



**PLANNING DEPARTMENT ADMINISTRATIVE PUBLIC HEARING
SUMMIT COUNTY, UTAH
June 5, 2025**

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

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

1. CONTINUATION

- 1.A. **268 Main Street – Administrative Conditional Use Permit** – The Applicant Proposes Installing a Temporary Dining Deck on Main Street to be used for Outdoor Dining. PL-25-06536.
(A) Public Hearing; (B) Continuation to a Date Uncertain

2. REGULAR AGENDA - 12:00PM

- 2.A. **1328 Park Avenue – Historic District Design Review** – The Applicant Proposes to Modify and Expand a Non-Historic Addition on a Landmark Historic Site in the Historic Residential - Medium Zoning District. PL-24-06312.
(A) Public Hearing; (B) Action
- 2.B. **732 Crescent Tram – Subdivision Plat** – The Applicant Proposes to Create One Lot From Metes and Bounds Parcel PC-338-B in the Historic Residential -1 Zoning District. PL-25-05223.
(A) Public Hearing; (B) Action
- 2.C. **732 Crescent Tram – Historic District Design Review** – The Applicant Proposes to Construct a Basement and Rear Addition to a Landmark Historic Structure in the Historic Residential - 1 Zoning District. PL-23-05741.
(A) Public Hearing; (B) Action
- 2.D. **71 Daly Avenue – Extension of Historic District Design Review Approval** – The Applicant Requests a One-Year Extension 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) 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: 268 Main Street
Application: PL-25-06536
Author: Meredith Covey, Planner I
Date: June 5, 2025
Type of Item: Administrative Conditional Use Permit



Recommendation

(I) Open a Public Hearing and (II) continue the item to a date uncertain.

Planning Department Staff Report



Subject: 1328 Park Avenue
Application: PL-24-06312
Author: Lillian Zollinger, Planner III
Date: June 5, 2025
Type of Item: Historic District Design Review

Recommendation

(I) Review the proposal to modify and expand a non-historic addition on 1328 Park Avenue, a Landmark Historic Structure, (II) conduct a public hearing, and (III) consider approving the Historic District Design Review based on the Findings of Fact, Conclusions of Law, and Conditions of Approval outlined in the Draft Final Action Letter (Exhibit A).

Description

Applicant: Tobey M. Ware and Jodi R Ware
Represented by Chad Bollman, J. Ford Construction

Location: 1328 Park Avenue

Zoning District: Historic Residential – Medium

Adjacent Land Uses: Residential, Public Facilities, Recreational Open Space

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

HDDR Historic District Design Review
HRM Historic Residential Medium
LMC Land Management Code
SFD Single-Family Dwelling

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

Summary

The Applicant submitted a Historic District Design Review (HDDR) application to modify and expand an existing non-historic addition on 1328 Park Avenue, a Landmark Historic Structure in the Historic Residential – Medium (HRM) Zoning District. The Applicant proposes constructing a 1,072-square-foot partial basement, partial first, and partial second story addition.

¹ LMC [§ 15-11-12](#)

1328 Park Avenue is an unusual, five-sided, 3,955-square-foot Lot in the HRM Zoning District.



1328 Park Avenue, viewed from Park Avenue, image from Google Maps.



1328 Park Avenue is a Landmark Historic Structure constructed circa 1925. In the 1990s, a non-historic addition was constructed to the rear of the structure. On December 12, 2024, the Planning Director determined the rear addition was a valid Non-Complying Structure because when it was constructed in the 1990s, the LMC did not require a transitional element between the Historic Structure and addition (see Exhibit C).

The Applicant proposes adding a partial first and second story, as well as a partial basement addition to a portion of the non-historic addition. The Applicant proposes restoring historic elements on the Landmark Historic Structure and does not propose removing any historic material or elements.



Existing front elevation plans, provided by the Applicant.



Proposed front elevation, additions approximated and highlighted in orange by staff, plans provided by the Applicant.

Condition of Approval 9 requires the Applicant to update the plans to comply with the required distance between the Historic Structure and addition prior to submitting a building permit.

Analysis

See Final Action Letter, Exhibit A for Analysis.

Department Review

The Planning and Executive Departments reviewed this report.

Notice

Staff published notice on the City's website and posted notice to the property on May 22, 2025. Staff mailed courtesy notice to property owners within 100 feet on May 22, 2025.²

Public Input

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

Alternatives

The Planning Director may:

- Approve the HDDR.
- Deny the HDDR and direct staff to make Findings for the denial.

² LMC [§ 15-1-21](#)

- Request additional information and continue the discussion to date certain.

Exhibits

A: Draft Final Action Letter

B: Proposed Plans

C: Planning Director Non-Complying Determination



Planning Department

June 5, 2025

Tobey M. Ware and Jodi R Ware
1328 Park Avenue
Park City, UT 84060

CC: Chad Bollman, J. Ford Construction

NOTICE OF PLANNING DIRECTOR ACTION

Description

Address: 1328 Park Avenue
Landmark Historic Site

Zoning District: Historic Residential - Medium

Application: Historic District Design Review

Project Number: PL-24-06312

Action: APPROVED WITH CONDITIONS (See Below)

Date of Final Action: June 5, 2025

Project Summary: The Applicant proposes to modify and expand a non-historic addition on 1328 Park Avenue, a Landmark Historic Site.

Action Taken

On June 5, 2025, the Planning Director conducted a public hearing and approved the Historic District Design Review according to the following Findings of Fact, Conclusions of Law, and Conditions of Approval:

Findings of Fact

1. 1328 Park Avenue is an unusual, five-sided, 3,955-square-foot Lot in the Historic Residential Medium (HRM) Zoning District.
2. Land Management Code (LMC) § 15-2.4-2(A)(1) establishes Single-Family Dwellings as an allowed use in the HRM Zoning District.
3. 1328 Park Avenue is a SFD and no changes to the Use are proposed.
4. 1328 Park Avenue is a Landmark Historic Structure constructed circa 1925. In the 1990s, a non-historic addition was added to the rear of the structure.

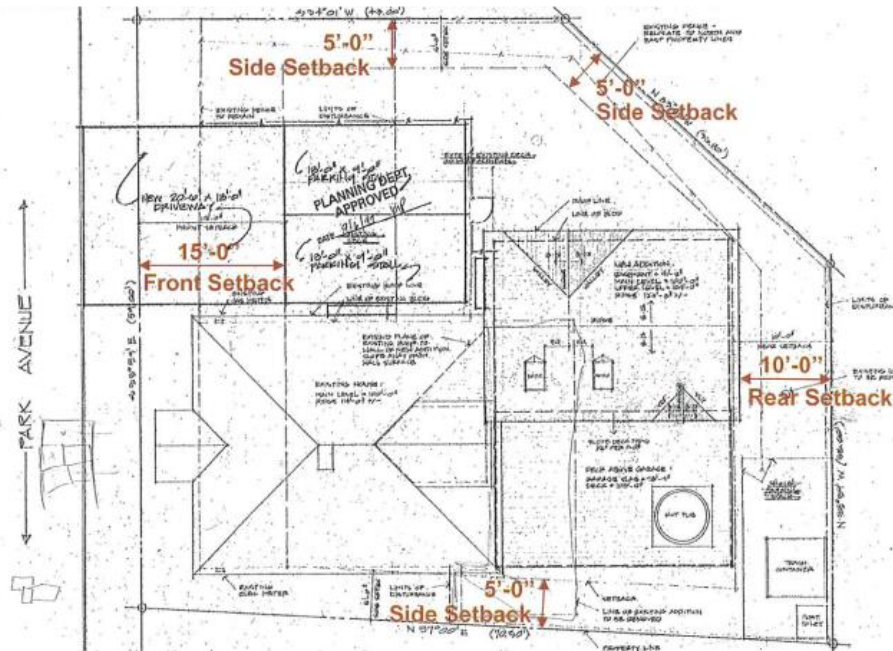


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5. On December 12, 2024, the Planning Director determined the rear addition was a valid Non-Complying Structure because when it was constructed in the 1990s, the LMC did not require a transitional element between the Historic Structure and new construction.
6. The Applicant proposes to modify the non-historic addition by constructing:
 - a partial 514-square-foot basement level addition,
 - a partial 146-square-foot-main level expansion,
 - and a partial 412-square-foot second level expansion.
7. The Applicant proposes to restore non-historic materials on the Historic Structure to a more appropriate material and time by replacing the existing non-historic windows with wood windows, replacing the front door with a more era-compliant style door, and replacing the wood posts on the front entryway with wood brackets to reflect original construction.
8. The proposal to modify and expand a non-historic rear addition, as conditioned, complies with Historic Residential - Medium Zoning District requirements outlined in LMC Chapter 15-2.4.
9. Two of the purposes of the HRM Zoning District are to “encourage new Development along an important corridor that is Compatible with Historic Buildings and/or Structures in the surrounding Area,” and “encourage the rehabilitation of existing Historic Buildings and/or Structures.”
10. LMC § 15-4-17 outlines the Setbacks for an unusual Lot. The 1997 LMC regulated Setbacks for Lots in the HRM District as follows: Front Setback: 15 feet Rear Setback: 10 feet Side Setbacks: 5 feet 12. Under the HRM Zoning District regulations outlined in LMC § 15-2.4-3, the Setback requirements are the same today. The Planning Director determined the Setbacks to be the same as 1997 and to be as follows:



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1997 Building Permit plans with the Setbacks called out by Staff.

11. LMC § 15-2.4-3 outlines the Lot and Site requirements for the HRM Zoning District, described in the table below:

Zoning Requirement	Analysis
Minimum Lot Size – 1,875 square feet for a SFD	Complies: 3,955 square feet
Maximum Lot Size – 3,750 square feet for a SFD	Valid Non-Complying: 3,955 square feet LMC § 15-2.4-4 outlines that Landmark Historic Sites that do not meet the maximum Lot Size are valid Non-Complying.
Minimum Lot Width measured 15 feet back from the Front Lot Line - 37.5 feet	Complies: 37.5 feet
Front Setback – 15 feet	Landmark Historic Structure Valid Non-Complying: two feet, six inches The Landmark Historic Structure encroaches into the Front



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	Setback by 12 feet, six inches. LMC § 15-2.4-4 outlines that Landmark Historic Sites that do not meet Setbacks are valid Non-Complying Structures. Existing and New Addition Complies: 15 feet The proposed modifications are approximately 33 feet from the Front Lot line.
Rear Setback – 10 feet	Complies: 10 feet LMC § 15-2.4-3(E)(4) states the Rear Setback must be open and free of any Structure except: "Roof overhangs and eaves projecting not more than three feet (3') into the Rear Setback." The Applicant proposes roof overhangs that are three feet or less in the Rear Setback.
Side Setbacks – 5 feet each	Complies: 5 feet each The five-sided Lot has three Side Setbacks (north, northeast, and south), pursuant to the 1997 building permit and the Planning Director's Determination dated December 12, 2024. LMC § 15-2.4-3(I)(4) states the Side Setback must be open and free of any Structure except "Roof overhangs and eaves projecting not more than three feet (3') into the Rear Setback." The Applicant proposes roof overhangs that are two feet or less in the Side Setback. LMC § 15-2.4-3(I)(4) states the Side Setback must be open and free of any Structure except "Window wells not exceeding the minimum International Residential Code (IRC) or International Building Code (IBC) requirements for egress may extend not more than four feet (4') into the Side Setback." The Applicant proposes a window well that extends one foot, two inches into the Side Setback. The window well shall be reduced to not exceed the minimum egress



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	required pursuant to the IBC (see Condition of Approval 10).
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12. Pursuant to LMC § 15-2.4-5, the maximum height for any Structure in the HRM Zoning District is 27 feet from Existing Grade. The Applicant proposes adding a second level to the existing non-historic addition to the SFD and increasing a portion of the height to a maximum height of 26.27 feet from Existing Grade.
13. The proposal to modify and expand a non-historic rear addition complies with criteria outlined in LMC Chapter 15-3, *Off-Street Parking*.
14. The driveway for the Landmark Historic Structure is accessed via City property at the rear of the SFD through an Encroachment Permit recorded with Summit County (Entry No. 838315).
15. LMC § 15-3-6(A) requires two parking spaces for a SFD. Parking Spaces within a garage must be at least 11 feet by 20 feet. There is an existing single-car garage that measures 12 feet, eight inches by 21 feet. There is no second parking space. LMC § 15-2.4-4 outlines that Landmark Historic Sites that do not meet parking requirements are valid Non-Complying Structures.
16. The proposal to modify and expand a non-historic rear addition, as conditioned, complies with Historic Regulations outlined in LMC § 15-13-2 *Regulations for Historic Residential Sites*:

B. Specific Regulations

1. Site Design	Analysis of Proposal
a) Building Setback and Orientation LMC § 15-13-2(B)(1)(a) states, “Preserve the original location of the main entry of the historic structure, if extant.	Complies: The Applicant does not propose changes to the setbacks or orientation of the Landmark Historic Structure.
2. Primary Structures	Analysis of Proposal



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a) Exterior Walls – LMC § 15-13-2(B)(2)(a) states, “Preserve and maintain historic exterior materials including wood siding (drop siding, clapboard, board and batten), frieze boards, cornices, moldings, shingles, etc., as well as stone and masonry. Repair deteriorated or damaged historic exterior materials using recognized preservation methods appropriate to the specific material.”	Complies: The Applicant proposes to keep the historic wood siding, to repair as needed, and to repaint.
c) Doors – LMC § 15-13-2(B)(2)(c) states, “When no physical or documentary evidence of original doors exists, replacement doors typically shall be of wood, with or without glazing, and shall complement the style of the historic structure. When replacing non-historic doors, use designs similar to those that were found historically in Park City. Paneled doors were typical and many had a vertical pane of glass. Scalloped, Dutch, and colonial doors, as well as door sidelights are not appropriate on most primary and secondary façades.”	Complies: The Applicant proposes to replace the non-historic front door with a door more reflective of the 1925 era. <i>1940s tax photo from the Historic Site Inventory Form.</i> <i>Proposed front door.</i>



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d) Windows – LMC § 15-13-2(B)(2)(d) states, “Maintain and preserve historic window openings, windows, window surrounds, and decorative window features... replacement windows typically shall be of wood and shall complement the style of the historic structure.”	Complies: The Applicant proposes to preserve all historic window openings and replace the non-historic windows with wood windows.
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- g) Porches – LMC § 15-13-2(B)(2)(g) states, “Preserve and maintain a historic porch by preserving the existing location, form, proportion, details, posts, railing, and stairs. 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.”

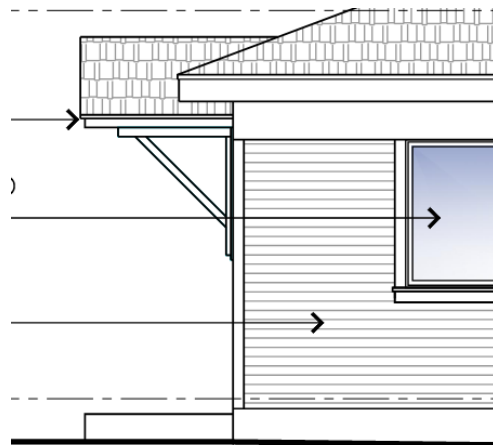
Complies: The Applicant proposes to keep the porch as is and to replace the wood posts with haunches to better reflect the time in which the structure was constructed.



Existing wood posts.



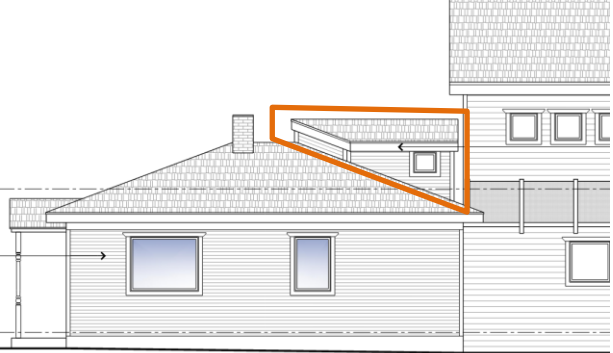
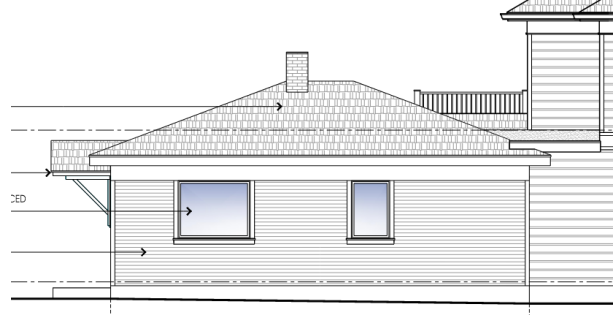
1940s tax photo from the Historic Site Inventory Form.



Proposed wood haunches.



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4. Additions to Primary Structures	Analysis of Proposal
a. Protection for Historic Structures & Sites – LMC § 15-13-2(4)(a) states, “Additions to historic structures shall be considered with caution and shall be considered only on non-character defining facades, usually tertiary and occasionally secondary facades. Additions shall not compromise the architectural character of historic structures. Additions to the primary façades of historic structures are inappropriate. Maintain and preserve additions to structures that are significant to the era/period of restoration.”	Complies: The proposed modifications will not impact the Landmark Historic Structure’s form or materials. The Applicant proposes adding a partial second level and partial basement level to the existing non-historic addition. The Applicant proposes to remove a non-historic structure on the Historic Structure and to return the roof form to its original shape.  <i>Existing south elevation, with the non-historic addition proposed to be removed in orange.</i>  <i>Proposed south elevation (the proposed deck in the background is not proposed to attach to the Historic Structure).</i>
b. Transitional Elements - LMC 15-13-2(B)(4)(b) states, “When an existing non-historic or non-contributory addition is used as a transitional element, the preceding regulations for transitional elements shall not apply.”	Valid, Non-Complying: Pursuant to the Planning Director’s Non-Complying Determination from December 12, 2024, the existing non-historic addition is a Valid, Non-Complying Structure, as it was constructed in 1997 prior to the transitional element requirements.



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- c. General Compatibility – LMC § 15-13-2(4)(c) states, “Large additions (additions with a footprint exceeding 50% of the footprint of the Historic Structure) shall be visually separated from historic buildings when viewed from the public right of way. Where the height of a new addition exceeds the height of the Historic Structure, site topography (e.g., an uphill addition), or both, the addition shall be set away from the historic structure by a minimum of one-half ($1/2$) the length of the least-wide historic elevation adjacent to the historic elevation to which the transitional element is attached. Additions shall complement the visual and physical qualities of the historic building. An addition shall not be designed to be an exact copy of the existing style or imply an earlier period or more ornate style than that of the historic building. The addition shall be a contemporary interpretation of the historic structure’s architecture style. The addition shall not be designed to contrast starkly with the historic structure; an acceptable design shall be compatible in mass, scale, fenestration patterns, and design details. It shall not detract from the Historic District’s or Structure’s historic character. Windows, doors and other features on a new addition shall be designed to be compatible with the historic structure and surrounding historic sites. Windows, doors and other openings shall be of sizes and proportions similar to those found on nearby historic structures. When using new window patterns and designs, those elements shall respect the typical historic character and proportions of windows on the primary historic structure and adjacent historic structures.

See Condition of Approval 8 and 9:

The proposed partial second-level addition behind the Landmark Historic Structure is not attached to the Landmark Historic Structure but is attached to the existing non-historic addition. Since the proposed addition exceeds the height of Historic Structure, pursuant to LMC 15-13-2(4)(c), the second-level addition shall be set back the from the historic structure by a minimum of one-half ($1/2$) the length of the least-wide historic elevation. The least-wide historic elevation measures 24 feet, four inches, therefore the second-level addition behind the Historic Structure shall be set back from the Historic Structure by 12 feet, two inches.

The proposed modifications reflect compatible materials: asphalt shingles, wood siding, and wood windows. The additional windows reflect the 2:1 ratio and respect the solid to void ratio of the Historic District.



Existing west elevation.



Proposed west elevation.



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The solid-to-void relationship and detailing of an addition shall be compatible with the historic structure.”



Existing east elevation.



Proposed east elevation.



Existing north elevation.



Proposed north elevation.



Planning Department



Existing south elevation.



Proposed south elevation.

There are some elements that are designed not reflective of the Historic District. The Applicant shall simplify some of the forms, such as the new front deck, the garage doors, the new rear covered deck, the new rear entrance to reflect the designs of the Historic District.



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6. 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. 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.

See Condition of Approval 11:

The Applicant proposes a deck on the front façade of the non-historic addition. The proposed deck is partially screened from the Right-of-Way by existing trees. The Applicant shall update the deck to include a shed roof to create a second-story porch, which must be reduced to five feet in depth to reflect traditional historic porch depths.



Proposed front elevation with existing vegetation shown by the Applicant.



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9. The Development Review Committee reviewed the proposal on May 20, 2025 and confirmed the proposal complies with their required standards.
10. Staff published notice on the City's website and posted notice to the property on May 22, 2025. Staff mailed courtesy notice to property owners within 100 feet and posted notice to the property on May 22, 2025.

Conclusions of Law

1. The proposal, as conditioned complies with the LMC requirements in Chapter 15-2.4 *Historic Residential Medium District*.
2. The proposal complies with the LMC requirements in Chapter 15-3 *Off-Street Parking*.
3. The proposal, as conditioned, complies with the LMC requirements in Chapter 15-13-2 *Regulations For Historic Residential Sites*.

Conditions of Approval

1. Final building plans and construction details shall reflect substantial compliance with the plans reviewed June 5, 2025, by the Planning Director, pending design modifications conditioned, and as required for this approval. Any changes, modifications, or deviations from the approved design that have not been approved in advance by the Planning and Building Departments may result in a stop work order.
2. If the Applicant does not obtain a building permit within one year of the date of this approval, this 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. Any changes, modifications, or deviations from the approved scope of work, in 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.
5. The property is in the Park City Landscaping and Maintenance of Soil Cover Ordinance (Soils Ordinance), has been issued a Certificate of Compliance, and the proposed work shall comply with that certificate.
6. Any areas disturbed during construction surrounding the proposed work shall be brought back to their original grade. Final Grade shall be within four feet of Existing Grade.



Planning Department

7. Wood shingles are prohibited. The Landmark Historic Structure wood siding shall be painted opaque.
8. Pursuant to LMC § 15-13-2(A)(9) and LMC § 15-13-2(B)(4)(c), the Applicant shall update the plans to simplify the ornate detailing on the new front deck, the garage doors, the new rear covered deck, and the new rear entrance to be more compatible with the Historic District, to not detract from the Historic Structure's historic character, and reflect the era of construction.
9. The second-level addition shall be updated to be set back from the Landmark Historic Structure by at least 12 feet, two inches pursuant to LMC § 15-13-2(B)(4)(c).
10. The Applicant shall update the plans to show the dimensions of the window well in the Side Setback and it shall not exceed the minimum egress required pursuant to the IBC.
11. The Applicant shall update the deck on the front façade of the new proposed addition to include a shed roof and be reduced to five feet in depth to reflect traditional historic porch depths.

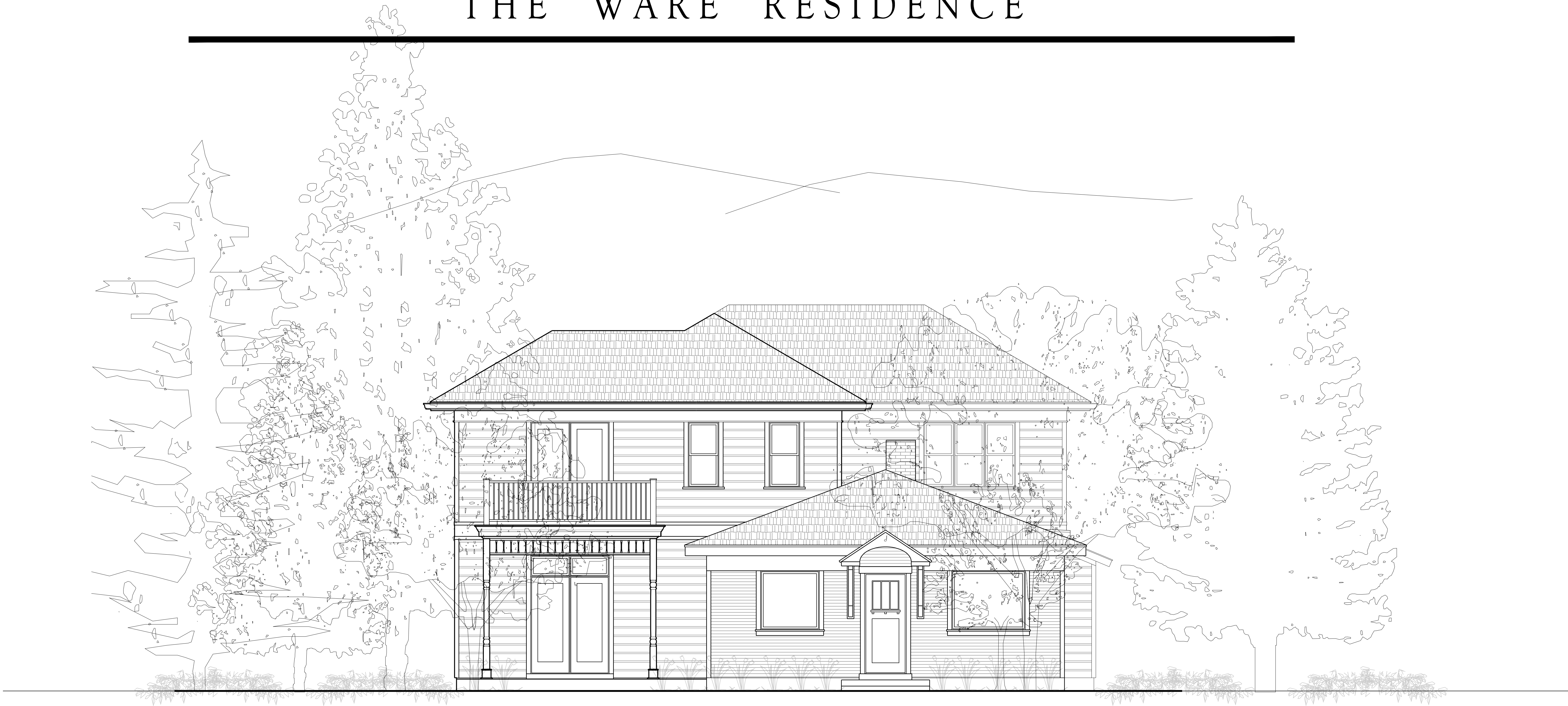
If you have questions or concerns regarding this Final Action Letter, please call 435-615-5068 or email lillian.zollinger@parkcity.org.

Sincerely,

Rebecca Ward,
Planning Director

CC: Lillian Zollinger

THE WARE RESIDENCE



PROJECT INFORMATION

GOVERNING CODE INFORMATION		NOTES	
2021 INTERNATIONAL RESIDENTIAL CODE		SEE PROJECT GENERAL NOTES AND PROJECT SPECIFICATION NOTES SHEETS A001 AND A002.	
OCCUPANCY GROUP: R-3 BUILDING TYPE: V-3		PROVIDE BACKFLOW PREVENTORS FOR LANDSCAPE IRRIGATION SYSTEM AND MECHANICAL BOILERS IF INSTALLED.	
		THE CONTRACTOR SHALL SUBMIT A CONSTRUCTION SITE MITIGATION PLAN FOR APPROVAL PRIOR TO COMMENCING WORK.	
AREA	HISTORICAL HOME (TO REMAIN)	EXISTING ADDITION (TO BE REMODELED)	NEW ADDITION (NEW CONSTRUCTION)
LOWER LEVEL	114	397	514
MAIN LEVEL	705	472	122
UPPER LEVEL	0	409	412
TOTAL	819	1278	1048
ATTACHED GARAGE	0	283	24

DRAWING SHEET INDEX

ARCHITECTURAL SHEETS			MECHANICAL & ELECTRICAL SHEETS			ARCHITECTURAL INTERIOR SHEETS			STRUCTURAL SHEETS		
● A000	COVER SHEET	● A310	BUILDING SECTIONS	○		○			○		
○ A001	GENERAL PROJECT AND CODE NOTES	● A311	BUILDING SECTIONS	○		○			○		
○ A002	PROJECT KEY NOTES AND SPECIFICATIONS	● A300	DOOR AND WINDOW DETAILS	○		○			○		
● A100	EXISTING SITE SURVEY	● A510	ARCHITECTURAL DETAILS	○		○			○		
● A130	SITE PLAN	○ A511	ARCHITECTURAL DETAILS	○		○			○		
○ A200	FOUNDATION LAYOUT PLAN	○ A600	SCHEDULES (DOOR & DOOR HARDWARE)	○		○			○		
● A201	EXISTING LOWER LEVEL FLOOR PLAN	○ A601	SCHEDULES (WINDOW & CEILING FINISH)	○		○			○		
● A201	LOWER LEVEL FLOOR PLAN			○		○			○		
● A202	EXISTING MAIN LEVEL FLOOR PLAN			○		○			○		
● A202	MAIN LEVEL FLOOR PLAN			○		○			○		
● A203	EXISTING UPPER LEVEL FLOOR PLAN			○		○			○		
● A203	UPPER LEVEL FLOOR PLAN			○		○			○		
● A220	ROOF PLAN			○		○			○		
● A300	BUILDING HEIGHT COMPLIANCE ELEVATIONS			○		○			○		
● A301	EXTERIOR ELEVATIONS			○		○			○		
● A302	EXTERIOR ELEVATIONS			○		○			○		
● A303	EXTERIOR ELEVATIONS			○		○			○		
● A304	EXTERIOR ELEVATIONS			○		○			○		

PROJECT TEAM

DESIGNER	STRUCTURAL DESIGN	SURVEYOR	LANDSCAPE DESIGN	CONTRACTOR
BRADFORD R HOUSTON DESIGN STUDIO 132 E STREET SALT LAKE CITY, UTAH 84103 (801) 362-1407	FOCUS ENGINEERING 6949 SOUTH HIGH TECH DRIVE SUITE 200 MIDVALE, UTAH 84047 (801) 352-0075	JOHANSON SURVEYING P.O. BOX 18941 SALT LAKE CITY, UTAH 84118 (801) 815-2541	T.B.D.	J. FORD CONSTRUCTION 670 W BITNER ROAD UNIT A3 PARK CITY, UTAH (435) 800-9905

CONTRACTOR TO COORDINATE THE ARCHITECTURAL DESIGN INTENT WITH CONSTRUCTION DOCUMENTS AND FIELD CONDITIONS AND VERIFY WITH ARCHITECTURAL DESIGNER PRIOR TO FABRICATION AND INSTALLATION

NOT FOR CONSTRUCTION

BRADFORD R. HOUSTON
DESIGN STUDIO

Ware Residence
1328 Park Ave.
Park City, Utah

21 April 2025

Cover Sheet

A000



DRAWING TITLE

RECORD OF SURVEY SITE TOPOGRAPHIC

CLIENT CONTACT

JODI WARE

1328 PARK AVE. LOCATED WITHIN,
SUMMIT COUNTY, UTAH. A PART
OF THE N.W. 1/4 SEC. 16, T. 2 S., R. 4.
E. S.L.B.&M.

PROPERTY DESCRIPTION

Beginning at a point which is North 54° 1 East 406.0 feet and South 35° 59' East 340.0 feet from the Southwest Corner of Block 24, Snyder's Addition to Park City, and running thence South 35° 59' East 59.0 feet; thence North 57° 08' East 70.5 feet; thence North 35° 59' West 38.0 feet; thence North 89° 28' West 38.8 feet; thence South 54° 01' West 43 feet to the point of beginning. On file within the official records of Summit County, Utah.
Containing 0.09 +/- Acres

SURVEYOR'S NARRATIVE

This Survey was performed at the request of Jodi Ware For the purpose to locate contours and elevations of the ground in relationship to the intended positioning of this lot. Also, for the possible purpose, future building along the Easterly portion of the home.

The basis of bearing was derived from the found street monument and utilized on this survey as S 35° 59' 00" E as shown on The Park City, Utah Monument control map entry # 197765 on file with the Summit County Recorder's office.

During the course of this survey, it had been discovered that the parcel of record vs the actual occupation, area and use of the land vs access and fences has some significant differences. There appears to be a 6' shift Easterly as indicated and measured by area surveys and shown on Summit County assessor's map. This shift results in a 11.7- foot area of frontage that does not appear to match lines of street improvements. In addition, access to the subject parcel along the Easterly side of the parcel appears to obtain about 32 feet of driveway access and parking that is within the lands titled to Park City municipality corp.

A subdivision, one parcel away to the south known as Cottages on the Park, was developed and surveyed in 1999 that seems to fit the existing conditions fairly well. This plat was measured matched and used as a key point of reference as to the location of this record parcel. Furthermore, the Sub plat appears to include lands further to the East that would otherwise be a part of the Park City Municipality Park.

It is suggested that the client should approach Park City Municipality during the redesign of their historic home for further resolution to correct possible insufficient title area to include the area of occupation as found in the field that has been in place for a historical amount of time.

Shown are One-foot Contours Highlighted at Five-foot Intervals as labeled. Found rebar and monumentation have been tied, utilized and shown on this survey. The elevation base is derived from the Park City, Utah monument control map entry # 197765. The project benchmark is 6900.28' = Found 2" flat brass cap street monument at the intersection of Park Ave. and 13th street as shown herein.

No corners have been set at this time.

NOTE:

- Surveyor has made no investigation or independent search for easements of record encumbrances restrictive covenants ownership title evidence, or any other facts, conflicts, or discrepancies which may be disclosed by the details of a current title insurance policy.
- See city and county planning, and zoning maps for information regarding setback, side yard, and rear yard instances as well as other building, use restrictions, and requirements.
- Utility pipes, wires etc. may not be shown on this map, contractors builders and excavators shall verify the location of all existing utilities prior to construction, and/or excavation. Contact blue stakes and refer to utility maps for additional information.
- Subdivision plat notes, pertaining to this lot and other restrictions obligations, covenants etc., that may effect the design and use of this lot, see subdivision.

SURVEYOR'S CERTIFICATE

I, R. Shane Johanson, do hereby certify that I am a Professional Land Surveyor, holding certificate No. 7075114 as prescribed under the laws of the State of Utah. I further certify that by the owner's authority, I have made a survey of the tract of land shown on this plat and described hereon. The same has been correctly surveyed and referenced with ground measurements and other data as shown on this plat. This survey retraces lot/line and may have corrected said lot/line to coincide with found evidence and other interpolations and conclusions, based on said ground measurements, data surveys and other information and records. Furthermore, other unwritten rights of ownership or lines of occupation may have implied rights or may exist, and in conducting this survey and preparing this plat it is expressly understood that I do not warrant or certify any of those rights unless evidence and records of agreements or acts among the appropriate parties are provided to me sufficient to establish the existence and position of those lines.

REVISIONS:

REV #	DESCRIPTION	DATE

JOHANSON
PROFESSIONAL LAND SURVEYORS

SURVEY • DESIGN • SEPTIC • PLANNING
SURVEYING

P.O. BOX 18941
SALT LAKE CITY, UTAH 84118
Shane Johanson P.L.S. 801-815-2541

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This drawing is and at all times remains the exclusive property of Johanson
Surveying shall not be used with out complete authorization and written support.

STAMP

PROJECT NO. S-24-075
DATE 9/30/2024
DRAWN BY: BROCKT, CISNEROS
OVERSEEN BY: SHANE R. JOHANSON P.L.S.
SHEET NUMBER
SHEET-1

LEGEND

- STREET MONUMENT
- FOUND PROPERTY MARKER
- REPRESENTS PROPERTY LINE
- SURVEY CONTROL POINT
- EXISTING GAS METER
- ELECTRIC METER
- ELECTRIC BOX
- WOOD/VINYL FENCE
- EXISTING ROCK RETAINING WALL
- EXISTING TREE

CONTRACTOR TO COORDINATE
THE ARCHITECTURAL DESIGN
INTENT WITH CONSTRUCTION
DOCUMENTS AND FIELD
CONDITIONS AND VERIFY WITH
ARCHITECTURAL DESIGNER
PRIOR TO FABRICATION AND
INSTALLATION

NOT FOR
CONSTRUCTION

BRADFORD R. HOUSTON
DESIGN STUDIO

Ware
Residence

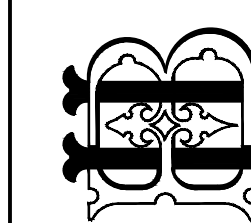
1328 Park Ave.
Park City, Utah

21 April 2025

Existing Site
Survey

A100

NOT FOR
CONSTRUCTION



BRADFORD R. HOUSTON
DESIGN STUDIO

32 'E' Street Salt Lake City, Utah 84103 (801) 362-1407 -

21 April 2025

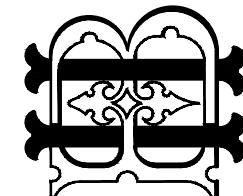
Proposed Renovated Structure Site Plan

A130



CONTRACTOR TO COORDINATE THE ARCHITECTURAL DESIGN INTENT WITH CONSTRUCTION DOCUMENTS AND FIELD CONDITIONS AND VERIFY WITH ARCHITECTURAL DESIGNER PRIOR TO FABRICATION AND INSTALLATION

NOT FOR CONSTRUCTION



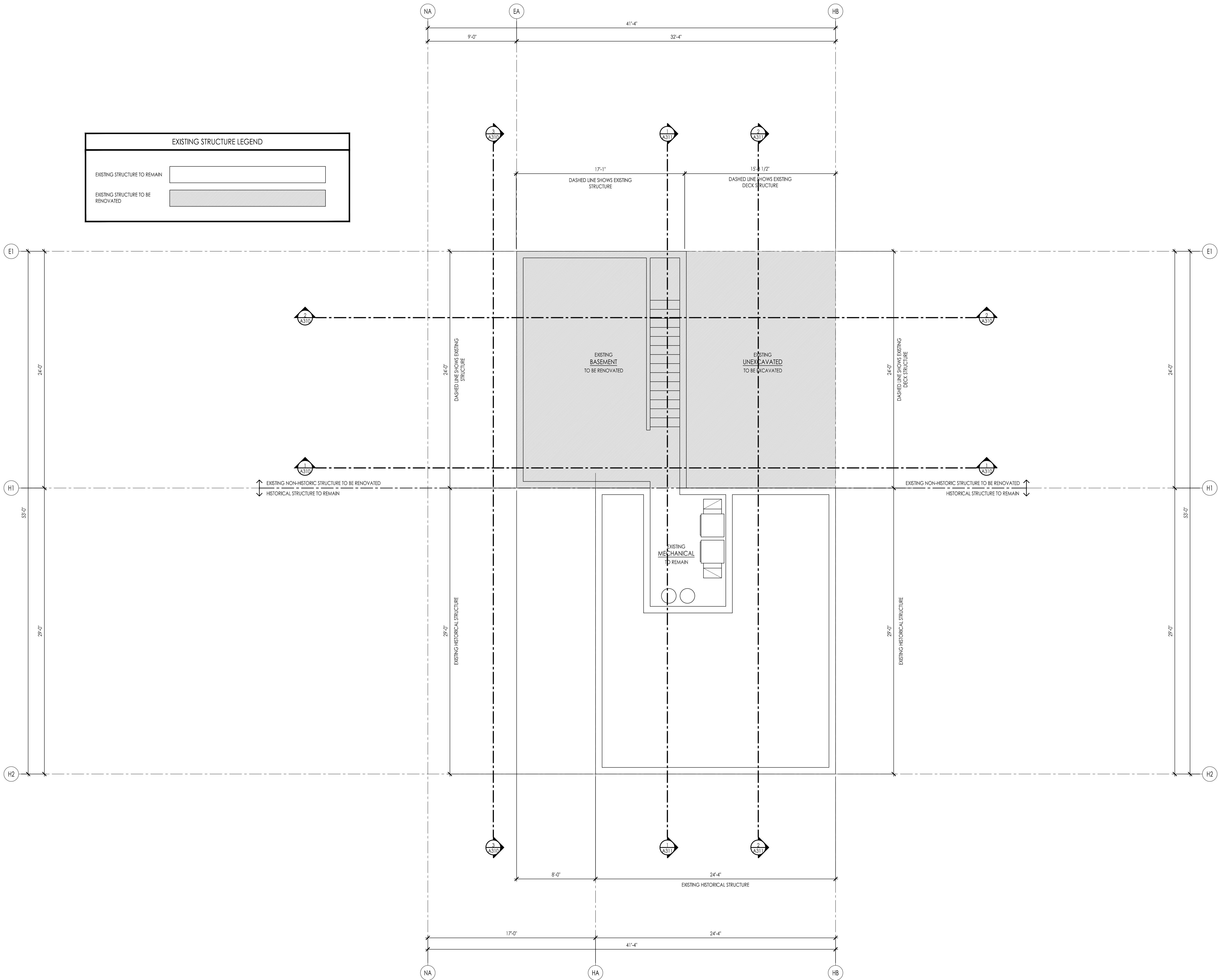
BRADFORD R. HOUSTON
DESIGN STUDIO

Ware Residence
1328 Park Ave.
Park City, Utah

21 April 2025

Existing Lower Level Floor Plan

AE201



NEW CONSTRUCTION LEGEND

WALL LEGEND

EXISTING WALLS TO REMAIN

NEW WALL CONSTRUCTION

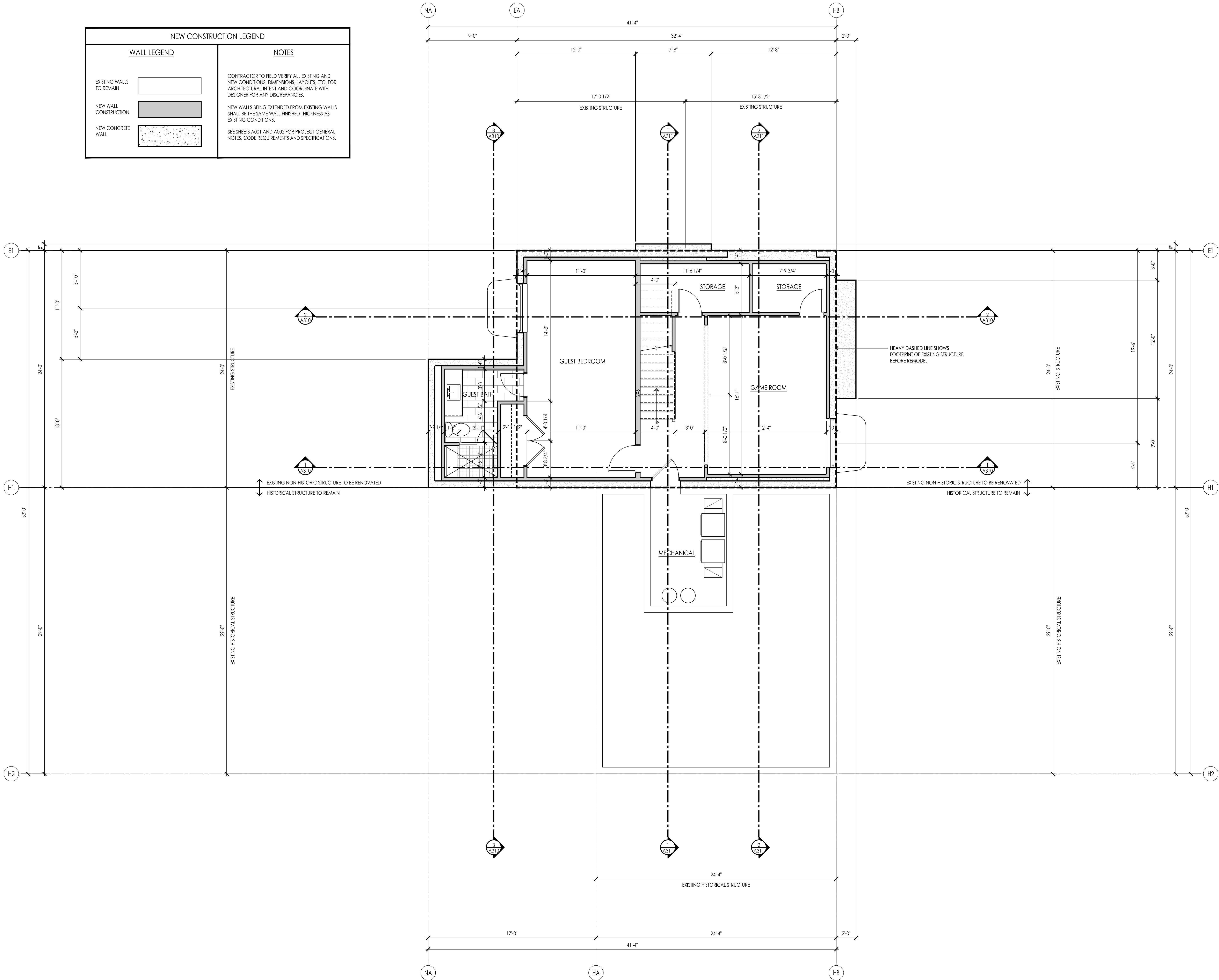
NEW CONCRETE WALL

NOTES

CONTRACTOR TO FIELD VERIFY ALL EXISTING AND NEW CONDITIONS, DIMENSIONS, LAYOUTS, ETC. FOR ARCHITECTURAL INTENT AND COORDINATE WITH DESIGNER FOR ANY DISCREPANCIES.

NEW WALLS BEING EXTENDED FROM EXISTING WALLS SHALL BE THE SAME WALL FINISHED THICKNESS AS EXISTING CONDITIONS.

SEE SHEETS A001 AND A002 FOR PROJECT GENERAL NOTES, CODE REQUIREMENTS AND SPECIFICATIONS.



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

1
A201

CONTRACTOR TO COORDINATE THE ARCHITECTURAL DESIGN INTENT WITH CONSTRUCTION DOCUMENTS AND FIELD CONDITIONS AND VERIFY WITH ARCHITECTURAL DESIGNER PRIOR TO FABRICATION AND INSTALLATION

NOT FOR CONSTRUCTION

BRADFORD R. HOUSTON
DESIGN STUDIO

Ware Residence
1328 Park Ave.
Park City, Utah

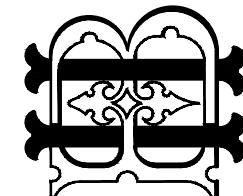
21 April 2025

New Lower Level Floor Plan

A201

CONTRACTOR TO COORDINATE THE ARCHITECTURAL DESIGN INTENT WITH CONSTRUCTION DOCUMENTS AND FIELD CONDITIONS AND VERIFY WITH ARCHITECTURAL DESIGNER PRIOR TO FABRICATION AND INSTALLATION

NOT FOR CONSTRUCTION



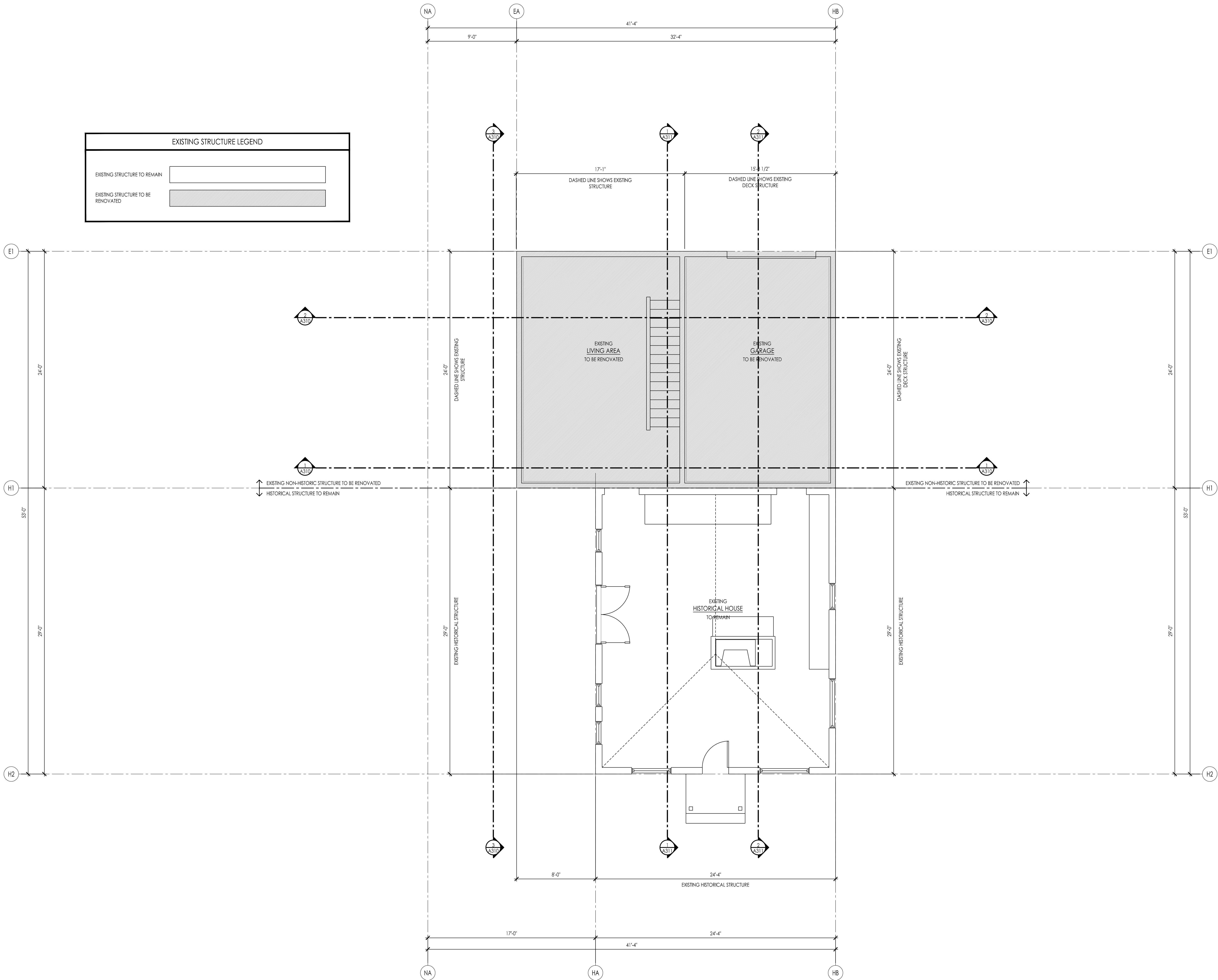
BRADFORD R. HOUSTON
DESIGN STUDIO

Ware Residence
1328 Park Ave.
Park City, Utah

21 April 2025

Existing Main Level Floor Plan

AE202



NEW CONSTRUCTION LEGEND

WALL LEGEND

EXISTING WALLS TO REMAIN

NEW WALL CONSTRUCTION

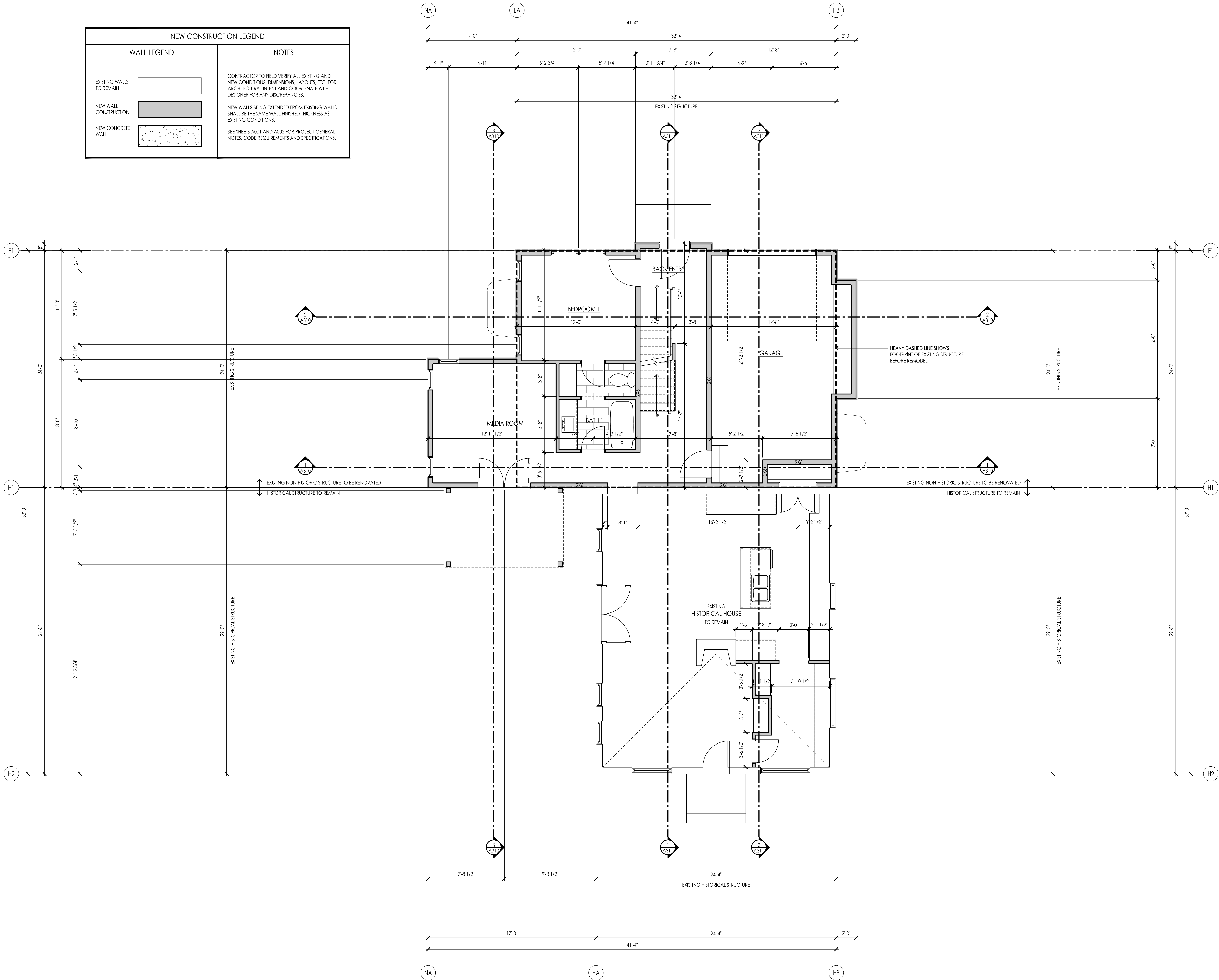
NEW CONCRETE WALL

NOTES

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SEE SHEETS A001 AND A002 FOR PROJECT GENERAL NOTES, CODE REQUIREMENTS AND SPECIFICATIONS.



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

1
A202

CONTRACTOR TO COORDINATE THE ARCHITECTURAL DESIGN INTENT WITH CONSTRUCTION DOCUMENTS AND FIELD CONDITIONS AND VERIFY WITH ARCHITECTURAL DESIGNER PRIOR TO FABRICATION AND INSTALLATION

NOT FOR CONSTRUCTION

BRADFORD R. HOUSTON
DESIGN STUDIO

Ware Residence
1328 Park Ave.
Park City, Utah

21 April 2025

New Main Level
Floor Plan

A202

CONTRACTOR TO COORDINATE THE ARCHITECTURAL DESIGN INTENT WITH CONSTRUCTION DOCUMENTS AND FIELD CONDITIONS AND VERIFY WITH ARCHITECTURAL DESIGNER PRIOR TO FABRICATION AND INSTALLATION

NOT FOR CONSTRUCTION

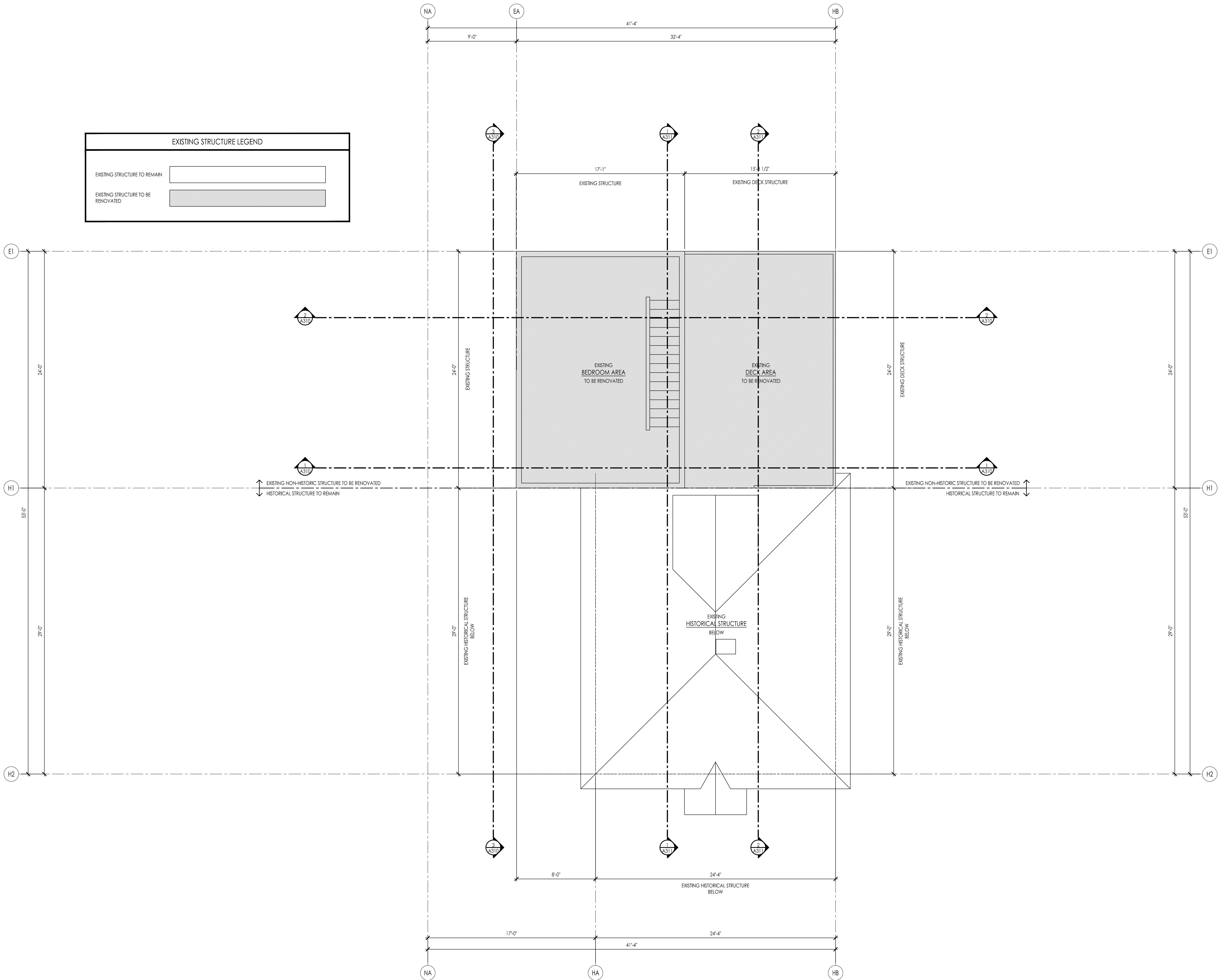
BRADFORD R. HOUSTON
DESIGN STUDIO

Ware Residence
1328 Park Ave.
Park City, Utah

21 April 2025

Existing Upper Level Floor Plan

AE203



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

1
AE203

NEW CONSTRUCTION LEGEND

WALL LEGEND

EXISTING WALLS TO REMAIN

NEW WALL CONSTRUCTION

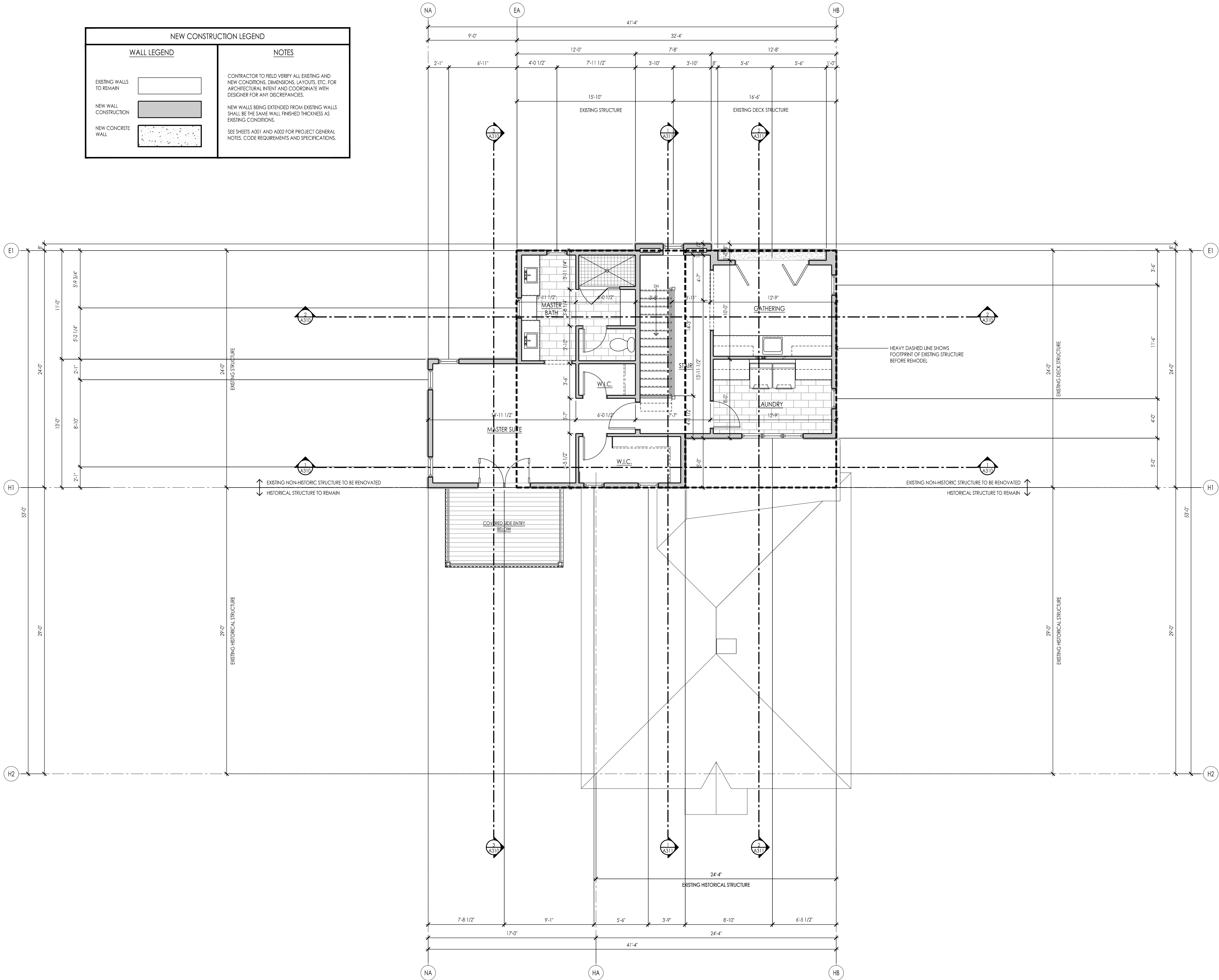
NEW CONCRETE WALL

NOTES

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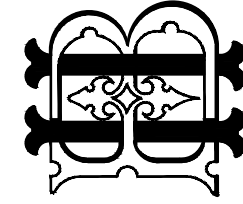


NEW UPPER LEVEL FLOOR PLAN
SCALE: 1/4" = 1'-0"

1
A203

CONTRACTOR TO COORDINATE THE ARCHITECTURAL DESIGN INTENT WITH CONSTRUCTION DOCUMENTS AND FIELD CONDITIONS AND VERIFY WITH ARCHITECTURAL DESIGNER PRIOR TO FABRICATION AND INSTALLATION

NOT FOR CONSTRUCTION

 **BRADFORD R. HOUSTON**
DESIGN STUDIO

Ware Residence
1328 Park Ave.
Park City, Utah

21 April 2025

New Upper Level Floor Plan

A203

CONTRACTOR TO COORDINATE
THE ARCHITECTURAL DESIGN
INTENT WITH CONSTRUCTION
DOCUMENTS AND FIELD
CONDITIONS AND VERIFY WITH
ARCHITECTURAL DESIGNER
PRIOR TO FABRICATION AND
INSTALLATION

NOT FOR
CONSTRUCTION

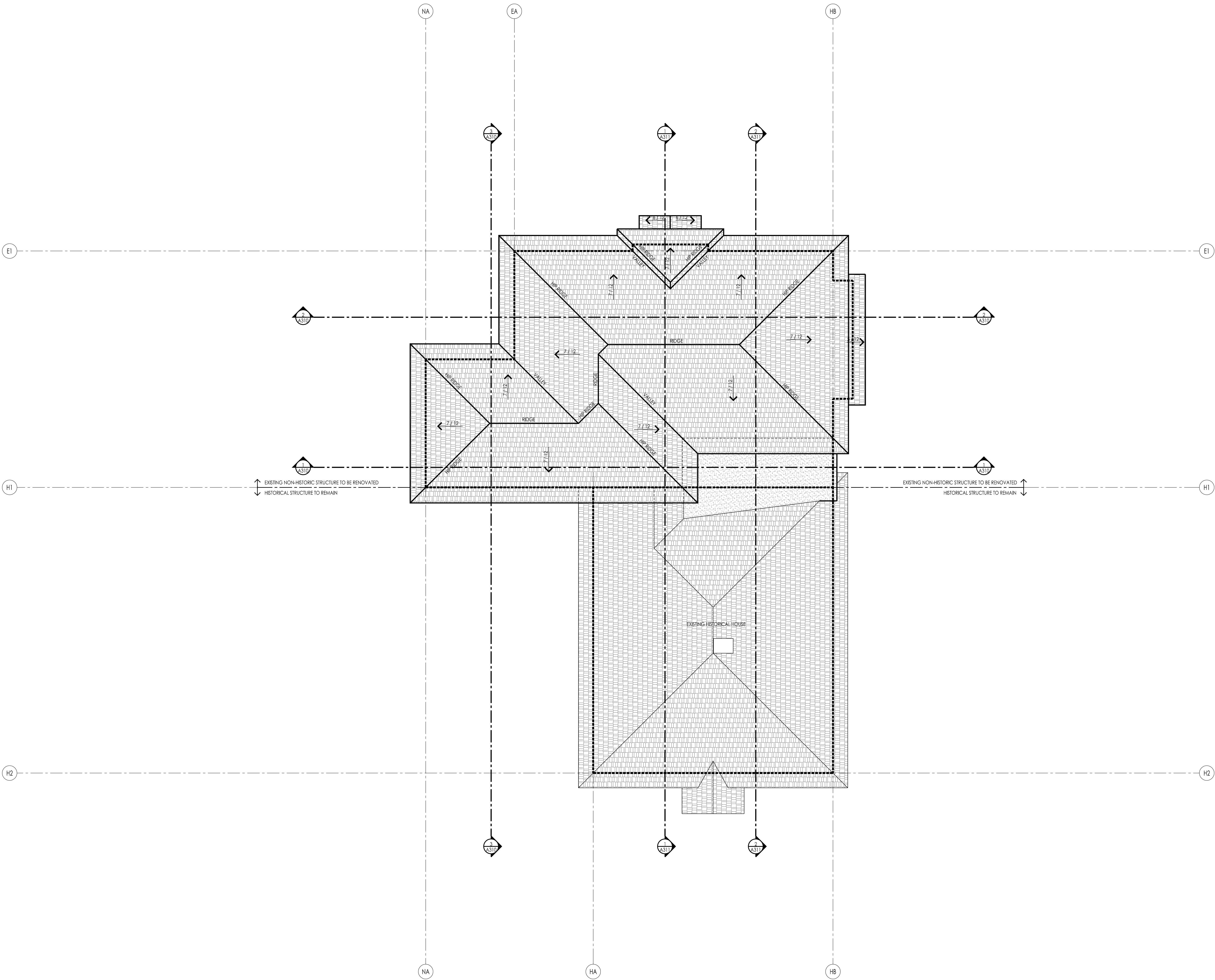
BRADFORD R. HOUSTON
DESIGN STUDIO

Ware
Residence
1328 Park Ave.
Park City, Utah

21 April 2025

Roof Plan

A220



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

1
A220

CONTRACTOR TO COORDINATE
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DOCUMENTS AND FIELD
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ARCHITECTURAL DESIGNER
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INSTALLATION

NOT FOR
CONSTRUCTION

BRADFORD R. HOUSTON
DESIGN STUDIO

132 E. Street Salt Lake City, Utah 84103 (801) 962-1407

Ware
Residence
1328 Park Ave.
Park City, Utah

21 April 2025
Exterior
Elevation Height
Plan

A300



FRONT ELEVATION HEIGHT LIMIT PLAN
SCALE: 1/4" = 1'-0"

1
A300



SIDE ELEVATION HEIGHT LIMIT PLAN
SCALE: 1/4" = 1'-0"

2
A300

CONTRACTOR TO COORDINATE THE ARCHITECTURAL DESIGN INTENT WITH CONSTRUCTION DOCUMENTS AND FIELD CONDITIONS AND VERIFY WITH ARCHITECTURAL DESIGNER PRIOR TO FABRICATION AND INSTALLATION

