PLANNING DEPARTMENT ADMINISTRATIVE PUBLIC HEARING
SUMMIT COUNTY, UTAH
November 20, 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. REGULAR AGENDA - 12:00PM

1.A. **5 Bonanza Court – Administrative Conditional Use Permit** – The Applicant Proposes a Golf Net Measuring 18 Feet in Height Located in the Southwest Rear Yard to Prevent Errant Golf Balls from Damaging the Property in the Single-Family Zoning District. PL-25-06720
(A) Public Hearing; (B) Continuation to a Date Uncertain

1.B. **7520 Royal Street – Administrative Conditional Use Permit** – The Applicant Proposes to install a Temporary Structure on the Pedestrian Bridge Plaza at the Goldener Hirsch for Three Years, not to Exceed 180 Days Each Installation in the Residential Development Zoning District. PL-25-06741
(A) Public Hearing; (B) Action

1.C. **121 Sampson Avenue – Extension of a Steep Slope Conditional Use Permit** – The Applicant Requests a One-Year Extension for a Steep Slope Conditional Use Permit. PL-25-06719
(A) Public Hearing; (B) Action

1.D. **3575 Oak Wood Drive – Administrative Conditional Use Permit** – The Applicant Proposes to Demolish an Existing Boulder Retaining Wall and Reconstruct a Belgard Retaining Wall that Measures 3 Feet to 7 Feet in Height in the Rear Yard in the Residential Development Zoning District. PL-25-06727
(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.gov 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: **5 Bonanza Court**
Application: **PL-25-06720**
Author: **Elle Anne, Planning Technician**
Date: **November 20, 2025**
Type of Item: **Administrative Conditional Use Permit – Golf Net**

Recommendation

(I) Open a public hearing and, (II) continue the public hearing and the 5 Bonanza Court Administrative Conditional Use Permit for a golf net to a date uncertain.

Description

Applicant:	Doug Fielding
Location:	5 Bonanza Court
Zoning District:	Single Family (SF)
Adjacent Land Uses:	Residential Dwellings and Park City Municipal Golf Course
Reason for Review:	The Planning Department reviews and takes Final Action on ACUPs.[1]

[1] LMC § 15-1-8(E)

Planning Department
Staff Report

Subject: **7520 Royal Street**
Application: **PL-25-06741**
Author: **Virgil Lund, Planner II**
Date: **November 20, 2025**
Type of Item: **Administrative Conditional Use Permit**

Recommendation

(I) Review the Administrative Conditional Use Permit (ACUP) to install a Temporary Structure during the winter ski season on an ongoing basis, (II) conduct a public hearing, and (III) consider approving the ACUP based on the Findings of Fact, Conclusions of Law, and Conditions of Approval outlined in the Draft Final Action Letter (Exhibit A).

Description

Applicant:	Goldener Hirsch, Represented by Jamie Martin
Location:	7520 Royal Street; Goldener Hirsch
Zoning District:	Residential Development, Sensitive Land Overlay
Adjacent Land Uses:	Multi-Unit Dwellings, Ski Resort Village
Reason for Review:	The Planning Director reviews ACUPs for Temporary Structures.[1]

ACUP	Administrative Conditional Use Permit
CUP	Conditional Use Permit
DRC	Development Review Committee
LMC	Land Management Code
MPD	Master Planned Development
RD	Residential Development

Terms that are capitalized as proper nouns throughout this staff report are defined in LMC § 15-15-1.

Summary

The Applicant proposes installing a 215-square-foot Temporary Structure for up to 16 people to be used for dining during the winter ski season (not to exceed 180 days) for three years at the Goldener Hirsch.

[1] LMC § 15-2.13-2



Figure 1: Location of Temporary Structure on the Existing Pedestrian Plaza



Figure 2: Photo of the Proposed Temporary Structure

Background

7520 Royal Street (Goldener Hirsch) is part of the Deer Valley Resort 12th Amended and Restated Large Scale Master Planned Development (MPD). On November 30, 2016, the 12th Amended Deer Valley MPD was approved by the Planning Commission.

On December 12, 2016, the Planning Commission approved a Conditional Use Permit (CUP) for the Goldener Hirsch (Exhibit B). Condition of Approval 23 from the 2016 Final Action Letter states: “Outdoor activities on the Plaza, including Outdoor Dining and outdoor events, require compliance with the Land Management Code, including approval of Administrative Conditional Use permits, if applicable.”

On January 9, 2025, the Planning Department approved an ACUP for the Temporary Structure and Outdoor Dining on the existing pedestrian bridge plaza (Exhibit C). The ACUP approval was for one year only. The Applicant now requests to install this Temporary Structure during the winter ski season for the next three years.

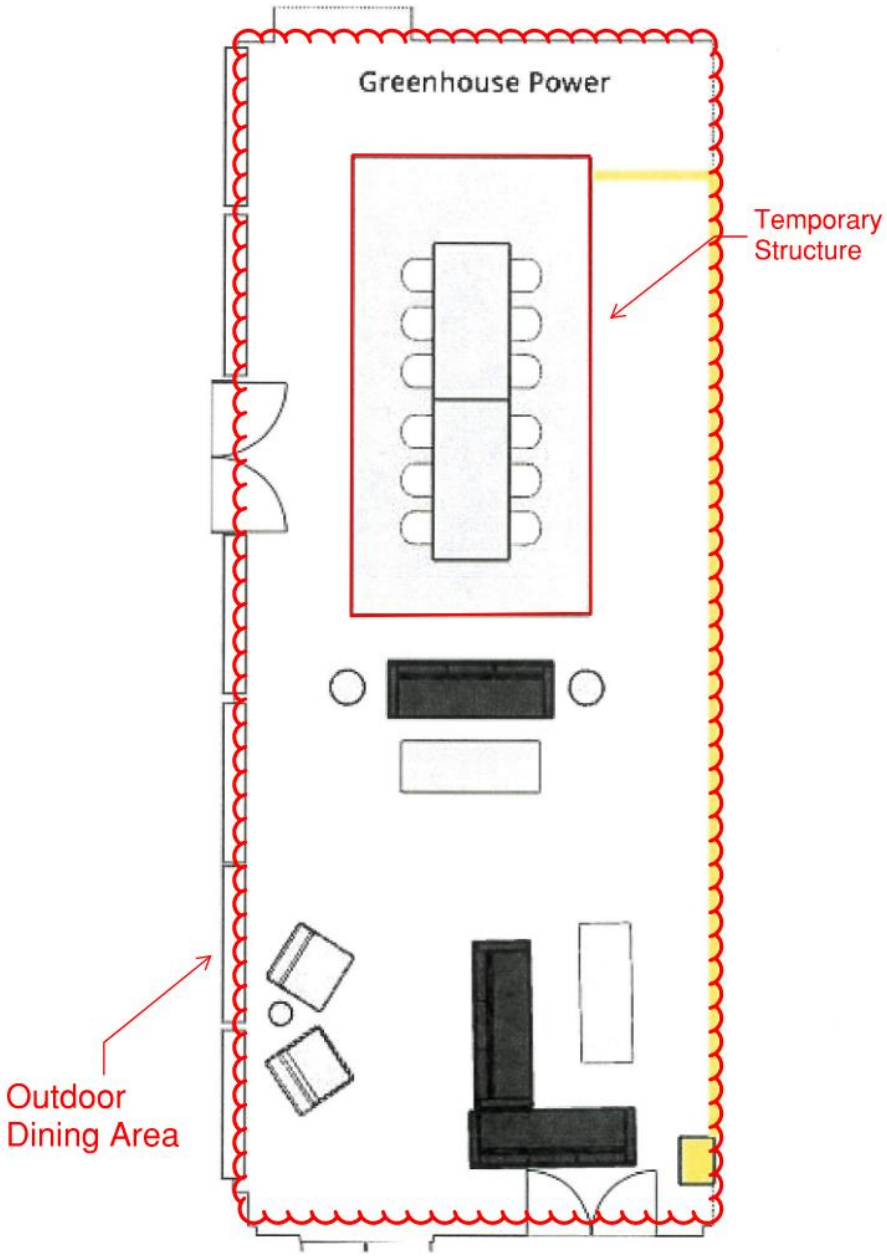


Figure 3: Temporary Structure on the Existing Pedestrian Bridge Plaza

Analysis

See Final Action Letter for analysis.

The Development Review Committee reviewed the proposal on October 21, 2025 and confirmed the proposal conforms to their required standards.[2]

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

Department Review
The Planning Department and Executive Department reviewed this report.

Notice
Staff published notice on the City's website and the Utah Public Notice website and posted notice to the property on November 10, 2025. Staff mailed courtesy notice to adjacent property owners on November 10, 2025.[3]

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

Alternatives
The Planning Director may:

- Approve the three-year Temporary Structure installation at the Goldener Hirsch.
- Deny the three-year Temporary Structure installation and direct staff to make Findings for the denial.
- Request additional information and continue the discussion to a date certain.

Exhibits
A: Draft Final Action Letter
B: Goldener Hirsch Hotel CUP Approval
C: Temporary Structure and Outdoor Dining ACUP
D: Proposed Plans
E: Easement Owner Permission Letter

[3] LMC § 15-1-21

Planning Department

November 20, 2025

Jamie Martin

CC: C. Hope Eccles, Goldener Hirsch

NOTICE OF PLANNING COMMISSION ACTION

Description

Address:	7520 Royal Street
Zoning District:	Residential Development, Sensitive Land Overlay
Application:	Administrative Conditional Use Permit
Project Number:	PL-25-06741
Action:	APPROVED WITH CONDITIONS (See Below)
Date of Final Action:	November 20, 2025
Project Summary:	The Applicant proposes installing a 215-square-foot Temporary Structure for up to 16 people to be used for dining during the winter ski season (not to exceed 180 days) for three years at the Goldener Hirsch.

Action Taken

On November 20, 2025, the Planning Commission conducted a public hearing and approved the Conditional Use Permit according to the following findings of fact, conclusions of law, and conditions of approval.

Findings of Fact

1. The proposed Temporary Structure complies with the Residential Development (RD) Zoning District Requirements.
    a. Front Setback - 20 Feet, Side Setback - 12 Feet, Rear Setback - 15 Feet.
        i. The proposed Temporary Structure is located within the existing pedestrian bridge easement that is suspended above Sterling Court, a private street. The Applicant received approval from the easement owner for the proposed Temporary Structure.
    b. Detached Accessory Structures must not exceed 18 feet in height from Final Grade.

i. The proposed Temporary Structure is approximately 9 feet in height from Final Grade.

2. The proposal complies with the Temporary Structure criteria in Land Management Code (LMC) Section 15-4-16.
    a. The Applicant proposes to install the Temporary Structure annually for the winter ski season for three years, not to exceed 180 days each season.
    b. The Applicant shall provide written notice of the Property Owner's permission.
        i. The submitted application form is signed by C. Hope Eccles and the Applicant provided an approval letter from the owner of the pedestrian bridge easement for the Temporary Structure.
    c. The proposed Use should not diminish existing parking. Any net loss of parking shall be mitigated in the Applicant's plan.
        i. 76 Parking Spaces were required as part of the original CUP approval for the Goldener Hirsch. 95 Parking Spaces were platted and constructed for the Goldener Hirsch. The proposed Temporary Structure will not diminish existing Parking Spaces, and the excess of existing Parking Spaces will mitigate any additional parking demand.
    d. The proposed Use shall not impede pedestrian circulation, emergency Access, or any other public safety measure.
        i. The Temporary Structure is located on the existing pedestrian plaza and will not encroach into or affect the existing pedestrian walkway.
        ii. The Development Review Committee (DRC) reviewed the proposal and confirmed the Temporary Structure conforms with their requirements.
    e. The Use shall not violate the Noise Ordinance, Municipal Code Chapter 6-3.
        i. See Condition of Approval 3.
    f. The Use shall comply with the LMC, the signage shall comply with the Sign Code, Title 12, and the lighting shall comply with Illumination Section 12-4-9.
        i. No Signs or Outdoor Lighting are proposed or approved with this Application, see Condition of Approval 4.

g. The Use shall not violate the Summit County Health Code, the Fire Code, or State Regulations on mass gathering.
    i. See Condition of Approval 5.
h. The Use shall not violate the International Building Code.
    i. See Condition of Approval 7.
i. The Applicant shall adhere to all applicable City and State licensing ordinances.
    i. See Condition of Approval 7.

3. The proposal complies, as conditioned, with the Conditional Use Permit criteria outlined in Land Management Code Section 15-1-10(E).
    a. Size and location of the Site
        i. The proposed Temporary Structure will be installed throughout the winter ski season for three years, not to exceed 180 days, and will provide users of the Goldener Hirsch restaurant with additional dining opportunities in the winter.
    b. Traffic considerations including capacity of the existing Streets in the Area
        i. The Engineering Department's Traffic Impact Study (TIS) Guidelines require a TIS if a development will generate 25 or more net new vehicle trips during the weekday AM or PM peak hour or other analysis hour at the discretion of Park City staff.
        ii. The Goldener Hirsch does not allow non-lodging or public parking on-site. The proposed Temporary Structure is for skiers and guests already staying at the hotel and will not generate 25 or more new vehicle trips.
    c. Utility capacity, including Storm Water run-off
        i. The DRC reviewed the proposal on October 21, 2025, and confirmed the proposal conforms with all utility and storm water run-off requirements.
    d. Emergency vehicle Access
        i. The Park City Fire District reviewed the proposal on October 21, 2025, and confirmed the proposal conforms with all emergency vehicle access requirements.
    e. Location and amount of off-Street parking
        i. The Goldener Hirsch does not allow non-lodging or public parking on-site. The proposed Temporary Structure is for skiers and guests already staying at the hotel.

f. Internal vehicular and pedestrian circulation system
    i. The proposed Temporary Structure will be located on the existing pedestrian plaza above Sterling Court and will not encroach into or affect the existing pedestrian walkway or internal vehicular system.
g. Fencing, Screening, and landscaping to separate the Use from adjoining Uses
    i. Adjacent uses (ski resort and lodging) are compatible with the proposed Temporary Structure, and no additional Fencing, Screening, or Landscaping are proposed.
h. Building mass, bulk, and orientation, and the location of Buildings on the Site; including orientation to Buildings on adjoining Lots
    i. The proposed Temporary Structure is 215 square feet and will be oriented towards the existing Restaurant and pedestrian plaza. The proposed Temporary Structure is appropriate in size and scale for the Site because it will not impede the existing pedestrian circulation system.
i. Usable Open Space
    i. The proposed Temporary Structure will not decrease the required amount of Open Space from the approved MPD because it is installed on an existing and platted pedestrian bridge.
j. Signs and lighting
    i. No Signs or Lighting are proposed or approved with this Application.
k. Physical design and Compatibility with surrounding Structures in mass, scale, style, design, and architectural detailing
    i. The proposed Temporary Structure is appropriate in size, scale, and design for the intended Use. The Temporary Structure is constructed with glass and metal and can hold approximately 16 people.
l. Noise, vibration, odors, steam, or other mechanical factors that might affect people and Property Off-Site
    i. No Signs, speakers or outdoor lighting are proposed or approved with this Application.
m. Control of delivery and service vehicles, loading and unloading zones, and Screening of trash and recycling pickup Areas

i. The proposed location of the Temporary Structure will not affect any loading or unloading zones. Condition of Approval 9 requires all trash and recycling to be located inside the Goldener Hirsch.

n. Expected Ownership
   i. The submitted application form is signed by C. Hope Eccles and the Applicant provided a letter from the owner of the pedestrian bridge easement.

o. Within and adjoining the Site, Environmentally Sensitive Lands, Physical Mine Hazards, Historic Mine Waste and Park City Soils Ordinance, Steep Slopes, and appropriateness of the proposed Structure to the existing topography of the Site
   i. The Temporary Structure is not on or near Steep Slopes, Physical Mine Hazards, or Mine Waste, and is outside of the Park City Soils Ordinance boundary.

p. Reviewed for consistency with the goals and objectives of the Park City General Plan
   i. The proposed Use of the Site is consistent with Strategy 1E of the Small Town Feel Focus Area of the 2025 General Plan, as it provides a comfortable visitor experience and supports the resort economy.

q. Radon mitigation
   i. There is no residential component to this ACUP.

Conclusions of Law

1. The proposal complies with the LMC requirements pursuant to Chapter 15-2.13 Residential Development Zoning District, Section 15-4-16 Temporary Structures, Tents, and Vendors, and Section 15-1-10 Conditional Use Review Process.
2. The use will be compatible with surrounding Structures in use, scale, mass, and circulation.
3. The effects of any differences in use or scale have been mitigated through careful planning.

Conditions of Approval

1. Final building plans and construction details shall reflect substantial compliance with the final plans dated October 10, 2025, submitted to the Planning Department and reviewed November 20, 2025, by the Planning Director.

2. The Applicant is responsible for notifying the Planning Department prior to making any changes to the approved plans. Any changes, modifications, or deviations from the approved scope of work shall be submitted in writing for review and approval/denial in accordance with the applicable standards by the Planning Director prior to installation.
3. The Applicant shall adhere to Municipal Code of Park City Chapter 6-3, Noise.
4. If Outdoor Lighting is proposed to be installed, it requires compliance with the dark sky code (LMC Section 15-5-5(J)) and Planning Department review and approval.
5. The Use shall not violate the Summit County Health Code, the Fire Code, or State Regulations on mass gathering.
6. The Applicant shall submit an annual fire permit for review and approval by the Fire Marshal prior to installation each year.
7. The Applicant shall adhere to all applicable City and State licensing ordinances and the International Building Code.
8. The Temporary Structure shall not be used for private events or for use not associated with Goldener Hirsch guests.
9. All trash and recycling receptacles must be located inside the Goldener Hirsch and not visible to guests.
10. The annual installation shall not exceed 180 days.
11. This ACUP approval grants permission for a Temporary Structure to be installed annually on the pedestrian bridge plaza for three winter seasons: 2025/2026, 2026/2027, and 2027/2028. After the 2028 winter season, the Planning Department will review the conditions, and the applicant must apply for an extension if they wish to continue using the structure.

If you have questions or concerns regarding this Final Action Letter, please call 385-481-2036 or email virgil.lund@parkcity.gov.

Sincerely,

Planning Director
Rebecca Ward

CC: Virgil Lund

PARK CITY 1884
PLANNING DEPARTMENT

December 12, 2016

Hope Eccles
First Security Bank Building
79 S. Main Street
2nd Floor
Salt Lake City, UT 84111

NOTICE OF PLANNING COMMISSION ACTION

Application #	PL-15-02967
Address	7520, 7530, 7540, 7570 Royal Street
Description	Conditional Use Permit
Action Taken	Approved with conditions
Date of Action	November 30, 2016

On November 30, 2016, the Park City Planning Commission called a meeting to order, a quorum was established, a public meeting was held, and the Planning Commission approved your application based on the following findings of fact, conclusions of law, and conditions of approval:

Findings of Fact:

1. The property is located at 7520-7570 Royal Street East with access proposed off of Sterling Court, a private street.
2. The property is zoned Residential Development subject to the Eleventh Amended and Restated Large Scale Master Planned Development, aka Deer Valley MPD, as amended.
3. On October 16, 2015, the applicant submitted a request for a Conditional Use Permit for an expansion of the existing Goldener Hirsch Inn located at 7520-7570 Royal Street East.
4. This Conditional Use Permit is subject to approval of the proposed 12th Amended and Restated Large Scale Deer Valley Master Planned Development Permit, submitted on April 27, 2016, for concurrent review. The MPD amendment application requests to combine Silver Lake Village Lots F, G and H into one Lot I and to transfer 843 sf of residential uses (0.4215 UE) from Lot D to Lot I. Lot D would be reduced to 5.5785 UE of residential uses.
5. This Conditional Use Permit is subject to approval of the Second Amended Re-Subdivision of Lots No.1 and No. 2 Silver Lake No. 1 Subdivision plat amendment, submitted on October 16, 2016, for concurrent review. The plat amendment application requests combination of Silver Lake Village Lots F, G, and H into one lot, Lot I.
6. The 1.17 acre Lot I is currently vacant undeveloped land that has been used as a temporary parking lot for Silver Lake Village and Deer Valley Resort for thirty years

or more. This property provides approximately 60 temporary parking spaces (depending on the level of parking management) on a roughly paved surface.

7. The Deer Valley MPD assigns a total of 34 UE to Silver Lake Village Lots F, G and H and 6 UE to Silver Lake Village Lot D.
8. The Twelfth Amendment to the Deer Valley MPD notes that Lot D is assigned 2,062 square feet of commercial area plus support commercial uses.
9. Lot D is the location of the existing Goldener Hirsch Inn. The Hirsch currently has a total of 11,104 sf of residential floor area (20 separate units). The DV MPD allocated 6 UE of residential density (12,000 sf). The existing building also contains 3,493 sf of platted commercial floor area, based on the Golden Deer Condominium and First Amended Golden Deer Condominium plats. This support commercial (restaurant, bar, lounge, gift shop, front desk, etc.) consists of 2,062 sf of DV MPD assigned commercial and 1,431 sf of support commercial approved with the 1988 Golden Deer (MPD) approval. An additional 500 sf of support meeting space was also approved.
10. At the time of MPD approval support commercial/support meeting space was based on the total floor area of the building minus the parking garage and support commercial (24,693 sf). A total of 4,532 sf of support commercial/support meeting space was permitted (2,062 sf from DV MPD and 2470 sf based on the building floor area).
11. The total existing support commercial and support meeting space in the Goldener Hirsch Inn is 3,993 sf (3,493 of platted commercial floor area plus the 500 sf of common area meeting space on the second floor). No changes are proposed to the commercial areas.
12. The MPD does not assign commercial to Lots F, G, and H (aka Lot I). These Lots are allowed support commercial calculated per the LMC at the time of approval of the CUP. The applicants are not proposing support commercial with this permit.
13. On October 16, 2015, the Planning Department received a complete application for a Conditional Use Permit (CUP) requesting approval for a total of 68,843 sf (34.4215 UE) of residential uses, for 38 residential units ranging in size (area) from 570 to 2,379 square feet. The total residential floor area includes the 843 sf (0.4215 UE) transferred from the existing Inn (on Lot D) and the 68,000 sf (34 UE) entitled with the Deer Valley MPD for Lots F, G, and H, per the proposed 12th Amended Deer Valley MPD.
14. The project has a total of 31 lockouts associated with the 38 units to facilitate the viability of existing hotel operations. The lockout unit floor area is included in the total unit area and the parking calculations.
15. The proposed building is oriented towards Sterling Court and generally has a north/south axis. The site is broken into more than one volumetric mass in order to match the scale of the surrounding buildings. The north building contains sixteen units ranging from 2,180 to 2,265 sf. and an ADA unit on the ground floor. The center building contains six units of approximately 2,000 to 2,379 sf and includes the lobby and amenities. The south building contains sixteen units comprised of eight 570- 588 sf hotel rooms and eight units of approximately 1,808 sf to 2,205 sf
16. The total proposed building area is 154,578 square feet. Included in the total area, in addition to the 68,843 square feet of residential units, are approximately 8,300 square feet of residential accessory uses (recreation amenities, business center,

workout area, etc.); 22,878 square feet of circulation, back of house, restrooms, etc.), 3,398 square feet of support meeting space, a 2,162 square foot required ADA unit as common area, and 49,077 sf of parking garage (in addition to the 68,843 square feet of residential units). This area is exclusive of any unenclosed porches, decks, and patios.

17. No UE are required for residential accessory uses, support meeting space, back of house area, or the parking garage. No support commercial uses are proposed with this Conditional Use Permit.
18. The Deer Valley MPD does not require open space on this parcel as the unit equivalent formula is used for density calculations.
19. Building Height allowed per the Deer Valley MPD is 59' (plus 5' to 64'), provided that the peak of the roof does not exceed USGS elevation 8186'. The base elevation is identified as USGS elevation 8122'. The proposed building does not exceed USGS elevation 8186' to the highest part of the roof.
20. The proposed building is similar in physical design, mass, and scale to surrounding buildings and while different than surrounding structures in terms of architectural style, design, and character, the proposed building has elements that provide a continuity and compatibility of design for the Silver Lake Village. By incorporating similar design elements and materials, as required by the Deer Valley Design Review Board, the applicant has worked to make the building compatible with surrounding structures in terms of style, design, and detailing. By reducing the amount of glazing, reworking the balcony design, and provided additional building articulation, particularly along Royal Street, the revised building is more compatible with the general architectural theme of the Village while providing a more updated and fresh style to the area. The proposed design does not detract from the overall architectural character of the area.
21. Final design approval by the Deer Valley Architectural Review Board is a requirement of the Deer Valley MPD.
22. Parking requirements are based on the size and number of residential units. A minimum of 76 spaces are required for the number and sizes of proposed units. A total of 110 parking spaces are proposed within an underground parking garage. Thirty-four extra parking spaces will be available for flexible use for public parking and overflow.
23. The Goldener Hirsch will continue to meet the parking requirements for the remaining residential units with existing underground parking under the Goldener Hirsch Inn building. A hotel managed shuttle service is proposed to reduce traffic trips. Guest parking will be managed through valet service within the parking structure.
24. A final utility plan, including location and details for storm water facilities and dry utilities, to be located on the property, in addition to all other utilities, will be provided with the building permit plans for final approval by the City Engineer, SBWRD, and the Fire District.
25. Sterling Court provides access, including emergency access, to the project from Royal Street East. There is a fire code compliant turn around area at the southern end of the Court. Enhanced fire protection and emergency access for the west side of the property were coordinated with the adjacent property owner (Stein's) and will be reflected on the final utility and fire protection plans to be submitted with the

building permit plans.

26. Enhanced pedestrian pathways along the eastern property line are proposed, as well as pedestrian pathways and outdoor plazas between the spa pool area and the recreation area and ski locker rooms.
27. Natural vegetation on the southern portion of the site includes native grasses and shrubs.
28. Four existing buildings in the Silver Lake Village area with access off of Sterling Court (Goldener Hirsch, Royal Plaza, The Inn, and Mt Cervin) generally have a north-south orientation and are similar in height and scale to the proposed building as designed with vertical and horizontal articulation and massing broken into three main components.
29. The Land Management Code allows for 20' setbacks along Royal Street (25' for front facing garage), 12' side setbacks, and 15' rear setbacks. The proposed building has a 20' setback along Royal Street, a 15' setback along Sterling Court (a private street) (per the subdivision plat), a 12' setback along the west side property line and a 15' rear setback adjacent to the Mt. Cervin property line. The Planning Commission may alter interior setbacks within the Deer Valley MPD at the time of review of the associated plat amendment.
30. All exterior lights and signs must comply with the applicable Park City ordinances and code. Exterior lights must be identified on the building permit plans and shall be down-directed and shielded. No additional signs are proposed with this permit. Approval of a sign permit is required prior to installation of any new regulated signs.
31. A condominium plat and condominium declaration to identify private, common, and limited common areas shall be recorded prior to sale of any unit.
32. The Deer Valley MPD is not subject to the requirements of the Sensitive Lands Overlay.
33. The site is within the area subject to the City's Urban Wildland Interface Ordinance for fire prevention.
34. On January 13, 2016 the Planning Commission discussed the proposal, conducted a public hearing, and continued the item to February 24, 2016.
35. On February 24, 2016 the public hearing was continued to a date uncertain. There was no public input provided at the hearings on January 13th or February 24th, 2016.
36. Staff received public input from a neighboring property owner in May expressing safety concerns with the driveway access onto Sterling Court; the height of the proposed sky bridge blocking views; and potential pedestrian conflicts with service vehicles, cars, and emergency vehicles if access is permitted on Sterling Court instead of Royal Street East.
37. The project was on hold until August 2016 for the applicant to resolve ownership and utility issues.
38. Staff maintained contact with the property owner and upon receipt of revised plans and contacted this neighbor to set up a meeting to discuss the above mentioned safety concerns.
39. The applicant provided a traffic and safety analysis of the project on September 20, 2016 for inclusion in the Planning Commission packet.
40. On September 28, 2016, the City Engineer provided a memo addressing the safety and adequacy of Sterling Court and made a finding that Sterling Court should function adequately with the added density and should not be a safety concern.

41. Legal notice was published in the Park Record and on the Utah Public Notice Website on September 9, 2016 and the property was re-posted on September 14, 2016 for the September 28, 2016 hearing. Courtesy mailing was provided to the property owners within 300' of the property.
42. The Conditional Use Permit application was reviewed for consistency with the Park City General Plan.
43. The applicant stipulates to the conditions of approval.

Conclusions of Law:

1. The CUP is consistent with the Deer Valley Master Planned Development, as amended and the Park City Land Management Code.
2. The proposed use will be compatible with the surrounding structures in use, scale, mass and circulation.
3. The effects of any differences in use or scale have been mitigated through careful planning.

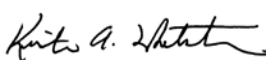
Conditions of Approval:

1. The plans and application for a Building Permit must be in substantial compliance with the plans reviewed by the Planning Commission on November 30, 2016.
2. This Conditional Use Permit is subject to approval of the proposed 12th Amended and Restated Large Scale Master Planned Development Permit and the Re-Subdivision of Lots No.1 and No. 2 Silver Lake No. 1 Subdivision plat.
3. Prior to building permit issuance the amended subdivision plat for Silver Lake Village to combine Lots F, G, and H into one lot of record, shall be recorded at Summit County. The plat shall identify the 15' setbacks along Sterling Court.
4. Prior to building permit issuance a final landscape plan shall be reviewed and approved by the Planning and Building Departments.
5. Prior to building permit issuance the plans shall be approved by the Deer Valley Architectural Review Board.
6. The final landscape plan shall comply with the City's Wildland Urban Interface Ordinance for defensible space and fire prevention. Drought tolerant landscaping and water conservation measures shall be used per requirements in the LMC.
7. All conditions of approval of the Deer Valley Master Planned Development, as amended, apply to this project.
8. A Construction Mitigation Plan shall be submitted at the time of Building Permit application. The Plan shall include a regulation for construction traffic, including how excavated materials will leave the site. Downhill truck traffic is required to use Marsac Avenue, a State Highway, rather Royal Street, a residential city collector street due to the location of an emergency run-away truck ramp off Marsac Avenue, unless otherwise authorized by the City Engineer and Chief Building Official. The CMP shall address closure dates due to Special Events, as well as other items requested by the Chief Building Official.
9. All exterior lights and signs must comply with applicable Park City ordinances and codes.
10. Exterior lighting must be identified on the building permit plans and shall be down-directed and shielded. Any existing, non-conforming exterior lighting shall be brought into compliance with the current LMC requirements.

11. Approval of a sign permit is required prior to installation of any regulated signs.
12. A final utility plan shall be provided with the building permit application for final approval by the City Engineer, SBWRD, and the Fire District prior to building permit issuance.
13. A final fire protection plan must be submitted to and approved by the Chief Building Official and Fire District prior to Certificate of Occupancy.
14. Sterling Court meets the minimum width of 20' for emergency access. No parking is permitted along the Court and curbs shall be painted and/or signed to clearly mark the 20' fire lane.
15. As common area, the required ADA unit may not be sold. A residential unit must be rented in conjunction with the ADA unit unless the ADA unit is included in the total residential UE.
16. All exterior mechanical vents and extrusions shall be painted to match the exterior siding materials.
17. Exterior mechanical equipment shall be screened to mitigate for any mechanical factors that might affect people and property off-site.
18. Standard Project Conditions of Approval apply to this project.
19. Storm water system must retain the first flush of a storm as defined by the State of Utah. Storm water system shall be shown on the final utility plan.
20. Above ground dry utility facilities shall be located on the property.
21. Pool and plaza hours are limited from 7AM to 10PM and compliance with the Park City noise ordinance is required.
22. Applicant shall submit a report and evidence of noise, disturbance, and activity complaints on and off-site, including the resolution of any complaint matters, to the Planning Commission one year from issuance of Certificate of Occupancy. Staff will provide an update to the Planning Commission. The Commission may add additional Conditions of Approval to meet the Conditional Use Permit requirements for mitigation of noise, based on the report and evidence of complaints.
23. Outdoor activities on the Plaza, including outdoor dining and outdoor events, require compliance with the Land Management Code, including approval of administrative Conditional Use permits, if applicable.

If you have questions regarding your project or the action taken please contact me at (435) 615-5066 or kirsten@parkcity.org.

Sincerely,



Kirsten Whetstone, MS, AICP
Senior Planner

Park City Planning Department
PO Box 1480
Park City, UT 84060

PARK CITY 1884

Planning Department

January 9, 2025

Jamie Miller
7520 Royal Street

CC: C Hope Eccles

NOTICE OF PLANNING DIRECTOR ACTION

Description

Address:	7520 Royal Street, Goldener Hirsch
Zoning District:	Residential Development, Sensitive Land Overlay
Application:	Administrative Conditional Use Permit
Project Number:	PL-24-06359
Action:	APPROVED WITH CONDITIONS (See Below)
Date of Final Action:	January 9, 2025
Project Summary:	The Applicant proposes a 215-square-foot Temporary Structure and Outdoor Dining on the existing pedestrian plaza at the Goldener Hirsch.

Action Taken

On January 9, 2025, the Planning Director designee conducted a public hearing and approved the Temporary Structure and Outdoor Dining according to the following findings of fact, conclusions of law, and conditions of approval.

Findings of Fact

1. The Applicant proposes the one-time installation of a 215-square-foot Temporary Structure for up to 16 people with a height of nine feet from Final Grade on the existing pedestrian bridge plaza at the Goldener Hirsch to be removed by June 1, 2025. Future installations of Temporary Structures will require an ACUP.
2. The Applicant also proposes a 730-square-foot ongoing Outdoor Dining Area for up to 40 people when the Temporary Structure is removed.

3. According to the Applicant, during the time when the Temporary Structure is installed, Outdoor Dining will be limited to the area covered by the Temporary Structure.
4. The Applicant has used the pedestrian bridge plaza at the Goldener Hirsch as Outdoor Dining for 40 people since 2016 without approval from the Planning Department. The proposed ACUP would allow Outdoor Dining (without the Temporary Structure) for up to 40 people to continue year-round at the Goldener Hirsch.
5. LMC § 15-15-1 Defined Terms defines "Temporary Structure":
    a. Temporary Structure: A standalone Structure, or a Structure that is partially affixed to an existing Building on a temporary basis not to exceed 180 days as set forth by the International Building Code.
6. The Building Code limits installations of Temporary Structures to no more than 180 days. See Condition of Approval 4.
7. 7520 Royal Street (Goldener Hirsch) is part of the Deer Valley Resort 12th Amended and Restated Large Scale Master Planned Development (MPD). On November 30, 2016, the 12th Amended Deer Valley MPD was approved by the Planning Commission.
8. On December 12, 2016, the Planning Commission approved a Conditional Use Permit (CUP) for the Goldener Hirsch. Condition of Approval 23 from the 2016 Final Action Letter states: "Outdoor activities on the Plaza, including Outdoor Dining and outdoor events, require compliance with the Land Management Code, including approval of Administrative Conditional Use permits, if applicable."
9. There are no records of an approved ACUP for Outdoor Dining or Temporary Structures on the pedestrian bridge plaza at the Goldener Hirsch.
10. The Applicant installed the Temporary Structure without a building permit or Planning approval and now seeks an ACUP for continued use of the Temporary Structure through June 1, 2025, and ongoing Outdoor Dining for up to 40 people.
11. The proposed Temporary Structure to be installed through June 1, 2025, and ongoing Outdoor Dining complies with the Residential Development Zoning District Requirements outlined in LMC Chapter 15-2.13.
    a. Setbacks
        i. The proposed Temporary Structure is located within the existing pedestrian bridge easement that spans Sterling Court, a private street. The Applicant received approval from the easement owner for the proposed Temporary Structure.

ii. The proposed Outdoor Dining area for up to 40 people is also located within the existing pedestrian bridge easement that spans Sterling Court. The Applicant shall obtain permission from the Silver Lake Village Plaza Association prior to Outdoor Dining furniture installation on the pedestrian bridge plaza. See Condition of Approval 13.

b. Building Height
   i. The proposed Temporary Structure is approximately 9 feet in height from Final Grade. Furniture associated with Outdoor Dining must comply with height.

12. The proposed Temporary Structure to be installed through June 1, 2025, and ongoing Outdoor Dining complies with the Sensitive Land Overlay Requirements outlined in LMC Chapter 15-2.21.
    a. The Goldener Hirsch was approved under the 12th Amended Deer Valley Large Scale MPD which states (regarding the Applicability of the Sensitive Land Overlay): "Site Planning standards can be applied only to the extent they do not unequivocally reduce vested density. Limits of disturbance, vegetation protection, and building design standards do apply." The Outdoor Dining and Temporary Structure are located on the existing pedestrian plaza (within the platted easement) and will not affect any vegetation or Sensitive Land.
13. The proposed Temporary Structure complies with the Temporary Structures, Tents, and Vendors Requirements outlined in LMC Section 15-4-16
    a. The Applicant shall provide written notice of the Property Owner's permission.
       i. The submitted application form is signed by C. Hope Eccles and the Applicant provided an approval letter from the owner of the pedestrian bridge easement for the Temporary Structure.
    b. The proposed Use should not diminish existing parking. Any net loss of parking shall be mitigated in the Applicant's plan.
       i. 76 Parking Spaces were required as part of the original CUP approval for the Goldener Hirsch. 95 Parking Spaces were platted and constructed for the Goldener Hirsch. The proposed Temporary Structure will not diminish existing Parking Spaces, and the excess of existing Parking Spaces will mitigate any additional parking demand.

c. The proposed Use shall not impede pedestrian circulation, emergency Access, or any other public safety measure.
    i. The Temporary Structure is located on the existing pedestrian plaza and will not encroach into or affect the existing pedestrian walkway. On December 17, 2024, the Development Review Committee reviewed the proposal and confirmed the Temporary Structure conforms with their requirements.
d. The Use shall not violate the Noise Ordinance, Municipal Code Chapter 6-3.
    i. Condition of Approval 5 requires adherence to the Noise Ordinance outlined in municipal Code Chapter 6-3.
e. The Use shall comply with the LMC, the signage shall comply with the Sign Code, Title 12, and the lighting shall comply with Illumination Section 12-4-9.
    i. No Signs or Outdoor Lighting are proposed or approved with this Application. See Condition of Approval 6.
f. The Use shall not violate the Summit County Health Code, the Fire Code, or State Regulations on mass gathering.
    i. See Condition of Approval 7.
g. The Use shall not violate the International Building Code.
    i. Condition of Approval 8 requires the Applicant to submit a Building Permit for review and approval.
h. The Applicant shall adhere to all applicable City and State licensing ordinances.
    i. See Condition of Approval 9.

14. The proposed Outdoor Dining Area complies with the Outdoor Dining Requirements outlined in LMC Section 15-4-21(B)(1) Outdoor Dining.
    a. The proposed seating Area is located on private Property or leased public Property and does not diminish parking or landscaping.
        i. The proposed Outdoor Dining area for up to 40 people is located within the existing pedestrian bridge easement that spans Sterling Court. The Applicant shall obtain permission from the Silver Lake Village Plaza Association prior to Outdoor Dining furniture installation on the pedestrian bridge plaza. See Condition of Approval 13.
    b. The proposed seating Area does not impede pedestrian circulation.

i. The proposed Outdoor Dining Area will be located on the existing pedestrian plaza and will not encroach into or affect the existing pedestrian walkway. See Condition of Approval 12.

c. The proposed seating Area does not impede emergency Access or circulation
   i. The Development Review Committee reviewed the proposal on December 12, 2024 and confirmed the proposal conforms with their requirements. The Park City Fire District reviewed the proposal on December 18, 2024 and confirmed emergency access will not be impacted.
d. The proposed furniture is Compatible with the Streetscape.
   i. The existing furniture for Outdoor Dining includes outdoor couches with wood and plastic tables and chairs for dining and lounging. The maximum approved capacity is 40 people.
e. No music or noise is in excess of the City Noise Ordinance, Title 6.
   i. Condition of Approval 5 requires adherence to the Noise Ordinance outlined in municipal Code Chapter 6-3.
f. No Use after 10:00 pm.
   i. See Condition of Approval 10.
g. Review of the Restaurant's seating capacity to determine appropriate mitigation measures in the event of increased parking demand.
   i. The restaurant at Goldener Hirsch has an indoor seated capacity of 125 people. The proposed Outdoor Dining adds 40 seats, for a total capacity of 165. 76 Parking Spaces were required as part of the original CUP approval for the Goldener Hirsch. 95 Parking Spaces were platted and constructed for the Goldener Hirsch. The proposed Outdoor Dining will not diminish any existing Parking Spaces, and the excess of Parking Spaces constructed should mitigate any additional parking demand created by the ongoing Outdoor Dining.

15. The proposal, as conditioned, complies with the Conditional Use Permit criteria outlined in LMC § 15-1-10(E).
    a. There are certain Uses that, because of unique characteristics or potential impacts on the municipality, surrounding neighbors, or adjacent land Uses, may not be Compatible in some Areas or may be Compatible only if

certain conditions are required that mitigate or eliminate the detrimental impacts.

b. The Planning Staff shall approve a Conditional Use if reasonable conditions are proposed, or can be imposed, to mitigate the reasonably anticipated detrimental effects of the proposed Use in accordance with applicable standards. The Planning Staff may deny the Conditional Use if the proposed Use cannot be substantially mitigated by the proposal or imposition of reasonable conditions to achieve compliance with applicable standards. LMC § 15-1-10.
c. Size and location of the Site
    i. The proposed Temporary Structure to be installed through June 1, 2025, and ongoing Outdoor Dining for up to 40 people, will be located on the existing pedestrian bridge plaza and will provide users of the existing restaurant with additional dining opportunities in the winter.
d. Traffic considerations including capacity of the existing Streets in the Area
    i. The proposed Temporary Structure and Outdoor Dining will not increase the amount of traffic in the neighborhood. The Engineering Department's Traffic Impact Study (TIS) Guidelines require a TIS if a sit-down restaurant exceeds 2,500 square feet. The proposed Temporary Structure is 215 square feet and the total square footage for the Outdoor Dining Area is approximately 730 square feet and does not trigger a TIS.
e. Utility capacity, including Storm Water run-off
    i. The Development Review Committee reviewed the proposal on December 17, 2024 and confirmed the proposal conforms with their requirements.
f. Emergency vehicle Access
    i. The Development Review Committee reviewed the proposal on December 17, 2024 and confirmed the proposal conforms with their requirements. The Park City Fire District reviewed the proposal on December 18, 2024 and confirmed emergency access will not be impacted.
g. Location and amount of off-Street parking
    i. The restaurant at Goldener Hirsch has an indoor seated capacity of 125 people. The proposed Outdoor Dining would add 40 additional

seats, for a total capacity of 165 people. 76 Parking Spaces were required as part of the original CUP approval for the Goldener Hirsch. 95 Parking Spaces were platted and constructed for the Goldener Hirsch. The proposed Temporary Structure and ongoing Outdoor Dining will not diminish any existing Parking Spaces, and the excess of Parking Spaces constructed should mitigate any additional parking demand created by the Outdoor Dining.

h. Internal vehicular and pedestrian circulation system
    i. The proposed Temporary Structure and furniture associated with ongoing Outdoor Dining will be located on the existing pedestrian plaza above Sterling Court and will not encroach into or affect the existing pedestrian walkway or internal vehicular system. See Condition of Approval 12.
i. Fencing, Screening, and landscaping to separate the Use from adjoining Uses
    i. Adjacent uses (ski resort and lodging) are compatible with the proposed Temporary Structure and ongoing Outdoor Dining and no additional Fencing, Screening, or Landscaping are proposed.
j. Building mass, bulk, and orientation, and the location of Buildings on the Site; including orientation to Buildings on adjoining Lots
    i. The proposed Temporary Structure is 215 square feet and will be oriented towards the existing restaurant and pedestrian plaza. The proposed Temporary Structure is appropriate in size and scale for the Site because it will not impede the existing pedestrian circulation system.
    ii. The furniture associated with ongoing Outdoor Dining includes white plastic tables and chairs and metal furniture.
k. Useable Open Space
    i. The proposed Temporary Structure and ongoing Outdoor Dining will not decrease the required amount of Open Space from the approved MPD because they are installed on an existing and platted pedestrian bridge.
l. Signs and Lighting
    i. No Signs or Lighting are proposed with this Application.
m. Physical Design and Compatibility with Surrounding Structures

i. The proposed Temporary Structure is appropriate in size, scale, and design for the intended Use. The Temporary Structure is constructed with glass and metal and can hold approximately 16 people. The furniture associated with the ongoing Outdoor Dining includes white plastic tables and chairs and metal furniture

n. Noise, Vibration, Odors, Steam, or Other Mechanical Factors
   i. No Signs, speakers, or Outdoor Lighting are proposed or approved with this Application.

o. Control of Delivery and Service Vehicles, Loading and Unloading Zones, and Screening of Trash and Recycling Pickup Areas
   i. The proposed location of the Temporary Structure and ongoing Outdoor Dining Area will not affect any loading or unloading zones. Condition of Approval 11 requires all trash and recycling to be located inside the Goldener Hirsch.

p. Expected Ownership and Management
   i. The submitted application form is signed by C. Hope Eccles and the Applicant has provided a letter from the owner of the pedestrian bridge easement.

q. Within and Adjoining the Site, Environmentally Sensitive Lands, Physical Mine Hazards, Historic Mine Waste, and Park City Soils Ordinance, Steep Slopes, and Appropriateness of the Proposed Structure to the Existing Topography of the Site
   i. The location of the Temporary Structure is not on or near Steep Slopes, Physical Mine Hazards, or Mine Waste, and is outside of the Park City Soils Ordinance. The proposed Temporary Structure and ongoing Outdoor Dining are located on an existing pedestrian plaza.

r. Reviewed for Consistency with the Goals and Objectives of the Park City General Plan
   i. The proposed Use of the Site is consistent with the objectives of the Upper Deer Valley Neighborhood in the General Plan, as it provides a comfortable visitor experience and supports the resort economy.

16. The Development Review Committee reviewed the proposal on December 17, 2024 and confirmed the proposal conforms with their requirements.

17. Staff published notice on the City's website and the Utah Public Notice website and posted notice to the property on December 30, 2024.
18. Staff mailed courtesy notice to adjacent property owners on December 30, 2024.

Conclusions of Law

1. The proposal complies with the Land Management Code requirements outlined in LMC Chapter 15-2.13 *Residential Development Zoning District*, Chapter 15-2.21 *Sensitive Land Overlay*, Section 15-4-16 *Temporary Structures, Tents, and Vendors*, Section 15-4-21(B)(1) *Outdoor Dining* and Section 15-1-10(E) Conditional Use Permits.
2. The Use will be compatible with surrounding Structures in use, scale, mass, and circulation.
3. The effects of any difference in use or scale have been mitigated through careful planning.

Conditions of Approval

1. Any changes, modifications, or deviations from the approved plans that have not been approved in advance by the Planning Department may result in a stop work order.
2. The Applicant is responsible for notifying the Planning Department prior to making any changes to the approved plans.
3. Any changes, modifications, or deviations from the approved scope of work shall be submitted in writing for review and approval/denial in accordance with the applicable standards by the Planning Director or designee prior to construction.
4. The Temporary Structure must be removed 180 days from Final Action (January 9, 2025).
5. The Applicant must adhere to the Noise Ordinance outlined in Municipal Code Chapter 6-3.
6. No exterior signs or lighting are approved with this permit.
7. The Use shall not violate the Summit County Health Code, the Fire Code, or State Regulations on mass gathering.
8. The Use shall not violate the International Building Code. The Applicant must submit an operational fire permit to the Building Department prior to using the Temporary Structure.
9. The Applicant shall adhere to all applicable City and State licensing ordinances.
10. Outdoor Dining must not be used after 10:00 PM daily.
11. All trash and recycling must be located inside the Goldener Hirsch.

12. Outdoor Dining must not encroach into or affect the existing pedestrian walkway.
13. The Applicant shall obtain permission from the Silver Lake Village Plaza Association prior to Outdoor Dining furniture installation on the pedestrian bridge plaza.

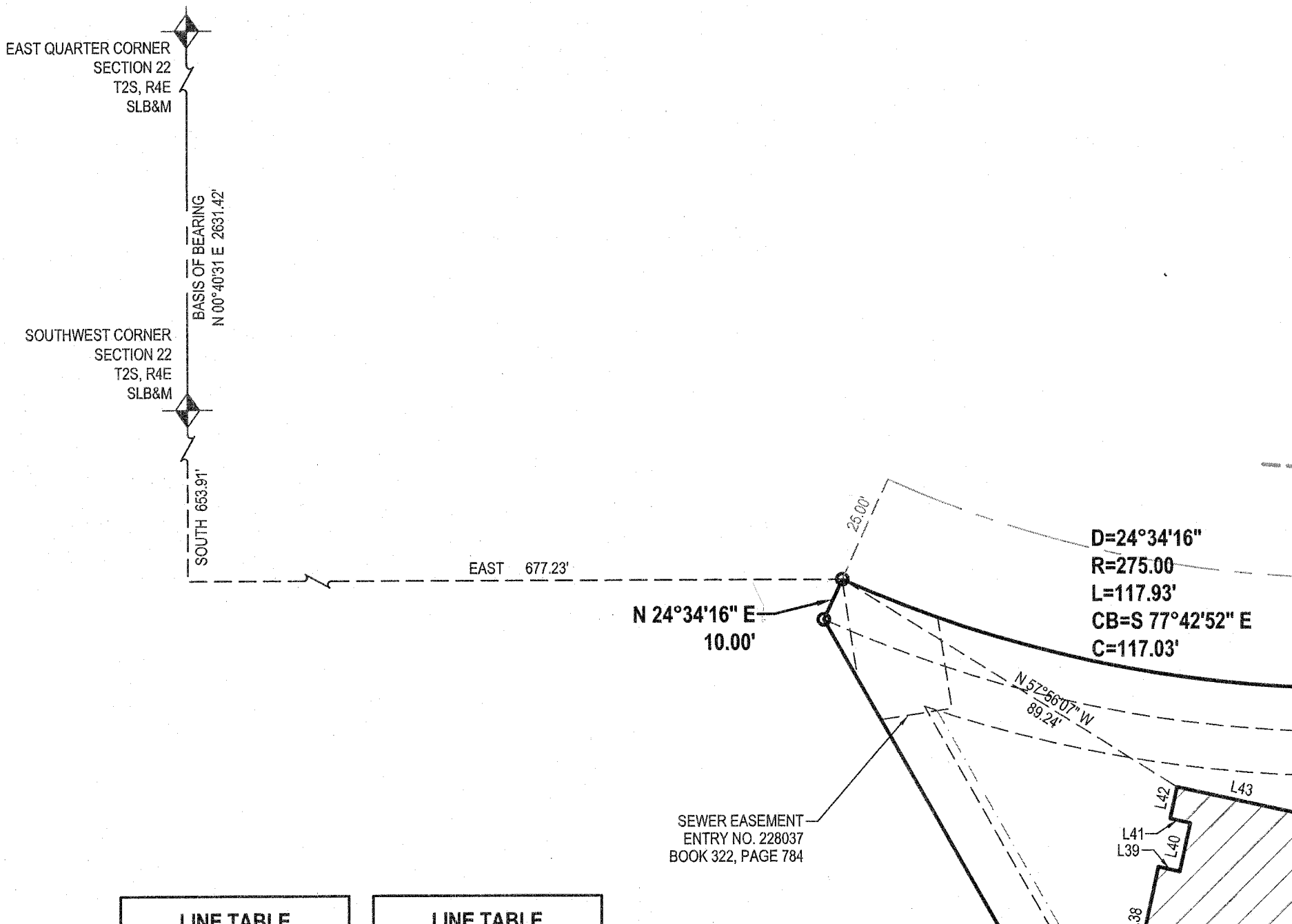
If you have questions or concerns regarding this Final Action Letter, please call 385-481-2036 or email virgil.lund@parkcity.org

Sincerely,

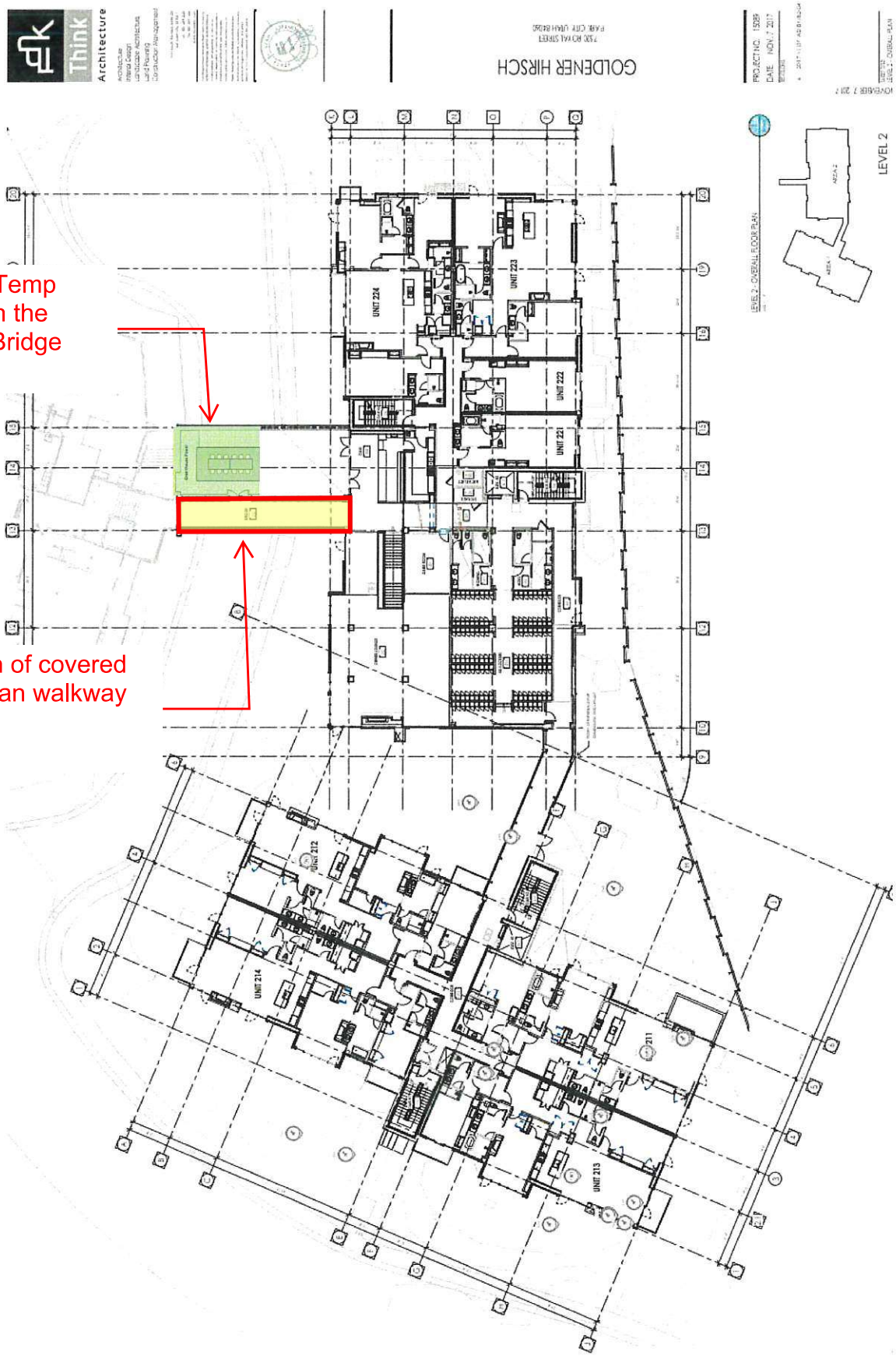
Elissa Martin
Planning Director designee

CC: Virgil Lund





LINE TABLE		LINE TABLE	


Location of Temp Structure, on the Pedestrian Bridge Plaza
Location of covered pedestrian walkway
Think
Architecture
GOLDENER HIRSCH
LEVEL 2
UNIT 224
UNIT 223
UNIT 222
UNIT 221
UNIT 214
UNIT 213
Unit 212
211

To Whom it May Concern:

The Silver Lake Village Plaza association is aware of and approves of C Hope Eccles' application for a temporary structure (Alpenhaus) to be placed on the bridge of the Goldener Hirsch that lies within the existing easement from the Silver Lake Village Plaza Association. We believe the temporary structure is advancing the goals contemplated under the original easement including increased activation by drawing people into the village.



