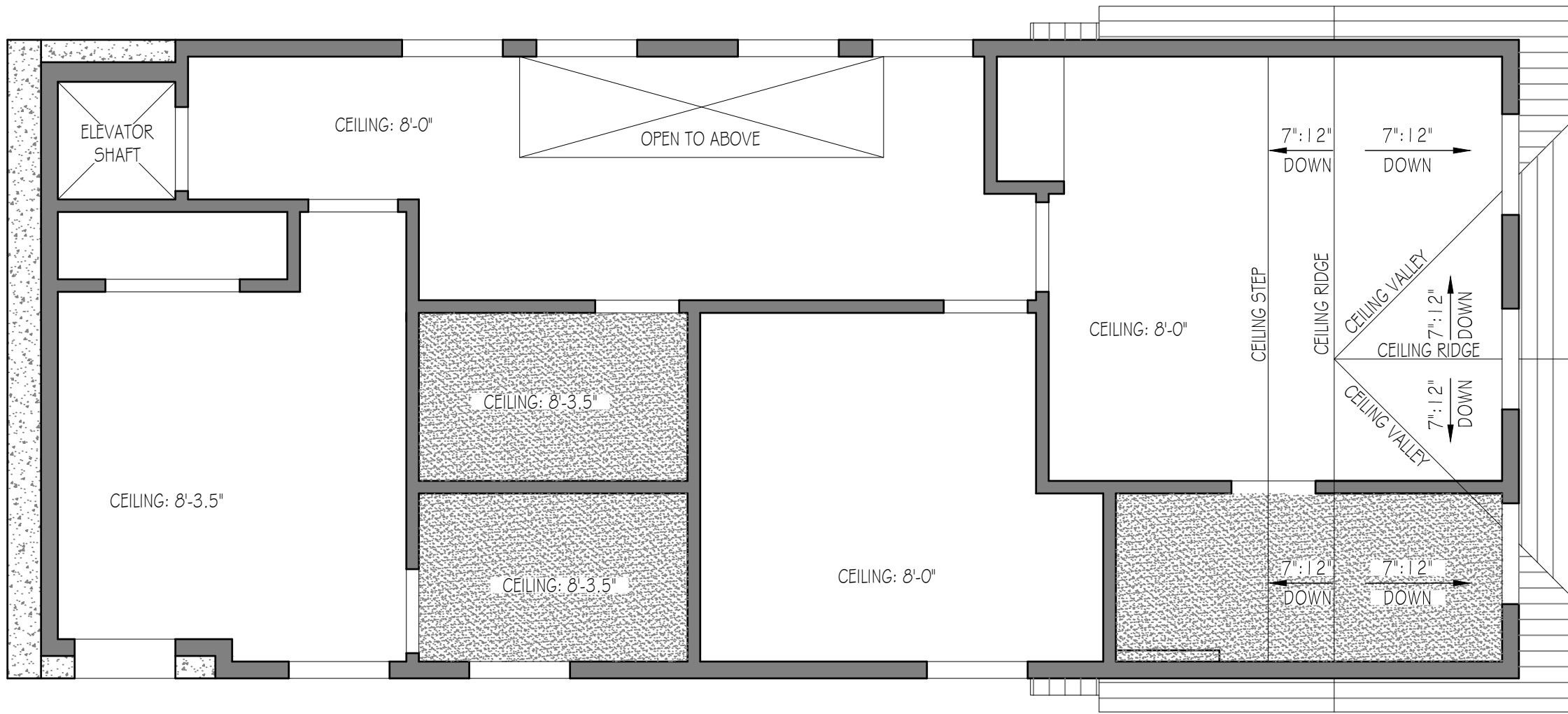


1
A4.2 FIRST LEVEL CEILING PLAN
SCALE: 1/4" = 1'-0"

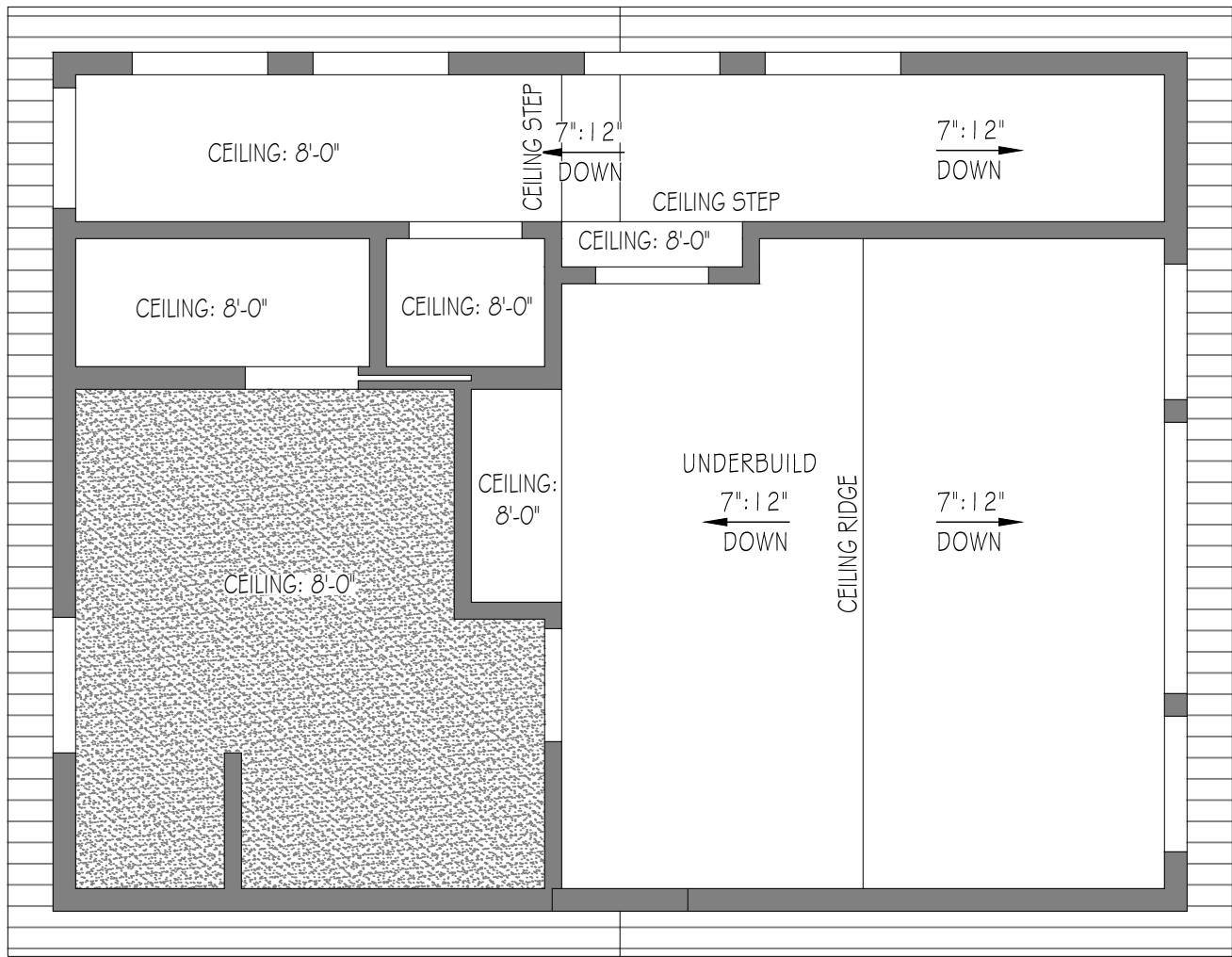


2
A4.2 SECOND LEVEL CEILING PLAN

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



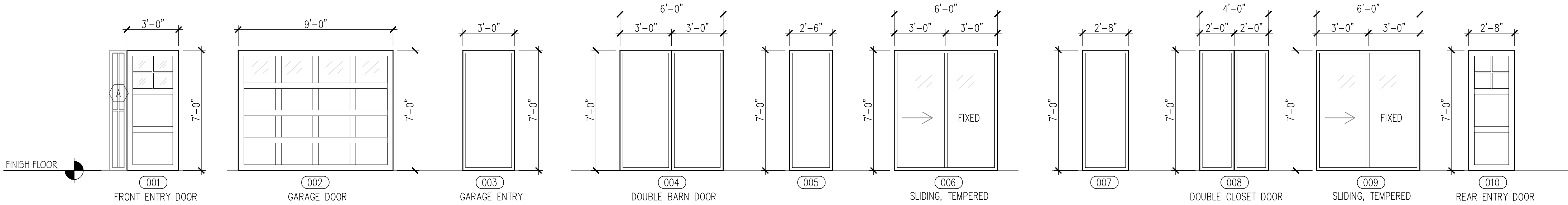
1
A4.3
THIRD LEVEL CEILING PLAN
SCALE: 1/4" = 1'-0"



2
A4.3
FOURTH LEVEL CEILING PLAN

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

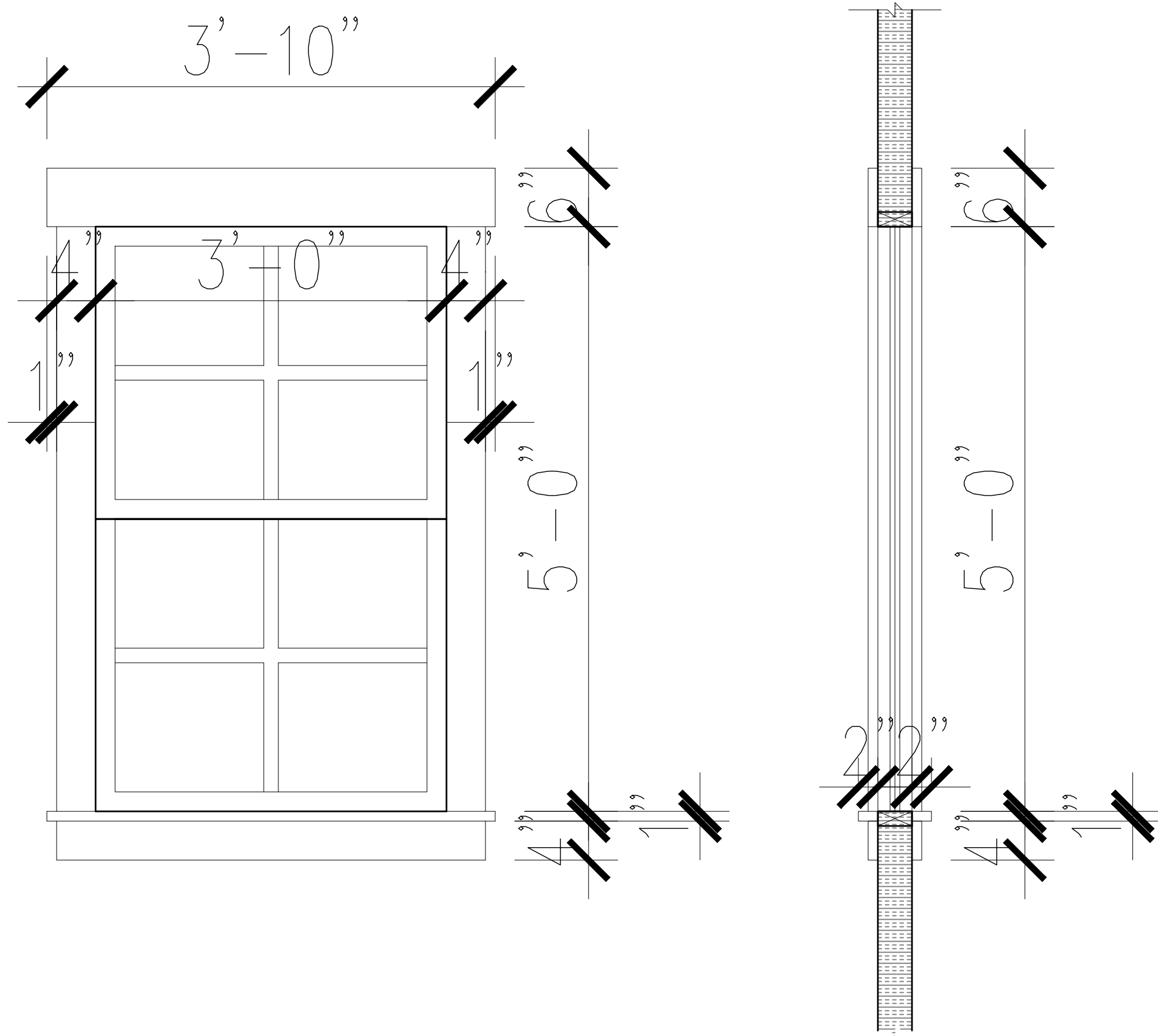
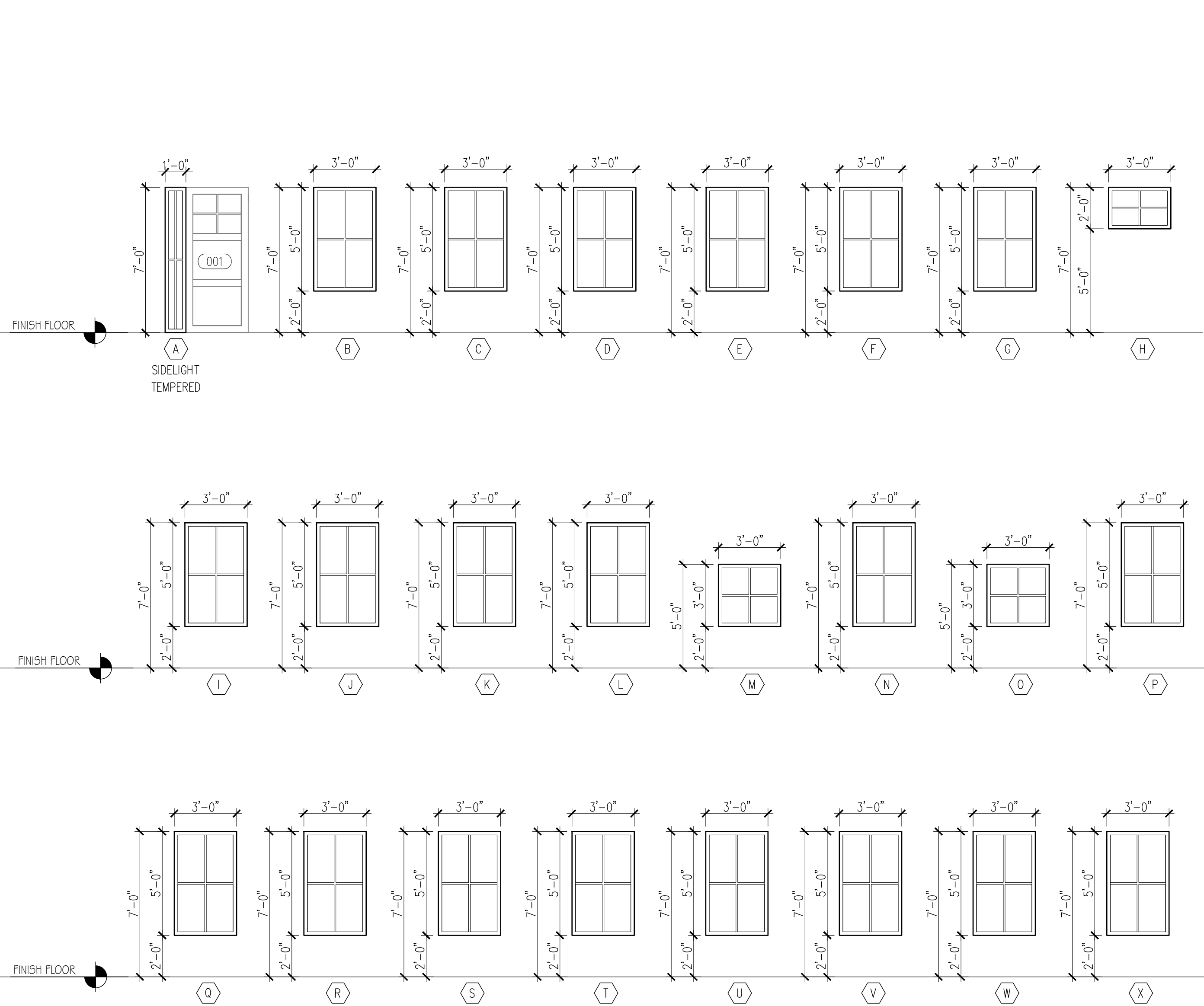
DOOR SCHEDULE																
TAG	QUANTITY	DOOR							FRAME					REMARKS	TAG	
		SIZE			MATERIAL	FINISH	HARDWARE FINISH	LOCATION	DETAILS			MATERIAL	FINISH			
		WIDTH	HEIGHT	THICKNESS					HEAD	JAMB	SILL					
001	1	3'-0"	7'-0"	1 3/4"	GLASS / WOOD	STAIN	BLACK	EXTERIOR				WOOD / CLAD	PAINT	FRONT ENTRY DOOR,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



