PLANNING DEPARTMENT ADMINISTRATIVE PUBLIC HEARING
SUMMIT COUNTY, UTAH
February 19, 2026

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. **221 Park Avenue – Historic District Design Review** – The Applicant Proposes to Construct a New 1,647-Square-Foot Single-Family Dwelling in the Historic Residential -1 Zoning District. PL-25-06573
(A) Public Hearing; (B) Action

1.B. **949 Empire Avenue – Extension of a Historic District Design Review** – The Applicant Requests a One-Year Extension to Construct a New Single-Family Dwelling on a Vacant Lot. PL-26-06798
(A) Public Hearing; (B) Action

1.C. **610 Sunnyside Drive – Administrative Permit** – The Applicant Proposes to Construct an Accessory Apartment in the Single-Family Zoning District. PL-25-06640
(A) Public Hearing; (B) Action

1.D. **610 Sunnyside Drive – Administrative Conditional Use Permit** – The Applicant Proposes to Construct a Retaining Wall Greater than Four Feet in Height in the Front Setback in the Single-Family Zoning District. PL-25-06641
(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: **221 Park Avenue**
Application: **PL-25-06573**
Author: **Nan Larsen, Senior Planner**
Date: **February 19, 2026**
Type of Item: **Historic District Design Review**

Recommendation

(I) Review the Historic District Design Review (HDDR) to construct a new Single-Family Dwelling at 221 Park Avenue, (II) conduct a public hearing, and (III) consider approving the HDDR based on the Findings of Fact, Conclusions of Law, and Conditions of Approval outlined in the Draft Final Action Letter (Exhibit A).

Description

Applicant:	Ira Platt Represented by Jonathan DeGray
Location:	221 Park Avenue
Zoning District:	Historic Residential – 1
Adjacent Land Uses:	Residential
Reason for Review:	The Planning Director reviews and takes Final Action on HDDRs.[1]

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

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

Summary

The Applicant proposes to construct a new 1,647-square-foot Single-Family Dwelling (SFD) in the Historic Residential – 1 (HR-1) Zoning District on vacant 221 Park Avenue, Lot 6R of the Houston Park Avenue Plat Amendment.

Background

On January 14, 2026, the Planning Commission approved the 221 Park Avenue Steep Slope Conditional Use Permit (SSCUP) (Agenda Packet, Item 6A; Minutes).

[1] LMC § 15-11-12

On December 3, 2015, the City Council adopted Ordinance No. 15-51, approving the 217 & 221 Park Avenue Plat Amendment to create two Lots (Exhibit B). The Subdivision was recorded on October 28, 2016, as Houston Park Avenue Plat Amendment (Summit County Recorder Entry No. 1056807, Exhibit C).

Figure 1: 221 Park Avenue Vicinity and Existing Conditions

Analysis

See Final Action Letter for Analysis (Exhibit A).

Notice

Staff published notice on the City's website and the Utah Public Notice website and posted notice to the property on February 3, 2026. Staff mailed courtesy notice to property owners within 100 feet on February 3, 2026. The *Park Record* published courtesy notice on February 4, 2026.[2]

Public Input

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

Alternatives

The Planning Director may:

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

[2] LMC § 15-1-21

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

Exhibits

A: Draft Final Action Letter
    Attachment 1: Approved Plans
B: Ordinance No. 15-51
C: Houston Park Avenue Plat Amendment

Planning Department

February 19, 2026

Ira Platt
CC: Jonathon DeGray

NOTICE OF PLANNING DIRECTOR ACTION

Description

Address:	221 Park Avenue
Zoning District:	Historic Residential – 1
Application:	Historic District Design Review
Project Number:	PL-25-06573
Action:	APPROVED WITH CONDITIONS (See Below)
Date of Final Action:	February 19, 2026
Project Summary:	The Applicant proposes to construct a new Single-Family Dwelling (SFD) in the Historic Residential – 1 (HR-1) Zoning District.

Action Taken

On February 19, 2026, the Planning Director conducted a public hearing and approved the Historic District Design Review (HDDR) for a new SFD at 221 Park Avenue according to the following findings of fact, conclusions of law, and conditions of approval:

Findings of Fact

1. The property owner submitted an HDDR application for 221 Park Avenue to construct a SFD in the HR-1 Zoning District on the vacant site.
2. As conditioned, the proposed SFD meets the HR-1 Zoning District Use and Lot and Site Requirements pursuant to LMC § 15-2.2-2 and § 15-2.2-3 and according to the following findings:

Use, Lot and Site Requirements	Analysis
Use:	**Complies:** A SFD is proposed, SFDs are an allowed use in the HR-1 Zoning District (LMC § 15-2.2-2).
Minimum Lot Size, SFD: 1,875 square feet; Maximum Lot Size, SFD: 3,750 square feet	**Complies:** The Lot contains 1,875 square feet and was approved through the Houston Park Plat Amendment.
Minimum Lot Width: 25 feet, measured 15 feet back from the Front Lot Line	**Complies:** 221 Park Avenue has a 25.17-foot Lot width.
Maximum Building Footprint: MAXIMUM FP = (A/2) x $0.9^{A/1875}$ where FP = maximum Building Footprint and A = Lot Area.	**Complies:** The Maximum Building Footprint allowed is 843.75 square feet. The proposed Building Footprint is 838.22 square feet.
Lots that are up to 75 feet in depth require 10-foot Front and Rear Setbacks	**Complies:** The Front and Rear Setback are proposed as 10-foot Setbacks.
Front Setback must be open and free of any Structure, except: • Fences, walls, and retaining walls not more than 4 feet in height. • Roof overhangs, eaves or cornices projecting not more than 3 feet into the Front Setback. • Hard-surfaced driveways leading to a Garage	**Complies:** The Front Setback is proposed to be free of additional Structures except Roof overhangs not projecting more than 3 feet, and a hard-surfaced driveway.
The Rear Setback must be open and free of any Structure except: • Patios, decks, pathways, steps or similar Structures, not more than 30 inches above Final Grade (not including required handrails located at least 1-foot from the Rear Lot Line. • Fences and retaining walls that do not exceed 6 feet above Final Grade. • Mechanical equipment (Screened), hot tubs, or similar Structures no less than 3 feet from Rear Lot Line.	**Complies:** The Rear Setback will remain open and clear of any Structure except patios, pathways, or steps that are not more than 30 inches above Final Grade, and retaining walls that do not exceed 6 feet above Final Grade.
Side Setbacks for Lots up to 37.5 feet in	**Complies:** 3-foot South and North Side

width require 3-foot Setbacks on each side. The Side Setback must be open and free of any Structure except: • A 1-foot roof or eave overhang on Lots with a Side Setback of less than 5 feet. • Fences and Retaining walls not exceeding 6 feet in height from Final Grade. • Patios, decks, pathways, steps, or similar Structures no more than 30 inches in height from Final Grade, not including required handrails.	Setback. The Side Setback will remain open except for a 1-foot roof overhang, a patio with no more than 30 inches in height from Final Grade, and retaining walls that do not exceed 6 feet in height from Final Grade.

3. The SFD meets the HR-1 Zoning District Building height requirements outlined in LMC § 15-2.2-5.

Building Height	Analysis
Building height maximum 27 feet from Existing Grade.	**Complies:** Proposed maximum Building Height is 27 feet from Existing Grade.
Internal Building Height: maximum 35 feet measured from the Lowest Floor Plane to the point of the highest wall top plate that supports the ceiling joists or roof rafters.	**Complies:** Proposed Internal Building Height is 32 feet.
10-foot minimum horizontal step in the downhill façade, unless the First Story is located completely under the finished grade on all sides of the Structure. The horizontal step shall take place at a maximum height of 23 feet from where the Building Footprint meets the lowest point of existing Grade.	**Complies:** A horizontal step of 16 feet is proposed 23 feet above where the Building Footprint meets the lowest point of Existing Grade.
Roof Pitch between 7:12 and 12:12 at the minimum horizonal distance of 20'. Secondary Roof Forms may be below the 7:12 pitch.	**Complies:** Contributing Roof Form measures 7:12 where visible from the primary public Right-of-Way.

4. The SFD Complies with the Off-Street Parking Requirements, pursuant to LMC Chapter 15-3, according to the following findings:

Off-Street Parking	Analysis
Driveway Slope: must not exceed 14%.	**Complies:** The driveway slope is 6%.
Driveway Material: must be Hard-Surfaced.	**Complies:** The Driveway will be concrete, a hard-surface material.
SFD Single Car Garage: minimum 11 feet by 20 feet.	**Complies:** The SFD Single Car enclosed garage is proposed to measure 11 feet by 20 feet.
Two Parking Spaces: exterior 9 feet by 18 feet; interior 11 feet by 20 feet.	**Complies:** The proposed exterior parking space will measure 10 feet by 18 feet. The interior parking space measurement is 11 feet by 20 feet.

5. As conditioned, the proposed SFD complies with LMC § 15-13-8(A), *Regulations for New Residential Infill Construction in Historic District, Universal Regulations*, according to the following findings:

Regulations for new Residential Infill Construction in Historic districts, Universal Regulations	Analysis
New infill residential buildings shall reflect the historic character—simple building forms, unadorned materials, restrained ornamentation—of Park City's Historic Sites.	**Complies:** The proposed SFD is a simple design and building form with restrained ornamentation that is similar to the infill development along the street.
New infill residential buildings shall not directly imitate existing historic structures in Park City.	**Complies:** The proposed SFD does not imitate existing historic structures and is a product of its time while maintaining the character of the street.
A style of architecture shall be selected and all elevations of the new infill residential building shall be designed in a manner consistent with a contemporary interpretation of the chosen selected style.	**Complies:** The building form and style of architecture is contemporary.
New infill residential buildings shall differentiate from historic structures but be compatible with historic structures in materials, features, size, scale and proportion, and massing to protect the integrity of the Historic District as a whole.	**Complies:** The Structure is differentiated from historic structures in that it is a contemporary interpretation of the chosen style but is compatible with the character of Park Avenue in materials, features, massing, and scale.

Building and site design shall respect the existing topography, the character-defining site features, including existing trees and vegetation, and shall minimize cut, fill, and the use of retaining walls.	**Complies:** The Structure has been designed with Stepbacks that are compatible with the Steep Slope, with terraced retaining walls that are minimized with reduced wall height and grade disturbances.
Exterior elements—roofs, entrances, eaves, chimneys, porches, windows, doors, steps, garages, etc.— of the new infill residential building shall be of human scale and shall be compatible with neighboring Historic Structures.	**Complies:** The exterior elements are human scale, are oriented to the street, and are compatible with the historic character of the Street.
Scale and height of new infill residential buildings shall follow the predominant pattern and respect the architecture of the Streetscape or character area with special consideration given to Historic Sites. Size and mass of a structure shall be compatible with the size of the site so that lot coverage, building bulk, and mass are compatible with Historic Sites within the Streetscape or character area.	**Complies:** The proposed scale, height, size, and mass of the SFD is like the Structures to the north and south along Park Avenue – the Structure comprises of a compatible scale and height with the character of the street.
New construction activity shall not physically damage nearby Historic Sites.	**Complies:** Construction activity will be limited to the Site and will not alter adjoining Properties or Historic Sites.
New infill residential buildings shall reinforce visual unity within the context of the Streetscape or character area.	**Complies:** The proposed SFD scale, massing, height, Setbacks, and stepbacks reinforce visual continuity along the street frontage of Park Avenue.
New materials should reflect the character of the Historic District.	**Complies:** The proposed materials consist of painted vertical cedar siding, painted timber columns, and a Class A non-reflective standing seam metal roof. The proposed materials are appropriate to the character of the Historic District.

6. As conditioned, the proposed SFD complies with LMC § 15-13-8(B) *Regulations for New Residential Infill Construction in Historic Distric*t, *Specific Regulations*, according to the following findings:

Regulations for New Residential Infill Construction in Historic Districts, Specific Regulations.	Analysis
Building Setback and Orientation: Lot coverage of new buildings shall be compatible with the surrounding Historic Sites. Structures shall be located on a site in a way that follows the predominant pattern of historic buildings along the street, maintaining traditional setbacks, orientation of entrances, alignment along the street, and open space. New buildings shall have a clearly defined primary entrance oriented toward the street consistent with historic buildings within the Streetscape or character area. Entrances on secondary or tertiary facades of a building shall be clearly subordinate to the entrance on the primary façade. Side yard setbacks similar to those seen historically within the Streetscape or character area shall be established in order to reinforce the pattern of built and open space.	**Complies:** The proposed SFD Lot coverage complies with the Historic District and is compatible with the surrounding established Structures along Park Avenue. The proposed Setbacks are consistent along the Street frontage and follows the predominant pattern of the Structures in the Historic District. The building and primary entrance are oriented to the Street. The primary entrance is clearly defined and is situated closer to the Street than the attached garage. The Side yard Setbacks meet the regulations of the HR-1 District and are like the established Side yard Setbacks along the block.
Topography and Grading: Building and site design shall respond to natural features. New infill residential buildings shall step down or up to follow the existing contours of steep slopes.	**Complies:** The proposed Structure steps back and up with the uphill slope of the site. The Planning Commission approved the Steep Slope Conditional Use Permit on January 14, 2026. All cut in the Existing Grade will be minimized and terraced.
Landscaping and Vegetation: A detailed landscape plan, particularly for areas viewable from the primary public right-of-way, which respects the manner and materials traditionally used in the Historic Districts, shall be provided. When	**Recommended Conditions of Approval 6 & 7, Complies:** Two Conditions of Approval are recommended to ensure the requirements of the Historic District are compliant. It is required that a detailed landscaping plan is submitted prior to the

planning for the long-term sustainability of a landscape system, all landscape relationships on the site, including those between plantings and between the site and its structure(s) shall be considered. Landscape plans shall balance water efficient irrigation methods and drought tolerant and native plant material with existing plant material and site features that contribute to the character of the Historic District.	issuance of a Building Permit and any areas that are disturbed during construction shall be brought back to the original site. The proposed landscaping shall be at least 50% water Wise and compliant with LMC § 15-5-5.
Retaining Walls: a site shall be contoured in a way that reduces the need for retaining walls. When retaining walls are necessary, the visual impact shall be minimized by creating gradual steps or tiers and by using perennial plant material. New retaining walls shall be consistent with historic retaining walls in terms of mass, scale, design, materials, and scale of materials. Simple board-formed concrete, stacked stone and other traditional materials are recommended over concrete block, asphalt, or other modern concrete treatments. Alternative materials may be considered but they shall convey the general scale, texture, and character of historic masonry walls.	**Recommended Condition of Approval 9, Complies:** The proposed modification to the Site for the construction of a SFD will require retaining walls. The retaining walls will be no taller than 4 feet and cuts in the Existing Grade will be minimized and terraced with landscaping to screen the retaining walls.
Parking Areas & Driveways: When locating new off-street parking areas and driveways, the existing topography of a site and integral site features shall be minimally impacted. New driveways shall not exceed ten (10) feet in width.	**Complies:** The proposed driveway is 10 feet wide. The Existing Grade will be minimally altered to allow for a driveway to the attached garage. The proposed Off-Street Parking requirements are met.
Mass, Scale, & Height: Historic height, width, and depth proportions that are important in creating	**Complies:** The proposed SFD Building Form, including height, façade width, and Structure depth are similar to and

compatible infill and maintaining the historic mass and scale of the Streetscape or character area. Building features such as upper story windows, porches, and first floor bays shall be aligned with similar historic building features in the Streetscape or character area. Generally, these elements should align in relation to the topography allowing these elements to "step up" or "step down" the block. Buildings constructed on lots greater than 25 feet wide shall be designed so that the facades visible from the primary public right-of-way reinforce the rhythm along the street in terms of traditional building width, depth, and patterns within the façade. New buildings shall not be significantly taller or shorter than adjacent buildings with special consideration given to surrounding historic buildings.	compatible with the historic character of the district and is compatible infill. The proposed façade design and solid-to-void ratio of the street facing façade is similar the adjacent Structures. A Steep Slope CUP was approved previously by the Planning Commission and the proposed Structure meets the requirements of the Stepback in the HR-1 District.
Foundation: Foundation materials shall be simple in form and minimally visible above grade when viewed from the primary public right-of-way. Acceptable foundation materials may include stone and concrete, wood lattice and vertical boards. Distinction between foundation and wall material shall be clearly defined. Clapboard siding shall not extend to the ground.	**Recommended Condition of Approval 11, Complies:** The proposed SFD foundation material will be concrete that is simple in form and design and will be minimally visible from the primary public right-of-way. There will be clear distinction between the exterior wall material and concrete foundation. The exterior side of the SFD will not extend to the ground.
Doors: The historic pattern of principal doorways along the street shall be maintained. All buildings that face the street shall have a well-defined primary entrance.	**Complies:** The primary entrance is proud of the garage door approximately 2 feet 4 inches. The primary entrance is defined by a covered patio, front entry, and is clearly visible from the Street. The location, size, and material of the front

New doors shall be similar in location, size, and material to those seen traditionally in the Historic District. Doors shall be compatible with the style of both the new building and historical buildings in the Historic District.	door is similar to what was seen traditionally in the Historic District.
Windows: Ratios of solid-to-void that are compatible with surrounding historic buildings shall be used. Large expanses of glazing are inappropriate on residential structures. Large glass surfaces shall be divided into smaller windows that are in scale with those seen historically. Windows shall be historic size and shall relate to the human scale of the Historic District. Windows with vertical emphasis are encouraged. The number of different window sizes and styles on a building or structure shall be limited.	**Complies:** The proposed SFD window solid-to-void ratio is consistent with the established built environment along Park Avenue. The size of the proposed windows are human scale and generally oriented to the street. Windows with a vertical emphasis are proposed. Where horizontal orientation is being proposed or a larger expanse of glazing, the sliding glass door on the front façade, screening through the use of the front balcony solid railing will be used.
Roofs: Roofs of new residential infill buildings shall be visually compatible with roof shapes and orientation of surrounding Historic Sites and adjacent buildings that contribute to the character of the Historic District. Roof materials should appear similar to those seen historically. Metal sheeting or standing seam metal roofs with a baked-on paint finish and galvanized or rusted steel sheeting are generally appropriate. Roofs shall have matte finishes to minimize glare.	**Complies:** The proposed gable roof forms are compatible with the historic character of Park Avenue. The contributing roof form meets the roof pitch required in the Historic Residential –1 District. The roof is proposed to be comprised of non-reflective, matte, standing seam metal roofs that have a baked-on paint finish.
Porches: Porches shall be used to define front entrances. Porches typically cover the entrance, and usually extend partially or	**Complies:** The proposed front porch covers the front entrance and defines the front entry location. The porch extends the width of the front façade.

fully across the main façade. Locate porches on new infill construction in a way that follows the predominant pattern of historic porches along the street, maintaining traditional setbacks, orientation of entrances, and alignment along the Streetscape or character area to reinforce the visual rhythm of the buildings and site elements.	The front porch is minimal in depth and is consistent with front porch dimensions and location along Park Avenue.
Mechanical and Utility Systems and Service Equipment: Mechanical and/or utility equipment, including heating and air conditioning units, meters, and exposed pipes, shall be located on the back of the building or in another inconspicuous location.	**Recommended Condition of 15, Complies:** All mechanical equipment must be located on a tertiary façade beyond the mid-point of the structure. Additionally, visual impact of the equipment must be minimized by incorporating it as an element of the building or landscape design, must be fully screened from adjacent properties and from cross-canyon vantage points, and must be no closer than 3 feet from the Rear and Side Lot Lines.
Materials: Building materials shall be compatible in scale, proportion, texture, finish and color to materials used on Historic Structures in the Historic District. The dimensions of masonry units, wood siding, and other building materials shall be similar to those used historically. The primary siding material for new structures shall appear similar to those on historic structures in the Streetscape or character area.	**Complies:** The proposed siding is a 1x8 vertical cedar siding that will be painted or stained with an opaque finish. The dimensions and primary siding material are consistent with the character on Park Avenue.
Garages: Single car wide tandem garages are recommended. Side-by-side parking configurations are strongly discouraged Garages shall be subordinate to the pedestrian entrance of the house.	**Complies:** A single car wide garage is proposed as attached to the SFD proposed. The door measures 9 feet wide by 8 feet tall. The attached garage is set back from the front entrance of the SFD approximately 2 feet 4 inches.

Balcony: A new balcony shall be simple in design and compatible with the character of the Historic District. Simple wood and metal designs are appropriate for residential structures.	**Complies:** The proposed balcony on the front façade of the SFD will span the width of the Structure. The balcony will be simple in design and is compatible with the established built environment on Park Ave. The balcony measures 5'8" deep and comprises of metal paneling painted timber columns.

Conclusions of Law

1. The proposal complies with LMC § 15-11-12 *Historic District or Historic Site Review.*
2. The proposal, as conditioned, complies with LMC Chapter 15-2.2 *Historic Residential – 1 (HR-1) District.*
3. The proposal, as conditioned, complies with LMC § 15-13-8 *Regulations for new Residential Sites in the Historic District.*
4. The proposal complies with the LMC requirements in Chapter 15-3 Off-Street Parking.

Conditions of Approval

1. If the Applicant does not obtain a building permit within one year of the date of this approval, this HDDR approval will expire unless the Applicant submits a written extension request to the Planning Department prior to the expiration date and the Planning Department approves an extension.
2. Final building plans and construction details shall reflect substantial compliance with the plans approved February 19, 2026, 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.
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 provide adequate snow storage for the new driveway on site and if the driveway is heated, Applicant shall obtain Engineering Department

approval of an encroachment agreement for the portion of the heated driveway in the public right-of-way.

6. 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.
7. The Applicant shall replace any significant vegetation removed in an equivalent manner on site.
8. The Applicant shall submit detailed storm water and drainage mitigation plans to the Engineering Department for review and approval prior to Building Permit issuance.
9. 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.
10. At the time of building permit submittal, any proposed retaining walls must be clearly identified on the plans, showing height and material.
11. No more than two feet of foundation shall be visible on the proposed SFD on the secondary and tertiary facades.
12. Because the home is five feet or less from the property line, snow Shed and Access Agreements will need to be made with neighboring properties.
13. Metal siding shall be a matte finish and roofing materials shall have a Solar Reflectivity Index (SRI) of 35 or less.
14. Any changes to the proposed siding materials must be submitted to the Planning Department for review and approval during Building Permit stage.
15. All mechanical equipment shall be located on the tertiary façade, or on the secondary façade beyond the midpoint of the structure; visual impact of the equipment shall be minimized by incorporating it as an element of the building or landscape design. Mechanical equipment shall be fully screened from adjacent properties, from cross-canyon vantage points and must be setback at least 3 feet from the Rear and Side Lot Lines.

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 call the project planner at 435-640-0558 or email nannette.larsen@parkcity.gov.

Sincerely,

Rebecca Ward, Planning Director

CC: Nan Larsen

Attachment 1: Approved Plans

PLATT RESIDENCE

HISTORIC DISTRICT DESIGN REVIEW

221 PARK AVENUE, PARK CITY, UTAH 84060

CONSULTANTS

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LEGEND

BRICK & STONE	
EARTH	
CONCRETE	
CONCRETE MASONRY UNIT	
STEEL (LARGE SCALE)	
RIGID INSULATION	
ROUGH WOOD	
BLOCKING	
ALUMINUM (LARGE SCALE)	
GRAVEL	
FINISHED WOOD	
BATT OR BLOWN INSULATION	
PLASTER, SAND, GROUT, MORTAR	
STEEL (SMALL SCALE)	
BITUMINOUS PAVING	
PLYWOOD	
GYPSUM BOARD	
OFFICE 103	ROOM NAME / ROOM NUMBER
	FLOOR, POINT ELEV.
	CENTER LINE
	ROUND, DIA.
	CHANNEL
	ANGLE
X/X	DETAIL
4 X/X 3	SECTION CUT, DETAIL
X/X	BUILDING SECTION
X	KEYED NOTES
X	WINDOW TYPE
X	DOOR NUMBER
3	REVISION
A D B C	INTERIOR WALL ELEV.
A	WALL TYPE

CODE ANALYSIS

APPLICABLE CODES

2021 IRC	2021 IBC
2021 IPC	2021 IMC
2020 NEC	2021 IFGC
2021 IECC RES.	2021 IFC
2021 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: 575 S/F
MAIN LEVEL LIVING AREA: 841 S/F
UPPER LEVEL LIVING AREA: 231 S/F
TOTAL LIVING AREA: 1647 S/F
GARAGE AREA: 239 S/F
HEATED DECK: 380 S/F
ENRTY PORCH/WALKWAY/PATIO: 149 S/F
ALLOWABLE FOOTPRINT: 844 S/F
PROPOSED FOOTPRINT: 841 S/F
LOT AREA: 1875 S/F
DISTURBED/GROUND COVER AREA: 900 S/F
IMPERVIOUS AREA: 1283 S/F

INDEX TO DRAWINGS

#	SHEET #	SHEET DESCRIPTION
1	Aa	COVER SHEET
		SURVEY
2	1 of 1	RECORD OF SURVEY AND TOPOGRAPHICAL MAP
		ARCHITECTURAL
3	3D1	3D MODEL VIEWS
4	3D2	3D MODEL VIEWS
5	3D3	STREETSCAPE & CROSS CANYON VIEWS
6	A0.1	ARCHITECTURAL SITE PLAN
7	A0.2	LANDSCAPE PLAN
8	A0.3	STORM WATER POLLUTION PREVENTION PLAN
9	A0.4	PARK CITY WATER DETAILS
10	A1.1	LOWER LEVEL PLAN, MAIN LEVEL PLAN, DECK & PATIO
11	A1.2	UPPER LEVEL PLAN, ROOF DECK, LOW ROOF & HIGH ROOF PLAN
12	A2.1	ELEVATIONS
13	A3.1	BUILDING SECTIONS
14	A4.1	ARCHITECTURAL NOTES AND DETAILS
15	A4.2	ROOF FLASHING DETAILS
16	A5.1	DOOR, WINDOW AND ROOM SCHEDULES

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	OPN'G	OPENING	W.H.	WATER HEATER
E.T.	EXPANSION TANK	PLYWD.	PLYWOOD	W.S.	WATER SOFTNER
EXIST. (E)	EXISTING	PNT.	PAINT	W.W.F.	WELDED WIRE FABRIC
EXT.	EXTERIOR	PNTD.	PAINTED	W.W.M.	WOVEN WIRE MESH

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 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.

THE GRAPHIC MATERIAL AND DESIGN ON THIS SHEET ARE INSTRUMENTS OF SERVICE AND REMAIN AT ALL TIMES THE PROPERTY OF JONATHAN DEGRAY - ARCHITECT P.C. REPRODUCTION OR REUSE OF THE MATERIAL AND DESIGN CONTAINED HEREIN IS PROHIBITED WITHOUT THE WRITTEN CONSENT OF JONATHAN DEGRAY - ARCHITECT P.C. VIOLATORS WILL BE PROSECUTED TO THE FULLEST EXTENT OF THE LAW.
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PROJECT DESCRIPTION:
PLATT RESIDENCE
HISTORIC DISTRICT DESIGN REVIEW
221 PARK AVENUE, PARK CITY, UTAH 84060

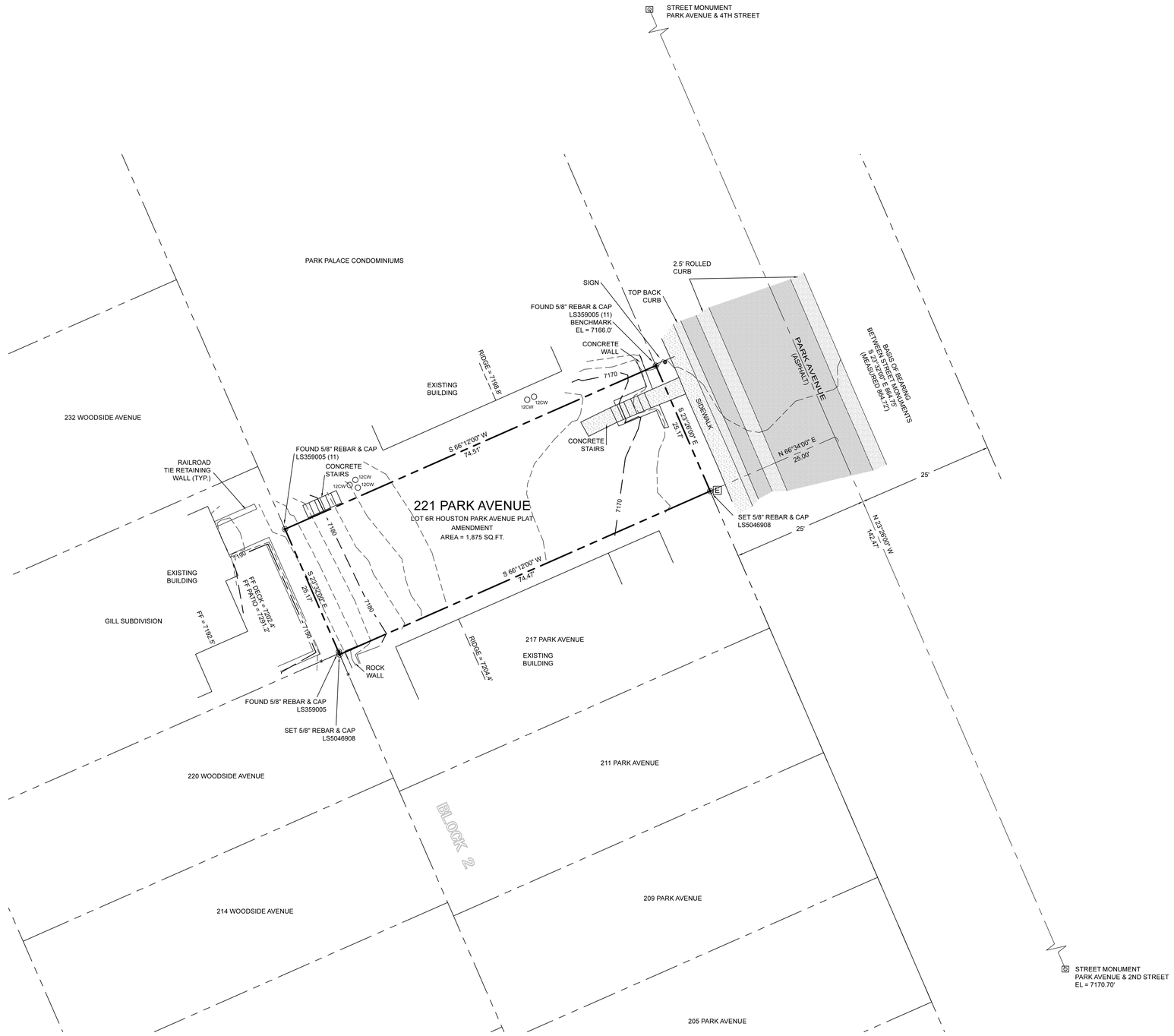
SHEET DESCRIPTION:
COVER SHEET

REVISIONS:

DATE:
DECEMBER 18, 2025

PROJECT NUMBER:
2507-01

SHEET NUMBER:
Aa



RECORD OF SURVEY & TOPOGRAPHICAL MAP

221 PARK AVENUE
LOT 6R HOUSTON PARK AVENUE PLAT AMENDMENT
BLOCK 2 PARK CITY SURVEY
LOCATED IN THE SOUTHEAST QUARTER OF SECTION 16
TOWNSHIP 2S RANGE 4E
SALT LAKE BASE AND MERIDIAN

FERRARI

GRAPHIC SCALE
10 5 0 5 10
1 INCH = 10 FEET

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 6R, HOUSTON PARK AVENUE PLAT AMENDED, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AT THE SUMMIT COUNTY RECORDERS OFFICE.

LEGEND:

- CLIENT PROPERTY LINE
- ADJOINING PROPERTY LINE
- CENTERLINE
- 7170 MAJOR CONTOUR
- MINOR CONTOUR
- X FENCE
- PROPERTY CORNER (AS NOTED)
- E ELECTRIC TRANSFORMER
- STREET MONUMENT
- #CW TREE TRUNK, DIAM., COTTONWOOD

PROJECT INFORMATION:

CLIENT:	IRA PLATT
PROJECT ADDRESS:	221 PARK AVENUE PARK CITY, UT 84060
SERIAL NO:	HPA-6R
RECORD INFORMATION:	LOT 6, HOUSTON PARK AVENUE PLAT AMENDMENT

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 KAREN BACKSTROM.
2. THE EVIDENCE OF BOUNDARY SHOWN HEREON IS TAKEN FROM RECORD INFORMATION COMPILED FROM HOUSTON PARK AVENUE PLAT AMENDMENT.
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 OR 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 OCTOBER 14, 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 S-8555 OF RECORD AND 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 FERRARI 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 6R HOUSTON PARK AVENUE PLAT AMD.
HPA-6R
221 PARK AVENUE
IRA PLATT
PARK CITY SUMMIT COUNTY UTAH

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

SURVEY BY:	GF-TM-MB
SURVEY DATE:	10-14-20
DESIGN BY:	GF
DRAFTING BY:	GF
CHECKED BY:	GF

XREFS:

DRAWING: 221PARKAVE
DATE: 10-23-20

SCALES:
1:10 HORIZONTAL
2'CONTOURS VERTICAL

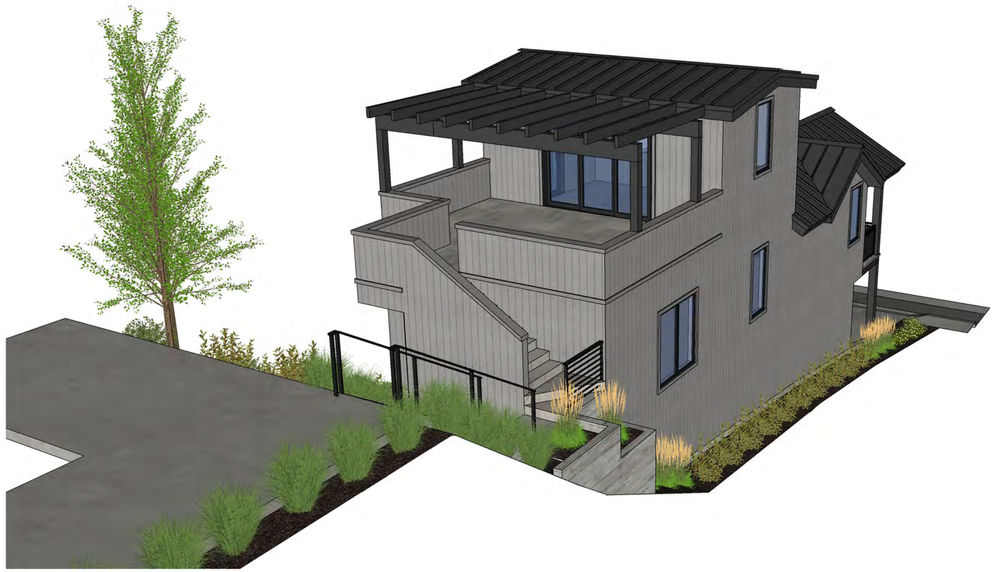
1 OF 1

PROJECT No: 2020.171

NORTHEAST VIEW

NORTHWEST VIEW

SOUTHEAST VIEW



SOUTHWEST VIEW

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Jonathan DeGray
Architect
P.O. Box 1674, 614 Main Street, Suite 302, Park City, Utah 84060
Tel. 435-649-7263, E-mail: degrayarch@qwestoffice.net

PROJECT DESCRIPTION:
221 PARK AVENUE
HISTORIC DISTRICT DESIGN REVIEW
221 PARK AVENUE, PARK CITY, UTAH 84060

SHEET DESCRIPTION:
3D MODEL VIEWS

REVISIONS:

DATE:
December 23, 2025

PROJECT NUMBER:

SHEET NUMBER:
3D 1

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NORTH VIEW

SOUTH VIEW

EAST VIEW

WEST VIEW

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221 PARK AVENUE
HISTORIC DISTRICT DESIGN REVIEW
221 PARK AVENUE, PARK CITY, UTAH 84060

SHEET DESCRIPTION:
3D MODEL VIEWS

REVISIONS:

DATE:
December 23, 2025

PROJECT NUMBER:

SHEET NUMBER:
3D 2

Streetscape

View from uphill

Cross Canyon View

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PROJECT DESCRIPTION:
221 PARK AVENUE
HISTORIC DISTRICT DESIGN REVIEW
221 PARK AVENUE, PARK CITY, UTAH 84060

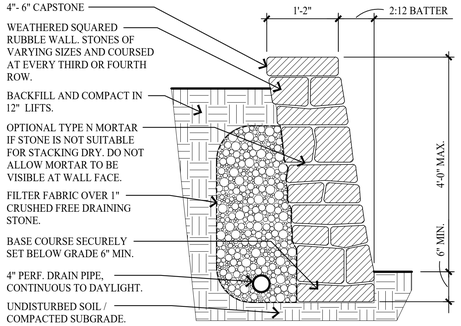
SHEET DESCRIPTION:
STREETSCAPE, UPHILL
AND CROSS CANYON VIEW

REVISIONS:

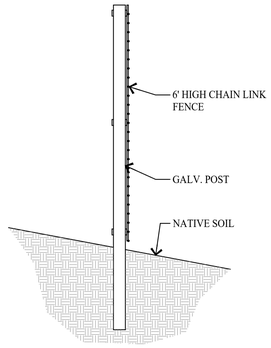
DATE:
December 23, 2025

PROJECT NUMBER:

SHEET NUMBER:
3D 3



4 A0.1 STACKED STONE RETAINING WALL
NO SCALE



3 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'

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

TYPICAL CONCRETE RETAINING WALL SCHEDULE

MARK	HT (max)	FE	TL	WT	HL	FT	KD	A	B	C	D
W1	8'-0"	2'-4"	6'-8"	10"	0	16"	24"	#6@10"	#4@12"	#6@10"	#4@12"
W2	6'-0"	2'-4"	4'-10"	8"	0	14"	12"	#5@12"	#4@12"	#5@12"	#4@12"
W3	4'-0"	2'-4"	2'-10"	8"	0	12"	0	#5@12"	#4@12"	#5@12"	#4@12"
W4	2'-0"	2'-4"	1'-4"	8"	0	12"	0	#4@12"	#4@12"	#4@12"	#4@12"

1 A0.1 L-SHAPE RETAINING WALL
NO SCALE

GENERAL NOTES

SITE PLAN NOTES:

1. ALL SURFACE WATER SHALL DRAIN AWAY FROM THE HOUSE AT ALL POINTS. DIRECT THE DRAINAGE WATER TO THE STREET OR AN APPROVED DRAINAGE COURSE BUT NOT ONTO THE NEIGHBORING PROPERTIES. THE GRADE SHALL FALL A MINIMUM OF 6" WITHIN THE FIRST 10 FEET. -IRC R401.3

STABILIZATION CONSTRUCTION ENTRANCE

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

GRADING NOTES

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

UTILITY NOTES

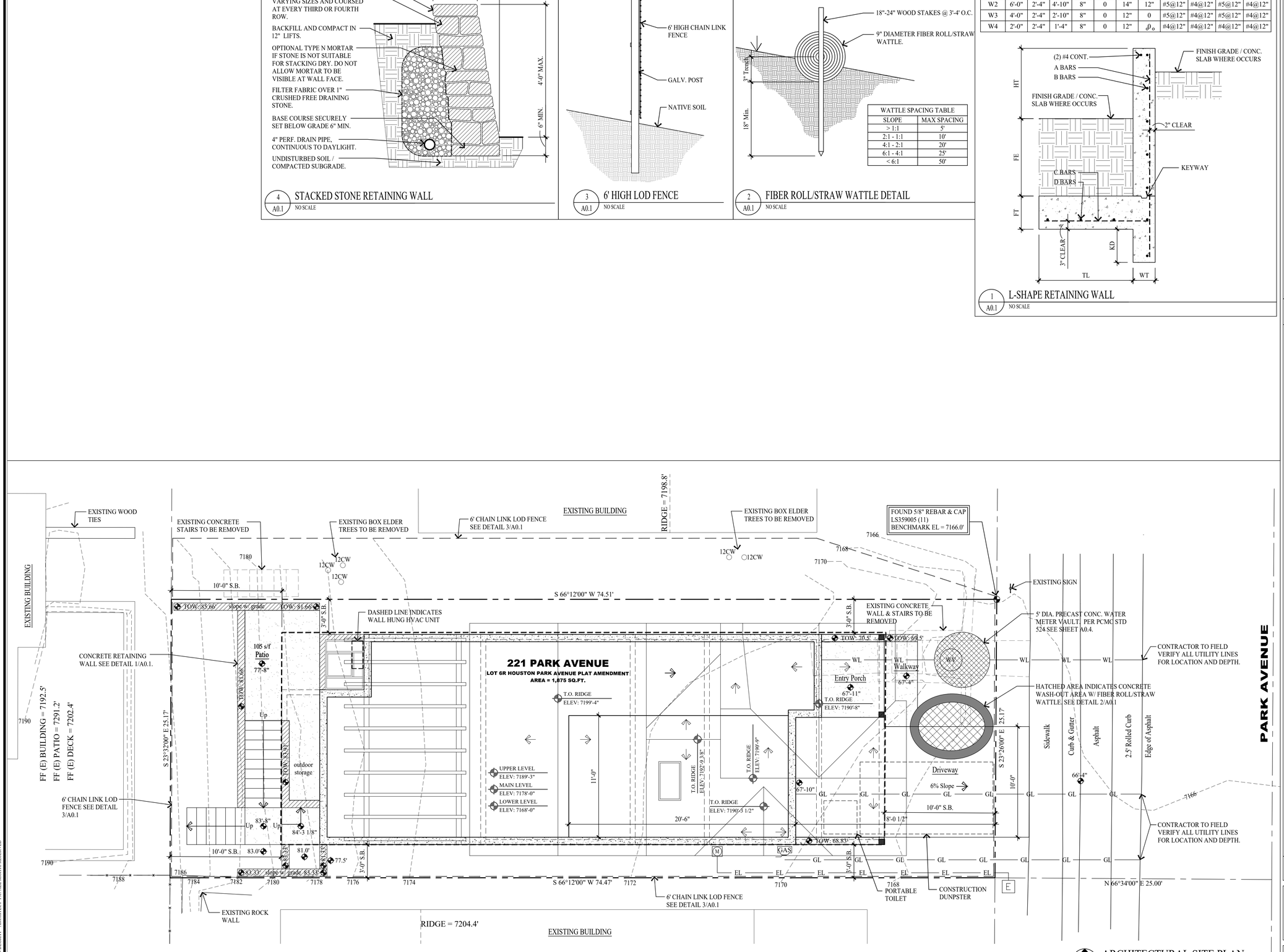
1. ALL UTILITY LINES TO BE UNDERGROUND.
2. ABOVE GRADE UTILITY BOX TO BE IN SCREENED LOCATION.

SNOW REMOVAL

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

LEGEND

- SEWER MANHOLE LID
- ELECTRIC METER BOX
- GAS METER
- WATER VALVE
- WATER METER
- STORM DRAIN LID
- POWER POLE
- WATER METER VAULT
- DATUM ELEVATION
- FIRE HYDRANT
- TELECOM BOX
- ELECTRICAL BOX
- SEWER CLEAN OUT
- LOD FENCE
- SURFACE DRAINAGE FLOW
- EXISTING CONTOUR LINE
- NEW CONTOUR LINE
- ASSUMED CONTOUR LINE
- PROPERTY LINE
- SET BACK LINE
- EXISTING HOUSE FOOTPRINT
- EXISTING ELECTRICAL LINE
- WATER LINE
- SEWER LINE
- GAS LINE
- ELECTRICAL LINE



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

0 5' 10'
GRAPHIC SCALE

NOTE:
1. SWPP SIGN AND SWPP 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.

DISTURBED/GROUND COVER AREA: 900 S/F
IMPERVIOUS AREA: 1283 S/F

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PROJECT DESCRIPTION:
PLATT RESIDENCE
HISTORIC DISTRICT DESIGN REVIEW
221 PARK AVENUE, PARK CITY, UTAH 84060

SHEET DESCRIPTION:
ARCHITECTURAL SITE PLAN

REVISIONS:

DATE:
DECEMBER 18, 2025

PROJECT NUMBER:
2507-01

SHEET NUMBER:
A0.1

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PLANT SCHEDULE

SYMBOL	KEY	QUANITY	COMMON NAME	SCIENTIFIC NAME	SIZE	SPACING	COMMENTS
			DECIDUOUS TREES				
	A	3	Aspen	Populus tremuloides	3" Dia.	6'-10'	
	B	1	Rocky Mtn. Maple	Acer Glabrum	3" Dia.	3'-8'	
			SHRUBS				
	C	10	Red twig dogwood	Cornus sericea "baileyi"	5 Gal.		Spacing as noted on plan
	D	8	Red Chokeberry	Aronia arbutifolia	5 Gal.		Spacing as noted on plan
	J	9	Tall Karl Forester		1 Gal.		Spacing as noted on plan
	K	3	Lavender		1 Gal.		Spacing as noted on plan
			GROUND COVER and HYDROSEEDING				
	E	10	Mountain Lover	Pachistima Myrsinites	4" Pots	12"-18"	Distribute Equally
	F	10	Creeping Mahonia	Mahonia Repens	1 Gal.	12"-18"	Distribute Equally
	G	118 S/F	Wood Chips		Small		3" Thick Layer
	H	782 S/F	Native Grass Seed Mix		1 lb/1500	Hydroseed	See seed mix below

NATIVE GRASS SEED MIX

The seed mix shall be utilized in 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./ acre each of Linum lewisii and Penstemon Eatonii with native grass seed mixture.

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 DISCREPANCY, THE ILLUSTRATED LOCATIONS SHALL DICTATE COUNT.
5. CONTRACTOR SHALL COORDINATE ALL PLANTING WITH IRRIGATION CONTRACTOR, AS NEEDED.
6. IN THE 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.

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

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

603.5 Home Ignition Zone.

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

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

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

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

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

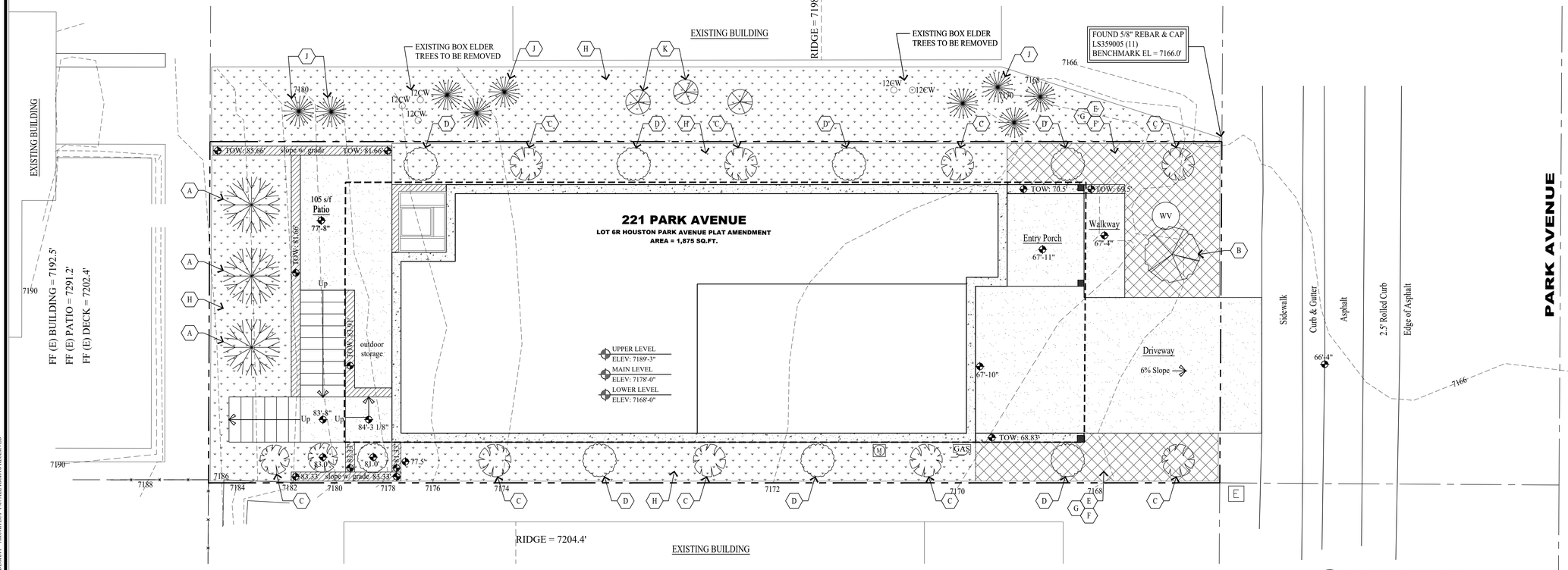
1. All vegetation in this zone must be on the approved list. See Municipal Code Section 14-1-5 (Also see 2006 Utah Wildland Urban Interface Code Appendix B).
2. All dead and dying vegetation shall be removed.
3. Grasses must be kept to a maximum of 4 inches in height above ground.
4. Vegetation under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

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

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

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

NOTE:
THE LANDSCAPING SHALL HAVE AN IRRIGATION SYSTEM WITH A WATERSENSE LABELED SMART IRRIGATION CONTROLLER. PER LMC 15-5-5 (N).



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

GENERAL NOTES

SITE PLAN NOTES:

1. ALL SURFACE WATER SHALL DRAIN AWAY FROM THE HOUSE AT ALL POINTS. DIRECT THE DRAINAGE WATER TO THE STREET OR AN APPROVED DRAINAGE COURSE BUT NOT ONTO THE NEIGHBORING PROPERTIES. THE GRADE SHALL FALL A MINIMUM OF 6" WITHIN THE FIRST 10 FEET. -IRC R401.3

STABILIZATION CONSTRUCTION ENTRANCE

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

GRADING NOTES

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

UTILITY NOTES

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

SNOW REMOVAL

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

LEGEND

- SEWER MANHOLE LID
- ELECTRIC METER BOX
- GAS METER
- WATER VALVE
- WATER METER
- STORM DRAIN LID
- POWER POLE
- WATER METER VAULT
- DATUM ELEVATION
- FIRE HYDRANT
- TELECOM BOX
- ELECTRICAL BOX
- SEWER CLEAN OUT
- LOD FENCE
- SURFACE DRAINAGE FLOW
- EXISTING CONTOUR LINE
- NEW CONTOUR LINE
- ASSUMED CONTOUR LINE
- PROPERTY LINE
- SET BACK LINE
- EXISTING HOUSE FOOTPRINT
- E — EXISTING ELECTRICAL LINE
- WL — WATER LINE
- SL — SEWER LINE
- GL — GAS LINE
- EL — ELECTRICAL LINE

0 5' 10'
GRAPHIC SCALE

NOTE:
1. SWPP SIGN AND SWPP 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.

DISTURBED/GROUND COVER AREA: 900 S/F
IMPERVIOUS AREA: 1283 S/F

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

PROJECT DESCRIPTION:
PLATT RESIDENCE
HISTORIC DISTRICT DESIGN REVIEW
221 PARK AVENUE, PARK CITY, UTAH 84060

SHEET DESCRIPTION:
LANDSCAPE PLAN

REVISIONS:

DATE:
DECEMBER 18, 2025

PROJECT NUMBER:
2507-01

SHEET NUMBER:
A0.2

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LEGEND

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- GAS METER
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- WATER METER
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- WATER METER VAULT
- DATUM ELEVATION
- FIRE HYDRANT
- TELECOM BOX
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- EXISTING CONTOUR LINE
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- PROPERTY LINE
- SET BACK LINE
- EXISTING HOUSE FOOTPRINT
- EXISTING ELECTRICAL LINE
- WATER LINE
- SEWER LINE
- GAS LINE
- ELECTRICAL LINE

GRAPHIC SCALE 0 5' 10'

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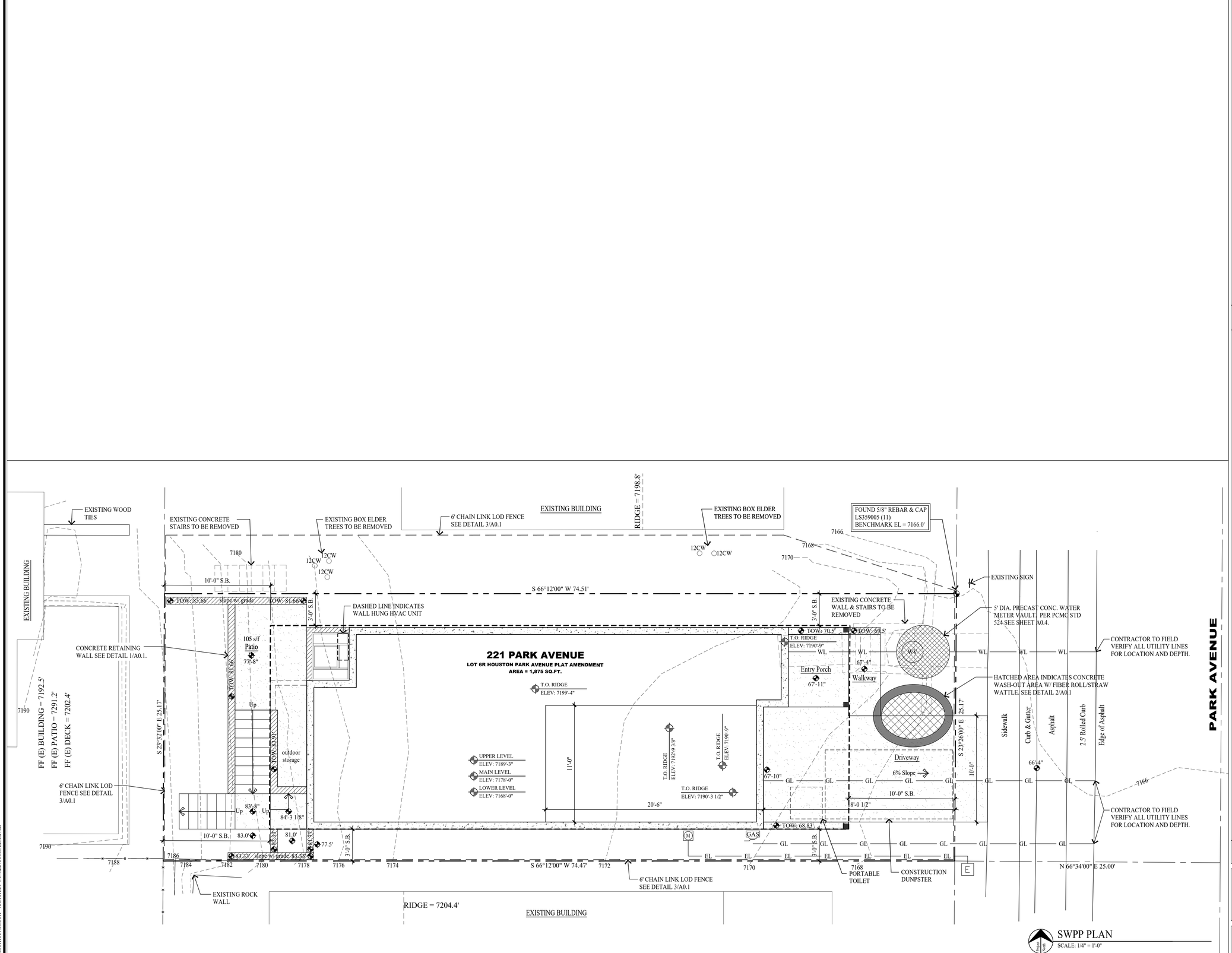
DISTURBED/GROUND COVER AREA: 900 S/F
IMPERVIOUS AREA: 1283 S/F



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

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PLATT RESIDENCE
HISTORIC DISTRICT DESIGN REVIEW
221 PARK AVENUE, PARK CITY, UTAH 84060

SHEET DESCRIPTION:
SWPP PLAN

REVISIONS:

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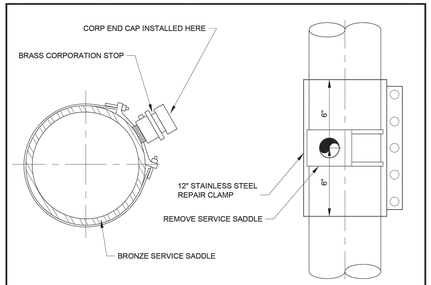
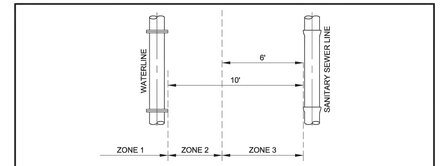


SERVICEABLE SADDLE NONSERVICEABLE SADDLE

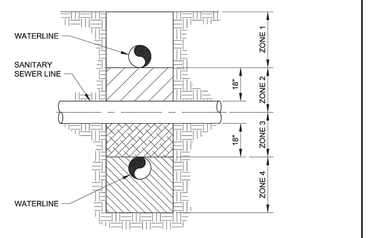
NOTES:

1. IF BOTH THE BRONZE SADDLE AND CORPORATION STOP ARE IN GOOD CONDITION:
   A. THE CORPORATION IS TO BE SHUT OFF, DISCONNECTED FROM THE SERVICE LATERAL, AND INSPECTED FOR LEAKS
   B. IF THE BRONZE SADDLE AND CORPORATION STOP ARE IN GOOD CONDITION AND DO NOT LEAK A BRASS END CAP IS TO BE INSTALLED ON THE CORPORATION STOP (5/) FORD CAP-24-3-NL, 1" FORD CAP-2-4-NL, OR FORD CAP 4-4-NL, 1 ½"-FORD CAP-2-6-NL OR FORD CAP-4-6-Q-NL) OR APPROVED EQUIVALENTS
   C. APPLY WAX TAPE COATING SYSTEM TO SERVICE SADDLE BOLTS AND CORPORATION STOP (STD. PLAN 534.2)
2. A WATER SHUTDOWN AND INSTALLATION OF A STAINLESS-STEEL REPAIR CLAMP WILL BE MANDATORY IF, BUT NOT LIMITED TO:
   A. THE SADDLE IS NOT BRONZE, IS IN POOR CONDITION, OR LEAKS
   B. THE CORPORATION STOP LEAKS OR IS TAPPED DIRECTLY INTO THE WATER MAIN
   C. THE SURFACE AREA OF THE WATER MAIN SURROUNDING THE TAP IS IN POOR CONDITION
   D. APPLY WAX TAPE COATING SYSTEM TO THE ENTIRE STAINLESS STEEL REPAIR CLAMP, THE BAND, BOLTS, AND NUTS (STD. PLAN 534.2)

PARK CITY MUNICIPAL CORPORATION WATER	DATE	¾" TO 2" SERVICE LINE ABANDONMENT	STD. PLAN
	03/2024		548
	REV.		
	0		



HORIZONTAL SEPARATION REQUIREMENTS



VERTICAL SEPARATION REQUIREMENTS

NOTES:

1. SEE STD. PLAN 547-B FOR HORIZONTAL AND VERTICAL SEPARATION REQUIREMENT NOTES.
2. ALL CULINARY WATER MAINS AND LATERALS SHALL BE INSTALLED ABOVE SEWER LINES UNLESS APPROVED BY PARK CITY AND UTAH DIVISION OF DRINKING WATER.