NOT FOR CONSTRUCTION

BRADFORD R. HOUSTON
DESIGN STUDIO

132 E Street Salt Lake City, Utah 84103 (801) 962-1407

Ware Residence
1328 Park Ave.
Park City, Utah

21 April 2025

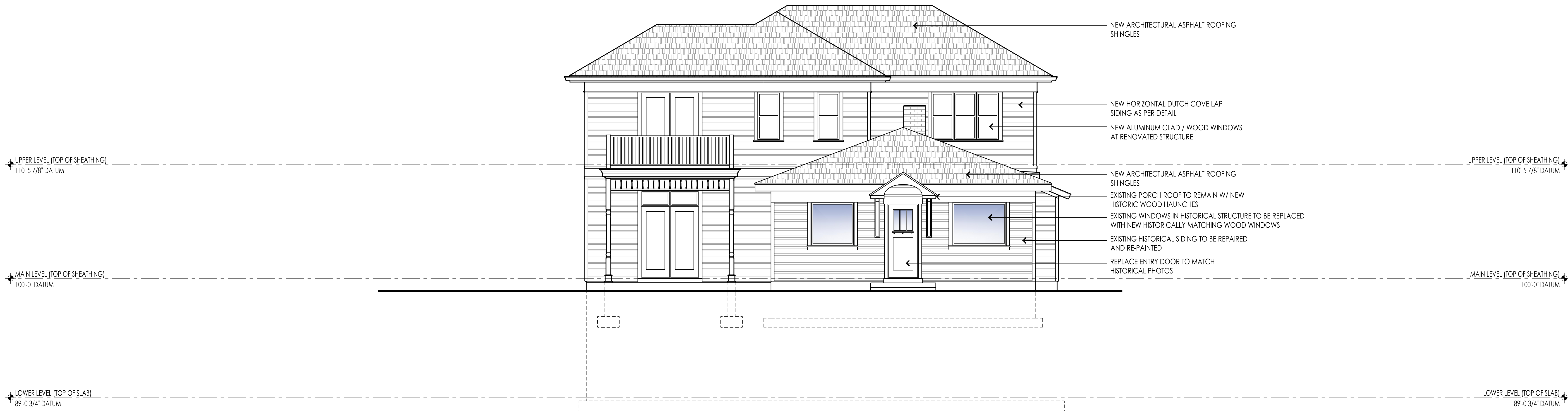
Exterior Elevations

A301



EXISTING FRONT ELEVATION
SCALE: 1/4" = 1'-0"

1
A301



PROPOSED FRONT ELEVATION
SCALE: 1/4" = 1'-0"

2
A301

CONTRACTOR TO COORDINATE
THE ARCHITECTURAL DESIGN
INTENT WITH CONSTRUCTION
DOCUMENTS AND FIELD
CONDITIONS AND VERIFY WITH
ARCHITECTURAL DESIGNER
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INSTALLATION

NOT FOR
CONSTRUCTION

BRADFORD R. HOUSTON
DESIGN STUDIO

137 E. Street Salt Lake City, Utah 84103 (801) 962-1407

Ware
Residence
1328 Park Ave.
Park City, Utah

21 April 2025

Exterior
Elevations

A302



EXISTING REAR ELEVATION
SCALE: 1/4\"/>

1
A302



PROPOSED REAR ELEVATION
SCALE: 1/4\"/>

2
A302

CONTRACTOR TO COORDINATE THE ARCHITECTURAL DESIGN INTENT WITH CONSTRUCTION DOCUMENTS AND FIELD CONDITIONS AND VERIFY WITH ARCHITECTURAL DESIGNER PRIOR TO FABRICATION AND INSTALLATION

NOT FOR CONSTRUCTION

BRADFORD R. HOUSTON
DESIGN STUDIO

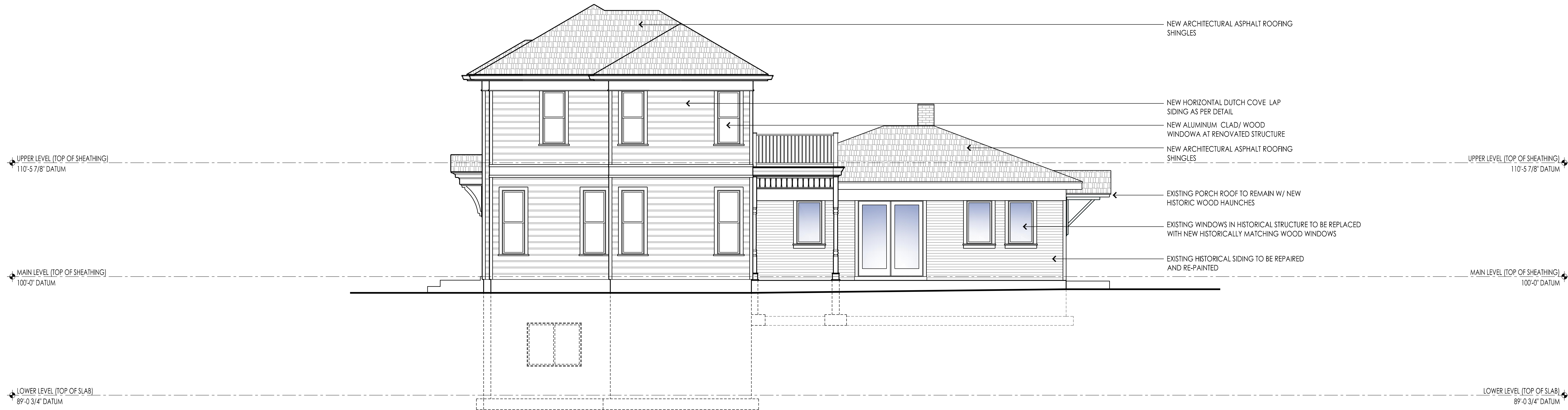
137 E. Street Salt Lake City, Utah 84103 (801) 962-1407

Ware Residence
1328 Park Ave.
Park City, Utah

21 April 2025

Exterior Elevations

A303



CONTRACTOR TO COORDINATE THE ARCHITECTURAL DESIGN INTENT WITH CONSTRUCTION DOCUMENTS AND FIELD CONDITIONS AND VERIFY WITH ARCHITECTURAL DESIGNER PRIOR TO FABRICATION AND INSTALLATION

NOT FOR CONSTRUCTION

BRADFORD R. HOUSTON
DESIGN STUDIO

132 E Street Salt Lake City, Utah 84103 (801) 962-1407

Ware Residence
1328 Park Ave.
Park City, Utah

21 April 2025

Exterior Elevations

A304



EXISTING RIGHT SIDE ELEVATION
SCALE: 1/4" = 1'-0"

1
A304



PROPOSED RIGHT SIDE ELEVATION
SCALE: 1/4" = 1'-0"

2
A304

CONTRACTOR TO COORDINATE THE ARCHITECTURAL DESIGN INTENT WITH CONSTRUCTION DOCUMENTS AND FIELD CONDITIONS AND VERIFY WITH ARCHITECTURAL DESIGNER PRIOR TO FABRICATION AND INSTALLATION

NOT FOR CONSTRUCTION

BRADFORD R. HOUSTON
DESIGN STUDIO

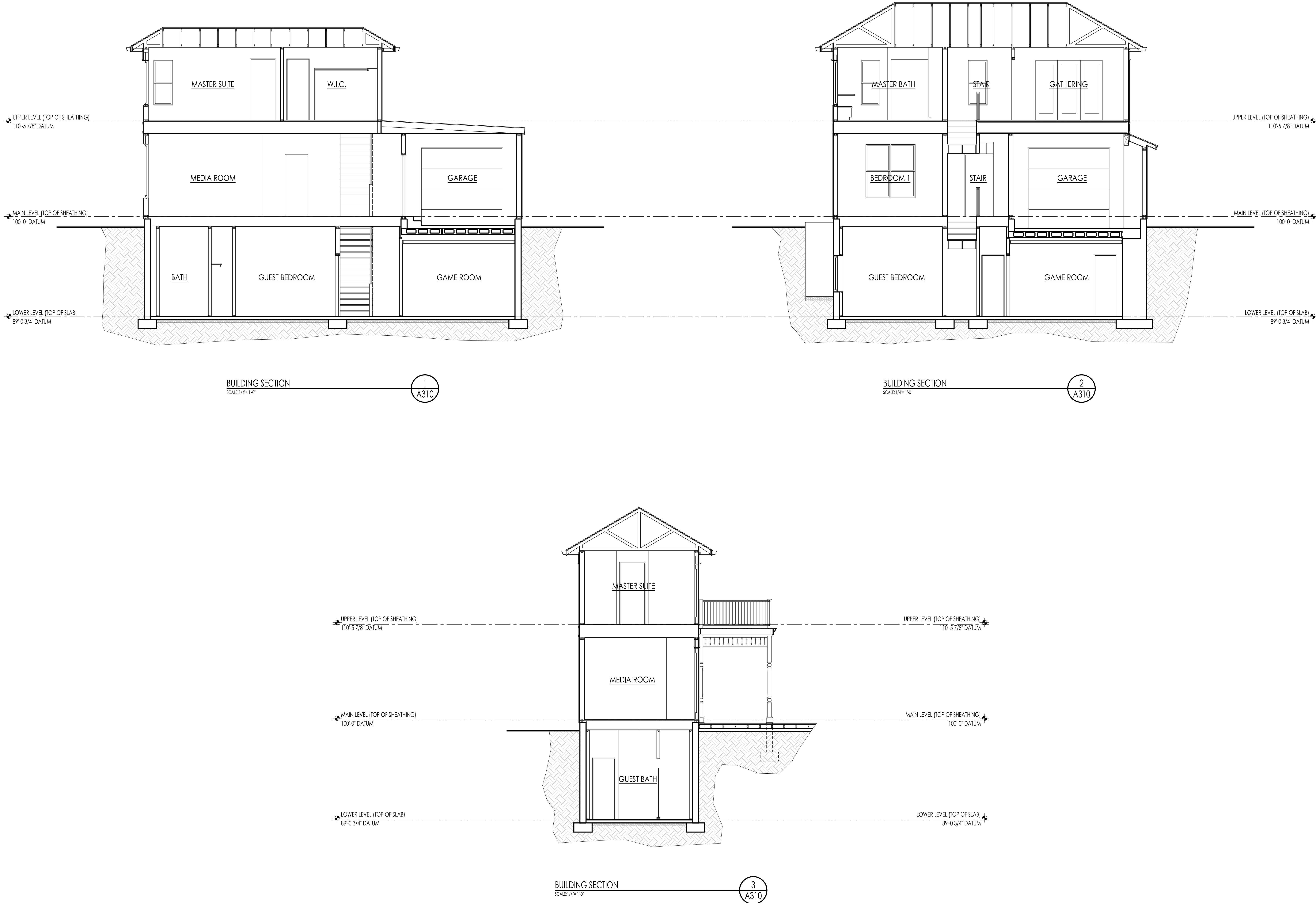
132 E. Street Salt Lake City, Utah 84103 (801) 962-1407

Ware Residence
1328 Park Ave.
Park City, Utah

21 April 2025

Building Sections

A310



CONTRACTOR TO COORDINATE
THE ARCHITECTURAL DESIGN
INTENT WITH CONSTRUCTION
DOCUMENTS AND FIELD
CONDITIONS AND VERIFY WITH
ARCHITECTURAL DESIGNER
PRIOR TO FABRICATION AND
INSTALLATION

NOT FOR
CONSTRUCTION

BRADFORD R. HOUSTON
DESIGN STUDIO

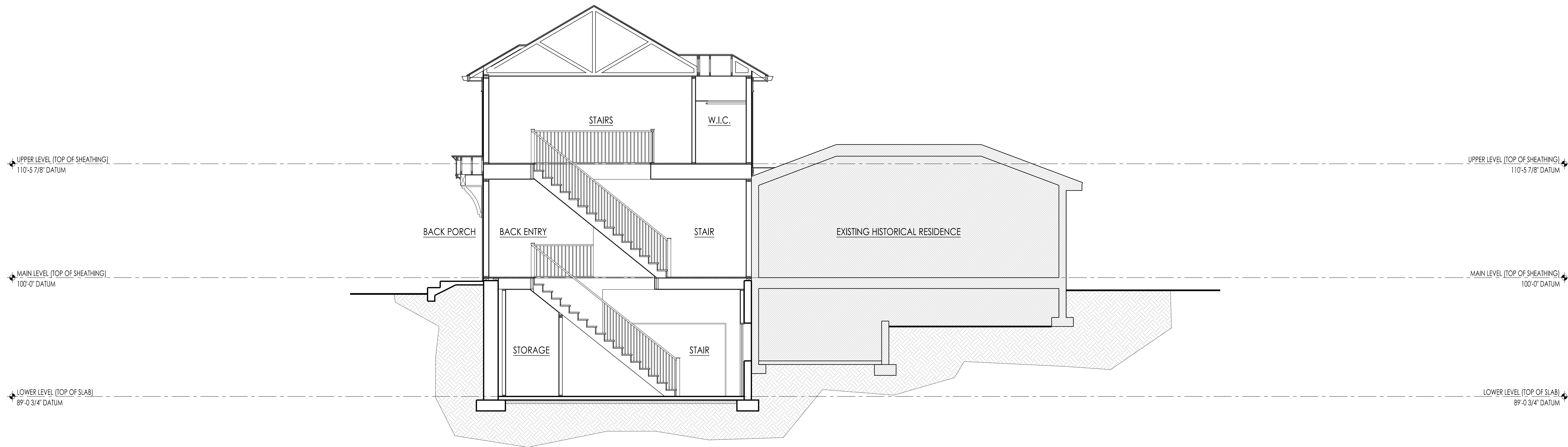
132 E Street Salt Lake City, Utah 84103 (801) 962-1407

Ware
Residence
1328 Park Ave.
Park City, Utah

21 April 2025

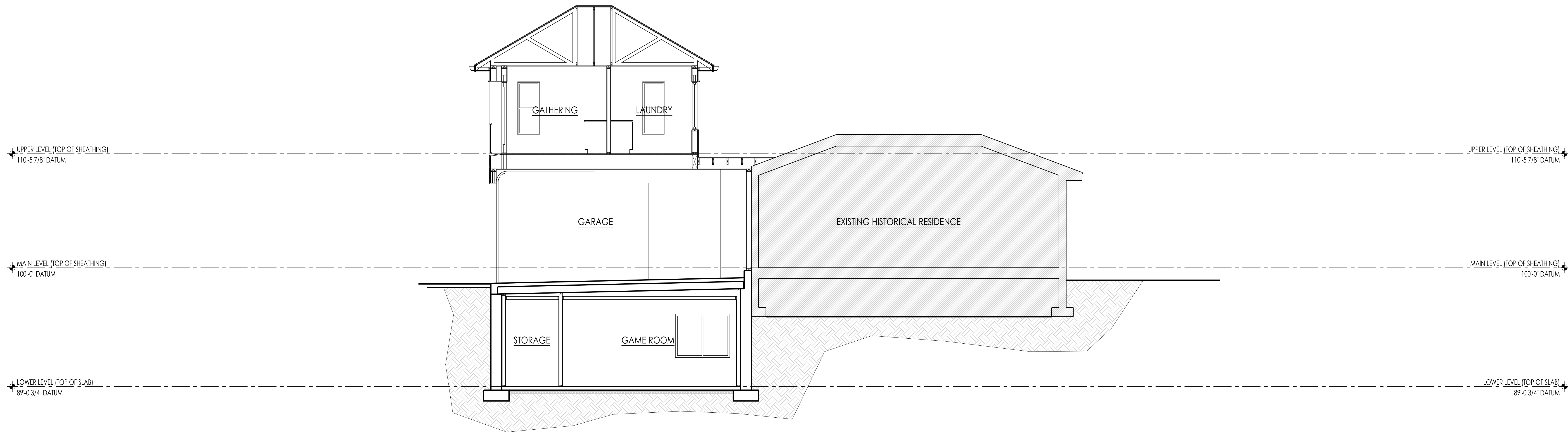
Building
Sections

A311



BUILDING SECTION
SCALE: 1/4\"/>

1
A311



BUILDING SECTION
SCALE: 1/4\"/>

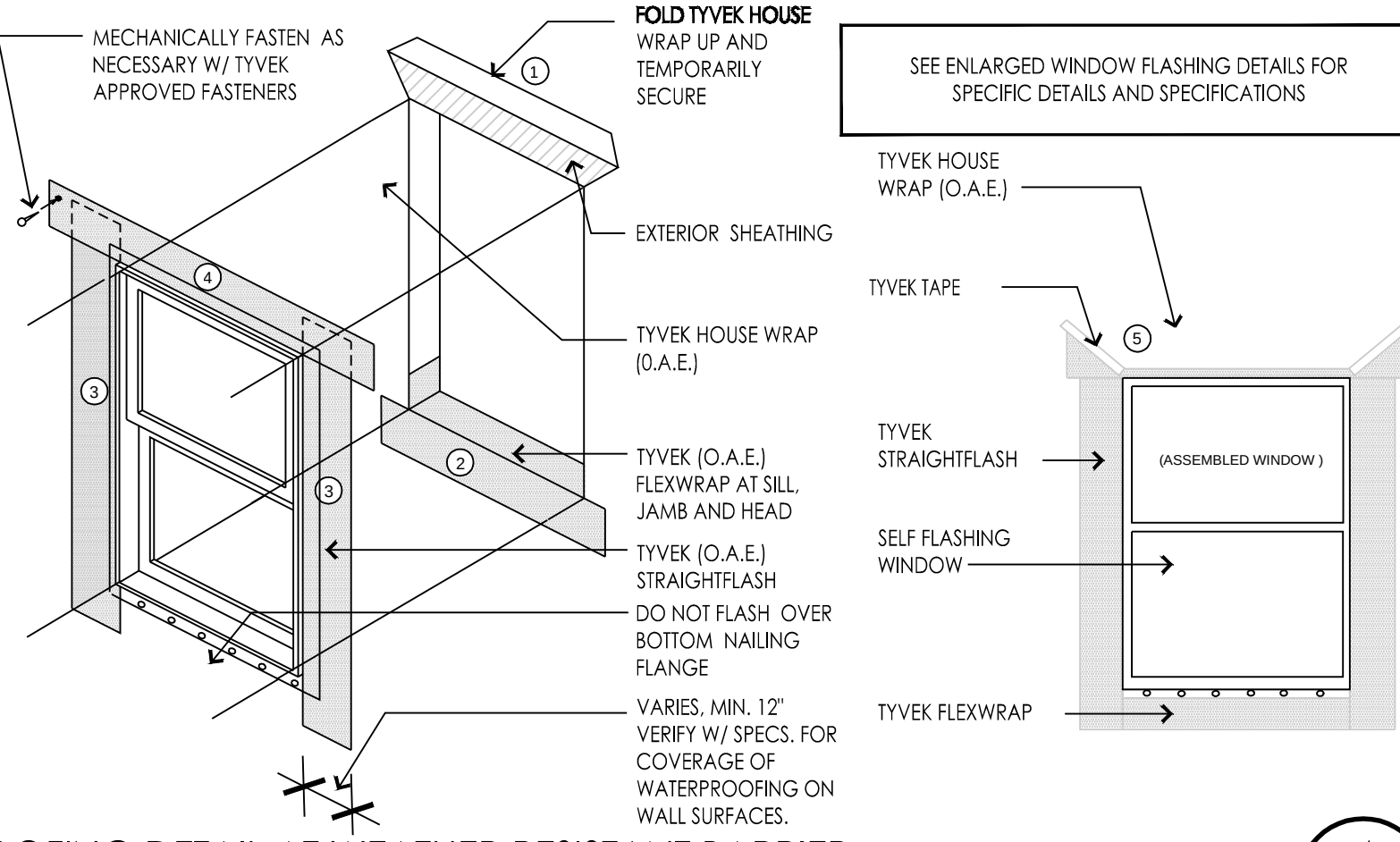
2
A311

COORDINATE WITH ARCHITECTURAL DESIGNER AND CONFIRM ALL ARCHITECTURAL DETAILS INCLUDING EXTERIOR AND INTERIOR TRIM PROFILES, SIZES, LAYOUTS, SIDING AND MASONRY PROFILES AND DETAILS, SPACING, ETC.

PROVIDE A MOCK UP FOR ALL DETAILS AND RELATED WORK, FOR APPROVAL, PRIOR TO FABRICATION AND INSTALLATION.

GENERAL NOTE:
INSTALL AS PER MANUFACTURER'S RECOMMENDATIONS AND INDUSTRY PRACTICES AND MEET MOST STRINGENT REQUIREMENTS OF WINDOW AND WATERPROOFING SPECIFICATIONS

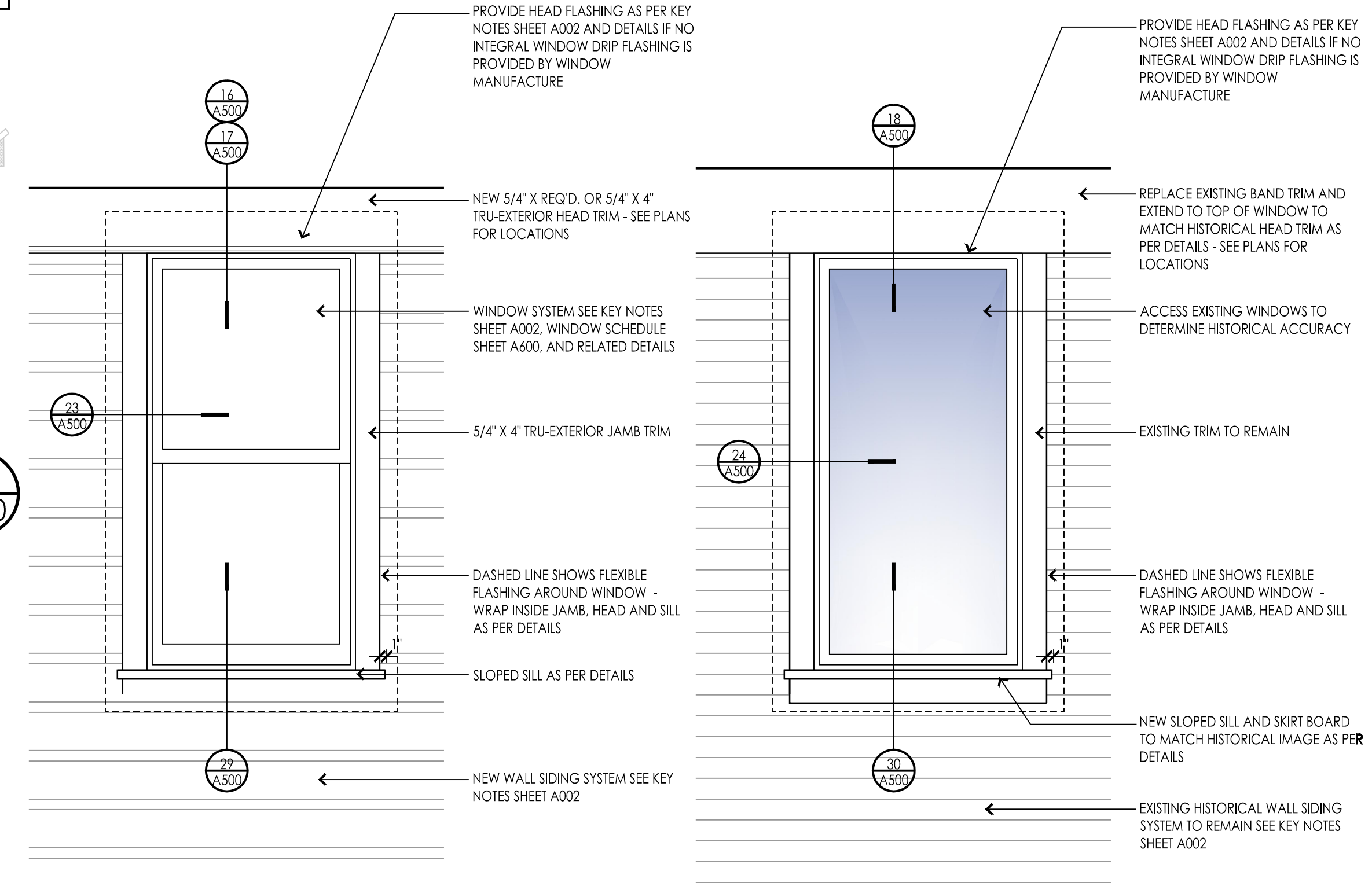
- 1 CUT, FOLD UP & TEMPORARILY SECURE HOUSE WRAP ABOVE HEADER TO ALLOW FOR FLASHING INSTALLATION
- 2 INSTALL 'TYVEK' (O.A.E.) FLEXWRAP AT WINDOW SILL AND WRAP UP SIDE WALL AND DOWN OVER FRONT OVER HOUSE WRAP TO CREATE A DAM AS PER MFG.
- 3 INSTALL 'TYVEK' (O.A.E.) STRAIGHTFLASH AT SIDE WALLS OVER WINDOW FLANGE AND HOUSE WRAP AS PER MFG.
- 4 INSTALL 'TYVEK' (O.A.E.) STRAIGHTFLASH AT HEAD OVER WINDOW FLANGE AND SIDE WALL FLASHING AS PER MFG.
- 5 FOLD HOUSE WRAP BACK OVER HEAD FLASHING AND SEAL WITH 'TYVEK' TAPE



2 SCHEMATIC WINDOW WATERPROOFING DETAIL AT WEATHER RESISTANT BARRIER

SCALE: 1 1/2" = 1'-0"

4 A500

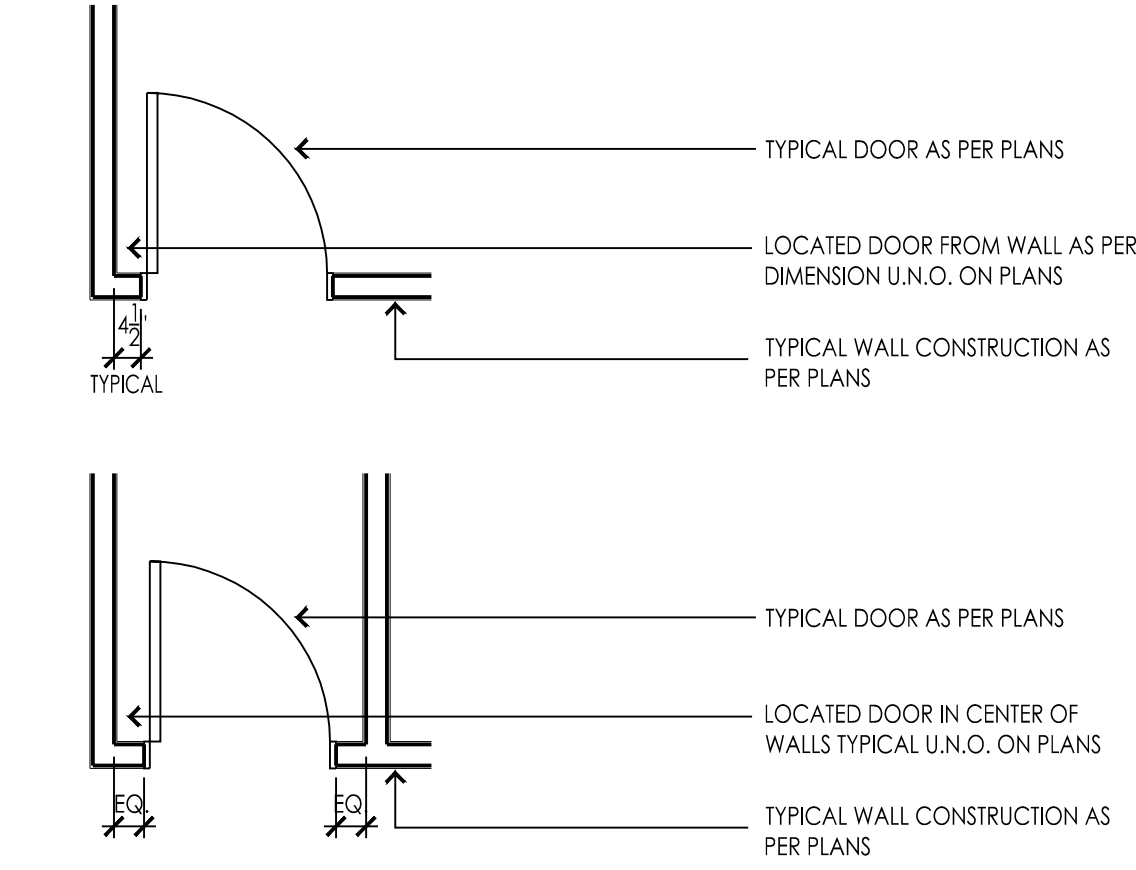


RENOVATED BLDG. WINDOW ELEVATION DETAIL

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

HISTORICAL BLDG. WINDOW ELEVATION DETAIL

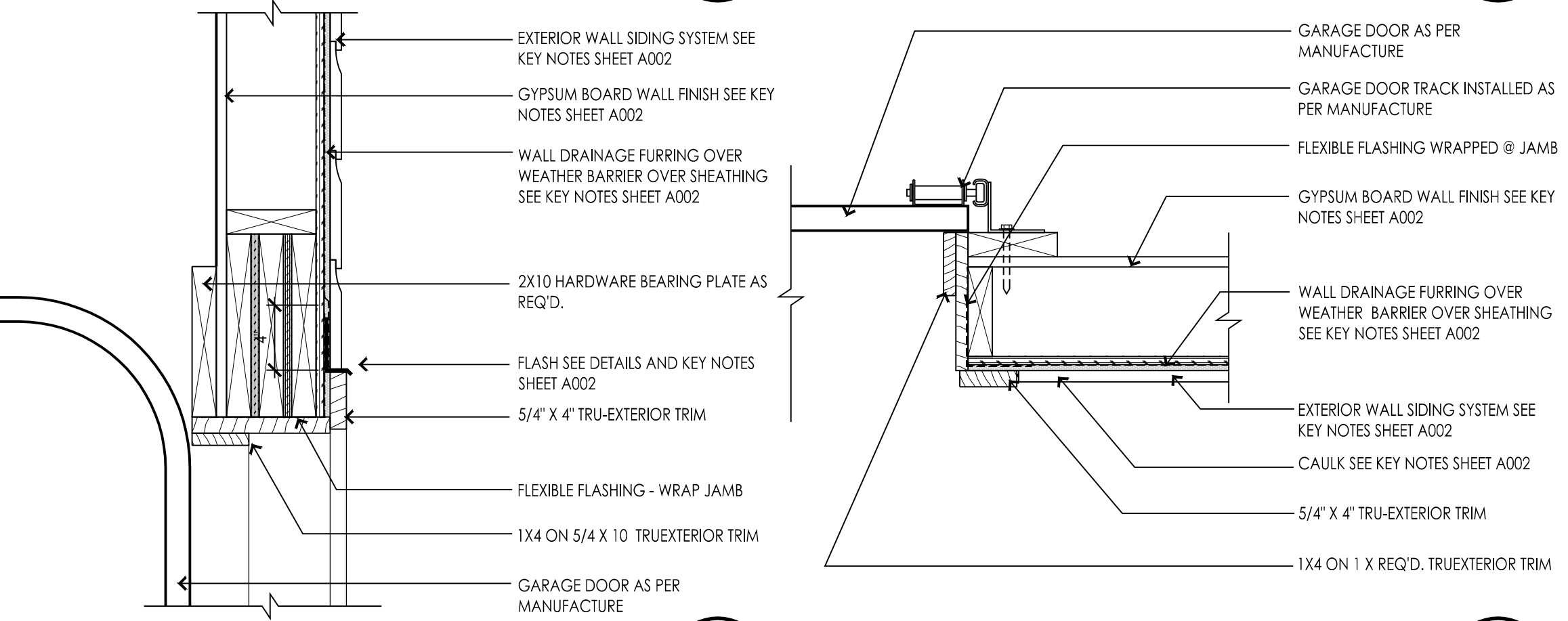
SCALE: 3/4" = 1'-0"



TYPICAL DOOR LOCATION DETAIL

SCALE: 3/8" = 1'-0"

7 A500



GARAGE DOOR HEAD DETAIL

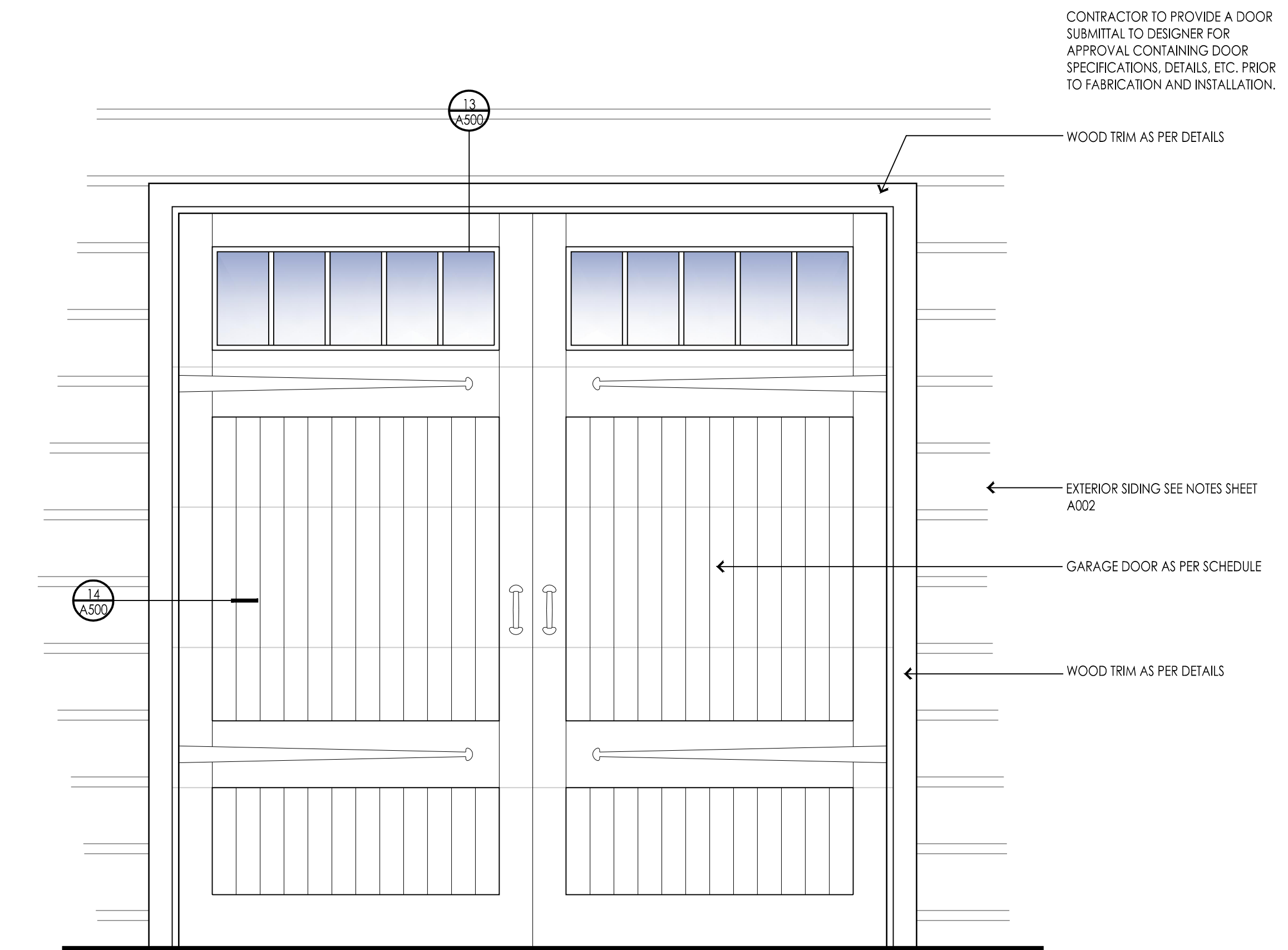
SCALE: 1 1/2" = 1'-0"

13 A500

GARAGE DOOR JAMB DETAIL

SCALE: 1 1/2" = 1'-0"

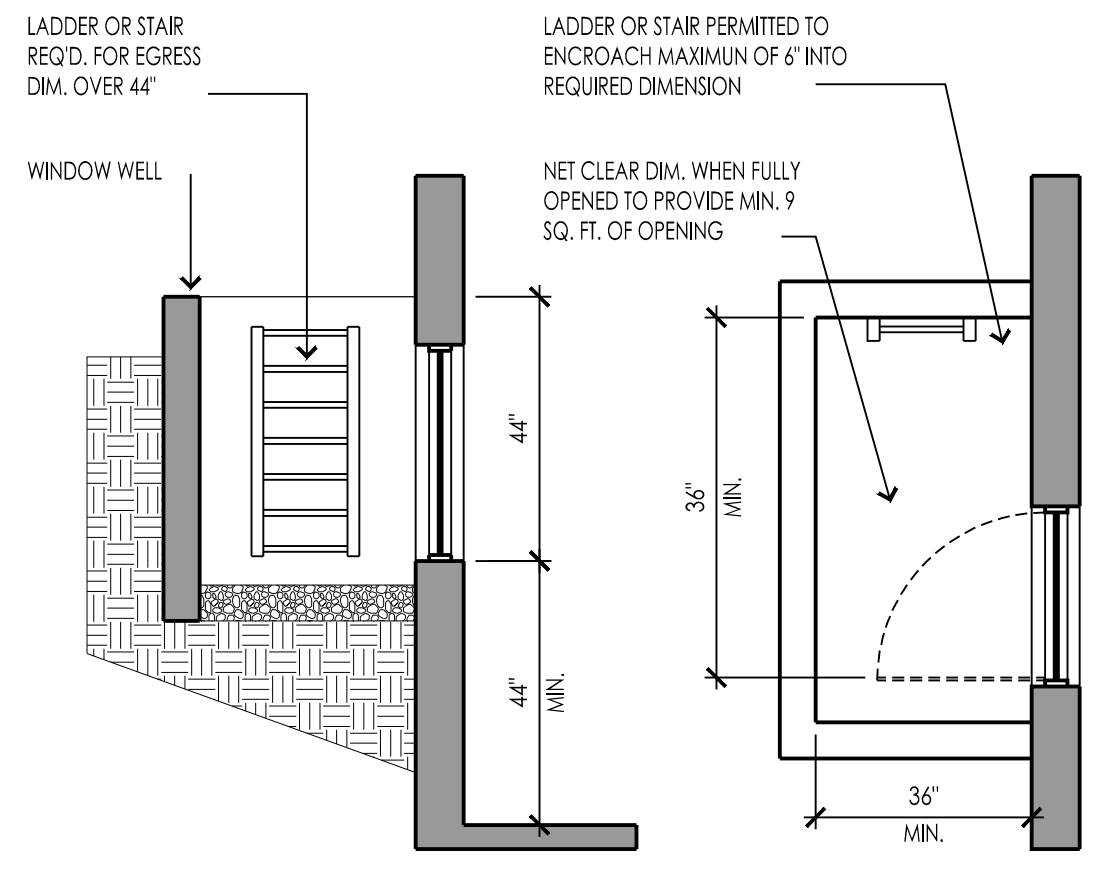
8 A500



GARAGE DOOR ELEVATION

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

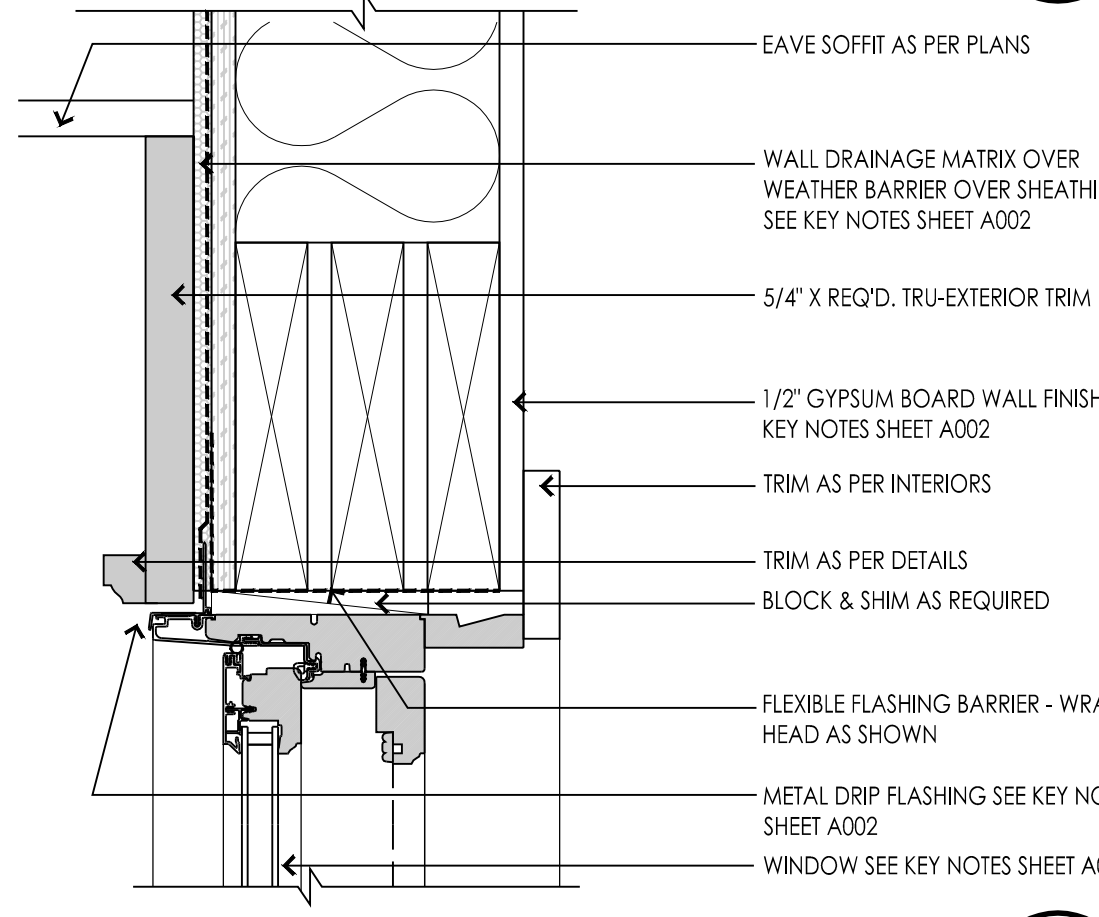
26 A500



EGRESS REQUIREMENTS DETAIL

SCALE: 3/8" = 1'-0"

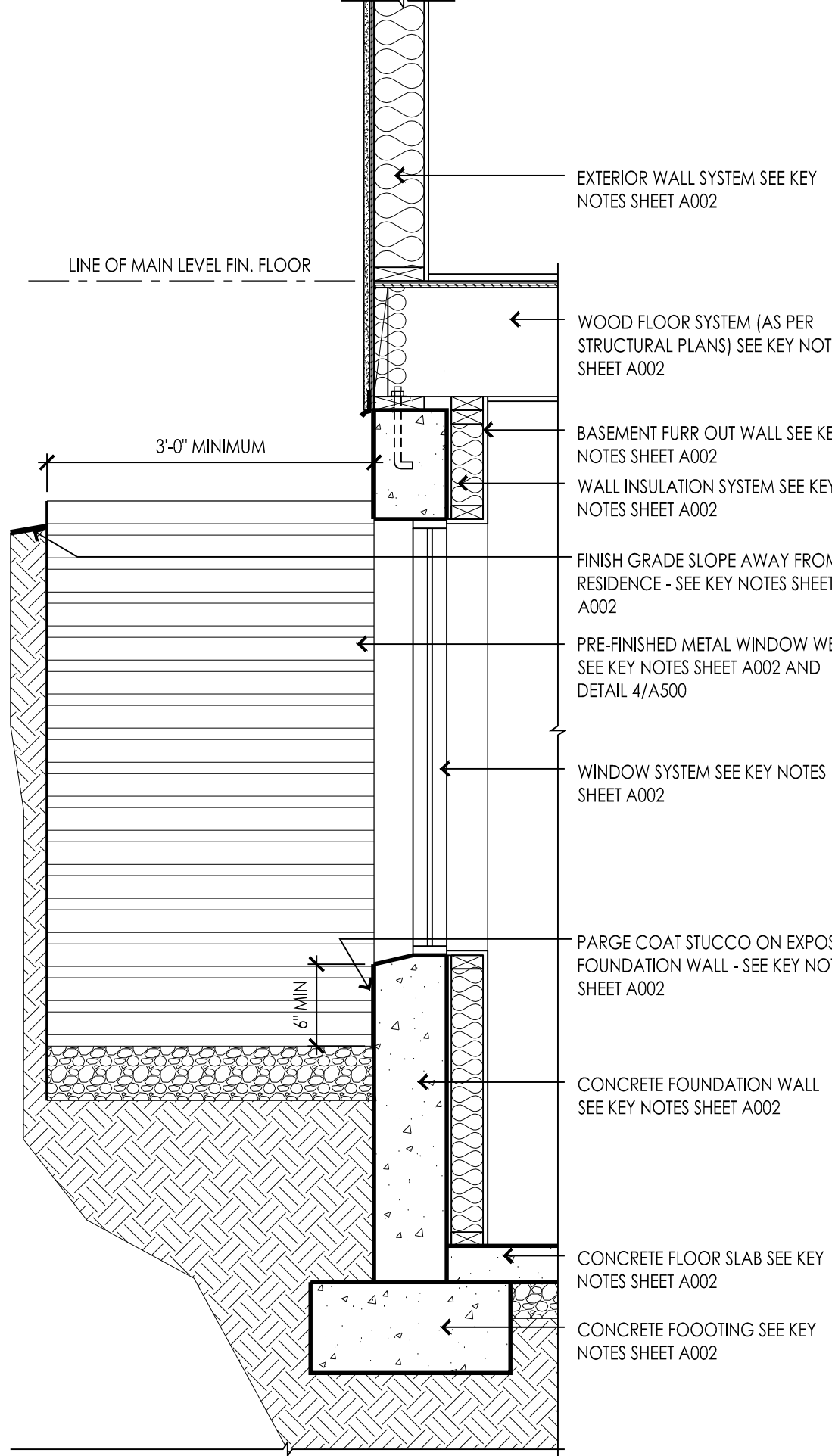
9 A500



RENOVATED BLDG. WINDOW HEAD DETAIL

SCALE: 3" = 1'-0"

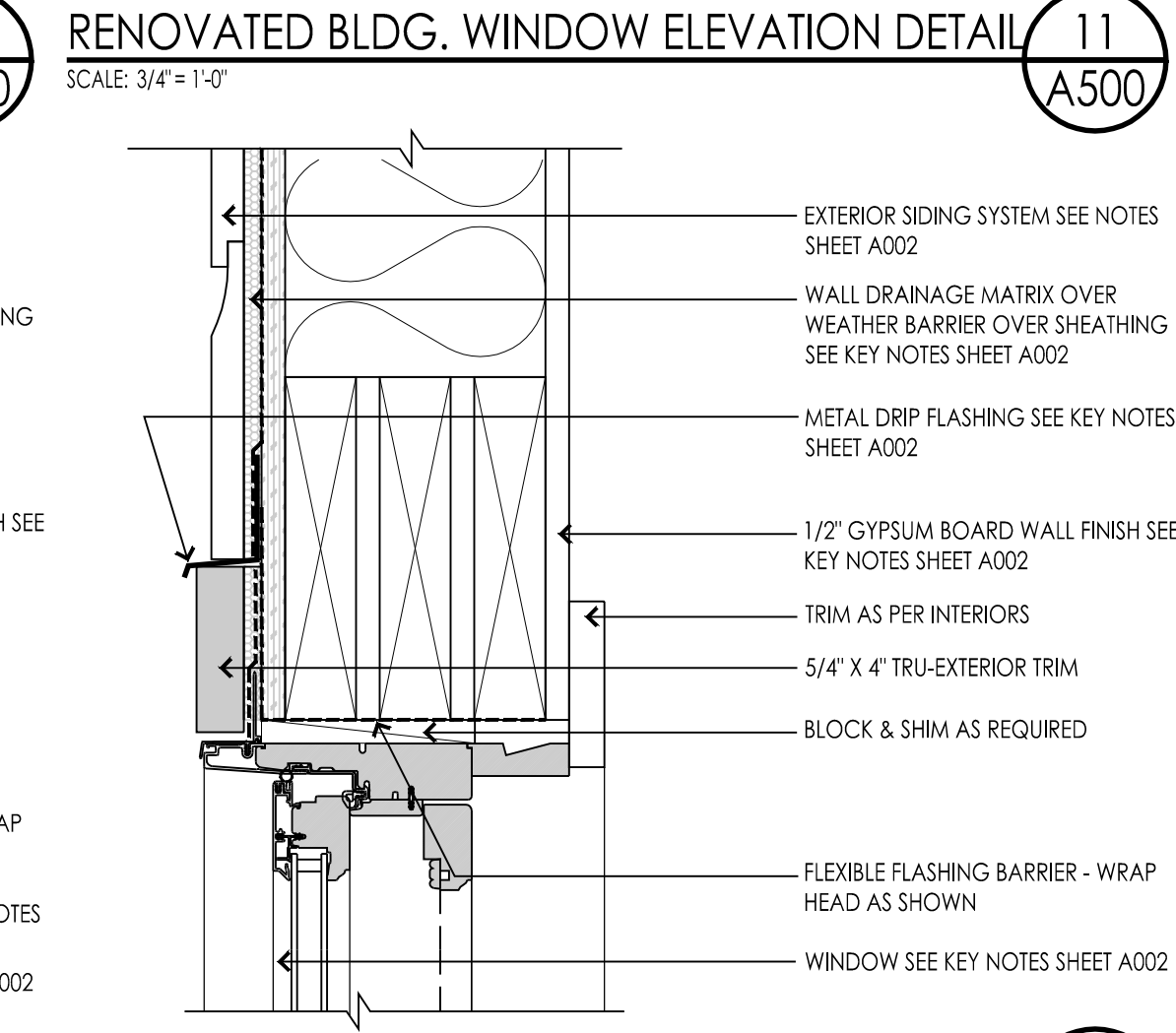
15 A500



WINDOW @ FOUNDATION DETAIL

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

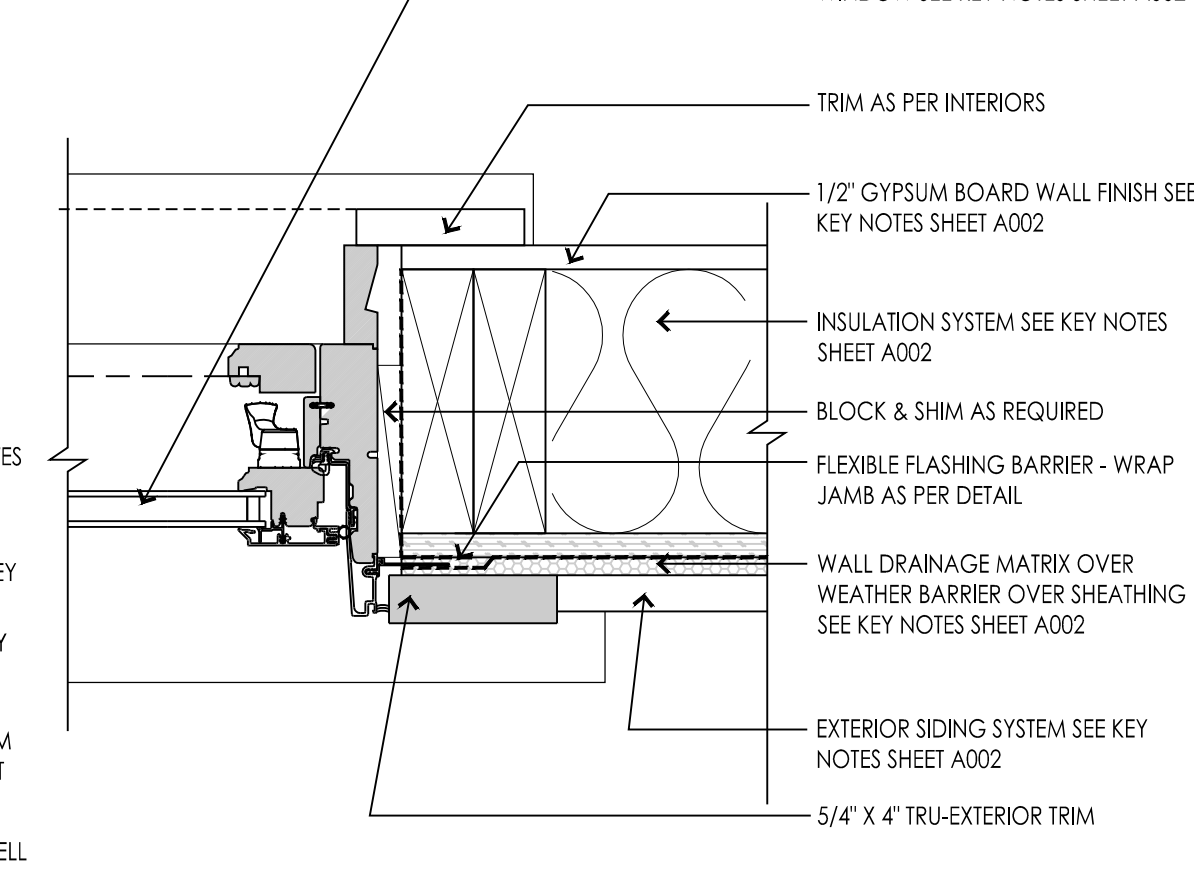
27 A500



RENOVATED BLDG. WINDOW HEAD DETAIL

SCALE: 3" = 1'-0"

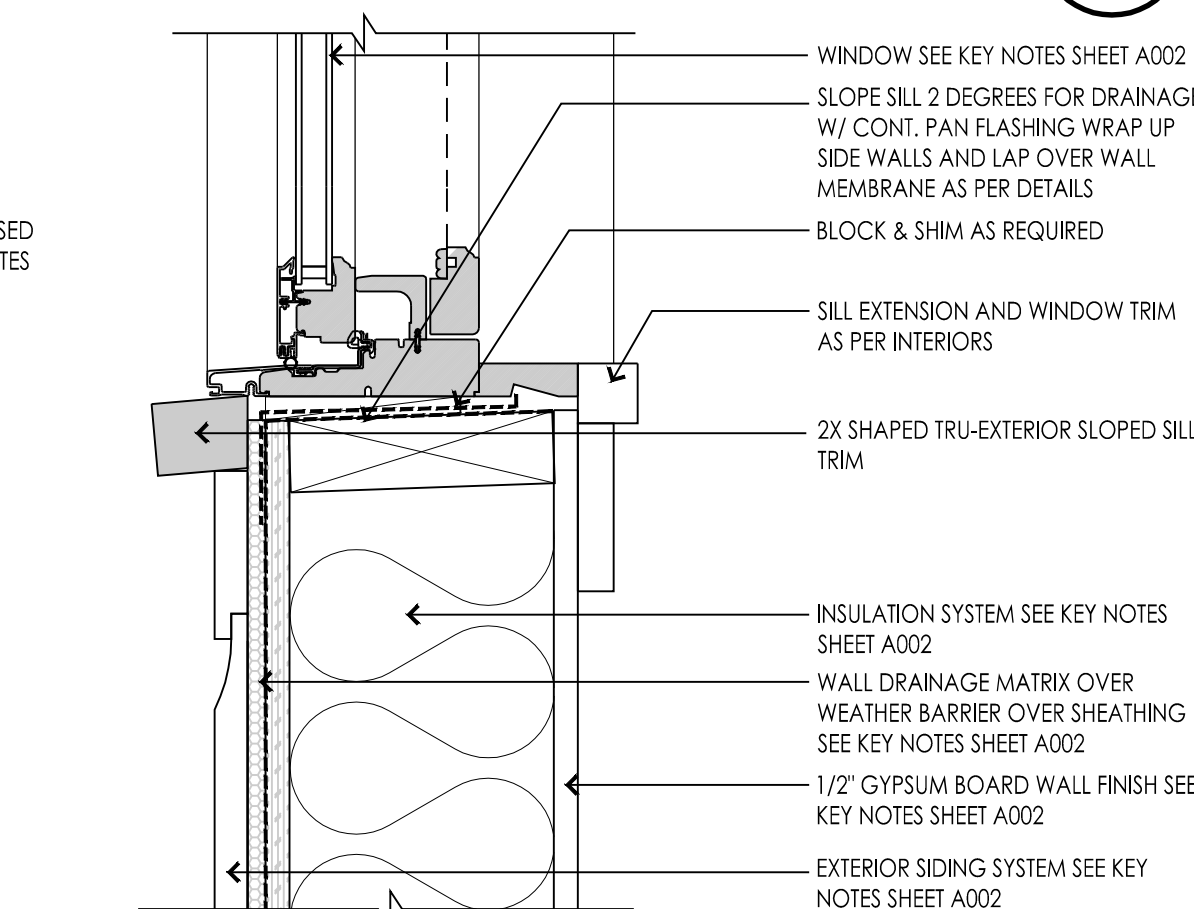
16 A500



RENOVATED BLDG. WINDOW JAMB DETAIL

SCALE: 3" = 1'-0"

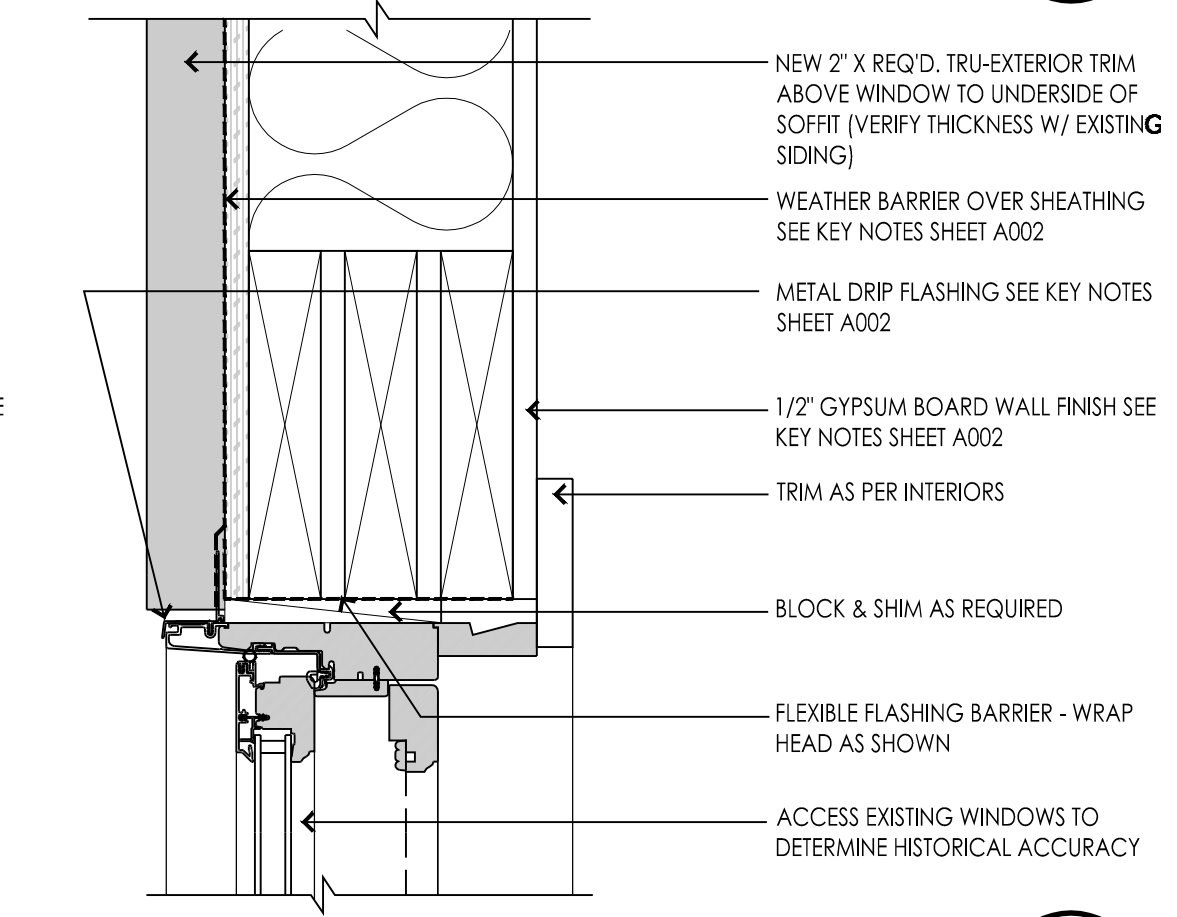
23 A500



RENOVATED BLDG. WINDOW SILL DETAIL

SCALE: 3" = 1'-0"

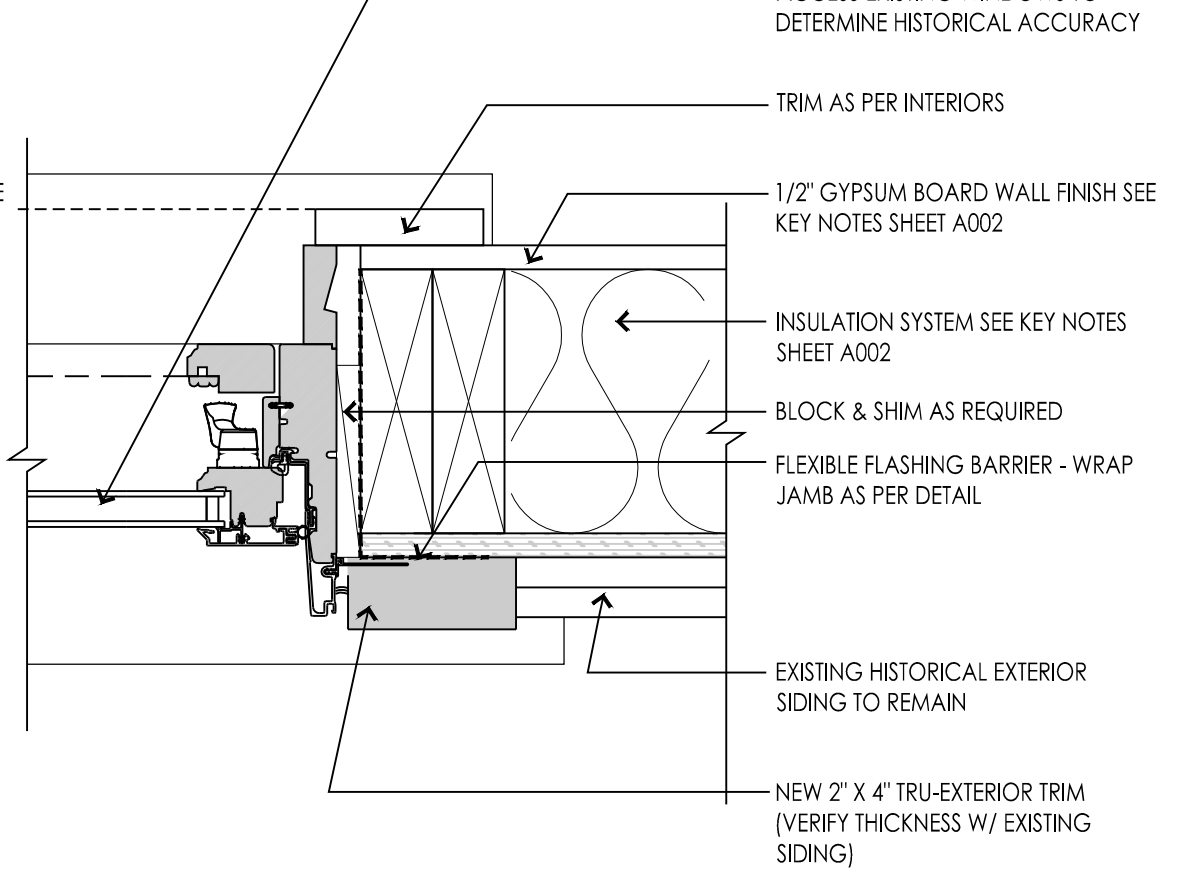
28 A500



HISTORICAL WINDOW HEAD DETAIL

SCALE: 3" = 1'-0"

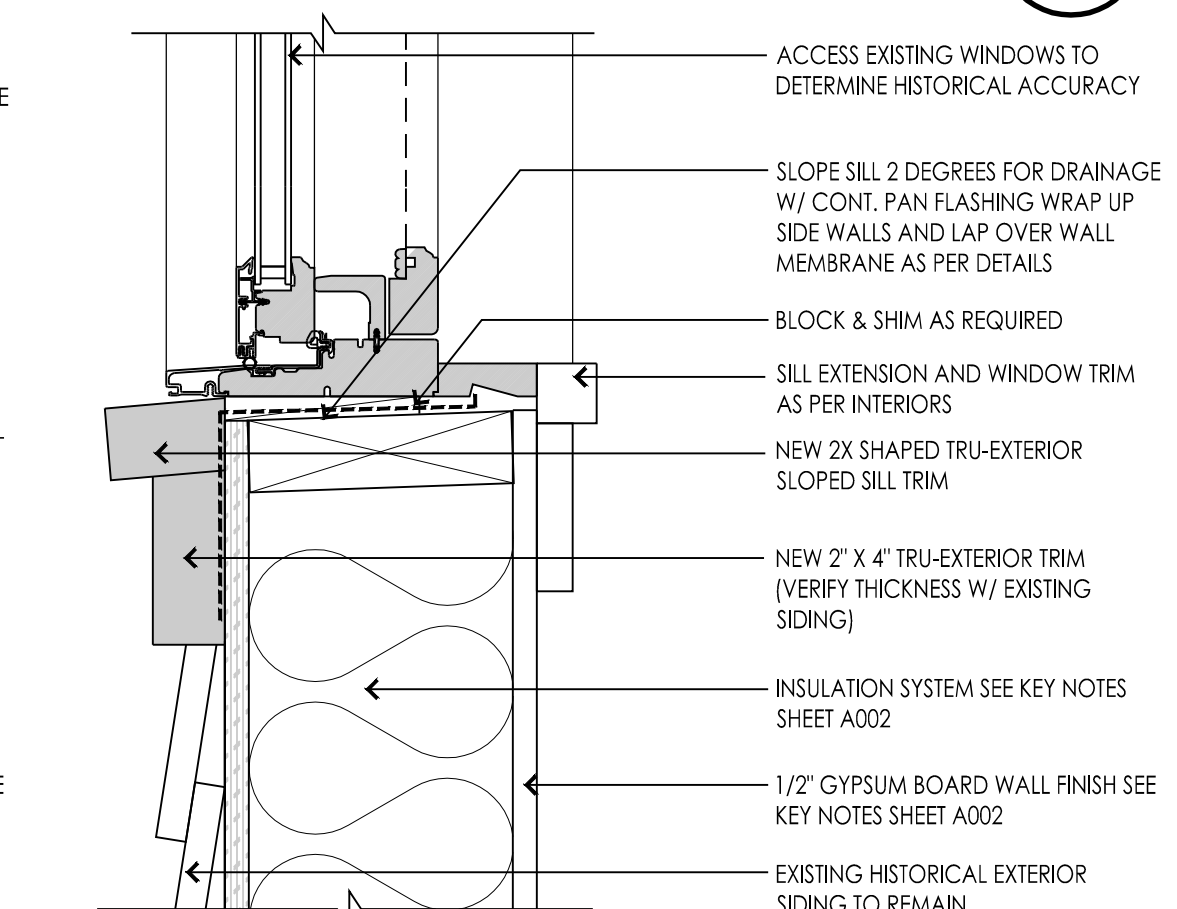
17 A500



HISTORICAL WINDOW JAMB DETAIL

SCALE: 3" = 1'-0"

24 A500



HISTORICAL WINDOW SILL DETAIL

SCALE: 3" = 1'-0"

29 A500

CONTRACTOR TO COORDINATE THE ARCHITECTURAL DESIGN INTENT WITH CONSTRUCTION DOCUMENTS AND FIELD CONDITIONS AND VERIFY WITH ARCHITECTURAL DESIGNER PRIOR TO FABRICATION AND INSTALLATION

NOT FOR CONSTRUCTION

BRADFORD R. HOUSTON
DESIGN STUDIO

Ware Residence
1328 Park Ave.
Park City, Utah

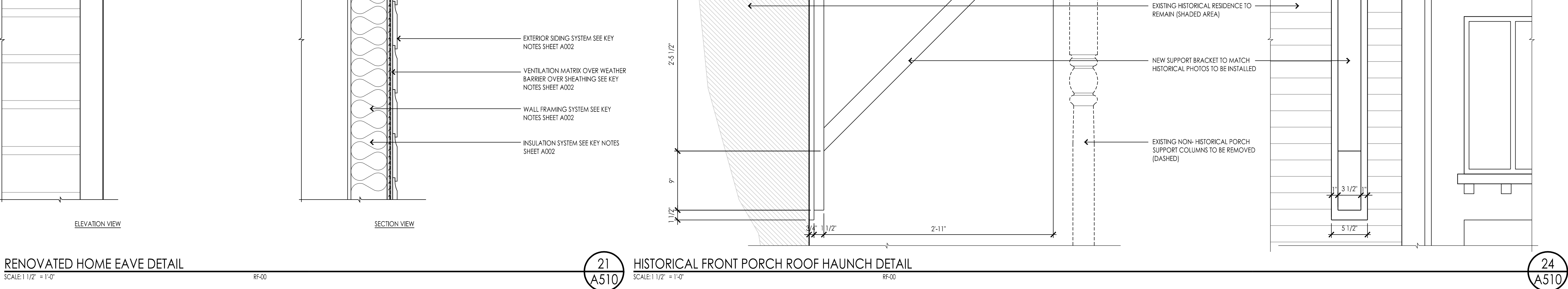
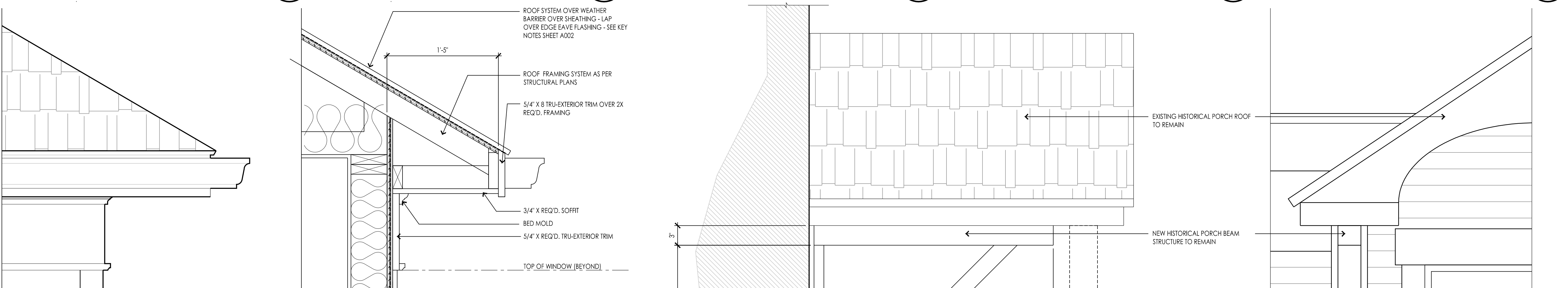
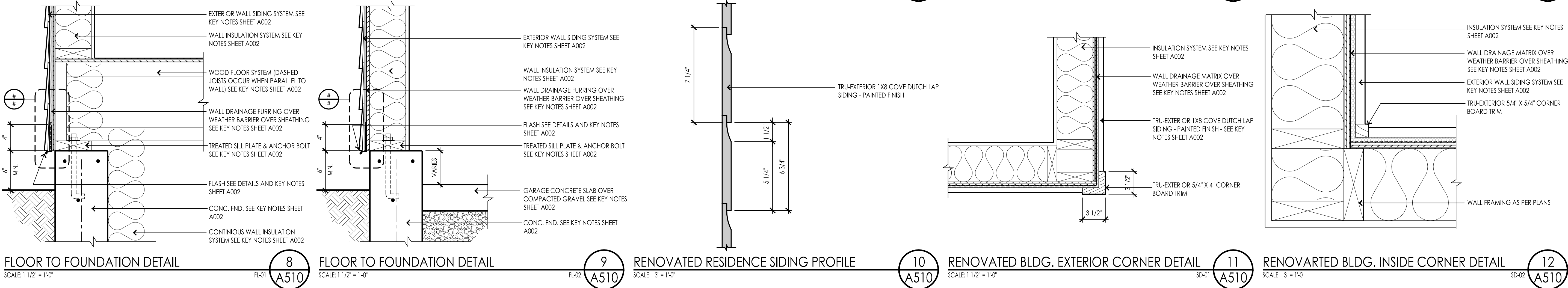
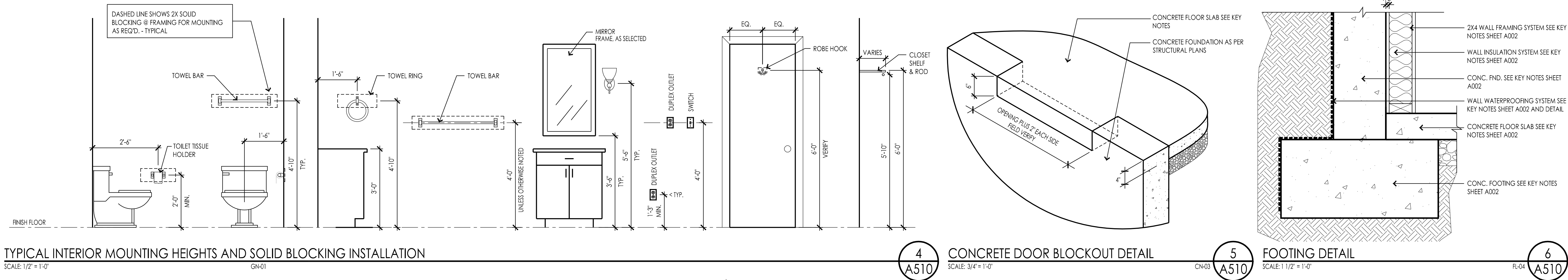
21 April 2025

Door and Window Details

A500

COORDINATE WITH ARCHITECTURAL DESIGNER AND CONFIRM ALL ARCHITECTURAL DETAILS INCLUDING EXTERIOR AND INTERIOR TRIM PROFILES, SIZES, LAYOUTS, SIDING AND MASONRY PROFILES AND DETAILS, SPACING, ETC.