1
A5.1

DOOR TYPES

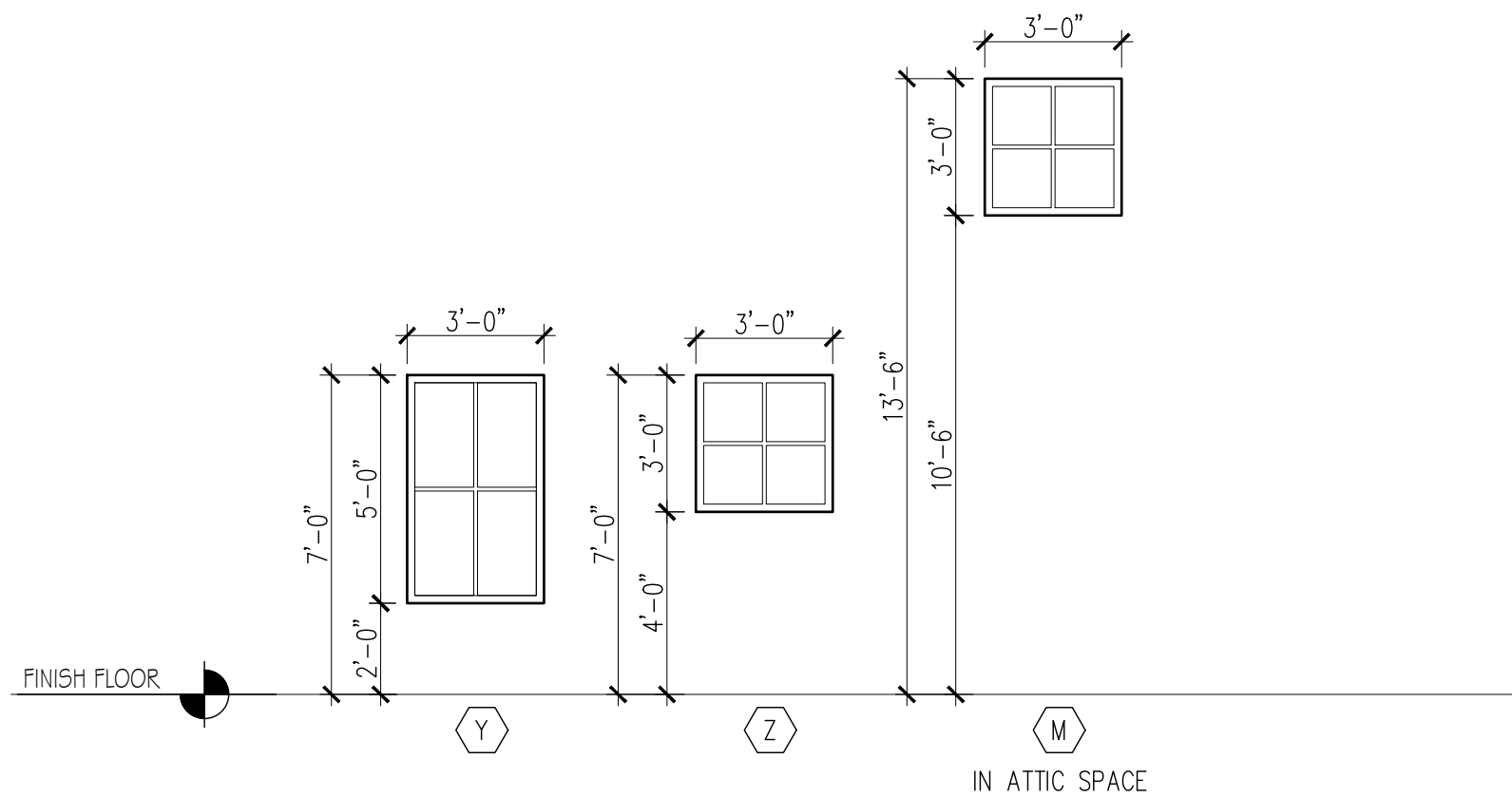
NOTE: OWNER TO SELECT ALL DOOR HARDWARE
NOTE: GLASS IN ALL DOOR PANELS AND DOOR SIDELIGHT UNITS SHALL BE TEMPERED GLASS
NOTE: FIELD MEASURE ALL OPENINGS FOR ACCURACY BEFORE ORDERING DOORS AND WINDOWS
NOTE: WOOD SPECIES TO BE BEST QUALITY. TBD
NOTE: ALL GLASS DOORS WITH 50% OR GREATER GLAZED SURFACE SHALL HAVE A U VALUE OF .33 OR BETTER + AN SHGC OF .19 OR BETTER
NOTE: CONTRACTOR SHALL COORDINATE WITH MANUFACTURER OF ALL LIFT AND SLIDE DOORS, PIVOT DOORS, AND SLIDER DOORS PRIOR TOO AND DURING POURING FOUNDATION AND FLOOR SLAB. MANUFACTURERS HAVE DIFFERENT BLOCK OUT REQUIREMENTS FOR SPECIFIC PRODUCTS



2
A5.2

WINDOW TRIM DETAILS

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



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

1
A5.2

WINDOW TYPES

PROJ#
2311

FEBRUARY 8, 2024

DATE:REVISION:

SUTER
RESIDENCE

243 WOODSIDE AVE.
PARK CITY, UTAH 84060

WINDOW
SCHEDULE

A5.2

J
SARC

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

Summary

243 Woodside Ave owner is seeking permission to construct a partially covered “porch / balcony / patio” adjacent to living area, providing room for outdoor dining (in good weather), with a view over the valley of Old Town. Because of confusion over definitions of Porch versus Balcony versus Patio, this will be referred to as the “feature” in the submission.

Key points:

1. Most of the uphill neighbors have this feature. This feature is possessed by 13 of 14, (90%) of the uphill houses on Woodside Avenue, between the nearest two uphill historic houses (149 and 311 Woodside).
2. The nearest historic house, at 232 Woodside, which is also a landmark property although is downhill of the street, has this feature, and there are 18 uphill historic properties on Woodside Avenue that also possess this feature.
3. The LMC repeatedly refers to compatibility with characteristics of historic houses and the character of historic residential areas, whereas 2023 Consultant memorandum “Porches, Balconies, and Decks – Appropriate Dimensions and Compatibility SWCA Project No. 00026949-005-SLC.” refers to typical characteristics that current historic houses had during the period of late 19th and early 20th century, and can be found in photographs and Sanborn maps, and then recommends current architectural designs of Porches, Balconies and Decks be limited from having features that historic houses and historic districts currently possess.
 - a. The memo acknowledges that “While the presence of balconies on residential structures within Park City during the period of significance is likely, the lack of photographic evidence or information available through the Sanborn maps indicates that they were rare.” And so, by not recommending any guidelines for balconies, may also be limiting rare features that houses historically had, however no photographs exist.
 - b. The consultant’s memo is an overreach. For new infill houses, the LMC does not set out to return the historic districts to the typical former neighborhoods, rather to preserve and maintain the current.
4. The historic rhythm of this section of Woodside Avenue will not be affected by the addition of this feature to 243 Woodside as a) it is in

keeping with the majority of houses in the section of the street (Point 1) and b) it is not visible from the two historic houses at 149 and 311. In addition, it is not visible from any location north of 245 and south of 225 Woodside.

5. There is no “in fill” land remaining in the stretch of Woodside Ave between the two nearest uphill historic homes, so others are not able to make as clear an argument that “most of neighbors” have this feature

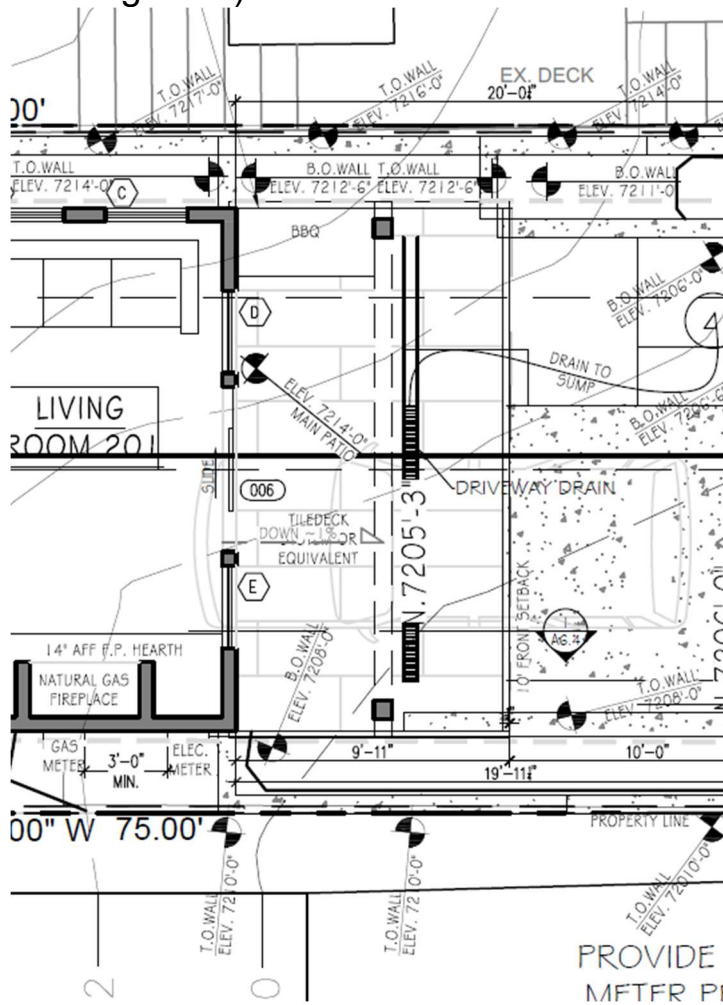
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Description of submission:

This submission seeks a “Partially covered porch / balcony adjacent to living area, providing room for outdoor dining in good weather and with a view over the valley of Old Town to be included in amended plans for 243 Woodside Ave”.

For purposes of this submission, “room for outdoor dining” means a space of approximately 10’ by 10’ within the balcony.

The request is for the approved fully covered 6’ deep porch to be extended by 3’11” to a depth of 9’11” as shown in below diagram (and attached in drawing C1-2). The extended area would not be covered:



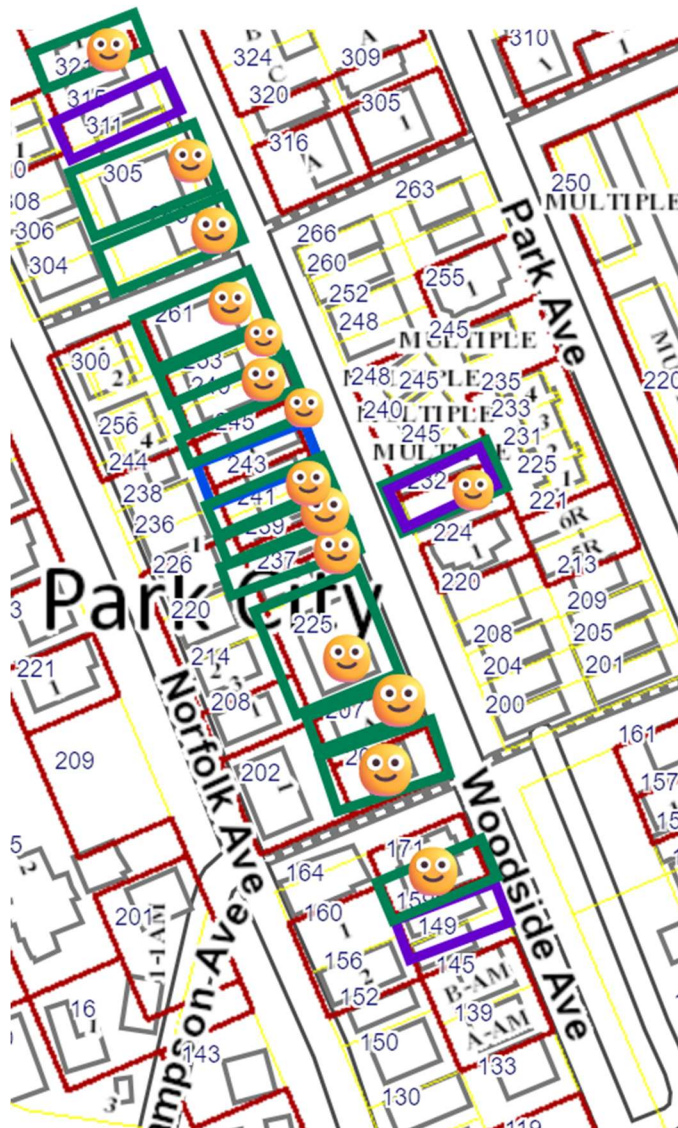
This design fully complies with 10’ front and 3’ side setback requirements.