Christopher M. Conabee

Vice President

Silver Lake Village Plaza Association

Planning Department
Staff Report

Subject: **121 Sampson Avenue**
Application: **PL-25-06719**
Author: **Meredith Covey, Planner II**
Date: **November 20, 2025**
Type of Item: **Extension of a Steep Slope Conditional Use Permit**

Recommendation

(I) Review the proposed Extension of a Steep Slope Conditional Use Permit; (II) conduct a public hearing; and (III) consider approving the Extension for one year based on the Draft Findings of Fact, Conclusions of Law, and Conditions of Approval (Exhibit A).

Description

Applicant:	Magnus Floden
Location:	121 Sampson Avenue
Zoning District:	Historic Residential Low Density
Adjacent Land Uses:	Residential
Reason for Review:	The Planning Director may consider an extension of a Steep Slope Conditional Use Permit.[1]

LMC	Land Management Code
HDDR	Historic District Design Review
HRL	Historic Residential Low Density
SSCUP	Steep Slope Conditional Use Permit

Terms that are capitalized as proper nouns throughout this staff report are defined in LMC § 15-15-1.

Background

121 Sampson Avenue is a 6,180-square-foot vacant Lot in the Historic Residential – Low Density (HRL) Zoning District and is Lot 1 of the 121 Sampson Subdivision approved by City Council on August 4, 2005 (Ordinance No. 05-45).

On September 11, 2024, the Planning Commission held a public hearing and approved the Steep Slope Conditional Use Permit (SSCUP) for 121 Sampson Avenue to construct a Single-Family Dwelling (Packet, Item 6.C; Minutes, p. 29) (Exhibit B).

[1] LMC § 15-1-10

The Planning Commission included 25 Conditions of Approval in the Final Action Letter, including:

> Condition of Approval 21: “the garage shall be subordinate in design to the main building.”
>
> Condition of Approval 23: “the Applicant shall modify plans to include a single-car garage, with a tandem Parking Space provided in front of the garage to be compliant with the two required Parking Spaces for a Single-Family Dwelling as dictated by LMC Section 15-3-6(A). The garage shall have one access driveway.”

On September 22, 2024, the Applicant appealed the Planning Commission’s Conditions of Approval 21 and 23. On November 4, 2024, the Appeal Panel granted the Appeal of the Planning Commission’s Conditions of Approval allowing the Applicant to have a two car garage with a side-by-side parking configuration (Packet, Item 6.A; Audio Recording).

On May 15, 2025 the Planning Director approved the Historic District Design Review (HDDR) for 121 Sampson Avenue (Staff Report, Exhibit C).

On October 9, 2025, the Applicant submitted a request for a one-year Extension to the SSCUP (Exhibit D) to extend the expiration date for one year.

Analysis

Land Management Code (LMC) § 15-1-10(G) states, “Conditional Use permits expire one (1) year from the date of Planning Commission approval, unless the Conditional Use has commenced on the project or a Building Permit for the Use has been issued. The Planning Director may grant an extension of a Conditional Use permit for one (1) additional year when the Applicant is able to demonstrate no change in circumstance that would result in an unmitigated impact or that would result in a finding of non-compliance with the review criteria in Section 15-1-10 (E) or other provisions of the Land Management Code in effect at the time of the extension request. Change of circumstance includes physical changes to the Property or surroundings.”

The Applicant noted that there have been difficulties in scheduling, which led to the requested extension.

The Applicant proposes no changes to the original approval. See Exhibit A for full Findings and Conditions of Approval from the original SSCUP approval.

On June 5, 2025 the City Council adopted Ordinance No. 2025-11 updating the requirements for Steep Slope Conditional Use Permits. LMC § 15-2.1-6 was updated to require additional submittal requirements including a geotechnical analysis and slope/topographic map. As part of the prior submittal the applicant had submitted a map of slope analysis as well as a geotechnical report. The updates to the LMC do not require the Applicant to submit any additional information.

Notice

Staff published notice on the City's website and the Utah Public Notice website and posted notice to the property on November 5, 2025. Staff mailed courtesy notice to property owners within 300 feet on November 5, 2025.[2]

Alternatives

The Planning Director may:

- Approve the Extension of the SSCUP at 121 Sampson Avenue.
- Deny the Extension of the SSCUP at 121 Sampson Avenue and direct staff to make Findings for the denial.
- Request additional information and continue the discussion to a date uncertain.

Exhibits

A: Draft Final Action Letter
B: September 11, 2024 SSCUP Final Action Letter
C: May 15, 2025 HDDR Final Action Letter
D: Applicant Narrative
E: November 4, 2024 Appeal Panel Final Action Letter
F: Approved Plan Set

[2] LMC § 15-1-21

Planning Department

November 20, 2025

Jonanthan DeGray

NOTICE OF PLANNING DIRECTOR ACTION

Description

Address:	121 Sampson Avenue
Zoning District:	Historic Residential - Low Density
Application:	Extension of Steep Slope Conditional Use Permit
Project Number:	PL-25-06719
Action:	APPROVED WITH CONDITIONS (See Below)
Date of Final Action:	November 20, 2025
Project Summary:	The Applicant requests a one-year extension to construct a new Single-Family Dwelling on a Steep Slope on a vacant Lot.

Action Taken

On November 20, 2025, the Planning Director conducted a public hearing and approved the extension for the proposal for a new Single-Family Dwelling at 121 Sampson Avenue built on a Steep Slope, on a vacant lot according to the following Findings of Fact, Conclusions of Law, and Conditions of Approval.

Findings of Fact

1. On September 11, 2024, the Planning Commission held a public hearing and approved the SSCUP for 121 Sampson Avenue to construct a Single-Family Dwelling.
2. On September 22, 2024, the Applicant appealed the Planning Commission's Conditions of Approval 21 and 23.
3. On November 4, 2024, the Appeal Panel granted the Appeal of the Planning Commission's Conditions of Approval allowing the Applicant to have a two car garage with a side-by-side parking configuration.
4. On May 15, 2025, the Planning Director approved the Historic District Design Review (HDDR) for 121 Sampson Avenue.

5. On October 9, 2025, the Applicant submitted a request for a one-year Extension to the Steep Slope Conditional Use Permit to extend the expiration date for one year.
6. The Applicant noted that there have been difficulties in scheduling, which led to the requested extension. Land Management Code (LMC) § 15-1-10(G) states, "Conditional Use permits expire one (1) year from the date of Planning Commission approval, unless the Conditional Use has commenced on the project or a Building Permit for the Use has been issued. The Planning Director may grant an extension of a Conditional Use permit for one (1) additional year when the Applicant is able to demonstrate no change in circumstance that would result in an unmitigated impact or that would result in a finding of non-compliance with the review criteria in Section 15-1-10 (E) or other provisions of the Land Management Code in effect at the time of the extension request. Change of circumstance includes physical changes to the Property or surroundings". The Applicant's request for extension complies with LMC § 15-1-10(G).
7. The Applicant proposes no changes to the original approval. Please reference PL-24-06149) for full Findings and Conditions of Approval from the original SSCUP approval.

Conclusions of Law

1. The request for extension complies with LMC § 15-1-10(G).

Conditions of Approval

1. Final building plans and construction details shall reflect substantial compliance with the plans reviewed September 11, 2024, by the Planning Commission. 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. All conditions of approval from the SSCUP reviewed by the Planning Commission on September 11, 2024 apply.
3. The extension shall expire November 4, 2026.

Final Action by the Planning Director may be appealed pursuant to LMC § 15-1-18.

If you have questions or concerns regarding this Final Action Letter, please contact your project planner Meredith Covey at 435-640-8683 or meredith.covey@parkcity.org

Sincerely,

Rebecca Ward,
Planning Director

CC: Meredith Covey, Planner II

Docusign Envelope ID: 44D9F1E3-9056-4F05-9AE3-6602B0402A81

Planning Department

September 12, 2024

Jonanthan DeGray

NOTICE OF PLANNING COMMISSION ACTION

Description

Address:	121 Sampson Avenue
Zoning District:	Historic Residential - Low Density
Application:	Steep Slope Conditional Use Permit
Project Number:	PL-24-06149
Action:	APPROVED WITH CONDITIONS (See Below)
Date of Final Action:	September 11, 2024
Project Summary:	The Applicant Proposes to Construct a New Single-Family Dwelling on a Steep Slope on a Vacant Lot.

Action Taken

On September 11, 2024, the Planning Commission conducted a public hearing and approved the proposal for a new Single-Family Dwelling at 121 Prospect Avenue built on a Steep Slope, on a vacant lot according to the following Findings of Fact, Conclusions of Law, and Conditions of Approval.

Findings of Fact

1. 121 Sampson Avenue is a vacant Lot in the Historic Residential – Low Density (HRL) Zoning District
2. 121 Sampson is Lot 1 of the 121 Sampson Subdivision approved by City Council on August 4, 2005 (Ordinance No. 05-45).
3. The Applicant proposes construction of a new Single-Family Dwelling (SFD) on the vacant lot.
4. The Applicant proposes to construct a new SFD that exceeds 200 square feet and is located on an existing Slope of thirty percent (30%) or greater, therefore, a SSCUP application is required.

Docusign Envelope ID: 44D9F1E3-9056-4F05-9AE3-6602B0402A81

5. In conjunction with the SSCUP, the Applicant submitted a Historic District Design Review (HDDR) Application (PL-24-06125). The HDDR Application approval is subject to the approval of this SSCUP.
6. The minimum Lot size in the HRL Zoning District is 3,750 square feet. The Lot is 6,180 square feet.
7. On August 4, 2005 City Council adopted Ordinance No. 05-45 and approved Lot 1 of the subdivision at 121 Sampson Avenue to have an area of 6,446 square feet.
8. The plat was recorded with the Summit County Recorders Office on October 11, 2005 (Entry No. 754169).
9. The minimum Lot width in the HRL Zoning District is 35 feet. The Lot width is 59 feet 7 inches.
10. The maximum building footprint in the HRL Zoning District for the legal non-conforming lot is 2,243 square feet.
11. Pursuant to LMC Section 15-9-5 no Non-Conforming Use may be moved, enlarged, altered, or occupy additional land. The proposed SFD does not expand the Non-Conforming Maximum Lot Size
12. Minimum Front and Rear setbacks for Lots greater than 100’ in depth in the HRL Zoning District is 15’ each, for a total of 30’. The proposed SFD has a 15’ Front Setback and 15’ Rear Setback.
13. Minimum Side Setbacks for Lots up to 62.5 feet in width are five feet each in the HRL Zoning District with a total of 14 feet. The proposed SFD meets a five-foot minimum side setback for each side, with a combined total of 14 feet.
14. The maximum building height is 27 feet from Existing grade in the HRL Zoning District. The proposed maximum building height is 25 feet from Existing Grade.
15. The HRL Zoning District requires a ten-foot minimum horizontal step in the downhill façade. The proposed SFD steps back at 11 feet at 18 feet 7 inches feet from the lowest point of existing grade.
16. Final Grade must be within four feet of existing grade in the HRL Zoning District. The proposed final grade is within four feet of Existing grade.
17. Pursuant to LMC Section 15-2.1-5, Final Grade must be within four vertical feet (4’) of Existing Grade, except for the placement of approved window wells, emergency egress, and a garage entrance. The proposed window well serves as emergency egress and is compliant with LMC Section 15-2.1-5.

Docusign Envelope ID: 44D9F1E3-9056-4F05-9AE3-6602B0402A81

18. Structures cannot exceed 35 feet from the lowest floor plane to the point of highest wall top plate that supports the ceiling joists or roof rafters in the HRL Zoning District.
19. The roof pitch for the Contributing Roof Form must be between 7:12 and 12:12 in the HRL Zoning District. The proposed Contributing Roof Form is 7:12.
20. SSCUP applications are subject to the criteria outlined in Land Management Code (LMC) Section 15-2.1-6.
21. When viewed from Sampson Avenue the front facade of the structure is similar to neighboring homes and fits the character area.
22. The slope of the site is steepest at the front, and the SFD has been designed to step down the hillside, in a similar pattern to the rest of the street. The stepping down of the Structure minimizes the mass and scale when viewed from the rear.
23. The Applicant has proposed a series of small retaining walls across the property. The proposed walls are to be less than 4 feet in height per the submitted plans.
24. The Lot has substantial existing vegetation on the site.
25. Pursuant to LMC Section 15-15-1 there are designated Vantage Points within Park City that function to assist in analyzing the visual impact of Development of Steep Slopes.
26. The terraced retaining walls are designed in such a way as to mitigate the visual impact of the steep grade.
27. The Applicant proposes two driveways each 10 feet in width. The below image displays the two proposed driveways as 10 feet in width, separated by an 18-inch-wide landscaped strip. The proposed driveways minimize grading of the natural topography as they are located at the top of the slope.
28. The applicant broke up the mass of the new structure by incorporating multiple roof lines and articulation of the wall planes. viewed from the Right-Of-Way the Structure is similar in style to neighboring homes.
29. The Structure visible from the Right-of-Way is one story in height.
30. The proposed structure is compliant with the required Setbacks of the HRL Zoning District.
31. The proposed SFD volume is compliant with the HRL Zoning District Lot and Site requirements.
32. LMC Section 15-3-6(A) requires two parking spaces for a SFD. LMC Section 15-3-4(A)(1) requires double car garages must be at least twenty feet (20') wide by twenty feet (20') deep. The proposed garage is 25 feet wide and 20 feet 1 inch deep and is compliant.

Docusign Envelope ID: 44D9F1E3-9056-4F05-9AE3-6602B0402A81

33. Staff published notice on the City's website and posted notice to the property on August 21, 2024. Staff mailed courtesy notice to property owners within 300 feet and posted notice to the property on August 21, 2024. The Park Record published notice on August 21, 2024.

Conclusions of Law

1. The proposal complies with the LMC requirements pursuant to Chapter 15-2.1, *Historic Residential- Low-Density District*.
2. The proposal complies with the LMC requirements pursuant to Chapter 15-2.1-6, *Development on Steep Slopes in the Historic Residential- Low-Density District*.
3. The proposal complies with the LMC requirements pursuant to Chapter 15-3, *Off-Street Parking.*

Conditions of Approval

1. Final building plans and construction details shall reflect substantial compliance with the plans reviewed September 11, 2024, by the Planning Commission. Any changes, modifications, or deviations from the approved design that have not been approved in advance by the Planning and Building Departments may result in a stop work order.
2. The Applicant shall receive approval of a Historic District Design Review prior to submitting a Building Permit application.
3. If the Applicant does not obtain a complete building permit within one year of the date of this approval, this SSCUP approval will expire unless the Applicant submits a written extension request to the Planning Department prior to the expiration date and the Planning Director approves an extension.
4. The applicant is responsible for notifying the Planning Department prior to making any changes to the approved plans.
5. Any changes, modifications, or deviations from the approved scope of work, shall be submitted in writing for review and approval/denial in accordance with the applicable standards by the Planning Director or designee prior to construction.
6. Residential fire sprinklers are required for all new or renovation construction on this lot, per requirements of the Chief Building Official.
7. 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

Docusign Envelope ID: 44D9F1E3-9056-4F05-9AE3-6602B0402A81

mine waste-impacted soils, they must handle the material in accordance with State and Federal law.

8. 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.
9. City approval of a Construction Mitigation Plan (CMP) is a condition precedent to the issuance of any building permits. The CMP shall include language regarding the method of protecting adjacent structures.
10. 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.
11. All exterior lighting shall be down-directed and shielded to prevent glare onto adjacent property and public rights-of-way and shall be subdued in nature. Light trespass into the night sky is prohibited. Exterior lighting shall not exceed 3,000 degrees Kelvin and outdoor lighting fixtures shall be Fully Shielded. Final lighting details shall be reviewed by the Planning Staff prior to installation.
12. Construction waste should be diverted from landfill and recycled when possible.
13. The Applicant shall submit a geotechnical report and final slope stability prior to submitting a building permit, subject to City Engineer approval.
14. The Applicant shall provide soil stabilization and drainage details documenting how the disturbed area will be restored and stabilized prior to submitting a building permit, subject to City Engineer approval.
15. The Applicant shall submit a landscape bond prior to issuance of a building permit to ensure the stabilization and vegetation rehabilitation are complete prior to submission of a building permit.
16. 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.
17. Retaining walls cannot exceed the height approved as part of this SSCUP without modifying the SSCUP.
18. Retaining walls shall be screened accordingly to minimize their visual impact as they step down the slope.
19. The Applicant shall obtain an Encroachment Agreement for driveway access with the Engineering Department.

Docusign Envelope ID: 44D9F1E3-9056-4F05-9AE3-6602B0402A81

20. Existing vegetation shall be protected to the extent possible, any vegetation removed shall be replaced in a way that minimizes visual and environmental impacts.
21. The garage shall be subordinate in design to the main building.
22. The Applicant shall submit a plan to protect the waterline on the downhill side of the lot during construction.
23. The Applicant shall modify plans to include a single-car garage, with a tandem Parking Space provided in front of the garage to be compliant with the two required Parking Spaces for a Single-Family Dwelling as dictated by LMC Section 15-3-6(A). The garage shall have one access driveway.
24. The Applicant shall update the roof to occupy a minimum horizontal distance of 20 feet measured from the primary façade to the rear of the building, as viewed from the primary public right-of-way and be compliant with LMC Section 15-2.1-5(C).
25. The Applicant shall update the plans and reduce the chimney height to be up to five feet above the highest point of the Building to be compliant with LMC § 15-2.1-5.

If you have questions or concerns regarding this Final Action Letter, please contact your project planner Meredith Covey at 435-640-8683 or meredith.covey@parkcity.org

Sincerely,

Signed by:
0449CF71C9B8468...
Sarah Hall,
Planning Commission Chair

CC: Meredith Covey, Planner I

Planning Department

May 15, 2025

Jonathan DeGray
degrayarch@qwestoffice.net

CC: Magnus Floden

NOTICE OF PLANNING DIRECTOR ACTION

Description

Address:	121 Sampson Avenue
Zoning District:	Historic Residential Low Density
Application:	Historic District Design Review
Project Number:	PL-24-06125
Action:	APPROVED WITH CONDITIONS (See Below)
Date of Final Action:	May 15, 2025
Project Summary:	The Applicant proposes a new single Single Family Dwelling on a Steep Slope in the Historic Residential Low Density Zoning District.

Action Taken

On May 15, 2025, the Planning Director conducted a public hearing and approved the Historic District Design Review for 121 Sampson Avenue according to the following findings of fact, conclusions of law, and conditions of approval:

Findings of Fact

1. 121 Sampson Avenue is a 6,180-square-foot vacant Lot in the Historic Residential – Low Density (HRL) Zoning District and is Lot 1 of the 121 Sampson Subdivision approved by City Council on August 4, 2005.
2. The Lot is on Sampson Avenue, a narrow and steep road. In 2019, the City approved a Building Permit to demolish a Single-Family Dwelling (BD-19-26788). The Lot is currently vacant, and a portion of the original parking pad that connected the Steep Slope with Samson Avenue remains on site.

3. The Applicant proposes to construct a new Single-Family Dwelling, partially on the front downhill part of the Lot, which has an average slope of 35%, with the steepest Slope within the Building Footprint at 55.56%.
4. Land Management Code (LMC) § 15-15-1(A) defines a Steep Slope as "Slope greater than fifteen percent (15%)." LMC § 15-2.1-6 requires Planning Commission review of a SSCUP for construction of "any Structure with a Building Footprint in excess of two hundred square feet (200 sq. ft.) if said Building Footprint is located on or projecting over an existing Slope of thirty percent (30%) or greater" within the HRL Zoning District.
5. On September 11, 2024 the Planning Commission held a public hearing and approved the Steep Slope Conditional Use Permit (SSCUP) for 121 Sampson to construct a Single Family Dwelling (SFD).
6. The Planning Commission included 25 Conditions of Approval in the Final Action Letter, including:
    a. Condition of Approval 21 "the garage shall be subordinate in design to the main building".
    b. Condition of Approval 23 "the Applicant shall modify plans to include a single-car garage, with a tandem Parking Space provided in front of the garage to be compliant with the two required Parking Spaces for a Single-Family Dwelling as dictated by LMC Section 15-3-6(A). The garage shall have one access driveway".
7. On September 22, 2024, the Applicant appealed the Planning Commission's Conditions of Approval 21 and 23.
8. On November 4, 2024 the Appeal Panel granted the Appeal of the Planning Commissions Conditions of Approval allowing the Applicant to have a two car garage with a side by side parking configuration.
9. The analysis from the Staff Report is incorporated herein.
10. The proposal, as conditioned, complies with Historic Residential – Low Density Zoning District requirements outlined in Land Management Code Chapter 15-2.1.
11. On August 4, 2005 City Council adopted Ordinance No. 05-45 and approved Lot 1 of the subdivision at 121 Sampson Avenue to have an area of 6,446 square feet. The plat was recorded with the Summit County Recorders Office on October 11, 2005.
12. Pursuant to LMC § 15-9-5 no Non-Conforming Use may be moved, enlarged, altered, or occupy additional land. The proposed SFD does not expand the Non-Conforming Maximum Lot Size.

13. The proposal, as conditioned, complies with LMC Chapter 15-3 *Off-Street Parking*.
14. The proposal complies with LMC § 15-13-2 *Design Regulations for Historic Residential Sites.'*
15. Staff published a notice on the City's website and the Utah Public Notice website and posted a notice to the property on April 2, 2025. Staff mailed a courtesy notice to property owners within 100 feet on April 2, 2025.

Conclusions of Law

1. The proposal, as illustrated on the submitted plan set, dated April 3, 2025 complies with the Land Management Code requirements pursuant to LMC § 15-11-12 Historic District or Historic Site Review.
2. The proposal complies with the Land Management Code requirements pursuant to LMC § 15-2.1-3 Historic Residential Low Density Lot and Site Requirements.
3. The proposal complies with the Land Management Code requirements pursuant to LMC § 15-13-8 Regulations for New Residential Sites in the Historic District.

Conditions of Approval

1. Final building plans and construction details shall reflect substantial compliance with the plans approved May 15, 2025 by the Planning Department. Any changes, modifications, or deviations from the approved design that have not been approved in advance by the Planning and Building Departments may result in a stop work order.
2. If the Applicant does not obtain a complete building permit within one year of the date of this approval, this HDDR approval will expire unless the Applicant submits a written extension request to the Planning Department prior to the expiration date and the Planning Department approves an extension.
3. The applicant is responsible for notifying the Planning and Building Departments prior to making any changes to the approved plans.
4. Any changes, modifications, or deviations from the approved scope of work shall be submitted in writing for review and approval/denial in accordance with the applicable standards by the Planning Director or their Designee prior to construction.

5. The Applicant shall obtain Chief Building Official approval for proposed snow release plans for the site. The Applicant shall provide adequate snow storage for the new driveway on site and obtain Engineering Department approval for proposed snow storage areas prior to Building Permit issuance
6. An encroachment agreement may be required prior to the issuance of a building permit for projects utilizing soils nails that encroach onto neighboring properties.
7. A Soils Report completed by a geotechnical engineer as well as a temporary shoring plan, if applicable, will be required at the time of building permit application.
8. The Applicant shall replace any significant vegetation removed in an equivalent manner on site.
9. The Applicant shall submit a detailed landscaping and irrigation plan demonstrating compliance with LMC Section 15-5-5(N) to the Planning Department for review and approval prior to Building Permit issuance.
10. The Applicant shall submit detailed storm water and drainage mitigation plans to the Engineering Department for review and approval prior to Building Permit issuance.
11. Retaining walls shall be screened accordingly to minimize their visual impact.
12. Masonry shall be maintained in its natural finish.
13. The Applicant shall configure drainage behind retaining walls away from the walls to abate retaining wall failure.
14. The Applicant shall obtain an Encroachment Agreement from the Engineering Department for the heated driveway system.
15. The proposed foundation shall not be more than 8" visible on the primary facade, and 2 feet visible on the secondary and tertiary facades.
16. The site shall be re-graded so as to blend with the grade of adjacent sites and not create the need for incompatible retaining walls. The site shall be re-graded so all water drains away from the structure and does not enter the foundation.
17. The window well shall be located beyond the midpoint of the building.
18. Roofing materials shall have a Solar Reflectivity Index (SRI) of 35 or less.
19. All mechanical equipment shall be fully screened from adjacent properties.
20. The siding shall be opaque and IVOC paints and finishes should be used when possible.
21. Mature trees, shall be protected from damage during the construction of a deck by minimizing ground disturbance and by limiting use of heavy construction equipment.

22. The glazing shall be reviewed prior to Building Permit submittal.

If you have questions or concerns regarding this Final Action Letter, please contact Meredith Covey at (435) 640-8683.

Sincerely,

Rebecca Ward
Planning Director

CC: Meredith Covey
Planner I

October 9, 2025

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

Attn: Planning Department

Re: 121 Sampson Ave. Steep Slope CUP, Request for Extension of Approval

Dear Staff,

Due to difficulties in scheduling builders the owner is requesting an extension or the Steep Slope CUP approval for 121 Sampson Ave. The SSCUP approval will expire on November 4, 2025. The owner is requesting an extension of the approval for 12 months. This will allow him to start construction in 2026.

We appreciate your consideration in this matter. Please do not hesitate to contact me with any questions.

Sincerely,

Jonathan DeGray

Jonathan DeGray - Architect

614 Main Street , Suite 302
P.O. Box 1674 , Park City , Utah 84060 Tel./Fax 435-649-7263
Email: degrayarch@qwestoffice.net Web: www.degrayarchitect.com

Docusign Envelope ID: 76F252F8-0C33-4911-A7FD-69BDD7CD8AB2

November 4, 2024

Magnus Floden, Appellant
CC: Jonathin DeGray, Jeremy Cook

NOTICE OF APPEAL PANEL ACTION

Description

Address:	121 Sampson Avenue
Zoning District:	Historic Residential Low Density
Application:	Appeal of Conditions of Approval of a Steep Slope Conditional Use Permit
Project Number:	PL-24-06290 – Steep Slope Conditional Use Permit PL-24-06149 – Appeal
Action:	GRANTED – Planning Commission Conditions of Approval reversed
Date of Final Action:	November 4, 2024
Project Summary:	The Applicant appealed the Planning Commission's Conditions of Approval 21 and 23 for a Steep Slope Conditional Use Permit which required the Applicant to modify their proposed plans to reduce the double-car garage to a single-car garage with one tandem parking space in front.

Action Taken

On November 4, 2024, the Appeal Panel conducted a public hearing, granted the appeal and reversed the Planning Commission's Conditions of Approval 21 and 23 based on the following Findings of Fact and Conclusions of Law:

Findings of Fact

The Appeal Panel hereby finds:

1. 121 Sampson Avenue is a 6,180-square-foot vacant Lot in the Historic Residential – Low Density (HRL) Zoning District and is Lot 1 of the 121 Sampson

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Subdivision approved by City Council on August 4, 2005 (Ordinance No. 05-45).

2. Sampson Avenue is a narrow and steep road. The street is lined with Single-Family Dwellings. The Structures along Sampson Avenue are a mix of Non-Historic and Historic Structures.
3. On May 29, 2024, the Applicant submitted an SSCUP application to construct a new SFD on the lot (Exhibit D – Proposed plans). The Applicant included a proposal for a two-car garage located on the front of the Structure.
4. The Applicant proposes to construct a new Single-Family Dwelling, partially on the front downhill part of the Lot, which has an average slope of 35%, with the steepest Slope within the Building Footprint at 55.56%. Land Management Code (LMC) § 15-15-1(A) defines a Steep Slope as “Slope greater than fifteen percent (15%).”
5. LMC § 15-2.1-6 requires Planning Commission review of a SSCUP for construction of “any Structure with a Building Footprint in excess of two hundred square feet (200 sq. ft.) if said Building Footprint is located on or projecting over an existing Slope of thirty percent (30%) or greater” within the HRL Zoning District.
6. Pursuant to LMC § 15-2.1-6, SSCUPs in the HRL Zoning District must be consistent with LMC Chapter 15-13 Regulations for Historic Districts and Historic Sites. LMC § 15-13-8(B)(6) outlines requirements for garages for new residential infill in the Historic Districts.
7. On September 11, 2024, the Planning Commission held a public hearing and unanimously approved a Steep Slope Conditional Use Permit (SSCUP) for 121 Sampson to:
    a. Construct a Single-Family Dwelling (SFD) on a Lot with a Steep Slope that is downhill from the Sampson Avenue right-of-way in the Historic Residential – Low Density (HRL) Zoning District.
    b. Construct a ten-foot-wide driveway that encroaches into the platted Sampson Avenue right-of-way to provide access from built Sampson Avenue to the new SFD.
8. The Planning Commission included 25 Conditions of Approval in the Final Action Letter.
    a. Condition of Approval 21 states “the garage shall be subordinate in design to the main building.”
    b. Condition of Approval 23 states “the Applicant shall modify plans to include a single-car garage, with a tandem Parking Space provided in front of the garage to be compliant with the two required Parking Spaces for a Single-Family Dwelling as dictated by LMC § 15-3-6(A). The garage shall have one access driveway.”
9. On September 11, 2024, the Planning Commission ratified the Final Action approval letter.
10. On September 22, 2024, the Applicant appealed the Planning Commission’s Conditions of Approval 21 and 23
11. On November 4, 2024, the Appeal Panel heard the appeal, conducted a public hearing, and voted unanimously to grant the appeal and reverse the Planning Commission’s denial, finding the Planning Commission erred in its determination

Docusign Envelope ID: 76F252F8-0C33-4911-A7FD-69BDD7CD8AB2

of facts and erred in finding that the LMC restricts double-car garages, and that the garage must be subordinate to the Building as a whole, not just when viewed from the right-of-way.

12. *The Planning Commission erred as follows:*

    a. LMC §15-13-8(B)(6) discourages two-car garages but does not plainly prohibit them.
    b. LMC § 15-2.1-6 (6) requires that the garage must be subordinate to the Main Building. The garage must be subordinate to the entire Main Building, not just the front façade facing the right-of-way, in order to reduce the perceived bulk of the Main Building. The size of the proposed two-car garage is subordinate to the Main Building, which is dominant to and much larger than the portion of west façade design inclusive of the garages. A single car garage would not reduce the bulk of the Main Building.
    c. Main Building is defined as “Building, main. The principal Building, or one of the principal Buildings on a Lot, that is used primarily for the principal Use.”

Conclusions of Law

1. The appellant met their burden of proving the Planning Commission erred in requiring the Conditions of Approval.
2. The Planning Commission erred in interpreting and applying land use regulations, LMC § 15-2.1-6 (6) and LMC §15-13-8(B)(6), to favor a land use application as such land use regulations did not plainly restrict the two-car garage when read together.

Order:

The Appeal Panel hereby grants the appeal and reverses the Planning Commission’s Conditions of Approval for the Steep Slope Conditional Use Permit at 121 Sampson Avenue in accordance with the applicable standards, Utah Code, and Land Management Code. Staff shall address the requirement that the “pedestrian entrance shall be proud of the garage wall plane” during HDDR review. LMC §15-13-8(B)(6)
If you have questions or concerns regarding this Final Action Letter, please call 435-615-5060 or email planning@parkcity.org.

Sincerely,

DocuSigned by:
Adam Strachan
05AF9877B95E400...

Adam Strachan
Appeal Panel Chair

NEW RESIDENCE
HISTORIC DISTRICT DESIGN REVIEW

121 SAMPSON AVENUE, PARK CITY, UTAH 84060

CONSULTANTS

SURVEYOR
FERRARI SURVEYING, LLC
P.O. BOX 683001
PARK CITY, UTAH 84068
TEL. 435-640-0412
GREGORY J. FERRARI
EMAIL:

LEGEND

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

ABBREVIATIONS

A/C	AIR CONDITIONING	F.D.	FLOOR DRAIN	PR.	PAIR
ACOUST.	ACOUSTICAL	FND	FOUNDATION	R.D.	ROOF DRAIN
ADD.	ADDENDUM	FIN.	FINISH	REG.	REGULAR
ADJ.	ADJUSTABLE	FLR.	FLOOR	R.S.	ROUGH-SAWN
ALLOW.	ALLOWANCE	F.R.	FIRE RATED	RAD.	RADIUS
ALUM.	ALUMINUM	FTG.	FOOTING	REINF.	REINFORCING
APPROX.	APPROXIMATE	G	GAS	REQ'D.	REQUIRED
B.D.	BOARD	G.I.	GALVANIZED IRON	REV.	REVISED
B.U.	BUILT-UP	GA.	GAUGE	RM.	ROOM
B.W.	BOTH WAYS	GALV.	GALVANIZED	R.O.	ROUGH OPENING
BLDG.	BUILDING	GRD.	GRADE	S & R	SHELF AND ROD
BLK.	BLOCK	G.W.B.	GYPSUM WALL BOARD	S.C.	SOLID CORE
BRK.	BRICK	G.L.B.	GLU-LAM BEAM	SCHED.	SCHEDULE
C.I.	CAST IRON	H.B.	HOSE BIBB	SHT.	SHEET
C.J.	CONTROL JOINT	HD.	HEAD	SIM.	SIMILAR
C.M.U.	CONCRETE MASONRY UNIT	H.M.	HOLLOW METAL	SPEC.	SPECIFICATION
CLG.	CEILING	HOR.	HORIZONTAL	STD.	STANDARD
COL.	COLUMN	I.D.	INSIDE DIAMETER	STL.	STEEL
COMP.	COMPACTED/COMPOSITE	INT.	INTERIOR	STRUCT	STRUCTURAL
CONC.	CONCRETE	IRRIG.	IRRIGATION	SYS.	SYSTEM
CONST.	CONSTRUCTION	INSUL.	INSULATION	T & B	TOP AND BOTTOM
CONTR.	CONTRACTOR	JB.	JAMB	T & G	TONGUE AND GROOVE
CONT.	CONTINUOUS	JNT.	JOINT	T.O.	TOP OF
D.F.	DRINKING FOUNTAIN/DOUGLAS FIR	M.R.	MOISTURE RESISTANT	T.O.F.	TOP OF FOOTING
DIA.	DIAMETER	MANF'R	MANUFACTURER	T.O.W.	TOP OF WALL
DIM.	DIMENSION	MAX.	MAXIMUM	TYP.	TYPICAL
DN.	DOWN	MECH.	MECHANICAL	T.S.	STEEL TUBE COLUMN
DWG.	DRAWING	MIN.	MINIMUM	U.N.O.	UNLESS NOTED OTHERWISE
DTL.	DETAIL	(N)	NEW	VERT.	VERTICAL
EA.	EACH	N.I.C.	NOT IN CONTRACT	V.T.R.	VENT THRU ROOF
E.F.	EXHAUST FAN	N.T.S.	NOT TO SCALE	W.	WATER
E.I.F.S.	EXT. INSUL. FINISH SYSTEM	NO.	NUMBER	WD.	WOOD
E.J.	EXPANSION JOINT	O.C.	ON CENTER	W/	WITH
ELEC.	ELECTRIC/ELECTRICAL	O.D.	OUTSIDE DIAMETER	WP.	WATERPROOF
ELEV.	ELEVATION	OF.D.	OVERFLOW DRAIN	W.R.	WATER RESISTANT
EQ.	EQUAL	OPNG	OPENING	W.H.	WATER HEATER
E.T.	EXPANSION TANK	PLYWD.	PLYWOOD	W.S.	WATER SOFTNER
EXIST. (E)	EXISTING	PNT.	PAINT	W.W.F.	WELDED WIRE FABRIC
EXT.	EXTERIOR	PNTD.	PAINTED	W.W.M.	WOVEN WIRE MESH

CODE ANALYSIS

APPLICABLE CODES

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

OCCUPANCY: R2

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

AREA CALCULATION
LOWER LEVEL LIVING AREA: 1994 S/F
MASTER LEVEL LIVING AREA: 2220 S/F
MAIN LEVEL LIVING AREA: 1752 S/F
ENTRY LEVEL LIVING AREA: 403 S/F
TOTAL LIVING AREA: 6369 S/F
MECHANICAL AREA: 227 S/F
GARAGE AREA: 637 S/F
PROPOSED FOOTPRINT: 2197 S/F
ALLOWABLE FOOTPRINT: 2243 S/F
LOT AREA: 6463 S/F
DISTURBED AREA: 2875 S/F
IMPERVIOUS AREA: 3627 S/F

GENERAL NOTES

1. THIS DESIGN IS AN ORIGINAL UNPUBLISHED WORK AND MAY NOT BE DUPLICATED, PUBLISHED AND/OR USED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT/ENGINEER.

2. THESE SHEETS - LISTED BY DRAWING INDEX , ALL ACCOMPANYING SPECIFICATIONS FOR MATERIALS, WORKMANSHIP QUALITY, AND NOTES HAVE BEEN PREPARED SOLELY FOR THE CONSTRUCTION AND FINISH OF PROJECT IMPROVEMENTS, COMPLETE AND READY FOR OCCUPANCY AND USE.

3. ALL WORK IS TO BE PERFORMED IN ACCORDANCE WITH PERTINENT JURISDICTIONAL CODES, RESTRICTIONS, COVENANTS, AND/OR ORDINANCES. ANY CONFLICT BETWEEN DESIGN AND REQUIREMENT SHALL BE REPORTED TO THE ARCHITECT/ENGINEER BEFORE PROCEEDING.

4. ANY AND ALL PROPOSED CHANGE, MODIFICATIONS AND/OR SUBSTITUTION SHALL BE REPORTED TO THE ARCHITECT/ENGINEER BEFORE PROCEEDING.

5. IN THE EVENT OF CONFLICT BETWEEN THE DESIGN DOCUMENTS AND/OR JURISDICTIONAL REQUIREMENTS, THE MORE RESTRICTIVE FROM THE STANDPOINT OF SAFETY AND PHYSICAL SECURITY SHALL APPLY.

6. ANY INSTALLATION, FINISH, OR COMPONENT INTENDED TO PROVIDE ENCLOSURE, WEATHER ABILITY OR APPEARANCE QUALITY SHALL BE PRODUCED AS A REPRESENTATIVE SAMPLE PRIOR TO PROCEEDING WITH COMPLETION. WORK PERFORMED WITHOUT WRITTEN APPROVAL OF SUCH SAMPLE BY THE ARCHITECT/ENGINEER SHALL BE DONE AT THE RISK OF THE CONTRACTOR. A MINIMUM OF TWO (2) WORKING DAYS NOTICE SHALL BE GIVEN.

7. ALL WORK SHALL BE INSPECTED BY GOVERNING AGENCIES IN ACCORDANCE WITH THEIR REQUIREMENTS. JURISDICTIONAL APPROVAL SHALL BE SECURED BEFORE PROCEEDING WITH WORK.

8. BUILDING DESIGN IS GENERALLY PREDICATED UPON PROVISIONS OF THE 2021 IRC AND AMENDMENTS AS MAY HAVE BEEN LOCALLY ENACTED. ALL REQUIREMENTS OF THE JURISDICTIONAL FIRE SAFETY/PREVENTION DISTRICT SHALL BE ACCOMMODATED BY THIS DESIGN AND ANY CONSEQUENT CONSTRUCTION.

9. ALL 2/5 lb. GAS PIPE SYSTEM METER SETS REQUIRES PRIOR APPROVAL FROM QUESTAR GAS COMPANY. PROVIDE A LETTER FROM QUESTAR APPROVING SYSTEM.

10. ALL FIELD WELDING OR TORCH WORK, WILL REQUIRE A SEPARATE "HOT WORK" PERMIT PRIOR TO BEGINNING WORK. IFC 105.6.11.

11. TOWER CRANES REQUIRE A SEPARATE PERMIT. CONTACT BUILDING DEPARTMENT FOR REQUIREMENTS.

12. EXCAVATION NOT TO EXCEED 2:1 SLOPE WITH OUT A SOILS REPORT.

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

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20	A4.2	ROOF FLASHING DETAILS
21	A5.1	DOOR, WINDOW AND ROOM SCHEDULES

Jonathan DeGray
Architect
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PROJECT DESCRIPTION:
NEW RESIDENCE
HISTORIC DISTRICT DESIGN REVIEW
121 SAMPSON AVENUE, PARK CITY, UTAH 84060

SHEET DESCRIPTION:
COVER SHEET

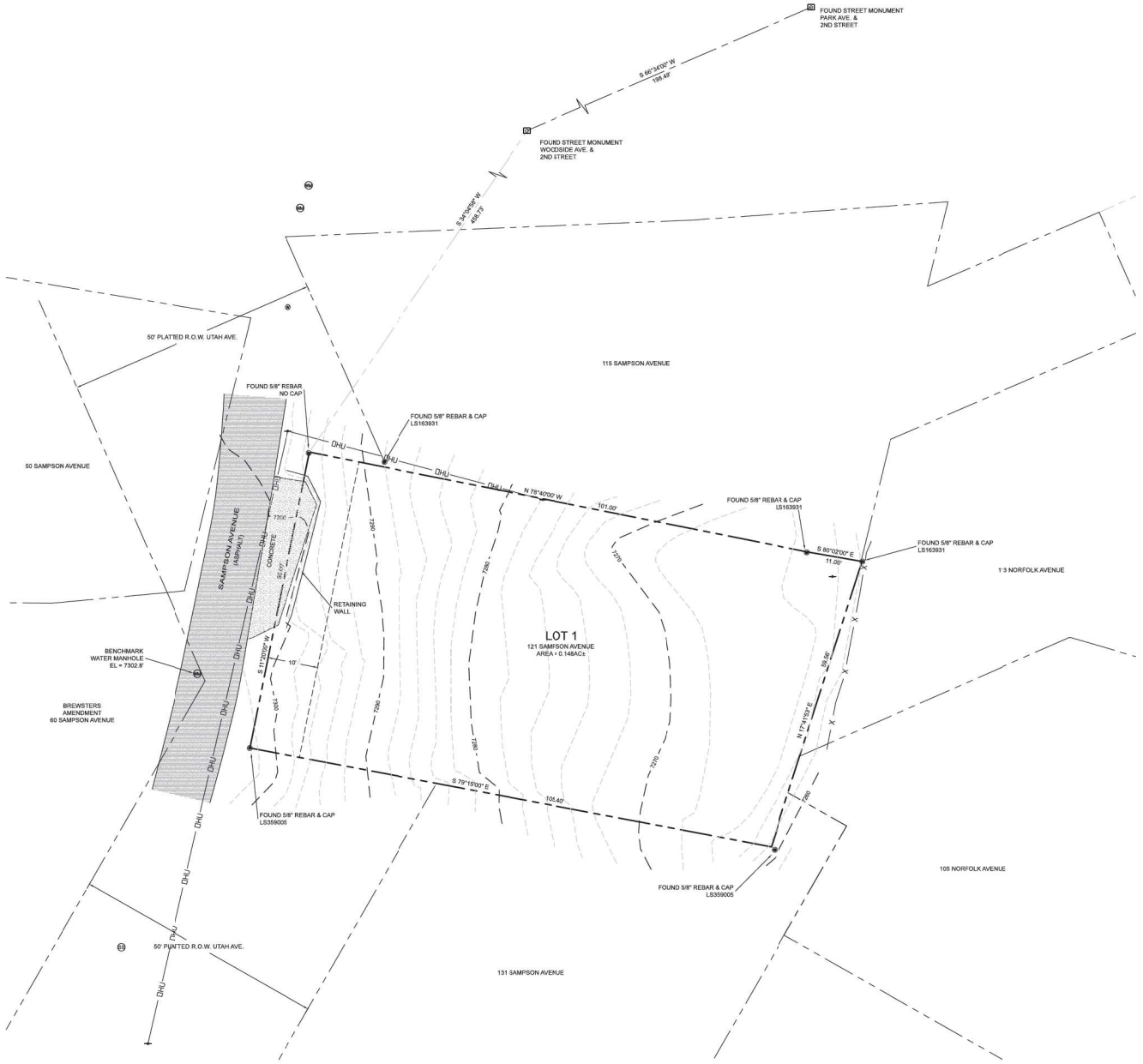
REVISIONS:

DATE:
APRIL 03, 2025

PROJECT NUMBER:
2401-01

SHEET NUMBER:
Aa

THE IDEAS AND DESIGNS INCORPORATED IN THESE PLANS, AS AN INSTRUMENT OF SERVICE ARE AND REMAIN AT ALL TIMES THE PROPERTY OF JONATHAN DEGRAY - ARCHITECT P.C. REPRODUCTION OR REUSE OF THE MATERIAL AND DESIGN CONTAINED HEREIN IS PROHIBITED WITHOUT THE WRITTEN CONSENT OF JONATHAN DEGRAY - ARCHITECT P.C. VIOLATORS WILL BE PROSECUTED TO THE FULLEST EXTENT OF THE LAW.
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RECORD OF SURVEY & TOPOGRAPHICAL MAP

LOT 1, 121 SAMPSON SUBDIVISION
LOCATED IN THE NORTHEAST QUARTER OF SECTION 21
TOWNSHIP 2S RANGE 4E
SALT LAKE BASE AND MERIDIAN

GRAPHIC SCALE
20 0 10 20
1 INCH = 20FEET

SURVEYOR'S STATEMENT

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

GREGORY J. FERRARI P.L.S. 5046908 EXPIRES MARCH 31, 2021

LEGAL DESCRIPTION:

LOT 1, 121 SAMPSON SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AT THE SUMMIT COUNTY RECORDERS OFFICE.

LEGEND:

- CLIENT PROPERTY LINE
- ADJOINING PROPERTY LINE
- CENTERLINE
- MAJOR CONTOUR
- MINOR CONTOUR
- FENCE
- SNOW STORAGE EASEMENT
- OVER HEAD UTILITY
- PROPERTY CORNER (AS NOTED)
- WATER VALVE
- SEWER MANHOLE
- WATER METER
- POWER POLE
- STREET MONUMENT

PROJECT INFORMATION:

CLIENT:	JAMIE THOMAS
PROJECT ADDRESS:	121 SAMPSON AVENUE PARK CITY, UT 84060
SERIAL NO:	121-1
RECORD INFORMATION:	LOT 1, 121 SAMPSON SUBDIVISION

NOTES:

1. THE PURPOSE OF THIS SURVEY IS LOCATE THE BOUNDARIES OF THIS PROPERTY ON THE GROUND AND CREATE A TOPOGRAPHICAL MAP AT THE REQUEST OF JAMIE THOMAS.
2. THE EVIDENCE OF BOUNDARY SHOWN HEREON IS TAKEN FROM RECORD INFORMATION COMPILED FROM 121 SAMPSON SUBDIVISION.
3. NO INVESTIGATION CONCERNING ENVIRONMENTAL & SUBSURFACE CONDITIONS, OR THE EXISTENCE OF UNDERGROUND OR OVERHEAD CONTAINERS OR FACILITIES WHICH MAY AFFECT THE USE OR DEVELOPMENT OF THIS PROPERTY WAS MADE AS A PART OF THIS SURVEY.
4. NO INVESTIGATION CONCERNING THE LOCATION OF OF EXISTENCE OF UTILITY SERVICE LINES TO THIS PROPERTY WAS MADE AS A PART OF THIS SURVEY.
5. ALL UTILITY LOCATIONS SHOULD BE FIELD VERIFIED PRIOR TO ANY DESIGN OR CONSTRUCTION.
6. DATE OF FIELD WORK AUGUST 25, 2020.
7. VERTICAL DATUM IS ASSUMED.
8. BUILDING SETBACKS MUST BE CONFIRMED WITH THE COUNTY, HOMEOWNER'S ASSOCIATION, ARCHITECTURAL COMMITTEE, OR SIMILAR ADVISORY GROUP, IF ANY.
9. THE OWNER OF THE PROPERTY SHOULD BE AWARE OF ANY ITEMS AFFECTING THE PROPERTY THAT MAY APPEAR IN A TITLE INSURANCE REPORT.
10. BASIS OF BEARING BETWEEN FOUND MONUMENTS SHOWN HEREON.
11. FOUND PER SURVEY SUBDIVISION '121 SAMPSON SUBDIVISION' ENTRY NO.754169 ON FILE AT THE OFFICE OF THE SUMMIT COUNTY RECORDER.

REV	DATE	REVISIONS	INITIAL

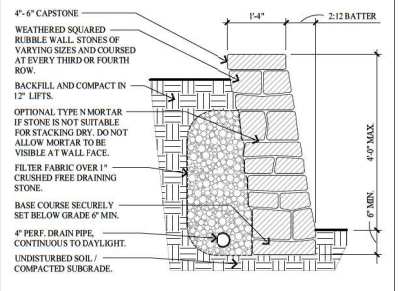
FERRARI SURVEYING, LLC
435- 640 - 0412
P.O.BOX 683001
PARK CITY, UT 84068

REUSE OF DOCUMENTS
THIS DOCUMENT & THE IDEAS & DESIGNS INCORPORATED HEREIN, AS AN INSTRUMENT OF PROFESSIONAL SERVICE, IS THE PROPERTY OF FERRAR SURVEYING & IS NOT TO BE USED, IN WHOLE OR IN PART, FOR ANY OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF FERRARI SURVEYING.

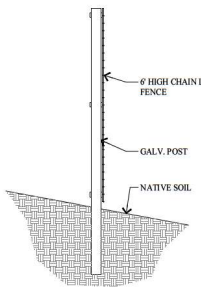
RECORD OF SURVEY & TOPOGRAPHICAL MAP
LOT 1 121 SAMPSON SUBDIVISION
121-1
MAGNUS FLODEN
SUMMIT COUNTY
UTAH
PARK CITY

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

SURVEY BY:	GF-MB
SURVEY DATE:	8-25-20
DESIGN BY:	GF
DRAFTING BY:	GF
CHECKED BY:	GF
XREFS:	
DRAWING:	121SAMPSON
DATE:	9-10-20
SCALES: 1:20 HORIZONTAL, 2'CONTOURS VERTICAL	1 OF 1
PROJECT No:	2019.165

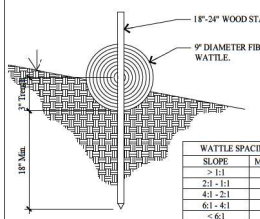


1 A0.1 STACKED STONE RETAINING WALL
NO SCALE



2 A0.1 6' HIGH LOD FENCE
NO SCALE

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



WATTLE SPACING TABLE	
SLOPE	MAX SPACING
> 1:1	5'
2:1 - 1:1	10'
4:1 - 2:1	20'
6:1 - 4:1	25'
< 6:1	50'

3 A0.1 FIBER ROLL/STRAW WATTLE DETAIL
NO SCALE

LOD DISTURBED AREA: 2875 S/F

NOTE:
1. SWPPP SIGN AND SWPPP DOCUMENT MUST BE ON SITE DURING CONSTRUCTION.
2. DOWNSTREAM SEDIMENT TRAPS NEED TO EXTEND UP BOTH SIDES FAR ENOUGH TO PREVENT OFFSITE DESPOSITION. FIELD VERIFY.

0' 5' 10'
GRAPHIC SCALE

LEGEND

- WM — WATER METER LID
- E — ELECTRIC METER BOX
- GAS — GAS METER
- WATER MANHOLE LID
- POWER POLE
- DATUM ELEVATION
- LOD FENCE
- SURFACE DRAINAGE FLOW
- EXISTING CONTOUR LINE
- NEW CONTOUR LINE
- PROPERTY LINE
- SET BACK / EASMENT LINE
- ORIGINAL CONTOUR LINE
- WL — WATER LINE
- SL — SEWER LINE
- GL — GAS LINE
- PL — POWER LINE

GENERAL NOTES

SITE PLAN NOTES:

1. ALL SURFACE WATER SHALL DRAIN AWAY FROM THE HOUSE AT ALL POINTS. DIRECT THE DRAINAGE WATER TO THE STREET OR AN APPROVED DRAINAGE COURSE BUT NOT ONTO THE NEIGHBORING PROPERTIES. THE GRADE SHALL FALL A MINIMUM OF 6" WITHIN THE FIRST 10 FEET.
2. ALL EXCAVATION CUTS TO BE LAID BACK A MINIMUM OF 2:1 SLOPE.

STABILIZATION CONSTRUCTION ENTRANCE

FOR A MINIMUM OF 50' FROM ROADWAY, A FILTER FABRIC SHALL BE INSTALLED OVER A COMPACTED SUBGRADE. A 6" LAYER OF 1"-2" AGGREGATE SHALL BE PLACED OVER THIS MEMBRANE. DAILY INSPECTION FOR SEDIMENT BUILD UP AND/OR LOSS OF GRAVEL WILL BE ENFORCED, AND REMEDIED AT ONCE.

GRADING NOTES

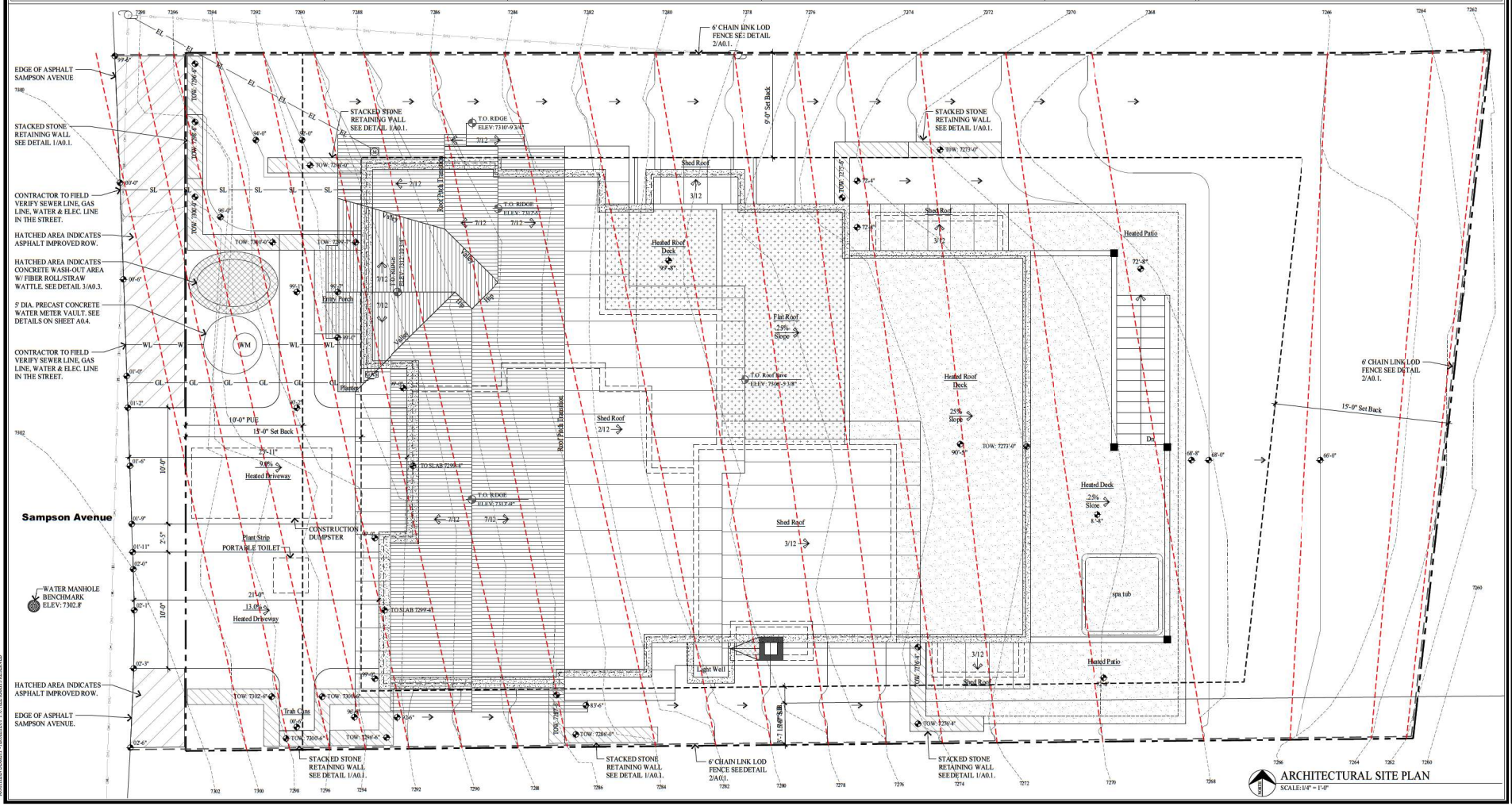
1. DRAINAGE TO COMPLY WITH IRC CHAPTER 4
2. MAXIMUM ALTERED SLOPES AT 2:1.
3. MINIMUM SLOPE FOR DRAINAGE - 2%.
4. DRAIN AWAY FROM BUILDING.
5. CONTAIN DRAINAGE ON PROPERTY.
6. BOULDER RETAINING WALLS NOT TO EXCEED 4'-0" EXPOSED HEIGHT.
7. EXCAVATION NOT TO EXCEED 2:1SLOPE WITH OUT A SOILS REPORT.