PROVIDE A MOCK UP FOR ALL DETAILS AND RELATED WORK, FOR APPROVAL, PRIOR TO FABRICATION AND INSTALLATION.



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NOT FOR CONSTRUCTION

BRADFORD R. HOUSTON
DESIGN STUDIO

Ware Residence
1328 Park Ave.
Park City, Utah

21 April 2025

Architectural
Details

A510



Planning Department

December 12, 2024

Tobey M. Ware and Jodi R. Ware
CC: Chad Bollman, J. Ford Construction

NOTICE OF PLANNING DIRECTOR DETERMINATION

Description

Address: 1328 Park Avenue, a Landmark Historic Site on Park City's Historic Sites Inventory

Zoning District: Historic Residential - 1

Application: Non-Complying Structure Determination

Project Number: PL-24-06357

Date of Action: December 6, 2024

Project Summary: The Applicant requests a Planning Director Determination on the Non-Complying status of the existing non-historic 1990s rear addition to the Landmark Historic Structure.

1328 Park Avenue is a Landmark Historic Site on Park City's Historic Sites Inventory. The site is an unusual Lot because it has five sides. On December 3, 2024, the Applicant applied for a Non-Complying Structure Determination to confirm the status of a 1990s non-historic rear addition to the Landmark Historic Structure and Setbacks for the unusual Lot.

Land Management Code (LMC) [§ 15-15-1](#) defines a "Non-Complying Structure" as a Structure that legally existed before its current zoning designation and, because of subsequent zoning changes, does not conform to the zoning regulation's Setback, Height restrictions, or other regulations that govern the Structure."

According to LMC [§ 15-9-2\(A\)](#), "the Owner bears the burden of establishing that any Non-Conforming Use or Non-Complying Structure lawfully exists." The Applicant provided the 1997 Building Permit B97-03020 and Staff located the approved plans for the non-historic addition (Attachment 1).



Planning Department



1328 Park Avenue excerpt from Summit County's parcel viewer.

Findings of Fact

1. On December 3, 2024, the Applicant submitted an application for a Non-Complying Structure Determination regarding an existing 1,437-square-foot addition to the Landmark Historic Structure at 1328 Park Woodside Avenue.
2. 1328 Park Avenue is the Historic Residential – Medium Density (HRM) Zoning District.
3. 1328 Park Avenue is a Landmark Historic Structure on Park City's Historic Site Inventory and was constructed prior to 1889.
4. Sometime after the 1997 Building Permit was approved, an addition was added to the Historic Structure and completed in 1999.
5. 1328 Park Avenue was in the Residential - Medium (RM) Density District in 1997.
6. In 2000, 1328 Park Avenue was re-zoned to the Historic Residential – Medium Density (HRM) Zoning District and is in the HRM Zoning District today.



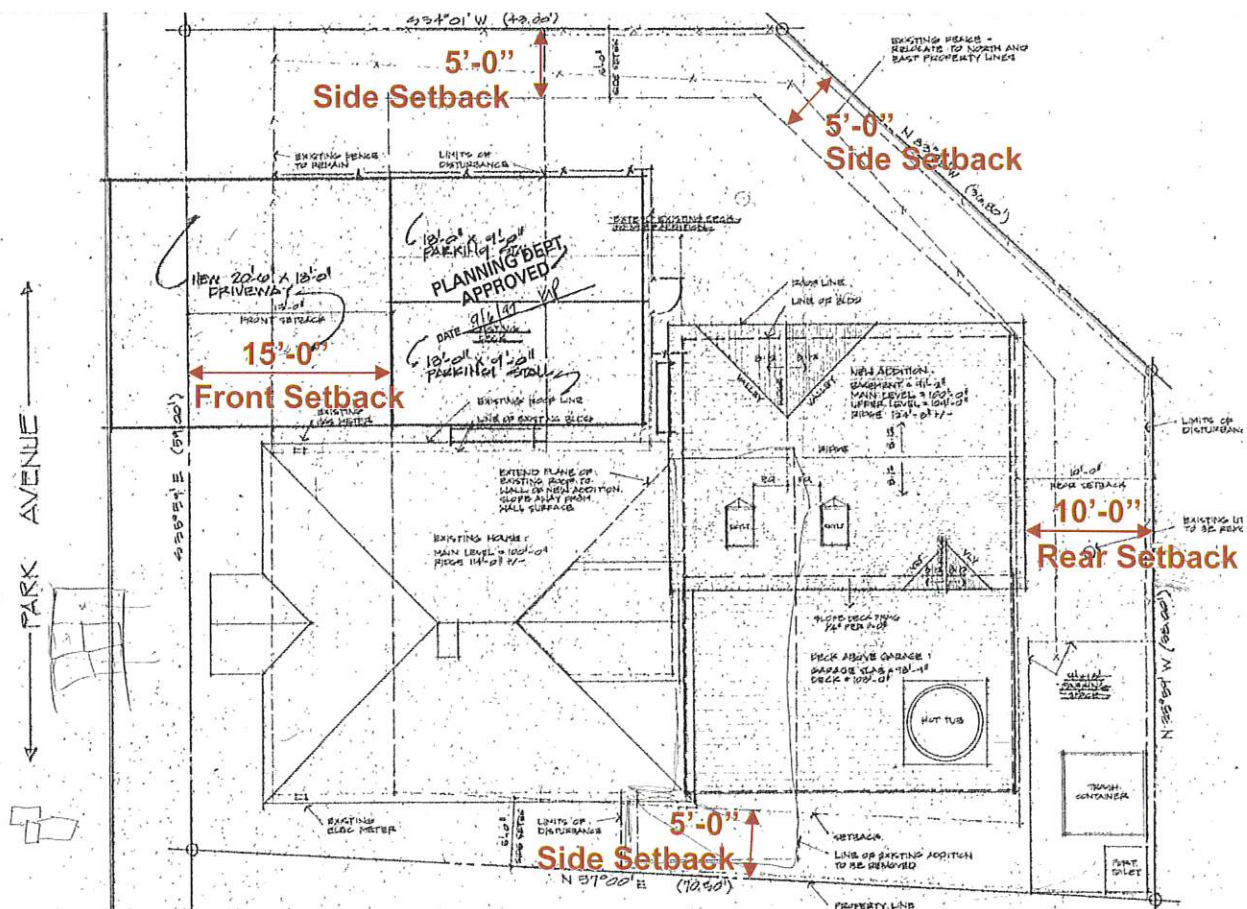
Planning Department

Addition to a Historic Structure

7. The 1997 LMC did not require a transitional element between new construction and existing historic structures.
8. Under today's regulations, LMC [§ 15-13-2\(4\)](#) outlines the requirements for additions to Historic Structures, which includes a transitional element between the Historic Structure and addition.
9. The current Historic Structure does not have a transitional element between it and the 1990s addition.

Setbacks

10. The 1997 Building Permit shows the following Setbacks:



1997 Building Permit plans with the Setbacks called out by Staff.

11. The 1997 LMC regulated Setbacks for Lots in the RM District as follows:
 - Front Setback: 15 feet
 - Rear Setback: 10 feet
 - Side Setbacks: 5 feet
12. Under the HRM Zoning District regulations outlined in LMC [§ 15-2.4-3](#), the Setback requirements are the same today.

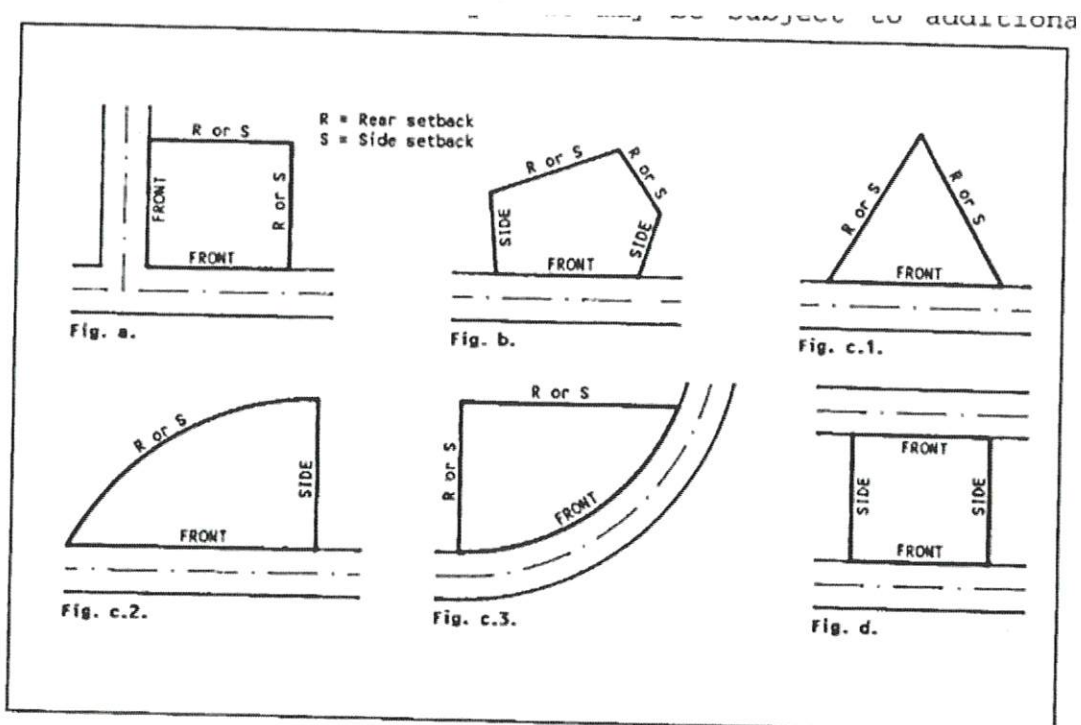


Planning Department

13. The 1997 LMC regulated Unusual Lots as follows:

8.26 SETBACK REQUIREMENTS FOR UNUSUAL LOT CONFIGURATIONS. All lots shall have a front, two side and a rear setback with the following exceptions and clarifications (see illustration at end of section):

- (a) Development on corner lots shall have two front setbacks. The rear yard will be the side of the property opposite the driveway access from the street. If it is not clear which boundary should border the rear yard, the owner or developer may specify which is the rear yard.
- (b) Lots with more than four sides shall have a sideyard on either side of the front yard. The third side yard and rear yard may be specified by the developer or owner.
- (c) Lots with three sides will have a front setback, side setback and rear setback. In those cases where one side is clearly opposite the front, the rear setback must be opposite the driveway. If it is not clear where side and rear setbacks should be, the developer or owner may choose which is side and which is rear.
- (d) On those lots which border a street on both the back and front, both sides must have a front setback.
- (e) Any lots which are not specified in this section shall have setbacks determined by the Community Development Department.





Planning Department

14. Under the HRM Zoning District regulations outlined in LMC [§ 15-4-17](#), the Setback determinations are the same today, except for the Planning Director designates the location of the Front, Side, and Rear Setbacks for unusual circumstances.
15. The Planning Director determined that the Setbacks are the same today as were noted on the 1997 Building Permit and are established as outlined above.

Conclusions of Law

1. The 1990s addition to the Landmark Historic Structure at 1328 Park Avenue complied with 1997 LMC RM District regulations regarding additions to Historic Structures at the time of construction and, as outlined in today's LMC [§ 15-9-6](#), is a Non-Complying Structure.
2. The 1990s addition to the Landmark Historic Structure at 1328 Park Avenue, pursuant to LMC [§ 15-9-6\(A\)](#), "...may be repaired, maintained, altered, or enlarged, provided that such repair, maintenance, alteration, or enlargement shall neither create any new non-compliance nor shall increase the degree of the existing non-compliance of all or any part of such Structure."

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", written over a horizontal line.

Rebecca Ward, Planning Director

CC: Lillian Zollinger, Project Planner

Attachments

Attachment 1 – 1997 Building Permit

Planning Department Staff Report



Subject: 732 Crescent Road (Parcel PC-338-B)
Application: PL-22-05223
Author: Elissa Martin, Planning Project Manager
Date: June 5, 2025
Type of Item: Final Subdivision Plat for a Residential Lot

Recommendation

(I) Review the proposed one-Lot Subdivision from metes and bounds Parcel PC-338-B to allow for construction of a basement and rear addition to a Landmark Historic Structure, (II) conduct a public hearing, and (III) consider approving the Crescent Tram Final Subdivision Plat based on the Findings of Fact, Conclusions of Law and Conditions of Approval outlined in the Final Action Letter (Exhibit A).

Description

Applicant: Wasatch Holdings, LLC, represented by Jason Boal, Snell and Wilmer and Martina Nelson, Park City Surveying
Location: 732 Crescent Tram Road (Parcel PC-338-B)
Zoning District: Historic Residential - 1
Adjacent Land Uses: Residential, Open Space
Reason for Review: Final Subdivision Plats require Planning Director Final Action¹

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

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

Summary

The Applicant proposes to create one Lot to rehabilitate and lift the Landmark Historic Structure to construct a 4,303 -square-foot basement and rear addition at 732 Crescent Road in the Historic Residential-1 (HR-1) Zoning District. 732 Crescent Road (PC-338-B) is a metes and bounds parcel; a Subdivision Plat is necessary to create a Lot, ensure access from an existing Street, dedicate public Right-of-Way (ROW), and memorialize easements.

¹ LMC [§ 15-1-8\(H\)](#)



Figure 1: Vicinity Map of 732 Crescent Road

Background

According to the 2022 Record of Survey, the property was comprised of four parcels (PC-338-B, PC-320, PC-320-B, and SA-137-1), the largest being PC-338-B or 732 Crescent Road, with the Landmark Historic Structure that was constructed in 1904.

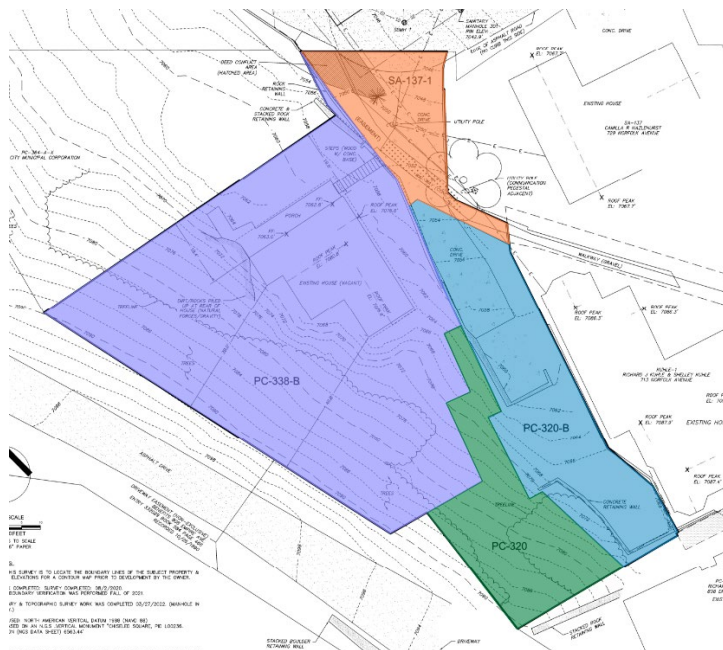


Figure 2: Record of Survey parcel configuration at the time of original 2022 application

On April 5, 2022, the Applicant submitted a subdivision application to create three Lots from the original metes and bounds parcels depicted in Figure 2 above.

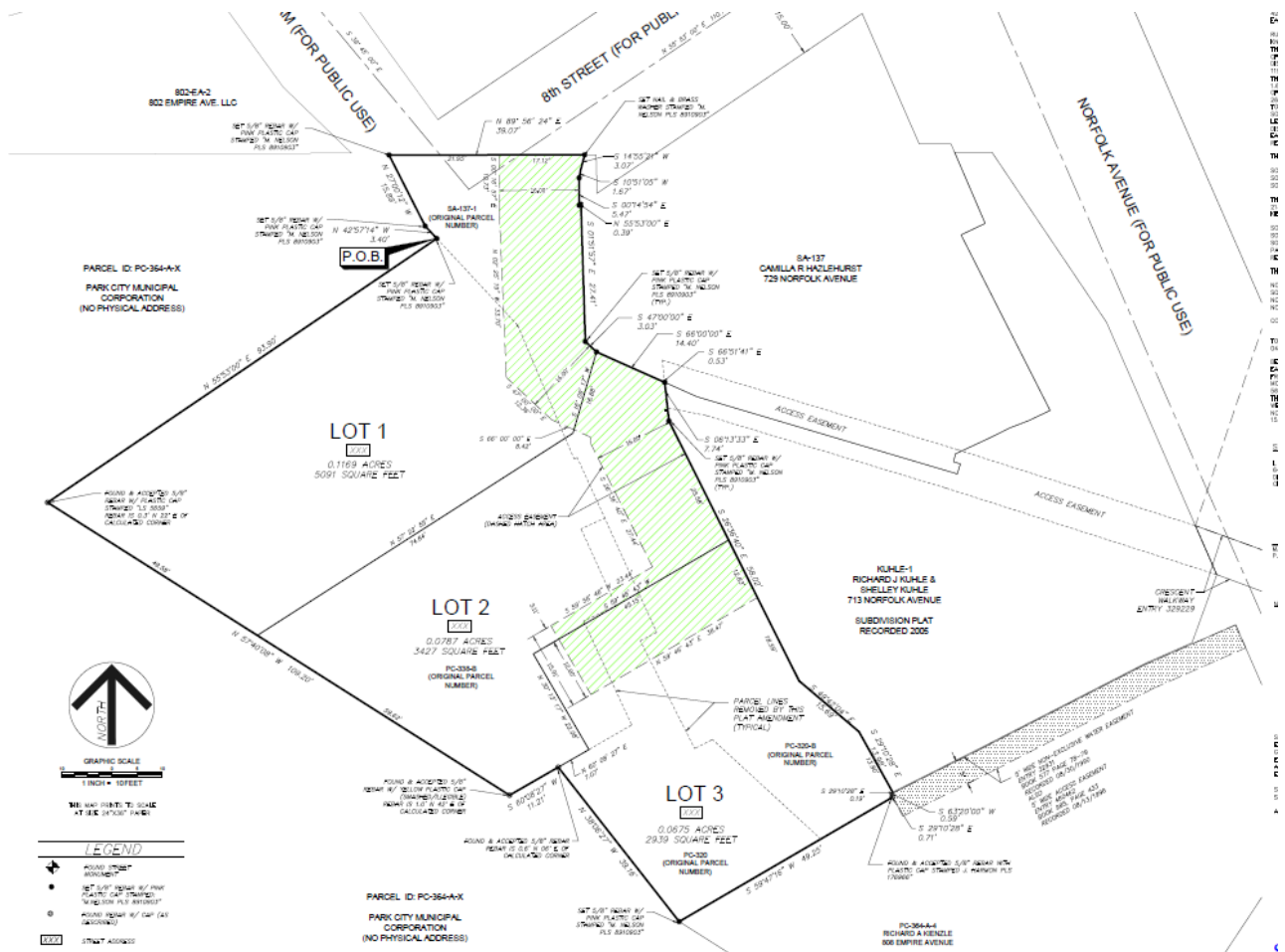


Figure 3: Original 2022 application proposing a three-lot subdivision

The Planning Commission held a Work Session to discuss the original three-lot subdivision application on July 27, 2022 ([Staff Report](#), [Minutes](#) beginning on p. 18). The Planning Commission identified the following potential issues:

- The impact of three houses versus two houses;
- Vehicular and pedestrian conflicts in the private shared driveway due to the Crescent Road pedestrian path which crosses the proposed shared driveway
- Sufficient emergency service access;
- The amount of excavation and disruption to the hillside and existing vegetation; and
- Sightlines on Crescent Road which is narrow and steep.

On May 23, 2023 the property owner recorded a Boundary Line Agreement (Recorder Entry No. 1204860), consolidating the four metes and bounds parcels into two parcels.

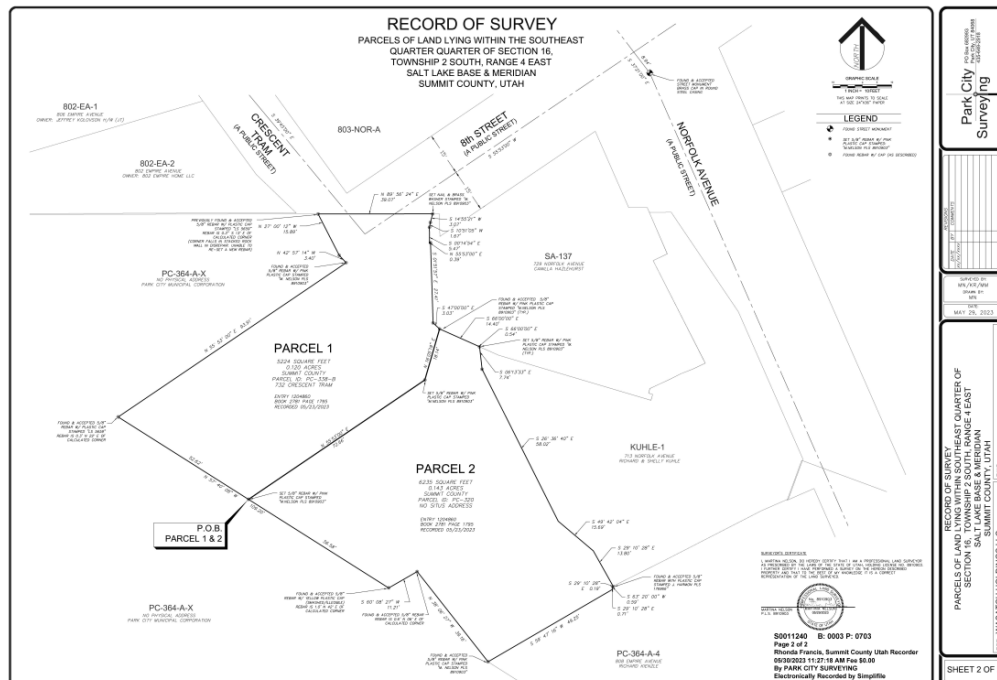


Figure 4: Record of Survey reflecting new parcel boundaries recorded through a boundary line agreement.

In July of 2023 the Applicant submitted a revised two-lot subdivision for neighboring vacant parcel (PC-320), which did not include the Landmark Historic Site, 732 Crescent Road. A work session was scheduled in November of 2023 to review the two-lot subdivision of Parcel PC-320, but the item was continued to a date uncertain at the Applicant's request.

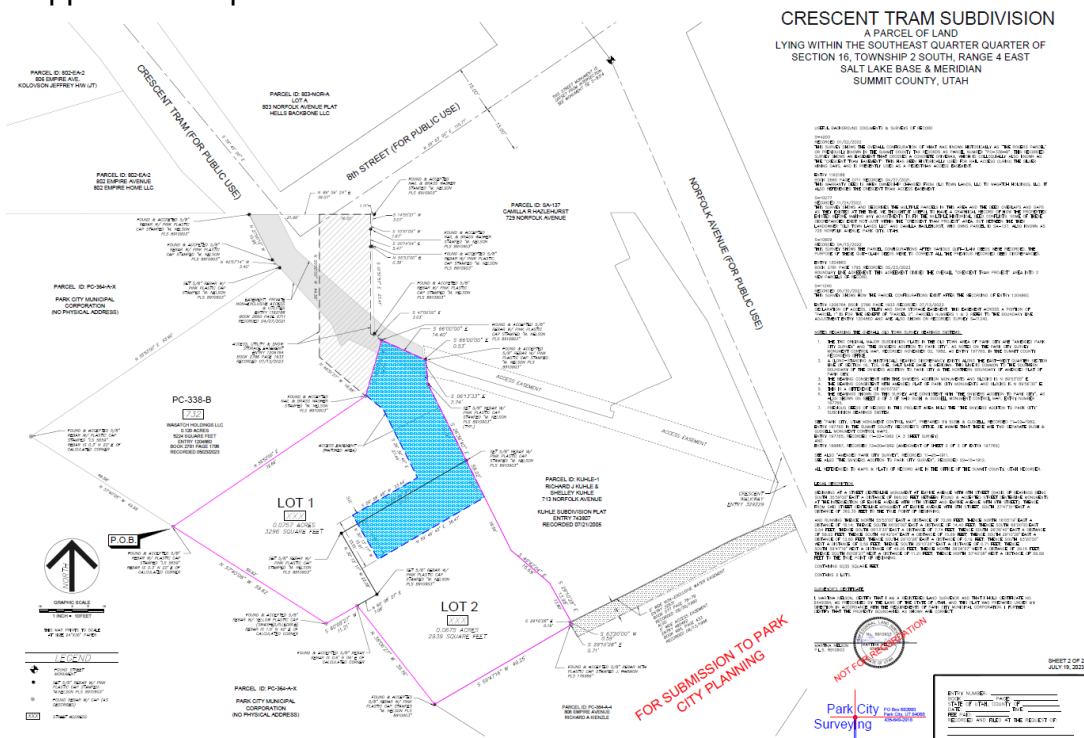


Figure 5: Two-Lot Subdivision for Parcel PC-320

On January 29, 2025, the Applicant submitted a revised plat for a one-lot subdivision of the 732 Crescent Road parcel (PC-338-B). The Applicant requested to put on hold the two-lot subdivision plat for parcel PC-320 as well as SSCUP applications pertaining to those proposed properties. The revised 732 Crescent Plat contains Lot boundaries that respect the 1938 footprint of the Landmark Historic Structure with the reconstruction of the Winter's Addition A, in terms of required setbacks.

A portion of the historic Crescent Tram pathway crosses over the shared private driveway. The existing easement offers public access through the site over the former narrow-gauge mining railroad path which once pulled ore cars up Park City Mountain from the depot and concentrator near Main Street where the ore was refined to the Crescent Mine in Thaynes Canyon. The proposed Final Plat includes an updated public access easement for the Crescent Tram pathway, that rectifies boundary irregularities and provides robust language to ensure public access will be maintained in perpetuity, across the 732 Crescent Road shared private driveway (Exhibit B).

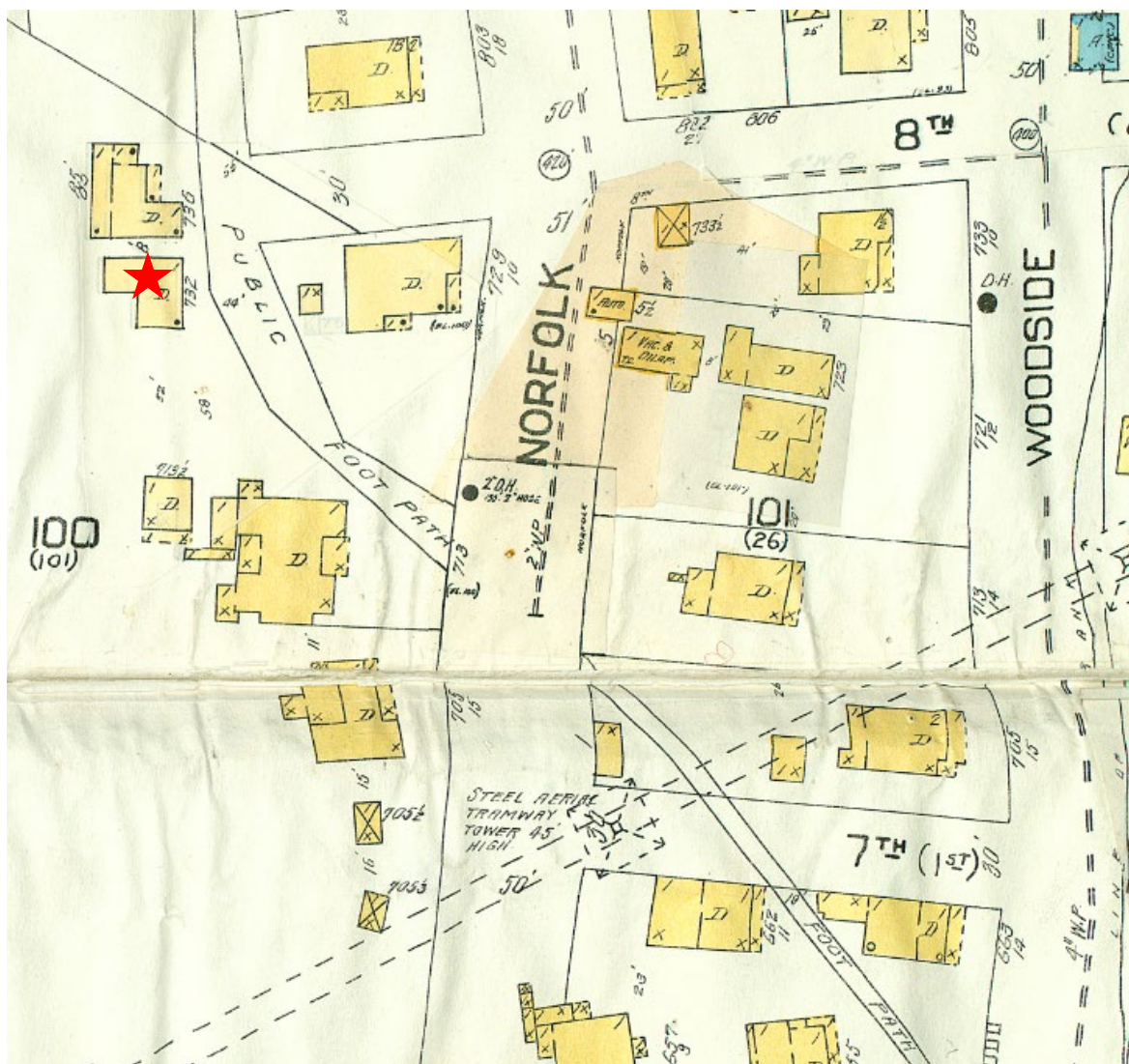


Figure 6: 1907 Sanborn Map showing the historic Crescent Tram Public Pathway

The Subdivision Plat application is for a new Single-Family Lot; therefore, it is subject to the recently established administrative subdivision procedures outlined in LMC Chapter [15-7.5](#), required by changes to state code. Pursuant to LMC Chapter 15-7.5, the Planning Commission may hold one public hearing and receive public comment on the preliminary Subdivision review. Under the administrative review process, the Final Plat is reviewed for compliance with the preliminary Subdivision approval by the Planning Commission, and Final Action is taken by the Planning Director. All other Subdivision regulations in Chapters 15-7 through 15-7.4 apply to administrative Subdivisions unless contradicted by Chapter 15-7.5. In the event of a conflict, Chapter 15-7.5 shall control.²

On April 2, 2025, the Planning Commission approved the 732 Crescent Tram Preliminary Plat and a Steep Slope Conditional Use (SSCUP) Permit pursuant to LMC [§ 15-2.2-6](#) ([March 12, 2025 Planning Commission Packet](#), [Minutes](#)). A Historic District Design Review (HDDR) application is being processed concurrently with the Final Subdivision Plat application.

Analysis

(I) The proposed Final Subdivision Plat complies with Land Management Code [Chapter 15-7.3](#) *Requirements for Improvements, Reservations, and Design*, and [Chapter 15-7.5](#) *Administrative Subdivision Procedure*.

Pursuant to LMC [§ 15-7.5-4](#) the Planning Commission shall approve the preliminary Subdivision if the preliminary Subdivision complies with the applicable Municipal Code of Park City regulations and all other applicable standards and specifications. Pursuant to LMC [§ 15-7.1-5\(D\)](#), preliminary Subdivision approval requires a finding of Good Cause. Good Cause is defined as “[p]roviding positive benefits and mitigating negative impacts, determined on a case-by-case basis to include such things as: providing public amenities and benefits, resolving existing issues and non-conformities, utilizing best planning and design practices, preserving the character of the neighborhood and of Park City and furthering the health, safety, and welfare of the Park City Community.”³

The Planning Commission determined there is Good Cause for the proposed Subdivision, as conditioned, based on the following conclusions:

- The proposed Lot meets the requirements of the HR-1 Zoning District and access will be via a private shared driveway which is encouraged in the Historic District.⁴
- The Subdivision will allow rehabilitation of a Landmark Historic Structure, which is vacant and in poor condition.
- The plat dedicates a portion of the Crescent Tram and 8th Street public ROWs to the City for future widening and improvements to the ROW.
- The plat memorializes the public pedestrian access easement for the Crescent Tram pathway, maintaining public access across the private shared driveway.

² [LMC Chapter 15-7.5](#)

³ LMC [§ 15-15-1](#)

⁴ LMC [§ 15-13-2\(B\)](#)

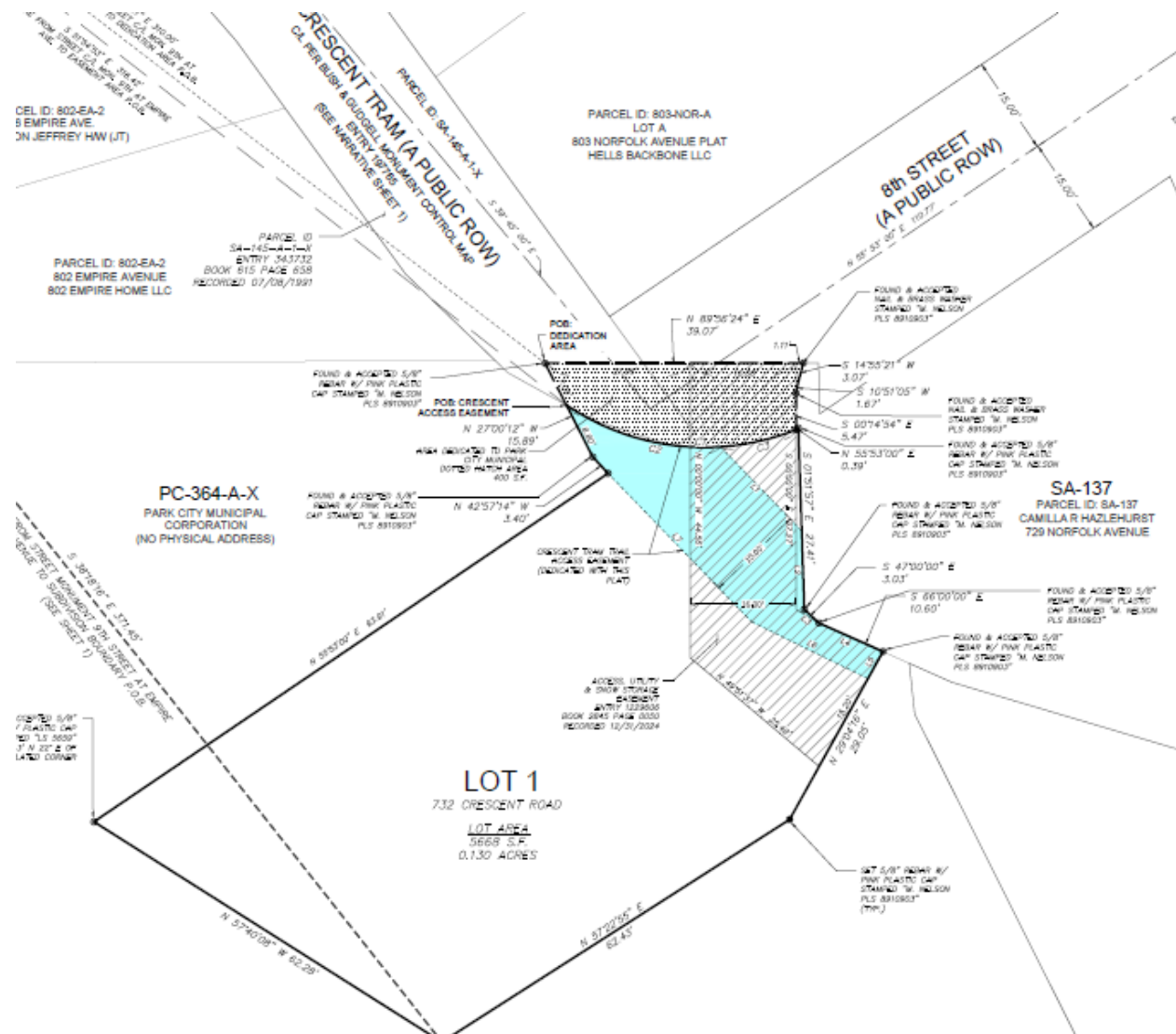


Figure 7: Proposed one-Lot subdivision with dedicated public ROW and 15-foot wide Crescent Tram Pathway public access easement.

Pursuant to LMC [§ 15-7.5-5](#) *Final Subdivision Review*, the Planning Director shall approve a final Subdivision if it complies with the Planning Commission's preliminary Subdivision approval.

COMPLIES: The proposed 732 Crescent Final Subdivision Plat is consistent with the Preliminary Plat approved by the Planning Commission on March 12, 2025 by dedicating public Crescent Road and 8th Street ROW, dedicating the Crescent Tram Pathway public access easement, preserving the shared driveway access easement, and including the required plat notes.

LMC [§ 15-7.3-4\(A\)\(2\)](#) requires that no Subdivision shall be approved unless the Area to be subdivided has Frontage on and Access from an existing Street on the Streets Master Plan.

COMPLIES: The proposed 732 Crescent Subdivision fronts the 8th Street and Crescent Road public ROWs, which are existing Streets on the Streets Master Plan.

LMC [§ 5-7.3-4\(l\)\(2\)](#) requires the Applicant to improve and dedicate Areas of land in the Subdivision that border an existing public ROW planned for improvements or widening in the Streets Master Plan.

The 732 Crescent Subdivision borders the Crescent Tram public ROW and contains a portion of the ROW. The Streets Master Plan calls for 'Obtaining ROW' and 'additional asphalt' for the section of Crescent Tram ROW between Empire Ave and Norfolk Ave⁵. The City Engineer confirmed that improvements to the ROW are not needed immediately as part of the proposed 732 Crescent Subdivision and the Applicant is not required to make improvements to the ROW, but dedication of the ROW is necessary for future public improvements to occur.

COMPLIES: The proposed Final Subdivision Plat dedicates a portion of the property that overlaps with the Crescent Tram ROW and fronts the 8th Street ROW to the City as public ROW, for future improvements.

LMC [§ 15-7.3-6](#) Water Facilities and [§ 15-7.3-7](#) Sewer Facilities shall be adequate to serve the Subdivision.

The existing water and sewer lines that serve the property may require upsizing to meet the level of service needs of the addition and future development at neighboring Parcel PC-320. Additionally, utility easements may be required for the water and sewer lines serving parcel PC-320. See Section IV below and Condition of Approval 9.

(II) The Final Subdivision Plat complies with the HR-1 Zoning District Purpose and Lot and Site Requirements.

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

- A. preserve present land Uses and character of the Historic residential Areas of Park City;
- B. encourage the preservation of Historic Buildings and/or Structures;
- C. encourage construction of Historically Compatible Structures that contribute to the character and scale of the Historic District and maintain existing residential neighborhoods;
- D. define Development parameters that are consistent with the General Plan policies for the Historic core; and
- E. establish Development review criteria for new Development on Steep Slopes which mitigate impacts to mass and scale and the environment.⁶

The Final Subdivision Plat establishes a Lot for rehabilitation of a Landmark Historic Structure and construction of an addition, which satisfies the purpose of the HR-1 Zoning District by allowing for the preservation of present land Uses and character of

⁵ Park City Streets Master Plan, adopted July 19, 1984

⁶ LMC [§ 15-2.2-1](#)

Historic Residential Areas of Park City through preservation of a Historic Building and construction of a Historically Compatible Structure, maintaining an existing residential neighborhood.

LMC § 15-2.2-3 Lot and Site Requirements

The proposed Lot is 5,668 square feet in Area, which is larger than the maximum Lot Size established in LMC [§ 15-2.2-3\(A\)](#). However, LMC [§ 15-2.2-4](#) exempts Landmark Historic Sites from maximum Lot Size regulations. The minimum Lot Width in the HR-1 Zoning District is 25 feet measured fifteen feet back from the Front Lot Line.⁷

COMPLIES: The Final Plat will create one 5,668-square-foot Lot that is a valid, Non-Complying Lot pursuant to LMC [§ 15-2.2-4](#). The irregular shaped Lot is between 51 feet and 59 feet in width; at no point is the width less than 25 feet.

(III) The proposed Subdivision does not prohibit a future public staircase from Crescent Tram to Empire Avenue.

In 2020, when the adjacent 802 Empire Avenue Subdivision was approved to create two Lots from seven parcels, the Planning Commission's final motion included a recommendation that the City Council consider the potential location of a future stairway connecting Empire Avenue to the Crescent Tram pedestrian path.

The City Engineer confirmed the proposed subdivision and private drive location does not preclude a future alignment or improvement in some form on the City's adjacent land from Crescent Tram to Empire Avenue. This project is still pending CIP budgeting and prioritization.

⁷ LMC [§ 15-2.2-3\(B\)](#)



Figure 8: Potential location of 8th Street stairs (no current plans) shown in green on City property connecting the Crescent Tram pathway to Empire Avenue.

The adjacent Subdivision at 802 Empire Avenue included the following Conditions of Approval which the Planning Commission incorporated into the March 12, 2025 Preliminary Subdivision approval for the 732 Crescent Subdivision (COA 7 and 8):

- Neither the shared driveway nor the future residences shall prohibit pedestrian access of a future 8th Street public pathway, located northeast of the Crescent Tram Subdivision, connecting Empire Avenue to the proposed Crescent Tram pedestrian pathway.
- The Applicant or assignees shall not oppose a determination made by the City that a staircase or other form of public access connecting Crescent Tram to Empire Avenue, adjacent to the subject property, is warranted at some point in the future. The Applicant agrees to include an offer of dedication for the connection if requested by the City Engineer on the applicable future application.

The Planning Commission required a plat note be included on the Final Plat to further memorialize the above Conditions of Approval.

(IV) The Development Review Committee requires Conditions of Approval.⁸

⁸ The Development Review Committee meets the first and third Tuesday of each month to review and provide comments on Planning Applications, including review by the Building Department, Engineering Department, Sustainability Department, Transportation Planning Department, Code Enforcement, the City Attorney's Office, Local

The Development Review Committee reviewed the Subdivision application materials on February 4, 2025, and requires the following:

- The utility pole located in the middle of the site shall be relocated on-site (COA 6).
- Utility easements may be required for the water and sewer lines serving parcel PC-320 (COA 9).
- The water and sewer lines may need to be upsized to provide sufficient level of service for the addition as well as any future development on adjacent Parcel PC-320. Public utility easements shall be dedicated on the plat. Public utilities should be extended to Parcel PC-320 if any work to the driveway on 732 Crescent is proposed (COA 9 &10).
- The Park City Trails Division reviewed the proposed new Crescent Tram Pathway easement and requires the new easement be dedicated on the Final Plat (COA 4).
- Four feet of the Crescent Tram pathway that runs through the site be constructed with material distinguished from the private shared driveway, and the Applicant install and maintain signage indicating public access is allowed, as approved by the Trails and Open Space Manager, Engineering Department, and Planning Department (COA 5).

Department Review

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

Notice

Staff published notice on the City's website and posted notice to the property on May 21, 2025. Staff mailed courtesy notice to property owners within 100 feet on May 20, 2025.⁹

Public Input

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

Alternatives

The Planning Director may:

- Approve the Final Subdivision Plat, as conditioned.
- Deny the Final Subdivision Plat and direct staff to make Findings for the denial.
- Request additional information and continue the discussion to a date certain.

Exhibits

Utilities including Rocky Mountain Power and Dominion Energy, the Park City Fire District, Public Works, Public Utilities, and the Snyderville Basin Water Reclamation District (SBWRD).

⁹ LMC [§ 15-1-21](#)

- A: Final Subdivision Plat Draft Final Action Letter
Attachment 1: Final Subdivision Plat
- B: Crescent Tram Pathway public access easement

June 5, 2025

Wasatch Holdings, LLC

CC: Jason Boal

NOTICE OF PLANNING COMMISSION ACTION

Description

Address: 732 Crescent Road Parcel PC-338-B

Zoning District: Historic Residential - 1

Application: Final Subdivision Plat

Project Number: PL-22-05223

Action: APPROVED WITH CONDITIONS (See Below)

Date of Final Action: June 5, 2025

Project Summary: The Applicant Proposes a Final Subdivision Plat to Create One Lot From Metes and Bounds Parcel PC-338-B

Action Taken

On June 5, 2025, the Planning Director conducted a public hearing and approved the 732 Crescent Final Subdivision Plat according to the following Findings of Fact, Conclusions of Law, and Conditions of Approval.

Findings of Fact

1. On April 5, 2022, the Applicant submitted a subdivision application for a three-lot subdivision that encompassed four metes and bounds parcels: PC-338-B, PC-320, PC-320-B and SA-137-1 (PL-22-05223).
2. A Boundary Line Agreement and Record of Survey was recorded at Summit County on May 23, 2023, which consolidated the four parcels into two metes and bounds parcels: PC-338-B and PC-320 (Summit County Recorder Entry # 1204860).
3. The Applicant submitted a revised Plat in July of 2023 for a two-Lot subdivision of parcel PC-320 (the plat did not include 732 Crescent at that time); another revised plat was submitted on January 29, 2025 for a one-Lot subdivision of metes and bounds parcel PC-338-B, otherwise known as 732 Crescent Road, a Landmark Historic Site with an existing historic Structure.
4. The Subdivision Plat application is for a Single-Family Dwelling and is therefore subject to the Administrative Subdivision Procedures outlined in LMC § 15-7.5; all other Subdivision regulations in Chapters 15-7 through 15-7.4 apply to

administrative Subdivisions unless contradicted by Chapter 15-7.5, in which case, Chapter 15-7.5 shall control.

5. Pursuant to LMC § 15-7.5-4 the Planning Commission shall approve the preliminary Subdivision if the preliminary Subdivision complies with the applicable Municipal Code of Park City regulations and all other applicable standards and specifications
6. On March 12, 2025, the Planning Commission approved the 732 Crescent Tram Preliminary Plat, based on a finding of Good Cause Pursuant to LMC § 15-7.1-5(D), including the following:
 - a. The proposed Lot meets the zoning requirements of the HR-1 Zoning District and access will be via a private shared driveway which is encouraged in the Historic District.
 - b. The Subdivision will allow rehabilitation of a Landmark Historic Structure, which is vacant and in poor condition.
 - c. The plat dedicates a portion of the Crescent Tram and 8th Street public ROWs to the City for future widening and improvements to the ROW.
 - d. The plat memorializes the public pedestrian access easement for the Crescent Tram pathway, maintaining public access across the private shared driveway
7. Pursuant to LMC § 15-7.5-5 *Final Subdivision Review*, the Planning Director shall approve a final Subdivision if it complies with the Planning Commission's preliminary Subdivision approval.
 - a. The 732 Crescent Tram Final Subdivision Plat is consistent with the preliminary Subdivision approved by the Planning Commission on March 12, 2025, by dedicating public Crescent Road and 8th Street ROW, dedicating the Crescent Tram Pathway public access easement, preserving the shared driveway access easement, and including the required plat notes.
8. The proposed Final Subdivision Plat complies with LMC § 15-7.3 Requirements for Improvements, Reservations, and Design and LMC § 15-7.5 Administrative Subdivision Procedure in the following ways:
 - a. The property is accessed from Crescent Road, an existing Street on the Streets Master Plan; the Streets Master Plan calls for future widening of asphalt and 'Obtaining Right-of-Way' for the portion of Crescent Tram between Empire Ave and Norfolk Ave.
 - b. Pursuant to LMC 15-7.3-4(1)(2), where a Subdivision borders an existing narrow road or when the Streets Master Plan indicates plans for realignment or widening a road that would require Use of some of the land in the Subdivision, the Applicant shall be required to improve and dedicate at his expense such Areas for widening or realignment of such roads.
 - c. The proposed Subdivision borders Crescent Tram ROW, a road identified on the Park City Streets Master Plan for future widening and ROW acquisition.

- d. The proposed preliminary Subdivision Plat dedicates that portion of land that overlaps with the Crescent Tram ROW to the City as a public ROW.
 - e. A portion of the historic Crescent Tram Trail, a public pathway, crosses over the subject property and is within an existing easement (Summit County Recorder Entry no.1162188).
- 9. As conditioned, the proposed Final Subdivision Plat complies with the HR-1 Zoning District Requirements outlined in LMC Chapter 15-2.2.
 - a. LMC § 15-2.2-4 exempts Landmark Historic Sites from maximum Lot Size regulations; the Subdivision will create one 5,668-square-foot Lot.
 - b. A private shared driveway crosses over 732 Crescent Road to provide access to adjacent vacant parcel PC-320; a 16-foot-wide easement for the shared driveway is included on the proposed plat.
 - c. The proposed shared private driveway minimizes curb cuts on Crescent Road and is encouraged in the Historic District.
- 10. Staff published notice on the City's website and posted notice to the property on May 21, 2025. Staff mailed courtesy notice to property owners within 100 feet on May 20, 2025.

Conclusions of Law

- 1. The Final Subdivision Plat is consistent with the Park City Land Management Code Chapters 15-7.5 and Chapter 15-7.3.
- 2. Neither the public nor any person will be materially injured by the proposed Subdivision.
- 3. Approval of the Subdivision, subject to the conditions stated below, does not adversely affect the health, safety, and welfare of the citizens of Park City.

Conditions of Approval

- 1. The City Planner, City Attorney, and City Engineer will review and approve the final form and content of the Plat for compliance with State Law, the Land Management Code, and the Conditions of Approval, prior to recordation of the Plat.
- 2. The applicant shall record the Final Plat within one year from the date of this approval. If the Final Plat is not recorded within one (1) years' time, this approval for the Final Subdivision Plat will be void, unless a request for an extension is made in writing prior to the expiration date and an extension is granted by the Planning Commission.
- 3. The Final Subdivision Plat shall dedicate a portion of the property that overlaps with the Crescent Tram ROW and fronts the 8th Street ROW to the City as public ROW, for future improvements; the boundary of the dedicated public ROW shall have final approval from the City Engineer prior to Final Plat recordation.
- 4. The Final Subdivision Plat shall include a new Crescent Tram Pathway Public Access Easement to preserve pedestrian access, as approved by the Park City Trails Division.
- 5. Four feet of the Crescent Tram pathway that runs through the site shall be constructed with material distinguished from the private shared driveway, and the

Applicant install and maintain signage indicating public access is allowed, as approved by the Trails and Open Space Manager, Engineering Department, and Planning Department.

6. The utility pole located in the middle of driveway shall be relocated on-site to a location that does not obstruct views of the neighboring homes or sight visibility from the public ROW, as approved by the City Engineer and Rocky Mountain Power.
7. Neither the shared driveway nor the future residences shall prohibit pedestrian access of a future 8th Street public pathway, located just south of the 802 Empire Avenue Subdivision, connecting Empire Avenue to the Crescent Tram pedestrian pathway.
8. The Applicant or assignees shall not oppose a determination made by the City that a staircase or other form of public access connecting Crescent Tram to Empire Avenue, adjacent to the subject property, is warranted at some point in the future. The Applicant agrees to include an offer of dedication for the connection if requested by the City Engineer on the applicable future application.
9. Prior to Final Plat recordation the Applicant shall ensure adequate public utilities are provided to service new development at the site and dedicate utility easements on the Final Subdivision Plat per Public Utilities (for water) and Snyderville Basin Reclamation District (for sewer) specifications.
10. If significant work on the driveway is proposed, the property owner should consider extending public utilities to adjacent Parcel PC-320 at that time.

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

Sincerely,

Rebecca Ward
Planning Director

CC: Elissa Martin, Planning Project Manager

Attachment 1: Crescent Tram Final Subdivision Plat

Wasatch Holdings, LLC
267 Crescent Bay Drive
Laguna Beach, CA 92651
949.292.1540
anthonywhynews@hotmail.com

NOTICE OF PLANNING COMMISSION ACTION

Description

Address: 732 Crescent Road Parcel PC-338-B
Zoning District: Historic Residential - 1
Application: Steep Slope Conditional Use Permit
Project Number: PL-23-05740
Action: APPROVED WITH CONDITIONS (See Below)
Date of Final Action: March 12, 2025

Action Taken

On March 12, 2025, the Planning Commission conducted a public hearing and approved the 732 Crescent Avenue Steep Slope Conditional Use Permit according to the following Findings of Fact, Conclusions of Law, and Conditions of Approval.

Findings of Fact

1. On April 5, 2022, the Applicant submitted a subdivision application for a three-lot subdivision that encompassed four metes and bounds parcels: PC-338-B, PC-320, PC-320-B and SA-137-1 (PL-22-05223).
2. The Applicant submitted a revised Plat in July of 2023 for a two-Lot subdivision of parcel PC-320 (the plat did not include 732 Crescent at that time).
3. On October 26, 2023, the Applicant submitted a Steep Slope Conditional Use Permit application to construct a basement and rear addition to the existing Landmark Historic Structure at 732 Crescent Road (PL-23-05740).
4. A revised Subdivision Plat was submitted on January 29, 2025 for a one-Lot subdivision of metes and bounds parcel PC-338-B or 732 Crescent Road, a Landmark Historic Site with an existing historic Structure.
5. Revised house plans pertaining to the SSCUP application (PL-23-05740) were submitted in July 2024, October 2024 and in January 2025. The final version of house plans evaluated for compliance with the HR-1 Zoning District Requirements and SSCUP criteria are dated February, 24, 2025 and are attached to this Final Action Letter as Exhibit A.
6. The Preliminary Subdivision Plat and SSCUP applications are being processed concurrently. An HDDR application for the proposed addition has been submitted to the Planning Department and is pending final action after the Subdivision and SSCUP have been approved.
7. The existing Landmark Historic Structure was originally constructed in 1904 with additions completed between 1926 and 1938 by Carl Winters; in 2017 the Historic Preservation Board approved the removal of the Winters additions to

rehabilitate the Landmark Historic Structure to the early 1900s form; the homeowner at the time only demolished one of three of the non-historic additions, known as "Addition A".

8. On October 2nd, 2024, the Historic Preservation Board approved reconstruction of Addition A, the removal of 60 square feet of material from Addition C to accommodate a transitional element and the material deconstruction to accommodate a basement addition and addition on a secondary façade.
9. The proposed shared private driveway minimizes curb cuts on Crescent Road and is encouraged in the Historic District and per Steep Slope CUP criteria.
10. LMC § 15-2.2-4 exempts Landmark Historic Sites from maximum Lot Size regulations.
11. The proposed Lot is 5,668 square feet in area which yields a maximum building footprint of 2,061 square feet, per HR-1 Lot and Site Requirements.
12. The combined Building Footprint of the existing Structure and proposed addition is 1,601 square feet.
13. The property has two Front Setbacks, one on the northwest boundary and the other along the northeast boundary, pursuant to LMC § 15-13-2 Regulations for Historic Residential Sites, which requires the front and side yard Setbacks of Historic Sites to be maintained, and the main original location of the main entry of the historic Structure be preserved.
14. LMC § 15-15 defines Lot Depth as *the minimum distance measured from the Front Property Line to the Rear Property Line of the same Lot*
15. The proposed Lot is an irregular shaped Lot which varies between 116 feet and 90 feet in depth; the distance from the rear property boundary along the side Lot line to the point where the side lot line meets the front Lot line yields slightly over 91 feet. For a Lot with a Depth between 75 feet and 100 feet the required Front and Rear Setbacks are 13 feet and 12 feet (or vice versa) with a total combined 25 feet of Setbacks.
16. The proposed Lot is under 62.5 feet in width, which requires minimum Side Setbacks of 5 feet, with a total combined of 14 feet.
17. The proposed addition, as depicted in the House Plans dated February 24, 2025 (Exhibit A), complies with the Front, Rear and Side Setbacks of the proposed Lot.
18. The proposed addition complies with the HR-1 Zone Height of 27 feet from Existing Grade and meets the internal Structure height of 35 feet as measured from the lowest finish floor plane to the point of the highest wall top plate that supports the ceiling joists or roof rafters.
19. The proposed addition does not create a Lockout Unit or Accessory Apartment and therefore Off-Street Parking at the Landmark Historic Site is not required, pursuant to LMC § 15-2.2-4, additions to Historic Structures are exempt from Off-Street parking requirements, provided the addition does not create a Lockout Unit or Accessory Apartment
20. The proposed basement addition includes a single-car-wide tandem garage for parking of two vehicles.
21. The Applicant submitted a Steep Slopes Map that includes vegetation and contour lines indicating the majority of the Parcel proposed for development of a Structure with a Building Footprint in excess of 200 square feet, consists of Very

Steep Slopes (40%+); the steep slopes together with the area of the Parcel dedicated to the private shared driveway and Crescent Tram Pathway significantly constrain development on the site.

22. LMC Chapter 15-2.2-6, Development on Steep Slopes, states “Development on Steep Slopes must be environmentally sensitive to hillside Areas, carefully planned to mitigate adverse effects on neighboring land and Improvements, and consistent with the Design Guidelines for Historic Districts and Historic Sites Chapter 15-13 and Architectural Review Chapter 15-5.”
23. Although the site is minimally visible from Designated Vantage Points, the proposed addition will be highly visible from other Vantage Points in Old Town, from cross canyon and from Crescent Road and the Crescent Tram pathway.
24. The proposed addition does not prohibit a future public staircase to be constructed from Crescent Tram to Empire Avenue.
25. As conditioned, the proposed addition complies with the HR-1 Steep Slope Conditional Use Permit Criteria.

Conditions of Approval

1. Prior to HDDR approval, development plans shall be submitted that show all Significant Vegetation within twenty feet (20') of proposed Development; impact to existing vegetation shall be minimized and trees proposed to be removed will be replaced in a manner that mitigates the visual impact of the Structure when viewed cross canyon and from the Street.
2. The basement and rear addition shall adhere to the maximum Building Footprint and minimum required Setbacks per HR-1 Zoning District Lot and Site Requirements.
3. The rear addition shall be designed and constructed in compliance with the HR-1 Zoning District requirements for Building Height, including the requirement for Final Grade to be within four vertical feet of Existing Grade, except for window wells, emergency egress and the garage entrance; the Structure shall comply with the required ten-foot minimum horizontal step in the downhill façade, per HR-1 Building Height requirements
4. Retaining walls shall be no more than four feet in height and shall be screened accordingly to minimize their visual impact as they step down the slope; any areas disturbed during construction surrounding the proposed work shall be brought back to their original state.
5. Prior to application for a Building Permit the Applicant shall obtain approval of the Historic District Design Review application, which may require additional modifications to the design of the addition and the driveway to comply with LMC Chapter 15-5 Architectural Review, Chapter 15-11 Historic Preservation, and 15-13 the Design Guidelines for Historic Districts and Historic Sites Chapter.
6. Final plans for the driveway shall be evaluated as part of the HDDR for compliance with LMC § 15-13-2(B).
7. If the driveway is being extended or expanded, the gutter may need to be upgraded to handle increased runoff; additionally, the slope of the driveway shall not exceed 14%.

8. If the portion of the driveway that encroaches into the City public Right-of-Way is to be heated, an encroachment agreement approved by the Engineering Department shall be executed and recorded at Summit County.
9. Prior to the issuance of any Building Permits the Engineering Department shall review and approve the Applicant's Soils Investigation Report and a Geotechnical Report to ensure proper soil stabilization and drainage on site.
10. Because the home is 5' or less from the property line, Snow Shed and Access Agreements will need to be made with neighboring properties.
11. The Applicant shall submit a trash and recycling receptacle management plan in a form approved by the City Engineer.
12. All exterior lighting shall conform to the City's Outdoor Lighting Requirements in LMC § 15-5-5(J).
13. If a Lock-Out unit or Accessory Apartment is proposed at the property at a future date, off-street parking shall be evaluated for compliance with LMC § 15-3-6 Parking Ratio Requirements for Specific Land Use Categories.

If you have questions or concerns regarding this Final Action Letter for the 732 Crescent Steep Slope CUP, please call Elissa Martin, at 435-699-7741, or email elissa.martin@parkcity.org.

Sincerely,

Sarah Hall
Planning Commission Chair

CC: Project File

Exhibit A: 732 Crescent House Plans Dated February 24, 2025

732 CRESCENT TRAM SUBDIVISION

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

VICINITY MAP

PLAT NOTES

1. THE PURPOSE OF THIS PLAT IS TO CREATE A 1-LOT SUBDIVISION.
2. THIS PLAT IS SUBJECT TO THE CONDITIONS OF APPROVAL OF ORDINANCE 2025-_____.
3. SEE RECORD OF SURVEY S-11783 RECORDED 01/17/2025, IN THE OFFICE OF THE SUMMIT COUNTY RECORDER.
4. SEE ALSO BOUNDARY LINE AGREEMENT ENTRY 1229602, BOOK 2845 PAGE 1, RECORDED 12/30/2024 IN THE OFFICE OF THE SUMMIT COUNTY RECORDER.
5. NEITHER THE SHARED DRIVEWAY NOR THE FUTURE RESIDENCES SHALL PROHIBIT PEDESTRIAN ACCESS OF A FUTURE 8TH STREET PUBLIC PATHWAY, LOCATED JUST SOUTH OF THE 802 EMPIRE AVENUE SUBDIVISION, CONNECTING EMPIRE AVENUE TO THE CRESCENT TRAM PEDESTRIAN PATHWAY.
6. THE PLANNING DIRECTOR SETBACK DETERMINATION FOR LOT 1 IS AS FOLLOWS: THE PROPERTY HAS TWO FRONT SETBACKS, ALONG THE NORTHWEST PROPERTY LINE AND THE NORTHEAST PROPERTY LINE. THE REAR SETBACK IS ALONG THE SOUTHWEST PROPERTY LINE. THE SIDE SETBACK IS ALONG THE SOUTHEAST PROPERTY LINE.
7. REGARDING THE CRESCENT TRAIL EASEMENT DEDICATED WITH THIS SUBDIVISION PLAT: THIS PUBLIC TRAIL ACCESS EASEMENT FOR THE HISTORIC CRESCENT TRAM PATHWAY, MORE PARTICULARLY DESCRIBED HEREIN, SHALL PROVIDE PUBLIC INGRESS AND EGRESS OVER LOT 1 OF THE CRESCENT TRAM SUBDIVISION IN PERPETUITY. FOUR FEET OF THE CRESCENT TRAM PATHWAY SHALL BE CONSTRUCTED WITH MATERIAL DISTINGUISHED FROM THE PRIVATE SHARED DRIVEWAY, AND PROPERTY OWNER TO INSTALL AND MAINTAIN SIGNAGE INDICATING PUBLIC ACCESS IS ALLOWED.

SEE THE FOLLOWING RECORDS OF SURVEY AND RECORDED DOCUMENTS:

S-4203
RECORDED 01/22/2002

ENTRY 1162188
BOOK 2660 PAGE 0711
RECORDED 04/27/2021.
THIS WARRANTY DEED IS WHEN OWNERSHIP CHANGED FROM OLD TOWN LANDS, LLC TO WASATCH HOLDINGS, LLC. IT ALSO REFERENCES THE CRESCENT TRAM ACCESS EASEMENT.

S-10277
RECORDED 11/24/2020.

S-10909
RECORDED 04/15/2022.

S-11240
RECORDED 05/30/2023.
THIS SURVEY SHOWS HOW THE PARCEL CONFIGURATIONS EXIST AFTER THE RECORDING OF ENTRY 1204860.

S-11783
RECORDED 01/17/2025

SEE ALSO:

"PARK CITY, UTAH MONUMENT CONTROL MAP", PREPARED BY BUSH & GUDGELL, RECORDED 11-02-1982, ENTRY 197765 IN THE SUMMIT COUNTY RECORDER'S OFFICE. BE AWARE THAT THERE ARE TWO SEPARATE BUSH & GUDGELL MONUMENT CONTROL MAPS.
ENTRY 197765, RECORDED 11-02-1982 (A 3 SHEET SURVEY)
AND
ENTRY 199887, RECORDED 12-30-1982 (AMENDMENT OF SHEET 3 OF 3 OF ENTRY 197765)

SEE ALSO:
"AMENDED PARK CITY SURVEY", RECORDED 11-25-1911.
"THE SNYDERS ADDITION TO PARK CITY SURVEY", RECORDED 02-15-1912.

ALL REFERENCES TO MAPS & PLATS OF RECORD ARE IN THE OFFICE OF THE SUMMIT COUNTY, UTAH RECORDER.

SEE SHEET 2 FOR BOUNDARY LEGAL DESCRIPTIONS.

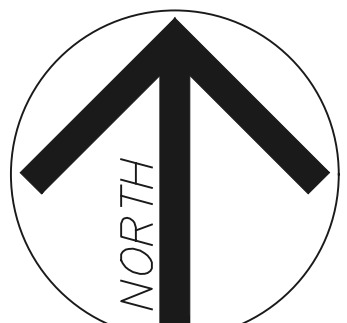
SURVEYOR'S CERTIFICATE

I, MARTINA NELSON, CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH AND THAT I HOLD LICENSE NUMBER 8910903 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYORS LICENSING ACT, FURTHER CERTIFY THAT I HAVE COMPLETED A SURVEY AND HAVE REFERENCED A RECORD OF SURVEY MAP OF THE EXISTING PROPERTY BOUNDARIES IN ACCORDANCE WITH SECTION 17-23-17 AND HAVE VERIFIED THE BOUNDARY LOCATIONS AND HAVE PLACED MONUMENTS AS REPRESENTED ON THE PLAT. I DO FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS, I HAVE PREPARED THIS SINGLE LOT SUBDIVISION PLAT, HEREAFTER TO BE KNOWN AS 732 CRESCENT TRAM SUBDIVISION.



LEGEND

FOUND STREET
MONUMENT



GRAPHIC SCALE
1 INCH = 60 FEET

THIS MAP PRINTS TO SCALE
AT SIZE 24"x36" PAPER

SHEET 1 OF 3

05/23/2025
732 CRESCENT TRAM SUBDIVISION v4.dwg

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

SNYDERVILLE BASIN WATER RECLAMATION DISTRICT

REVIEWED FOR CONFORMANCE TO SNYDERVILLE BASIN WATER RECLAMATION DISTRICT STANDARDS ON THIS _____ DAY OF _____, 20____.

S.B.W.R.D.

PARK CITY PLANNING COMMISSION

APPROVED AND ACCEPTED BY THE PARK CITY PLANNING COMMISSION ON THIS _____ DAY OF _____, 20____.

CHAIRPERSON

ENGINEER'S CERTIFICATE

I FIND THIS PLAT TO BE IN ACCORDANCE WITH INFORMATION ON FILE IN MY OFFICE THIS _____ DAY OF _____, 20____.

PARK CITY ENGINEER

APPROVAL AS TO FORM

APPROVED AS TO FORM THIS _____ DAY OF _____, 20____.

PARK CITY ATTORNEY

PUBLIC SAFETY ANSWERING POINT APPROVAL

APPROVED THIS _____ DAY OF _____, 20____.