The outline of the proposed feature has been framed by our builder. See photograph below.



Photos of 243 Woodside in this submission include this framing, which helps the reader see the degree of impact of this feature on the rhythm of the neighborhood (to be discussed in later section).

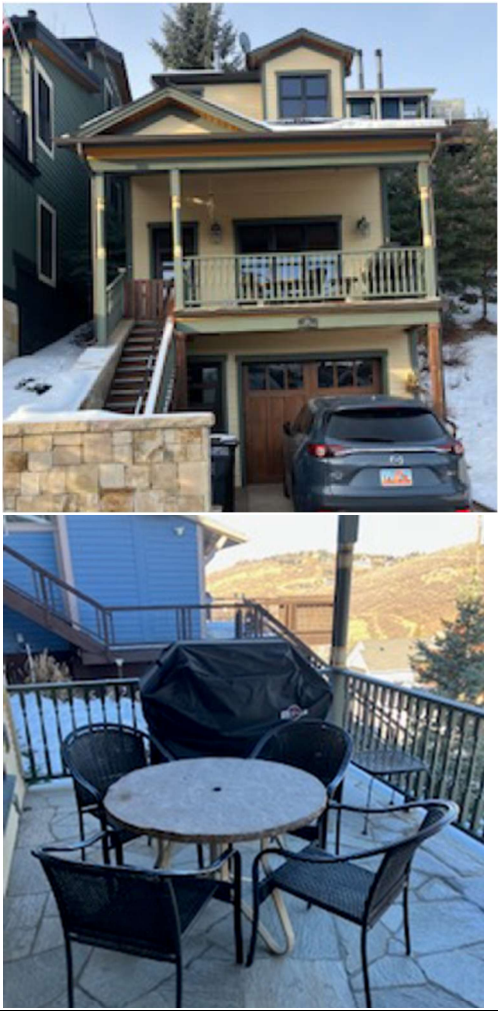
Point 1. Most of the uphill neighbors have this feature. This feature is possessed by 13 of the 14 (90%) uphill houses on Woodside Avenue, between the nearest two uphill historic houses (149 and 311 Woodside).



From Summit County Appraisal District map of Woodside Ave area, marked up by 243 Owner to show locations of uphill properties with the feature on front of property (marked in green, with a smiley face icon) and the two nearest uphill historic properties at 149 and 311 Woodside, both with traditional smaller porches (marked in purple), as well as the nearby downhill Landmark historical property, 232 Woodside, with this feature, (marked in both purple and green and also a smiley face), and 243

Woodside (marked in blue). Smiley face icon is used to represent those with the enjoyment of the feature requested in this submission.

Detail of neighboring uphill houses on Woodside Avenue with this feature, starting from immediate neighbors.

House Number	Approx. Depth of feature	Photos
241	10'	

245	20'	
239	10'	

249	10'	
237	10'	

253	10'	
225	20'	

261	10'	
207	7'	

265	10'	
205	10'	

305	20'	 A photograph of a two-story house with light-colored siding. The second floor has two dormer windows with white trim. A wooden balcony with a railing runs across the front of the second floor. Below the balcony is a carport area with a concrete floor. A green car is parked in the carport, partially covered with snow. A white staircase leads up to the balcony. The house is set against a clear blue sky.
159	10' (6' wide)	 A photograph of a modern house with light-colored siding. A large, dark green evergreen tree is in the foreground, partially obscuring the house. A stone wall runs along the base of the house. A black metal staircase with a railing leads up to a porch area. The house is set against a clear blue sky.

321	10'	
327	10'	

Point 2. The nearest historic house, at 232 Woodside, which is also a landmark property and is downhill of the street, has this feature and there are 18 uphill historic properties on Woodside Avenue that possess this feature.

232 Woodside is almost opposite 243 Woodside and has this feature (a large, raised area overlooking the valley of Park City). This area is not a porch under the 2023 consultant's technical memo definition, as it does not provide entrance access, however it is partially covered, so does not fall under the consultant's definition of balcony.

From 232 Woodside Historic site form:

There have been minimal changes made to the original house since the writing of this description, although a large addition has been constructed on the east side of the house, sometime after the 2008 historic site form was written. The addition is clad and sheathed in the same manner as the rest of the house, though the gable roof includes several different pitches. A decorative barge board truss has been added in the front gable and the square porch posts have been replaced with chamfered wood posts. These elements are not seen in the c. 1940 tax photo and may not be original to the house. The overall form and materiality of the building remains intact and the building retains its historic value.



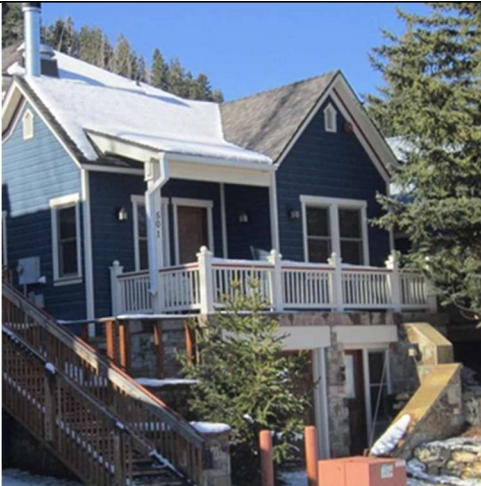
232 (the Yellow house on left) showing the position of the lower partially covered balcony, and relationship to 243 (the unfinished house on right). Photo taken from across the valley on Ontario Ave.



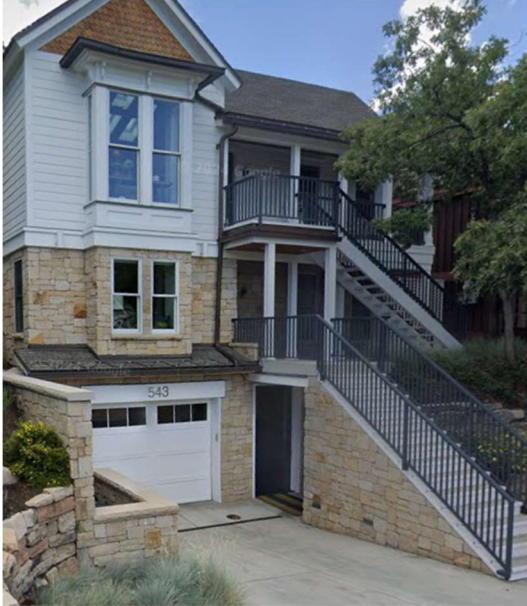
A closer view of 232 showing the feature.

Other nearby historical houses on Woodside with the feature being sought in this submission

House number	Approximate feature depth	Photographs
401	10'	
429	10'	

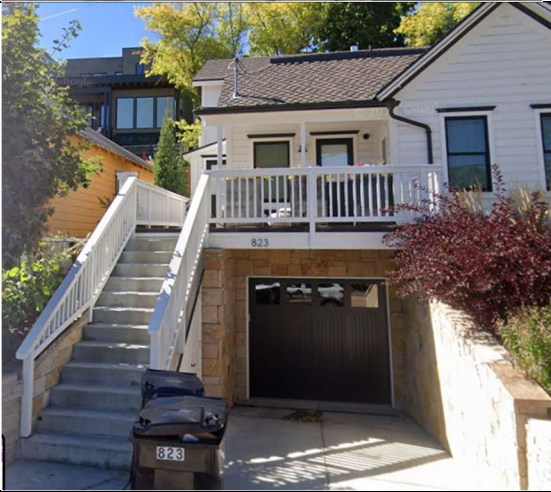
481	10'	 odside Avenue. c. 1941 (Tax Photos, Summit County)
501	10'	

505	10'	
-----	-----	---

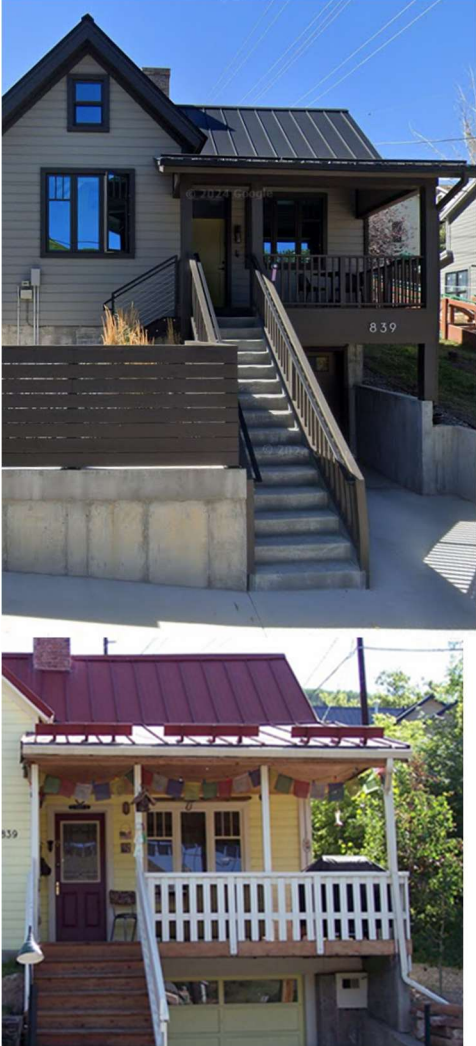
543	10'	  ie in 1982 (Historic Architectural Survey, 1982)
-----	-----	--

615	10'	  c. 1941 (Tax Photos, Summit County)
-----	-----	---

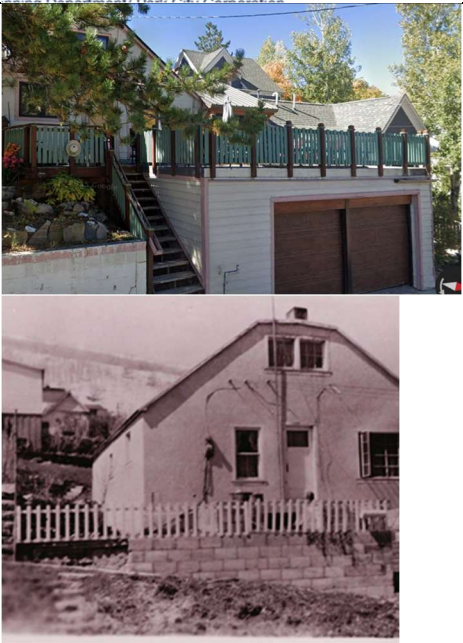
627	20', was 10' in 1941	  c. 1941 (Tax Photos, Summit County)
633	20'	 

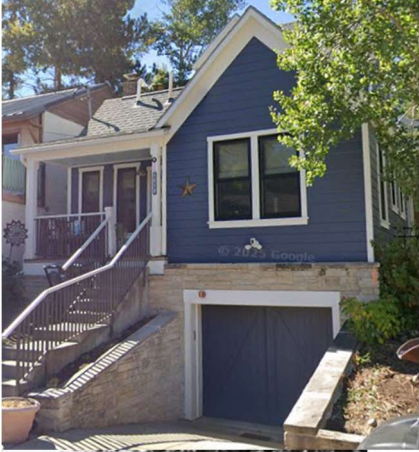
733	20'		
823	15'		

835	10'	 in 1995
-----	-----	--

839	12'	
-----	-----	---

901	12'	 de Avenue in 1982 (Historic Architectura
-----	-----	---

909	10'	 c. 1968
1007	20', was 15' in 1941	 Photo 8: 1007 Woodside Avenue, c. 1941 (Tax Photos, Summit County)

1027	10'	  venue. c. 1941 (Tax Photos, Summit County)
------	-----	--

1045	2 10' deep, was one 10' deep in 1941	  e Avenue. c. 1941 (Tax Photos, Summit County)
------	--	---

Point 3. The LMC repeatedly refers to compatibility with characteristics of historic houses and the character of historic residential areas, whereas 2023 Consultant memorandum “Porches, Balconies, and Decks – Appropriate Dimensions and Compatibility SWCA Project No. 00026949-005-SLC.” refers to typical characteristics that current historic houses had during the period of late 19th and early 20th century, and can be found in photographs and Sanborn maps, and then recommends current architectural designs of Porches, Balconies and Decks be limited from having features that historic houses and historic districts currently possess.

The memo acknowledges that “While the presence of balconies on residential structures within Park City during the period of significance is likely, the lack of photographic evidence or information available through the Sanborn maps indicates that they were rare.” And so, by not recommending any guidelines for balconies, may also be limiting rare features that houses historically had, however no photographs exist.

The consultant’s memo is an overreach. For new infill houses, the LMC does not set out to return the historic districts to the typical former neighborhoods, rather to preserve and maintain the current.

In particular, in the LMC reference to porches, it requests “Porches on primary and secondary facades shall be compatible with a building’s style and shall respect the scale and proportions found on historic buildings in the s(treet).” It does not request respecting only the scale and proportions that historic buildings previously possessed and appears to include features that historic buildings have and may have had for many years, such as the feature on 232 Woodside, and on the 18 uphill historic houses on Woodside Avenue.

Excerpts from LMC

LMC 15-1-2 Statement of purpose, in section (e) states “To allow Development in a manner that encourages the preservation of environmentally sensitive lands, Historic Structures, the integrity of Historic Districts, and the unique urban scale of original Park City,”

LMC 15-2.2-1 Purpose

The purpose of the Historic Residential HR-I District is to:

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

LMC 15-13-1 Purpose And Policy

The Regulations for Park City's Historic Districts and Historic Sites (referred to throughout the document as the "Regulations") is intended to fulfill the policy directives provided in the General Plan and the Land Management Code.