PARK CITY MUNICIPAL CORPORATION WATER	DATE	WATER - SANITARY SEWER SEPARATION	STD. PLAN
	6/2019		547-A
	REV.		
	1		

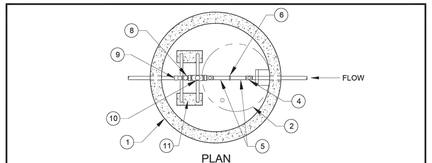
HORIZONTAL SEPARATION
NOTES:

1. ZONE 1: WATER LINE AND SEWER LINE SEPARATED 10 FEET OR GREATER - NO SPECIAL REQUIREMENTS
   ZONE 2: A) WATER LINE SEPARATED BY AT LEAST 6 FEET AT OUTSIDE PIPE WALLS AND B) BOTTOM OF WATER LINE IS AT LEAST 18 INCHES ABOVE TOP OF SEWER LINE AND C) WATER LINE CONSTRUCTED WITH MECHANICAL, RESTRAINED JOINT PIPE AND SITE SPECIFIC REQUIREMENTS APPROVED BY DIVISION OF ENVIRONMENTAL QUALITY, DIVISION OF DRINKING WATER
   ZONE 3: WATER LINE AND SEWER LINE SEPARATION LESS THAN 6 FEET - NOT ALLOWED
2. SERVICE LINE TAPS NOT ALLOWED IN ZONE 2.
3. SERVICE LINE TAPS WITHIN ZONE 3 ALLOWED ONLY BY SITE SPECIFIC APPROVAL BY DIVISION OF ENVIRONMENTAL QUALITY, DIVISION OF DRINKING WATER
4. MAINTAIN 10 FEET HORIZONTAL SEPARATION AND 18 INCHES VERTICAL SEPARATION ABOVE SANITARY SEWER FORCE MAINS
5. CONSULT SNYDERVILLE BASIN WATER RECLAMATION DISTRICT FOR SANITARY SEWER REQUIREMENTS AND SEWER LINE MODIFICATIONS

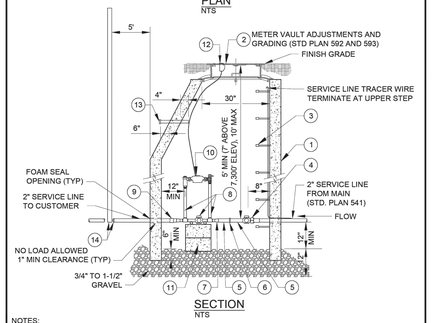
VERTICAL SEPARATION
NOTES:

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. PLAN 543. INSTALL CONTROLLED LOW-STRENGTH MATERIAL (CLSM), "FLOWABLE FILL", 150 PSI MAXIMUM MIX DESIGN WITHIN WATER PIPE ZONE AND TO 18 INCHES ABOVE SEWER LINE
   ZONE 3: WATER LINE BELOW SEWER LINE SEPARATED LESS THAN 18 INCHES - LOOP WATER LINE, REFER TO STD. PLAN 543. INSTALL CONTROLLED LOW-STRENGTH MATERIAL (CLSM), "FLOWABLE FILL", 150 PSI MAXIMUM MIX DESIGN 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", 150 PSI MAXIMUM MIX DESIGN WITHIN WATER PIPE ZONE AND TO 18 INCHES ABOVE SEWER LINE
2. SERVICE LINE TAPS NOT ALLOWED IN ZONES 2 AND 3.
3. MAINTAIN 10 FEET HORIZONTAL SEPARATION AND 18 INCHES VERTICAL SEPARATION ABOVE SANITARY SEWER FORCE MAINS
4. CONSULT SNYDERVILLE BASIN WATER RECLAMATION DISTRICT FOR SANITARY SEWER REQUIREMENTS AND SEWER LINE MODIFICATIONS
5. ALL CULINARY WATER MAINS AND LATERALS SHALL BE INSTALLED ABOVE SEWER LINES UNLESS APPROVED BY PARK CITY AND UTAH DIVISION OF DRINKING WATER.

PARK CITY MUNICIPAL CORPORATION WATER	DATE	WATER - SANITARY SEWER SEPARATION	STD. PLAN
	05/2019		547-B
	REV.		
	1		



PLAN
NTS



SECTION
NTS

NOTES:
1. REFER TO STD. PLAN 520 FOR GENERAL REQUIREMENTS - METER, METER VAULT, AND SERVICE LINE.
2. REFER TO STD. PLAN 524 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
	03/2024		524
	REV.		
	0		

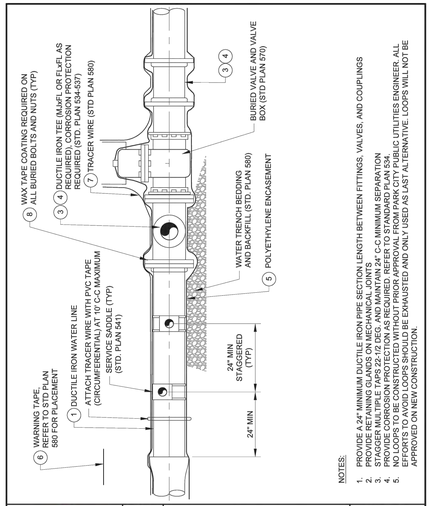
LEGEND AND APPROVED PARTS LIST

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
		FORD	B11-777Q
5	2" DIA. BRASS NIPPLE x 4" LENGTH, M.I.P.		
6	2" BRONZE UNION, F.I.P., THREADED		
7	1-1/2" METER YOKE 2" BRASS NIPPLE x 4" LENGTH, 2" x 1-1/2" BRONZE BELL REDUCER, AND 1-1/2" CLOSE BRASS NIPPLE 2" METER YOKE 2" BRASS NIPPLE x 4" LENGTH		
8	1-1/2" METER YOKE COMMERCIAL SERVICE: WITH BYPASS RESIDENTIAL SERVICE: WITHOUT BYPASS IRRIGATION SERVICE: WITHOUT BYPASS **METER LAY LENGTH – 13 INCHES**	MUELLER	1-1/2"x18" B-1423-2-01N (WITH BYPASS) 1-1/2"x18" B-2422-2N (W/O BYPASS)
		FORD	1-1/2" VBHC76-18B-11-66-NL (WITH BYPASS) 1-1/2" VBHC76-18-11-66-NL (W/O BYPASS)
	2" METER YOKE COMMERCIAL SERVICE: WITH BYPASS RESIDENTIAL SERVICE: WITHOUT BYPASS IRRIGATION SERVICE: WITHOUT BYPASS **METER LAY LENGTH – 17 INCHES**	MUELLER	2"x18" B-1423-2-01N (WITH BYPASS) 2"x18" B-2422-2N (W/O BYPASS)
		FORD	2" VBHC77-18B-11-77-NL (WITH BYPASS) 2" VBHC77-18-11-77-NL (W/O BYPASS)
9	1-1/2" METER YOKE F.I.P x CTS AND 2" BRASS NIPPLE x 4" LENGTH 2" x 1-1/2" BRONZE BELL REDUCER, AND 1-1/2" CLOSE BRASS NIPPLE	MUELLER	H-15451N
	2" METER YOKE F.I.P x CTS AND 2" BRASS NIPPLE x 4" LENGTH	FORD	C-14-66-G-NL
10	METER, SUPPLIED AND INSTALLED BY PCMC	SENSUS	OMNI
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
	03/2024		524 S
	REV.		
	2		



NOTES:
1. PROVIDE A 24" MINIMUM DUCTILE IRON PIPE SECTION LENGTH BETWEEN FITTINGS, VALVES, AND COUPLINGS
2. PROVIDE RETAINING GLANDS ON MECHANICAL JOINTS
3. STAGGER MECHANICAL JOINTS AT LEAST 24" C-C MINIMUM SEPARATION
4. PROVIDE CORROSION PROTECTION AS REQUIRED. REFER TO STANDARD PLAN 534.
5. NO LOOPS TO BE CONSTRUCTED WITHOUT PRIOR APPROVAL FROM PARK CITY PUBLIC UTILITIES ENGINEER. ALL LOOPS TO BE CONSTRUCTED AS SHOWN ON THIS DETAIL. EXHAUSTED AND DEAD ENDS ARE NOT APPROVED ON NEW CONSTRUCTION.

PARK CITY MUNICIPAL CORPORATION WATER	DATE	WATER MAIN DUCTILE IRON PIPE 4" TO 12" DIAMETER	STD. PLAN
	03/2024		540-A
	REV.		
	2		

LEGEND AND APPROVED PARTS LIST

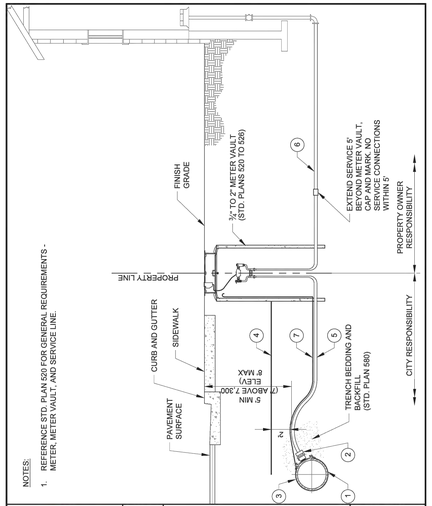
ITEM	DESCRIPTION	ACCEPTABLE MANUFACTURER	MODELS
1	DUCTILE IRON PIPE, 4" TO 12" DIAMETER, PRESSURE CLASS 350, CEMENT-MORTAR LINING, ASPHALTIC INTERIOR/EXTERIOR COATING, AWWA C150 / C151 / C104	U.S. PIPE (1) PACIFIC STATES	STANDARD JOINT PIPE: PUSH ON TYTON JOINT
		U.S. PIPE (1) PACIFIC STATES	RESTRAINED JOINT PIPE: THRUST-LOCK TR FLEX
2	POLYVINYL CHLORIDE (PVC) PIPE, C.I.O.D., C900, DR 18, INTEGRAL BELL JOINT (ALLOWABLE SIZE 8" – 12")	JM EAGLE (1)	STANDARD JOINT PIPE: BLUE BRUTE
3	DUCTILE IRON FITTINGS, 4" TO 12" DIAMETER, FULL BODY, PRESSURE CLASS 350, CEMENT MORTAR LINED, ASPHALTIC EXTERIOR COATING, AWWA C153 / C104 FLANGES: AWWA C110 / C115, CLASS 125 FLANGE WITH FULL FACE OR RING FLANGE-TYPE GASKETS	U.S. PIPE (1) PACIFIC STATES	PUSH ON STYLE FITTING: TYTON JOINT FLANGED FITTING:
		U.S. PIPE (1) PACIFIC STATES	RESTRAINED JOINT PIPE: THRUST-LOCK TR FLEX
4	FITTINGS – DUCTILE IRON MECHANICAL JOINT PIPE WITH RETAINER GLANDS OR SST TIE ROD / NUT RESTRAINTS, AWWA C110 / C111 / C104	EBBA IRON (1)	FITTINGS: MECHANICAL JOINT RETAINER GLANDS: MEGALUG SERIES 1100, STD T-BOLTS AND NUTS
5	V-BIO ENHANCED POLYETHYLENE ENCASEMENT, AWWA C105 & AWWA C703E METHODS A & C	MCWANE (1)	AWWA C703E METHOD A (4 MIL) AT PIPE AND AWWA C703E METHOD C (10 MIL) AT BOLT-TYPE JOINTS, FITTINGS, AND VALVES
6	DETECTABLE UNDERGROUND WARNING TAPE, 5-MIL MINIMUM, ALUMINUM BACKING, BLUE BACKGROUND, 6" WIDE	SETON (1)	85525
7	TRACER WIRE: 12 GA. SOLID, BLUE PVC INSULATION; WIRE-WIRE CONNECTORS SILICONE-FILLED WIRE NUTS	CONNECTORS: IDEAL INDUSTRIES (1)	TWISTER DB PLUS OR APP'D EQUAL
8	WAX TAPE COATING SYSTEM, APPLY TO ALL BURIED BOLTS AND NUTS INCLUDING MECHANICAL JOINT RESTRAINT SYSTEMS, AWWA C 217. REFER TO STD. PLAN 534.		
9	HDPE 4710 PIPE, 150 PSI MIN WORKING PRESSURE	JM EAGLE (1)	INTEGRAL DOUBLE STRIPE CULINARY: BLUE IRRIGATION: PURPLE
10	HDPE 4710 PIPE FITTINGS, 150 PSI MIN WORKING PRESSURE	JM EAGLE (1)	
11	HDPE WELD ON FLANGE ADAPTER WITH 316 SST BACKER RING	JM EAGLE (1)	
12	AC PIPE COUPLING	HYMAX	2 WIDE-RANGE COUPLING
13	PERMASTRAND PIPE COUPLING	ROMAC	MACRO HP COUPLING

PARK CITY MUNICIPAL CORPORATION WATER	DATE	WATER MAIN AND FIRE LINES	STD. PLAN
	03/2024		540 S.1
	REV.		
	1		

DETAIL NOTES

1. COORDINATE PIPE SIZE WITH APPROVED PLANS PRIOR TO ORDERING MATERIALS
2. LOCATE MAIN, FITTINGS, VALVES, AND FIRE LINES PER APPROVED PLANS
3. DUCTILE IRON PIPE IS REQUIRED WHEN WATER SYSTEM DESIGN PRESSURE EXCEEDS 200 PRESSURE RATING
4. PROVIDE "DOMESTIC" DUCTILE IRON FITTINGS
5. PROVIDE 316 STAINLESS STEEL BOLTS AND NUTS WITH ANTI-SEIZE LUBRICATION ON ALL FLANGED CONNECTIONS
6. REFER TO STANDARD PLAN 534 FOR SUPPLEMENTAL EXTERNAL CORROSION PROTECTION REQUIREMENTS. WHEN CATHODIC PROTECTION IS REQUIRED REFER TO STD. PLANS 534-538.
7. REFER TO SPECIFICATIONS FOR FLUSHING, HYDROSTATIC TESTING, AND DISINFECTING REQUIREMENTS
8. (1) DENOTES "OR APPROVED EQUAL" MANUFACTURER AND MODEL. SUBMIT IN ACCORDANCE WITH CITY STANDARDS

PARK CITY MUNICIPAL CORPORATION WATER	DATE	WATER MAIN AND FIRE LINES	STD. PLAN
	03/2024		540 S.2
	REV.		
	1		



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
	03/2024		541
	REV.		
	2		

LEGEND AND APPROVED PARTS LIST

ITEM	DESCRIPTION	ACCEPTABLE MANUFACTURER	MODELS
1	SERVICE SADDLE: • DUCTILE IRON (DI) PIPE; DUAL STRAP • PVC PIPE; DUAL STRAP • ASBESTOS CEMENT (AC) PIPE; DUAL STRAP • PERMASTRAND PIPE; DUAL STRAP • HDPE PIPE; ELECTROFUSION	POWERSEAL	DI, PVC, AC & PERMASTRAND PIPE; STAINLESS STEEL SADDLECORP 3450AS-POWERJOINT, 2" SERVICE
		ROMAC	PVC, AC & PERMASTRAND PIPE; STYLE 202NS DUAL STAINLESS STEEL STRAPS, 2" SERVICE, FIP THDS
		FORD	DI PIPE; BRONZE, STYLE 202B, 2" SERVICE, FIP THDS
		ISCO OR APPV'D EQUAL	HDPE PIPE; 2" SERVICE, BY APPROVAL
2	BRASS CORPORATION STOP, INLET IP THREAD, OUTLET CTS COMPRESSION	MUELLER	B-25008N
		FORD	FB1100-2-Q-NL
3	V-BIO ENHANCED POLYETHYLENE ENCASEMENT, AWWA C105 & AWWA C703E METHOD C	MCWANE OR APPV'D 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	2" WATER SERVICE LINE: HIGH-DENSITY POLYETHYLENE TUBING (CTS), BLUE, SDR 9, AWWA C901	ADS OR APPV'D EQUAL	
6	WATER SERVICE LINE: HIGH-DENSITY POLYETHYLENE TUBING (CTS), BLUE, SDR 9, AWWA C901	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 TO 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
	03/2024		541 S
	REV.		
	2		

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PROJECT DESCRIPTION:
PLATT RESIDENCE
HISTORIC DISTRICT DESIGN REVIEW
221 PARK AVENUE, PARK CITY, UTAH 84060

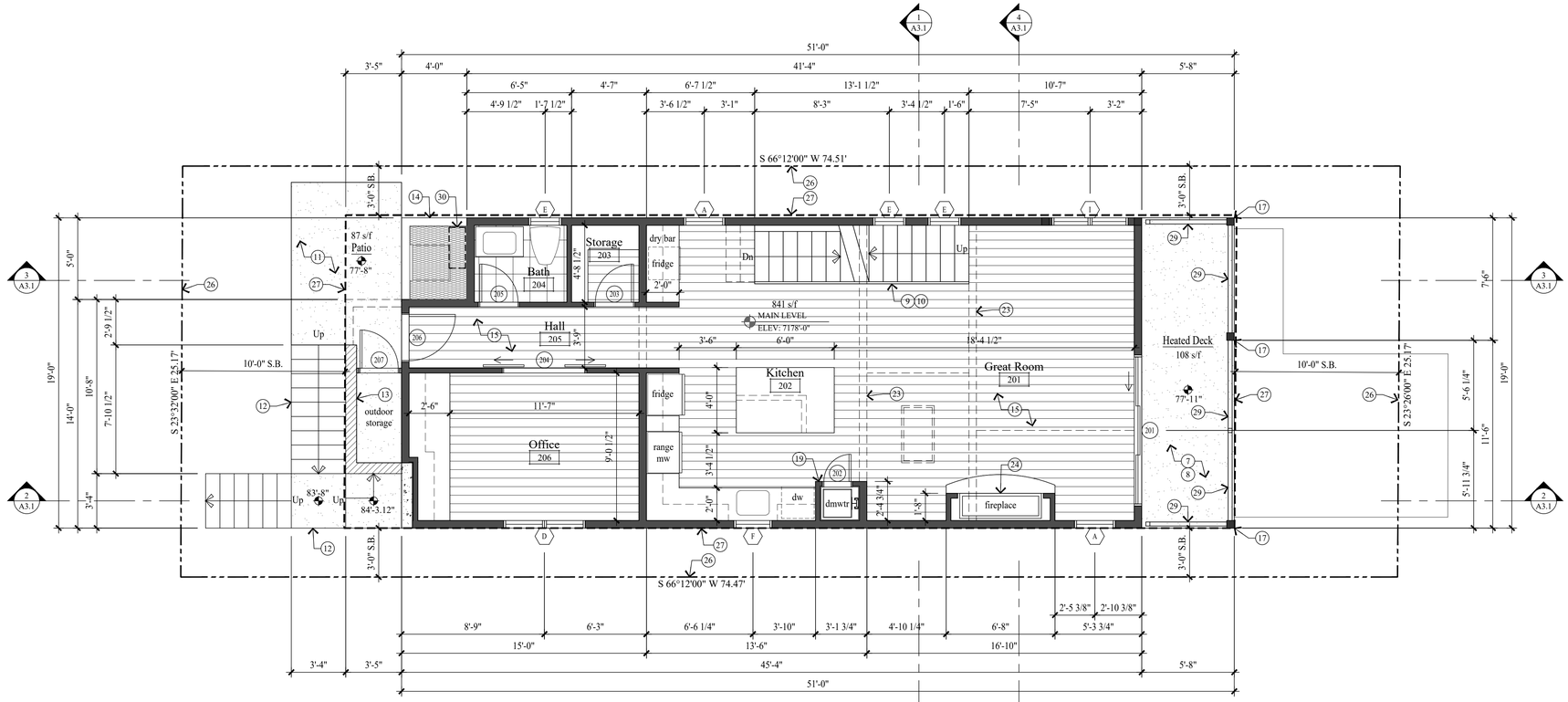
SHEET DESCRIPTION:
PARK CITY WATER DETAILS

REVISIONS:

DATE:
DECEMBER 18, 2025

PROJECT NUMBER:
2507-01

SHEET NUMBER:
A0.4



MAIN LEVEL PLAN, DECK & PATIO

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

LOWER LEVEL PLAN

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

GENERAL NOTES

NEW CONCRETE WALL

NEW 2x FRAMED WALL

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

2. EXTERIOR WALLS TO BE 2x6 FRAMING W/ BIB INSULATION R-23 TYP. ALL INTERIOR WALLS TO BE 2x4 FRAMING, U.N.O. W/ BIB INSULATION R-15 TYP. ALL INTERIOR PLUMBING AND BEARING WALLS TO BE 2x6 FRAMING, U.N.O. W/ BIB INSULATION R-23 TYP. ALL FLOOR JOIST TO BE 9 1/2" TJI FRAMING U.N.O. W/ BIB INSULATION R-38 TYP. ROOF JOIST TO BE 9 1/2" TJI FRAMING W/ BIB INSULATION R-38 TYP.

3. FIRE SPRINKLERS TO BE ON THE WARM SIDE OF THE BUILDING ENVELOPE. ANTIFREEZE WILL NO LONGER BE ALLOWED IN FIRE SPRINKLER SYSTEMS.

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

5. HOME HARDENING SHALL COMPLY WITH THE WILDLAND - URBAN INTERFACE CODE AS ADOPTED BY THE STATE OF UTAH.

KEY NOTES

1. CLASS A NON-REFLECTIVE STANDING SEAM METAL ROOF TO BE ICC-ES APPROVED. ON ICE AND WATER MEMBRANE ON 5/8" EXTERIOR SHEATHING ON ROOF JOIST - SEE STRUCT. FOR SIZE & SPACING.
2. MEATAL RIDGE VENT.
3. 2"x 3" CONT. METAL DRIP EDGE ON 2x4 ON 1x10 BUILT-UP FASCIA - STAIN/PAINT.
4. 1x6 T&G CEDAR SOFFIT - STAIN/PAINT. SOFFIT TO BE VENTED @ ALL ROOF EAVES.
5. TIMBER TRELLIS: 3x8 @ 24" O.C. ON 6x12 BEAM - STAIN/PAINT.
6. SKY LIGHT - SEE WINDOW SCHEDULE.
7. HEATED DECK: 4"-6" CONCRETE TOPPING SLOPED TO DRAIN .25%, ON LIQUID APPLIED WATERPROOF MEMBRANE OR EQUAL, ON METAL DECKING - SEE STRUCTURAL.
8. ROOF DRAIN & OVER FLOW SYSTEM OR POLYCAST TRENCH DRAIN SYSTEM. CONTRACTOR TO COORDINATE PIPE / WALL / SCUPPER LOCATIONS. ALL DECK DRAINS TO TIE INTO GRAVEL SUMP.
9. 36" HIGH GUARD RAILING: 1 1/2"x4" METAL TOP CAP, CONTINUOUS W/ 1/2" DIA. STEEL BARS HORIZONTAL, SPACED LESS THAN 4". THROUGH 3x3 AND 1.5x3 VERTICAL STEEL POSTS.
10. FOR TYPICAL STAIRWAY, HANDRAILING AND GUARDRAILING NOTES & DETAILS ON SEE SHEET A4.1.
11. 4" REINFORCED CONCRETE PATIO / PORCH / WALKWAY / DRIVEWAY ON 4" GRAVEL BASE.
12. 4" REINFORCED CONCRETE STEPS AND LANDING ON 4" GRAVEL BASE. 1 1/2" STEEL PIPE HANDRAILING - PAINTED. SEE SHEET A4.1.
13. CONCRETE RETAINING WALL.
14. CONCRETE WINDOW WELL W/ EGRESS LADDER AND STEEL GRATE. TO BE HINGED FOR EGRESS ACCESS - SEE DETAIL 17/A4.1.
15. 1 1/2" GYPCRETE W/ HYDRONIC HEATING ON 3/4" PLYWOOD ON FLOOR JOIST - SEE STRUCTURAL FOR SIZE AND SPACING.
16. 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.
17. 6x6 TS COLUMN - PAINT.
18. 6x6 TIMBER COLUMN - STAIN/PAINT.
19. DUMWAITER: ELEVATION INNOVATION INC "ECONO-LIFT100". 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.
20. 5/8" TYPE "X" ON GARAGE CEILING AND WALL SEPARATING THE GARAGE AND LIVING SPACE.
21. ENCLOSED ACCESSIBLE SPACE UNDER STAIRS SHALL HAVE WALLS, UNDER-STAIR SURFACE AND ANY SOFFITS PROTECTED ON THE ENCLOSED SIDE WITH 1/2" GYPSUM BOARD.
22. TUBS AND SHOWERS WITH TILED WALLS TO HAVE A POLYSTYRENE FOAM SYSTEM, WEDI OR EQUAL.
23. DASHED LINES INDICATES WALL/BEAM ABOVE.
24. 60" GAS FIREPLACE DIRECT VENT. ON 10" PLATFORM.
25. OUTDOOR GAS FIREPLACE DIRECT VENT. ON 10" PLATFORM.
26. PROPERTY LINE.
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30. DASHED LINE INDICATES WALL HUNG HVAC UNIT LOCATION.

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PROJECT DESCRIPTION:

PLATT RESIDENCE
HISTORIC DISTRICT DESIGN REVIEW
221 PARK AVENUE, PARK CITY, UTAH 84060

SHEET DESCRIPTION:

LOWER LEVEL PLAN
MAIN LEVEL PLAN
DECK & PATIO PLAN

REVISIONS:

DATE:
DECEMBER 18, 2025

PROJECT NUMBER:
2507-01

SHEET NUMBER:
A1.1

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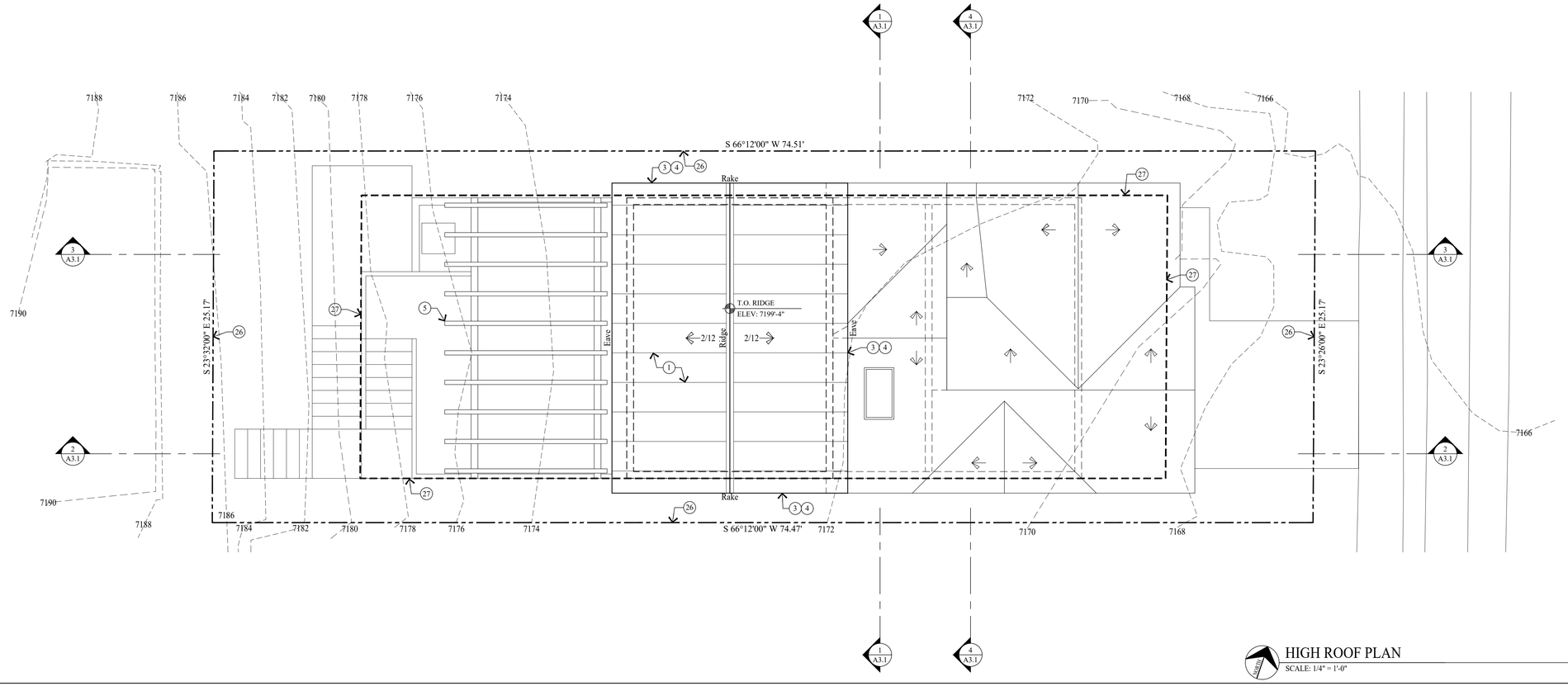
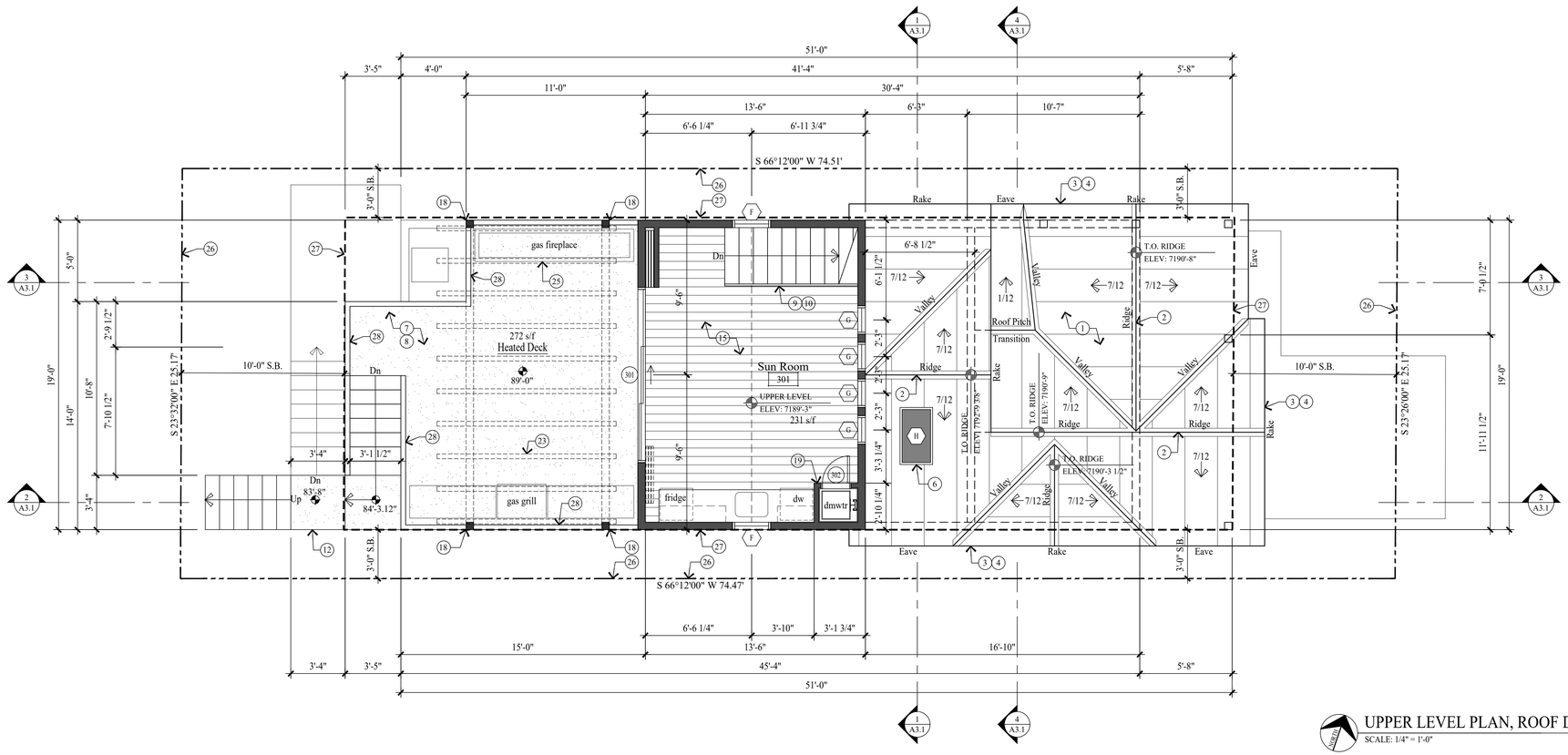


HIGH ROOF PLAN

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



UPPER LEVEL PLAN, ROOF DECK & LOW ROOF

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

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PROJECT DESCRIPTION:

PLATT RESIDENCE
HISTORIC DISTRICT DESIGN REVIEW
221 PARK AVENUE, PARK CITY, UTAH 84060

SHEET DESCRIPTION:

UPPER LEVEL PLAN
ROOF DECK PLAN
LOW & HIGH ROOF PLAN

REVISIONS:

DATE:
DECEMBER 18, 2025

PROJECT NUMBER:
2507-01

SHEET NUMBER:
A1.2

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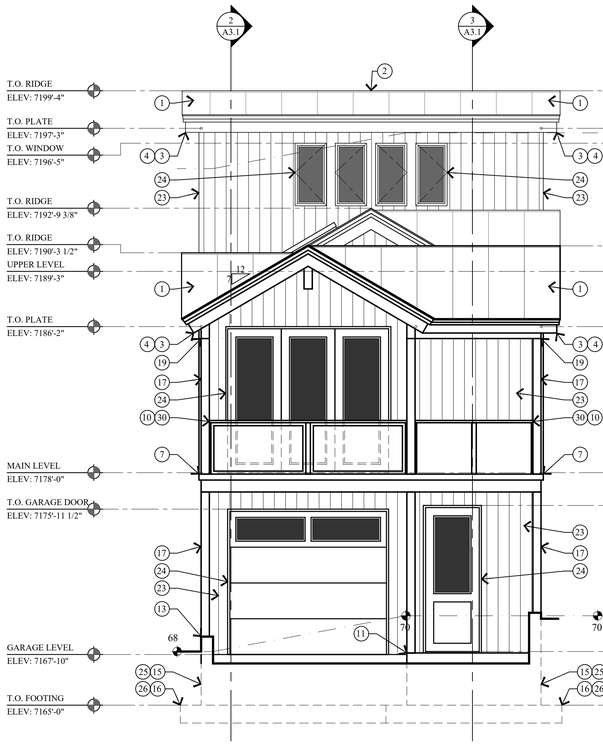
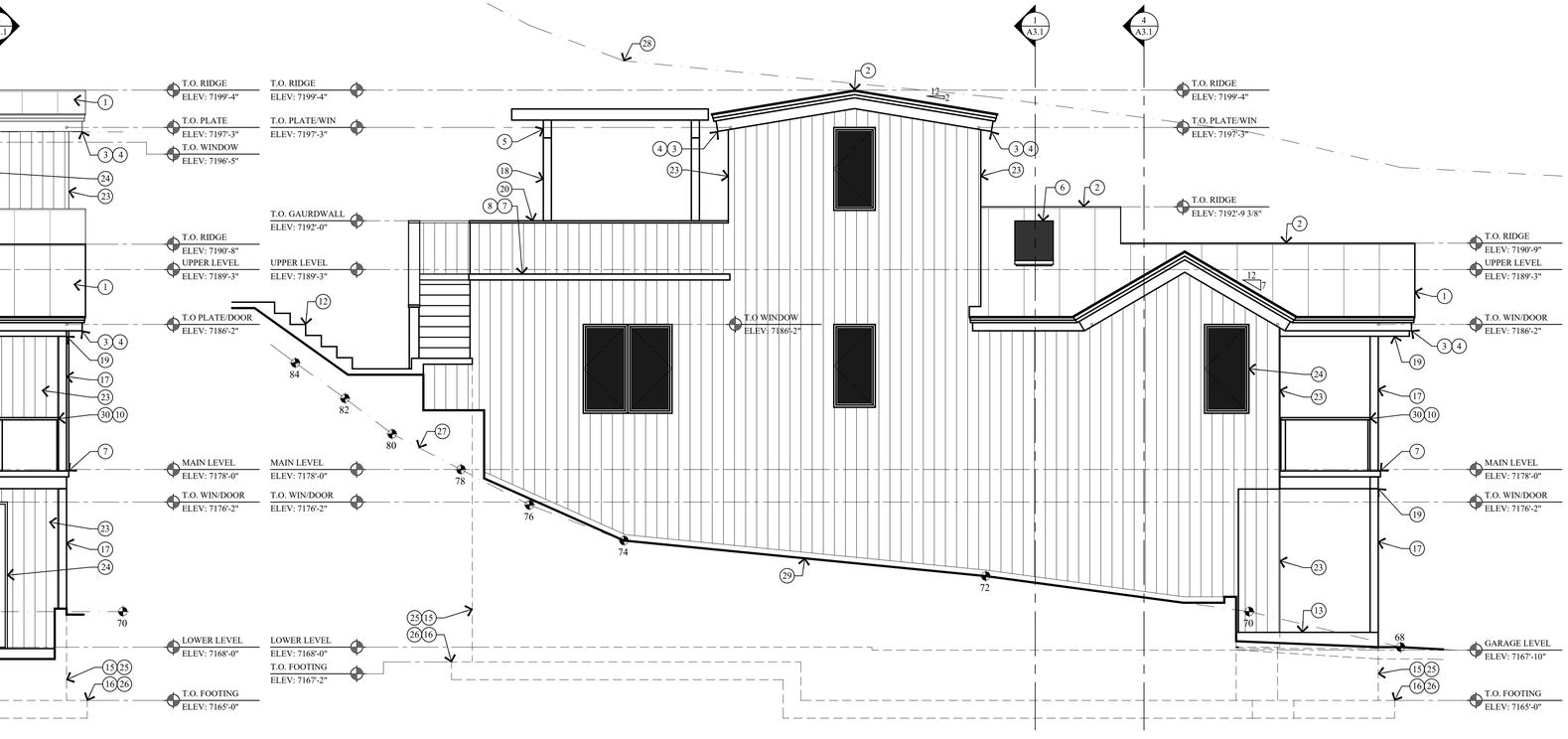


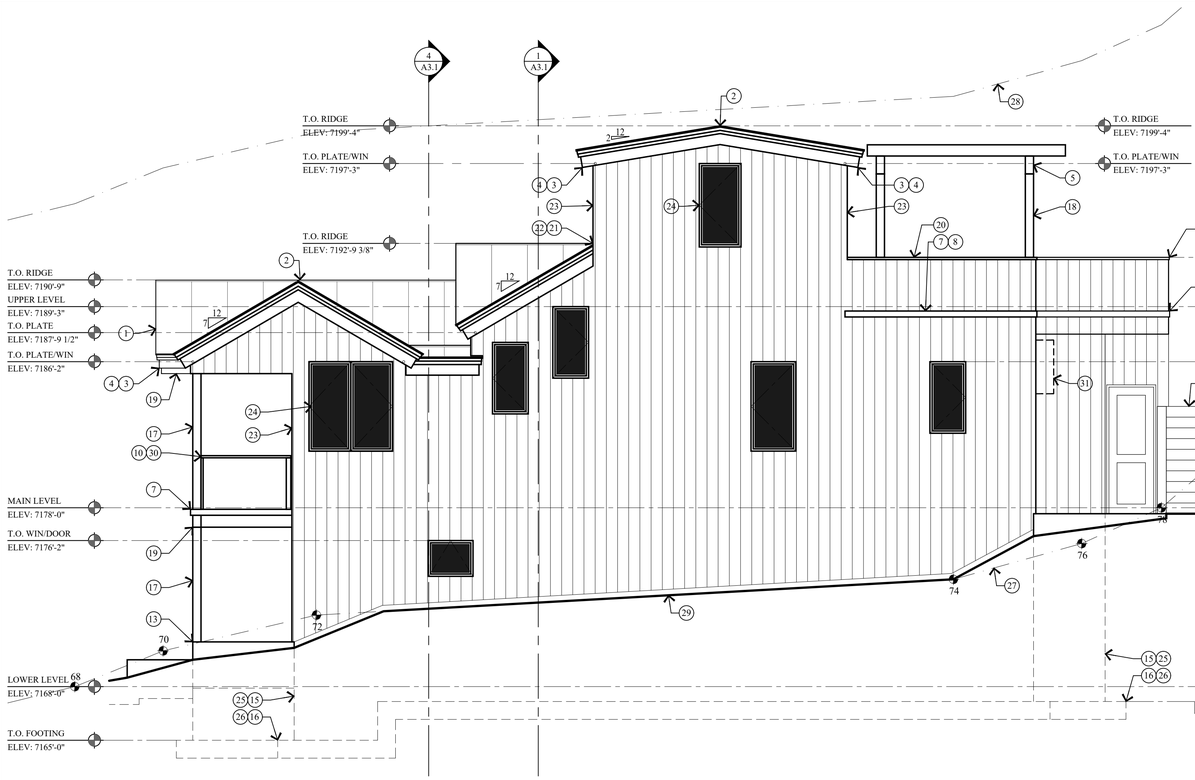
1 A2.1 EAST ELEVATION

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



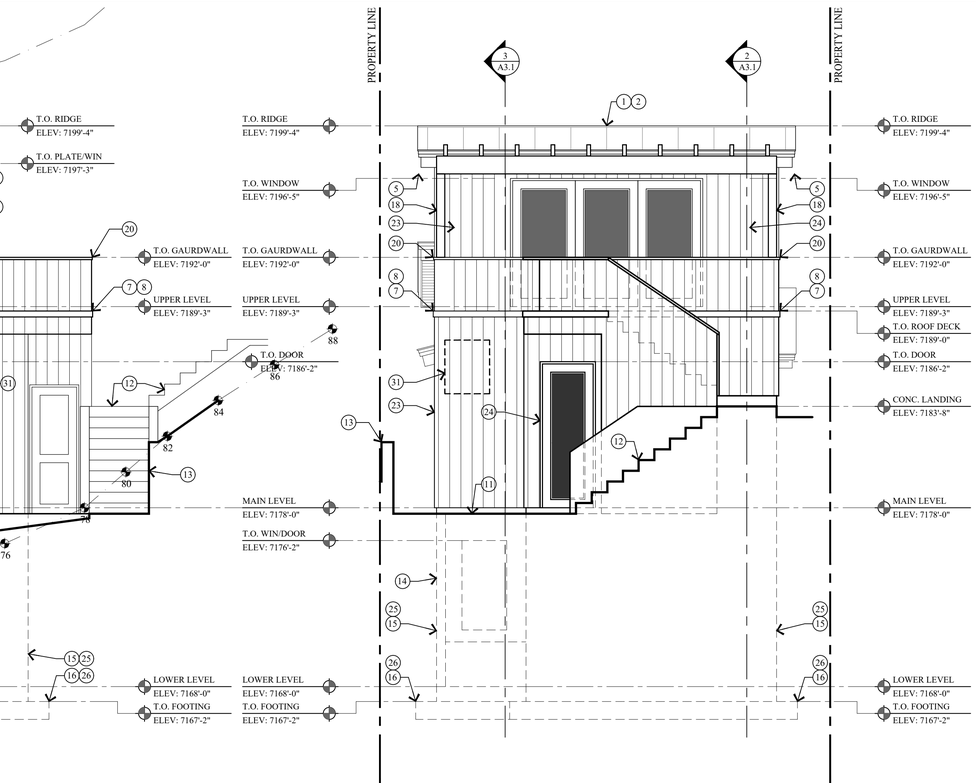
2 A2.1 SOUTH ELEVATION

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



3 A2.1 NORTH ELEVATION

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



4 A2.1 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 AND WATER MEMBRANE ON 5/8" EXTERIOR SHEATHING ON ROOF JOIST - SEE STRUCT. FOR SIZE & SPACING.
2. MEATAL RIDGE VENT.
3. 2"x 3" CONT. METAL DRIP EDGE ON 2x4 ON 1x10 BUILT-UP FASCIA - STAIN/PAINT.
4. 1x6 T&G CEDAR SOFFIT - STAIN/PAINT. SOFFIT TO BE VENTED @ ALL ROOF EAVES.
5. TIMBER TRELLIS: 3x8 @ 24" O.C. ON 6x12 BEAM - STAIN/PAINT.
6. SKY LIGHT - SEE WINDOW SCHEDULE.
7. HEATED DECK: 4"-6" CONCRETE TOPPING SLOPED TO DRAIN .25%, ON LIQUID APPLIED WATERPROOF MEMBRANE OR EQUAL, ON METAL DECKING - SEE STRUCTURAL.
8. ROOF DRAIN & OVER FLOW SYSTEM OR POLYCAST TRENCH DRAIN SYSTEM. CONTRACTOR TO COORDINATE PIPE / WALL / SCUPPER LOCATIONS. ALL DECK DRAINS TO TIE INTO GRAVEL SUMP.
9. 36" HIGH GUARD RAILING: 1 1/2"x4" METAL TOP CAP, CONTINUOUS W/ 1/2" DIA. STEEL BARS HORIZONTAL, SPACED LESS THAN 4". THROUGH 3x3 AND 1.5x3 VERTICAL STEEL POSTS.
10. FOR TYPICAL STAIRWAY, HANDRAILING AND GUARDRAILING NOTES & DETAILS ON SEE SHEET A4.1.
11. 4" REINFORCED CONCRETE PATIO / PORCH / WALKWAY / DRIVEWAY ON 4" GRAVEL BASE.
12. 4" REINFORCED CONCRETE STEPS AND LANDING ON 4" GRAVEL BASE. 1 1/2" STEEL PIPE HANDRAILING - PAINTED. SEE SHEET A4.1.
13. CONCRETE RETAINING WALL.
14. CONCRETE WINDOW WELL W/ EGRESS LADDER AND STEEL GRATE. TO BE HINGED FOR EGRESS ACCESS - SEE DETAIL 17/A4.1.
15. FOUNDATION - SEE STRUCTURAL FOR SIZE AND REINFORCING.
16. FOOTING - SEE STRUCTURAL FOR SIZE AND REINFORCING.
17. 6x6 TS COLUMN - PAINT.
18. 6x6 TIMBER COLUMN - STAIN/PAINT.
19. STRUCTURAL BEAM - SEE STRUCTURAL DRAWINGS FOR SIZE AND DETAILS.
20. 36" HIGH GUARD WALL: 1 1/2"x6" WOOD TOP CAP. 1x8 VERTICAL CEDAR SIDING - PAINT/STAINED OPAQUE FINISH ON TYVEK HOMEWRAP ON 1/2" EXTERIOR SHEATHING ON 2x4 STUD WALL @ 16" O.C.
21. FLASHING AND COUNTER FLASHING - TYPICAL.
22. ROOF TO WALL SURFACE; EXTEND BITUTHANE MEMBRANE OVER ROOF DECK & UP WALL SURFACE 24".
23. 1x8 VERTICAL CEDAR SIDING - PAINT/STAINED OPAQUE FINISH ON TYVEK HOMEWRAP ON 1/2" EXTERIOR SHEATHING ON 2x6 STUD WALL @ 16" O.C.
24. WINDOWS AND DOORS W/ INSULATED GLASS - SEE SCHEDULE.
25. DRAINAGE MATT ON WATERPROOF MEMBRANE.
26. FILTER FABRIC OVER FREE DRAINING GRAVEL W/ 4" PERF. FOOTING DRAIN, DAYLIGHTED OR TIE INTO STORM DRAIN.
27. EXISTING GRADE LINE.
28. LINE 27'-0" HEIGHT ABOVE EXISTING GRADE.
29. FINISH GRADE TO SLOPE AWAY FROM HOUSE A MIN. OF 6" WITHIN THE FIRST 10'. IRC R401.3
30. 36" HIGH GUARD RAILING: 1 1/2"x4" METAL TOP CAP, CONTINUOUS W/ 1 1/2" x 3" STEEL ANGLE TOP AND BOTTOM W/ FLAT PANEL METAL SIDING INFILL. 3x3 & 1.5x3 VERT. STEEL POSTS.
31. DASHED LINE INDICATES WALL HUNG HVAC UNIT LOCATION.

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SHEET DESCRIPTION:
ELEVATIONS

REVISIONS:

DATE:
DECEMBER 18, 2025

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SHEET NUMBER:
A2.1

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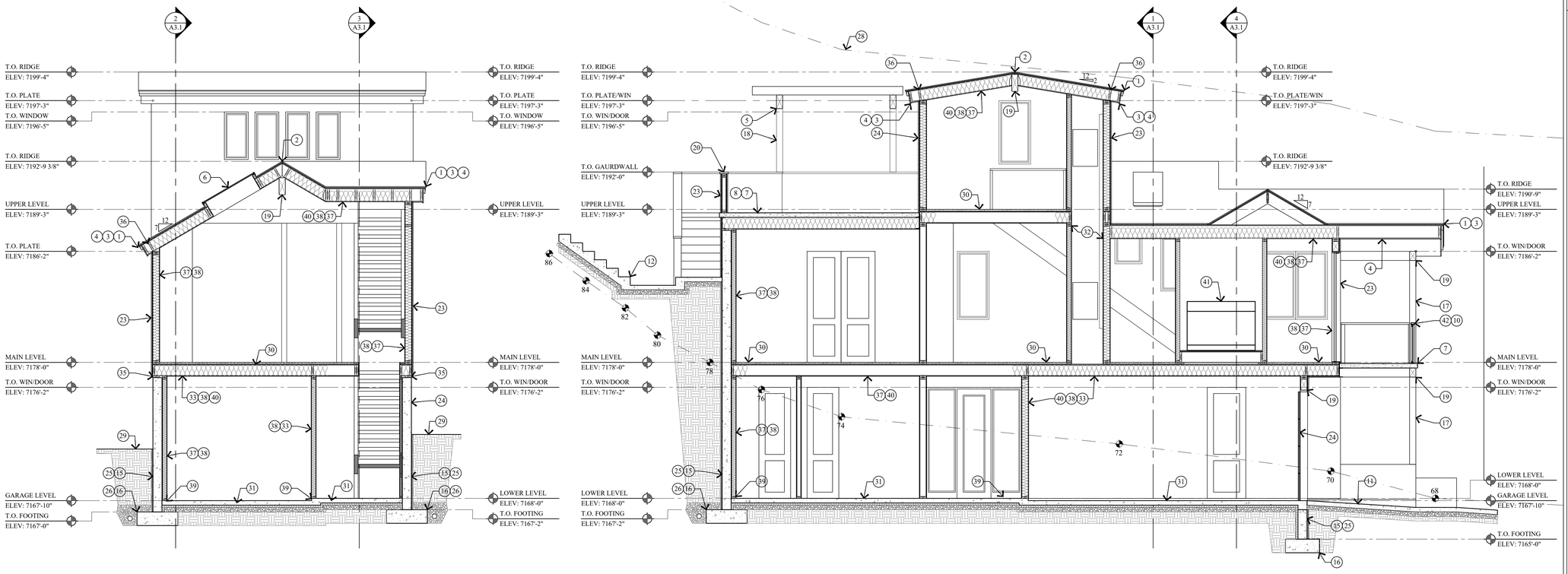

1 A3.1 BUILDING SECTION
SCALE: 1/4" = 1'-0"

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

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

4 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 AND WATER MEMBRANE ON 5/8" EXTERIOR SHEATHING ON ROOF JOIST - SEE STRUCT. FOR SIZE & SPACING.
2. MEATAL RIDGE VENT.
3. 2"x 3" CONT. METAL DRIP EDGE ON 2x4 ON 1x10 BUILT-UP FASCIA - STAIN/PAINT.
4. 1x6 T&G CEDAR SOFFIT - STAIN/PAINT. SOFFIT TO BE VENTED @ ALL ROOF EAVES.
5. TIMBER TRELLIS: 3x8 @ 24" O.C. ON 6x12 BEAM - STAIN/PAINT.
6. SKY LIGHT - SEE WINDOW SCHEDULE.
7. HEATED DECK: 4"-6" CONCRETE TOPPING SLOPED TO DRAIN .25%, ON LIQUID APPLIED WATERPROOF MEMBRANE OR EQUAL, ON METAL DECKING - SEE STRUCTURAL.
8. ROOF DRAIN & OVER FLOW SYSTEM OR POLYCAST TRENCH DRAIN SYSTEM. CONTRACTOR TO COORDINATE PIPE / WALL / SCUPPER LOCATIONS. ALL DECK DRAINS TO TIE INTO GRAVEL SUMP.
9. 36" HIGH GUARD RAILING: 1 1/2"x4" METAL TOP CAP, CONTINUOUS W/ 1/2" DIA. STEEL BARS HORIZONTAL, SPACED LESS THAN 4". THROUGH 3x3 AND 1.5x3 VERTICAL STEEL POSTS.
10. FOR TYPICAL STAIRWAY, HANDRAILING AND GUARDRAILING NOTES & DETAILS ON SEE SHEET A4.1.
11. 4" REINFORCED CONCRETE PATIO / PORCH / WALKWAY / DRIVEWAY ON 4" GRAVEL BASE.
12. 4" REINFORCED CONCRETE STEPS AND LANDING ON 4" GRAVEL BASE. 1 1/2" STEEL PIPE HANDRAILING - PAINTED. SEE SHEET A4.1.
13. CONCRETE RETAINING WALL.
14. CONCRETE WINDOW WELL W/ EGRESS LADDER AND STEEL GRATE. TO BE HINGED FOR EGRESS ACCESS - SEE DETAIL 17/A4.1.
15. FOUNDATION - SEE STRUCTURAL FOR SIZE AND REINFORCING.
16. FOOTING - SEE STRUCTURAL FOR SIZE AND REINFORCING.
17. 6x6 TS COLUMN - PAINT.
18. 6x6 TIMBER COLUMN - STAIN/PAINT.
19. STRUCTURAL BEAM - SEE STRUCTURAL DRAWINGS FOR SIZE AND DETAILS.
20. 36" HIGH GUARD WALL: 1 1/2"x6" WOOD TOP CAP. 1x8 VERTICAL CEDAR SIDING - PAINT/STAINED OPAQUE FINISH ON TYVEK HOMEWRAP ON 1/2" EXTERIOR SHEATHING ON 2x4 STUD WALL @ 16" O.C.
21. FLASHING AND COUNTER FLASHING - TYPICAL.
22. ROOF TO WALL SURFACE; EXTEND BITUTHANE MEMBRANE OVER ROOF DECK & UP WALL SURFACE 24".
23. 1x8 VERTICAL CEDAR SIDING - PAINT/STAINED OPAQUE FINISH ON TYVEK HOMEWRAP ON 1/2" EXTERIOR SHEATHING ON 2x6 STUD WALL @ 16" O.C.
24. WINDOWS AND DOORS W/ INSULATED GLASS - SEE SCHEDULE.
25. DRAINAGE MATT ON WATERPROOF MEMBRANE.
26. FILTER FABRIC OVER FREE DRAINING GRAVEL W/ 4" PERF. FOOTING DRAIN, DAYLIGHTED OR TIE INTO STORM DRAIN.
27. EXISTING GRADE LINE.
28. LINE 27'-0" HEIGHT ABOVE EXISTING GRADE.
29. FINISH GRADE TO SLOPE AWAY FROM HOUSE A MIN. OF 6" WITHIN THE FIRST 10'. IRC R401.3
30. 1 1/2" GYPCRETE W/ HYDRONIC HEATING ON 3/4" PLYWOOD ON FLOOR JOIST - SEE STRUCTURAL FOR SIZE AND SPACING.
31. 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.
32. DUMWAITER: ELEVATION INNOVATION INC "ECONO-LIFT100". 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.
33. 5/8" TYPE "X" ON GARAGE CEILING AND WALL SEPARATING THE GARAGE AND LIVING SPACE.
34. ENCLOSED ACCESSIBLE SPACE UNDER STAIRS SHALL HAVE WALLS, UNDER-STAIR SURFACE AND ANY SOFFITS PROTECTED ON THE ENCLOSED SIDE WITH 1/2" GYPSUM BOARD.
35. TREATED WOOD SILL PLATE W/ 1/2" ANCHOR BOLTS EMBEDDED 7" INTO CONCRETE, SPACED 32" O.C. U.N.O. ON PLANS. PLATE WASHERS SHALL 3"x3"x1/4" AND USED ON EACH BOLT. SEE STRUCTURAL SHEAR WALL SCHEDULE.
36. SOLID BLOCKING AND HURRICANE HOLD DOWN AT EACH RAFTER OR SIMPSON VPA.
37. 1/2" GYP. BD. ON 4 MIL POLYETHYLENE VAPOR RETARDER AT FLOOR JOIST, ROOF JOIST AND EXTERIOR WALLS.
38. INSULATION: SEE GENERAL NOTE #2 ON FLOOR PLAN SHEETS FOR TYPE AND R-VALUE.
39. ALL LUMBER IN CONTACT WITH CONCRETE OR MASONRY INCLUDING LEDGERS AND FURRING WALLS MUST BE PRESERVATIVELY TREATED OR FOUNDATION GRADE REDWOOD.
40. 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
41. 60" GAS FIREPLACE DIRECT VENT. ON 10" PLATFORM.
42. 36" HIGH GUARD RAILING: 1 1/2"x4" METAL TOP CAP, CONTINUOUS W/ 1 1/2" x 3" STEEL ANGLE TOP AND BOTTOM W/ FLAT PANEL METAL SIDING INFILL. 3x3 & 1.5x3 VERT. STEEL POSTS.

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PROJECT DESCRIPTION:
PLATT RESIDENCE
HISTORIC DISTRICT DESIGN REVIEW
221 PARK AVENUE, PARK CITY, UTAH 84060

SHEET DESCRIPTION:
BUILDING SECTIONS

REVISIONS:

DATE:
DECEMBER 18, 2025

PROJECT NUMBER:
2507-01

SHEET NUMBER:
A3.1

STAIRWAY/HANDRAILING/GUARDRAILING NOTES:

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

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

3. THE MAXIMUM RISER HEIGHT SHALL BE 7 ¾ INCHES. THE RISER SHALL BE MEASURED VERTICALLY BETWEEN LEADING EDGES OF THE ADJACENT TREADS. THE GREATEST RISER HEIGHT WITHIN ANY FLIGHT OF STAIRS SHALL NOT EXCEED THE SMALLEST BY MORE THAN ⅜ INCH. -IRC R311.7.4.1

4. THE MINIMUM TREAD DEPTH SHALL BE 10 INCHES. THE TREAD DEPTH SHALL BE MEASURED HORIZONTALLY BETWEEN THE VERTICAL PLANES OF THE FOREMOST PROJECTION OF ADJACENT TREADS AND AT A RIGHT ANGLE TO THE TREADS LEADING EDGE. THE GREATEST TREAD DEPTH WITHIN ANY FLIGHT OF STAIRS SHALL NOT EXCEED THE SMALLEST BY MORE THAN ⅜ INCH. CONSISTENTLY SHAPED WINDERS AT THE WALKLINE SHALL BE ALLOWED WITHIN THE SAME FLIGHT OF STAIRS AS RECTANGULAR TREADS AND DO NOT HAVE TO BE WITHIN ⅜ INCH OF THE RECTANGULAR TREAD DEPTH.
WINDER TREADS SHALL HAVE MINIMUM TREAD DEPTH OF 10 INCHES MEASURED BETWEEN THE VERTICAL PLANES OF THE FOREMOST PROJECTION OF ADJACENT TREADS AT THE INTERSECTIONS WITH THE WALKLINE. WINDER TREADS SHALL HAVE MINIMUM TREAD DEPTH OF 6 INCHES AT ANY POINT WITHIN THE CLEAR WIDTH OF STAIR. WITHIN ANY FLIGHT OF STAIRS, THE LARGEST WINDER TREAD DEPTH AT THE WALKLINE SHALL NOT EXCEED THE SMALLEST WINDER TREAD BY MORE THAN ⅜ INCH. -IRC R311.7.4.2

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

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

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

8. ALL REQUIRED HANDRAILS SHALL BE OF ONE OF THE FOLLOWING TYPES OR PROVIDE EQUIVALENT GRASPABILITY.
TYPE I: HANDRAILS WITH CIRCULAR CROSS SECTION SHALL HAVE AN OUTSIDE DIAMETER OF 1 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 6 ¼ 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 ⅞ INCH BELOW THE WIDEST PORTION OF THE PROFILE. THE REQUIRED DEPTH SHALL CONTINUE FOR AT LEAST ⅞ INCH TO A LEVEL THAT IS NOT LESS THAN 1 ½ INCHES BELOW THE TALLEST PORTION OF THE PROFILE. THE MINIMUM WIDTH OF THE HANDRAIL ABOVE THE RECESS SHALL BE 1 ¼ INCHES TO MAXIMUM 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 ON STAIRWAYS WITH SOLID RISERS. THE GREATEST NOSING PROJECTION SHALL NOT EXCEED THE SMALLEST NOSING PROJECTION BY MORE THAN 3/8 INCH BETWEEN TWO STORIES, INCLUDING THE NOSING AT THE LEVEL OF FLOORS AND LANDINGS. BEVELING OF NOSING SHALL NOT EXCEED 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 ARE PERMITTED, PROVIDED THAT THE OPENING BETWEEN TREADS DOES NOT PERMIT THE PASSAGE OF A 4 INCH DIAMETER SPHERE. (UTAH STATE AMENDMENT) EXCEPTIONS.
A. A NOSING IS NOT REQUIRED WHERE THE TREAD DEPTH IS A MINIMUM OF 10 INCHES.
B. THE OPENING BETWEEN ADJACENT TREADS IS NOT LIMITED ON STAIRS WITH A TOTAL RISE OF 30 INCHES OR LESS. NOTE: THIS MEANS THAT CONCRETE STAIRS, WITHOUT NOSINGS, MUST HAVE A TREAD DEPTH OF 10 INCHES

TYVEK VAPOR/AIR BARRIER INSTALLATION:

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

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

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

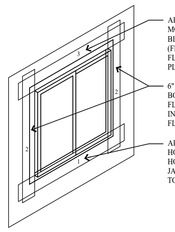
4. ENSURE BARRIER IS PLUM AND LEVEL WITH FOUNDATION, AND UNROLL EXTENDING AIR BARRIER OVER WINDOW AND DOOR OPENINGS.