BY: JEFF WARD
SUMMIT COUNTY GIS COORDINATOR

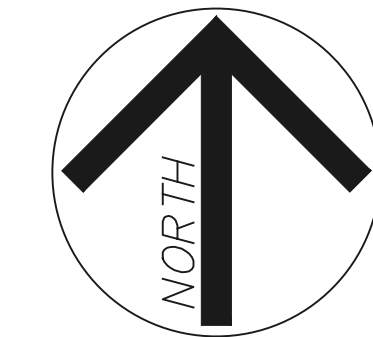
RECORDED

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

COUNTY RECORDER:

732 CRESCENT TRAM SUBDIVISION

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



GRAPHIC SCALE
1 INCH = 10 FEET

THIS MAP PRINTS TO SCALE
AT SIZE 24"x36" PAPER

LEGEND

- FOUND STREET MONUMENT
- SET 5/8" REBAR W/ PINK PLASTIC CAP STAMPED: "M.NELSON PLS 8910903" (OR A NAIL & WASHER, AS DESCRIBED)
- FOUND REBAR W/ CAP (AS DESCRIBED)
- ACCESS, UTILITY & SNOW STORAGE EASEMENT ENTRY 1229606 BOOK 2845 PAGE 0050 RECORDED 12/31/2024
- AREA DEDICATED TO PARK CITY MUNICIPAL WITH THIS SUBDIVISION PLAT. 400 S.F.
- NEW PEDESTRIAN ACCESS EASEMENT DEDICATED WITH THIS PLAT

THE PURPOSE OF THIS SHEET IS TO SHOW THE BOUNDARY AND EASEMENT DETAILS.

THE 400 SQUARE FOOT AREA IN THE NORTH PORTION OF THE PROPERTY IS DEDICATED TO PARK CITY MUNICIPAL WITH THIS SUBDIVISION PLAT.

LEGAL DESCRIPTIONS THIS SHEET:
1. OVERALL PROPERTY BOUNDARY;
2. AREA DEDICATED TO PARK CITY MUNICIPAL;
3. CRESCENT TRAM TRAIL ACCESS EASEMENT DEDICATED TO PARK CITY MUNICIPAL.

LEGAL DESCRIPTION: PROPERTY BOUNDARY

BEGINNING AT A STREET CENTERLINE MONUMENT AT EMPIRE AVENUE WITH 9TH STREET (BASIS OF BEARINGS BEING SOUTH 35°59'00" EAST A DISTANCE OF 860.00 FEET BETWEEN FOUND & ACCEPTED STREET CENTERLINE MONUMENTS AT THE INTERSECTION OF EMPIRE AVENUE WITH 11TH STREET AND EMPIRE AVENUE WITH 9TH STREET); THENCE FROM SAID STREET CENTERLINE MONUMENT AT EMPIRE AVENUE WITH 9TH STREET, SOUTH 35°16'16" EAST A DISTANCE OF 371.45 FEET TO THE TRUE POINT OF BEGINNING;

AND RUNNING THENCE NORTH 57°40'08" WEST A DISTANCE OF 62.28 FEET; THENCE NORTH 55°53'00" EAST A DISTANCE OF 93.91 FEET; THENCE NORTH 42°57'14" WEST A DISTANCE OF 3.40 FEET; THENCE NORTH 27°00'12" WEST A DISTANCE OF 15.89 FEET; THENCE NORTH 89°56'24" EAST A DISTANCE OF 39.07 FEET; THENCE SOUTH 14°55'21" WEST 3.07 FEET; THENCE SOUTH 10°51'05" WEST A DISTANCE OF 1.67 FEET; THENCE SOUTH 00°14'54" EAST A DISTANCE OF 5.47 FEET; THENCE NORTH 55°53'00" EAST A DISTANCE OF 0.39 FEET; THENCE SOUTH 01°51'57" EAST A DISTANCE OF 27.41 FEET; THENCE SOUTH 47°00'00" EAST A DISTANCE OF 3.03 FEET; THENCE SOUTH 66°00'00" EAST A DISTANCE OF 10.60 FEET; THENCE SOUTH 29°04'16" WEST A DISTANCE OF 29.05 FEET; THENCE SOUTH 57°22'55" WEST A DISTANCE OF 62.43 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINING 6068 SQUARE FEET, 0.139 ACRES.

LOT 1 MINUS 400 S.F. AREA DEDICATED TO PARK CITY MUNICIPAL = 5668 NET S.F.

CONTAINS 1 LOT.

LEGAL DESCRIPTION: AREA DEDICATED TO PARK CITY MUNICIPAL

BEGINNING AT A STREET CENTERLINE MONUMENT AT EMPIRE AVENUE WITH 9TH STREET (BASIS OF BEARINGS BEING SOUTH 35°59'00" EAST A DISTANCE OF 860.00 FEET BETWEEN FOUND & ACCEPTED STREET CENTERLINE MONUMENTS AT THE INTERSECTION OF EMPIRE AVENUE WITH 11TH STREET AND EMPIRE AVENUE WITH 9TH STREET); THENCE FROM SAID STREET CENTERLINE MONUMENT AT EMPIRE AVENUE WITH 9TH STREET, SOUTH 52°28'01" EAST A DISTANCE OF 310.00 FEET TO THE TRUE POINT OF BEGINNING;

AND RUNNING THENCE; NORTH 89°56'24" EAST A DISTANCE OF 39.07 FEET; THENCE SOUTH 14°55'21" WEST A DISTANCE OF 3.07 FEET; THENCE SOUTH 10°51'05" WEST A DISTANCE OF 1.67 FEET; THENCE SOUTH 00°14'54" EAST A DISTANCE OF 5.47 FEET; TO A POINT ON A 37.33 FOOT NON-TANGENT RADIUS CURVE TO THE RIGHT, RADIUS BEARS NORTH 21°49'37" WEST, ALONG AN ARC LENGTH OF 36.39 FEET (CHORD BEARS NORTH 83°53'50" WEST A CHORD LENGTH OF 34.97 FEET) THROUGH A DELTA ANGLE OF 55°51'36"; THENCE NORTH 27°00'12" WEST A DISTANCE OF 7.09 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINS 400 SQUARE FEET.

LEGAL DESCRIPTION: CRESCENT TRAM TRAIL ACCESS EASEMENT

BEGINNING AT A STREET CENTERLINE MONUMENT AT EMPIRE AVENUE WITH 9TH STREET (BASIS OF BEARINGS BEING SOUTH 35°59'00" EAST A DISTANCE OF 860.00 FEET BETWEEN FOUND AND ACCEPTED STREET CENTERLINE MONUMENTS AT THE INTERSECTION OF EMPIRE AVENUE WITH 11TH STREET AND EMPIRE AVENUE WITH 9TH STREET); THENCE FROM SAID STREET CENTERLINE MONUMENT AT EMPIRE AVENUE WITH 9TH STREET, SOUTH 51°54'53" EAST A DISTANCE OF 316.42 FEET TO THE TRUE POINT OF BEGINNING;

THENCE WITH A 37.33 FOOT NON-TANGENT CURVE TO THE LEFT, CENTER BEARS NORTH 34°01'58" EAST, ALONG AN ARC LENGTH OF 24.58 FEET THROUGH A DELTA ANGLE OF 37°43'58" (CHORD BEARS SOUTH 74°50'01" EAST A DISTANCE OF 24.14 FEET); THENCE THE FOLLOWING COURSES AND DISTANCES:

SOUTH 44°02'45" EAST A DISTANCE OF 17.69 FEET;
SOUTH 01°51'57" EAST A DISTANCE OF 11.88 FEET;
SOUTH 47°00'00" EAST A DISTANCE OF 3.03 FEET;
SOUTH 66°00'00" EAST A DISTANCE OF 10.60 FEET;
SOUTH 29°04'16" WEST A DISTANCE OF 4.68 FEET;
NORTH 63°57'33" WEST A DISTANCE OF 19.60 FEET;
NORTH 44°02'45" WEST A DISTANCE OF 31.20 FEET;
NORTH 42°57'14" WEST A DISTANCE OF 3.40 FEET;
NORTH 27°00'12" WEST A DISTANCE OF 8.80 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINING 564 SQUARE FEET.



SHEET 2 OF 3
05/23/2025

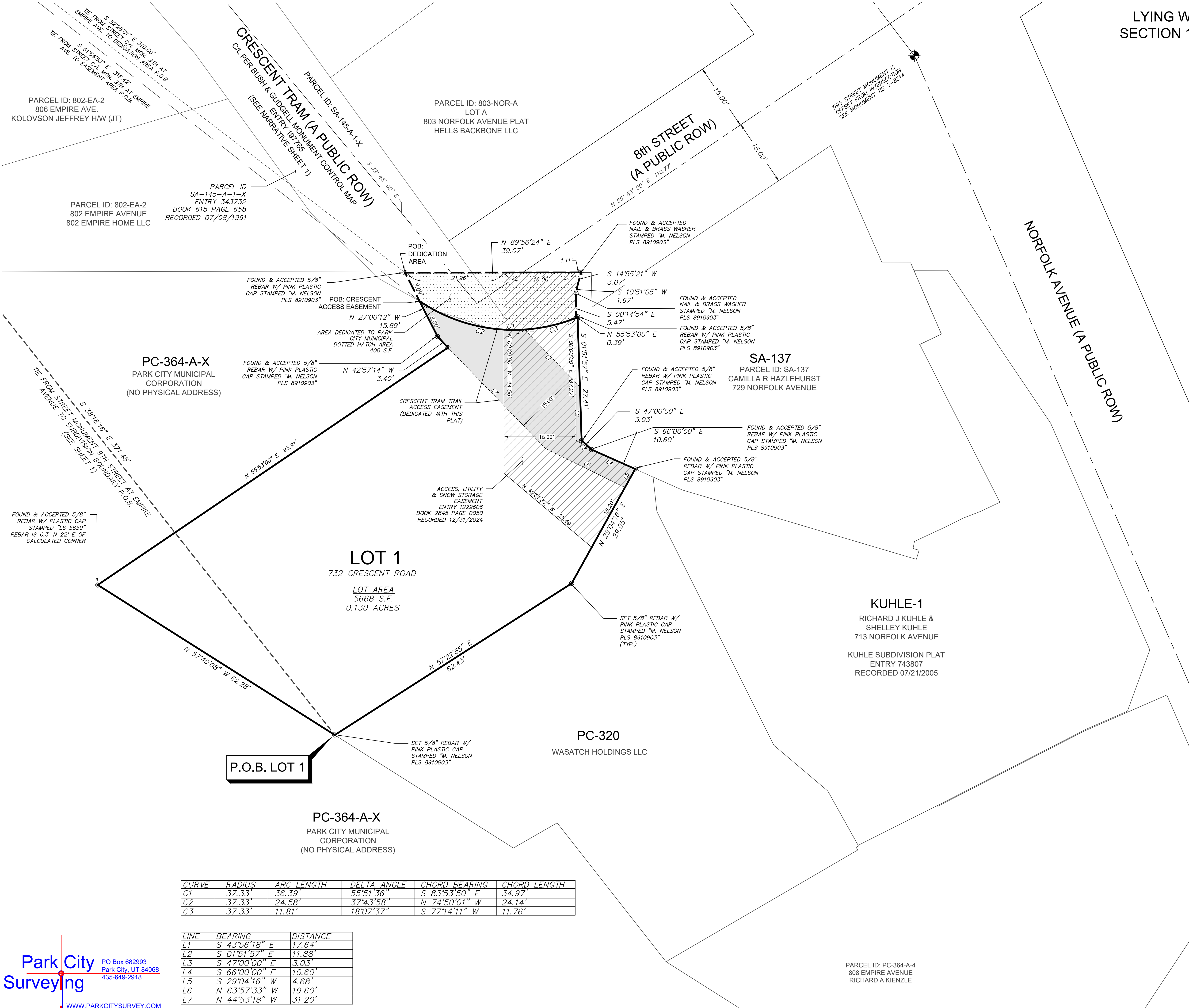
732 CRESCENT TRAM SUBDIVISION v4.dwg

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

COUNTY RECORDER

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	37.33'	36.39'	55°51'36"	S 83°53'50" E	34.97'
C2	37.33'	24.58'	37°43'58"	N 74°50'01" W	24.14'
C3	37.33'	11.81'	18°02'37"	S 77°14'11" W	11.76'

LINE	BEARING	DISTANCE
L1	S 43°56'18" E	17.64'
L2	S 01°51'57" E	11.88'
L3	S 47°00'00" E	3.03'
L4	S 66°00'00" E	10.60'
L5	S 29°04'16" W	4.68'
L6	N 63°57'33" W	19.60'
L7	N 44°53'18" W	31.20'



732 CRESCENT TRAM SUBDIVISION

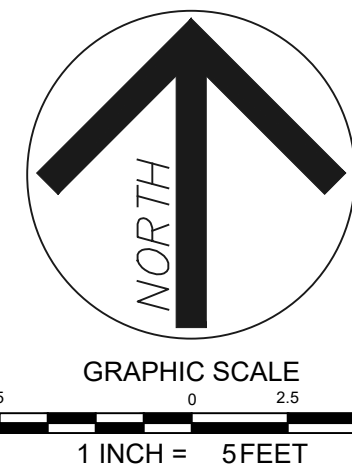
A PARCEL OF LAND
LYING WITHIN THE SOUTHEAST QUARTER OF
SECTION 16, TOWNSHIP 2 SOUTH, RANGE 4 EAST
SALT LAKE BASE & MERIDIAN
SUMMIT COUNTY, UTAH

LEGEND

NON-EXCLUSIVE PRIVATE ACCESS
AND UTILITIES EASEMENT
ENTRY 1162188
BOOK 2660 PAGE 0711
RECORDED 04/27/2021

AREA DEDICATED TO PARK CITY
MUNICIPAL WITH THIS SUBDIVISION
PLAT. 400 S.F.

NEW PEDESTRIAN ACCESS EASEMENT
DEDICATED WITH THIS PLAT



THE PURPOSE OF THIS SHEET IS TO SHOW THE HISTORICAL DEED
CONFLICT WITH CITY OWED CRESCENT TRAM ROADWAY AND THE
PRIVATE PROPERTY OF 732 CRESCENT ROAD AND THE NEW
CRESCENT TRAM TRAIL EASEMENT AREA DEDICATED TO PARK CITY
MUNICIPAL. THIS RESOLVES THAT DEED CONFLICT.

DEED CONFLICT/OVERLAP HISTORY
ENTRY 343732 AND 233055

DEED RECORDS FOR THE PARCEL PC-338 (AND ITS PREDECESSOR PARCEL), SHOW OWNERSHIP
BY THE ROGERS FAMILY AS EARLY AS 1986. SEE DEED ENTRY 233055, BOOK 638 PAGE 416,
RECORDED 04/17/1985.

DEED ENTRY 343732, BOOK 615 PAGE 658, RECORDED 07/08/1991, HAS AN INCORRECT POINT
OF BEGINNING. THIS INCORRECT POINT OF BEGINNING CAUSED PARCEL SA-145-A-1-X TO SHIFT
APPROXIMATELY 15 FEET IN A SOUTHERLY DIRECTION.

THIS CAUSED A DEED CONFLICT WITH THE ROGERS' PROPERTIES ADJACENT TO THE SOUTH.

SURVEY MAP A-4452 SHOWS THE PARCEL GRANTED FROM DOROTHY FAY SCHREYER TO PARK
CITY, TRUNCATING AT THE EAST-WEST CENTER OF SECTION LINE. THE INTENT OF THE SCHREYER
DEED IS CLEAR. THIS CENTER OF SECTION LINE DIVIDES THE SNYDERS ADDITION AND PARK CITY
SURVEY SUBDIVISIONS IN OLD TOWN.

THE SCHREYER DEEDS ARE ENTRY 343731 AND 343732.

THESE SCHREYER DEED ERRORS WERE DISCOVERED BY PARK CITY SURVEYING IN THE COURSE OF
WORK ON THE 802 EMPIRE SUBDIVISION PLAT IN 2019.

THE THEN LANDOWNER OF THE 802 EMPIRE AVENUE PROJECT (OLD TOWN LANDS, LLC) AND
PARK CITY MUNICIPAL WORKED TO CORRECT THIS PROBLEM IN THE COURSE OF THE 802 EMPIRE
SUBDIVISION PLAT WORK.

AT THAT TIME, PARK CITY MUNICIPAL PLANNING DEPARTMENT STAFF AND THE PLANNING
COMMISSION PREFERRED TO CORRECT ONLY THE DEED CONFLICT AREAS THAT ENCUMBERED THE
802 EMPIRE SUBDIVISION PROJECT, LEAVING THE CURRENT DEED CONFLICT WITH PC-338-B TO
BE ADDRESSED AT A FUTURE TIME.

SEE 802 EMPIRE SUBDIVISION PLAT ENTRY 1147468, RECORDED 11/13/2020.

FOR REFERENCE, SEE DEED ENTRIES:

1112274 BOOK 2512 PAGE 783, RECORDED 06/07/2019

1112275 BOOK 2512 PAGE 786, RECORDED 06/07/2019

1112276, BOOK 2512 PAGE 789, RECORDED 06/07/2019

CRESCENT TRAM TRAIL
DEED/EASEMENT HISTORY

A DOGLEG-SHAPED PARCEL OF LAND HAS HISTORICALLY BEEN DESCRIBED AS AN EASEMENT
FOR DRIVEWAY AND UTILITIES IN SPECIAL WARRANTY DEED ENTRIES 634692, BOOK 1479 PAGE
585, RECORDED 10/10/2002 AND 721806, BOOK 1670 PAGE 1098, RECORDED 01/03/2005.

IN WARRANTY DEED 820908, BOOK 1880 PAGE 370, RECORDED 07/31/2007 THE DOGLEG
PARCEL IS DESCRIBED AS A GRANTED PARCEL (NOT AN EASEMENT), FROM BOBBIE L. BURNS TO
OLD TOWN LANDS, LLC.

THE "DOGLEG PARCEL" IS ALSO DESCRIBED AS AN EASEMENT IN ENTRY 255811, BOOK 395
PAGE 283, RECORDED 08/11/1986. THIS EASEMENT WAS GRANTED TO THE ROGERS FOR
DRIVEWAY AND UTILITY PURPOSES.

IN WARRANTY DEED ENTRY 1162188, BOOK 2660 PAGE 711, RECORDED 04/27/2021, THE
DOGLEG PARCEL IS DESCRIBED AS BOTH A GRANTED PARCEL AND AN EASEMENT.

THIS DOGLEG PARCEL CONFIGURATION HAS BEEN SHOWN ON SEVERAL RECORDS OF SURVEY,
INCLUDING S-4123, RECORDED 10/31/2001, S-4203, RECORDED 01/22/2002, S-10277,
RECORDED 11/24/2020.

THE EASEMENT IN ENTRY 1162188 IS TO BE ABANDONED WITH RECORDED ABANDONMENT
DOCUMENTS, TO BE RECORDED IN THE OFFICE OF THE SUMMIT COUNTY RECORDER, AND
REPLACED WITH A NEW ACCESS EASEMENT TO BE DEDICATED WITH THIS PLAT AMENDMENT.

DEED ENTRY 1162188
BOOK 2660 PAGE 0711
RECORDED 04/27/2021 AT 2:38:50 P.M.

NOTE: THIS DESCRIBES THE AREA CROSSING THE SUBJECT PROPERTY, KNOWN LOCALLY AS THE
CRESCENT TRAM TRAIL.

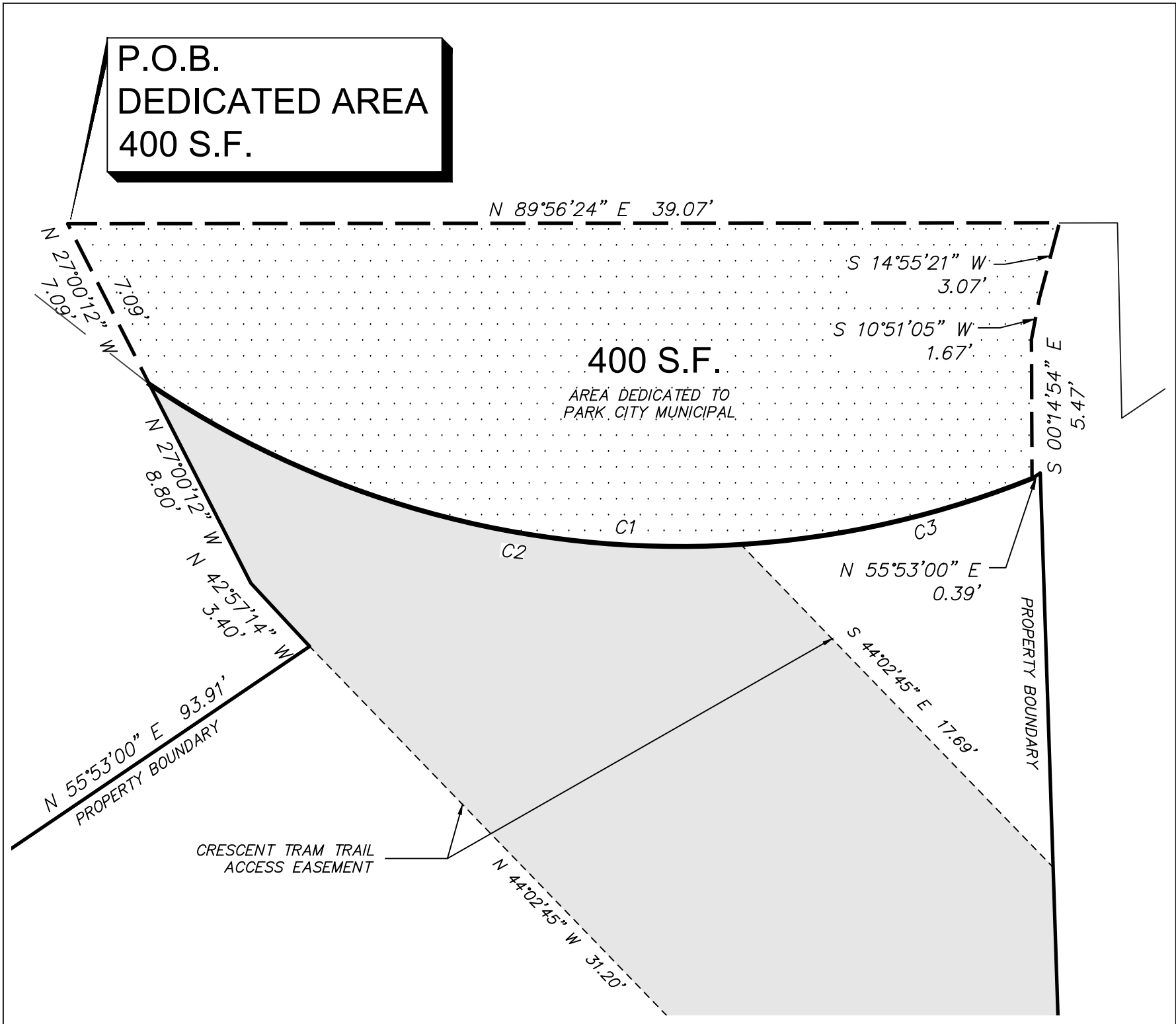
(SEE PAGE 3 OF 8 IN DEED ENTRY 1162188, BOOK 2660 PAGE 711, RECORDED 04/27/2021.)

"TOGETHER WITH A PERMANENT NON-EXCLUSIVE EASEMENT TO CONSTRUCT, REPAIR, REPLACE
AND MAINTAIN A DRIVEWAY AND UNDERGROUND UTILITIES (INCLUDING WATER, SEWER, STORM
DRAIN, ELECTRICITY, TELEPHONE, NATURAL GAS, AND CABLE TV) ON, OVER, ACROSS AND
THROUGH THE FOLLOWING DESCRIBED TRACTS OF LAND SITUATED IN PARK CITY, SUMMIT
COUNTY, STATE OF UTAH:

BEGINNING AT A POINT ON THE EAST-WEST QUARTER SECTION 16, TOWNSHIP 2 SOUTH, RANGE
4 EAST, SALT LAKE BASE AND MERIDIAN SAID POINT BEING NORTH 89°56'24" EAST 385.96
FEET MORE OR LESS FROM THE CENTER OF SECTION 16, ALSO BEING SOUTH 80°4'16" EAST,
413.87 FEET FROM A PARK CITY MONUMENT AT THE INTERSECTION OF LOWELL AVE AND
SHEPARD STREET AND RUNNING THENCE NORTH 89°56'24" EAST 8.97 FEET; THENCE SOUTH
27°00'12" EAST, 12.34 FEET THENCE SOUTH 48°50'40" EAST 37.64 FEET; THENCE SOUTH
63°23'49" EAST 12.59 FEET; THENCE SOUTH 67°13'40" EAST 9.52 FEET; THENCE NORTH
63°23'49" WEST, 20.61 FEET; THENCE NORTH 65°11'40" WEST, 6.13 FEET; THENCE SOUTH
52°23'20" WEST 3.22 FEET; THENCE NORTH 22°51'01" WEST 7.57 FEET; THENCE NORTH
42°57'14" WEST, 27.17 FEET; THENCE NORTH 27°00'12" WEST, 15.69 FEET TO THE TRUE POINT
OF BEGINNING."



DETAIL MAP AREA DEDICATION TO PARK CITY MUNICIPAL



CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	37.33'	36.39'	55°51'36"	S 83°53'50" E	34.97'
C2	37.33'	24.58'	37°43'58"	N 74°50'01" W	24.14'
C3	37.33'	11.81'	18°07'37"	S 77°14'11" W	11.76'

LINE	BEARING	DISTANCE
L1	S 43°56'18" E	17.64'
L2	S 01°51'57" E	11.88'
L3	S 47°00'00" E	3.03'
L4	S 66°00'00" E	10.60'
L5	S 29°04'16" W	4.68'
L6	N 63°57'33" W	19.60'
L7	N 44°53'18" W	31.20'

SHEET 3 OF 3

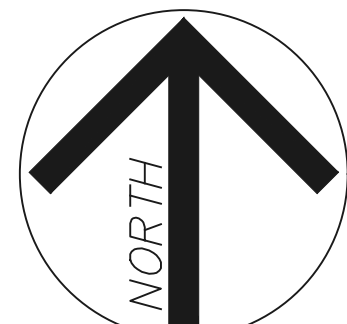
05/23/2025

732 CRESCENT TRAM SUBDIVISION v4.dwg

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

COUNTY RECORDER

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



GRAPHIC SCALE
1 INCH = 10 FEET

THIS MAP PRINTS TO SCALE
AT SIZE 24"x36" PAPER

P.O.B.
ENTRY 343732

CRESCENT TRAM (A PUBLIC ROW)
C/L PER BUSH & GUDGELL MONUMENT CONTROL MAP
(SEE NARRATIVE SHEET 1)

ENTRY 343732
BOOK 615 PAGE 658
RECORDED 07/08/1991

PC-364-A-X

SA-137

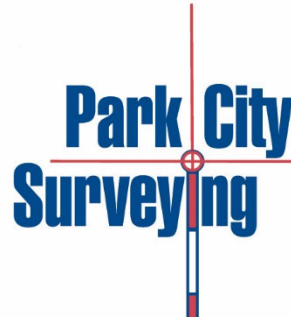
LOT 1

732 CRESCENT ROAD

LOT AREA
5668 S.F.
0.130 ACRES

P.O.B.
LOT 1

PC-320



P.O. Box 682993
Park City, UT 84068
(435)649-2918
(435)649-4637 fax

HISTORIC CRESCENT TRAM PATHWAY PUBLIC ACCESS EASEMENT DEDICATED TO PARK CITY MUNICIPAL UPON RECORDATION OF 732 CRESCENT TRAM SUBDIVISION

05/11/2025

BEGINNING AT A STREET CENTERLINE MONUMENT AT EMPIRE AVENUE WITH 9TH STREET (BASIS OF BEARINGS BEING SOUTH 35°59'00" EAST A DISTANCE OF 860.00 FEET BETWEEN FOUND & ACCEPTED STREET CENTERLINE MONUMENTS AT THE INTERSECTION OF EMPIRE AVENUE WITH 11TH STREET AND EMPIRE AVENUE WITH 9TH STREET); THENCE FROM SAID STREET CENTERLINE MONUMENT AT EMPIRE AVENUE WITH 9TH STREET, SOUTH 51°54'53" EAST A DISTANCE OF 316.42 FEET TO THE **TRUE POINT OF BEGINNING**;

THENCE WITH A 37.33 FOOT NON-TANGENT CURVE TO THE LEFT, CENTER BEARS NORTH 34°01'58" EAST, ALONG AN ARC LENGTH OF 24.58 FEET THROUGH A DELTA ANGLE OF 37°43'58" (CHORD BEARS SOUTH 74°50'01" EAST A DISTANCE OF 24.14 FEET); THENCE THE FOLLOWING COURSES AND DISTANCES:

SOUTH 44°02'45"EAST A DISTANCE OF 17.69 FEET;
SOUTH 01°51'57"EAST A DISTANCE OF 11.88 FEET;
SOUTH 47°00'00"EAST A DISTANCE OF 3.03 FEET;
SOUTH 66°00'00"EAST A DISTANCE OF 10.60 FEET;
SOUTH 29°04'16"WEST A DISTANCE OF 4.68 FEET;
NORTH 63°57'33"WEST A DISTANCE OF 19.60 FEET;
NORTH 44°02'45" WEST A DISTANCE OF 31.20 FEET;
NORTH 42°57'14" WEST A DISTANCE OF 3.40 FEET;
NORTH 27°00'12"WEST A DISTANCE OF 8.80 FEET TO THE **TRUE POINT OF BEGINNING**.

CONTAINING 564 SQUARE FEET.

This public trail access easement for the Historic Crescent Tram Pathway, more particularly described herein, shall provide public ingress and egress over Lot 1 of the Crescent Tram Subdivision in perpetuity. Four feet of the Crescent Tram Pathway shall be constructed with material distinguished from the private shared driveway, and property owner to install and maintain signage indicating public access is allowed.

Planning Department Staff Report



Subject: 732 Crescent Tram
Application: PL-23-05741
Author: Lillian Zollinger, Planner III
Date: June 5, 2025
Type of Item: Historic District Design Review

Recommendation

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

Description

Applicant: Wasatch Holdings, LLC, represented by Jason Boal

Location: 732 Crescent Tram
A Landmark Historic Site

Zoning District: Historic Residential - 1

Adjacent Land Uses: Residential, Open Space

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

HDDR	Historic District Design Review
HR-1	Historic Residential – 1
LMC	Land Management Code
ROW	Right-of-Way
SFD	Single-Family Dwelling

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

Summary

The Applicant proposes to lift and rehabilitate the Landmark Historic Structure at 732 Crescent Tram and construct a basement and rear addition in the Historic Residential-1 (HR-1) Zoning District.

¹ LMC [§ 15-11-12](#)

Background

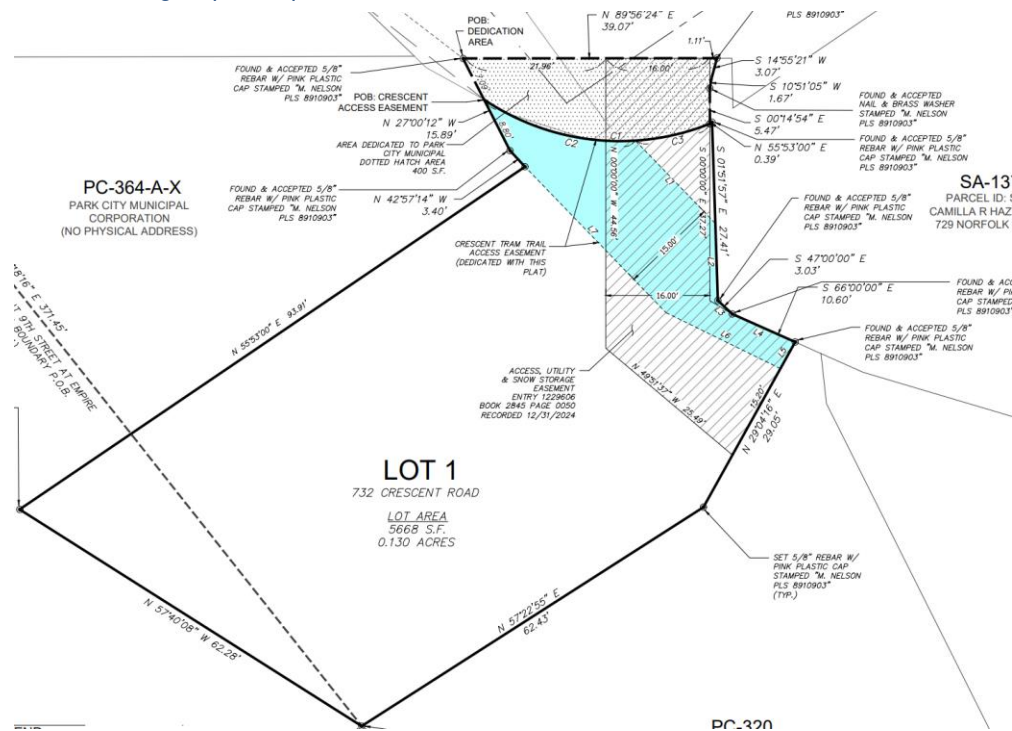
732 Crescent Tram is an unusual 5,668-square-foot Lot in the HR-1 Zoning District.



732 Crescent Tram highlighted by Staff in yellow on a Zoning Map excerpt.



732 Crescent Tram, image provided by Applicant

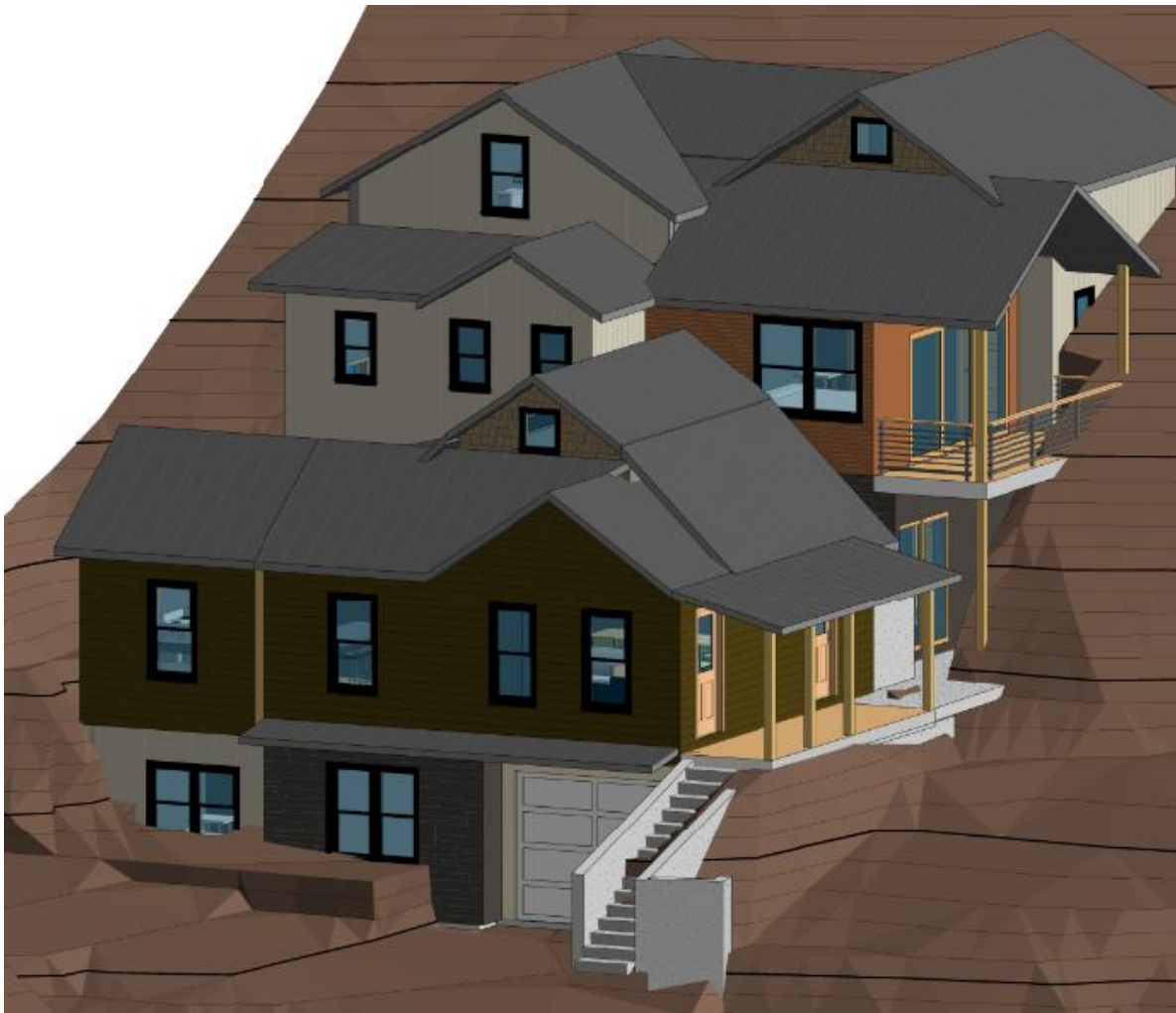


732 Crescent Tram proposed Plat.

On October 2, 2024, the Historic Preservation Board approved the reconstruction of the Carl Winter's 'Addition A', the removal of 60 square feet of material from Addition C to accommodate a transitional element and material deconstruction to accommodate a basement and addition to the Landmark Historic Structure on a secondary façade ([Staff Report](#); [Minutes](#)). The Historic Preservation Board approved the restoration of the Landmark Historic Structure to its 1938 form, which includes several additions completed by Carl Winters.

On March 12, 2025, the Planning Commission approved the Preliminary Subdivision Plat (PL-22-05223) to create one Lot from metes and bounds Parcel PC-338-B ([Staff Report](#), [Minutes](#)). This HDDR approval is conditioned upon the Final Plat approval.

On April 2, 2025, the Planning Commission approved a Steep Slope Conditional Use Permit (PL-23-05740) to construct the basement and rear addition on the Landmark Historic Site ([Staff Report](#); [Minutes](#)).



Rendering of the proposed additions, provided by the Applicant.

Analysis

See Final Action Letter, Exhibit A for Analysis.

Notice

Staff published notice on the City's website on May 22, 2025. Staff posted notice to the property and mailed courtesy notice to property owners within 100 feet on May 22,

2025.²

Public Input

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

Alternatives

The Planning Director may:

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

Exhibit

A: Draft Final Action Letter
Attachment 1 – Proposed Plans

² LMC [§ 15-1-21](#)



Planning Department

June 5, 2025

Wasatch Holdings, LLC
CC: Bill Van Sickle and Jason Boal

NOTICE OF PLANNING DIRECTOR ACTION

Description

Address: 732 Crescent Tram Road
A Landmark Historic Site

Zoning District: Historic Residential -1

Application: Historic District Design Review

Project Number: PL-23-05741

Action: APPROVED WITH CONDITIONS (See Below)

Date of Final Action: June 5, 2025

Project Summary: The Applicant proposes to construct a basement and rear addition to a Landmark Historic Structure at 732 Crescent Road and to rehabilitate the Landmark Historic Structure.

Action Taken

On June 5, 2025, the Planning Director conducted a public hearing and approved the Historic District Design Review for a basement and rear addition at 732 Crescent Tram Road and to rehabilitate the Landmark Historic Structure according to the following Findings of Fact, Conclusions of Law, and Conditions of Approval:

Findings of Fact

1. 732 Crescent Tram is an unusually shaped 5,668-square-foot Lot.
2. The property is in the Historic Residential - 1 (HR-1) Zoning District.
3. On October 2, 2024, the Historic Preservation Board approved the reconstruction of the Carl Winter's 'Addition A', the removal of 60 square feet of material from Addition C to accommodate a transitional element, and the material deconstruction to accommodate a basement addition and addition to the Landmark Historic Structure on a secondary façade.



Planning Department



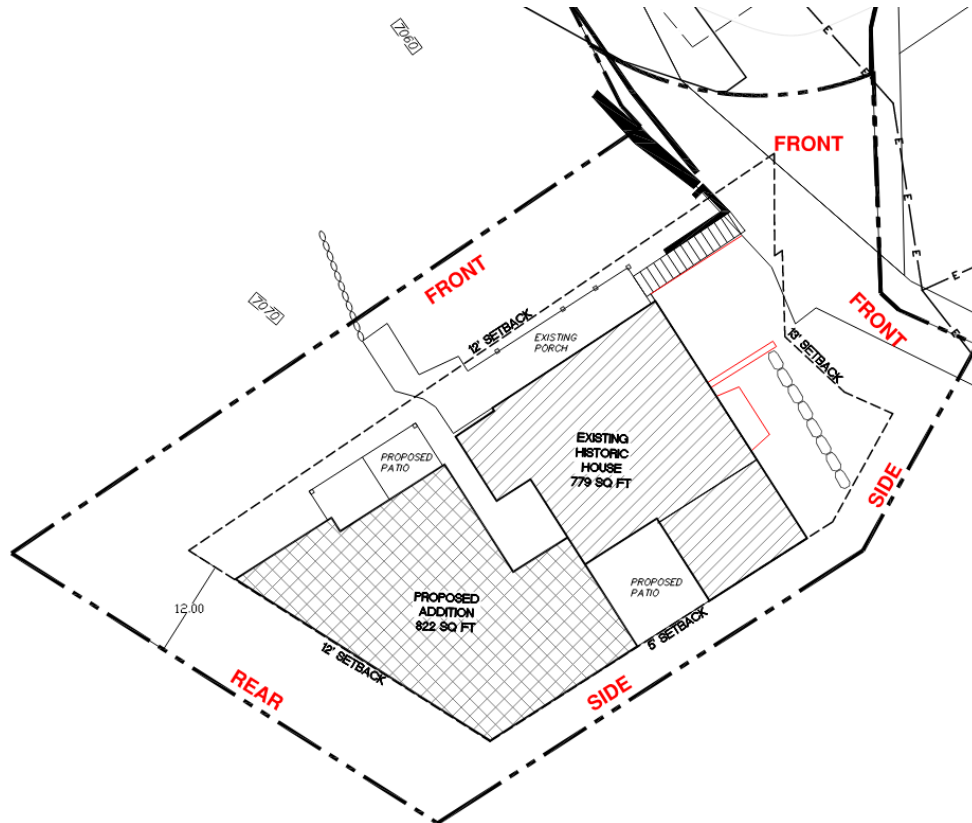
Winter's additions plan reviewed by the Historic Preservation Board.

4. On March 12, 2025, the Planning Commission approved Preliminary Subdivision Plat to create a 5,668-square-foot Lot for the Landmark Historic Site. The Final Plat is scheduled for administrative Final Action on June 5, 2025.
5. On April 2, 2025, the Planning Commission approved a Steep Slope Conditional Use Permit for the proposed addition to the Landmark Historic Structure.
6. The Applicant proposes to construct a basement and rear addition on the Landmark Historic Structure.
7. The proposal to construct a basement and rear addition, as conditioned, complies with HR-1 Zoning District requirements outlined in Land Management Code (LMC) Chapter 15-2.2.
8. Two of the purposes of the HR-1 Zoning District are to “preserve the character of Historic residential Development in Park City,” and “encourage construction of Historically Compatible Structures that contribute to the character and scale of the Historic District and maintain existing residential neighborhoods.”
9. LMC § 15-4-17 outlines the Setbacks for an unusual Lot. Pursuant to LMC § 15-13-2 *Regulations for Historic Residential Sites*, the existing front and side Setbacks of Historic Sites shall be maintained, and the original location of the main entry of the Historic Structure shall be preserved. Historically, the main entry of the 732 Crescent Historic Structure fronted the Crescent Tram pathway, facing northeast, but also fronts Crescent Road, to the northwest. Therefore, the



Planning Department

Lot has two front Setbacks. The side Setback is on the southeast property boundary and the corresponding opposing boundary is the northwest front Lot Line.



10. LMC § 15-2.2-3 outlines Lot and site requirements for the HR-1 Zoning District, shown in the table below:

Zoning Requirement	Analysis
Minimum Lot Size – 1,875 square feet	Complies: 5,668 square feet
Maximum Lot Size – 3,750 square feet	Valid Non-Complying: 5,668 square feet LMC § 15-2.2-4 outlines that Landmark Historic Sites that exceed the maximum Lot Area are valid Non-Complying.
Minimum Lot Width measured 15 feet back from the Front Lot Line- 25 feet	Complies: ~55 feet
Maximum Building Footprint – 2,061 square feet	Complies: 2,061 square feet



Planning Department

Front Setbacks for Lots between 75 feet and 100 feet in depth – 12 feet or 13 feet minimum each totaling 25 feet	Complies: Front Setbacks: 12 feet and 13 feet There are no proposed exceptions in the Front Setback. Rear Setback: 12 feet There are no proposed exceptions in the Rear Setback.
Side Setbacks for Lots up to 62.5 feet in width – 5 feet minimum each, totaling 14 feet ¹	Complies: 5 feet LMC § 15-2.2-3(J)(3) states the Side Setback must be open and free of any Structure except: “Window wells not exceeding the minimum International Residential Code (IRC) or International Building Code (IBC) requirements for egress may extend not more than four feet (4') into the Side Setback.” The Applicant proposes two window wells in the Side Setback. See Condition of Approval 13. LMC § 15-2.2-3(J)(7) states the Side Setback must be open and free of any Structure except: “fences, walls, and retaining walls” no taller than six feet. The Applicant proposes three stone retaining walls in the Side Setbacks that are four feet tall.

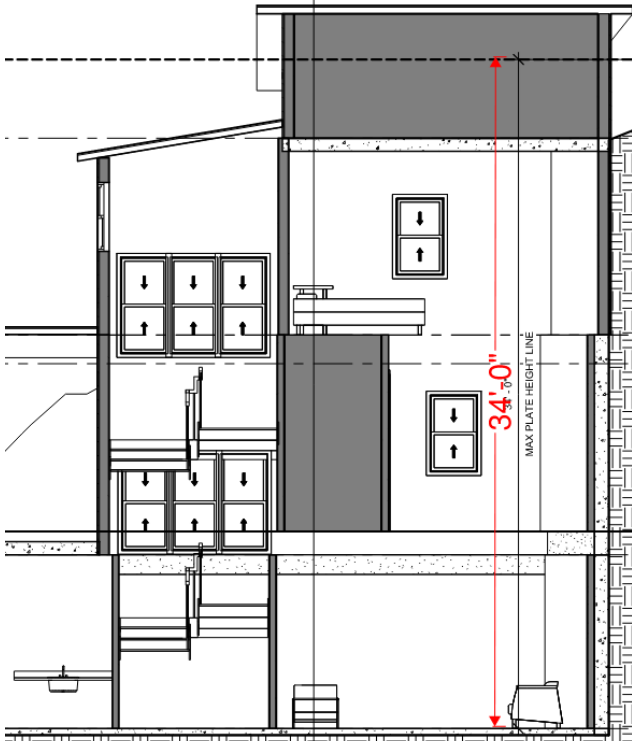
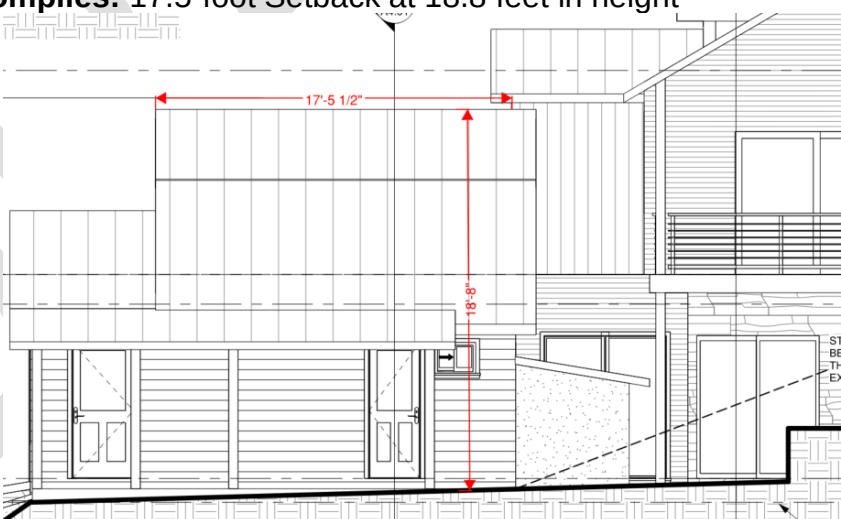
11. LMC § 15-2.2-5 outlines structure’s height requirements, shown in the table below:

Zoning Requirement	Analysis
Building Height- 27 feet above Existing Grade	Complies: 19.8 feet above Existing Grade
Maximum interior height of 35 feet	Complies: 34 feet

¹ LMC § 15-2.2-3(I)



Planning Department

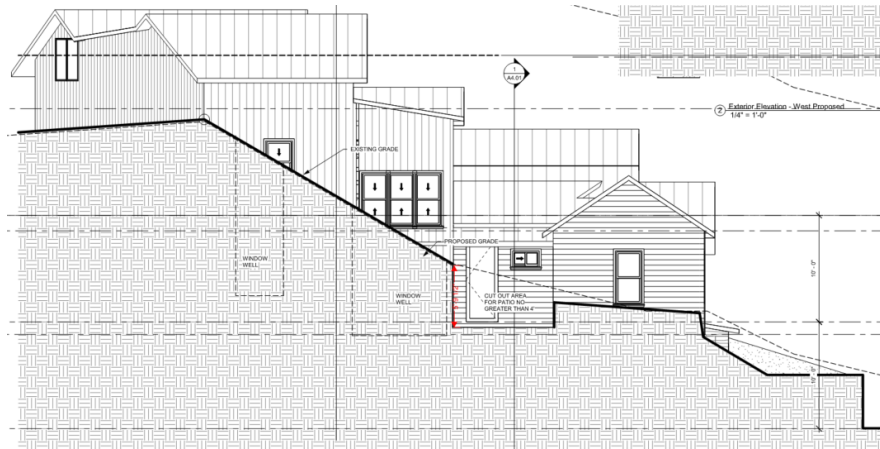
	 <i>Interior side elevation plans provided by the Applicant.</i>
Step-back- Required at a height of 23 feet for a 10-foot step back	Complies: 17.5-foot Setback at 18.8 feet in height  <i>North elevation plans provided by the Applicant.</i>
Roof Pitch- 7:12 - 12:12	Complies: Pursuant to LMC § 15-2.2-5(C), “The roof pitch of a Structure’s Contributing Roof Form shall be between seven: twelve (7:12) and twelve: twelve (12:12).” The proposed roof form is 7:12 and compliant.



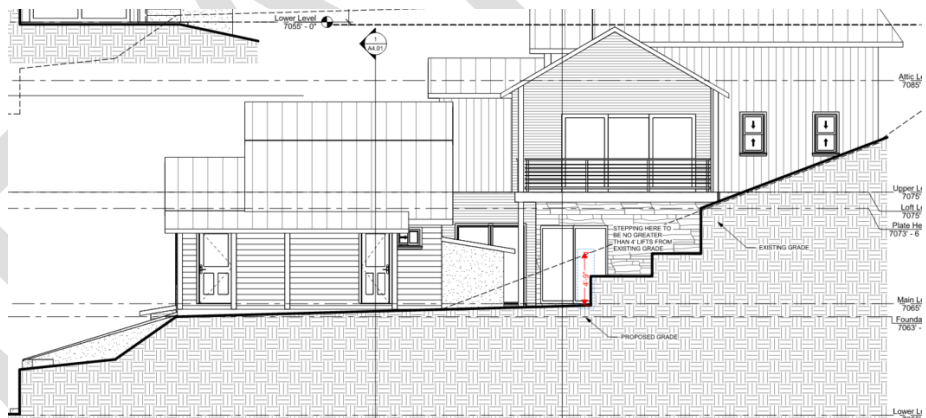
Planning Department

Final Grade within
4 feet of Existing
Grade

Condition of Approval 6 Required: The proposed Final Grade is within five and six feet of Existing Grade and not compliant. The Applicant shall update the plans to show the Final Grade is within four feet of Existing Grade prior to submitting a building permit.



Exterior south side elevation plans provided by the Applicant.



Exterior north side elevation plans provided by the Applicant.

12. The proposal to construct a basement and rear addition complies with criteria outlined in LMC Chapter 15-3, *Off-Street Parking*.
13. LMC § 15-3-6(A) requires two parking spaces for a SFD. LMC § 15-2.2-4 outlines that additions to Landmark Historic Sites are exempt from Off-Street parking requirements, so long as a lockout unit or accessory apartment is not created. LMC 15-3-4(A)(1), outlines that parking spaces within a garage must be at least 11 feet by 20 feet. While the site is exempt from SFD parking requirements due to its Historic status, the Applicant proposes a two-car basement tandem garage that is 11 feet by 40 feet.



Planning Department

14. The proposal to construct a basement and rear addition, as conditioned, complies with Historic Regulations outlined in LMC § 15-13-2 *Requirements for Historic Residential Sites*:

B. Specific Regulations

1. Site Design	Analysis of Proposal
a) Building Setback and Orientation LMC § 15-13-2(B)(1)(a) states, "Maintain the existing front and side yard setbacks of Historic Sites."	Complies: The Historic Structure will be lifted to construct the basement and then replaced in the same location.
b) Topography and Grading: LMC § 15-13-2(B)(1)(b) states, "Maintain the natural topography and original grading of the site when and where feasible."	See Condition of Approval 6: The proposed Final Grade is not within four feet of Existing Grade. The Applicant shall update the plans to be within four feet of Existing Grade prior to submitting a building permit.
c) Landscaping and Vegetation: LMC § 15-13-2(B)(1)(c) states, "The use of Water Wise Landscaping or permaculture strategies for landscape design shall be considered in order to maximize water efficiency. Where watering systems are necessary, systems that minimize water loss, such as drip irrigation, shall be used. These systems shall be designed to minimize their appearance from areas viewable from the primary public right-of-way."	See Condition of Approval 14: The proposed vegetation shall be at least 50% Water Wise and compliant with LMC § 15-5-5(N). The Applicant shall provide an updated Water Wise irrigation plan at the building permit submission.



Planning Department

d) Retaining Walls: LMC § 15-13-2(B)(1)(d) states, “New retaining walls should be consistent with historic retaining walls in design, material, scale of materials, as well as size and mass of the wall. Simple board-formed concrete, stone, and other historic materials are recommended over concrete block, asphalt, or other modern concrete treatments.”	See Condition of Approval 15: The Applicant proposes three stone and one concrete retaining walls. The Applicant shall reduce the heights of the retaining walls proposed for the stairs to follow the steps and grade.  <i>Proposed steps.</i>
g) Parking Area & Driveways LMC § 15-13-2(B)(1)(g) states, “New driveways shall not exceed ten (10) feet in width.”	See Condition of Approval 16: The proposed driveway exceeds 10 feet in width. The Applicant shall reduce the driveway width to 10 feet in width prior to submitting for a building permit.

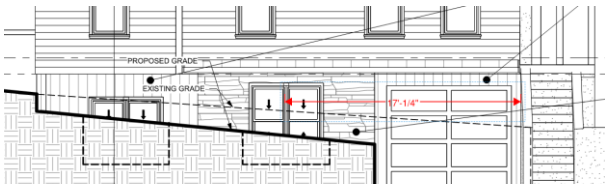


Planning Department

h) Paths, Steps, Handrails, & Railings (Not Associated with Porches) – LMC § 15-13-2(B)(1)(h) states, “The original path or steps leading to the main entry, if extant, should be preserved and maintained. New hillside steps should be visually subordinate to the associated historic building or structure in materials, size, scale and proportion, as well as massing and shall complement the historic structure in materials, size, scale, and proportion, and massing to protect the integrity of the historic site. For longer-run stairs, consider changes in material to break up the mass of the stairs. New handrails and railings shall complement the historic structure in materials, size, scale and proportions, massing and design to protect the integrity of the historic structure and site.”	See Condition of Approval 15: The proposed stairs are concrete and proposed to be in the same location as they were historically. The Applicant shall update the plans to show the proposed material and height for railings.
2. Primary Structures	Analysis of Proposal

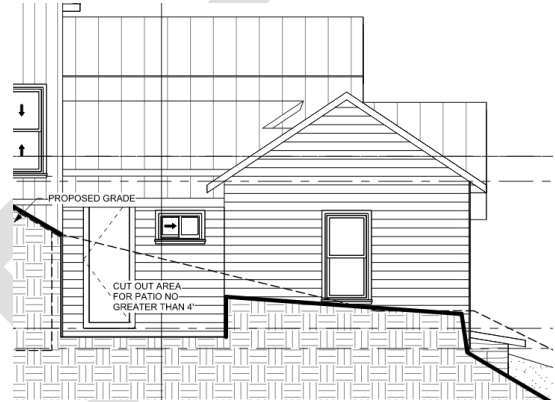


Planning Department

a) Exterior Walls – LMC § 15-13-2(B)(2)(a) states, “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. Preserve and maintain historic exterior materials including wood siding (drop siding, clapboard, board and batten), frieze boards, cornices, moldings, shingles, etc., as well as stone and masonry. Repair deteriorated or damaged historic exterior materials using recognized preservation methods appropriate to the specific material.”	Complies: The Applicant proposes to keep the historic form the same, aside from the addition attached to the rear of the Historic Structure. The window openings and porch dimensions will remain the same. The Applicant proposes to keep and restore all Historic Siding.
b) Foundation -- LMC § 15-13-2(B)(2)(b) states, “The historic placement, orientation, and grade of a historic building shall be retained, as shall the original grade of the property where feasible. Window or egress wells, when needed, shall not be located on the primary facade. Window or egress wells shall be located beyond the midpoint of the secondary facades, on the tertiary elevation, or in a location that is not visible from the primary public right-of-way.”	See Condition of Approval 13: The Applicant proposes to lift and return the structure to the same location and at the same level. Most of the window wells are located beyond the midpoint of the structure. One window well is not beyond the midpoint of the structure. The Applicant shall shift the window well to comply with the LMC prior to submitting a building permit. 



Planning Department

c) Doors – LMC § 15-13-2(B)(2)(c) states, “Maintain and preserve historic door openings, doors, door surrounds, and decorative door features. New door openings may be considered on secondary facades. A new opening shall be similar in location, size, and type to those seen on the historic structure.”	Complies: The Applicant proposes to keep the two main entrance door openings, restore one historic door and replace the other non-historic door. The Applicant proposes to add one door opening where a window opening is on the south, secondary facade.  <i>Proposed south elevation, provided by the Applicant.</i>
d) Windows – LMC § 15-13-2(B)(2)(d) states, “Maintain and preserve historic window openings, windows, window surrounds, and decorative window features... replacement windows typically shall be of wood and shall complement the style of the historic structure.”	See Condition of Approval 17: The Applicant proposes to preserve all window openings, aside from the ones to be covered by the rear addition, and the one window replaced by the door. All final windows on the Historic Structure shall be wood windows.

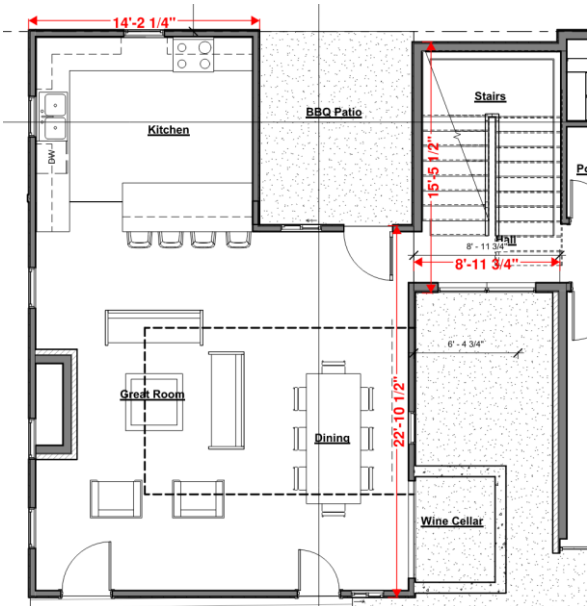


Planning Department

g) Porches - LMC § 15-13-2(B)(2)(g) states, "Preserve and maintain a historic porch by preserving the existing location, form, proportion, details, posts, railing, and stairs. 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."	See Condition of Approval 17: The Applicant proposes to keep the historic porch form and dimensions, but to replace some deteriorated materials. The posts and railing will be restored and strengthened to comply with Building Code. The Applicant shall update the plans to show the proposed material to replace the porch decking.
3. Mechanical and Utility Systems and Service Equipment – LMC § 15-13-2(B)(3) states, "Mechanical equipment and utilities, including heating and air conditioning units, meters, and exposed pipes, shall be located on the tertiary façade or another inconspicuous location. If located on a secondary façade, it shall be screened from view by incorporating it into the appearance as an element of the design."	See Condition of Approval 18: The mechanical equipment is proposed to be on the Front façade. The Applicant shall update the plans prior to submitted for a building permit to comply with this section of code and Setbacks.
4. Additions to Primary Structures	Analysis of Proposal



Planning Department

a. Protection for Historic Structures & Sites – LMC § 15-13-2(4)(a) states, “Additions to historic structures shall be considered with caution and shall be considered only on non-character defining facades, usually tertiary and occasionally secondary facades. Additions shall not compromise the architectural character of historic structures. Additions to the primary façades of historic structures are inappropriate. Maintain and preserve additions to structures that are significant to the era/period of restoration.”	Complies: The Applicant proposes a rear addition on the secondary façade of the Historic Structure. The proposed design reconstructed one addition and retains four additions completed by Carl Winters between 1962 and 1938.
b. Transitional Elements - LMC § 15-13-2(4)(b) states, “A transitional element shall be required for any addition to a historic structure where the footprint of the addition is 50% or greater than the footprint of the historic structure. On a rear addition, the width of the transitional element shall not exceed two-thirds (2/3) the width of the elevation to which the transitional element is connected.”	Complies: The proposed addition is more than 50% of the footprint of the Historic Structure. The proposed transitional element width is 15 feet, 4 inches and not more than two-thirds of the 22-foot, 10 inch Historic Structure’s wall it is connected to.  <i>Interior elevation with measurements by Staff.</i>



Planning Department

c. General Compatibility – LMC § 15-13-2(4)(c) states, “Additions shall be subordinate in scale to the primary historic structure. The footprint of an addition shall not exceed 50% of the footprint of the historic structure, including any additions that have achieved historic significance in their own right. If the footprint of the addition approaches or exceeds 50% of the footprint of the historic structure, the mass shall be broken into modules to reflect the mass and scale of those modules seen on the historic structure. Large additions (additions with a footprint exceeding 50% of the footprint of the Historic Structure) shall be visually separated from historic buildings when viewed from the public right of way. Where the height of a new addition exceeds the height of the Historic Structure, site topography (e.g., an uphill addition), or both, the addition shall be set away from the historic structure by a minimum of one-half (1/2) the length of the least-wide historic elevation adjacent to the historic elevation to which the transitional element is attached. Building Components and materials used on additions shall be similar in scale and size to those found on the historic building. Window shapes, patterns and proportions found on the historic building should be reflected in the new addition.

See Condition of Approval 19: The proposed plans show the addition broken into modules to reduce the impact of the addition on the Historic Structure.



Front perspective rendering provided by the Applicant.

The proposed addition exceeds the height of the Historic Structure and is set away eight feet, 11 inches, which is half the length of the 14-foot (least-wide) historic elevation.

The Applicant proposes using the following materials: wood siding, Corten siding, cedar shake, stone veneer, and a standing seam metal roof. Corten siding is allowed in a limited fashion, but not as a primary siding material. Stone is not appropriate siding material and should be limited to the foundation. The Applicant shall update the proposed material list to show the proposed materials on all elevations, and to comply with the LMC.

The proposed plans show a balanced solid-to-void windows with 2:1 ratios, and some accent windows.



Planning Department

5. Garages - LMC § 15-13-2(5) states, "A new foundation or basement addition shall not raise a historic structure more than two feet (2') from its original floor elevation. A basement garage addition shall not extend beyond the exterior wall planes of the historic structure's primary or secondary facades. Window or egress wells, if needed, shall not be located on the primary façade. Window or egress wells shall be located behind the midpoint of the secondary façades, on the tertiary façade, or in a location that is not visible from the primary public right-of-way. After construction of a basement garage addition, a historic site shall be re-graded to approximate the grading prior to construction of the addition. A single vehicle garage door not greater than nine feet (9') wide and nine feet (9') high shall be used to access a basement garage addition."	See Condition of Approval 13: The proposed basement garage and addition does not raise the Historic Structure above its current elevation. There is one window proposed on the south side that encroaches beyond the midpoint of the Historic Structure. The Applicant shall remove the window well or shift the entire window to the south to comply. The Applicant proposes an eight-foot-tall by nine-foot-wide garage door. The garage entrance is also offset from the Historic Footprint by two feet.
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15. The Development Review Committee reviewed the proposal on February 4, 2025 and requires Conditions of Approval 8, 9, 10, 11, and 12.
16. Staff published notice on the City's website and posted notice to the property on May 22, 2025. Staff mailed courtesy notice to property owners within 100 feet and posted notice to the property on May 22, 2025.

Conclusions of Law

1. The proposal, as conditioned complies with the LMC requirements in Chapter 15-2.2 *Historic Residential - 1 (HR-1) District*.
2. The proposal complies with the LMC requirements in Chapter 15-3 *Off-Street Parking*.
3. The proposal, as conditioned, complies with the LMC requirements in Chapter 15-13-2 *Regulations For Historic Residential Sites*.



Planning Department

Conditions of Approval

1. Final building plans and construction details shall reflect substantial compliance with the plans reviewed June 5, 2025, by the Planning Director, pending design modifications conditioned, and as required for this approval. Any changes, modifications, or deviations from the approved design that have not been approved in advance by the Planning and Building Departments may result in a stop work order.
2. If the Applicant does not obtain a building permit within one year of the date of this approval, this 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. Any changes, modifications, or deviations from the approved scope of work, in 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.
5. 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.
6. Any areas disturbed during construction surrounding the proposed work shall be brought back to their original state. The Final Grade shall be within four feet of Existing Grade. The Applicant shall update the plans, prior to Building Permit submittal to show the four-foot compliance.
7. All outdoor lighting must be down-directed, fully shielded, with bulbs 3,000 degree Kelvin or less. A fully shielded light is installed in such a manner that all light emitted either directly from the bulb, or indirectly by reflection or refraction, is below the horizontal plane through the fixture's lowest light-emitting part. The top and sides of a Fully Shielded fixture are made of completely opaque material such that light only escapes through the bottom of the fixture. Final lighting details shall show compliance with this condition and shall be reviewed by the Planning Staff prior to installation.
8. If the portion of the driveway that encroaches into the City public Right-of-Way is to be heated, an encroachment agreement approved by the Engineering Department shall be executed and recorded at Summit County.



Planning Department

9. Prior to the issuance of any Building Permits the Engineering Department shall review and approve the Applicant's Soils Investigation Report and a Geotechnical Report to ensure proper soil stabilization and drainage on site.
10. 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
11. 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.
12. Because the home is five feet or less from the property line, Snow Shed and Access Agreements will need to be made with neighboring properties.
13. Prior to Building Permit submittal, the window well dimensions shall be called out on the plans and shall not encroach into the Setback by more than the minimum International Residential Code (IRC) or International Building Code (IBC) requirements for egress. The window well on the east elevation shall be removed or moved beyond the midpoint of the Historic Structure.
14. The Applicant shall provide an updated Water Wise irrigation and landscape plan at building permit submission, compliant with LMC § 15-5-5(N), Municipal Code of Park City Chapter 11-21, and § 14-1-5. The Applicant shall also provide an existing landscape plan that specifies what Significant Vegetation will be removed. Trees proposed to be removed will be replaced in a manner that mitigates the visual impact of the Structure when viewed cross canyon and from the Street.
15. The retaining walls for the stairs shall be reduced in height to step and follow the grade and steps, to reduce the wall effect. The Applicant shall show the reduced walls, proposed railings, and materials on the plans prior Building Permit submittal.
16. The proposed driveway shall be reduced to 10 feet in width.
17. Final materials proposed on the Historic Structure windows and porch shall be wood. All wood materials shall be painted or stained opaque.
18. The Applicant shall update the proposed plans, prior to Building Permit submittal, to show all mechanical equipment compliant with LMC § 15-13-2(B)(2) and Setback requirements. Mechanical equipment may not be on a primary façade, must be screened, and at least three feet away from the Lot lines.
19. The Applicant shall update the final material list to show all materials on all proposed elevations and final materials shall comply with LMC § 15-13-2 prior to Building Permit submittal.
20. Pursuant to LMC § 15-13-2(B)(4)(c), the Applicant shall update the porch on the non-historic addition to be five feet or less in depth and to have a shed roof covering the porch to be compatible with the Historic Structure.