The goal of the Regulations is to meet the needs of various interests in the community by providing guidance in determining the suitability and architectural compatibility of proposed projects, while at the same time allowing for reasonable changes to individual buildings to meet current needs. For property owners, design professionals, and contractors, it provides guidance in planning projects sympathetic to the unique architectural and cultural qualities of Park City.

15-13-8 Regulations For New Residential Infill Construction (and Non-Historic Residential Sites) In Historic Districts

A. Universal Regulations

- 1. New infill residential buildings shall reflect the historic character—simple building forms, unadorned materials, restrained ornamentation—of Park City's Historic Sites.

3. A style of architecture shall be selected and all elevations of the new infill residential building shall be designed in a manner consistent with a contemporary interpretation of the chosen selected style. Stylistic elements shall not simply be applied to exteriors. Styles that never appeared in Park City shall be avoided. Styles that radically conflict with the character of Park City's Historic Sites shall also be avoided.
4. New infill residential buildings shall differentiate from historic structures but be compatible with historic structures in materials, features, size, scale and proportion, and massing to protect the integrity of the Historic District as a whole. The massing of the new infill residential buildings shall be further broken up into volumes that reflect the original massing of historic buildings; larger masses shall be located at the rear of the lot.
5. ...
6. Exterior elements—roofs, entrances, eaves, chimneys, porches, windows, doors, steps, garages, etc.— of the new infill residential building shall be of human scale and shall be compatible with neighboring Historic Structures.
10. New infill residential buildings shall reinforce visual unity within the context of the Streetscape or character area. The specific context of each Streetscape or character area is an important feature of the Historic District. The context of each Streetscape or character area shall be considered in its entirety, as one would see it when standing on the street viewing both sides of the street for the entire length of the Streetscape or character area. Special consideration should be given to adjacent and neighboring Historic Sites in order to reinforce existing rhythms and patterns.

15-13-8-2-A i. Porches

1. Porches shall be used to define front entrances. Porches typically cover the entrance, and usually extend partially or fully across the main façade. Over-scaled, monumental and under-scaled entries shall be avoided.

2. Porches on primary and secondary facades shall be compatible with a building's style and shall respect the scale and proportions found on historic buildings in the s.
3. The height of porch decks shall be similar to those found on historic building(s) in the Historic District.
4. Locate porches on new infill construction in a way that follows the predominant pattern of historic porches along the street, maintaining traditional setbacks, orientation of entrances, and alignment along the Streetscape or character area to reinforce the visual rhythm of the buildings and site elements.
5. The height of porch decks shall be similar to those found on historic building(s) within the Streetscape or character area.

Point 4. The historic rhythm of this section of Woodside Avenue will not be affected by the addition of this feature to 243 Woodside as it is not visible from the two historic houses at 149 and 311. In addition, it is not visible from any location north of 245 and south of 225 Woodside.



Framed feature on 243 Woodside is not visible from road adjacent to 149 Woodside. The stone garage walls and deck of 225 Woodside and the curve of the hill completely obscure the framed feature.



Framed feature on 243 Woodside is not visible from the road adjacent to 315 Woodside



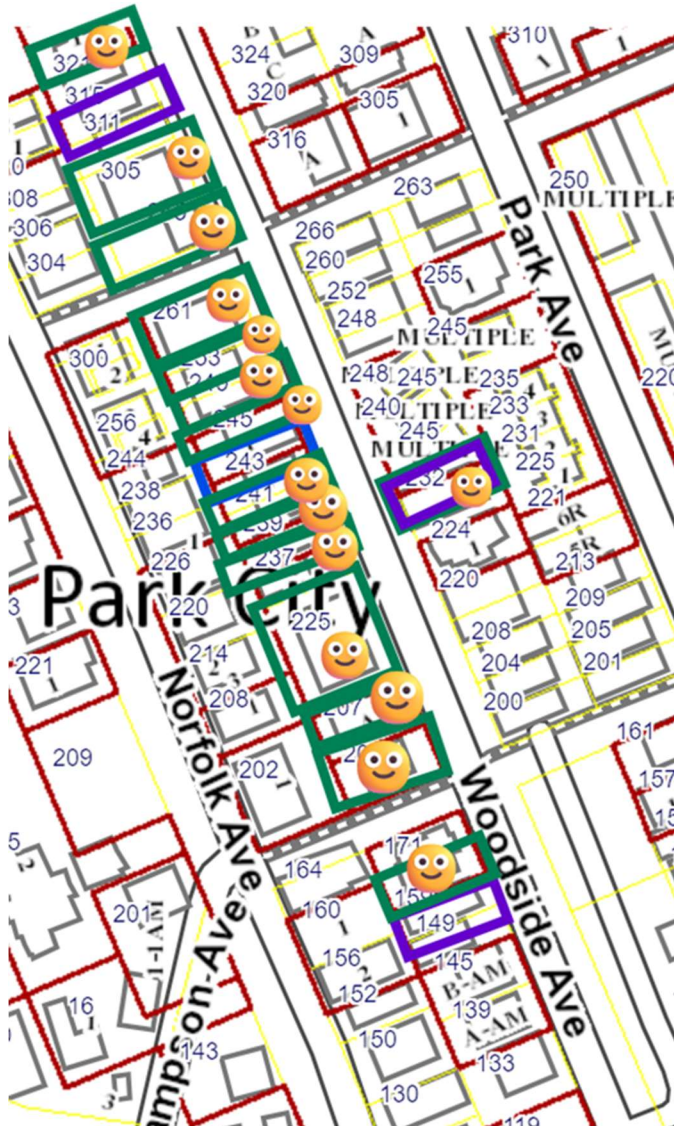
Photo from Google Street View

Framed feature of 243 Woodside would not be visible from adjacent to 225 Woodside, can just see the stairs of 245 Woodside which are some 15' in front of the framed feature on 243 Woodside.



Framing of feature on 243 Woodside barely visible from road adjacent to northern boundary of 245 Woodside as 245 Woodside stairs and deck completely obscure the framed feature, the 245 Woodside stairs extend some 15' past the end of the framed feature.

Point 5. There is no “in fill” land remaining in the stretch of Woodside Ave between the two nearest uphill historic homes, so others are not able to make as clear an argument that “most of neighbors” have this feature



Addendum 1

Excerpts from **TECHNICAL MEMORANDUM**

To: Rebecca Ward, Assistant Planning Director Park City Municipal Corporation, Planning Department 445 Marsac Avenue Park City, Utah 84060 *Submitted via email: rebecca.ward@parkcity.org*

From: Christina Olson, Lead Architectural Historian

Date: July 17, 2023

Re: Porches, Balconies, and Decks – Appropriate Dimensions and Compatibility SWCA Project No. 00026949-005-SLC,

Historic Context

A porch is defined as a “structure attached to a building to shelter an entrance or to serve as a semi-enclosed space; usually roofed and generally open sided” (Harris 1983). As a result of their functionality, porches are a perennial feature of architecture, ranging in form from a simple entry cover on a basic dwelling to an elaborate entranceway on a formal or commercial building. Within the Park City historic districts, porches occur on the first and second levels of buildings and are covered structures.

...

Photographs of Park City during the late nineteenth and early twentieth century captured both the form and detailing of typical porches during that time. Residential porches off the first story were generally modest in design, had floors slightly above grade or at grade, and were often built into a corner between a projecting bay and the primary elevation of houses with L- or T-shaped plans. Sometimes porches would run the length of the primary elevation and occasionally wrap around the primary elevation and a side elevation. Roof covering was generally a simple extension of the eaves of the primary elevation or the floor of a second-story porch (Figure A-3–5).

...

Several short notices in the *Park Record* from the 1880s indicate that porches were often added to existing residential and commercial buildings.

... “Mr. G.W. Dressler is building a large addition to his residence on the north, putting a porch on the front and otherwise improving the property,” and “Aug H. Puelling our enterprising baker has been putting a new porch the front of his building this week. It makes quite an improvement in the building” (*Park Record* 1884).

Form and Dimensions

... Although there are no specifications for porch size or shape within the LMC, Sanborn fire insurance maps and existing historic residential porches in the historic districts indicate **typical** porch dimensions as follows. Overall porch depths tend to be between 4 and 5 feet deep, with an average length of 12 feet for corner porches on houses with L- or T-shaped plans, a maximum length of 35 feet for those along a primary elevation, and a maximum length between 25 and 35 feet for those wrapping around the primary and side elevations (Sanborn Map Company 1889, 1907). Regardless of size, porches are **typically** covered, and this covering is often a shed or hipped roof in form.

Balconies

Historic Context

A balcony is defined as “a projecting platform on a building – sometimes supported from below, sometimes cantilevered – enclosed with a railing or balustrade” (Harris 1983). Balconies are constructed at the second story or higher and are typically accessed from inside of the house rather than from ground level, apart from emergency egress, such as fire escapes. Balconies **typically** have no roof. Within the Park City historic districts, balconies occur on upper levels (second story or above) and are uncovered.

While the presence of balconies on residential structures within Park City during the period of significance is **likely**, the lack of photographic evidence or information available through the Sanborn maps indicates that they were rare. ...

Form and Dimensions

Historic residential balconies were likely scaled to single-family dwellings present during the period, mimicking those of porches: 4 to 5 feet deep, with an average length of 12 feet. **Additionally, residential balconies would have been uncovered.**

...

Discussion:

The limitation of the recommendations to what was typical rather than the entirety of the characteristics of what was built during period of significance (1872–1929) in the Mining Boom Era Residences Thematic District unnecessarily limits property owner's rights following the implementation of these guidelines.

The memorandum acknowledges that Balconies were likely on Residential buildings though without any cited photographic evidence goes on to conclude the maximum size and covering of the balconies.

Addendum 2

Variance preparation

LMC § 15-10-8(C)

Variances shall be granted only if all of the following conditions are found to exist:

1. Literal enforcement of the Land Management Code would cause an unreasonable hardship for the Applicant that is not necessary to carry out the general purpose of the Land Management Code;
2. There are special circumstances attached to the Property that do not generally apply to other Properties in the same zone;
3. Granting the variance is essential to the enjoyment of a substantial Property right possessed by other Property in the same zone;
4. The variance will not substantially affect the General Plan and will not be contrary to the public interest; and
5. The spirit of the Land Management Code is observed and substantial justice done.

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

=> Literal enforcement of the LMC would result in the requested feature being approved, however PC Planning's indications to date are stating this feature does not comply with the LMC, and this conclusion leads to unnecessary hardship for the Applicant as 90% of neighbors have the feature, and this conclusion is not necessary to carry out the general purpose of the LMC, being to "preserve character of the Historic residential Areas of Park City" as this feature is totally in character with the neighborhood, and barely visible.

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

- ⇒ This feature on 243 is barely visible from either side due to the extensive stairs and deck on 245 Woodside, and the garage and deck on 225 Woodside/
- ⇒ There is no “in fill” land remaining in the stretch of Woodside Ave between the two nearest uphill historic homes, so others are not able to make as clear an argument that “most of neighbors” have this feature

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

- ⇒ 90% of neighbors have this feature
- ⇒ The importance of this feature is demonstrated in these comments:
 - a) 241 Owner Joan Chartier when asked what she would do differently if designing her house from scratch “increase size of front deck”
 - b) 245 Woodside front deck is the feature photo on VRBO listing and listing states “After a long day on the slopes, take in the views from one of the best decks in Old Town, ..”



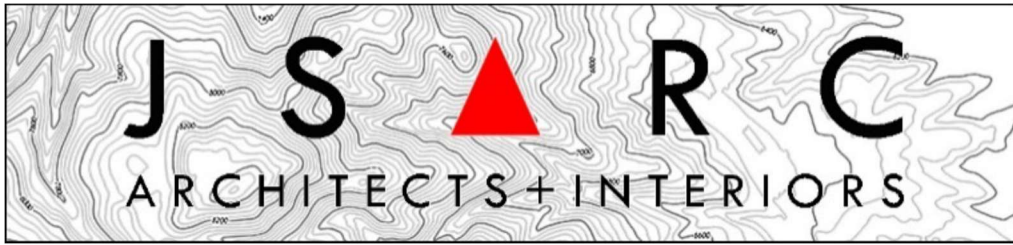
- c) The 2023 Technical memorandum also notes comments from Park Record in 19th century: “Mr. G.W. Dressler is building a large addition to his residence on the north, putting a porch on the front and otherwise improving the property,” and “Aug H. Puelling our enterprising baker has been putting a new porch the front of his building this week. It makes quite an improvement in the building” (Park Record 1884).
4. The variance will not substantially affect the General Plan and will not be contrary to the public interest;
- ⇒ A 3’11” extension in a barely visible place will not materially nor substantially affect the General Plan
 - ⇒ As it is barely visible, it will not be contrary to the public interest
5. The spirit of the Land Management Code is observed and substantial justice done.
- ⇒ The spirit of the Land Management Code is “preserve and maintain historic district character” and complement existing historic houses, not to require owners to design to imitate how the existing historic houses were originally built
 - ⇒ The Consultant technical memorandum “Porches, Balconies, and Decks – Appropriate Dimensions and Compatibility SWCA Project No. 00026949-005-SLC” is an overreach vs the Land Management code, and is itself not in the spirit of the LMC
 - ⇒ Substantial justice will be done, by approving the feature that 90% of neighbors have already.

[illegible]

SQUARE FOOTAGE CALCULATIONS			
NICH		BUDGET - RECTOR	
1ST FLOOR AREA	1,675.00 SQ. FT.	1ST FLOOR AREA	2,844.00 SQ. FT.
2ND FLOOR AREA	2,075.00 SQ. FT.	2ND FLOOR AREA	3,737.00 SQ. FT.
MULTIPLY BY TOTAL FLOORS	1.000	2ND FLOOR AREA	855.00 SQ. FT.
2ND FLOOR AREA	2,075.00 SQ. FT.	2ND FLOOR AREA	750.00 SQ. FT.
3RD FLOOR AREA	2,075.00 SQ. FT.	4TH FLOOR AREA	476.00 SQ. FT.
4TH FLOOR AREA	855.00 SQ. FT.	TOTAL AREA	2,287.00 SQ. FT.
5TH FLOOR AREA	855.00 SQ. FT.		
6TH FLOOR AREA	476.00 SQ. FT.		
TOTAL FLOOR AREA	2,717.00 SQ. FT.	NICH AREA AREA DERIVED BY NICH	
GRASSY YARD AREA	225.00 SQ. FT.		
GRASSY YARD AREA	225.00 SQ. FT.		
GRASSY YARD AREA	184.00 SQ. FT.		
4TH FLOOR PATIO AREA	196.00 SQ. FT.	BUDGET - RECTOR AREA AREA CALCULATED BY TOTAL FLOORING GRASSY + VERANDAH	
GRASSY YARD AREA	224.00 SQ. FT.		
GRASSY YARD AREA	22.00 SQ. FT.		