5. ATTACH AIR BARRIER TO WOOD, INSULATED SHEATHING BOARD OR EXTERIOR GYPSUM WITH PLASTIC CAP NAILS EVERY 12" TO 16" 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 AIR BARRIER.
1. HORIZONTALLY CUT AIR BARRIER ALONG BOTTOM OF DOOR FRAME HEADER AND ALONG TOP OF SILL.
2. VERTICALLY CUT AIR BARRIER DOWN THE CENTER OF DOOR OPENINGS FROM THE TOP OF THE DOOR OPENING (HEADER) DOWN TO THE BOTTOM OF THE DOOR OPENING (SILL).
3. FOLD SIDE FLAPS INSIDE AROUND DOOR OPENINGS AND FASTEN EVERY 6 INCHES. TRIM OFF EXCESS.

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

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

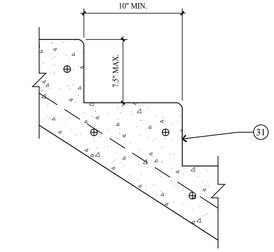


APPLY CONTINUOUS SEAL ALONG TOP (HEAD) MOUNTING FLANGE. EMBED BOTTOM OF 6" BITUTHANE HEAD FLASHING AGAINST SEALANT (FLASHING GOES OVER SEALANT). EXTEND HEAD FLASHING BEYOND EACH JAMB FLASHING. FASTEN IN PLACE.

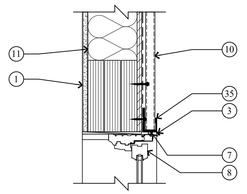
6" SELF-ADHESIVE BITUTHANE JAMB FLASHING AT BOTH SIDES OF OPENING. EXTEND BEYOND SILL FLASHING AND ABOVE WHERE HEAD FLASHING WILL INTERSECT. LAP JAMB FLASHING OVER TOP OF SILL FLASHING. LEAVE BOTTOM EDGE UNATTACHED.

APPLY 6" SELF-ADHESIVE BITUTHANE SILL FLASHING HORIZONTALLY BELOW THE SILL. EXTEND HORIZONTALLY TO PROJECT BEYOND VERTICAL JAMB. FASTEN THE TOP EDGE OF THE SILL FLASHING TO THE FRAMING. LEAVE LOWER EDGE UNATTACHED.

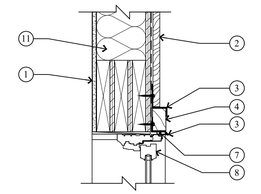
15 / A4.1 VAPOR BARRIER SILL, JAMB AND HEAD FLASHING
NO SCALE



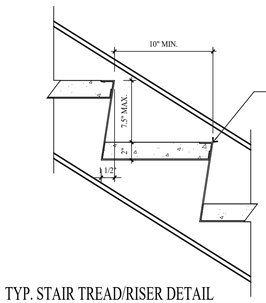
11 / A4.1 TYP. STAIR TREAD/RISER DETAIL
SCALE: 1 1/2" = 1'-0"



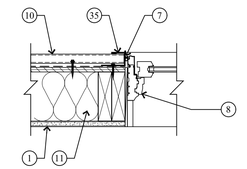
6 / A4.1 HEAD DETAIL
SCALE: 1 1/2" = 1'-0"



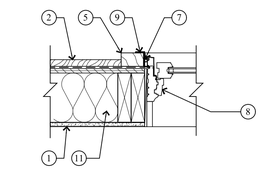
1 / A4.1 HEAD DETAIL
SCALE: 1 1/2" = 1'-0"



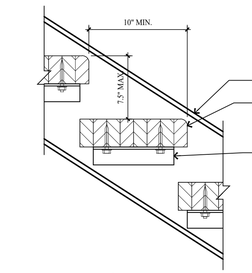
12 / A4.1 TYP. STAIR TREAD/RISER DETAIL
SCALE: 1 1/2" = 1'-0"



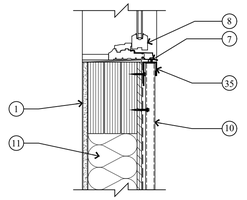
7 / A4.1 JAMB DETAIL
SCALE: 1 1/2" = 1'-0"



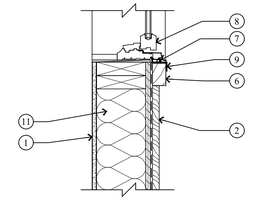
2 / A4.1 JAMB DETAIL
SCALE: 1 1/2" = 1'-0"



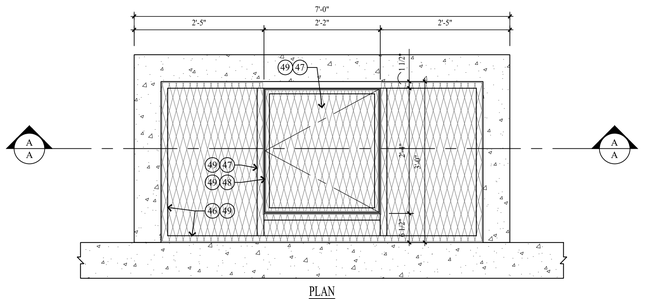
13 / A4.1 TYP. STAIR TREAD/RISER DETAIL
SCALE: 1 1/2" = 1'-0"



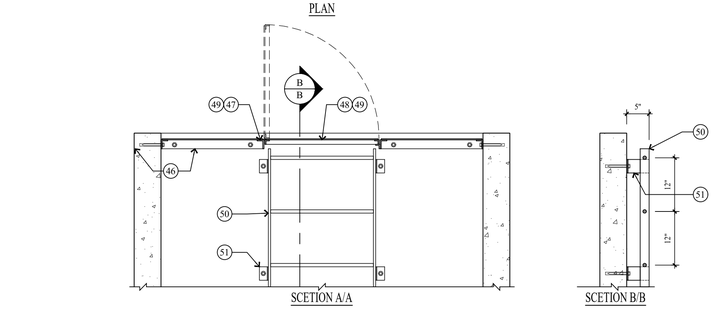
8 / A4.1 SILL DETAIL
SCALE: 1 1/2" = 1'-0"



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



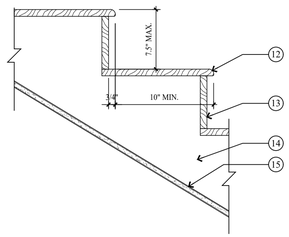
PLAN



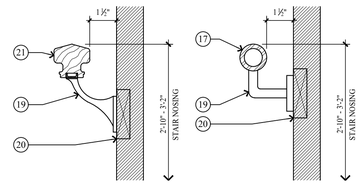
SCETION A/A

SCETION B/B

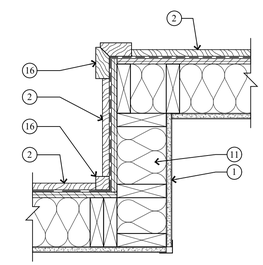
17 / A4.1 LIGHT WELL W/ STEEL GRATE AND ACCESS LADDER FOR EGRESS
SCALE: 3/4" = 1'-0"



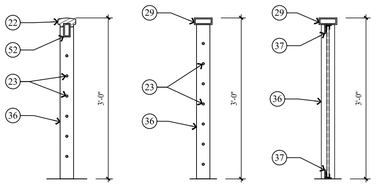
14 / A4.1 TYP. STAIR TREAD/RISER DETAIL
SCALE: 1 1/2" = 1'-0"



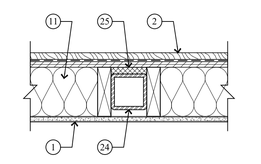
9 / A4.1 TYPICAL HANDRAIL DETAIL
NO SCALE



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



10 / A4.1 TYPICAL HANDRAIL/GUARDRAIL DETAILS
SCALE: 3/4" = 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 GUARD / HANDRAIL TO BE 2x SHAPED HARDWOOD CONTINUOUS TOP CAP.
23. 1/2" DIA. STEEL BARS - HORIZONTAL, SPACED LESS THAN 4". THROUGH 4"x4" 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- ½ DIA. x 3" LAG BOLTS.
29. 36" HIGH TOP RAIL/HAND GRIP TO BE 1.5x4 TUBE STEEL CONT. PAINT/POWDER COATED.
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 ½" 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. 3"x3" TUBE STEEL END / MID POST - PAINT / POWDER COAT.
37. 1 1/2" x 3" STEEL ANGLE TOP AND BOTTOM W/ FLAT PANEL 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.
46. 1 1/2"x2"x3/16" STEEL ANGLE W/ 1/2" DIA. x5" EXPANSION BOLTS @ 24" O.C.
47. 1 1/2"x2"x3/16" STEEL ANGLE @ PERIMTER OF ACCESS OPENING.
48. 1"x1"x3/16" STEEL ANGLE ACCESS DOOR, TO BE HINGED. FIELD VERIFY THAT WHEN OPEN IT WILL CLEAR EXTERIOR SIDING AND TRIM.
49. 1.5" x #6 EXPANDED STEEL MESH, DIAMOND SHAPE TO BE WELDED TO STEEL ANGLE.
50. 2"x3/8" STEEL LADDER W/ 3/4" DIA. STEEL RUNGS @ 12" O.C., FIELD VERIFY LENGTH TO BOTTOM OF GRAVEL.
51. 3"x4"x5"x3/16" STEEL ANGLE WELDED TO LADDER, BOLTED W/ 1/2" DIA. x5" EXPANSION BOLTS @ 24" O.C.
52. CONTINUOUS 1 1/2"x3" TUBE STEEL TOP RAIL - PAINT/POWDER COAT.

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PROJECT DESCRIPTION:
PLATT RESIDENCE
HISTORIC DISTRICT DESIGN REVIEW
221 PARK AVENUE, PARK CITY, UTAH 84060

SHEET DESCRIPTION:
ARCHITECTURAL DETAILS
STAIR / RAILING NOTES

REVISIONS:

DATE:
DECEMBER 18, 2025

PROJECT NUMBER:
2507-01

SHEET NUMBER:
A4.1

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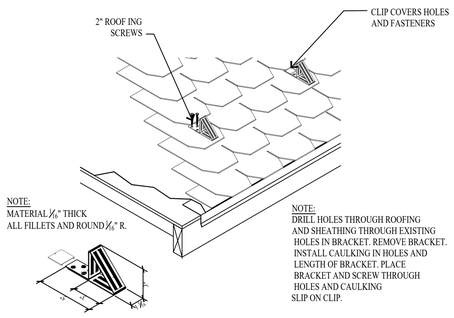

17 A4.2 SNOW BRAKET DETAIL
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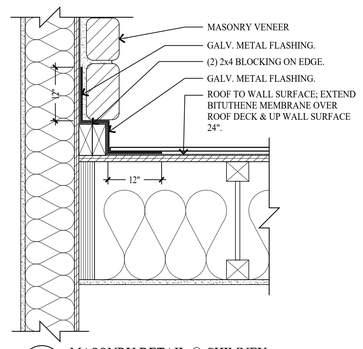
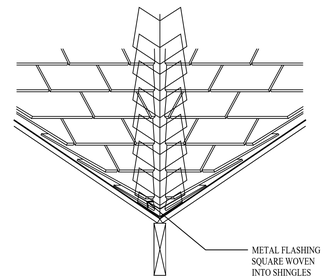


13 A4.2 MASONRY DETAIL @ CHIMNEY
SCALE: 1 1/2" = 1'-0"



9 A4.2 CLOSED VALLEY FLASHING
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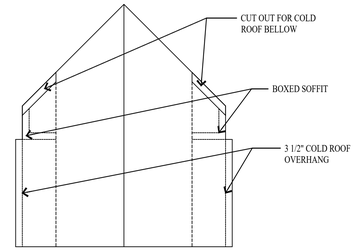

5 A4.2 DORMER ROOF
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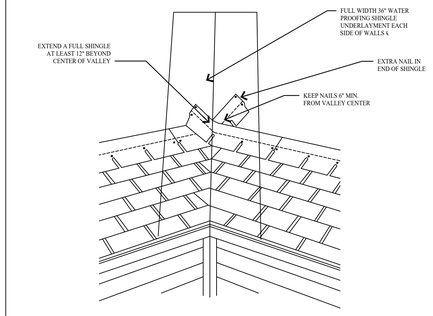

1 A4.2 WOVEN VALLEY DETAIL
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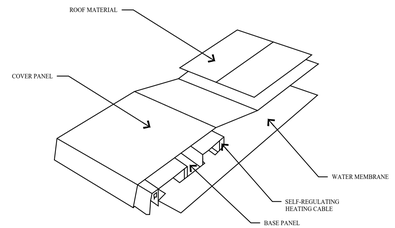

18 A4.2 EAVE SNOW MELT DETAIL
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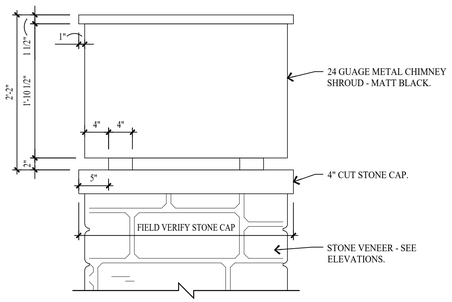

14 A5.2 METAL CHIMNEY SHROUD
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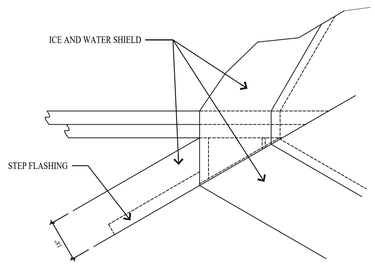

10 A4.2 DORMER FLASHING DETAIL
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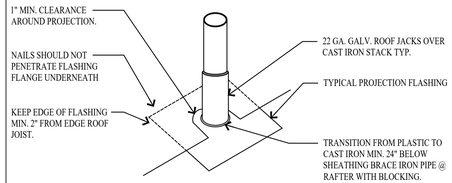

6 A4.2 VENT FLASHING DETAIL
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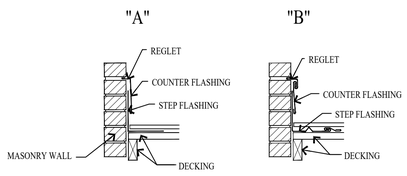

2 A4.2 RAKE WALL FLASHING DETAIL
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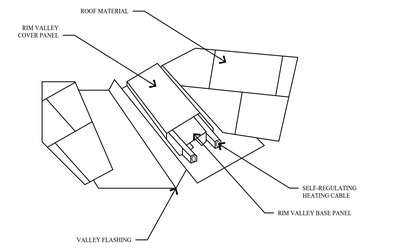

19 A4.2 VALLEY SNOW MELT DETAIL
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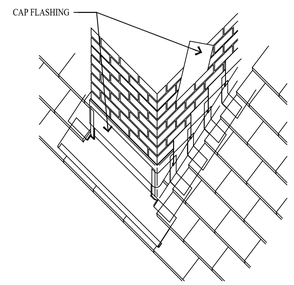

11 A4.2 CHIMNEY FLASHING
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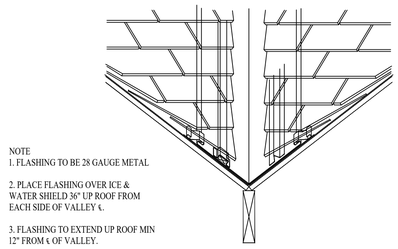

7 A4.2 OPEN VALLEY DETAIL
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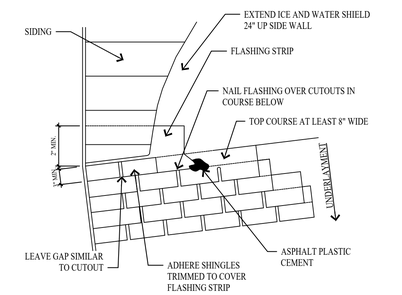

3 A4.2 ROOF/WALL FLASHING DETAIL
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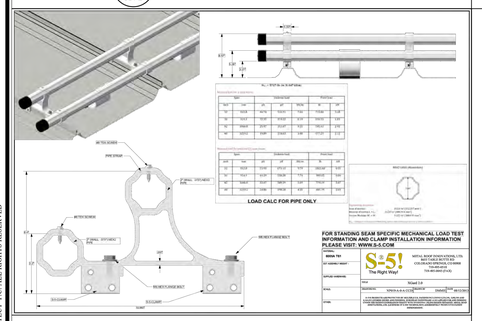

20 A4.2 SNOW RETENSION BARS DETAIL
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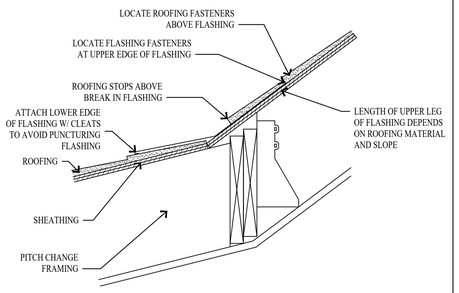

12 A4.2 ROOF PITCH TRANSITION DETAIL
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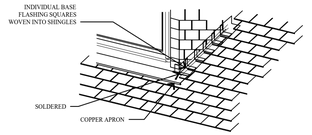

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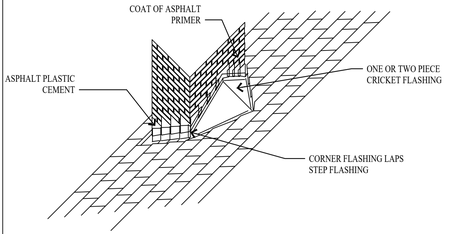

4 A4.2 CHIMNEY CRICKET FLASHING
NO SCALE

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PROJECT DESCRIPTION:
PLATT RESIDENCE
HISTORIC DISTRICT DESIGN REVIEW
221 PARK AVENUE, PARK CITY, UTAH 84060

SHEET DESCRIPTION:
ROOF FLASHING DETAILS

REVISIONS:

DATE:
DECEMBER 18, 2025

PROJECT NUMBER:
2507-01

SHEET NUMBER:
A4.2

ROOM FINISH SCHEDULE

ROOM		FLOOR		WALLS				CEILING		REMARKS
NO.	NAME	MAT'L	BASE	NORTH	EAST	SOUTH	WEST	HEIGHT	MAT'L	
LOWER LEVEL										
101	GARAGE	CONCRETE	WOOD	GYP	GYP	GYP	GYP	9'-1 3/4"	GYP	5/8" TYPE X GYPSUM BOARD
102	ENTRY	TILE	TILE	GYP	GYP	GYP	GYP	8'-11 3/4"	GYP	
103	HALL	TILE	TILE	GYP	GYP	GYP	GYP	8'-11 3/4"	GYP	
104	LAUNDRY	CONCRETE	WOOD	GYP	GYP	GYP	GYP	VARIES	GYP	
105	MECH ROOM	CONCRETE	WOOD	GYP	GYP	GYP	GYP	8'-11 3/4"	GYP	
106	WINE ROOM	TILE	TILE	GYP	GYP	GYP	GYP	8'-11 3/4"	GYP	
107	BEDROOM	CARPET	WOOD	GYP	GYP	GYP	GYP	8'-11 3/4"	GYP	
108	BATH	TILE	TILE	GYP	GYP	GYP	GYP	8'-11 3/4"	GYP	
109	CLOSET	CARPET	WOOD	GYP	GYP	GYP	GYP	8'-11 3/4"	GYP	
MAIN LEVEL										
201	GREAT ROOM	WOOD	WOOD	GYP	GYP	GYP	GYP	VARIES	GYP	
202	KITCHEN	WOOD	WOOD	GYP	GYP	GYP	GYP	10'-2 3/4"	GYP	
203	STORAGE	WOOD	WOOD	GYP	GYP	GYP	GYP	9'-9 1/2"	GYP	
204	BATH	TILE	TILE	GYP	GYP	GYP	GYP	9'-9 1/2"	GYP	
205	HALL	WOOD	WOOD	GYP	GYP	GYP	GYP	9'-9 1/2"	GYP	
206	OFFICE	WOOD	WOOD	GYP	GYP	GYP	GYP	9'-9 1/2"	GYP	
UPPER LEVEL										
301	SUN ROOM	WOOD	WOOD	GYP	GYP	GYP	GYP	VARIES	GYP	
ENTRY / GARAGE LEVEL										
401	GARAGE	CONCRETE	WOOD	GYP	GYP	GYP	GYP	VARIES	GYP	
402	ENTRY	TILE	TILE	GYP	GYP	GYP	GYP	VARIES	GYP	
403	MUD ROOM	TILE	TILE	GYP	GYP	GYP	GYP	VARIES	GYP	
404	POWDER	TILE	TILE	GYP	GYP	GYP	GYP	VARIES	GYP	

WINDOW SCHEDULE

MARK ⟨X⟩	SIZE WIDTH	SIZE HEIGHT	TYPE	FRAME MAT'L	EXTERIOR FINISH	INTERIOR FINISH	GLAZING	REMARKS
A	2'-6"	5'-0"	CASEMENT	WOOD ALUM. CLAD	MANUFACTURER	STAIN & VARNISH	INSULATED - LOW E	
B	2'-6"	2'-0"	AWNING	WOOD ALUM. CLAD	MANUFACTURER	STAIN & VARNISH	INSULATED - LOW E	
C	2'-0"	8'-0"	PICTURE	WOOD	STAIN & VARNISH	STAIN & VARNISH	INSULATED	CONTRACTOR TO FIELD VERIFY
D	5'-0"	5'-0"	CASEMENT	WOOD ALUM. CLAD	MANUFACTURER	STAIN & VARNISH	INSULATED - LOW E	(2) 2'-6" x 5'-0" CASEMENT MULLED - SEE ELEVATION
E	2'-0"	4'-0"	CASEMENT	WOOD ALUM. CLAD	MANUFACTURER	STAIN & VARNISH	INSULATED - LOW E	
F	2'-4"	4'-8"	CASEMENT	WOOD ALUM. CLAD	MANUFACTURER	STAIN & VARNISH	INSULATED - LOW E	
G	1'-9"	3'-6"	CASEMENT	WOOD ALUM. CLAD	MANUFACTURER	STAIN & VARNISH	INSULATED - LOW E	
H	2'-0"	4'-0"	SKY LIGHT	ALUMINUM	MANUFACTURER	ALUMINUM	INSULATED - LOW E	VELUX SKY LIGHT
I	4'-8"	5'-0"	CASEMENT	WOOD ALUM. CLAD	MANUFACTURER	STAIN & VARNISH	INSULATED - LOW E	(2) 2'-4" x 5'-0" CASEMENT MULLED - SEE ELEVATION

WINDOW NOTES

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

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

3. ALL WINDOWS IN BATHROOMS MUST BE TEMPERED GLASS

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

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

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

DOOR SCHEDULE

MARK ①	TYPE	SIZE WIDTH	SIZE HEIGHT	THICK.	DOOR MAT'L	DOOR FINISH	FRAME MAT'L	FRAME FINISH	HDWR TYPE	REMARKS
LOWER LEVEL										
101	ENTRY	3'-0"	8'-0"	1 3/4"	WOOD	STAIN & VARNISH	WOOD	STAIN & VARNISH	LOCKSET	HALF LITE - INSUL - LOW E - TEMP. - WEATHER STRIP - THRESH.
102	OVERHEAD DOOR	9'-0"	8'-0"	1 3/4"	WOOD	STAIN & VARNISH	WOOD	STAIN & VARNISH	GARAGE	AUTO DOOR OPENER - TEMP GLASS
103	STYLE & RAIL	2'-10"	8'-0"	1 3/4"	WOOD	STAIN & VARNISH	WOOD	STAIN & VARNISH	LOCKSET	20 MIN - SELF LATCHING - SMOKE SEAL - THRESHOLD
104	STYLE & RAIL	2'-4"	7'-0"	1 3/4"	WOOD	STAIN & VARNISH	WOOD	STAIN & VARNISH	PASSAGE	
105	STYLE & RAIL	5'-0"	8'-0"	1 3/4"	WOOD	STAIN & VARNISH	WOOD	STAIN & VARNISH	PASSAGE	2'-6" PAIR DOORS
106	FRENCH	2'-6"	8'-0"	1 3/4"	WOOD	STAIN & VARNISH	WOOD	STAIN & VARNISH	PASSAGE	
107	STYLE & RAIL	2'-8"	8'-0"	1 3/4"	WOOD	STAIN & VARNISH	WOOD	STAIN & VARNISH	PRIVACY	POCKET DOOR
108	STYLE & RAIL	2'-4"	8'-0"	1 3/4"	WOOD	STAIN & VARNISH	WOOD	STAIN & VARNISH	PRIVACY	POCKET DOOR
109	STYLE & RAIL	2'-4"	8'-0"	1 3/4"	WOOD	STAIN & VARNISH	WOOD	STAIN & VARNISH	PASSAGE	
110	SHOWER	2'-2"	7'-0"	1/2"	GLASS	CLEAR			SHOWER	TEMP - EURO GLASS ENCLOSURE - SLIDER
MAIN LEVEL										
201	PATIO	9'-0"	8'-0"	1 3/4"	WOOD-ALUM	STAIN - MANF'R	WOOD-ALUM	STAIN - MANF'R	LOCKSET	(3) 3'-0" DOORS - INSUL - LOW E - TEMP - WEATHER STRIP - THRESH.
202	STYLE & RAIL	1'-8"	2'-6"	1 3/4"	WOOD	STAIN & VARNISH	WOOD	STAIN & VARNISH	MANUFR	FIRE RATED DOOR BY MANUFACTURE
203	STYLE & RAIL	2'-4"	8'-0"	1 3/4"	WOOD	STAIN & VARNISH	WOOD	STAIN & VARNISH	PASSAGE	
204	STYLE & RAIL	5'-0"	8'-0"	1 3/4"	WOOD	STAIN & VARNISH	WOOD	STAIN & VARNISH	PASSAGE	2'-6" PAIR BARN DOORS
205	STYLE & RAIL	2'-4"	8'-0"	1 3/4"	WOOD	STAIN & VARNISH	WOOD	STAIN & VARNISH	PRIVACY	
206	STYLE & RAIL	2'-10"	8'-0"	1 3/4"	WOOD	STAIN & VARNISH	WOOD	STAIN & VARNISH	LOCKSET	WEATHER STRIP - THRESH.
207	RAISED PANEL	2'-4"	7'-0"	1 3/4"	HM	PAINT	HM	PAINT	PASSAGE	
UPPER LEVEL										
301	PATIO / STACKED	10'-6"	7'-0"	1 3/4"	WOOD-ALUM	STAIN - MANF'R	WOOD-ALUM	STAIN - MANF'R	LOCKSET	(3) 3'-0" DOORS - INSUL - LOW E - TEMP - WEATHER STRIP - THRESH.
302	STYLE & RAIL	1'-8"	2'-6"	1 3/4"	WOOD	STAIN & VARNISH	WOOD	STAIN & VARNISH	MANUFR	FIRE RATED DOOR BY MANUFACTURE

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:
PLATT RESIDENCE
HISTORIC DISTRICT DESIGN REVIEW
221 PARK AVENUE, PARK CITY, UTAH 84060

SHEET DESCRIPTION:
DOOR, WINDOW AND ROOM SCHEDULES

REVISIONS:

DATE:
DECEMBER 18, 2025

PROJECT NUMBER:
2507-01

SHEET NUMBER:
A5.1

Ordinance No. 15-51

AN ORDINANCE APPROVING THE 217 & 221 PARK AVENUE PLAT AMENDMENT LOCATED AT 217 & 221 PARK AVENUE, PARK CITY, UTAH.

WHEREAS, the owner of the property located at 217 & 221 Park Avenue has petitioned the City Council for approval of the Plat Amendment; and

WHEREAS, on October 28, 2015 the property was properly noticed and posted according to the requirements of the Land Management Code; and

WHEREAS, on October 24, 2015 proper legal notice was sent to all affected property owners; and

WHEREAS, the Planning Commission held a public hearing on November 11, 2015, to receive input on plat amendment; and

WHEREAS, the Planning Commission, on November 11, 2015, forwarded a recommendation to the City Council; and,

WHEREAS, on December 3, 2015 the City Council held a public hearing to receive input on the plat amendment; and

WHEREAS, there is good cause and it is in the best interest of Park City, Utah to approve the 217 & 221 Park Avenue Plat Amendment.

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

SECTION 1. APPROVAL. 217 & 221 Park Avenue Plat Amendment as shown in Attachment 1 is approved subject to the following Findings of Facts, Conclusions of Law, and Conditions of Approval:

Findings of Fact:

1. The property is located at 217 & 221 Park Avenue.
2. The property is in the Historic Residential (HR-1) District.
3. The subject property consists of Lot 5 and Lot 6, Block 2, Amended Plat of the Park City Survey.
4. The lot line adjustment will modify the area of the existing two (2) lots (Lot 5R and Lot 6R as proposed). The lot line common to Lot 5 and Lot 6 will be adjusted 0.17 feet (0.17') south of the existing common lot line location.
5. Existing Lot 6 is a substandard lot; therefore, by adjusting the common lot line, both lots will maintain at least the minimum lot size required for the HR-1 District.
6. Lot 5 and Lot 6 are owned by the applicant.
7. The proposed plat amendment creates two (2) legal lots of record containing the minimum lot area required in the HR-1 zone.

8. As proposed, Lot 5R contains 2,044.8 SF. As proposed, Lot 6R contains 1,875 SF.
9. A single-family dwelling is an allowed use in the Historic Residential 1 (HR-1) District.
10. The minimum lot area for a single-family dwelling is 1,875 square feet.
11. The lots do not meet the requirements for a duplex (minimum lot size of 3,750 square feet), which is a Conditional Use in the HR-1 zone.
12. The minimum lot width allowed in the HR-1 District is twenty-five feet (25'). As proposed Lot 5R is 27.47 feet (27.47') wide and Lot 6R is 25.17 feet (25.17') wide. The proposed lots meet the minimum lot width requirement.
13. The minimum side yard setbacks for a twenty-five foot (25') wide lot are three feet (3'), six feet (6') total.
14. The eave of the non-historic house located at 213 Park Avenue which encroaches over the south property line of Lot 5 can either be removed or the applicant will have to enter into an encroachment agreement will the property owner of 213 Park Avenue, as dictated by Condition of Approval #4.
15. The rock retaining wall associated with the non-historic house located at 213 Park Avenue can either be removed or the applicant will have to enter into an encroachment agreement with the property owner of 213 Park Avenue, as dictated by Condition of Approval #5.
16. The concrete stairs located on the north property line of Lot 6 near the northwest corner of the Lot can either be removed or the applicant will have to enter into an encroachment agreement with the property owner(s) of 225-235 Park Avenue, as dictated by Condition of Approval #6.
17. The concrete retaining wall located on Lot 6 that parallels Park Avenue and extends over the north property line onto the property of the Park Palace Condominiums located at 225-235 Park Avenue can either be removed or the applicant will have to enter into an encroachment agreement with the property owner(s) of 225-235 Park Avenue, as dictated by Condition of Approval #7.
18. The wood retaining wall located on the west property line of Lot 5 that encroaches onto the properties of 220 Woodside Avenue, 214 Woodside Avenue, and 213 Park Avenue can either be removed or the applicant will have to enter into an encroachment agreement with the respective property owners, as dictated by Condition of Approval #8.
19. The proposed plat amendment will not cause undo harm to adjacent property owners.
20. The proposed lot areas of 2,044.8 square feet (Lot 5R) and 1,875 square feet (Lot 6R) are compatible lot dimensions as the entire Historic Residential-1 District has abundant sites with the similar dimensions.
21. Lot 5R will have a maximum building footprint of 911.4 square feet. Lot 6R will have a maximum footprint of 844 square feet.
22. To redeveloping the lots, a Historic District Design Review (HDDR) application shall be reviewed and approved by the Planning Staff.
23. On September 28, 2015, the applicant applied for a Plat Amendment application for 217 & 221 Park Avenue; the application was deemed complete on October 13, 2015.

24. The Planning Commission reviewed the plat amendment on November 11, 2015, and forwarded a positive recommendation to City Council with a unanimous vote of 6-0 in favor of the plat amendment.
25. All findings within the Analysis section and the recitals above are incorporated herein as findings of fact.

Conclusions of Law:

1. The Plat Amendment is consistent with the Park City Land Management Code and applicable State law regarding lot combinations.
2. Neither the public nor any person will be materially injured by the proposed Plat Amendment.
3. Approval of the Plat Amendment, subject to the conditions stated below, does not adversely affect the health, safety and welfare of the citizens of Park City.

Conditions of Approval:

1. The City Attorney and City Engineer will review and approve the final form and content of the plat for compliance with State law, the Land Management Code, and the conditions of approval, prior to recordation of the plat.
2. The applicant will record the plat at the County within one year from the date of City Council approval. If recordation has not occurred within one (1) years' time, this approval for the plat will be void, unless a request for an extension is made in writing prior to the expiration date and an extension is granted by the City Council.
3. A ten feet (10') wide public snow storage easement will be required along the Park Avenue frontage of the property and shall be shown on the plat prior to recordation.
4. The eave of the non-historic house located at 213 Park Avenue which encroaches over the south property line of Lot 5 can either be removed or the applicant will have to enter into an encroachment agreement will the property owner of 213 Park Avenue.
5. The rock retaining wall associated with the non-historic house located at 213 Park Avenue can either be removed or the applicant will have to enter into an encroachment agreement with the property owner of 213 Park Avenue
6. The concrete stairs located on the north property line of Lot 6 near the northwest corner of the Lot can either be removed or the applicant will have to enter into an encroachment agreement with the property owner of 225-235 Park Avenue.
7. The concrete retaining wall located on Lot 6 that parallels Park Avenue and extends over the north property line onto the property of the Park Palace Condominiums located at 225-235 Park Avenue can either be removed or the applicant will have to enter into an encroachment agreement with the property owner(s) of 225-235 Park Avenue.
8. The wood retaining wall located on the west property line of Lot 5 that encroaches onto the properties of 220 Woodside Avenue, 214 Woodside Avenue, and 213 Park Avenue can either be removed or the applicant will have to enter into an encroachment agreement with the respective property owners.

9. 13-D sprinklers are required for any new construction or significant renovation of existing.

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

PASSED AND ADOPTED this 3rd day of December, 2015.

PARK CITY MUNICIPAL CORPORATION

Jack Thomas, MAYOR

ATTEST:

Michelle Kellogg, City Recorder

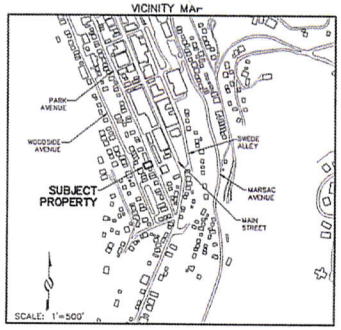
APPROVED AS TO FORM:

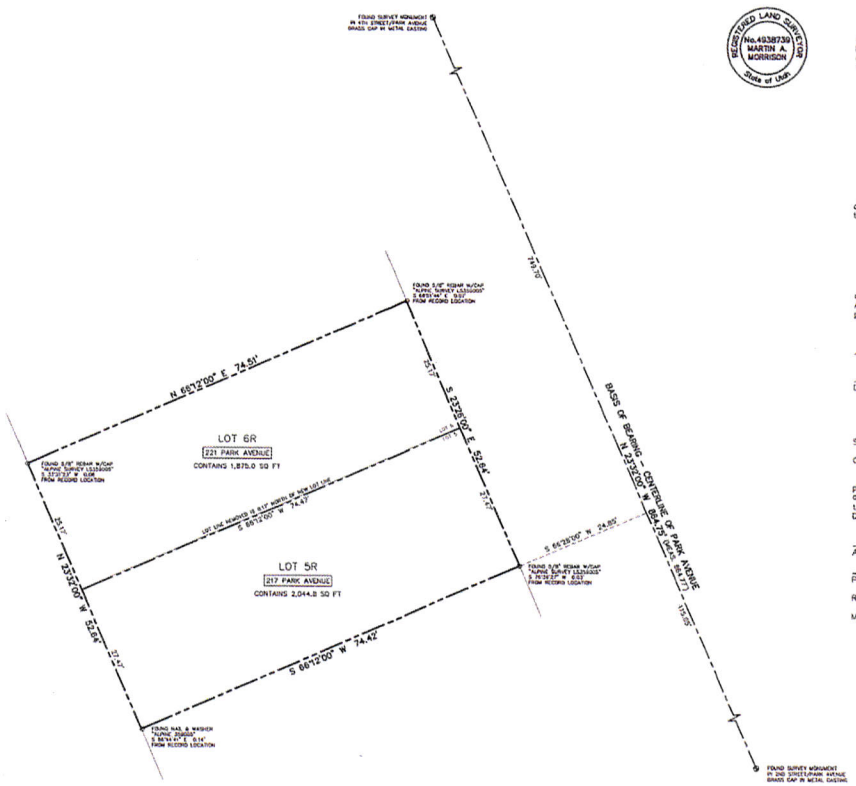
Mark Harrington, City Attorney

Attachment 1 – Proposed Plat

Exhibit A: Proposed Plat

VICINITY MAP





REGISTERED LAND SURVEYOR No.4938739 MARTIN A. MORRISON State of Utah

SURVEYOR'S CERTIFICATE

I, Martin A. Morrison, certify that I am a Registered Land Surveyor and that I hold Certificate No. 4938739, as prescribed by the laws of the State of Utah, and that by authority of the owners, this Record of Survey map of 217 & 221 PARK AVENUE PLAT AMENDMENT has been prepared under my direction and that the same has been or will be monumented on the ground as shown on this plat. I further certify that the information on this plat is accurate.

BOUNDARY DESCRIPTION

All of Lots 5 and 6, Block 2, Amended Plat of Park city Survey, according to the official plat thereof, recorded April 23, 1979 as Entry No. 155234 of the official records in the office of the Summit County Recorder.

OWNER'S DEDICATION AND CONSENT TO RECORD

KNOW ALL MEN BY THESE PRESENTS that David J. Houston, the undersigned owner of the herein described tract of land, to be known hereafter as 217 & 221 PARK AVENUE PLAT AMENDMENT, does hereby certify that he has caused this Plat to be prepared, and does hereby consent to the recordation of this Plat.

In witness whereof, the undersigned set his hand this _____ day of _____, 2016.

_____
David J. Houston

State of _____
County of _____ ss:

ACKNOWLEDGMENT

On this _____ day of _____, 2016, _____ personally appeared before me, the undersigned Notary Public, in and for said state and county. Having been duly sworn, David J. Houston acknowledged to me that he is the owner of the herein described tract of land, and that he signed the above Owner's Dedication and Consent to Record freely and voluntarily.

_____
A Notary Public commissioned in Utah

_____
Printed Name

Residing in: _____

My commission expires: _____

AN AMENDMENT OF PLATTED LOTS

LOTS 5 & 6 IN BLOCK 2, PARK CITY SURVEY

217 & 221 PARK AVENUE PLAT AMENDMENT

LOCATED IN SECTION 16
TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN
PARK CITY, SUMMIT COUNTY, UTAH

10' 0 10' 20'

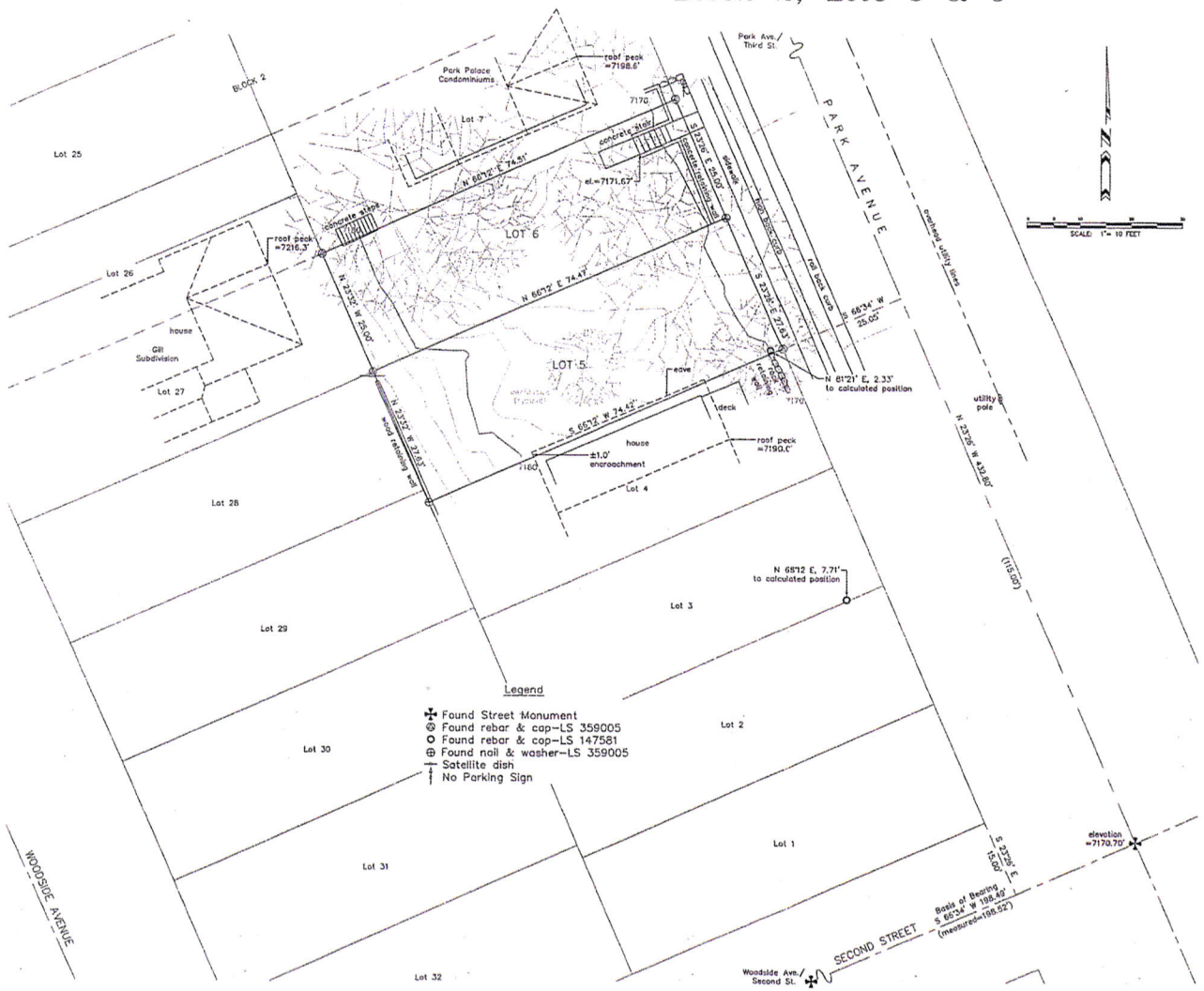
SHEET 1 OF 1

JOB NO.: 5-8-15 FILE: X:\ParkCitySurvey\dwg\srv\plat2015\050815.dwg

(435) 649-9467 Alliance Engineering Inc. CONSULTING ENGINEERS LAND PLANNERS SURVEYORS 333 Main Street P.O. Box 2664 Park City, Utah 84060-2664	SNYDERVILLE BASIN WATER RECLAMATION DISTRICT REVIEWED FOR CONFORMANCE TO SNYDERVILLE BASIN WATER RECLAMATION DISTRICT STANDARDS ON THIS _____ DAY OF _____, 2016 BY _____ S.B.W.R.D.	PLANNING COMMISSION APPROVED BY THE PARK CITY PLANNING COMMISSION THIS _____ DAY OF _____, 2015 BY _____ CHAIR	ENGINEER'S CERTIFICATE I FIND THIS PLAT TO BE IN ACCORDANCE WITH INFORMATION ON FILE IN MY OFFICE THIS _____ DAY OF _____, 2016 BY _____ PARK CITY ENGINEER	APPROVAL AS TO FORM APPROVED AS TO FORM THIS _____ DAY OF _____, 2016 BY _____ PARK CITY ATTORNEY	COUNCIL APPROVAL AND ACCEPTANCE APPROVAL AND ACCEPTANCE BY THE PARK CITY COUNCIL THIS _____ DAY OF _____, 2015 BY _____ MAYOR	CERTIFICATE OF ATTEST I CERTIFY THIS RECORD OF SURVEY MAP WAS APPROVED BY PARK CITY COUNCIL THIS _____ DAY OF _____, 2016 BY _____ PARK CITY RECORDER	RECORDED STATE OF UTAH, COUNTY OF SUMMIT, AND FILED AT THE REQUEST OF _____ DATE _____ TIME _____ ENTRY NO. _____ FEE _____ RECORDER

Exhibit B: Existing Survey

Park City Survey
Block 2, Lots 5 & 6



Legend

- Found Street Monument
- Found rebar & cap–LS 359005
- Found rebar & cap–LS 147581
- Found nail & washer–LS 359005
- Satellite dish
- No Parking Sign

NARRATIVE

1. Survey requested by: David Houston.
2. Purpose of the survey: locate the improvements and the topographic relief.
3. Basis of the survey: found street monuments as shown.
4. See the official plats for the Park City Survey and the Monument Control Map of Park City Recorded as Entry No. 199887 in the office of the Summit County Recorder.
5. Date of the survey: July 10, 2015; additions Oct. 8, 2015.
6. Located in the Southeast Quarter of Section 16, Township 2 South, Range 4 East, Salt Lake Base & Meridian.
7. The owner of the property should be aware of any items affecting the property that may appear in a title insurance report.
8. See the previous survey of the property, by Alpine Survey, Inc., recorded in the office of the Summit County Recorder.
9. Elevations are based on an elevation of 7170.70 feet at the Street Monument found at the intersection of 2nd Street and Park Avenue, from the Park City Monument Control Map.

DEED DESCRIPTION

All of Lots 5 & 6, Block 2, Park City Survey, according to the official plat thereof, on file and of record in the office of the Summit County Recorder.

SURVEYOR'S CERTIFICATE

I, J.D. Gailey, a Registered Land Surveyor as prescribed by the laws of the State of Utah and holding License No. 359005, do hereby certify that I have supervised a survey of the hereon described property and that this plat is a true representation of said survey.

Oct 12 '15
Date

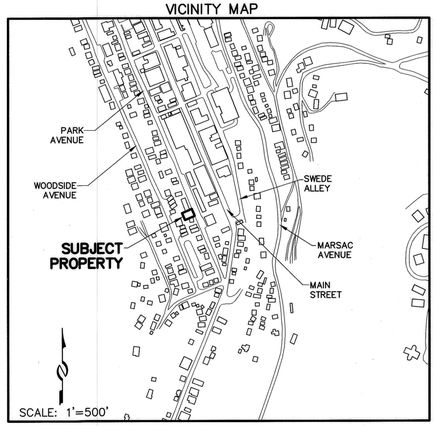
STATE OF UTAH — J.D. GAILEY — 359005 — REGISTERED LAND SURVEYOR

J.D. Gailey, PLS 359005

Alpine Survey, Inc.
19 Prospector Drive
Park City, Utah 84060
(435) 655-8018

RECEIVED
OCT 12 2015
PARK CITY
PLANNING DEPT.

VICINITY MAP



REGISTERED LAND SURVEYOR
No. 4938739
MARTIN A. MORRISON
State of Utah
Martin A. Morrison
9-29-'16

SURVEYOR'S CERTIFICATE

I, Martin A. Morrison, certify that I am a Registered Land Surveyor and that I hold Certificate No. 4938739, as prescribed by the laws of the State of Utah, and that by authority of the owners, this plat map of HOUSTON PARK AVENUE PLAT AMENDMENT has been prepared under my direction and that the same has been or will be monumented on the ground as shown on this plat. I further certify that the information on this plat is accurate.

BOUNDARY DESCRIPTION

All of Lots 5 and 6, Block 2, Amended Plat of the Park City Survey, according to the official plat thereof in the office of the Summit County Recorder.

OWNER'S DEDICATION AND CONSENT TO RECORD

KNOW ALL MEN BY THESE PRESENTS that David J. Houston, a married man, the undersigned owner of the herein described tract of land, to be known hereafter as HOUSTON PARK AVENUE PLAT AMENDMENT, does hereby certify that he has caused this Plat to be prepared, and does hereby consent to the recordation of this Plat.

In witness whereof, the undersigned set his hand this 3d day of October, 2016.

David J. Houston, a married man

ACKNOWLEDGMENT

State of Michigan :
ss:
County of Ingham :

On this 3rd day of October, 2016, David J. Houston personally appeared before me, the undersigned Notary Public, in and for said state and county. Having been duly sworn, David J. Houston, a married man, acknowledged to me that he is the owner of the herein described tract of land, and that he signed the above Owner's Dedication and Consent to Record freely and voluntarily.

Patrice M. Hoffman
A Notary Public commissioned in Ingham County, Michigan
Patrice M. Hoffman
Printed Name
Residing in: Ingham County, Michigan
My commission expires: September 28, 2017

NOTES

1. Modified 13-D sprinklers are required for any new construction or significant renovation of existing.
2. This plat amendment is subject to all Conditions of Approval of Park City Ordinance 15-51 which was titled "217 & 221 Park Avenue Plat Amendment".
3. An Encroachment Agreement recorded May 13, 2016, as Entry No. 1044969 in Book 2351 at Page 1511, addresses a wood retaining wall on the westerly boundary of Lot 5.
4. An Encroachment Agreement recorded June 23, 2016, as Entry No. 1048127 in Book 2358 at Page 1950, addresses a wood retaining wall on the westerly boundary of Lot 5.
5. A License Agreement Concerning Removal Of Certain Encroaching Structures recorded August 17, 2016, as Entry No. 1051554 in Book 2367 at Page 1238, addresses concrete stairs and a concrete retaining wall.
6. An Encroachment Agreement recorded August 18, 2016, as Entry No. 1051601 in Book 2367 at Page 1413, addresses a roof and stone retaining wall encroachment with the property to the south.

AN AMENDMENT OF PLATTED LOTS

LOTS 5 & 6 IN BLOCK 2, PARK CITY SURVEY

HOUSTON PARK AVENUE PLAT AMENDMENT

LOCATED IN SECTION 16
TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN
PARK CITY, SUMMIT COUNTY, UTAH

10' 0 10' 20'

SHEET 1 OF 1

9/29/16 JOB NO.: 5-8-15 FILE: X:\ParkCitySurvey\dwg\srv\plat2015\050815.dwg

(435) 649-9467
Alliance Engineering Inc
CONSULTING ENGINEERS LAND PLANNERS SURVEYORS
323 Main Street P.O. Box 2664 Park City, Utah 84060-2664

SNYDERVILLE BASIN WATER RECLAMATION DISTRICT	PLANNING COMMISSION	ENGINEER'S CERTIFICATE	APPROVAL AS TO FORM	COUNCIL APPROVAL AND ACCEPTANCE	CERTIFICATE OF ATTEST	RECORDED
REVIEWED FOR CONFORMANCE TO SNYDERVILLE BASIN WATER RECLAMATION DISTRICT STANDARDS ON THIS 5th DAY OF October, 2016	APPROVED BY THE PARK CITY PLANNING COMMISSION THIS 11TH DAY OF NOVEMBER, 2015	I FIND THIS PLAT TO BE IN ACCORDANCE WITH INFORMATION ON FILE IN MY OFFICE THIS 18th DAY OF October, 2016	APPROVED AS TO FORM THIS 27th DAY OF October, 2016	APPROVAL AND ACCEPTANCE BY THE PARK CITY COUNCIL THIS 3RD DAY OF DECEMBER, 2015	I CERTIFY THIS PLAT MAP WAS APPROVED BY PARK CITY COUNCIL THIS 3RD DAY OF DECEMBER, 2015	STATE OF UTAH, COUNTY OF SUMMIT, AND FILED AT THE REQUEST OF HIGH COUNTRY TITLE
BY S.B.W.R.D.	BY CHAIR	BY PARK CITY ENGINEER	BY PARK CITY ATTORNEY	BY MAYOR	BY PARK CITY RECORDER	DATE 10/28/2016 TIME 3:59 pm ENTRY NO. 1056807
						$32.00 FEE C. Jillawayley-deputy RECORDER

Planning Department
Staff Report

Subject: **949 Empire Avenue**
Application: **PL-26-06798**
Author: **Meredith Covey, Planner II**
Date: **February 19, 2026**
Type of Item: **Extension of a Historic District Design Review**

Recommendation

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

Description

Applicant:	Terence Scheckter Jonathan DeGray, Applicant Representative
Location:	949 Empire Avenue
Zoning District:	Historic Residential – 1 (HR-1)
Adjacent Land Uses:	Residential
Reason for Review:	The Planning Director reviews and takes Final Action on Historic District Design Reviews.[1]

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

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

Background

949 Empire Avenue is a flag-shaped, six-sided Lot in the Historic Residential -1 (HR-1) Zoning District. At some point there was a structure on the Lot, which has since been demolished and only a portion of the foundation remains today. On July 21, 2022, the City Council adopted Ordinance No. 2022-26 approving the 949 Empire Avenue Plat Amendment to remove an existing Lot Line to create one Lot of record. There was a single car garage on the site that was removed by the Applicant to comply with the City Council's Conditions of Approval. The 949 Empire Avenue Plat Amendment was recorded with Summit County November 26, 2024 (Entry No. 1228236; Exhibit C).

[1] LMC § 15-11-12

On March 6, 2025, the Planning Director approved the Historic District Design Review (HDDR) for 949 Empire Avenue (Staff Report; Exhibit B).

On January 6, 2026, the Applicant submitted a request for a one-year Extension to the HDDR to extend the expiration date for one year (Exhibit D).

Analysis

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

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

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

Notice

Staff published notice on the City's website and the Utah Public Notice website and posted notice to the property on February 5, 2026, Staff mailed courtesy notice to property owners within 100 feet on February 5, 2026.[2]

Alternatives

The Planning Director may:

- Approve the Extension of the HDDR at 949 Empire Avenue.
- Deny the Extension of the HDDR at 949 Empire 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: March 6, 2025, HDDR Final Action Letter
C: Recorded Plat
D: Applicant Narrative
E: Approved Plans

[2] LMC § 15-1-21

Planning Department

February 19, 2026

Jonanthan DeGray

NOTICE OF PLANNING DIRECTOR ACTION

Description

Address:	949 Empire Avenue
Zoning District:	Historic Residential – 1 (HR-1)
Application:	Extension of Historic District Design Review
Project Number:	PL-26-06798
Action:	APPROVED WITH CONDITIONS (See Below)
Date of Final Action:	February 19, 2026
Project Summary:	The Applicant requests a one-year extension to construct a new Single-Family Dwelling on a vacant Lot.

Action Taken

On February 19, 2026, the Planning Director conducted a public hearing and approved the extension for the proposal for a new Single-Family Dwelling at 949 Empire on a vacant lot according to the following Findings of Fact, Conclusions of Law, and Conditions of Approval:

Findings of Fact

1. On March 6, 2025, the Planning Director approved the Historic District Design Review (HDDR) for a new SFD at 949 Empire Avenue.
2. On January 6, 2026, the Applicant submitted a request for a one-year Extension to the HDDR.
3. The Applicant noted that there have been difficulties in financing and scheduling, which led to the requested extension.
4. The Applicant proposes no changes to the original approval. Please reference PL-24-06356) for full Findings and Conditions of Approval from the original HDDR approval.

Conclusions of Law

1. The request for extension complies with LMC § 15-11-12(E).
2. There are no changes in circumstance that would result in an unmitigated impact or that would result in a finding of non-compliance with the Park City General Plan or the Land Management Code in effect.

Conditions of Approval

1. Final building plans and construction details shall reflect substantial compliance with the plans reviewed March 6, 2025, by the Planning Director. Any changes, modifications, or deviations from the approved design that have not been approved in advance by the Planning and Building Departments may result in a stop work order.
2. All conditions of approval from the HDDR reviewed by the Planning Director on March 6, 2025 shall continue to apply.
3. The extension shall expire February 19, 2027.

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

PARK CITY
1884
Planning Department

March 6, 2025

Jonathan DeGray
degrayarch@qwestoffice.net

CC: Terence Scheckter

NOTICE OF PLANNING DEPARTMENT ACTION

Description

Address:	949 Empire Avenue
Zoning District:	Historic Residential – 1 (HR-1)
Application:	Historic District Design Review
Project Number:	PL-24-06356
Action:	APPROVED WITH CONDITIONS (See Below)
Date of Final Action:	March 6, 2025
Project Summary:	The Applicant proposes a new 3,369-square-foot single-family dwelling at the site.

Action Taken

On March 6, 2025, the Planning Director Designee conducted a public hearing and approved the Historic District Design Review for 949 Empire Avenue according to the following findings of fact, conclusions of law, and conditions of approval.

Findings of Fact

1. 949 Empire Avenue is a flag-shaped, six-sided, Lot in the Historic Residential – 1 (HR-1) Zoning District and is Lot A of the 949 Empire Avenue Plat Amendment.
2. On July 21, 2022, the City Council approved Ordinance No. 2022-26 approving the 949 Empire Avenue Plat Amendment to remove an existing Lot line and a Deed Line to create on Lot of record.
3. The 949 Empire Avenue Plat Amendment was recorded with Summit County November 26, 2024 (Entry No. 1228236).