UTILITY NOTES

1. ALL NEW UTILITIES TO BE CONNECTED THROUGH THE EXISTING HOUSE TO THE EXISTING UTILITIES.

SNOW REMOVAL

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



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

Jonathan DeGray
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PROJECT DESCRIPTION:
NEW RESIDENCE
HISTORIC DISTRICT DESIGN REVIEW
121 SAMPSON AVENUE, PARK CITY, UTAH 84060

SHEET DESCRIPTION:
ARCHITECTURAL SITE PLAN

REVISIONS:

DATE:
APRIL 03, 2025

PROJECT NUMBER:
2401-01

SHEET NUMBER:
A0.1

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PLANT SCHEDULE

SYMBOL	KEY	QUANITY	COMMON NAME	SCIENTIFIC NAME	SIZE	SPACING	COMMENTS
			DECIDUOUS TREES				
	A	6	Rocky Mtn. Maple	Acer Glabrum	3" Dia.	3'-8'	
	B	8	Aspen	Populus tremuloides	3" Dia.	6'-10'	
			SHRUBS				
	C	10	Alpine Current	Ribes Alpinum	5 Gal.		Spacing as noted
	D	5	Red Chokeberry	Aronia arbutifolia	5 Gal.		Spacing as noted
	E	12	Honeysuckle	Diervilla Lonicera	5 Gal.		Spacing as noted
			GROUND COVER and HYDROSEEDING				
	F	25	Snow In Summer	Cerastium Tomentosum	4" Pots	12"-18"	Distribute Equally
	G	25	Sweet Woodruff	Galium Odoratum	4" Pots	12"-18"	Distribute Equally
	H	775 S/F	Wood Chips		Small		3" Thick Layer
	I	2100 S/F	Native Grass Seed Mix		1 lb/1500	Hydroseed	See seed mix below

NATIVE GRASS SEED MIX
The seed mix shall be utilized n areas specified for native grasses. This mixture shall be applied at a sufficient rate so that germination and subsequent coverage reaches 80% in a representative 10'x10' area. If coverage does not reach 80% reseeding must occur. Apply at a rate of 80 lbs./ acre on the following percentages:
20% Crested Wheatgrass, 10% Streambank Wheatgrass, 20% Pubescent Wheatgrass, 15% Perennial Ryegrass, 15% Mountain Bromegrass, 10% Indian Ryegrass, 10% Alpine Bluegrass.
* In addition, add 10 lbs./ acreeach of Linum lewisii and Penstemon Eatonii with native grass seed mixture.

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

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

603.5 Home Ignition Zone.

603.5.1 Purpose. All structures mus meet the following wildfire prepantion requirements in regards to vegetation:

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

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

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

603.5.2.2 Intermediate Ignition Zone. The Intermediate Ignition Zone shall extend from the edge of the Immediate Ignition Zone to a distance not to exceed 3(feet, which may include an area outside the established LOD and shall meet the following requirements:

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

Exception: Structures meeting all of the requirements labded in sub-section C items 1 through 4 and at least 3 of the items labded 5 through 9 listed in Section 608.4.3 are not required to meet items 5 through 8 above. Notwithstanding any exception, all landscaping in the Intermediate Ignition Zone must be such that a ground fire is not likely to spread into the tree canopy.

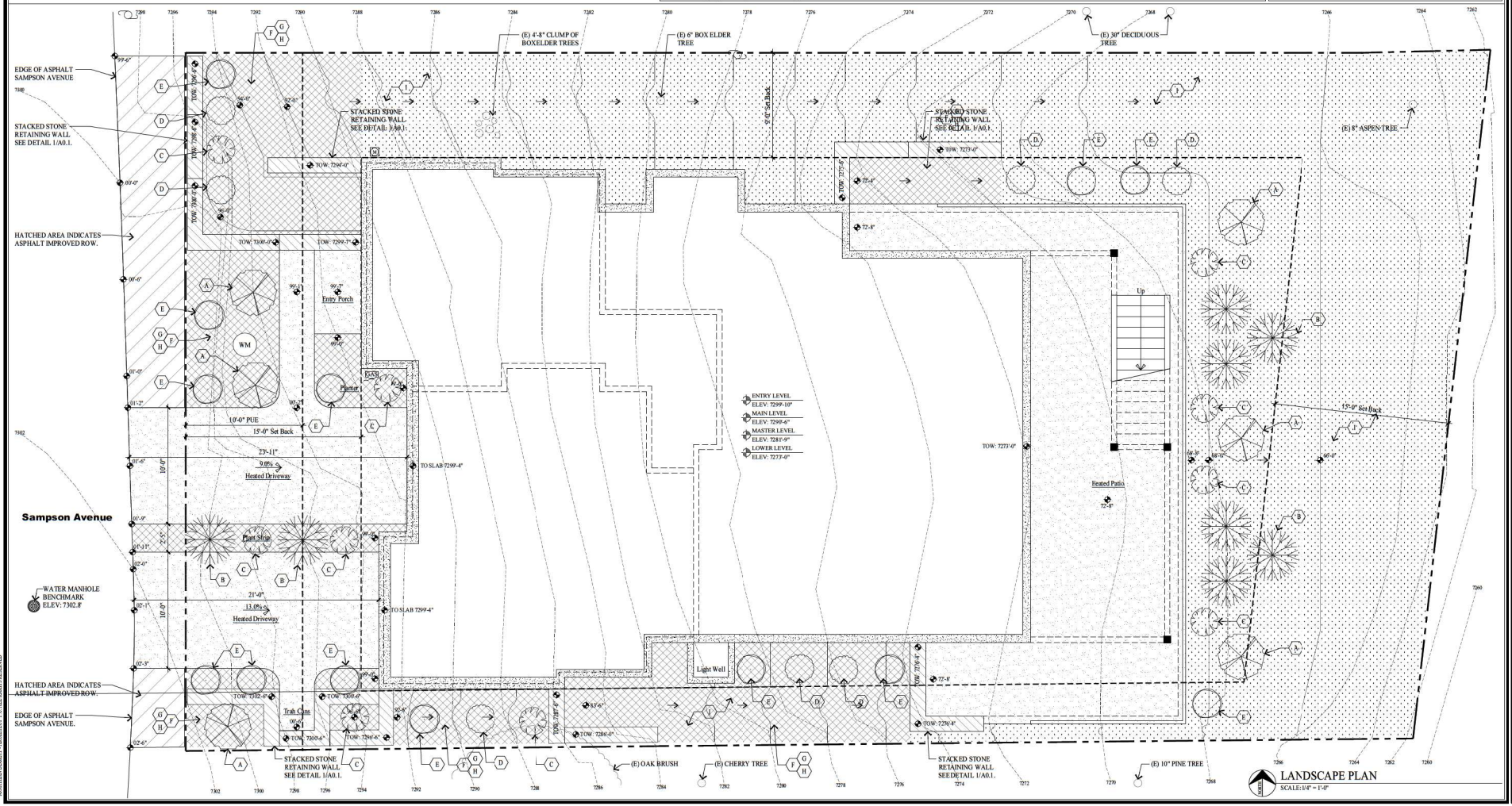
603.5.2.3 Extended Ignition Zone. The Extended Ignition Zone shall extend from the edge of the Intermediate Ignition Zone to a distance not to exceed 100 feet, which may inclue an area outside of the established LOD, and shall meet the following requirements:

1. All dead and dying vegetation shall be removed.
2. Small conifers growing between trees nay be removed in the context of clumping, clustering, and thinning, in accordance with Section 603.4
3. Trees greater than 15 feet must have all branches removed from within six (6) feet of the ground as measured from the highest point of the ground below the canopy of the tree.
4. Trees and shrubs must be clustered with he canopies of the clusters being no closer than 12 feet to the next closest duster.
5. No single tree cluster shall exceed 5 tree or cover more than 25% of the Intermediate Ignition Zone, whichever is lesser.
6. Exception Structures meeting all of the items listed in Section 603.4 are not required to meet items 3 through 5 above. Notwithstanding any exception, dl landscaping in the Extended Ignition Zone must be such that a ground fire is not likely to spread into the tree canopy.

GENERAL NOTES

PLANTING NOTES:

1. CONTRACTOR TO VERIFY LOCATION OF ALL UTILITIES PRIOR TO INITIATION OF EXCAVATION OR PLANTING OPERATIONS. ANY DAMAGE TO EXISTING UTILITIES ON SITE OR ADJACENT PROPERTY SHALL BE CONTRACTORS RESPONSIBILITY.
2. ALL PLANT MATERIAL SHALL CONFORM TO CURRENT AMERICAN ASSOCIATION OF NURSERYMAN'S STANDARD SPECIFICATIONS.
3. ALL PLANT MATERIAL SHALL BE INSTALLED AS PER DRAWINGS, DETAILS, AND SPECIFICATIONS.
4. CONTRACTOR SHALL VERIFY ALL QUANTITIES. IN CASE OF A DISCREFANCY, THE ILLUSTRATED LOCATIONS SHALL DICTATE COUNT.
5. CONTRACTOR SHALL COORDINATE ALL PLANTING WITH IRRIGATION CONTRACTOR, AS NEEDED.
6. IN TH:EVENT OF A DISCREPANCY NOTIFY THE ARCHITECT OR OWNER IMMEDIATELY.
7. NO SUBSTITUTIONS SHALL BE ALLOWED WITHOUT WRITTEN PERMISSION OF THE ARCHITECT OR OWNER.
8. SHRUB BEDS SHALL RECEIVE 6" OF TOPSOIL.
9. ALL SHRUB BEDS SHALL HAVE 3" OF DECOMPOSED BARK MULCH INSTALLED.
10. SHRUB BED EDGING SHALL BE PRESSURE TREATED WOOD OR "TREX" EDGING. IT SHALL SEPARATE ALL SHRUB BEDS/ NATIVE GRASS LOCATIONS.
11. ALL PLANTS AND ALL PLANT STAKES SHALL BE SET PLUMB.
12. ALL ROOT WRAPPING MATERIAL MADE OF SYNTHETICS OR PLASTICS SHALL BE REMOVED AT TIME OF OF PLANTING AND PROPERLY DISCARDED.
13. NO BARE ROOT STOCK SHALL BE USED.



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PROJECT DESCRIPTION:
NEW RESIDENCE
HISTORIC DISTRICT DESIGN REVIEW
121 SAMPSON AVENUE, PARK CITY, UTAH 84060

SHEET DESCRIPTION:
LANDSCAPE PLAN

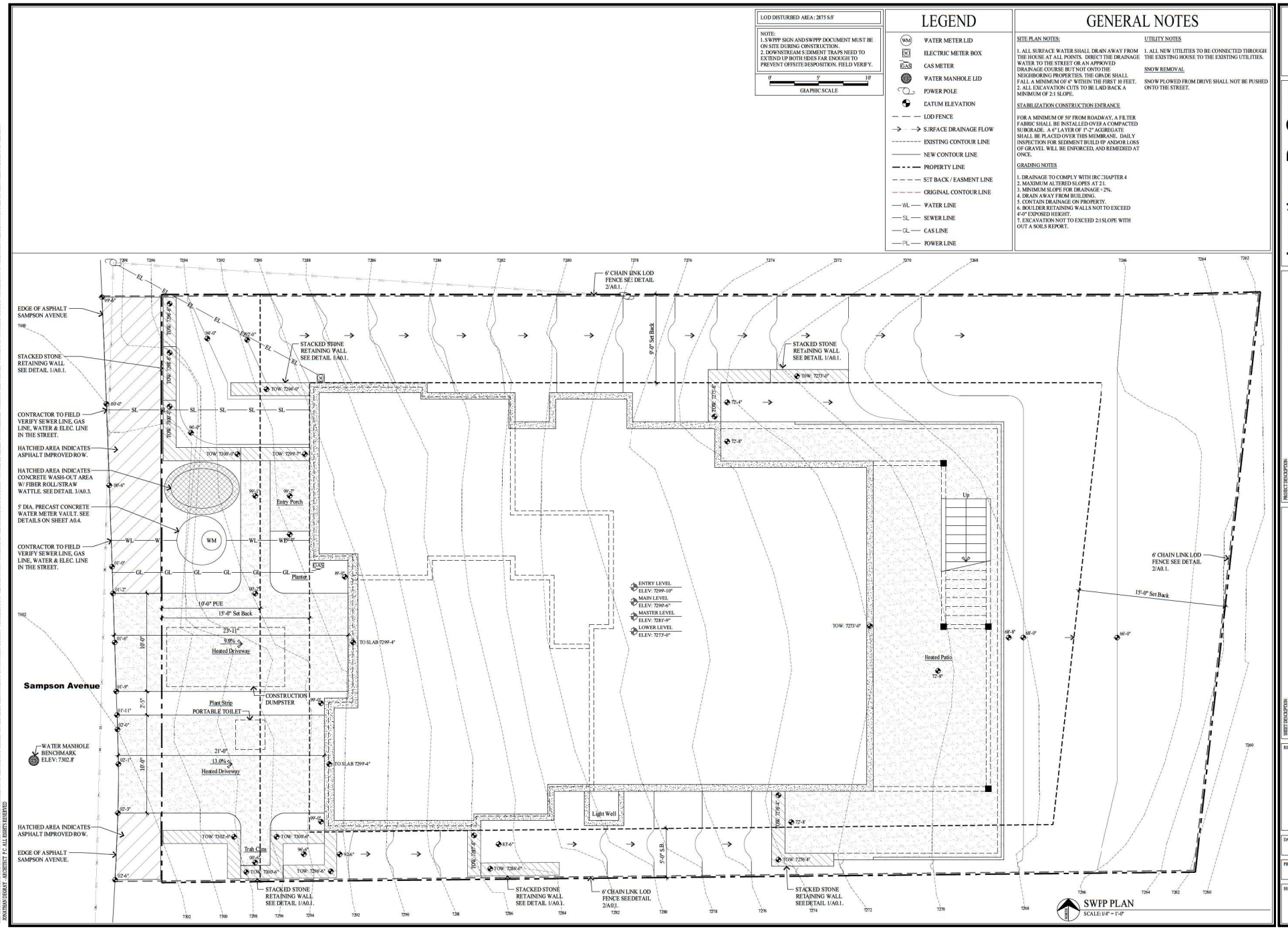
REVISIONS:

DATE:
APRIL 03, 2025

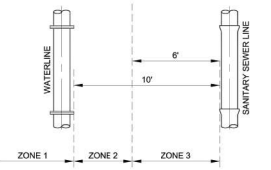
PROJECT NUMBER:
2401-01

SHEET NUMBER:
A0.2

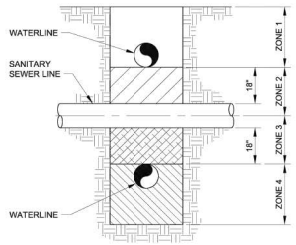
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HORIZONTAL SEPARATION REQUIREMENTS

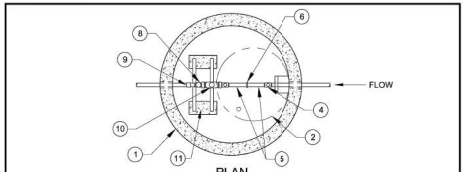


VERTICAL SEPARATION REQUIREMENTS

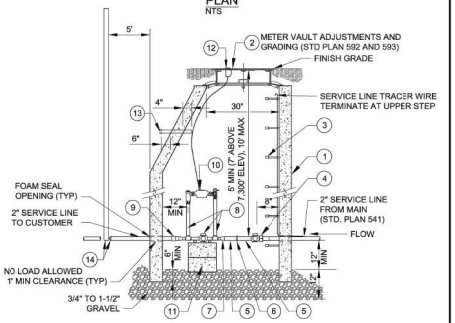
NOTES:

1. SEE STD. PLAN 547-B FOR HORIZONTAL AND VERTICAL SEPARATION REQUIREMENT NOTES.

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



PLAN
NTS



SECTION
NTS

NCTES:
1. REFER TO STD. PLAN 520 FOR GENERAL REQUIREMENTS - METER, METER VAULT, AND SERVICE LINE.
2. REFER TO STD. PLAN 521 S FOR LEGEND ITEMS, APPROVED PARTS LIST, AND DETAIL NOTES.

PARK CITY MUNICIPAL CORPORATION WATER	DATE	1-1/2" AND 2" SINGLE METER OUTSIDE SETTING	STD. PLAN
	03/2014		524
	REV.		
	0		

LEGEND AND APPROVED PARTS LIST

ITEM	DESCRIPTION	ACCEPTABLE MANUFACTURER	MODELS
①	5' DIA. MANHOLE, PRECAST CONCRETE ECCENTRIC CONE AND WALL SECTIONS		ASTM C 478
②	METER VAULT FRAME AND COVER (STD. PLAN 529)		
③	POLYPROPYLENE ENCASED GRADE 60 STEEL STEPS AT 13" C-C, 13-1/2" TREAD WIDTH	M.A. INDUSTRIES OR APPV'D EQ.	PS2-PFDF
④	2" CURB VALVE, F.I.P. x CTS	MUELLER	B-25172N
⑤	2" DIA. BRASS NIPPLE x 4" LENGTH, M.I.P.		
⑥	2" BRONZE UNION, F.I.P., THREADED		
⑦	1-1/2" BRASS NIPPLE x 4" LENGTH, 2" x 1-1/2" BRONZE BELL REDUCER, AND 1-1/2" CLOSE BRASS NIPPLE (1-1/2" YOKE ONLY)		
⑧	1-1/2" METER YOKE COMMERCIAL SERVICE: WITH BYPASS RESIDENTIAL SERVICE: WITHOUT BYPASS IRRIGATION SERVICE: WITHOUT BYPASS	MUELLER	1-1/2"x15" B2423-2-01N (WITH BYPASS) 1-1/2"x15" B2422-2N (WITHOUT BYPASS)
		FORD	1-1/2" VBHH76-15B-11-66-NL (WITH BYPASS) 1-1/2" VBHH76-15-11-66-NL (WITHOUT BYPASS)
	2" METER YOKE COMMERCIAL SERVICE: WITH BYPASS RESIDENTIAL SERVICE: WITHOUT BYPASS IRRIGATION SERVICE: WITHOUT BYPASS	MUELLER	2"x15" B2423-2-01N (WITH BYPASS) 2"x15" B2422-2N (WITHOUT BYPASS)
		FORD	2" VBHH77-15B-11-77-NL (WITH BYPASS) 2" VBHH77-15-11-77-NL (WITHOUT BYPASS)
⑨	2" CONNECTION, F.I.P. x CTS AND 2" BRASS NIPPLE x 4" LENGTH (OUTLET); 1-1/2" YOKE ONLY: ADD 2"x1-1/2" BRONZE BELL REDUCER AND 1-1/2" CLOSE BRASS NIPPLE	MUELLER	H-15451N
		FORD	C-14-66-G-NL
⑩	METER, SUPPLIED AND INSTALLED BY PCMC		
⑪	PIPE SUPPORTS (4) 16"x8"x8" CMU BLOCK, (2) METER SUPPORT RODS, GALVANIZED		
⑫	MXU AND WIRING, SUPPLIED AND INSTALLED BY PCMC		
⑬	MXU REMOTE LOCATION CONDUIT WITH END CAPS, SCH 40 PVC (STD. PLAN 531)		
⑭	END CAP AND MARKER, CTS x F.I.P. (OUTLET)		H-15451N AND H-10035N

DETAIL NOTES

1. LOCATE METER VAULT PER APPROVED PLANS AND SET METER BOX PLUMB
2. SST INSERT STIFFENERS REQUIRED ON ALL CTS TUBING CONNECTIONS

PARK CITY MUNICIPAL CORPORATION WATER	DATE	1-1/2" and 2" SINGLE METER OUTSIDE SETTING	STD. PLAN
	3/2014		524 S
	REV.		

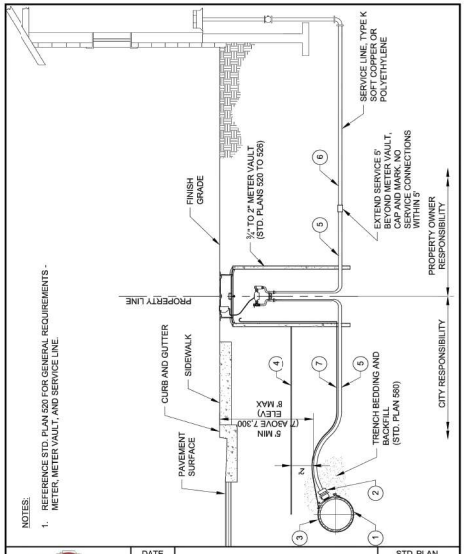
HORIZONTAL SEPARATION NOTES:

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

VERTICAL SEPARATION NOTES:

1. ZONE 1 WATER LINE ABOVE SEWER LINE AND SEPARATED 18 INCHES OR GREATER – NO SPECIAL REQUIREMENTS
   ZONE 2 WATER LINE ABOVE SEWER LINE SEPARATED LESS THAT 18 INCHES – LOOP WATER LINE, REFER TO STD. PLANS 543 AND 544. INSTALL CONTROLLED LOW-STRENGTH MATERIAL (CLSM), "FLOWABLE FILL", 100 PSI MINIMUM TO 50 PSI MAXIMUM MIX DESIGN, FOR FULL TRENCH WIDTH WITHIN WATER PIPE ZONE AND TO TOP OF SEWER LINE
   ZONE 3 WATER LINE BELOW SEWER LINE SEPARATED LESS THAN 18 INCHES – LOOP WATER LINE, REFER TO STD. PLANS 543 AND 544. INSTALL CONTROLLED LOW-STRENGTH MATERIAL (CLSM), "FLOWABLE FILL", 100 PSI MINIMUM TO 50 PSI MAXIMUM MIX DESIGN, FOR FULL TRENCH WIDTH WITHIN WATER PIPE ZONE AND TO 18 INCHES ABOVE SEWER LINE
   ZONE 4 WATER LINE BELOW SEWER LINE SEPARATED GREATER THAN 18 INCHES - CENTER ONE FULL UNCUT LENGTH OF WATER PIPE OVER THE CROSSING AND PROVIDE MECHANICAL RESTRAINED PIPE JOINTS UNTIL THE WATER PIPE EXTENDS TO A DISTANCE OF 10 FEET PERPENDICULAR TO EACH SIDE OF THE SEWER LINE. INSTALL CONTROLLED LOW-STRENGTH MATERIAL (CLSM), "FLOWABLE FILL" 100 PSI MINIMUM TO150 PSI MAXIMUM MIX DESIGN, FOR FULL TRENCH WIDTH WITHIN WATER PIPE ZONE AND TO 18 INCHES ABOVE SEWER LINE
2. SERVICE LINE TAPS NOT ALLOWED IN ZONES 2 AND 3.
3. SANITARY SEWER FORCE MAINS: SEE HORIZONTAL SEPARATION REQUIREMENTS, NOTE 5.
4. CONSULT SNYDERVILLE BASIN WATER RECLAMATION DISTRICT FOR ADDITIONAL SANITARY SEWER RELATED REQUIREMENTS AND SEWER LINE MODIFICATIONS

PARK CITY MUNICIPAL CORPORATION WATER	DATE	WATER – SANITARY SEWER SEPARATION NOTES	STD. PLAN
	5/2014		547-B
	REV.		



NOTES:
1. REFERENCE STD. PLAN 520 FOR GENERAL REQUIREMENTS - METER, METER VAULT, AND SERVICE LINE.

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

LEGEND AND APPROVED PARTS LIST

ITEM	DESCRIPTION	ACCEPTABLE MANUFACTURER	MODELS
①	BRONZE SERVICE SADDLE: DI & AC PIPE: DOUBLE STRAP PVC PIPE, TWO-PIECE BOLTED	MUELLER	DI & AC PIPE: BR2B SERIES, 1-1/2" SERVICE, CC THDS; 2" SERVICE FIP THDS PVC PIPE: H-13000 SERIES, 1-1/2" SERVICE, CC THDS; 2" SERVICE FIP THDS
		FORD	DI & AC PIPE: STYLE 202B 1-1/2" SERVICE, CC THDS; 2" SERVICE, FIP THDS PVC PIPE: 1-1/2" SERVICE, STYLE S902, CC THDS; 2" SERVICE, STYLE S912, FIP THDS
②	BRASS CORPORATION STOP, INLET CC THREAD, OUTLET CTS COMPRESSION	MUELLER	B-25008N
		FORD	FB1100-(SERVICE SIZE)-G-NL
③	POLYETHYLENE ENCASEMENT, HIGH DENSITY CROSS LAMINATED (HDCL) POLYETHYLENE FILM, AWWA C105 & AWWA C703E METHOD C	CHRISTY'S OR APPROVED EQUAL	AWWA C703E METHOD C (4 MIL)
④	DETECTABLE UNDERGROUND WARNING TAPE, 5-MIL MINIMUM, ALUMINUM BACKING BLUE BACKGROUND, 6" WIDE	SETON OR APPV'D EQUAL	85525
⑤	WATER SERVICE LINE: HIGH-DENSITY POLYETHYLENE TUBING (CTS), BLUE, SDR 9, AWWA C901 1-1/2" DIA. SERVICE: 3/4" AND 1" SINGLE METER 1-1/2" DIA. SERVICE: 3/4" AND 1" DUAL METERS 2" DIA. SERVICE: 1-1/2" AND 2" SINGLE METER 2" DIA. SERVICE: 1-1/2" DUAL METERS	ADS OR APPV'D EQUAL	
⑥	WATER SERVICE LINE: HIGH-DENSITY POLYETHYLENE TUBING (CTS), BLUE, SDR 9, AWWA C901; OR, TYPE K COPPER, SOFT, AWWA C800	ADS OR APPV'D EQUAL	
⑦	TRACER WIRE: 12 GA. SOLID, BLUE PVC INSULATION; WIRE-WIRE CONNECTORS SILICONE-FILLED WIRE NUTS	IDEAL INDUSTRIES	TWISTER DB PLUS OR APP'D EQUAL

DETAIL NOTES

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

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

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PROJECT DESCRIPTION:
NEW RESIDENCE
HISTORIC DISTRICT DESIGN REVIEW
121 SAMPSON AVENUE, PARK CITY, UTAH 84060

SHEET DESCRIPTION:
PARK CITY WATER DETAILS

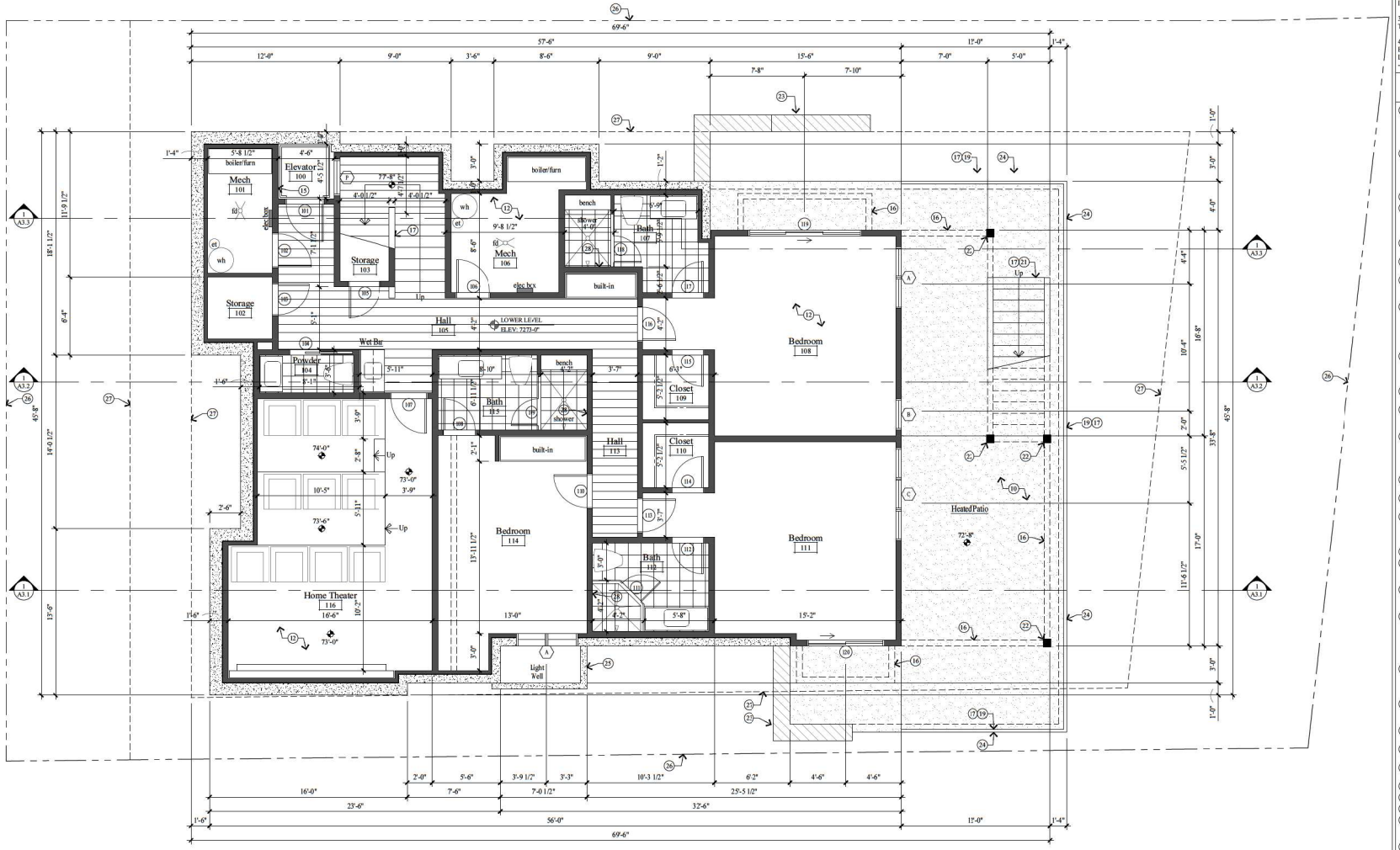
REVISIONS:

DATE:
APRIL 03, 2025

PROJECT NUMBER:
2401-01

SHEET NUMBER:
A0.4

THE CONCEPTS AND DESIGNS SHOWN AND DESCRIBED IN THESE PLANS AND SPECIFICATIONS ARE THE PROPERTY OF JONATHAN DEGRAY - ARCHITECT P.C. REPRODUCTION OR REUSE OF THE MATERIAL AND DESIGN CONTAINED HEREIN IS PROHIBITED WITHOUT THE WRITTEN CONSENT OF JONATHAN DEGRAY - ARCHITECT P.C. VIOLATORS WILL BE PROSECUTED TO THE FULLEST EXTENT OF THE LAW.
JONATHAN DEGRAY - ARCHITECT P.C. ALL RIGHTS RESERVED



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

GENERAL NOTES

NEW CONCRETE WALL

NEW 2x FRAMED WALL

1. ALL DIMENSIONS ARE A PPROXIMATE AND ARE TO BE FIELD VERIFIED PRIOR TO ANY CONSTRUCTION.

2. EXTERIOR WALLS TO BE 2x6 FRAMING W/ BIB INSULATION R-23. ALL INTERIOR WALLS TO BE 2x4 FRAMING, U.N.O. W/ BIB INSULATION R-15. ALL INTERIOR PLUMBING AND BEARING WALLS TO BE 2x6 FRAMING, U.N.O. W/ BIB INSULATION R-23. ALL FLOOR JOIST W/ 9 1/2" TJI FRAMING W/ BIB INSUL. R-38. ALL ROOF JOIST W/ 9 1/2" TJI FRAMING W/ BIB INSUL. R-38. ALL DECK JOIST, FLOOR JOIST, ROOF JOIST W/ 7 1/4" LVL FRAMING W/ 7" CLOSED CELL FOAM INSULATION R-38.

3. FIRE SPRINKLERS TO BE ON THE WARM SIDE OF THE BUILDING ENVELOPE.

4. AIR LEAKAGE: THE BUILDING THERMAL ENVELOPE SHALL BE CONSTRUCTED TO LIMIT AIR LEAKAGE IN ACCORDANCE WITH SECTIONS N1102.4.1 - N1102.4.4.

KEY NOTES

1. CLASS A NON-REFLECTIVE STANDING SEAM METAL ROOF, TO BE ICC-ES APPROVED. ON ICE & WATER MEMBRANE ON 5/8" EXT. PLYWOOD ON ROOF JOIST. ROOF SHALL COMPLY WITH THE WILDLAND - URBAN INTERFACE CODE.
2. ARCHITECTURAL GRADE 40 YEAR ASPHALT SHINGLE. ON ICE & WATER MEMBRANE ON 5/8" EXT. SHEATHING ON ROOF JOIST - SEE STRUCT. ROOF MATERIAL SHALL COMPLY WITH THE WILDLAND - URBAN INTERFACE CODE.
3. COMPOSITE RIDGE VENT; COBRA OR EQUAL.
4. FLAT ROOF: REINFORCED WATERPROOF MEMBRANE OVER RIGID INSULATION SLOPED .25% MIN. ON 3/4" EXTERIOR PLYWOOD ON ROOF JOIST - SEE STRUCTURAL FOR SIZE.
5. ROOF CRICKET / OVERBUILD. CONTRACTOR TO FIELD VERIFY HEIGHT AND LOCATION.
6. FIREPLACE CHIMNEY W/ PRE-MANUFACTURED METAL CHIMNEY CAP.
7. 2"x3" CONTINUOUS METAL DRIP EDGE OVER 2x4 ON 1x10 BUILT-UP FASCIA. W/ 1x CEDAR SOFFIT, VENTED - PAINT/STAIN OPAQUE FINISH.
8. HEATED ROOF DECK: REINF. WATERPROOF MEMBRANE OVER RIGID INSULATION SLOPED .25% MIN. ON 3/4" EXTERIOR PLYWOOD ON DECK JOIST - SEE STRUCTURAL FOR SIZE. HYDRONIC HEATING STAPLE UP SYSTEM ON THE BOTTOM SIDE OF 3/4" PLYWOOD.
9. HEATED GARAGE SLAB: 5" CONCRETE TOPPING ON 20 GAUGE FORMLOCK METAL DECKING, SLOPED. SEE STRUCTURAL FOR REINFORCING AND DETAILS.
10. 4" REINFORCED HEATED CONCRETE PATIO / PORCH / DRIVEWAY ON 4" GRAVEL BASE.
11. HYDRONIC HEATING STAPLE UP SYSTEM ON THE BOTTOM SIDE OF 3/4" PLYWOOD ON FLOOR JOIST - SEE STRUCT. FOR SIZE AND DETAILS.
12. 4" REINFORCED CONCRETE SLAB W/ HYDRONIC HEATING ON 2" RIGID INSULATION (CONTINUOUS) ON 6 MIL POLYETHYLENE VAPOR RETARDER (JOINTS TO LAP 6" MIN.) ON 4" GRAVEL BASE CLEANED/GRADED.
13. POLYCAST TRENCH DRAIN OR EQUAL., TIE INTO GRAVEL SUMP OR STORM DRAIN SYSTEM.
14. 5/8" TYPE "X" ON GARAGE CEILING AND WALL SEPARATING THE GARAGE AND LIVING SPACE.
15. ELEVATOR SHAFT TO BE 1 HOUR FIRE WALL: APPLY 5/8" TYPE X GYPSUM BOARD TO THE INTERIOR SIDE AND 5/8"FIRECODE CORE GYPSUM BOARD TO THE INSIDE OF SHAFT.
16. DASHED LINES INDICATE WALL / BEAM ABOVE.
17. FOR TYPICAL STAIRWAY, HANDRAILING AND GUARDRAILING NOTES & DETAILS ON SEE SHEET A4.1.
18. 36" HIGH GUARD RAILING: 2x SHAPED HARDWOOD CONT. TOP CAP. 1 1/4 x 3 TUBE STEEL POST W/ 1x8 CEDAR HORIZ. LAP SIDING INFILL.
19. 36" HIGH GUARD RAILING: 2x SHAPED HARDWOOD CONT. TOP CAP. W/ 5/32" DIA. 316 STAINLESS STEEL CABLE, WORKING LOAD: 750# BREAKING LOAD: 2000#. HORIZONTAL, SPACED LESS THAN 4". THROUGH 1 1/4 x 3 TUBE STEEL POST - PAINT/POWDER COAT.
20. HEATED DECK: 5" REINFORCED CONCRETE SLOPED .25% ON A WATERPROOF MEMBRANE ON 3/4" EXTERIOR PLYWOOD ON DECK JOIST. SEE STRUCTURAL FOR SIZE AND SPACING.
21. DECK STAIRS: 12" STEEL CHANNEL STRINGERS W/ OPEN RISER, 3 1/2" GLB TREADS - SEE DETAIL 14/A4.1.
22. 8x8 TIMBER COLUMN / END POST - PAINT/STAIN OPAQUE FINISH.
23. STACKED STONE RETAINING WALL, NOT TO EXCEED 4'-0" HIGH. SEE DETAIL 3/A4.1.
24. CONCRETE RETAINING/FOUNDATION WALL W/ EXPOSED BOARD FORM W/ ROUGH SAWN 1x8.
25. CONCRETE WINDOW WELL W/ EGRESS LADDER.
26. PROPERTY LINE.
27. SET BACK LINE / EASMENT LINE.
28. TUBS / SHOWERS / STEAM ROOMS WITH TILED WALLS TO HAVE A POLYSTYRENE FOAM SYSTEM, WEDI OR EQUAL.
29. HEATILATOR "CRAVE 60 REV C" DIRECT VENT FIREPLACE. FRAME ON 10" PLATFORM. SEALED GAS APPLIANCE APPROVED FOR SLEEPING AREAS. ANSI Z21.88-2019.
30. ISOKERN MAGNUM SERIES 48" FIREPLACE WOOD BURNING W/ GAS LOG SET. DRY WEIGHT 1400 #, EXCLUDING MORTAR, DAMPER, FIREBRICK AND CHIMNEY.
31. 36" HIGH GUARD RAILING: METAL FRAME W/ TEMPERED GLASS INFILL.
32. CLASS A NON-REFLECTIVE STANDING SEAM METAL ROOF, TO EXTEND 3'-0" UP THE EAVE.
33. SNOW RETENTION BARS; S-5 X-GARD 2.0 OR EQUAL. BY LIN SNOWMELT SYSTEM AT ALL EAVES AND VALLEYS - TYP. SEE SHEET A4.2.

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PROJECT DESCRIPTION:
NEW RESIDENCE
HISTORIC DISTRICT DESIGN REVIEW
121 SAMPSON AVENUE, PARK CITY, UTAH 84060

SHEET DESCRIPTION:
LOWER LEVEL PLAN

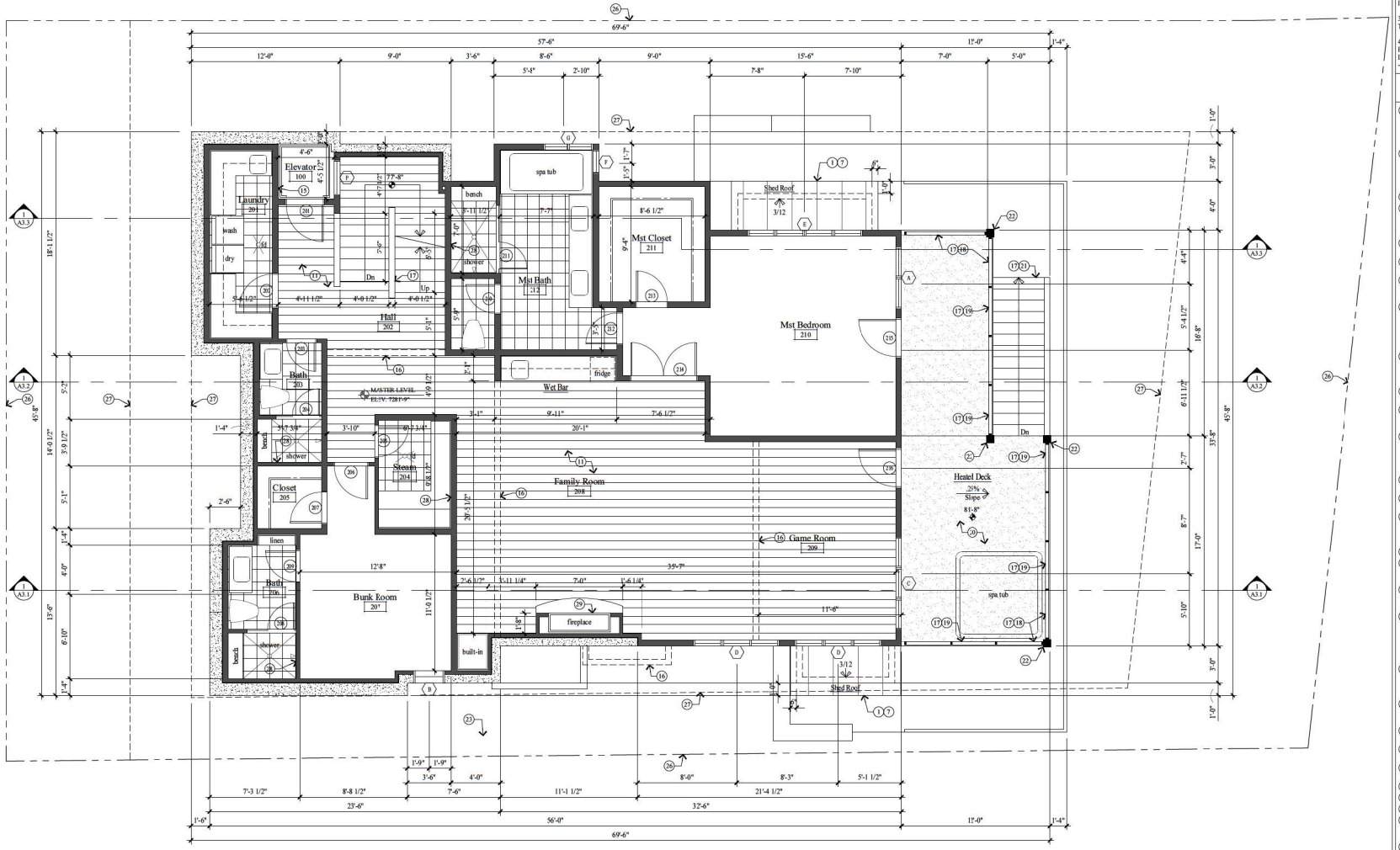
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DATE:
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PROJECT NUMBER:
2401-01

SHEET NUMBER:
A1.1

THESE DRAWINGS AND SPECIFICATIONS AS AN INSTRUMENT OF SERVICE ARE AND SHALL REMAIN THE PROPERTY OF JONATHAN DEGRAY ARCHITECT P.C. THE USE OF THESE DRAWINGS AND SPECIFICATIONS SHALL BE RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY WERE PREPARED AND PUBLICATION THEREOF IS EXPRESSLY LIMITED TO SUCH USE. REPRODUCTION OR PUBLICATION BY ANY METHOD, IN WHOLE OR IN PART, IS PROHIBITED. TITLE TO THESE DRAWINGS AND SPECIFICATIONS AS AN INSTRUMENT OF SERVICE IS HELD BY JONATHAN DEGRAY ARCHITECT P.C. AND UNAUTHORIZED USE OF THESE DRAWINGS AND SPECIFICATIONS WITHOUT THE WRITTEN CONSENT OF JONATHAN DEGRAY ARCHITECT P.C. VIOLATORS WILL BE PROSECUTED TO THE FULLEST EXTENT OF THE LAW.



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

NOTE:
SEE SHEET A4.2 FOR TYPICAL ROOF FLASHING DETAILS.

NOTE:
2'-0" TYPICAL ROOF OVERHANG U.N.O.

GENERAL NOTES

NEW CONCRETE WALL

NEW 2x FRAMED WALL

1. ALL DIMENSIONS ARE A PPROXIMATE AND ARE TO BE FIELD VERIFIED PRIOR TO ANY CONSTRUCTION.

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PROJECT DESCRIPTION:
NEW RESIDENCE
HISTORIC DISTRICT DESIGN REVIEW
121 SAMPSON AVENUE, PARK CITY, UTAH 84060

SHEET DESCRIPTION:
MASTER LEVEL PLAN

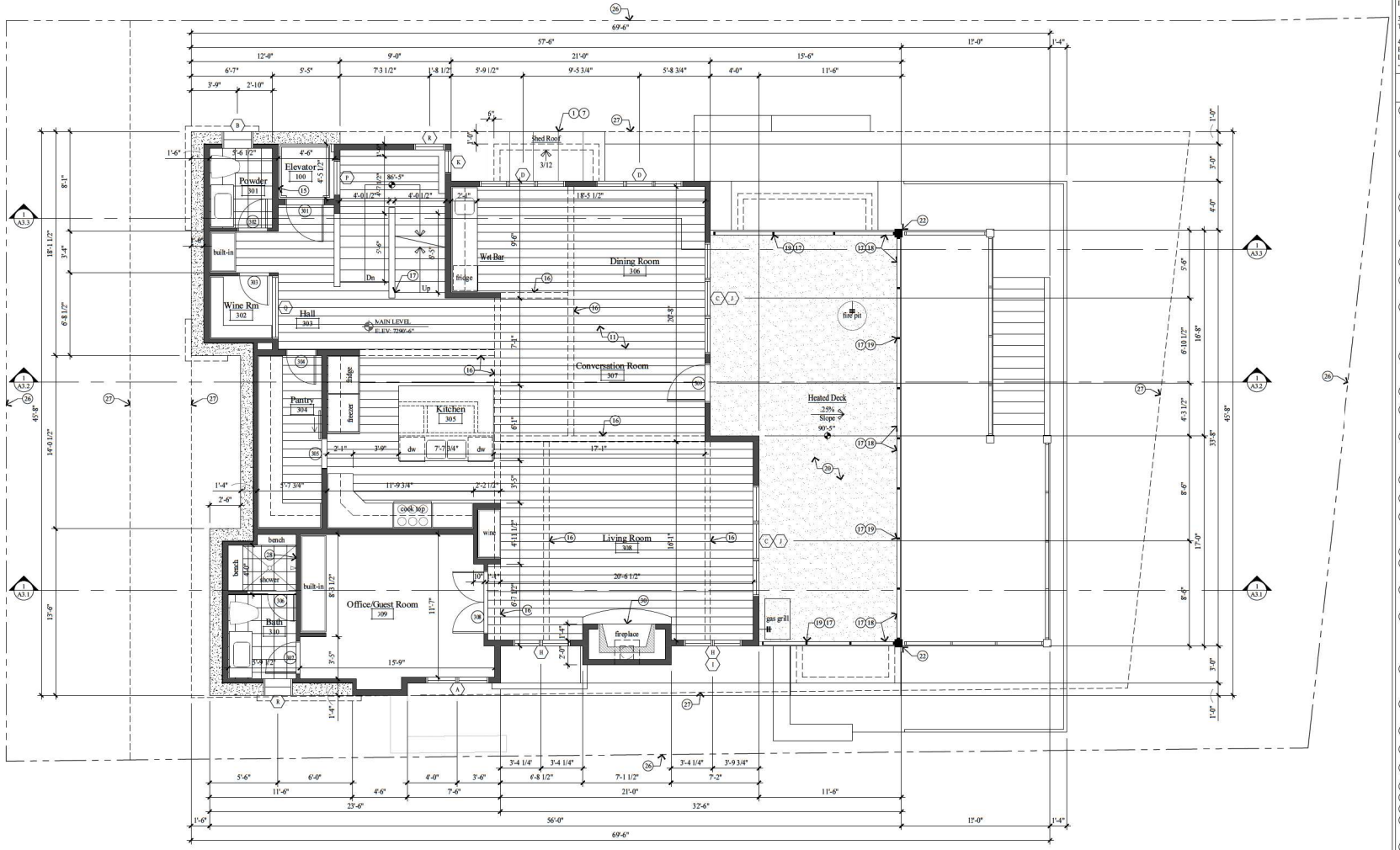
REVISIONS:

DATE:
APRIL 03, 2025

PROJECT NUMBER:
2401-01

SHEET NUMBER:
A1.2

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

NOTE:
SEE SHEET A4.2 FOR TYPICAL ROOF FLASHING DETAILS.

NOTE:
2'-0" TYPICAL ROOF OVERHANG U.N.O.

GENERAL NOTES

NEW CONCRETE WALL

NEW 2x FRAMED WALL

1. ALL DIMENSIONS ARE A PPROXIMATE AND ARE TO BE FIELD VERIFIED PRIOR TO ANY CONSTRUCTION.

2. EXTERIOR WALLS TO BE 2x6 FRAMING W/ BIB INSULATION R-23. ALL INTERIOR WALLS TO BE 2x4 FRAMING, U.N.O. W/ BIB INSULATION R-15. ALL INTERIOR PLUMBING AND BEARING WALLS TO BE 2x6 FRAMING, U.N.O. W/ BIB INSULATION R-23. ALL FLOOR JOIST W/ 9 1/2" TJI FRAMING W/ BIB INSUL. R-38. ALL ROOF JOIST W/ 9 1/2" TJI FRAMING W/ BIB INSUL. R-38. ALL DECK JOIST, FLOOR JOIST, ROOF JOIST W/ 7 1/4" LVL FRAMING W/ 7" CLOSED CELL FOAM INSULATION R-38.

3. FIRE SPRINKLERS TO BE ON THE WARM SIDE OF THE BUILDING ENVELOPE.

4. AIR LEAKAGE: THE BUILDING THERMAL ENVELOPE SHALL BE CONSTRUCTED TO LIMIT AIR LEAKAGE IN ACCORDANCE WITH SECTIONS N1102.4.1 - N1102.4.

KEY NOTES

1. CLASS A NON-REFLECTIVE STANDING SEAM METAL ROOF, TO BE ICC-ES APPROVED. ON ICE & WATER MEMBRANE ON 5/8" EXT. PLYWOOD ON ROOF JOIST. ROOF SHALL COMPLY WITH THE WILDLAND - URBAN INTERFACE CODE.
2. ARCHITECTURAL GRADE 40 YEAR ASPHALT SHINGLE. ON ICE & WATER MEMBRANE ON 5/8" EXT. SHEATHING ON ROOF JOIST - SEE STRUCT. ROOF MATERIAL SHALL COMPLY WITH THE WILDLAND - URBAN INTERFACE CODE.
3. COMPOSITE RIDGE VENT; COBRA OR EQUAL.
4. FLAT ROOF: REINFORCED WATERPROOF MEMBRANE OVER RIGID INSULATION SLOPED .25% MIN. ON 3/4" EXTERIOR PLYWOOD ON ROOF JOIST - SEE STRUCTURAL FOR SIZE.
5. ROOF CRICKET / OVERBUILD. CONTRACTOR TO FIELD VERIFY HEIGHT AND LOCATION.
6. FIREPLACE CHIMNEY W/ PRE-MANUFACTURED METAL CHIMNEY CAP.
7. 2"x3" CONTINUOUS METAL DRIP EDGE OVER 2x4 ON 1x10 BUILT-UP FASCIA. W/ 1x CEDAR SOFFIT, VENTED - PAINT/STAIN OPAQUE FINISH.
8. HEATED ROOF DECK: REINF. WATERPROOF MEMBRANE OVER RIGID INSULATION SLOPED .25% MIN. ON 3/4" EXTERIOR PLYWOOD ON DECK JOIST - SEE STRUCTURAL FOR SIZE. HYDRONIC HEATING STAPLE UP SYSTEM ON THE BOTTOM SIDE OF 3/4" PLYWOOD.
9. HEATED GARAGE SLAB: 5" CONCRETE TOPPING ON 20 GAUGE FORMLOCK METAL DECKING, SLOPED. SEE STRUCTURAL FOR REINFORCING AND DETAILS.
10. 4" REINFORCED HEATED CONCRETE PATIO / PORCH / DRIVEWAY ON 4" GRAVEL BASE.
11. HYDRONIC HEATING STAPLE UP SYSTEM ON THE BOTTOM SIDE OF 3/4" PLYWOOD ON FLOOR JOIST - SEE STRUCT. FOR SIZE AND DETAILS.
12. 4" REINFORCED CONCRETE SLAB W/ HYDRONIC HEATING ON 2" RIGID INSULATION (CONTINUOUS) ON 6 MIL POLYETHYLENE VAPOR RETARDER (JOINTS TO LAP 6" MIN.) ON 4" GRAVEL BASE CLEANED/GRADED.
13. POLYCAST TRENCH DRAIN OR EQUAL., TIE INTO GRAVEL SUMP OR STORM DRAIN SYSTEM.
14. 5/8" TYPE "X" ON GARAGE CEILING AND WALL SEPARATING THE GARAGE AND LIVING SPACE.
15. ELEVATOR SHAFT TO BE 1 HOUR FIRE WALL: APPLY 5/8" TYPE X GYPSUM BOARD TO THE INTERIOR SIDE AND 5/8" FIRECODE CORE GYPSUM BOARD TO THE INSIDE OF SHAFT.
16. DASHED LINES INDICATE WALL / BEAM ABOVE.
17. FOR TYPICAL STAIRWAY, HANDRAILING AND GUARDRAILING NOTES & DETAILS ON SEE SHEET A4.1.
18. 36" HIGH GUARD RAILING: 2x SHAPED HARDWOOD CONT. TOP CAP. 1 1/4 x 3 TUBE STEEL POST W/ 1x8 CEDAR HORIZ. LAP SIDING INFILL.
19. 36" HIGH GUARD RAILING: 2x SHAPED HARDWOOD CONT. TOP CAP. W/ 3/32" DIA. 316 STAINLESS STEEL CABLE, WORKING LOAD: 750# BREAKING LOAD: 2000#. HORIZONTAL, SPACED LESS THAN 4", THROUGH 1 1/4 x 3 TUBE STEEL POST - PAINT/POWDER COAT.
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21. DECK STAIRS: 12" STEEL CHANNEL STRINGERS W/ OPEN RISER, 3 1/2" GLB TREADS - SEE DETAIL 14/A4.1.
22. 8x8 TIMBER COLUMN / END POST - PAINT/STAIN OPAQUE FINISH.
23. STACKED STONE RETAINING WALL, NOT TO EXCEED 4'-0" HIGH. SEE DETAIL 3/A4.1.
24. CONCRETE RETAINING/FOUNDATION WALL W/ EXPOSED BOARD FORM W/ ROUGH SAWN 1x8.
25. CONCRETE WINDOW WELL W/ EGRESS LADDER.
26. PROPERTY LINE.
27. SET BACK LINE / EASMENT LINE.
28. TUBS / SHOWERS / STEAM ROOMS WITH TILED WALLS TO HAVE A POLYSTYRENE FOAM SYSTEM, WEDI OR EQUAL.
29. HEATILATOR "CRAVE 60 REV C" DIRECT VENT FIREPLACE. FRAME ON 10" PLATFORM. SEALED GAS APPLIANCE APPROVED FOR SLEEPING AREAS. ANSI Z21.88-2019.
30. ISOKERN MAGNUM SERIES 48" FIREPLACE WOOD BURNING W/ GAS LOG SET. DRY WEIGHT 1400 #, EXCLUDING MORTAR, DAMPER, FIREBRICK AND CHIMNEY.
31. 36" HIGH GUARD RAILING: METAL FRAME W/ TEMPERED GLASS INFILL.
32. CLASS A NON-REFLECTIVE STANDING SEAM METAL ROOF, TO EXTEND 3'-0" UP THE EAVE.
33. SNOW RETENTION BARS; S-5 X-GARD 2.0 OR EQUAL. BY LIN SNOWMELT SYSTEM AT ALL EAVES AND VALLEYS - TYP. SEE SHEET A4.2.