SITE PLAN WITH 2ND LEVEL
SCALE: 1/8" = 1'-0"

Addendum 4:



To: Park City Planning Department: 12.20.24

Attn: Lillian Zollinger

Subject: Historical precedent and building scale in regards to deck size.

243 Woodside Ave. Park City, Ut 84060

Lillian,

We are requesting approval to adjust the depth of the planned porch from 6 feet to 10 feet for the project currently under construction at 243 Woodside Ave. This change would be in accordance with municipal code 15-13-8b2i which states:

Porches

Porches shall be used to define front entrances. Porches typically cover the entrance, and usually extend partially or fully across the main façade. Over-scaled, monumental and under-scaled entries shall be avoided.

Porches on primary and secondary facades shall be compatible with a building's style and shall respect the scale and proportions found on historic buildings in the s. (SIC)

The height of porch decks shall be similar to those found on historic building(s) in the Historic District.

Locate porches on new infill construction in a way that follows the predominant pattern of historic porches along the street, maintaining traditional setbacks, orientation of entrances, and alignment along the Streetscape or character area to reinforce the visual rhythm of the buildings and site elements.

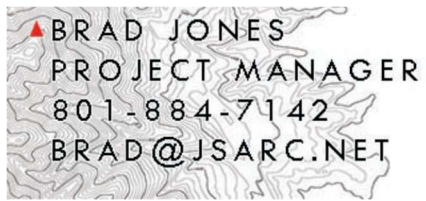
The height of porch decks shall be similar to those found on historic building(s) within the Streetscape or character area.

Porch columns and railings shall be simple in design and utilize square or rectangular shapes. If balusters are used, they should be no more than two inches square. Columns should be a minimum of four inches and a maximum of eight inches square.

We are including a survey of the site completed in 2004 that indicates that the historic structure located on this lot featured a porch of similar or greater depth in the front of the property. We are also including a replat document from 2010 that required the existing house to be demolished and that the new house must be constructed to preserve the historic form of the prior house. Additionally, we have completed an analysis of similar buildings on Woodside Ave. There are several historic properties that show the proposed adjustment of the porch would better fit the historic language of Woodside. The list of historic properties with similar porch conditions can be found below:

1. 401 Woodside Ave
2. 429 Woodside Ave
3. 481 Woodside Ave
4. 501 Woodside Ave
5. 505 Woodside Ave
6. 543 Woodside Ave
7. 615 Woodside Ave
8. 627 Woodside Ave
9. 633 Woodside Ave
10. 733 Woodside Ave
11. 823 Woodside Ave
12. 835 Woodside Ave
13. 839 Woodside Ave
14. 901 Woodside Ave
15. 909 Woodside Ave
16. 1007 Woodside Ave
17. 1027 Woodside Ave
18. 1045 Woodside Ave

Please feel free to reach out if you have any comments or questions in regards to this request.





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TECHNICAL MEMORANDUM

To: Rebecca Ward, Assistant Planning Director
Park City Municipal Corporation, Planning Department
445 Marsac Avenue
Park City, Utah 84060
Submitted via email: rebecca.ward@parkcity.org

From: Christina Olson, Lead Architectural Historian

Date: July 17, 2023

Re: **Porches, Balconies, and Decks – Appropriate Dimensions and Compatibility**
SWCA Project No. 00026949-005-SLC

OVERVIEW

Historic character is one of four core values outlined in the *Park City General Plan* (Park City Planning Department 2014). Park City's historic character is defined by more than 400 historic sites, including two National Register Historic Districts (Park City Planning Department 2022). The Main Street Historic District was listed in the National Register of Historic Places in 1979, and the Mining Boom Era Residences Thematic District, which comprises historically significant residential structures built during the mining boom period of 1872 to 1929 (period of significance), was listed in 1984 (Park City Planning Department 2022).

Park City has pursued protection of the city's historic resources through local designations on their Historic Site Inventory and through Historic District Design Guidelines (design guidelines), initially adopted in 1983. In 2009, Park City completed a total update of the regulating documents for the historic districts, including an updated Historic Site Inventory, new design guidelines, and amendments to the Land Management Code (LMC). The design guidelines were updated again and incorporated into the LMC in 2019 (Park City Planning Department 2022). As requested by the Park City Planning Department, SWCA Environmental Consultants (SWCA) has drafted this technical memorandum outlining best practices regarding dimensions and compatible design, as appropriate to the design guidelines and the LMC, for commercial and residential porches, balconies, and decks to assist the Planning Department's Design Review Team in the Historic District Design Review process. Although the LMC provides some direction regarding historically compatible porches, balconies, and decks, the purpose of this technical memorandum is to review those guidelines and provide clarification and supplemental guidance.

Porches

Historic Context

A porch is defined as a “structure attached to a building to shelter an entrance or to serve as a semi-enclosed space; usually roofed and generally open sided” (Harris 1983). As a result of their functionality, porches are a perennial feature of architecture, ranging in form from a simple entry cover on a basic dwelling to an elaborate entranceway on a formal or commercial building. Within the Park City historic districts, porches occur on the first and second levels of buildings and are covered structures.

Residential porch forms in Park City dating to the late nineteenth and early twentieth centuries tended to be modest in both style and size, similar to the houses they fronted. As illustrated in an 1889 Sanborn fire insurance map, most dwellings on a typical block, such as one along Woodside, Park, and Marsac avenues, had porches attached to the primary façade (Figure A-1 in Appendix A). Even after the Great Fire of 1898, houses continued to be equipped with simple porches, as seen on a 1907 Sanborn fire insurance map (Figure A-2).

Photographs of Park City during the late nineteenth and early twentieth century captured both the form and detailing of typical porches during that time. Residential porches off the first story were generally modest in design, had floors slightly above grade or at grade, and were often built into a corner between a projecting bay and the primary elevation of houses with L- or T-shaped plans. Sometimes porches would run the length of the primary elevation and occasionally wrap around the primary elevation and a side elevation. Roof covering was generally a simple extension of the eaves of the primary elevation or the floor of a second-story porch (Figure A-3–5).

Additionally, second-story porches on residential structures tended to be tucked into the L- or T- shaped of the house plan over a first-story porch. The Durkin Boarding House (Centennial House) at 176 Main Street and the Alaska Boarding House at 125 Main Street both had second-story porches constructed over corner front porches tucked into the L-shaped building plans (Figure A-6–7; Park City Museum 2023; Preservation Solutions/Park City Municipal Corporation 2008a, 2008b). Roofs over second-story porches were often an extension of the main roof.

On commercial buildings, porches were most common on the second story, running along the length of the front elevation. The Park City Hotel had full-length, second-story porch across its front elevation, and the Park City Union Pacific Depot has a covered balcony constructed over the original front entry portico (Figure A-8–9; Park City Museum 2023; Preservation Solutions/Park City Municipal Corporation 2008c).

Several short notices in the *Park Record* from the 1880s indicate that porches were often added to existing residential and commercial buildings. Mention of a residential porch addition in Park City appeared as a local announcement in 1881: “Mrs. Boume has put down a porch in front of her boarding house and filled in around it with gravel” (*Park Record* 1881). Several years later, two local announcements on the same day captured the construction of porch additions at that time: “Mr. G.W. Dressler is building a large addition to his residence on the north, putting a porch on the front and otherwise improving the property,” and “Aug H. Puelling our enterprising baker has been putting a new porch the front of his building this week. It makes quite an improvement in the building” (*Park Record* 1884). Additionally, early entries in the *Park Record* indicate that second-story porches associated with commercial buildings were often used to stage public entertainment and concerts (*Park Record* 1882, 1887).

Form and Dimensions

Historic residential porch forms associated with the period of significance and associated with the Park City historic districts typically consist of simple designs ranging from basic entry coverings to linear porches attached to the primary elevation and occasionally wrapping around the primary and side elevations; additionally, porches are on the first or second level of the building. Although there are no specifications for porch size or shape within the LMC, Sanborn fire insurance maps and existing historic residential porches in the historic districts indicate typical porch dimensions as follows. Overall porch depths tend to be between 4 and 5 feet deep, with an average length of 12 feet for corner porches on houses with L- or T-shaped plans, a maximum length of 35 feet for those along a primary elevation, and a maximum length between 25 and 35 feet for those wrapping around the primary and side elevations (Sanborn Map Company 1889, 1907). Regardless of size, porches are typically covered, and this covering is often a shed or hipped roof in form.

Historic commercial porch forms associated with the period of significance are typically found on the primary elevation at the first or second level of the building and run the length of the elevation. Again, there are no specifications for porch size or shape within the LMC; however, based on Sanborn fire insurance maps, typical dimensions for commercial porches were 30 to 40 feet in length and roughly 10 feet deep. Historic photographs and exiting porches within the historic districts, coverings ranged from simple shed roofs to gabled roofs with decorative detailing, such as on the Union Pacific Depot (Park City Museum 2023; Preservation Solutions/Park City Municipal Corporation 2008c; Sanborn Map Company 1889, 1907).

Balconies

Historic Context

A balcony is defined as “a projecting platform on a building – sometimes supported from below, sometimes cantilevered – enclosed with a railing or balustrade” (Harris 1983). Balconies are constructed at the second story or higher and are typically accessed from inside of the house rather than from ground level, apart from emergency egress, such as fire escapes. Balconies typically have no roof. Within the Park City historic districts, balconies occur on upper levels (second story or above) and are uncovered.

While the presence of balconies on residential structures within Park City during the period of significance is likely, the lack of photographic evidence or information available through the Sanborn maps indicates that they were rare. Based on historic photographs and news clippings, balconies within Park City during the period of significance were evident primarily on commercial buildings, such as the Salt Lake House balcony, which was cantilevered over the sidewalk and supported with wooden posts (Figure A-10; Park City Museum 2023). Early entries in the *Park Record* indicate that balconies associated with commercial buildings were often used for public oration (*Park Record* 1895).

Form and Dimensions

Historic residential balconies were likely scaled to single-family dwellings present during the period, mimicking those of porches: 4 to 5 feet deep, with an average length of 12 feet. Additionally, residential balconies would have been uncovered.

Historic commercial balconies were typically scaled for public use, taking up a substantial portion or spanning the length of the front elevation of the building, and were not covered. Typically commercial balconies mimicked commercial porches in dimension, being 30 to 40 feet in length and approximately 10 feet deep (Sanborn Map Company 1889, 1907).

Decks

Historic Context

Decks are typically built at ground level or slightly raised on piers and are usually constructed off the rear of a house, providing access between the back door and yard. Raised decks may reach the second story of a house, resembling a balcony, but generally still have ground level access by stairs or an elevated walkway. Decks may also appear as rooftop structures. Decks are open structures without roofs, may or may not have railings, and are designed for use as exterior living space.

Across the United States in the early twentieth century, decks sometimes appeared at the rear of houses as simple, utilitarian platforms, typically constructed of wood (Odom 2016). While early Sanborn maps for Park City do not readily identify any residential decks, they do indicate wooden deck structures at the rear of several commercial buildings leading to ancillary structures, likely privies (Figure A-2; Sanborn Map Company 1907). Although rare, a few commercial buildings may have had roof access and railings to allow for the use of flat rooftop space, much in the same manner as a modern rooftop deck.

It was not until the rise of suburbia in the 1950s and 1960s that decks became a common element of the residential backyard. Prior to World War II, backyards were typically utilitarian in nature, often containing gardens and livestock maintained to support family subsistence; exterior recreation and entertainment space was generally confined to the front porch. By the mid-twentieth century, popular residential design aesthetic, especially that associated with the Ranch style, had shifted exterior recreation and entertainment space from the front (public face) of the house to the rear (private face) of the house and into the backyard, which was largely no longer used for subsistence-level agrarian practices (Odom 2016).

Deck designs evolved with residential housing design in the 1970s and 1980s; by the mid-1980s, decks had become an extension of interior living space rather than an exterior addition to the house. Composite and synthetic decking materials, first available in the 1960s, became common in deck construction by the 1980s (Composite Prime 2022; Odom 2016). Commercial decks, typically constructed after ca. 1980, were typically added to the fronts of historic buildings in Park City, as Main Street lots were fully built out, which limited space for the addition of rear decks.

Form and Dimensions

In general, existing residential decks in the Park City historic districts were constructed after the period of significance for the Main Street Historic District and the Mining Boom Era Residences Thematic District and are not considered contributing characteristics or elements for either district. Additionally, most existing decks were constructed after 1978, outside of the 50-year mark for consideration for National Register of Historic Places eligibility. Dimensionally, decks are greater in depth than porches or balconies but may be similar in length. The form and dimensions for proposed decks within either historic district should be consistent with the LMC and scaled in the same manner as historic porches when visible from the public right-of-way.

GUIDELINES AND INTERPRETATION

Park City's design guidelines are intended to protect the historic character of Park City. The following guidelines regarding porches, balconies, and decks have been written into the LMC (Park City Planning Department 2019). Clarification and supplemental guidance are provided when appropriate.

Porches

15-13-2 Design Guidelines for Historic Residential Sites

A. Universal Design Guidelines

6. *Features that do not contribute to the significance of the site or building and exist prior to the adoption of these guidelines, 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 guidelines.*

Incompatible residential porch designs associated with historic residential sites that were constructed or installed after the period of significance and before the adoption of the design guidelines into the LMC are not appropriate to the historic character of the site or districts. As such, existing designs may remain, but any proposed changes must comply with the current LMC for the historic districts. Proposed designs compatible with historic residential porch forms and dimensions should be consistent with the following:

- Porch depths between 4 and 5 feet.
- Average porch length of 12 feet for corner porches on houses with L- or T-shaped plans.
- A maximum length of 35 feet for porches along a primary elevation.
- A maximum length between 25 and 35 feet for porches wrapping around the primary and side elevations.
- Typical porch coverings should consist of a shed or hipped roof.

B. Specific Design Guidelines

2. Primary Structures

a. Exterior Walls

- (1) *Primary and secondary facade components, such as window/door configuration, wall planes, recesses, bays, balconies, steps, porches, and entryways shall be maintained in their original location on the façade.*

In addition to maintaining historic or historically compatible design and scale, porches associated with historic residential dwellings, either existing or reconstructed, should be maintained in their original location(s) on street-facing and side elevations to be compatible with the LMC for the historic districts. This is true for balconies as well.