4. The unusual configuration of this Lot results in a smaller rectangular Area that measures 20 feet wide by 24 feet deep and fronts the Empire Avenue ROW. Additionally, a ROW crosses this portion of the property and allows for access to the valves and associated equipment to the water lines crossing over and located upon the property (Summit County Recorder Entry No. 108260).
5. At some point there was an existing structure on the Lot, which has since been removed and only a portion of the foundation remains today. There was also a single car garage on the site that was removed by the Applicant to comply with the conditions of approval set forth by the City Council in Ordinance No. 2022-26.
6. There are existing stairs in City Right-of-Way (ROW) on the Lot mostly in the North Side Setback, and partially in the Rear Setback.
7. The use of the stairs is private and was dedicated for the benefit and use of the owners of Lots 12, 13, 14, 15, 17, 18, 19, 20, 21, and 22 of Block 9 of Snyder's Addition to Park City.
8. The Lot has six property lines that measure: 50', 51', 30', 24', 20', 75'. Due to the unusual Lot dimensions, the Planning Director made a determination regarding Setbacks:
    a. Two (2) three-foot (3') Side Setbacks;
    b. Two (2) five-foot (5') Side Setbacks;
    c. Two (2) ten foot (10') Front Setbacks;
    d. One (1) ten foot (10') Rear Setback.
9. The below image identifies these Setbacks:

10. The Lot's steepest point is 29 percent, which does not require a Steep Slope Conditional Use permit for the proposal.
11. On October 5, 2023 the Planning Director reviewed and approved the Historic District Design Review (HDDR) for 949 Empire. On October 5, 2024 the approval expired as the Applicant had not yet submitted a Building Permit, and had not filed a request for an extension.
12. On December 3, 2024 the Applicant submitted an HDDR Application with no changes to what was previously approved.
13. The proposal, as conditioned, complies with LMC Chapter 15-2.2 Historic Residential – 1 (HR-1) Zoning District.
    a. Single Family Dwellings are an allowed Use in the HR-1 Zoning District, pursuant to LMC § 15-2.2-2(A)(1).
    b. The Lot at 949 Empire is 3,030 square feet in area. Pursuant to LMC § 15-2.2-3(E) the maximum Building Footprint for the Lot is 1,278 square feet.

i. The Applicant proposes to construct a Structure with a Building Footprint of 1,243 square feet. The proposed Building Footprint is compliant with LMC § 15-2.2-3(E).

c. The rear portion of the proposed Lot is 50 feet wide. The frontmost section of the proposed lot is 20 feet wide. LMC § 15- 2.2-3(B) requires that the minimum width of a Lot is 25 feet, measured 15 feet back from the Front Lot Line. However, pursuant to LMC § 15-2.2-3(B), the Planning Director determines lot width measurements in the case of unusual lot configurations.

d. On March 30, 2022, the Planning Director determined that the Lot width will be measured 24 feet from the frontmost Property line parallel with Empire Avenue, totaling a width of 50 feet.

e. The maximum Lot Area for a Single-Family Dwelling is 3,750 square feet.
   i. The Lot Area is 3,030 square feet and is compliant with LMC § 15-2.2-3.

f. LMC § 15-2.2-3(G)(2) states, "The Front Setback must be open and free of any Structure except uncovered steps leading to the Main Building; provided the steps are not more than four feet (4') in height from Final Grade, not including any required handrail, and do not cause any danger or hazard to traffic by obstructing the view of the Street or intersection."
   i. The proposed Structure is set back 20 feet from the Front Lot line at the narrowest part of the Lot and is set back 13 feet from the Front Lot line at the widest part of the Lot. The proposed steps are within four feet of Final Grade and are compliant.

g. LMC § 15-2.2-3(H)(4) states, "The Rear Setback must be open and free of any Structure except roof overhangs or eaves projecting not more than two feet (2') into the Rear Setback."
   i. The proposed overhangs project two feet into the Rear Setback and is compliant.

h. LMC § 15-2.2-3(H)(8) states, "The Rear Setback must be open and free of any Structure except Mechanical equipment (which must be screened), hot tubs, or similar Structures located at least three feet (3') from the Rear Lot Line.
   i. The proposed hot tub is 3' from the Rear Lot line, will be screen by retaining walls, and is compliant.

i. LMC § 15-2.2-3(H)(9) allows for retaining walls up to six feet in the Rear Setback.
    i. The proposed retaining wall is a maximum of four feet tall and is compliant.
j. LMC § 15-2.2-3(I)(6) states, "The Side Setback must be open and free of any Structure except Patios, decks, pathways, steps, or similar Structures not more than thirty inches (30") in height above Final Grade, not including any required handrails.
    i. The proposed steps are within 30 inches of Final Grade and are compliant.
k. LMC § 15-2.2-3(J)(3) states, "Window wells not exceeding the minimum International Residential Code (IRC) or International Building Code (IBC) requirements for egress may extend not more than four feet (4') into the Side Setback. Only permitted on Lots with a minimum required
l. Site plans and Building designs must resolve snow release issues to the satisfaction of the Chief Building Official
    i. Condition of Approval 1 requires that the Applicant shall resolve snow release issues to the satisfaction of the Chief Building Official prior to building permit issuance.
m. Pursuant to LMC § 15-2.2-5 no Structure shall be erected to a height greater than twenty-seven feet (27') from Existing Grade.
    i. proposed Structure is 25 feet 2 inches tall when measured from Existing Grade and is compliant.
n. Pursuant to LMC § 15-2.2-5 a ten foot (10') minimum horizontal step in the downhill façade is required unless the First Story is located completely under the finish Grade on all sides of the Structure.
    i. The horizontal step shall take place at a maximum height of twenty-three feet (23') from where the Building Footprint meets the lowest point of existing Grade. The proposed Structure steps down 10 feet at 22 feet 11 inches above grade and is compliant.
o. Pursuant to LMC § 15-2.2-5(A) a Structure shall have a maximum height of thirty five feet (35') measured from the lowest finish floor plane to the point of the highest wall top plate that supports the ceiling joists or roof rafters.
    i. The proposed Structure has a maximum interior height of 33 feet 2 inches and is compliant.

14. The proposal, as conditioned, complies with LMC Chapter 15-3 Off-Street Parking.
    a. LMC § 15-3-6(A) requires two parking spaces for SFDs.
        i. The Applicant proposes one parking space in a single-car garage on the lower level, and one parking space on the driveway leading to the single-car garage.
    b. Pursuant to LMC § 15-3-4(A)(1), single car garages associated with single family residences must have a minimum interior dimension of 11 feet wide by 20 feet deep.
        i. The Applicant proposes interior dimensions of 11 feet wide and 22 feet, ½-inch deep for the single-car garage.
    c. Pursuant to LMC § 15-3-3(F)(1), Parking Spaces must be at least 9 feet wide by 18 feet long.
        i. The Applicant proposes a Parking Space on the driveway leading to the single-car garage that is a minimum of 9 feet wide by 18 feet long.
15. The proposal, as conditioned, complies with LMC § 15-13-8 Regulations For New Residential Infill Construction (and Non-Historic Residential Sites) In Historic Districts.
    a. The proposal is analyzed for compliance with LMC § 15-13-8 Regulations For New Residential Infill Construction (and Non-Historic Residential Sites) In Historic Districts.
    b. The Analysis section of the March 6, 2025 Historic District Design Review Staff Report is incorporated herein as Attachment 1.
16. The Development Review Committee reviewed the proposal on February 4, 2025 and required conditions of approval.
    a. The Development Review Committee required Condition of Approval 13 requiring the applicant to separate the sewer line prior to Building Permit issuance.
    b. The Development Review Committee also required Condition of Approval 15 requiring the applicant to negotiate Snow Shed and Access Agreements with neighboring properties prior to Building Permit issuance due to the proximity of the structure being 5 feet or less from the property line.
    c. The Development Review Committee also required Condition of Approval 15 requiring the applicant to submit a geotechnical soils report indicating

site stability or temporary shoring plan and obtain approval prior to building permit issuance.

17. Staff published notice on the City's website and the Utah Public Notice website and posted notice to the property on February 19, 2025. Staff mailed courtesy notice to property owners within 100 feet on February 19, 2025. The Park Record published courtesy notice on February 19, 2025.

Conclusions of Law

1. The proposal, as conditioned, complies with LMC Chapter 15-2.2 Historic Residential – 1 (HR-1) Zoning District.
2. The proposal, as conditioned, complies with LMC Chapter 15-3 Off-Street Parking.
3. The proposal, as conditioned, complies with LMC § 15-13-8 Regulations For New Residential Infill Construction (and Non-Historic Residential Sites) In Historic Districts.

Conditions of Approval

1. The Applicant shall resolve snow release issues to the satisfaction of the Chief Building Official prior to building permit issuance.
2. The Applicant shall submit a detailed landscaping and irrigation plan demonstrating compliance with LMC Section 15-5-5(N) to the Planning Department for review and approval prior to Building Permit issuance.
3. The Applicant shall submit detailed storm water and drainage mitigation plans to the Engineering Department for review and approval prior to Building Permit issuance.
4. Masonry shall be maintained in its natural finish. Applying paint, stain, or stucco over concrete retaining walls is prohibited.
5. The Applicant shall configure drainage behind retaining walls away from the walls to abate retaining wall failure.
6. The driveway shall not exceed 10 feet in width. The applicant shall obtain an Encroachment Agreement from the Engineering Department for the heated driveway system.
7. The proposed foundation shall not be more than 8 inches visible on the primary facade, and 2 feet visible on the secondary and tertiary facades.
8. The site shall be re-graded to approximate the grading prior to the new construction, and so as to blend with the grade of adjacent sites and not create

the need for incompatible retaining walls, and so that all water drains away from the structure and does not enter the foundation.

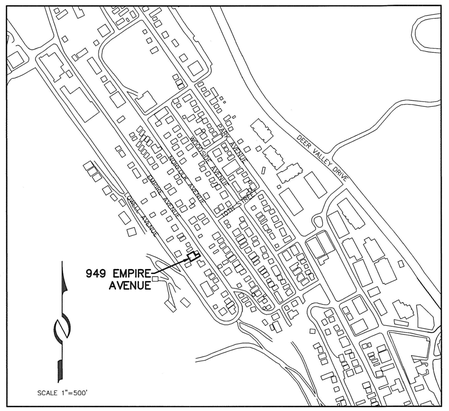
9. All roofs shall be designed to minimize snow shedding onto adjacent properties and pedestrian paths.
10. Roofing materials shall have a Solar Reflectivity Index (SRI) of 35 or less.
11. All mechanical equipment, including the spa tub on the rear patio, shall be fully screened from adjacent properties.
12. Rustic, unfinished wood siding on the new structure is prohibited. Low-VOC (volatile organic compound) paints and finishes shall be used when possible.
13. The applicant shall separate the sewer line prior to Building Permit issuance.
14. The Applicant shall negotiate Snow Shed and Access Agreements with neighboring properties prior to Building Permit issuance due to the proximity of the structure being 5 feet or less from the property line.
15. The Applicant shall submit a geotechnical soils report indicating site stability or temporary shoring plan and obtain approval prior to building permit issuance.
16. The Applicant shall resolve snow release issues to the satisfaction of the Chief Building Official prior to building permit issuance.
17. The Applicant replace any significant vegetation removed in an equivalent manner on site.
18. The Applicant shall update the plans to ensure the window wells do not encroach into the right-of-way easement running along the property line.
19. The Applicant shall update the plans to ensure the roof overhangs do not encroach into the right-of-way easement running along the property line.

If you have questions or concerns regarding this Final Action Letter, please call (385) 481-2037 or email meredith.covey@parkcity.org or jacob.klopfenstein@parkcity.org.

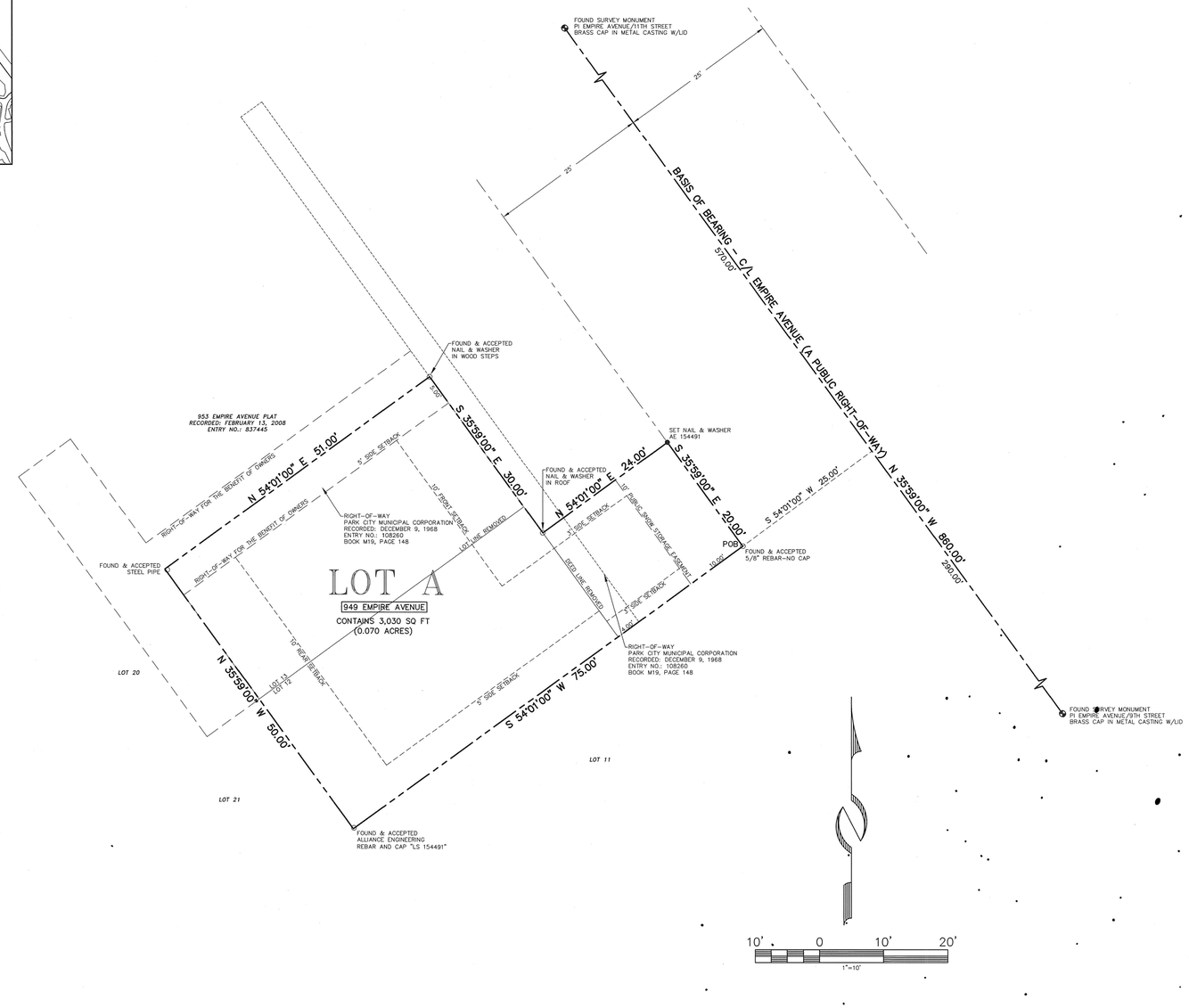
Sincerely,

Rebecca Ward
Planning Director

CC: Meredith Covey
Jacob Klopfenstein



VICINITY MAP



SURVEYOR'S CERTIFICATE

I, Michael Demkowicz, do hereby certify that I am a Professional Land Surveyor and that I hold License No. 4857264 as prescribed under the laws of the State of Utah. I further certify that by authority of the owner, I have made a survey of the land shown on this plat and described hereon, and have combined said land into one (1) lot, hereafter to be known as 949 EMPIRE AVENUE PLAT AMENDMENT and that the same has been correctly surveyed and monumented on the ground as shown on this plat.

PROFESSIONAL LAND SURVEYOR
No. 4857264
MICHAEL DEMKOWICZ
10/24/24
STATE OF UTAH

LEGAL DESCRIPTION

Beginning at the southwesterly corner of Lot 12, Block 29, Snyder's Addition to Park City, and running thence North 54°01' East 51 feet; thence North 35°59' West 50 feet; thence South 54°01' West 51 feet; thence South 35°59' East 50 feet to the point of beginning, being the westerly 51 feet of Lots 12 and 13 of said Block 29, Snyder's Addition.

Also, a garage area described as follows; Beginning at the southeasterly corner of Lot 12, Block 29, Snyder's Addition, and running thence North 35°59' West 20 feet to the center of a partition, thence South 54°01' West 24 feet; thence South 35°59' East 20 feet to the center of a partition; thence North 54°01' East 24 feet to the point of beginning.

Subject to and together with a right-of-way over the following for the use and benefit of the owner or owners of Lots 12, 13, 14, 15, 17, 18, 19, 20, 21, and 22, Block 29, Snyder's Addition to Park City, in Summit County, Park City, Utah; Beginning at the southeasterly corner of Lot 18, Block 29, Snyder's Addition to Park City, and running thence South 35°59' East 20 feet; thence North 54°01' East 51 feet; thence North 35°59' West 45 feet; thence North 54°01' East 4 feet; thence South 35°59' East 100 feet; thence South 54°01' West 4 feet; thence North 35°59' West 45 feet; thence South 54°01' West 51 feet; thence South 35°59' East 20 feet; thence South 54°01' West 10 feet; thence North 35°59' West 50 feet; thence North 54°01' East 10 feet to the point of beginning.

OWNER'S DEDICATION AND CONSENT TO RECORD

KNOW ALL BY THESE PRESENTS that the undersigned is the owner of the above described tract of land, and hereby causes the same to be unified into one lot of record, together with easements as set forth to be hereafter known as 949 EMPIRE AVENUE PLAT AMENDMENT and does hereby dedicate for the perpetual use of the public all roads and other areas shown on this plat as intended for public use. The undersigned owner also hereby conveys to any and all public utility companies a perpetual, non-exclusive easement over the public utility easements shown on this plat, the same to be used for the installation, maintenance and operation of utility lines and facilities. The undersigned owner also hereby conveys any other easements as shown on this plat to the parties indicated and for the purposes shown hereon.

In witness whereof, the undersigned set his hand this 31 day of October, 2024.

Terence Scheckter

ACKNOWLEDGMENT

STATE OF California)
: ss.
COUNTY OF Orange)

On this 31 day of October, 2024, Terence Scheckter personally appeared before me, whose identity is personally known to me or proven on the basis of satisfactory evidence, and who by me duly sworn/affirmed, that he acknowledged to me that he executed the 949 EMPIRE AVENUE PLAT AMENDMENT.

By: Michelle Denise Sanchez
Notary Public
Michelle Denise Sanchez
Printed Name
Residing in: California
My commission expires: May 6, 2026
Commission No. 2403451

MICHELLE DENISE SANCHEZ
COMM. #2403451
Notary Public - California
Orange County
My Comm. Expires May 6, 2026

NOTES

1. This plat amendment is subject to the Conditions of Approval in Ordinances 2022-26, 2023-37 and the Final Action Letter dated September 19, 2024, on file with the Planning Department (PL-24-06204). Ordinance 2023-37 and the Final Action Letter PL-24-06204 are approvals for extensions of Ordinance 2022-26.
2. See Record of Survey S-7897, filed in Summit County, Utah on October 4, 2013.
3. Fire sprinklers are required for all new or renovation construction on this lot, to be approved by the Chief Building Official.
4. The maximum building footprint for the lot is 1,278 square feet.

949 EMPIRE AVENUE PLAT AMENDMENT

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

SHEET 1 OF 1

(435) 649-9467
Alliance Engineering Inc
CONSULTING ENGINEERS LAND PLANNERS SURVEYORS
323 Main Street P.O. Box 2664 Park City, Utah 84060-2664

10/29/24 JOB NO.: 6-11-21 FILE: X:\SnydersAddition\dwg\srv\plat2021\061121.dwg

SNYDERVILLE BASIN WATER RECLAMATION DISTRICT
REVIEWED FOR CONFORMANCE TO SNYDERVILLE BASIN WATER RECLAMATION DISTRICT STANDARDS ON THIS 4th DAY OF November, 2024
BY _____

PLANNING COMMISSION
RECOMMENDED BY THE PARK CITY PLANNING COMMISSION THIS 22ND DAY OF JUNE, 2022
BY _____ CHAIR

ENGINEER'S CERTIFICATE
I FIND THIS PLAT TO BE IN ACCORDANCE WITH INFORMATION ON FILE IN MY OFFICE THIS 18 DAY OF November, 2024
BY _____ PARK CITY ENGINEER

APPROVAL AS TO FORM
APPROVED AS TO FORM THIS 18th DAY OF November, 2024
BY _____ PARK CITY ATTORNEY

COUNCIL APPROVAL AND ACCEPTANCE
APPROVAL AND ACCEPTANCE BY THE PARK CITY COUNCIL THIS 19th DAY OF November 2024
BY _____ MAYOR
PARK CITY SUMMIT COUNTY UTAH CORPORATE Seal MARCH 1, 1894

CERTIFICATE OF ATTEST
I CERTIFY THIS PLAT WAS APPROVED BY PARK CITY COUNCIL THIS 19th DAY OF November, 2024
BY _____ PARK CITY RECORDER

PUBLIC SAFETY ANSWERING POINT APPROVAL
APPROVED THIS 26th DAY OF NOVEMBER, 2024
BY _____ PLS
SUMMIT COUNTY GIS COORDINATOR

RECORDED
STATE OF UTAH, COUNTY OF SUMMIT, AND FILED AT THE REQUEST OF Coalition Title Agency
$52.00 FEE
Kathy Stalsworth - DEPUTY RECORDER
TIME 3:39 PM DATE 11/26/2024 ENTRY NO. 1228236

January 5, 2026

Park City Municipal Corporation
445 Marsac Avenue
Park city, Utah 84060

Attn: Planning Department
Re: HDDR Approval Extension Request
949 Empire Ave.

Dear Staff,

The owners of 949 Empire are requesting an extension of their existing HDDR approval. Due to financing and scheduling issues, they could not start construction in 2025. They plan to start construction in 2026.

Please let me know if you have any questions regarding this request.

Sincerely,

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

SCHECKTER RESIDENCE

949 EMPIRE AVENUE, PARK CITY, UTAH 84060

HDDR CONDITIONS OF APPROVAL

1. Final building plans and construction details shall reflect substantial compliance as indicated on the plans reviewed October 5, 2023, as part of the Historic District Design Review and public meeting on October 5, 2023. Any changes, modifications, or deviations from the approved design that have not been approved in advance by the Planning and Building Departments may result in a stop work order.
2. the applicant is responsible for notifying the Planning Department prior to making any changes to the approved plans.
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. Residential fire sprinklers are required for all new or renovation construction on this lot, per requirements of the Chief Building Official.
5. Any areas disturbed during construction surrounding the proposed work shall be brought back to their original state.
6. City approval of Construction Mitigation (CMP) is a condition precedent to the issuance of any building permits. The CMP shall include language the method of protecting adjacent structures. New construction activity shall not physically damage nearby Historic Sites. Construction plans shall verify construction does not obstruct or impact the Platted access and the Platted access shall be kept free and clear of materials.
7. City Engineer review and approval of all lot grading, utility installation, public improvements, and drainage plans for compliance with City standards is a condition precedent to building permit issuance.
8. 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 300 degrees Kelvin and outdoor lighting fixtures shall be fully shielded. Final lighting details shall be reviewed by the Planning Staff prior to installation.
9. Construction waste should be diverted from landfill and recycled when possible.
10. Walls more than four feet in height in the front setback, or more than six feet in the rear or side setbacks are prohibited.
11. Upon building permit application, the applicant shall submit an updated landscaping and irrigation plan, where the proposed vegetation and irrigation shall be less than 50% waterwise and compliant with 15-5-5(n). Final plans shall call out final grade within four feet of existing grade.
12. Roofs shall have matt finishes to minimize glare, shall be neutral and muted, and materials shall not be reflective.
13. Mechanical and or utility equipment shall be located on the back of the building or in another inconspicuous location. When located on a secondary facade, the mechanical or utility equipment shall be located beyond the mid point of the structure if feasible and visual impact of the equipment shall minimized by incorporating it as an element of the building or landscape design.
14. Materials, such as wood, that are traditionally painted shall be opaque.
15. The proposed driveway shall not exceed 12'.

CONSULTANTS

STRUCTURAL
SHEN ENGINEERING, INC.
HENRY SHEN
4157 S. FORTUNA WAY
MILLCREEK, UTAH 84124
TEL. (801) 230-4996
EMAIL: sheneng@msn.com

CIVIL ENGINEERING
ALLIANCE ENGINEERING, INC.
323 MAIN STREET, P.O. BOX 2664
PARK CITY, UTAH 84032
TEL. 435-649-9467
MICHAEL DEMKOWICZ
EMAIL: michael@alliance-engr.com

LEGEND

BRICK & STONE
EARTH
CONCRETE
CONCRETE MASONRY UNIT
STEEL (LARGE SCALE)
RIGID INSULATION
ROUGH WOOD
BLOCKING
ALUMINUM (LARGE SCALE)
GRAVEL
FINISHED WOOD
BATT OR BLOWN INSULATION
PLASTER, SAND, GROUT, MORTAR
STEEL (SMALL SCALE)
BITUMINOUS PAVING
PLYWOOD
GYPSUM BOARD

OFFICE 103 — ROOM NAME / ROOM NUMBER
FLOOR, POINT ELEV.
CENTER LINE
ROUND, DIA.
CHANNEL
ANGLE
DETAIL
SECTION CUT, DETAIL
BUILDING SECTION
KEYED NOTES
WINDOW TYPE
DOOR NUMBER
REVISION
INTERIOR WALL ELEV.
WALL TYPE

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 AREA: 966 S/F
MID LEVEL AREA: 1266 S/F
MAIN LEVEL AREA: 1137 S/F
TOTAL LIVING AREA: 3369 S/F
GARAGE AREA: 276 S/F
DECK / BALCONY AREA: 58 S/F
ENTRY PORCH AREA: 85 S/F
PATIO AREA: 263 S/F
PROPOSED FOOTPRINT: 1275 S/F
ALLOWABLE FOOTPRINT: 1278 S/F
LOT AREA: 3030 S/F
DISTURBED AREA: 950 S/F

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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

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 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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STATE OF UTAH
JONATHAN DEGRAY
NO. 4428
LICENSED ARCHITECT
1/25/2024

Jonathan DeGray
Architect
P.O. Box 1674, 614 Main Street, Suite 302, Park City, Utah 84060
Tel. 435-649-7263, E-mail: degrayarch@qwestoffice.net

PROJECT DESCRIPTION:
SCHECKTER RESIDENCE
949 EMPIRE AVE, PARK CITY, UTAH 84060

SHEET DESCRIPTION:
COVER SHEET

REVISIONS:
1 APRIL 08, 2024
2 JANUARY 20, 2025

DATE:
JANUARY 25, 2024

PROJECT NUMBER:
2304-02

SHEET NUMBER:
Aa

SITE BENCHMARK: WATER METER
WATER METER IN EMPIRE AVE
ELEVATION = 7037.2'

EMPIRE AVENUE (A PUBLIC RIGHT-OF-WAY)

949 EMPIRE AVENUE

EXISTING BUILDING
953 EMPIRE
ROOF PEAK
ELEVATION=7074.2'

EXISTING BUILDING
939 EMPIRE
ROOF PEAK
ELEVATION=7079.3'

EXISTING GARAGE

ASPHALT

CONCRETE

STORM DRAIN GRATE

CONCRETE WALL

ROLL BACK/GUTTER

WOOD FENCE ON TOP OF CONCRETE WALL

STONE RETAINING WALL (TYPICAL)

STONE RETAINING WALLS

CONCRETE/STONE RETAINING WALL

RAILROAD TIE RETAINING WALL

WOOD STAIRS

WOOD LANDING

WOOD RAILING

REMNANT OF BUILDING FOUNDATION

RIGHT-OF-WAY

RIGHT-OF-WAY
ENTRY NO.: 108260
RECORDED: DECEMBER 9, 1966
BOOK M18, PAGE 148

GARAGE ROOFLINE

OVERUP EASEMENT

TUNNEL ROOFLINE

LOT 14
LOT 13
LOT 13
LOT 12
LOT 12
LOT 11

N 35°59'00" W 30.00'
S 54°01'00" W 51.00'
N 35°59'00" W 20.00'
S 54°01'00" W 24.00'
S 35°59'00" E 50.00'
N 54°01'00" E 75.00'

20.00'
24.00'
4.00'
16.00'

7040
7042
7044
7046
7048
7050
7052
7054
7056

ASPEN TREE
(TYPICAL)

EVERGREEN TREE
(TYPICAL)

DECIDUOUS TREE
(TYPICAL)

STONE RETAINING
WALL
(TYPICAL)

4' 0 4' 8'

SURVEYOR'S CERTIFICATE

I, Michael Demkowicz, do hereby certify that I am a Professional Land Surveyor and that I hold License No. 4857264 as prescribed under the laws of the State of Utah. I further certify that under my direct supervision a survey has been performed on the hereon described property and that to the best of my knowledge this plat is a correct representation of said survey.

No. 4857264
MICHAEL
DEMKOWICZ
02/03/2022
STATE OF UTAH

NOTES

1. Site Benchmark : Water meter on Empire Avenue.
   Elevation=7037.2'
2. The architect is responsible for verifying building setbacks, zoning requirements and building heights.
3. This topographic map is based on a field survey performed on November 19, 2021.

LEGAL DESCRIPTION

Beginning at the southwesterly corner of Lot 12, Block 29, Snyder's Addition to Park City, and running thence North 54°01' East 51 feet; thence North 35°59' West 50 feet; thence South 54°01' West 51 feet; thence South 35°59' East 50 feet to the point of beginning, being the westerly 51 feet of Lots 12 and 13 of said Block 29, Snyder's Addition.

Also, a garage area described as follows; beginning at the southeasterly corner of Lot 12, Block 29, Snyder's Addition, and running thence North 35°59' West 20 feet to the center of a partition, thence South 54°01' West 24 feet; thence South 35°59' East 20 feet to the center of a partition; thence North 54°01' East 24 feet to the point of beginning.

Subject to and together with a right-of-way over the following for the use and benefit of the owner or owners of Lots 12, 13, 14, 15, 17, 18, 19, 20, 21, and 22, Block 29, Snyder's Addition to Park City, in Summit County, Park City, Utah; Beginning at the southeasterly corner of Lot 18, Block 29, Snyder's Addition to Park City, and running thence South 35°59' East 20 feet; thence North 54°01' East 51 feet; thence North 35°59' West 45 feet; thence North 54°01' East 4 feet; thence South 35°59' East 100 feet; thence South 54°01' West 4 feet; thence North 35°59' West 45 feet; thence South 54°01' West 51 feet; thence South 35°59' East 20 feet; thence South 54°01' West 10 feet; thence North 35°59' West 50 feet; thence North 54°01' East 10 feet to the point of beginning.

(435) 649-9467
Alliance Engineering Inc.
CONSULTING ENGINEERS LAND PLANNERS SURVEYORS
323 Main Street P.O. Box 2664 Park City, Utah 84060-2664

STAFF: MARSHALL KING
BRAYLON ROSE

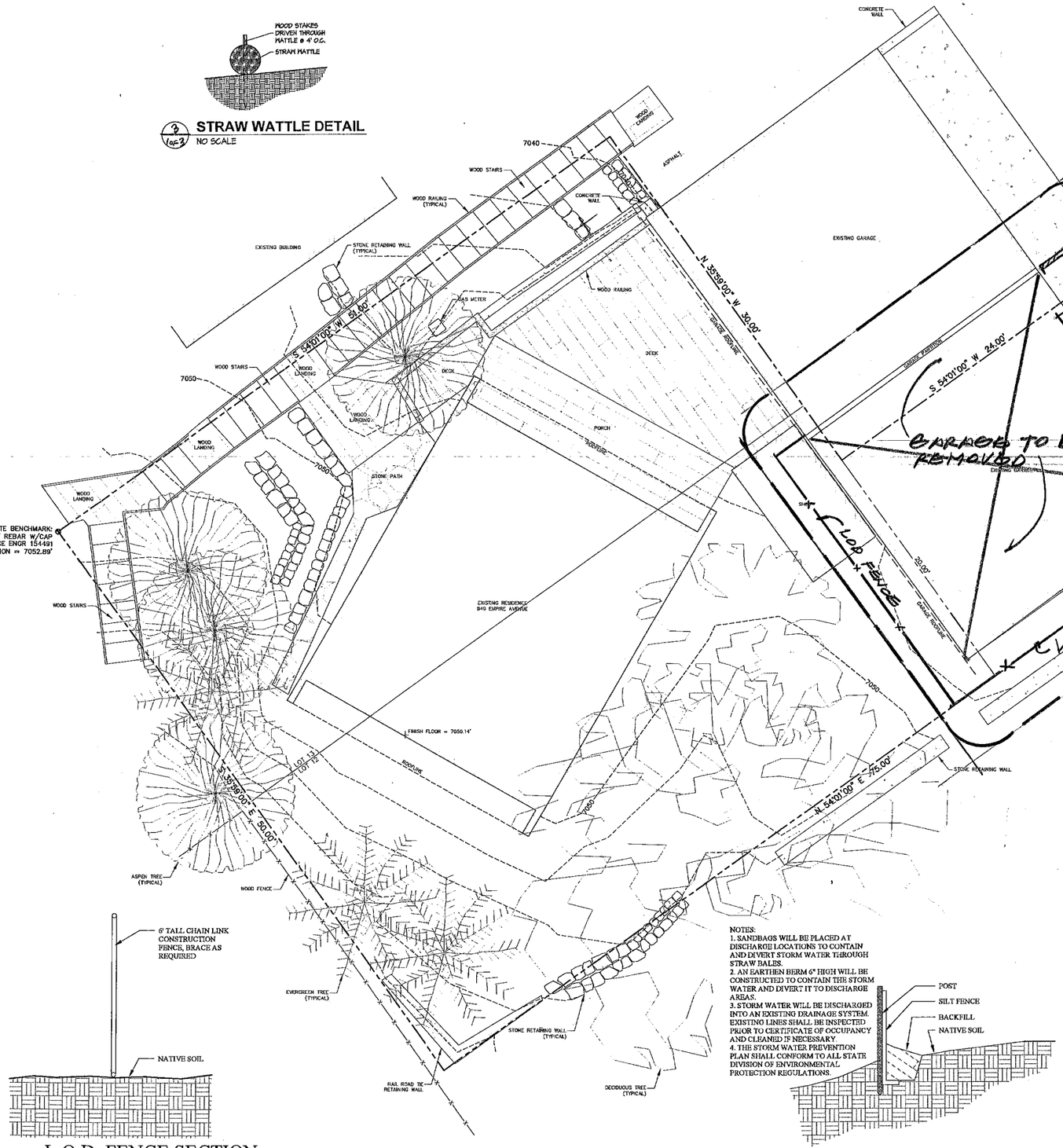
DATE: 2/3/22

TOPOGRAPHIC MAP
A PORTION OF LOTS 12 & 13, BLOCK 29
949 EMPIRE AVENUE

FOR: TERENCE SCHECKTER
JOB NO.: 6-11-21
FILE: X:\SnydersAddition\dwg\srv\topo2021\061121.dwg

SHEET 1 **OF** 1

STRAW WATTLE DETAIL
(3 1of3) NO SCALE



1 1of3 L.O.D. FENCE SECTION

NOTES:
1. SANDBAGS WILL BE PLACED AT DISCHARGE LOCATIONS TO CONTAIN AND DIVERT STORM WATER THROUGH STRAW BALES.
2. AN EARTHEN BERM 6" HIGH WILL BE CONSTRUCTED TO CONTAIN THE STORM WATER AND DIVERT IT TO DISCHARGE AREAS.
3. STORM WATER WILL BE DISCHARGED INTO AN EXISTING DRAINAGE SYSTEM. EXISTING LINES SHALL BE INSPECTED PRIOR TO CERTIFICATE OF OCCUPANCY AND CLEANED IF NECESSARY.
4. THE STORM WATER PREVENTION PLAN SHALL CONFORM TO ALL STATE DIVISION OF ENVIRONMENTAL PROTECTION REGULATIONS.

2 1of3 SILT FENCE SECTION

SURVEYOR'S CERTIFICATE

REGISTERED LAND SURVEYOR No.4938739 MARTIN A. MORRISON State of Utah
Martin A. Morrison
2-11-'13

I, Martin A. Morrison, do hereby certify that I am a registered land surveyor and that I hold certification no. 4938739 as prescribed under the laws of the State of Utah. I further certify that a topographic survey has been made under my direction of the lands shown and described hereon. I further certify that this topographic survey is a correct representation of the land surveyed at the time the field work was completed and is in compliance with generally accepted industry standards for accuracy.

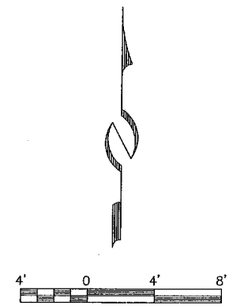
NOTES

1. Site Benchmark: Found 5/8" Rebar w/cap ALLIANCE ENGR LS 154491 Elevation=7052.89'
2. The architect is responsible for verifying building setbacks, zoning requirements and building heights.
3. This topographic map is based on a field survey performed on May 10, 2013.
4. All property corners were set or found during a previous survey completed on April 11, 2013 .

Existing Garage Demolition

949 Empire Ave., Park City, Utah

Jonathan DeGray – Architect
P.O. Box 1674 Park City, Utah 84060
Tel., 435-649-7263
Email, degrayarch@qwestoffice.net



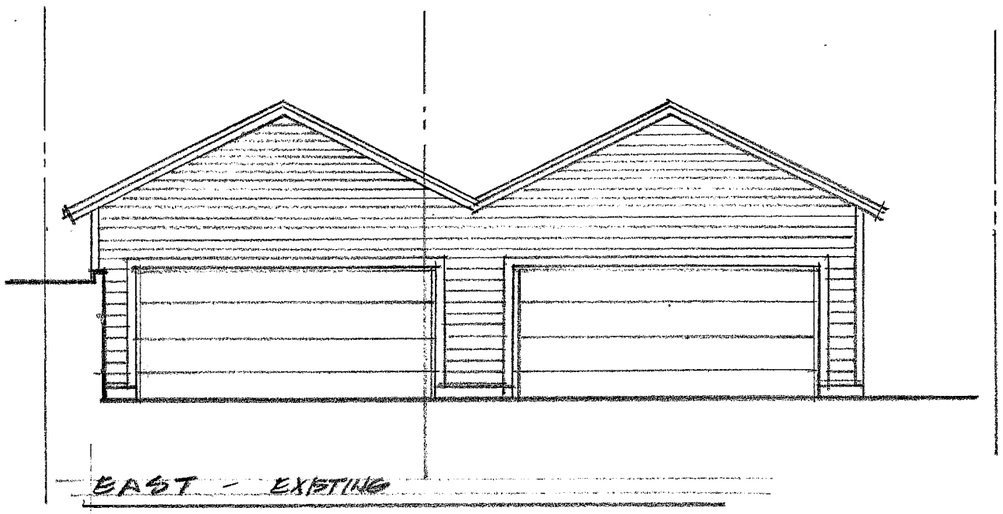
(435) 649-9467
Alliance Engineering
CONSULTING ENGINEERS LAND PLANNERS SURVEYORS
323 Main Street P.O. Box 2564 Park City, Utah 84060-2564

STAFF: MARSHALL KING, BLAKE MYERS, HARRISON HOLLEY

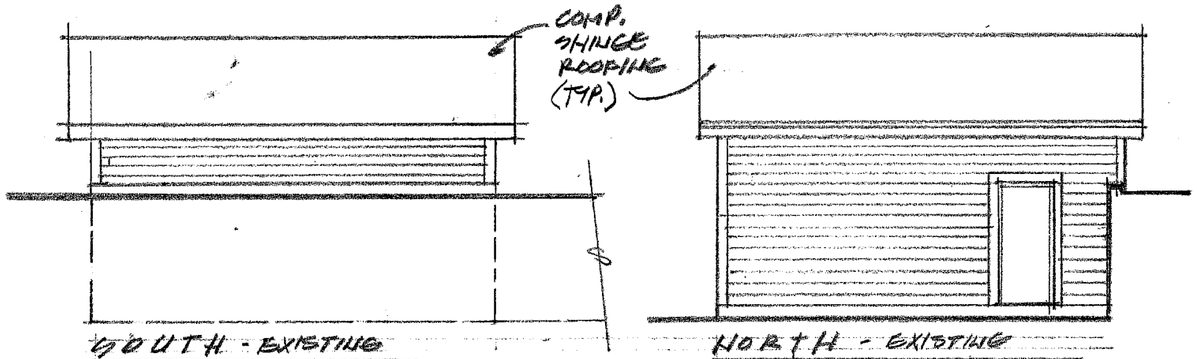
DATE: 6/4/13

TOPOGRAPHIC MAP
A PORTION OF LOTS 12 & 13, BLOCK 29
949 EMPIRE AVENUE
FOR: TERENCE SCHECKTER
JOB NO.: 1-4-13
FILE: X:\SnydersAddition\dwg\srv\topo2013\010413.dwg

SHEET 1 OF 1

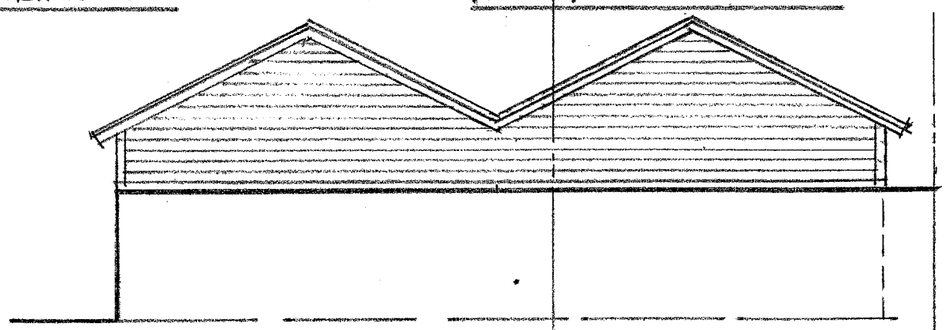


EAST - EXISTING



SOUTH - EXISTING

NORTH - EXISTING



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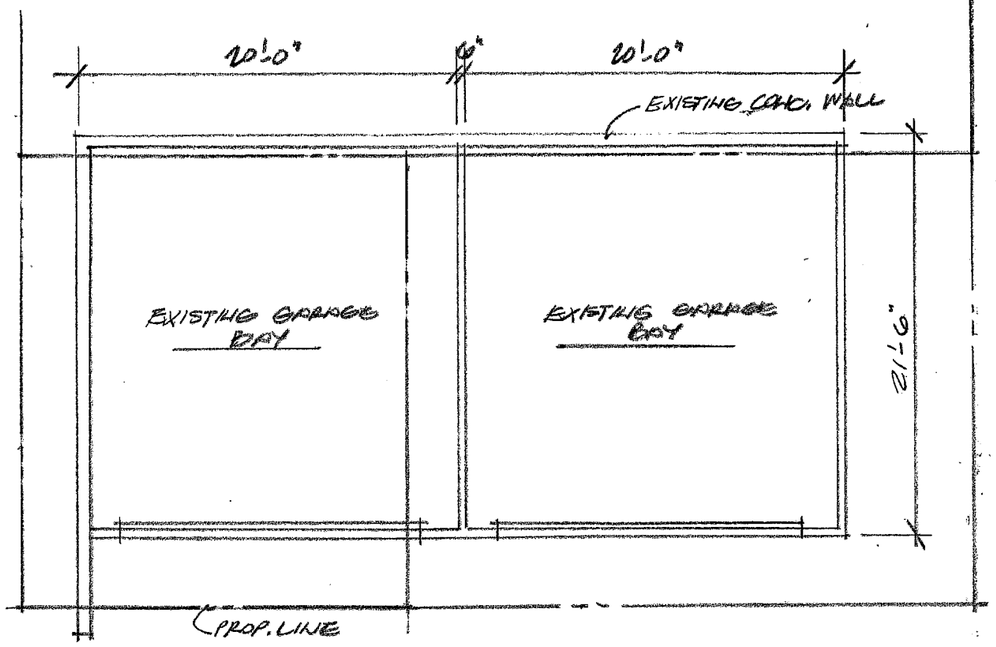


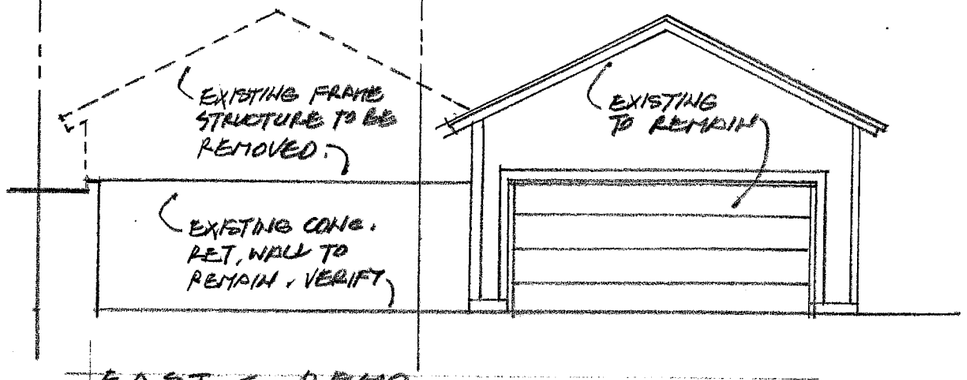
EXISTING GARAGE PLAN

1/8"

Existing Garage Demolition

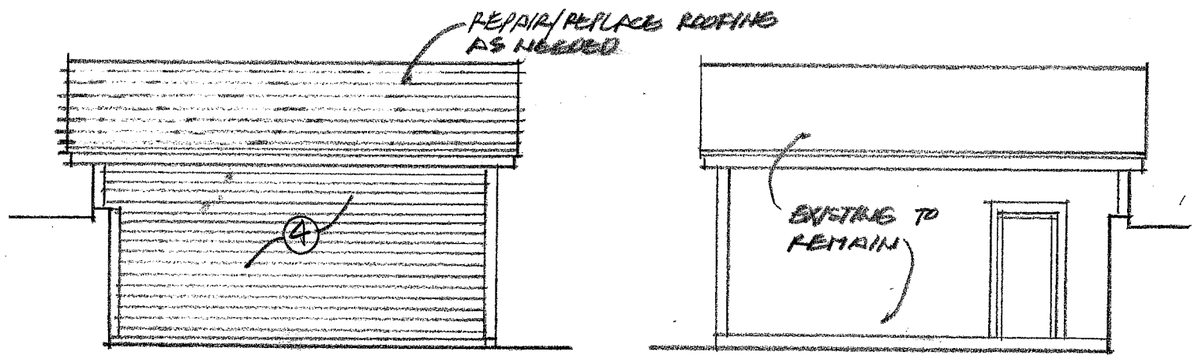
949 Empire Ave., Park City, Utah

Jonathan DeGray – Architect
P.O. Box 1674 Park City, Utah 84060
Tel., 435-649-7263
Email, degrayarch@qwestoffice.net



EAST - DEMO

1/8"

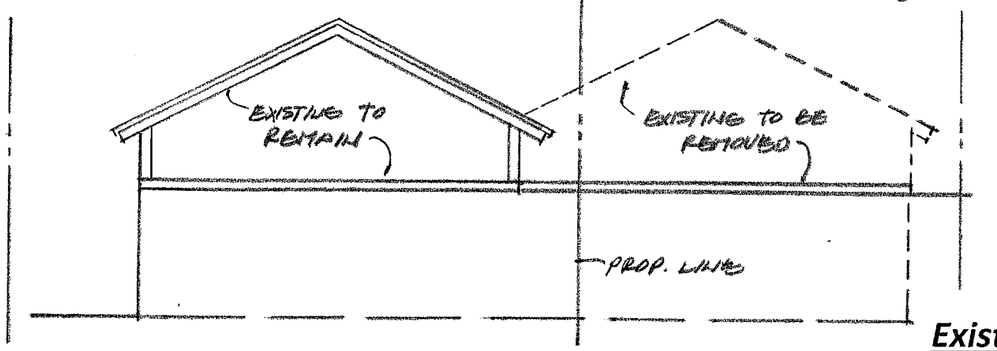


SOUTH - DEMO

1/8"

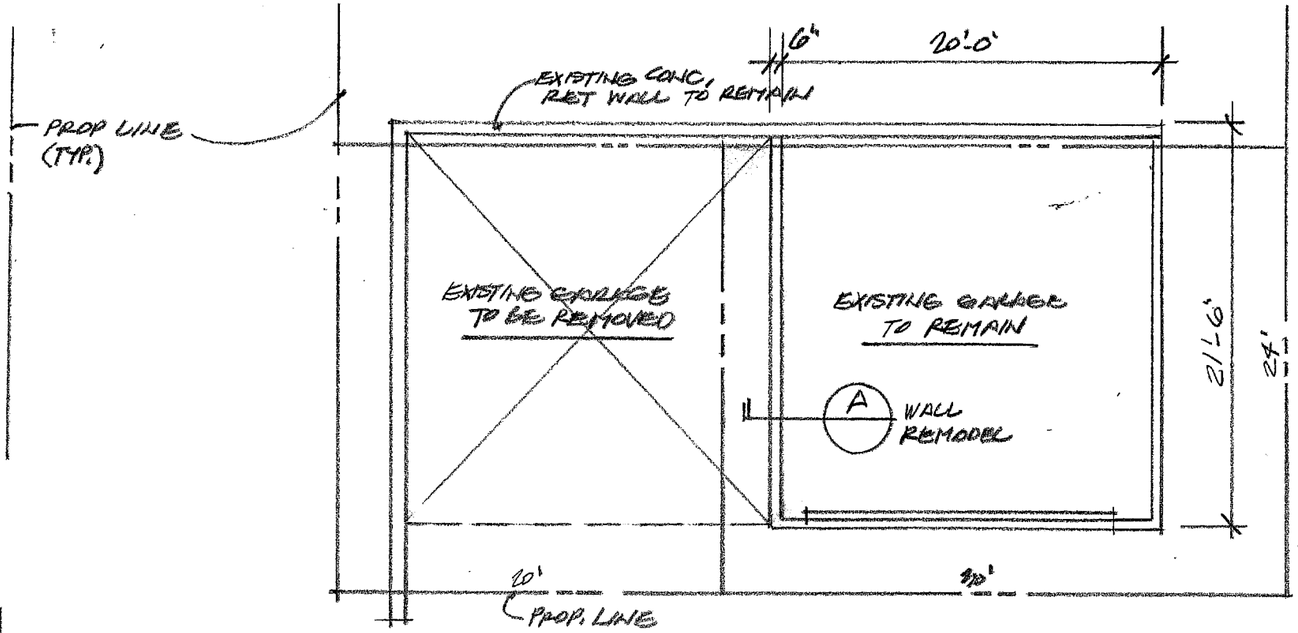
NORTH - DEMO

1/8"



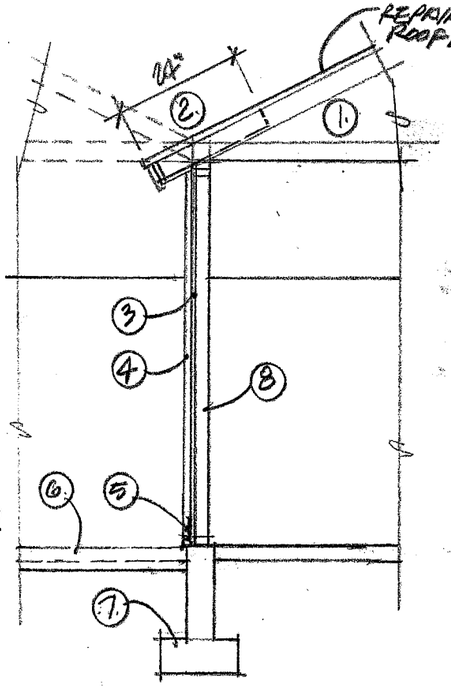
WEST - DEMO

1/8"



GARAGE PLAN - DEMO

1/8"



KEY NOTES!

1. EXISTING TRUSS ROOF
2. EXTERIOR FASCIA & SOFFIT TO MATCH EXISTING.
3. EXISTING 1/2" EXT. SHEATHING. VERIFY
4. NEW CEDAR SIDING OV. TYVEK BUILDING WRAP. (MATCH EXISTING)
5. FLASHING & CONT.
6. REMOVE SLAB
7. EXISTING FOUNDATION VERIFY
8. EXISTING 2X6 WD. STUDS @16"OC., VERIFY

A GARAGE WALL - REMODEL

1/4"

Existing Garage Demolition

949 Empire Ave., Park City, Utah

Jonathan DeGray – Architect
P.O. Box 1674 Park City, Utah 84060
Tel., 435-649-7263
Email, degrayarch@qwestoffice.net

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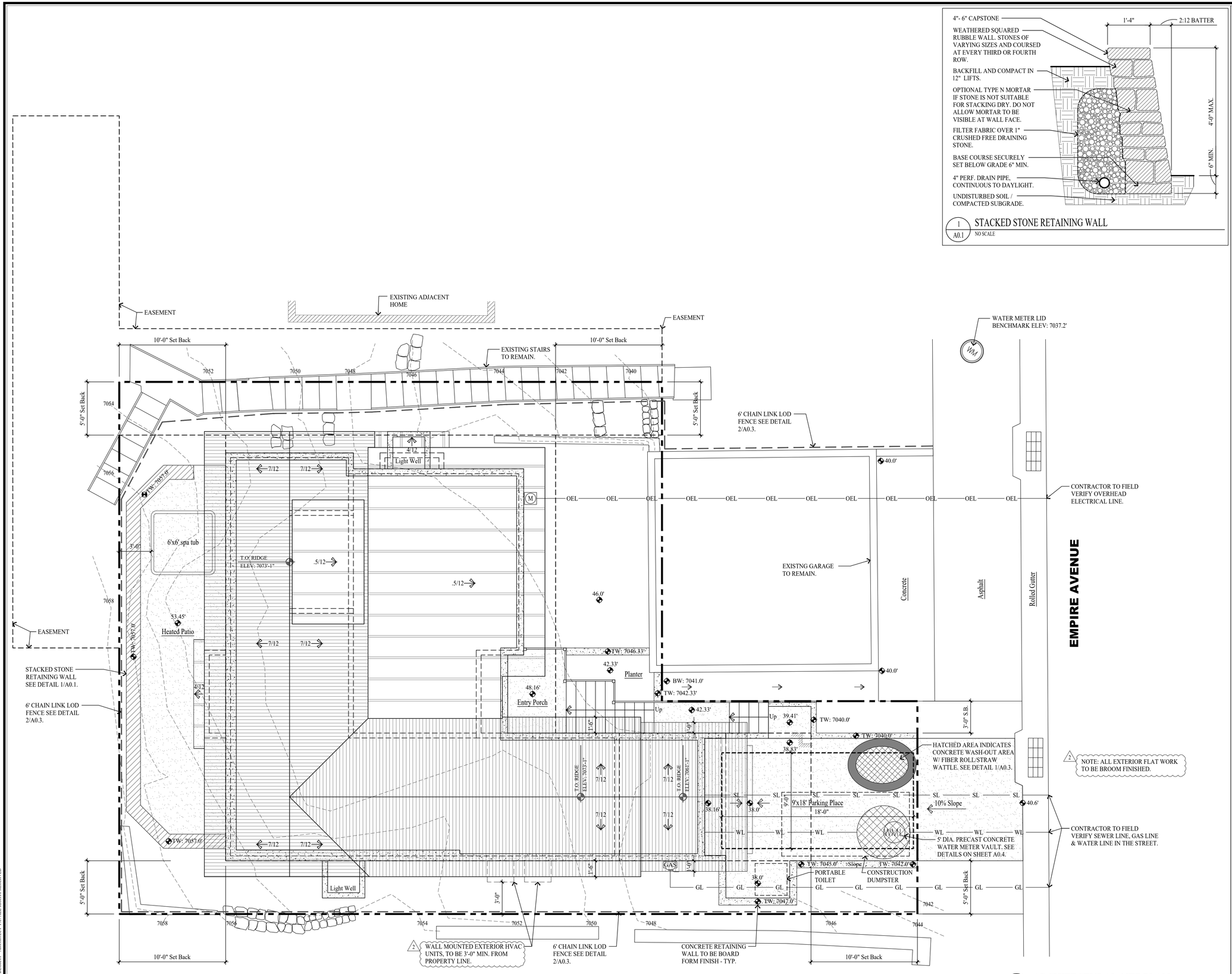

ARCHITECTURAL SITE PLAN
SCALE: 1/4" = 1'-0"

1 A0.1 STACKED STONE RETAINING WALL
NO SCALE

GENERAL NOTES

SITE PLAN NOTES:

1. ALL SURFACE WATER SHALL DRAIN AWAY FROM THE HOUSE AT ALL POINTS. DIRECT THE DRAINAGE WATER TO THE STREET OR AN APPROVED DRAINAGE COURSE BUT NOT ONTO THE NEIGHBORING PROPERTIES. THE GRADE SHALL FALL A MINIMUM OF 6" WITHIN THE FIRST 10 FEET. -IRC R401.3

STABILIZATION CONSTRUCTION ENTRANCE

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

GRADING NOTES

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

UTILITY NOTES

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

SNOW REMOVAL

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

LEGEND

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

LOD DISTURBED AREA: 935 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

STATE OF UTAH
JONATHAN DEGRAY
5442S
LICENSED ARCHITECT
1/25/2024

Jonathan DeGray
Architect
P.O. Box 1674, 614 Main Street, Suite 302, Park City, Utah 84060
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949 EMPIRE AVE, PARK CITY, UTAH 84060

SHEET DESCRIPTION:
ARCHITECTURAL SITE PLAN

REVISIONS:
2 JANUARY 20, 2025

DATE:
JANUARY 25, 2024

PROJECT NUMBER:
2304-02

SHEET NUMBER:
A0.1

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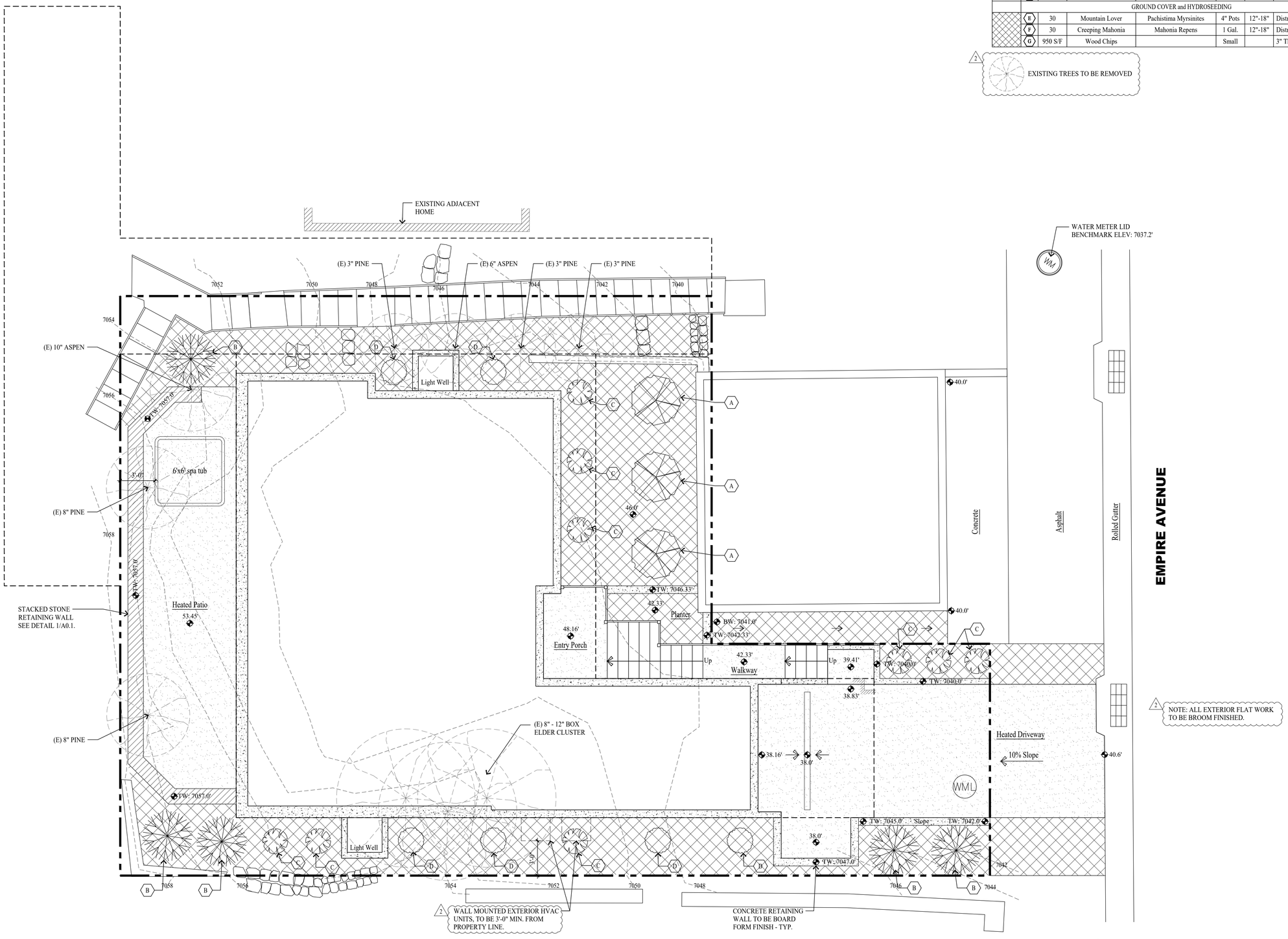
PLANT SCHEDULE

SYMBOL	KEY	QUANITY	COMMON NAME	SCIENTIFIC NAME	SIZE	SPACING	COMMENTS
				DECIDUOUS TREES			
	A	3	Rocky Mtn. Maple	Acer Glabrum	3" Dia.	3'-8'	
	B	5	Aspen	Populus tremuloides	3" Dia.	6'-10'	
				SHRUBS			
	C	9	Red twig dogwood	Cornus sericea "baileyi"	5 Gal.		Spacing as noted
	D	6	Red Chokeberry	Aronia arbutifolia	5 Gal.		Spacing as noted
				GROUND COVER and HYDROSEEDING			
	E	30	Mountain Lover	Pachistima Myrsinites	4" Pots	12"-18"	Distribute Equally
	F	30	Creeping Mahonia	Mahonia Repens	1 Gal.	12"-18"	Distribute Equally
	G	950 S/F	Wood Chips		Small		3" Thick Layer

2 EXISTING TREES TO BE REMOVED



2 WALL MOUNTED EXTERIOR HVAC UNITS, TO BE 3'-0" MIN. FROM PROPERTY LINE.

CONCRETE RETAINING WALL TO BE BOARD FORM FINISH - TYP.