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PROJECT DESCRIPTION:
NEW RESIDENCE
HISTORIC DISTRICT DESIGN REVIEW
121 SAMPSON AVENUE, PARK CITY, UTAH 84060

SHEET DESCRIPTION:
MAIN LEVEL PLAN

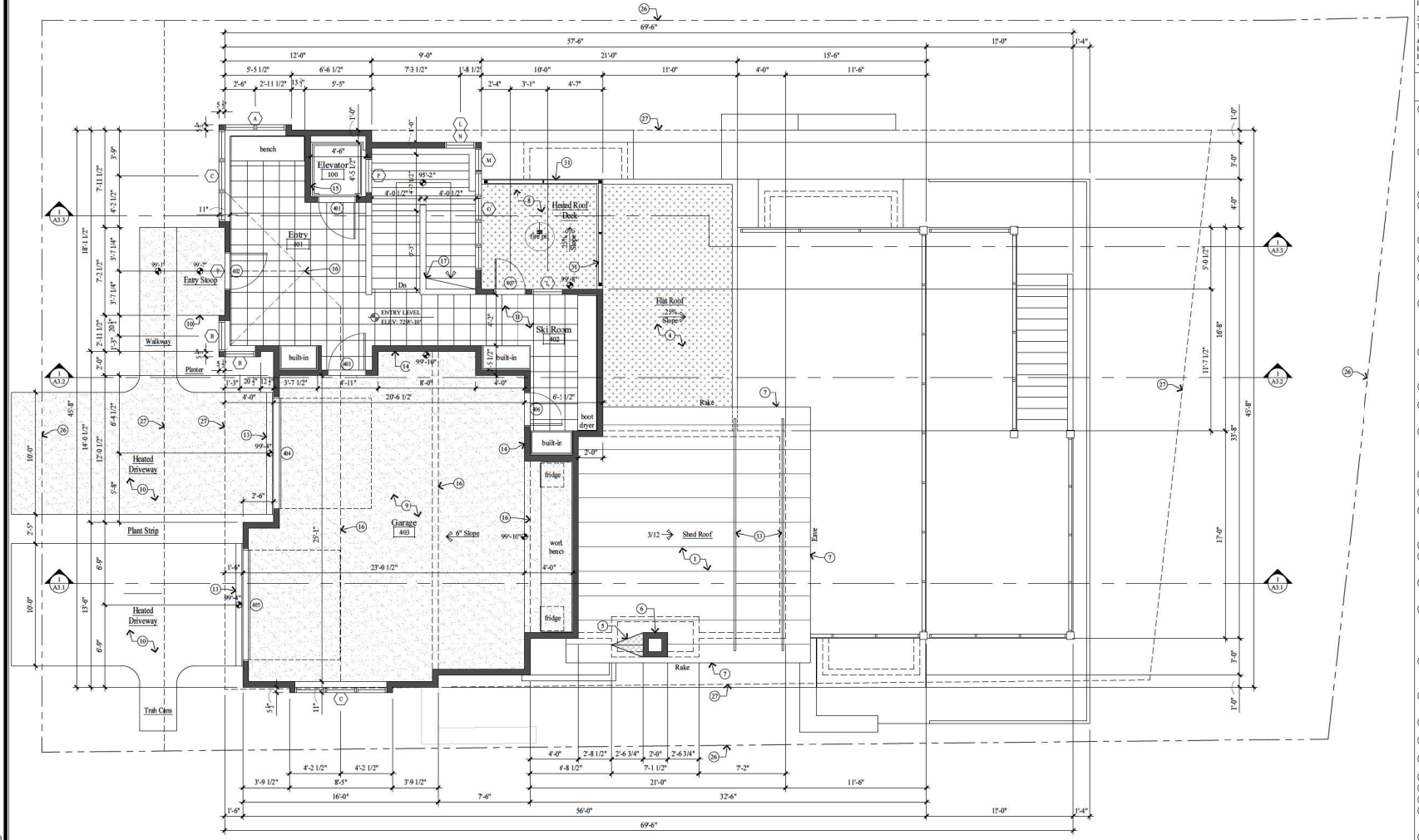
REVISIONS:

DATE:
APRIL 04, 2025

PROJECT NUMBER:
2401-01

SHEET NUMBER:
A1.3

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GARAGE / ENTRY LEVEL PLAN, MID ROOF PLAN

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

NOTE:
SEE SHEET A4.2 FOR TYPICAL ROOF FLASHING DETAILS.

NOTE:
2'-0" TYPICAL ROOF OVERHANG U.N.O.

GENERAL NOTES

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PROJECT DESCRIPTION:
NEW RESIDENCE
HISTORIC DISTRICT DESIGN REVIEW
121 SAMPSON AVENUE, PARK CITY, UTAH 84060

SHEET DESCRIPTION:
GARAGE / ENTRY LEVEL PLAN

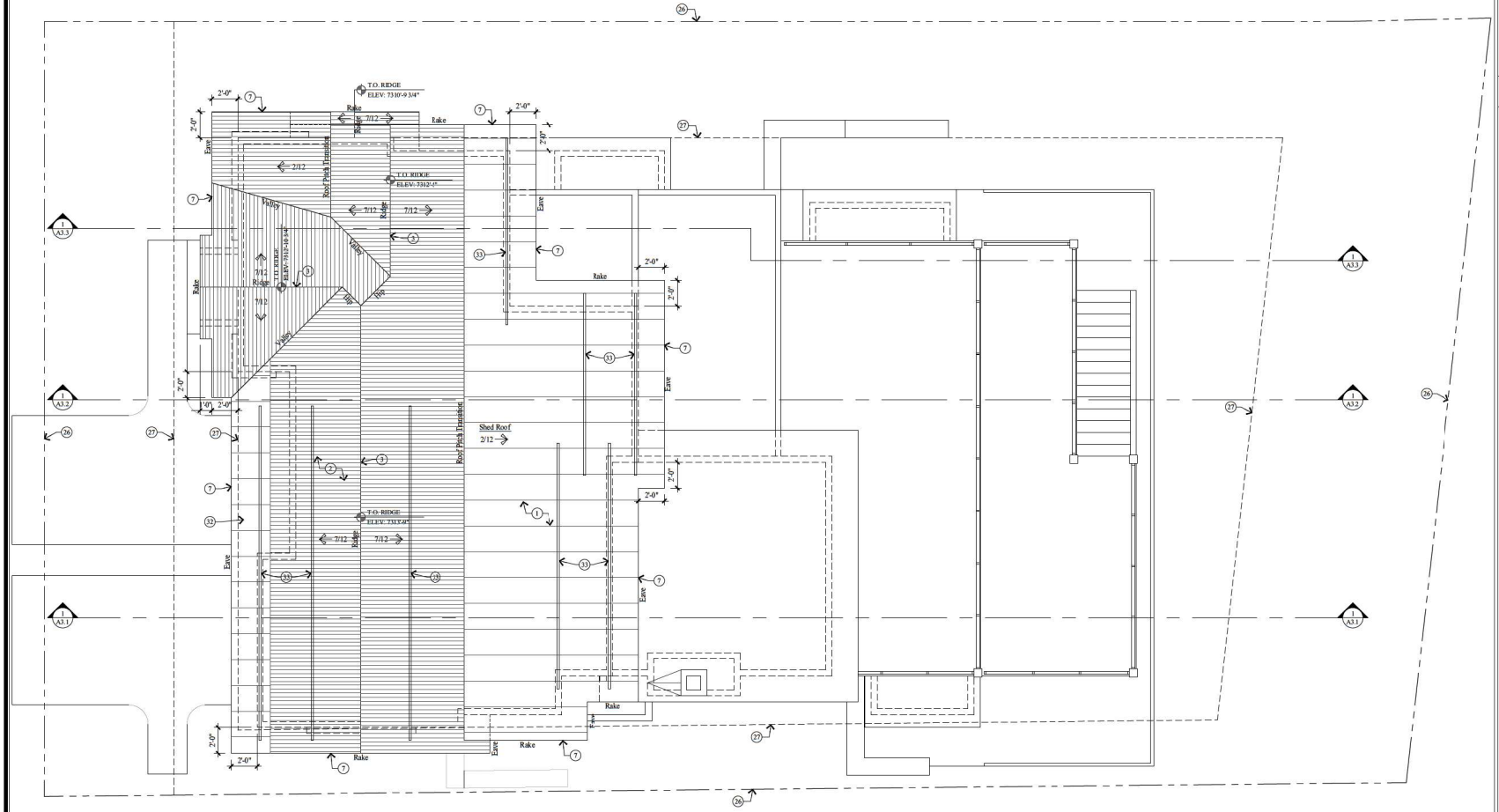
REVISIONS:

DATE:
APRIL 04, 2025

PROJECT NUMBER:
2401-01

SHEET NUMBER:
A1.4

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

NOTE:
SEE SHEET A4.2 FOR TYPICAL ROOF FLASHING DETAILS.

NOTE:
2'-0" TYPICAL ROOF OVERHANG U.N.O.

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PROJECT DESCRIPTION:
NEW RESIDENCE
HISTORIC DISTRICT DESIGN REVIEW
121 SAMPSON AVENUE, PARK CITY, UTAH 84060

SHEET DESCRIPTION:
HIGH ROOF PLAN

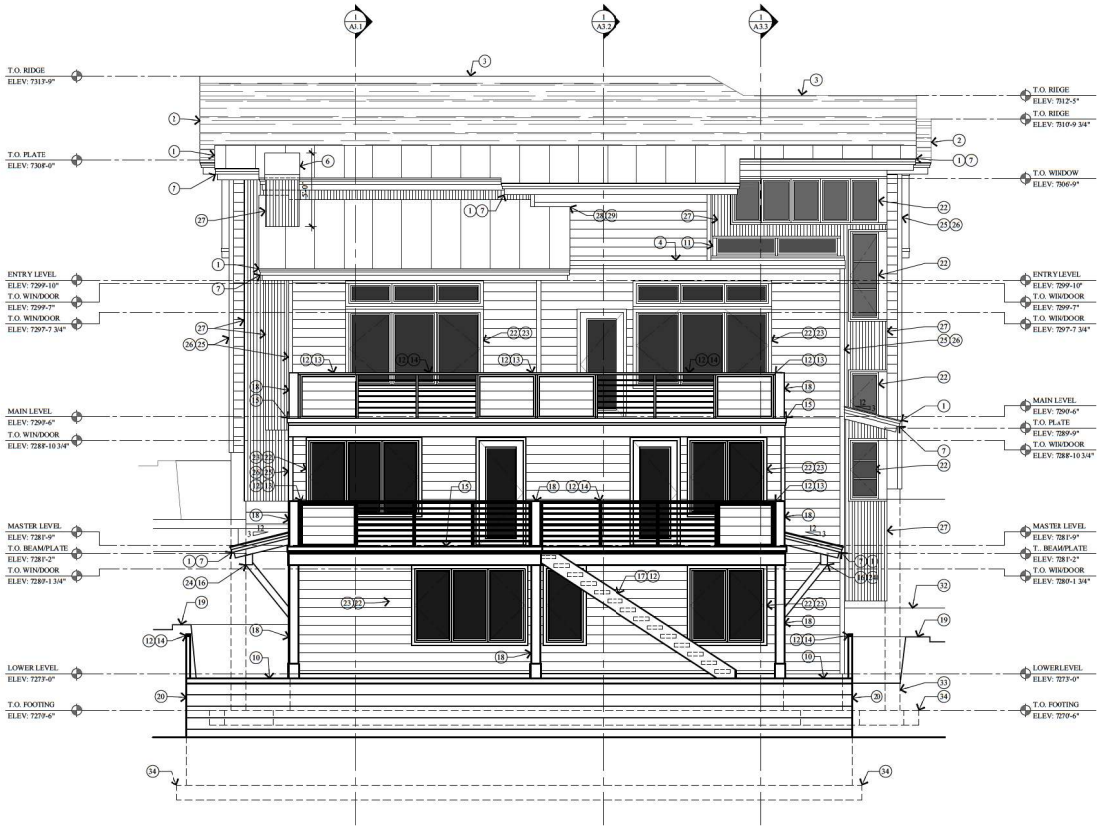
REVISIONS:

DATE:
APRIL 04, 2025

PROJECT NUMBER:
2401-01

SHEET NUMBER:
A1.5

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1 A2.1 EAST ELEVATION
SCALE: 1/4" = 1'-0"

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9. HEATED GARAGE SLAB: 5" CONCRETE TOPPING ON 20 GAUGE FORMLOCK METAL DECKING, SLOPED. SEE STRUCTURAL FOR REINFORCING AND DETAILS.
10. 4" REINFORCED HEATED CONCRETE PATIO / PORCH / DRIVEWAY ON 4" GRAVEL BASE.
11. 36" HIGH GUARD RAILING: METAL FRAME W/ TEMPERED GLASS INFILL.
12. FOR TYPICAL STAIRWAY, HANDRAILING AND GUARDRAILING NOTES & DETAILS ON SEE SHEET A4.1.
13. 36" HIGH GUARD RAILING: 2x SHAPED HARDWOOD CONTINUOUS TOP CAP. 1 1/2 x 3 TUBE STEEL POST W/ 1x8 CEDAR HORIZONTAL LAP SIDING INFILL - PAINT/STAIN OPAQUE FINISH
14. 36" HIGH GUARD RAILING: 2x SHAPED HARDWOOD CONT. TOP CAP. W/ 5/32" DIA. 316 STAINLESS STEEL CABLE. WORKING LOAD: 750# BREAKING LOAD: 2000#. HORIZONTAL, SPACED LESS THAN 4", THROUGH 1 1/4 x 3 TUBE STEEL POST - PAINT/POWDER COAT.
15. HEATED DECK: 5" REINFORCED CONCRETE SLOPED .25% ON WATERPROOF MEMBRANE ON 3/4" EXTERIOR PLYWOOD ON DECK JOIST. SEE STRUCTURAL FOR SIZE AND SPACING.
16. STRUCTURAL BEAM - SEE STRUCTURAL DRAWINGS FOR SIZE AND DETAILS.
17. DECK STAIRS: 12" STEEL CHANNEL STRINGERS W/ OPEN RISER AND 3 1/2" GLB TREADS - SEE DETAIL 16/A4.1.
18. 8x8 TIMBER COLUMN / END POST - PAINT/STAIN OPAQUE FINISH.
19. STACKED STONE RETAINING WALL, NOT TO EXCEED 4'-0" HIGH. SEE DETAIL 1/A0.1.
20. CONCRETE RETAINING / FOUNDATION WALL W/ EXPOSED BOARD FORM W/ ROUGH SAWN 1x8.
21. CONCRETE WINDOW WELL W/ EGRESS LADDER.
22. WINDOWS AND DOORS W/ INSULATED GLASS - SEE SHEET A3.1 FOR SCHEDULES.
23. WINDOW & DOOR TRIM : 2x3 HEAD, JAMB & SILL - PAINT/STAIN OPAQUE FINISH.
24. 6x6 TIMBER KNEE BRACE - PAINT/STAIN OPAQUE FINISH - SEE STRUCT. FOR DETAILS.
25. 2x4 CEDAR OUTSIDE CORNER BOARD, 2x2 CEDAR INSIDE CORNER BOARD - PAINT/STAIN OPAQUE FINISH.
26. 1x8 CEDAR HORIZONTAL LAP SIDING - PAINT/STAIN OPAQUE FINISH ON TYVEK HOMEWRAP ON 1/2" EXTERIOR SHEATHING ON 2x6 STUD WALL @ 16" O.C.
27. VERTICAL CORRUGATED STEEL SIDING - ON TYVEK HOMEWRAP ON 1/2" EXTERIOR SHEATHING ON 2x6 STUD WALL @ 16" O.C.
28. FLASHING AND COUNTER FLASHING - TYPICAL.
29. ROOF TO WALL SURFACE; EXTEND BITUTHANE MEMBRANE OVER ROOF DECK & UP WALL SURFACE 24".
30. LINE 27'-0" HEIGHT ABOVE EXISTING GRADE.
31. EXISTING GRADE LINE.
32. FINISH GRADE TO SLOPE AWAY FROM HOUSE A MIN. OF 6" WITHIN THE FIRST 10'. IRC R401.3
33. FOUNDATION - SEE STRUCTURAL FOR SIZE AND REINFORCING.
34. FOOTING - SEE STRUCTURAL FOR SIZE AND REINFORCING.
35. CLASS A NON-REFLECTIVE STANDING SEAM METAL ROOF, TO EXTEND 3'-0" UP THE EAVE.
36. DIRECT VENT FIREPLACE FLUE.

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PROJECT DESCRIPTION:
NEW RESIDENCE
HISTORIC DISTRICT DESIGN REVIEW
121 SAMPSON AVENUE, PARK CITY, UTAH 84060

SHEET DESCRIPTION:
EAST ELEVATION

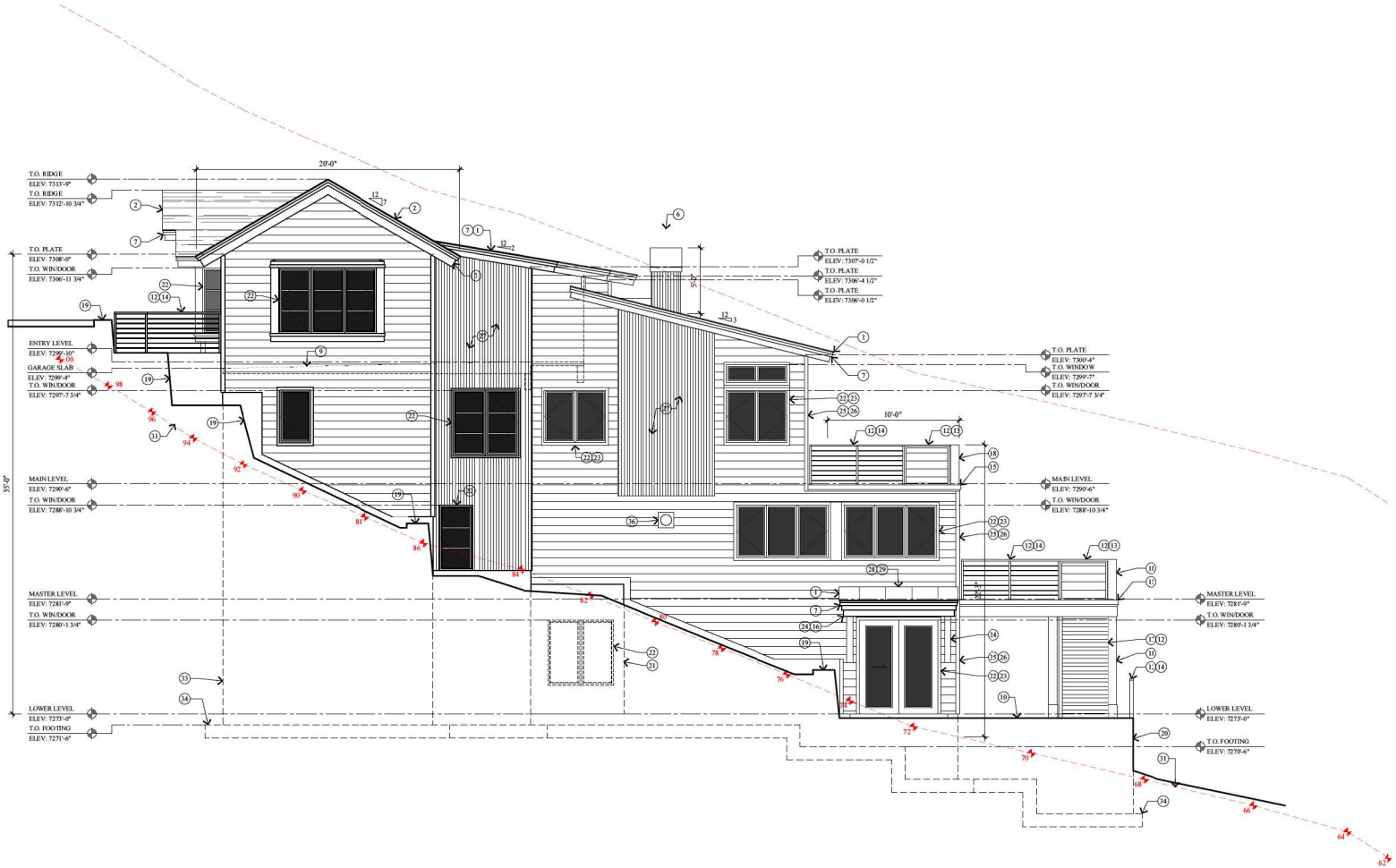
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DATE:
APRIL 03, 2025

PROJECT NUMBER:
2401-01

SHEET NUMBER:
A2.1

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1 A22 SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

KEY NOTES

1. CLASS A NON-REFLECTIVE STANDING SEAM METAL ROOF, TO BE ICC-ES APPROVED. ON ICE & WATER MEMBRANE ON 5/8" EXT. PLYWOOD ON ROOF JOIST. ROOF SHALL COMPLY WITH THE WILDLAND - URBAN INTERFACE CODE.
2. ARCHITECTURAL GRADE 40 YEAR ASPHALT SHINGLE ON ICE & WATER MEMBRANE ON 5/8" EXT. SHEATHING ON ROOF JOIST - SEE STRUCT. ROOF MATERIAL SHALL COMPLY WITH THE WILDLAND - URBAN INTERFACE CODE.
3. COMPOSITE RIDGE VENT; COBRA OR EQUAL.
4. FLAT ROOF: REINFORCED WATERPROOF MEMBRANE OVER RIGID INSULATION SLOPED .25% MIN. ON 3/4" EXTERIOR PLYWOOD ON ROOF JOIST - SEE STRUCTURAL FOR SIZE.
5. ROOF CRICKET / OVERBUILD. CONTRACTOR TO FIELD VERIFY HEIGHT AND LOCATION.
6. FIREPLACE CHIMNEY W/ PRE-MANUFACTURED METAL CHIMNEY CAP.
7. 2"x3" CONTINUOUS METAL DRIP EDGE OVER 2x4 ON 1x10 BUILT-UP FASCIA. W/ 1x CEDAR SOFFIT, VENTED - PAINT/STAIN OPAQUE FINISH.
8. HEATED ROOF DECK: REINF. WATERPROOF MEMBRANE OVER RIGID INSULATION SLOPED .25% MIN. ON 3/4" EXTERIOR PLYWOOD ON DECK JOIST - SEE STRUCTURAL FOR SIZE. HYDRAUNIC HEATING STAPLE UP SYSTEM ON THE BOTTOM SIDE OF 3/4" PLYWOOD.
9. HEATED GARAGE SLAB: 5" CONCRETE TOPPING ON 20 GAUGE FORMLOCK METAL DECKING, SLOPED. SEE STRUCTURAL FOR REINFORCING AND DETAILS.
10. 4" REINFORCED HEATED CONCRETE PATIO / PORCH / DRIVEWAY ON 4" GRAVEL BASE.
11. 36" HIGH GUARD RAILING: METAL FRAME W/ TEMPERED GLASS INFILL.
12. FOR TYPICAL STAIRWAY, HANDRAILING AND GUARDRAILING NOTES & DETAILS ON SEE SHEET A4.1.
13. 36" HIGH GUARD RAILING: 2x SHAPED HARDWOOD CONTINUOUS TOP CAP. 1 1/2 x 3 TUBE STEEL POST W/ 1x8 CEDAR HORIZONTAL LAP SIDING INFILL - PAINT/STAIN OPAQUE FINISH
14. 36" HIGH GUARD RAILING: 2x SHAPED HARDWOOD CONT. TOP CAP. W/ 5/32" DIA. 316 STAINLESS STEEL CABLE. WORKING LOAD: 750# BREAKING LOAD: 2000#. HORIZONTAL, SPACED LESS THAN 4", THROUGH 1 1/4 x 3 TUBE STEEL POST - PAINT/POWDER COAT.
15. HEATED DECK: 5" REINFORCED CONCRETE SLOPED .25% ON WATERPROOF MEMBRANE ON 3/4" EXTERIOR PLYWOOD ON DECK JOIST. SEE STRUCTURAL FOR SIZE AND SPACING.
16. STRUCTURAL BEAM - SEE STRUCTURAL DRAWINGS FOR SIZE AND DETAILS.
17. DECK STAIRS: 12" STEEL CHANNEL STRINGERS W/ OPEN RISER AND 3 1/2" GLB TREADS - SEE DETAIL 1/A/A4.1.
18. 8x8 TIMBER COLUMN / END POST - PAINT/STAIN OPAQUE FINISH.
19. STACKED STONE RETAINING WALL, NOT TO EXCEED 4'-0" HIGH. SEE DETAIL 1/A0.1.
20. CONCRETE RETAINING / FOUNDATION WALL W/ EXPOSED BOARD FORM W/ ROUGH SAWN 1x8.
21. CONCRETE WINDOW WELL W/ EGRESS LADDER.
22. WINDOWS AND DOORS W/ INSULATED GLASS - SEE SHEET A3.1 FOR SCHEDULES.
23. WINDOW & DOOR TRIM : 2x3 HEAD, JAMB & SILL - PAINT/STAIN OPAQUE FINISH.
24. 6x6 TIMBER KNEE BRACE - PAINT/STAIN OPAQUE FINISH - SEE STRUCT. FOR DETAILS.
25. 2x4 CEDAR OUTSIDE CORNER BOARD, 2x2 CEDAR INSIDE CORNER BOARD - PAINT/STAIN OPAQUE FINISH.
26. 1x8 CEDAR HORIZONTAL LAP SIDING - PAINT/STAIN OPAQUE FINISH ON TYVEK HOMEWRAP ON 1/2" EXTERIOR SHEATHING ON 2x6 STUD WALL @ 16" O.C.
27. VERTICAL CORRUGATED STEEL SIDING - ON TYVEK HOMEWRAP ON 1/2" EXTERIOR SHEATHING ON 2x6 STUD WALL @ 16" O.C.
28. FLASHING AND COUNTER FLASHING - TYPICAL.
29. ROOF TO WALL SURFACE; EXTEND BITUTHANE MEMBRANE OVER ROOF DECK & UP WALL SURFACE 24".
30. LINE 27'-0" HEIGHT ABOVE EXISTING GRADE.
31. EXISTING GRADE LINE.
32. FINISH GRADE TO SLOPE AWAY FROM HOUSE A MIN. OF 6" WITHIN THE FIRST 10'. IRC R401.3
33. FOUNDATION - SEE STRUCTURAL FOR SIZE AND REINFORCING.
34. FOOTING - SEE STRUCTURAL FOR SIZE AND REINFORCING.
35. CLASS A NON-REFLECTIVE STANDING SEAM METAL ROOF, TO EXTEND 3'-0" UP THE EAVE.
36. DIRECT VENT FIREPLACE FLUE.

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PROJECT DESCRIPTION:
NEW RESIDENCE
HISTORIC DISTRICT DESIGN REVIEW
121 SAMPSON AVENUE, PARK CITY, UTAH 84060

SHEET DESCRIPTION:
SOUTH ELEVATION

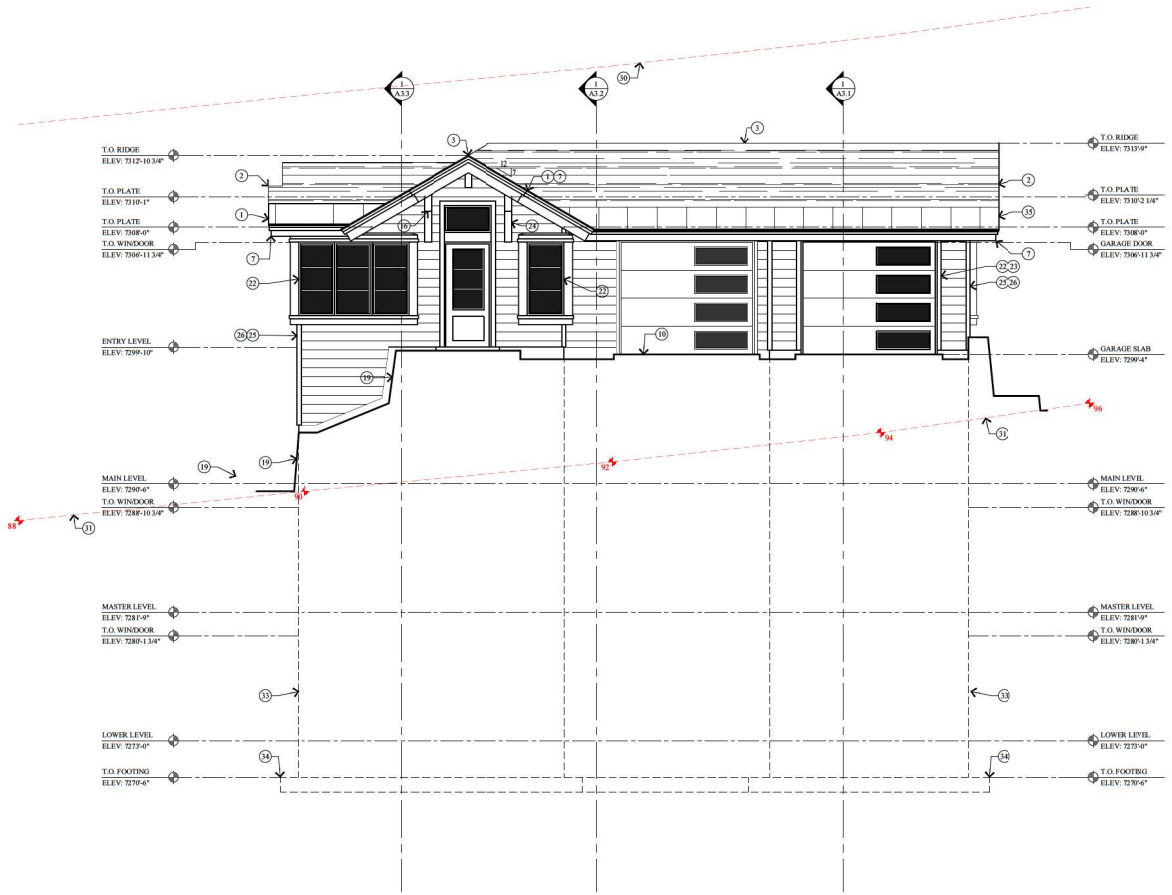
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DATE:
APRIL 03, 2025

PROJECT NUMBER:
2401-01

SHEET NUMBER:
A2.2

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1 A23 WEST ELEVATION
SCALE: 1/4" = 1'-0"

KEY NOTES

1. CLASS A NON-REFLECTIVE STANDING SEAM METAL ROOF, TO BE ICC-ES APPROVED. ON ICE & WATER MEMBRANE ON 5/8" EXT. PLYWOOD ON ROOF JOIST. ROOF SHALL COMPLY WITH THE WILDLAND - URBAN INTERFACE CODE.
2. ARCHITECTURAL GRADE 40 YEAR ASPHALT SHINGLE ON ICE & WATER MEMBRANE ON 5/8" EXT. SHEATHING ON ROOF JOIST - SEE STRUCT. ROOF MATERIAL SHALL COMPLY WITH THE WILDLAND - URBAN INTERFACE CODE.
3. COMPOSITE RIDGE VENT; COBRA OR EQUAL.
4. FLAT ROOF: REINFORCED WATERPROOF MEMBRANE OVER RIGID INSULATION SLOPED .25% MIN. ON 3/4" EXTERIOR PLYWOOD ON ROOF JOIST - SEE STRUCTURAL FOR SIZE.
5. ROOF CRICKET / OVERBUILD. CONTRACTOR TO FIELD VERIFY HEIGHT AND LOCATION.
6. FIREPLACE CHIMNEY W/ PRE-MANUFACTURED METAL CHIMNEY CAP.
7. 2"x3" CONTINUOUS METAL DRIP EDGE OVER 2x4 ON 1x10 BUILT-UP FASCIA. W/ 1x CEDAR SOFFIT, VENTED - PAINT/STAIN OPAQUE FINISH.
8. HEATED ROOF DECK: REINF. WATERPROOF MEMBRANE OVER RIGID INSULATION SLOPED .25% MIN. ON 3/4" EXTERIOR PLYWOOD ON DECK JOIST - SEE STRUCTURAL FOR SIZE. HYDRAUNIC HEATING STAPLE UP SYSTEM ON THE BOTTOM SIDE OF 3/4" PLYWOOD.
9. HEATED GARAGE SLAB: 5" CONCRETE TOPPING ON 20 GAUGE FORMLOCK METAL DECKING, SLOPED. SEE STRUCTURAL FOR REINFORCING AND DETAILS.
10. 4" REINFORCED HEATED CONCRETE PATIO / PORCH / DRIVEWAY ON 4" GRAVEL BASE.
11. 36" HIGH GUARD RAILING: METAL FRAME W/ TEMPERED GLASS INFILL.
12. FOR TYPICAL STAIRWAY, HANDRAILING AND GUARDRAILING NOTES & DETAILS ON SEE SHEET A4.1.
13. 36" HIGH GUARD RAILING: 2x SHAPED HARDWOOD CONTINUOUS TOP CAP, 1 1/2 x 3 TUBE STEEL POST W/ 1x8 CEDAR HORIZONTAL LAP SIDING INFILL - PAINT/STAIN OPAQUE FINISH
14. 36" HIGH GUARD RAILING: 2x SHAPED HARDWOOD CONT. TOP CAP. W/ 5/32" DIA. 316 STAINLESS STEEL CABLE. WORKING LOD: 750# BREAKING LOAD: 2000#. HORIZONTAL, SPACED LESS THAN 4", THROUGH 1 1/2 x 3 TUBE STEEL POST - PAINT/POWDER COAT.
15. HEATED DECK: 5" REINFORCED CONCRETE SLOPED .25% ON WATERPROOF MEMBRANE ON 3/4" EXTERIOR PLYWOOD ON DECK JOIST. SEE STRUCTURAL FOR SIZE AND SPACING.
16. STRUCTURAL BEAM - SEE STRUCTURAL DRAWINGS FOR SIZE AND DETAILS.
17. DECK STAIRS: 12" STEEL CHANNEL STRINGERS W/ OPEN RISER AND 3 1/2" GLB TREADS - SEE DETAIL 1/A/A4.1.
18. 8x8 TIMBER COLUMN / END POST - PAINT/STAIN OPAQUE FINISH.
19. STACKED STONE RETAINING WALL, NOT TO EXCEED 4'-0" HIGH. SEE DETAIL 1/A0.1.
20. CONCRETE RETAINING / FOUNDATION WALL W/ EXPOSED BOARD FORM W/ ROUGH SAWN 1x8.
21. CONCRETE WINDOW WELL W/ EGRESS LADDER.
22. WINDOWS AND DOORS W/ INSULATED GLASS - SEE SHEET A3.1 FOR SCHEDULES.
23. WINDOW & DOOR TRIM : 2x3 HEAD, JAMB & SILL - PAINT/STAIN OPAQUE FINISH.
24. 6x6 TIMBER KNEE BRACE - PAINT/STAIN OPAQUE FINISH - SEE STRUCT. FOR DETAILS.
25. 2x4 CEDAR OUTSIDE CORNER BOARD, 2x2 CEDAR INSIDE CORNER BOARD - PAINT/STAIN OPAQUE FINISH.
26. 1x8 CEDAR HORIZONTAL LAP SIDING - PAINT/STAIN OPAQUE FINISH ON TYVEK HOMEWRAP ON 1/2" EXTERIOR SHEATHING ON 2x6 STUD WALL @ 16" O.C.
27. VERTICAL CORRUGATED STEEL SIDING - ON TYVEK HOMEWRAP ON 1/2" EXTERIOR SHEATHING ON 2x6 STUD WALL @ 16" O.C.
28. FLASHING AND COUNTER FLASHING - TYPICAL.
29. ROOF TO WALL SURFACE; EXTEND BITUTHANE MEMBRANE OVER ROOF DECK & UP WALL SURFACE 24".
30. LINE 27'-0" HEIGHT ABOVE EXISTING GRADE.
31. EXISTING GRADE LINE.
32. FINISH GRADE TO SLOPE AWAY FROM HOUSE A MIN. OF 6" WITHIN THE FIRST 10'. IRC R401.3
33. FOUNDATION - SEE STRUCTURAL FOR SIZE AND REINFORCING.
34. FOOTING - SEE STRUCTURAL FOR SIZE AND REINFORCING.
35. CLASS A NON-REFLECTIVE STANDING SEAM METAL ROOF, TO EXTEND 3'-0" UP THE EAVE.
36. DIRECT VENT FIREPLACE FLUE.

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PROJECT DESCRIPTION:
NEW RESIDENCE
HISTORIC DISTRICT DESIGN REVIEW
121 SAMPSON AVENUE, PARK CITY, UTAH 84060

SHEET DESCRIPTION:
WEST ELEVATION

REVISIONS:

DATE:
APRIL 03, 2025

PROJECT NUMBER:
2401-01

SHEET NUMBER:
A2.3

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KEY NOTES

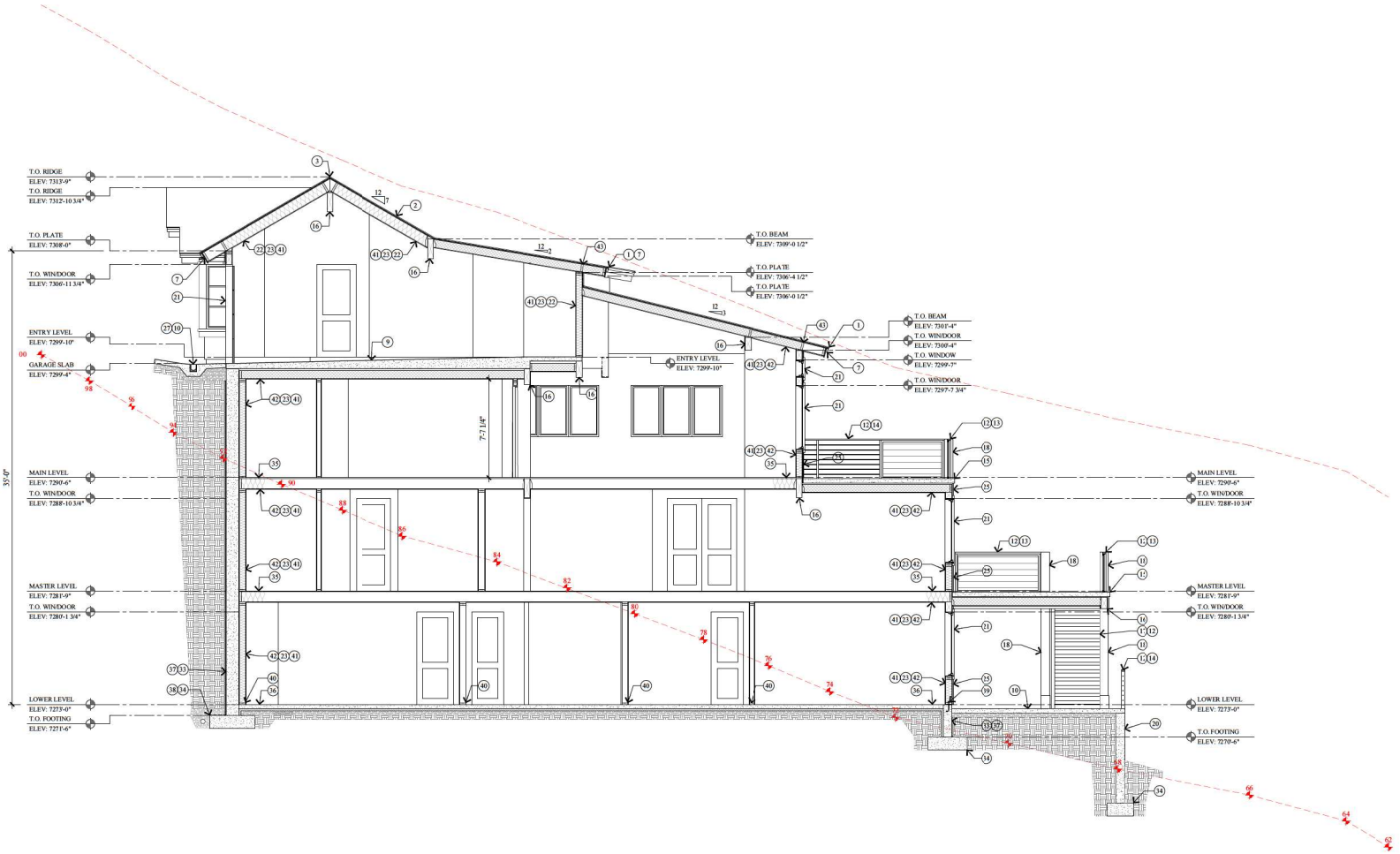
1. CLASS A NON-REFLECTIVE STANDING SEAM METAL ROOF. TO BE ICC-ES APPROVED, ON ICE & WATER BARRIER OVER 1/2" PLYWOOD ON ROOF JOIST. ROOF SHALL COMPLY WITH THE WILDLAND - URBAN INTERFACE CODE.
2. ARCHITECTURAL GRADE 40 YEAR ASPHALT COMPOSITE SHINGLES OVER 1/2" PLYWOOD ROOF DECK OVER 2"x6" ROOF JOIST. SEE STRUCTURAL FOR SIZES.
3. COMPOSITE EDGE VENT - CORRACOR EQUAL.
4. FLAT ROOF SURFACE - TPO SINGLE PLY ROOFING MEMBRANE OVER RIGID INSULATION SLOPED 25% MIN. ON 3/4" EXTERIOR PLYWOOD ON ROOF JOIST - SEE STRUCTURAL FOR SIZES.
5. ROOF PENETRATION - PROVIDE FLASHING FLOOR TO FIELD VERIFY HEIGHT AND LOCATION.
6. FIREPLACE CHIMNEY W/ PRE-MANUFACTURED METAL CHIMNEY CAP.
7. 2"x 3" CONTINUOUS METAL DRIP EDGE OVER 2x4 FASCIA BOARD - PAINTED TO MATCH ADJACENT.
8. HEATED ROOF DECK: REINF. WATERPROOF MEMBRANE OVER RIGID INSULATION SLOPED 25% MIN. ON 3/4" EXTERIOR PLYWOOD ON ROOF JOIST - SEE STRUCTURAL FOR SIZES. PROVIDE HEATING SYSTEM ON THE BOTTOM SIDE OF 3/4" PLYWOOD.
9. HEATED GARAGE SLAB: 5" CONCRETE TOPPING ON 20 GAUGE FORMLOCK METAL DECKING. SEE STRUCTURAL FOR REINFORCING AND DETAILS.
10. 4" REINFORCED HEATED CONCRETE PATIO / PORCH / DRIVEWAY ON 4" GRAVEL BASE.
11. 36" HIGH GUARD RAILING: METAL FRAME W/ TEMPERED GLASS INFILL.
12. FOR TYPICAL STAIRWAY, HANDRAILING AND GUARDRAILING NOTES & DETAILS ON SEE SHEET A4.1.
13. 42" HIGH GUARD RAILING: 2x SHAPED HARDWOOD CONTINUOUS TOP CAP: 1 1/2 x 3 TUBE STEEL POST W/ 3x8 CEDAR HORIZONTAL FRAMING (MAX. 4" SPACING) - PAINTED OPAQUE FINISH
14. 36" HIGH GUARD RAILING: 2x SHAPED HARDWOOD CONT. TOP CAP: W/ 5x12 - DIA. 3/8 TUBE STEEL POST W/ 3x8 CEDAR HORIZONTAL FRAMING LESS THAN 4" THROUGH 1 1/4x3 TUBE STEEL VERTICAL BALUSTERS @ MAX. 4" O.C.
15. HEATED DECK: 5" REINFORCED CONCRETE SLOPED 25% ON WATERPROOF MEMBRANE ON 3/4" EXTERIOR PLYWOOD ON DECK JOIST - SEE STRUCTURAL FOR SIZES AND REINFORCING.
16. STRUCTURAL BEAM - SEE STRUCTURAL DRAWINGS FOR SIZE AND DETAILS.
17. DECK STAIRS: 12" STEEL CHANNEL STRINGERS W/ 2x12 TREADS AND 2 1/2" O.D. TUBE STEEL HANDRAIL.
18. 8x8 TIMBER COLUMN / END POST - PAINT/STAIN OPAQUE FINISH.
19. STACKED STONE RETAINING WALL: NOT TO EXCEED 4'-0" HIGH - SEE STRUCTURAL FOR DETAILS.
20. CONCRETE RETAINING / FOUNDATION WALL W/ EXPOSED BOARD FORM W/ ROUGH SAWN 1x8.
21. CONCRETE WINDOW WELL W/ EGRESS LADDER.
22. WINDOWS AND DOORS W/ INSULATED GLASS - SEE WINDOW SCHEDULE FOR SIZES.
23. WINDOW & DOOR TRIM - 2x2 HEAD, JAMB & SILL - PAINT/STAIN OPAQUE FINISH.
24. 6x6 TIMBER KNEE BRACE - PAINT/STAIN OPAQUE FINISH - SEE STRUCT. FOR DETAILS.
25. 1x6 CEDAR INSIDE CORNER BOARD - PAINT/STAIN OPAQUE FINISH.
26. 1x6 CEDAR HORIZONTAL LAP SIDING - VERTICAL CORRUGATED STEEL SIDING - HOMEWRAP ON 1/2" EXTERIOR SHEATHING ON 2x6 STUD WALL @ 16" O.C.
27. VERTICAL CORRUGATED STEEL SIDING - ON 2x6 STUD WALL @ 16" O.C. - SEE ELEVATIONS.
28. FLASHING AND COUNTER FLASHING - TYPICAL.
29. ROOF TO WALL SURFACE: EXTEND BITUTHANE MEMBRANE OVER ROOF DECK & UP WALL MIN. 12".
30. LINE 27'-6" HEIGHT ABOVE EXISTING GRADE.
31. EXISTING GRADE LINE.
32. FINISH GRADE TO SLOPE AWAY FROM HOUSE A MIN. OF 6" WITHIN THE FIRST 10'. IRC R401.3
33. FOUNDATION - SEE STRUCTURAL FOR SIZE AND REINFORCING.
34. FOOTING - SEE STRUCTURAL FOR SIZE AND REINFORCING.
35. CLASS A NON-REFLECTIVE STANDING SEAM METAL ROOF. TO EXTEND 3'-0" IF THE ELVE.
36. DIRECT VENT FIREPLACE FLUE.