- (8) *Avoid interior changes that affect the exterior appearance of primary and secondary facades, including changing historic floor levels, changing windows to doors or doors to windows, and changing porch roofs to balconies or decks. Insulation may be added to increase the energy efficiency of the structure; however, this should be accommodated within the wall system and shall not impact the exterior dimensions of the structure.*

Porches associated with historic residential dwellings that historically did not have second-story porches or balconies over them should maintain the original roof form to be compatible with the LMC for the historic districts. Similarly, balconies should be maintained above residential porches if they were present historically.

Additionally, historic door and window patterns, including dimensions and glazing, associated with residential porches should be maintained or reconfigured to the historic pattern to be compatible with the LMC.

g. Porches

- (1) Preserve and maintain a historic porch by preserving the existing location, form, proportion, details, posts, railing, and stairs.*

Dimensions and scale, including that of architectural detailing, posts, railing, and stairs, of porches associated with historic residential dwellings should be consistent with those characteristics of either the Main Street Historic District or the Mining Boom Era Residences Thematic District, and appropriate to the period of significance (1872–1929).

- (2) Repair deteriorated historic elements of the porch. Replacement porch elements are allowed only when it can be shown that the historic elements are no longer safe and/or serviceable and cannot be repaired to a safe and/or serviceable condition. Replacement elements shall exactly match the historic elements in size, dimensions, form, profile, and material.*

In-kind replacement material is the most compatible, although substitute decking materials may be used (see 15-13-3 B.2.g[3], below). The design, dimension, and scale of historic elements must be maintained.

- (3) Substitute decking materials such as fiber cement or plastic-wood composite floorboards shall not be used unless they are made of a minimum of 50% recycled and/or reclaimed materials. In addition, the applicant must show that the physical properties of the substitute material—expansion/contraction rates, chemical composition, stability of color and texture, compressive or tensile strength—have been proven to not damage or cause the deterioration of adjacent historic material.*

The design, dimensions, and scale of historic elements must be maintained when using substitute decking materials to be in compliance with the LMC.

- (4) It may be appropriate, in some cases, to reconstruct historic porches. Replacement porches shall be constructed of materials and in styles that are compatible with the structure to which they are attached. When possible, the reconstructed porch shall be based on physical or documentary evidence; when no such evidence exists, the design shall be based on historic porches found on comparable historic structures.*

Based on available photographic evidence and Sanborn fire insurance maps, historic porches were typically constructed of wood with minimal ornamentation. When ornamental elements were present, they generally consisted of turned wood posts, brackets, and spindle work or bargeboard along the porch eaves. Compatible reconstructions should closely approximate historic materials, design, and scale for which there is ample photographic evidence in Park City.

- (5) *While modifications to porch posts and balustrades may be necessary to meet current code requirements, these elements shall not be substantially different in size and proportion than those seen historically.*

Necessary modifications to porches and porch elements associated with historic residential dwellings should closely approximate the historic scale of residential dwellings to maintain compatibility with the LMC. It is often possible to retain the historic posts, railings, and balustrades while adding height to railings or introducing additional elements between balusters to meet code.

- (6) *It is not appropriate to add decorative porch elements that are not known to have been used on a particular historic structure or on similar historic structures.*

Replacement of porch elements or reconstruction of residential porches on historic structures should be based on documentary evidence or closely approximate the design, materials, and scale of historic porches on similar structures in the historic districts.

15-13-3 Design Guidelines for Historic Commercial Sites

A. Universal Design Guidelines

6. *Non-historic alterations that have been made to elements of a property, such as window replacements, eave enclosures, or porch element substitutions, that are in place prior to the adoption of these Design Guidelines may be maintained. However, if additional alterations to these elements are proposed, the elements must be brought into compliance with these Design Guidelines.*

Incompatible porch designs associated with historic commercial sites that were constructed or installed after the period of significance and before the adoption of the design guidelines into the LMC are not appropriate to the historic character of the site or districts. As such, existing designs may remain, but any proposed changes must comply with the current LMC for the historic districts. Proposed designs compatible with historic commercial porch forms and dimensions should be consistent with existing historic commercial building porches, those identified through photographs of commercial buildings during the period of significance, and those identified on Sanborn fire insurance maps.

B. Specific Design Guidelines

2. Primary Structures

b. Exterior Walls

- (1) *Primary and secondary facade elements, such as window/door configuration, wall planes, recesses, bays, balconies, steps, porches, and entryways shall be preserved and maintained in their original location on the façade.*

In addition to maintaining historic or historically compatible design and scale, porches associated with historic residential dwellings, either existing or reconstructed, should be maintained in their original location(s) on street-facing and side elevations to be compatible with the LMC for the historic districts. This is true for balconies as well.

- (8) Interior changes that affect the exterior appearance of primary and secondary facades, including changing historic floor levels windows to doors or doors to windows, and porch roofs to balconies or decks, shall be avoided.*

Porches associated with historic commercial buildings, which historically did not have second-story porches or balconies over them, would maintain the original roof form to be compatible with the LMC for the historic districts. Additionally, historic door and window patterns, including dimensions and glazing, associated with commercial porches would be maintained or reconfigured to the historic pattern to be compatible with the LMC.

d. Storefronts

- (1) Primary and secondary facade elements, such as window/door configuration, wall planes, recesses, bays, balconies, steps, porches, and entryways shall be maintained in their original location on the façade.*

Porches associated with historic commercial buildings, either existing or reconstructed, would be maintained in their original location(s)—in addition to design and scale—on street-facing and side elevations to be compatible with the LMC for the historic districts. This is true for balconies as well.

15-13-4 Guidelines for Relocation and/or Reorientation of Intact Buildings or Structures

B. Panelization

3. Reconstruction

- d. Reconstruction shall include recreating the documented design of exterior features such as roof shape, architectural detailing, windows, entrances and porches, steps and doors, and the historic spatial relationships.*

Reconstruction of historic porches must maintain historic placement, scale, and design to be compatible with the LCM, and must be based on documentary evidence.

15-13-8 Design Guidelines for New Residential Infill Construction in Historic Districts:

A. Universal Design Guidelines

- 2.** *New infill residential buildings shall not directly imitate existing historic structures in Park City. Roof pitch, shape and configuration, as well as scale of building elements found on Historic Sites may be duplicated, but building elements such as moldings, cornice details, brackets, and porch supports shall not be directly imitated. Reconstruction of non-surviving historic buildings is allowed.*

While porches associated with new residential construction should not mimic historic styles, they should maintain the size, scale, proportion, and basic design elements of historic porches. Typically, historic porches constructed during the period of significance have the following form and dimensions:

- Porch depths between 4 and 5 feet.

- Average porch lengths of 12 feet for corner porches on houses with L- or T-shaped plans.
 - A maximum length of 35 feet for porches along a primary elevation.
 - A maximum length between 25 and 35 feet for porches wrapping around the primary and side elevations.
 - Typical porch coverings would consist of a shed or hipped roof.
 - Typically located to shelter the front door on the first story but may be two stories when compatible with historic precedents and overall new design. A second-story porch may be present without a first-story porch but should be inset into the body of the building and always covered.
6. *Exterior elements—roofs, entrances, eaves, chimneys, porches, windows, doors, steps, garages, etc.—of the new infill residential building shall be of human scale and shall be compatible with neighboring Historic Structures.*

Porches associated with new residential construction should maintain the scale and proportion of historic porches (see 15-13-8 A.2, above).

B. Specific Guidelines

2. Primary Structures

a. Mass, Scale, Height

- (4) *Building features such as upper story windows, porches, and first floor bays shall be aligned with similar historic building features in the Streetscape or character area. Generally, these elements should align in relation to the topography allowing these elements to “step up” or “step down” the block.*

Porches associated with new residential construction should be in the same location as historic porches and be similar in size, scale, and proportion so that they physically align with those on historic buildings (see 15-13-8 A.2, above).

e. Roofs

- (3) *The alignment that is created by similar heights of primary roofs and porches among historic buildings shall be maintained. This similarity of heights in building features contributes to the visual continuity along the Streetscape or character area.*

While porches associated with new residential construction shouldn't mimic historic styles, they should maintain the location, scale, and proportion of historic porches (see 15-13-8 A.2, above). Historic porch roof forms in Park City are typically shed or hipped.

i. Porches

- (1) *Porches shall be used to define front entrances. Porches typically cover the entrance, and usually extend partially or fully across the main façade. Over-scaled, monumental and under-scaled entries shall be avoided.*

To be compatible with the historic character of Park City, porches on new residential infill should be consistent with the historic use as basic entry coverings that also bring a focus to the building's front door. Historic porches were usually linear as well as attached to the primary elevation and occasionally wrapping around the primary and side elevations. Porches associated with new residential construction should be similar in location, scale, and proportion to historic porches (see 15-13-8 A.2, above).

- (2) Porches on primary and secondary facades shall be compatible with a building's style and shall respect the scale and proportions found on historic buildings in the surrounding area.*

While new porches shouldn't mimic the style or design of historic porches, they should be similar in location, size, scale, proportion, and design elements to historic porches (see 15-13-8 A.2, above).

- (3) The height of porch decks shall be similar to those found on historic building(s) in the Historic District.*

Porches associated with new residential construction should be similar in location, size, scale, and proportion to historic porches (see 15-13-8 A.2, above). Historic porch deck heights varied based on topography, especially between uphill and downhill lots, and the height of new porch decks should follow the patterns of the district when no pattern is discernible at the Streetscape or character area level.

- (4) Locate porches on new infill construction in a way that follows the predominant pattern of historic porches along the street, maintaining traditional setbacks, orientation of entrances, and alignment along the Streetscape or character area to reinforce the visual rhythm of the buildings and site elements.*

Porches associated with new residential construction should be similar in location, scale, and proportion to historic porches (see 15-13-8 A.2, above). They should also reinforce a sense of entry on the primary, street-facing façade.

- (5) The height of porch decks shall be similar to those found on historic building(s) within the Streetscape or character area.*

Porches associated with new residential construction should be similar in location, scale, and proportion to historic porches (see 15-13-8 A.2, above). Setbacks may vary depending on the street or even location of the property along the street; new porches should be designed with this in mind. Historic porch deck heights also varied based on topography, especially between uphill and downhill lots, and the height of new decks should follow the patterns of the historic Streetscape or character area when present or otherwise the patterns of the district.

- (6) Porch columns and railings shall be simple in design and utilize square or rectangular shapes. If balusters are used, they should be no more than two inches square. Columns should be a minimum of six inches and a maximum of eight inches square.*

New porch elements are identified here in the LMC to be compatible with the scale of historic porches, referencing the design of historic porch types without mimicking the style.

j. Architectural Features

- (1) Simple ornamental trim and decoration is in character with historic architectural ornamentation and is encouraged. Traditional locations for architectural ornamentation are porches and eaves. Other details, like eave depth, mullions, corner boards, and brackets, that lend character to historic buildings shall be considered.*

New porch elements are identified here in the LMC to be compatible with the scale of historic porches, referencing the design of historic porch types while simplifying it to avoid mimicking the style.

15-13-9 Design Guidelines for Historic Commercial Infill Construction

A. Universal Design Guidelines

- 2. New infill commercial buildings shall not directly imitate existing historic structures in Park City. Roof pitch, shape and configuration, as well as scale of building elements found on Historic Sites may be duplicated, but building elements such as moldings, cornice details, brackets, and porch supports shall not be directly imitated. Reconstructions of non-surviving historic buildings are allowed.*

While porches associated with new commercial construction shouldn't mimic historic styles, they should maintain scale and proportion of historic commercial porches, which were typically 30 to 40 feet in length and 10 feet deep.

- 6. Exterior elements—roofs, entrances, eaves, chimneys, porches, windows, doors, steps, retaining walls, garages, etc.—shall be of human scale and shall be compatible with neighboring Historic Sites.*

While porches associated with new commercial construction shouldn't mimic historic styles, they should maintain the scale and proportion of historic commercial porches.

Balconies

15-13-2 Design Guidelines for Historic Residential Sites

B. Specific Site Design Guidelines

7. Balconies and Roof Decks

- a. New balconies and roof decks on a historic structure shall be visually subordinate to the historic structure from the primary right-of-way. Installing a balcony on a historic structure's primary façade is not allowed, however, a balcony may be considered on a secondary or tertiary façade.*

New balconies (constructed on secondary and tertiary elevations) should be similar in size, scale, and proportion to historic balconies. Typically, historic balconies mimicked historic porches in dimension: between 4 and 5 feet deep, with an average width of 12

feet. Balconies were typically found on commercial buildings and were rear on residential structures during the period of significance, with the exception of a few small, step-out balconies.

- b. A new balcony shall be simple in design and compatible with the character of the historic structure. Simple wood and metal designs are appropriate for residential structures. Heavy timber and plastics are inappropriate materials.*

New balcony elements are identified here in the LMC to be compatible with the scale and materials of historic balconies.

15-13-3 Design Guidelines for Historic Commercial Sites

B. Specific Site Design Guidelines

2. Primary Structures

h. Historic Balconies/Porticos

- (1) Historic balconies, porticos, and their railings and decorative architectural features shall be maintained and preserved.*

Dimensions and scale, including that of architectural detailing, posts, and railings, of balconies associated with historic commercial buildings should be consistent with those characteristics of the Main Street Historic District and appropriate to the period of significance (1872–1929).

- (2) Restoring historic balconies and porticos that have been altered or lost over time is encouraged. On primary façades, in particular, consider reconstructing, based on physical or documentary evidence, historic balconies and porticos that no longer exist.*

Based on available photographic evidence and Sanborn fire insurance maps, historic balconies were typically constructed of wood with minimal ornamentation. Compatible reconstructions would mimic historic materials, design, and scale.

In-kind replacement material is the most compatible, although substitute decking materials may be used (see 15-13-3 B.2.h[4], below). The dimension and scale of historic elements must be maintained.

- (3) Changing the position, proportions, or dimensions of historic balconies or porticos shall be avoided.*

The location, size, scale, and proportion of historic balconies should be maintained.

- (4) Substitute decking materials such as fiber cement or plastic-wood composite floorboards shall not be used unless they are made of 50% recycled and/or reclaimed material. Additionally, the applicant must show that the physical properties—expansion/contraction rates, chemical composition, stability of color and texture, compressive or tensile strength—of the substitute material have been proven to not damage or cause the deterioration of adjacent historic material.*

The dimensions and scale of historic elements must be maintained when using substitute decking materials to be in compliance with the LMC.