Planning Department

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

Sincerely,

Rebecca Ward,
Planning Director

CC: Lillian Zollinger, Planner III

DRAFT

732 Crescent

Historic Home, Lot A
732 Crescent Street
Park City, Utah 84060

Sheet List				
Sheet Number	Sheet Name	Current Revision	Current Revision Description	Current Revision Date
A1.01	Cover Sheet			
A1.02	General Notes			
A1.03	Area Calculation Plan			
A1.04	Site & Grading Plan			
A1.05	Site Details			
A1.06	Landscape Plan			
A2.01	Existing Floor Plans			
A2.02	Proposed Floor Plans			
A2.03	Proposed Floor Plans			
A2.04	Proposed Floor Plans			
A2.05	Proposed Floor Plans			
A2.07	Roof Plans			
A2.08	Schedules			
A3.00	Exterior Materials			
A3.01	Isometric Elevations			
A3.02	Elevations - Existing			
A3.03	Elevations - Existing			
A3.04	Elevations - Proposed			
A3.05	Elevations - Proposed			
A4.01	Building Sections			
A4.02	Building Sections			
A4.03	Typical Wall Sections			
A4.04	Stair Sections			
A4.05	Fireplace Details			
A4.06	Typical Details			
A4.07	Code Compliance Details			
A5.01	Lower Level Ceiling Plan			
A5.02	Main Level Ceiling Plan			
A5.03	Upper Level Ceiling Plan			
A6.01	Interior Elevations			
A6.02	Interior Elevations			
E1.01	Lower Level Electrical Plan			
E1.02	Main Level Electrical Plan			
E1.03	Upper Level Electrical Plan			
M1.01	Gas Piping Diagram			
S1.01	Isometric Foundation			
S1.02	Foundation Plan			
S2.01	Isometric Framing			
S2.02	Main Level Framing			
S2.03	Upper Level Framing			
S2.04	Roof Framing			
S3.01	Lower Level Shearplan			
S3.02	Main Level Shearplan			
S3.03	Upper Level Shearplan			
SD1	Structural Details			
SD2	Structural Details			
SD3	Structural Details			
SGN	Structural General Notes			
SS	Structural Schedules and Notes			

ENERGY VALUE ANALYSIS	
ROOF	R-42
2x6 WALLS	R-24
2x4 WALLS	R-13
FOUNDATION @SLAB ON GRADE	R-13
FLOORS	R-19
WINDOWS	U.28
DOORS	U.28

CODE ANALYSIS	
CONSTRUCTION TYPE	VB
OCCUPANCY	R-3
2015 IBC (International Building Code)	
2015 IRC (International Residential Code)	
2015 IPC (International Plumbing Code)	
2015 IMC (International Mechanical Code)	
2015 IECC (International Energy Conservation Code)	
2014 NEC (National Electrical Code)	

SYMBOL LEGEND				
<u>Room name</u> 101 8'0"x10'0"	ROOM TAG		INTERIOR ELEVATION	
	KEYNOTE TAG		EXTERIOR ELEVATION	
	REVISION TAG		SPOT ELEVATION	
	WINDOW TAG		BUILDING SECTION	
	DOOR TAG		WALL SECTION SECTION	
	HOSE BIB		DETAIL TAG	

5/6/2025 6:21:07 PM

- COUNTY PLANNING NOTES:**
- THE FOLLOWING TWO ITEMS ARE REQUIRED AFTER THE PERMIT HAS BEEN ISSUED, AFTER THE FOUNDATION HAS BEEN POURED AND PRIOR TO A SHEARWALL/4-WAY INSPECTION.
 - A CERTIFICATE OF SURVEY TO VERIFY THE AS-BUILT LOCATION.
 - CERTIFICATE OF ELEVATION: THE ELEVATIONS OF THE TOP OF FOUNDATION WALLS OF AT LEAST THE FOUR (4) MAJOR CORNERS OR ROOF RIDGES TO VERIFY THE HEIGHT.

- COUNTY BUILDING NOTES:**
- RETAINING WALLS OVER 4' TALL OR SUPPORTING SURCHARGE REQUIRE A SEPERATE PERMIT.
 - SWIMMING POOLS, SPAS, SOLAR, GEO THERMAL HEATING SYSTEMS, PHOTO VOLTAIC, AND WIND GENERATED SYSTEMS REQUIRE A SEPERATE PERMIT.
 - SEPERATE PLANS, SPECIFICATIONS AND APPLICATIONS ARE TO BE SUBMITTED AND REVIEWED FOR APPROVAL PRIOR TO ISSUE OF THESE PERMITS.

- PLAN NOTES:**
- RADON MITIGATION PLAN AF103.6 IN CRAWL SPACE OR UNDER SLAB ON GRADE PRESSURIZATION SYSTEM (PASSIVE) RADON PIPING IN CRAWL SPACE AT BOTTOM OF FOOTING LEVEL PLASTIC WITH 12" OVERLAP ON PLASTIC JOINTS. VERTICAL TERMINATION OF RADON PIPE THRU THE MECHANICAL ROOM THRU THE ROOF.
 - ELECTRICAL OUTLET FOR IN-LINE POWER VENTED IN MECHANICAL ROOM
 - THREE BLACKFLOW PREVENTERS WILL BE INSTALLED.
 - R-1 RESIDENTIAL ZONE

THE NOTES, DIMENSIONS AND SPECIFICATIONS AND THE LEGAL RECORD, ARRANGEMENTS REPRESENTED THEREIN ARE AND SHALL REMAIN THE PROPERTY OF B.T. HARRIS INC. AND NO PART THEREOF SHALL BE COPIED, REPRODUCED, EITHER FOR USE IN CONNECTION WITH ANY OTHER WORK OR PROJECT OR FOR ANY OTHER PURPOSE FOR ANY PURPOSE OTHER THAN THE SPECIFIC PURPOSE FOR WHICH THEY HAVE BEEN PREPARED AND DEVELOPED WITHOUT THE CONSENT OF B.T. HARRIS INC. WRITTEN CONSENT WITH THESE DRAWINGS CONSTITUTE CONCLUSIVE EVIDENCE OF THESE.

WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER ALL DIMENSIONS AND CONDITIONS ON THE JOB AND THAT OFFICE SHALL NOT BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS FROM THE DIMENSIONS SHOWN BY THESE DRAWINGS. ALL SHOP DETAILS MUST BE SUBMITTED TO THIS OFFICE FOR APPROVAL PRIOR TO PROCEEDING WITH ANY BUILDING THESE PLANS. THE CONTRACTOR UNDERSTANDS THAT THESE ARE DRAWINGS CONTAINED IN THIS SET AND WILL NOT BE USED FOR ANY OTHER PURPOSES OR FOR ANY SUBSEQUENT OR OTHERS AND WILL NOTIFY THIS OFFICE OF ANY ERRORS THAT WERE FOUND.

BY ACCEPTING THESE PLANS, THE CONTRACTOR UNDERSTANDS THAT THESE ARE DRAWINGS CONTAINED IN THIS SET AND WILL NOT BE USED FOR ANY OTHER PURPOSES OR FOR ANY SUBSEQUENT OR OTHERS AND WILL NOTIFY THIS OFFICE OF ANY ERRORS THAT WERE FOUND.

BY ACCEPTING THESE PLANS, THE CONTRACTOR UNDERSTANDS THAT THESE ARE DRAWINGS CONTAINED IN THIS SET AND WILL NOT BE USED FOR ANY OTHER PURPOSES OR FOR ANY SUBSEQUENT OR OTHERS AND WILL NOTIFY THIS OFFICE OF ANY ERRORS THAT WERE FOUND.

VAN SICKLE

DESIGN & DRAFTING

786 DIVISION STREET, SUITE 102
PARK CITY, UTAH 84098

www.vansickledesignanddrafting.com

Revision Schedule	
Revision Number	Revision Date

732 Crescent

Historic Home

732 Crescent Street
Park City, UT 84098

Cover Sheet

SCALE:

As indicated

DATE

6 MAY 2025

SHEET

A1.01

A. GENERAL

1. ALL WORK IS TO BE PERFORMED IN COMPLIANCE WITH THE 2015 IRC AND ALL FEDERAL, STATE, AND LOCAL CODES. SECURE ALL REQUIRED PERMITS AND APPROVALS PRIOR TO ANY CONSTRUCTION. THE PROJECT MANAGER, SUPERINTENDENT, AND ALL SUBCONTRACTORS ARE TO EXAMINE AND VERIFY ALL DIMENSIONS AND EXISTING CONDITIONS BOTH ON THE PLANS AND IN THE FIELD.
2. NO WOOD SHALL BE CLOSE THAN 8" TO EARTH UNLESS SEPARATED BY CONCRETE AT LEAST 3" IN THICKNESS. ALL WOOD DECKING MUST BE MEMBER INSTALLED BETWEEN EARTH AND CONCRETE. THIS INCLUDES DECKS AND SIDING
3. TUBS AND SHOWERS WITH TILED AREAS REQUIRE A PORTLAND CEMENT APPLICATION FIBERED CEMENT OR GLASS MAT GYPSUM BACKER, GREEN BOARD NO LONGER REQUIRED. TYP.

B. EXCAVATION, BACKFILL AND GRADING

1. ALL EXCAVATION FOR FOOTINGS SHALL BE TO NATURAL, UNDISTURBED SOIL.
2. ALL FOOTINGS SHALL BE IN PLACE ON UNDISTURBED EARTH AND BELOW FROST LINE (40" MINIMUM)
3. R401.3 FINISH GRADING SHALL BE DONE SO AS TO PROVIDE POSITIVE DRAINAGE AWAY FROM ALL BUILDING FOUNDATIONS. MIN OF 6" IN FIRST 10'-0".

C. WINDOWS & DOORS

1. R303.1 HABITABLE ROOMS WITHIN A DWELLING UNIT SHALL BE PROVIDED WITH NATURAL LIGHT BY MEANS OF EXTERIOR GLAZED FENESTRATION WITH AN AREA NOT LESS THAN 8% OF THE FLOOR AREA OF SUCH ROOMS.
2. R303.1 HABITABLE ROOMS WITHIN A DWELLING UNIT SHALL BE PROVIDED WITH NATURAL VENTILATION BY MEANS OF OPERABLE GLAZED FENESTRATION WITH AN AREA NOT LESS THAN 4% OF THE FLOOR AREA OF SUCH ROOMS.
3. TOPS OF WINDOWS SHALL BE A MINIMUM OF 6'-8" ABOVE FINISHED FLOOR, UNLESS NOTED OTHERWISE. THE BOTTOM OF WINDOWS AT COUNTERTOPS SHALL BE 44" ABOVE FINISHED FLOOR.
4. R310.2.1 MIN. CLEAR EGRESS OPENING OF 5.7 SQ FT HEIGHT OF 24" AND WIDTH OF 20"
5. ALL FENESTRATION GLAZING WITHIN 24" OF EITHER SIDE OF EXTERIOR DOORS SHALL BE TEMPERED (SAFETY GLAZED).
6. R310.2.2 ALL FENESTRATION GLAZING IN ROOMS USED FOR SLEEPING SHALL HAVE SILLS NO MORE THAN 44" ABOVE FINISHED FLOOR
7. PROVIDE 9" FLASHING, COUNTER FLASHING AND APPROVED CAULKING AT ALL EXTERIOR GLAZED FENESTRATION. WINDOWS MUST BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS.
8. TEMPERED GLASS SHALL BE USED IF LOCATED WITHIN 24" OF DOOR, PERPENDICULAR TO THE PLANE OF THE DOOR, LARGER THAN 9 SQ FT, BOTTOM IS LESS THAN 18" FROM THE FLOOR, LOCATED IN RAILING OR GUARDRAILS, WHERE BOTTOM EDGE IS LESS THAN 36" ABOVE THE PLANE OF THE ADJACENT WALKING SURFACE

D. VENTILATION

1. VENTILATION SHALL BE PROVIDED TO ALL CRAWL SPACES BY MEANS OF SCREENED VENTS PLACED SO AS TO PROVIDE CROSS VENTILATION.
2. CRAWL SPACES MUST HAVE ONE SQUARE FOOT OF VENTILATION FOR EVERY 150 SQUARE FEET OF FLOOR AREA, WITH ONE VENT WITHIN 3 FEET OF EACH CORNER OF BUILDING.
3. ATTICS TO BE VENTILATED ACCORDING TO THE REQUIREMENTS OF SECTION R806.2 OF THE 2015 IRC.

E. FIRE PROTECTION AND WARMING

1. R302.6 PROVIDE ONE LAYER OF 5/8" TYPE "X" GYP BOARD ON ALL WALLS AND CEILING OF THE GARAGE COMMON TO LIVING AREAS, WALLS SUPPORTING UPPER FLOOR AND ANY EXPOSED BEAMS AND POSTS.
2. R302.7 ENCLOSED ACCESSIBLE SPACE UNDER STAIRS SHALL HAVE THE WALL UNDER THE STAIR SURFACE AND ANY SOFFITS PROTECTED ON THE ENCLOSED SIDE WITH 1/2" GYP BOARD.
3. R302.5.1 DOORS LEADING FROM GARAGE INTO LIVING AREA SHALL BE SOLID WOOD, SOLID OR HONEYCOMB CORE STEEL DOOR NOT LESS THAN 1 3/8" THICK OR HAVING A FIRE RATING PROTECTION OF NOT LESS THAN 20 MINUTES WHEN TESTED.
4. R302.5.1 MUST HAVE TWO SELF CLOSING HINGES ON 20 MINUTE RATED DOORS
5. SMOKE AND CARBON MONOXIDE DETECTORS ARE REQUIRED TO MEET LOCAL CODES. WIRE IN SERIES WITH BATTERY BACKUP ON DEDICATED BREAKER
6. NO WOOD BURNING FIREPLACES ALLOWED EXCEPT IN PROMONTORY DEVELOPMENT.
7. R302.11 IN COMBUSTIBLE CONSTRUCTION, FIREBLOCKING SHALL BE PROVIDED TO CUT OFF BOTH VERTICAL AND HORIZONTAL CONCEALED DRAFT OPENINGS AND TO FORM AN EFFECTIVE FIRE BARRIER BETWEEN STORIES AND BETWEEN A TOP STORY AND THE ROOF SPACE.

F. RAILINGS

1. HANDRAILS ARE REQUIRED AT ALL STAIRWAYS HAVING FOUR OR MORE RISERS.
2. PROVIDE 1 1/4" TO 2 5/8" HANDRAILS 3 3/4" TO 38" IN HEIGHT THAT RUN CONTINUOUS AND HAVE RETURNING ENDS TO WALL, NEWEL POST, OR SAFETY TERMINAL. OR 12" PAST LAST TREAD
3. HANDRAILS DEEPER THAN 2 5/8" SHALL HAVE A FINGER GROOVE 3/4" x 1/4" DEEP ROUTED THE ENTIRE LENGTH OF AT LEAST ONE SIDE OF HANDRAIL.
4. MINIMUM 36" HIGH GUARDRAILS ARE REQUIRED AT ALL LANDINGS, DECKS OR FLOOR LEVELS THAT ARE MORE THAN 30" OFFSET IN HEIGHT. R311.7.5.1

G. WINDOW WELLS

1. WINDOW WELLS SERVING REQUIRED EGRESS WINDOWS SHALL HAVE DIMENSIONS IN KEEPING WITH THE MINIMUM REQUIRED FOR WINDOWS.
2. R310.2.3 36" HORIZONTAL CLEARANCE FROM FOUNDATION TO FRONT OF WINDOW WELL
3. R310.2.3.1 44" MAXIMUM DEPTH (OR PROVIDE STEPS OR LADDER RUNGS)
4. R310.2.3.2 WINDOW WELLS SHALL HAVE DRAINAGE CONNECTED TO THE BUILDINGS FOUNDATION DRAIN.
5. 36" VERTICAL CLEARANCE REQUIRED FROM ANY PROJECTION IN HORIZONTAL CLEARANCE AS STATED ABOVE (i.e. BAY WINDOWS OR CANTILEVERS)
6. R310.4 GRATINGS OR GUARDRAILS PROTECTING WINDOW WELLS SHALL BE EASILY REMOVABLE OR BE DESIGNED SO AS NOT TO HINDER EGRESS.
7. WINDOW WELLS SHALL HAVE A NET CLEAR OPENING OF 9 SQUARE FEET MINIMUM.

H. STAIRS

1. R311.7.1 MIN WIDTH OF 36" WITH MAX HANDRAIL PROJECTION OF 4 1/2" ON EITHER SIDE OF THE STAIRWAY
2. R311.7.2 MINIMUM HEADROOM = 6'-8" FINISH FROM NOSING LINE AND MINIMUM FINISH WIDTH = 36"
3. R311.7.3 MAX RISE OF STAIRWAY BETWEEN LEVELS AND LANDINGS IS 14"
4. R311.7.5.1 RISE = 7 3/4" AND MINIMUM TREAD DEPTH = 10" (1" TREAD REQUIRED IN THE ABSENCE OF NOSING.)
5. EVERY STAIRWAY LANDING SHALL HAVE A DIMENSION MEASURED IN THE DIRECTION OF TRAVEL, AT LEAST EQUAL TO THE STAIRWAY WIDTH.
6. A DOOR MAY OPEN AT THE TOP OF THE STEP OF AN INTERIOR FLIGHT OF STAIRS PROVIDED THE DOOR DOES NOT SWING OVER THE TOP STEP, AND PROVIDED THE TOP STEP IS NO MORE THAN 8" LOWER THAN FLOOR LEVEL.
7. (3) 1 1/4" x 11 7/8" LVL / LSL STRINGERS REQUIRED AT ALL STAIRWAYS.
8. R302.7 MIN OF 1/2" GYPSUM WALL BOARD ON ALL EXCESSIBLE WALLS AND UNDERSIDE OF STAIRS

I. WEATHER PROTECTION

1. INSTALL (1) LAYER OF GRADE "D" (15LB) FELT UNDER ASPHALT ROOF SHINGLES.
2. ANY ROOF PITCHES BETWEEN 2:12 AND 4:12 WILL RECEIVE A DOUBLE LAYER OF GRADE "D" (15LB) FELT UNDERLAYMENT
3. INSTALL (1) LAYER OF GRADE "D" (15LB) FELT UNDER ALUMINUM SIDING.
4. INSTALL (1) LAYER OF GRADE "D" (15LB) FELT UNDER BRICK VENEER.
5. INSTALL (2) LAYERS OF GRADE "D" (15LB) FELT UNDER EXTERIOR INSULATING FINISH SYSTEMS (EFIS / STUCCO). OVERLAP ALL SEAMS
6. INSTALL (1) LAYERS OF NO. 40 COATED ROOFING OR COATED GLASS BASE FROM THE ROOF EAVES TO A LINE 24" INSIDE THE EXTERIOR WALL LINE WITH ALL LAPS CEMENTED TOGETHER
7. INSTALL (1) LAYER OF NO. 40 COATED ROOFING OR COATED GLASS BASE AT ALL ROOF VALLEY CONDITIONS.
8. PROVIDE METAL FLASHING OR EQUAL AT ALL FOUNDATIONS. (OR BRICK AND EFF ROOF TRANSITIONS) WHERE WATER FROM WEATHER BARRIER COULD HAVE ENTERED DWELLING.
9. PROVIDE METAL FLASHING OR 15LB FELT BETWEEN WOOD SHEATHING AND CONCRETE PORCHES, LANDINGS, STEPS, AND STAIRS.
10. PROVIDE 9" FLASHING, COUNTER FLASHING, AND APPROVED CAULKING AT ALL EXTERIOR WINDOWS AND DOORS. WINDOWS AND DOORS MUST BE INSTALLED AS PER MANUFACTURER.

J. PLUMBING

1. ALL WORK TO BE IN ACCORDANCE WITH THE 2015 IRC.
2. WATER HEATERS SHALL BE STRAPPED AT THE UPPER ONE THIRD AND LOWER ONE THIRD, WITH THE LOWER STRAP NOT CLOSER THAN 4" ABOVE ANY CONTROLS TO WALLS WITHIN 12"
3. TOILETS SHALL BE 1.6 GALLON FLUSH TYPE. SHOWER HEADS SHALL BE 2.5 GPM TYPE.
4. PROVIDE PRESSURE REGULATOR AND SHUT OFF VALVE.
5. INTERIOR WASTE AND VENT LINES SHALL BE ABS.
6. FREEZELESS BACKFLOW PREVENTION HOSE BIBS WITH INTERIOR LOCATED ACCESSIBLE SHUT OFF VALVES REQUIRED.
7. PLUMBING VENTS SHALL BE AT LEAST 6' ABOVE OR 10' AWAY FROM ALL OUTSIDE AIR INTAKE OPENINGS.
8. NO SLIP JOINT PLUMBING CONNECTIONS ALLOWED IN CONCEALED AREAS.
9. INDIVIDUALLY INSULATE ALL PLUMBING, WATER, AND DRAIN LINES IN AREAS SUBJECT TO FREEZING.
10. INSTALL EXPANSION TANK FOR WATER HEATER. INSULATE HOT WATER LINES IN UNFINISHED AREAS WITH 1/2" FOAM. HEAT / CHECK VALVES REQUIRED AT WATER HEATER INLET AND OUTLET.
11. PROVIDE ANTI SCALD VALVES ON ALL SHOWER AND TUB INSTALLATIONS.
12. BATHROOMS DIVIDED INTO SEPERATE WATER FIXTURE AREAS REQUIRE INDIVIUAL VENTING FOR EACH AREA.
13. ALL VENTING THROUGH ROOF SHALL BE A MIN OF 3" DIA PIPE.
14. MIN BATHROOM CLEARANCES FOR FIXTURES AS PER IRC 2015 R307.1

K. MASONRY

1. MASONRY VENEER ABOVE OPENINGS SHALL BE SUPPORTED PER 2015 IRC.
2. FLASHING SHALL BE LOCATED BENEATH THE FIRST COARSE OF MASONRY ABOVE FINISHED GRADE LEVEL ABOVE THE FOUNDATION WALL AND AT ALL OTHER POINTS OF SUPPORT.
3. WEEP HOLES SHALL BE PROVIDED IN THE OUTSIDE WYTHE OF MASONRY WALLS AT A MAXIMUM SPACING OF 33" O.C. WEEP HOLES SHALL NOT BE LESS THAN 3/16" DIAMETER. WEEP HOLES SHALL BE LOCATED IMMEDIATELY ABOVE THE FLASHING.

L. MECHANICAL

1. ALL WORK TO BE IN COMPLIANCE WITH 2015 IRC & IFGC
2. MAXIMUM LENGTH OF DRYER EXHAUST DUCT SHALL BE 25'. MAXIMUM LENGTH SHALL BE REDUCE 2.5' FOR EACH 45 DEGREE BEND AND 5' FOR EACH 90 DEGREE BEND.
3. REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATION OF ALL MECHANICAL FIXTURES.
4. DESIGN SHALL BE CONSIDERED UNUSUALLY TIGHT CONSTRUCTION IN ALL COMBUSTION AIR TO ROOMS OR SPACES CONTAINING FUEL BURNING APPLIANCES SHALL BE OBTAINED FROM THE OUTDOORS OR FROM SPACES FREELY COMMUNICATING WITH THE OUTDOORS.
5. VENTS SHALL TERMINATE NOT LESS THAN 4' BELOW OR 4' HORIZONTALLY AND AT LEAST 1' ABOVE A DOOR, OPERABLE WINDOW, OR A GRAVITY AIR INLET INTO A BUILDING.
6. FLUE VENTS AND EXHAUST FAN VENTS SHALL BE NOT LESS THAN 3' FROM AN OUTSIDE AIR INLET LOCATED WITHIN 10' AND AT LEAST 4' FROM A PROPERTY LINE.
7. NO CLOTH TYPE DUCT TAPE ALLOWED. METAL OR FOIL TAPE MUST BE USED.
8. ALL JOINTS TRANSVERSE AND LONGITUDINAL SEAMS AND CONNECTIONS MUST BE PROPERLY SEALED WITH TAPE OR MASTIC.
9. GAS LINES SHALL NOT PASS THROUGH OR PENETRATE ANY DUCT OR PLENUM.
10. A GAS LINE SEDIMENT TRAP SHALL BE INSTALLED DOWN STREAM OF THE EQUIPMENT (FURNACE AND WATER HEATER) SHUT OFF VALVE AS CLOSE TO THE INLET OF THE EQUIPMENT AS PRACTICAL.
11. ALL GAS LINE PIPING MATERIAL SHALL BE STEEL OR WROUGHT IRON (SCHEDULE 40 MINIMUM) AND SHALL BE ASME COMPLIANT.
12. SOFT WATER TO BE PROVIDED TO ALL FIXTURES EXCEPT KITCHEN SINK COLD AND EXTERIOR HOSE BIBS
13. GAS PIPING SHALL NOT BE INSTALLED IN OR THROUGH A DUCTED SUPPLY, RETURN, EXHAUST, CLOTHES CHUTE, CHIMNEY, DUMB WAITER OR ELEVATOR SHAFT
14. GAS PIPING SHALL NOT PENETRATE BUILDING FOUNDATION WALLS AT ANY POINT BELOW GRADE.
15. GAS PIPING INSTALLED UNDERGROUND BENEATH BUILDINGS IS PROHIBITED EXCEPT WHERE THE PIPING IS ENCASED IN A CONDUIT. SUCH CONDUIT SHALL EXTEND NOT LESS THAN 4" OUTSIDE THE BUILDING, SHALL BE VENTED ABOVE GRADE TO THE EXTERIOR.
16. AIR LEAKAGE AS AMENDED TO COMPLY WITH N1102.4.1.2 (BLOWER DOOR TEST)
17. DUCT TESTING WILL BE REQUIRED WHERE AIR HANDLERS OR MORE THAN 25% OF THE DUCT WORK IS OUTSIDE THE THERMAL ENVELOPE.

M. STRUCTURAL

1. MIN OF 3000 PSI CONCRETE IS TO BE USED ON THIS JOB.
2. ALL DIMENSIONS ON FLOOR PLANS ARE TO ROUGH FRAMING. 2x4 WALLS CALCULATED TO BE 3 1/2" WIDE, 2X6 WALLS CALCULATED TO BE 5 1/2" WIDE.
3. BUILT UP BEAMS OF 2x MEMBERS SHALL BE SPIKED TOGETHER WITH NOT LESS THAN 16d NAILS AT 16" O.C. ON ALL EDGES. ALTERNATE WITH BOTH SIDES
4. ALL STRUCTURAL SHEATHING SHALL BE APA RATED AND SHALL NOT EXCEED MAXIMUM SPAN RATING. FLOOR SHEATHING SHALL BE T & G GAP WAFER BOARD SHEATHING, GLUED AND SCREWED TO TOP FLANGE OF JOIST
5. TRUSSES SHALL BE ENGINEERED AND CONSTRUCTED BY MANUFACTURER AND GUARANTEED TO WITHSTAND LOADS AS REQUIRED BY LOCAL CODES. PROVIDE CALCULATION AT TIME OF TRUSS SUBMITTAL.
6. ALL BI-PASS DOORS SHALL BE FRAMED 1" SMALLER IN WIDTH THAN THE DOOR. EXAMPLE: A 4'-0" SLIDER SHALL HAVE A 47" R.O. FURTHER MORE BI-FOLD DOORS SHALL BE FRAMED D1 WIDER THAN DOOR AND 82" IN HEIGHT. (VERSES 83" IN HEIGHT FOR A BI-PASS DOOR)
7. ALL BEARING AND NON BEARING FRAMING SHALL BE AT 16" O.C. U.N.O.
8. FRAMING TO INCLUDE ALL FUR DOWNS, PLANT SHELVES, AND CEILING JOINTS AS PER PLAN.
9. INSTALL 3 STUDS AT CORNERS FOR NAILING
10. WHERE NOT NOTED OTHERWISE CONNECT ALL WOOD TO CONCRETE, WOOD TO STEEL, AND WOOD TO WOOD, EXCEPT STUD TO PLATE OR TJI TO PLATE WITH METAL CONNECTORS WITH SIMPSON TIE OR EQUAL.
11. ALL MULTIPLE PLATES AND LEDGERS SHALL BE NAILED TOGETHER WITH 16d NAILS AT 8" O.C. NO MORE THAN TWO SILL PLATES CONNECTED TO THE FOUNDATION WITH "J" BOLTS THROUGH BOTH MEMBERS ARE ALLOWED WITHOUT ENGINEERING. MULTIPLE MEMBER LEDGERS ARE NOT ALLOWED WITHOUT ENGINEERING SHOWING THE FASTENING IS ADEQUATE.
12. BLOCK ALL HORIZONTAL EDGES OF PLYWOOD WALL SHEATHING WITH 2" NOMINAL BLOCKING. BLOCK ALL EDGES OF PLYWOOD ON FLOORS AND ROOFS AS DETAILED.
13. ALL LEDGER BOLTS SHALL HAVE PLATE WASHERS WITH A MIN DIAMETER EQUAL TO 3 TIMES THE BOLT DIAMETER UNLESS SHOWN OTHERWISE IN DETAILS.
14. MINIMUM NAILING SHALL BE AS PER TABLE 602.3(1) OF THE 2015 IRC.
15. FASTENERS SUCH AS STAPLES CAN ONLY BE SUBBED FOR NAILS AT A RATE EQUAL TO LOAD VALUES PROVIDED BY ICBO APPROVAL. HOWEVER ALL FLOOR SHEATHING MUST BE FASTENED WITH CONTINUOUS GLUE BEAD AND RING SHANK NAILS (NO SUBSTITUTION PERMITTED)
16. PROVIDE HOLD DOWNS AT SHEAR WALLS AS INDICATED ON THE STRUCTURAL PLANS.
17. WOOD BEAMS CONSISTING OF TWO OR MORE PIECES SHALL HAVE THE PIECES SECURELY BOLTED OR NAILED TOGETHER TO PREVENT SEPARATION AND INSURE MUTUAL LOAD SHARING. EACH INTERCONNECTED PIECE SHALL BE CONTINUOUS BETWEEN SUPPORTS, AND SUPPORTS SHALL HAVE THE SAME WIDTH AS THE COMPOSITE BEAM.
18. SHELVES IN CLOSETS TO BE 16" IN DEPTH. SHELVES IN OTHER CLOSETS TO BE 12". IN CLOSETS WITH DOUBLE SHELVES, UPPER SHELF TO BE AT 84" AND LOWER SHELF TO BE AT 42". IN CLOSETS WITH SINGLE SHELVES, SHELF SHALL BE SET AT 72" ABOVE FINISHED FLOOR.
19. STUD WALLS OVER 10' HEIGHT SHALL BE FIRE BLOCKED PER SECTION 602.8 OF THE 2015 IRC
20. ALL WOOD IN CONTACT WITH CONCRETE OR WITHIN 6" OF FINISHED GRADE SHALL BE PRESSURE TREATED OR REDWOOD, OR ANY EXPOSED WOOD WITH BE PRESSURE TREATED OR WEATHER RESISTIVE TREATED TYPICAL.

N. ELECTRICAL

1. ALL ELECTRICAL WORK SHALL COMPLY TO 2015 IRC AND 2017 NEC
2. R315.2.1 CARBON MONOXIDE DETECTORS SHALL BE SUPPLIED IN ROOMS WHERE THERE ARE FUEL FIRED APPLIANCES AND AT ROOMS WITH DIRECT CONNECTIONS WITH GARAGE
3. R315.3 CARBON MONOXIDE DETECTORS SHALL BE INSTALLED OUTSIDE A SLEEPING AREA IN THE IMMEDIATE VICINITY.
4. R315.4 CARBON MONOXIDE / SMOKE DETECTOR COMBINATIONS SHALL BE ALLOWED IN LUE OF SMOKE DETECTORS
5. R315.5 CARBON MONOXIDE DETECTORS SHALL BE HARD WIRED AND HAVE A BATTERY BACK UP
6. SMOKE DETECTORS SHALL BE INSTALLED IN SLEEPING ROOMS WITHOUT A FUEL FIRED APPLIANCE.
7. SMOKE DETECTORS SHALL BE HARD WIRED AND HAVE A BATTERY BACK UP.
8. BATHROOM RECEPTACLE OUTLETS SHALL BE SUPPLIED BY DEDICATED 20 AMP BRANCH CIRCUIT WITH NO OTHER OUTLETS.
9. INCANDESCENT CLOSET LIGHTING SHALL BE 18 MINIMUM FROM COMBUSTIBLES MEASURE HORIZONTALLY. 6" HORIZONTALLY IS PERMITTED FOR FLUSH FIXTURES AND FLORESCENT FIXTURES.
10. GROUND FAULT CIRCUIT PROTECTION REQUIRED FOR ALL 110V, SINGLE PHASE 15 AND 20 AMP RECEPTALS IN BATHROOMS, GARAGES AND OUTDOORS WHERE THERE IS A DIRECT GRADE LEVEL ACCESS TO DWELLINGS AND POWER POLES. GFCI ALSO REQUIRED FOR ALL COUNTER TOP LEVEL KITCHEN RECEPTALS. GARAGE OUTLETS MUST BE A MIN OF 18" ABOVE FLOOR.
11. ALL INCANDESCENT LIGHTING FIXTURES RECESSED INTO INSULATED AREAS SHALL BE APPROVED FOR ZERO CLEARANCE INSULATION COVER (I.C.) PER THE 2015 MANDATORY ENERGY REQUIREMENTS.
12. CONDUIT FOR METER BASED SERVICE ENTRANCE SHALL BE ANCHORED TO FOUNDATION WITH UNISTRUT AND CONDUIT CLAMPS (POWDER ACTUATED FASTENERS ARE NOT PERMITTED)
13. OUTLETS SHALL BE SPACE ACCORDING TO PREVAILING CODES AS A MINIMUM REQUIREMENT. ACTUAL OUTLET LOCATION MAY VARY FROM PLAN.
14. METALLIC WATER SERVICE OR A CONCRETE ENCASED ELECTRODE (UFER GROUND) AVAILABLE FOR USE AS A GROUNDING ELECTRODE FOR THE HOUSE WHICH MEETS THE REQUIREMENTS OF THE 2015 IRC SHALL BE REQUIRED. UFERGROUND SHALL BE REQUIRED WHEN SOIL CONDITIONS AND GROUND WATER CONTENT DO NOT PROVIDE ADEQUATE GROUNDING RESISTANCE (VERIFY UFER REQUIREMENT WITH LOCAL CODES AND ORDINANCES).
15. PLASTIC ELECTRICAL BOXES IN GARAGE FIRE WALLS TO BE 2HR LISTED.
16. ALL BEDROOM CIRCUITS SHALL BE ARC FAULT PROTECTED (AFCI)
17. INCLUDE ONE CARBON MONOXIDE DETECTOR PER LEVEL WIRE IN SERIES WITH SMOKE ALARMS AND PROVIDE A BATTERY BACK-UP
18. LOCATE EXTERIOR 110V SERVICE OUTLET WITHIN 25' OF AC UNIT.

#	NUMBER	CABINET		PNTD	PAINTED
@	AT	F.F.	FINISH FLOOR	PROT	PROTECTION
¢	CENTER LINE	FIN.	FLOOR	PSF	POUNDS PER
∅	DIAMETER	FT.	FEET		SQUARE FOOT
∠	ANGLE	FTG.	FOOTING	PSI	POUNDS PER
±	PLUS OR MINUS	GA.	GAUGE		SQUARE INCH
A.B.	ANCHOR BOLT	QALV.	GALVANIZE	QTY	QUANTITY
A.C.	ABOVE	GND.	GROUND	RAD	RADIUS
A/C	AIR CONDITIONING	GYP. BD	GYMPSUM WALL	REINF	REINFORCE
ADJ.	ADJACENT		BOARD	REQD	REQUIRED
A.F.F.	ABOVE FINISH FLOOR	HDW.	HARDWARE	RM	ROOM
ALUM.	ALUMINUM	HORIZ.	HORIZONTAL	R.O.	ROUGH OPENING
APPROX.	APPROXIMATE	HR.	HOUR	SCHED	SCHEDULE
A.S.T.M.	AMERICAN SOCIETY FOR	HT	HEIGHT	SHWR	SHOWER
	TESTING MATERIALS	HVAC	HEATING VENTILATING	SHT	SHEET
BD.	BOARD		AIR CONDITIONING	SIM	SIMILAR
BITUM.	BITUMINOUS	HYD	HYDRANT	SPEC	SPECIFICATION
BLDG.	BUILDING	I.D.	INSIDE DIAMETER	STD	STANDARD
B.M.	BENCH MARK	I.F.	INSIDE FACE	STIFF	STIFFENER
B.O.	BOTTOM OF	IN	INCHES	STR	STRUCTURAL
BOT.	BOTTOM	INFO	INFORMATION	SUPER	SUPERVISOR
B.P.	BASE PLATE	INSUL	INSULATION	SUSP	SUSPENDED
BRG.	BEARING	INT	INTERIOR	THRU	THROUGH
BTWN.	BETWEEN	LAV	LAVATORY	TO.	TOP OF
CLG.	CEILING	MAINT	MAINTENANCE	TOA	TOP OF ASPHALT
CLR.	CLEAR	MANUF	MANUFACTURER	TOF	TOP OF FOOTING
CMU.	CONCRETE MASONRY	MAX.	MAXIMUM	TOW	TOP OF WALL
		MAT	MATERIAL	TOS	TOP OF SLAB
COL.	COLUMN	MECH	MECHANICAL	TBC	TOP BACK OF CURB
CONC.	CONCRETE	MFR	MANUFACTURERE	TYP.	TYPICAL
CONT.	CONTINUOUS	MIN	MINIMUM	U.N.O.	UNLESS NOTED
CONST.	CONSTRUCTION	MISC	MISCELLANEOUS		OTHERWISE
COORD.	COORDINATE	M.O.	MASONRY OPENING	VERT	VERTICAL
C.T.J.	CONTRACTION JOINT	MTL.	METAL	w/	WITH
DBL.	DOUBLE	NIC	NOT IN CONTRACT	w/out	WITHOUT
DEPT.	DEPARTMENT	NCS	NOT TO SCALE	W/D	WASHER DRYER
DET.	DETAIL	O.C.	ON CENTER	WD	WOOD
DIA.	DIAMETER	O.D.	OUTSIDE DIAMETER	WWF	WELDED WIRE
DTL.	DETAIL	O.F.	OUTSIDE FACE		FABRIC
DWGS.	DRAWINGS	O.H.	OVER HEAD		
EA.	EACH	OHd	OVER HEAD DOOR		
EAF.	EACH FACE	OPP.	OPPOSITE		
EJ.	EXPANSION JOINT	PART	PARTITION		
ELEV.	ELEVATION	PCF	POUNDS PER CUBIC		
EQ.	EQUAL		FOOT		
E.S.	EACH SIDE	PERP	PERPENDICULAR		
E.W.	EACH WAY	PL	PLATE		
EXIST.	EXISTING	PLF	POUNDS PER LINEAR		
EXP.	EXPANSION		FOOT		
EXT.	EXTERIOR	PNTD	PAINTED		
F.D.	FLOOR DRAIN	PROT	PROTECTION		
FOUNDATION	FOUNDATION	PSF	POUNDS PER SQUARE		
F.E.	FIRE EXTINGUISHER		FOOT		
F.E.C.	FIRE EXTINGUISHER	PSI	POUNDS PER SQUARE		
			INCH		
		QTY	QUANTITY		

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732 Crescent

Historic Home

732 Crescent Street
Park City, UT 84098

General Notes

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

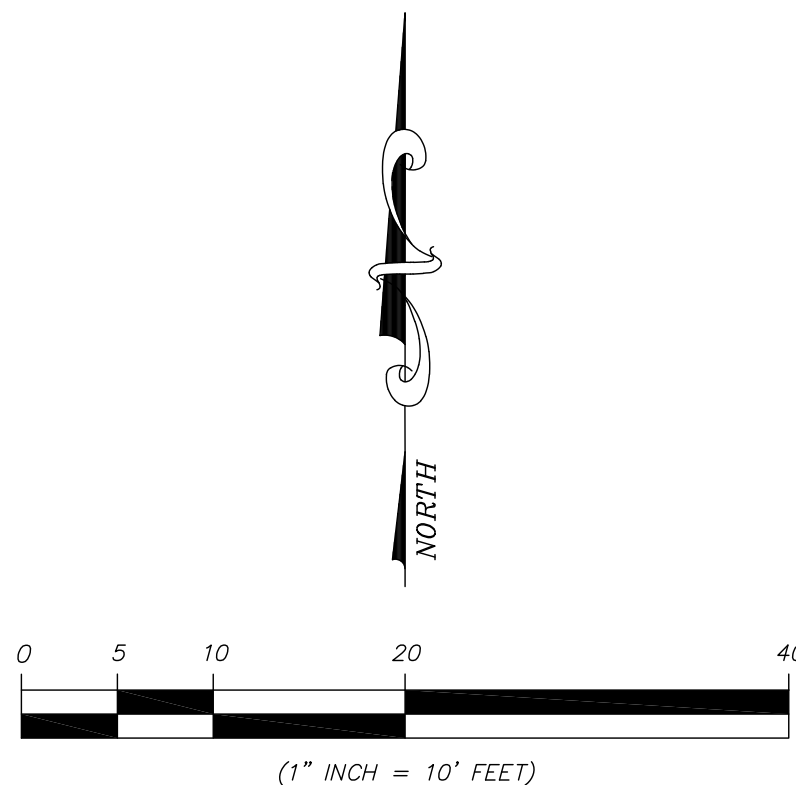
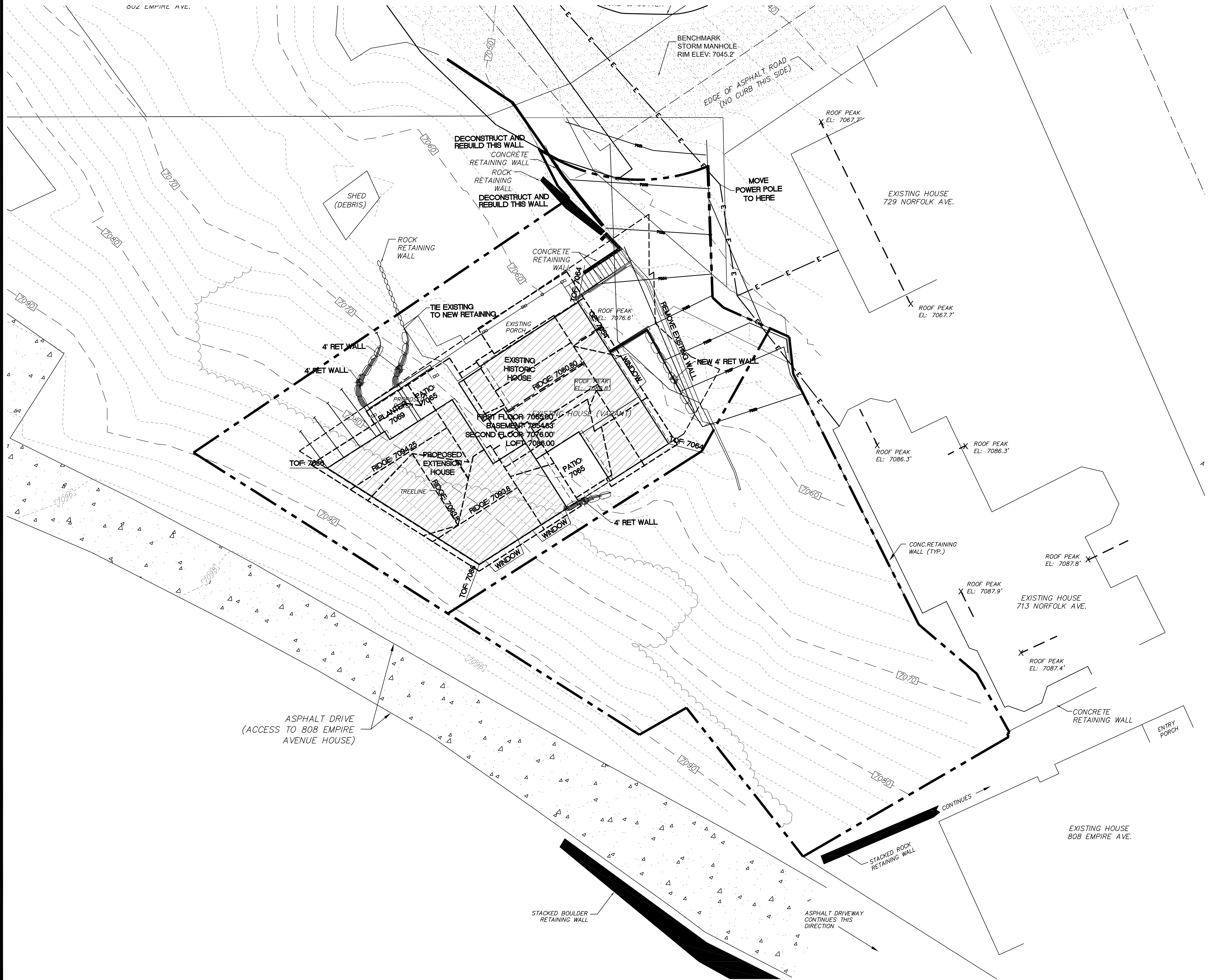
DATE
6 MAY 2025

SHEET

A1.02

SITE DRAINAGE AND GRADING PLAN

HISTORIC HOUSE
732 CRESCENT TRAM
PARK CITY, UTAH



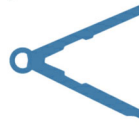
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WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. CONTRACTORS SHALL VERIFY, AND BE RESPONSIBLE FOR, ALL DIMENSIONS AND CONDITIONS ON THE JOB AND THIS OFFICE SHALL BE NOTIFIED IMMEDIATELY OF ANY VARIATIONS FROM THE DIMENSIONS AND/OR CONDITIONS SHOWN BY THESE DRAWINGS. ALL SHOP DETAILS MUST BE SUBMITTED TO THIS OFFICE FOR APPROVAL PRIOR TO PROCEEDING WITH FABRICATION.

BY BUILDING THESE PLANS THE CONTRACTOR UNDERSTANDS THAT THERE MAY BE VARIATIONS CONTAINED IN THIS SET AND WILL HOLD THIS OFFICE LIABLE FOR ANY OVERSIGHTS OR ERRORS AND WILL NOTIFY THE OFFICE OF ANY ERRORS THAT ARISE DURING CONSTRUCTION.

UNDERSIGNING OF LIABILITY

BY ACCEPTING THESE PLAN DOCUMENTS AND/OR SERVICES OUTLINED IN THESE PLAN DOCUMENTS, THE CLIENT, THEIR CLIENT, SUBCONTRACTORS, VENDORS AND ALL PRESENT AND FUTURE PERSONS OR PARTIES DIRECTLY OR INDIRECTLY AFFECTED BY THE PLAN DOCUMENTS OR SERVICES OUTLINED IN THE PLAN DOCUMENTS AGREE TO A LIMIT OF LIABILITY OF S.T. HARRIS INC. AND ITS EMPLOYEES AND PROPRIETORS TO THE AMOUNT OF THE ORIGINAL FEEBILITY OF SIGNED AGREED CONTRACT.



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www.vansicklearchitecture.com

CRESCENT
TRAM
SUBDIVISION
HISTORIC HOUSE

HYNES RESIDENCE

732 CRESCENT
PARK CITY, UT
84098

SITE
DRAINAGE
AND GRADING

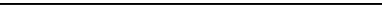
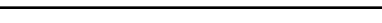
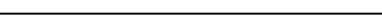
SCALE:
1" = 10'

DATE OF
PLANS

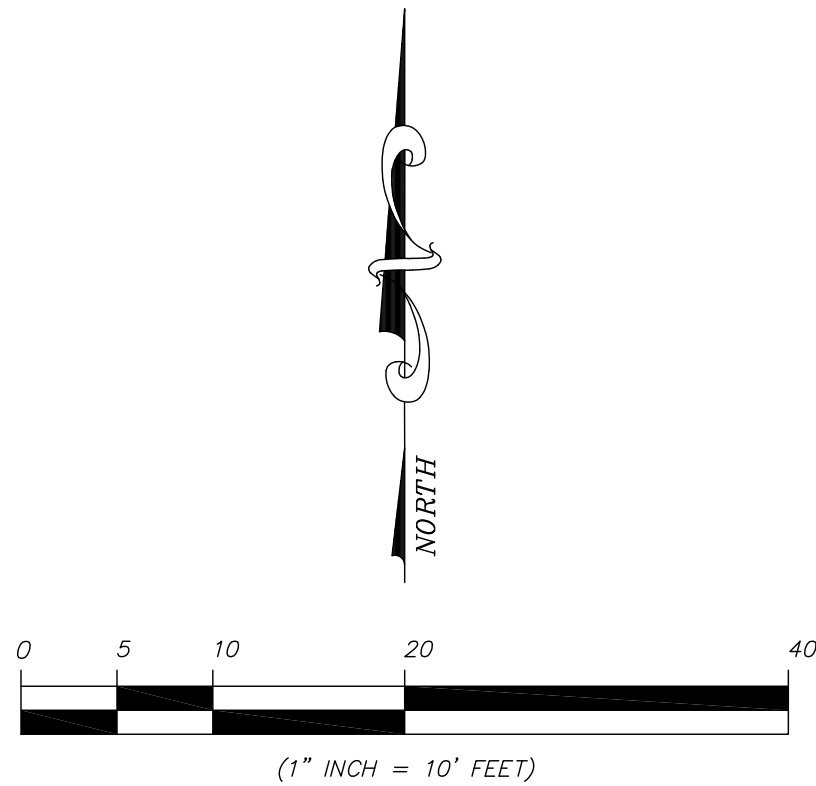
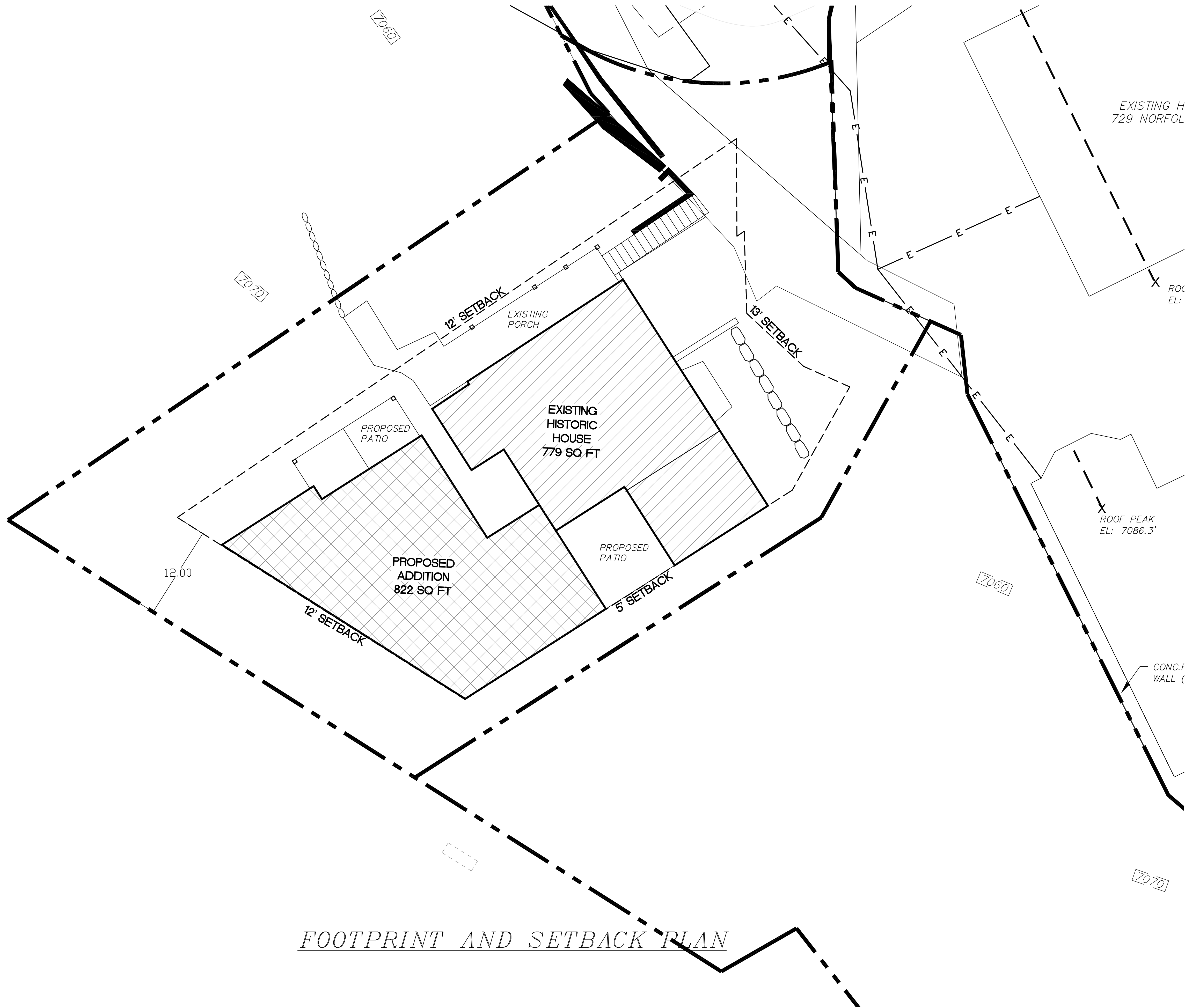
27 MAR 2025

SHEET

A1.04

LYING WITHIN THE NORTHEAST QUARTER OF SECTION 18, TOWNSHIP 1 SOUTH, RANGE 4 EAST SALT LAKE BASE & MERIDIAN SUMMIT COUNTY, UTAH		
LEGEND		
	SUBJECT PARCEL	 PROPERTY CORNER FOUND (AS NOTED)
	BUILDING ENVELOPE	 FIRE HYDRANT
	ROAD CENTERLINE	 SEWER MANHOLE
	CONTOUR MAJOR	 TELECOM BOX
	CONTOUR MINOR	 ELECTRICAL BOX
	10' P.U.E.	 WATER MANHOLE

HISTORIC HOUSE
732 CRESCENT TRAM
PARK CITY, UTAH



LYING WITHIN THE NORTHEAST QUARTER OF SECTION 18,
TOWNSHIP 1 SOUTH, RANGE 4 EAST
SALT LAKE BASE & MERIDIAN
SUMMIT COUNTY, UTAH

LEGEND		
	SUBJECT PARCEL	PROPERTY CORNER FOUND (AS NOTED)
	BUILDING ENVELOPE	FIRE HYDRANT
	ROAD CENTERLINE	SEWER MANHOLE
	CONTOUR MAJOR	TELECOM BOX
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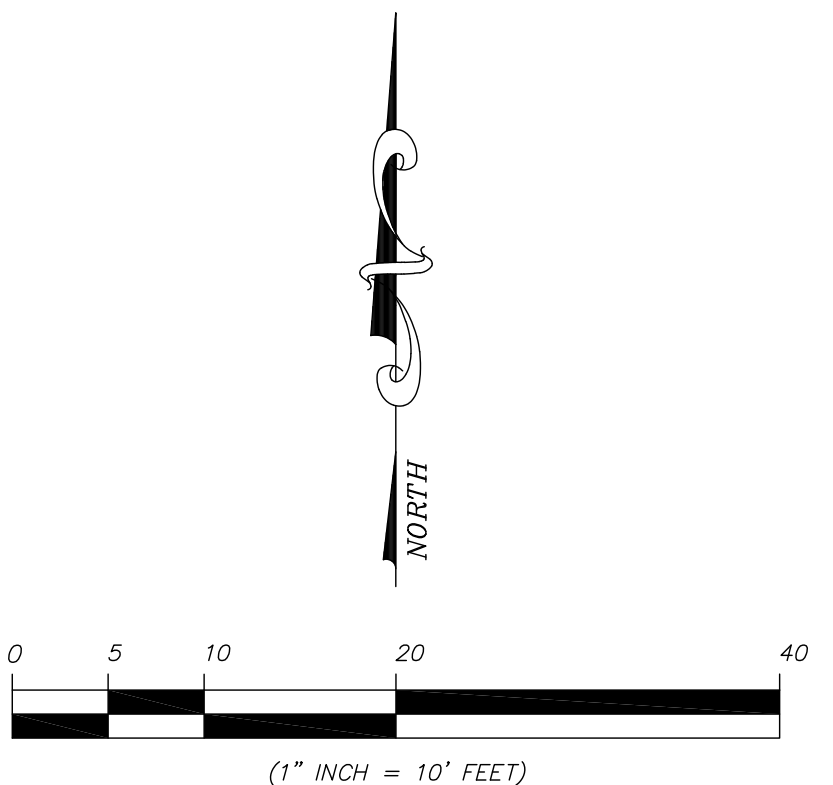
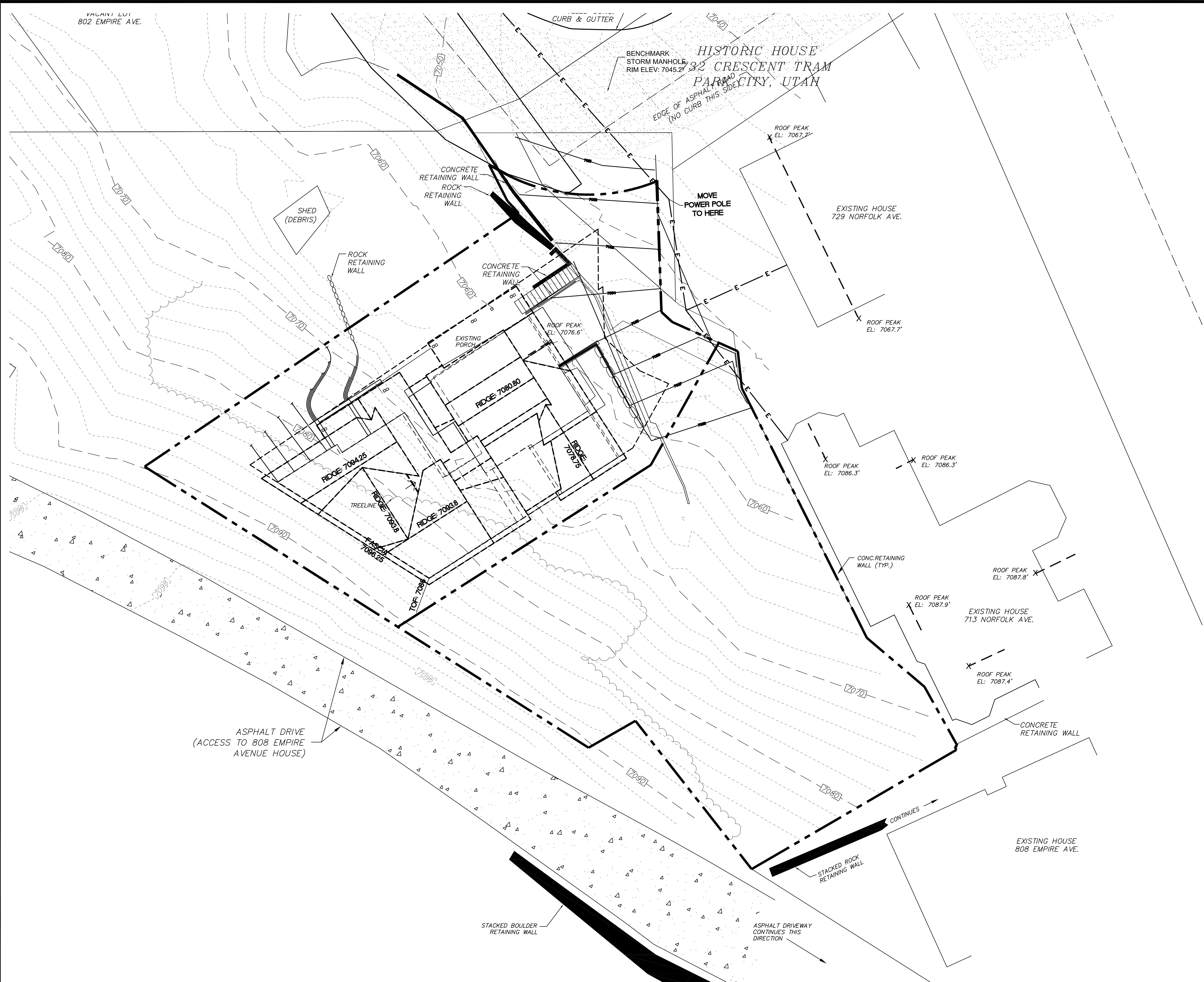
CRESCENT
TRAM
SUBDIVISION
HISTORIC HOUSE

HYNES RESIDENCE
732 CRESCENT
PARK CITY, UT
84098

FOOTPRINT
AND
SETBACKS
SCALE:
1" = 10'

DATE OF
PLANS
24 FEB 2025

SHEET
A1.04a



ROOF OVER TOPO

LYING WITHIN THE NORTHEAST QUARTER OF SECTION 18,
TOWNSHIP 1 SOUTH, RANGE 4 EAST
SALT LAKE BASE & MERIDIAN
SUMMIT COUNTY, UTAH

LEGEND			
	SUBJECT PARCEL		PROPERTY CORNER FOUND (AS NOTED)
	BUILDING ENVELOPE		FIRE HYDRANT
	ROAD CENTERLINE		SEWER MANHOLE
	CONTOUR MAJOR		TELECOM BOX
	CONTOUR MINOR		ELECTRICAL BOX
	10' P.U.E.		WATER MANHOLE

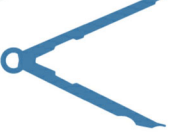
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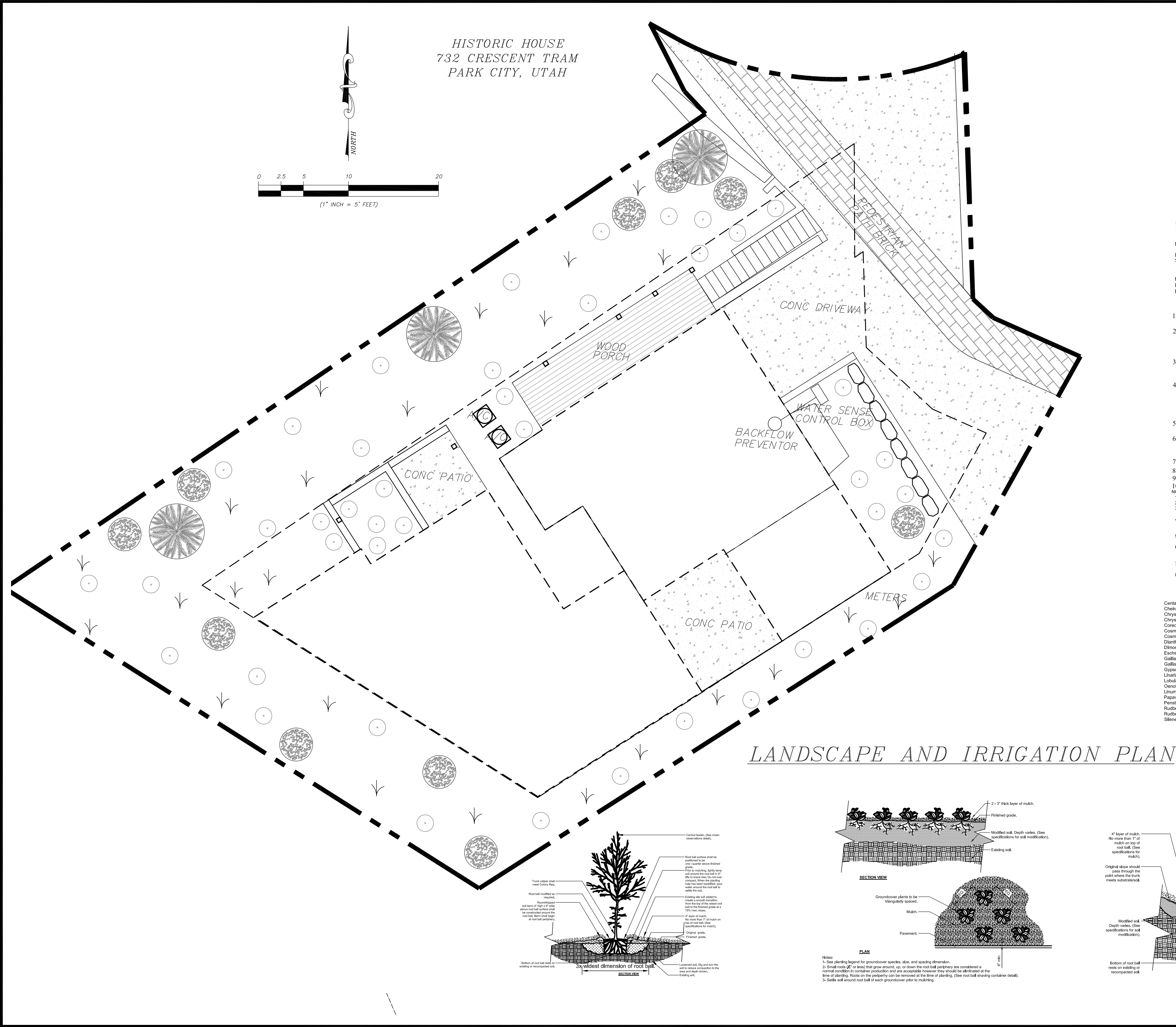
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84098

ROOF
OVER
TOPO
SCALE:
1" = 10'

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PLANS
27 FEB 2025

SHEET
A1.04b



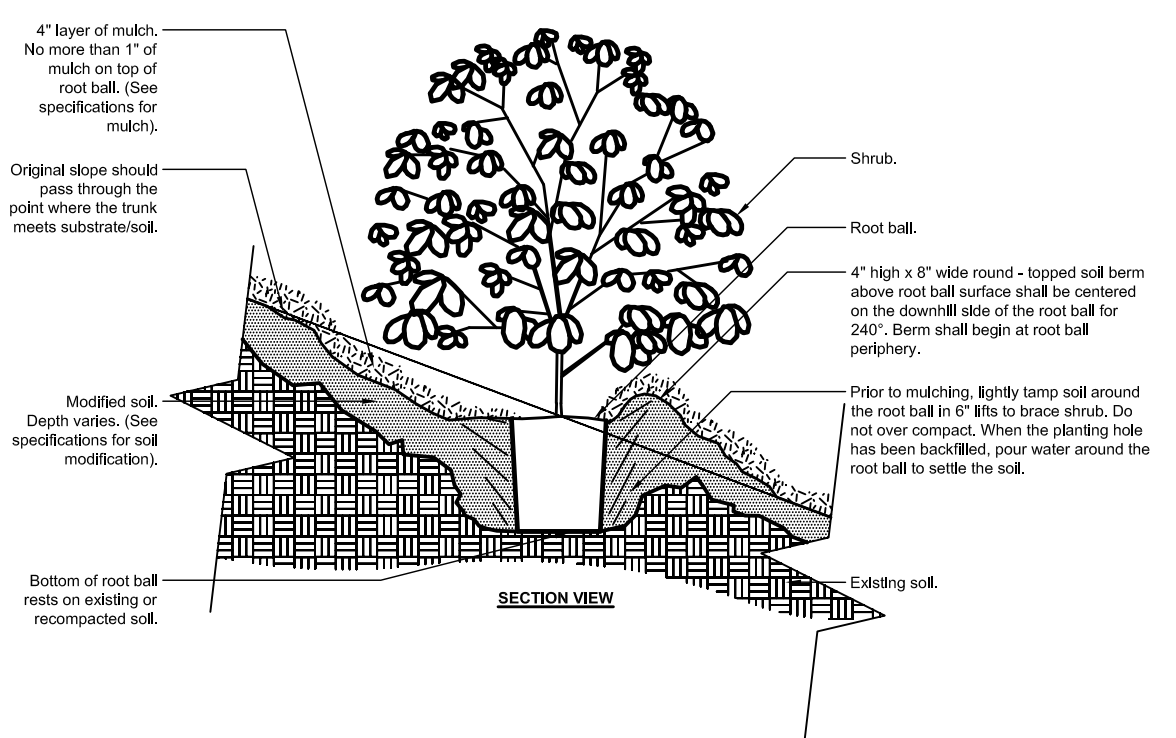
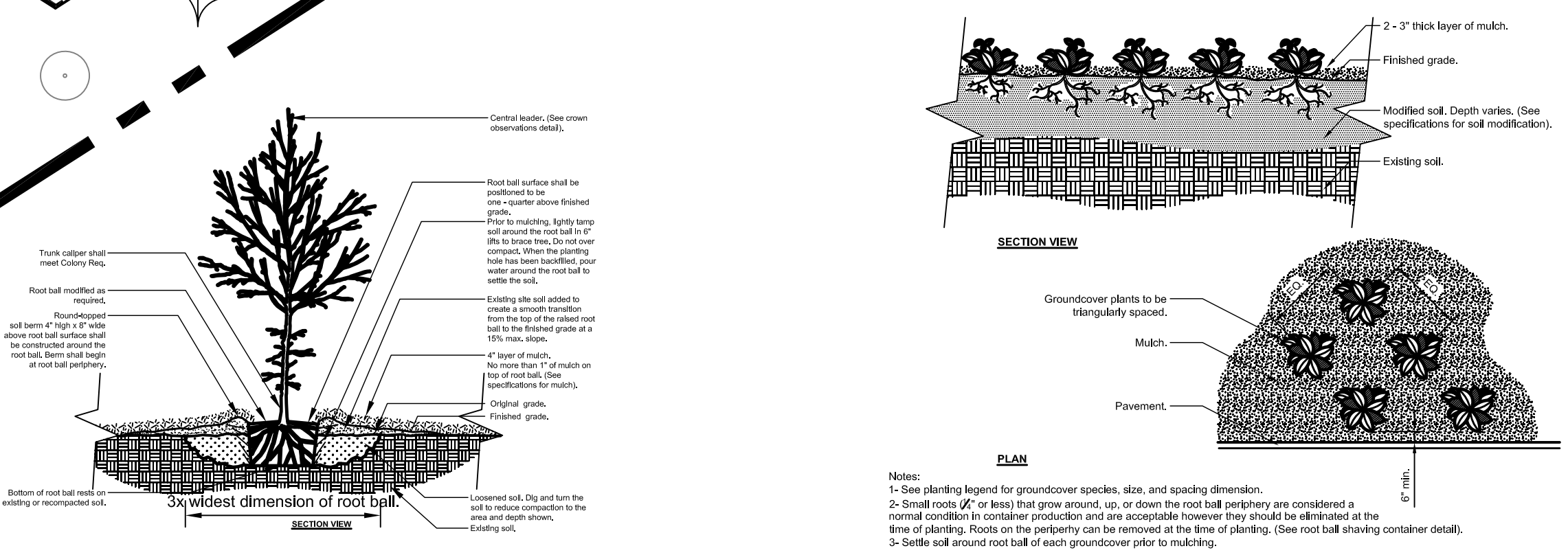
LEGEND and TREE COUNT

- EVERGREENS**
- COLORADO SPRUCE 12' REQ.
 - PINUS CONTORTA LATIFOLIA
- DECIDUOUS TREES**
- ROCKY MOUNTAIN MAPLE
 - ASPEN
- SEE MIX SEE BELOW
- LOW HEIGHT SHRUBS
- ROCKS EXISTING TO REMAIN
- HYDRO-SEED NATIVE SEED MIX
- DRIP IRRIGATION REQUIRED FOR ALL TREE CLUSTERS AND SHRUB AREAS. TYP.
- NATURAL AREA-UNDISTURBED AREA
- DISTURBED AREA-MUST BE REVEGETATED WITH SEE MIX SPECIFIED BELOW
- MINIMUM SIZE TREES:
DECIDUOUS = 3" CALIPER
EVERGREEN = 10' TO 12' TALL

GENERAL NOTES

- Contractor is responsible for knowing locations of all underground utilities.
 - All plan material shall be approved by owners representative once delivered on site prior to installation. Any proposed substitutions shall be of equal overall form and height, etc. typical
 - Final locations of all plan material shall be subject to the approval of the owner or owners representative prior to installation.
 - Contractor shall install a complete irrigation system, install nozzles for sprinkler heads with appropriate spray and degree and radius for the area to be covered. All nozzles shall be adjusted to not allow for spraying on patios, driveway and walks. Typ.
 - Contractor to provide and maintain operating pressure for each zone to the last head.
 - The irrigation contractor shall coordinate his work to work with all other contractors and install sleeves under paved areas as required.
 - Install check valve as needed
 - Minimum Pipe size for any system is 3/4"
 - Irrigation system to be installed as per all applicable codes.
 - All irrigation equipment to be installed as per manuf. specs
- NOTES**
- DRIP IRRIGATION LINES TO ALL PLANT AREAS
 - LOW SPRAY SPRINKLERS AT PRIVATE AREA LAWN
 - TRANSITION TO NATIVE AREA TO BE SEED WITH GLENWILD APPROVED SEED MIX TO NATIVE.
 - HYDRASEED AREAS BETWEEN TRANSITION AREA AND HOUSE WITH DEFENSIBLE SPACE LOW RISE NATIVE SEED MIX
 - 1 GALLON PLANTS IN TRANSITION. TO BE SELECTED FROM THE APPROVED SHRUB LIST
 - 7-REQUIRED CONIFER TREES OF 16" HEIGHT ARE LABELED. SMALLER CONIFERS MAY BE SELECTED FOR NON NUMBERED PLANTS.
 - PVC SLEEVES UNDER DRIVEWAY FOR IRRIGATION LINES
 - GROUND SHRUBS THROUGHOUT TRANSITION AREA. SELECTION FROM GLENWILD APPROVED LIST.
- | WILDFLOWER SEED MIX: | |
|-------------------------------|---|
| Centaurea cyanus | Blue Cornflower Annual 2 ft. Blue |
| Cheiranthus allionii Siberian | Wallflower Biennial 2 ft. Orange |
| Chrysanthemum maximum | Shasta Daisy Perennial 3 ft. White |
| Chrysanthemum coronarium | Garland Chrysanthemum Annual 1-2 ft. Yellow |
| Coronopsis lindcloria | Plains Coreopsis Annual 2-3 ft. Yellow/Red |
| Cosmos sulphureus | Sulphur Cosmos Annual 2-3 ft. Orange |
| Cosmos bipinatus | Wild Cosmos Annual 3-6 ft. Pink/White/Mauve |
| Dianthus barbatus | Sweet William Biennial 2 ft. Multi Pinks |
| Dimorphanthera sinuata | African Daisy Annual up to 1 ft. Yellow/Orange |
| Eschscholzia californica | Orange Poppy Annual 2-3 ft. Orange |
| Gallardia aristata | Blanket Flower Perennial 3 ft. Yellow/Red |
| Gallardia pulchella | Indian Blanket Annual 3 ft. Yellow/Red |
| Gypsophila elegans | Baby's Breath Annual 2 ft. White |
| Livaria marocana | Baby Snapdragon Annual 1-2 ft. Multi |
| Lobelia maritima | Sweet Alyssum Annual 1-2 ft. White |
| Oenothera lamarckiana | Evening Primrose Annual 2-3 ft. Yellow |
| Linum perenne lewisii | Blue Flax Perennial 2-3 ft. Blue |
| Papaver rhoeas | Multi Poppy Annual 2-3 ft. Red |
| Penstemon strictus | Rocky Mountain Penstemon Perennial 2-3 ft. Blue |
| Rudbeckia gloriosa | Gloriosa Daisy Perennial 2-3 ft. Red/Yellow |
| Rudbeckia hirta | Black-eyed Susan Biennial 2-3 ft. Yellow |
| Silene aemula | None-so-pretty Annual 2-3 ft. Pink |

LANDSCAPE AND IRRIGATION PLAN



THE ABOVE DRAWINGS AND SPECIFICATIONS AND THE IDEAS, DESIGN, AND ARRANGEMENTS REPRESENTED THEREIN ARE AND SHALL REMAIN THE PROPERTY OF ST. HARRIS INC. NO PART THEREOF SHALL BE COPIED, REPRODUCED, OR USED IN CONNECTION WITH ANY OTHER WORK OR PROJECT OR BY ANY OTHER PERSON FOR ANY PURPOSE OTHER THAN THE EXACT PROJECT FOR WHICH THEY HAVE BEEN PREPARED AND DEVELOPED WITHOUT THE WRITTEN CONSENT OF ST. HARRIS INC. USUAL CONTACT WITH THESE DRAWINGS SHALL CONSTITUTE CONCLUSIVE EVIDENCE OF THESE RESTRICTIONS.

WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB AND THIS OFFICE SHALL BE NOTIFIED IMMEDIATELY OF ANY VARIATIONS FROM THE DIMENSIONS AND/OR CONDITIONS SHOWN BY THESE DRAWINGS. ALL SHOP DETAILS MUST BE SUBMITTED TO THIS OFFICE FOR APPROVAL PRIOR TO PROCEEDING WITH FABRICATION.

BY BUILDING THESE PLANS THE CONTRACTOR UNDERSTANDS THAT THERE MAY BE ITEMS CONTAINED IN THIS SET AND WILL NOT HOLD THIS OFFICE LIABLE FOR ANY OMISSIONS OR ERRORS AND WILL NOTIFY THE OFFICE OF ANY ERRORS THAT ARISE DURING CONSTRUCTION.

BY ACCEPTING THESE PLAN DOCUMENTS AND/OR SERVICES OUTLINED IN THESE PLAN DOCUMENTS, THE CLIENT, THEIR CLIENT, AND/OR SUBCONTRACTORS, AND ALL PRESENT AND FUTURE PERSONS OR PARTIES DIRECTLY OR INDIRECTLY AFFECTED BY THE PLAN DOCUMENTS OR SERVICES OUTLINED IN THE PLAN DOCUMENTS AGREE TO A LIMIT OF LIABILITY OF ST. HARRIS INC. AND ITS EMPLOYEES AND PROPRIETORS TO THE EXTENT OF THE ORIGINAL, WRITTEN, OR SIGNED AGREED CONTRACT.

VAN SICKLE
DESIGN & DRAFTING

4333 Forestdale Road, Suite 205
Park City, UT 84098
(801) 694-9683
bill.draftmaster@gmail.com
www.vansicklearchitecture.com

CRESCENT TRAM SUBDIVISION HISTORIC HOUSE

HYNES RESIDENCE

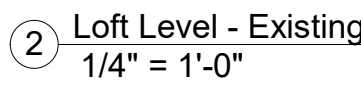
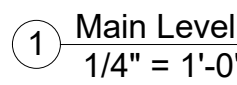
732 CRESCENT TRAM PARK CITY, UT 84098

LANDSCAPE PLAN

SCALE:
1" = 5'

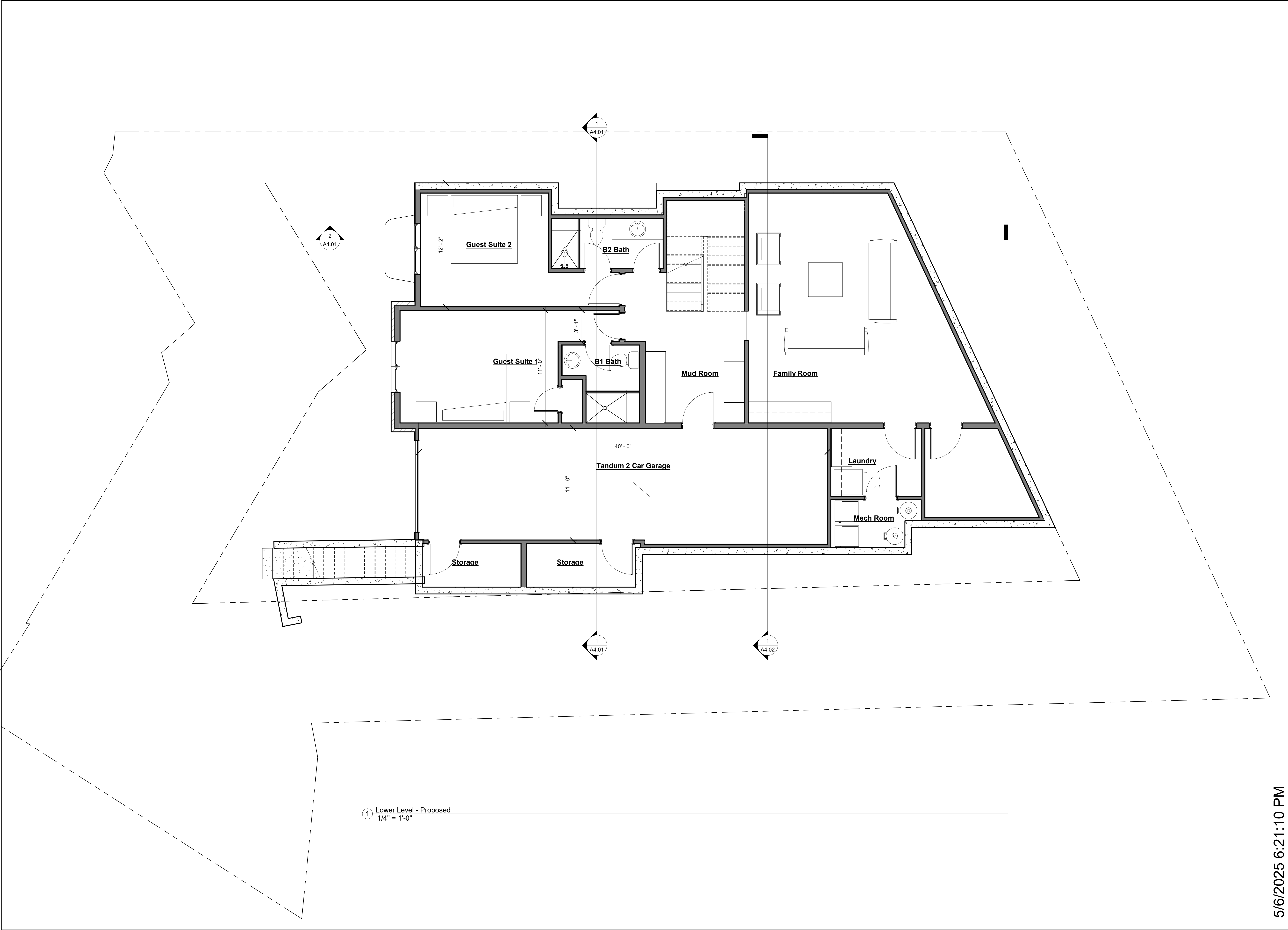
DATE OF PLANS
27 FEB 2025

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A1.05



SHEET

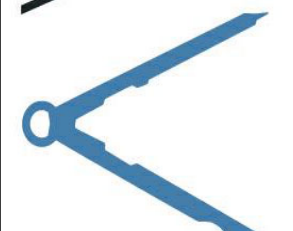
A2.01



① Lower Level - Proposed
1/4" = 1'-0"

5/6/2025 6:21:10 PM

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Revision Schedule	
Revision Number	Revision Date

732 Crescent

Historic Home
732 Crescent Street
Park City, UT 84098

Proposed Floor Plans

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

DATE

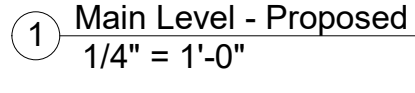
6 MAY 2025

SHEET

A2.02

LIMITATIONS OF
BY ACCEPTING THESE PLAN DOCUMENTS AND OR SERVICES OUTLINED IN
PLAN DOCUMENTS, THE CLIENT, THEIR CLIENT, BUILDER,
USERS AND ALL PRESENT AND FUTURE PERSONS OR PARTIES DIRECTLY
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EMPLOYEES AND PRINCIPALS TO THE AMOUNT OF THE ORIGINAL VERBALLY
SIGNED AGREED

SHEET
A2.03



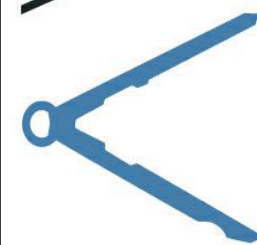
Page 102 of 185

THE NOTES, DIMENSIONS AND SPECIFICATIONS AND THE SCALE, SECTION, ARRANGEMENTS REPRESENTED THEREIN ARE AND SHALL REMAIN THE PROPERTY OF B.T. HARRIS INC. NO PART HEREOF SHALL BE COPIED, REPRODUCED, EITHER OR USED IN CONNECTION WITH ANY OTHER WORK OR PROJECT OR FOR ANY OTHER PURPOSE FOR ANY PURPOSE OTHER THAN THE SPECIFIC PROJECT FOR WHICH THEY HAVE BEEN PREPARED AND DEVELOPED WITHOUT THE CONSENT OF B.T. HARRIS INC. VERBAL CONTACT WITH THESE DRAWINGS CONSTITUTE CONCLUSIVE EVIDENCE OF THESE.

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Revision Schedule	
Revision Number	Revision Date

732 Crescent

Historic Home
732 Crescent Street
Park City, UT 84098

Proposed Floor Plans

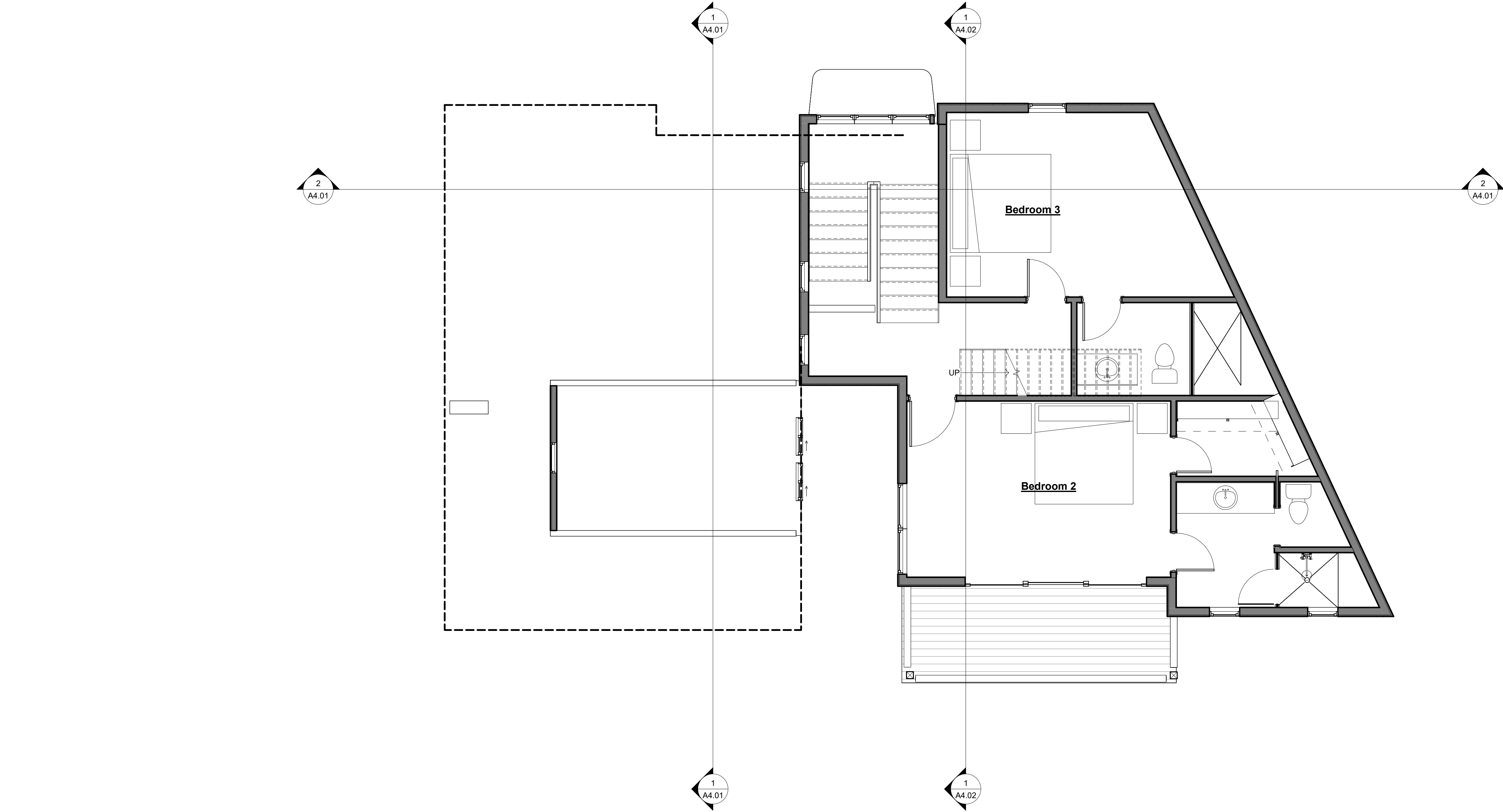
SCALE:
1/4" = 1'-0"

DATE

6 MAY 2025

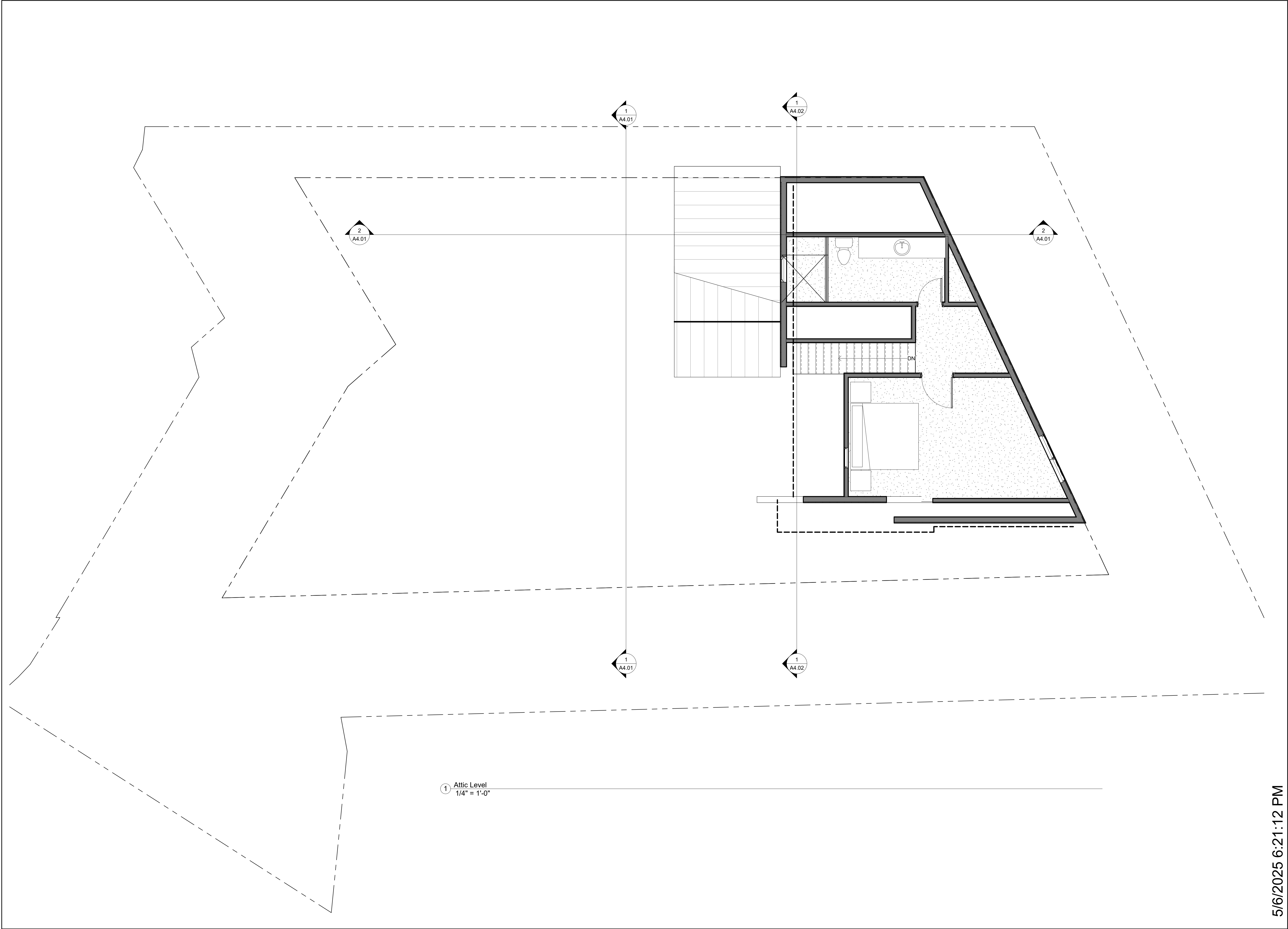
SHEET

A2.04



1 Upper Level - Proposed
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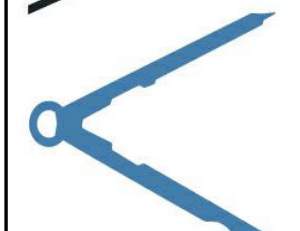


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Revision Schedule	
Revision Number	Revision Date

732 Crescent

Historic Home
732 Crescent Street
Park City, UT 84098

Proposed Floor Plans

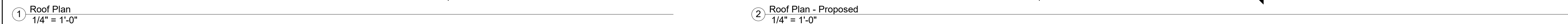
SCALE:
1/4" = 1'-0"

DATE

6 MAY 2025

SHEET

A2.05

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Revision Schedule	
Revision Number	Revision Date

Roof Plans

SCALE:

1/4" = 1'-0"

DATE
6 MAY 2025

SHEET

A2.07



CEDAR SHAKE ON HISTORIC HOME IN GABLE END ATTIC



EXISTING HISTORIC ROOFING METAL



EXISTING HISTORIC SIDING TO REMAIN YELLOW REPAINT TO MATCH



GREY AND TANS LOCALLY QUARRY STONE VENEER



VERICAL WOOD SIDING MATERIAL
SOLID STAIN SW 3013 GRAY BIRCH



CORTEN SIDING MATERIAL.

DECK MATERIAL
TIMBER TECH
GRAY WHEAT



RAILING BAR
STOCK METAL
BLACK



GARAGE DOOR



JELDWEN WOOD WINDOWS



ADDITION STANDING SEAM ROOF

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EMPLOYEES AND PRINCIPALS TO THE AGENT OF THE ORIGINAL
SIGNED ADDRESS.

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Revision Schedule	
Revision Number	Revision Date

732 Crescent

Historic Home
732 Crescent Street
Park City, UT 84098

Exterior
Materials

SCALE:

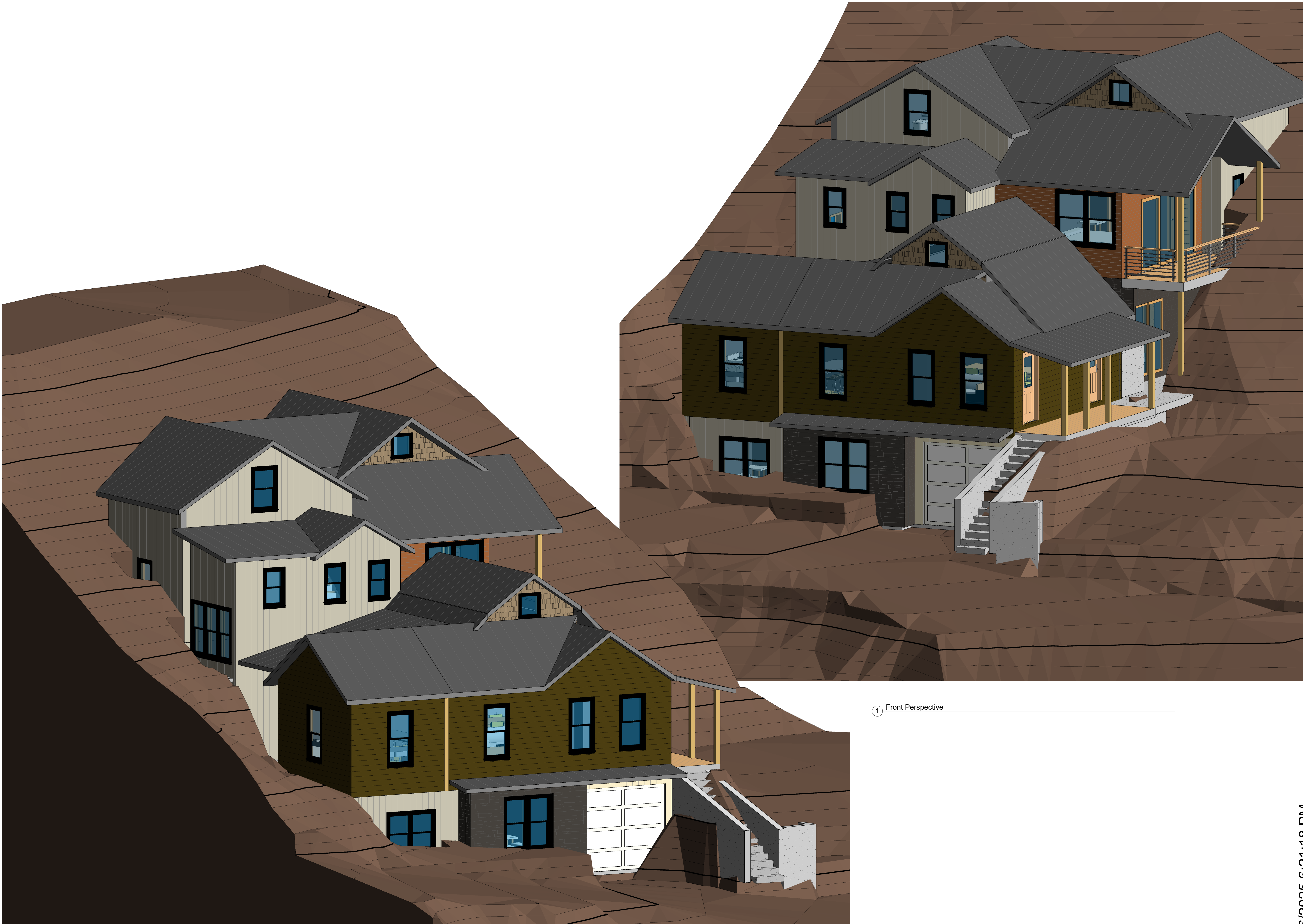
DATE

6 MAY 2025

SHEET

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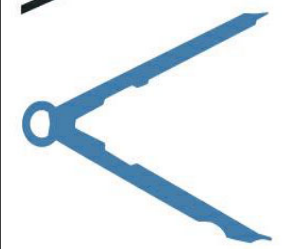
② Side Perspective

① Front Perspective

THE ABOVE DRAWING AND SPECIFICATIONS AND THE ASSOCIATED
ARRANGEMENTS REPRESENTED THEREIN ARE AND SHALL REMAIN THE
PROPERTY OF R.T. HARRIS INC. NO PART THEREOF SHALL BE COPIED, REPRODUCED
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SIGNED AMOUNT



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Revision Schedule	
Revision Number	Revision Date

732 Crescent

Historic Home
732 Crescent Street
Park City, UT 84098

Isometric
Elevations

SCALE:

DATE

6 MAY 2025

SHEET

A3.01

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THE NOTES, DIMENSIONS AND SPECIFICATIONS AND THE LEGAL RECORD, ARRANGEMENTS REPRESENTED THEREIN ARE AND SHALL REMAIN THE PROPERTY OF B.T. HARRIS INC. AND NO PART THEREOF SHALL BE COPIED, REPRODUCED, EITHER OR USED IN CONNECTION WITH ANY OTHER WORK OR PROJECT OR FOR ANY OTHER PURPOSE FOR ANY PURPOSE OTHER THAN THE SPECIFIC PROJECT FOR WHICH THEY HAVE BEEN PREPARED AND DEVELOPED WITHOUT THE CONSENT OF B.T. HARRIS INC. ANY CONTACT WITH THESE DRAWINGS CONSTITUTE CONCLUSIVE EVIDENCE OF THESE.

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VAN SICKLE

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Revision Schedule	
Revision Number	Revision Date

732 Crescent

Historic Home

732 Crescent Street
Park City, UT 84098

Elevations - Existing

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

DATE

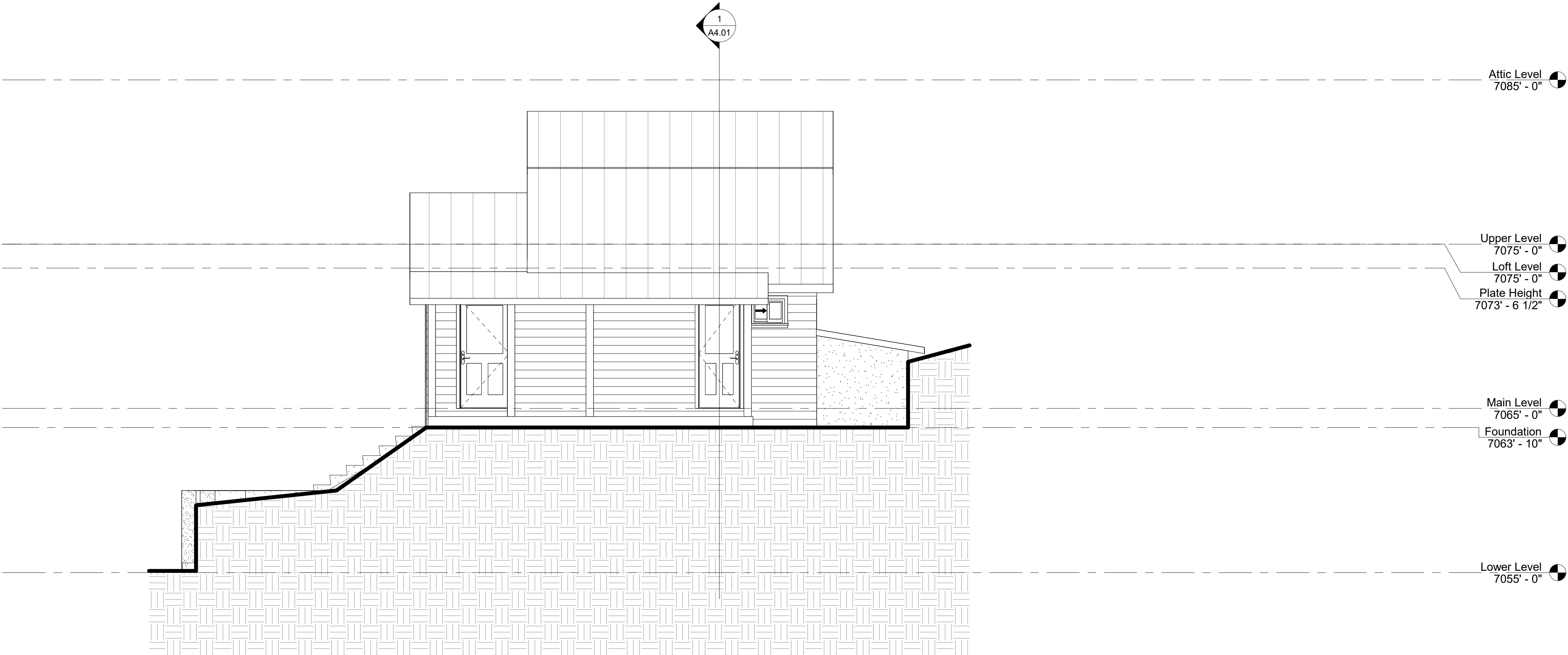
6 MAY 2025

SHEET

A3.02



1 Exterior Elevation - East Existing
1/4" = 1'-0"



2 Exterior Elevation - North Existing
1/4" = 1'-0"

5/6/2025 6:21:19 PM

THE ABOVE DRAWINGS AND SPECIFICATIONS AND THE ASSOCIATED
ARRANGEMENTS REPRESENTED THEREIN ARE AND SHALL REMAIN THE
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Revision Schedule	
Revision Number	Revision Date

732 Crescent

Historic Home

732 Crescent Street
Park City, UT 84098

Elevations - Existing

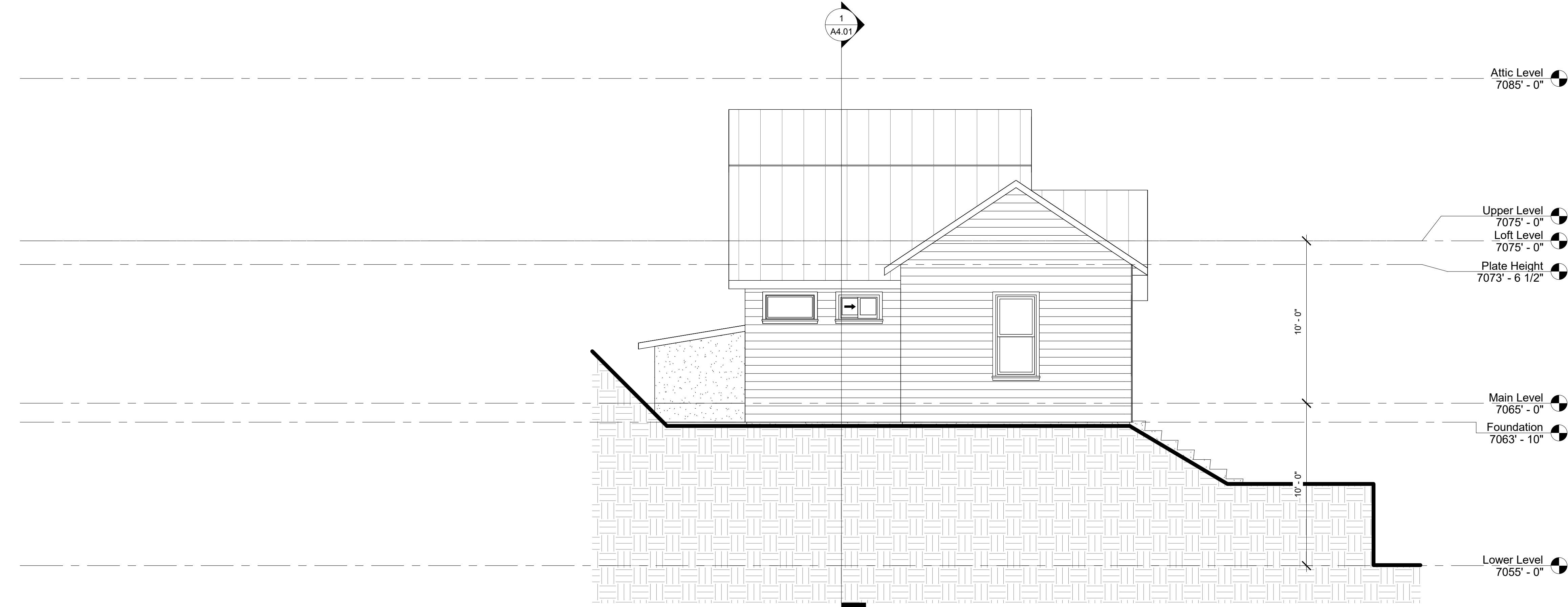
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1/4" = 1'-0"

DATE

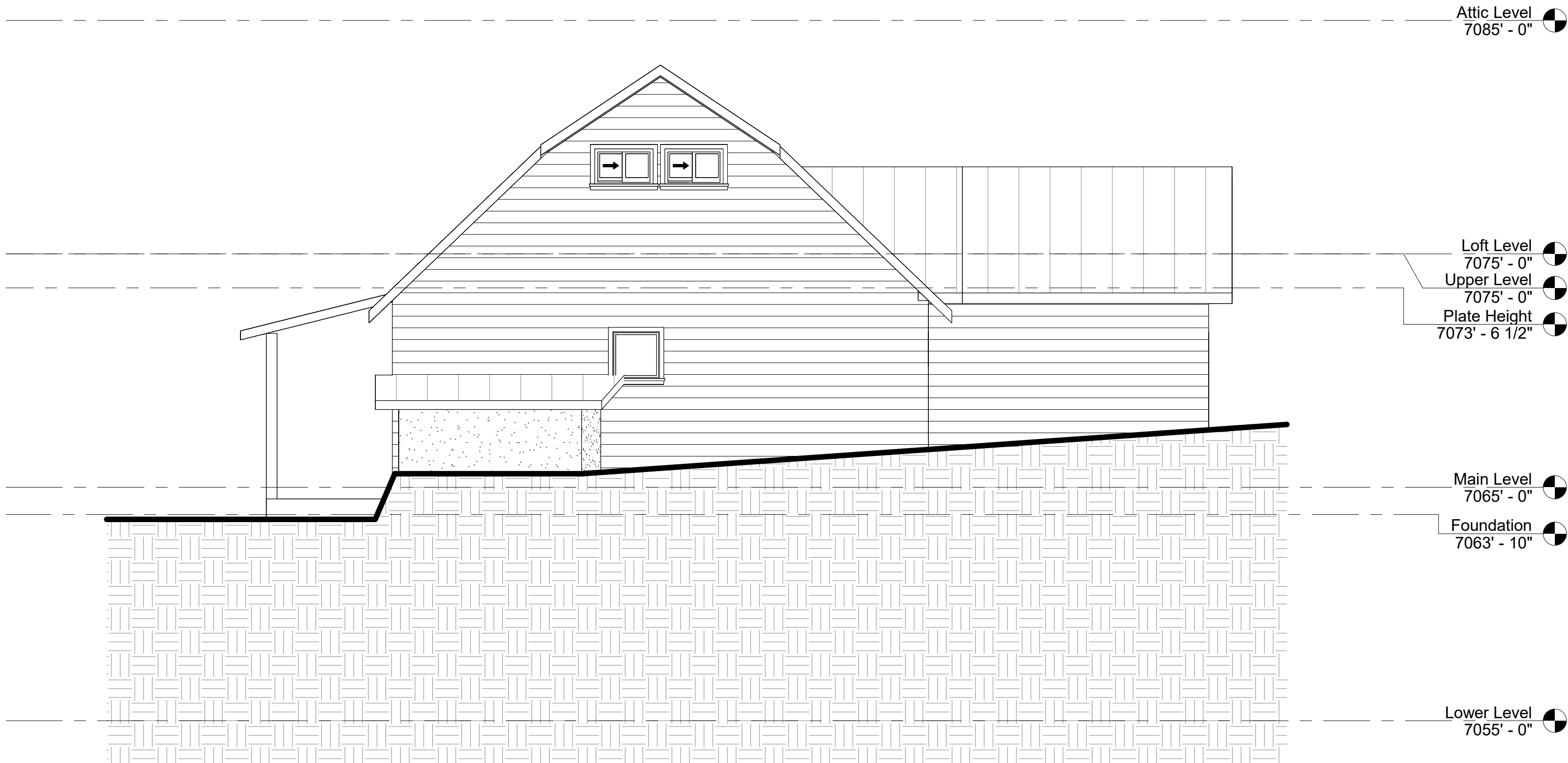
6 MAY 2025

SHEET

A3.03



1 Exterior Elevation - South Existing
1/4" = 1'-0"



2 Exterior Elevation - West Existing
1/4" = 1'-0"

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LIMITATIONS OF
BY ACCEPTING THESE PLAN DOCUMENTS AND OR SERVICES OUTLINED IN
PLAN DOCUMENTS, THE CLIENT, THEIR CLIENT, BUILDER,
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SIGNED AGREED

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732 Crescent
Historic Home
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Park City, UT 84098

Elevations -
Proposed

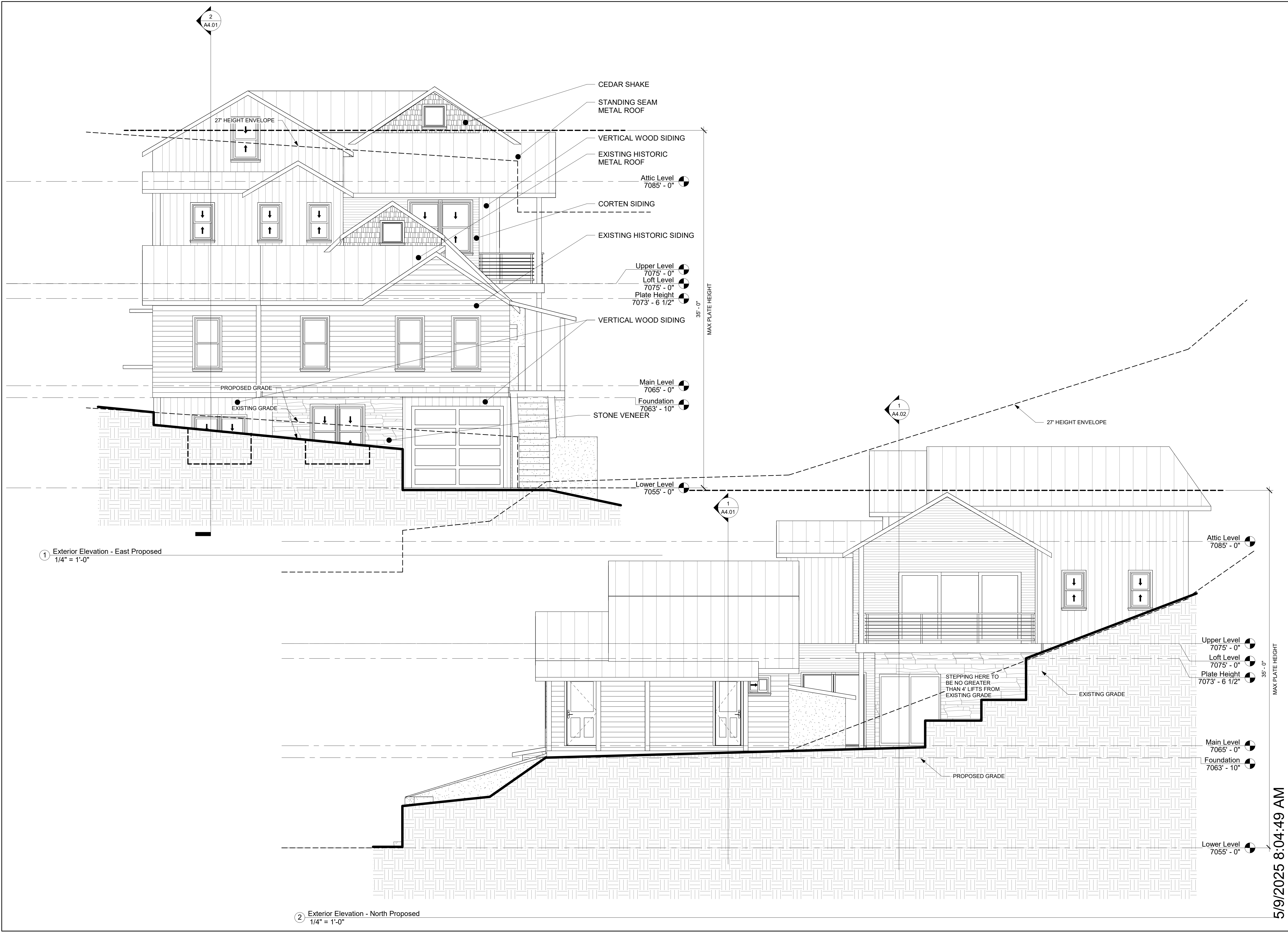
SCALE:

1/4" = 1'-0"

DATE
6 MAY 2025

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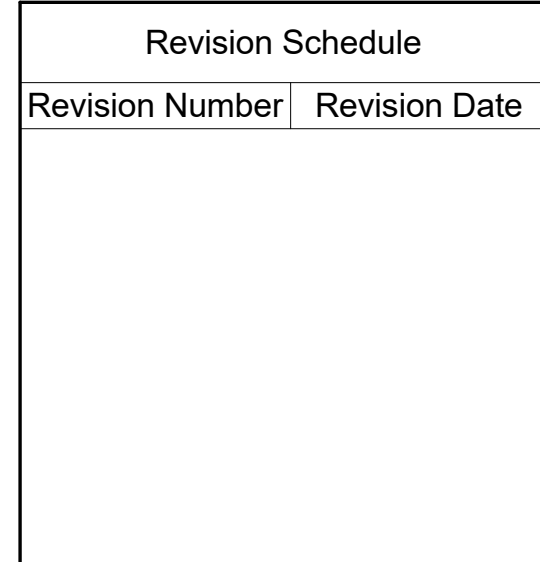
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Elevations -
Proposed

DATE
6 MAY 2025



LIMITATIONS OF
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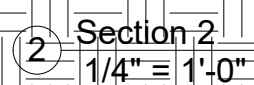
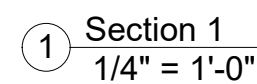
Building
Sections

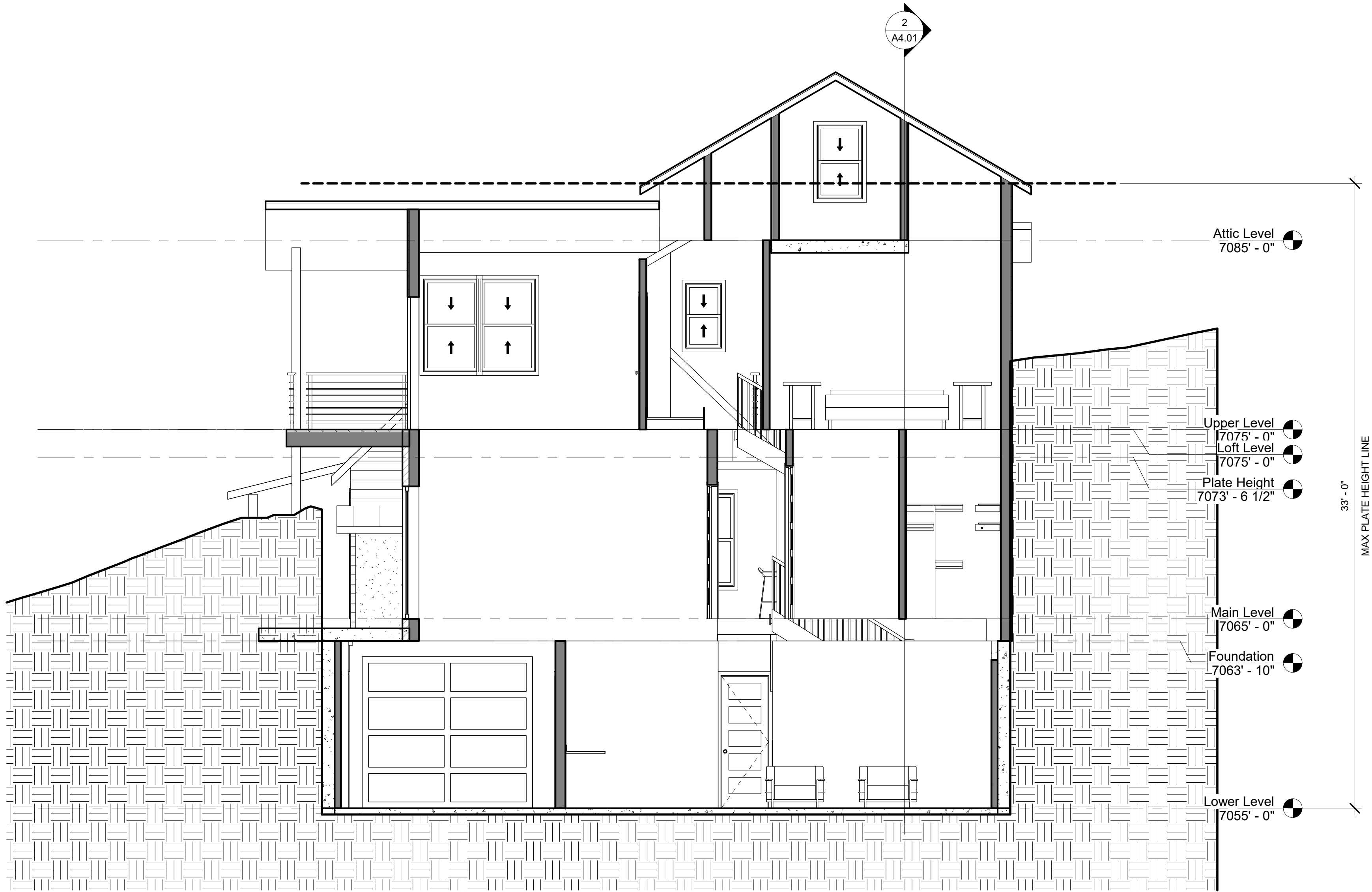
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SHEET
A4.01

Page 113 of 185



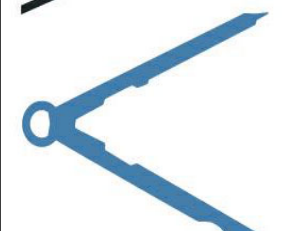


① Section 3
1/4" = 1'-0"

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Revision Schedule	
Revision Number	Revision Date

732 Crescent

Historic Home
732 Crescent Street
Park City, UT 84098

Building Sections

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

DATE

6 MAY 2025

SHEET

A4.02

5/6/2025 6:21:22 PM

Planning Department Staff Report



Subject: 71 Daly Avenue
Application: PL-25-06516
Author: Elissa Martin, Planning Project Manager
Date: June 5, 2025
Type of Item: Extension of Historic District Design Review

Recommendation

(I) Review the proposed Historic District Design Review Extension for 71 Daly Avenue, (II) conduct a public hearing, and (III) consider approving the Extension for one year based on the Findings of Fact, Conclusions of Law, and Conditions of Approval outlined in the draft Final Action Letter (Exhibit A).

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.

HDDR Historic District Design Review
LMC Land Management Code

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

Background

On May 9, 2024, the Planning Director approved the Historic District Design Review (HDDR) for 71 Daly Avenue to construct a rear addition to the Significant Historic Structure ([Staff Report](#)).

Land Management Code (LMC) [§ 15-11-12\(E\)](#) states HDDR approvals expire one year from the date of the Final Action. The Planning Director may grant an extension of an HDDR approval for one additional year when the Applicant is able to demonstrate no change in circumstance that would result in an unmitigated impact or that would result in a finding of non-compliance with the General Plan or LMC in effect at the time of the extension request.

Analysis

The Applicant proposes no changes to the original approval and requests additional time to complete the building permit. There have been no changes in circumstance, nor have there been any changes to the property or surroundings that would result in an

unmitigated impact or a finding of noncompliance

Department Review

The Planning and Executive Departments reviewed this report.

Notice

Staff published notice on the City's website, mailed a public notice postcard and posted notice to the property on May 21, 2025.¹

Public Input

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

Alternatives

The Planning Director may:

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

Exhibit

A: Draft Final Action Letter

Attachment 1: Proposed Plans

¹ LMC [§ 15-1-21](#)



Planning Department

June 5, 2024

Tiresias Ventures, LLC
c/o Martin Paris, Manager
71 Daly Avenue
Park City, UT 84060

NOTICE OF PLANNING DIRECTOR ACTION

Description

Address: 71 Daly Avenue

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

Application: Extension of Historic District Design Review (HDDR)

Project Number: PL-25-06516 (Original HDDR: PL-22-05309)

Action: APPROVED WITH CONDITIONS (See Below)

Date of Final Action: June 5, 2025

Project Summary: Applicant seeks a one-year extension of the HDDR approval to construct a rear addition to a Single-Family Dwelling designated a Significant Historic Structure in the Historic Residential-1 (HR-1) Zoning District.

Action Taken

On June 5, 2025, the Planning Director conducted a public hearing and approved the HDDR extension for 71 Daly Avenue according to the following findings of fact, conclusions of law, and conditions of approval:

Findings of Fact

1. 71 Daly Avenue is a Significant Historic Structure on Park City's Historic Sites Inventory.
2. The home was constructed c. 1900 and is a T/L Cottage form.
3. In 1984, 71 Daly Avenue was listed on the National Register of Historic Places as part of the Park City Mining Boom Era Residences Thematic District.
4. On May 16, 2023, the Applicant submitted a full HDDR application for a proposed addition to the Single-Family Dwelling.



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5. The proposed addition complies with the requirements of the Historic Residential – 1 (HR – 1) Zoning District as outlined in LMC § 15-2.2, as follows:

Minimum Lot Size: 1,875 square feet	Complies – The Lot is 4,175 square feet in size.
Maximum Lot Size: 3,750 square feet	Complies – Pursuant to LMC 15-2.2-4 exempts Historic Sites from the maximum Lot Size requirement.
Lot Width: 25 feet measured 15 feet back from front Lot Line	Complies – The Lot is 39.80 feet in width at the front Lot Line and 43.70 feet in width at the rear Lot Line.
Building Footprint: 1,649.13 square feet Maximum Footprint: $(4,175/2) \times 0.9^{(4,175/1,875)}$ $(2,087.5) \times 0.9^{(2.2266666)}$ $2,087.5 \times 0.79 = 1,649.125$	Complies – The maximum allowed Building Footprint is 1,649.13 square feet; the combination of the existing Historic Structure (816 square feet) and the proposed addition (764 square feet) is 1,580 square feet.
Front and Rear Setbacks for Lots between 75 feet and 100 feet in depth: 12/13 feet, totaling 25 feet	Complies – The Lot is 97.5 feet in depth. The Historic Structure is 42 feet 8 ¾ inches from the front Lot Line; the proposed addition is 13 feet 2 inches from the rear Lot Line.
Side Setbacks: For Lots up to 50 feet in width, the Side Setbacks are 5 feet each, totaling 10 feet	Complies – The Lot is 39.8 feet in width, measured 15 feet from the front Lot line. The proposed addition is 5 feet 2 ½ inches from the northern side Lot Line and 5 feet from the southern side Lot Line. The Historic Structure is located approximately 1 foot 9 ½ inches from the northern side Lot Line and 2 feet 8 inches from the southern side Lot Line. Pursuant to LMC § 15-2.2-4, Historic Structures that do not comply with required Setbacks are considered valid Non-Complying Structures and are permitted to remain in place.

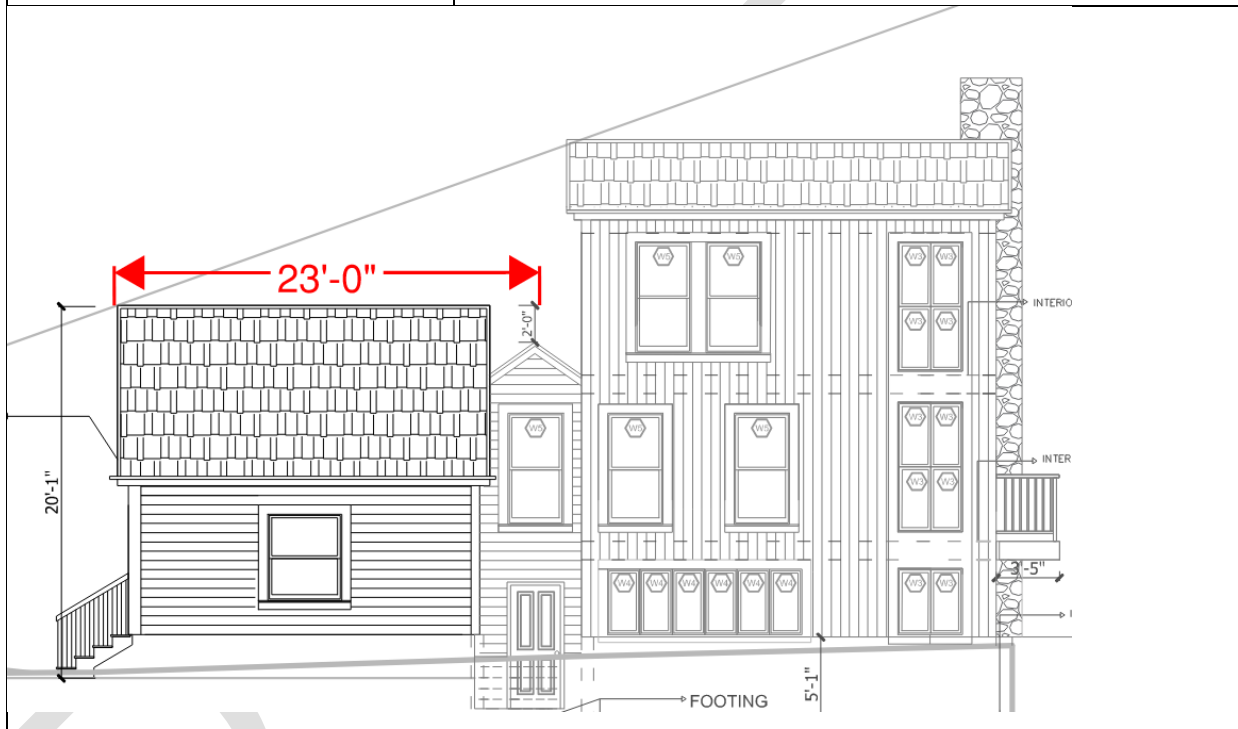


Planning Department

Building Height: 27 feet from grade to highest point, 35 feet from lowest finish floor plane to top of topmost wall plate. A minimum 10-foot horizontal step back shall take place no more than 23 feet in height from where the Building Footprint meets the lowest point of Existing Grade.

Complies – The proposed height from the highest point of the addition to Existing Grade as shown on the left elevation is 26 feet 10 inches. The total interior height of the Structure is 35 feet as measured from the lowest finish floor plane to the top of the topmost wall plate.

At approximately 20 feet in height from Existing Grade at the front of the building, there is a 23-foot step-back between the Historic Structure and the transitional element's roof ridge line.



6. The proposed addition complies with the requirements of the Regulations for Historic Residential Sites outlined in LMC § 15-13-2(B)(4), as follows:

Requirement	Analysis of Proposal
Protection for Historic Structures and Sites: 1) Additions to historic buildings should be	1) Complies – The Applicant has outgrown the existing footprint of the Structure, and a prior property owner relocated the Structure farther



Planning Department

considered only when it is demonstrated that the new use of the building cannot be accommodated by solely altering interior spaces. 2) Additions to historic structures shall be considered with caution and shall be considered only on non-character defining facades, usually tertiary and occasionally secondary facades. Additions shall not compromise the architectural character of historic structures. Additions to the primary facades of historic structures are inappropriate. 3) Additions should be visually subordinate to historic buildings when viewed from the primary public right-of-way. 4) Additions to historic structures shall not be placed so as to obscure, detract from, or modify historic roof forms. 5) Additions to historic structures shall not contribute significantly to the	forward on the Lot and poured a new foundation to accommodate a rear addition. 2) Complies – The proposed addition is located on the rear (tertiary) façade. 3) Complies - The proposed addition is set back from the front of the structure and is connected by a transitional element to mitigate the appearance of the addition. 4) Complies – The proposed addition will not alter the historic roof form. 5) Complies – The Applicant obtained approval from the Historic Preservation Board to remove approximately 20 square feet of siding and framing to accommodate the transitional element and installation of a new door. 6) Complies – See “Transitional Elements” Analysis
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Planning Department

removal or loss of historic material. 6) Where the new addition abuts the historic building, a clear transitional element between the old and the new should be designed and constructed. Minor additions, such as bay windows or dormers do not require a transitional element. 7) Maintain and preserve additions to structures that are significant to the era/period of restoration. 8) In-line additions shall be avoided.	7) Not Applicable – there are no historic additions on the subject property. 8) Complies – the Applicant has not proposed an in-line addition.
Transitional Elements: 1) In-line additions should be avoided and are generally not appropriate. 2) A transitional element shall be required for any addition to a historic structure where the footprint of the addition is 50% or greater than the footprint of the historic structure. The historic structure's footprint may include additions to the historic structure made within the	1) Complies – the Applicant has not proposed an in-line addition. 2) Complies – the Applicant has proposed a transitional element.



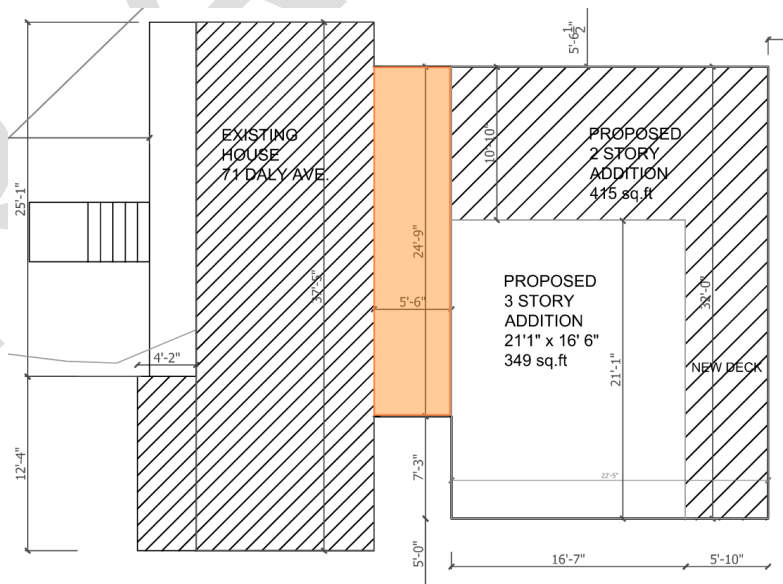
Planning Department

historic period that have gained historic significance in their own right.

- 3) When an addition to a historic structure is less than 50% of the historic structure's footprint but exceeds the height of the historic structure due to either the greater height of the addition, site topography (e.g., an uphill addition), or both, a transitional element shall be required.
- 4) On a rear addition, the width of the transitional element shall not exceed two-thirds ($\frac{2}{3}$) of the width of the elevation to which the transitional element is connected. The transitional element shall be set in from the corners of the affected historic elevation by a minimum of two feet (2').
- 5) In the case of additions to the secondary façade, visible from the primary public right-of-way, the transitional element shall be setback a

- 3) **Complies** – The proposed addition is 104% the size of the Historic Structure and exceeds the height of the Historic Structure. The Applicant has proposed a transitional element.

- 4) **Complies** - The proposed transitional element is 24 feet 9 inches in width and is attached to a 37 foot 5-inch-wide wall on the Historic Structure. It is exactly $\frac{2}{3}$ the width of the affected elevation. The transitional element is set in approximately 3 feet from the northern edge of the Historic Structure and 9 feet 6 inches from the southern edge of the Historic Structure.



- 5) **Not Applicable** – the proposed addition is not located on a secondary façade.



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minimum of five feet (5') from the primary façade. 6) The depth of the transitional element (i.e., the distance between the affected historic elevation and the addition) shall be a minimum of one-third (1/3) the length of the least wide historic elevation adjacent to the impacted historic elevation. 7) The highest point of the transitional element shall be a minimum of two feet (2') lower than the highest ridgeline of the historic structure. 8) Balconies and decks may be attached to the secondary facades of a transitional element; however, no roof deck is permitted on the transitional element. 9) When an existing non-historic or non-contributory addition is used as a transitional element, the preceding guidelines for transitional elements shall not apply.	6) Complies – the proposed transitional element is more than 1/3 the length of the least wide historic elevation: the least-wide historic elevation is 12 feet 6 inches in width and the proposed transitional element is 5 feet 6 inches in width, resulting in a transitional element that is approximately 44% of the width of the least-wide historic façade. 7) Complies – the proposed transitional element features a gabled roof; the peak of this roof sits 2 feet below the ridgeline of the Historic Structure. 8) Not Applicable – No balconies or decks are proposed on the transitional element. 9) Not Applicable – the proposed addition is not utilizing an existing non-historic or non-contributory addition as a transitional element.
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Planning Department

General Compatibility: 1) Additions shall complement the visual and physical qualities of the historic building. 2) The addition shall be a contemporary interpretation of the historic structure's architectural style. 3) Additions shall be subordinate in scale to the primary historic structure. The footprint of an addition shall not exceed 50% of the footprint of the historic structure, including any additions that have achieved historic significance in their own right. If the footprint of the addition approaches or exceeds 50% of the footprint of the historic structure, the mass shall be broken into modules to reflect the mass and scale of those modules seen on the historic structure. 4) Additions shall be visually subordinate to historic structures. 5) Large additions shall be visually separated from historic buildings	1) Complies - The addition is not heavily ornamented and is simple in form and design. 2) Complies – The proposed addition incorporates a number of building materials and roof forms seen on the Historic Structure. The addition is not heavily ornamented and is simple in form and design. 3) Complies – The Applicant has created vertical modules in the proposed addition to mitigate its visual impact and reduce its mass and scale. 4) Complies – The proposed addition exceeds the footprint of the Historic Structure but is separated by a transitional element which sits two feet below the ridgeline of the Historic Structure. 5) Complies – The proposed addition exceeds the height of the Historic Structure and is set back from the miner's cottage. 6) Complies – The proposed addition utilizes exterior siding materials that are comparable with those located on the Historic Structure. 7) Complies - the proposed windows meet the 2:1
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Planning Department

when viewed from the public right-of-way. 6) Building Components and materials used on additions shall be similar in scale and size to those found on the historic building. 7) Window shapes, patterns and proportions found on the historic building should be reflected in the new addition. 8) Windows, doors, and other features on a new addition shall be designed to be compatible with the historic structure and surrounding historic sites. Windows, doors, and other openings shall be of sizes and proportions similar to those found on nearby historic structures. When using new window patterns and designs, those elements shall respect the typical historic character and proportions of the windows on the primary historic structure and adjacent historic structures. The solid-to-void relationship and detailing of an	height to width ratio and are aluminum-clad wood. The solid to void ratio is compatible with the Historic Structure. 8) Complies – the proposed windows meet the 2:1 height to width ratio and are aluminum-clad wood. The solid to void ratio is compatible with the Historic Structure. The proposed doors are simple in design and are constructed of a compatible wood material.
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Planning Department

addition shall be compatible with the historic structure.	
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7. On October 4, 2023, the Historic Preservation Board approved the removal of twenty square feet of historic siding from the rear of the Single-Family Dwelling to accommodate the construction of the proposed addition.
8. On May 9, 2024, the Planning Director approved the Historic District Review subject to the Conditions of Approval herein.
9. The May 9, 2024 HDDR Final Action Letter included a condition that a building permit must be issued within one year of HDDR approval.
10. A building permit was not issued by the expiration of May 9, 2025; the Applicant submitted an extension request prior to the expiration date.
11. The application was noticed on the City's website for the May 29, 2025 Administrative Public Hearing; however public notice was not mailed to property owners within 100 feet of the property by the 14-day noticing period. Therefore, the extension request was continued to the June 5, 2025 Administrative Public Hearing and notice posted to the property and mailed to property owners within 100 feet of the property on May 22, 2025.

Conclusions of Law

1. The proposal to construct an addition to the Single-Family Dwelling at 71 Daly Avenue complies with the requirements set forth in the Historic Residential – 1 (HR – 1) Zoning District (LMC Chapter 15-2.2).
2. The proposal to construct an addition to the Single-Family Dwelling at 71 Daly Avenue complies with the Regulations for Historic Residential Sites as outlined in LMC § 15-13-2(B)(4).

Conditions of Approval

1. The Applicant is responsible for notifying the Planning Department and Building Department prior to proposing any changes to this approval.
2. The Applicant shall submit in writing any changes, modifications, or deviations from the approved scope of work for Planning review and approval or denial in accordance with the applicable standards prior to construction.
3. An encroachment or access agreement is required for work conducted five feet or less from a lot line or having the potential to encroach on another property.



Planning Department

4. The site shall be re-graded so that all water drains away from the Structure and does not enter the foundation.
5. Any areas disturbed during construction surrounding the proposed work shall be brought back to their original state.
6. Deteriorated or damaged historic features and elements shall be repaired rather than replaced. Where the severity of deterioration or existence of structural or material defects requires replacement, the feature or element shall match the original in design, dimension, texture, material, and finish. The Applicant must demonstrate the severity of deterioration or existence of defects by showing that the historic materials are no longer safe and/or serviceable and cannot be repaired to a safe and/or serviceable condition.
7. Should the Applicant uncover historic window and/or door openings that were not documented at the time of the Historic Preservation Board's review, the Applicant shall schedule a site visit with the Planning Department and determine if the opening should be restored. Any physical evidence of lost historic window and/or door openings shall be documented, regardless of plans for restoration.
8. The Applicant shall provide the City with a Financial Guarantee to ensure compliance with the conditions and terms of the Historic Preservation Plan prior to the issuance of a building permit.
9. The addition shall be undertaken in such a manner that if removed in the future the essential form and integrity of the Landmark Historic Structure could be restored.
10. The Applicant shall provide fire suppression for the Historic Structure and new addition as required by adopted Building and Fire Codes.
11. The Applicant shall provide an updated existing conditions survey and revised topographical plans and roof-over-topography plans to conform compliance with height requirements prior to submitting for a building permit.
12. All documents submitted for a building permit shall be stamped by a professional licensed to practice in the State of Utah.
13. If a building permit is not issued by May 9, 2026, this approval shall expire and a new Historic District Design Review application must be submitted and reviewed by the Planning Department.

If you have questions or concerns regarding this Final Action Letter, please call (435)-699-7741 or email elissa.martin@parkcity.org.



Planning Department

Sincerely,

Rebecca Ward, Planning Director

CC: Elissa Martin
Planning Project Manager

Attachment 1: Proposed Plans

DRAFT



SURVEYOR'S CERTIFICATE

I, John Dornan, certify that I am a Registered Land Surveyor and that I hold Certificate No. 104451, as prescribed by the laws of the State of Utah, and that by authority of the owner, I have prepared this Record of Survey map of the 71 DALY AVENUE SUBDIVISION and that the same has been or will be monumented on the ground as shown on this plot. I further certify that the information on this plot is accurate.

John Dornan
John Dornan

5-24-2010
Date

LEGAL DESCRIPTION

Beginning South 21°35' West 2.0 feet from the Southwest corner of Lot 10, Block 73, Millsite Reservation in Park City thence North 21°35' East 39.80 feet; thence South 86°27' East 100 feet; thence South 21°35' West 43.70 feet; thence North 68°15' West 100.00 feet to the point of Beginning.

OWNER'S DEDICATION AND CONSENT TO RECORD

KNOW ALL MEN BY THESE PRESENTS that Robert Koev and Beatrix Koev, the undersigned owners of the herein described tract of land, to be known hereafter as 71 DALY AVENUE SUBDIVISION, do hereby certify that they have caused this plot to be prepared, and do hereby consent to the recordation of this Plot.