1 NORTH ELEVATION
A2.4 SCALE: 1/4"=1'-0"

SHEET DESCRIPTION	NORTH ELEVATION
PROJECT DESCRIPTION	NEW RESIDENCE HISTORIC DISTRICT DESIGN REVIEW 121 SAMPSON AVENUE, PARK CITY, UTAH 84060
REVISIONS	
DATE	APRIL 03, 2025
PROJECT NUMBER	2401-01
SHEET NUMBER	A2.4

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

KEY NOTES

1. CLASS A NON-REFLECTIVE STANDING SEAM METAL ROOF, TO BE ICC-ES APPROVED. ON ICE & WATER MEMBRANE ON 5/8" EXT. PLYWOOD ON ROOF JOIST. ROOF SHALL COMPLY WITH THE WILDLAND - URBAN INTERFACE CODE.
2. ARCHITECTURAL GRADE 40 YEAR ASPHALT SHINGLE, ON ICE & WATER MEMBRANE ON 5/8" EXT. SHEATHING ON ROOF JOIST - SEE STRUCT. ROOF MATERIAL SHALL COMPLY WITH THE WILDLAND - URBAN INTERFACE CODE.
3. COMPOSITE RIDGE VENT; COBRA OR EQUAL.
4. FLAT ROOF: REINFORCED WATERPROOF MEMBRANE OVER RIGID INSULATION SLOPED .25% MIN. ON 3/4" EXTERIOR PLYWOOD ON ROOF JOIST - SEE STRUCTURAL FOR SIZE.
5. ROOF CRICKET / OVERBUILD. CONTRACTOR TO FIELD VERIFY HIEGHT AND LOCATION.
6. FIREPLACE CHIMNEY W/ PRE-MANUFACTURED METAL CHIMNEY CAP.
7. 2"x3" CONTINUOUS METAL DRIP EDGE OVER 2x4 ON 1x10 BUILT-UP FASCIA. W/ 1x CEDAR SOFFIT, VENTED - PAINT/STAIN OPAQUE FINISH.
8. HEATED ROOF DECK: REINF. WATERPROOF MEMBRANE OVER RIGID INSULATION SLOPED .25% MIN. ON 3/4" EXTERIOR PLYWOOD ON DECK JOIST - SEE STRUCTURAL FOR SIZE. HYDRAUNIC HEATING STAPLE UP SYSTEM ON THE BOTTOM SIDE OF 3/4" PLYWOOD.
9. HEATED GARAGE SLAB: 5" CONCRETE TOPPING ON 20 GAUGE FORMLOCK METAL DECKING, SLOPED. SEE STRUCTURAL FOR REINFORCING AND DETAILS.
10. 4" REINFORCED HEATED CONCRETE PATIO / PORCH / DRIVEWAY ON 4" GRAVEL BASE.
11. 36" HIGH GUARD RAILING: METAL FRAME W/ TEMPERED GLASS INFILL.
12. FOR TYPICAL STAIRWAY, HANDRAILING AND GUARDRAILING NOTES & DETAILS ON SEE SHEET A4.1.
13. 36" HIGH GUARD RAILING: 2x SHAPED HARDWOOD CONTINUOUS TOP CAP, 1 1/2 x 3 TUBE STEEL POST W/ 1x8 CEDAR HORIZONTAL LAP SIDING INFILL - PAINT/STAIN OPAQUE FINISH
14. 36" HIGH GUARD RAILING: 2x SHAPED HARDWOOD CONT. TOP CAP. W/ 5/32" DIA. 316 STAINLESS STEEL CABLE. WORKING LOAD: 750# BREAKING LOAD: 2000#. HORIZONTAL, SPACED LESS THAN 4", THROUGH 1 1/4 x 3 TUBE STEEL POST - PAINT/POWDER COAT.
15. HEATED DECK: 5" REINFORCED CONCRETE SLOPED .25% ON WATERPROOF MEMBRANE ON 3/4" EXTERIOR PLYWOOD ON DECK JOIST. SEE STRUCTURAL FOR SIZE AND SPACING.
16. STRUCTURAL BEAM - SEE STRUCTURAL DRAWINGS FOR SIZE AND DETAILS.
17. DECK STAIRS: 12" STEEL CHANNEL STRINGERS W/ OPEN RISER AND 3 1/2" GLB TREADS - SEE DETAIL 14/A4.1.
18. 8x8 TIMBER COLUMN / END POST - PAINT/STAIN OPAQUE FINISH.
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20. CONCRETE RETAINING / FOUNDATION WALL W/ EXPOSED BOARD FORM W/ ROUGH SAWN 1x8.
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23. INSULATION: SEE GENERAL NOTE #2 ON FLOOR PLAN SHEETS FOR TYPE AND R-VALUE.
24. 6x6 TIMBER KNEE BRACE - PAINT/STAIN OPAQUE FINISH - SEE STRUCT. FOR DETAILS.
25. EXTERIOR FINISHES - SEE SHEETS A2.1 AND A2.2.
26. ELEVATOR SHAFT TO BE 1 HOUR FIRE WALL: APPLY 5/8" TYPE X GYPSUM BOARD TO THE INTERIOR SIDE AND 5/8" FIRECODE CORE GYPSUM BOARD TO THE INSIDE OF SHAFT.
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30. LINE 27'-0" HEIGHT ABOVE EXISTING GRADE.
31. EXISTING GRADE LINE.
32. FINISH GRADE TO SLOPE AWAY FROM HOUSE A MIN. OF 6" WITHIN THE FIRST 10'. IRC R401.3
33. FOUNDATION - SEE STRUCTURAL FOR SIZE AND REINFORCING.
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40. ALL LUMBER IN CONTACT WITH CONCRETE OR MASONRY INCLUDING LEDGERS AND FURRING WALLS MUST BE PRESERVATIVELY TREATED OR FOUNDATION GRADE REDWOOD.
41. FIRE BLOCK STUD SPACES AT SOFFIT, FLOOR AND CEILING JOIST LINES, AT 10 FT. VERTICALLY AND HORIZONTALLY, AND AT ANY OTHER LOCATIONS NOT SPECIFICALLY MENTIONED WHICH COULD AFFORD PASSAGE FOR FLAMES. - IRC R302.11
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NEW RESIDENCE
HISTORIC DISTRICT DESIGN REVIEW
121 SAMPSON AVENUE, PARK CITY, UTAH 84060

SHEET DESCRIPTION:
BUILDING SECTION

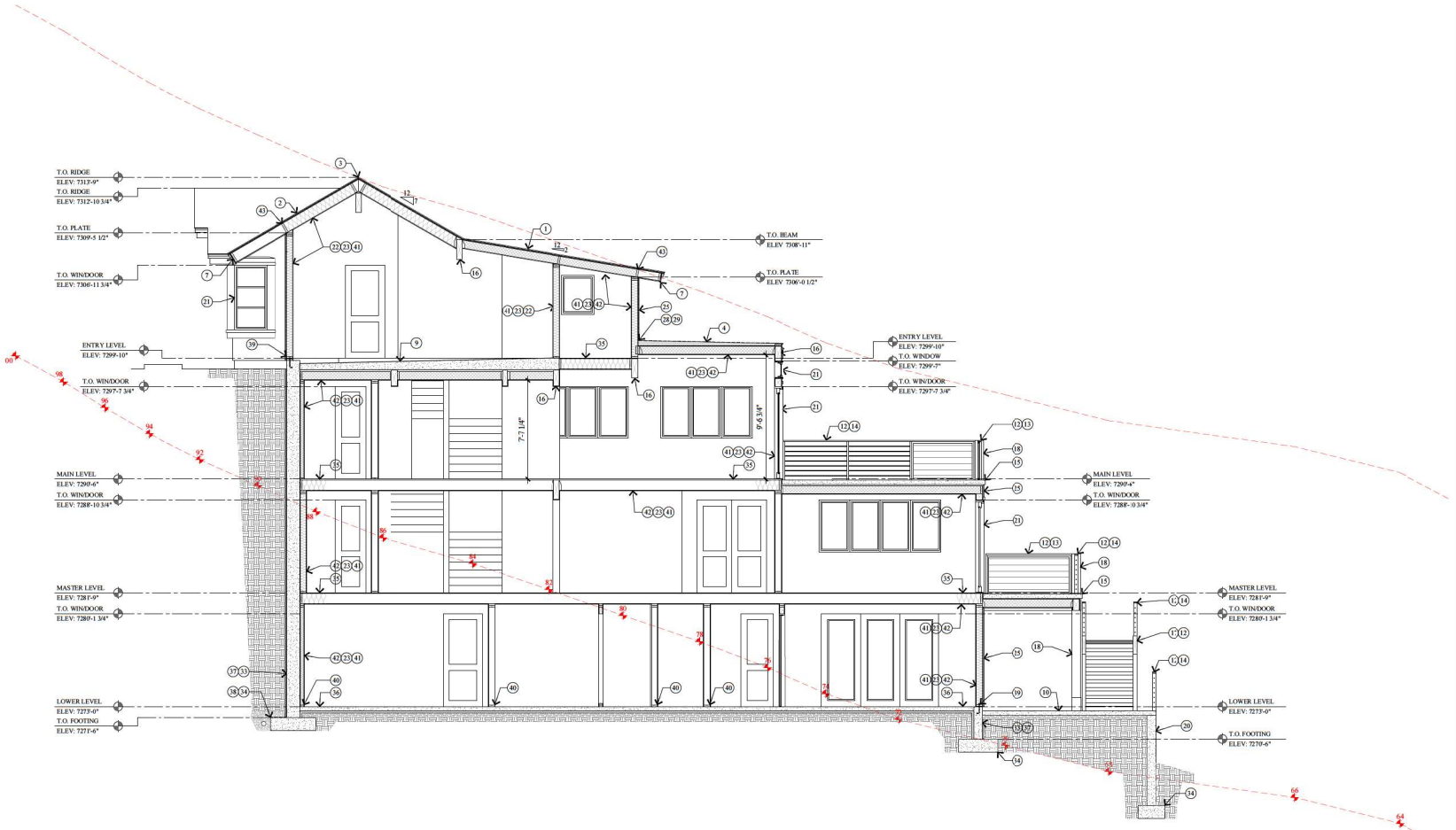
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1 / A3.2 BUILDING SECTION
SCALE: 1/4" = 1'-0"

KEY NOTES

1. CLASS A NON-REFLECTIVE STANDING SEAM METAL ROOF, TO BE ICC-ES APPROVED. ON ICE & WATER MEMBRANE ON 5/8" EXT. PLYWOOD ON ROOF JOIST. ROOF SHALL COMPLY WITH THE WILDLAND - URBAN INTERFACE CODE.
2. ARCHITECTURAL GRADE 40 YEAR ASPHALT SHINGLE, ON ICE & WATER MEMBRANE ON 5/8" EXT. SHEATHING ON ROOF JOIST - SEE STRUCT. ROOF MATERIAL SHALL COMPLY WITH THE WILDLAND - URBAN INTERFACE CODE.
3. COMPOSITE RIDGE VENT; COBRA OR EQUAL.
4. FLAT ROOF: REINFORCED WATERPROOF MEMBRANE OVER RIGID INSULATION SLOPED .25% MIN. ON 3/4" EXTERIOR PLYWOOD ON ROOF JOIST - SEE STRUCTURAL FOR SIZE.
5. ROOF CRICKET / OVERBUILD. CONTRACTOR TO FIELD VERIFY HIEGHT AND LOCATION.
6. FIREPLACE CHIMNEY W/ PRE-MANUFACTURED METAL CHIMNEY CAP.
7. 2"x3" CONTINUOUS METAL DRIP EDGE OVER 2x4 ON 1x10 BUILT-UP FASCIA. W/ 1x CEDAR SOFFIT, VENTED - PAINT/STAIN OPAQUE FINISH.
8. HEATED ROOF DECK: REINF. WATERPROOF MEMBRANE OVER RIGID INSULATION SLOPED .25% MIN. ON 3/4" EXTERIOR PLYWOOD ON DECK JOIST - SEE STRUCTURAL FOR SIZE. HYDRAUNIC HEATING STAPLE UP SYSTEM ON THE BOTTOM SIDE OF 3/4" PLYWOOD.
9. HEATED GARAGE SLAB: 5" CONCRETE TOPPING ON 20 GAUGE FORMLOCK METAL DECKING, SLOPED. SEE STRUCTURAL FOR REINFORCING AND DETAILS.
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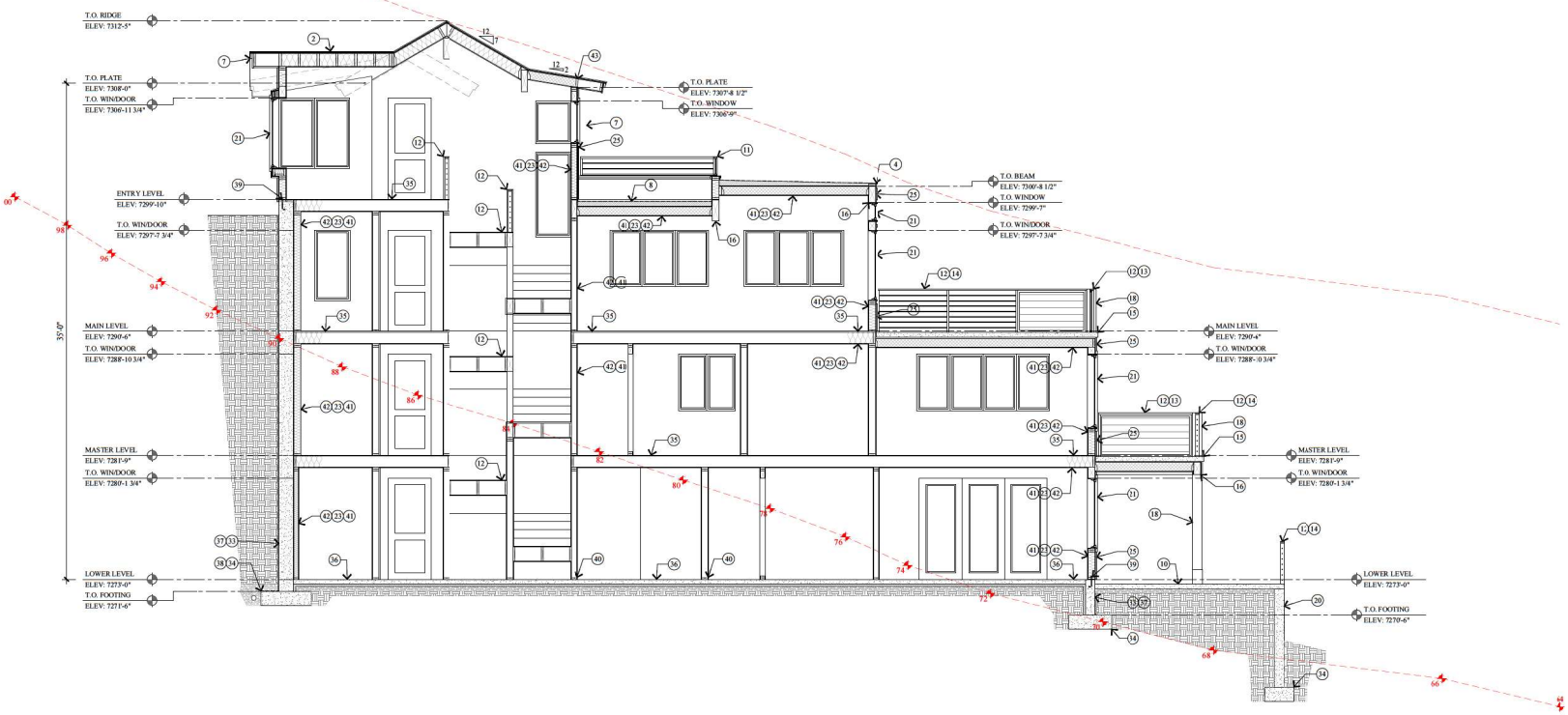
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STAIRWAY/HANDRAILING/GUARDRAILING NOTES:

1. STAIRWAYS SHALL NOT BE LESS THAN 36 INCHES IN CLEAR WIDTH AT ALL POINTS ABOVE THE PERMITTED HANDRAIL HEIGHT AND BELOW THE REQUIRED HEADROOM HEIGHT. HANDRAILS SHALL NOT PROJECT MORE THAN 4.5INCHES ON EITHER SIDE OF STAIRWAY AND THE MINIMUM CLEAR WIDTH OF THE STAIRWAY AT AND BELOW THE HANDRAIL HEIGHT, INCLUDING TREADS AND LANDINGS, SHALL NOT BE LESS THAN 31 ½ INCHES WHERE A HANDRAIL IS INSTALLED ON ONE SIDE AND 27 INCHES WHERE HANDRAILS ARE PROVIDED ON BOTH SIDES. -IRC R311.7.1

2. THE MINIMUM HEADROOM IN ALL PARTS OF THE STAIRWAY SHALL NOT BE LESS THAN 6 FEET 8 INCHES MEASURED VERTICALLY FROM THE SLOPED LINE ADJOINING THE TREAD NOSING OR FROM THE FLOOR SURFACE OF THE LANDING OR PLATFORM ON THAT PORTION OF THE STAIRWAY. -IRC R311.7.2

3. THE MAXIMUM RISER HEIGHT SHALL BE 7 ¾ INCHES. THERISER SHALL BE MEASURED VERTICALLY BETWEEN LEADING EDGES OF THE ADJACENT TREADS. THE GREATEST RISER HEIGHT WITHIN ANY FLIGHT OF STAIRS SHALL NOTEXCEED THE SMALLEST BY MORE THAN ¾INCH. -IRC R311.7.4.1

4. THE MINIMUM TREAD DEPTH SHALL BE 10 INCHES. THE 'READ DEPTH SHALL BE MEASURED HORIZONTALLY BETWEEN THE VERTICAL PLANES OF THE FOREMOST PROJECTION OF ADJACENT TREADS AND AT A RIGHT ANGLE TO THE TREADS LEADING EDGE. THE GREATEST TREAD DEPTH WITHIN ANY FLIGHT OF STAIRS SHALL NOT EXCEED THE SMALLEST BY MORE THAN¾ INCH. CONSISTENTLY SHAPED WINDERS AT THE WALKLINE SHALL BE ALLOWED WITHIN THE SAME FLIGHT OF STAIRS AS RECTANGULAR TREADS AND DO NOT HAVE TO BE WITHIN¾ INCH OF THE RECTANGULAR TREAD DEPTH.
WINDER TREADS SHALL HAVE MINIMUM TREAD DEPTH OF 10 INCHES MEASURED BETWEEN THE VERTICAL PLANES OF THE FOREMOST PROJECTION OF ADJACENT TREADS AT THE INTERSECTIONS WITH THE WALKLINE. WINDER TREADS SHALL HAVE MINIMUM TREAD DEPTH OF 6 INCHES AT ANY POINT WITHN THE CLEAR WIDTH OF STAIR. WITHIN ANY FLIGHT OF STAIRS, THE LARGEST WINDER TREAD DEPTH AT THE WALKLINE SHALL NOT EXCEED THE SMALLEST WINDER TREAD BY MORE THAN ¾INCH. -IRC R311.7.4.2

5. THE WIDTH OF EACH LANDING SHALL NOT BE LESS THAN THE WIDTH OF THE STAIRWAY SERVED. LANDINGS SHALL HAVE A MINIMUM DIMENSION OF 36 INCHES MEASURED IN THE DIRECTION OF TRAVEL. -IRC R311.7.5

6. HANDRAIL HEIGHT, MEASURED VERTICALLY FROM THESLOPED PLANE ADJOINING THE TREAD NOSING, OR FINISH SURFACE OF THE RAMP SLOPE, SHALL BE NOT LESS THAN 34 INCHES AND NOT MORE THAN 38 INCHES. -IRC R311.7.7.1

7. HANDRAILS FOR STAIRWAYS SHALL BE CONTINUOUS FOR THE FULL LENGTH OF THE FLIGHT, FROM A POINT DIRECTLY ABOVE THE TOP RISER OF THE FLIGHT TO A POINT DIRECTLY ABOVE THE LOWEST RISER OF THE FLIGHT. HANDRAIL ENDS SHAL BE RETURNED OR SHALL TERMINATE IN NEWL POSTS OR SAFETY TERMINALS. HANDRAILS ADJACENT TO A WALL SHALL HAVE A SPACE OF NOT LESSTHAN 1 ½ INCH BETWEEN THE WALL AND THE HANDRAILS.
EXCEPTIONS:
1. HANDRAILS SHALL BE PERMITTED TO BE INTERRUPTED 3Y A NEWL POST AT THE TURN.
2. THE USE OF A VOLUTE, TURNOUT, STARTING EASING ORSTARTING NEWL SHALL BE ALLOWED OVER THE LOWEST TREAD. -IRC R311.7.7.2

8. ALL REQUIRED HANDRAILS SHALL BE OF ONE OF THE FCLLOWING TYPES OR PROVIDE EQUIVALENT GRASPABILITY.
TYPE I: HANDRAILS WITH CIRCULAR CROSS SECTION SHAIL HAVE AN OUTSIDE DIAMETER OF 1 ¼ INCHES AND NOT GREATER THAN 2 INCHES. IF THE HANDRAIL IS NOT CIRCULAR, IT SHALL HAVE A PERIMETER DIMENSION OF AT LEAST 4 INCHES AND NOT GREATER THAN 6 ¼ INCHES WITH A MAXIMUM CROSS SECTION OF DIMENSION OF 2 ¼ INCHES. EDGES SHALL HAVE A MINIMUM RADIUS OF 0.01 INCH.
TYPE II: HANDRAILS WITH A PERIMETER GREATER THAN 6¼ INCHES SHALL HAVE A GRASPABLE FINGER RECESS AREA ON BOTH SIDES OF THE PROFILE. THE FINGER RECESS SHALL BEGIN WITHIN A DISTANCE OF ¾ INCH MEASURED VERTICALLY FROM THE TALLEST PORTION OF THE PROFILE AND ACHIEVE A DEPTH OF AT LEAST 5/16 INCH WITHIN ¾ INCH BELOW THE WIDEST PORTION OF THE PROFLE. THE REQUIRED DEPTH SHALL CONTINUE FOR AT LEAST ¾ INCH TO A LEVEL THAT IS NOTLESS THAN 1 ¾ INCHES BELOW THE TALLEST PORTION OF THE PROFILE. THE MINIMUM WIDTH OF THE HANDRAIL ABOVE THE RECESS SHALL BE 1 ¼ INCHES TO MXIMUM OF 2 ¾ INCHES. EDGES SHALL HAVE A MINIMUM RADIUS OF 0.10 INCH.
-IRC R311.7.7.3

9. GUARDS SHALL BE LOCATED ALONG OPEN-SIDED WALKING SURFACES, INCLUDING STAIRS, RAMPS AND LANDINGS, THAT ARE LOCATED MORE THAN 30 INCHES MEASURED VERTICALLY TO THE FLOOR OR GRADE BELOW AT ANY POINT WITHIN 36 INCHES HORIZONTALLY TO THE EDGE OF THE OPEN SIDE. -IRC R312.1

10. GUARDS SHALL NOT BE LESS THAN 36 INCHES HIGH MEASURED VERTICALLY ABOVE THE ADJACENT WALKING SURFACE, ADJACENT FIXED SEATING OR THE LINE CONNECTING THE LEADING EDGES OF THE TREADS. -IRC R312.2

11. GUARDS SHALL NOT HAVE OPENINGS FROM THE WALKING SURFACE TO THE REQUIRED GUARD HEIGHT WHICH ALLOW PASSAGE OF A SPHERE 4 INCHES IN DIAMETER. -IRC R312.3

12. STAIR TREAD NOSING: THE RADIUS OF CURVATURE AT THE LEADING EDGE OF THE TREAD SHALL BE NO GREATER THAN 9/16 INCH . A NOSING NOT LESS THAN ½ INCH BUT NOT MORE THAN 1 ¼ INCHES SHALL BE PROVIDED OR STAIRWAYS WITH SOLID RISERS . THE GREATEST NOSING PROJECTION SHALL NOT EXCEED THE SMALLEST NOSING PROJECTION BY MORE THAN 3/8 INCH BETWEEN TWO STORIES, INCLUDING THE NOSING AT THE LEVEL OF FLOORS AND LANDINGS. BEVELING OF NOSING SHALL NOT EXCEED ½ INCH. RISERS SHALL BE VERTICAL OR SLOPED FROM THE UNDERSIDE OF THE LEADING EDGE OF THE TREAD ABOVE AT AN ANGLE NOT MORE THAN 30 DEGREES (0.51 RAD) FROM THE VERTICAL. OPEN RISERS AEE PERMITTED, PROVIDED THAT THE OPENING BETWEEN TREADS DOES NOT PERMIT THE PASSAGE OF A 4 INCH DIAMETER SPHERE. (UTAH STATE AMENDMENT) EXCEPTIONS.
A. A NOSING IS NOT REQUIRED WHERE THE TREAD DEPTHIS A MINIMUM OF 10 INCHES.
B. THE OPENING BETWEEN ADJACENT TREADS IS NOT LIMITED ON STAIRS WITH A TOTAL RISE OF 30 INCHES OR LESS. NOTE: THIS MEANS THAT CONCRETE STAIRS, WITHOUT NOSINGS, MUST HAVE A TREAD DEPTH OF 10 INCHES

TYVEK VAPOR/AIR BARRIER INSTALLATION:

1. INSTALL AIR BARRIER AFTER SHEATHING IS INSTALLED AND BEFORE WINDOWS AND DOORS ARE INSTALLED. INSTALL LOWER LEVEL BARRIER PRIOR TO UPPER LAYERS TO INSURE PROPER SHINGLING OF LAYERS.

2. OVERLAP AIR BARRIER AT CORNERS OF BUILDING BY A MINIMUM OF 12 INCHES.

3. OVERLAP AIR BARRIER VERTICAL SEAMS BY 1 MINIMUM OF 6 INCHES.

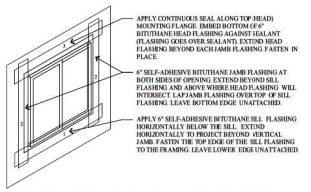
4. ENSURE BARRIER IS PLUM AND LEVEL WITH FOUNDATION, AND UNROLL EXTENDING AIR BARRIER OVER WINDOW AND DOOR OPENINGS.

5. ATTACH AIR BARRIER TO WOOD, INSULATED SHEATHING BOARD OR EXTERIOR GYPSUM WITH PLASTIC CAP NAILS EVERY 12" TO 18" ON VERTICAL STUD LINE WITH WOOD STUD FRAMING, AND SCREWS WITH WASHERS TO METAL STUD FRAMING. WHEN ATTACHING TO WOOD SHEATHING, A MINIMUM 1.0 INCH CROWN STAPLE MAY BE USED. WHEN ATTACHING TO MASONRY, USE ADHESIVE RECOMMENDED BY MANUFACTURER.

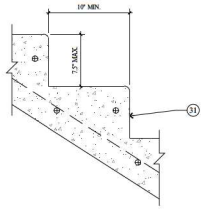
6. PREPARE WINDOW AND DOOR ROUGH OPENINGS AS FOLLOWS:
A. PREPARE EACH WINDOW ROUGH OPENING BY CUTTING A MODIFIED "I" PATTERN IN THE AIR BARRIER.
1. HORIZONTALLY CUT AIR BARRIER ALONG BOTTOM OF HEADER.
2. VERTICALLY CUT AIR BARRIER DOWN THE CENTER OF WINDOW OPENINGS FROM THE TOP OF THE WINDOW OPENING DOWN TO 2/3 OF THE WAY TO THE BOTTOM OF THE WINDOW OPENINGS.
3. DIAGONALLY CUT AIR BARRIER FROM THE BOTTOM OF THE VERTICAL CUT TO THE LEFT AND RIGHT CORNERS OF OPENING.
4. FOLD SIDE AND BOTTOM FLAPS INTO WINDOW OPENING AND FASTEN EVERY 6 INCHES. TRIM OFF EXCESS.
B. PREPARE EACH ROUGH DOOR OPENING BY CUTTING A STANDARD "I" PATTERN IN THE AIRB ARRIER.
1. HORIZONTALLY CUT AIR BARRIER ALONG BOTTOM OF DOOR FRAME HEADER AND ALONGTOP OF SILL.
2. VERTICALLY CUT AIR BARRIER DOWN THE CENTER OF DOOR OPENINGS FROM THE TOP OF THE DOOR OPENING (HEADER) DOWN TO THE BOTTOM OF THE DOOR OPENING (SILL).
3. FOLD SIDE FLAPS INSIDE AROUND DOOR OPENNGS AND FASTEN EVERY 6 INCHES. TRIM OFF EXCESS.

7. TAPE ALL HORIZONTAL AND VERTICAL SEAM OF AIR BARRIER WITH DUPONT TYVEK TAPE.

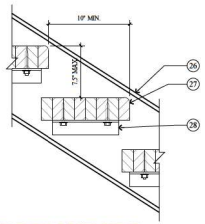
8. SEAL ALL TEARS AND CUTS IN AIR BARRIER WITH DUPONT TYVEK TAPE.



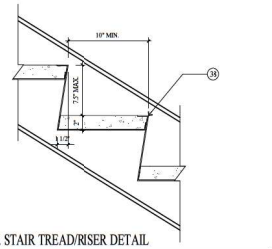
16 / A4.1 VAPOR BARRIER SILL, JAMB AND HEAD FLASHING
SCALE: NO SCALE



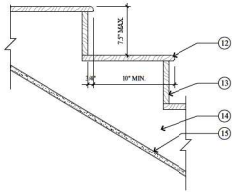
11 / A4.1 TYP. STAIR TREAD/RISER DETAIL
SCALE: 1 1/2" = 1'-0"



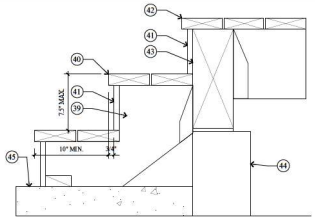
12 / A4.1 TYP. STAIR TREAD/RISER DETAIL
SCALE: 1 1/2" = 1'-0"



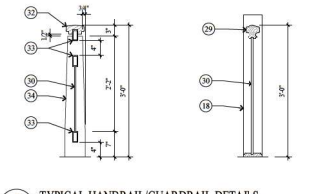
17 / A4.1 TYP. STAIR TREAD/RISER DETAIL
SCALE: 1 1/2" = 1'-0"



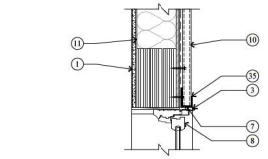
13 / A4.1 TYP. STAIR TREAD/RISER DETAIL
SCALE: 1 1/2" = 1'-0"



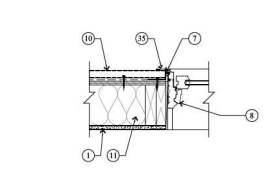
14 / A4.1 TYP. STAIR TREAD/RISER DETAIL
SCALE: 1 1/2" = 1'-0"



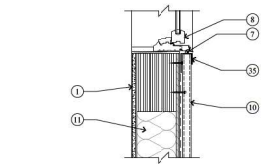
15 / A4.1 TYPICAL HANDRAIL/GUARDRAIL DETAILS
SCALE: 3/4" = 1'-0"



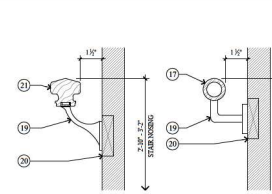
6 / A4.1 HEAD DETAIL
SCALE: 1 1/2" = 1'-0"



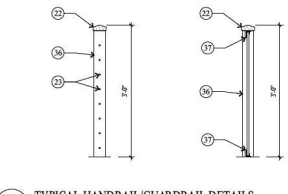
7 / A4.1 JAMB DETAIL
SCALE: 1 1/2" = 1'-0"



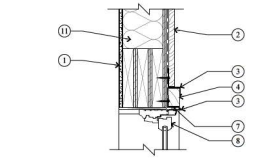
8 / A4.1 SILL DETAIL
SCALE: 1 1/2" = 1'-0"



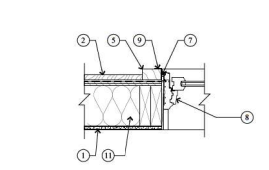
9 / A4.1 TYPICAL HANDRAIL DETAIL
NO SCALE



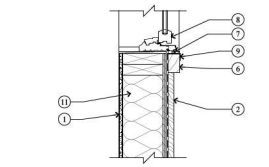
10 / A4.1 TYPICAL HANDRAIL/GUARDRAIL DETAILS
SCALE: 3/4" = 1'-0"



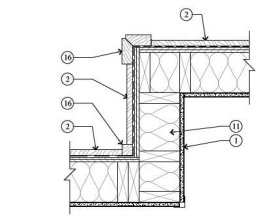
1 / A4.1 HEAD DETAIL
SCALE: 1 1/2" = 1'-0"



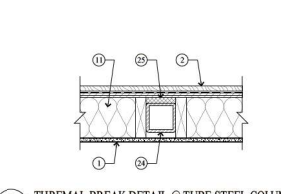
2 / A4.1 JAMB DETAIL
SCALE: 1 1/2" = 1'-0"



3 / A4.1 SILL DETAIL
SCALE: 1 1/2" = 1'-0"



4 / A4.1 INSIDE AND OUSIDE CORNER TRIM DETAIL
SCALE: 1 1/2" = 1'-0"



5 / A4.1 THREMAL BREAK DETAIL @ TUBE STEEL COLUMN
SCALE: 1 1/2" = 1'-0"

KEY NOTES

1. 1/2" GYPSUM BOARD ON 2x6 STUDS @ 16" O.C.
2. EXTERIOR WOOD SIDING ON AIR/VAPOR BARRIER ON 1/2" EXT. SHEATHING. SEE ELEVATIONS FOR SIDING TYPE.
3. HEAD FLASHING/TRIM.
4. 2x3 WINDOW/DOOR HEAD - PAINT/STAIN.
5. 2x3 WINDOW/DOOR JAMB - PAINT/STAINED.
6. 2x3 WINDOW SILL - PAINT/STAINED.
7. BACKER ROD AND CAULK.
8. WOOD ALUMINUM CLAD WINDOW W/ INSULATED GLASS - SEE SCHEDULE.
9. METAL FLASHING.
10. EXTERIOR METAL SIDING ON AIR/VAPOR BARRIER ON 1/2" EXT. SHEATHING. SEE ELEVATIONS FOR SIDING TYPE.
11. EXTERIOR WALLS TO BE 2x6 FRAMING, FOR INSULATION SEE GENERAL NOTE 2 ON THE FLOOR PLAN SHEET A1.1.
12. 3/4" HARDWOOD TREAD - SEE STAIR NOTES.
13. 3/4" HARDWOOD CLOSED RISER - SEE STAIR NOTES.
14. 2x12 STRINGERS.
15. 1/2" GYPSUM BOARD.
16. 2x4 CEDAR OUTSIDE CORNER BOARD, 2x2 CEDAR INSIDE CORNER BOARD - STAINED
17. 1 1/2" DIA. STEEL PIPE - PAINTED.
18. 6x6 WOOD END POST.
19. HANDRAIL BRACKET.
20. SOLID BACKING - TYP..
21. HARDWOOD STANDARD MILL SHAPE HANDRAIL - STAINED.
22. 36" HIGH 2x SHAPE HARDWOOD CONT.
23. 5/32" DIA. 316 STAINLESS STEEL CABLE, WORKING LOAD: 750# BREAKING LOAD: 2000#. HORIZONTAL, SPACED LESS THAN 4", THROUGH VERTICAL TUBE STEEL POSTS.
24. TUBE STEEL COLUMN - SEE STRUCTURAL.
25. 3/4" RIGID INSULATION.
26. 12" STEEL CHANNEL STRINGER.
27. 3 1/8 x12 GLU LAM BEAM TREAD.
28. 2"x2"x ¼" STEEL ANGLE W/ 2- ⅜ DIA. x 3" LAG BOLTS.
29. 36" HIGH HARDWOOD TOP RAIL/HAND GRIP TO BE STANDARD MILL SHAPE CONTINUOUS.
30. 1/2" DIAMETER STEEL BALLAST, VERTICAL, SPACED LESS THAN 4" - PAINTED/POWDER COATED.
31. 4" REINFORCED CONCRETE STAIRS ON 4" GRAVEL BASE.
32. 36" HIGH HAND RAIL TO BE 2 ¼" x 5" SHAPE HARDWOOD, CONTINUOUS.
33. (3) TOP AND BOTTOM RAILS TO BE 1 ½" x 3" TUBE STEEL - PAINT/POWDER COAT.
34. 6x6 HARDWOOD END POST TAPERED 3/4" - STAINED.
35. 1 1/2" METAL TRIM @ HEAD, JAMB & SILL.
36. 1 1/2" x 3" TUBE STEEL END/MID POST - PAINT/POWDER COAT.
37. 1 1/2" x 3" STEEL ANGLE TOP AND BOTTOM W/ VERTICAL CORRUGATED METAL SIDING INFILL.
38. ENTRY STAIRS: STEEL CHANNEL STRINGERS W/ CLOSED RISER METAL PAN, TREADS FILLED W/ CONCRETE.
39. 2x12 PRESSURE TREATED STRINGERS.
40. TREAD TO BE 2x6 TREX OR EQUAL.
41. RISERS TO BE 1x6 TREX OR EQUAL.
42. DECKING TO BE 2x6 TREX OR EQUAL ON 2x10 P.T. JOIST @ 16" O.C. - SEE STRUCTURAL FOR DETAILS.
43. DECK BEAM - SEE STRUCTURAL FOR DETAILS.
44. 8" CONCRETE PIER - SEE STRUCTURAL FOR DETAILS.
45. 4" REINFORCED CONCRETE WALKWAY / DRIVEWAY / CAR PORT / GARAGE ON 4" GRAVEL BASE.

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PROJECT DESCRIPTION:
NEW RESIDENCE
HISTORIC DISTRICT DESIGN REVIEW
121 SAMPSON AVENUE, PARK CITY, UTAH 84060

SHEET DESCRIPTION:
ARCHITECTURAL DETAILS
STAIR/RAILING NOTES

REVISIONS:

DATE: APRIL 03, 2025
PROJECT NUMBER: 2401-01
SHEET NUMBER: A4.1

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PROJECT DESCRIPTION	NEW RESIDENCE HISTORIC DISTRICT DESIGN REVIEW 121 SAMPSON AVENUE, PARK CITY, UTAH 84060
SHEET DESCRIPTION	ROOF FLASHING DETAILS
REVISIONS	
DATE	APRIL 04, 2025
PROJECT NUMBER	2401-01
SHEET NUMBER	A4.2

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ROOM FINISH SCHEDULE

ROOM NO.	ROOM NAME	FLOOR MATL	FLOOR BASE	WALLS NORTH	WALLS EAST	WALLS SOUTH	WALLS WEST	CEILING HEIGHT	CEILING MATL	REMARKS
LOWER LEVEL										
100	ELEVATOR	PLYWOOD	WOOD	GYP	GYP	GYP	GYP	35'-0"	GYP	5/8" TYPE "X" GYPSUM BOARD
101	MECH	CONCRETE	WOOD	GYP	GYP	GYP	GYP	7'-10 1/4"	GYP	
102	STORAGE	CONCRETE	WOOD	GYP	GYP	GYP	GYP	7'-10 1/4"	GYP	
103	STORAGE	CONCRETE	WOOD	GYP	GYP	GYP	GYP	VARIES	GYP	
104	POWDER	TILE	TILE	GYP	GYP	GYP	GYP	7'-10 1/4"	GYP	
105	HALL	WOOD	WOOD	GYP	GYP	GYP	GYP	7'-10 1/4"	GYP	
106	MECH	CONCRETE	WOOD	GYP	GYP	GYP	GYP	7'-10 1/4"	GYP	
107	BATH	TILE	TILE	GYP	GYP	GYP	GYP	7'-10 1/4"	GYP	
108	BEDROOM	CARPET	WOOD	GYP	GYP	GYP	GYP	7'-10 1/4"	GYP	
109	CLOSET	CARPET	WOOD	GYP	GYP	GYP	GYP	7'-10 1/4"	GYP	
110	CLOSET	CARPET	WOOD	GYP	GYP	GYP	GYP	7'-10 1/4"	GYP	
111	BEDROOM	CARPET	WOOD	GYP	GYP	GYP	GYP	7'-10 1/4"	GYP	
112	BATH	TILE	TILE	GYP	GYP	GYP	GYP	7'-10 1/4"	GYP	
113	HALL	WOOD	WOOD	GYP	GYP	GYP	GYP	7'-10 1/4"	GYP	
114	BEDROOM	CARPET	WOOD	GYP	GYP	GYP	GYP	7'-10 1/4"	GYP	
115	BATH	TILE	TILE	GYP	GYP	GYP	GYP	7'-10 1/4"	GYP	
116	HOME THEATER	CARPET	WOOD	GYP	GYP	GYP	GYP	7'-10 1/4"	GYP	
MASTER LEVEL										
201	LAUNDRY	TILE	TILE	GYP	GYP	GYP	GYP	7'-10 1/4"	GYP	
202	HALL	WOOD	WOOD	GYP	GYP	GYP	GYP	7'-10 1/4"	GYP	
203	BATH	TILE	TILE	GYP	GYP	GYP	GYP	7'-10 1/4"	GYP	
204	STEAM	TILE	TILE	TILE	TILE	TILE	TILE	7'-0"	TILE	
205	CLOSET	CARPET	WOOD	GYP	GYP	GYP	GYP	7'-10 1/4"	GYP	
206	BATH	TILE	TILE	GYP	GYP	GYP	GYP	7'-10 1/4"	GYP	
207	BUNK ROOM	CARPET	WOOD	GYP	GYP	GYP	GYP	7'-10 1/4"	GYP	
208	FAMILY ROOM	WOOD	WOOD	GYP	GYP	GYP	GYP	7'-10 1/4"	GYP	
209	GAME ROOM	WOOD	WOOD	GYP	GYP	GYP	GYP	7'-7 1/4"	GYP	
210	MST BEDROOM	CARPET	WOOD	GYP	GYP	GYP	GYP	7'-7 1/4"	GYP	
211	MST CLOSET	CARPET	WOOD	GYP	GYP	GYP	GYP	7'-10 1/4"	GYP	
212	MST BATH	TILE	TILE	GYP	GYP	GYP	GYP	7'-10 1/4"	GYP	
MAIN LEVEL										
301	POWDER	TILE	TILE	GYP	GYP	GYP	GYP	8'-5 1/4"	GYP	
302	WINE ROOM	WOOD	WOOD	GYP	GYP	GYP	GYP	8'-5 1/4"	GYP	
303	HALL	WOOD	WOOD	GYP	GYP	GYP	GYP	8'-5 1/4"	GYP	
304	PANTRY	WOOD	WOOD	GYP	GYP	GYP	GYP	VARIES	GYP	
305	KITCHEN	WOOD	WOOD	GYP	GYP	GYP	GYP	VARIES	GYP	
306	DINING	WOOD	WOOD	GYP	GYP	GYP	GYP	VARIES	GYP	
307	CONVERSATION RM	WOOD	WOOD	GYP	GYP	GYP	GYP	VARIES	GYP	
308	LIVING ROOM	WOOD	WOOD	GYP	GYP	GYP	GYP	VARIES	GYP	
309	OFFICE / GUEST ROOM	WOOD	WOOD	GYP	GYP	GYP	GYP	VARIES	GYP	
310	BATH	TILE	TILE	GYP	GYP	GYP	GYP	7'-7 1/4"	GYP	
GARAGE / ENTRY LEVEL										
401	ENTRY	TILE	TILE	GYP	GYP	GYP	GYP	VARIES	GYP	
402	SKI ROOM	TILE	TILE	GYP	GYP	GYP	GYP	VARIES	GYP	
403	GARAGE	CONCRETE	WOOD	GYP	GYP	GYP	GYP	VARIES	GYP	5/8" TYPE "X" GYPSUM BOARD

WINDOW SCHEDULE

MARK ①	SIZE WIDTH	SIZE HEIGHT	TYPE	FRAME MAT'L	EXTERIOR FINISH	INTERIOR FINISH	GLAZING	REMARKS
A	5'-0"	5'-0"	CASEMENT	WOOD ALUM. CLAD	MANUFACTURER	STAIN & VARNISH	NSULATED - LOW E	(2) 2'-6" x 5'-0" CASEMENT MULLED - SEE ELEVATION
B	2'-6"	5'-0"	CASEMENT	WOOD ALUM. CLAD	MANUFACTURER	STAIN & VARNISH	NSULATED - LOW E	
C	7'-6"	5'-0"	CASEMENT	WOOD ALUM. CLAD	MANUFACTURER	STAIN & VARNISH	NSULATED - LOW E	(3) 2'-6" x 5'-0" CASEMENT MULLED - SEE ELEVATION
D	7'-0"	4'-0"	CASEMENT	WOOD ALUM. CLAD	MANUFACTURER	STAIN & VARNISH	NSULATED - LOW E	(3) 2'-6" x 4'-0" CASEMENT MULLED - SEE ELEVATION
E	9'-6"	4'-0"	CASEMENT	WOOD ALUM. CLAD	MANUFACTURER	STAIN & VARNISH	NSULATED - LOW E	(4) 2'-6" x 4'-0" CASEMENT MULLED - SEE ELEVATION
F	2'-6"	4'-0"	CASEMENT	WOOD ALUM. CLAD	MANUFACTURER	STAIN & VARNISH	NSULATED - LOW E	
G	4'-6"	4'-0"	CASEMENT	WOOD ALUM. CLAD	MANUFACTURER	STAIN & VARNISH	NSULATED - LOW E	(2) 2'-6" x 4'-0" CASEMENT MULLED - SEE ELEVATION
H	4'-8"	4'-0"	CASEMENT	WOOD ALUM. CLAD	MANUFACTURER	STAIN & VARNISH	NSULATED - LOW E	(2) 2'-8" x 4'-0" CASEMENT MULLED - SEE ELEVATION
I	4'-4	1'-4"	PICTURE	WOOD ALUM. CLAD	MANUFACTURER	STAIN & VARNISH	NSULATED - LOW E	(2) 2'-4" x 1'-4" PICTURE MULLED - SEE ELEVATION
J	9'-0"	1'-4"	PICTURE	WOOD ALUM. CLAD	MANUFACTURER	STAIN & VARNISH	NSULATED - LOW E	(3) 3'-0" x 1'-4" PICTURE MULLED - SEE ELEVATION
K	2'-4"	4'-0"	CASEMENT	WOOD ALUM. CLAD	MANUFACTURER	STAIN & VARNISH	NSULATED - LOW E	
L	2'-4"	3'-0"	CASEMENT	WOOD ALUM. CLAD	MANUFACTURER	STAIN & VARNISH	NSULATED - LOW E	
M	2'-4"	6'-0"	CASEMENT	WOOD ALUM. CLAD	MANUFACTURER	STAIN & VARNISH	NSULATED - LOW E	
N	2'-6"	6'-0"	CASEMENT	WOOD ALUM. CLAD	MANUFACTURER	STAIN & VARNISH	NSULATED - LOW E	
O	10'-4"	3'-0"	PICTURE	WOOD ALUM. CLAD	MANUFACTURER	STAIN & VARNISH	NSULATED - LOW E	(5) 2'-0" x 3'-0" PICTURE MULLED - SEE ELEVATION
P	2'-1"	6'-0"	PICTURE	WOOD ALUM. CLAD	MANUFACTURER	STAIN & VARNISH	INSULATED	
Q	5'-0"	7'-0"	PICTURE	WOOD	STAIN & VARNISH	STAIN & VARNISH	INSULATED	CONTRACTOR TO FIELD VERIFY
R	2'-4"	4'-0"	CASEMENT	WOOD ALUM. CLAD	MANUFACTURER	STAIN & VARNISH	NSULATED - LOW E	
S	2'-6"	4'-0"	CASEMENT	WOOD ALUM. CLAD	MANUFACTURER	STAIN & VARNISH	NSULATED - LOW E	
T	3'-0"	1'-10"	PICTURE	WOOD ALUM. CLAD	MANUFACTURER	STAIN & VARNISH	NSULATED - LOW E	

WINDOW NOTES

1. ALL WINDOWS OPENINGS TO BE FIELD VERIFIED BY CONTRACTOR BEFORE INSTALLATION.

2. GLAZING IN HAZARDOUS LOCATION IS REQUIRED TO BE GLAZED WITH SAFETY MATERIAL. IRC SECTION R308.3 AND R308.4.

3. ALL WINDOWS IN BATHROOMS MUST BE TEMPERED GLASS

4. TEMPERED GLASS SHALL BE PROVIDED IN: FRAMELESS GLASS DOORS, GLASS IN DOORS, GLASS WITHIN A 24" ARC OF DOORS, GLAZING LESS THAN 60" ABOVE A WALKING SURFACE THAT IS WITHIN 5 FEET STAIRS, OR GLAZING WITHIN 5 FEET OF SPAS OR POOLS, CERTAIN FIXED PANELS, AND SIMILAR GLAZED OPEXINGS SUBJECT TO HUMAN IMPACT. IRC R308

5. EGRESS WINDOWS: FINISH SILL HT. MIN 44" FROM FLOOR MIN. CLEAR OPENING OF 5.7 S/F MIN NET CLEAR OPENING 20" WIDTH AND 24" HT.

6. ALL WINDOWS TO HAVE A MIN. U-VALUE OF .31

DOOR SCHEDULE

MARK ①	TYPE	SIZE WIDTH	SIZE HEIGHT	THICK.	DOOR MAT'L	DOOR FINISH	FRAME MAT'L	FRAME FINISH	HDWR TYPE	REMARKS
LOWER LEVEL										
101	STYLE & RAIL	3-0"	7'-0"	1 3/4"	WOOD	STAIN & VARNISH	WOOD	STAIN& VARNISH	PASSAGE	ELEVATOR DOOR - WEATHER STRIP - THRESHOLD
102	STYLE & RAIL	2'-8"	7'-0"	1 3/4"	WOOD	STAIN & VARNISH	WOOD	STAIN& VARNISH	PASSAGE	
103	STYLE & RAIL	2'-0"	7'-0"	1 3/4"	WOOD	STAIN & VARNISH	WOOD	STAIN& VARNISH	PASSAGE	
104	STYLE & RAIL	2'-0"	7'-0"	1 3/4"	WOOD	STAIN & VARNISH	WOOD	STAIN& VARNISH	PRIVACY	POCKET DOOR
105	STYLE & RAIL	2'-6"	7'-0"	1 3/4"	WOOD	STAIN & VARNISH	WOOD	STAIN& VARNISH	PASSAGE	
106	STYLE & RAIL	3-0"	7'-0"	1 3/4"	WOOD	STAIN & VARNISH	WOOD	STAIN& VARNISH	PASSAGE	
107	STYLE & RAIL	2'-0"	7'-0"	1 3/4"	WOOD	STAIN & VARNISH	WOOD	STAIN& VARNISH	PASSAGE	
108	STYLE & RAIL	2'-6"	7'-0"	1 3/4"	WOOD	STAIN & VARNISH	WOOD	STAIN& VARNISH	PRIVACY	
109	SHOWER	2'-2"	6'-6"	1/2"	GLASS	CLEAR			SHOWER	TEMP - EURO GLASS ENCLOSURE
110	STYLE & RAIL	2'-8"	7'-0"	1 3/4"	WOOD	STAIN & VARNISH	WOOD	STAIN& VARNISH	PRIVACY	
111	SHOWER	2'-2"	6'-6"	1/2"	GLASS	CLEAR			SHOWER	TEMP - EURO GLASS ENCLOSURE
112	STYLE & RAIL	2'-6"	7'-0"	1 3/4"	WOOD	STAIN & VARNISH	WOOD	STAIN& VARNISH	PRIVACY	
113	STYLE & RAIL	2'-8"	7'-0"	1 3/4"	WOOD	STAIN & VARNISH	WOOD	STAIN& VARNISH	PRIVACY	
114	STYLE & RAIL	2'-6"	7'-0"	1 3/4"	WOOD	STAIN & VARNISH	WOOD	STAIN& VARNISH	PASSAGE	
115	STYLE & RAIL	2'-6"	7'-0"	1 3/4"	WOOD	STAIN & VARNISH	WOOD	STAIN& VARNISH	PASSAGE	
116	STYLE & RAIL	2'-8"	7'-0"	1 3/4"	WOOD	STAIN & VARNISH	WOOD	STAIN& VARNISH	PRIVACY	
117	STYLE & RAIL	2'-6"	7'-0"	1 3/4"	WOOD	STAIN & VARNISH	WOOD	STAIN& VARNISH	PRIVACY	
118	SHOWER	2'-2"	6'-6"	1/2"	GLASS	CLEAR			SHOWER	TEMP - EURO GLASS ENCLOSURE
119	PATIO	9'-0"	7'-0"	1 3/4"	WOOD-ALUM	STAIN - MANFR	WOOD-ALUM	STAIS - MANFR	LOCKSET	(3) 3'-0" DOORS - INSUL - LOW E - TEMP - WEATHER STRIP - THRESH.
120	PATIO	6'-0"	7'-0"	1 3/4"	WOOD-ALUM	STAIN - MANFR	WOOD-ALUM	STAIS - MANFR	LOCKSET	(2) 3'-0" DOORS - INSUL - LOW E - TEMP - WEATHER STRIP - THRESH.
MASTER LEVEL										
201	STYLE & RAIL	3-0"	7'-0"	1 3/4"	WOOD	STAIN & VARNISH	WOOD	STAIN& VARNISH	PASSAGE	ELEVATOR DOOR - WEATHER STRIP - THRESHOLD
202	STYLE & RAIL	2'-8"	7'-0"	1 3/4"	WOOD	STAIN & VARNISH	WOOD	STAIN& VARNISH	PASSAGE	
203	STYLE & RAIL	2'-4"	7'-0"	1 3/4"	WOOD	STAIN & VARNISH	WOOD	STAIN& VARNISH	PRIVACY	
204	SHOWER	2'-2"	6'-6"	1/2"	GLASS	CLEAR			SHOWER	TEMP - EURO GLASS ENCLOSURE
205	STYLE & RAIL	2'-6"	7'-0"	1 3/4"	WOOD	STAIN & VARNISH	WOOD	STAIN& VARNISH	PASSAGE	
206	STYLE & RAIL	2'-8"	7'-0"	1 3/4"	WOOD	STAIN & VARNISH	WOOD	STAIN& VARNISH	PRIVACY	
207	STYLE & RAIL	2'-6"	7'-0"	1 3/4"	WOOD	STAIN & VARNISH	WOOD	STAIN& VARNISH	PASSAGE	
208	SHOWER	2'-2"	6'-6"	1/2"	GLASS	CLEAR			SHOWER	TEMP - EURO GLASS ENCLOSURE
209	STYLE & RAIL	2'-6"	7'-0"	1 3/4"	WOOD	STAIN & VARNISH	WOOD	STAIN& VARNISH	PRIVACY	
210	STYLE & RAIL	2'-4"	7'-0"	1 3/4"	WOOD	STAIN & VARNISH	WOOD	STAIN& VARNISH	PRIVACY	
211	SHOWER	2'-2"	6'-6"	1/2"	GLASS	CLEAR			SHOWER	TEMP - EURO GLASS ENCLOSURE
212	STYLE & RAIL	2'-6"	7'-0"	1 3/4"	WOOD	STAIN & VARNISH	WOOD	STAIN& VARNISH	PRIVACY	
213	STYLE & RAIL	2'-6"	7'-0"	1 3/4"	WOOD	STAIN & VARNISH	WOOD	STAIN& VARNISH	PASSAGE	
214	STYLE & RAIL	5'-4"	7'-0"	1 3/4"	WOOD	STAIN & VARNISH	WOOD	STAIN& VARNISH	PRIVACY	2-0" PAIR
215	FRENCH	5'-0"	7'-0"	1 3/4"	WOOD-ALUM	STAIN - MANFR	WOOD-ALUM	STAIS - MANFR	LOCKSET	INSUL - LOW E - TEMP - WEATHER STRIP - THRESH.
216	FRENCH	5'-0"	7'-0"	1 3/4"	WOOD-ALUM	STAIN - MANFR	WOOD-ALUM	STAIS - MANFR	LOCKSET	INSUL - LOW E - TEMP - WEATHER STRIP - THRESH.
MAIN LEVEL										
301	STYLE & RAIL	3-0"	7'-0"	1 3/4"	WOOD	STAIN & VARNISH	WOOD	STAIN& VARNISH	PASSAGE	ELEVATOR DOOR - WEATHER STRIP - THRESHOLD
302	STYLE & RAIL	2'-4"	7'-0"	1 3/4"	WOOD	STAIN & VARNISH	WOOD	STAIN& VARNISH	PRIVACY	
303	FRENCH	2'-0"	7'-0"	1 3/4"	WOOD-ALUM	STAIN - MANFR	WOOD-ALUM	STAIS - MANFR	PASSAGE	INSUL - TEMP - WEATHER STRIP - THRESH.
304	STYLE & RAIL	2'-4"	7'-0"	1 3/4"	WOOD	STAIN & VARNISH	WOOD	STAIN& VARNISH	PASSAGE	
305	STYLE & RAIL	2'-4"	7'-0"	1 3/4"	WOOD	STAIN & VARNISH	WOOD	STAIN& VARNISH	PASSAGE	BARN DOOR
306	SHOWER	2'-2"	6'-6"	1/2"	GLASS	CLEAR			SHOWER	TEMP - EURO GLASS ENCLOSURE
307	STYLE & RAIL	2'-6"	7'-0"	1 3/4"	WOOD	STAIN & VARNISH	WOOD	STAIN& VARNISH	PRIVACY	
308	STYLE & RAIL	5'-0"	7'-0"	1 3/4"	WOOD	STAIN & VARNISH	WOOD	STAIN& VARNISH	PRIVACY	2-0" PAIR
309	FRENCH	5'-0"	7'-0"	1 3/4"	WOOD-ALUM	STAIN - MANFR	WOOD-ALUM	STAIS - MANFR	LOCKSET	INSUL - LOW E - TEMP - WEATHER STRIP - THRESH.
GARAGE / ENTRY LEVEL										
401	STYLE & RAIL	3'-0"	7'-0"	1 3/4"	WOOD	STAIN & VARNISH	WOOD	STAIN& VARNISH	PASSAGE	ELEVATOR DOOR - WEATHER STRIP - THRESHOLD
402	ENTRY	3'-0"	7'-0"	1 3/4"	WOOD	STAIN & VARNISH	WOOD	STAIN& VARNISH	LOCKSET	INSUL - LOW E - TEMP - WEATHER STRIP - THRESH - SEE ELEV.
403	STYLE & RAIL	3'-0"	7'-0"	1 3/4"	WOOD	STAIN & VARNISH	WOOD	STAIN& VARNISH	LOCKSET	20 MIN - SELF LATCHING - SMOKE SEAL - THRESHOLD
404	OVERHEAD DOOR	9'-0"	7'-7 3/4"	1 3/4"	STEEL	MANUFACTURE	STEEL	MANUFACTURE	GARAGE	AUTO DOOR OPENER - TEMP GLASS
405	OVERHEAD DOOR	9'-0"	7'-7 3/4"	1 3/4"	STEEL	MANUFACTURE	STEEL	MANUFACTURE	GARAGE	AUTO DOOR OPENER - TEMP GLASS
406	STYLE & RAIL	2'-8"	7'-0"	1 3/4"	WOOD	STAIN & VARNISH	WOOD	STAIN& VARNISH	LOCKSET	20 MIN - SELF LATCHING - SMOKE SEAL - THRESHOLD
407	FRENCH	2'-0"	6'-8"	1 3/4"	WOOD-ALUM	STAIN - MANFR	WOOD-ALUM	STAIS - MANFR	LOCKSET	INSUL - LOW E - TEMP - WEATHER STRIP - THRESH.

DOOR NOTES

1. ALL DOOR OPENINGS TO BE FIELD VERIFIED BY CONTRACTOR BEFORE INSTALLATION.

2. ALL DOORS TO BE 1 3/4" SOLID CORE UNLESS NOTED OTHERWISE.

3. ALL SHOWER DOORS AND GLASS SHOWER ENCLOSURES SHALL BE TEMPERED GLASS. IRC SECTION R308.3 AND R308.4

4. FRENCH/PATIO/TERRACE/NANNA DOORS TO BE SUPPLIED BY WINDOW MANUFACTURE TO HAVE A U-VALUE OF .31 MINIMUM.

5. AUTOMATIC GARAGE DOOR OPENERS SHALL BE TESTED IN ACCORDANCE WITH UL325. - IRC 309.4.

6. NO MORE THAN 30% OF GLASS IN GARAGE DOORS.

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PROJECT DESCRIPTION:
NEW RESIDENCE
HISTORIC DISTRICT DESIGN REVIEW
121 SAMPSON AVENUE, PARK CITY, UTAH 84060

SHEET DESCRIPTION:
DOOR, WINDOW AND ROOM SCHEDULES

REVISIONS:

DATE:
APRIL 03, 2025

PROJECT NUMBER:
2401-01

SHEET NUMBER:
A5.1

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Planning Department
Staff Report

Subject: **3575 Oak Wood Drive**
Application: **PL-25-06727**
Author: **Elle Anne, Planning Technician**
Date: **November 20, 2025**
Type of Item: **Administrative Conditional Use Permit**

Recommendation

(I) Review an Administrative Conditional Use Permit (ACUP) for reconstruction of a retaining wall in the rear yard measuring 3 to 7 feet in height, (II) conduct a public hearing, and (III) consider approving the ACUP based on the Findings of Fact, Conclusions of Law, and Conditions of Approval outlined in the Draft Final Action Letter (Exhibit A).

Description

Applicant:	Bjorn Liencres Melvin Rodriguez, Applicant Representative
Location:	3575 Oak Wood Drive
Zoning District:	Residential Development (RD)
Adjacent Land Uses:	Residential Dwellings
Reason for Review:	The Planning Department reviews and takes Final Action on ACUPs.[1]

ACUP	Administrative Conditional Use Permit
LMC	Land Management Code
RD	Residential Development District
SFD	Single Family Dwelling

Terms that are capitalized as proper nouns throughout this staff report are defined in LMC § 15-15-1.

Summary

The Single-Family Dwelling (Lot 67 of the Oaks at Deer Valley Subdivision) was built in 1999, and the existing retaining wall was included in that permit scope for construction. The Lot is in the Residential Development (RD) Zoning District. The Applicant proposes to demolish an existing boulder retaining wall to reconstruct a Belgard retaining wall that measures 3 to 7 feet in height in the rear yard.

[1] LMC § 15-1-8(E)

Background



Figure 1: Location of Lot from the Summit County Parcel Viewer Map with staff highlights in blue showing the approximate location of the retaining wall on the Lot.



Figure 2: Applicant's submittal of the proposed demo of the existing retaining wall on the Site Plan.

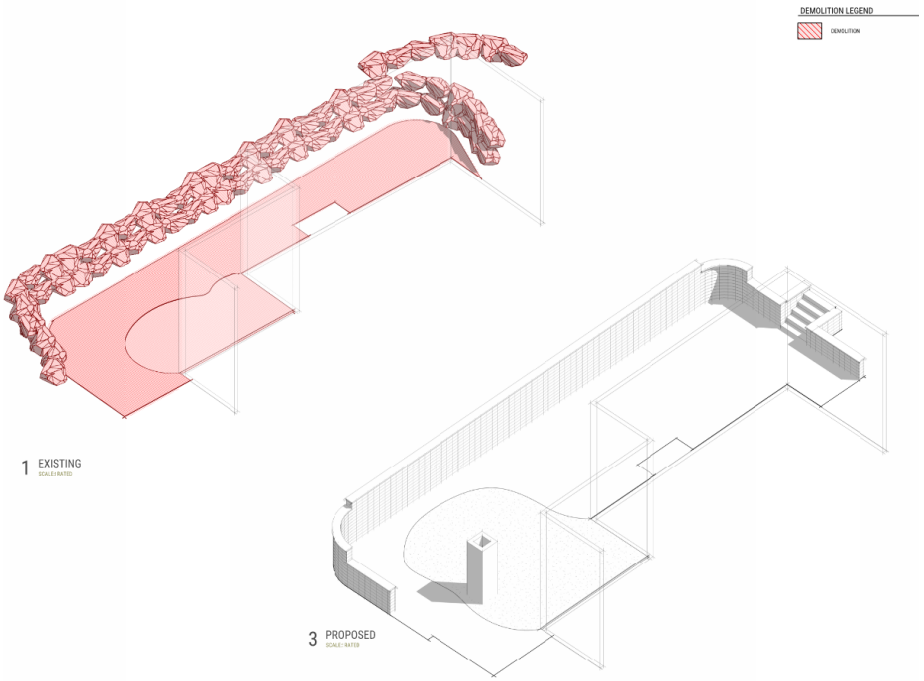


Figure 3: Applicant's submittal of the proposed demo and reconstruction of the retaining wall.