15-13-8 Design Guidelines for New Residential Infill Construction in Historic Districts

B. Specific Site Design Guidelines

8. New Balconies and Roof Decks

- i. New balconies and roof decks shall be visually subordinate to the new building and shall be minimally visible from the primary public right-of-way.*

Balconies associated with residential infill should be constructed on secondary and/or tertiary elevations. While new balconies should not mimic historic styles, they should be similar in size, scale, and proportion to historic balconies. Typically, historic balconies were similar to historic porches in dimension: between 4 and 5 feet deep, with an average width of 12 feet.

- j. A new balcony shall be simple in design and compatible with the character of the Historic District. Simple wood and metal designs are appropriate for residential structures. Heavy timber and plastics are inappropriate materials.*

New balcony elements (design and materials) are identified here in the LMC to promote compatibility of historic balconies.

15-13-9 Design Guidelines for Historic Commercial Infill Construction

b. Specific Design Guidelines

2. Primary Structures

i. Balconies and Roof Decks

- (1) New balconies and roof decks shall be visually subordinate to the new building and shall be minimally visible from the primary public right-of-way.*

Balconies associated with commercial infill should be constructed on secondary and/or tertiary elevations. While new balconies should not mimic historic styles, they should be similar in scale and proportion to historic commercial balconies, which typically ran the length of the elevation but were incorporated into the style and design of the building rather than merely tacked on as utilitarian features.

- (2) A new balcony shall be simple in design and compatible with the character of the Historic Districts. Simple wood and metal designs are appropriate for commercial structures. Heavy timber and plastics are inappropriate materials.*

New balcony elements (design and materials) are identified here in the LMC to promote compatibility of historic balconies.

Decks

15-13-2 Design Guidelines for Historic Residential Sites

B. Specific Design Guidelines

6. Decks

- a. *Decks should be constructed in inconspicuous areas where visually minimized from the primary right-of-way, usually on the tertiary façade. If built on a secondary façade of the historic structure, a deck should be screened from the right-of-way with fencing and/or appropriate native landscaping. Decks should be located such that they will not damage or conceal significant historic features or details of the historic structure.*

Decks typically were not present in Park City during the period of significance for either historic district. If present historically, decks were most commonly on the rear (tertiary) elevation. Decks constructed on side (secondary) elevations of new residential structures should be screened with appropriate (native) vegetation or fencing to minimize the visual impact to the associated historic district. Dimensionally, decks are greater in depth than porches or balconies, but may be similar in length. The form and dimensions for proposed decks within either historic district should be consistent with the LMC and scaled in the same manner as historic porches when visible from the public right-of-way.

Historic porches were most often located on the primary elevations of houses but sometimes were present on side or rear façades to shelter secondary doorways. Many of these porches have been removed to make way for additions but, if present, they may be considered an important character-defining feature because of their scarcity. Removing or altering porches in these areas to accommodate decks is strongly discouraged.

- b. *In order to prevent damage to a historic structure, decks shall be constructed to be self-supporting. If the deck cannot be constructed to be self-supporting, decks shall be attached to a historic structure with care so loss of historic fabric is minimized.*

Decks should be constructed in a manner that, if they were to be removed from the historic building, no damage to the historic materials or design would occur.

- c. *Introducing a deck that will result in the loss of a character-defining feature of the historic structure or site, such as a historic porch or mature tree, should be avoided.*

Historic porches were most often located on the facades of houses but sometimes were present on side or rear façades to shelter secondary doorways. Many of these porches have been removed to make way for additions but, if present, they may be considered an important character-defining feature because of their scarcity. Removing or altering porches in these areas to accommodate decks is strongly discouraged. Similarly, decks on any façade should not impact historic trees.

- d. *The visual impact of a deck should be minimized by limiting its size and scale. Introducing a deck that visually detracts from a historic structure or historic site, or substantially alters a historic site's proportion of built area to open space is not appropriate.*

The size and scale of new decks should be similar to historic porches and balconies.

- e. Decks and related steps and railings should be constructed of materials and in styles that are compatible with the structure to which they are attached.*

When possible, decks and related steps and railings should be constructed with wood to maintain material compatibility with the historic character of Park City.

- f. Decking materials such as fiber cement or plastic-wood composite floorboards shall not be used unless they are made of a minimum of 50% recycled and/or reclaimed materials.*

Although not present during the period of significance for the Park City historic districts, decking (or flooring) is relatively unobtrusive and some types of synthetic materials are permissible in place of wood; the historic scale of decking components should be maintained.

7. Balconies and Roof Decks

- c. A roof deck on a new addition shall be visually minimized when viewed from the right-of-way.*

Roof decks should be designed at a scale similar to historic porches and balconies. The use of setbacks from the roof edges and solid railings can help to visually minimize the presence of roof decks.

15-13-3 Design Guidelines for Historic Commercial Sites

B. Specific Design Guidelines

2. Primary Structures

i. Decks, Fire Escapes, and Exterior Staircases

- (1) New decks, fire escapes, and exterior staircases shall be constructed in inconspicuous areas where visually minimized from the primary public right-of-way, usually on the tertiary facade. These features shall be located such that they will not damage or conceal significant historic features or details of the historic structure.*

Because decks, particularly in their current use as a space for leisure and entertaining, were not present historically, the rear (tertiary) elevation is the most appropriate location for a deck to maintain the character of historic commercial streetscapes. Occasionally decks can be constructed unobtrusively on secondary or primary elevations, usually on an upper level if screened by solid railings or setbacks. In these cases, great care is required in siting and design to avoid obscuring or damaging significant historic features.

- (2) The visual impact of a deck, fire escape, or exterior staircase shall be minimized by limiting its size and scale. Introducing a deck, fire escape, or exterior staircase that visually detracts from a historic structure or historic site, or substantially alters a historic site's proportion of built area to open space is not appropriate.*

Historically, the rear (tertiary) elevation is the most appropriate location for a deck on a historic commercial building. Decks should be scaled in the same manner as historic porches and balconies.

- (3) *Introducing a deck, fire escape, or staircase that will result in the loss of a character-defining feature of the historic structure or site, such as a historic porch, shall be avoided.*

Historic porches were most often located on the front elevations of commercial buildings but sometimes were present on side or rear elevations as well to shelter secondary doorways. Many of these porches have been removed to make way for additions but if present, they may be considered an important character-defining feature because of their scarcity. Removing or altering porches in these areas to accommodate decks is strongly discouraged. Similarly, decks on any façade should not impact historic trees.

- (4) *In order to prevent damage to a historic structure, decks, fire escapes, and exterior staircases shall be constructed to be self-supporting. If a deck cannot be constructed to be self-supporting, the deck shall be attached to a historic building with care such that loss of historic material is minimized.*

Decks should be constructed in a manner that if they were to be removed from the historic building, no damage to the historic materials or design would occur.

- (5) *Decks, fire escapes, and related exterior steps and railings should be constructed of materials and in styles that are compatible with the historic building.*

When possible, decks and related steps and railings should be constructed with wood to maintain material compatibility with the historic character of Park City.

- (6) *Decking materials such as fiber cement or plastic-wood composite floorboards shall not be used unless they are made of a minimum of 50% recycled and/or reclaimed material.*

Although not present during the period of significance for the Park City historic districts, decking (or flooring) is relatively unobtrusive and some types of synthetic materials are permissible in place of wood; the historic scale of decking components should be maintained.

4. Additions to Primary Structures

b. General Compatibility

- (6) *No more than fifty (50) feet in width of street front may have the same façade height. On large projects (more than two lots) building heights shall be varied by creating setbacks in the façade, by stepping back upper stories, and by building decks and balconies when it is appropriate to the design.*

When used to create interest and break up the facades of larger additions, decks should still be compatible in size and scale to historic porches and balconies on commercial buildings.

g. New Decks (Not Street Dining Decks)

- (1) *Decks on new additions shall be constructed in inconspicuous areas, usually on a tertiary façade, where the deck is visually minimized from the primary public right-*

of-way. If a deck is built on a secondary façade of a historic structure, the deck shall be screened from the primary public right-of-way with fencing and/or appropriate native landscaping. Decks shall be located where and in a way that will not damage or conceal significant historic features or details of the historic structure.

Decks were not present historically on commercial buildings; therefore, the rear (tertiary) elevation is the most appropriate location for a new deck. Decks should be scaled in the same manner as historic porches and balconies.

- (2) In order to prevent damage to a historic structure, decks shall be constructed to be self-supporting. If a deck cannot be constructed to be self-supporting, the deck shall be attached to a historic structure with care so that loss of historic fabric is minimized.*

Decks should be constructed in a manner that if they were to be removed from the historic building, no damage to the historic materials or design would occur.

- (3) Introducing a deck that will result in the loss of a character-defining feature of a historic structure or site, such as a historic porch or mature tree, shall be avoided.*

Historic porches were most often located on the primary elevations of commercial buildings but sometimes were present on side or rear façades as well to shelter secondary doorways. Many of these porches have been removed to make way for additions but if present, they may be considered an important character-defining feature because of their scarcity. Removing or altering porches in these areas to accommodate decks is strongly discouraged. Similarly, decks on any façade should not impact historic trees.

- (4) The visual impact of a deck shall be minimized by limiting its size and scale. Introducing a deck that visually detracts from a historic structure or historic site, or substantially alters a historic site's proportion of built area to open space, is not appropriate.*

Historically, the rear (tertiary) elevation is the most appropriate location for a deck on a historic commercial building. Decks should be scaled in the same manner as historic porches and balconies. Similarly, decks on any façade should not impact historic open space or spatial relationship between buildings.

- (5) Decks and related steps and railings shall be constructed of material and in styles that are compatible with the structure to which they are attached.*

When possible, decks and related steps and railings should be constructed with wood to maintain material compatibility with the historic character of Park City.

- (6) Decking materials such as fiber cement or plastic-wood composite floorboards shall not be used unless they are made of a minimum of 50% recycled and/or reclaimed material.*

Although not present during the period of significance for the Park City historic districts, decking (or flooring) is relatively unobtrusive and some types of synthetic materials are permissible in place of wood; the historic scale of decking components should be maintained.

- (7) A roof deck on a historic structure or new addition shall be visually minimized when viewed from the primary public right-of-way.*

Although rare, a few commercial buildings historically may have had roof access and railings to allow for the use of flat rooftop space, much in the same manner as a modern rooftop deck. Rooftop decks associated with new commercial buildings should be screened appropriately by setting the deck behind parapet walls or placing the deck back from the front (primary) elevation of the buildings minimize visual impacts to the associated historic district.

15-13-8 Design Guidelines for New Residential Infill Construction in Historic Districts

B. Specific Design Guidelines

7. Decks

- a. Decks shall be constructed in inconspicuous areas where visually minimized from the primary public right-of-way, usually on the tertiary façade. When built on a secondary façade of a new structure, a deck should be screened from the primary public right-of-way with fencing and/or appropriate native landscaping.*

Decks typically were not present in Park City during the period of significance in either historic district. If present historically, decks were most commonly on the rear (tertiary) elevation. Decks constructed on side (secondary) elevations of new residential structures should be screened with appropriate (native) vegetation or fencing to minimize the visual impact to the associated historic district.

- b. The visual impact of a deck should be minimized by limiting its size and scale. Introducing a deck that visually detracts from a new structure, or substantially alters a site's proportion of built area to open space is not appropriate.*

Dimensionally, decks are greater in depth than porches or balconies, but may be similar in length. The form and dimensions for proposed decks within either historic district should be consistent with the LMC, scaled in the same manner as historic porches when visible from the public right-of-way.

- c. Decks and related steps and railings shall be constructed of materials and in styles that are compatible with the structure to which they are attached as well as with the character of the Historic District as a whole.*

When possible, decks and related steps and railings should be constructed with wood to maintain material compatibility with the historic character of Park City.

- d. Decking materials such as fiber cement or plastic-wood composite floorboards shall not be used unless they are made of a minimum of 50% recycled and/or reclaimed materials.*

Although not present during the period of significance for the Park City historic districts, decking (or flooring) is relatively unobtrusive and some types of synthetic materials are permissible in place of wood; the historic scale of decking components should be maintained.

8. Balcony and Roof Decks

- a. A roof deck shall be visually minimized when viewed from the primary public right-of-way.*

Although rare, a few commercial buildings historically may have had roof access and railings to allow for the use of flat rooftop space, much in the same manner as a modern rooftop deck. The form and dimensions for proposed decks within either historic district should be consistent with the LMC and scaled in the same manner as historic porches when visible from the public right-of-way.

15-13-9 Design Guidelines for Historic Commercial Infill Construction

B. Specific Design Guidelines

8. Decks

e. Balconies and Roof Decks

- (1) New balconies and roof decks shall be visually subordinate to the new building and shall be minimally visible from the primary public right-of-way.*

Decks should be scaled in the same manner as historic porches and balconies.

- (3) A roof deck shall be visually minimized when viewed from the primary public right-of-way. Consider minimizing its visual appearance by hiding rooftop decks behind parapets and/or setting rooftop decks back from the primary façade.*

Although rare, a few commercial buildings historically may have had roof access and railings to allow for the use of flat rooftop space, much in the same manner as a modern rooftop deck. Rooftop decks associated with new commercial buildings should be screened appropriately by setting the deck behind parapet walls or placing the deck back from the front (primary) elevation of the buildings to minimize visual impacts to the associated historic district.

f. Decks, Fire Escapes, and Exterior Staircases

- (1) Decks, fire escapes, and exterior staircases shall be constructed in inconspicuous areas where visually minimized from the primary public right-of-way, usually on the tertiary facade.*

Because decks, particularly in their current use as a space for leisure and entertaining, were not present historically, the rear (tertiary) elevation is the most appropriate location for a deck to maintain the character of historic commercial streetscapes. Occasionally, decks can be constructed unobtrusively on secondary or primary elevations, usually on an upper level if screened by solid railings or setbacks. In these cases, great care is required in siting and design to avoid obscuring or damaging significant historic features.

- (2) The visual impact of a deck, fire escape, or exterior staircase shall be minimized by limiting its size and scale. Introducing a deck, fire escape, or exterior staircase that visually detracts from the architectural character of the building, or substantially alters a site's proportion of built area to open space is not appropriate.*

Historically, the rear (tertiary) elevation is the most appropriate location for a deck on a historic commercial building. Decks should be scaled in the same manner as historic porches and balconies.