ALSO, the owners or their representative, hereby irrevocably offer for dedication to the City of Park City of the streets, lands for local government uses, easements, parts, and reserved utilities and easements shown on the plot in accordance with an irrevocable offer of dedication.

In witness whereof, the undersigned set their hands this 22 day of

April, 2010.

Robert Koev
Robert Koev

Beatrix Koev
Beatrix Koev

ACKNOWLEDGMENT

State of Utah
County of Summit

On this 22nd day of April, 2010, Robert Koev and Beatrix Koev personally appeared before me, the undersigned Notary Public, in and for said State and County. Having been duly sworn, Robert Koev and Beatrix Koev acknowledged to me that they are the owners of the herein described tract of land, and that they signed the above Owner's Dedication and Consent to Record truly and voluntarily.

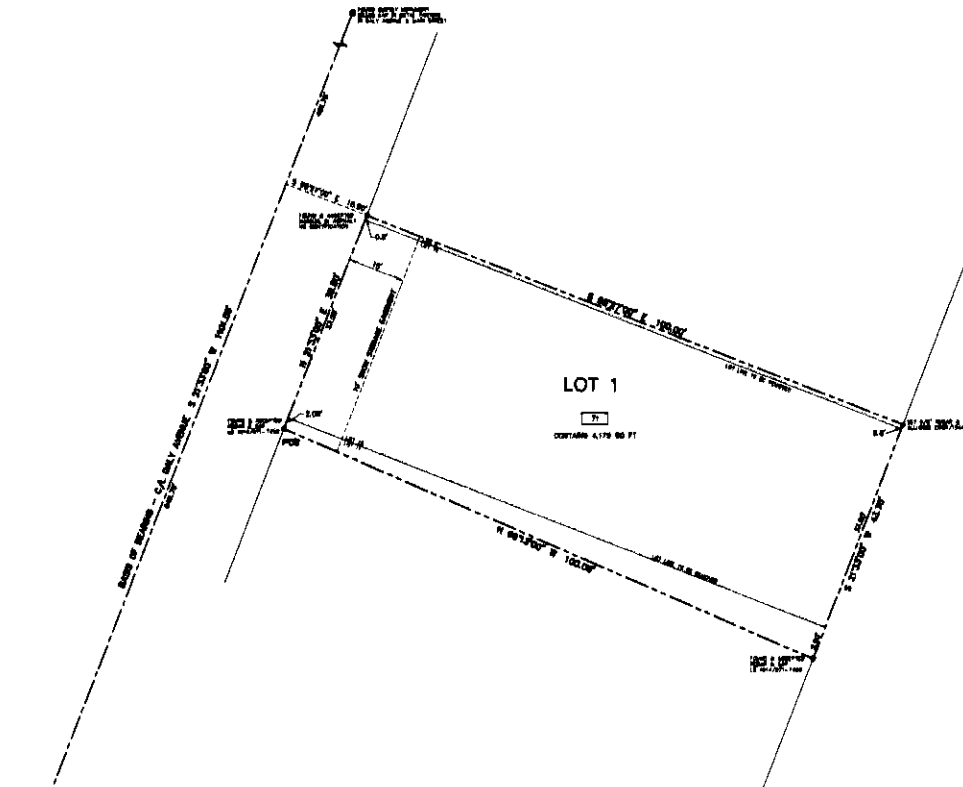
Christina
A Notary Public commissioned in Utah
Christina
Printed Name

Residing in: Summit County

My commission expires: April 16, 2012

LEGEND

- Found survey monument.
- Set 3/4" rebar w/ cap. ALLIANCE SURVEY/LS 104461. See recorded survey 8 9-2004.
- Found rebar & cap, unless otherwise noted. See recorded survey 8 9-2004.
- Small rebar on Daly Avenue



A COMBINATION OF LOT 10 AND A PORTION OF LOTS 9 & 11,
BLOCK 73, MILLSITE RESERVATION TO PARK CITY SURVEY

71 DALY AVENUE SUBDIVISION

LOCATED IN THE NORTHEAST QUARTER OF SECTION 21
TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN
PARK CITY, SUMMIT COUNTY, UTAH

10' 0 10' 20'

SHEET 1 OF 1



1000 400-0407

CONSULTING ENGINEERS, LAND PLANNERS, SURVEYORS
302 Main Street, P.O. Box 1004, Park City, Utah 84060-1004

SNYDERVILLE BASIN WATER RECLAMATION DISTRICT

REVIEWED FOR CONFORMANCE TO SNYDERVILLE BASIN WATER RECLAMATION DISTRICT STANDARDS ON THIS

DAY OF April, 2010 A.D.

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

PLANNING COMMISSION

APPROVED BY THE PARK CITY PLANNING COMMISSION THIS 8TH DAY OF APRIL, 2010 A.D.

BY *[Signature]*
CHAIRMAN

ENGINEER'S CERTIFICATE

I FIND THIS PLAT TO BE IN ACCORDANCE WITH INFORMATION ON FILE IN MY OFFICE THIS

DAY OF April, 2010 A.D.

BY *[Signature]*
PARK CITY ENGINEER

APPROVAL AS TO FORM

APPROVED AS TO FORM THIS 16th DAY OF April, 2010 A.D.

BY *[Signature]*
PARK CITY ATTORNEY

CERTIFICATE OF ATTEST

CERTIFY THIS RECORD OF SURVEY MAP WAS APPROVED BY PARK CITY COUNCIL THIS

DAY OF April, 2010 A.D.

BY *[Signature]*
PARK CITY RECORDER

COUNCIL APPROVAL AND ACCEPTANCE

APPROVAL AND ACCEPTANCE BY THE PARK CITY COUNCIL THIS 23RD DAY OF APRIL, 2008 A.D.

BY *[Signature]*
MAYOR

RECORDED

STATE OF UTAH, COUNTY OF SUMMIT, AND FILED AT THE REQUEST OF Elmer American, III

DATE 5-10-2010 TIME 10:58 AM PAGE

BY *[Signature]*
RECORDER

Requirement # 3: Existing site Plan

Page 1 of 2



SURVEYOR'S CERTIFICATE

I, John Demkowicz, certify that I am a Registered Land Surveyor and that I hold Certificate No. 154491, as prescribed by the laws of the State of Utah, and that a survey of the following described property was performed under my direction.

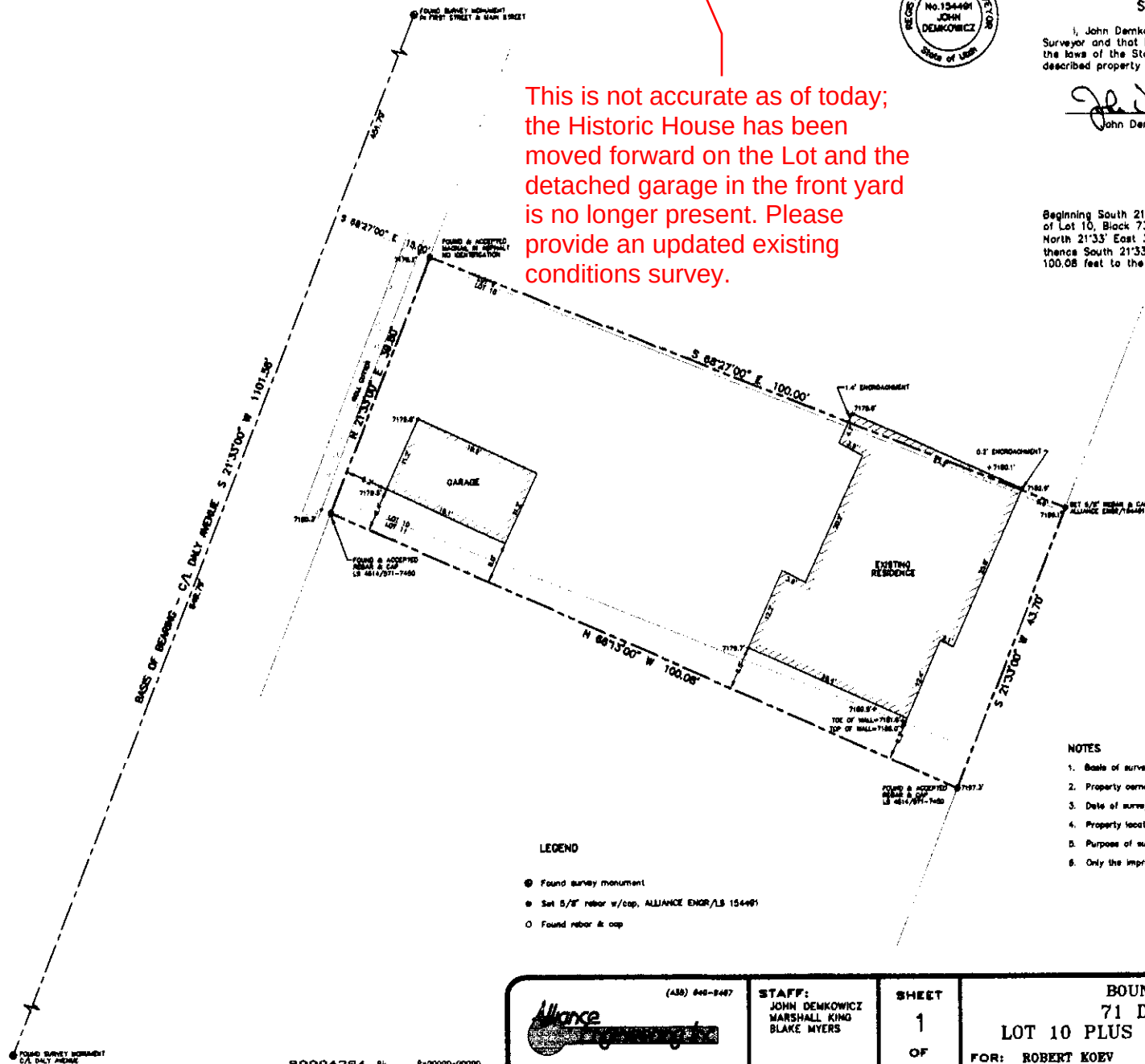
John Demkowicz
John Demkowicz

6/8/06
Date

LEGAL DESCRIPTION

Beginning South 21°33' West 2.0 feet from the southwest corner of Lot 10, Block 73, Millsite Reservation in Park City; thence North 21°33' East 39.80 feet; thence South 88°27' East 100 feet; thence South 21°33' West 43.70 feet; thence North 88°13' West 100.08 feet to the point of beginning

This is not accurate as of today;
the Historic House has been
moved forward on the Lot and the
detached garage in the front yard
is no longer present. Please
provide an updated existing
conditions survey.



LEGEND

- Found survey monument
- Set 5/8" rebar w/cap, ALLIANCE ENGR/LS 154491
- Found rebar & cap

NOTES

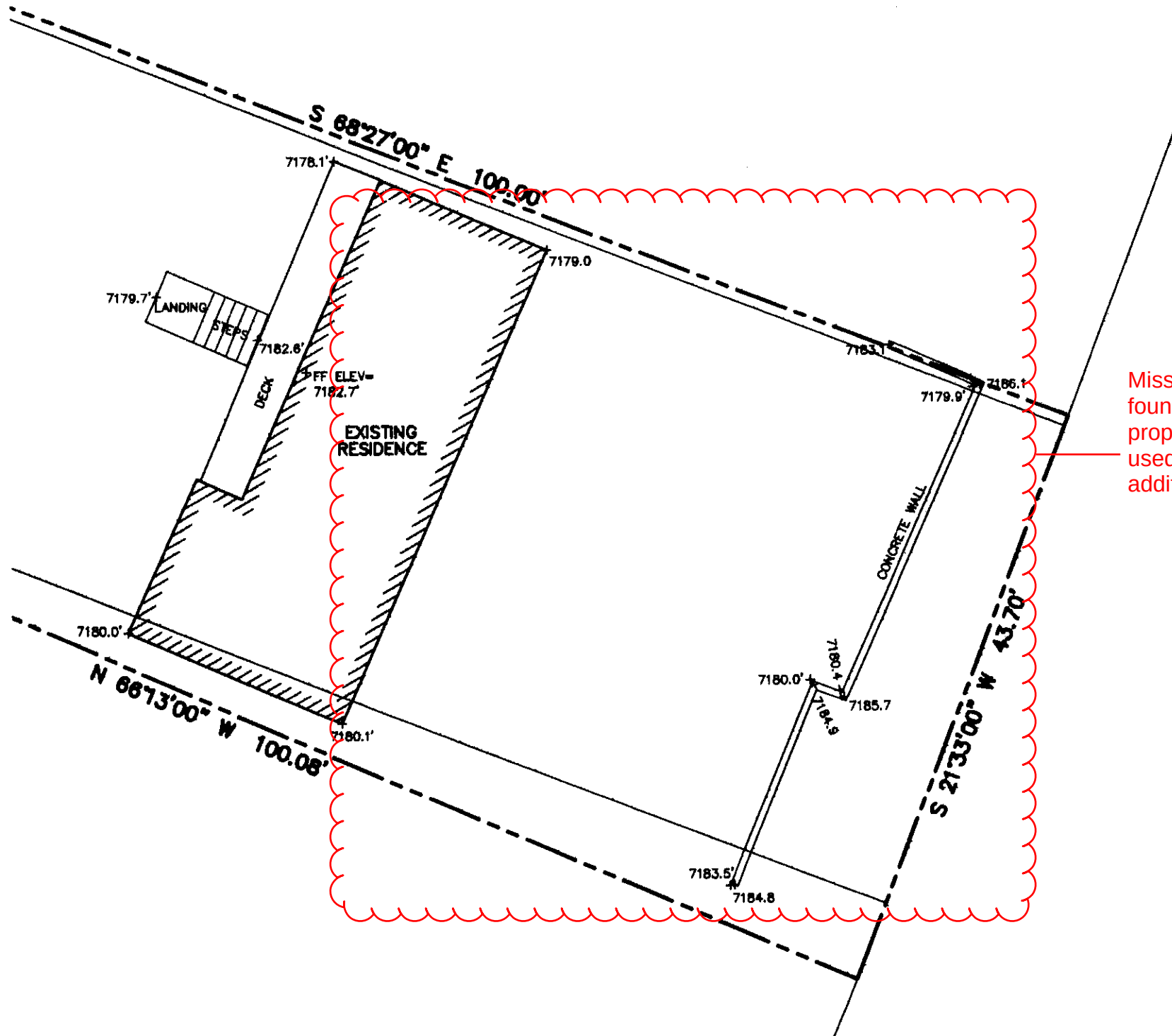
1. Scale of survey: Found survey monuments as shown.
2. Property corners were set or found as shown.
3. Date of survey: June 1, 2006
4. Property location: Section 21, T2S, R4E, S18W
5. Purpose of survey: Building remodel
6. Only the improvements shown were within the scope of this survey.

 (435) 646-9447 CONSULTING ENGINEERS LAND PLANNERS SURVEYORS 323 Main Street P.O. Box 2004 Park City, Utah 84060-2004	STAFF: JOHN DEMKOWICZ MARSHALL KING BLAKE MYERS	SHEET 1 OF 1	BOUNDARY SURVEY 71 DALY AVENUE LOT 10 PLUS ADDITIONAL, BLOCK 73
	DATE: 6/8/06	FOR: ROBERT KOEV JOB NO.: 13-5-06 FILE: X:\ParkCitySurvey\dwg\enr\envy06\130506.dwg	

80006294 BH P:00000-00000
 ALPH 081648, SUMMIT CO. RECORDER
 2006 OCT 12 14:29 PM FEE \$10.00 BY GGS
 RECDUTY ALLIANCE ENGINEERING INC

S-6294

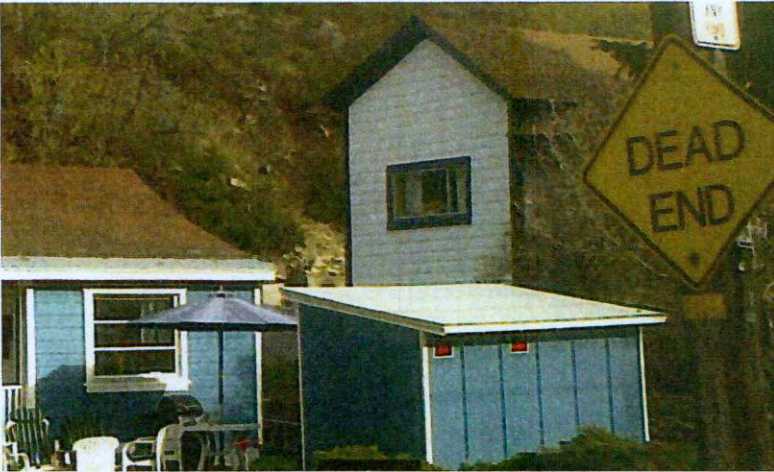
Requirement #3:
 Enlargement of Relevant Area
 shown in Site Plan



Missing foundation proposed to be used for new addition.

Requirement #4
Current Photographs
Existing Historic Home

Left (Downhill Elevation)



Photographs are not current; trim has been painted beige/tan; please update.



Front View Elevation

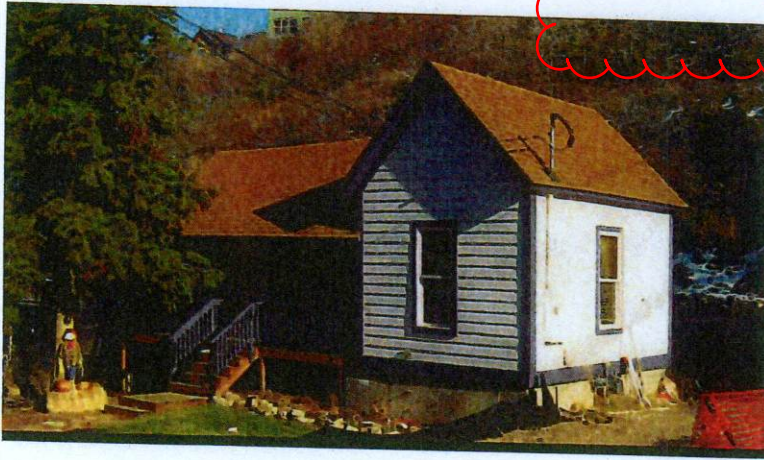


Rear Elevation

Page 176

Requirement #4

Current Photographs
Existing Historic Home



Right (Uphill) Elevation

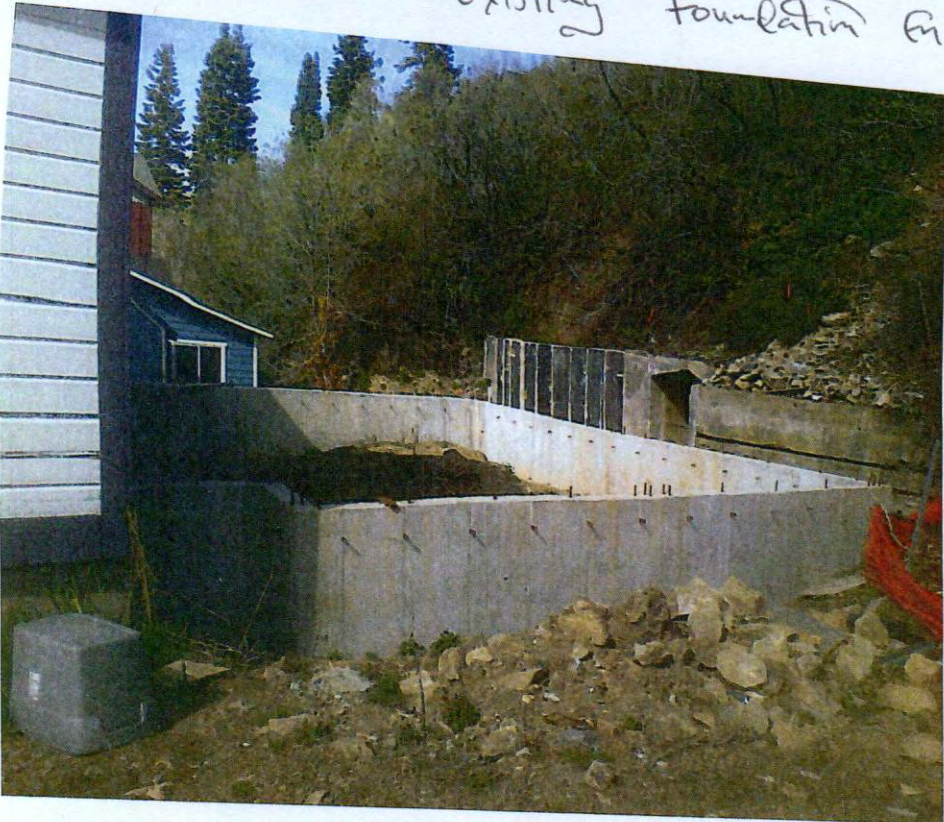
This photograph is
not current; trim has
been painted
beige/tan; please
update

Page 2 of 6

Requiseiment #4
Existing

Current Photographs
Foundation in Proposed

Addition

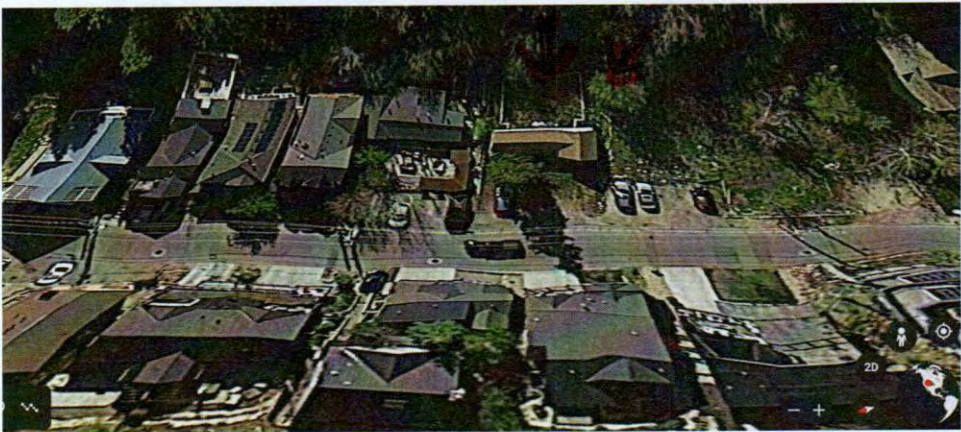


Page 3 1 6

Requirement #4 Current Photographs



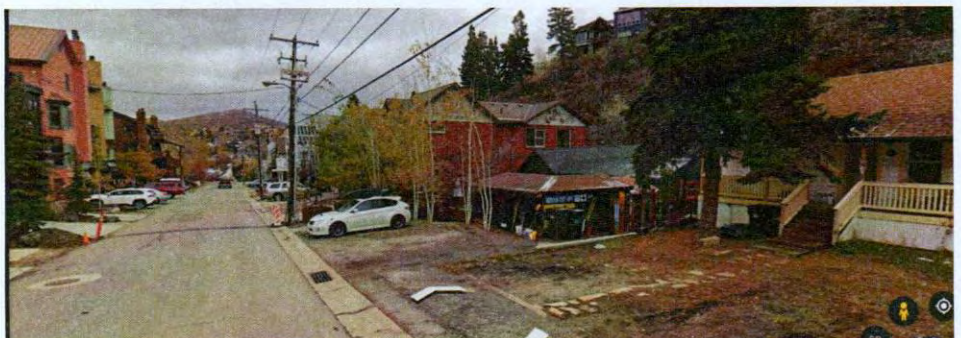
Aerial Photograph
#1



Aerial Photograph
#2



Downhill View
Neighboring Structures
#1



Downhill View
Neighboring Structures
#2

Page 476

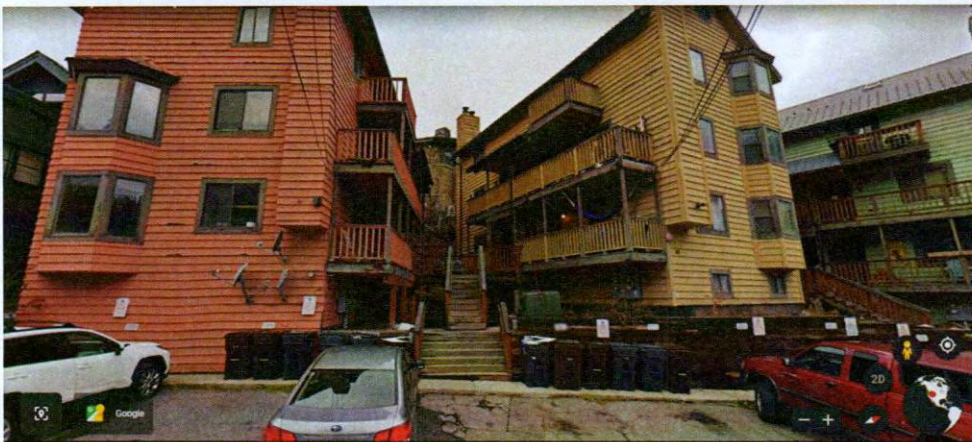
Requirement #4 Current Photographs



Uphill View
Across the Street

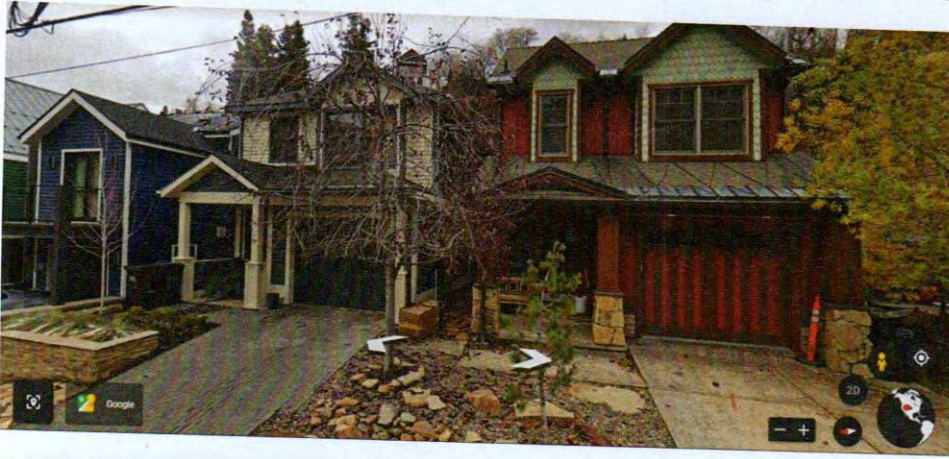


~~Uphill~~ Downhill View
Across the Street



Downhill View
Across the Street

Requiemment #4 Current Photographs



Uphill View
Across the Street



Front View
Immediately Adjacent
Downhill View Neighbor
House e 61
Daly



Uphill View of Immediately
Adjacent Vacant Lot
Uphill e 81 Daly



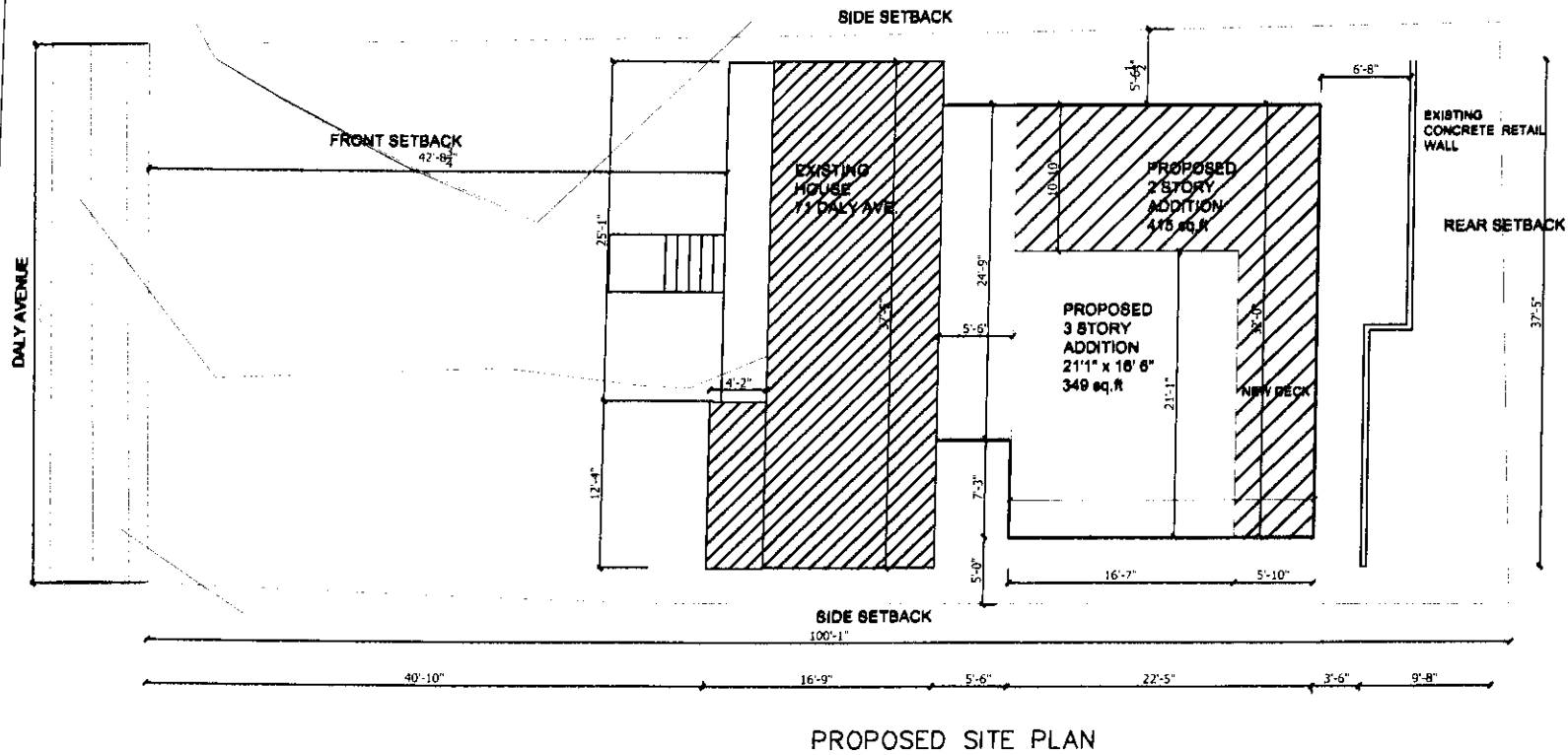
Adjacent Properties
Uphill Both Side,
of Street

Page 6 of 6

Requirement #5 : Proposed site Plan Historic Home and Existing Foundation Proposed Addition

14

Missing property lines - have the property lines been mislabeled as setback lines?

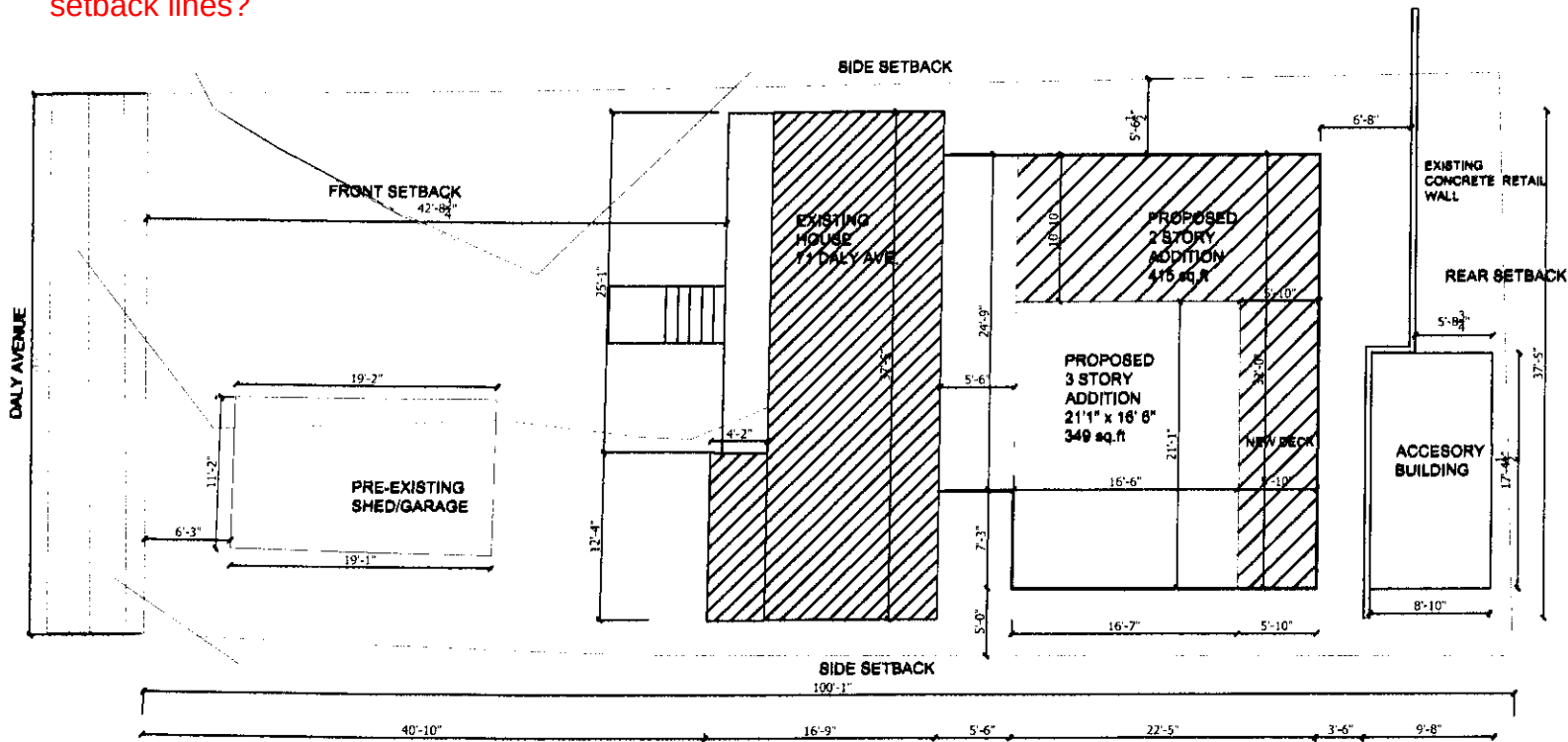


PROJECT: ALTERATIONS AND ADDITIONS TO EXISTING DWELING	
SHEET: 1100 PROPOSED SITE PLAN	
ADDRESS: 71 DALY AVENUE PARK CITY UTAH	
DATE: 10/21/14	SCALE: 1/4"
DRAWING NO: A-1	

Page 1 of 2

Requirement #5: Existing Historic Home and
 Proposed Addition on Existing Foundation
 Plus Restored Pre-Existing Front Yard Shed
 Plus Proposed New Backyard ~~Building~~ Accessory
 Building

Missing property lines - have the
 property lines been mislabeled as
 setback lines?

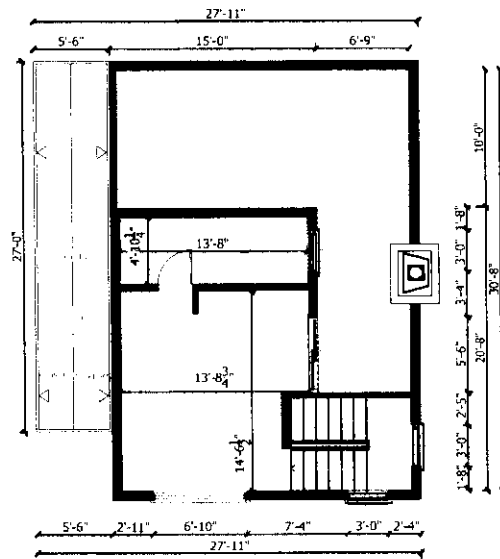


NOTE:
 THE ANCILLARY BUILDING AND THE FRONT
 YARD GARAGE/SHED WILL HAVE FIRST LEVEL
 FINISHED FLOORS AT THE SAME LEVEL
 BELOW GRADE AS THE ADDITION.

PROPOSED SITE PLAN

PROJECT	ALTERATIONS AND ADDITIONS TO EXISTING DWELING
SHEET TITLE	PROPOSED SITE PLAN
ADDRESS	71 DAILY AVENUE PARK CITY UTAH
DATE	
SCALE	1/4"
DRAWING NO.	A-1A

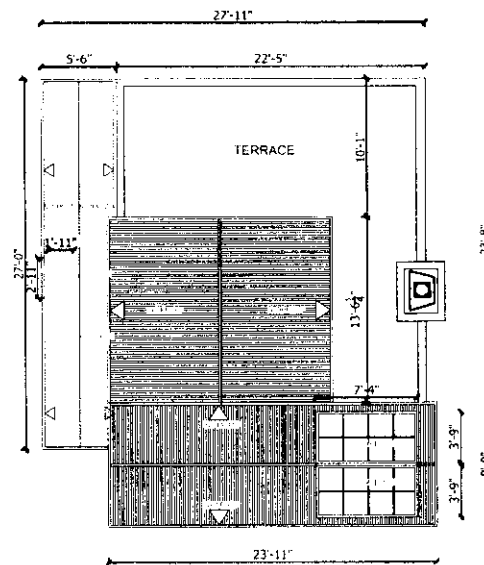
Page 2 of 2



THIRD FLOOR

NOTE:

1. The dimensions shown for each room and corridor are finished wall to finished wall.
2. The wall cavity on the perimeter walls is 7 inches thick.
3. The interior wall cavities dividing rooms are 5 inches thick

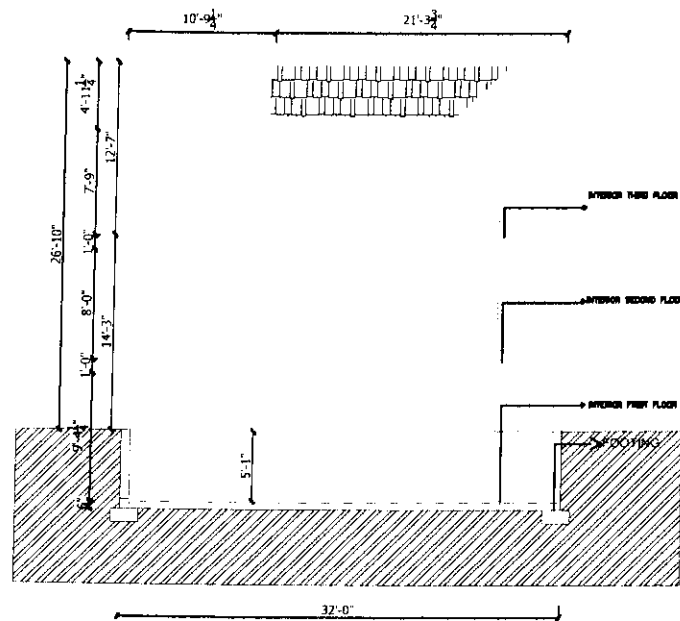


ROOF PLAN

PROJECT: ALTERATIONS AND ADDITIONS TO EXISTING DWELING		DATE: 1/7/4	
SHEET TITLE: THIRD FLOOR AND ROOF		SCALE: 1/4"	
ADDRESS: 71 DALY AVENUE PARK CITY UTAH		DRAWING NO: A-3	
OWNER: []		DESIGNER: []	
ARCHITECT: []		ENGINEER: []	

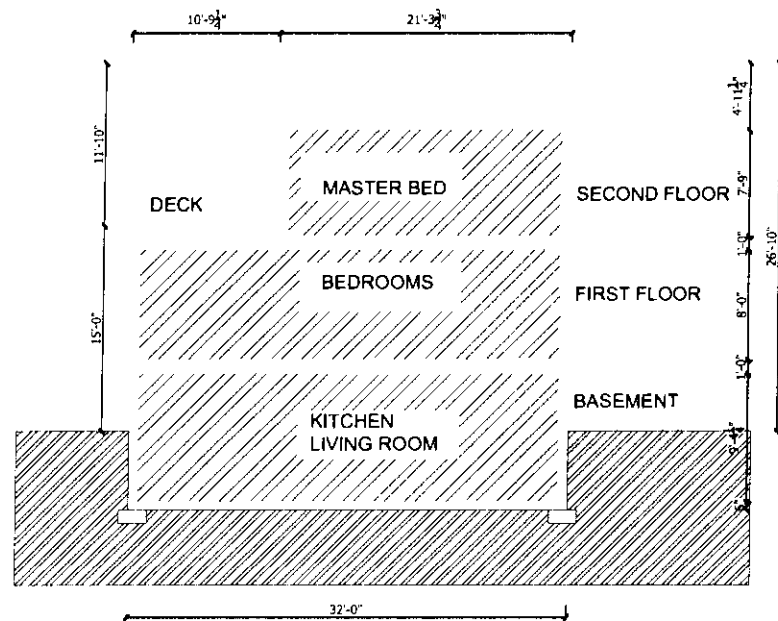
Quarter #7 Proposed Building Section

181



CROSS-SECTION ELEVATION

NOTE:
Height dimensions are finished
floor to finished ceiling
The joist cavity between floors is
12 inches

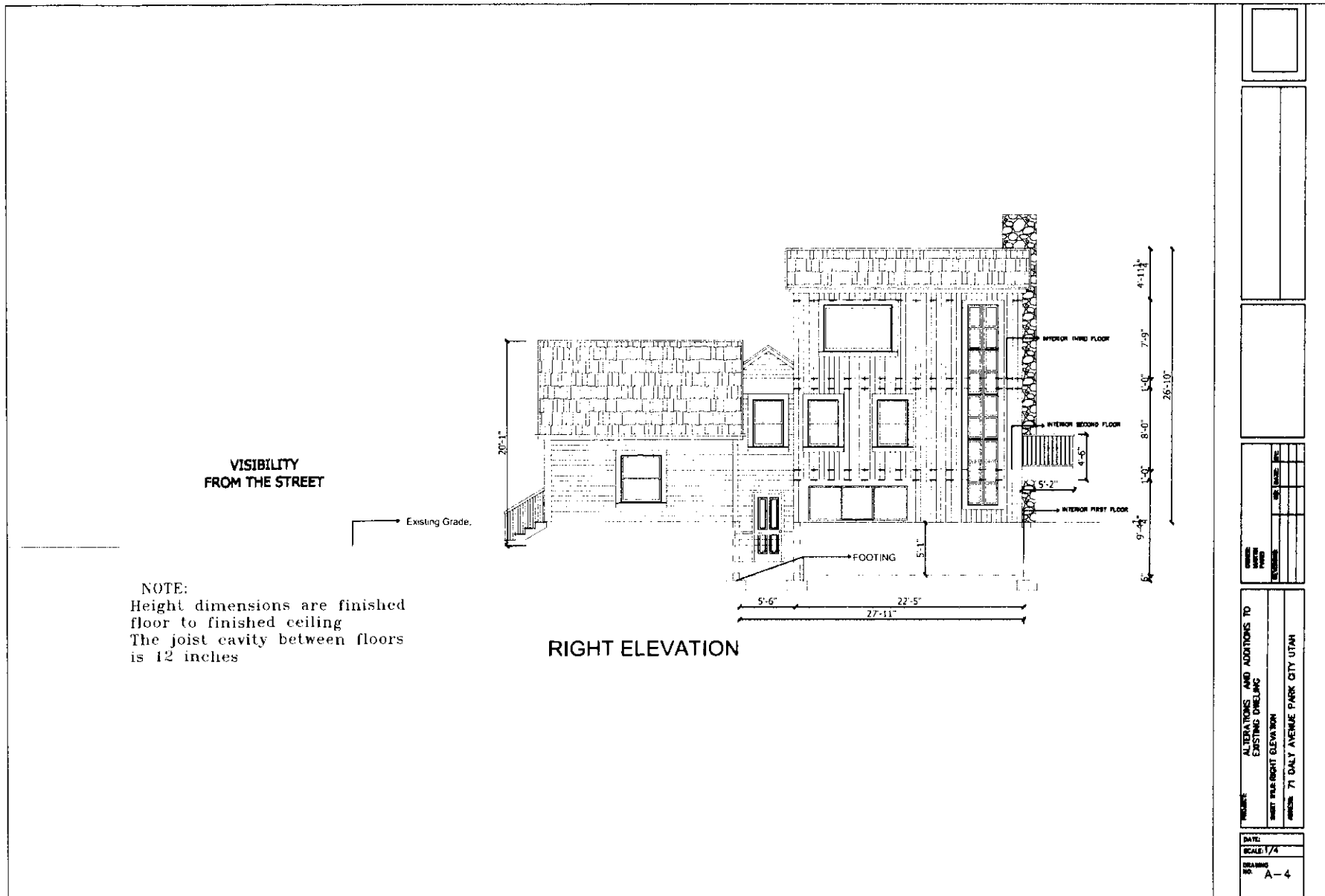


END VIEW

PROJECT	ALTERATIONS AND ADDITIONS TO EXISTING DWELING
SHEET TITLE	CROSS SECTION AND END VIEW ELEVATION
ADDRESS	71 DAILY AVENUE PARK CITY UTAH
DATE	
SCALE	1/4"
DRAWING NO.	A-6

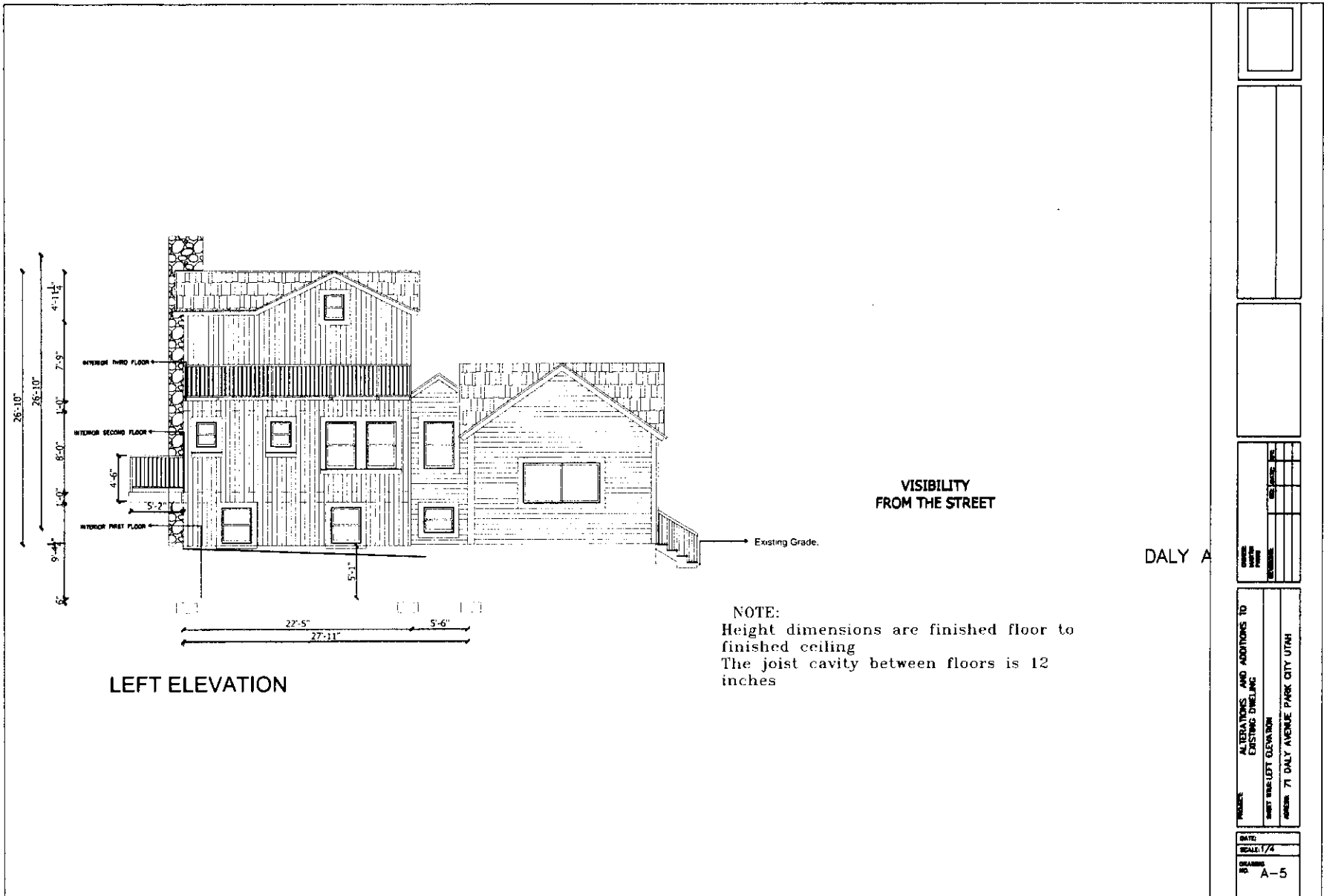
Requirement # 8: Proposed Building Elevations

19

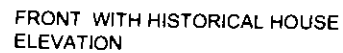


Requirement #8: Proposed Building Elevation

20



21



21'-3 ³/₄"

10'-9 ³/₄"

4'-1 ¹/₄"

7'-9"

8'-0"

9'-4 ¹/₄"

26'-10"

STRETCH THIRD FLOOR

STRETCH SECOND FLOOR

STRETCH FIRST FLOOR

32'-0"

REAR ELEVATION

Page 145 of 185

Requirement #9: Street scape elevation

As permitted, photographic Streetscapes of all
uphill and downhill structures currently
existing on both sides of the street
within 100 feet of the subject property
have been submitted. see pages ~~4, 5 and 6~~ 4, 5 and 6
of Requirement #4

Requirement #10 Construction Details

23

WINDOW AND DOOR SCHEDULE

WINDOWS				DOORS			
No.	SIZE		MATERIAL	No.	SIZE		MATERIAL
	WIDTH	HEIGHT			WIDTH	HEIGHT	
1	3'-0"	3'-6"	ALUM./GLASS	(D1)	3'-2"	7'-0"	S.C.WOOD
2	3'-0"	2'-0"	ALUM./GLASS	(D2)	2'-6"	6'-8"	S.C.WOOD/GLASS
3	2'-6"	10'-8"	ALUM./GLASS	(D3)	3'-2"	7'-0"	S.C.WOOD
4	9'-10"	3'-6"	ALUM./GLASS	(D4)	6'-8"	7'-0"	sliding door/glass
5	3'-0"	4'-7"	ALUM./GLASS	(D5)	5'-3"	7'-0"	sliding door/glass
6	2'-0"	2'-6"	ALUM./GLASS				
7	3'-0"	2'-6"	ALUM./GLASS				
8	6'-10"	4'-7"	ALUM./GLASS				

Note: It is expected that windows, trim, ornamentation and doors will be custom manufactured on site.

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PROJECT: ALTERATIONS AND ADDITIONS TO EXISTING DWELING
SHEET: THE WINDOWS AND DOOR SCHEDULE
ADDRESS: 71 DALY AVENUE PARK CITY UTAH

DATE: 1/4
SCALE: 1/4"
DRAWING NO: A-7

Page 1 of 1

Requirement #14 Additional Requirements R Historic Site

Note: Existing Historic Home at 71 Daly will not be altered in any way during the construction of the proposed addition with the exception of the addition of a 36 inch doorway & permit entry into an adjacent new bathroom from the interior of the existing historic home. This is shown in the entry level interior floor plan provided in response & requirement #6

- Requirement #15: Historic Preservation Plan: NOT Applicable
- Requirement #16: Physical Condition Report: NOT Applicable
- Requirement #17: Historic Preservation Plan: NOT Applicable
- Requirement #20: Historic Photographs: Submitted as part of original HDDR
- Requirement #21: Historic Site Form: Submitted as part of original HDDR

Requirement #12: Current Title Report

Submitted via email of 05/15/23
prepared by First American Title Co.

Requirement #13: List of Property Owner's Name and
Addresses within 100 feet of proposed
Project

Submitted via E-mail of 05/15/23
Format of information is Excel Spreadsheet
As Requested.

1/27

Jarratt Engineering Inc.

Structural Engineering Consultant

8830 N. Upper Lando Lane, Park City, Utah 84098, (435) 640-5683

Email-pjarrattkar@gmail.com



STRUCTURAL CALCULATIONS

PROJECT: 71 DALY ADDITION
71 DALY
PARK CITY, UTAH

CLIENT: MARTIN PARIS.

DATE STARTED: DECEMBER, 2020

DATE SUBMITTED: OCTOBER 24, 2023

DESIGN CRITERIA

WIND: BASIC WIND SPEED: 115 MPH

EXPOSURE CLASSIFICATION C

SEISMIC: SEISMIC DESIGN CATEGORY: D
RISK CATEGORY: II
SITE CLASS: D
R COEFFICIENT: 6.5
IMPORTANCE FACTOR: 1.0
Cs RESPONSE COEFFICIENT: .08

SOILS: DESIGN ALLOWABLE SOIL PRESSURE = 2000 PSF

GOVERNING CODES: - 2021 IBC/IRC

DESIGN LOADS:

ROOFS: DL = 15 PSF SL = 110 PSF(PLUS DRIFT) TL = 130 PSF

DECKS: DL = 40 PSF SL = 110 PSF(PLUS DRIFT) TL = 150 PSF

RESIDENTIAL FLOORS: DL = 25 PSF LL = 40 PSF TL = 65 PSF

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JOB TITLE

7L DALY

BY:

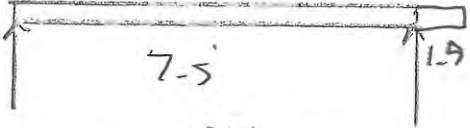
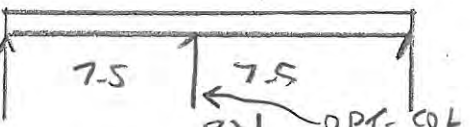
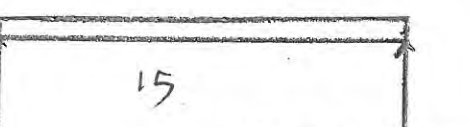
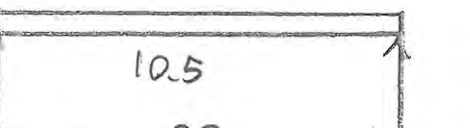
JOB NO.

SUBJECT

DATE

SHEET OF

10-23 2

BEAM MARK & LOC.	LOADING SKETCH	LOAD CASE	R1 kips	R2 kips	R3 kips	
Roof Joist B51	 W = 157 BSL 110 VBSL 117 OTJL 210 L 16" SIZE:	DL LL SN TL	50 570 400	80 842 590		M = .81 k-ft DEFL. =
B1	 W = 807 L 600 BSL 840 VBSL 2-1 3/4 x 9 1/4 LVL ? SIZE:	DL LL SN TL	-3 0.6 2.5 0.3	.8 -6 8 6.3	-3 2.5 3	M = -5.5 2.6 DEFL. =
B2	 W = 76 (1570 / 11050) = 1050 L 7705 L SIZE: W10x22 5 1/2 x 13 1/2 CUB 6 3/4 x 12 3-1 3/4 x 9 - 4-1 3/4 x 11 1/2	DL LL SN TL	-83 6 2	85 6 7		M = 25-0 DEFL. =
B3	 W = 83 605 860 SIZE: 5 1/2 x 10 1/2 3-1 3/4 x 9 1/4	DL LL SN TL	5 4.5 5	5 4.5 5		M = 13.1 DEFL. =

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JOB TITLE **71 DALY**

BY: **PLJ** JOB NO.

SUBJECT

DATE **10-23** SHEET **3** OF

BEAM MARK & LOC.	LOADING SKETCH	LOAD CASE	R1 kips	R2 kips	R3 kips	
B4 SFB MEN	SIZE: 3-14x11 1/8 5x12 3-0	DL LL SN TL	.9 6.1 7.0	1.2 8.0 9.2		
		M= 22 k-ft	DEFL.=			
			P3 = 8.1 2.0 W8x15	W = 8.1 8.3 6.5 8.0		
B5	SIZE: W8x10 5x8x13 1/2	DL LL SN TL	.9 3 4	.9 3 4		
		M= 26.0	DEFL.=			
			3-13x14	(W10x22)		
B6	SIZE: W8x18 5x8x13 1/2	DL LL SN TL	.9 5.3 6.2	.9 5.3 6.2		
		M= 34.0	DEFL.=			
			45.0L 33.0SL 3-13x14	(W10x22)		
B7	SIZE: W8x10 2-13x9 1/4 3x8x9	DL LL SN TL	.2 2 2.2	.2 2 2.2		
		M= 5.3	DEFL.=			
			45.0L 47.0SL (W8x10)			

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JOB TITLE **71 PAVT**

BY: **PH** JOB NO.

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DATE **10-23** SHEET **5** OF

BEAM MARK & LOC.	LOADING SKETCH	LOAD CASE	R1 kips	R2 kips	R3 kips	
DECK JOISTS D21	$w_1 = \frac{400L}{1265L}$ $w_2 = \frac{400L}{2005L}$ SIZE: 9 1/2 x 12 x 16	DL LL SN TL	-2 -8 1-9	-2 -9 1-1		
		M=	2-5	k-ft	DEFL.=	
B12	$P = B9 + B10 = \frac{70L}{55L}$ SIZE: 2-13 x 9 1/4 x 3 x 9	DL LL SN TL	4 2-5 3	-4 2-5 3		
		M=	11-0		DEFL.=	
B13	$P = B12$ $W = 50 \text{ or } 3305L$ SIZE: 2-13 x 11 1/8 x 3-13 x 9 1/4	DL LL SN TL	7 4 5-0	5 3 3-5		
		M=	13-1		DEFL.=	
D22	$w_1 = \frac{400L}{1235L}$ $w_2 = \frac{400L}{1905L}$ SIZE: 9 1/2 x 12 x 16	DL LL SN TL	-2 -9 -9 -1	2 -9 -8 1-1	190 FULL SPAN	
		M=	2-0 2-3		DEFL.=	
			012	W = 400L	1905L (FULL LENGTH)	

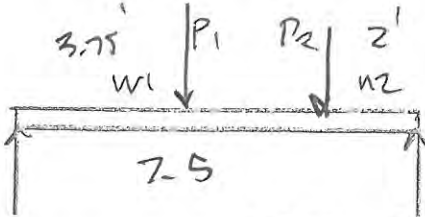
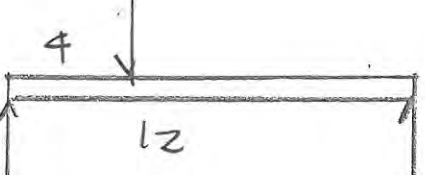
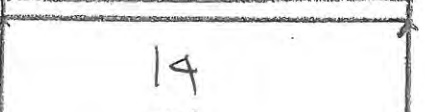
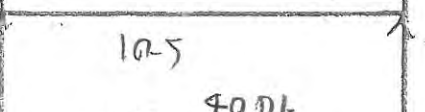
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JOB TITLE **71 DAWY**

BY: **PH** JOB NO.

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DATE **10-23** SHEET **7** OF

BEAM MARK & LOC.	LOADING SKETCH	LOAD CASE	R1 kips	R2 kips	R3 kips	
B18	 $W_1 = 7(5012) = 35084$ $W_2 = 2(404) = 808$ SIZE: 2-13+11 7/8 WL	DL LL SN TL	1.8 1.5 3.2	2.5 1.4 3.4		B25 $P_7 = 1.09k$ $- 4k$
		M=	8-0	k-ft	DEFL.=	
			$- 2(5012) = 10024$		$- 4k$ $- 6k$	
B19	 $W = 15012$ SIZE: 2-13+11 7/8 W8x10	DL LL SN TL	2.2 1 3.2	1.6 .5 2.9		
		M=	112.0	k-ft	DEFL.=	
			$P = 2.9k$ $- 1.4k$		$5' \times 9' - 3-13+9 1/4$	
B20	 $W = 20012$ $W_2 = 80056$ SIZE: W8x18 3-13+11 7/8 5'x12	DL LL SN TL	1.4 5.6 2	1.4 5.6 7		
		M=	25.0	k-ft	DEFL.=	
B21	 $W = 4012$ $W_2 = 18051$ SIZE: W8x18 13+11 7/8	DL LL SN TL	3 1.1 1.4	3 1.1 1.4		
		M=	3.5	k-ft	DEFL.=	

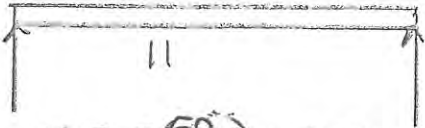
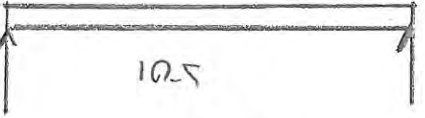
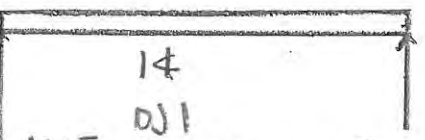
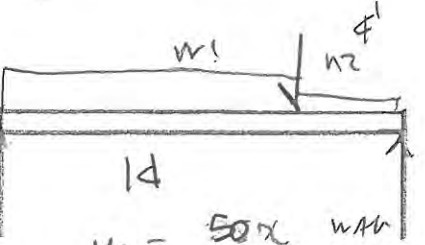
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JOB TITLE 71 DALY

BY: PH JOB NO.

SUBJECT

DATE 10-78 SHEET OF 8

BEAM MARK & LOC.	LOADING SKETCH	LOAD CASE	R1 kips	R2 kips	R3 kips	
B22 SEE REF	 $W = 7\left(\frac{50}{40}\right) + 150 = 500 \text{ DL}$ SIZE: W8x10 2-1 3/4" x 11 7/8" LVL	DL LL SN TL	3 1.5 4.5	3 1.5 4.5		
		M= 12.0	k-ft		DEFL.=	
B23 SEE REF	 $W = \frac{500 \text{ DL}}{280 \text{ LL}}$ SIZE: W8x10 2-1 3/4" x 11 7/8" LVL	DL LL SN TL	8 1.5 4.5	3 1.5 4.5		
		M= 12.0	k-ft		DEFL.=	
B24	 $W = \frac{200 \text{ DL}}{900 \text{ SL}} + 150 = 350 \text{ DL}$ SIZE: 3-1 3/4" x 14 5 1/8" x 13 1/2" LVL	DL LL SN TL	2.5 6.5 9	2.5 6.5 9		
		M= 31.9	k-ft		DEFL.=	
B25 SEE REF	 $W_1 = \frac{50 \times W_{ALL}}{90 \text{ LL}} + 150 = 175 \text{ DL}$ SIZE: W8x10 1 3/4" x 11 7/8" LVL	DL LL SN TL	1.4 -3 1.7	1.0 -4 1.4		
		M= 6.0	k-ft		DEFL.=	

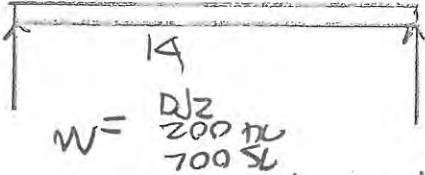
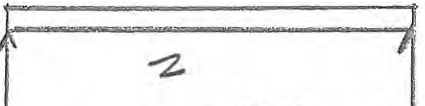
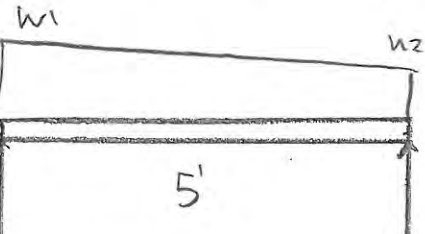
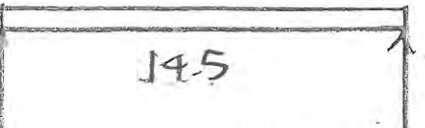
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JOB TITLE 7L DAWT

BY: PJH JOB NO.

SUBJECT

DATE 10-23 SHEET 9 OF

BEAM MARK & LOC.	LOADING SKETCH	LOAD CASE	R1 kips	R2 kips	R3 kips	
B26	 W = $\frac{200 \text{ DL}}{700 \text{ SL}}$ SIZE: 3-1 3/4 x 14" 5 1/8 x 13 1/2"	DL LL SN TL	1.4 5 6.5	1.4 5 6.5		M = 22 k-ft DEFL. =
B27	 W = $2\left(\frac{50}{4}\right) + 150$ SIZE: 1 3/4 x 11 7/8 W8 x 10	DL LL SN TL	.5 -32 -8	.5 -32 -8		M = 250 DL / 160 LL DEFL. =
DECK JOISTS D23	 W₁ = $\frac{40 \text{ DL}}{200 \text{ SL}}$ W₂ = $\frac{40 \text{ DL}}{160 \text{ SL}}$ SIZE: 2 x 12 x 16"	DL LL SN TL	100 470 570	100 430 530		M = -7 DEFL. =
B29	 W = $11.5\left(\frac{50 \text{ DL}}{40 \text{ SL}}\right) = \frac{600 \text{ DL}}{460 \text{ SL}}$ SIZE: 3-1 3/4 x 14" 5 1/8 x 13 1/2"	DL LL SN TL	4.4 3.3 8	4.4 3.3 8		M = 28-0 DEFL. =

Jarratt Engineering, Inc. Structural Engineering Consultant 8830 N. Upper Lando Lane Park City, Utah 84098 (435) 640-5683	JOB TITLE 71 DAW	BY: PM	JOB NO.
	SUBJECT	DATE 10-23	SHEET 10 OF

BEAM MARK & LOC.	LOADING SKETCH	LOAD CASE	R1 kips	R2 kips	R3 kips	
B31 REF	SIZE: W10x30 $P = B29 + B30 = 7.5 + 5.5 = 13.0$	DL LL SN TL	2.5 2 4.5	5.0 4 9.0		M= 64.0 k-ft DEFL.=
B17 REF	SIZE: W18x65 $P_1 = B18 = 2.76$ $P_2 = B39 + B40 = 2.32 + 2.56 = 4.88$	DL LL SN TL	7 4 10 17	12 6.5 19 31.0		M= 230 DEFL.= $W = 4000$
B36 REF 2 BR REF	SIZE: W16x36 W10x45 $P = B21 + B22 + B24 + B25 + B26 + B27 + B28 + B29 + B30 + B31 + B32 + B33 + B34 + B35 + B36 + B37 + B38 + B39 + B40 + B41 + B42 + B43 + B44 + B45 + B46 + B47 + B48 + B49 + B50 + B51 + B52 + B53 + B54 + B55 + B56 + B57 + B58 + B59 + B60 + B61 + B62 + B63 + B64 + B65 + B66 + B67 + B68 + B69 + B70 + B71 + B72 + B73 + B74 + B75 + B76 + B77 + B78 + B79 + B80 + B81 + B82 + B83 + B84 + B85 + B86 + B87 + B88 + B89 + B90 + B91 + B92 + B93 + B94 + B95 + B96 + B97 + B98 + B99 + B100 = 11.45$	DL LL SN TL	7 3 7.6 15	9.5 4.3 13 22		M= 99.0 DEFL.= $W = 5000$
B37 SBR REF	SIZE: W10x54 W16x40 W12x50 $P_1 = B23 + B24 + B25 + B26 + B27 + B28 + B29 + B30 + B31 + B32 + B33 + B34 + B35 + B36 + B37 + B38 + B39 + B40 + B41 + B42 + B43 + B44 + B45 + B46 + B47 + B48 + B49 + B50 + B51 + B52 + B53 + B54 + B55 + B56 + B57 + B58 + B59 + B60 + B61 + B62 + B63 + B64 + B65 + B66 + B67 + B68 + B69 + B70 + B71 + B72 + B73 + B74 + B75 + B76 + B77 + B78 + B79 + B80 + B81 + B82 + B83 + B84 + B85 + B86 + B87 + B88 + B89 + B90 + B91 + B92 + B93 + B94 + B95 + B96 + B97 + B98 + B99 + B100 = 11.45$	DL LL SN TL	11 5.5 13 25	11 6.0 13 25		M= 114.0 DEFL.= $W = 530$

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JOB TITLE **71 DALY**

BY: **PJ** JOB NO.

SUBJECT

DATE **10-27** SHEET **11** OF

BEAM MARK & LOC.	LOADING SKETCH	LOAD CASE	R1 kips	R2 kips	R3 kips	
B33A SFE NEV	$P_1 = \frac{B15 + B17}{2} + \frac{6.9}{2} = 3.5 \text{ k}$ $P_2 = 9.9 \text{ DL}$ $W_1 = 460 \text{ LL}$ SIZE: 5Kx30 6x27	DL LL SN TL	16 8.5 23 37	9.9 6.0 14.5 24		$P_3 = -4 \text{ k}$ $W_2 = 7(\frac{5.9}{40}) = 350 \text{ LL}$ 600 DL $W_1 = 460 \text{ LL}$
		M=	156 k-ft			DEFL.=
			$P_2 = \frac{B11 + B12 + B6 + B7}{2} + \frac{6.55 \text{ k} + 2.55 \text{ k} + 6.55 \text{ k} + 3.5 \text{ k}}{2} = 10.5 \text{ k}$			$B17 + B18$ $2.4 + 2.0 \text{ DL} = 3.4$ $1.6 + 1.5 \text{ LL} = 3.1$ 2.15 k
B31 SFE NEV	$P = \frac{B29 + B30}{2} + \frac{4.4}{2} + \frac{1.6}{2} = 20.5$ SIZE: W16x70 W12x50	DL LL SN TL	8.5 5 10 19	12 7 13.5 27		$W16x77$ $W12x71$ $W12x96$ $W21x62$
		M=	242			DEFL.=
B32	$P = 9$ $W = 150 \text{ LL}$ SIZE: W10x21	DL LL SN TL	9 5 11 70	3 1.5 -3 70		
		M=	260			DEFL.=
B33	$W = \frac{50 \text{ k}}{40} + 150 = 200$ SIZE: 13x11 7/8 W10x22	DL LL SN TL	1.5 -3 2	1.5 3 2		
		M=	6.0			DEFL.=

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JOB TITLE **71 DAM**

BY: **PJ** JOB NO.