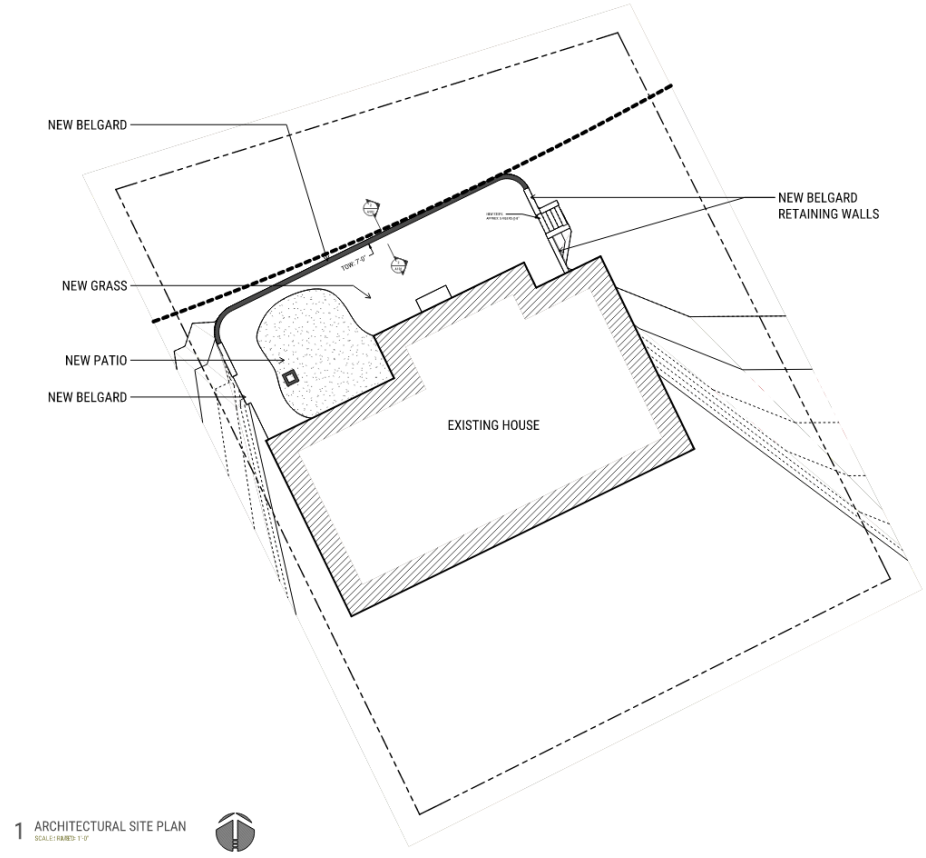


Figure 4: Applicant's submittal of the proposed retaining wall on the Site Plan. The dashed line on this image demonstrates the platted Limits of Disturbance.

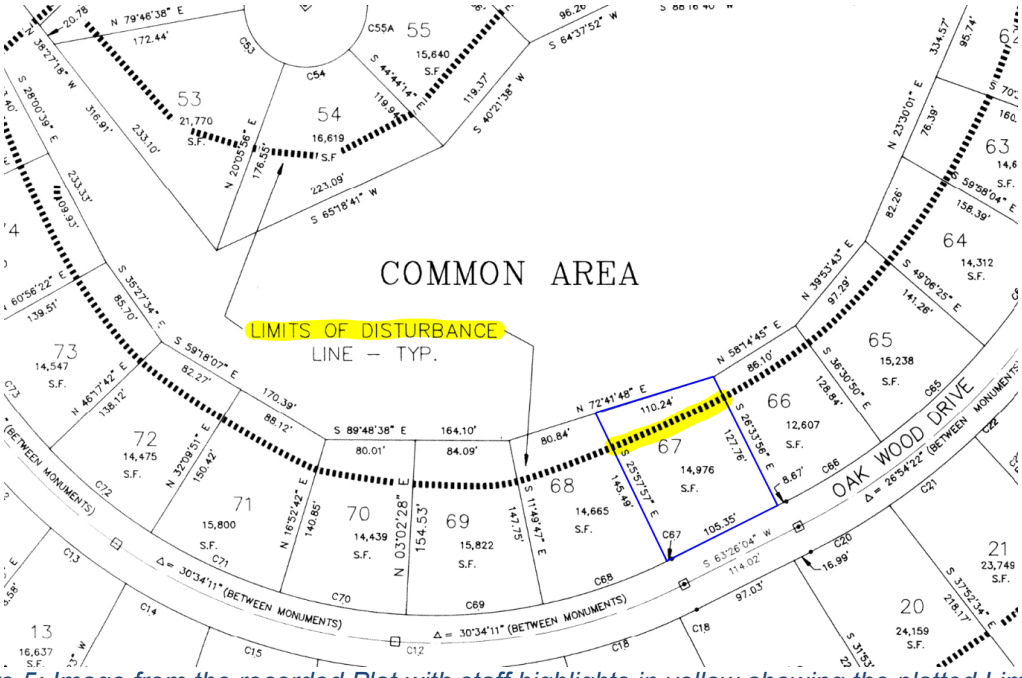


Figure 5: Image from the recorded Plat with staff highlights in yellow showing the platted Limits of Disturbance on Lot 67.

The retaining wall is 73 feet in length and varies in height from 3 feet up to 7 feet located in the north of the Lot, in the rear yard. The retaining wall is not located within the platted Limits of Disturbance. Pursuant to Land Management Code (LMC) § 15-2.13-2(B)(40) “Fences and walls greater than six feet (6’) in height from Final Grade” are a Conditional Use in the RD Zoning District, requiring an ACUP. The Applicant submitted an ACUP application on October 16, 2025.



Figure 5: Google search image examples of Belgard retaining walls.



Figure 6: Google search image of the front façade of the home from Oak Wood Drive showing vegetation and slope of the Lot.

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

The Development Review Committee reviewed the proposal on November 4, 2025 and confirmed the proposal complies with required standards.[2]

Department Review

The Planning and Executive Departments reviewed this report.

Notice

Staff published notice on the City's website and the Utah Public Notice website and posted notice to the property on October 29, 2025. Staff mailed courtesy notice to adjacent property owners on October 29, 2025.

Public Input

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

Alternatives

The Planning Director may:

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

Exhibits

A: Draft Final Action Letter
    Attachment 1: Approved Plans
B: Recorded Plat

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

Planning Department

November 20, 2025

Bjorn Liencres

CC: Melvin Rodriguez, Applicant Representative

NOTICE OF PLANNING DEPARTMENT ACTION

Description

Address:	3575 Oak Wood Drive
Zoning District:	Residential Development
Application:	Administrative Conditional Use Permit
Project Number:	PL-25-06727
Action:	APPROVED WITH CONDITIONS (See Below)
Date of Final Action:	November 20, 2025
Project Summary:	The Applicant proposes to demolish an existing boulder retaining wall to reconstruct a Belgard retaining wall that measures 3 to 7 feet in height in the rear yard in the Residential Development Zoning District.

Action Taken

On November 20, 2025, the Planning Director conducted a public hearing and approved the ACUP according to the following findings of fact, conclusions of law, and conditions of approval:

Findings of Fact

1. 3575 Oak Wood Drive is Lot 67 of the Oaks at Deer Valley Subdivision recorded with Summit County August 7, 1989 (Entry No. 311418).
2. The Single-Family Dwelling and boulder retaining wall were constructed in 1999.
3. The Lot is in the Sensitive Lands Overlay (SLO) and the Residential Development (RD) Zoning District.
4. Pursuant to Land Management Code (LMC) § 15-2.13-2(B)(40), “Fences and walls greater than six feet (6’) in height from Final Grade” are a Conditional Use in the RD Zoning District, requiring an ACUP.

a. The proposed retaining wall is over six feet in height, ranging from 3 to 7 feet high and will be approximately 73 feet in length.
b. The Applicant submitted an ACUP application on October 16, 2025.

5. The proposal to construct a Belgard retaining wall greater than 6 feet in height meets the standards of the RD Zoning District in LMC Chapter 15-2.13 *Residential Development*:
    1. Pursuant to LMC § 15-2.13-3(F)(1) the Residential Development Zoning District establishes a 12-foot Side Setback and retaining walls exceeding six feet in height within the Side Setback require an ACUP.
        i. The proposed retaining wall encroaches in the Side Setback approximately 7 feet for a length of 14 feet at a height of up to 7 feet. Pursuant to LMC § 15-2.13-3(G)(7) this requires approval from the Planning Director who may approve minor deviations to the height and stepping requirements based on Site specific review.
    2. LMC § 15-2.13-10 requires protection of Significant Vegetation. No Significant Vegetation is proposed to be removed with the scope of the project.
6. The proposal, as conditioned, complies with the Conditional Use Permit criteria outlined in LMC § 15-1-10(E):
    a. Size and Location of Site
        - **No required mitigation**: The proposed Belgard retaining wall is located within the platted Limits of Disturbance (outside the platted area to remain natural and untouched) and is replacing an existing boulder retaining wall in the same location, in the rear yard, and approximately within the same dimensions as the existing. Due to the existing trees and topography of the site the retaining wall is not easily visible from any roads or adjacent properties.

    b. Traffic
        - **No required mitigation**: The retaining wall will not impact traffic.

    c. Utility Capacity
        - **No required mitigation**: The retaining wall will not impact utility capacity.

    d. Emergency Vehicle Access
        - **No required mitigation**: The existing driveway and access to the site will be unchanged.

e. **Off-Street Parking**
   - **No required mitigation**: The existing driveway and garage will be unchanged by this project.

f. **Internal Vehicle and Pedestrian Circulation**
   - **No required mitigation**: The existing driveway and pedestrian access remains as is and will not be impacted by this project.

g. **Fencing, Screening, and Landscaping**
   - **No mitigation required**: The retaining wall is not visible from the street or adjacent properties due to existing Significant Vegetation on the site. No Significant Vegetation on the site will be impacted or removed for this project.

h. **Building Mass, Bulk, and Orientation**
   - **No mitigation required**: The retaining wall is in an area that is naturally screened by the existing vegetation and topography of the site.

i. **Usable Open Space**
   - **No mitigation required**: The area for the retaining wall has already been disturbed and will not impact Open Space.

j. **Signs and Lighting**
   - **No mitigation required**: There are no signs or lighting proposed or approved as part of this permit.

k. **Physical Design and Compatibility with Surrounding Structures**
   - **No mitigation required**: The retaining wall is in an area that is naturally screened by the existing Significant Vegetation and topography of the site and not viewable in the larger context of the neighborhood and is constructed of Belgard stone blocks.

l. **Noise, Vibration, Odors, Steam, or Other Mechanical Factors**
   - **No mitigation required**: Not Applicable; the retaining wall will not cause any noise, vibration, odors, steam or other mechanical factors.

m. **Control of Delivery and Service Vehicles, Loading and Unloading Zones, and Screening of Trash and Recycling pickup Areas**
   - **No mitigation required:** No Applicable; this is a residential property.

n. **Expected Ownership and Management**

- **No mitigation required**: There is no change to the ownership and management of the property because of this permit.

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

- **Condition of Approval recommended**: The property is within the SLO. To minimize any further effect on the area, Staff recommends Condition of Approval 3 to ensure the retaining wall is not larger than necessary.
- 3575 Oak Wood Drive is part of the Deer Valley Resort 12th Amended and Restated Large Scale MPD. Section E of the Large Scale MPD states: “For projects within the Deer Valley Large Scale MPD, the density limitations of the Sensitive Area Overlay Zone do not apply because MPDs approved prior to the adoption of the Sensitive Area Overlay Zone are vested in terms of density. Site planning standards can be applied only to the extent that they do not equivocally reduce vested density. Limits of disturbance, vegetation protection, and building design standards do apply.”
    1. The proposal to build a retaining wall greater than six feet in height meets the standards of the SLO in LMC Chapter 15-2.21. This retaining wall is a replacement in kind of an existing retaining wall and will not substantially alter the impacts of the existing retaining wall on the property.

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

- **No mitigation required**: The property is in the Lower Deer Valley General Plan Neighborhood which recommends preserving the visual and aesthetic experience of arriving in Lower Deer Valley and to protect view corridors and open space. This retaining wall allows for this Single-Family Dwelling to have a functional rear yard area while preserving the open space along the rear of the Lot.

q. **Radon mitigation.**

- Not applicable; No changes to the SFD are proposed.

7. The Development Review Committee reviewed the proposal on November 4, 2025, and confirmed the proposal complies with required standards.

Conclusions of Law

1. The proposal complies with LMC § 15-1-10 *Conditional Use Review Process*, Chapter 15-2.21 *Sensitive Land Overlay Zone (SLO) Regulations*, and Chapter 15-2.13 *Residential Development (RD) Zoning District*.
2. The Use is compatible with surrounding Structures in Use, scale, mass, and circulation.
3. The effects of any difference in use or scale have been mitigated through careful planning.

Conditions of Approval

1. The Applicant is responsible for notifying the Planning Department in writing of any changes, modifications, or deviations from the approved scope of work and shall be reviewed and approved or denied by the Planning Director or their designee in accordance with applicable development standards.
2. Final building plans and construction details shall reflect substantial compliance with the plans submitted with this application. Any changes, modifications, or deviations from the approved design that have not been approved in advance by the Planning Department may result in a Stop Work Order.
3. The retaining wall shall not exceed 7 feet in height from Final Grade and shall be in substantial compliance with the plans attached to this permit (Attachment 1).
4. The Applicant shall apply for a Building Permit and obtain approval by the Building, Planning, and Engineering Departments prior to construction; Engineering may require structural engineering to be provided.

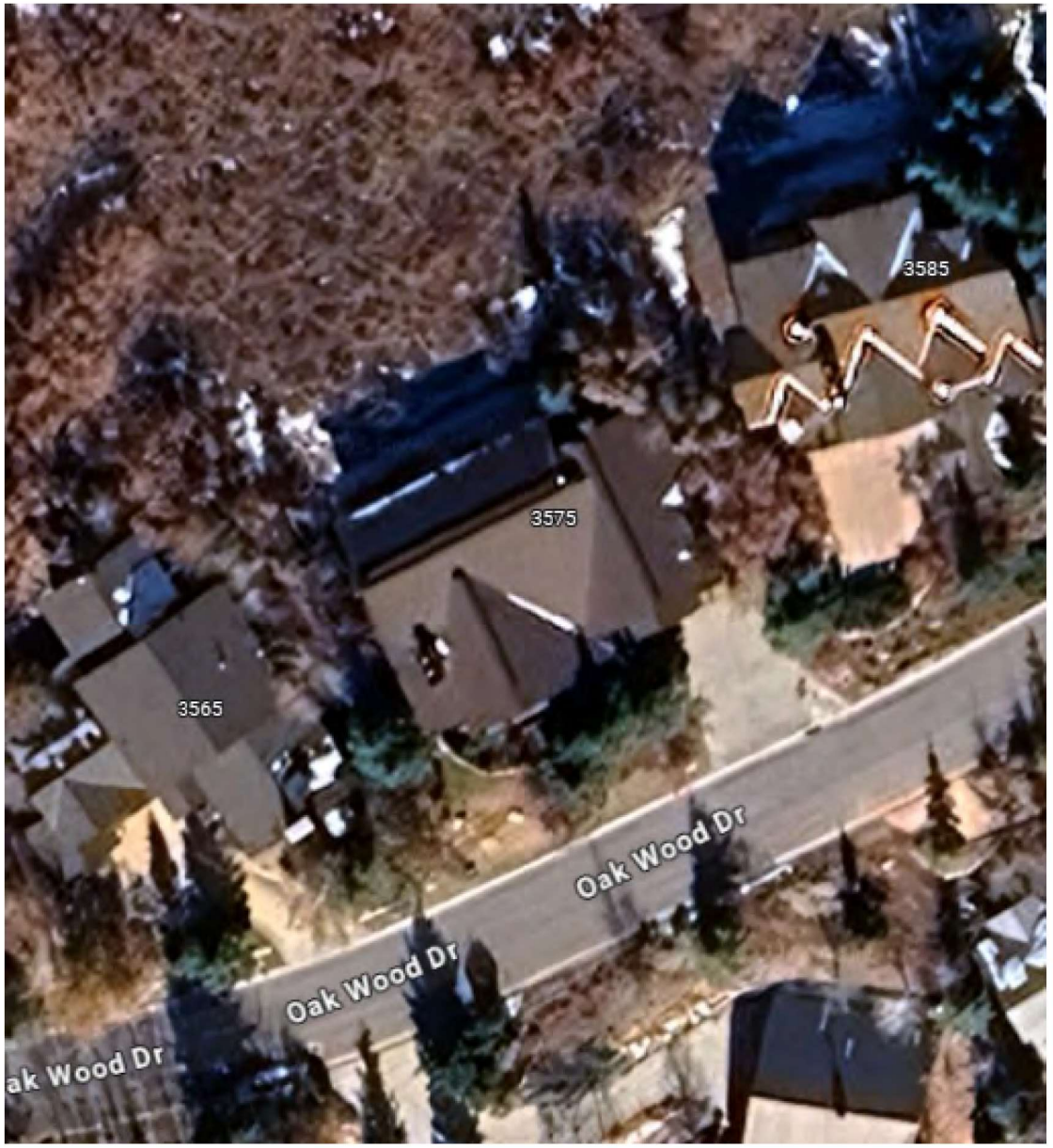
If you have questions or concerns regarding this Final Action Letter, please call (801) 448-4745 or email elle.anne@parkcity.gov.

Sincerely,

Rebecca Ward, Planning Director

CC: Elle Anne, Project Planner

Attachment 1: Approved Plans



PROJECT SUMMARY

BUILDING NARRATIVE

NEW BACKYARD

SITE INFORMATION

LEGAL DESCRIPTION: -

SERIAL NUMBER (APN): -

TYPE OF CONSTRUCTION: -

OCCUPANCY: -

ZONING -

APPLICABLE BUILDING REGULATIONS

2021 UTAH RESIDENTIAL CODE (amended IRC 2021)
2021 UTAH PLUMBING CODE (amended IPC 2021)
2021 UTAH MECHANICAL CODE (amended IMC 2021)
2020 UTAH ELECTRICAL CODE (amended NFPA 70, 2020)
2018 UTAH RESIDENTIAL ENERGY CONSERVATION CODE (amended IECC 2015)
2009 UTAH ACCESSIBILITY CODE (amended A117.1, 2009)
2010 ADA STANDARDS

DEFERRED PERMIT SUBMITTALS

TRUSS DESIGN & CALCULATIONS

AREA

LOCATION	SQUARE FOOTAGE

VICINITY MAP



SHEET INDEX

General
G000 COVER
G001 NOTES & PROJECT INFO

Architectural
A000 PERSPECTIVES
A051 ARCHITECTURAL SITE PLAN
A101 RETAINING WALL PLANS
A201 RETAINING WALL ELEVATION

PROJECT DIRECTORY

OWNER:
Bjorn Liencres
3575 Oakwood Dr
Park City, Utah

Contact:
Bjorn Liencres, Owner
Email: -
Phone: -

DESIGNER:
Esai Studios
55 N University Ave #227
Provo, UT 84601

Contact:
Melvin Rodriguez, Designer
Email: melvin@esaidesigns.com
Phone: (801) 362-6658

GENERAL CONTRACTOR:
E & O Landscapes
-
Park City, Utah

Contact:
Albert & Alex, Owner
Email: eando.landscape@gmail.com
Phone: 435-962-9535

CIVIL ENGINEER:
Fawkes Engineering
-
Alpine, Utah

Contact:
Guy Williams, PE
Email: -
Phone: (213) 500-5936

ESAI STUDIO

10 SEPT 2025

PROJECT N0. **24-008**

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Esai Design Co. assumes no liability for structural design integrity and/or errors and omissions in this plan set. Every effort will be made to insure all dimensions, information, and notes are correct. If an error or omission does occur, it is the sole responsibility of the Contractor to notify our office if further supplementary design is needed.
Contractor/builder/owner shall make all necessary modifications & improvements to comply with the I.R.C. (International Residential Code), latest editions, or applicable codes at site. Contractor to verify all dimensions & existing site conditions prior to construction.

office@esaidesigns.com
801.362.6658

3575 OAKWOOD DR - RETAINING WALL

BJORN

3575 Oakwood Dr
Park City, Utah

PERMIT SET

Stamp

Revisions

COVER

G000

3575 OAKWOOD DR - RETAINING WALL

AREA CALCULATIONS

1. AREA CALCULATION BASED FROM EXTERIOR FACE OF FRAMING IN BOTH CONDITIONED AND UNCONDITIONED LOCATIONS.
2. AT CONCRETE LOCATIONS, AREA BASED FROM INTERIOR FACE OF CONCRETE.
3. STAIR AREA CALCULATED TO LOWEST LEVEL.

LOCATION	SQUARE FOOTAGE

UNCONDITIONED AREA

CONDITIONED AREA

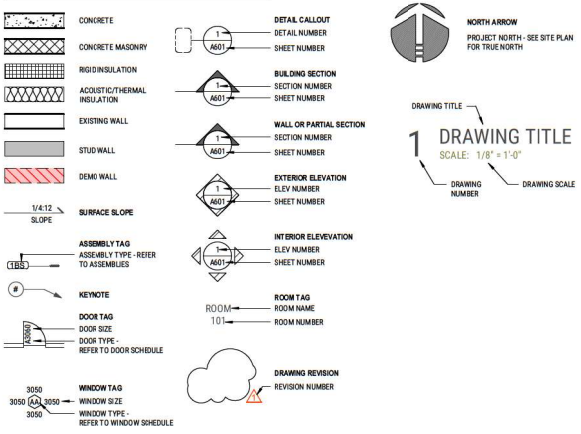
CLIMATE ZONE 6 - INSULATION

FENESTRATION U-VALUE	.32
SKYLIGHT U-VALUE	.55
CEILING INSULATION	R-25 CLOSED CELL FOAM APPLIED DIRECTLY TO UNDERSIDE OF SHEATHING AND R-24 SPRAY FIBERGLASS W/ "MEMBRANE" (SMART MEMBRANE) @ WARM SIDE
WOOD FRAME WALL INSULATION	R-21 SPRAY FIBERGLASS W/ R-5 CONTINUOUS INSULATION OR INSULATED SIDING
FLOOR INSULATION	R-30 OR SUFFICIENT TO FILL CAVITY, R-19 MINIMUM
BASEMENT WALL INSULATION	R-21 CAVITY INSULATION
SLAB INSULATION R-VALJE/DEPTH	R-10 @ 4'-0" (AN ADDITIONAL R-5 IS REQUIRED UNDER ALL SLABS W/ RADIANT TUBING)
CRAWL SPACE INSULATION	R-15 CONTINJOUS (ON INTERIOR OR EXTERIOR) OR R-15 CAVITY

GENERAL NOTES

1. FIELD VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS PRIOR TO PROCEEDING WITH THE WORK.
2. DIMENSIONS TAKE PRECEDENCE OVER DRAWINGS. DO NOT SCALE DRAWINGS. NOTIFY ARCHITECT OF DISCREPANCIES PRIOR TO PROCEEDING WITH THE WORK.
3. CONTRACTOR IS SOLELY RESPONSIBLE FOR CONSTRUCTION MEANS AND METHODS AND SHALL MAINTAIN THE STRUCTURAL INTEGRITY OF CONSTRUCTION UNTIL FINAL LATERAL AND VERTICAL CARRYING SYSTEMS ARE COMPLETED.
4. DIMENSIONS SHOWN ARE TO FACE OF STUD, FACE OF CONCRETE, GRID/COLUMN LINE, CENTER OF ELEMENT, COUNTERTOP EDGE, OR AS NOTED.
5. CONTRACTOR IS RESPONSIBLE FOR VERIFICATION AND COORDINATION OF SUBCONTRACTORS WORK, COMPLIANCE WITH DRAWINGS AND SPECIFICATIONS, ACCURATE LOCATION OF STRUCTURAL MEMBERS, OPENINGS FOR MECHANICAL, ELECTRICAL, AND MISCELLANEOUS EQUIPMENT. CONTRACTOR SHALL VERIFY DIMENSIONS AND OPENING SIZES (CLEARANCES REQUIRED) FROM THE MANUFACTURERS PRIOR TO CONSTRUCTION OF OR INSTALLATION OF EQUIPMENT, FURNISHINGS, AND ACCESSORIES.
6. DETAILS NOTED AS "TYPICAL" OR "TYP" APPLY IN ALL CASES UNLESS SPECIFICALLY REFERENCED. DETAILS THAT ARE SPECIFICALLY REFERENCED SHALL TAKE PRECEDENCE OVER DETAILS NOTED AS "TYPICAL" OR "TYP". SPECIFIC NOTES AND DETAILS SHALL TAKE PRECEDENCE OVER GENERAL NOTES AND DETAILS.
7. CONTRACTOR IS RESPONSIBLE FOR THE COMPLETE SECURITY OF THE SITE WHILE THE PROJECT IS IN PROGRESS UNTIL PROJECT COMPLETION.
8. LOCATE EXISTING UTILITIES WHETHER INDICATED OR NOT AND PROTECT FROM DAMAGE. CONTRACTOR SHAL BEAR REPAIR OR REPLACEMENT EXPENSES OF UTILITIES OR OTHER PROPERTY DAMAGED BY OPERATIONS IN CONJUNCTION WITH THE PROSECUTION OF THE WORK.
9. PROVIDE ACCESS PANELS AS EQUIRED. LOCATION, FINISH, AND TYPE SHALL BE APPROVED BY ARCHITECT PRIOR TO OBTAINING AND INSTALLING ACCESS PANEL LOCATIONS NOT APPROVED BY ARCHITECT WILL BE SUBJECT TO MODIFICATION AT NO ADDITIONAL COST. PROVIDE RATED ACCESS PANELS WITH THE SAME RATING AS THE ASSEMBLY IN WHICH THEY ARE INSTALLED. ACCESS PANELS IN SHAFT WALLS, RATED FLOOR/CEILINGS OR RATED ROOF/CEILINGS SHALL BE SMOKE SEALED.
10. ALL PENETRATIONS THROUGH RATED ASSEMBLIES SHALL BE FIRE STOPPED PER SPECIFICATION SECTION 07 84 00 - FIRESTOPPING AND THE AUTHORITY HAVING JURISDICTION'S REQUIREMENTS. RATED ASSEMBLIES SHALL BE CONSTRUCTED TO PREVENT THE MOVEMENT OF HOT FLAME OR GASES.
11. ALL SAFETY GLAZING SHALL EE PERMANENTLY LABELED WITH THE MANUFACTURERS NAME AND TEST APPROVAL INFORMATION.
12. CONTRACTOR IS RESPONSIBLE FOR TRADE PERMITS, INCLUDING, BUT NOT LIMITED TO MECHANICAL, ELECTRICAL AND EXTERIOR SIGNAGE. REFERENCE DEFERRED PERMITS SUMMAR" ON THIS SHEET.
13. PROVIDE BACKING, BLOCKING OR STRAPPING AS REQUIRED FOR MOUNTING GRAB BARS, SHELVING, EQUIPMENT, HANDRAILS, ACCESSORIES, AND CASEWORK.
14. PROPOSED BUILDING FF EL OF XX' AS SHOWN ON THE CIVIL DRAWINGS IS EQUAL TO 0'-0" ON ALL OTHER DOCUMENTS.
15. THE CONSTRUCTION SHALL NOT RESTRICT A FIVE-FOOT CLEAR AND UNOBSTRUCTED ACCESS TO ANY WATER OR POWER FACILITIES (POWER POLES, PULL-BOXES, TRANSFORMERS VAULTS, PUMPS, VALVES, METERS, APPURTENANCES, ETC.) OR TO THE LOCATION OF HOOK-UP. THE CONSTRUCTION SHALL NOT BE WITHIN TEN FEET OF ANY POWER LINES - WHETHER OR NOT THE LINES ARE LOCATED ON THE IROPERTY. FAILURE TO COMPLY MAY CAUSE CONSTRUCTION DELAYS AND/OR ADDITIONAL EXPENSES.
16. CONTRACTOR SHALL PROVIDE LIST OF THE FIRESTOP MATERIALS/ASSEMBLIES TO BE USED, THEIR RESPECTIVE PENETRATION TYPES/LOCATIONS, AND UL AND/OR ICC REPORTS/LISTING NUMBERS TO THE BUILDING INSPECTOR FOR REVIEW AND APPROVAL.
17. SMOKE AND FIRE DAMPERS SHALL BE INSTALLED PER 2012 IBC SECTION 717.
18. MECHANICAL EXHAUST OF BATHROOMS AND LAUNDRY FACILITIES IS REQUIRED. AIR CHANGES AND DISTANCE 3F DISCHARGE FROM OPERABLE OPENINGS SHALL BE COMPLIANT WITH IBC 2012 SECTION 1203.
19. AN APPROVED GAS SHUT-OFF VALVE SHALL BE INSTALLED ON THE FUEL GAS LINE ON THE DOWNSTREAM SDE OF THE UTILITY METER AND BE RIGIDLY CONNECTED TO THE EXTERIOR OF THE BUILDING OR STRUCTURE CONTAINING THE FUEL GAS PIPING.

SYMBOLS



ESAI STUDIO

10 SEPT 2025

PROJECT NO. 24-008

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office@esaidesigns.com
801.362.6658

3575 OAKWOOD DR - RETAINING WALL

BJORN

3575 Oakwood Dr
Park City, Utah

DESIGN SET

Revisions

Scale **As indicated**

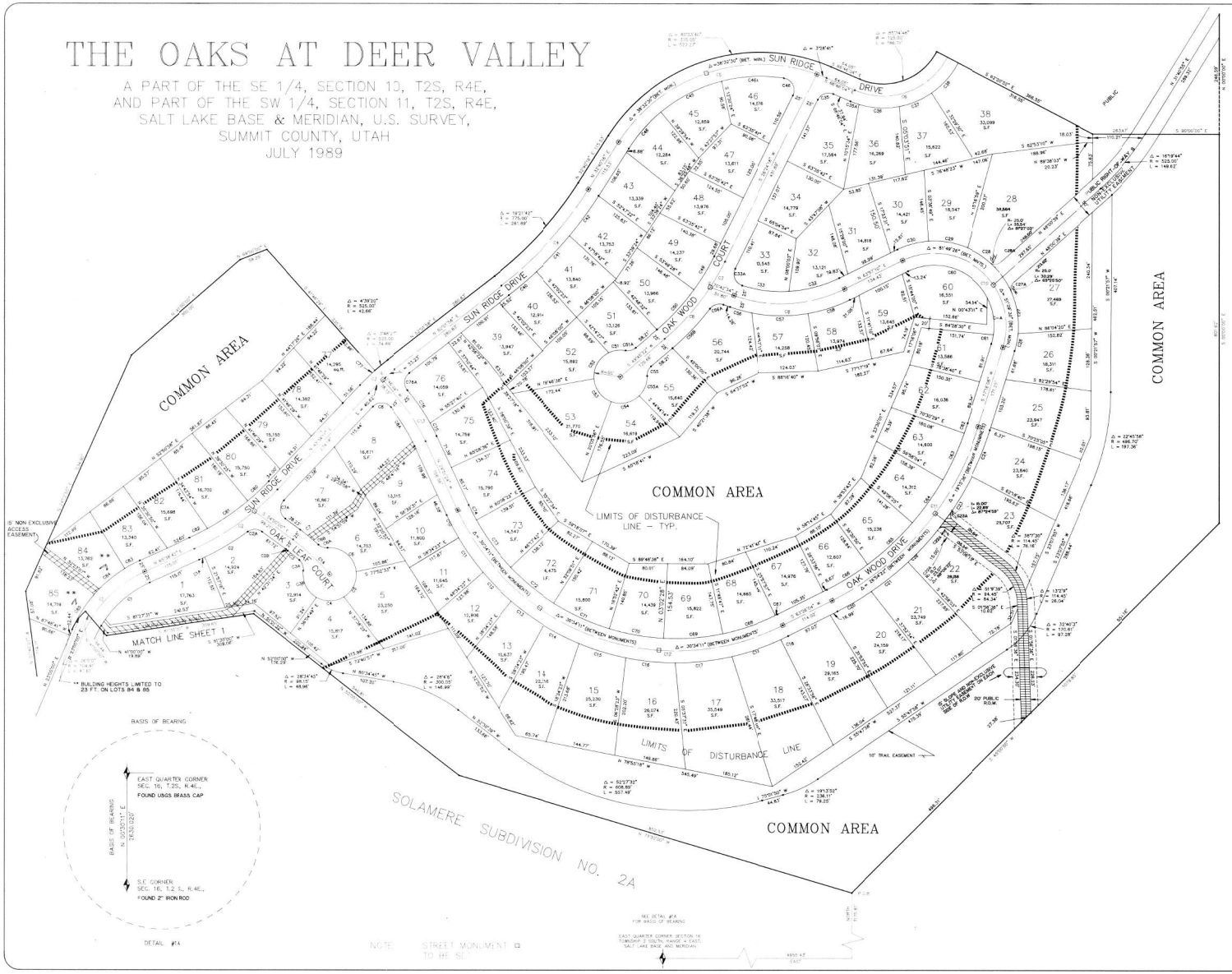
0' 2' 4' 8' 16'

NOTES & PROJECT INFO

G001

THE OAKS AT DEER VALLEY

A PART OF THE SE 1/4, SECTION 10, T2S, R4E,
AND PART OF THE SW 1/4, SECTION 11, T2S, R4E,
SALT LAKE BASE & MERIDIAN, U.S. SURVEY,
SUMMIT COUNTY, UTAH
JULY 1989



SCALE: 1" = 100'

ROAD CENTER LINE CURVE TABLE

LOT	CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
ROAD C/L	C1	250.00'	196.07'	101.98'	191.00'	S 44°18'21" W	44°56'42"
ROAD C/L	C2	550.00'	113.81'	57.16'	113.61'	S 27°46'55" W	11°51'28"
ROAD C/L	C3	500.00'	73.80'	36.99'	73.79'	S 47°48'05" W	08°27'47"
ROAD C/L	C4	800.00'	270.34'	136.83'	269.08'	N 62°01'18" E	19°21'43"
ROAD C/L	C5	350.00'	410.87'	228.82'	436.16'	S 77°17'46" W	71°01'20"
ROAD C/L	C6	250.00'	224.05'	118.60'	223.79'	N 77°09'10" E	80°19'48"
ROAD C/L	C8	500.00'	142.77'	71.87'	142.28'	N 41°34'24" E	16°21'35"
ROAD C/L	C9	500.00'	83.38'	41.78'	83.29'	S 32°51'39" W	09°33'13"
ROAD C/L	C8	700.00'	219.39'	125.30'	231.74'	N 86°13'16" E	45°10'16"
ROAD C/L	C9	550.00'	144.38'	72.70'	143.98'	N 49°03'03" E	15°02'29"
ROAD C/L	C10	550.00'	248.58'	126.40'	246.46'	N 73°09'10" E	25°53'47"
ROAD C/L	C11	500.00'	485.10'	265.14'	466.60'	S 49°23'40" E	46°18'23"
ROAD C/L	C12	400.00'	318.15'	166.93'	309.72'	S 53°16'54" E	45°34'10"
ROAD C/L	C14	400.00'	104.72'	52.66'	104.42'	N 46°30'00" W	15°00'00"
ROAD C/L	C15	125.00'	78.50'	40.00'	77.25'	S 72°00'00" E	36°00'00"
	C-B	400.00'	24.80'	12.40'	24.78'	Z	3°33'08"

LOT BOUNDARY CURVE DATA

LOT	CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
LOT 1	C1A	275.00'	125.45'	63.77'	124.34'	N 30°40'18" W	26°08'23"
LOT 1	C2A	325.00'	148.25'	75.37'	146.94'	N 30°40'18" W	26°08'23"
LOT 2	C3	103.13'	77.03'	40.13'	75.21'	S 69°06'58" W	42°47'31"
LOT 2	C2A	25.00'	31.31'	18.13'	29.30'	N 89°58'38" W	71°45'03"
LOT 4	C20	375.00'	6.81'	3.40'	6.81'	N 89°34'36" W	01°02'23"
LOT 5	C3	375.00'	30.60'	15.31'	30.59'	N 86°54'40" W	04°40'01"
LOT 6	C3A	25.00'	24.55'	13.37'	23.58'	N 60°08'39" W	56°15'32"
LOT 7	C3B	50.00'	65.31'	37.12'	61.54'	S 28°18'37" W	68°03'04"
LOT 8	C4	50.00'	59.14'	32.99'	56.12'	N 88°43'32" W	67°46'10"
LOT 9	C5	50.00'	83.05'	54.08'	57.84'	N 23°57'28" E	63°41'05"
LOT 10	C6	50.00'	85.31'	54.89'	76.39'	N 39°03'42" W	97°47'10"
LOT 11	C6A	25.00'	20.80'	10.83'	20.20'	S 41°03'57" W	47°39'37"
LOT 12	C7	25.00'	21.40'	11.19'	21.40'	N 83°58'58" W	49°01'53"
LOT 13	C7A	25.00'	42.66'	28.80'	37.82'	S 64°07'57" W	97°46'05"
LOT 14	C8	25.00'	42.55'	28.29'	37.49'	S 67°45'59" W	97°31'03"
LOT 15	C8A	375.00'	65.53'	42.82'	64.98'	N 25°07'06" W	14°33'05"
LOT 16	C10	525.00'	92.05'	46.39'	52.88'	S 47°34'31" W	09°40'53"
LOT 17	C11	525.00'	87.13'	43.68'	87.03'	S 39°01'48" W	09°30'33"
LOT 18	C12	525.00'	84.13'	42.13'	84.04'	S 44°42'12" W	09°10'47"
LOT 19	C13	525.00'	83.13'	41.65'	83.05'	S 53°50'02" W	09°04'17"
LOT 20	C14	525.00'	84.13'	42.13'	84.04'	S 62°54'19" W	09°10'47"
LOT 21	C15	525.00'	120.54'	60.61'	120.19'	S 73°04'41" W	13°09'24"
LOT 22	C16	525.00'	109.40'	54.80'	109.20'	S 85°14'52" W	11°56'41"
LOT 23	C17	525.00'	109.40'	54.80'	109.20'	N 79°04'26" W	11°56'41"
LOT 24	C18	525.00'	109.40'	54.80'	109.20'	N 67°07'45" W	11°56'41"
LOT 25	C19	525.00'	16.84'	8.42'	16.84'	N 60°58'03" W	01°50'19"
LOT 30	C20	625.00'	81.46'	40.79'	81.40'	N 59°43'04" W	07°28'04"
LOT 31	C21	625.00'	97.42'	48.83'	97.32'	N 68°06'47" W	08°55'57"
LOT 32	C22	650.00'	93.50'	46.84'	93.34'	N42°56'05"E	08°14'34"
LOT 33	C23	625.00'	65.79'	32.94'	65.76'	N50°29'51"E	06°01'44"
LOT 34	C24	625.00'	102.16'	51.19'	102.04'	N59°57'03"E	09°22'04"
LOT 35	C25	175.00'	39.16'	19.70'	39.08'	N 71°19'08" W	12°49'10"
LOT 27	C26	175.00'	8.72'	4.62'	8.72'	N 58°10'23" W	28°40'00"
LOT 28	C27	175.00'	30.43'	15.25'	30.39'	N 63°07'53" W	09°57'56"
LOT 29	C28	175.00'	30.43'	15.25'	30.39'	N 73°05'49" W	09°57'56"
LOT 30	C30	175.00'	67.03'	33.90'	66.61'	S 84°39'04" W	21°56'13"
LOT 32	C32	275.00'	108.36'	54.89'	107.67'	N 75°14'30" W	22°34'09"
LOT 33	C33	275.00'	99.79'	50.40'	99.24'	S 83°04'21" W	20°47'29"
LOT 34	C33A	25.00'	43.03'	29.31'	38.04'	S 33°08'31" W	98°37'38"
LOT 35	C35	35.00'	37.89'	20.82'	34.36'	S 69°49'01" W	62°00'38"
LOT 35	C35A	175.00'	19.36'	9.64'	19.35'	S 69°51'13" W	06°19'51"
LOT 36	C36	175.00'	84.82'	42.86'	83.99'	S 86°57'28" W	27°46'15"
LOT 37	C37	175.00'	73.08'	37.08'	72.56'	N 61°31'05" W	23°55'41"
LOT 38	C38	175.00'	81.80'	41.66'	81.06'	N 41°31'05" W	26°46'50"
LOT 39	C39	175.00'	39.16'	19.70'	39.08'	N 71°19'08" W	12°49'10"
LOT 40	C40	825.00'	109.88'	55.00'	109.80'	N 80°10'53" W	07°37'49"
LOT 41	C41	825.00'	109.88'	55.00'	109.80'	N 87°48'42" W	07°37'49"
LOT 42	C42	825.00'	142.22'	71.27'	142.04'	S 83°55'31" W	09°52'49"
LOT 46	C45	25.00'	46.93'	34.14'	40.54'	N 37°42'28" W	107°33'55"
LOT 46	C46A	325.00'	131.97'	66.91'	131.09'	S 70°14'30" W	23°16'03"
LOT 46	C46	325.00'	101.14'	50.88'	100.73'	S 41°35'11" W	17°49'50"
LOT 48	C48	45.00'	81.00'	46.80'	80.90'	S 31°17'51" W	103°08'12"
LOT 50	C50	475.00'	112.59'	56.56'	112.32'	N 43°57'51" E	13°34'56"
LOT 51	C51	25.00'	35.85'	19.85'	33.10'	S 89°20'21" E	82°09'31"
LOT 51	C51A	25.00'	22.39'	12.01'	21.65'	N 78°24'54" E	51°19'04"
LOT 52	C52	55.00'	22.39'	11.34'	22.24'	N 78°24'54" E	23°19'04"
LOT 53	C53	55.00'	63.78'	37.32'	59.44'	S 61°31'05" E	66°26'50"
LOT 54	C54	55.00'	62.24'	34.83'	58.97'	N 77°40'01" E	64°50'11"
LOT 55	C55	25.00'	22.39'	12.01'	21.65'	N 26°24'54" W	51°19'04"
LOT 55	C55A	55.00'	44.35'	23.81'	43.71'	N 21°31'02" W	46°40'28"
LOT 56	C56	55.00'	66.86'	37.47'	66.82'	S 14°50'04" E	69°39'40"
LOT 56	C56B	925.00'	112.33'	56.27'	112.10'	N 43°37'18" E	6°57'29"
LOT 56	C56A	25.00'	27.33'	18.09'	26.12'	S 73°37'46" W	62°37'55"
LOT 57	C57	325.00'	118.92'	60.13'	118.25'	S 89°27'11" E	20°57'54"
LOT 58	C58	25.00'	39.27'	25.00'	35.36'	N 73°00'11" E	90°00'00"
LOT 60	C60	125.00'	193.33'	122.02'	174.83'	N 71°44'18" W	88°37'04"
LOT 62	C62	25.00'	18.19'	9.50'	17.80'	N 69°51'13" W	41°41'31"
LOT 63	C63	575.00'	105.78'	53.04'	105.63'	N 34°40'43" E	10°32'25"
LOT 64	C64	575.00'	109.09'	54.69'	108.93'	N 45°06'53" E	10°52'04"
LOT 65	C65	575.00'	126.28'	63.40'	126.03'	N 57°11'24" E	12°35'05"
LOT 66	C66	575.00'	99.44'	49.82'	99.31'	N 67°14'53" E	09°54'50"
LOT 68	C68	575.00'	117.19'	58.89'	116.99'	N 78°06'19" E	11°40'44"
LOT 69	C69	475.00'	123.19'	61.99'	122.84'	N 80°38'25" E	14°51'16"
LOT 70	C70	475.00'	114.64'	57.68'	114.36'	S 87°00'01" E	13°49'51"
LOT 71	C71	475.00'	126.12'	63.74'	125.75'	S 72°39'44" E	15°12'58"
LOT 72	C72	475.00'	40.21'	20.12'	40.20'	S 64°10'55" E	04°51'00"
LOT 73	C73	25.00'	40.14'	25.89'	35.97'	S 68°50'55" W	92°00'00"
LOT 74	C74	475.00'	34.82'	17.42'	34.81'	S 47°13'04" E	04°12'09"
LOT 75	C75	425.00'	29.90'	14.96'	29.89'	S 47°13'04" E	04°01'48"
LOT 76	C76	425.00'	40.21'	20.12'	40.20'	S 51°51'55" E	05°25'09"
LOT 76A	C76A	25.00'	40.14'	25.89'	35.97'	S 68°50'55" W	92°00'00"
LOT 77	C77	525.00'	42.66'	21.34'	42.65'	S 41°13'04" E	04°39'29"
LOT 80	C80	525.00'	109.40'	54.80'	109.20'	S 44°13'04" E	11°56'41"
LOT 81	C81	525.00'	109.40'	54.80'	109.20'	S 56°09'45" E	11°56'41"
LOT 82	C82	525.00'	109.40'	54.80'	109.20'	S 68°06'26" E	11°56'41"
LOT 83	C83	525.00'	35.12'	17.58'	35.08'	S 73°58'10" E	03°49'59"
LOT 84	C84	525.00'	74.01'	37.04'	73.95'	S 78°51'16" E	08°04'32"
LOT 85	C85	525.00'	94.11'	47.22'	93.65'	S 52°48'14" E	10°16'07"

SHEET 2 of 2

CITY COUNCIL APPROVAL	CITY ENGINEER	CITY PLANNING COMMISSION	APPROVAL AS TO FORM	RECORDED
PRESENTED TO THE BOARD OF COUNTY COUNCIL THIS 7TH DAY OF JULY A.D. 1989 AT WHICH TIME THIS RECORD OF SURVEY WAS APPROVED AND ACCEPTED.	APPROVED AND ACCEPTED BY THE _____ CITY ENGINEERING DEPARTMENT ON THIS _____ DAY OF _____ A.D. 19____	APPROVED AND ACCEPTED BY THE _____ CITY PLANNING COMMISSION ON THIS _____ DAY OF _____ A.D. 19____	APPROVED AS TO FORM ON THIS 4th DAY OF August A.D. 1989	No. 311419 STATE OF Utah COUNTY OF Summit RECORDED AND FILED AT THE REQUEST OF: Coalition Title at 1:20 P.M. 8-7-89 Fee $8.00
MAYOR Anita L. Watson CITY RECORDER	CITY ENGINEER	CHAIRMAN	CITY ATTORNEY	COUNTY RECORDER Brenda Hatch Deputy

JACK JOHNSON COMPANY
Land Planning Architecture Civil Engineering
1910 Prospector Ave., Suite 200 Park City, Utah 84060
801-645-9000 FAX 801-649-1620



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

DEMOLITION LEGEND

DEMOLITION

GENERAL NOTES - SITE PLAN

A. ALL FOOTINGS SHALL BE FOUNDED INTO NATURAL UNDISTURBED SOIL OR FOUNDED INTO CERTIFIED RECOMPACTED FILL PER GEOTECH ENGINEERING SPECIFICATIONS.

B. BUILDINGS SHALL BE LOCATED CLEAR OF TOE OF ALL SLOPES WHICH EXCEED A SLOPE OF 3:1.

C. A SEPARATE SET OF LANDSCAPE DRAWINGS CAN COMPLETE THIS ARCHITECTURAL PLAN, INCLUDING INFORMATION ON GRADING, DRAINAGE, RETAINING WALLS, HARDSCAPE, PLANTING MATERIAL, LIGHTING AND IRRIGATION.

D. CONTRACTOR TO INFORM ARCHITECT OF ANY DISCREPANCIES BETWEEN ARCHITECTURAL AND LANDSCAPE DRAWINGS.

E. ALL GRADES SHALL SLOPE 2% MINIMUM AWAY FROM BUILDING AND BE A MINIMUM OF 6" BELOW WOOD SILL PLATE AT PERIMETER OF BUILDING. SEE GRADING PLAN FOR ADDITIONAL INFORMATION.

F. FOR GRADES SPECIFIED TO BE LESS THAN 6" FROM WOOD SILL PLATES AND FOR AREAS WHERE CONCRETE PAVING IS ADJACENT TO BUILDING, SILL PLATES SHALL BE PROTECTED WITH A CONTINUOUS STRIP OF W.R. GRACE 4000 BITUTHENE WATERPROOFING MEMBRANE COVERED WITH GALVANIZED SHEET METAL FLASHING, BOTH PROJECTING 6" BELOW WOOD SILL PLATE AND 6" ABOVE GRADE. WIDTH OF WATERPROOFING WILL VARY ACCORDING TO GRADE ELEVATION. A LICENSED SURVEYOR OR CIVIL ENGINEER SHALL LAY OUT STRUCTURES ON THE SITE AND SHALL PROVIDE A CERTIFIED PLAN INDICATING THAT THE STRUCTURES ARE LOCATED IN ACCORDANCE WITH THE APPROVED PLANS.

G. THE SOILS ENGINEER IS TO APPROVE THE KEY OR BOTTOM AND LEAVE A CERTIFICATION THE SITE FOR THE GRADING INSPECTOR. THE GRADING INSPECTOR IS TO BE NOTIFIED BEFORE ANY GRADING BEGINS AND FOR BOTTOM INSPECTION, BEFORE FILL IS PLACED.

H. FILL MAY NOT BE PLACED WITHOUT APPROVAL OF THE GRADING INSPECTOR.

I. THE DATA PRESENTED IS FOR CONSTRUCTION STAKING AND MUST BE CHECKED AGAINST LEGAL SURVEYS BEFORE PROCEEDING WITH GRADING OR CONSTRUCTION. ALL TOPOGRAPHICAL INFORMATION SHOWN HEREON WAS OBTAINED FROM SURVEYS BY OTHERS.

J. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL CONTOURS AND ESTABLISHING DRAINAGE PATTERNS PRIOR TO COMMENCING GRADING OR CONSTRUCTION.

K. DURING CONSTRUCTION OF THE STRUCTURE LOT DRAINAGE MUST BE MAINTAINED. IT IS SUGGESTED THAT AFTER THE FOUNDATIONS ARE POURED AND THE UTILITY TRENCH COMPLETED, THE DRAINAGE PROVISIONS, INCLUDING BERMS, BE RESTORED TO DRAIN TOWARD STREET, OR OTHER APPROVED DRAINAGE DEVICES. NO RUNOFF SHALL BE DISCHARGED OVER ANY SLOPE DIRECTED ONTO ADJACENT PROPERTIES. THIS SHOULD BE DONE BEFORE THE LUMBER FOR FRAMING IS PLACED ON THE LOT.

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M. THESE FIELDS ARE SUBJECT TO FIELD INSPECTION.
PROVIDE HOUSE STREET NUMBER VISIBLE AND LEGIBLE FROM STREET.