2 NOTE: ALL EXTERIOR FLAT WORK TO BE BROOM FINISHED.

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

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 DISCREPANCY, THE ILLUSTRATED LOCATIONS SHALL DICTATE COUNT.
5. CONTRACTOR SHALL COORDINATE ALL PLANTING WITH IRRIGATION CONTRACTOR, AS NEEDED.
6. IN THE 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.

LEGEND

- WML — WATER MANHOLE LID
- SML — SEWER MANHOLE LID
- M — ELECTRIC METER BOX
- GAS — GAS METER
- W — WATER VALVE
- WM — WATER METER
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- POWER POLE
- STREET LIGHT
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- T — TELECOM BOX
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- SEWER CLEAN OUT
- LOD FENCE
- SURFACE DRAINAGE FLOW
- EASEMENT LINE
- EXISTING CONTOUR LINE
- NEW CONTOUR LINE
- PROPERTY LINE
- SET BACK LINE
- X — FENCE LINE
- WL — WATER LINE
- SL — SEWER LINE
- GL — GAS LINE
- OEL — OVERHEAD ELECTRICAL LINE

0' 5' 10'
GRAPHIC SCALE

STATE OF UTAH
JONATHAN DEGRAY
#8428
LICENSED ARCHITECT
1/25/2024

Jonathan DeGray
Architect
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LANDSCAPE PLAN

REVISIONS:
2 JANUARY 20, 2025

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PROJECT NUMBER:
2304-02

SHEET NUMBER:
A0.2

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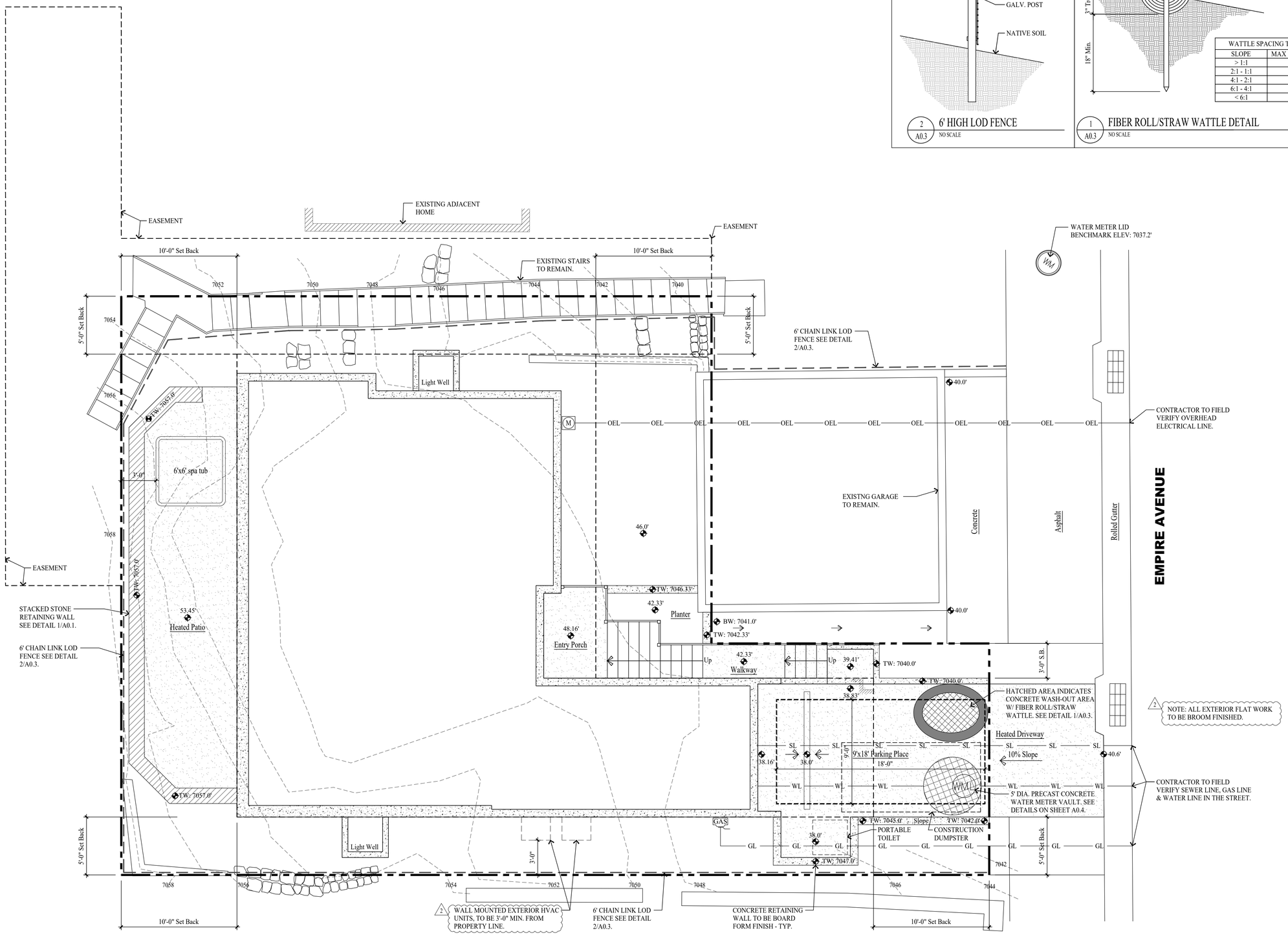
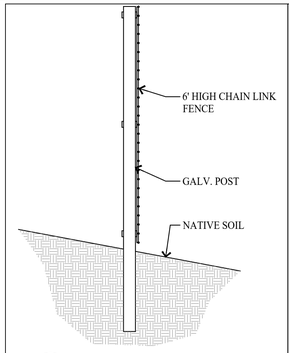
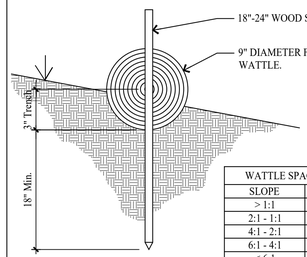


SWPP PLAN
SCALE: 1/4" = 1'-0"



2 / A0.3 — 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'

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

GENERAL NOTES

SITE PLAN NOTES:

1. ALL SURFACE WATER SHALL DRAIN AWAY FROM THE HOUSE AT ALL POINTS. DIRECT THE DRAINAGE WATER TO THE STREET OR AN APPROVED DRAINAGE COURSE BUT NOT ONTO THE NEIGHBORING PROPERTIES. THE GRADE SHALL FALL A MINIMUM OF 6" WITHIN THE FIRST 10 FEET. -IRC R401.3

STABILIZATION CONSTRUCTION ENTRANCE

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

GRADING NOTES

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

UTILITY NOTES

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

SNOW REMOVAL

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

LEGEND

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

LOD DISTURBED AREA: 935 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

STATE OF UTAH — JONATHAN DEGRAY — 9442828 — LICENSED ARCHITECT
1/25/2024

Jonathan DeGray
Architect
P.O. Box 1674, 614 Main Street, Suite 302, Park City, Utah 84060
Tel. 435-649-7263, E-mail: degrayarch@qwestoffice.net

PROJECT DESCRIPTION:
SCHECKTER RESIDENCE
949 EMPIRE AVE, PARK CITY, UTAH 84060

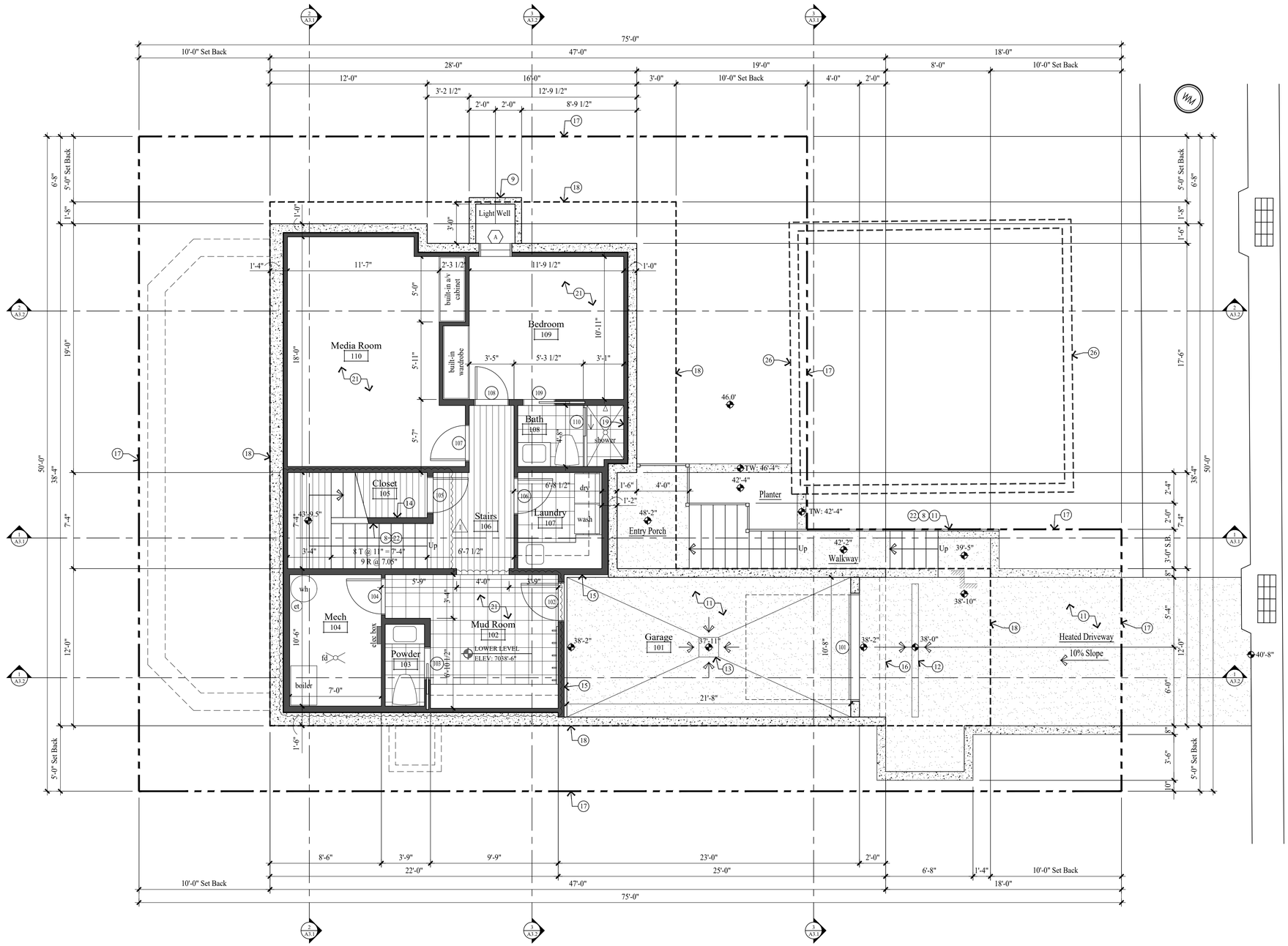
SHEET DESCRIPTION:
SWPP PLAN

REVISIONS:
2 JANUARY 20, 2025

DATE:
JANUARY 25, 2024

PROJECT NUMBER:
2304-02

SHEET NUMBER:
A0.3



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

GENERAL NOTES

NEW CONCRETE WALL

NEW 2x FRAMED WALL

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

2. EXTERIOR WALLS TO BE 2x6 FRAMING W/ BIB INSULATION R-23. 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 TO BE 11 7/8" TJI FRAMING U.N.O. W/ BIB INSULATION R-38. ALL ROOF JOIST TO BE 9 1/2" TJI FRAMING U.N.O. W/ BIB 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.

5. HOME HARDENING SHALL COMPLY WITH THE WILDLAND - URBAN INTERFACE CODE AS ADOPTED BY THE STATE OF UTAH AND AMENDED BY PARK CITY PER LMC 11-21, H 603.4

KEY NOTES

1. CLASS A NON-REFLECTIVE STANDING SEAM METAL ROOF, 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/DECK/BALCONY SYSTEM: REINF. WATERPROOF MEMBRANE OVER 3/4" EXTERIOR PLYWOOD ON 2x TAPERED JOIST SLOPED .25%. SEE STRUCTURAL FOR SIZE AND DETAILS.
5. GUTTERS AND DOWNSPOUTS TO TIE INTO GRAVEL SUMP.
6. SNOW RETENTION BARS; S-5 X-GARD 2.0 OR EQUAL. BYLIN SNOWMELT SYSTEM AT ALL EAVES AND VALLEYS - TYP. SEE SHEET A4.2.
7. 2"x3" CONTINUOUS METAL DRIP EDGE OVER 2x4 ON 1x10 BUILT-UP FASCIA W/ 1x CEDAR SOFFIT, VENTED - PAINT/STAIN OPAQUE FINISH.
8. FOR TYPICAL STAIRWAY, HANDRAILING AND GUARDRAILING NOTES & DETAILS ON SEE SHEET A4.1.
9. CONCRETE WINDOW WELL W/ EGRESS LADDER FOR EGRESS ACCESS.
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12. POLYCAST TRENCH DRAIN SYSTEM OR EQUAL, TIE INTO GRAVEL SUMP.
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25. 6x6 CEDAR KNEE BRACE - PAINT/STAIN OPAQUE.
26. EXISTING GARAGE TO REMAIN.

STATE OF UTAH
JONATHAN DEGRAY
#344228
LICENSED ARCHITECT
1/25/2024

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949 EMPIRE AVE, PARK CITY, UTAH 84060

SHEET DESCRIPTION:
LOWER LEVEL PLAN

REVISIONS:
1 APRIL 08, 2024

DATE:
JANUARY 25, 2024

PROJECT NUMBER:
2304-02

SHEET NUMBER:
A1.1

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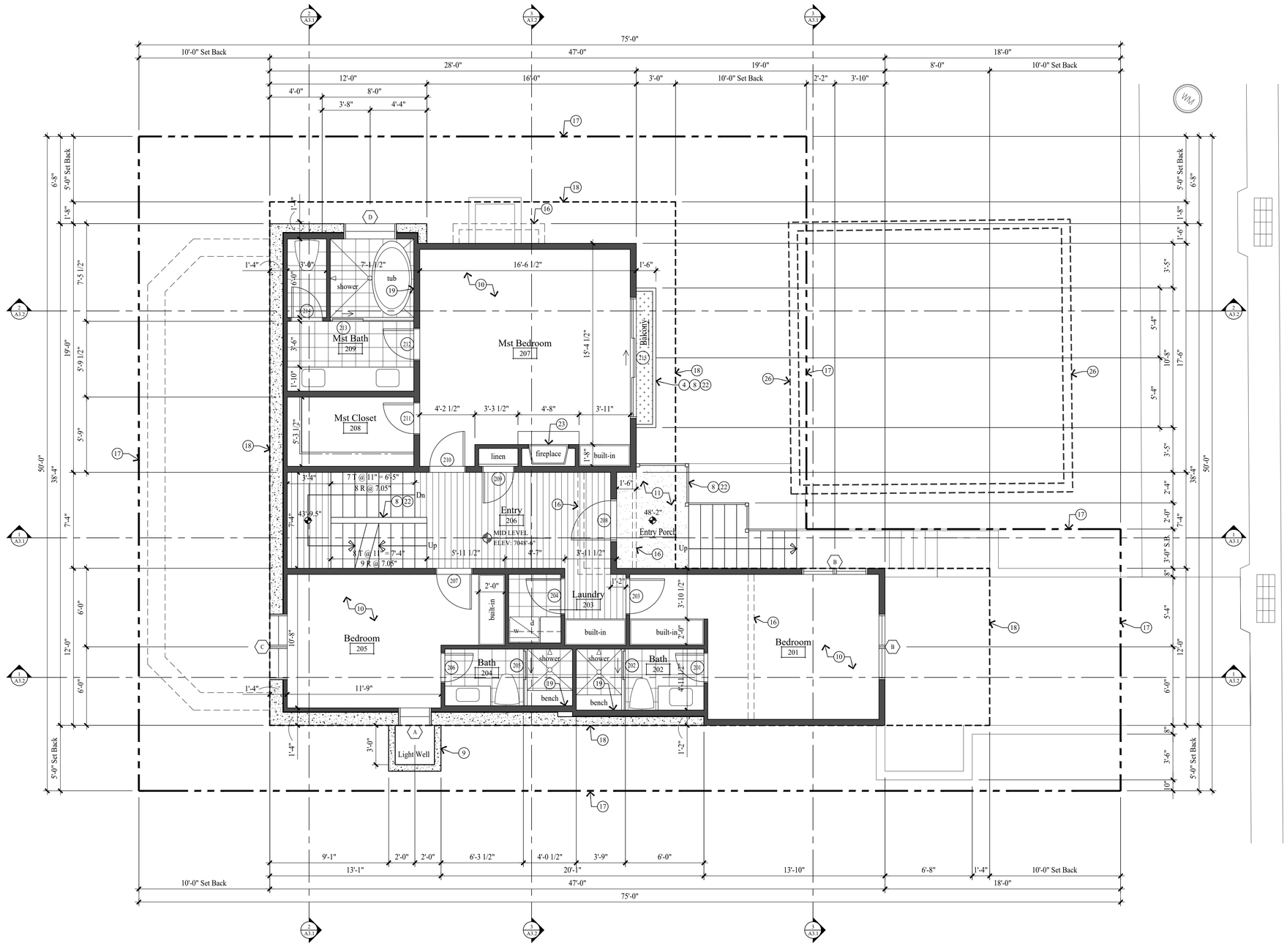

MID LEVEL PLAN
SCALE: 1/4" = 1'-0"

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STATE OF UTAH
JONATHAN DEGRAY
#4428
LICENSED ARCHITECT
1/25/2024

Jonathan DeGray
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949 EMPIRE AVE, PARK CITY, UTAH 84060

SHEET DESCRIPTION:
MID LEVEL PLAN

REVISIONS:
1 APRIL 08, 2024

DATE:
JANUARY 25, 2024

PROJECT NUMBER:
2304-02

SHEET NUMBER:
A1.2

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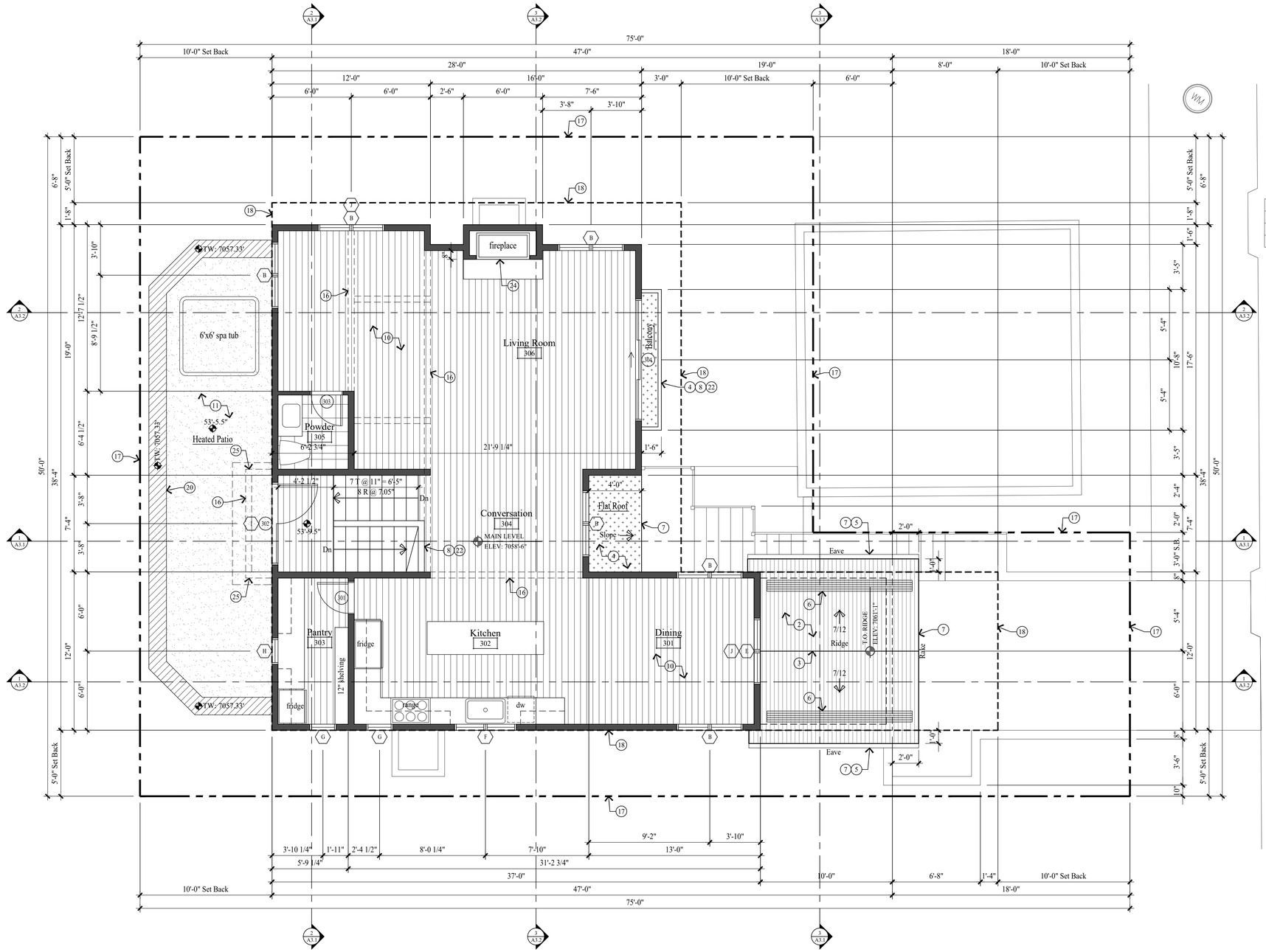

MAIN LEVEL PLAN, LOW ROOF PLAN
SCALE: 1/4" = 1'-0"

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

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

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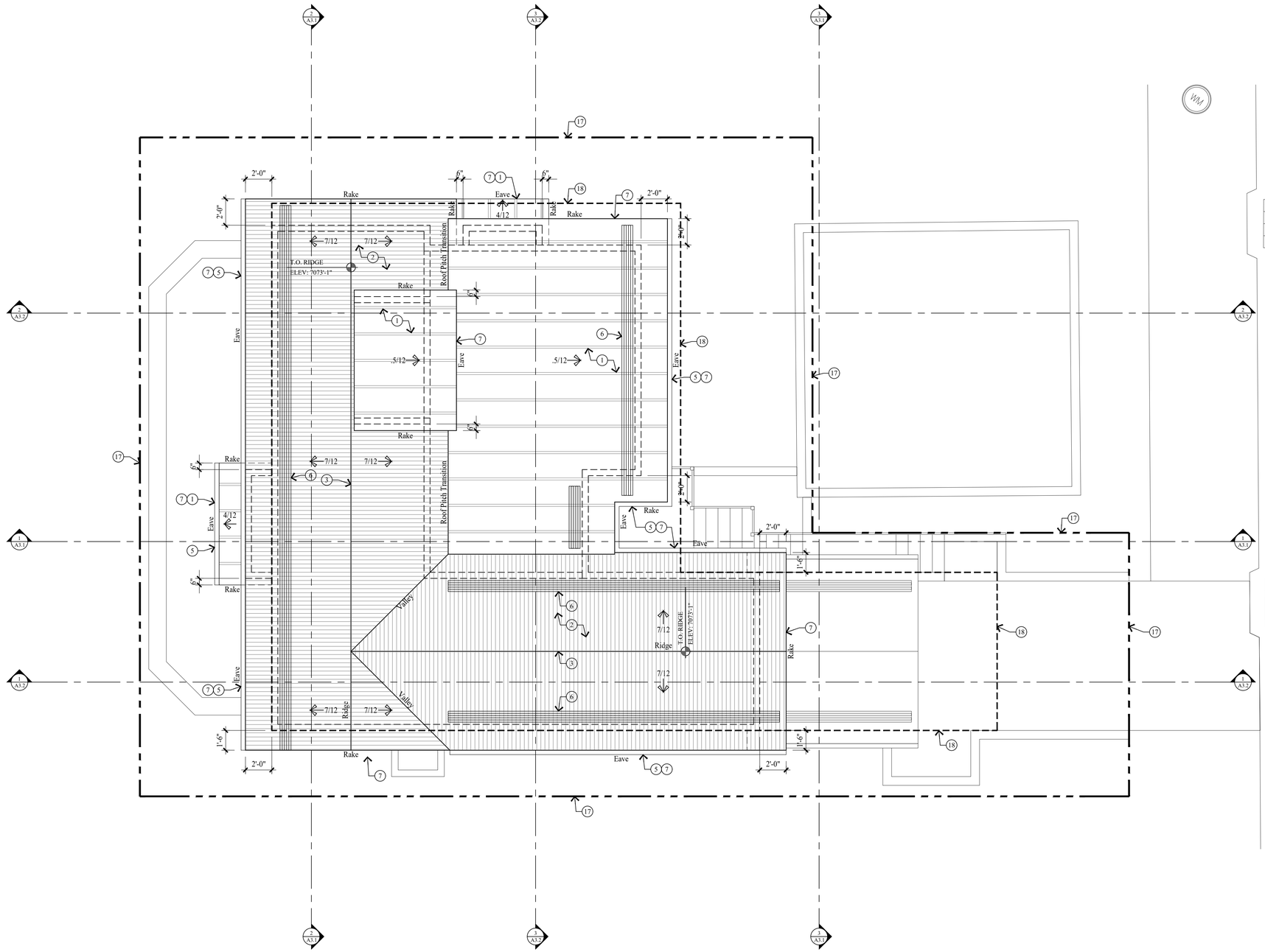

NOTE:
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NOTE:
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NEW 2x FRAMED WALL

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

2. EXTERIOR WALLS TO BE 2x6 FRAMING W/ BIB INSULATION R-23. 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 TO BE 11 7/8" TJI FRAMING U.N.O. W/ BIB INSULATION R-38. ALL ROOF JOIST TO BE 9 1/2" TJI FRAMING U.N.O. W/ BIB 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.

5. HOME HARDENING SHALL COMPLY WITH THE WILDLAND - URBAN INTERFACE CODE AS ADOPTED BY THE STATE OF UTAH AND AMENDED BY PARK CITY PER LMC 11-21, H 603.4

KEY NOTES

1. CLASS A NON-REFLECTIVE STANDING SEAM METAL ROOF, 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/DECK/BALCONY SYSTEM: REINF. WATERPROOF MEMBRANE OVER 3/4" EXTERIOR PLYWOOD ON 2x TAPERED JOIST SLOPED .25%. SEE STRUCTURAL FOR SIZE AND DETAILS.
5. GUTTERS AND DOWNSPOUTS TO TIE INTO GRAVEL SUMP.
6. SNOW RETENTION BARS; S-5 X-GARD 2.0 OR EQUAL. BYLIN SNOWMELT SYSTEM AT ALL EAVES AND VALLEYS - TYP. SEE SHEET A4.2.
7. 2"x3" CONTINUOUS METAL DRIP EDGE OVER 2x4 ON 1x10 BUILT-UP FASCIA W/ 1x CEDAR SOFFIT, VENTED - PAINT/STAIN OPAQUE FINISH.
8. FOR TYPICAL STAIRWAY, HANDRAILING AND GUARDRAILING NOTES & DETAILS ON SEE SHEET A4.1.
9. CONCRETE WINDOW WELL W/ EGRESS LADDER FOR EGRESS ACCESS.
10. 1 1/2" GYPCRETE W/ HYDRAUNIC HEATING ON 3/4" PLYWOOD ON FLOOR JOIST - SEE STRUCTURAL FOR SIZE AND SPACING.
11. 4" REINFORCED HEATED CONCRETE GARAGE / PATIO / PORCH / WALKWAY / DRIVEWAY / EXTERIOR STAIRS ON 4" GRAVEL BASE.
12. POLYCAST TRENCH DRAIN SYSTEM OR EQUAL, TIE INTO GRAVEL SUMP.
13. HEAVY DUTY 18"x18" FLOOR DRAIN W/ FLOOR LEVEL CLEANOUT. TIE INTO GRAVEL SUMP.
14. ENCLOSED ACCESSIBLE SPACE UNDER STAIRS SHALL HAVE WALLS, UNDER-STAIR SURFACE AND ANY SOFFITS PROTECTED ON THE ENCLOSED SIDE WITH 1/2" GYPSUM BOARD.
15. 5/8" TYPE "X" ON GARAGE CEILING AND WALL SEPARATING THE GARAGE AND LIVING SPACE.
16. DASHED LINES INDICATE WALL / BEAM ABOVE.
17. PROPERTY LINE.
18. SET BACK LINE / EASMENT LINE.
19. TUBS AND SHOWERS WITH TILED WALLS TO HAVE A POLYSTYRENE FOAM SYSTEM, WEDI OR EQUAL.
20. STACKED STONE RETAINING WALL, NOT TO EXCEED 4'-0" HIGH. SEE DETAIL 1/A0.1.
21. 4" REINFORCED CONCRETE SLAB W/ HYDRAUNIC HEATING ON 2" RIGID INSULATION (CONTINUOUS) ON 6 MIL POLYETHYLENE VAPOR RETARDER (JOINTS TO LAP 6" MIN.) ON 4" GRAVEL BASE CLEANED/GRADED.
22. 36" HIGH GUARD RAILING: 2x SHAPED HARDWOOD CONTINUOUS TOP CAP. W/ 5/32" DIA. 316 STAINLESS STEEL CABLE, WORKING LOAD: 750# BREAKING LOAD: 2000#. HORIZONTAL, SPACED LESS THAN 4". THROUGH 3x3 TUBE STEEL POST.
23. 36" DIRECT VENT GAS FIREPLACE. FRAME ON 10" PLATFORM. SEALED GAS APPLIANCE APPROVED FOR SLEEPING AREAS.
24. 48" DIRECT VENT GAS FIREPLACE. FRAME ON 10" PLATFORM. SEALED GAS APPLIANCE APPROVED FOR SLEEPING AREAS.
25. 6x6 CEDAR KNEE BRACE - PAINT/STAIN OPAQUE.
26. EXISTING GARAGE TO REMAIN.

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

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STATE OF UTAH
JONATHAN DEGRAY
#344228
LICENSED ARCHITECT
1/25/2024

Jonathan DeGray
Architect
P.O. Box 1674, 614 Main Street, Suite 302, Park City, Utah 84060
Tel. 435-649-7263, E-mail: degrayarch@qwestoffice.net

PROJECT DESCRIPTION:
SCHECKTER RESIDENCE
949 EMPIRE AVE, PARK CITY, UTAH 84060

SHEET DESCRIPTION:
HIGH ROOF PLAN

REVISIONS:
1 APRIL 08, 2024

DATE:
JANUARY 25, 2024

PROJECT NUMBER:
2304-02

SHEET NUMBER:
A1.4

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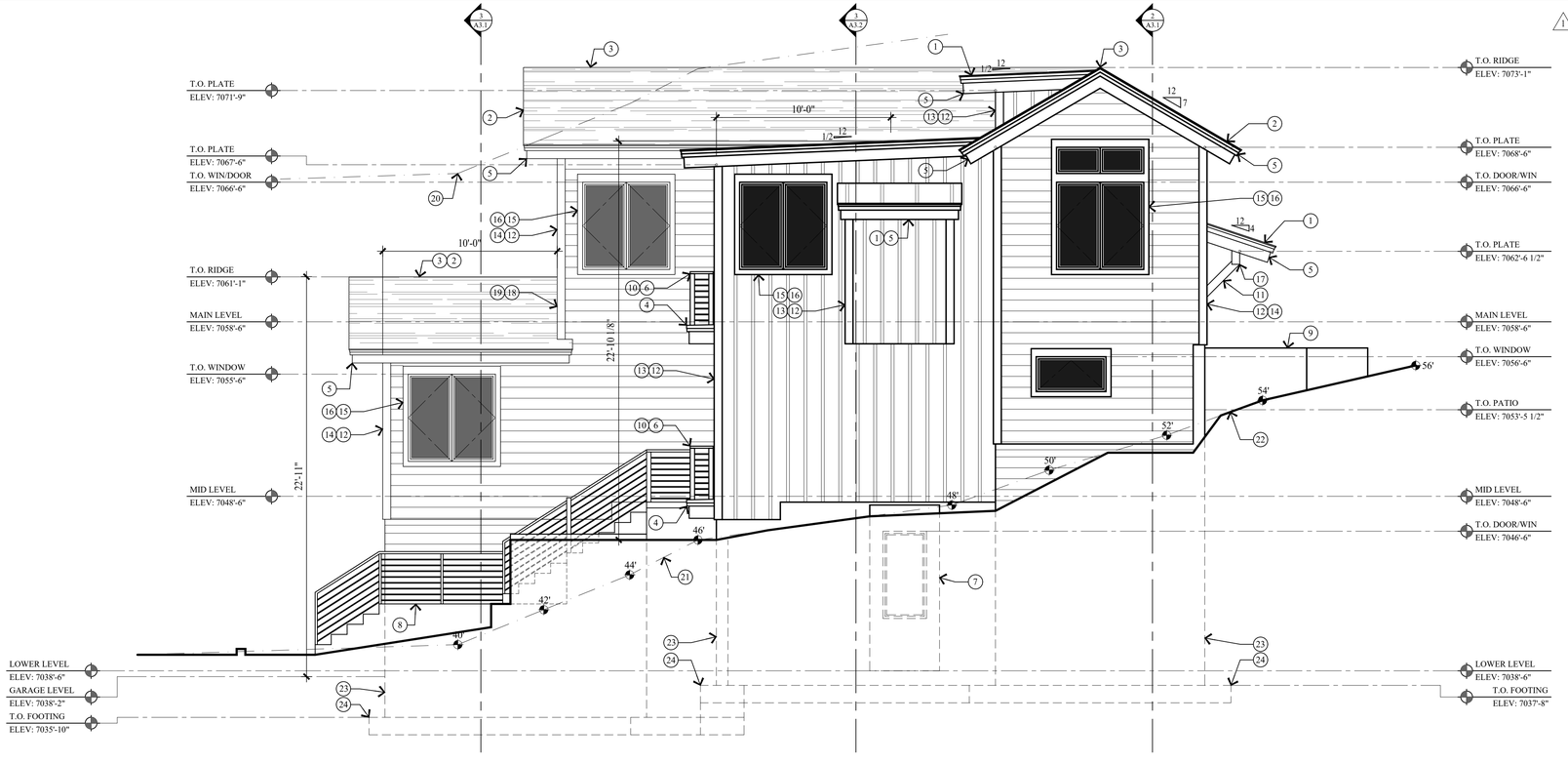
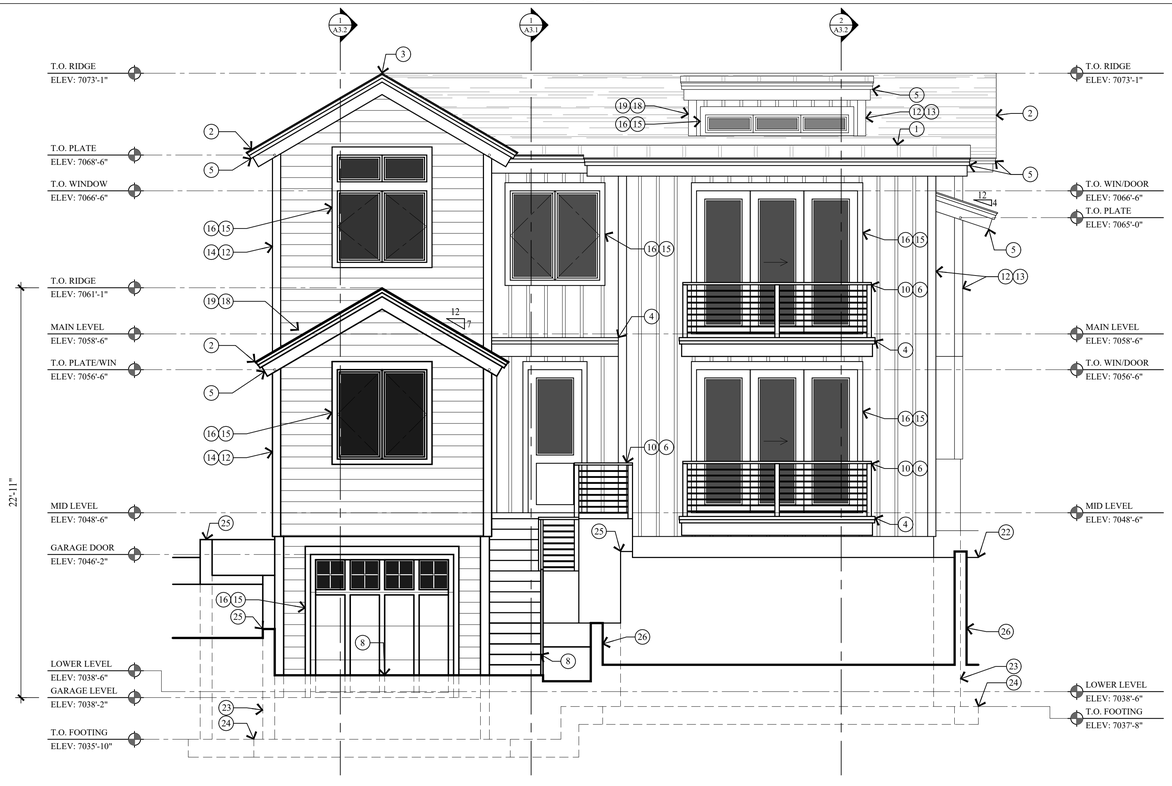


1 NORTH ELEVATION
A2.1 SCALE: 1/4" = 1'-0"



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

1
1. REMOVED CRAWL SPACE.
2. LOWER LEVEL IS NOW SLAB ON GRADE.
3. REVISED FOOTING STEPS.
4. REVISED TOP OF FOOTINGS.
5. REVISED TOP OF WALLS.
6. REVISED THE WEST AND SOUTH FOUNDATION TO A 12" THICH WALL, ALL THE WAY UP.

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/DECK/BALCONY SYSTEM: REINF. WATERPROOF MEMBRANE OVER 3/4" EXTERIOR PLYWOOD ON 2x TAPERED JOIST SLOPED .25%. SEE STRUCTURAL FOR SIZE AND DETAILS.
5. 2"x3" CONTINUOUS METAL DRIP EDGE OVER 2x4 ON 1x10 BUILT-UP FASCIA W/ 1x CEDAR SOFFIT, VENTED - PAINT/STAIN OPAQUE FINISH.
6. FOR TYPICAL STAIRWAY, HANDRAILING AND GUARDRAILING NOTES & DETAILS ON SEE SHEET A4.1.
7. CONCRETE WINDOW WELL W/ EGRESS LADDER FOR EGRESS ACCESS.
8. 4" REINFORCED HEATED CONCRETE GARAGE / PATIO / PORCH / WALKWAY / DRIVEWAY / EXTERIOR STAIRS ON 4" GRAVEL BASE.
9. STACKED STONE RETAINING WALL, NOT TO EXCEED 4'-0" HIGH. SEE DETAIL 1/A0.1.
10. 36" HIGH GUARD RAILING: 2x SHAPED HARDWOOD CONTINUOUS TOP CAP. W/ 5/32" DIA. 316 STAINLESS STEEL CABLE, WORKING LOAD: 750# BREAKING LOAD: 2000#. HORIZONTAL, SPACED LESS THAN 4". THROUGH 3x3 TUBE STEEL POST.
11. 6x6 CEDAR KNEE BRACE - PAINT/STAIN OPAQUE FINISH.
12. 2x4 CEDAR OUTSIDE CORNER BOARD, 2x2 CEDAR INSIDE CORNER BOARD - PAINT/STAINED OPAQUE FINISH.
13. BOARD AND BATTEN SIDING - PAINT/STAINED OPAQUE FINISH, ON TYVEK HOMEWRAP ON 1/2" EXTERIOR SHEATHING ON 2x6 STUD WALL @ 16" O.C.
14. 1x6 CEDAR LAP SIDING - PAINT/STAINED OPAQUE FINISH, ON TYVEK HOMEWRAP ON 1/2" EXTERIOR SHEATHING ON 2x6 STUD WALL @ 16" O.C.
15. WINDOWS AND DOORS W/ INSULATED GLASS - SEE SHEET A5.1 FOR SCHEDULES.
16. WINDOW & DOOR TRIM TO BE 2x6 WOOD HEAD, 2x4 WOOD JAMB & SILL - PAINT/STAIN OPAQUE FINISH.
17. STRUCTURAL BEAM - SEE STRUCTURAL DRAWINGS FOR SIZE AND DETAILS.
18. FLASHING AND COUNTER FLASHING - TYPICAL.
19. ROOF TO WALL SURFACE; EXTEND BITUTHANE MEMBRANE OVER ROOF DECK & UP WALL SURFACE 24".
20. LINE 27'-0" HEIGHT ABOVE EXISTING GRADE.
21. EXISTING GRADE LINE.
22. FINISH GRADE TO SLOPE AWAY FROM HOUSE A MIN. OF 6" WITHIN THE FIRST 10'. IRC R401.3
23. FOUNDATION - SEE STRUCTURAL FOR SIZE AND REINFORCING.
24. FOOTING - SEE STRUCTURAL FOR SIZE AND REINFORCING.
25. BOARD FORM CONCRETE RETAINING WALL - SEE STRUCT.
26. WALL OF EXISTING GARAGE TO REMAIN.
27. WALL MOUNTED EXTERIOR HVAC UNITS, TO BE 3'-0" MIN. FROM PROPERTY LINE.

STATE OF UTAH
JONATHAN DEGRAY
7344228
LICENSED ARCHITECT
1/25/2024

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

PROJECT DESCRIPTION:
SCHECKTER RESIDENCE
949 EMPIRE AVE, PARK CITY, UTAH 84060

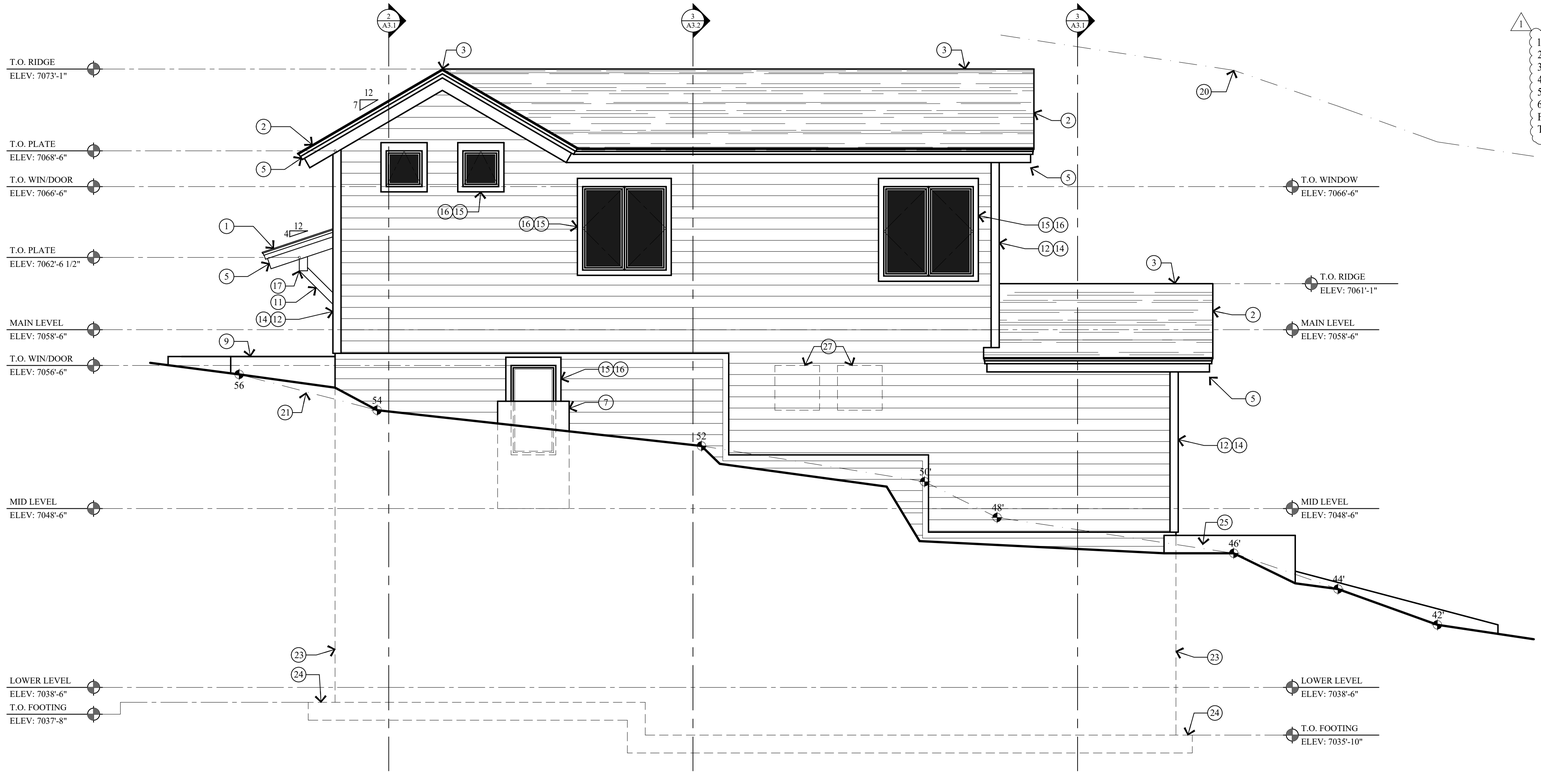
SHEET DESCRIPTION:
NORTH & EAST ELEVATIONS

REVISIONS:
1 APRIL 08, 2024
2 JANUARY 20, 2025

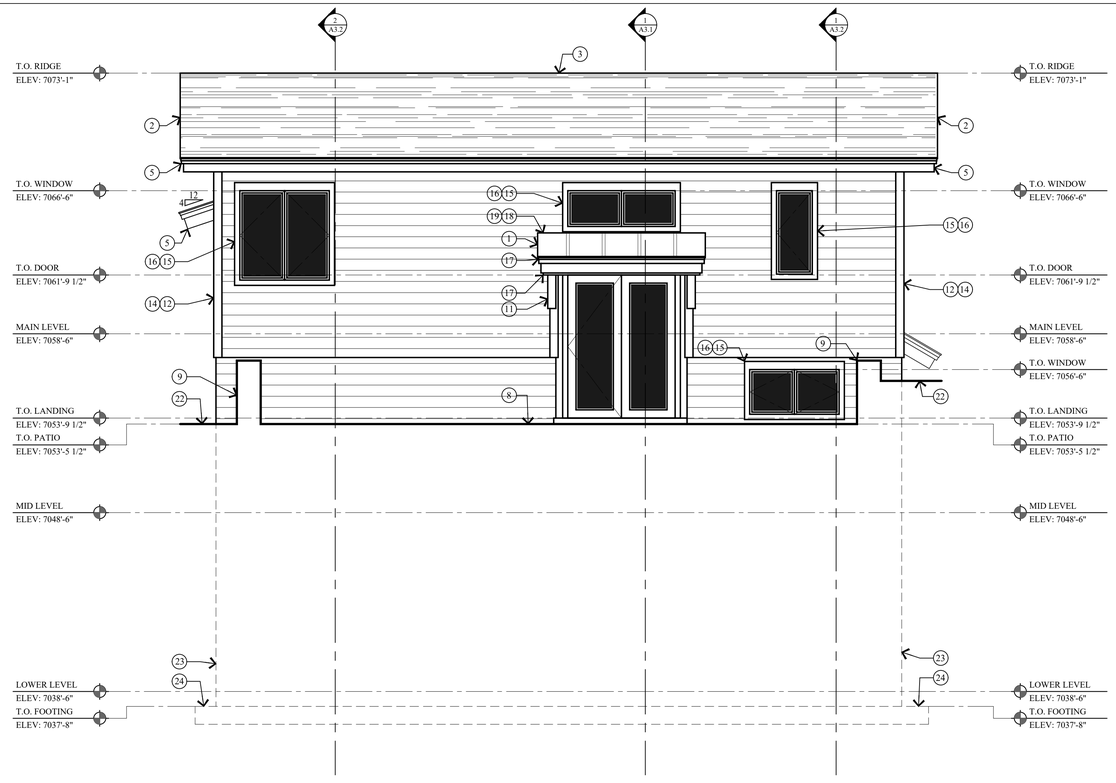
DATE:
JANUARY 25, 2024

PROJECT NUMBER:
2304-02

SHEET NUMBER:
A2.1



1 A2.2 SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



2 A2.2 WEST ELEVATION
SCALE: 1/4" = 1'-0"

1. REMOVED CRAWL SPACE.
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3. REVISED FOOTING STEPS.
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PROJECT NUMBER:
2304-02

SHEET NUMBER:
A2.2

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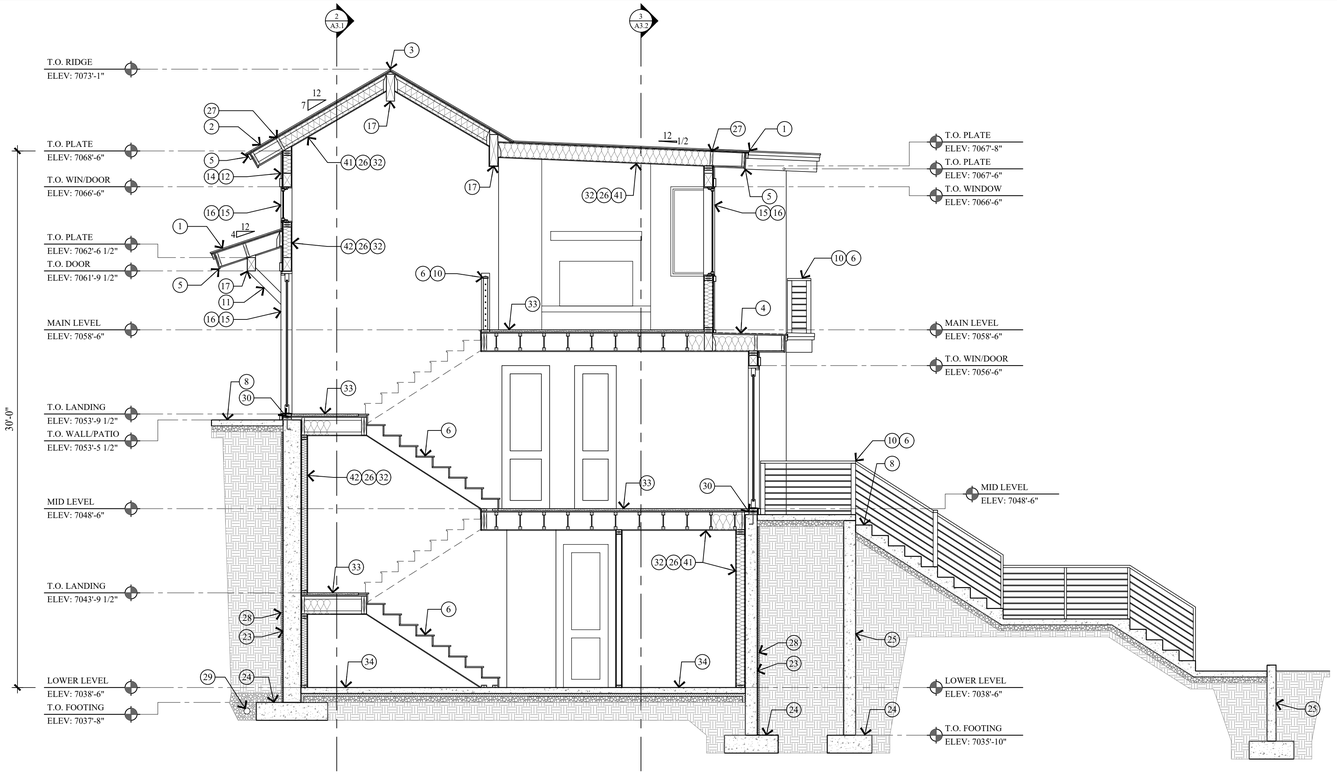
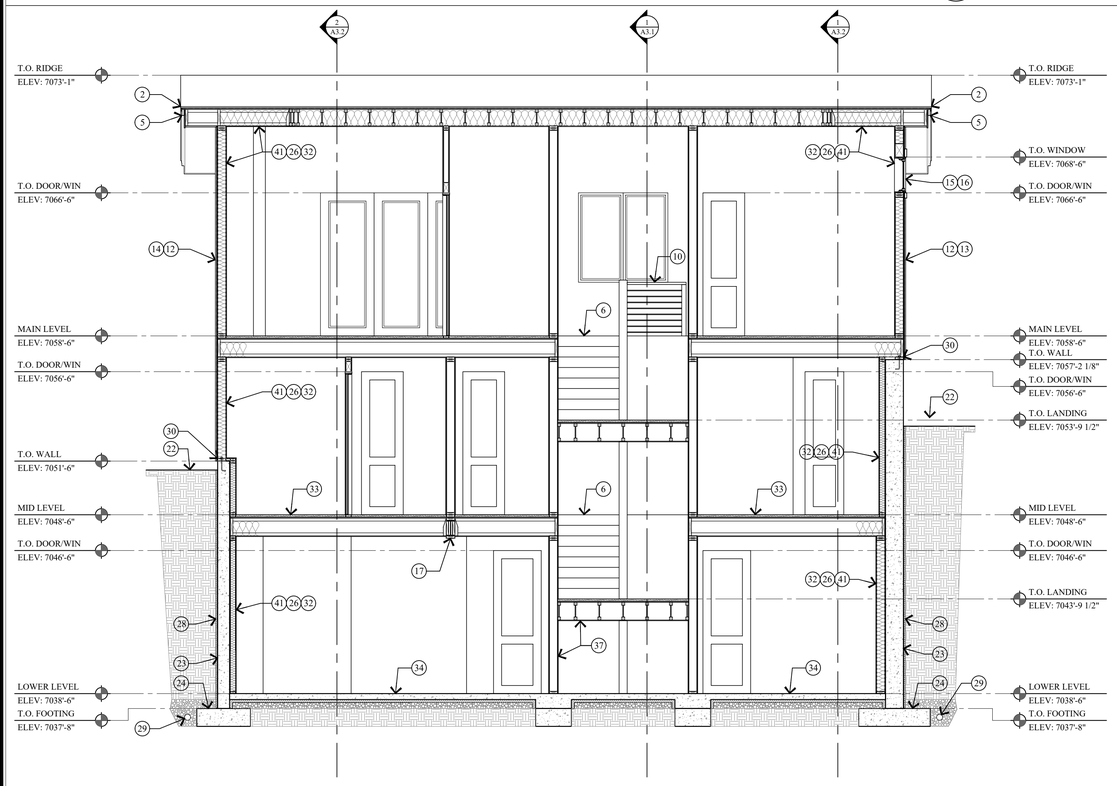
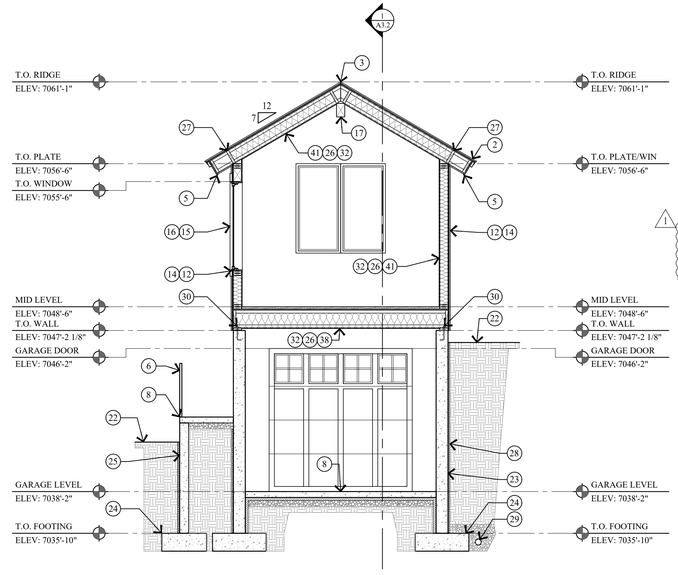


1 BUILDING SECTION
A3.1 SCALE: 1/4" = 1'-0"



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



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23. FOUNDATION - SEE STRUCTURAL FOR SIZE AND REINFORCING.
24. FOOTING - SEE STRUCTURAL FOR SIZE AND REINFORCING.
25. CONCRETE RETAINING WALL - SEE STRUCT.
26. INSULATION: SEE GENERAL NOTE #2 ON FLOOR PLAN SHEETS FOR TYPE AND R-VALUE.
27. SOLID BLOCKING AND HURRICANE HOLD DOWN AT EACH RAFTER OR SIMPSON VPA.
28. DRAINAGE MATT ON WATERPROOF MEMBRANE
29. FILTER FABRIC OVER FREE DRAINING GRAVEL W/ 4" PERF. FOOTING DRAIN, DAYLIGHTED OR TIE INTO STORM DRAIN.
30. TREATED WOOD SILL PLATE W/ 1/2" ANCHOR BOLTS EMBEDDED 7" INTO CONCRETE, SPACED 32" O.C. U.N.O. ON PLANS. PLATE WASHERS SHALL 3"x3"x1/4" AND USED ON EACH BOLT. SEE STRUCTURAL SHEAR WALL SCHEDULE.
31. ALL LUMBER IN CONTACT WITH CONCRETE OR MASONRY INCLUDING LEDGERS AND FURRING WALLS MUST BE PRESERVATIVELY TREATED OR FOUNDATION GRADE REDWOOD.
32. 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
33. 1 1/2" GYPCRETE W/ HYDRAUNIC HEATING ON 3/4" PLYWOOD ON FLOOR JOIST - SEE STRUCTURAL FOR SIZE AND SPACING.
34. 4" REINFORCED CONCRETE SLAB W/ HYDRAUNIC HEATING ON 2" RIGID INSULATION (CONTINUOUS) ON 6 MIL POLYETHYLENE VAPOR RETARDER (JOINTS TO LAP 6" MIN.) ON 4" GRAVEL BASE CLEANED/GRADED.
35. POLYCAST TRENCH DRAIN SYSTEM OR EQUAL, TIE INTO GRAVEL SUMP.
36. HEAVY DUTY 18"x18" FLOOR DRAIN W/ FLOOR LEVEL CLEANOUT. TIE INTO GRAVEL SUMP.
37. ENCLOSED ACCESSIBLE SPACE UNDER STAIRS SHALL HAVE WALLS, UNDER-STAIR SURFACE AND ANY SOFFITS PROTECTED ON THE ENCLOSED SIDE WITH 1/2" GYPSUM BOARD.
38. 5/8" TYPE "X" ON GARAGE CEILING AND WALL SEPARATING THE GARAGE AND LIVING SPACE.
39. 36" DIRECT VENT GAS FIREPLACE. FRAME ON 10" PLATFORM. SEALED GAS APPLIANCE APPROVED FOR SLEEPING AREAS.
40. 48" DIRECT VENT GAS FIREPLACE. FRAME ON 10" PLATFORM. SEALED GAS APPLIANCE APPROVED FOR SLEEPING AREAS.
41. 1/2" GYP. BD. ON 4 MIL POLYETHYLENE VAPOR RETARDER AT FLOOR JOIST, ROOF JOIST AND EXTERIOR WALLS.