- (3) Decks, fire escapes, and related exterior steps and railings shall be constructed of materials and in styles that are compatible with the existing building.*

When possible, decks and related steps and railings should be constructed with wood to maintain material compatibility with the historic character of Park City.

- (4) Decking materials such as fiber cement or plastic-wood composite floorboards shall not be used unless they are made of a minimum of 50% recycled and/or reclaimed material.*

Although not present during the period of significance for the Park City historic districts, decking (or flooring) is relatively unobtrusive and some types of synthetic materials are permissible in place of wood; the historic scale of decking components should be maintained.

- (5) Decks shall be constructed in inconspicuous areas where visually minimized from the primary public right-of-way, usually on the tertiary façade. When built on a secondary façade of a new structure, a deck should be screened from the primary public right-of-way with fencing and/or appropriate native landscaping.*

Decks were typically not present in Park City during the period of significance for either historic district. If present historically, decks were most commonly on the rear (tertiary) elevation. Decks constructed on side (secondary) elevations of new commercial buildings should be screened with appropriate (native) vegetation or fencing to minimize the visual impact to the associated historic district.

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APPENDIX A

Historic Maps and Photographs

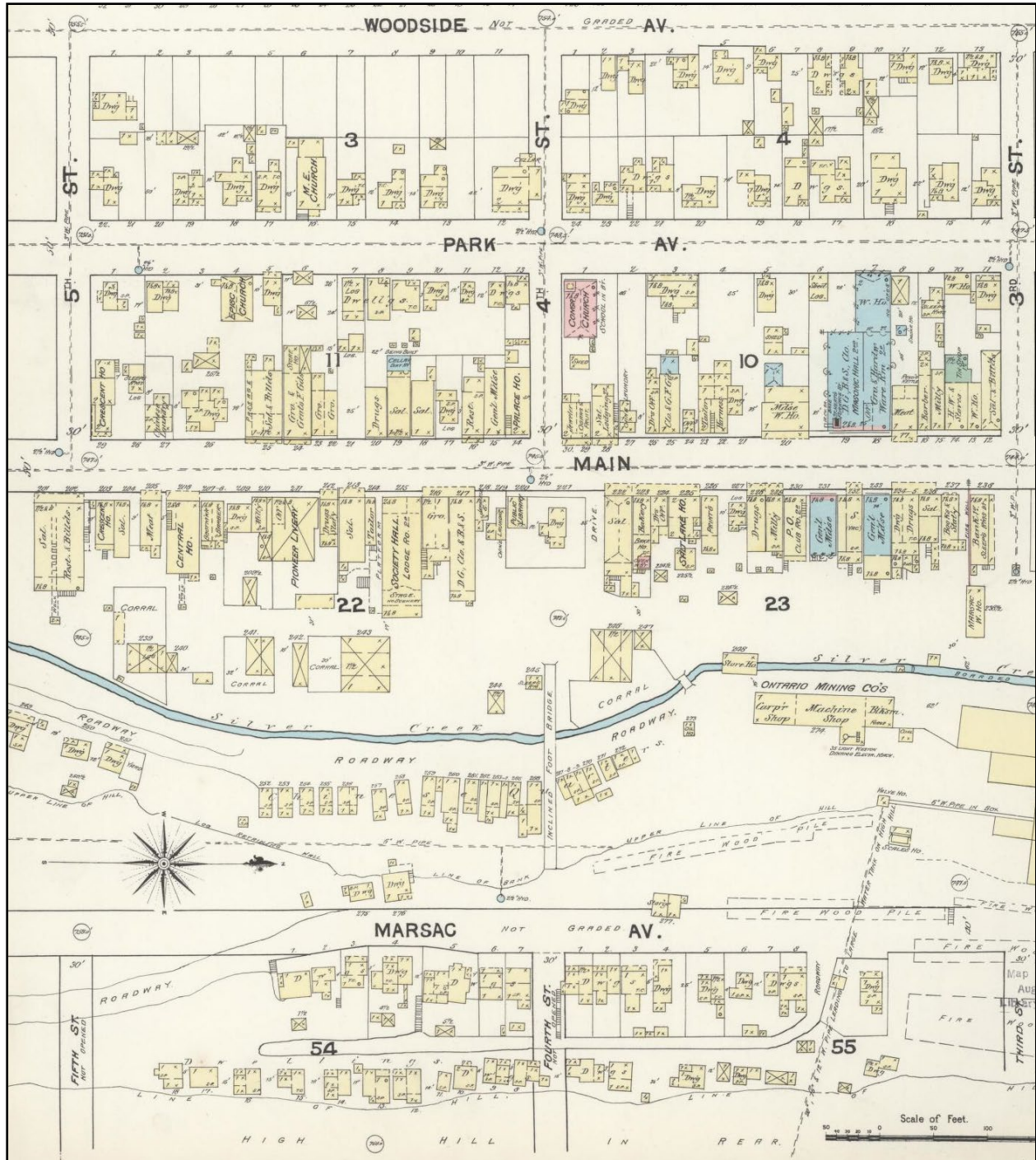


Figure A-1. Dashed lines indicate porches adorning Park City buildings in 1889. Most residential dwellings along Woodside, Park, and Marsac avenues have porches of some form on primary elevations. Additionally, several commercial buildings along Main Street also have porches indicated along their primary elevations (Sanborn Map Company 1889).

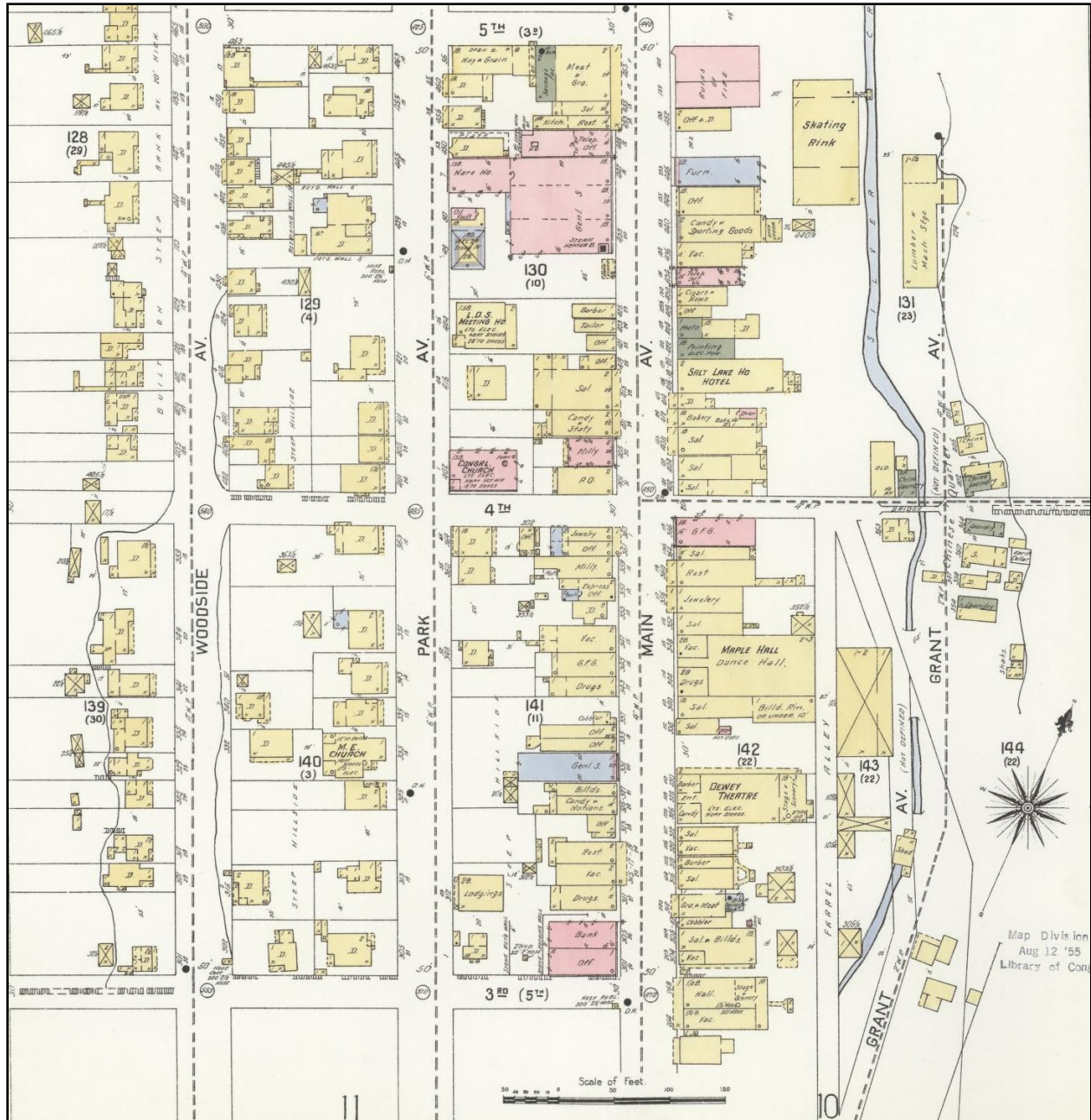


Figure A-2. By 1907, residential porches continued to be popular along Park Avenue and both sides of Woodside Avenue. Several porches are also identified on commercial buildings along Main Street. Additionally, there appear to be deck structures at the rear of 264/268, 316/318, and 320 Main Street (lower right, below the Dewey Theatre), linking the buildings with ancillary structures, likely privies (Sanborn Map Company 1907).



Figure A-3. View of the Upper Town, Park City, ca. 1900 to 1910. Typical one-story residential porches are visible on several structures (Park City Museum 2023).



Figure A-4. Typical one- and two-story residential porches in Park City in the early twentieth century (Marriott Digital Library n.d. [1900]).



Figure A-5. Typical one-story residential porch in Park City, 1904 (Marriott Digital Library 1904).



Figure A-6. A covered two-story porch on the Durkin Boarding House (Centennial House), ca. 1940 (Preservation Solutions/Park City Municipal Corporation 2008b).



Figure A-7. A covered two-story porch on the Alaska Boarding House, ca. 1940 (Park City Museum 2023).

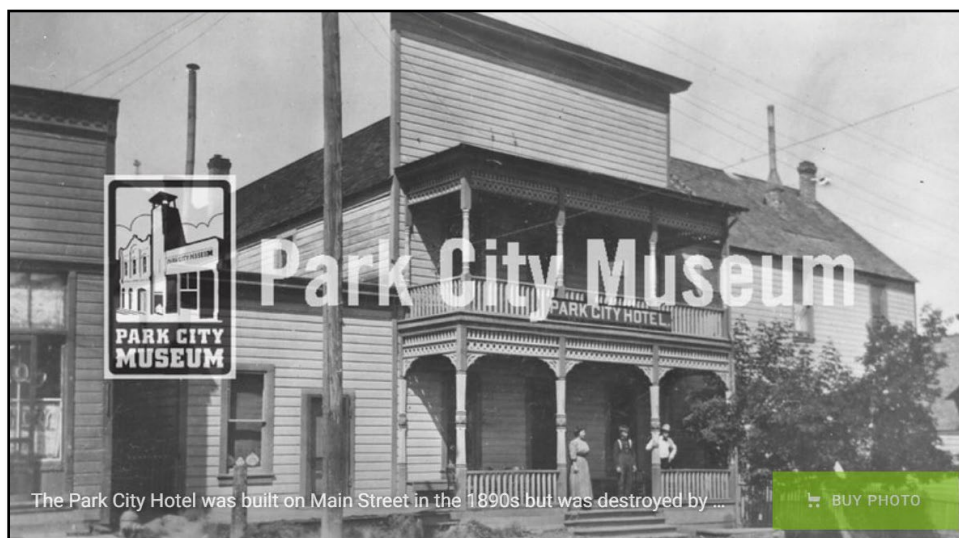


Figure A-8. A two-story porch on the front of the Park City Hotel, ca. 1910 (Park City Museum 2023).



Figure A-9. A covered two-story porch on the Park City Union Pacific Depot, ca. 1910 (Park City Museum 2023).

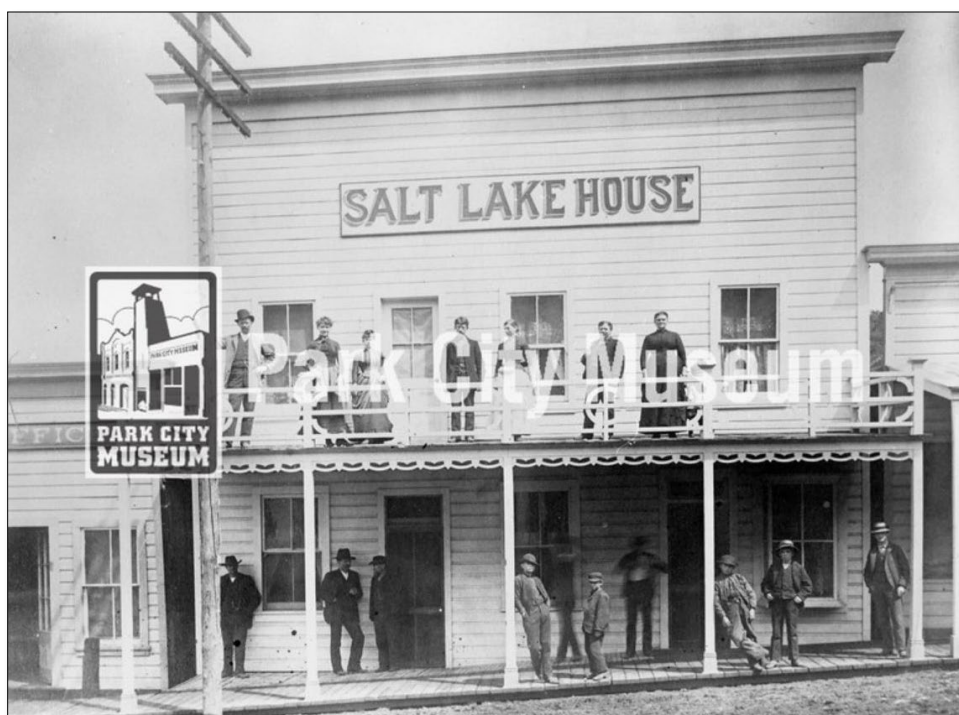


Figure A-10. A covered first-story porch and open second-story balcony on the Salt Lake House, ca. 1884 to 1898 (Park City Museum 2023).