N. ALL UTILITY SERVICES ARE TO BE UNDERGROUND.

O. ALL NEW ELECTRICAL SERVICES MUST HAVE PROVISIONS FOR FUTURE UNDER-GROUNDING.

KEYED NOTES

ZONING NOTES

ZONING:

-

SETBACKS:

FRONT: -
SIDE: -
REAR: -

ESAI STUDIO

10 SEPT 2025

PROJECT NO. 24-008

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office@esaidesigns.com
801.362.6658

3575 OAKWOOD DR - RETAINING WALL

BJORN

3575 Oakwood Dr
Park City, Utah

DESIGN SET

Revisions

Scale 1/8" = 1'-0"

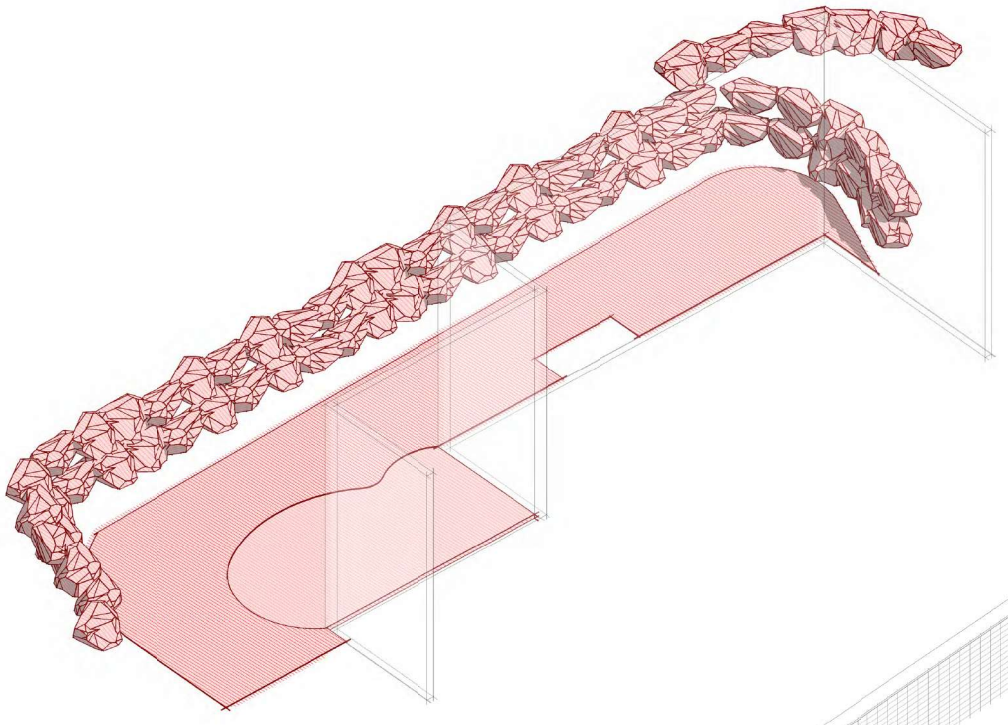
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ARCHITECTURAL SITE DEMO PLAN

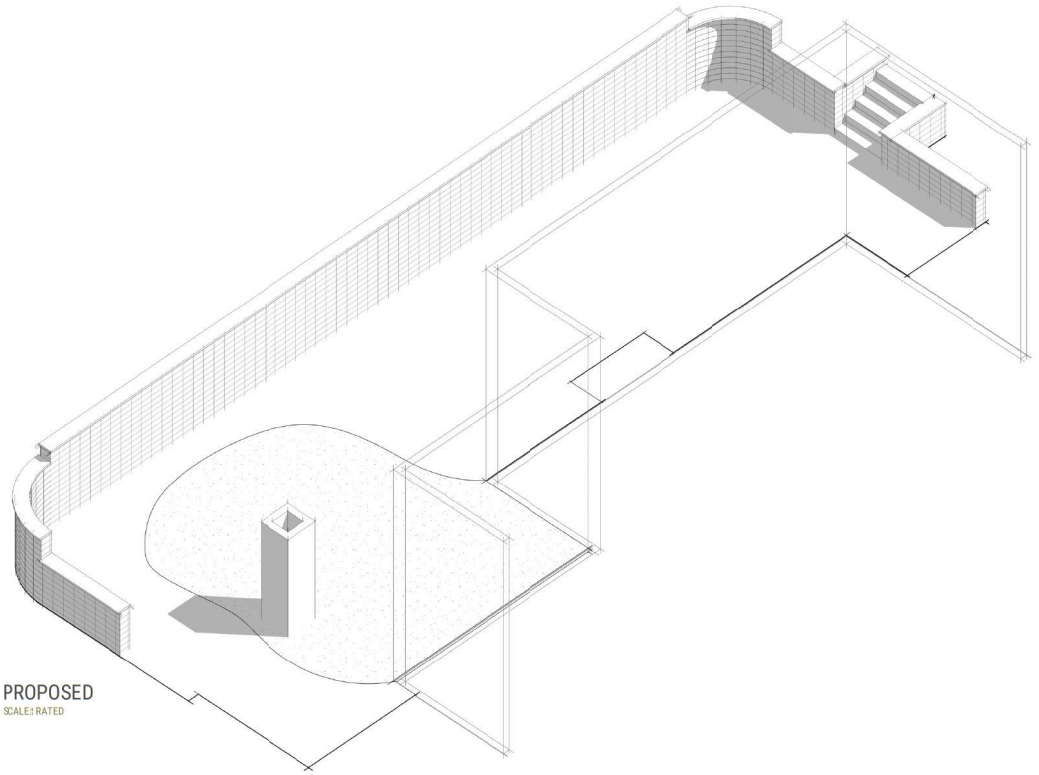
D051

DEMOLITION LEGEND

DEMOLITION



1 EXISTING
SCALE: 1 RATED



3 PROPOSED
SCALE: 1 RATED

ESAI STUDIO

10 SEPT 2025

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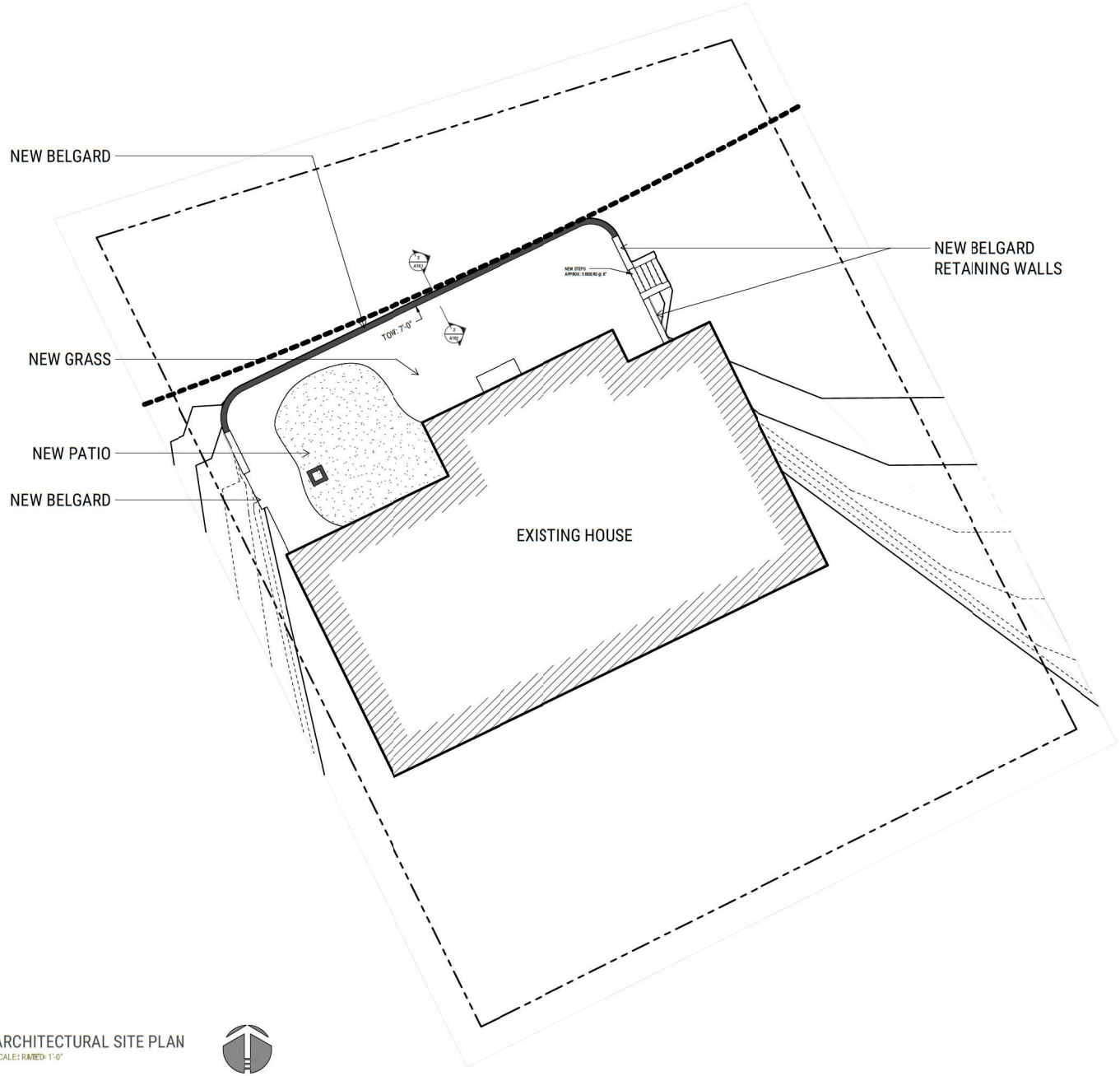
Revisions

Scale 1/8" = 1'-0"

0' 1' 2' 4' 8'

PERSPECTIVES

A000



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

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O. ALL NEW ELECTRICAL SERVICES MUST HAVE PROVISIONS FOR FUTURE UNDER-GROUNDING.

SITE INFORMATION

EXISTING SITE INFORMATION

EXISTING SERIAL #:
CURRENT USE:
ZONING:
GROSS SITE AREA:
EXISTING UTILITIES:

PROPOSED SITE INFORMATION

PROPOSED USE:
DEVELOPMENT STANDARDS
- REQUIRED DENSITY:
- BUILDING SETBACKS:
- MAX BUILDING COVERAGE:
- MAX BUILDING HEIGHT:

UTILITY PROVIDERS:
- WATER:
- SEWER:
- GAS:
- ELECTRIC:

STORMWATER MANAGEMENT:
GRADING & EROSION CONTROL:
SITE AREA SUMMARY:
- EXISTING GROSS SITE AREA:
- PROPOSED IMPERVIOUS BUILDING AREA:
- PROPOSED LANDSCAPE/OPEN SPACE AREA:

PARKING SUMMARY:
- ON SITE PARKING:
- OFF SITE PARKING:

ESAI STUDIO

10 SEPT 2025

PROJECT NO. 24-008

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BJORN

3575 Oakwood Dr
Park City, Utah

DESIGN SET

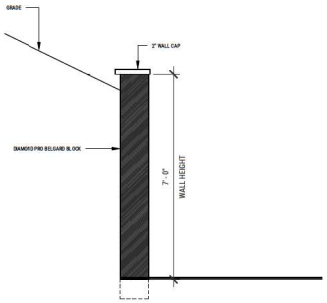
Revisions

Scale 1/8" = 1'-0"

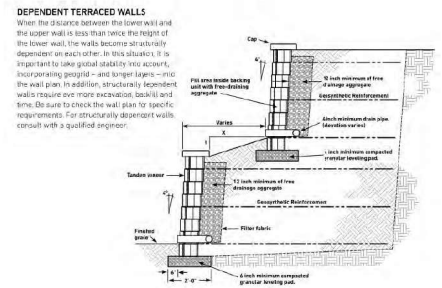
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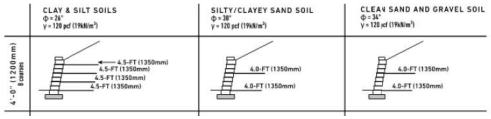
ARCHITECTURAL SITE PLAN

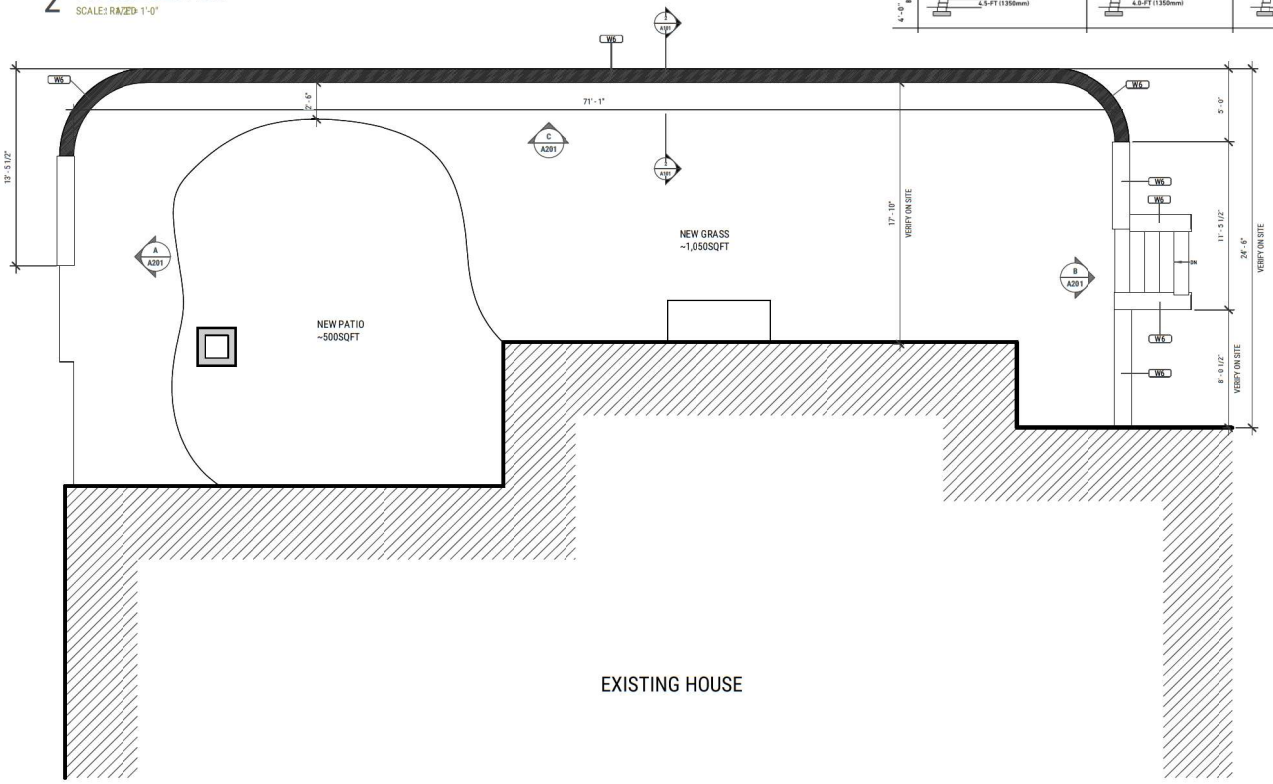
A051



2 TYPICAL SECTION
SCALE: RAISED 1'-0"







1 MAIN LEVEL FLOOR PLAN
SCALE: RAISED 1'-0"

GENERAL NOTES · FLOOR PLAN

A. DIMENSIONS ARE TO BE FROM THE FACE OF FRAMING, UNO.

B. DIMENSIONS TAKE PRECEDENCE OVER DRAWINGS. DO NOT SCALE DRAWINGS. NOTIFY THE ARCHITECT OF DISCREPANCIES PRIOR TO PROCEEDING WITH THE WORK.

C. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR CONSTRUCTION MEANS AND METHODS AND SHALL MAINTAIN THE STRUCTURAL INTEGRITY OF CONSTRUCTION UNTIL THE WORK IS COMPLETED.

D. SEE STRUCTURAL DRAWINGS FOR STRUCTURAL WALL OR WALL SHEATHING INFORMATION.

E. KEYNOTES APPLY TO RESPECTIVE SHEETS. ALL KEYNOTES MAY NOT OCCUR ON THIS SHEET AND DO NOT APPLY TO ANY OTHER SHEETS EXCEPT THOSE NOTED.

F. SEE THE ROOM FINISH SCHEDULE FOR FURTHER FINISH AND MATERIAL INFORMATION

G. REFERENCE FINISH PLANS, IF AVAILABLE, FOR DETAILS OF TRANSITIONS BETWEEN FLOORING MATERIALS

H. SEE SHEET A001 FOR ASSEMBLY INFORMATION.

I. ARCHITECTURAL REFERENCE (ELEVATION 0'-0" = XX' ON SURVEY, SITE, AND CIVIL DOCUMENTS.

J. ALL INTERIOR DOORS TO BE EITHER 4" FROM ADJACENT WALLS OR CENTERED BETWEEN TWO EQUAL DISTANCED WALLS, UNO.

KEYED NOTES

WALL SCHEDULE

W6	Belgard Wall

WINDOW SCHEDULE

Mark	W	H	H.HEIGHT	COMMENTS

DOOR SCHEDULE

MARK	TYPE	W	H	COMMENTS	#

ESAI STUDIO

10 SEPT 2025

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BJORN

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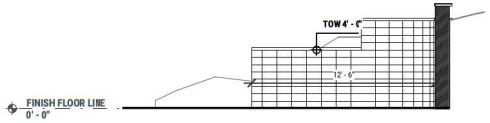
Revisions

Scale: As indicated

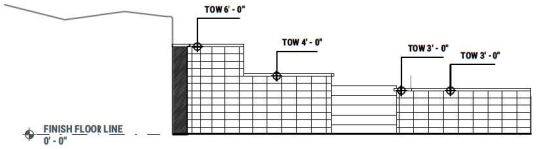
0' 2' 4' 8' 16'

RETAINING WALL PLANS

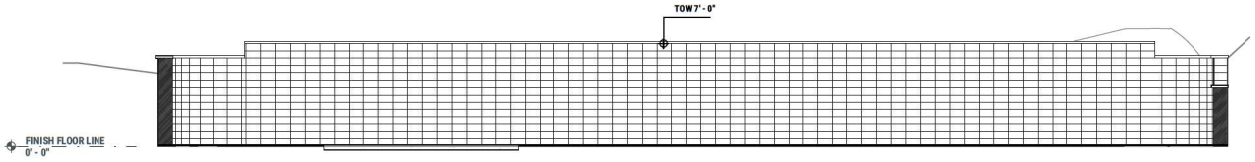
A101



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



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



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

GENERAL NOTES - EXTERIOR ELEVATION

A. ELEVATION KEYNOTES APPLY TO SHEET A301. ALL KEYNOTES MAY NOT OCCUR ON THIS SHEET AND DO NOT APPLY TO ANY OTHER SHEETS EXCEPT THOSE NOTED.

B. SEE A001 FOR VERTICAL AND HORIZONTAL ASSEMBLIES

ESAI STUDIO

10 SEPT 2025

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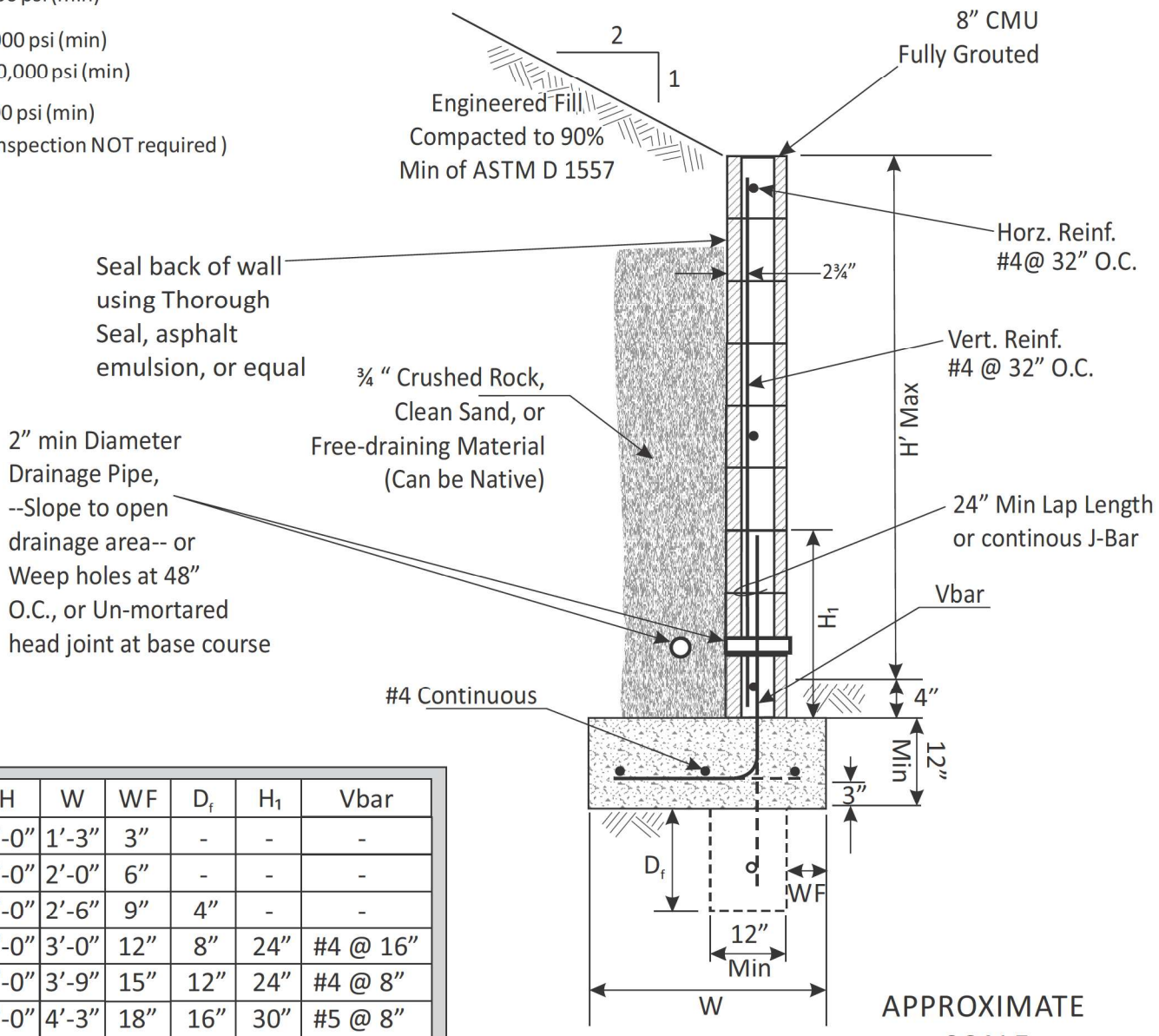
RETAINING WALL ELEVATION

A201

G:\AMMTec Consultants PLLC NEW\Projects\Special Engineering\Retaining Walls\Arizona\Variable Height\Arizona Variable Height

NOTES:
* MAINTAIN 3 IN. CLEARANCE ALL SOIL TO STEEL REINF.
* LOCATE VERTICAL EXPANSION JOINT OR PILASTER BLOCK AT INTERVALS NOT TO EXCEED 30 FT.

* f'_m = 1,500 psi (min)
* f'_y = 40,000 psi (min)
  For #5: 60,000 psi (min)
* f'_c = 2,500 psi (min)
* (Special Inspection NOT required)



H	W	WF	D_f	H_1	Vbar
2'-0"	1'-3"	3"	-	-	-
3'-0"	2'-0"	6"	-	-	-
4'-0"	2'-6"	9"	4"	-	-
5'-0"	3'-0"	12"	8"	24"	#4 @ 16"
6'-0"	3'-9"	15"	12"	24"	#4 @ 8"
7'-0"	4'-3"	18"	16"	30"	#5 @ 8"

APPROXIMATE
SCALE
1 Inch = 3 Feet

Alan
Signature

Digitally signed by Alan Signature
Date: 2025.09.11 10:29:43 -07'00'

DETAIL VHRW2 7-2-N-C

2 - 7 FEET HIGH RETAINING WALL WITH 2:1 SLOPE
3575 Oak Wood Drive

BJORN LIENCRES

RETAINING WALL DETAILS

PROFESSIONAL ENGINEER
No. 174267-2202
ALAN E. MONEY
STATE OF UTAH
9/11/2025

AMMTEC CONSULTANTS, PLLC
CONSULTING ENGINEERING SERVICES
2447 West 12th Street, Ste #1
Tempe, Arizona 85281
E-Mail: ammtec@ammtec.com
Phone: 480 927-9696
Fax: 480 927-9797
www.ammtec.com

Prepared By: JAM
Reviewed By: AEM
Date: 9/9/2025
Revision: N/A

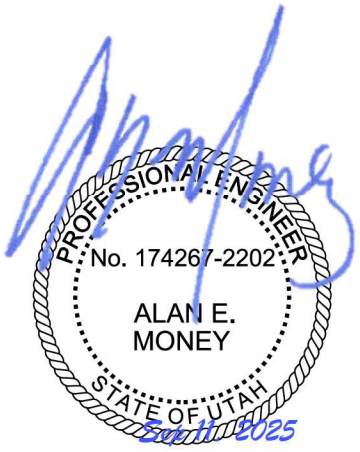
AMMTEC CONSULTANTS, PLLC

CONSULTING ENGINEERING SERVICES

Structural Calculations Prepared

For
Bjorn Liencres Residence Retaining Walls
3575 Oak Wood Drive
Park City, Utah
2 – 7 ft High Variable Height Retaining Walls

Up to 2ft	.....	Pgs 1 – 4
Up to 3ft	.....	Pgs 5 – 8
Up to 4ft	.....	Pgs 9 – 12
Up to 5ft	.....	Pgs 13 – 16
Up to 6ft	.....	Pgs 17 – 20
Up to 7ft	.....	Pgs 21 – 24



September 8, 2025

AMMTEC PLLC CONSULTANTS

Project Title:
Engineer:
Project ID:
Project Descr:

Cantilevered Retaining Wall

Project File: Park City, UT (2021).ec6

LIC# : KW-06017526, Build:20.25.08.20 AMMTEC (c) ENERCALC, LLC 1982-2025

DESCRIPTION: 2RW-2-N-C (2021)

Code Reference

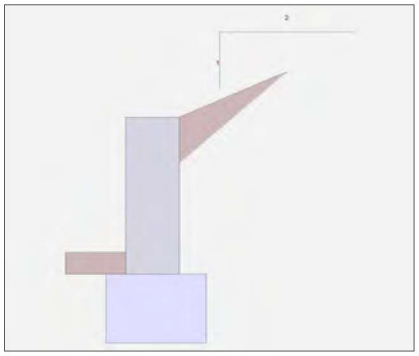
Calculations per IBC 2021, ACI 318-19, TMS 402-16

Criteria

Retained Height	=	2.33 ft
Wall height above soil	=	0.00 ft
Slope Behind Wall	=	2.00
Height of Soil over Toe	=	4.00 in
Water table above bottom of footing	=	0.0 ft

Soil Data

Allow Soil Bearing	=	1,500.0 psf
Equivalent Fluid Pressure Method		
Active Heel Pressure	=	35.0 psf/ft
	=	
Passive Pressure	=	250.0 psf/ft
Soil Density, Heel	=	110.00 pcf
Soil Density, Toe	=	110.00 pcf
Footing||Soil Friction	=	0.350
Soil height to ignore for passive pressure	=	0.00 in



Surcharge Loads

Surcharge Over Heel	=	0.0 psf
Used To Resist Sliding & Overturning		
Surcharge Over Toe	=	0.0
Used for Sliding & Overturning		

Axial Load Applied to Stem

Axial Dead Load	=	0.0 lbs
Axial Live Load	=	0.0 lbs
Axial Load Eccentricity	=	0.0 in

Lateral Load Applied to Stem

Lateral Load	=	0.0 #/ft
...Height to Top	=	0.00 ft
...Height to Bottom	=	0.00 ft
Load Type	=	Wind (W) (Service Level)
Wind on Exposed Stem (Strength Level)	=	0.0 psf

Adjacent Footing Load

Adjacent Footing Load	=	0.0 lbs
Footing Width	=	0.00 ft
Eccentricity	=	0.00 in
Wall to Ftg CL Dist	=	0.00 ft
Footing Type		Line Load
Base Above/Below Soil at Back of Wall	=	0.0 ft
Poisson's Ratio	=	0.300

Cantilevered Retaining Wall

LIC# : KW-06017526, Build:20.25.08.20 AMMTEC (c) ENERCALC, LLC 1982-2025

DESCRIPTION: 2RW-2-N-C (2021)

Design Summary

Wall Stability Ratios

Overturning	=	1.84	OK
Sliding	=	1.98	OK
Global Stability	=	4.28	

Total Bearing Load	=	578	lbs
...resultant ecc.	=	3.15	in

Eccentricity outside middle third

Soil Pressure @ Toe	=	1,062 psf	OK
Soil Pressure @ Heel	=	0 psf	OK
Allowable	=	1,500 psf	

Soil Pressure Less Than Allowable

ACI Factored @ Toe	=	1,202 psf	
ACI Factored @ Heel	=	0 psf	
Footing Shear @ Toe	=	1.6 psi	OK
Footing Shear @ Heel	=	3.0 psi	OK
Allowable	=	75.0 psi	

Sliding Calcs

Lateral Sliding Force	=	214.0 lbs

Vertical component of active lateral soil pressure IS considered in the calculation of soil bearing pressures.

Load Factors

Building Code	
Dead Load	1.400
Live Load	1.700
Earth, H	1.700
Wind, W	1.700
Seismic, E	1.700

Stem Construction

		Bottom		
		Stem OK		
Design Height Above Ftg	ft =	0.00		
Wall Material Above "Ht"	=	Masonry		
Design Method	=	ASD	SD	SD
Thickness	=	8.00		
Rebar Size	=	# 4		
Rebar Spacing	=	32.00		
Rebar Placed at	=	Edge		
Design Data				
fb/FB + fa/Fa	=	**0.121**		
Total Force @ Section				
Service Level	lbs =	95.0		
Strength Level	lbs =			
Moment....Actual				
Service Level	ft-# =	73.8		
Strength Level	ft-# =			
Moment.....Allowable	=	608.4		
Shear.....Actual				
Service Level	psi =	1.0		
Strength Level	psi =			
Shear.....Allowable	psi =	44.3		
Anet (Masonry)	in2 =	91.50		
Wall Weight	psf =	78.0		
Rebar Depth 'd'	in =	5.25		

Masonry Data

f'm	psi =	1,500
Fs	psi =	20,000
Solid Grouting	=	Yes
Modular Ratio 'n'	=	25.78
Equiv. Solid Thick.	in =	7.63
Masonry Block Type	=	Medium Weight
Masonry Design Method	=	ASD

Concrete Data

f'c	psi =	
Fy	psi =	

Summary of Sliding Forces

	FS = 1.0	FS = 1.5
Lateral Force @ Base of Footing	213.97 lbs	320.95 lbs
less 100% Passive Force	- 222.222 lbs	- 222.222 lbs
less 100% Friction Force	- 202.15 lbs	- 202.15 lbs
Added Resisting Force Required	0.0 lbs	
Added Resisting Force Required for 1.5 Factor of Safety		0.00 lbs

Sliding Factor of Safety = 1.983: 1.00

DESCRIPTION: 2RW-2-N-C (2021)

Footing Data

Toe Width	=	0.25 ft
Heel Width	=	1.00
Total Footing Width	=	1.25
Footing Thickness	=	12.00 in

f'c = 2,500 psi Fy = 40,000 psi
Footing Concrete Density = 150.00 pcf
Min. As % = 0.0018
Cover @ Top 2.00 @ Btm.= 3.00 in

Footing Design Results

		Toe	Heel	
Factored Pressure	=	1,202	0	psf
Mu' : Upward	=	35	1	ft-#
Mu' : Downward	=	19	128	ft-#
Mu: Design	=	16	127	ft-#
φ Mn	=	2,500	2,500	ft-#
Actual 1-Way Shear	=	1.65	3.05	psi
Allow 1-Way Shear	=	40.00	40.00	psi
Toe Reinforcing	=	None Spec'd		
Heel Reinforcing	=	None Spec'd		
Key Reinforcing	=	None Spec'd		
Footing Torsion, Tu	=	0.00		ft-lbs
Footing Allow. Torsion, φ Tn	=	0.00		ft-lbs

If torsion exceeds allowable, provide supplemental design for footing torsion.

Other Acceptable Sizes & Spacings

Toe: phiMn = phi*5*lambda*sqrt(fc)*Sm

Heel: phiMn = phi*5*lambda*sqrt(fc)*Sm

Key: No key defined

Min footing T&S reinf Area	0.32	in2
Min footing T&S reinf Area per foot	0.26	in2 /ft

If one layer of horizontal bars:	If two layers of horizontal bars:
#4@ 9.26 in	#4@ 18.52 in
#5@ 14.35 in	#5@ 28.70 in
#6@ 20.37 in	#6@ 40.74 in

DESCRIPTION: 2RW-2-N-C (2021)

Summary of Overturning & Resisting Forces & Moments

Item	.....OVERTURNING..... Force lbs	Distance ft	Moment ft-#	.....RESISTING..... Force lbs	Distance ft	Moment ft-#
HL Act Pres (ab water tbl)	214.0	1.17	249.4			
HL Act Pres (be water tbl)						
Hydrostatic Force						
Buoyant Force =						
Surcharge over Heel =						
Surcharge Over Toe =						
Adjacent Footing Load =						
Added Lateral Load =						
Load @ Stem Above Soil =						
=						
				Soil Over HL (ab. water tbl)	85.4	1.08	92.6
				Soil Over HL (bel. water tbl)		1.08	92.6
				Water Table			
				Sloped Soil Over Heel =	3.1	1.14	3.5
				Surcharge Over Heel =			
				Adjacent Footing Load =			
				Axial Dead Load on Stem =			
				* Axial Live Load on Stem =			
				Soil Over Toe =	9.2	0.13	1.1
				Surcharge Over Toe =			
				Stem Weight(s) =	181.7	0.58	106.0
				Earth @ Stem Transitions =			
				Footing Weight =	187.5	0.63	117.2
				Key Weight =			
				Vert. Component =	110.7	1.25	138.4
Total =	214.0	**O.T.M.** =	249.4	**Total** =	577.6 lbs	**R.M.=**	458.7

Resisting/Overturning Ratio = **1.84**
Vertical Loads used for Soil Pressure = 577.6 lbs

* Axial live load NOT included in total displayed, or used for overturning resistance, but is included for soil pressure calculation.

Vertical component of active lateral soil pressure IS considered in the calculation of Sliding Resistance.

Vertical component of active lateral soil pressure IS considered in the calculation of Overturning Resistance.

Tilt

Horizontal Deflection at Top of Wall due to settlement of soil

(Deflection due to wall bending not considered)

Soil Spring Reaction Modulus	250.0	pci
Horizontal Defl @ Top of Wall (approximate only)	0.055	in

The above calculation is not valid if the heel soil bearing pressure exceeds that of the toe, because the wall would then tend to rotate into the retained soil.

DESCRIPTION: 3RW-2-N-C (2021)

Code Reference

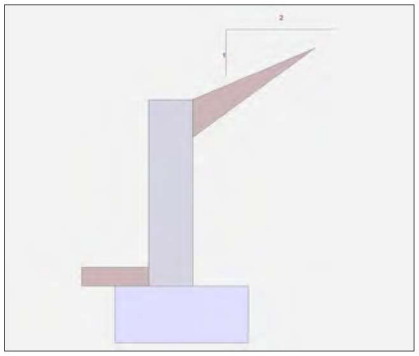
Calculations per IBC 2021, ACI 318-19, TMS 402-16

Criteria

Retained Height	=	3.33 ft
Wall height above soil	=	0.00 ft
Slope Behind Wall	=	2.00
Height of Soil over Toe	=	4.00 in
Water table above bottom of footing	=	0.0 ft

Soil Data

Allow Soil Bearing	=	1,500.0 psf
Equivalent Fluid Pressure Method		
Active Heel Pressure	=	35.0 psf/ft
	=	
Passive Pressure	=	250.0 psf/ft
Soil Density, Heel	=	110.00 pcf
Soil Density, Toe	=	110.00 pcf
Footing||Soil Friction	=	0.350
Soil height to ignore for passive pressure	=	0.00 in



Surcharge Loads

Surcharge Over Heel	=	0.0 psf
Used To Resist Sliding & Overturning		
Surcharge Over Toe	=	0.0
Used for Sliding & Overturning		

Axial Load Applied to Stem

Axial Dead Load	=	0.0 lbs
Axial Live Load	=	0.0 lbs
Axial Load Eccentricity	=	0.0 in

Lateral Load Applied to Stem

Lateral Load	=	0.0 #/ft
...Height to Top	=	0.00 ft
...Height to Bottom	=	0.00 ft
Load Type	=	Wind (W) (Service Level)
Wind on Exposed Stem (Strength Level)	=	0.0 psf

Adjacent Footing Load

Adjacent Footing Load	=	0.0 lbs
Footing Width	=	0.00 ft
Eccentricity	=	0.00 in
Wall to Ftg CL Dist	=	0.00 ft
Footing Type		Line Load
Base Above/Below Soil at Back of Wall	=	0.0 ft
Poisson's Ratio	=	0.300

DESCRIPTION: 3RW-2-N-C (2021)

Design Summary

Wall Stability Ratios

Overturning	=	2.32	OK
Sliding	=	1.55	OK
Global Stability	=	3.44	

Total Bearing Load	=	1,106	lbs
...resultant ecc.	=	3.09	in

Eccentricity within middle third

Soil Pressure @ Toe	=	981 psf	OK
Soil Pressure @ Heel	=	126 psf	OK
Allowable	=	1,500 psf	

Soil Pressure Less Than Allowable

ACI Factored @ Toe	=	1,120 psf	
ACI Factored @ Heel	=	143 psf	
Footing Shear @ Toe	=	3.0 psi	OK
Footing Shear @ Heel	=	5.7 psi	OK
Allowable	=	75.0 psi	

Sliding Calcs

Lateral Sliding Force	=	394.3 lbs

Vertical component of active lateral soil pressure IS considered in the calculation of soil bearing pressures.

Load Factors

Building Code	
Dead Load	1.400
Live Load	1.700
Earth, H	1.700
Wind, W	1.700
Seismic, E	1.700

Stem Construction

		Bottom
		Stem OK
Design Height Above Ftg	ft =	0.00
Wall Material Above "Ht"	=	Masonry
Design Method	=	ASD SD SD
Thickness	=	8.00
Rebar Size	=	# 4
Rebar Spacing	=	32.00
Rebar Placed at	=	Edge

Design Data

fb/FB + fa/Fa	=	**0.354**
Total Force @ Section		
Service Level	lbs =	194.1
Strength Level	lbs =	
Moment....Actual		
Service Level	ft-# =	215.4
Strength Level	ft-# =	
Moment.....Allowable	=	608.4
Shear.....Actual		
Service Level	psi =	2.1
Strength Level	psi =	
Shear.....Allowable	psi =	44.6
Anet (Masonry)	in2 =	91.50
Wall Weight	psf =	78.0
Rebar Depth 'd'	in =	5.25

Masonry Data

f'm	psi =	1,500
Fs	psi =	20,000
Solid Grouting	=	Yes
Modular Ratio 'n'	=	25.78
Equiv. Solid Thick.	in =	7.63
Masonry Block Type	=	Medium Weight
Masonry Design Method	=	ASD

Concrete Data

f'c	psi =	
Fy	psi =	

Summary of Sliding Forces

	FS = 1.0	FS = 1.5
Lateral Force @ Base of Footing	394.29 lbs	591.43 lbs
less 100% Passive Force	- 222.222 lbs	- 222.222 lbs
less 100% Friction Force	- 387.24 lbs	- 387.24 lbs
Added Resisting Force Required	0.0 lbs	
Added Resisting Force Required for 1.5 Factor of Safety		0.00 lbs

Sliding Factor of Safety = 1.546: 1.00

DESCRIPTION: 3RW-2-N-C (2021)

Footing Data

Toe Width	=	0.50 ft
Heel Width	=	1.50
Total Footing Width	=	2.00
Footing Thickness	=	12.00 in

f'c = 2,500 psi Fy = 40,000 psi
Footing Concrete Density = 150.00 pcf
Min. As % = 0.0018
Cover @ Top 2.00 @ Btm.= 3.00 in

Footing Design Results

		Toe	Heel	
Factored Pressure	=	1,120	143	psf
Mu' : Upward	=	130	97	ft-#
Mu' : Downward	=	54	660	ft-#
Mu: Design	=	75	563	ft-#
φ Mn	=	2,500	2,500	ft-#
Actual 1-Way Shear	=	3.02	5.72	psi
Allow 1-Way Shear	=	40.00	40.00	psi
Toe Reinforcing	=	None Spec'd		
Heel Reinforcing	=	None Spec'd		
Key Reinforcing	=	None Spec'd		
Footing Torsion, Tu	=	0.00 ft-lbs		
Footing Allow. Torsion, φ Tn	=	0.00 ft-lbs		

If torsion exceeds allowable, provide supplemental design for footing torsion.

Other Acceptable Sizes & Spacings

Toe: phiMn = phi*5*lambda*sqrt(fc)*Sm

Heel: phiMn = phi*5*lambda*sqrt(fc)*Sm

Key: No key defined

Min footing T&S reinf Area	0.52	in2
Min footing T&S reinf Area per foot	0.26	in2 /ft

If one layer of horizontal bars:	If two layers of horizontal bars:
#4@ 9.26 in	#4@ 18.52 in
#5@ 14.35 in	#5@ 28.70 in
#6@ 20.37 in	#6@ 40.74 in

DESCRIPTION: 3RW-2-N-C (2021)

Summary of Overturning & Resisting Forces & Moments

Item	.....OVERTURNING..... Force lbs	Distance ft	Moment ft-#	.....RESISTING..... Force lbs	Distance ft	Moment ft-#
HL Act Pres (ab water tbl)	394.3	1.58	623.9			
HL Act Pres (be water tbl)				Soil Over HL (ab. water tbl)	305.3	1.58	483.3
Hydrostatic Force				Soil Over HL (bel. water tbl)		1.58	483.3
Buoyant Force =				Water Table			
Surcharge over Heel =				Sloped Soil Over Heel =	19.1	1.72	32.9
Surcharge Over Toe =				Surcharge Over Heel =			
Adjacent Footing Load =				Adjacent Footing Load =			
Added Lateral Load =				Axial Dead Load on Stem =			
Load @ Stem Above Soil =				* Axial Live Load on Stem =			
=				Soil Over Toe =	18.3	0.25	4.6
				Surcharge Over Toe =			
				Stem Weight(s) =	259.7	0.83	216.5
				Earth @ Stem Transitions =			
				Footing Weight =	300.0	1.00	300.0
				Key Weight =			
				Vert. Component =	204.0	2.00	408.0
Total =	394.3	**O.T.M.** =	623.9	**Total =**	1,106.4 lbs	**R.M.=**	1,445.2

Resisting/Overturning Ratio = **2.32**
Vertical Loads used for Soil Pressure = 1,106.4 lbs

* Axial live load NOT included in total displayed, or used for overturning resistance, but is included for soil pressure calculation.

Vertical component of active lateral soil pressure IS considered in the calculation of Sliding Resistance.

Vertical component of active lateral soil pressure IS considered in the calculation of Overturning Resistance.

Tilt

Horizontal Deflection at Top of Wall due to settlement of soil

(Deflection due to wall bending not considered)

Soil Spring Reaction Modulus	250.0	pci
Horizontal Defl @ Top of Wall (approximate only)	0.045	in

The above calculation is not valid if the heel soil bearing pressure exceeds that of the toe, because the wall would then tend to rotate into the retained soil.

DESCRIPTION: 4RW-2-N-C (2021)

Code Reference

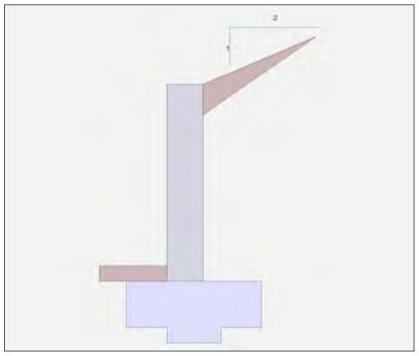
Calculations per IBC 2021, ACI 318-19, TMS 402-16

Criteria

Retained Height	=	4.33 ft
Wall height above soil	=	0.00 ft
Slope Behind Wall	=	2.00
Height of Soil over Toe	=	4.00 in
Water table above bottom of footing	=	0.0 ft

Soil Data

Allow Soil Bearing	=	1,500.0 psf
Equivalent Fluid Pressure Method		
Active Heel Pressure	=	35.0 psf/ft
	=	
Passive Pressure	=	250.0 psf/ft
Soil Density, Heel	=	110.00 pcf
Soil Density, Toe	=	110.00 pcf
Footing||Soil Friction	=	0.350
Soil height to ignore for passive pressure	=	0.00 in



Surcharge Loads

Surcharge Over Heel	=	0.0 psf
Used To Resist Sliding & Overturning		
Surcharge Over Toe	=	0.0
Used for Sliding & Overturning		

Axial Load Applied to Stem

Axial Dead Load	=	0.0 lbs
Axial Live Load	=	0.0 lbs
Axial Load Eccentricity	=	0.0 in

Lateral Load Applied to Stem

Lateral Load	=	0.0 #/ft
...Height to Top	=	0.00 ft
...Height to Bottom	=	0.00 ft
Load Type	=	Wind (W) (Service Level)
Wind on Exposed Stem (Strength Level)	=	0.0 psf

Adjacent Footing Load

Adjacent Footing Load	=	0.0 lbs
Footing Width	=	0.00 ft
Eccentricity	=	0.00 in
Wall to Ftg CL Dist	=	0.00 ft
Footing Type		Line Load
Base Above/Below Soil at Back of Wall	=	0.0 ft
Poisson's Ratio	=	0.300

DESCRIPTION: 4RW-2-N-C (2021)

Design Summary

Wall Stability Ratios

Overturning	=	2.34	OK
Sliding	=	1.53	OK
Global Stability	=	2.82	

Total Bearing Load	=	1,651	lbs
...resultant ecc.	=	3.47	in
Eccentricity within middle third			
Soil Pressure @ Toe	=	1,118 psf	OK
Soil Pressure @ Heel	=	202 psf	OK
Allowable	=	1,500 psf	
Soil Pressure Less Than Allowable			
ACI Factored @ Toe	=	1,269 psf	
ACI Factored @ Heel	=	230 psf	
Footing Shear @ Toe	=	5.3 psi	OK
Footing Shear @ Heel	=	8.6 psi	OK
Allowable	=	75.0 psi	

Sliding Calcs

Lateral Sliding Force	=	603.3 lbs

Vertical component of active lateral soil pressure IS considered in the calculation of soil bearing pressures.

Load Factors

Building Code	
Dead Load	1.400
Live Load	1.700
Earth, H	1.700
Wind, W	1.700
Seismic, E	1.700

Stem Construction

		Bottom		
		Stem OK		
Design Height Above Ftg	ft =	0.00		
Wall Material Above "Ht"	=	Masonry		
Design Method	=	ASD	SD	SD
Thickness	=	8.00		
Rebar Size	=	# 4		
Rebar Spacing	=	32.00		
Rebar Placed at	=	Edge		
Design Data				
fb/FB + fa/Fa	=	**0.778**		
Total Force @ Section				
Service Level	lbs =	328.1		
Strength Level	lbs =			
Moment....Actual				
Service Level	ft-# =	473.6		
Strength Level	ft-# =			
Moment.....Allowable	=	608.4		
Shear.....Actual				
Service Level	psi =	3.6		
Strength Level	psi =			
Shear.....Allowable	psi =	44.9		
Anet (Masonry)	in2 =	91.50		
Wall Weight	psf =	78.0		
Rebar Depth 'd'	in =	5.25		

Masonry Data

f'm	psi =	1,500
Fs	psi =	20,000
Solid Grouting	=	Yes
Modular Ratio 'n'	=	25.78
Equiv. Solid Thick.	in =	7.63
Masonry Block Type	=	Medium Weight
Masonry Design Method	=	ASD

Concrete Data

f'c	psi =	
Fy	psi =	

Summary of Sliding Forces

	FS = 1.0	FS = 1.5
Lateral Force @ Base of Footing	603.34 lbs	905.01 lbs
less 100% Passive Force	- 347.222 lbs	- 347.222 lbs
less 100% Friction Force	- 577.72 lbs	- 577.72 lbs
Added Resisting Force Required	0.0 lbs	
Added Resisting Force Required for 1.5 Factor of Safety		0.00 lbs

Sliding Factor of Safety = 1.533: 1.00

DESCRIPTION: 4RW-2-N-C (2021)

Footing Data

Toe Width	=	0.75 ft
Heel Width	=	1.75
Total Footing Width	=	2.50
Footing Thickness	=	12.00 in
Key Width	=	12.00 in
Key Depth	=	4.00 in
Key Distance from Toe	=	0.75 ft

f'c = 2,500 psi Fy = 40,000 psi
Footing Concrete Density = 150.00 pcf
Min. As % = 0.0018
Cover @ Top 2.00 @ Btm.= 3.00 in

Footing Design Results

		Toe	Heel	Key	
Factored Pressure	=	1,269	230		psf
Mu' : Upward	=	328	223		ft-#
Mu' : Downward	=	106	1,288		ft-#
Mu: Design	=	222	1,065	166	ft-#
φ Mn	=	2,500	2,500	2,500	ft-#
Actual 1-Way Shear	=	5.26	8.61	5.04	psi
Allow 1-Way Shear	=	40.00	40.00	40.00	psi
Toe Reinforcing	=	None Spec'd			
Heel Reinforcing	=	None Spec'd			
Key Reinforcing	=	None Spec'd			

Footing Torsion, Tu = 0.00 ft-lbs
Footing Allow. Torsion, φ Tn = 0.00 ft-lbs

If torsion exceeds allowable, provide supplemental design for footing torsion.

Other Acceptable Sizes & Spacings

Toe: phiMn = phi*5*lambda*sqrt(fc)*Sm

Heel: phiMn = phi*5*lambda*sqrt(fc)*Sm

Key: phiMn = phi*5*lambda*sqrt(fc)*Sm

Min footing T&S reinf Area 0.65 in2
Min footing T&S reinf Area per foot 0.26 in2 /ft

If one layer of horizontal bars:	If two layers of horizontal bars:
#4@ 9.26 in	#4@ 18.52 in
#5@ 14.35 in	#5@ 28.70 in
#6@ 20.37 in	#6@ 40.74 in

DESCRIPTION: 4RW-2-N-C (2021)

Summary of Overturning & Resisting Forces & Moments

Item	.....OVERTURNING..... Force lbs	Distance ft	Moment ft-#	.....RESISTING..... Force lbs	Distance ft	Moment ft-#
HL Act Pres (ab water tbl)	603.3	1.96	1,180.9			
HL Act Pres (be water tbl)						
Hydrostatic Force						
Buoyant Force =						
Surcharge over Heel =						
Surcharge Over Toe =						
Adjacent Footing Load =						
Added Lateral Load =						
Load @ Stem Above Soil =						
=						
				Soil Over HL (ab. water tbl)	516.0	1.96	1,010.5
				Soil Over HL (bel. water tbl)		1.96	1,010.5
				Water Table			
				Sloped Soil Over Heel =	32.3	2.14	69.0
				Surcharge Over Heel =			
				Adjacent Footing Load =			
				Axial Dead Load on Stem =			
				* Axial Live Load on Stem =			
				Soil Over Toe =	27.5	0.38	10.3
				Surcharge Over Toe =			
				Stem Weight(s) =	337.7	1.08	365.9
				Earth @ Stem Transitions =			
				Footing Weight =	375.0	1.25	468.8
				Key Weight =	50.0	1.25	62.5
				Vert. Component =	312.1	2.50	780.3
Total =	603.3	**O.T.M.** =	1,180.9	**Total =**	1,650.6 lbs	**R.M.=**	2,767.3

Resisting/Overturning Ratio = **2.34**
Vertical Loads used for Soil Pressure = 1,650.6 lbs

* Axial live load NOT included in total displayed, or used for overturning resistance, but is included for soil pressure calculation.

Vertical component of active lateral soil pressure IS considered in the calculation of Sliding Resistance.

Vertical component of active lateral soil pressure IS considered in the calculation of Overturning Resistance.

Tilt

Horizontal Deflection at Top of Wall due to settlement of soil

(Deflection due to wall bending not considered)

Soil Spring Reaction Modulus	250.0	pci
Horizontal Defl @ Top of Wall (approximate only)	0.054	in

The above calculation is not valid if the heel soil bearing pressure exceeds that of the toe, because the wall would then tend to rotate into the retained soil.

DESCRIPTION: 5RW-2-N-C (2021)

Code Reference

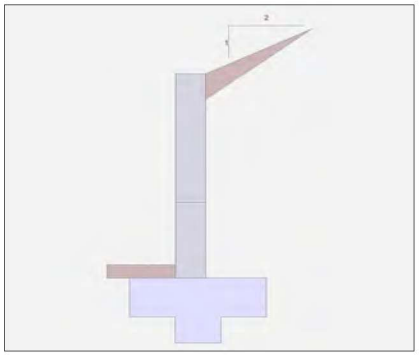
Calculations per IBC 2021, ACI 318-19, TMS 402-16

Criteria

Retained Height	=	5.33 ft
Wall height above soil	=	0.00 ft
Slope Behind Wall	=	2.00
Height of Soil over Toe	=	4.00 in
Water table above bottom of footing	=	0.0 ft

Soil Data

Allow Soil Bearing	=	1,500.0 psf
Equivalent Fluid Pressure Method		
Active Heel Pressure	=	35.0 psf/ft
	=	
Passive Pressure	=	250.0 psf/ft
Soil Density, Heel	=	110.00 pcf
Soil Density, Toe	=	110.00 pcf
Footing||Soil Friction	=	0.350
Soil height to ignore for passive pressure	=	0.00 in



Surcharge Loads

Surcharge Over Heel	=	0.0 psf
Used To Resist Sliding & Overturning		
Surcharge Over Toe	=	0.0 psf
Used for Sliding & Overturning		

Lateral Load Applied to Stem

Lateral Load	=	0.0 #/ft
...Height to Top	=	0.00 ft
...Height to Bottom	=	0.00 ft
Load Type	=	Wind (W) (Service Level)
Wind on Exposed Stem (Strength Level)	=	0.0 psf

Adjacent Footing Load

Adjacent Footing Load	=	0.0 lbs
Footing Width	=	0.00 ft
Eccentricity	=	0.00 in
Wall to Ftg CL Dist	=	0.00 ft
Footing Type		Line Load
Base Above/Below Soil at Back of Wall	=	0.0 ft
Poisson's Ratio	=	0.300

Axial Load Applied to Stem

Axial Dead Load	=	0.0 lbs
Axial Live Load	=	0.0 lbs
Axial Load Eccentricity	=	0.0 in

DESCRIPTION: 5RW-2-N-C (2021)

Design Summary

Wall Stability Ratios

Overturning	=	2.34	OK
Sliding	=	1.51	OK
Global Stability	=	2.49	

Total Bearing Load	=	2,276	lbs
...resultant ecc.	=	3.88	in
Eccentricity within middle third			
Soil Pressure @ Toe	=	1,249	psf OK
Soil Pressure @ Heel	=	268	psf OK
Allowable	=	1,500	psf
Soil Pressure Less Than Allowable			
ACI Factored @ Toe	=	1,409	psf
ACI Factored @ Heel	=	302	psf
Footing Shear @ Toe	=	7.9	psi OK
Footing Shear @ Heel	=	12.2	psi OK
Allowable	=	75.0	psi

Sliding Calcs

Lateral Sliding Force	=	856.7 lbs

Vertical component of active lateral soil pressure IS considered in the calculation of soil bearing pressures.

Load Factors

Building Code	
Dead Load	1.400
Live Load	1.700
Earth, H	1.700
Wind, W	1.700
Seismic, E	1.700

Stem Construction

		2nd	Bottom		
		Stem OK	Stem OK		
Design Height Above Ftg	ft =	2.00	0.00		
Wall Material Above "Ht"	=	Masonry	Masonry		
Design Method	=	ASD	ASD	SD	SD
Thickness	=	8.00	8.00		
Rebar Size	=	# 4	# 4		
Rebar Spacing	=	32.00	16.00		
Rebar Placed at	=	Edge	Edge		
Design Data					
fb/FB + fa/Fa	=	**0.354**	**0.746**		
Total Force @ Section					
Service Level	lbs =	194.1	497.2		
Strength Level	lbs =				
Moment....Actual					
Service Level	ft-# =	215.4	883.3		
Strength Level	ft-# =				
Moment.....Allowable	ft-# =	608.4	1,183.7		
Shear.....Actual					
Service Level	psi =	2.1	5.4		
Strength Level	psi =				
Shear.....Allowable	psi =	44.6	45.2		
Anet (Masonry)	in2 =	91.50	91.50		
Wall Weight	psf =	78.0	78.0		
Rebar Depth 'd'	in =	5.25	5.25		
Masonry Data					
f'm	psi =	1,500	1,500		
Fs	psi =	20,000	20,000		
Solid Grouting	=	Yes	Yes		
Modular Ratio 'n'	=	25.78	25.78		
Equiv. Solid Thick.	in =	7.63	7.63		
Masonry Block Type	=	Medium Weight			
Masonry Design Method	=	ASD			
Concrete Data					
f'c	psi =				
Fy	psi =				

Summary of Sliding Forces

	FS = 1.0	FS = 1.5
Lateral Force @ Base of Footing	856.68 lbs	1,285.03 lbs
less 100% Passive Force	- 500.0 lbs	- 500.0 lbs
less 100% Friction Force	- 796.67 lbs	- 796.67 lbs
Added Resisting Force Required	0.0 lbs	
Added Resisting Force Required for 1.5 Factor of Safety		0.00 lbs

Sliding Factor of Safety = 1.514: 1.00

DESCRIPTION: 5RW-2-N-C (2021)

Footing Data

Toe Width	=	1.00 ft
Heel Width	=	2.00
Total Footing Width	=	3.00
Footing Thickness	=	12.00 in
Key Width	=	12.00 in
Key Depth	=	8.00 in
Key Distance from Toe	=	1.00 ft

f'c = 2,500 psi Fy = 40,000 psi
Footing Concrete Density = 150.00 pcf
Min. As % = 0.0018
Cover @ Top 2.00 @ Btm.= 3.00 in

Footing Design Results

		Toe	Heel	Key	
Factored Pressure	=	1,409	302		psf
Mu' : Upward	=	643	414		ft-#
Mu' : Downward	=	174	2,222		ft-#
Mu: Design	=	469	1,808	458	ft-#
φ Mn	=	2,500	2,500	2,500	ft-#
Actual 1-Way Shear	=	7.93	12.21	7.70	psi
Allow 1-Way Shear	=	40.00	40.00	40.00	psi
Toe Reinforcing	=	None Spec'd			
Heel Reinforcing	=	None Spec'd			
Key Reinforcing	=	None Spec'd			

Footing Torsion, Tu = 0.00 ft-lbs
Footing Allow. Torsion, φ Tn = 0.00 ft-lbs

If torsion exceeds allowable, provide supplemental design for footing torsion.