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STATE OF UTAH
JONATHAN DEGRAY
7344228
LICENSED ARCHITECT
1/25/2024

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PROJECT DESCRIPTION:
SCHECKTER RESIDENCE
949 EMPIRE AVE, PARK CITY, UTAH 84060

SHEET DESCRIPTION:
BUILDING SECTIONS

REVISIONS:
1 APRIL 08, 2024

DATE:
JANUARY 25, 2024

PROJECT NUMBER:
2304-02

SHEET NUMBER:
A3.1

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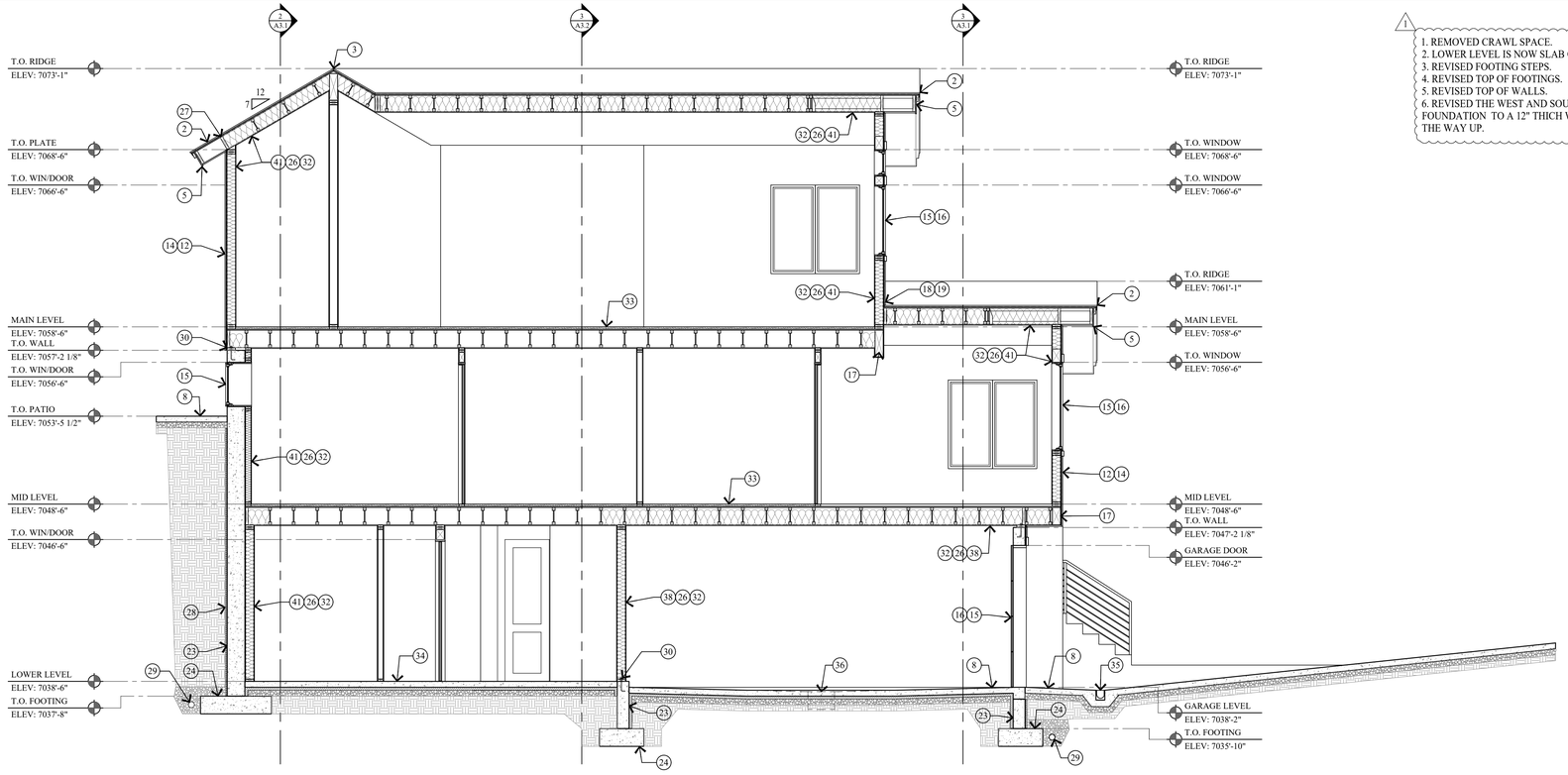
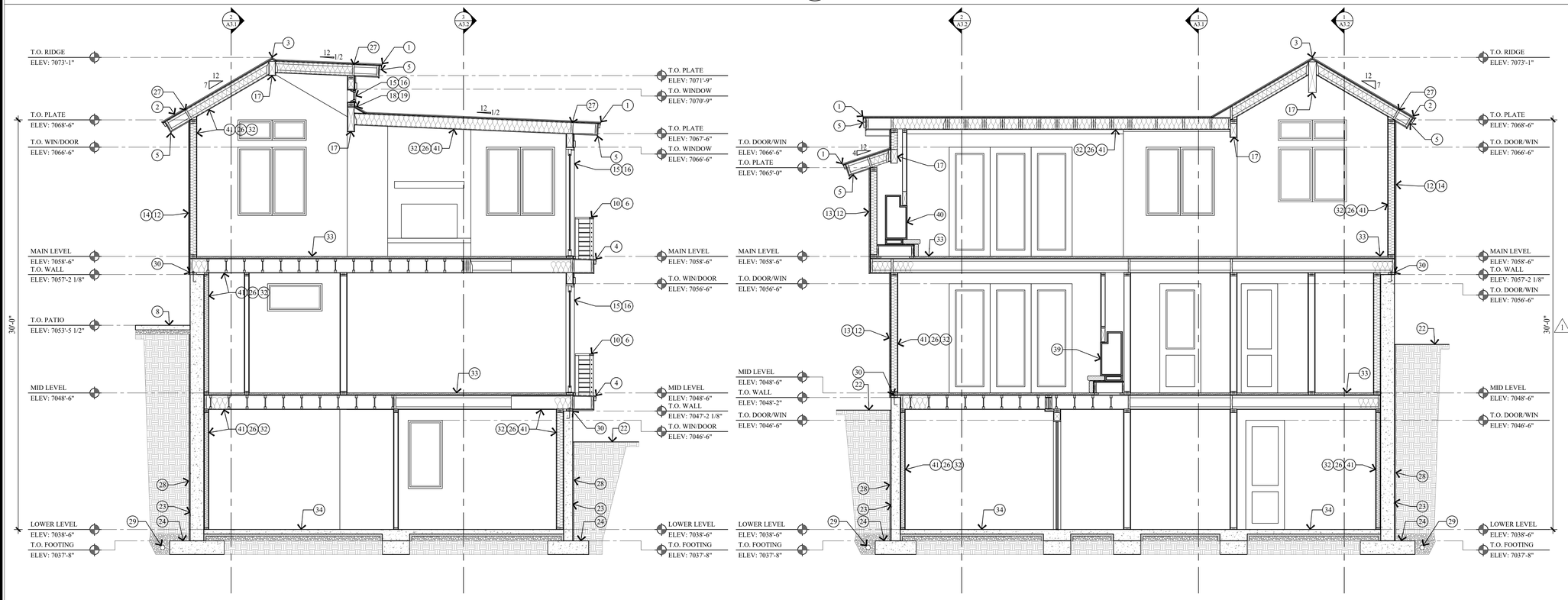


1 BUILDING SECTION
A3.2 SCALE: 1/4" = 1'-0"



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

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

1
1. REMOVED CRAWL SPACE.
2. LOWER LEVEL IS NOW SLAB ON GRADE.
3. REVISED FOOTING STEPS.
4. REVISED TOP OF FOOTINGS.
5. REVISED TOP OF WALLS.
6. REVISED THE WEST AND SOUTH FOUNDATION TO A 12" THICH WALL, ALL THE WAY UP.

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/DECK/BALCONY SYSTEM: REINF. WATERPROOF MEMBRANE OVER 3/4" EXTERIOR PLYWOOD ON 2x TAPERED JOIST SLOPED .25%. SEE STRUCTURAL FOR SIZE AND DETAILS.
5. 2"x3" CONTINUOUS METAL DRIP EDGE OVER 2x4 ON 1x10 BUILT-UP FASCIA W/ 1x CEDAR SOFFIT, VENTED - PAINT/STAIN OPAQUE FINISH.
6. FOR TYPICAL STAIRWAY, HANDRAILING AND GUARDRAILING NOTES & DETAILS ON SEE SHEET A4.1.
7. CONCRETE WINDOW WELL W/ EGRESS LADDER FOR EGRESS ACCESS.
8. 4" REINFORCED HEATED CONCRETE GARAGE / PATIO / PORCH / WALKWAY / DRIVEWAY / EXTERIOR STAIRS ON 4" GRAVEL BASE.
9. STACKED STONE RETAINING WALL, NOT TO EXCEED 4'-0" HIGH. SEE DETAIL 1/A0.1.
10. 36" HIGH GUARD RAILING: 2x SHAPED HARDWOOD CONTINUOUS TOP CAP. W/ 5/32" DIA. 316 STAINLESS STEEL CABLE, WORKING LOAD: 750# BREAKING LOAD: 2000#. HORIZONTAL, SPACED LESS THAN 4". THROUGH 3x3 TUBE STEEL POST.
11. 6x6 CEDAR KNEE BRACE - PAINT/STAIN OPAQUE FINISH.
12. 2x4 CEDAR OUTSIDE CORNER BOARD, 2x2 CEDAR INSIDE CORNER BOARD - PAINT/STAINED OPAQUE FINISH.
13. BOARD AND BATTEN SIDING - PAINT/STAINED OPAQUE FINISH, ON TYVEK HOMEWRAP ON 1/2" EXTERIOR SHEATHING ON 2x6 STUD WALL @ 16" O.C.
14. 1x6 CEDAR LAP SIDING - PAINT/STAINED OPAQUE FINISH, ON TYVEK HOMEWRAP ON 1/2" EXTERIOR SHEATHING ON 2x6 STUD WALL @ 16" O.C.
15. WINDOWS AND DOORS W/ INSULATED GLASS - SEE SHEET A5.1 FOR SCHEDULES.
16. WINDOW & DOOR TRIM TO BE 2x6 WOOD HEAD, 2x4 WOOD JAMB & SILL - PAINT/STAIN OPAQUE FINISH.
17. STRUCTURAL BEAM - SEE STRUCTURAL DRAWINGS FOR SIZE AND DETAILS.
18. FLASHING AND COUNTER FLASHING - TYPICAL.
19. ROOF TO WALL SURFACE; EXTEND BITUTHANE MEMBRANE OVER ROOF DECK & UP WALL SURFACE 24".
20. LINE 27'-0" HEIGHT ABOVE EXISTING GRADE.
21. EXISTING GRADE LINE.
22. FINISH GRADE TO SLOPE AWAY FROM HOUSE A MIN. OF 6" WITHIN THE FIRST 10'. IRC R401.3
23. FOUNDATION - SEE STRUCTURAL FOR SIZE AND REINFORCING.
24. FOOTING - SEE STRUCTURAL FOR SIZE AND REINFORCING.
25. CONCRETE RETAINING WALL - SEE STRUCT.
26. INSULATION: SEE GENERAL NOTE #2 ON FLOOR PLAN SHEETS FOR TYPE AND R-VALUE.
27. SOLID BLOCKING AND HURRICANE HOLD DOWN AT EACH RAFTER OR SIMPSON VPA.
28. DRAINAGE MATT ON WATERPROOF MEMBRANE
29. FILTER FABRIC OVER FREE DRAINING GRAVEL W/ 4" PERF. FOOTING DRAIN, DAYLIGHTED OR TIE INTO STORM DRAIN.
30. TREATED WOOD SILL PLATE W/ 1/2" ANCHOR BOLTS EMBEDDED 7" INTO CONCRETE, SPACED 32" O.C. U.N.O. ON PLANS. PLATE WASHERS SHALL 3"x3"x1/4" AND USED ON EACH BOLT. SEE STRUCTURAL SHEAR WALL SCHEDULE.
31. ALL LUMBER IN CONTACT WITH CONCRETE OR MASONRY INCLUDING LEDGERS AND FURRING WALLS MUST BE PRESERVATIVELY TREATED OR FOUNDATION GRADE REDWOOD.
32. 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
33. 1 1/2" GYPCRETE W/ HYDRAUNIC HEATING ON 3/4" PLYWOOD ON FLOOR JOIST - SEE STRUCTURAL FOR SIZE AND SPACING.
34. 4" REINFORCED CONCRETE SLAB W/ HYDRAUNIC HEATING ON 2" RIGID INSULATION (CONTINUOUS) ON 6 MIL POLYETHYLENE VAPOR RETARDER (JOINTS TO LAP 6" MIN.) ON 4" GRAVEL BASE CLEANED/GRADED.
35. POLYCAST TRENCH DRAIN SYSTEM OR EQUAL, TIE INTO GRAVEL SUMP.
36. HEAVY DUTY 18"x18" FLOOR DRAIN W/ FLOOR LEVEL CLEANOUT. TIE INTO GRAVEL SUMP.
37. ENCLOSED ACCESSIBLE SPACE UNDER STAIRS SHALL HAVE WALLS, UNDER-STAIR SURFACE AND ANY SOFFITS PROTECTED ON THE ENCLOSED SIDE WITH 1/2" GYPSUM BOARD.
38. 5/8" TYPE "X" ON GARAGE CEILING AND WALL SEPARATING THE GARAGE AND LIVING SPACE.
39. 36" DIRECT VENT GAS FIREPLACE. FRAME ON 10" PLATFORM. SEALED GAS APPLIANCE APPROVED FOR SLEEPING AREAS.
40. 48" DIRECT VENT GAS FIREPLACE. FRAME ON 10" PLATFORM. SEALED GAS APPLIANCE APPROVED FOR SLEEPING AREAS.
41. 1/2" GYP. BD. ON 4 MIL POLYETHYLENE VAPOR RETARDER AT FLOOR JOIST, ROOF JOIST AND EXTERIOR WALLS.

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ROOM FINISH SCHEDULE

ROOM NO.	ROOM NAME	FLOOR MAT'L	FLOOR BASE	WALLS NORTH	WALLS EAST	WALLS SOUTH	WALLS WEST	CEILING HEIGHT	CEILING MAT'L	REMARKS
LOWER LEVEL										
101	GARAGE	CONCRETE	WOOD	GYP	GYP	GYP	GYP	9'-1 3/8"	GYP	5/8" TYPE "X" GYPSUM BOARD
102	MUD ROOM	TILE	TILE	GYP	GYP	GYP	GYP	8'-9 3/8"	GYP	
103	POWDER	TILE	TILE	GYP	GYP	GYP	GYP	8'-9 3/8"	GYP	
104	MECH	CONCRETE	WOOD	GYP	GYP	GYP	GYP	8'-9 3/8"	GYP	
105	CLOSET	WOOD	WOOD	GYP	GYP	GYP	GYP	VARIES	GYP	
106	STAIRS	WOOD	WOOD	GYP	GYP	GYP	GYP	VARIES	GYP	
107	LAUNDRY	TILE	TILE	GYP	GYP	GYP	GYP	8'-9 3/8"	GYP	
108	BATH	TILE	TILE	GYP	GYP	GYP	GYP	8'-9 3/8"	GYP	
109	BEDROOM	CARPET	WOOD	GYP	GYP	GYP	GYP	8'-9 3/8"	GYP	
110	MEDIA ROOM	CARPET	WOOD	GYP	GYP	GYP	GYP	8'-9 3/8"	GYP	
MID LEVEL										
201	BEDROOM	CARPET	WOOD	GYP	GYP	GYP	GYP	VARIES	GYP	
202	BATH	TILE	TILE	GYP	GYP	GYP	GYP	8'-9 3/8"	GYP	
203	LAUNDRY	TILE	TILE	GYP	GYP	GYP	GYP	8'-9 3/8"	GYP	
204	BATH	TILE	TILE	GYP	GYP	GYP	GYP	8'-9 3/8"	GYP	
205	BEDROOM	CARPET	WOOD	GYP	GYP	GYP	GYP	8'-9 3/8"	GYP	
206	ENTRY	WOOD	WOOD	GYP	GYP	GYP	GYP	8'-9 3/8"	GYP	
207	MST BEDROOM	CARPET	WOOD	GYP	GYP	GYP	GYP	8'-9 3/8"	GYP	
208	MST CLOSET	CARPET	WOOD	GYP	GYP	GYP	GYP	8'-9 3/8"	GYP	
209	MST BATH	TILE	TILE	GYP	GYP	GYP	GYP	8'-9 3/8"	GYP	
MAINLEVEL										
301	STAIR	WOOD	WOOD	GYP	GYP	GYP	GYP	VARIES	GYP	
302	MST CLOSET	CARPET	WOOD	GYP	GYP	GYP	GYP	VARIES	GYP	
303	MST BATH	TILE	TILE	GYP	GYP	GYP	GYP	VARIES	GYP	
304	LANDING	WOOD	WOOD	GYP	GYP	GYP	GYP	VARIES	GYP	
305	MST BEDROOM	CARPET	WOOD	GYP	GYP	GYP	GYP	VARIES	GYP	

WINDOW SCHEDULE

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

WINDOW NOTES

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

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

3. ALL WINDOWS IN BATHROOMS MUST BE TEMPERED GLASS

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

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

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

DOOR SCHEDULE

MARK (1)	TYPE	SIZE WIDTH	SIZE HEIGHT	SIZE THICK.	DOOR MAT'L	DOOR FINISH	FRAME MAT'L	FRAME FINISH	HDWR TYPE	REMARKS
LOWER LEVEL										
101	OVERHEAD DOOR	8'-0"	8'-0"	1 3/4"	STEEL/GLASS	MANUFACTURE	STEEL	MANUFACTURE	GARAGE	AUTO DOOR OPENER - LOW E - TEMP
102	STYLE & RAIL	2'-10"	8'-0"	1 3/4"	WOOD	STAIN & VARNISH	WOOD	STAIN & VARNISH	LOCKSET	20 MIN - SELF LATCHING - SMOKE SEAL - THRESHOLD
103	STYLE & RAIL	2'-4"	8'-0"	1 3/4"	WOOD	STAIN & VARNISH	WOOD	STAIN & VARNISH	PRIVACY	POCKET DOOR
104	STYLE & RAIL	2'-8"	8'-0"	1 3/4"	WOOD	STAIN & VARNISH	WOOD	STAIN & VARNISH	PASSAGE	
105	STYLE & RAIL	2'-8"	8'-0"	1 3/4"	WOOD	STAIN & VARNISH	WOOD	STAIN & VARNISH	PASSAGE	
106	STYLE & RAIL	2'-8"	8'-0"	1 3/4"	WOOD	STAIN & VARNISH	WOOD	STAIN & VARNISH	PASSAGE	
107	STYLE & RAIL	2'-8"	8'-0"	1 3/4"	WOOD	STAIN & VARNISH	WOOD	STAIN & VARNISH	PASSAGE	
108	STYLE & RAIL	2'-8"	8'-0"	1 3/4"	WOOD	STAIN & VARNISH	WOOD	STAIN & VARNISH	PRIVACY	
109	STYLE & RAIL	2'-4"	8'-0"	1 3/4"	WOOD	STAIN & VARNISH	WOOD	STAIN & VARNISH	PRIVACY	POCKET DOOR
110	SHOWER	2'-2"	7'-0"	1/2"	GLASS	CLEAR			SHOWER	SLIDER - TEMP - EURO GLASS ENCLOSURE - 4'-8" OPENING
MID LEVEL										
201	STYLE & RAIL	2'-2"	8'-0"	1 3/4"	WOOD	STAIN & VARNISH	WOOD	STAIN & VARNISH	PRIVACY	
202	SHOWER	2'-2"	7'-0"	1/2"	GLASS	CLEAR			SHOWER	SLIDER - TEMP - EURO GLASS ENCLOSURE - 4'-8" OPENING
203	STYLE & RAIL	2'-8"	8'-0"	1 3/4"	WOOD	STAIN & VARNISH	WOOD	STAIN & VARNISH	PRIVACY	
204	STYLE & RAIL	2'-8"	8'-0"	1 3/4"	WOOD	STAIN & VARNISH	WOOD	STAIN & VARNISH	PASSAGE	
205	SHOWER	2'-2"	7'-0"	1/2"	GLASS	CLEAR			SHOWER	SLIDER - TEMP - EURO GLASS ENCLOSURE - 4'-8" OPENING
206	STYLE & RAIL	2'-2"	8'-0"	1 3/4"	WOOD	STAIN & VARNISH	WOOD	STAIN & VARNISH	PRIVACY	
207	STYLE & RAIL	2'-8"	8'-0"	1 3/4"	WOOD	STAIN & VARNISH	WOOD	STAIN & VARNISH	PRIVACY	
208	ENTRY	3'-0"	8'-0"	1 3/4"	WOOD/GLASS	STAIN & VARNISH	WOOD	STAIN & VARNISH	LOCKSET	INSUL - LOW E - TEMP - WEATHER STRIP - THRESHOLD
209	STYLE & RAIL	2'-4"	8'-0"	1 3/4"	WOOD	STAIN & VARNISH	WOOD	STAIN & VARNISH	PASSAGE	
210	STYLE & RAIL	2'-8"	8'-0"	1 3/4"	WOOD	STAIN & VARNISH	WOOD	STAIN & VARNISH	PRIVACY	
211	STYLE & RAIL	2'-4"	8'-0"	1 3/4"	WOOD	STAIN & VARNISH	WOOD	STAIN & VARNISH	PASSAGE	
212	STYLE & RAIL	2'-4"	8'-0"	1 3/4"	WOOD	STAIN & VARNISH	WOOD	STAIN & VARNISH	PRIVACY	
213	SHOWER	2'-4"	7'-0"	1/2"	GLASS	CLEAR			SHOWER	SLIDER - TEMP - EURO GLASS ENCLOSURE - 6'-8" OPENING
214	STYLE & RAIL	2'-4"	8'-0"	1 3/4"	WOOD	STAIN & VARNISH	WOOD	STAIN & VARNISH	PRIVACY	
215	PATIO	9'-0"	8'-0"	1 3/4"	WOOD-ALUM	STAIN - MANF'R	WOOD-ALUM	STAIN - MANF'R	LOCKSET	(3) 3'-0" DOORS - INSUL - LOW E - TEMP - WEATHER STRIP - THRESH.
MAIN LEVEL										
301	STYLE & RAIL	2'-4"	8'-0"	1 3/4"	WOOD	STAIN & VARNISH	WOOD	STAIN & VARNISH	PASSAGE	
302	TERRACE	6'-0"	8'-0"	1 3/4"	WOOD-ALUM	STAIN - MANF'R	WOOD-ALUM	STAIN - MANF'R	LOCKSET	(2) 3'-0" DOORS - INSUL - LOW E - TEMP - WEATHER STRIP - THRESH.
303	STYLE & RAIL	2'-4"	8'-0"	1 3/4"	WOOD	STAIN & VARNISH	WOOD	STAIN & VARNISH	PRIVACY	
304	PATIO	9'-0"	8'-0"	1 3/4"	WOOD-ALUM	STAIN - MANF'R	WOOD-ALUM	STAIN - MANF'R	LOCKSET	(3) 3'-0" DOORS - 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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DOOR, WINDOW AND ROOM SCHEDULES

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GENERAL STRUCTURAL NOTES:

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

II. DESIGN CRITERIA:
- A. BUILDING CODE: 2021 INTERNATIONAL BUILDING CODE (IBC) W/ AMENDMENTS
- B. LOADINGS:
  1. ROOF SNOW LOAD = 110 PSF + SNOW DRIFT PER IBC
  2. TYPICAL FLOOR LIVE LOAD = 40 PSF
  3. WIND LOAD - 115 MPH ZONE - EXPOSURE C
  4. SEISMIC DESIGN DATA: SDC-D2, Ss=Ø.959,S1=Ø.211,I=1,R=6.5, Fa=1.139, WOOD SHEAR WALL SYSTEM, V=Ø.12, IRREGULARITY=1.25, SITE CLASS: D, EQUIVALENT LATERAL FORCE PROCEDURE
- C. FOUNDATION:
  1. ALL EXTERIOR FOOTINGS ARE TO BE FOUNDED AT NOT LESS THAN 4Ø" BELOW LOWEST ADJACENT FINISH FLOOR OR FINISH GRADE ONTO UNDISTURBED EXISTING SUBSOILS HAVING A MINIMUM NET BEARING CAPACITY OF 1500 PSF. ALL INTERIOR FOOTINGS ARE TO BE FOUNDED AT NOT LESS THAN 1'-3' BELOW LOWEST ADJACENT FINISH FLOOR ONTO SUBSOILS.

III. CONCRETE:
- A. ALL MATERIALS SHALL COMPLY WITH ACI 318 AND ACI 347 PUBLICATIONS AND APPLICABLE ASTM PUBLICATIONS.
- B. CONCRETE MATERIAL PROPERTIES: 28-DAY COMPRESSIVE STRENGTHS ARE TO BE 3000 PSI TYPICAL UNLESS NOTED OTHERWISE. DESIGN BASED ON 2500 PSI. W/C RATIO: MAX. Ø.55. EXPOSURE CATEGORIES AND CLASSES OF THE CONCRETE: F1
- C. CAST IN PLACE CONCRETE:
  1. SPACING OF CONSTRUCTION JOINTS OR CONTROL JOINTS IN WALLS EXPOSED TO VIEW SHALL NOT EXCEED 4Ø FEET UNLESS SPECIFICALLY NOTED OTHERWISE ON THE DRAWINGS.
  2. PROVIDE EXTRA REINFORCING AROUND ALL OPENINGS EXCEEDING 24 INCHES SQUARE OR ROUND IN ALL SLABS AND WALLS EQUAL TO TWO #5 BARS ON FOUR SIDES AND EXTEND TWO FEET BEYOND THE OPENING.
  3. PROVIDE A 3/4" CHAMFER ON ALL EXPOSED CORNERS OF CONCRETE UNLESS NOTED OTHERWISE.
  4. PROVIDE CLASS B LAP SPLICES FOR ALL REINFORCING UNLESS NOTED OTHERWISE.
  5. PROVIDE ISOLATION JOINTS AROUND ALL COLUMNS AT ALL EXPOSED SLAB ON GRADE AREAS.
  6. EXPOSURE CATEGORIES AND CLASS OF CONCRETE: F2

IV. REINFORCING STEEL:
- A. ALL BARS #4 AND LARGER TO BE ASTM A 615, GRADE 6Ø. ALL #2 AND #3 BARS TO BE ASTM A 615, GRADE 4Ø. DETAILED, FABRICATED AND ERECTED IN ACCORDANCE WITH ACI-318, LATEST ADOPTION.
- B. ALL REINFORCING STEEL SHALL BE BENT, DETAILED AND CHAIRED AS PER "ACI MANUAL OF STANDARD PRACTICE FOR DETAILING REINFORCING CONCRETE STRUCTURES".
- C. WELDED WIRE FABRIC TO BE IN ACCORDANCE WITH ASTM A 185.
- D. ALL BARS INDICATED ON THE PLANS TO BE WELDED SHALL CONFORM TO ASTM A7Ø6 (GRADE 6Ø).
- E. CONCRETE COVER REQUIREMENTS FOR DEFORMED BAR REINFORCING STEEL SHALL COMPLY WITH ACI 318, "BUILDING CODE REQUIREMENTS FOR REINFORCING CONCRETE".
  1. CAST-IN-PLACE CONCRETE:
     a) CONCRETE CAST AGAINST AND PERMANENTLY EXPOSED TO EARTH: 3"
     b) FORMED CONCRETE EXPOSED TO EARTH OR WEATHER:
        #6 BARS AND LARGER: 2"
        #5 BARS AND SMALLER: 1-1/2"
     c) CONCRETE NOT EXPOSED TO WEATHER OR IN CONTACT WITH GROUND:
        SLABS, WALLS JOISTS: #11 BARS OR SMALLER: 3/4"
        BEAMS, COLUMNS: PRIMARY REINFORCING, TIES, STIRRUPS, SPIRALS: 1-1/2"
- F. DETAILING: SUBMIT PLACING DRAWINGS PER ACI DETAILING MANUAL, ACI SP-66. FABRICATE ONLY AFTER REVIEW AND APPROVAL. REINFORCING BARS SHALL NOT BE WELDED UNLESS SPECIFICALLY SHOWN ON DRAWINGS.
  1. LAP SPLICE LENGTHS SHALL BE AS FOLLOWS:
     30 BAR DIAMETER FOR #3 AND #4 BARS
     4Ø BAR DIAMETER FOR #5 THROUGH #8 BARS
     DO NOT SPLICE STIRRUPS AND TIES
     DO NOT SPLICE VERTICAL BARS IN RETAINING WALLS UNLESS SPECIFICALLY SHOWN.
  2. ALL EMBEDMENTS AND DOWELS SHALL BE SECURELY TIED TO FORMWORK OR TO ADJACENT REINFORCING PRIOR TO THE PLACEMENT OF CONCRETE.

V. STRUCTURAL AND MISCELLANEOUS STEEL:
- A. MATERIAL PROPERTIES:
  1. ALL SHAPES, PLATES, ANGLES, AND CHANNELS TO BE ASTM A-36 UNLESS NOTED OTHERWISE.
  2. ALL WF SHAPES WEIGHING 84 POUNDS PER LINEAR FOOT OR LESS TO BE ASTM A 992, GRADE 5Ø. ALL WF SHAPES WEIGHING MORE THAN 84 POUNDS PER LINEAR FOOT TO BE ASTM A 992, GRADE 36.
  3. SQUARE OR RECTANGULAR TUBES TO BE ASTM A 5ØØ, GRADE B, Fy = 46 KSI.
  4. ALL STEEL TO BE DETAILED, FABRICATED AND ERECTED IN ACCORDANCE WITH A.I.S.C. SPECIFICATIONS, LATEST ADOPTION.
- B. WELDING:
  1. FOR STRUCTURAL STEEL TO BE IN ACCORDANCE WITH A.W.S. REQUIREMENTS FOR E7ØXX ELECTRODES.
- C. BOLTS:
  1. ALL BOLTS TO BE 3/4" DIAMETER ASTM A 325-N UNLESS NOTED OTHERWISE.
  2. BOLTS, NUTS AND WASHERS SHALL NOT BE REUSED.
  3. ANCHOR BOLTS SHALL BE ASTM A 307 OR A 36.

VI. WOOD:
- A. DIMENSIONAL LUMBER: ALL TO BE GRADE STAMPED PER W.C.L.B. RULES.
  1. ALL JOISTS, BEAMS, PLATES, HEADERS AND OTHER LUMBER TO BE D.FIR/LARCH #2 UNLESS OTHERWISE NOTED.
  2. 2 X 4 SUB-PURLINS TO BE D.FIR/LARCH NO.1.
  3. 2X 6 SUB-PURLINS TO BE D.FIR/LARCH NO.1.
  4. PURLINS TO BE D.FIR DENSE #1.
  5. 4X AND 6X POSTS TO BE D.FIR/LARCH NO.1.
  6. WALL STUDS TO BE D.FIR/LARCH #2 GRADE OR BETTER.
- B. WOOD DECKING: FLOOR DECKING SHALL BE COMMERCIAL 2 X 6 (NOMINAL TONGUE AND GROOVE DECKING, HEM-FIR OR BETTER WITH A REPETITIVE Fb OF 1450 PSI MINIMUM.
- C. GLU-LAMS, LVL'S AND PFS:
  1. TO BE GRADE STAMPED PER A.I.T.C., D.FIR/LARCH COMBINATION 24F-V8 FOR CONTINUOUS SPANS AND D.FIR/LARCH COMBINATION 24F-V4 FOR SIMPLE SPANS. GLUED WITH WATERPROOF GLUE.

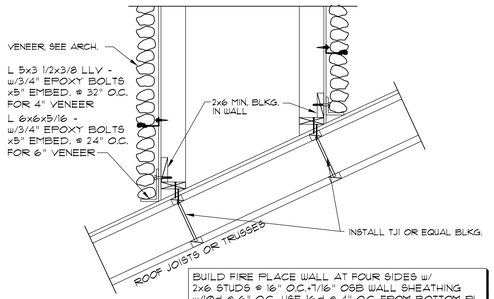
  THE STRESSES OF THE MATERIAL ARE AS FOLLOWED:

  GLB-EWS 24F-V4 BOT. Fb=2400 PSI, Fv=265PSI, E=1800KSI.
  GLB-EWS 24F-V8 T&B Fb=2400 PSI, Fv=265PSI, E=1800KSI.
  LVLS Fb=2600 PSI, Fv=285PSI, E=1900KSI.
  PARALLAM Fb=2900 PSI, Fv=290PSI, E=2000KSI.
  DF#1 Fb=1100 PSI, Fv=180PSI, E=1700KSI.
  DF#2 Fb=850 PSI, Fv=180PSI, E=1600KSI.
- D. PLYWOOD:
  1. ROOF SHEATHING TO BE STD 5/8" OSB/PLWD. W/ EXTERIOR GLUE, IDENTIFICATION INDEX 4Ø/2Ø. NAIL WITH 1Ød NAILS AT 6" O.C. AT ALL EDGE SUPPORTS AND WITH 1Ød NAILS AT 12" O.C. AT ALL INTERMEDIATE SUPPORTS UNLESS NOTED OTHERWISE.
  2. FLOOR SHEATHING TO BE STD 3/4" OSB/PLWD. T&G W/ EXTERIOR GLUE, IDENTIFICATION INDEX 4Ø/2Ø. NAIL WITH 8d NAILS AT 6" O.C. AT ALL EDGE SUPPORTS AND WITH 1Ø'S NAILS AT 12" O.C. AT ALL INTERMEDIATE SUPPORTS UNLESS NOTED OTHERWISE. SEE SHEAR WALL SCHEDULE FOR SHEAR WALL SHEATHING AND NAILING.
  3. EXTERIOR WALLS TO BE STD 7/16" OSB OR 1/2" C-C WITH EXTERIOR GLUE. NAIL WITH 1Ød NAILS AT 6" O.C. AT ALL EDGE SUPPORTS AND WITH 1Ø'S NAILS AT 12" O.C. AT ALL INTERMEDIATE SUPPORTS UNLESS NOTED OTHERWISE. SEE SHEAR WALL SCHEDULE FOR SHEAR WALL SHEATHING AND NAILING.
- E. PLYWOOD WEB I JOISTS:
  1. TO BE DESIGNED, DETAILED AND FABRICATED BY TRUS-JOIST AND HAVE THE APPROVAL OF ICBO.
  2. JOISTS ARE TO BE DESIGNED FOR THE LIVE LOADS LISTED ABOVE AND FOR A SUPERIMPOSED DEAD LOAD OF NOT LESS THAN 15 PSF.
  3. DESIGN JOISTS FOR TWICE THE WEIGHT OF MECHANICAL UNITS INDICATED ON THE PLANS IN ACCORDANCE WITH AMERICAN INSTITUTE OF TIMBER CONSTRUCTION TECHNICAL NOTE #3, REVIEW ARCHITECTURAL AND MECHANICAL DRAWINGS FOR ADDITIONAL UNITS REQUIRED.
- F. SPECIAL TREATMENTS (AMERICAN WOOD PRESERVERS INSTITUTE STANDARDS):
  1. ALL WOOD IN CONTACT WITH CONCRETE, MASONRY OR SOIL: PRESSURE TREAT WITH WOLMAN CCA PRESERVATIVE OR EQUAL AS APPROVED BY THE ARCHITECT.
  2. FIRE RETARDANT: PRESSURE TREAT WITH DRICON OR EQUAL AS APPROVED THE ARCHITECT.
- G. WOOD NAILING SCHEDULE:
  1. JOIST TO SILL OR GIRDER, TOENAIL 3-8d
  2. BRIDGING TO JOIST, TOENAIL EACH END 2-8d
  3. 1"X6" SUBFLOOR OR LESS TO EACH JOIST FACE NAIL 2-8d
  4. WIDER THAN 1"X6" SUBFLOOR TO EACH JOIST, FACE NAIL 3-8d
  5. SUBFLOOR TO JOIST OR GIRDER, BLIND AND FACE NAIL 2-16d
  6. SOLE PLATE TO JOIST OR BLOCKING, FACE NAIL 2-16d
  7. TOP PLATE TO STUD, END NAIL 2-16d
  8. STUD TO SOLE PLATE TOENAIL 4-8d OR FACE NAIL 2-16d
  9. DOUBLE STUDS, FACE NAIL 16d @ 24" O.C.
  1Ø. DOUBLED TOP PLATES, FACE NAIL 16d @ 16" O.C.
  11. TOP PLATES, LAPS AND INTERSECTIONS, FACE NAIL 2-16d
  12. CONTINUOUS HEADER, 2 PIECES 16d @ 16"O.C. ALONG 2 EDGES
  13. CEILING JOISTS TO PLATE, TOENAIL 3-8d
  14. CONTINUOUS HEADER TO STUD, TOENAIL 4-8d
  15. CEILING JOIST, LAPS OVER PARTITIONS FACE NAIL 3-16d
  16. CEILING JOIST TO PARALLEL RAFTERS FACE NAIL 3-16d
  17. RAFTER TO PLATE, TOENAIL 4-8d
  18. BRACE TO EACH STUD AND PLATE, FACE NAIL 2-8d
  19. 1"X8" SHEATHING OR LESS TO EACH BEARING, FACE NAIL 2-8d
  2Ø. WIDER THAN 1"X8" SHEATHING TO EACH BEARING, FACE NAIL 3-8d
  21. BUILT UP CORNER STUDS 16d @ 24" O.C.
  22. BUILT-UP GIRDERS AND BEAMS 2Ød @ 32"O.C. AT TOP AND BOTTOM AND STAGGERED 2-2Ød AT EACH END & SPLICE
  23. PLANKS 2-16d AT EACH BEARING

VII. MISCELLANEOUS:
- A. GYPSUM WALLBOARD: FOR SHEAR WALLS TO BE STANDARD 1/2" GYPSUM WALLBOARD, NAIL WITH 5D COOLER NAILS AT 7" O.C. TO ALL STUDS, TOP AND BOTTOM PLATES AND BLOCKING.
- B. STUCCO: FOR SHEAR WALLS TO BE STANDARD 7/8" PORTLAND CEMENT PLASTER ON EXPANDED METAL OR WOVEN WIRE LATH. NAIL WITH NO.11 GAGE, 1 1/2" LONG, 7/16" HEAD NAILS OR NO.16 GAGE STAPLES WITH 7/8" LONG LEGS AT 6" O.C. TO ALL STUDS, TOP AND BOTTOM PLATES AND BLOCKING.

VIII. SPECIAL INSPECTION: SPECIAL INSPECTION IS REQUIRED IN ACCORDANCE WITH IBC SECTION 1704.
- A. EPOXY BOLTS IN TENSION IF APPLY.
- B. FIELD WELDING AND STEEL MOMENT CONNECTION.

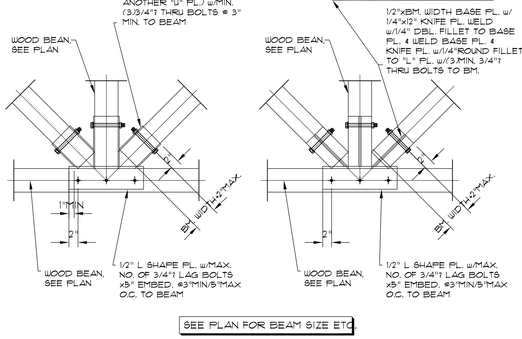
IX. BRICK AND/OR STONE VENEER NOTES:
1. TO WOOD STUD WALLS: VENEER SHALL BE ATTACHED TO THE WOOD STUDS WITH A 1" MINIMUM WIDE X 22 GAUGE, GALVANIZED, CORRUGATED BRICK TIE SPACED AT A MAXIMUM OF 16" O.C. IN BOTH VERTICAL AND HORIZONTAL DIRECTIONS. ANCHOR TIES SHALL EXTEND TO A NO. 9 GAUGE HORIZONTAL JOINT REINFORCEMENT WIRE IN THE VENEER WHICH SHALL BE CONTINUOUS AND SHALL BE PLACED AT 16" O.C. MAXIMUM AT THE CENTER OF THE VENEER. CORRUGATED METAL TIES SHALL FORM A 18Ø-DEGREE HOOK AROUND THE NO. 9 GAUGE WIRE USED AS HORIZONTAL JOINT REINFORCEMENT IN THE VENEER. SPOT BEDDING AT THE CORRUGATED TIES SHALL BE OF CEMENT MORTAR ENTIRELY SURROUNDING THE TIES. ATTACH TIES TO STUDS WITH A MINIMUM #1Ø X 1 1/2" WOOD SCREW.
2. TO CONCRETE WALLS: 22 GAUGE GALVANIZED DOVETAIL SLOTS SHALL BE INSTALLED VERTICALLY IN CONCRETE AT 16" O.C. VENEER SHALL BE ATTACHED TO THE CONCRETE WITH 1" X 22 GAUGE, CORRUGATED, GALVANIZED DOVETAIL BRICK ANCHORS OR 3/16" DIAMETER GALVANIZED DOVETAIL TRIANGLE WIRES SPACED AT A MAXIMUM OF 16" O.C. IN BOTH VERTICAL AND HORIZONTAL DIRECTIONS. ANCHOR TIES SHALL EXTEND TO A NO. 9 GAUGE HORIZONTAL JOINT REINFORCEMENT WIRE IN THE VENEER WHICH SHALL BE CONTINUOUS AND SHALL BE PLACED AT 16" O.C. MAXIMUM AT THE CENTER OF THE VENEER.
3. OTHER METHODS OF ATTACHMENT MAY BE USED AFTER WRITTEN ACCEPTANCE BY THE ARCHITECT AND STRUCTURAL ENGINEER.
4. IF THE VENEER WALL IS SUPPORTED BY STEEL ANGLE HIGHER THAN 12'-8", INSTALL ANOTHER L ANGLE(MIN. L4x4x1/4) W/5/8"ø THRU. BOLTS TO 2x12 IN-WALL BLKG.(A35 TO BE INSTALLED FOR 2x12 BLKG. TO STUD TYP.) @ 32" O.C.



BUILD FIRE PLACE WALL AT FOUR SIDES w/ 2x6 STUDS @ 16" O.C.+7/16" OSB WALL SHEATHING w/1Ød @ 6" O.C. USE 16d @ 4" O.C. FROM BOTTOM PL. TO JOISTS/TRUSSES/BLKG'S, INSTALL MST27 @ EACH CORNER TO JOISTS/TRUSSES/BLKG.'S TYP.

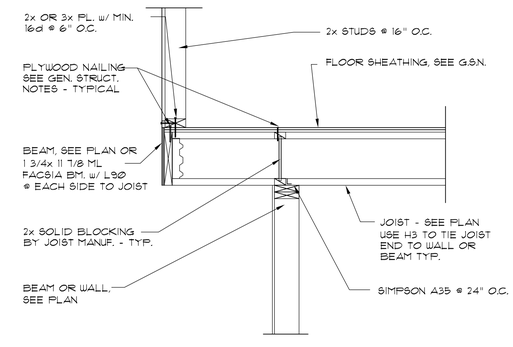
5 DET. OF FIRE-PLACE BUILT ON TOP OF ROOF-6' HIGH MAX.

OPTION: IF ONLY SHEAR KNIFE PL TO BE USED(MEANS NO BASE PL APPLIED), CONTACT W/ENG./ARCH FOR PL SIZE & NO. OF BOLTS BASED ON ACTUAL SHEAR VALUE or 1/2"KNIFE PL. 1/4" DBL. FILLET WELD TO "L" PL. w/MAX. NO. OF 3/4"ø THRU BOLTS @ 3" O.C. FOR FULL DEPTH OF BEAM



SEE PLAN FOR BEAM SIZE ETC.

6



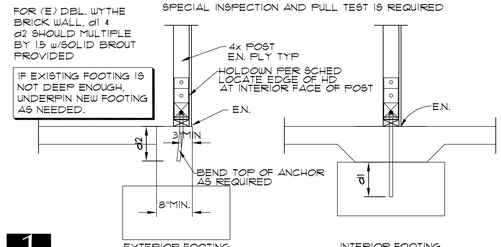
7

HOLDOWN ALTERNATES w/ SIMPSON "SET-XP" - ESR2508					
HOLDOWNS CALLED OUT ON PLAN	SIMPSON HOLDOWNS	NEW ANCHORS SIMPSON "SET-XP"	d1*	d2*	d2 @ CORNER
HDN5	HDU2	5/8"ø	6"	6"	1Ø"
HDN6	HDU5	5/8"ø	6"	8"	14"
HDN7	HDU8	7/8"ø	8"	14"	
HDN8	HDU11	1"ø	8"	16"	
HDN9	HDU14	1"ø	12"	2Ø"	

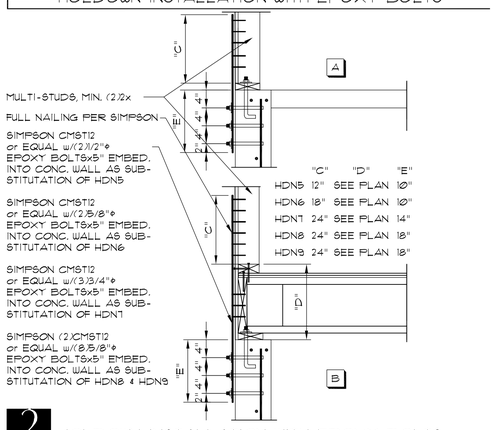
SPECIAL INSPECTION AND PULL TEST IS REQUIRED

FOR (E) DBL. WYTHE BRICK WALL, d1 & d2 SHOULD MULTIPLE BY 1.5 w/SOLID BROUT PROVIDED

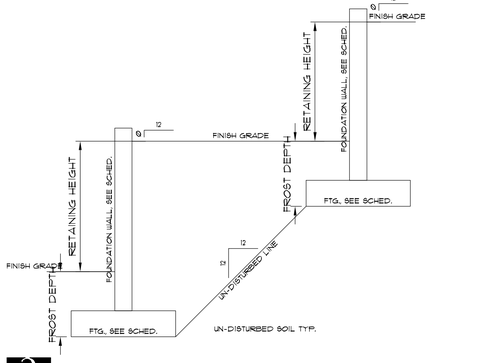
IF EXISTING FOOTING IS NOT DEEP ENOUGH, UNDERPIN NEW FOOTING AS NEEDED.



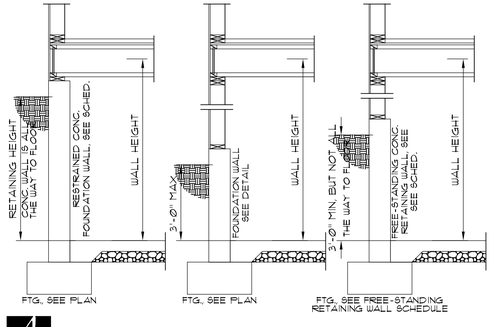
1 HOLDOWN INSTALLATION WITH EPOXY BOLTS



2 HOLDOWN INSTALLATION WITH EPOXY BOLTS



3 RETAINING WALL EXCAVATION GUIDELINE



4

LICENSED STRUCTURAL ENGINEER
No. 260129
HUA SHEN
EXPIRATION DATE: 3/31/2025
STATE OF UTAH
1/Ø/2024

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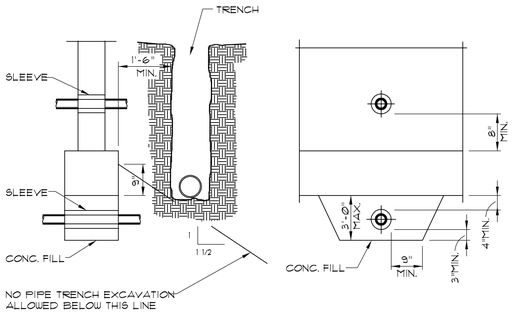
Date: 12/6/2023
Job #: SE23352
Revisions:
REV. 1
ARCH. REV.
3/26/2024

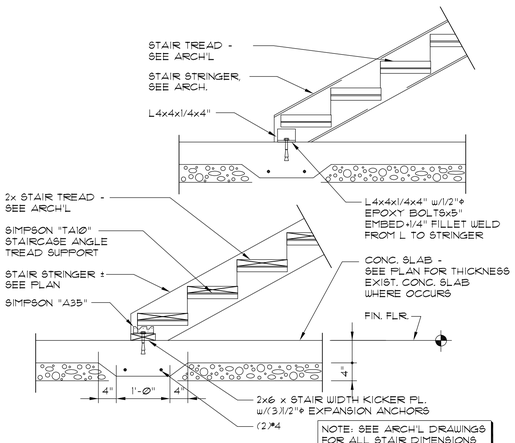
Sheet No:
S1.1

Xrefs: TITLE.DWG



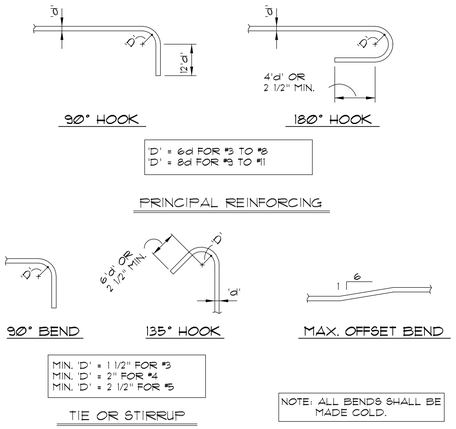
NOTE: CONCRETE FILL TO BE THE SAME WIDTH AS FOOTING & FULL WIDTH OF PIPE TRENCH. PIPE TO CLEAR SLEEVE BY 1/2" ALL AROUND

10 PIPES AT CONCRETE FOOTING

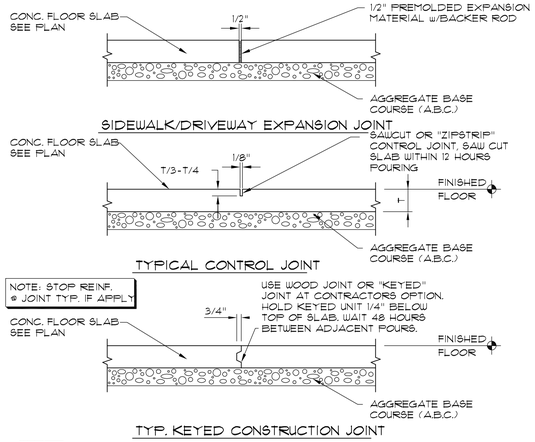


NOTE: SEE ARCH'L DRAWINGS FOR ALL STAIR DIMENSIONS THIS IS ONLY A SUGGESTED DETAIL.

7 SUGGESTED STAIR-CONC. SLAB CONN.

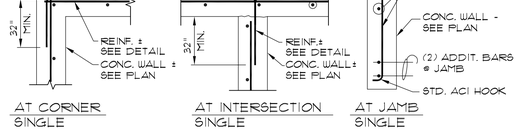


4 TYPICAL REINFORCING BAR BENDS

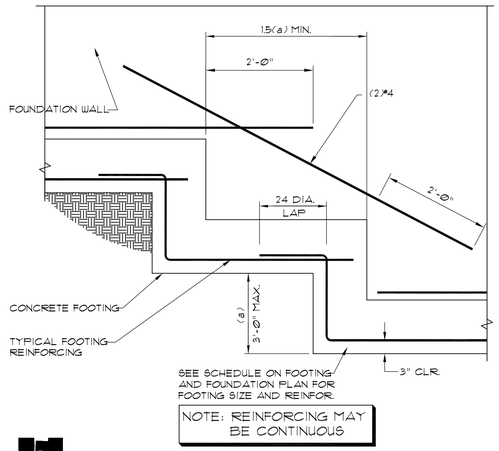


1 TYPICAL CONCRETE FLOOR JOINTS

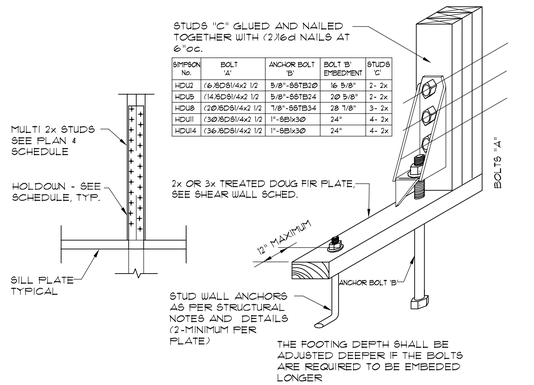
11 TYPICAL TURNDOWN FOOTING



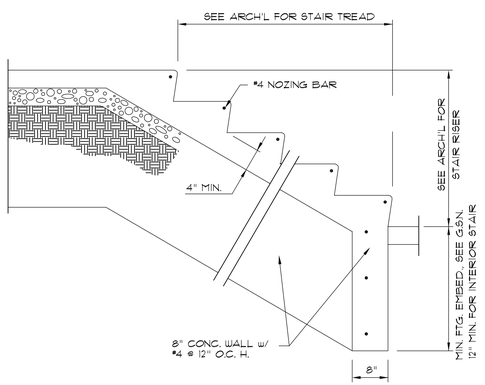
8 TYPICAL CONC. WALL REINF.



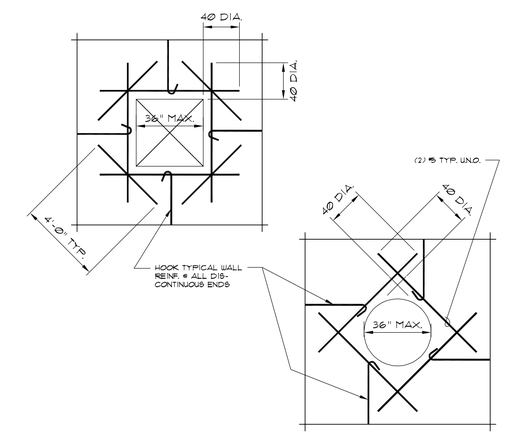
5 TYPICAL STEPPED FOOTING



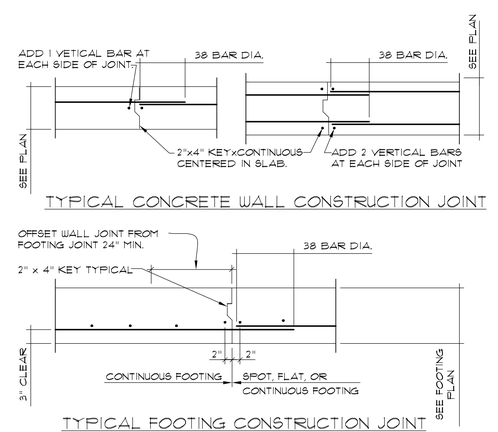
2 TYPICAL HOLDOWN TO CONC.



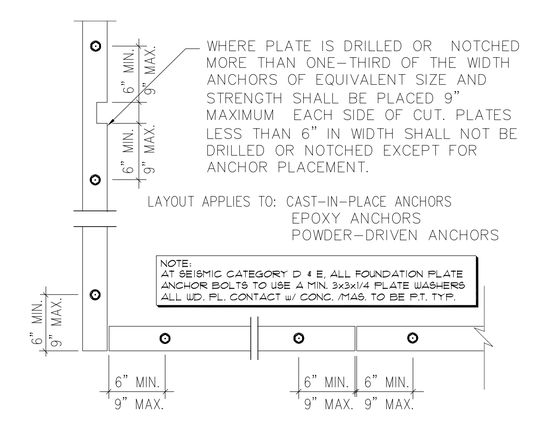
12 CONCRETE STAIR ON GRADE



9 TYP. REINF. ON CONC. WALL OPNG.



6 TYP. FTG. & WALL CONSTRUCTION JOINT



3 TYPICAL ANCHOR BOLTS LAYOUT

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Date: 12/6/2023
Job #: SE23352
Revisions:
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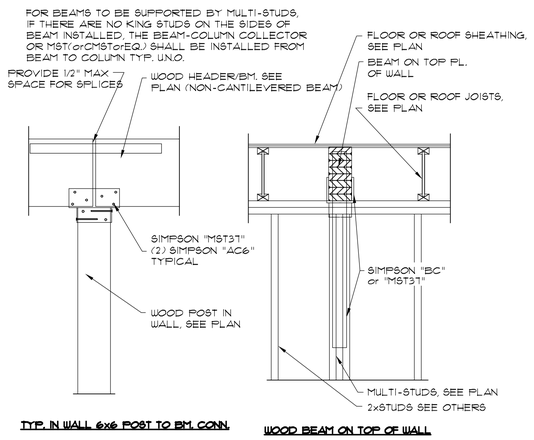
ARCH. REV.
3/26/2024

Sheet No:
S1.2

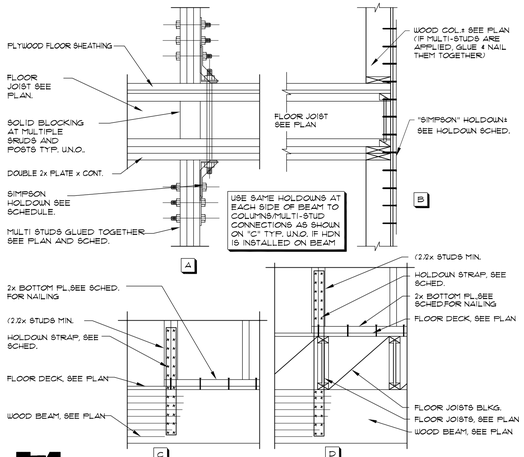
Plotted: 10/26/2023 10:21:11 AM By: Harry Shen
S1210.DWG S1209.DWG S1208.DWG S1207.DWG S1206.DWG S1205.DWG S1204.DWG S1203.DWG S1202.DWG S1201.DWG TITLE.DWG



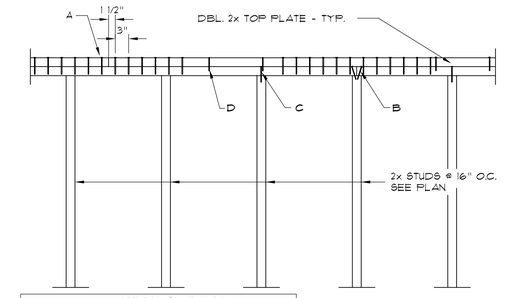
TYP. IN WALL 6x6 POST TO BM. CONN.