SUBJECT

DATE **10-23** SHEET **12** OF

BEAM MARK & LOC.	LOADING SKETCH	LOAD CASE	R1 kips	R2 kips	R3 kips	
B34	W1 9' P = B35 W = 175 DL 400L SIZE: W8x18 C8x12.5	DL LL SN TL M = DEFL. =	-6 -2 -2.3 -21	1.6 5.0 6.5 k-ft		
B35	15 W = 100 DL 430SL SIZE: 5x10 3-1 3/4 x 9 1/2 WL W8x18 C10x15.3	DL LL SN TL M = DEFL. =	1 3.2 4.1 15-0	1 3.2 4.2		
B36 SEE REV	10 W = 7(500 DL 200L) + 150 = 500 DL 200L SIZE: 2-1 3/4 x 11 3/8 W8x10	DL LL SN TL M = DEFL. =	2.5 1.5 2 13-0	2.5 1.5 2		
B37 SEE REV	4.5 11 W = 500 DL 280 SIZE: 5x12 1/2 W10x33 W12x30	DL LL SN TL M = DEFL. =	11.5 4.6 8 18	8.5 3.7 8.3 14		

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Structural Engineering Consultant
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(435) 655-9557

JOB TITLE 71 DACT

BY: RJ

JOB NO.

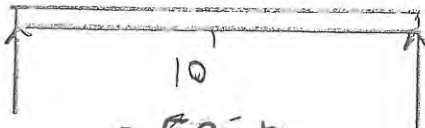
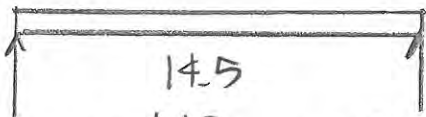
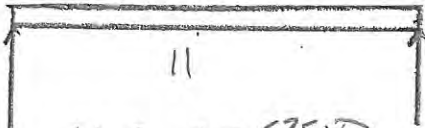
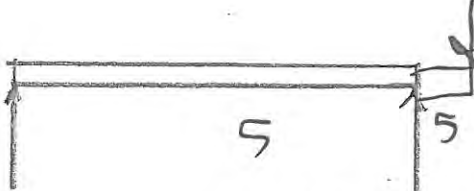
SUBJECT

DATE

SHEET OF

10-13

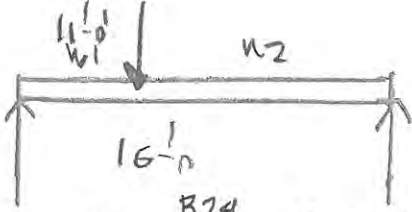
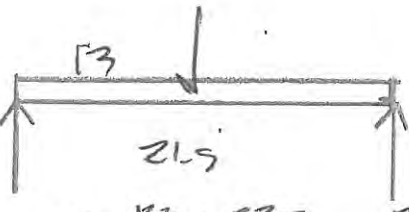
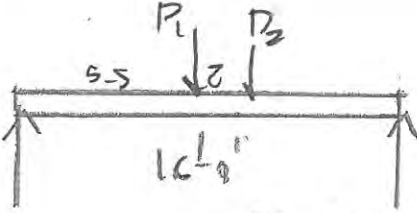
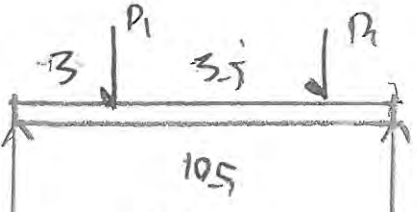
13

BEAM MARK & LOC.	LOADING SKETCH	LOAD CASE	R1 kips	R2 kips	R3 kips	
✓ B38 Nat USP	 W = 50 plf 250 L SIZE: 2-1 3/4 x 11 7/8 W8x10	DL LL SN TL	3 1.5 2 5	3 1.5 2 5		M = 13.9 k-ft DEFL. = L2 W = 30 plf 400 L
✓ B40	 W = 100 + 4.5(50 plf) = 470 SIZE: 3-1 3/4 x 11 7/8 W10x54	DL LL SN TL	1.5 3.4 3.4	1.5 3.4 3.4		M = DEFL. = 325 plf 180 L 470 L (W10x72)
✓ B41	 W = 4.5(25 plf) = 112.5 SIZE: 2-1 3/4 x 11 7/8 W10x49	DL LL SN TL	2.1 1.1 3.2	2.1 1.1 3.2		M = 9.9 DEFL. = + 150 = 375 plf 200
B42	 P = 1 plf 3.2 SL SIZE: C10x15.3	DL LL SN TL	-1 -3 -4.0	4 2.5 11.5		M = DEFL. = W = 175 plf 100 plf

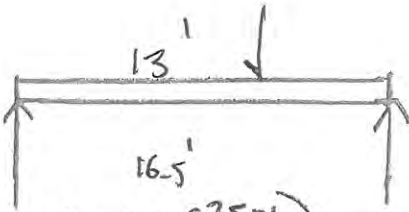
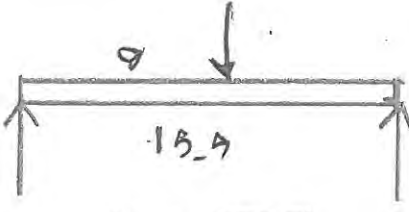
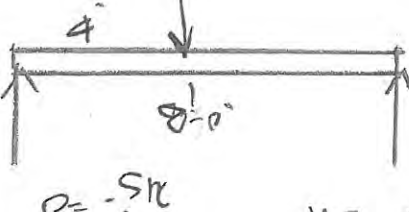
Jarratt Engineering, Inc. Structural Engineering Consultant 8830 N. Upper Lando Lane Park City, Utah 84098 (435) 640-5683	JOB TITLE 71 DALY	BY: PA	JOB NO.
	SUBJECT	DATE 7-78	SHEET 14 OF

BEAM MARK & LOC.	LOADING SKETCH	LOAD CASE	R1 kips	R2 kips	R3 kips	
B15 MEV	SIZE: W16x57 18x50 13x13	DL 6 LL 1 SN 16 TL 22	8.5 3 15 29		$w_3 = \frac{700}{30} = 1800$	M= 183.0 k-ft DEFL.= $w_1 = \frac{200}{540}$ $w_2 = \frac{200}{80} \text{ ft}$
B25 MEV	SIZE: 2-13x11 1/2	DL .5 LL .6 SN TL 1	2.1 1.8 4.0			M= 6.0 DEFL.= $w = \frac{400}{600}$
B29 MEV	SIZE: 3-13x11 1/2	DL 4 LL 3 SN TL 2	4 3 7			M= 22 DEFL.= $w = \frac{600}{460}$
B30 MEV	SIZE: 3-13x11 1/2	DL 3.3 LL 2.3 SN TL 6	3.3 2.5 6			M= 19.5 DEFL.= $w = \frac{600}{460}$

Jarratt Engineering, Inc. Structural Engineering Consultant 8830 N. Upper Lando Lane Park City, Utah 84098 (435) 640-5683	JOB TITLE 71 PAUT	BY: PA	JOB NO.
	SUBJECT	DATE 10-23	SHEET 15 OF

BEAM MARK & LOC.	LOADING SKETCH	LOAD CASE	R1 kips	R2 kips	R3 kips	
B21 REV	 $P = B24 \frac{2.5 \text{ k}}{6.5 \text{ ft}} + \frac{B5+B5}{8.5+3} = 4.7 \text{ k}$ SIZE: W10x39	DL LL SN TL	2 5 9 11	5 1.8 # 19		M= 82.0 k-ft DEFL.=
B22 REV NOT USED	 $P = B39 + B35 + B15 = 3.5 \text{ k} + 1.5 + 8.5 = 13.5 \text{ k}$ SIZE: W8x24	DL LL SN TL	5.1 2 6 11.5	8.0 3.5 9 17		M= 145.0 DEFL.=
B23 REV	 $P1 = \frac{B3+B4}{9.5 \text{ ft}} = 2.0 \text{ k}$ $P2 = \frac{B25}{6 \text{ ft}} = 4.2 \text{ k}$ SIZE: W10x39	DL LL SN TL	5 3 12.6 18	4.5 3 9 13		M= 82.0 DEFL.=
B4 REV	 $P1 = \frac{B6}{5.2} = 1.2 \text{ k}$ $P2 = \frac{B10}{3.0} = 3.3 \text{ k}$ SIZE: W8x18	DL LL SN TL	1.2 8 9.2	1 4 5.0		M= 23.0 DEFL.=

Jarratt Engineering, Inc. Structural Engineering Consultant 8830 N. Upper Lando Lane Park City, Utah 84098 (435) 640-5683	JOB TITLE 71 PAULT	BY: PH	JOB NO.
	SUBJECT	DATE 10-23	SHEET 16 OF

BEAM MARK & LOC.	LOADING SKETCH	LOAD CASE	R1 kips	R2 kips	R3 kips	
B36 REV	 $W = 90 (250L / 400L) + 200 = 450 / 400L$ $P = 851 / 2.59L$ $S = 90L$ SIZE: W10x27	DL LL SN TL	4.2 45 9	6 75 139		M= 44-0 k-ft DEFL.=
B37 REV	 $W = 450 / 400L$ $P = 817 / 10.6$ SIZE: W10x35	DL LL SN TL	7 5 5 145	7 5 5 150		M= 90 DEFL.=
B38	 $P = 500 / 100$ $W = 60 (250L / 400L) = 150 / 240$ SIZE: 2-1 3/4 x 11 3/8	DL LL SN TL	9 1.9 1 2.5	9 15 16 2.5		M= 6.1 DEFL.=
	 SIZE:	DL LL SN TL				M= DEFL.=



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JOB TITLE **71 PAU**

BY **PLJ** DATE **10-8** JOB NO.

SUBJECT

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SHEET **17** OF

COLUMN DESIGN

COLUMN LOCATION	LOAD	HEIGHT	ALLOWABLE LOAD/ STRESS	SIZE	
B36+ B37 + B21+ B22	B3+ B5+ B9 + 10 = 65K	9	71K	4554x4x4	C
B49+ B41+ B31 B26+ B16	S+4+9 + C5+6 233K	9	71K	11	d
B17+ B41+ B22 + B14+ B14+ B16	31+4+5 + 6K = 41K	9	71K	11	C)

 Jarratt Engineering, Inc. Structural Engineering Consultant 8830 N. Upper Lando Lane Park City, Utah 84098 (435) 655-9557	JOB TITLE TI - PAUT	BY PH DATE 10-23 JOB NO.
	SUBJECT	CHECKED SHEET 18 OF

FOOTING DESIGN						
FOOTING LOCATION	UNIFORM LOADS			POINT LOADS		A OR B REQUIRED
	ROOF	FLOOR	WALL	FDN	TOTAL	
EXISTING FOOTING WORSE CASE BSG + RST FTG			200	500	700	$\left[\frac{3312}{10} + 7 \right] \times \frac{1}{2} = 200$ $651 \times \frac{1}{2} = 325$ EXIST 2'-6" CIRC 0" H 6x6 S

⚠ This is a beta release of the new ATC Hazards by Location website. Please [contact us](#) with feedback.

📢 The ATC Hazards by Location website will not be updated to support ASCE 7-22. [Find out why.](#)

ATC Hazards by Location

Search Information

Address: 71 Daly Ave, Park City, UT 84060, USA
 Coordinates: 40.6383145, -111.4948598
 Elevation: 7188 ft
 Timestamp: 2023-10-23T16:19:36.003Z
 Hazard Type: Seismic
 Reference Document: ASCE7-16
 Risk Category: II
 Site Class: D



Basic Parameters

Name	Value	Description
S_S	0.583	MCE_R ground motion (period=0.2s)
S_1	0.208	MCE_R ground motion (period=1.0s)
S_{MS}	0.778	Site-modified spectral acceleration value
S_{M1}	* null	Site-modified spectral acceleration value
S_{DS}	0.518	Numeric seismic design value at 0.2s SA
S_{D1}	* null	Numeric seismic design value at 1.0s SA

* See Section 11.4.8

▼Additional Information

Name	Value	Description
SDC	* null	Seismic design category
F_a	1.333	Site amplification factor at 0.2s
F_v	* null	Site amplification factor at 1.0s
CR_S	0.909	Coefficient of risk (0.2s)
CR_1	0.906	Coefficient of risk (1.0s)
PGA	0.256	MCE_G peak ground acceleration
F_{PGA}	1.344	Site amplification factor at PGA
PGA_M	0.344	Site modified peak ground acceleration
T_L	8	Long-period transition period (s)
S_{sRT}	0.583	Probabilistic risk-targeted ground motion (0.2s)
S_{sUH}	0.642	Factored uniform-hazard spectral acceleration (2% probability of exceedance in 50 years)
S_{sD}	1.5	Factored deterministic acceleration value (0.2s)
S_{1RT}	0.208	Probabilistic risk-targeted ground motion (1.0s)
S_{1UH}	0.23	Factored uniform-hazard spectral acceleration (2% probability of exceedance in 50 years)
S_{1D}	0.6	Factored deterministic acceleration value (1.0s)
PGA_d	0.5	Factored deterministic acceleration value (PGA)

* See Section 11.4.8

The results indicated here DO NOT reflect any state or local amendments to the values or any delineation lines made during the building code adoption process. Users should confirm any output obtained from this tool with the local Authority Having Jurisdiction before proceeding with design.

Please note that the ATC Hazards by Location website will not be updated to support ASCE 7-22. [Find out why.](#)

Disclaimer

ASCE 7-16 Seismic Base Shear

Project File: 71 daly_backup_1.ec6

LIC# : KW-06018627, Build:20.23.08.30

Jarratt Engineering

(c) ENERCALC INC 1983-2023

DESCRIPTION: Seismic Base Shear Analysis

Specific Description:

Risk Category

Calculations per ASCE 7-16

Risk Category of Building or Other Structure : "I" : Buildings and other structures that represent a low hazard to human life in the event of failure.

SCE 7-16, Page 4, Table 1.5-1

Seismic Importance Factor = 1

ASCE 7-16, Page 5, Table 1.5-2

USER DEFINED Ground Motion

ASCE 7-16 11.4.2

Max. Ground Motions, 5% Damping

$S_S = 0.580$ g, 0.2 sec response

$S_1 = 0.210$ g, 1.0 sec response

For the closest datapoint grid location . . .

Latitude = 0.000 deg North

Longitude = 0.000 deg West

Conforms to ASCE 7 Section 12.8.1.3: Regular structure with period of 0.5 s or less, SDS limited to max of $0.7 \cdot S_{DS}$ or 1.0 for calculation

Site Class, Site Coeff. and Design Category

Classification: "D" : Shear Wave Velocity 600 to 1,200 ft/sec = D (Based on Testing)

ASCE 7-16 Table 20.3-1

Site Coefficients F_a & F_v
 (using straight-line interpolation from table val)

$F_a = 1.34$

ASCE 7-16 Table 11.4-1 & 11.4-2

$F_v = 2.18$

Maximum Considered Earthquake Accelerat

$S_{MS} = F_a \cdot S_s = 0.775$

ASCE 7-16 Eq. 11.4-1

$S_{M1} = F_v \cdot S_1 = 0.458$

ASCE 7-16 Eq. 11.4-2

Design Spectral Acceleration

$S_{DS} = S_{MS}^{2/3} = 0.517$

ASCE 7-16 Eq. 11.4-3

$S_{D1} = S_{M1}^{2/3} = 0.305$

ASCE 7-16 Eq. 11.4-4

Seismic Design Category

= D

ASCE 7-16 Table 11.6-1 & -2

Resisting System

ASCE 7-16 Table 12.2-1

Basic Seismic Force Resisting System . . .

Bearing Wall Systems

15.Light-frame (wood) walls sheathed w/wood structural panels rated for shear resistance.

Response Modification Coefficient "R" = 6.50

Building height Limits :

System Overstrength Factor "Wo" = 3.00

Category "A & B" Limit: No Limit

Deflection Amplification Factor "Cd" = 4.00

Category "C" Limit: No Limit

Category "D" Limit: Limit = 65

Category "E" Limit: Limit = 65

Category "F" Limit: Limit = 65

NOTE! See ASCE 7-16 for all applicable footnc

Lateral Force Procedure

ASCE 7-16 Section 12.8.2

Equivalent Lateral Force Procedure

The "Equivalent Lateral Force Procedure" is being used according to the provisions of ASCE 7-16 12.8

Determine Building Period

Use ASCE 12.8-7

Structure Type for Building Period CalculatAll Other Structural Systems

"Ct" value = 0.020 "hn" : Height from base to highest leve 22.0 ft

"x" value = 0.75

"Ta" Approximate fundamental period using Eq. 12.8-7 : $T_a = C_t \cdot (h_n^x) = 0.203$ sec

"TL" : Long-period transition period per ASCE 7-16 Maps 22-14 -> 22-17 8.000 sec

Building Period "Ta" Calculated from Approximate Method sel= 0.203

ASCE 7-16 Seismic Base Shear

Project File: 71 daly_backup_1.ec6

LIC# : KW-06018627, Build:20.23.08.30

Jarratt Engineering

(c) ENERCALC INC 1983-2023

DESCRIPTION: Seismic Base Shear Analysis

"Cs" Response Coefficient

ASCE 7-16 Section 12.8.1.1

S_{DS} : Short Period Design Spectral Response	=	0.517	From Eq. 12.8-2, Preliminary C_s	=	0.079
"R" : Response Modification Factor	=	6.50	From Eq. 12.8-3 & 12.8-4, C_s need not exceed	=	0.231
"I" : Seismic Importance Factor	=	1	From Eq. 12.8-5 & 12.8-6, C_s not be less than	=	0.023

User has selected ASCE 12.8.1.3 : Regular structure, **Cs : Seismic Response Coefficient = 0.0795**
 Less than 5 Stories and with $T \leq 0.5$ sec, so $S_s \leq 1.5$ for C_s calcul

Seismic Base Shear

ASCE 7-16 Section 12.8.1

C_s =	0.0795 from 12.8.1.1	W (see Sum W_i below) =	111.00 k
Seismic Base Shear V =	$C_s * W$ =		8.82 k

Vertical Distribution of Seismic Forces

ASCE 7-16 Section 12.8.3

"k" : hx exponent based on T_a = 1.00

Table of building Weights by Floor Level...

Level #	W_i : Weight	H_i : Height	$(W_i * H_i^k)$	C_{vx}	$F_x = C_{vx} * V$	Sum Story Shear	Sum Story Moment
3	24.00	22.00	528.00	0.3737	3.30	3.30	0.00
2	50.00	14.00	700.00	0.4954	4.37	7.67	26.37
1	37.00	5.00	185.00	0.1309	1.16	8.82	95.37
Sum W_i =	111.00 k	Sum $W_i * H_i$ =	1,413.00 k-ft	Total Base Shear =	8.82 k	Base Moment =	139.5 k-ft

Diaphragm Forces : Seismic Design Category "B" to "F"

ASCE 7-16 12.10.1.1

Level #	W_i	F_i	Sum F_i	Sum W_i	F_{px} : Calcd	F_{px} : Min	F_{px} : Max	F_{px}	Dsgn. Force
3	24.00	3.30	3.30	24.00	3.30	2.48	4.96	3.30	3.30
2	50.00	4.37	7.67	74.00	5.18	5.17	10.33	5.18	5.18
1	37.00	1.16	8.82	111.00	2.94	3.82	7.65	3.82	3.82

W_{px} : Weight at level of diaphragm and other structure elements attached to it.

F_i : Design Lateral Force applied at the level.

Sum F_i : Sum of "Lat. Force" of current level plus all levels above

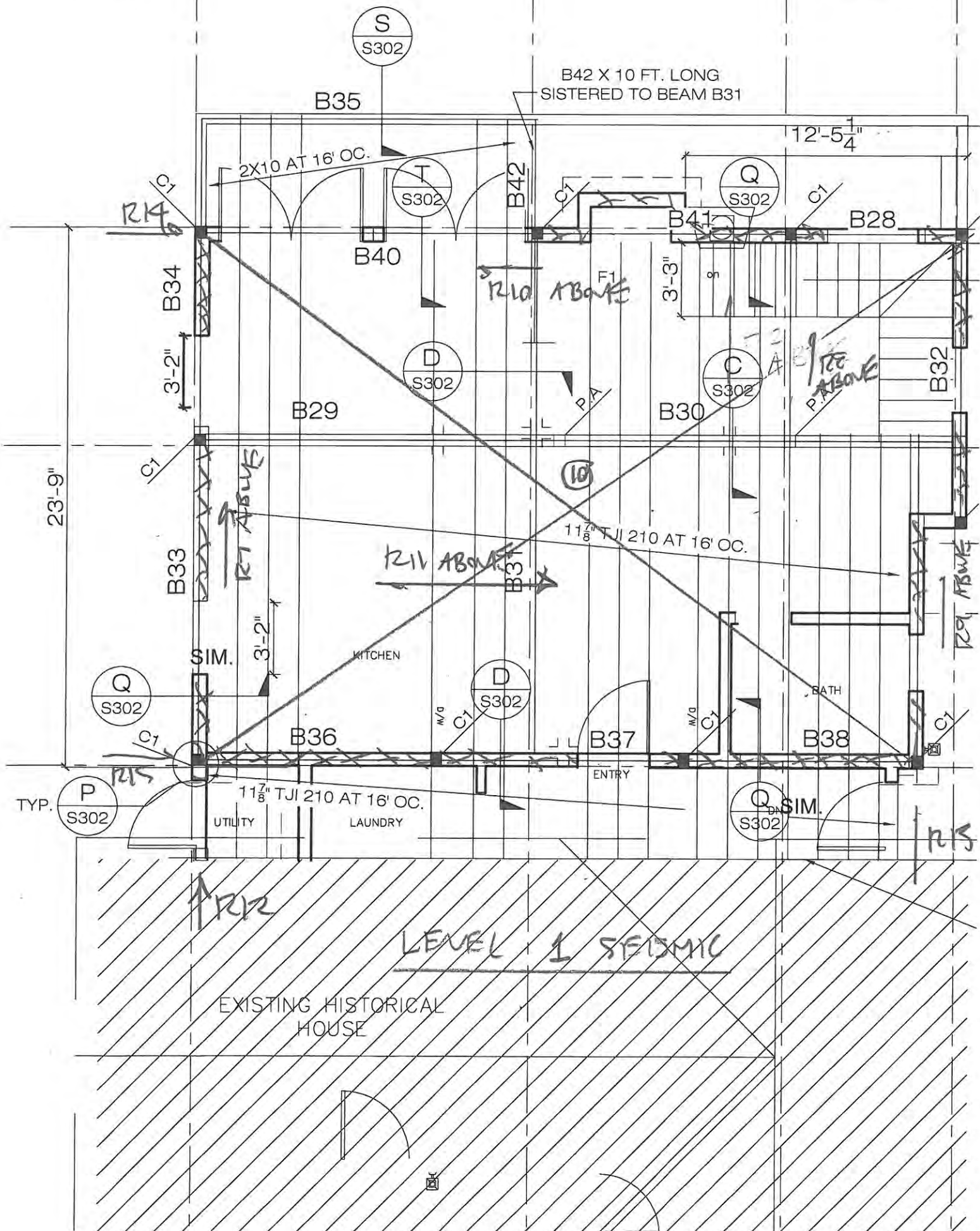
MIN Req'd Force @ Level ... $0.20 * S_{DS} * I * W_{px}$

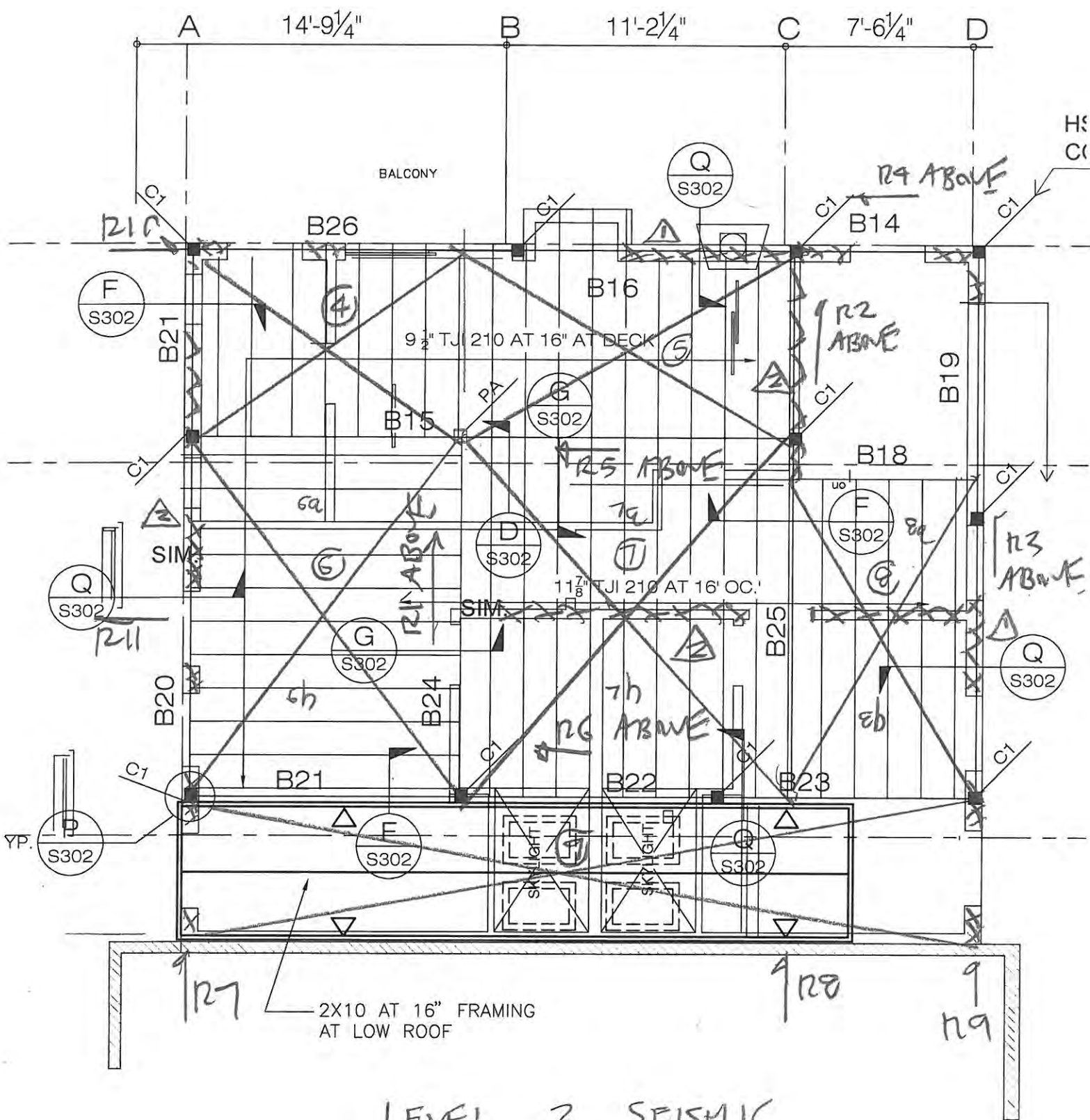
MAX Req'd Force @ Level ... $0.40 * S_{DS} * I * W_{px}$

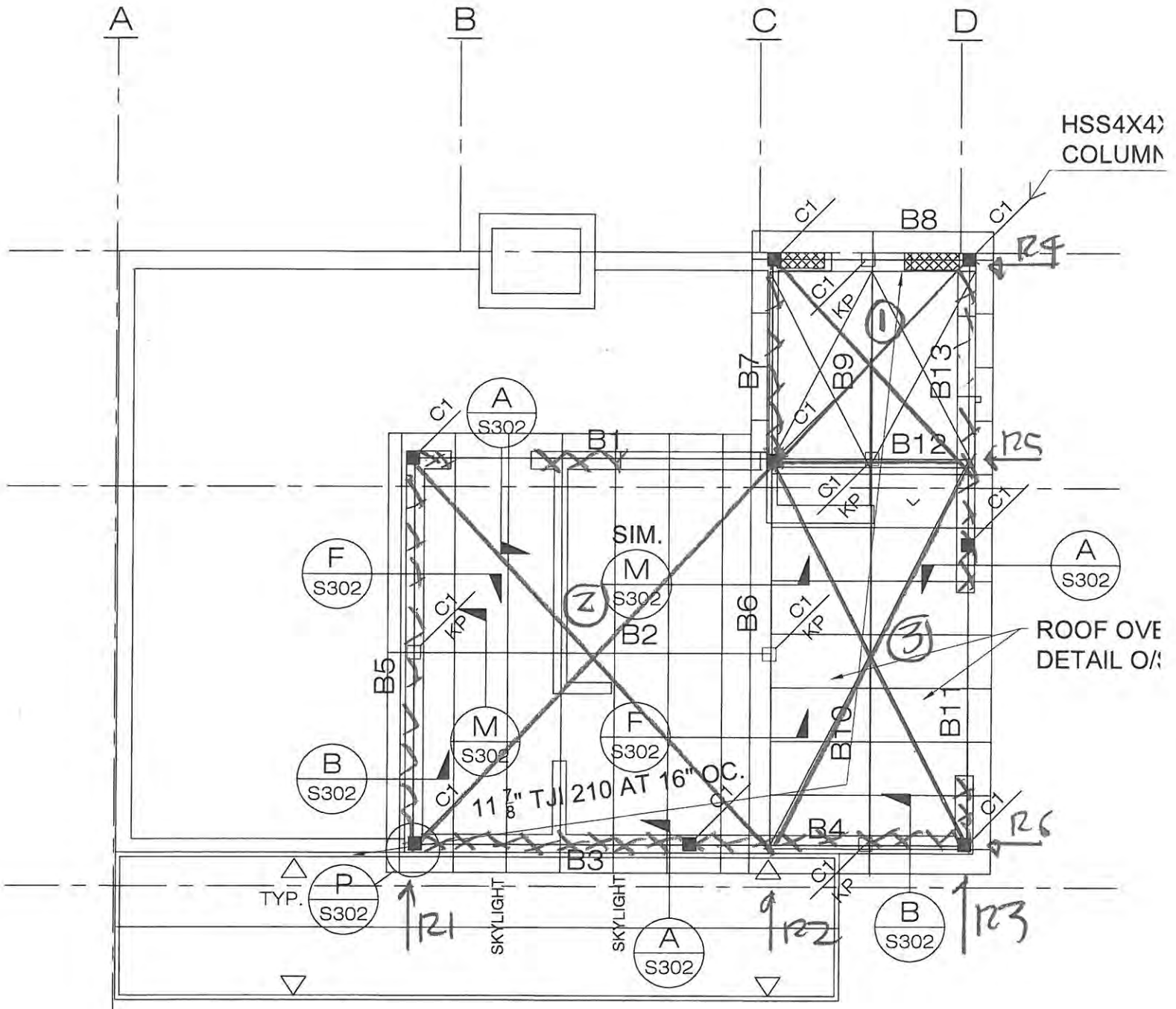
F_{px} : Design Force @ Level . $W_{px} * \text{SUM}(x \rightarrow n) F_i / \text{SUM}(x \rightarrow n) w_i$, x = Current level, n = Top Level

71 DAY

22







LEVEL 3 SEISMIC

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JOB TITLE 71 PACT

BY: PM JOB NO.

SUBJECT

DATE 10-8 SHEET 3 OF

SEISMIC LOADS

EXPOSED DECKS W/ 68 PSF

$$RF DL = 15 PSF + 110(-2 + 2.2(0.25)) = 43 PSF$$

FLOOR 25 PSF

LEVEL 3

AREA MARK	RF. OR FL AREA	DL PSF	Wx	WALL LOADS	TOTAL Wx	SEIS. FORCE
1	78	43	3.5	2(7.5)(5)(15)	4.5 ^{x-12}	-5
2	235	43	10	2(3)(5)(15)	12	1.4
3	127	43	5.5	15(5)(15)	7	-8
					22.5	2.6

LEVEL 2

4	87	68	6	11(5)(15)	7	-7
5	110	68	7.5	13(5)(15)	8.5	-9
6	157	68	11	14(5)(15)	12	1.2
7	190	25	5	2(15)(10)(15)	9	.9
8	95	25	2.5	13(10)(15)	4.5	.5
9	185	43	8	3(5)(5)(15)	9	-9
					50	5

LEVEL 1

10	880	25	22	--	37K	3.5K
	+ 77	68	5	2(32)(10)(15)		
				TOTAL	110K	11.3K

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(435) 655-9557

JOB TITLE 71 DACT

BY: PIJ

DATE:

SUBJECT

SHEET 26 OF

SHEAR WALL DESIGN

WALL LOC.	SHEAR FORCE	L FT.	H/D	SHEAR	ALLOW SHEAR	NAILING
R1	$\frac{1}{2}(2.9) = .7K$	14	L2	50	265	8d @ 6"
R2	$\frac{1}{2}(2.8K) = 1.4K$	9.0	L1	200	265	8d @ 6"
R3	$\frac{1}{2}(1 + 3) = .7K$	10	L2	70	265	8d @ 6"
R4	$\frac{1}{2}(1.5) = .25$	5	2.8	50	190	8d @ 6"
R5	1.4K	5	2.1	200	320	8d @ 4"
R6	$\frac{1}{2}(2 + 3) = 1$	21	L2	55	265	8d @ 6"
R7	$\frac{1}{2}(9 + 6 + 5 + 7 + 9)$ $+ \frac{R4}{2} = 7K(.6) \approx 2.7K$	8'	L2	340	430	8d @ 4"
R8	$\frac{1}{2}(4 + 5 + 6 + 7 + 8)$ $+ \frac{R2}{2} + \frac{R1}{2} = 3.7$	9'	L2	410	430	8d @ 4"
R9	$\frac{R3}{2} + \frac{1}{2}(8 + 9) = 1.4K$	8'	L1	175	265	8d @ 6"
R10	$\frac{R4}{2} + \frac{R5}{2} + \frac{6 + 7 + 8}{2}$ $+ \frac{4 + 5}{2} = 2.4K$	13	L2	180	265	8d @ 6"
R11	$\frac{1}{2}(6 + 7 + 8 + 9 + 10)$ $+ \frac{4 + 5}{2} + \frac{6 + 7 + 8}{2}$ $+ \frac{R5}{2} = 6K$	18'	L2	333	430	8d @ 4"

SHEET 27 OF 27

SHEAR WALL DESIGN

[illegible]

Jarratt Engineering Inc.

Structural Engineering Consultant

8830 N. Upper Lando Lane, Park City, Utah 84098, (435) 640-5683

October 23, 2023

Park City Building Department
Park City, City, Utah

Re: 71 Daly Addition
Park City, Utah

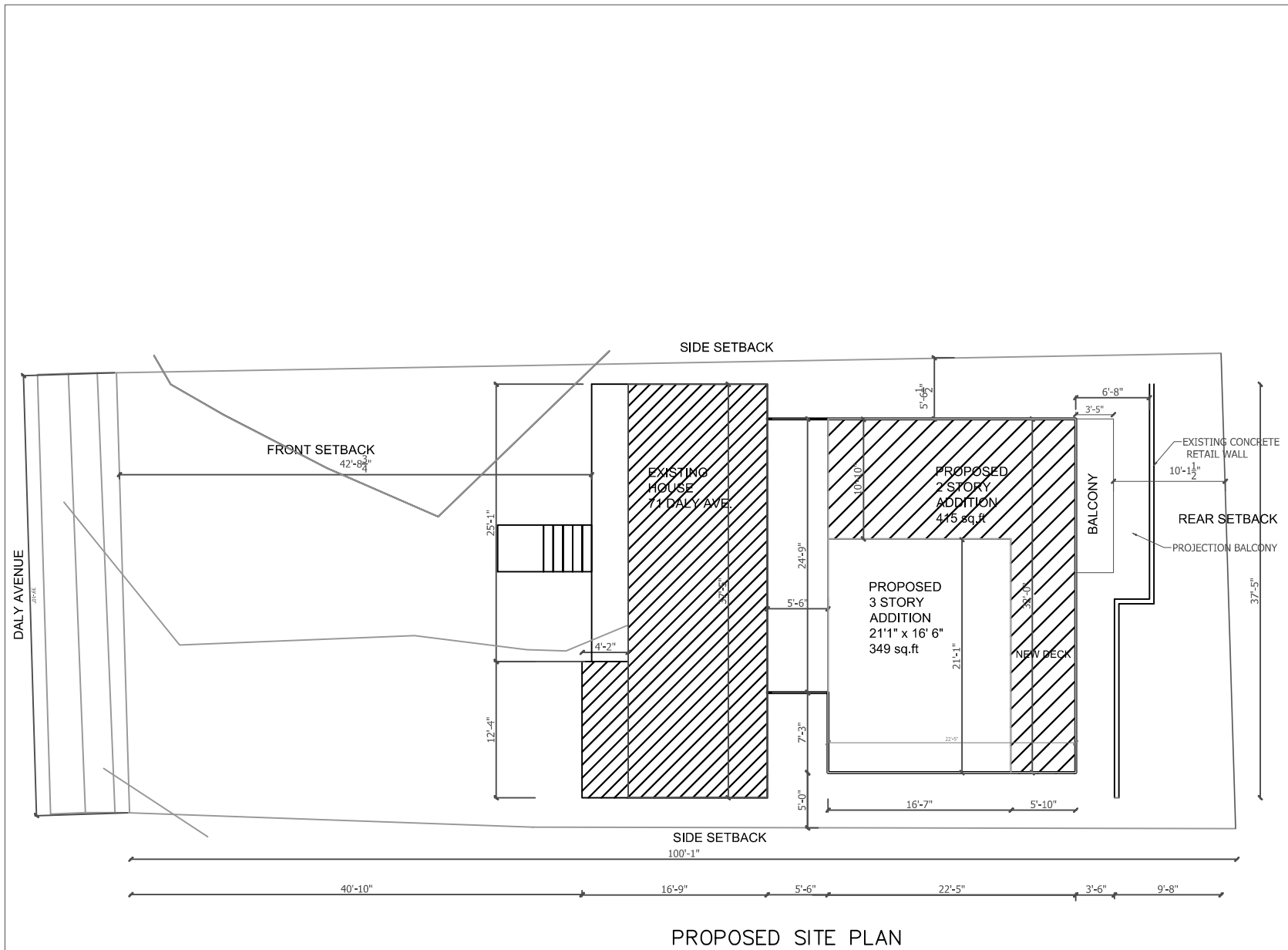
It is my understanding you have requested the engineer of record address the pressure for the footing design. Typically, the maximum pressure allowed is 1500 pounds per square foot.

Jarratt Engineering response: The 2000 psf soil bearing pressure has been accepted by Summit County and Park City for several years without a soils report. It has been allowed since much of the soils in the area has an abundant amount of rock, which is more like the type 4 material as listed in table IBC 1806.2.

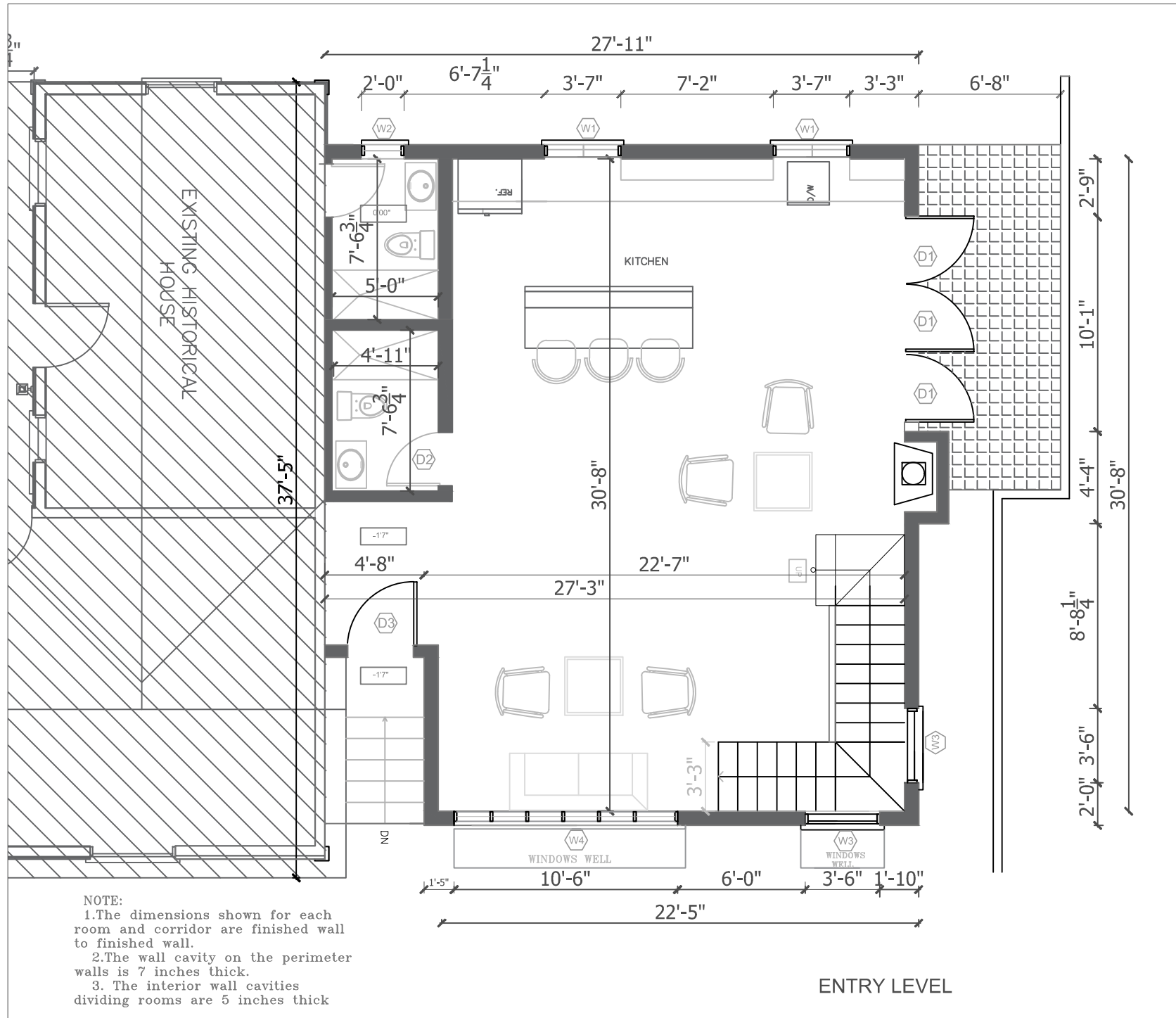
Sincerely,



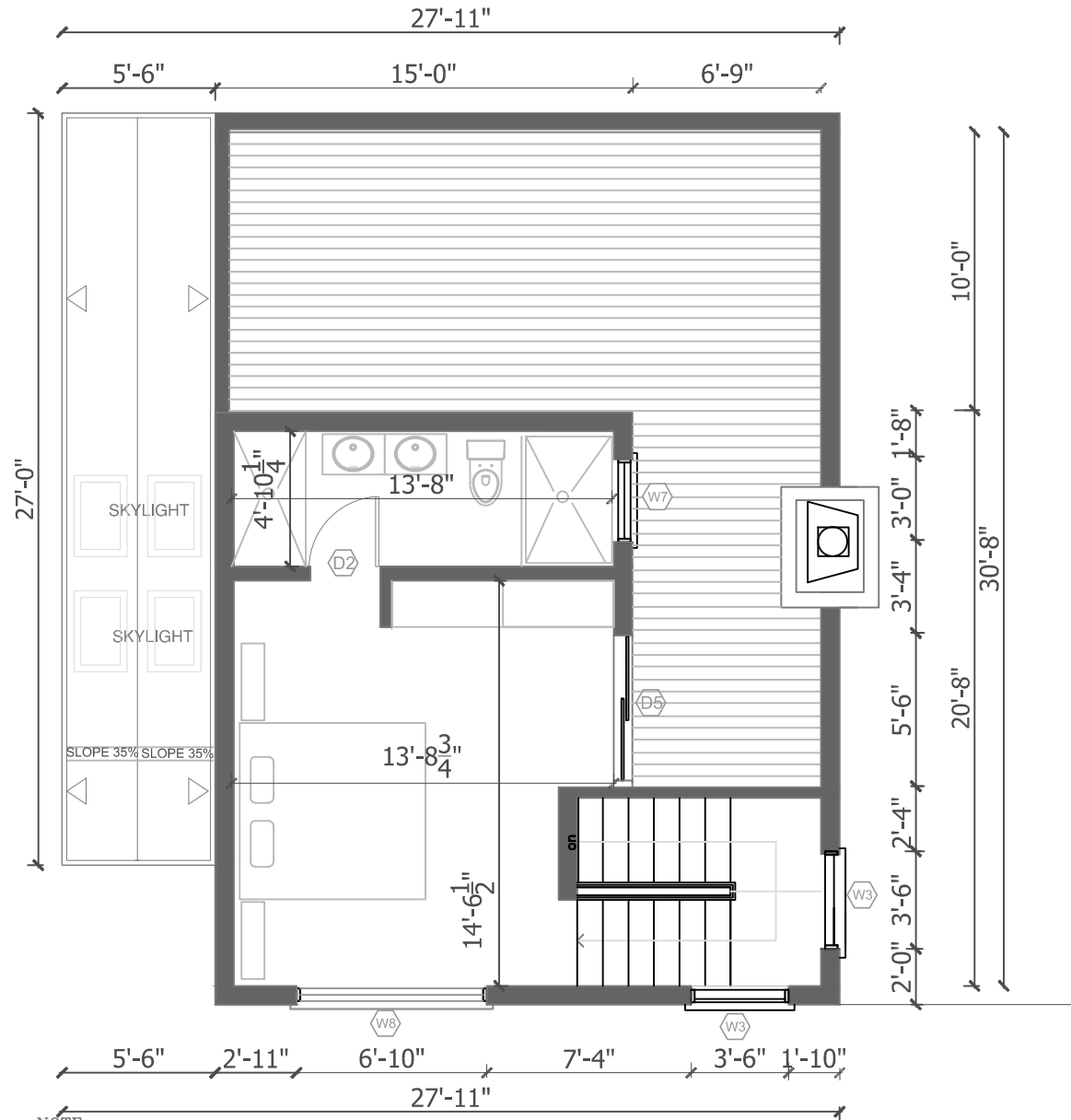
Peter N. Jarratt PE



OWNER: MARTIN PARIS		NO.		DATE		BY:	
REVISIONS							
PROJECT: ALTERATIONS AND ADDITIONS TO EXISTING DWELING							
SHEET TITLE: PROPOSED SITE PLAN							
ADDRESS: 71 DALY AVENUE PARK CITY UTAH							
DATE:		SCALE:		DRAWING NO.			
				A-1			



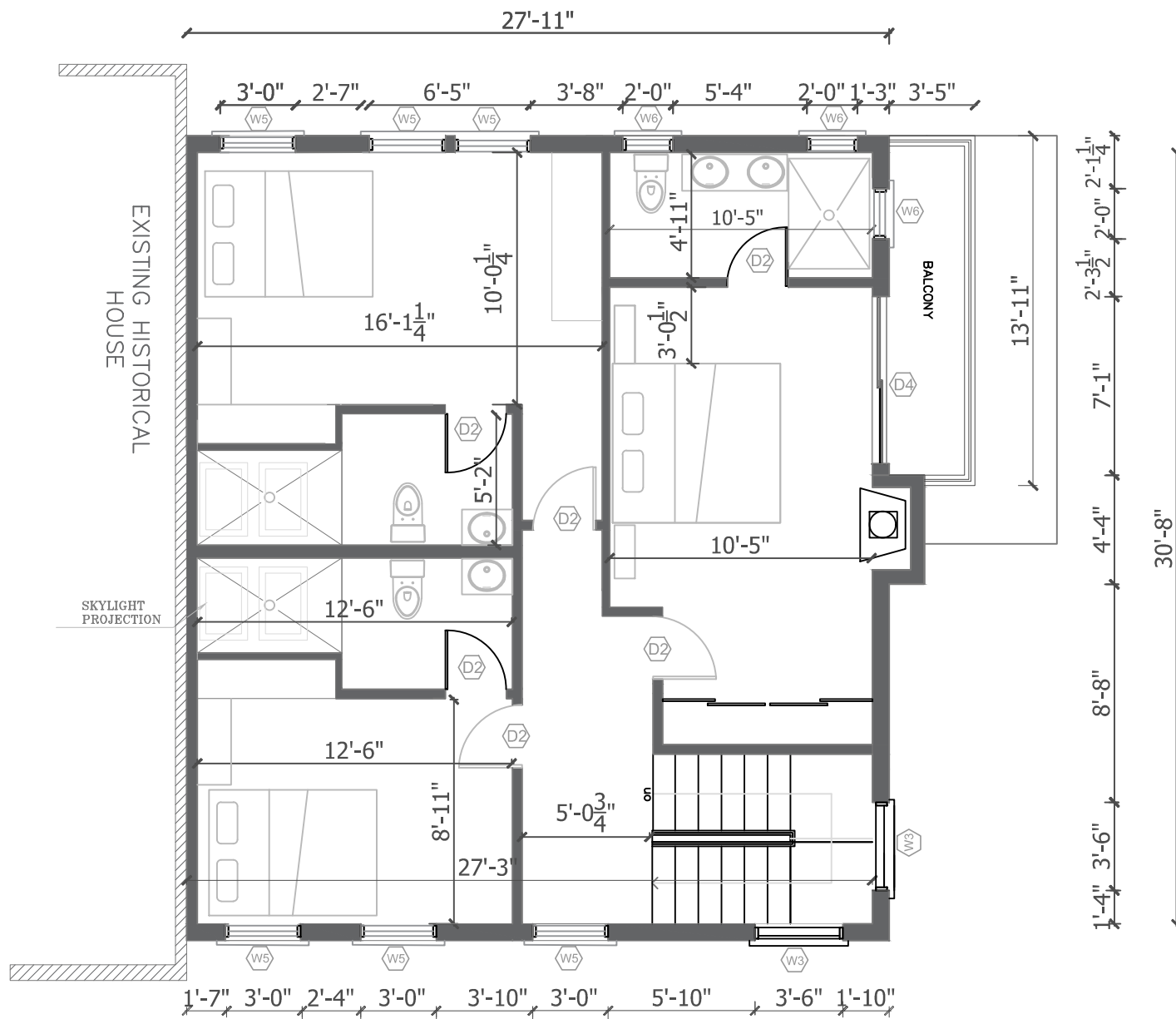
OWNER: MARTIN PARR		REVISIONS:	
NO.	DATE	BY:	
PROJECT: ALTERATIONS AND ADDITIONS TO EXISTING DWELING			
SHEET TITLE: ENTRY LEVEL			
ADDRESS: 71 DALY AVENUE PARK CITY UTAH			
DATE:			
SCALE:			
DRAWING NO.:	A-2		



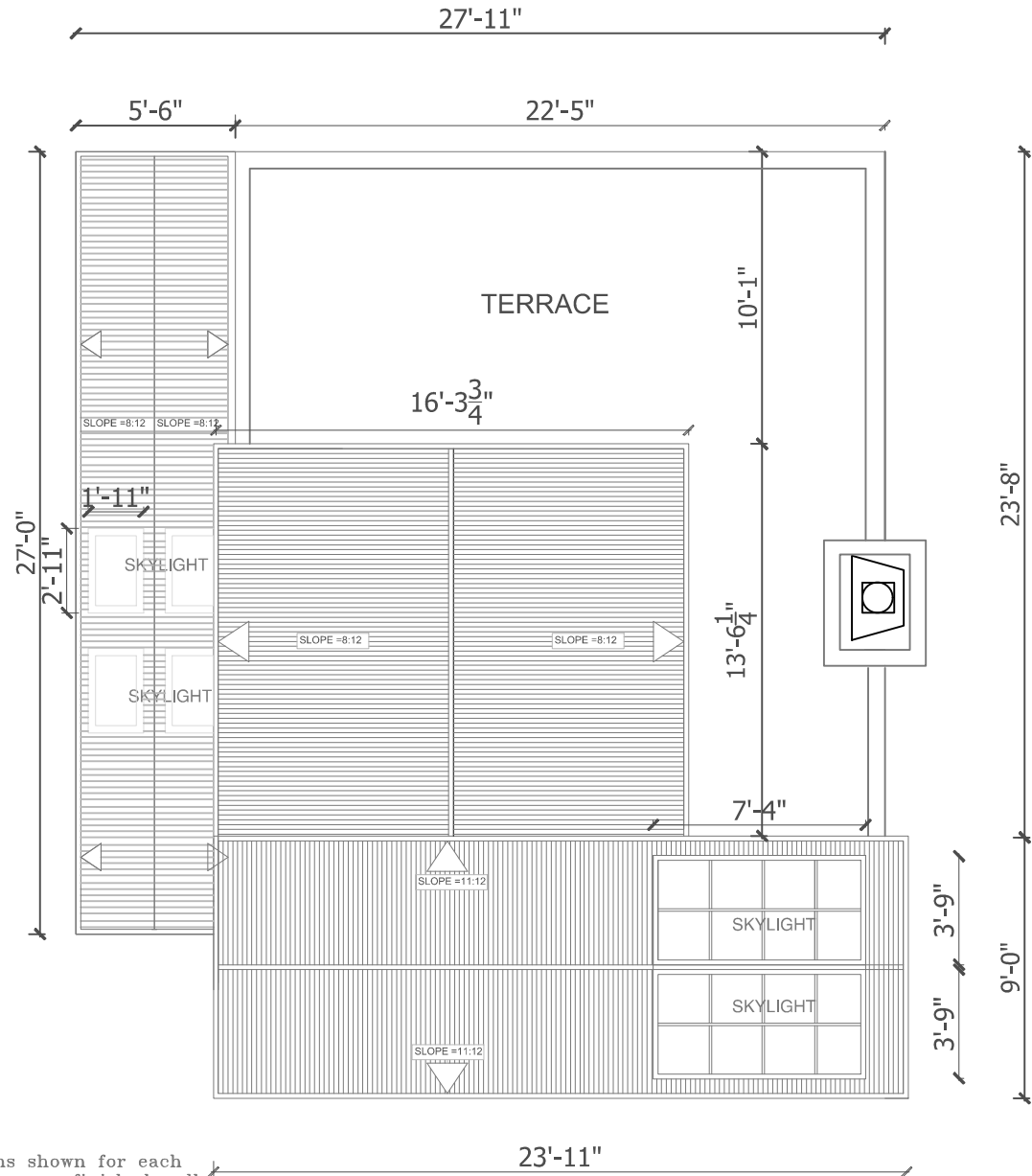
NOTE:
 1. The dimensions shown for each room and corridor are finished wall to finished wall.
 2. The wall cavity on the perimeter walls is 7 inches thick.
 3. The interior wall cavities dividing rooms are 5 inches thick

THIRD FLOOR

OWNER: MARTIN PARK		REVISIONS	
NO.	DATE	BY:	
PROJECT: ALTERATIONS AND ADDITIONS TO EXISTING DWELING			
SHEET TITLE: THIRD FLOOR			
ADDRESS: 71 DALY AVENUE PARK CITY UTAH			
DATE:			
SCALE:			
DRAWING NO.			
A-4			



SECOND FLOOR



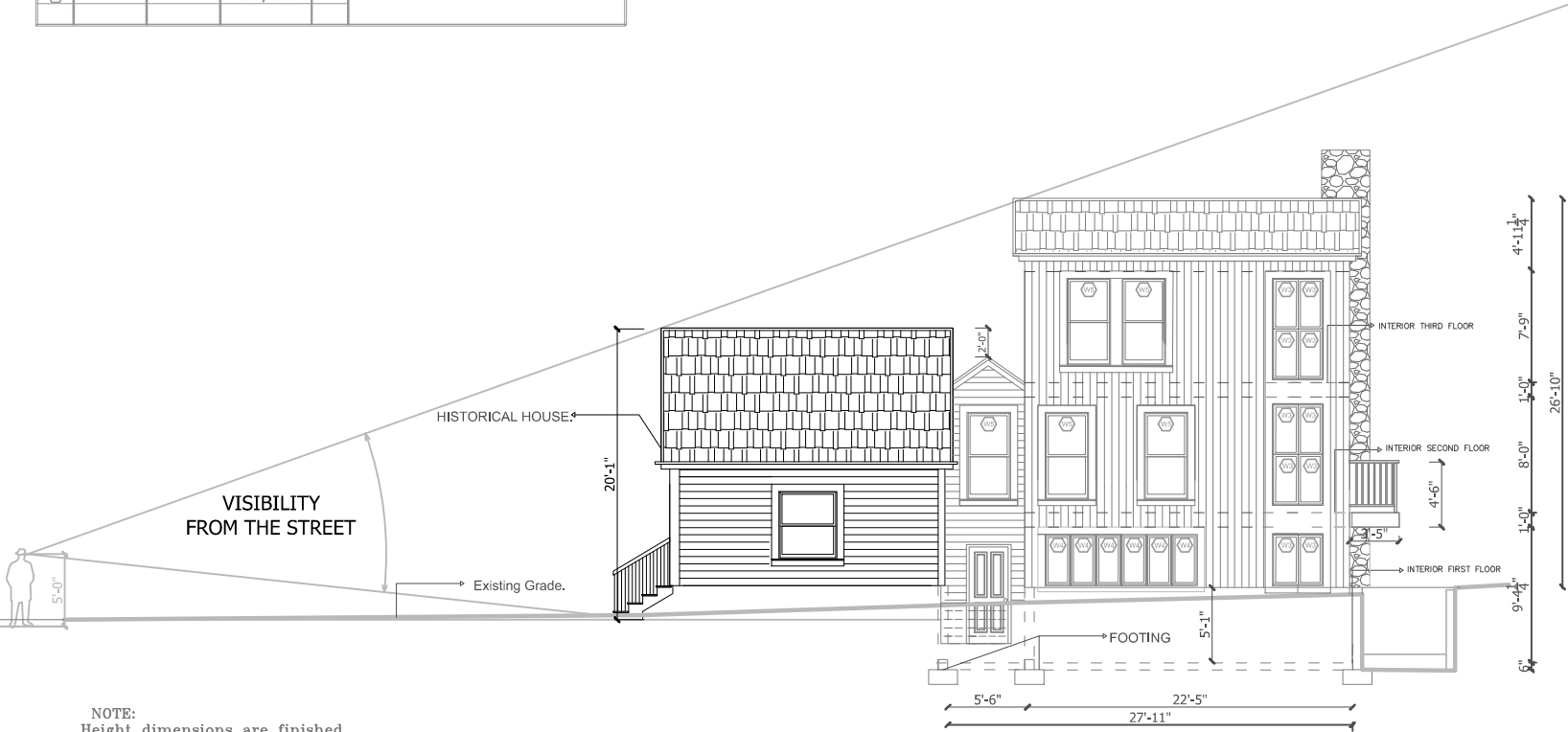
NOTE:
 1.The dimensions shown for each room and corridor are finished wall to finished wall.
 2.The wall cavity on the perimeter walls is 7 inches thick.
 3. The interior wall cavities dividing rooms are 5 inches thick

ROOF PLAN

OWNER: MARTIN PARKS		REVISIONS		NO.		DATE		BY:	
PROJECT:		ALTERATIONS AND ADDITIONS TO EXISTING DWELING		SHEET TITLE:		ROOF PLAN		ADDRESS:	
DATE:		SCALE:		DRAWING NO.:		A-5			

WINDOW AND DOOR SCHEDULE

WINDOW AND DOOR SCHEDULE							
No.	WINDOWS			DOORS			
	SIZE		MATERIAL	No.	SIZE		MATERIAL
	WIDTH	HEIGHT			WIDTH	HEIGHT	
(W1)	2 X 1'-9.5"	3'-7"	ALUM./GLASS	(D1)	3'-2"	7'-0"	S.C.WOOD
(W2)	1'-9.5"	3'-7"	ALUM./GLASS	(D2)	2'-6"	6'-8"	S.C.WOOD/GLASS
(W3)	3'-6"	7"	ALUM./GLASS	(D3)	3'-2"	7'-0"	S.C.WOOD
(W4)	6 X 1'-9"	3'-6"	ALUM./GLASS	(D4)	6'-8"	7'-0"	sliding door/glass
(W5)	3'-0"	6'-0"	ALUM./GLASS	(D5)	5'-3"	7'-0"	sliding door/glass
(W6)	2'-0"	4'-0"	ALUM./GLASS				
(W7)	2 X 3'-0"	6'-0"	ALUM./GLASS				



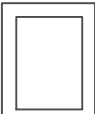
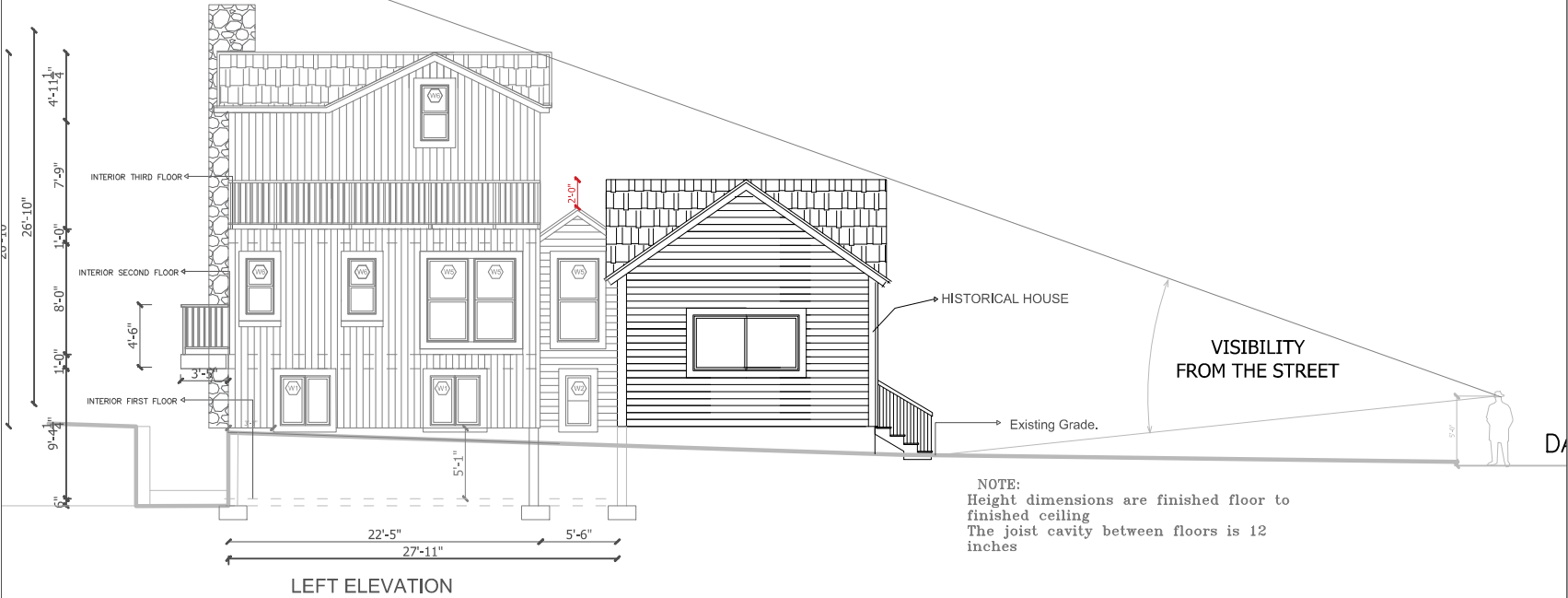
RIGHT ELEVATION

DATE:
SCALE:
DRAWING NO.
A-6

PROJECT: ALTERATIONS AND ADDITIONS TO EXISTING DWELING
SHEET TITLE: RIGHT ELEVATION
ADDRESS: 71 DALY AVENUE PARK CITY UTAH

OWNER: MARTIN PARRS
REVISIONS: NO. DATE BY:

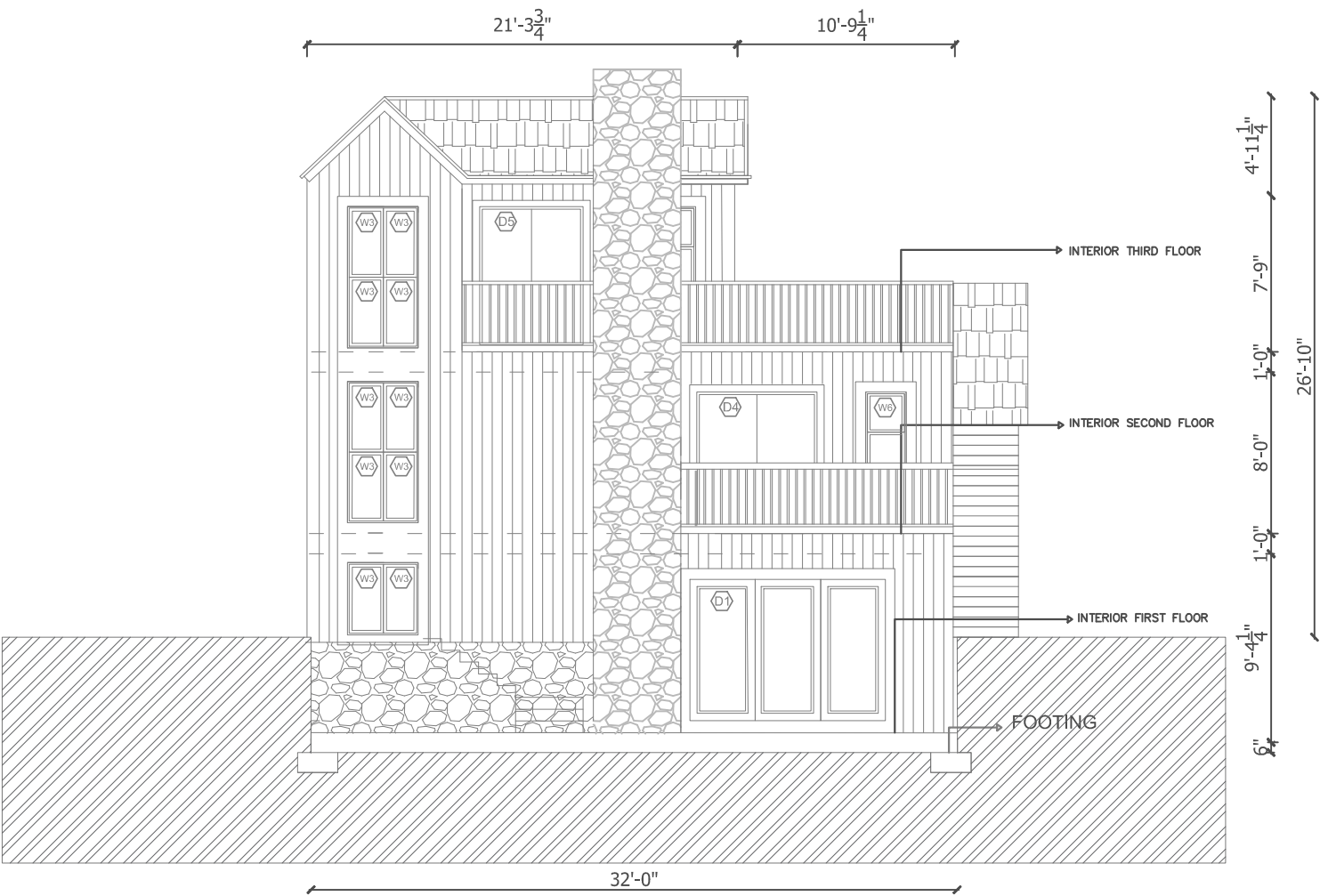
WINDOW AND DOOR SCHEDULE							
No.	WINDOWS			DOORS			
	SIZE		MATERIAL	SIZE		MATERIAL	
	WIDTH	HEIGHT		WIDTH	HEIGHT		
W1	2 X 1'-9.5"	3'-7"	ALUM./GLASS	D1	3'-2"	7'-0"	S.C. WOOD
W2	1'-9.5"	3'-7"	ALUM./GLASS	D2	2'-6"	6'-8"	S.C. WOOD/GLASS
W3	3'-6"	7"	ALUM./GLASS	D3	3'-2"	7'-0"	S.C. WOOD
W4	6 X 1'-9"	3'-6"	ALUM./GLASS	D4	6'-8"	7'-0"	sliding door/glass
W5	3'-0"	6'-0"	ALUM./GLASS	D5	5'-3"	7'-0"	sliding door/glass
W6	2'-0"	4'-0"	ALUM./GLASS				
W7	2 X 3'-0"	6'-0"	ALUM./GLASS				



OWNER:	MARTIN	NO.	DATE:	BY:
REVISIONS:				

PROJECT:	ALTERATIONS AND ADDITIONS TO EXISTING DWELING
SHEET TITLE:	LEFT ELEVATION
ADDRESS:	71 DALY AVENUE PARK CITY UTAH

DATE:	
SCALE:	
DRAWING NO.:	A-7



REAR ELEVATION

NOTE:
Height dimensions are finished floor to finished ceiling
The joist cavity between floors is 12 inches

WINDOW AND DOOR SCHEDULE							
No.	WINDOWS			DOORS			
	SIZE		MATERIAL	SIZE			MATERIAL
	WIDTH	HEIGHT		WIDTH	HEIGHT		
1	2 X 1'-9 1/2"	3'-7"	ALUM./GLASS	4	3'-2"	7'-0"	S.C./WOOD
2	1'-9 1/2"	3'-7"	ALUM./GLASS	5	2'-8"	6'-8"	S.C./WOOD/GLASS
3	3'-6"	7"	ALUM./GLASS	6	3'-2"	7'-0"	S.C./WOOD
4	6 X 1'-9"	3'-6"	ALUM./GLASS	7	6'-8"	7'-0"	sliding door/glass
5	3'-0"	6'-0"	ALUM./GLASS	8	5'-3"	7'-0"	sliding door/glass
6	2'-0"	4'-0"	ALUM./GLASS				
7	2 X 3'-0"	6'-0"	ALUM./GLASS				

PROJECT: ALTERATIONS AND ADDITIONS TO EXISTING DWELING
SHEET TITLE: REAR ELEVATION
ADDRESS: 71 DALY AVENUE PARK CITY UTAH

DATE:
SCALE:
DRAWING NO. A-9

OWNER: MARTIN PARIS	NO.	DATE	BY:
	REVISIONS		

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