Other Acceptable Sizes & Spacings

Toe: phiMn = phi*5*lambda*sqrt(fc)*Sm

Heel: phiMn = phi*5*lambda*sqrt(fc)*Sm

Key: phiMn = phi*5*lambda*sqrt(fc)*Sm

Min footing T&S reinf Area 0.78 in2
Min footing T&S reinf Area per foot 0.26 in2 /ft

If one layer of horizontal bars:	If two layers of horizontal bars:
#4@ 9.26 in	#4@ 18.52 in
#5@ 14.35 in	#5@ 28.70 in
#6@ 20.37 in	#6@ 40.74 in

DESCRIPTION: 5RW-2-N-C (2021)

Summary of Overturning & Resisting Forces & Moments

Item	.....OVERTURNING..... Force lbs	Distance ft	Moment ft-#	.....RESISTING..... Force lbs	Distance ft	Moment ft-#
HL Act Pres (ab water tbl)	856.7	2.33	1,998.0	Soil Over HL (ab. water tbl)	781.7	2.33	1,824.0
HL Act Pres (be water tbl)				Soil Over HL (bel. water tbl)		2.33	1,824.0
Hydrostatic Force				Water Table			
Buoyant Force =				Sloped Soil Over Heel =	48.9	2.56	124.9
Surcharge over Heel =				Surcharge Over Heel =			
Surcharge Over Toe =				Adjacent Footing Load =			
Adjacent Footing Load =				Axial Dead Load on Stem =			
Added Lateral Load =				* Axial Live Load on Stem =			
Load @ Stem Above Soil =				Soil Over Toe =	36.7	0.50	18.3
=				Surcharge Over Toe =			
				Stem Weight(s) =	415.7	1.33	554.3
				Earth @ Stem Transitions =			
				Footing Weight =	450.0	1.50	675.0
				Key Weight =	100.0	1.50	150.0
				Vert. Component =	443.2	3.00	1,329.5
Total =	856.7	**O.T.M.** =	1,998.0	**Total =**	2,276.2 lbs	**R.M.=**	4,676.2

Resisting/Overturning Ratio = **2.34**
Vertical Loads used for Soil Pressure = 2,276.2 lbs

* Axial live load NOT included in total displayed, or used for overturning resistance, but is included for soil pressure calculation.

Vertical component of active lateral soil pressure IS considered in the calculation of Sliding Resistance.

Vertical component of active lateral soil pressure IS considered in the calculation of Overturning Resistance.

Tilt

Horizontal Deflection at Top of Wall due to settlement of soil

(Deflection due to wall bending not considered)

Soil Spring Reaction Modulus	250.0	pci
Horizontal Defl @ Top of Wall (approximate only)	0.062	in

The above calculation is not valid if the heel soil bearing pressure exceeds that of the toe, because the wall would then tend to rotate into the retained soil.

DESCRIPTION: 6RW-2-N-C (2021)

Code Reference

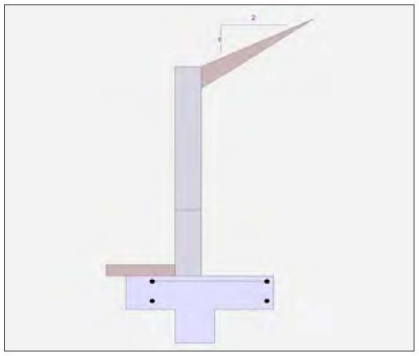
Calculations per IBC 2021, ACI 318-19, TMS 402-16

Criteria

Retained Height	=	6.33 ft
Wall height above soil	=	0.00 ft
Slope Behind Wall	=	2.00
Height of Soil over Toe	=	4.00 in
Water table above bottom of footing	=	0.0 ft

Soil Data

Allow Soil Bearing	=	1,500.0 psf
Equivalent Fluid Pressure Method		
Active Heel Pressure	=	35.0 psf/ft
	=	
Passive Pressure	=	250.0 psf/ft
Soil Density, Heel	=	110.00 pcf
Soil Density, Toe	=	110.00 pcf
Footing||Soil Friction	=	0.350
Soil height to ignore for passive pressure	=	0.00 in



Surcharge Loads

Surcharge Over Heel	=	0.0 psf
Used To Resist Sliding & Overturning		
Surcharge Over Toe	=	0.0 psf
Used for Sliding & Overturning		

Lateral Load Applied to Stem

Lateral Load	=	0.0 #/ft
...Height to Top	=	0.00 ft
...Height to Bottom	=	0.00 ft
Load Type	=	Wind (W) (Service Level)
Wind on Exposed Stem (Strength Level)	=	0.0 psf

Adjacent Footing Load

Adjacent Footing Load	=	0.0 lbs
Footing Width	=	0.00 ft
Eccentricity	=	0.00 in
Wall to Ftg CL Dist	=	0.00 ft
Footing Type		Line Load
Base Above/Below Soil at Back of Wall	=	0.0 ft
Poisson's Ratio	=	0.300

Axial Load Applied to Stem

Axial Dead Load	=	0.0 lbs
Axial Live Load	=	0.0 lbs
Axial Load Eccentricity	=	0.0 in

DESCRIPTION: 6RW-2-N-C (2021)

Design Summary

Wall Stability Ratios

Overturning	=	2.55	OK
Sliding	=	1.52	OK
Global Stability	=	2.33	

Total Bearing Load	=	3,237	lbs
...resultant ecc.	=	3.70	in
Eccentricity within middle third			
Soil Pressure @ Toe	=	1,289	psf OK
Soil Pressure @ Heel	=	438	psf OK
Allowable	=	1,500	psf
Soil Pressure Less Than Allowable			
ACI Factored @ Toe	=	1,461	psf
ACI Factored @ Heel	=	496	psf
Footing Shear @ Toe	=	10.7	psi OK
Footing Shear @ Heel	=	17.6	psi OK
Allowable	=	75.0	psi

Sliding Calcs

Lateral Sliding Force	=	1,190.1 lbs

Vertical component of active lateral soil pressure IS considered in the calculation of soil bearing pressures.

Load Factors

Building Code	
Dead Load	1.400
Live Load	1.700
Earth, H	1.700
Wind, W	1.700
Seismic, E	1.700

Stem Construction

		2nd	Bottom		
		Stem OK	Stem OK		
Design Height Above Ftg	ft =	2.00	0.00		
Wall Material Above "Ht"	=	Masonry	Masonry		
Design Method	=	ASD	ASD	SD	SD
Thickness	=	8.00	8.00		
Rebar Size	=	# 4	# 4		
Rebar Spacing	=	32.00	8.00		
Rebar Placed at	=	Edge	Edge		
Design Data					
fb/FB + fa/Fa	=	**0.778**	**0.647**		
Total Force @ Section					
Service Level	lbs =	328.1	701.2		
Strength Level	lbs =				
Moment....Actual					
Service Level	ft-# =	473.6	1,479.5		
Strength Level	ft-# =				
Moment.....Allowable	ft-# =	608.4	2,285.8		
Shear.....Actual					
Service Level	psi =	3.6	7.7		
Strength Level	psi =				
Shear.....Allowable	psi =	44.9	45.5		
Anet (Masonry)	in2 =	91.50	91.50		
Wall Weight	psf =	78.0	78.0		
Rebar Depth 'd'	in =	5.25	5.25		
Masonry Data					
f'm	psi =	1,500	1,500		
Fs	psi =	20,000	20,000		
Solid Grouting	=	Yes	Yes		
Modular Ratio 'n'	=	25.78	25.78		
Equiv. Solid Thick.	in =	7.63	7.63		
Masonry Block Type	=	Medium Weight			
Masonry Design Method	=	ASD			
Concrete Data					
f'c	psi =				
Fy	psi =				

Summary of Sliding Forces

	FS = 1.0	FS = 1.5
Lateral Force @ Base of Footing	1,190.13 lbs	1,785.20 lbs
less 100% Passive Force	- 680.56 lbs	- 680.56 lbs
less 100% Friction Force	- 1,132.86 lbs	- 1,132.86 lbs
Added Resisting Force Required	0.0 lbs	
Added Resisting Force Required for 1.5 Factor of Safety		0.00 lbs

Sliding Factor of Safety = 1.524: 1.00

DESCRIPTION: 6RW-2-N-C (2021)

Footing Data

Toe Width	=	1.25 ft
Heel Width	=	2.50
Total Footing Width	=	3.75
Footing Thickness	=	12.00 in
Key Width	=	12.00 in
Key Depth	=	12.00 in
Key Distance from Toe	=	1.25 ft

f'c = 2,500 psi Fy = 40,000 psi
Footing Concrete Density = 150.00 pcf
Min. As % = 0.0018
Cover @ Top 2.00 @ Btm.= 3.00 in

Footing Design Results

		Toe	Heel	Key	
Factored Pressure	=	1,461	496		psf
Mu' : Upward	=	1,058	1,098		ft-#
Mu' : Downward	=	259	4,452		ft-#
Mu: Design	=	799	3,354	903	ft-#
φ Mn	=	2,500	7,432	2,500	ft-#
Actual 1-Way Shear	=	10.71	17.60	10.77	psi
Allow 1-Way Shear	=	40.00	39.12	40.00	psi
Toe Reinforcing	=	None Spec'd			
Heel Reinforcing	=	# 4 @ 9.25 in			
Key Reinforcing	=	None Spec'd			

Footing Torsion, Tu = 0.00 ft-lbs
Footing Allow. Torsion, φ Tn = 0.00 ft-lbs

If torsion exceeds allowable, provide supplemental design for footing torsion.

Other Acceptable Sizes & Spacings

Toe: phiMn = phi*5*lambda*sqrt(fc)*Sm

Heel: #4@ 9.25 in, #5@ 14.35 in, #6@ 18 in, #7@ 18 in, #8@ 18 in, #9@ 18 in, #10@ 18 in

Key: phiMn = phi*5*lambda*sqrt(fc)*Sm

Min footing T&S reinf Area 0.97 in2
Min footing T&S reinf Area per foot 0.26 in2 /ft

If one layer of horizontal bars:	If two layers of horizontal bars:
#4@ 9.26 in	#4@ 18.52 in
#5@ 14.35 in	#5@ 28.70 in
#6@ 20.37 in	#6@ 40.74 in

DESCRIPTION: 6RW-2-N-C (2021)

Summary of Overturning & Resisting Forces & Moments

Item	.....OVERTURNING..... Force lbs	Distance ft	Moment ft-#	.....RESISTING..... Force lbs	Distance ft	Moment ft-#
HL Act Pres (ab water tbl)	1,190.1	2.75	3,271.5			
HL Act Pres (be water tbl)						
Hydrostatic Force						
Buoyant Force =						
Surcharge over Heel =						
Surcharge Over Toe =						
Adjacent Footing Load =						
Added Lateral Load =						
Load @ Stem Above Soil =						
=						
Soil Over HL (ab. water tbl)				1,276.6	2.83	3,616.9
Soil Over HL (bel. water tbl)					2.83	3,616.9
Water Table						
Sloped Soil Over Heel =				92.4	3.14	290.1
Surcharge Over Heel =						
Adjacent Footing Load =						
Axial Dead Load on Stem =						
* Axial Live Load on Stem =						
Soil Over Toe =				45.8	0.63	28.6
Surcharge Over Toe =						
Stem Weight(s) =				493.7	1.58	781.8
Earth @ Stem Transitions =						
Footing Weight =				562.5	1.88	1,054.7
Key Weight =				150.0	1.75	262.5
Vert. Component =				615.7	3.75	2,308.8
Total =	1,190.1	**O.T.M.** =	3,271.5	**Total** = 3,236.7 lbs	**R.M.=**	8,343.4

Resisting/Overturning Ratio = **2.55**
Vertical Loads used for Soil Pressure = 3,236.7 lbs

* Axial live load NOT included in total displayed, or used for overturning resistance, but is included for soil pressure calculation.

Vertical component of active lateral soil pressure IS considered in the calculation of Sliding Resistance.

Vertical component of active lateral soil pressure IS considered in the calculation of Overturning Resistance.

Tilt

Horizontal Deflection at Top of Wall due to settlement of soil

(Deflection due to wall bending not considered)

Soil Spring Reaction Modulus	250.0	pci
Horizontal Defl @ Top of Wall (approximate only)	0.060	in

The above calculation is not valid if the heel soil bearing pressure exceeds that of the toe, because the wall would then tend to rotate into the retained soil.

DESCRIPTION: 7RW-2-N-C (2021)

Code Reference

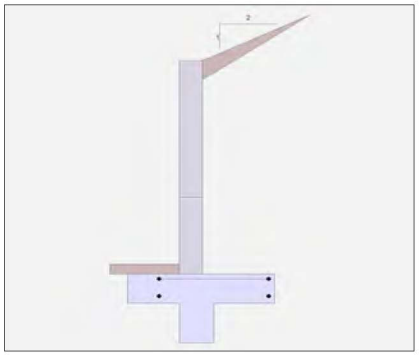
Calculations per IBC 2021, ACI 318-19, TMS 402-16

Criteria

Retained Height	=	7.33 ft
Wall height above soil	=	0.00 ft
Slope Behind Wall	=	2.00
Height of Soil over Toe	=	4.00 in
Water table above bottom of footing	=	0.0 ft

Soil Data

Allow Soil Bearing	=	1,500.0 psf
Equivalent Fluid Pressure Method		
Active Heel Pressure	=	35.0 psf/ft
	=	
Passive Pressure	=	250.0 psf/ft
Soil Density, Heel	=	110.00 pcf
Soil Density, Toe	=	110.00 pcf
Footing||Soil Friction	=	0.350
Soil height to ignore for passive pressure	=	0.00 in



Surcharge Loads

Surcharge Over Heel	=	0.0 psf
Used To Resist Sliding & Overturning		
Surcharge Over Toe	=	0.0 psf
Used for Sliding & Overturning		

Lateral Load Applied to Stem

Lateral Load	=	0.0 #/ft
...Height to Top	=	0.00 ft
...Height to Bottom	=	0.00 ft
Load Type	=	Wind (W) (Service Level)
Wind on Exposed Stem (Strength Level)	=	0.0 psf

Adjacent Footing Load

Adjacent Footing Load	=	0.0 lbs
Footing Width	=	0.00 ft
Eccentricity	=	0.00 in
Wall to Ftg CL Dist	=	0.00 ft
Footing Type		Line Load
Base Above/Below Soil at Back of Wall	=	0.0 ft
Poisson's Ratio	=	0.300

Axial Load Applied to Stem

Axial Dead Load	=	0.0 lbs
Axial Live Load	=	0.0 lbs
Axial Load Eccentricity	=	0.0 in

DESCRIPTION: 7RW-2-N-C (2021)

Design Summary

Wall Stability Ratios

Overturning	=	2.51	OK
Sliding	=	1.50	OK
Global Stability	=	2.17	

Total Bearing Load	=	4,059	lbs
...resultant ecc.	=	4.11	in

Eccentricity within middle third

Soil Pressure @ Toe	=	1,416 psf	OK
Soil Pressure @ Heel	=	494 psf	OK
Allowable	=	1,500 psf	

Soil Pressure Less Than Allowable

ACI Factored @ Toe	=	1,594 psf	
ACI Factored @ Heel	=	556 psf	
Footing Shear @ Toe	=	14.2 psi	OK
Footing Shear @ Heel	=	23.0 psi	OK
Allowable	=	75.0 psi	

Sliding Calcs

Lateral Sliding Force	=	1,537.0 lbs

Vertical component of active lateral soil pressure IS considered in the calculation of soil bearing pressures.

Load Factors

Building Code	
Dead Load	1.400
Live Load	1.700
Earth, H	1.700
Wind, W	1.700
Seismic, E	1.700

Stem Construction

		2nd	Bottom		
		Stem OK	Stem OK		
Design Height Above Ftg	ft =	2.67	0.00		
Wall Material Above "Ht"	=	Masonry	Masonry		
Design Method	=	ASD	ASD	SD	SD
Thickness	=	8.00	8.00		
Rebar Size	=	# 4	# 5		
Rebar Spacing	=	32.00	8.00		
Rebar Placed at	=	Edge	Edge		
Design Data					
fb/FB + fa/Fa	=	**0.970**	**0.639**		
Total Force @ Section					
Service Level	lbs =	380.0	940.3		
Strength Level	lbs =				
Moment....Actual					
Service Level	ft-# =	590.3	2,297.4		
Strength Level	ft-# =				
Moment.....Allowable	ft-# =	608.4	3,592.5		
Shear.....Actual					
Service Level	psi =	4.2	10.3		
Strength Level	psi =				
Shear.....Allowable	psi =	45.0	45.8		
Anet (Masonry)	in2 =	91.50	91.50		
Wall Weight	psf =	78.0	78.0		
Rebar Depth 'd'	in =	5.25	5.25		
Masonry Data					
f'm	psi =	1,500	1,500		
Fs	psi =	20,000	32,000		
Solid Grouting	=	Yes	Yes		
Modular Ratio 'n'	=	25.78	25.78		
Equiv. Solid Thick.	in =	7.63	7.63		
Masonry Block Type	=	Medium Weight			
Masonry Design Method	=	ASD			
Concrete Data					
f'c	psi =				
Fy	psi =				

Summary of Sliding Forces

	FS = 1.0	FS = 1.5
Lateral Force @ Base of Footing	1,536.99 lbs	2,305.49 lbs
less 100% Passive Force	- 888.89 lbs	- 888.89 lbs
less 100% Friction Force	- 1,420.48 lbs	- 1,420.48 lbs
Added Resisting Force Required	0.0 lbs	
Added Resisting Force Required for 1.5 Factor of Safety		0.00 lbs

Sliding Factor of Safety = 1.503: 1.00

DESCRIPTION: 7RW-2-N-C (2021)

Footing Data

Toe Width	=	1.50 ft
Heel Width	=	2.75
Total Footing Width	=	4.25
Footing Thickness	=	12.00 in
Key Width	=	12.00 in
Key Depth	=	16.00 in
Key Distance from Toe	=	1.50 ft

f'c = 2,500 psi Fy = 60,000 psi
Footing Concrete Density = 150.00 pcf
Min. As % = 0.0018
Cover @ Top 2.00 @ Btm.= 3.00 in

Footing Design Results

		Toe	Heel	Key	
Factored Pressure	=	1,594	556		psf
Mu' : Upward	=	1,656	1,574		ft-#
Mu' : Downward	=	359	6,446		ft-#
Mu: Design	=	1,297	4,872	1,513	ft-#
φ Mn	=	2,500	11,029	2,500	ft-#
Actual 1-Way Shear	=	14.23	22.98	14.18	psi
Allow 1-Way Shear	=	40.00	39.12	40.00	psi
Toe Reinforcing	=	None Spec'd			
Heel Reinforcing	=	# 4 @ 9.25 in			
Key Reinforcing	=	None Spec'd			

Footing Torsion, Tu = 0.00 ft-lbs
Footing Allow. Torsion, φ Tn = 0.00 ft-lbs

If torsion exceeds allowable, provide supplemental design for footing torsion.

Other Acceptable Sizes & Spacings

Toe: phiMn = phi*5*lambda*sqrt(fc)*Sm

Heel: #4@ 9.25 in, #5@ 14.35 in, #6@ 18 in, #7@ 18 in, #8@ 18 in, #9@ 18 in, #10@ 18 in

Key: phiMn = phi*5*lambda*sqrt(fc)*Sm

Min footing T&S reinf Area 1.10 in2
Min footing T&S reinf Area per foot 0.26 in2 /ft

If one layer of horizontal bars:	If two layers of horizontal bars:
#4@ 9.26 in	#4@ 18.52 in
#5@ 14.35 in	#5@ 28.70 in
#6@ 20.37 in	#6@ 40.74 in

DESCRIPTION: 7RW-2-N-C (2021)

Summary of Overturning & Resisting Forces & Moments

Item	.....OVERTURNING..... Force lbs	Distance ft	Moment ft-#	.....RESISTING..... Force lbs	Distance ft	Moment ft-#
HL Act Pres (ab water tbl)	1,537.0	3.12	4,801.4	Soil Over HL (ab. water tbl)	1,679.8	3.21	5,389.3
HL Act Pres (be water tbl)				Soil Over HL (bel. water tbl)		3.21	5,389.3
Hydrostatic Force				Water Table			
Buoyant Force =				Sloped Soil Over Heel =	119.4	3.56	424.4
Surcharge over Heel =				Surcharge Over Heel =			
Surcharge Over Toe =				Adjacent Footing Load =			
Adjacent Footing Load =				Axial Dead Load on Stem =			
Added Lateral Load =				* Axial Live Load on Stem =			
Load @ Stem Above Soil =				Soil Over Toe =	55.0	0.75	41.3
=				Surcharge Over Toe =			
				Stem Weight(s) =	571.7	1.83	1,048.2
				Earth @ Stem Transitions =			
				Footing Weight =	637.5	2.13	1,354.7
				Key Weight =	200.0	2.00	400.0
				Vert. Component =	795.1	4.25	3,379.3
Total =	1,537.0	**O.T.M.** =	4,801.4	**Total** =	4,058.5 lbs	**R.M.=**	12,037.1

Resisting/Overturning Ratio = **2.51**
Vertical Loads used for Soil Pressure = 4,058.5 lbs

* Axial live load NOT included in total displayed, or used for overturning resistance, but is included for soil pressure calculation.

Vertical component of active lateral soil pressure IS considered in the calculation of Sliding Resistance.

Vertical component of active lateral soil pressure IS considered in the calculation of Overturning Resistance.

Tilt

Horizontal Deflection at Top of Wall due to settlement of soil

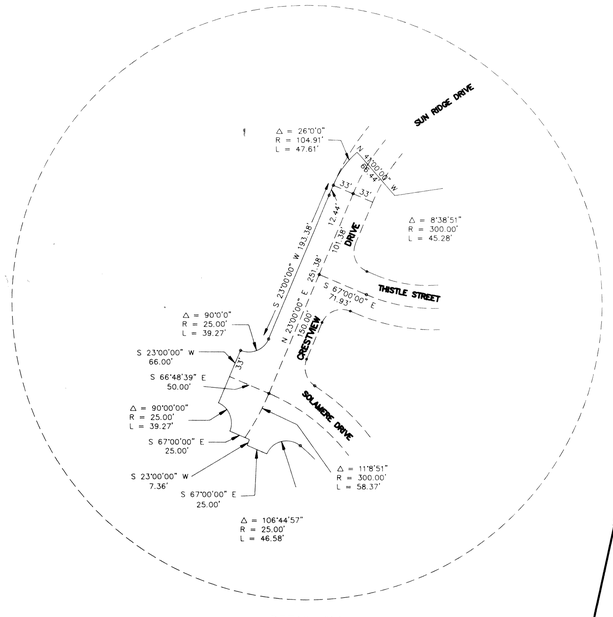
(Deflection due to wall bending not considered)

Soil Spring Reaction Modulus	250.0	pci
Horizontal Defl @ Top of Wall (approximate only)	0.068	in

The above calculation is not valid if the heel soil bearing pressure exceeds that of the toe, because the wall would then tend to rotate into the retained soil.

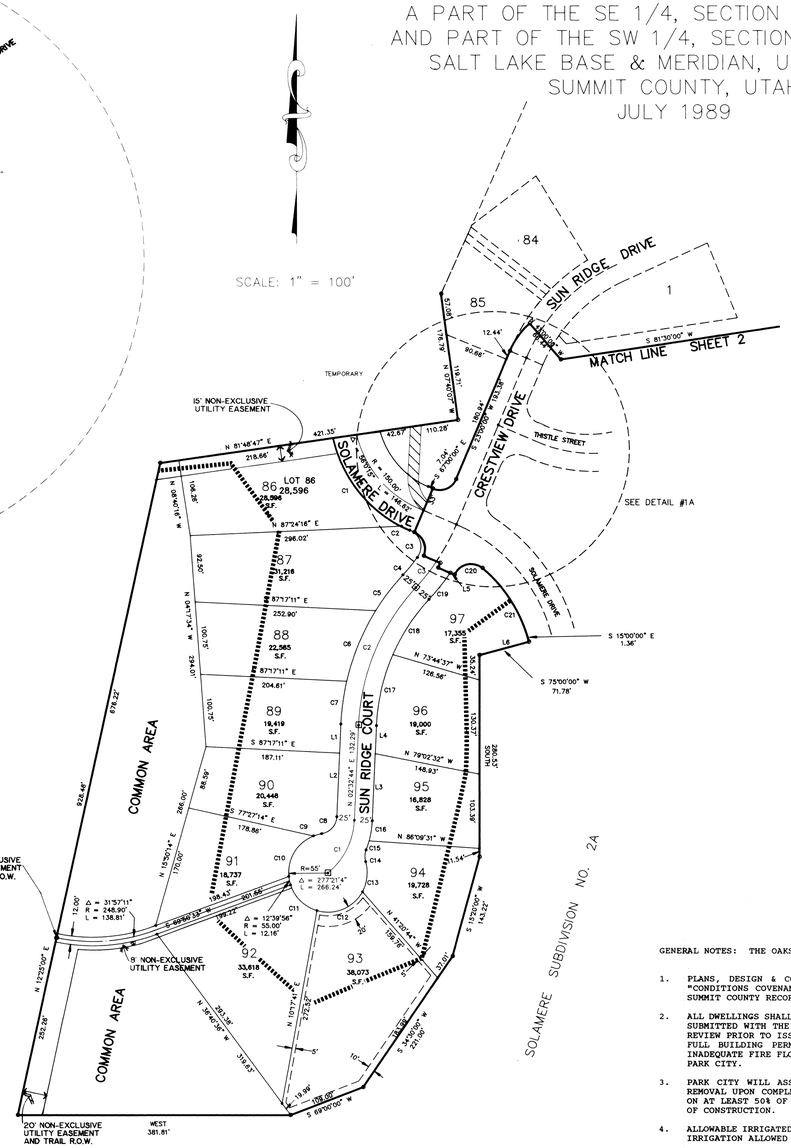
THE OAKS AT DEER VALLEY

A PART OF THE SE 1/4, SECTION 10, T2S, R4E,
AND PART OF THE SW 1/4, SECTION 11, T2S, R4E,
SALT LAKE BASE & MERIDIAN, U.S. SURVEY,
SUMMIT COUNTY, UTAH
JULY 1989



DETAIL #1A

SCALE: 1" = 100'



LOT CURVE DATA

LOT	CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
86	C1	183.00'	160.52'	85.83'	155.42'	S 37°49'09" E	50°15'22"
87	C2	183.00'	13.13'	6.57'	13.13'	S 65°00'12" E	04°06'45"
87	C3	25.00'	45.15'	31.70'	39.26'	N 15°19'20" W	103°28'23"
87	C4	275.00'	31.68'	15.86'	31.67'	N 39°42'56" E	06°36'04"
87	C5	325.00'	62.91'	31.55'	62.81'	S 37°28'15" W	11°05'26"
88	C6	325.00'	106.76'	53.87'	106.28'	S 22°30'53" W	18°49'19"
89	C7	325.00'	59.89'	30.03'	59.80'	S 07°49'59" W	10°33'59"
90	C8	25.00'	34.24'	20.42'	31.63'	N 41°47'05" E	78°28'41"
90	C9	55.00'	11.92'	5.98'	11.89'	S 74°48'57" W	12°24'58"
91	C10	55.00'	70.97'	41.39'	66.15'	S 31°38'38" W	73°55'43"
92	C11	55.00'	53.53'	29.10'	51.44'	S 45°52'11" E	55°46'01"
93	C12	55.00'	74.53'	44.26'	68.90'	N 67°25'42" E	77°38'13"
94	C13	55.00'	43.14'	22.75'	42.04'	N 08°08'28" E	44°56'14"
94	C14	25.00'	16.60'	8.62'	16.30'	S 02°41'47" W	38°02'51"
94	C15	125.00'	13.25'	6.63'	13.24'	N 18°41'00" E	06°04'24"
95	C16	125.00'	28.58'	14.35'	28.52'	N 09°05'46" E	13°06'04"
96	C17	275.00'	101.69'	51.43'	101.11'	S 13°08'21" W	21°11'13"
97	C18	275.00'	92.55'	46.72'	92.13'	S 33°22'28" W	19°17'00"
97	C19	325.00'	47.73'	23.91'	47.69'	N 38°48'32" E	08°24'52"
97	C20	25.00'	46.58'	33.63'	40.13'	S 76°22'29" W	106°44'57"
97	C21	198.50'	122.13'	63.06'	120.21'	N 35°37'31" W	35°15'03"

LOT TANGENT DATA

LINE	DIRECTION	DISTANCE
L1	N 02°32'44" E	40.43'
L2	S 02°32'44" W	88.61'
L3	S 02°32'44" W	93.23'
L4	N 02°32'44" E	39.06'
L5	S 67°00'00" E	6.64'
L6	S 75°00'00" W	71.78'
L7	S 00°00'00" E	35.24'

ROAD C.L. CURVE DATA

LOT	CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
ROAD C.L.	C1	100.00'	85.02'	45.27'	82.49'	N 26°54'13" E	48°42'57"
ROAD C.L.	C2	300.00'	211.90'	110.59'	207.52'	S 22°46'51" W	40°28'13"
ROAD C.L.	C3	300.00'	46.44'	23.26'	46.39'	N 38°34'54" E	08°52'07"

NOTE: STREET MONUMENTS □

BOUNDARY DESCRIPTION
THE OAKS AT DEER VALLEY

Beginning at an angle point on the Northeasterly boundary line of Solamere Subdivision No. 2A, as recorded, said point also being North 3175.81 feet and East 4955.43 feet from the East quarter corner of Section 16, Township 2 South, Range 4 East, Salt Lake Base and Meridian; the following twenty-one calls being along the Northerly and Westerly boundary lines of said Solamere Subdivision; 1) thence North 73° 30' 00" West 852.53 feet; 2) thence North 52° 01' 58" West 540.01 feet; 3) thence South 01° 30' 00" West 309.00 feet; 4) thence North 41° 00' 00" West 66.44 feet to a point on a 104.91 foot radius curve to the left, radius point bears South 41° 00' 00" East; 5) thence Southwesterly along the arc of said curve, through a central angle of 26° 00' 00", 47.61 feet; 6) thence South 23° 00' 00" West 193.38 feet to a point on a 25.00 foot radius curve to the right, radius point bears North 67° 00' 00" West; 7) thence Westerly along the arc of said curve, through a central angle of 90° 00' 00", 39.27 feet; 8) thence South 23° 00' 00" West, 66.00 feet to a point on a 25.00 foot radius curve to the right, radius point bears South 23° 00' 00" West; 9) thence Southerly along the arc of said curve, through a central angle of 90° 00' 00", 39.27 feet; 10) thence South 67° 00' 00" East 25.00 feet; 11) thence South 23° 00' 00" West, 7.36 feet; 12) thence South 67° 00' 00" East, 25.00 feet to a point on a 25.00 foot radius curve to the right, radius point bears South 67° 00' 00" East; 13) thence Northeasterly along the arc of said curve, through a central angle of 106° 44' 57", 46.58 feet to a point on a 198.50 foot radius curve to the right, radius point bears South 39° 44' 57" West; 14) thence southeasterly along the arc of said curve, through a central angle of 35° 15' 03", 122.13 feet; 15) thence South 15° 00' 00" East. 1.36 feet; 16) thence South 75° 00' 00" West, 71.78 feet; 17) thence South 280.53 feet; 18) thence South 15° 20' 00" West, 143.22 feet; 19) thence South 34° 30' 00" West, 221.00 feet; 20) thence South 69° 00' 00" West, 109.00 feet; 21) thence West, 381.81 feet; thence North 12° 25' 00" East, 928.48 feet; thence North 81° 48' 47", East 421.35 feet; thence North 07° 40' 07" West 176.79 feet; thence North 24° 12' 50" East 534.90 feet; thence North 49° 00' 00" East 300.00 feet; thence North 69° 00' 00" East 59.25 feet; thence South 41° 46' 29" East 335.18 feet to a point on a 525.00 foot radius curve to the right, radius point bears South 41° 46' 29" East; thence Northeasterly along the arc of said curve through a central angle of 3° 48' 27", 34.89 feet; thence North 52° 01' 58" East 280.83 feet to a point on a 775.00 foot radius curve to the left, radius point bears North 37° 58' 02" West; thence Northeasterly along the arc of said curve through a central angle of 19° 21' 42", 261.89 feet; thence North 32° 40' 16" East 115.53 feet to a point on a 375.00 foot radius curve to the right, radius point bears South 59° 19' 44" East; thence Northeasterly along the arc of said curve through a central angle of 80° 33' 40", 527.27 feet; thence South 66° 46' 04" East 64.05 feet to a point on a 125.00 foot radius curve to the left radius point bears North 23° 13' 56" East; thence southeasterly along the arc of said curve through a central angle of 85° 34' 48", 186.71 feet; thence South 62° 20' 52" East 366.55 feet; thence East 263.47 feet; thence South 801.62 feet; thence South 45° 00' 00" West 1079.85 feet to the point of beginning.

Contains 73.163 acres more or less. The basis of bearing is the East Line of the Southeast Quarter of Section 16. Township 2 South. Range 4 East. S.L.B.& M. called North 00° 30' 11" East, which basis was used on the adjoining said Solamere Subdivision No.2A

GENERAL NOTES: THE OAKS AT DEER VALLEY

1. PLANS, DESIGN & CONSTRUCTION SHALL BE IN ACCORD WITH THE "CONDITIONS COVENANTS AND RESTRICTIONS" AS ON RECORD IN THE SUMMIT COUNTY RECORDER'S OFFICE.
2. ALL DWELLINGS SHALL BE FIRE SPRINKLED AND THE SPRINKLING PLAN SUBMITTED WITH THE SITE PLAN AND ARCHITECTURAL DRAWINGS FOR REVIEW PRIOR TO ISSUANCE OR A BUILDING PERMIT. NO FRAMING OR FULL BUILDING PERMITS WILL BE ISSUED ON THOSE LOTS WITH INADEQUATE FIRE FLOWS UNTIL THE SOLAMERE TANK IS ACCEPTED BY PARK CITY.
3. PARK CITY WILL ASSUME RESPONSIBILITY FOR SNOW PLOWING AND REMOVAL UPON COMPLETION, AND LEGAL OCCUPATION, OF STRUCTURE ON AT LEAST 50% OF THE LOTS IN EACH OF THE DESIGNATED PHASES OF CONSTRUCTION.
4. ALLOWABLE IRRIGATED AREA 10,000 SQ. FEET, MAXIMUM PER LOT. NO IRRIGATION ALLOWED IN COMMON AREA.
5. NON-EXCLUSIVE UTILITIES AND DRAINAGE EASEMENTS ARE RESERVED ALONG THE FRONT AND SIDE 5.0 FEET OF EACH LOT AND THE REAR 10.0 FEET OF EACH LOT.
6. BUILDING HEIGHTS ON LOTS 84 AND 85 SHALL BE LIMITED TO 23 FEET.
7. STRUCTURES IN EXCESS OF 5,000 SQ. FT. MAY BE REQUIRED TO BE "COMPARTMENTALIZED" AS REQUIRED BY THE FIRE MARSHAL.
8. THE FOLLOWING LOTS REQUIRE PUMP FACILITIES TO LIFT SEWAGE INTO THE SEWER LATERAL: LOTS 2-4; 9-22; 47-53; 86; 93-95. DUE TO THE TERRAIN AND ARCHITECTURAL STYLES OF CONSTRUCTION, THE ELEVATION OR ALL SEWER LATERALS SHOULD BE VERIFIED AND INCORPORATED INTO HOME DESIGN. PUMP FACILITIES MAY BE REQUIRED ON LOTS OTHER THAN THOSE INDICATED HEREIN. PUMP FACILITIES SHALL BE PRIVATE INDIVIDUAL EJECTOR PUMPS.

SURVEYORS CERTIFICATE:

I, Rick S. Dunford, a registered land surveyor holding license No. 5861, in accordance with the laws of the state of Utah, hereby certify that I have made a survey of the herein described parcel of land and that this plat is a true and correct representation of said survey.

Date:

Rick S. Dunford, Registered Land Surveyor

RICK S. DUNFORD License Number 5861 STATE OF UTAH

OWNERS' DEDICATION AN CONSENT TO RECORD

Know all men by these presents: That the undersigned are the owners of the herein described tract of land, and hereby cause the same to be divided into lots and streets, together with easements as set forth on the attached plat, hereafter to be known as The Oaks at Deer Valley.

Also, the owners herby dedicate to Park City Municipal Corporation, Snyderville Basin Sewer Improvement District, Park City Fire Protection District, and Summit County a non-exclusive easement over the utility easements shown on this plat for the purpose of providing access for utility installation, maintenance, use and eventual replacement and also hereby dedicate for perpetual use of the public, all parcels of land shown on this plat as intended for public use.

Executed this 1st day of August, 1989

By: Bojer/Solamere Utah Limited Partnership, by its General Partner, Bojer Realty/Solamere Utah Corporation

Robert A. Judelson Vice President, Bojer Realty/Solamere Utah Corporation

ACKNOWLEDGEMENTS

State of Utah)
County of Summit)

On the 1st day of August, 1989, personally appeared before me Robert A. Judelson, who, being by me duly sworn, did say that he is the Vice President of Bojer Realty/Solamere Utah Corporation and that the within and foregoing Owner's Dedication and Consent to Record was signed on behalf of said corporation and partnership, and said Robert A. Judelson duly acknowledged to me that said corporation and partnership executed the same.

Notary Public

My Commission Expires: 6-17-92

NOTARY PUBLIC My Commission Expires 6-17-92 NIKI BRINKERHOFF 1910 Prospector Ave. Park City UT 84098 STATE OF UTAH

NOTE:

ALL LOTS TO HAVE 5' SIDE AND 10' REAR NON-EXCLUSIVE PUBLIC UTILITY AND DRAINAGE EASEMENT, UNLESS NOTED OTHERWISE. (TYPICAL AS SHOWN WITH LOT 93)

SHEET 1 of 2

CITY COUNCIL APPROVAL

PRESENTED TO THE BOARD OF Park CITY COUNCIL THIS 20TH DAY OF July A.D. 1989 AT WHICH TIME THIS RECORD OF SURVEY WAS APPROVED.

MAYOR

Anita L. Sheldon
CITY RECORDER

CITY ENGINEER

APPROVED AND ACCEPTED BY THE Park CITY CITY ENGINEERING DEPARTMENT ON THIS 9TH DAY OF August A.D. 1989.

Eric W. DeHaan
CITY ENGINEER

CITY PLANNING COMMISSION

APPROVED AND ACCEPTED BY THE CITY PLANNING COMMISSION ON THIS 2nd DAY OF August A.D. 1989

Ronald R. Whaley
CHAIRMAN

APPROVAL AS TO FORM

APPROVED AS TO FORM ON THIS 4th DAY OF August A.D. 1989.

CITY ATTORNEY

RECORDED

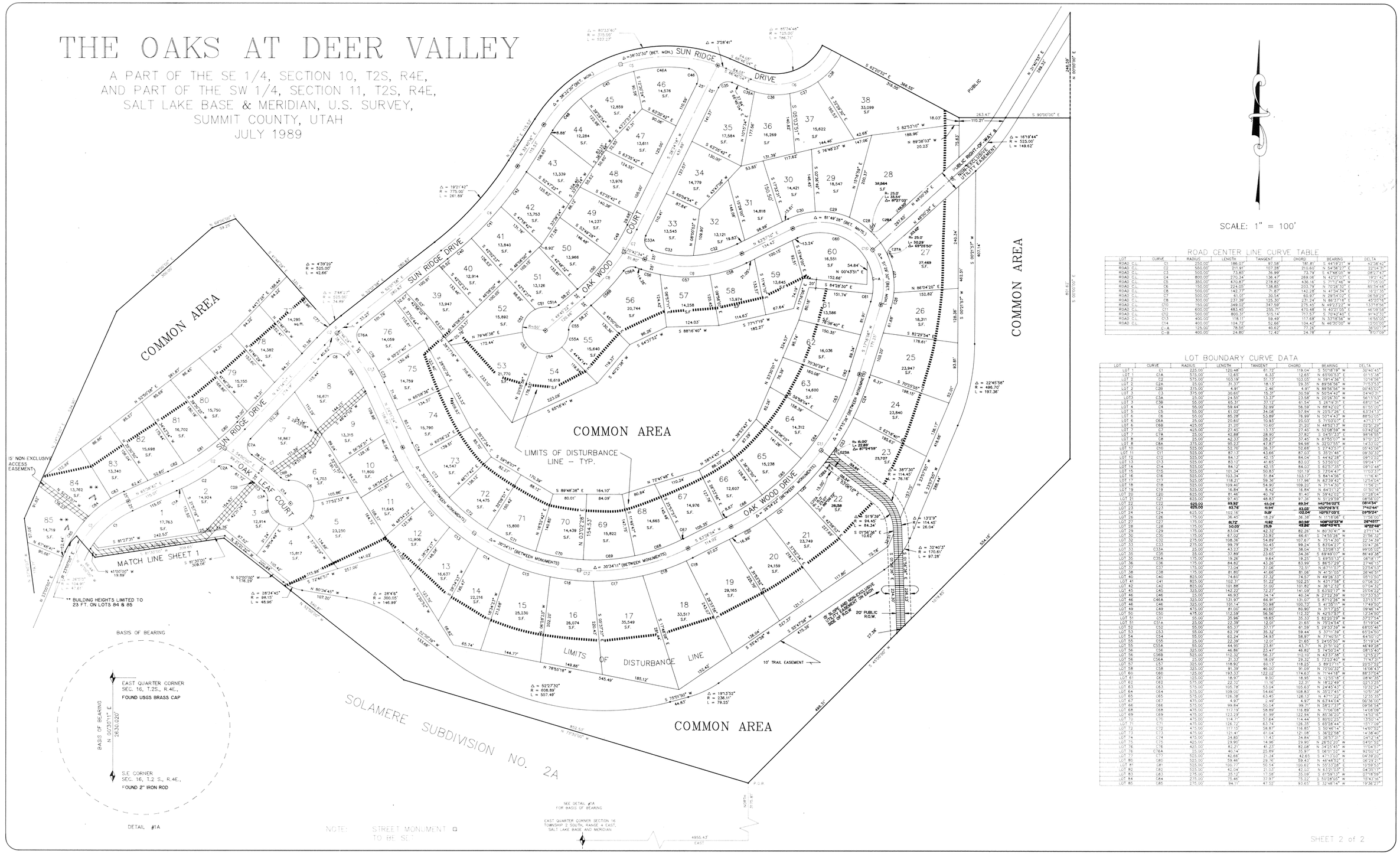
Nº. 311419.
STATE OF Utah.
COUNTY OF Summit.
RECORDED AND FILED AT THE REQUEST OF:
Coalition Title
at 1:20 P.M.
FEE 7.00
89.

COUNTY RECORDER Deputy

JACK JOHNSON COMPANY
Land Planning Architecture Civil Engineering
1910 Prospector Ave.,Suite 200 Park City, Utah 84060
801-645-9000 FAX 801-649-1620

THE OAKS AT DEER VALLEY

A PART OF THE SE 1/4, SECTION 10, T2S, R4E,
AND PART OF THE SW 1/4, SECTION 11, T2S, R4E,
SALT LAKE BASE & MERIDIAN, U.S. SURVEY,
SUMMIT COUNTY, UTAH
JULY 1989



ROAD CENTER LINE CURVE TABLE

LOT	CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
ROAD C.L.	C1	250.00'	97.58'	181.81	97.36'	S 44°19'21" W	42°36'42"
ROAD C.L.	C2	550.00'	211.91'	107.28'	210.60'	N 54°36'27" E	22°04'31"
ROAD C.L.	C3	500.00'	73.85'	73.79'	73.79'	S 47°48'05" W	08°27'47"
ROAD C.L.	C4	800.00'	270.34'	136.47'	269.06'	N 42°21'07" E	19°21'42"
ROAD C.L.	C5	350.00'	470.83'	278.82'	436.16'	S 71°17'46" W	77°05'06"
ROAD C.L.	C6	150.00'	224.03'	138.80'	203.79'	N 70°26'32" E	85°34'48"
ROAD C.L.	C8	500.00'	143.77'	71.87'	143.29'	N 41°54'54" E	16°28'15"
ROAD C.L.	C7	500.00'	61.01'	30.54'	60.97'	N 29°54'02" E	06°59'29"
ROAD C.L.	C8	300.00'	237.39'	125.30'	231.24'	N 86°37'18" E	45°20'16"
ROAD C.L.	C10	150.00'	349.02'	147.59'	275.45'	N 49°23'22" W	133°18'06"
ROAD C.L.	C11	600.00'	483.45'	255.71'	470.48'	N 40°21'05" E	46°08'58"
ROAD C.L.	C12	500.00'	800.31'	515.14'	717.57'	S 70°42'45" E	91°41'05"
ROAD C.L.	C13	400.00'	118.11'	59.49'	117.68'	N 33°18'56" W	16°55'05"
ROAD C.L.	C14	400.00'	104.72'	52.66'	104.43'	N 46°30'00" W	15°00'00"
C-A		125.00'	78.55'	40.62'	77.26'		36°01'7"
C-B		400.00'	24.80'	12.42'	24.78'	/	3°33'09"

LOT BOUNDARY CURVE DATA

LOT	CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
LOT 1	C1	225.00'	120.48'	61.72'	119.04	S 50°18'19" W	30°40'45"
LOT 1	C1A	575.00'	12.65'	6.33'	12.65'	N 65°00'53" E	01°15'36"
LOT 2	C2	575.00'	103.19'	51.73'	103.05'	N 74°50'26" W	10°16'56"
LOT 2	C2A	25.00'	31.37'	18.13'	29.35'	N 89°56'56" W	71°53'53"
LOT 2	C2B	375.00'	4.91'	2.46'	4.91'	N 89°56'56" W	00°45'00"
LOT 3	C3	375.00'	30.60'	15.31'	30.59'	N 50°54'42" W	04°40'31"
LOT3	C3A	25.00'	24.55'	13.33'	23.58'	S 20°28'30" W	56°15'53"
LOT 3	C3B	55.00'	65.31'	37.12'	61.54'	S 26°19'31" E	68°01'54"
LOT 4	C4	56.00'	58.44'	32.99'	56.19'	N 88°43'03" E	59°48'37"
LOT 5	C5	55.00'	61.02'	34.08'	57.94'	N 28°57'26" E	63°34'51"
LOT 6	C6	55.00'	85.28'	53.89'	76.99'	N 50°14'43" W	88°50'05"
LOT 6	C6A	25.00'	20.60'	10.83'	20.03'	S 71°03'07" E	47°13'19"
LOT 6	C6B	425.00'	21.20'	10.60'	21.20'	N 48°52'13" W	02°51'29"
LOT 7	C7	425.00'	27.43'	13.73'	27.42'	N 52°08'59" W	03°42'02"
LOT 7	C7A	25.00'	42.68'	28.90'	37.82'	S 04°51'33" E	98°16'55"
LOT 8	C8	25.00'	42.33'	28.27'	37.45'	N 87°55'07" W	97°01'23"
LOT 8	C8A	375.00'	95.23'	47.81'	94.98'	N 32°07'55" W	14°33'06"
LOT 10	C10	525.00'	52.78'	26.43'	52.68'	S 87°45'15" W	05°45'56"
LOT 11	C11	525.00'	87.13'	43.66'	87.03'	S 35°01'46" E	09°30'39"
LOT 12	C12	525.00'	84.13'	42.15'	84.04'	S 44°42'28" E	09°10'52"
LOT 13	C13	525.00'	83.12'	41.63'	83.03'	S 53°50'02" E	09°04171"
LOT 14	C14	525.00'	84.12'	42.15'	84.03'	S 62°57'35" E	09°10'48"
LOT 15	C15	525.00'	101.34'	50.83'	101.19'	S 73°04'47" E	11°03'51"
LOT 16	C16	525.00'	103.34'	51.84'	103.17'	S 84°14'56" E	11°16'41"
LOT 17	C17	525.00'	118.21'	59.36'	117.96'	N 83°39'42" E	12°54'04"
LOT 18	C18	525.00'	109.40'	54.90'	109.20'	N 71°14'30" E	11°56'31"
LOT 19	C19	525.00'	16.84'	8.42'	16.84'	N 64°51'7" E	01°50'37"
LOT 20	C20	625.00'	81.46'	40.79'	81.40'	N 59°42'02" E	07°28'04"
LOT 21	C21	625.00'	97.45'	48.83'	97.36'	N 51°29'59" E	08°56'04"
LOT 22	C22	625.00'	85.92'	43.04'	89.34'	N42°56'02"E	08°14'34"
LOT 23	C23	625.00'	83.76'	41.94'	83.03	N30°26'36"E	7°40'44"
LOT 24	C24	625.00'	102.16'	51.9'	102.04'	N20°57'03"E	09°22'24"
LOT 26	C26	175.00'	36.45'	18.29'	36.38'	N 11°16'06" E	11°56'00"
LOT 27	C27	175.00'	81.72'	41.62	80.96'	N08°02'33"W	26°45'07"
LOT 28	C28	175.00'	50.03'	25.19	49.86'	N08°43'41"E	16°22'46"
LOT 29	C29	175.00'	83.04'	42.32'	82.26'	N 80°30'41" W	27°11'4"
LOT 30	C30	175.00'	67.02'	33.91'	66.61'	S 74°50'26" W	21°56'33"
LOT 32	C32	275.00'	108.36'	54.89'	107.67'	N 75°14'30" E	22°34'39"
LOT 33	C33	275.00'	99.79'	50.45'	99.24'	S 83°04'27" E	20°47'26"
LOT 33	C33A	25.00'	43.23'	28.31'	38.04'	S 23°08'13" E	99°05'22"
LOT 35	C35	25.00'	37.89'	23.65'	34.36'	S 69°49'07" W	86°49'38"
LOT 35	C35A	175.00'	19.26'	9.64'	19.25'	S 69°53'13" E	06°18'17"
LOT 36	C36	175.00'	84.82'	43.26'	83.99'	S 86°57'29" E	27°46'15"
LOT 37	C37	175.00'	73.04'	37.07'	72.51'	N 67°15'27" E	23°54'53"
LOT 38	C38	175.00'	81.80'	41.66'	81.06'	N 41°51'05" E	26°46'51"
LOT 40	C40	825.00'	74.60'	37.32'	74.57'	N 49°36'13" E	05°10'50"
LOT 41	C41	825.00'	102.31'	51.22'	102.25'	N 43°17'58" E	07°06'30"
LOT 42	C42	825.00'	101.88'	51.00'	101.82'	N 36°12'32" E	07°04'32"
LOT 45	C45	325.00'	142.22'	72.27'	141.09'	S 83°02'17" W	25°04'42"
LOT 46	C46	25.00'	46.93'	34.14'	40.34'	N 27°22'39" W	107°33'53"
LOT 46	C46A	325.00'	66.97'	33.09'	66.85'	S 87°12'26" W	23°39'17"
LOT 46	C46	325.00'	101.14'	50.88'	100.73'	S 41°35'11" W	17°49'50"
LOT 49	C49	475.00'	81.00'	40.60'	80.90'	N 31°17'25" E	09°46'14"
LOT 50	C50	475.00'	112.59'	56.56'	112.32'	N 42°53'25" E	13°34'50"
LOT 51	C51	55.00'	35.96'	18.65'	35.33'	S 82°20'29" W	37°27'54"
LOT 51	C51A	25.00'	22.39'	12.01'	21.65'	N 75°24'54" E	51°19'04"
LOT 52	C52	55.00'	65.17'	37.11'	61.58'	S 29°33'39" W	68°05'46"
LOT 53	C53	55.00'	62.79'	35.32'	59.44'	S 37°11'38" E	65°24'50"
LOT 54	C54	55.00'	62.24'	34.93'	58.97'	N 77°40'51" E	64°50'10"
LOT 55	C55	25.00'	22.39'	12.01'	21.65'	S 24°05'05" W	51°19'04"
LOT 55	C55A	55.00'	44.95'	23.81'	43.71'	N 21°51'02" E	46°49'28"
LOT 56	C56	325.00'	46.86'	23.47'	46.82'	S 74°50'24" E	08°15'40"
LOT 56	C56B	525.00'	112.32'	56.37'	112.10'	N 43°37'38" E	12°15'27"
LOT 56	C56A	25.00'	31.33'	18.09'	29.32'	S 73°23'40" W	71°47'35"
LOT 57	C57	325.00'	118.92'	60.13'	118.25'	S 89°27'11" E	20°57'52"
LOT 58	C58	125.00'	91.39'	46.00'	91.09'	N 72°00'32" E	16°08'43"
LOT 60	C60	125.00'	193.33'	122.00'	174.63'	N 11°44'18" W	88°37'04"
LOT 61	C61	125.00'	18.97'	9.50'	18.95'	N 12°53'18" E	08°41'38"
LOT 62	C62	575.00'	22.32'	11.16'	22.31'	N 18°22'49" E	02°13'23"
LOT 63	C63	575.00'	105.78'	53.04'	105.63'	N 24°45'43" E	10°32'24"
LOT 64	C64	575.00'	109.05'	54.66'	108.83'	N 35°27'45" E	10°51'59"
LOT 65	C65	575.00'	126.38'	63.45'	126.13'	N 47°11'22" E	12°35'35"
LOT 67	C67	475.00'	4.97'	2.49'	4.97'	N 63°44'14" E	00°36'00"
LOT 66	C66	575.00'	99.84'	50.04'	99.71'	N 58°27'37" E	09°56'54"
LOT 68	C68	475.00'	117.19'	58.89'	116.89'	N 71°06'08" E	14°08'09"
LOT 69	C69	475.00'	123.29'	61.99'	122.94'	N 85°36'23" E	14°51'8"
LOT 70	C70	475.00'	114.71'	57.64'	114.44'	S 80°02'25" E	13°50'14"
LOT 71	C71	475.00'	126.72'	63.74'	126.35'	S 65°28'44" E	15°17'06"
LOT 72	C72	475.00'	117.15'	58.87'	116.85'	S 50°46'14" E	14°07'52"
LOT 73	C73	475.00'	121.41'	61.04'	121.08'	S 36°29'58" E	14°38'40"
LOT 74	C74	475.00'	34.85'	17.43'	34.84'	S 26°57'31" E	04°12'14"
LOT 75	C75	425.00'	29.90'	14.96'	29.90'	N 26°52'29" W	04°01'53"
LOT 76	C76	425.00'	81.21'	41.23'	82.08'	N 34°25'45" W	11°04'57"
LOT 76	C76A	55.00'	40.14'	20.89'	39.27'	S 06°01'57" W	92°00'11"
LOT 77	C77	525.00'	42.66'	21.34'	42.65'	S 47°13'03" W	04°39'20"
LOT 80	C80	525.00'	59.46'	29.76'	59.43'	N 46°48'52" E	06°29'21"
LOT 81	C81	525.00'	100.77'	50.54'	100.62'	N 55°33'28" E	10°59'53"
LOT 82	C82	525.00'	42.04'	21.03'	42.03'	N 63°01'03" E	04°35'17"
LOT 83	C83	275.00'	35.12'	17.58'	35.09'	S 61°59'17" W	07°19'59"
LOT 84	C84	275.00'	75.46'	37.97'	75.22'	S 50°28'05" W	15°43'16"
LOT 85	C85	275.00'	94.11'	47.52'	93.65'	S 32°48'14" W	19°36'27"

SHEET 2 of 2

CITY COUNCIL APPROVAL

PRESENTED TO THE BOARD OF THE CITY COUNCIL THIS 29th DAY OF JULY A.D. 1989 AT WHICH TIME THIS RECORD OF SURVEY WAS APPROVED AND ACCEPTED.

MAYOR

ATTEST: Anita L. Shelton
CITY RECORDER

CITY ENGINEER

APPROVED AND ACCEPTED BY THE _____ CITY ENGINEERING DEPARTMENT ON THIS _____ DAY OF _____ A.D. 19__.

CITY ENGINEER

CITY PLANNING COMMISSION

APPROVED AND ACCEPTED BY THE _____ CITY PLANNING COMMISSION ON THIS _____ DAY OF _____ A.D. 19__.

CHAIRMAN

APPROVAL AS TO FORM

APPROVED AS TO FORM ON THIS 4th DAY OF August A.D. 1989.

CITY ATTORNEY

RECORDED

N°. 311419
STATE OF Utah
COUNTY OF Summit
RECORDED AND FILED AT THE REQUEST OF: Coalition Title
at 1:20 p.m.
8-7-89
Brenda Hatch Deputy
COUNTY RECORDER

JACK JOHNSON COMPANY
Land Planning Architecture Civil Engineering
1910 Prospector Ave., Suite 200 Park City, Utah 84060
801-645-9000 FAX 801-649-1620