WOOD BEAM ON TOP OF WALL

10



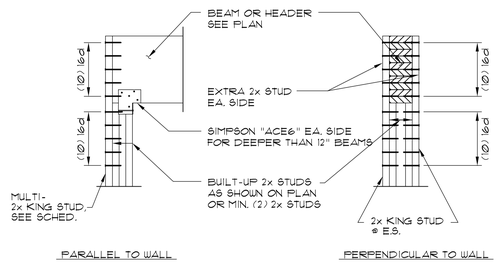
7 HOLDOWNS AT FLOOR TO FLOOR



NAILING SCHEDULE	
MARK	DESCRIPTION
A	(24) 16d NAILS AT 3'OC. .
B	2 - 16d NAILS AT THE END OF EACH PLATE (TOP OR BOTTOM) 4 - TOTAL.
C	2 - 16d NAIL AT EACH STUD.
D	NAIL TOP AND BOTTOM PLATES TOGETHER WITH 2 - 16d NAILS AT 16'O.C. TYPICAL.

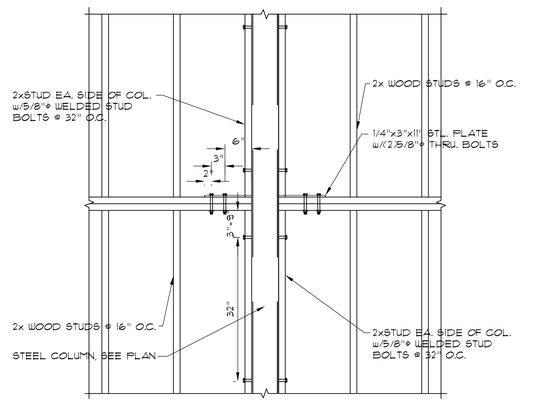
THE TOP PL'S. HAVE TO BE INSTALLED CONTINOUSLY. IF THEY ARE DIS-CONTINUED BY STEEL COLUMNS, PIPES ETC., INSTALL CS16x24"MIN./12" FROM EA. SIDE) TO TOP PLATE TYP. U.N.O.

4 TYPICAL TOP PLATE SPLICE



NOTE: FOR BEAMS DEEPER THAN 16", ONE SIMPSON "MST60" SHALL BE USED TO CONNECT BEAM TO THE MULTI-STUDS TYP. U.N.O.

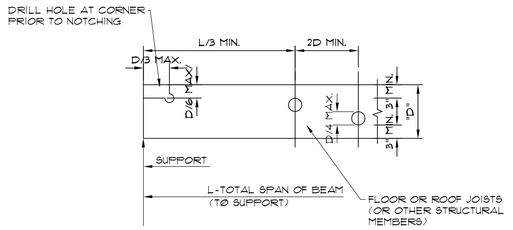
1 TYPICAL WOOD HEADER OR BEAM TO MULTI-STUDS CONNECTION



11 TYP. STEEL COLUMN TO STUD WALL CONNECTION

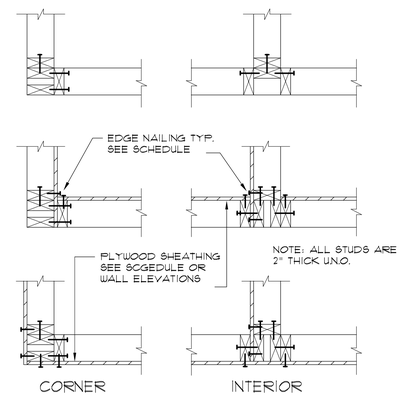
NAIL/STAPLE EQUIVALENT TABLE.				
FLOORS AND ROOF				
NAILS		STAPLES		
SIZE	SPACING	SIZE	SPACING	LENGTH
8d	6"	14 GA	6"	1 1/2"
8d	4"	14 GA	4"	1 1/2"
8d	2 1/2"	14 GA	2 1/2"	1 1/2"
8d	2"	14 GA	2"	1 1/2"
10d	6"	14 GA	4"	1 5/8"*
10d	4"	14 GA	2 1/2"	1 5/8"*
10d	2 1/2"	14 GA	2"	1 5/8"*
* IN 3/4" PLYWOOD USE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

8 NAIL/STAPLE EQUIVALENT TABLE

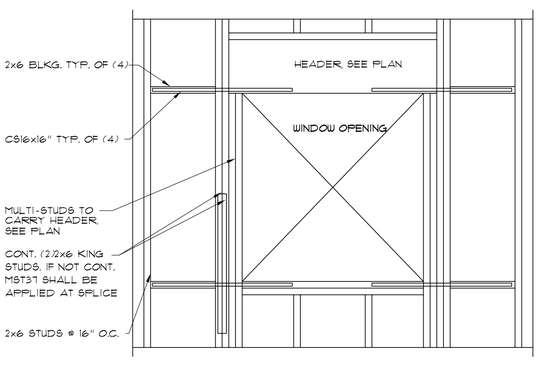


NOTE: NOTCHES AND DRILLED HOLES AS SHOWN ABOVE MAY BE USED ONLY WITH THE APPROVAL OF THE STRUCTURAL ENGINEER

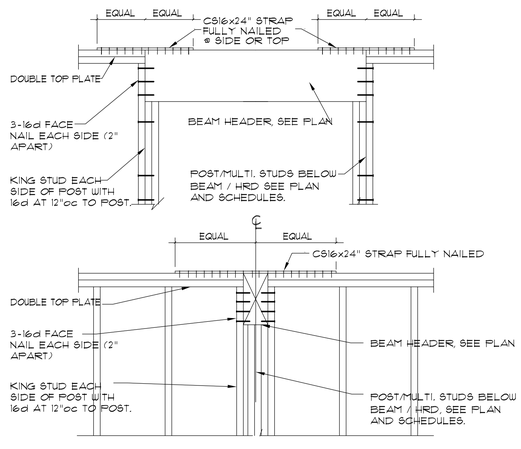
5 TYP. HOLES AND NOTCHING IN BEAMS



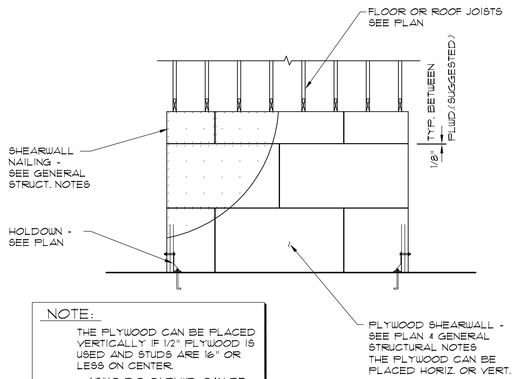
2 TYPICAL WALL INTERSECTION FRAMING



12 REINFORCED WINDOW OPNG. AS SHOWN ON PLAN AS (12)

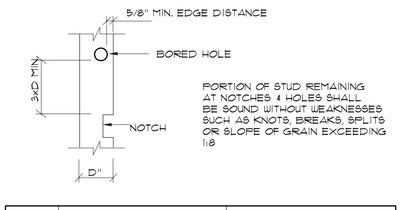


9 TYP. TOP PL. THRU BEAM HEADER IN WALL



NOTE:
THE PLYWOOD CAN BE PLACED VERTICALLY IF 1/2" PLYWOOD IS USED AND STUDS ARE 16" OR LESS ON CENTER.
1/2"(C-D,C-C) PLWD. CAN BE SUBSTITUTED BY 7/16" OSB

6 TYPICAL SHEAR WALL ELEVATION



PORTION OF STUD REMAINING AT NOTCHES & HOLES SHALL BE SOUND WITHOUT WEAKNESSES SUCH AS KNOTS, BREAKS, SPLITS OR SLOPE OF GRAIN EXCEEDING 1:8

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

3

LICENSED STRUCTURAL ENGINEER
No. 260129
HUA SHEN
EXPIRATION DATE 3/31/2025
STATE OF UTAH
1/10/2024

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Project:
SCHECKTER RESIDENCE
949 EMPIRE AVE.
PARK CITY, UTAH

Date: 12/6/2023
Job #: SE23352
Revisions:
REV. 1
ARCH. REV.
3/26/2024

Sheet No:
S1.3

Drawing: 0S13.DWG;DWG
Xrefs: S1.3T2.DWG S1.3T1.DWG S1.3T10.DWG S1.3T09.DWG S1.3T08.DWG S1.3T07.DWG S1.3T06.DWG S1.3T05.DWG S1.3T04.DWG S1.3T03.DWG S1.3T02.DWG S1.3T01.DWG TITLE.DWG

1. REMOVED CRAWL SPACE.
2. LOWER LEVEL IS NOW SLAB ON GRADE.
3. REVISED FOOTING STEPS.
4. REVISED TOP OF FOOTINGS.
5. REVISED TOP OF WALLS.
6. REVISED THE WEST AND SOUTH FOUNDATION TO A 12" THICH WALL, ALL THE WAY UP.

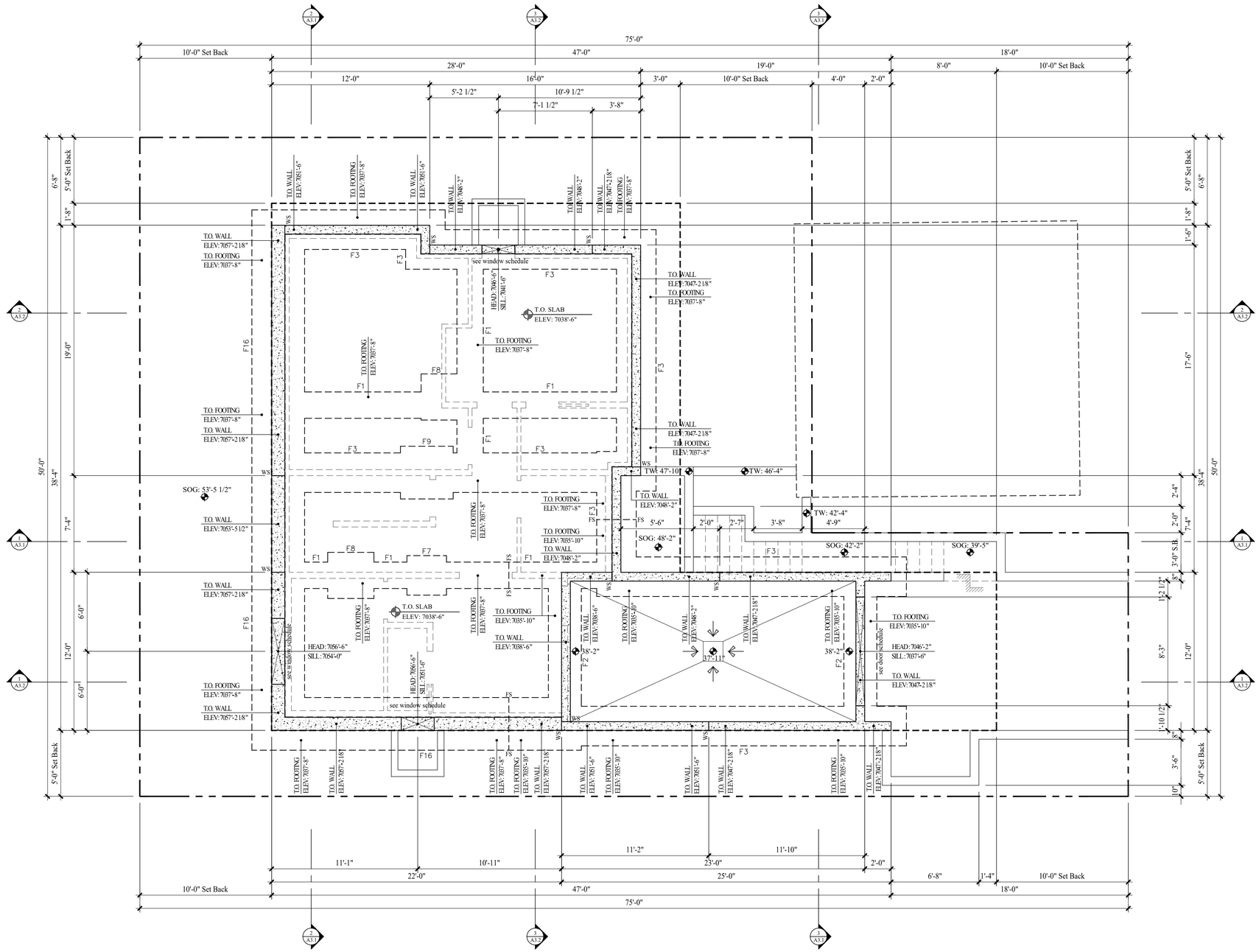
GENERAL NOTES

- CONCRETE WALL
- 2x BEARING WALL
- 2x NON-BEARING WALL
- 2x WALL/BEAM ABOVE
- PROPERTY LINE
- SET BACK LINE
- EXISTING GARAGE LINE

1. CONTRACTOR TO FIELD VERIFY ALL EXISTING CONDITIONS AND NOTIFY THE ARCHITECT BEFORE PROCEEDING.

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

3. SEE SHEET S2.1 FOR STRUCTURAL DETAILS, NOTES AND SCHEDULES.



FOOTING & FOUNDATION DIMENSION PLAN / TOP OF FOOTING / TOP OF WALL
SCALE: 1/4" = 1'-0"

LICENSED STRUCTURAL ENGINEER
No. 260129
HUA SHEN
EXPIRATION DATE: 3/31/2025
STATE OF UTAH

1/12/2024

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PROJECT DESCRIPTION:
SCHECKTER RESIDENCE
949 EMPIRE AVE, PARK CITY, UTAH 84060

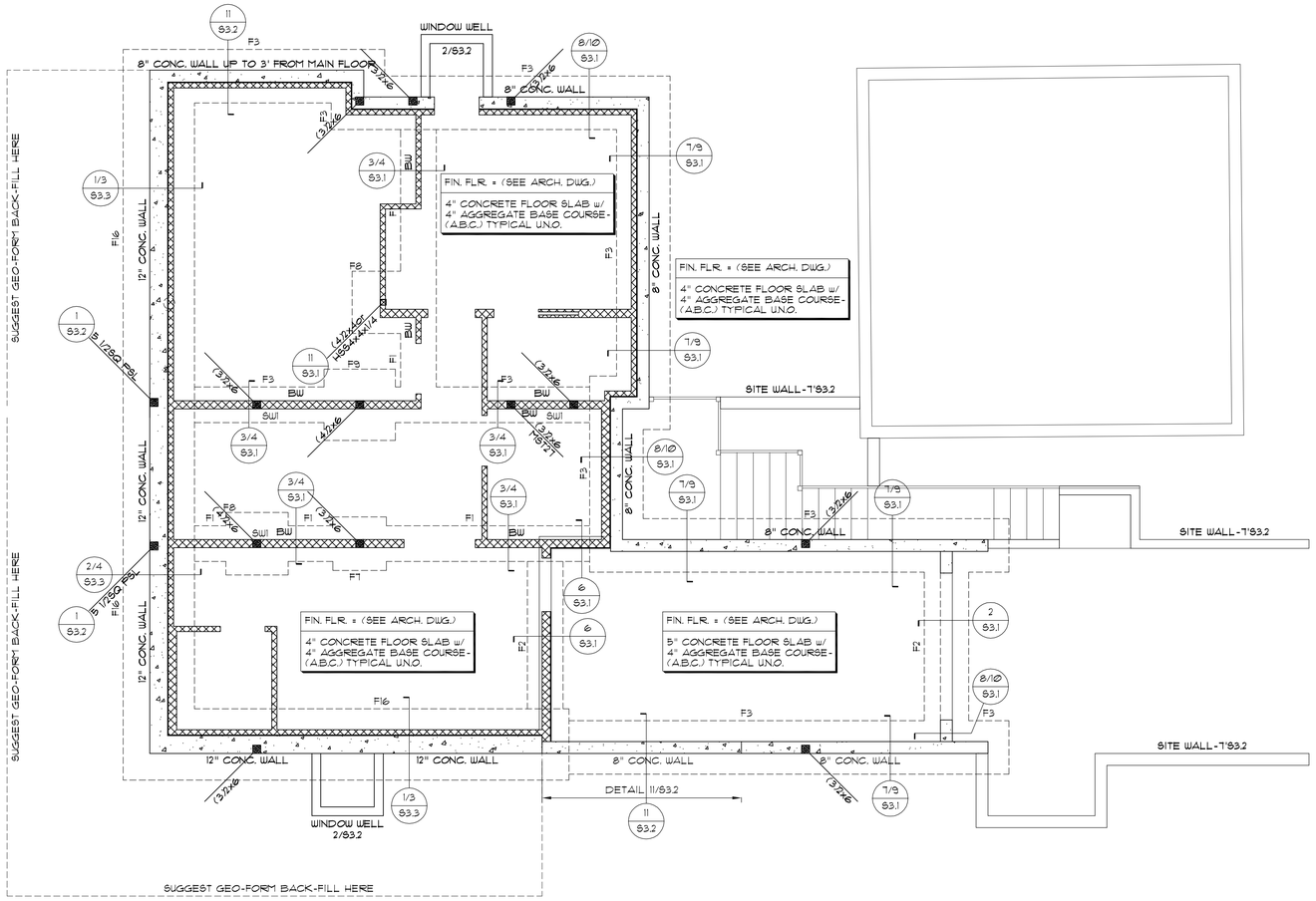
SHEET DESCRIPTION:
FOOTING AND FOUNDATION DIMENSION PLAN, TOP OF WALL TOP OF FOOTING

REVISIONS:
1 APRIL 08, 2024

DATE:
JANUARY 25, 2024

PROJECT NUMBER:
SE23352

SHEET NUMBER:
S2.0



FOOTING & FOUNDATION PLAN

SCALE 1/4" = 1'-0"

CONCRETE BEAM SCHEDULE

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

CONCRETE COLUMN SCHEDULE

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

FOUNDATION PLAN NOTES:

1. SEE GENERAL STRUCTURAL NOTES SHEET AND STANDARD CONCRETE DETAIL SHEET FOR
   - A. GENERAL STRUCTURAL NOTES
   - B. TYPICAL EXCAVATION ADJACENT TO FOOTING
   - C. TYPICAL SLAB JOINT DETAILS
   - D. TYPICAL STEPPED FOOTING
2. W5 - DENOTES CONCRETE WALL STEP.
3. F-1 - DENOTES FOOTING MARK - SEE FOOTING SCHEDULE.
4. K.C.J. - DENOTES KEYED CONSTR. JOINT - SEE STANDARD DETAIL.
5. C.J. - DENOTES CONTROL JOINT - SEE STANDARD DETAIL.
6. F-----S - DENOTES FOOTING STEP, SEE DETAIL TYPICAL.
7. CONTRACTOR TO VERIFY ALL DIMENSIONS AND ELEVATIONS WITH ARCHITECTURAL DRAWINGS PRIOR TO CONSTRUCTION. SEE ARCHITECTURAL FOR ALL DIMENSIONS, SLAB SLOPES & DEPRESSIONS NOT NOTED.
8. ALL SLABS ON GRADE ARE TO BE JOINTED AT NO MORE THAN 15'-0" EACH WAY USING JOINTS PER STANDARD DETAIL. IN ADDITION, NO SECTION OF CONCRETE SHALL HAVE AN ASPECT RATIO OF GREATER THAN 1 1/2:1. PROVIDE (2) #4 x 4'-0" MID-HEIGHT SLAB BARS ADJACENT TO ALL DISCONTINUOUS JOINT LOCATIONS. ALL COLUMN ISOLATION JOINT CORNERS ARE TO BE INTERSECTED BY A SLAB JOINT OR REINFORCED WITH SLAB BARS PER ABOVE. SUBMIT COMPLETE JOINT LAYOUT PLAN TO THE ARCHITECT FOR PRIOR REVIEW.
9. ALL WOOD TO CONTACT w/ CONC. OR MASONRY TO BE P.T. OR REDWOOD TYP.
10. ALL FOUNDATION PL. ANCHOR BOLTS TO USE A MIN. 3x3x1/4 PL. WASHERS TYP.

FREE-STANDING RETAINING WALL, SEE DET. 7&8/S3.2 FOR SCHED.

CONCRETE POUR NOTES:

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

FOOTING SCHEDULE

BASED ON SOIL BEARING = 1500 PSF ARCH/CONTRACTOR VERIFY IT

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

EPOXY BOLTS CALLED OUT ON PLAN ARE SIMPSON "SET" FOR CMU APPLICATION (ICC ESR1772) & HILTI HIT RE 500-SD EPOXY BOLTS FOR CONC. APPLICATIONS (ICC ES ESR 2322).
THE INSTALLING REQUIREMENT FOR ANCHOR BOLTS AND/OR REBAR DOWELS ARE AS FOLLOWED:
DIAMETER/DRILL DIA/EMBED. DEPTH/EDGE DIST./SPACING DIST.
1/2" / 5/8" / 4 1/4" / 1 3/4" / 6 3/8"
5/8" / 3/4" / 5" / 1 3/4" / 7 1/2"
3/4" / 7/8" / 6 3/4" / 1 3/4" / 10 1/8"

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Project:
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PARK CITY, UTAH

Date: 12/6/2023
Job #: SE23352
Revisions:
REV. 1
ARCH. REV.
3/26/2024

Sheet No:
S2.1

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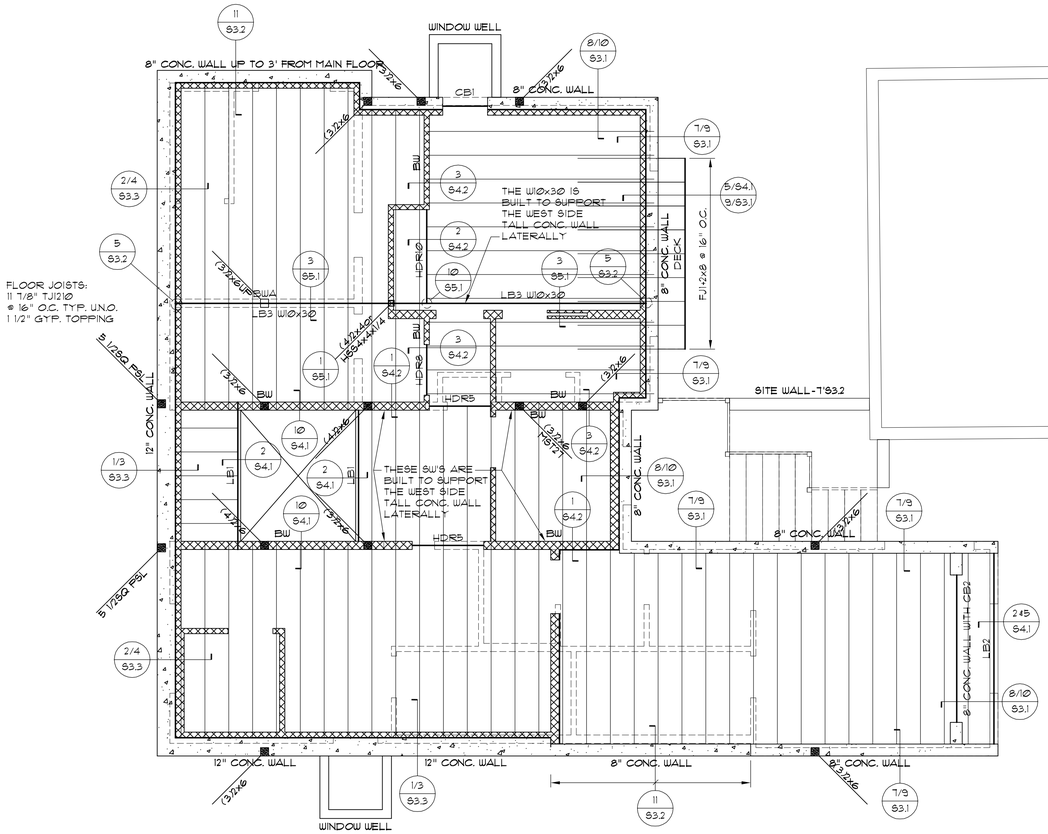

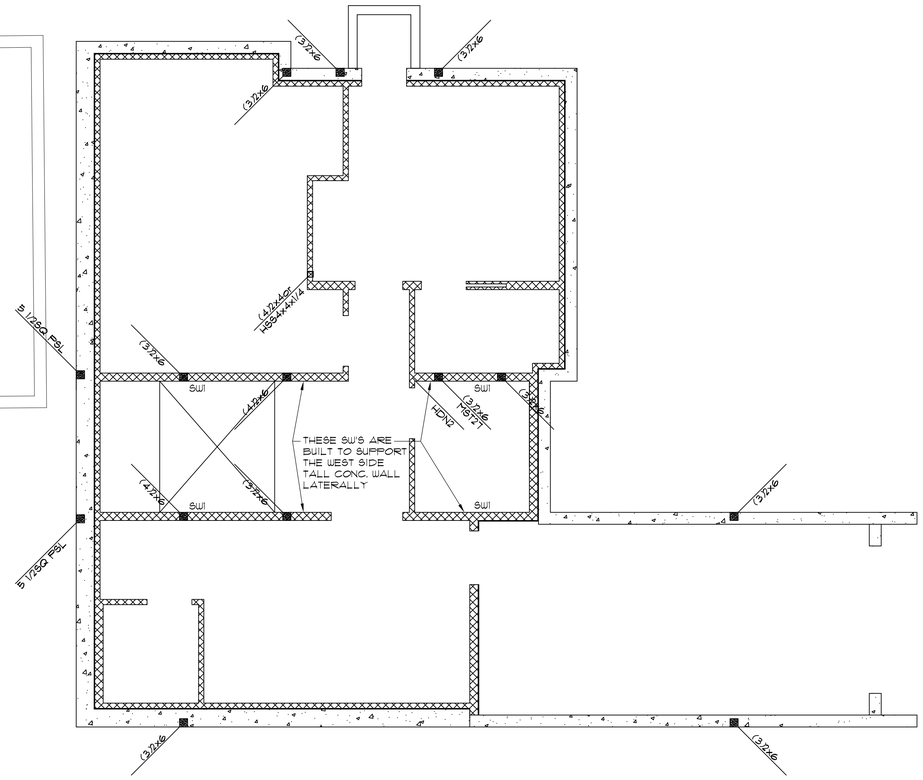

TYPICAL FLOOR DECK:

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

FLOOR FRAMING PLAN NOTES:

1. SEE GENERAL STRUCTURAL NOTES AND STANDARD FRAMING DETAILS FOR
   - A. GENERAL STRUCTURAL NOTES
   - B. TYPICAL HEADER DETAIL
   - C. TYPICAL SHEAR WALL DETAIL
   - D. TYPICAL TOP PLATE SPLICE DETAIL
2. HDR-1 = HEADER, SEE HEADER SCHEDULE TYPICAL.
3. ALL FLOOR MEMBERS ARE TO BE 11 7/8" TJI 210 TYPICAL U.N.O.
4. ESTABLISH AND VERIFY ALL OPENINGS & INSERTS FOR MECHANICAL, ELECTRICAL & PLUMBING WITH THE APPROPRIATE TRADES, DRAWINGS AND SUBCONTRACTORS PRIOR TO CONSTRUCTION.
5. HANGING CEILING, DUCTWORK OR OTHER ITEMS FROM THE PLYWOOD DECK IS NOT ALLOWED.
6. PROVIDE JOIST BRIDGING AS PER MANUFACTURER'S SPECIFICATION.
7. PROVIDE SOLID BLOCKING AT JOIST BEARING TYPICAL U.N.O.
8. PROVIDE 1/8" GAP ON WALL SHEATHING PLWD. OR FOLLOW MANUFACTURER'S SPECIFICATION.
9. SEE DETAIL FOR MULTI-STUDS TO WOOD BEAM/HEADER CONNECTION TYPICAL U.N.O.
10. " —▷— " INDICATES MOMENT CONN. TYP. U.N.O.
11. SHEAR WALLS SHOWN ARE BELOW FRAMING LEVEL. COORDINATE WITH FRAMING PLANS. HOLDOWNS SHOWN ARE LAYING ON FRAMING LEVEL. COORDINATE WITH FRAMING PLANS.

MAIN FLOOR FRAMING PLAN

SCALE 1/4" = 1'-0"

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

ALL FLOOR JOISTS TO BE FJI: 11 7/8" TJI210 @ 16" O.C. TYPICAL, U.N.O.
FJ2: 11 7/8" TJI210 @ 12" O.C.
or11 7/8" TJI560 @ 16" O.C.

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

NOTE: FOR ALL (2)1 3/4x11 7/8LVL BM PROVIDE MIN. (2)2x6 AS END BEARINGS TYP. U.N.O.

UB1/MB1/LB1/FB1: (2)1 3/4x11 7/8 LVL
UB2/MB2/LB2/FB2: (3)1 3/4x11 7/8 LVL or 5 1/8x12 GLB

THE GLB BEAMS CAN BE SUBSTITUTED BY PSL (orLVL BEAMS AS FOLLOWS:
(IT DOESN'T WORK FROM PSL(orLVL) TO GLB TYP.)

3 1/8x9GLB	3 1/2x9 1/2PSL/(2)1 3/4x9 1/2LVL
3 1/8x12GLB	3 1/2x11 7/8PSL/(2)1 3/4x11 7/8LVL
5 1/8x12GLB	5 1/4x11 7/8PSL/(3)1 3/4x11 7/8LVL
5 1/8x15GLB	5 1/4x16PSL/(3)1 3/4x16LVL
5 1/8x18GLB	5 1/4x18PSL/(3)1 3/4x18LVL
6 3/4x12GLB	7x11 7/8PSL/(4)1 3/4x11 7/8LVL

TYPICAL DECK PLANK:

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

SCHEDULE FOR SIMPSON HANGERS ON BEAMS AND JOISTS TYP.
USE "LSSI/LSSR" FOR SKEWED & SLOPED JOISTS
USE "LRUZ" FOR SLOPED JOISTS.
USE "SUR/SUL/HSUR/HSUL" FOR SKEWED BEAMS
USE "HUC/HUCQ" AS CONCEALED HANGERS

	TOP MOUNT HANGERS	FACE MOUNT HANGERS
9 1/2" TJI SERIES	ITS/BA/WP	IUS
DBL. 9 1/2" TJI	MIT/BA/ITS	MIU
11 7/8" TJI	ITS/BA/WP	IUS
DBL. 11 7/8" TJI	MIT/BA/ITS	MIU
1 3/4x LVLorPSL	ITS/BA/WP	HU
3 1/2x LVLorPSL	HGLT	HU/HGU
5 1/4x LVLorPSL	HGLTV	HU/HGU
7x LVLorPSL	HGLTV	HGUS
3 1/8x GLB	HGLT	
5 1/8x GLB	HGLTV	
6 3/4x GLB	HGLTV	
8 3/4x GLB	HGLST	
2x JOISTS	HU	LUS/HU
(2)2x	HUS-2TF	LUS-2/HU-2
(3)2x	HUS-3TF	LUS-3/HU-3

LOWER LEVEL LATERAL PLAN

SCALE 1/4" = 1'-0"

HOLDOWN SCHEDULE

MARK	HOLDOWN EACH END TYPE	END STUD	ANCHOR BOLT	LOCATION
HDN1	MST37	(2)2x6STUDS MIN.	--	FLOOR TO FLOOR
HDN2	MST60	(2)2x6STUDS MIN.	--	FLOOR TO FLOOR
HDN3	DBL. MST60	(4)2x6STUDS MIN. or 6x6	--	FLOOR TO FLOOR
HDN4	HD12	(4)2x6STUDS MIN. or 6x6	--	FLOOR TO FLOOR
HDN5	HDU2/HDC5/HTT4 STHD10or10RJ	(2)2x6STUDS MIN.	SDS2.5/65TB16	FOUNDATION
HDN6	HDU5/HD7/ STHD14or14RJ	(2)2x6STUDS MIN.	SDS2.5/65T24	FOUNDATION
HDN7	HDU8/HDQ8	(3)2x6STUDS MIN.	SDS2.5/65T28	FOUNDATION
HDN8	HDU11/HDQ8	(3)2x6STUDS MIN.	SDS2.5/9B1x30	FOUNDATION
HDN9	HDU14/HD12	(3)2x6STUDS MIN.	SDS2.5/9B1x30	FOUNDATION

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

SHEARWALL SCHEDULE

MARK	SHEATHING PLYWOOD	SHEATHING EDGE NAILING	SHEATHING INTER. NAILING	BOTTOM PLATE	NAILING THRU FLOOR ANCHOR BOLTS TO CONC.	PANEL EDGE STUD	A35 BLKG. TO TOP FL. WHERE DRAG OCCURS
SW1	1/2" (C-D, C-C)	8d @ 6" O.C.	8d @ 12" O.C.	2xPL.	16d @ 6" O.C. 3/4" A.B. x 10" @ 48" O.C.	--	@ 28" O.C.
SW2	1/2" (C-D, C-C)	8d @ 4" O.C.	8d @ 12" O.C.	2xPL.	16d @ 3" O.C. 3/4" A.B. x 10" @ 32" O.C.	--	@ 18" O.C.
SW3	1/2" (C-D, C-C)	8d @ 3" O.C.	8d @ 12" O.C.	2xPL.	1/4" LAG BOLTS x5" @ 12" O.C. 3/4" A.B. x 10" @ 24" O.C.	--	@ 14" O.C.
SW4	1/2" (C-D, C-C)	8d @ 2" O.C.	8d @ 12" O.C.	3xPL.	1/4" LAG BOLTS x5" @ 9" O.C. 3/4" A.B. x 10" @ 32" O.C.	2xBLKG. MIN. 3x6TUDS MIN.	@ 11" O.C.
SW5	DBL.1/2"(C-D,C-C)	8d @ 4" O.C.	8d @ 12" O.C.	3xPL.	1/4" LAG BOLTS x5" @ 7" O.C. 3/4" A.B. x 10" @ 24" O.C.	2xBLKG. MIN. 3x6TUDS MIN.	@ 9" O.C.
SW6	DBL.1/2"(C-D,C-C)	8d @ 3" O.C.	8d @ 12" O.C.	3xPL.	1/4" LAG BOLTS x5" @ 6" O.C. 3/4" A.B. x 10" @ 16" O.C.	2xBLKG. MIN. 3x6TUDS MIN.	@ 7" O.C.

NOTE: FOR DOUBLE SIDED PLYWOOD SHEAR WALLS, THE PANEL JOINTS ON BOTH FACES TO BE OFFSET TO FALL ON DIFFERENT STUDS TYPICAL.
1/2"(C-D,C-C) PLWD CAN BE SUBSTITUTED BY 7/16" OSB TYP. U.N.O.
FOR SW4, FRAMING AT PANEL EDGES TO BE 3x6TUD AND NAILS TO BE STAGGERED TYP.
WHERE LAG BOLTS TO BE USED, THE RIM JOIST OR JOIST BLOCKING TO BE MIN. 3x MEMBER TYP.

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Date: 12/6/2023
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Sheet No:
S2.2

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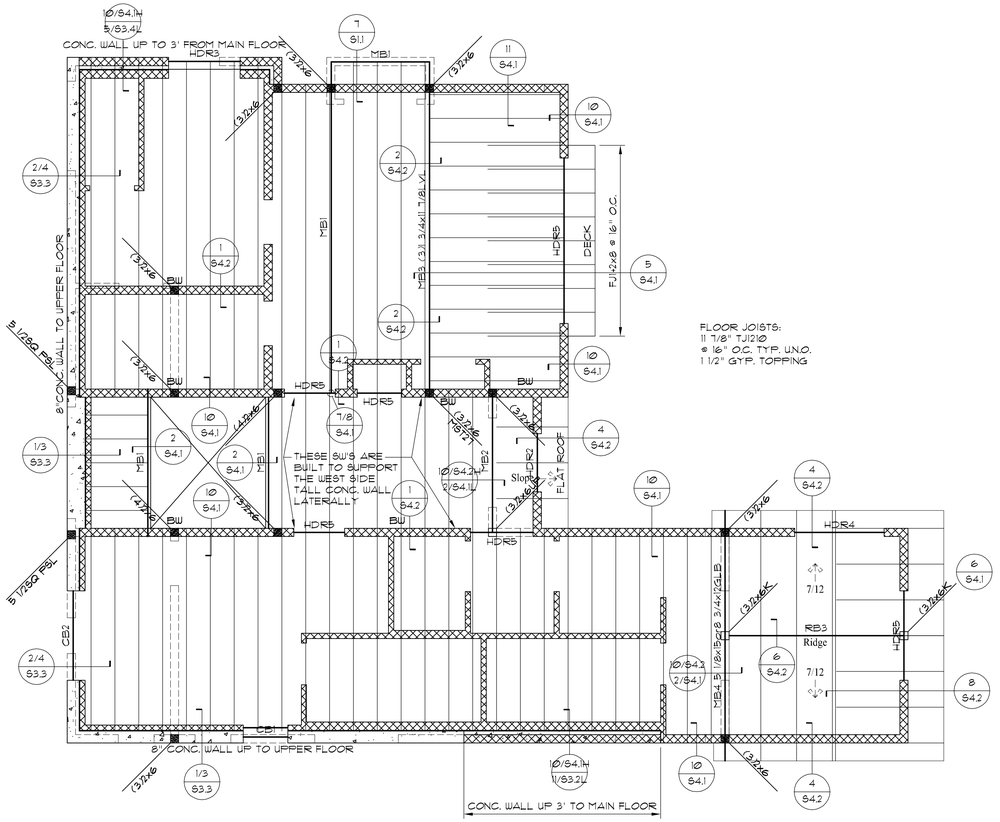

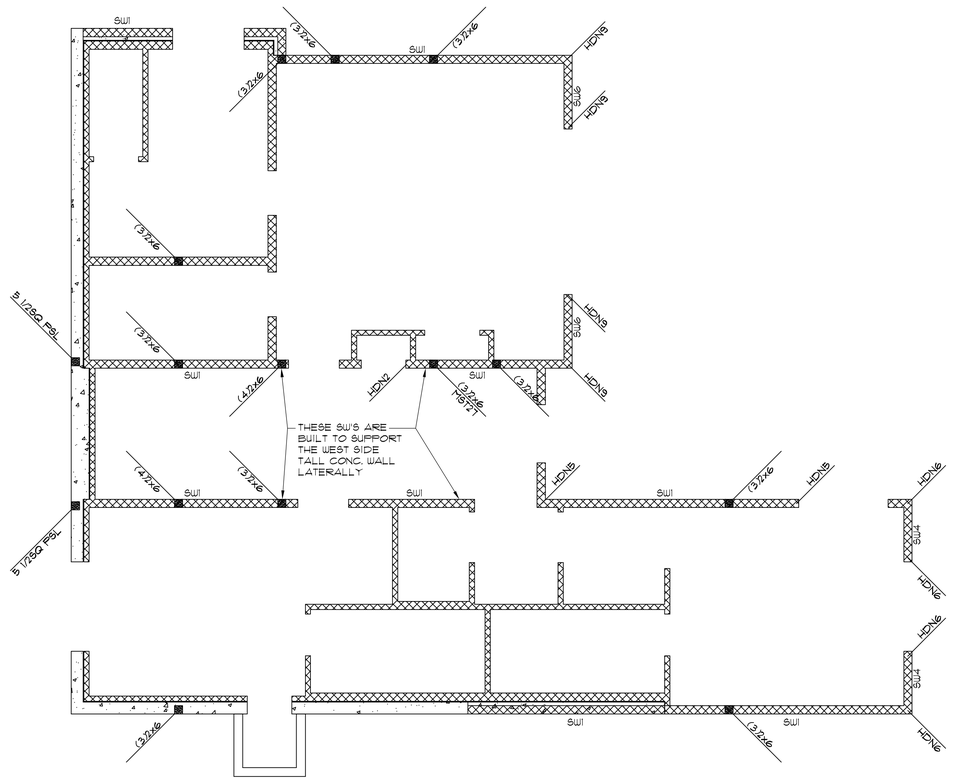

TYPICAL FLOOR DECK:

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

FLOOR FRAMING PLAN NOTES:

1. SEE GENERAL STRUCTURAL NOTES AND STANDARD FRAMING DETAILS FOR
   A. GENERAL STRUCTURAL NOTES
   B. TYPICAL HEADER DETAIL
   C. TYPICAL SHEAR WALL DETAIL
   D. TYPICAL TOP PLATE SPLICE DETAIL
2. HDR-1 = HEADER, SEE HEADER SCHEDULE TYPICAL.
3. ALL FLOOR MEMBERS ARE TO BE 11 7/8" TJI 210 TYPICAL U.N.O.
4. ESTABLISH AND VERIFY ALL OPENINGS & INSERTS FOR MECHANICAL, ELECTRICAL & PLUMBING WITH THE APPROPRIATE TRADES, DRAWINGS AND SUBCONTRACTORS PRIOR TO CONSTRUCTION.
5. HANGING CEILING, DUCTWORK OR OTHER ITEMS FROM THE PLYWOOD DECK IS NOT ALLOWED.
6. PROVIDE JOIST BRIDGING AS PER MANUFACTURER'S SPECIFICATION.
7. PROVIDE SOLID BLOCKING AT JOIST BEARING TYPICAL U.N.O.
8. PROVIDE 1/8" GAP ON WALL SHEATHING PLWD. OR FOLLOW MANUFACTURER'S SPECIFICATION.
9. SEE DETAIL FOR MULTI-STUDS TO WOOD BEAM/HEADER CONNECTION TYPICAL U.N.O.
10. " ⊣⊢ " INDICATES MOMENT CONN. TYP. U.N.O.
11. SHEAR WALLS SHOWN ARE BELOW FRAMING LEVEL. COORDINATE WITH FRAMING PLANS. HOLDOWNS SHOWN ARE LAYING ON FRAMING LEVEL. COORDINATE WITH FRAMING PLANS.

MAIN ROOF FRAMING PLAN
UPPER FLOOR FRAMING PLAN

SCALE 1/4" = 1'-0"

SCHEDULE FOR SIMPSON HANGERS ON BEAMS AND JOISTS TYP.		
USE "LSSI/LSSR" FOR SKEWED & SLOPED JOISTS		
USE "LRUZ" FOR SLOPED JOISTS.		
USE "SUR/SUL/HSUR/HSUL" FOR SKEWED BEAMS		
USE "HUC/HUCQ" AS CONCEALED HANGERS		
	TOP MOUNT HANGERS	FACE MOUNT HANGERS
9 1/2" TJI SERIES	IT9/BA/WP	IUS
DBL. 9 1/2" TJI	MIT/BA/IT9	MIU
11 7/8" TJI	IT9/BA/WP	IUS
DBL. 11 7/8" TJI	MIT/BA/IT9	MIU
1 3/4x LVLorPSL	IT9/BA/WP	HU
3 1/2x LVLorPSL	HGLT	HU/HGU
5 1/4x LVLorPSL	HGLTV	HU/HGU
7x LVLorPSL	HGLTV	HGUS
3 1/8x GLB	HGLT	
5 1/8x GLB	HGLTV	
6 3/4x GLB	HGLTV	
8 3/4x GLB	HGLST	
2x JOISTS	HU	LUS/HU
(2)2x	HUS-2TF	LUS-2/HU-2
(3)2x	HUS-3TF	LUS-3/HU-3

THE CONVERSION CHARTS OF TJI & BCI ONE WAY CONVERTING FROM TJI TO BCI ONLY W/NO REVERSE ALLOWED

TJI110	BCI5000 1.1
TJI210	BCI6000 1.8
TJI230	BCI6500 1.8
TJI360	BCI60 2.0
TJI560	BCI90-2.0

THE CONVERSION CHARTS OF SIMPSON & MITEK

FOR ANYTHING NOT LISTED BELOW, GO ONLINE OF MITEK-US.COM TO FIND THE "REFERENCE NUMBER CONVERSION CHART TYP. U.N.O. or USE THE SAME OR BETTER SIZE/ GAUGE/THICKNESS/SPACE/NAILING/SCREWING PATTERNS AND ETC. MATERIALS TYP. U.N.O.

SIMPSON/MITEK CONVERSIONS:

A34/MP34, A35/MP4I, BC4/C44, CB/KCB, CS16/RS15Ø ECC/KECC, ECCQ/LECCQ, H/RT, HD12/TD12, HDU/PHD, HL/KHL, HU/HD, JB/HL, L/AC, LS/MP, LTP/MP, LU/JL, LUS/JUS, MST/KST2, MTS/MTW, PA/TA, PB/WE, SDS/WDS ST/ST, STHD/STHD
SET-XP/CIA-EA, GLB/KGLB, LTT/LTS, HTT/LTTI, AB/PA, EPB/APB/

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

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

MAIN LEVEL LATERAL PLAN

SCALE 1/4" = 1'-0"

WOOD STUD WALL SCHEDULE

TYPE \ HEIGHT / MARK	2x4 DF#2 @ 16" O.C.	2x6 DF#2 @ 16" O.C.	2x6 DF#2 @ 12" O.C.	1 3/4x5 1/2 LVL@16"O.C.	1 3/4x5 1/2 LVL@12"O.C.	2x8DF#2 @16"O.C.	1 3/4x7 1/4 LVL@16"O.C.
NON-BEARING INTERIOR WALLS	16'-Ø"	24'-Ø"	--				
BEARING INTERIOR WALLS	12'-Ø"	20'-Ø"	--				
NON-BEARING EXTERIOR WALLS	10'-Ø"	16'-Ø"	18'-Ø"				
BEARING EXTERIOR WALLS	8'-Ø"	12'-Ø"	16'-Ø"	18'-Ø"	21'-Ø"	18'-Ø"	25'-Ø"

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

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

CEILING JOIST SCHEDULE

2x4 STUD GRADE @ 24"/16" O.C.	2x6 DF#1 GRADE @ 24"/16" O.C.	2x8 DF#2 GRADE @ 24"/16" O.C.	REMARKS
11'/12'	16'/18'	22'/24'	

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

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

ALL FLOOR JOISTS TO BE FJ1: 11 7/8" TJI210 @ 16" O.C. TYPICAL, U.N.O.
FJ2: 11 7/8" TJI210 @ 12" O.C. or 11 7/8" TJI560 @ 16" O.C.

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

NOTE: FOR ALL (2)1 3/4x11 7/8LVL BM PROVIDE MIN. (2)2x6 AS END BEARINGS TYP. U.N.O.

UB1/MB1/LB1/FB1: (2)1 3/4x11 7/8 LVL
UB2/MB2/LB2/FB2: (3)1 3/4x11 7/8 LVL or 5 1/8x12 GLB

THE GLB BEAMS CAN BE SUBSTITUTED BY PSL (orLVL BEAMS AS FOLLOWS.
(IT DOESN'T WORK FROM PSL(orLVL) TO GLB TYP.)

3 1/8x9GLB	3 1/2x9 1/2PSL/(2)1 3/4x9 1/2LVL
3 1/8x12GLB	3 1/2x11 7/8PSL/(2)1 3/4x11 7/8LVL
5 1/8x12GLB	5 1/4x11 7/8PSL/(3)1 3/4x11 7/8LVL
5 1/8x15GLB	5 1/4x16PSL/(3)1 3/4x16LVL
5 1/8x18GLB	5 1/4x18PSL/(3)1 3/4x18LVL
6 3/4x12GLB	7x11 7/8PSL/(4)1 3/4x11 7/8LVL

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

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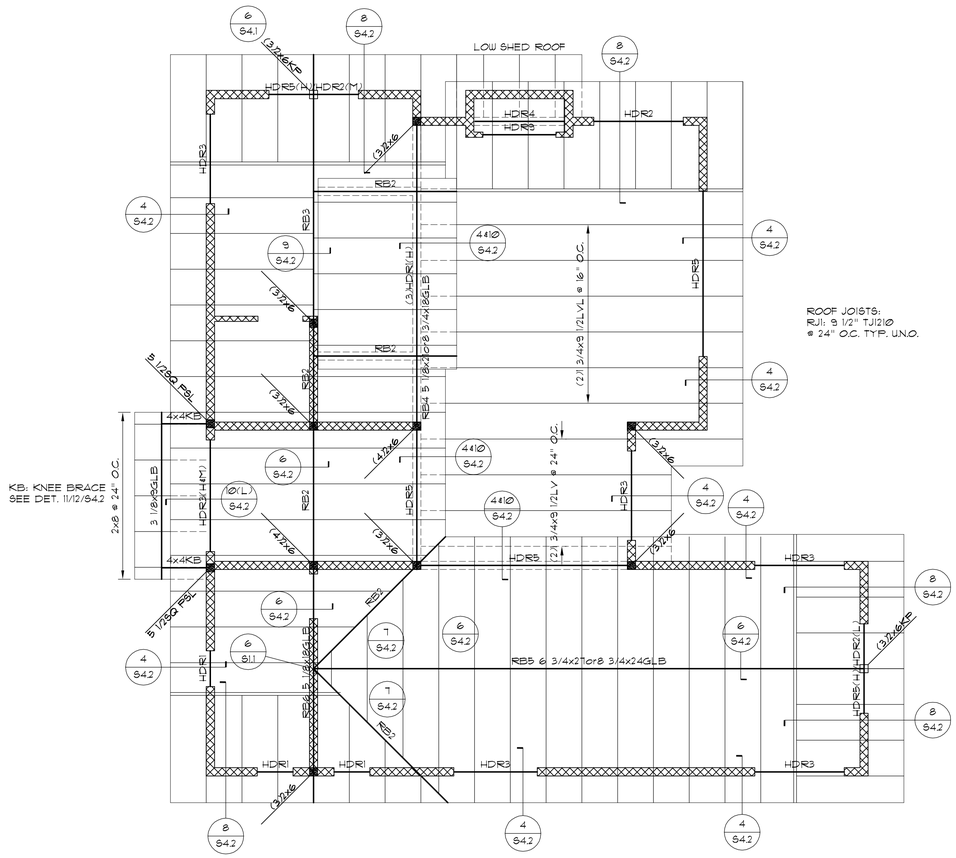
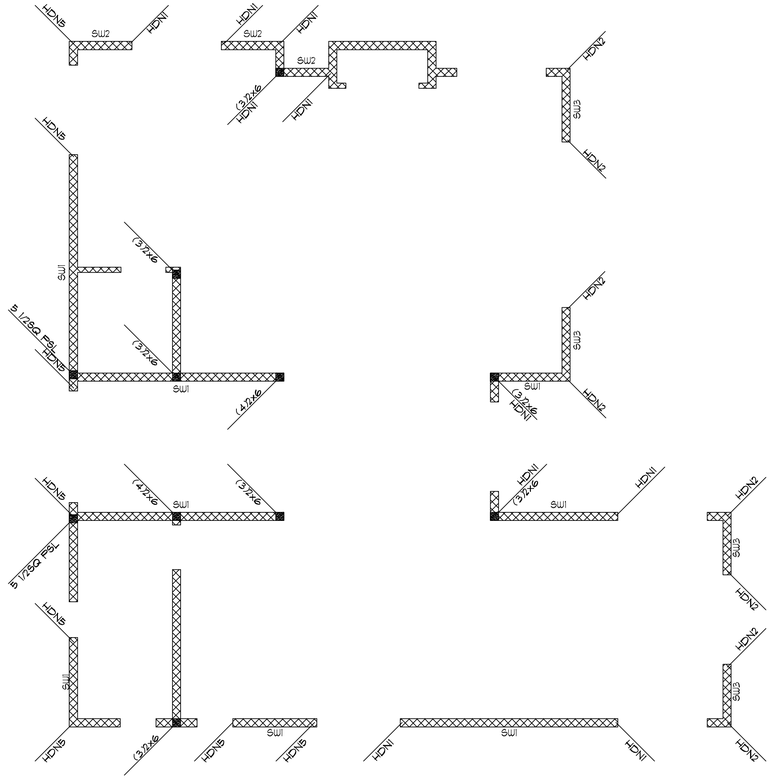


HIGH ROOF FRAMING PLAN

SCALE 1/4" = 1'-0"



UPPER LEVEL LATERAL PLAN

SCALE 1/4" = 1'-0"

LVL NAILING/BOLTING SCHEDULE:
ALL NAILS AND BOLTS ARE 2" FROM T+B.

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

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

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

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

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

ALL DBL. 2x JOISTS ARE TO BE CONNECTED w/GLUE AND w/(3)16d @ 6" Ø.C.
ALL DBL. TJI JOISTS ARE TO BE CONNECTED w/STIFF. PL.+GLUE w/(3)16d @ 6" Ø.C.
ALL MICRO-LAM DBL. BEAMS ARE TO BE CONNECTED w/GLUE AND (3)16d @ 6" O.C.
ALL DBL. STUDS ARE TO BE CONNECTED WITH (2)10d @ 6" O.C. STAGGERED

ICC ESR APPROVAL NUMBERS
TJI JOISTS: ICC ESR-1153
MICRO.LAM'S: ICC ESR-2015
PARALLAM'S: ICC ESR-2015

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

HDR: HEADER, SEE SCHEDULE
HDN: HOLDOWN, SEE SCHEDULE
SW: WOOD SHEAR WALL, SEE SCHEDULE
BW:BEARING WALL
BWA: BEARING WALL ABOVE
NBW: NON-BEARING WALL
OBR: OVER-BUILD ROOF
GT: GIRDER TRUSS
KP: KING POST
DJ: DOUBLE JOISTS

ROOF JOIST SCHEDULE

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

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

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

FOR ALL ROOF JOISTS/TRUSSES TO THE FASCIA BEAM RB-2A CONNECTIONS, USE SIMPSON "LS90" ON EACH JOIST/TRUSS OR EQUAL TYP. U.N.O.

FOR ALL ROOF JOISTS/TRUSSES TO THE FASCIA BEAM RB-2A CONNECTIONS, USE SIMPSON "LS90" ON EACH JOIST/TRUSS OR EQUAL TYP. U.N.O.

ROOF FRAMING PLAN NOTES:

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

HEADER SCHEDULE

MARK	SIZE	END BRG.	REMARKS
HDR-1	(3)2x6	(2)2x6	
HDR2	(3)2x8	(2)2x6	or (3)1 3/4x5 1/2LVL
HDR-3	(3)2x10	(2)2x6	or (3)1 3/4x7 1/4LVL
HDR-4	(3)2x12	(3)2x6	or (3)1 3/4x9 1/2LVL
HDR-5	5 1/8x12 GLB	(3)2x6	or (3)1 3/4x11 7/8LVL
HDR-6	(2)2x6	(2)2x4	
HDR-7	(2)2x8	(3)2x4	or (2)1 3/4x5 1/2LVL
HDR-8	(2)2x10	(3)2x4	or (2)1 3/4x7 1/4LVL
HDR-9	(2)2x12	(3)2x4	or (2)1 3/4x9 1/2LVL
HDR-10	3 1/8x12 GLB	(4)2x4	or (2)1 3/4x11 7/8LVL

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

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

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

LICENSED STRUCTURAL ENGINEER
No. 280129
HUA SHEN
EXPIRATION DATE: 3/31/2025
STATE OF UTAH
1/10/2024

Shen Engineers, Inc.
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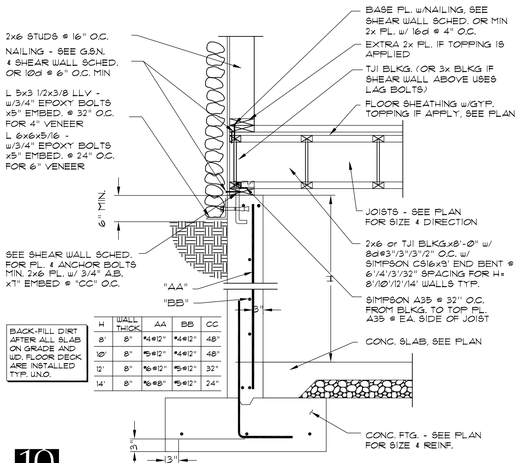
Project:
SCHECKTER RESIDENCE
940 EMPIRE AVE.
PARK CITY, UTAH

Date: 12/6/2023
Job #: SE23352
Revisions:
REV. 1
ARCH. REV. 3/26/2024

Sheet No:
S2.4

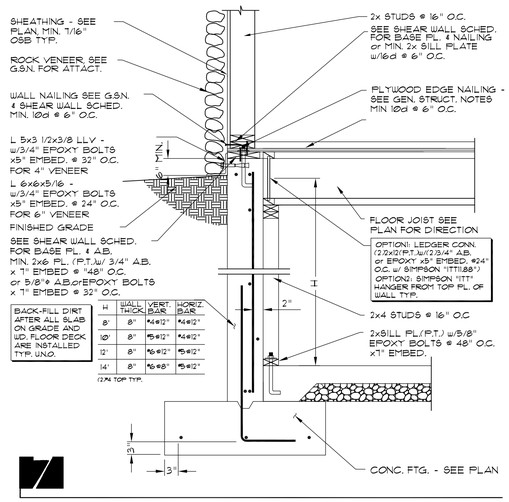
AutoCAD Version: 14.0
Plotted: 10:41:50 a.m. June 30, 1993
Drawing: S1312.DWG S1.1.DWG S1310.DWG S1309.DWG S1308.DWG S1307.DWG S1306.DWG S1305.DWG S1304.DWG S1303.DWG S1302.DWG S1301.DWG TITLE.DWG
Xrefs: S1312.DWG S1.1.DWG



H	WALL THICK.	AA	BB	CC
8'	8"	*4@12"	*4@12"	48"
10'	8"	*5@12"	*4@12"	48"
12'	8"	*5@12"	*5@12"	32"
14'	8"	*6@8"	*5@12"	24"

BACK-FILL DIRT AFTER ALL SLAB ON GRADE AND W.D. FLOOR DECK ARE INSTALLED TYP. U.N.O.

10 OPTION OF 8/S3.1

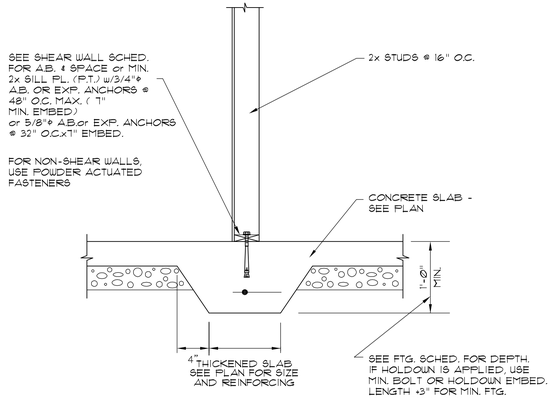


H	WALL THICK.	VERT. BAR	HORIZ. BAR
8'	8"	*4@12"	*4@12"
10'	8"	*5@12"	*4@12"
12'	8"	*5@12"	*5@12"
14'	8"	*6@8"	*5@12"

(2)x TOP TYP.

BACK-FILL DIRT AFTER ALL SLAB ON GRADE AND W.D. FLOOR DECK ARE INSTALLED TYP. U.N.O.

7



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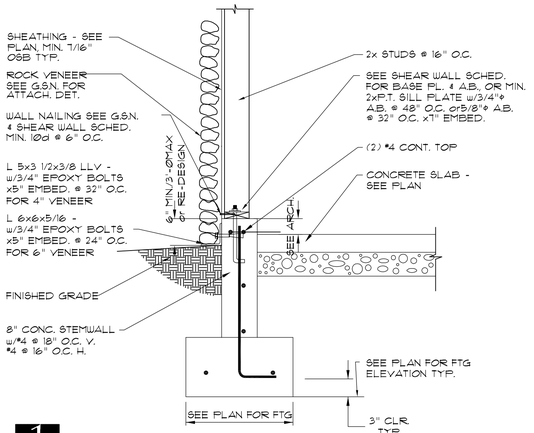

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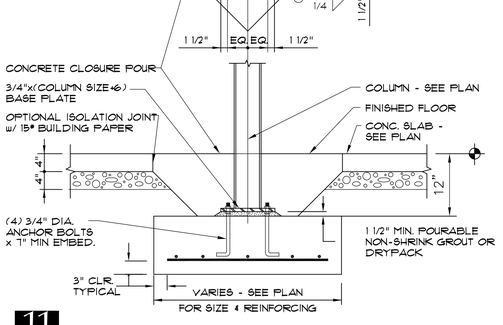

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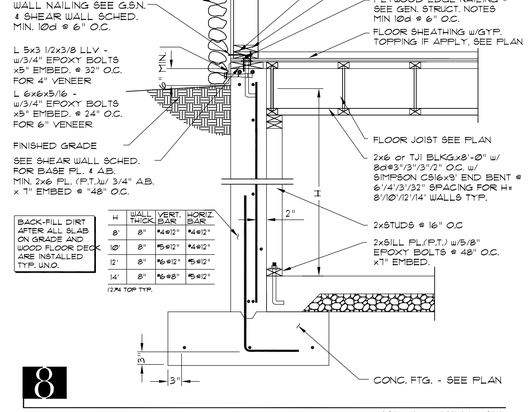
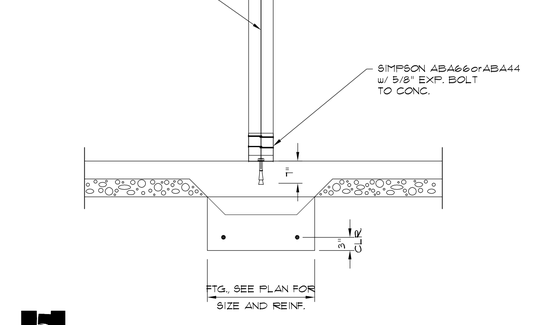


H	WALL THICK.	VERT. BAR	HORIZ. BAR
8'	8"	*4@12"	*4@12"
10'	8"	*5@12"	*4@12"
12'	8"	*5@12"	*5@12"
14'	8"	*6@8"	*5@12"

(2)x TOP TYP.

BACK-FILL DIRT AFTER ALL SLAB ON GRADE AND WOOD FLOOR DECK ARE INSTALLED TYP. U.N.O.

8



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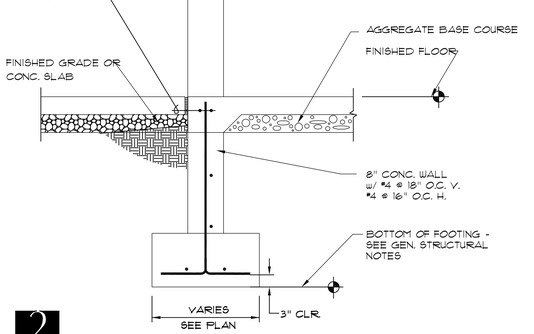

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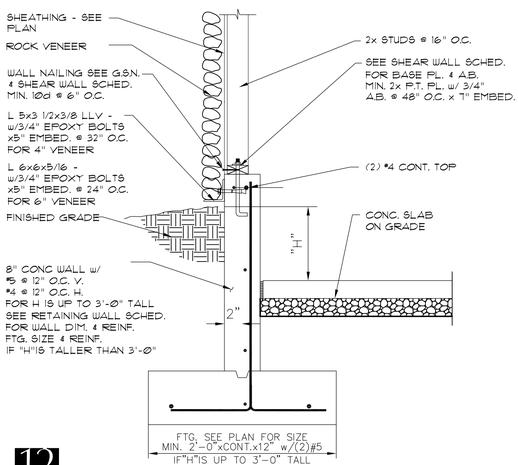

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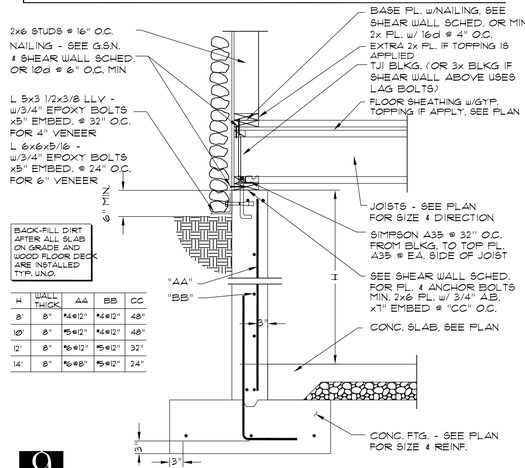

H	WALL THICK	AA	BB	CC
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10'	8"	*5@12"	*4@12"	48"
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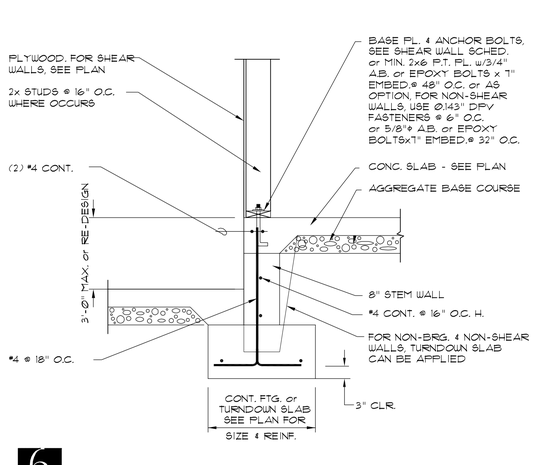
14'	8"	*6@8"	*5@12"	24"

BACK-FILL DIRT AFTER ALL SLAB ON GRADE AND WOOD FLOOR DECK ARE INSTALLED TYP. U.N.O.

9 OPTION OF 7/S3.1



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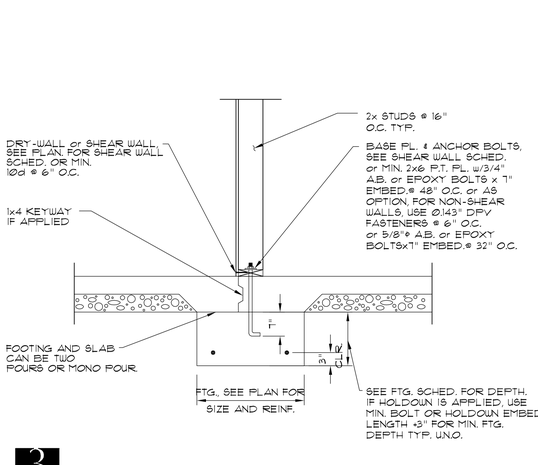

3

LICENSED STRUCTURAL ENGINEER
No. 260129
HUA SHEN
EXPIRATION DATE 3/31/2025
STATE OF UTAH
1/10/2024

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Architect
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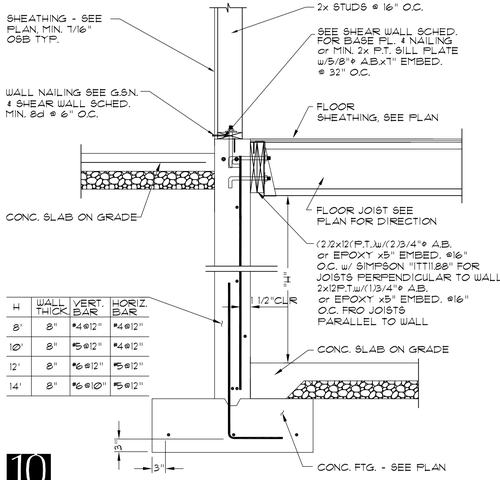
Sheet No:
S3.1

Drawing: GS3.DWG,DWG
Xrefs: S3112.DWG S3111.DWG S3110.DWG S3109.DWG S3108.DWG S3107.DWG S3106.DWG S3105.DWG S3104.DWG S3103.DWG S3102.DWG S3101.DWG TITLE.DWG



H	WALL THICK.	VERT. BAR	HORIZ. BAR
8'	8"	#4@12"	#4@12"
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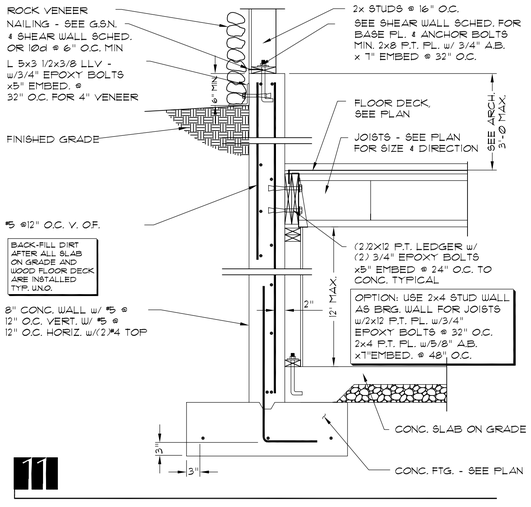
12'	8"	#6@12"	#5@12"
14'	8"	#6@10"	#5@12"

10



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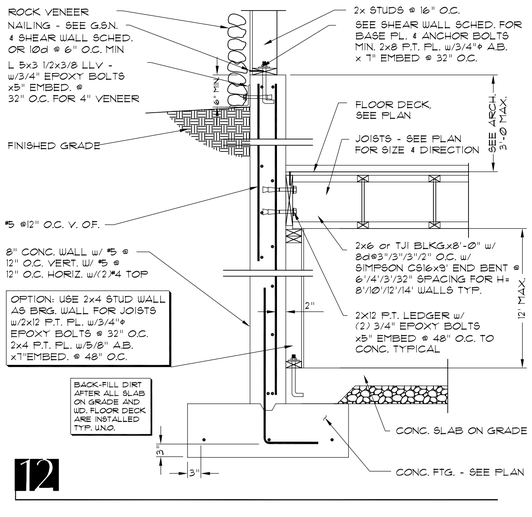

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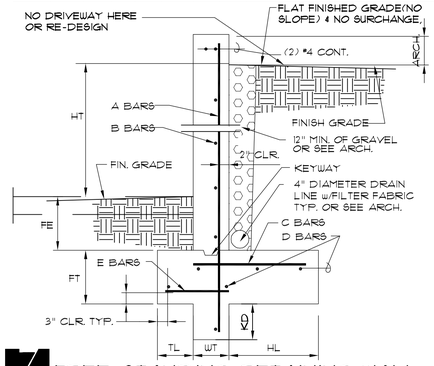
MARK	HT (max)	FE	TL	WT	HL	FT	KD	A	B	C	D	E
W1	2'-Ø"	2'-6"	8"	8"	8"	12"	Ø	#4 @ 16"	#4 @ 18"	NONE	#4 @ 12"	NONE
W2	4'-Ø"	2'-6"	1'-3"	8"	1'-3"	12"	Ø	#4 @ 12"	#4 @ 12"	#4 @ 12"	#4 @ 12"	#4 @ 12"
W3	6'-Ø"	2'-6"	2'-Ø"	8"	2'-Ø"	12"	Ø	#5 @ 10"	#5 @ 12"	#4 @ 12"	#4 @ 12"	#4 @ 12"
W4	8'-Ø"	2'-6"	3'-Ø"	8"	4'-4"	15"	Ø	#6 @ 12"	#5 @ 12"	#5 @ 12"	#5 @ 12"	#4 @ 12"
W5	10'-Ø"	2'-6"	3'-6"	10"	5'-10"	15"	Ø	#7 @ 12"	#5 @ 12"	#5 @ 10"	#5 @ 12"	#5 @ 12"



7 FREE-STANDING RETAINING WALL

MARK	H	D	L	NO. OF LAYERS
VL1	4'-Ø"	6"	4'-6"	Ø
VL2	5'-Ø"	6"	4'-6"	1
VL3	6'-Ø"	6"	5'-Ø"	1
VL4	7'-Ø"	12"	5'-6"	2

MARK	H	D	L	NO. OF LAYERS
VL5	8'-Ø"	12"	6'-Ø"	3
VL6	9'-Ø"	12"	6'-6"	4
VL7	10'-Ø"	12"	7'-Ø"	5
VL8	12'-Ø"	12"	8'-6"	6

TYPICAL STONE RETAINING WALL SCHEDULE/a=Ø

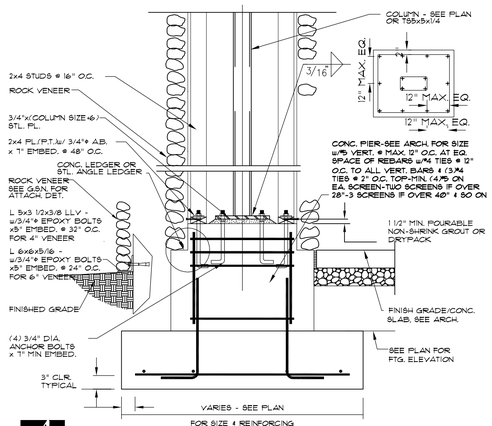
MARK	H	D	L	NO. OF LAYERS
VL1	4'-Ø"	6"	4'-6"	Ø
VL2	5'-Ø"	6"	5'-6"	1
VL3	6'-Ø"	6"	6'-Ø"	2
VL4	7'-Ø"	12"	8'-Ø"	3

MARK	H	D	L	NO. OF LAYERS
VL5	8'-Ø"	12"	9'-6"	4
VL6	9'-Ø"	12"	11'-Ø"	5
VL7	10'-Ø"	12"	12'-Ø"	5
VL8	12'-Ø"	12"	13'-Ø"	6

TYPICAL STONE RETAINING WALL SCHEDULE/a=Ø.4

8

9 CONC/CMU WALL-NEW STUD WALL CONNECTION



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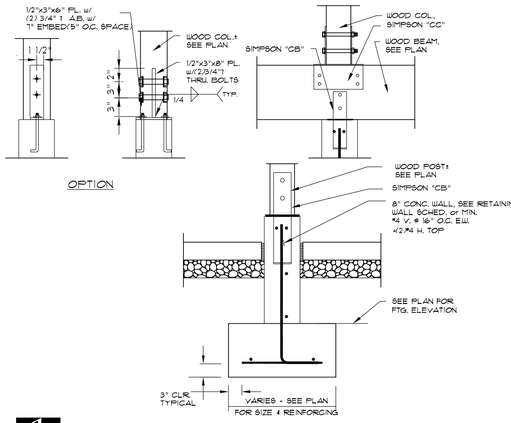
5 EMBEDED PL. FOR STL. BEAM

6 TYP. WOOD BEAM TO CONC. WALL CONN.



1

2 TYP. "C" SHAPE WINDOW WELL WALLS

3

LICENSED STRUCTURAL ENGINEER
No. 8611126
HUA SHEN
EXPIRATION DATE 3/31/2025
STATE OF UTAH
1/10/2024

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or henryshen50@gmail.com

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Project:

SCHECKTER RESIDENCE

949 EMPIRE AVE.
PARK CITY, UTAH

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3/26/2024

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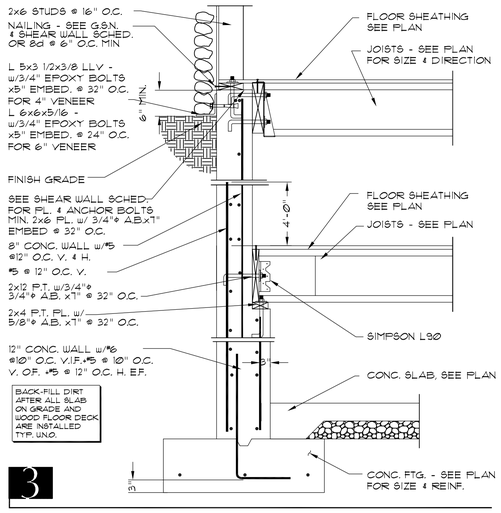
S3.2

S3201.DWG S3202.DWG S3203.DWG S3204.DWG S3205.DWG S3206.DWG S3207.DWG S3208.DWG S3209.DWG S3210.DWG S3211.DWG S3212.DWG TITLE.DWG



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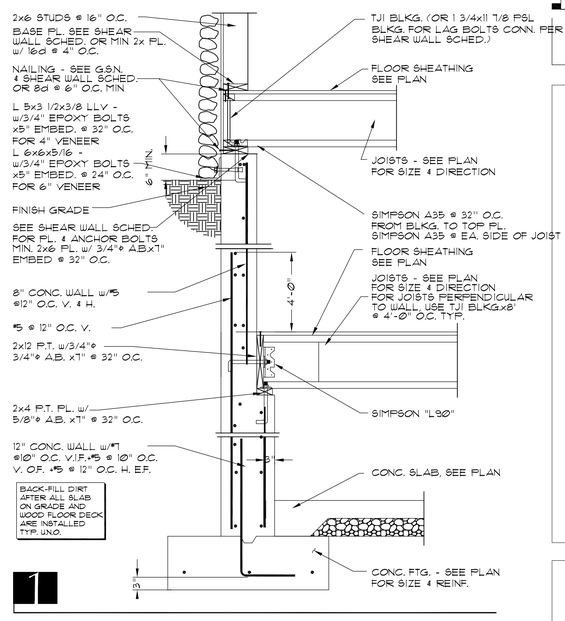

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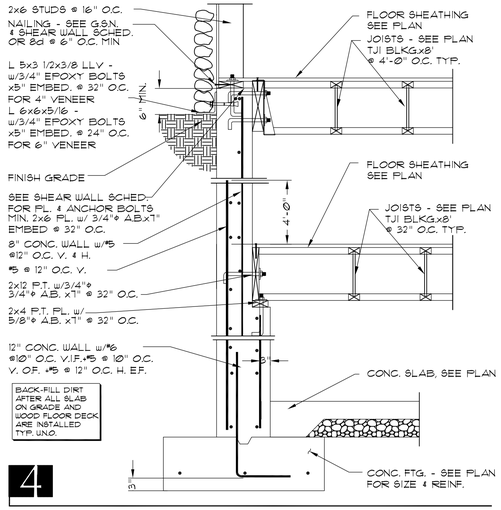

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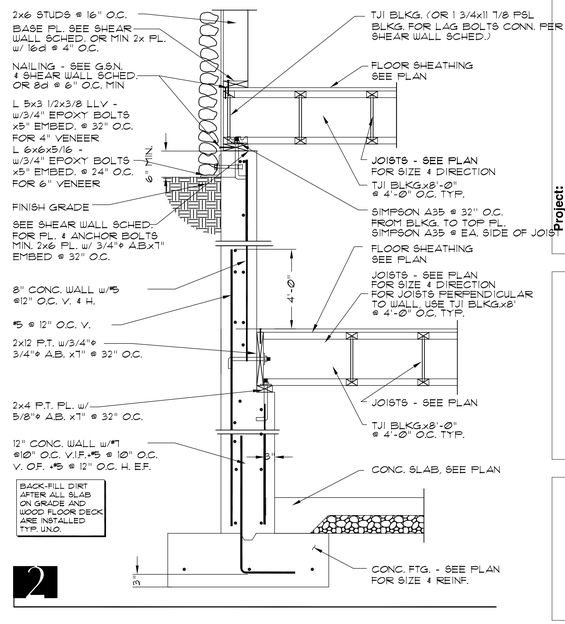

2

LICENSED STRUCTURAL ENGINEER
No. 260129
HUA SHEN
EXPIRATION DATE: 3/31/2025
STATE OF UTAH
1/10/2024

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Sheet No:
S3.3

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Plotted: 26 MAR 2024 11:08AM
By: Henry Sherr
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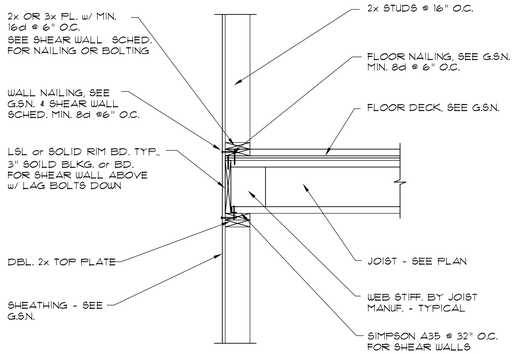

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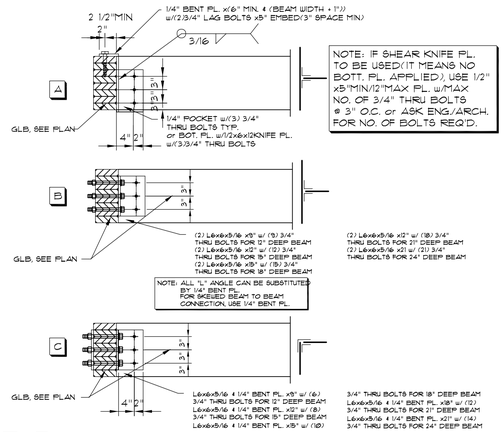

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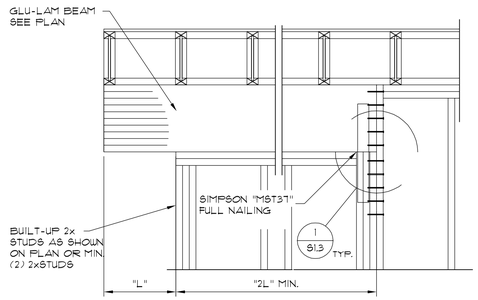
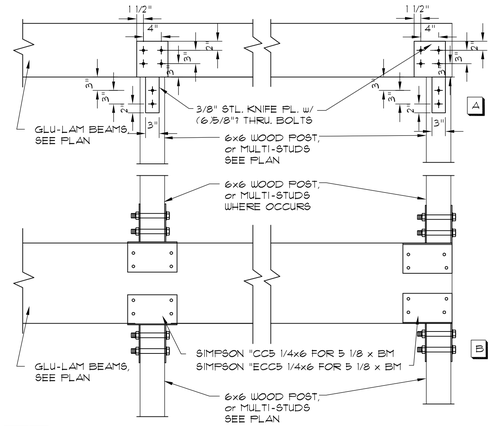


4 TYP. IN-WALL CANTILEVERED BEAM



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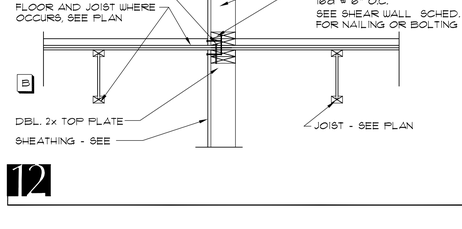

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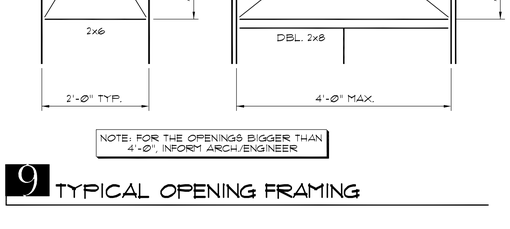

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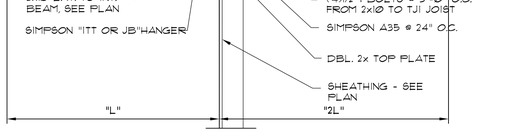

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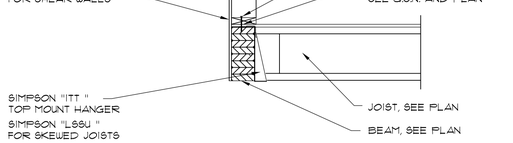

2

12

9 TYPICAL OPENING FRAMING

6

3 SUGGESTED OVER-BUILD ROOF DETAIL

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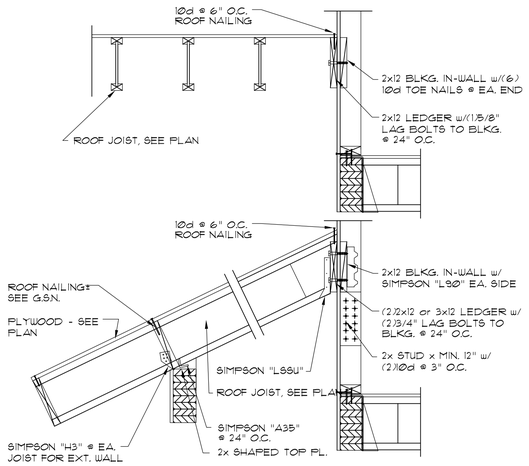

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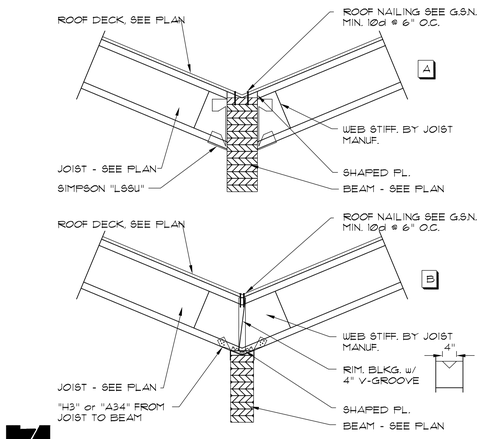

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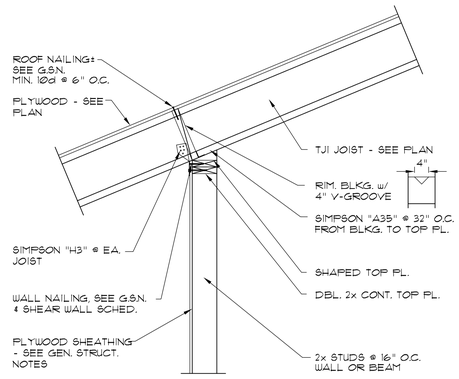

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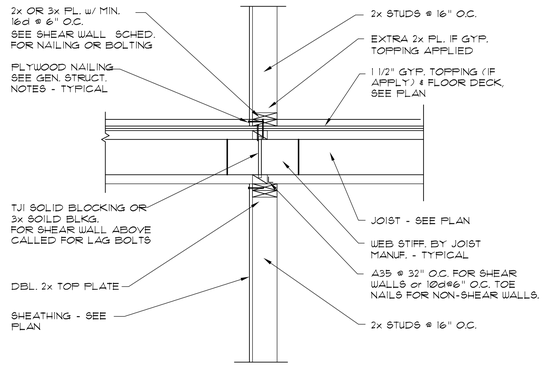

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LICENSED STRUCTURAL ENGINEER
No. 260129
HUA SHEN
EXPIRATION DATE: 3/31/2025
STATE OF UTAH
1/10/2024

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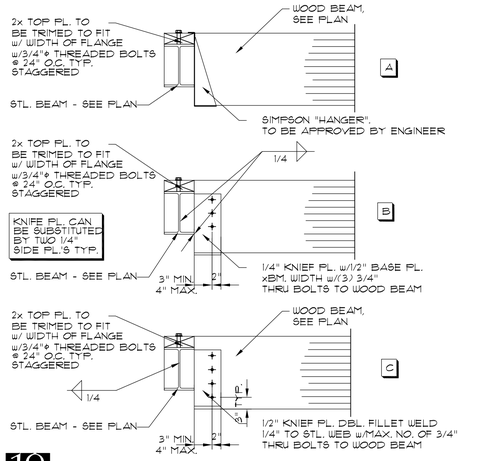
Date: 12/6/2023
Job #: SE23352
Revisions:
REV. 1
ARCH. REV.
3/26/2024

Sheet No:
S4.2

Drawing: S4.2.DWG
Xrefs: S4212.DWG S4211.DWG S4210.DWG S4209.DWG S4208.DWG S4207.DWG S4206.DWG S4205.DWG S4204.DWG S4203.DWG S4202.DWG S4201.DWG TITLE.DWG



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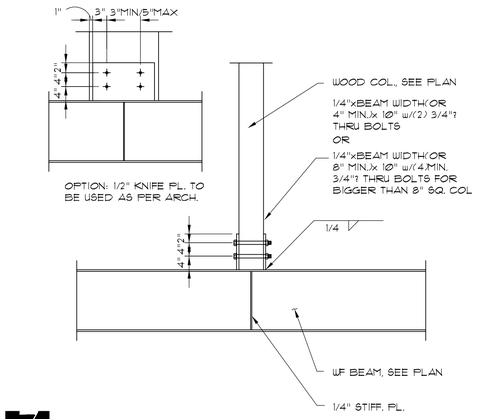

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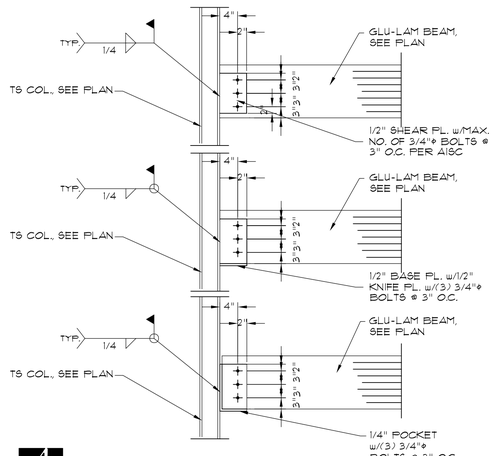

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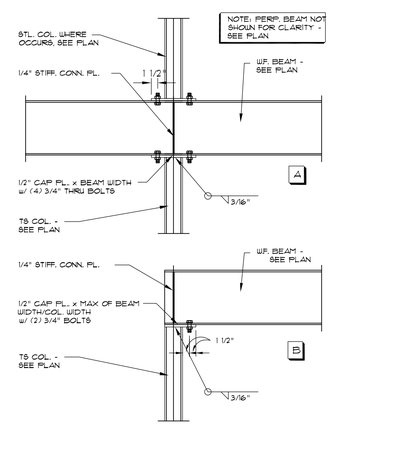

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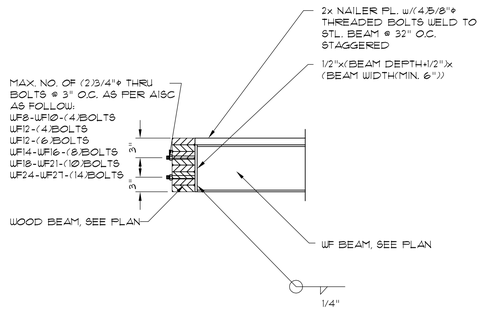

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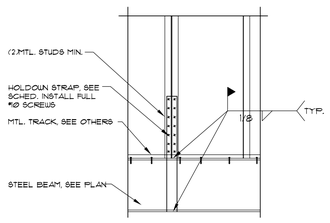

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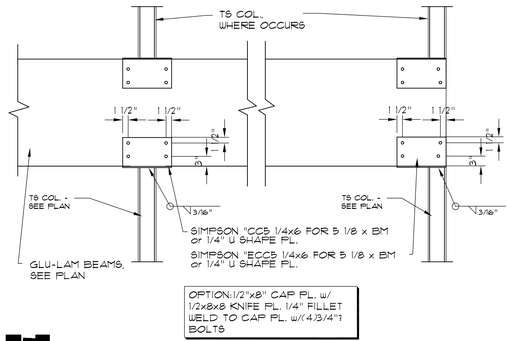

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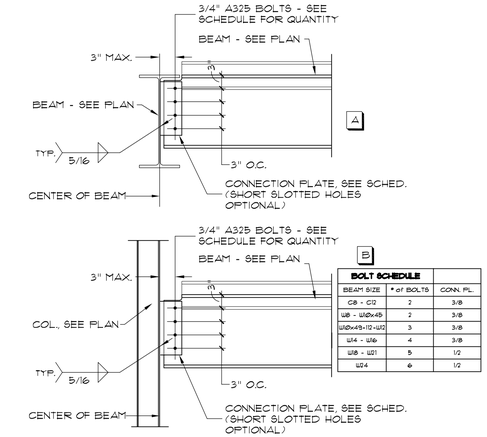
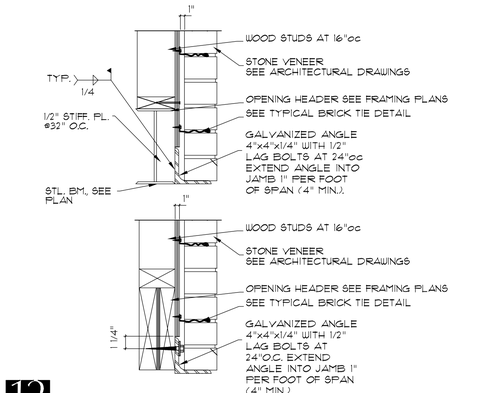


BOLT SCHEDULE

BEAM SIZE	# of BOLTS	CONN. PL.
C8 - C10	2	3/8
W8 - W24x49	2	3/8
W24x55-112-W32	3	3/8
W14 - W36	4	3/8
W8 - W21	5	1/2
W24	6	1/2

2 TYPICAL STEEL BEAM - BEAM CONN.



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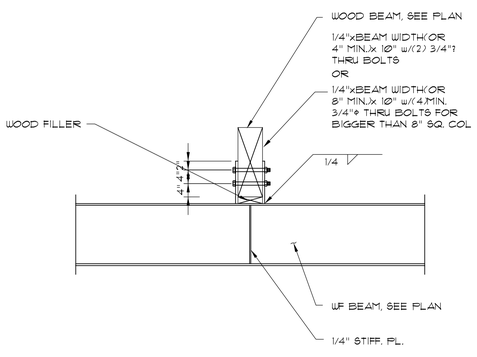

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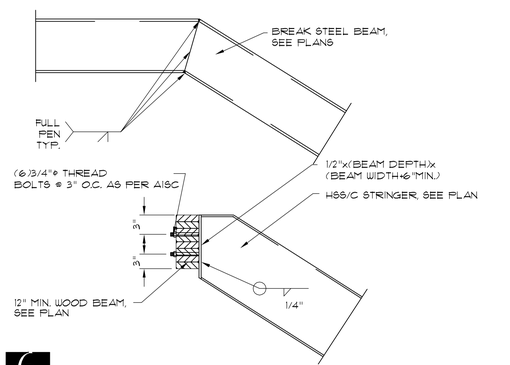
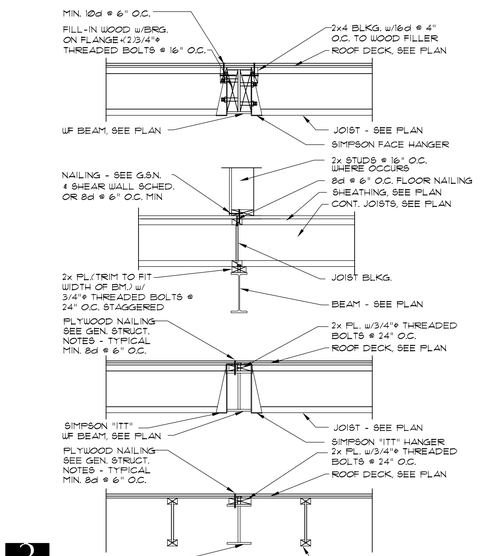


6 STL. STRINGER TO WD. BM./BROKEN BACK STRINGER



3

LICENSED STRUCTURAL ENGINEER
No. 7601121
HUA SHEN
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STATE OF UTAH
1/10/2024

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Revisions:
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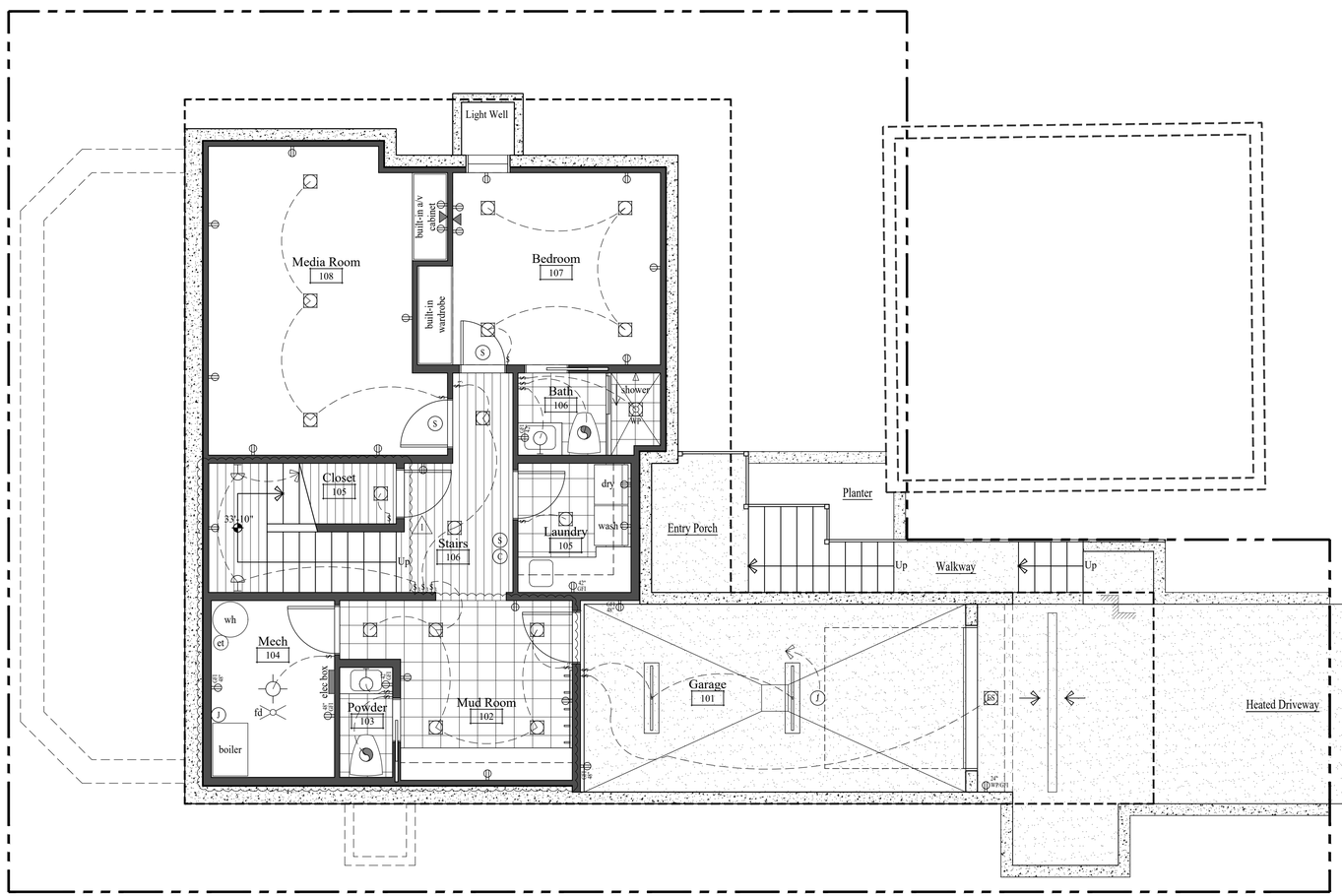
Sheet No:
S5.1

Xrefs: $A312.DWG $A311.DWG $A310.DWG $A309.DWG $A308.DWG $A307.DWG $A306.DWG $A305.DWG $A304.DWG $A303.DWG $A302.DWG $A301.DWG TITLE.DWG



LEGEND

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

1. REMOVED CRAWL SPACE.
2. LOWER LEVEL IS NOW SLAB ON GRADE.
3. NOTE: ALL EXTERIOR LIGHTING TO BE DARK SKY COMPLIANT.

LOWER LEVEL MECHANICAL, ELECTRICAL, PLUMBING PLAN
SCALE: 1/4" = 1'-0"

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JONATHAN DEGRAY - ARCHITECT P.C. ALL RIGHTS RESERVED

STATE OF UTAH
JONATHAN DEGRAY
N4428
LICENSED ARCHITECT
1/25/2024

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

PROJECT DESCRIPTION:
SCHECKTER RESIDENCE
949 EMPIRE AVE, PARK CITY, UTAH 84060

SHEET DESCRIPTION:
LOWER LEVEL
MECHANICAL, ELECTRICAL, PLUMBING

REVISIONS:
1 APRIL 08, 2024

DATE:
JANUARY 25, 2024

PROJECT NUMBER:
2304-02

SHEET NUMBER:
MEP.1

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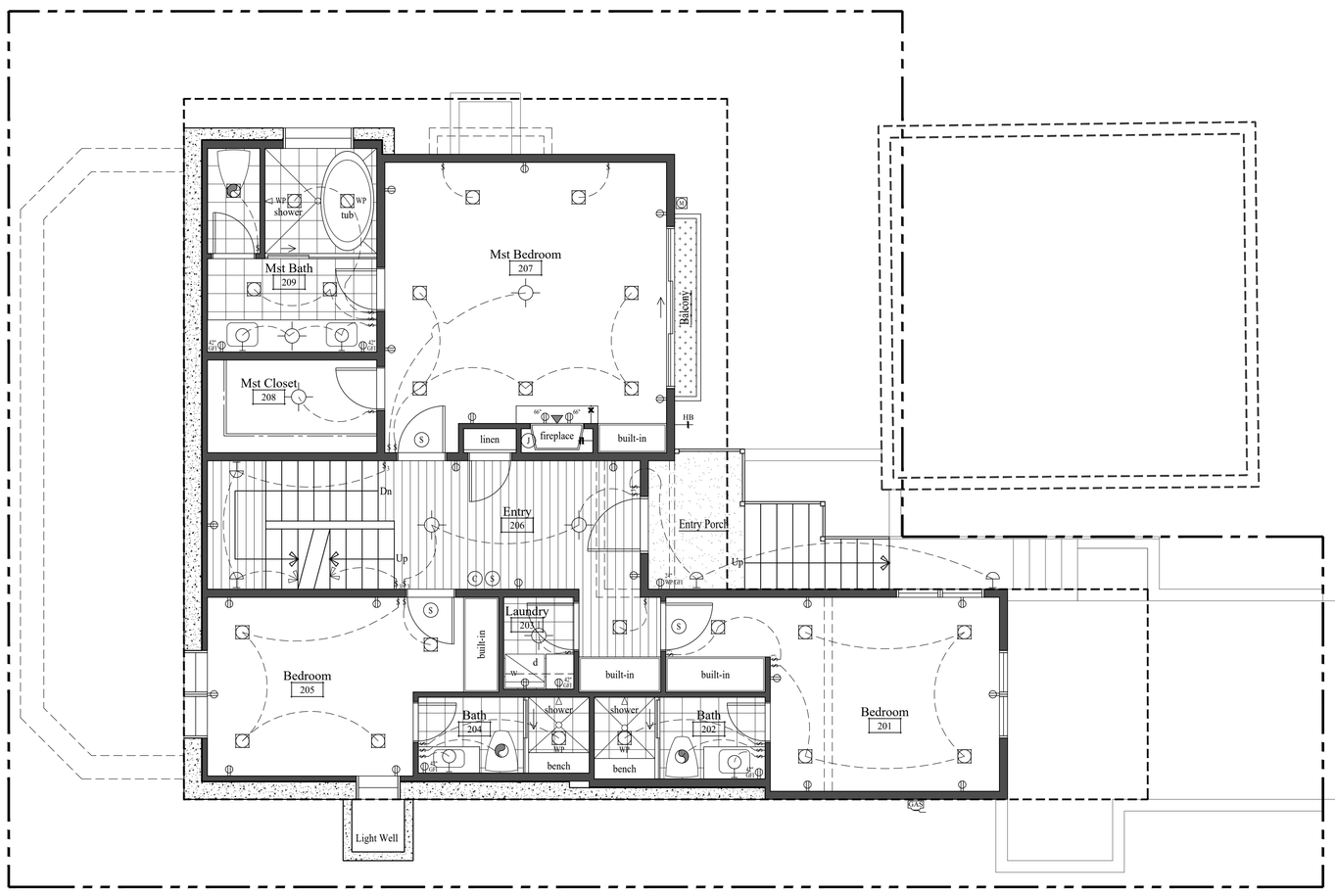

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	ELECTRICAL METER BOX
GAS	GAS METER
HB	FREEZE PROOF HOSE BIB
	HOT AND COLD WATER
	GAS
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MID LEVEL MECHANICAL, ELECTRICAL, PLUMBING PLAN
SCALE: 1/4" = 1'-0"

STATE OF UTAH
JONATHAN DEGRAY
#4428
LICENSED ARCHITECT
1/25/2024

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SHEET DESCRIPTION:
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REVISIONS:
1 APRIL 08, 2024

DATE:
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PROJECT NUMBER:
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SHEET NUMBER:
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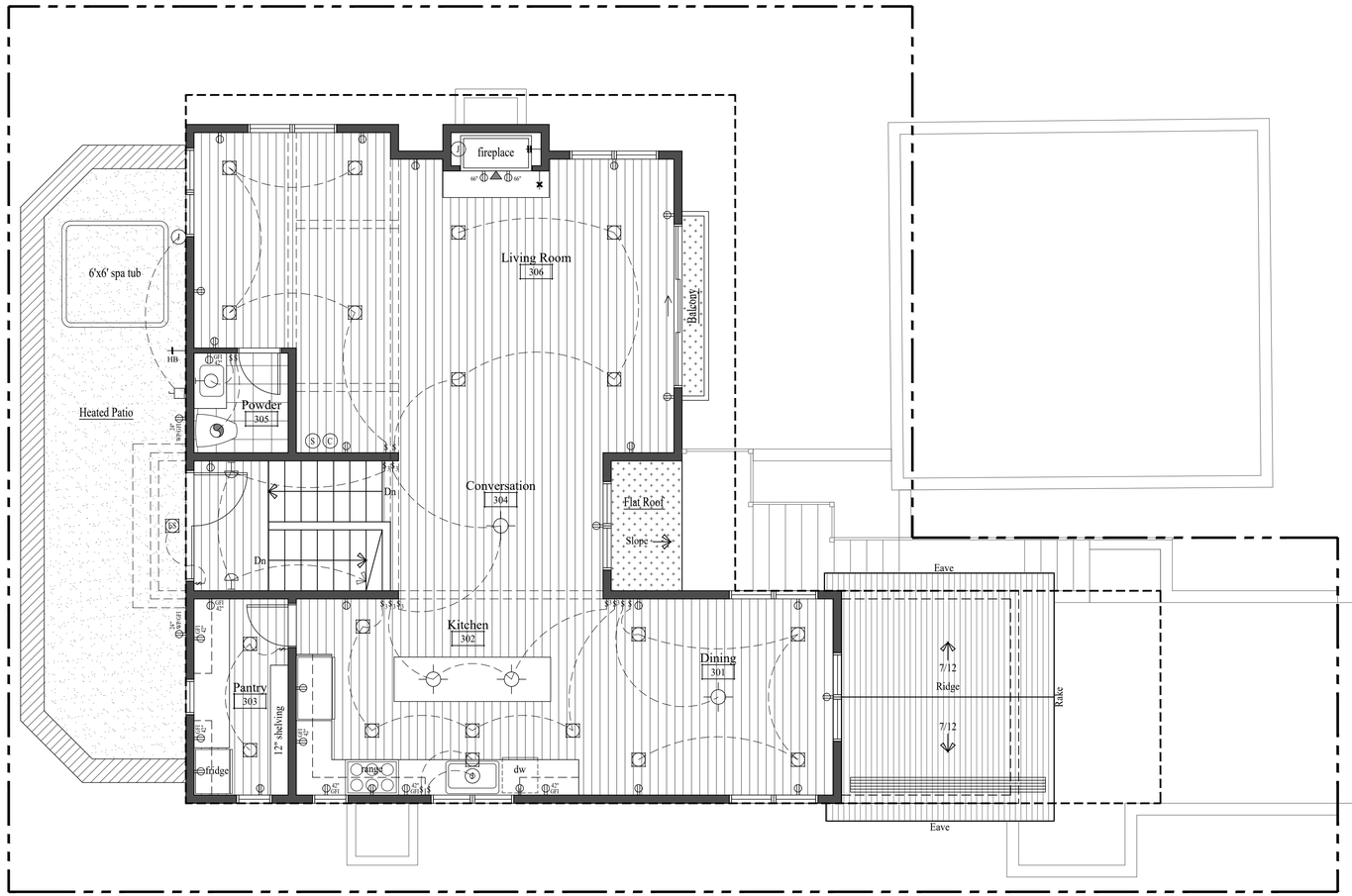

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W	WATER MAIN SHUT OFF VALVE
	FLOOR DRAIN
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2. LOWER LEVEL IS NOW SLAB ON GRADE.
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MAIN LEVEL MECHANICAL, ELECTRICAL, PLUMBING PLAN
SCALE: 1/4" = 1'-0"

STATE OF UTAH
JONATHAN DEGRAY
#344328
LICENSED ARCHITECT
1/25/2024

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REVISIONS:
1 APRIL 08, 2024

DATE:
JANUARY 25, 2024

PROJECT NUMBER:
2304-02

SHEET NUMBER:
MEP.3

Planning Department
Staff Report

Subject: **610 Sunnyside Drive**
Application: **PL-25-06640**
Author: **Virgil Lund, Planner II**
Date: **February 19, 2026**
Type of Item: **Accessory Apartment – Administrative Permit**

Recommendation

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

Description

Applicant:	Mirjam C Magnus
Location:	610 Sunnyside Drive
Zoning District:	Single Family
Adjacent Land Uses:	Single-Family Dwellings
Reason for Review:	Accessory Apartments require an Administrative Permit.[1]

LMC Land Management Code
SFD Single-Family Dwelling

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

Background

610 Sunnyside Drive is Lot 3 of the Sunnyside Subdivision (Summit County Recorder Entry No. 158192). The Applicant proposes to demolish the existing Single-Family Dwelling (SFD) and construct a new SFD with a 615-square-foot internal Accessory Apartment with one bedroom, kitchen, living room, and bathroom (PLAN25-0786).

Land Management Code (LMC) § 15-15-1 defines *Accessory Apartment* as "[a] self-contained apartment with cooking, sleeping, and sanitary facilities, created by adding on to or within a detached SFD or detached garage. Accessory Apartments do not increase the residential Unit Equivalent of the property and are an Accessory Use to the primary Dwelling."

[1] LMC § 15-2.11-2(A)(4) and LMC § 15-4-7

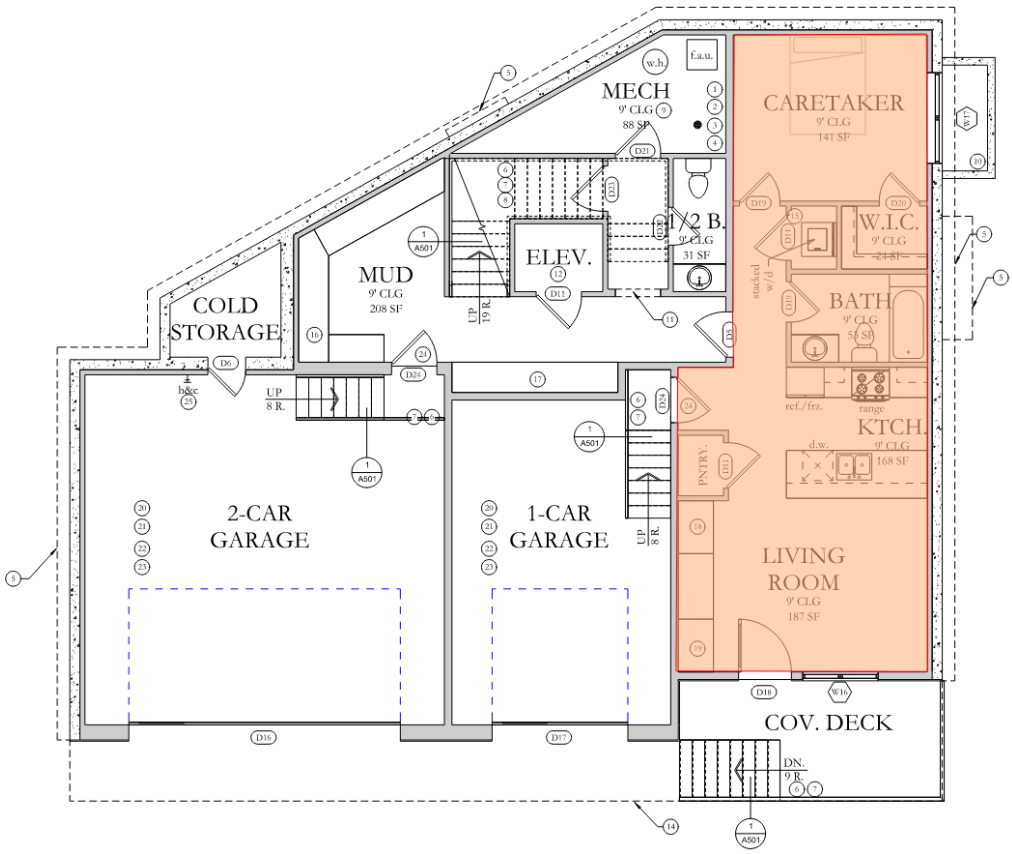


Figure 1: Proposed Floor Plan for Accessory Apartment

Analysis

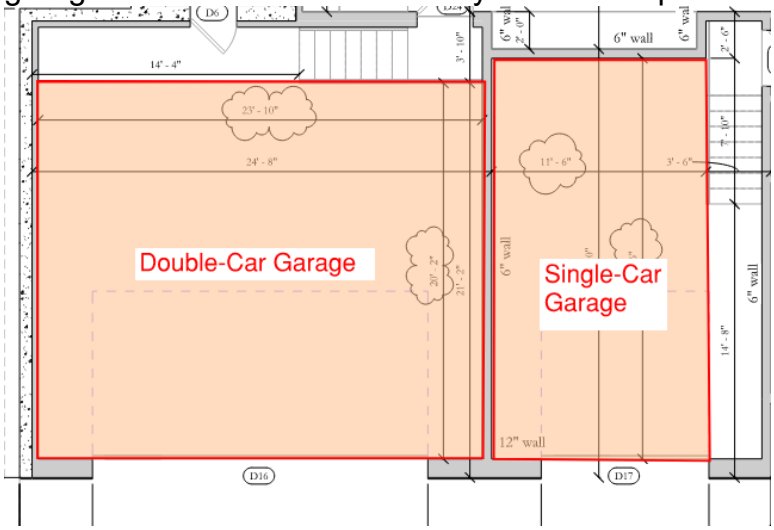
(I) The proposal to construct an Accessory Apartment, as conditioned, complies with the Single-Family Zoning District requirements.

LMC § 15-2.11-2(A)(4) *Single-Family Zoning District Uses* establishes Accessory Apartment as an Allowed Use, subject to Administrative Permit approval and compliance with LMC § 15-4-7 *Accessory Apartments*.

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

LMC § 15-4-7 establishes the following requirements for Accessory Apartments:

Requirement	Analysis of Proposal
Accessory Apartments shall be no more than 1/3 of the Single-Family Dwelling and are limited	**COMPLIES:** The new SFD floor area is approximately 5,353 square feet in total. The proposed floor area of the

to a maximum floor area of 1,000 square feet.	Accessory Apartment is approximately 615 square feet, about 11% of the total floor area of the SFD.
Accessory Apartments shall have no more than two bedrooms.	**COMPLIES:** The Accessory Apartment has one bedroom.
Parking – one space per bedroom must be provided in addition to the existing requirement for the primary residence. LMC § 15-3-6(A) requires two parking spaces for a Single-Family Dwelling.	**COMPLIES:** The Accessory Apartment has one bedroom, requiring one additional Parking Space. The SFD has a two-car garage and a one-car garage. LMC § 15-3-4(A) requires double-car garages be 20 feet wide by 20 feet deep. The new SFD double-car garage is 23 feet 9 inches wide by 20 feet deep. LMC § 15-3-4(A) requires single-car garages be 11 feet wide by 20 feet deep. The new SFD single-car garage is 11 feet 6 inches wide by 23 feet deep.  *Figure 2: Applicant's Garage Plans*
Deed Restriction	Condition of Approval 2 requires a Deed Restriction outlining the limitations of the Accessory Apartment to be recorded with the Summit County Recorder prior to issuance of a building permit.
Nightly Rentals – Prohibited.	The Deed Restriction shall prohibit Nightly Rentals in the Accessory Apartment. The minimum rental term for the Accessory Apartment is 90 days (Condition of Approval 3).
Homeowner Association Notification – LMC § 15-4-	On February 9, 2026, the Applicant notified the HOA of the proposed Accessory Apartment.

7(A)(7) requires notification of the proposed Accessory Apartment to homeowner associations registered with the Park City Building Department.	

(III) The Development Review Committee reviewed the proposal on September 16, 2025, and confirmed the proposal conforms with their 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 on February 9, 2026. Staff and posted notice to the property and mailed courtesy notice to adjacent property owners on February 9, 2026.[3]

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

Alternatives
The Planning Director may:

- Approve the Administrative Permit for an Accessory Apartment.
- Deny the Administrative Permit for an Accessory Apartment 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: Proposed Plans

[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).
[3] LMC § 15-1-21

Planning Department

February 19, 2026

Mirjam Magnus

CC: Chad Van Ausdal

NOTICE OF PLANNING DEPARTMENT ACTION

Description

Address:	610 Sunnyside Drive
Zoning District:	Single Family (SF)
Application:	Administrative Permit
Project Number:	PL-25-06640
Action:	APPROVED WITH CONDITIONS (See Below)
Date of Final Action:	February 19, 2026
Project Summary:	The Applicant Proposes to Construct a 615-square-foot Internal Accessory Apartment.

Action Taken

On February 19, 2026, the Planning Director conducted a public hearing and approved the Administrative Permit for an Accessory Apartment according to the following findings of fact, conclusions of law, and conditions of approval:

Findings of Fact

1. 610 Sunnyside Drive is a 0.23-acre Lot of the Sunnyside Subdivision (Summit County Recorder Entry No. 158192), located in the Single Family Zoning District
2. The proposal complies with the Single Family Zoning District requirements.
    a. Accessory Apartments are an Allowed Use, subject to an Administrative Permit.
3. The proposal complies with the Accessory Apartment requirements.
    a. Accessory Apartments shall be no more than 1/3 of the Single-Family Dwelling (SFD) and are limited to a maximum floor area of 1,000 square feet.

i. The new SFD floor area is approximately 5,353 square feet in total. The proposed floor area of the Accessory Apartment is 615 square feet, about 11% of the total floor area of the SFD.

b. Accessory Apartments shall have no more than two bedrooms.
   i. The Accessory Apartment has one bedroom.

c. One Parking Space per bedroom must be provided in addition to the existing requirement for the primary residence.
   i. The Accessory Apartment has one bedroom, requiring one additional Parking Space. The SFD has a two-car garage and a one-car garage.
      1. LMC § 15-3-4(A) requires double-car garages be 20 feet wide by 20 feet deep. The new SFD double-car garage is 23 feet 9 inches wide by 20 feet deep.
      2. LMC § 15-3-4(A) requires single-car garages be 11 feet wide by 20 feet deep. The new SFD single-car garage is 11 feet 6 inches wide by 23 feet deep.

d. Deed Restriction.
   i. See Condition of Approval 2.

e. Nightly Rentals.
   i. See Condition of Approval 3.

f. HOA Notification.
   i. On February 9, 2026, the Applicant notified the HOA of the proposed Accessory Apartment.

Conclusions of Law

1. The Accessory Apartment, as conditioned, complies with LMC Chapter 15-2.11 *Single-Family Zoning District* and LMC Section 15-4-7 *Accessory Apartments*.

Conditions of Approval

1. Final building plans shall be substantially similar to the plans reviewed on February 19, 2026, by the Planning Director. Any significant changes, modifications, or deviations from the approved plans that have not been approved in advance by the Planning and Building Departments may result in a stop work order.
2. Prior to building permit issuance, the Applicant shall record with Summit County a Deed Restriction that meets the requirements of LMC § 15-4-7 in a form approved by the City Attorney's Office.

3. Nightly Rental of the Accessory Apartment is prohibited. The Accessory Apartment shall be rented for a term of no less than 90 days.

This Final Action may be appealed pursuant to LMC § 15-1-18. If you have questions or concerns regarding this Final Action Letter, please call 385-481-2036 or email virgil.lund@parkcity.gov.

Sincerely,

Rebecca Ward
Planning Director

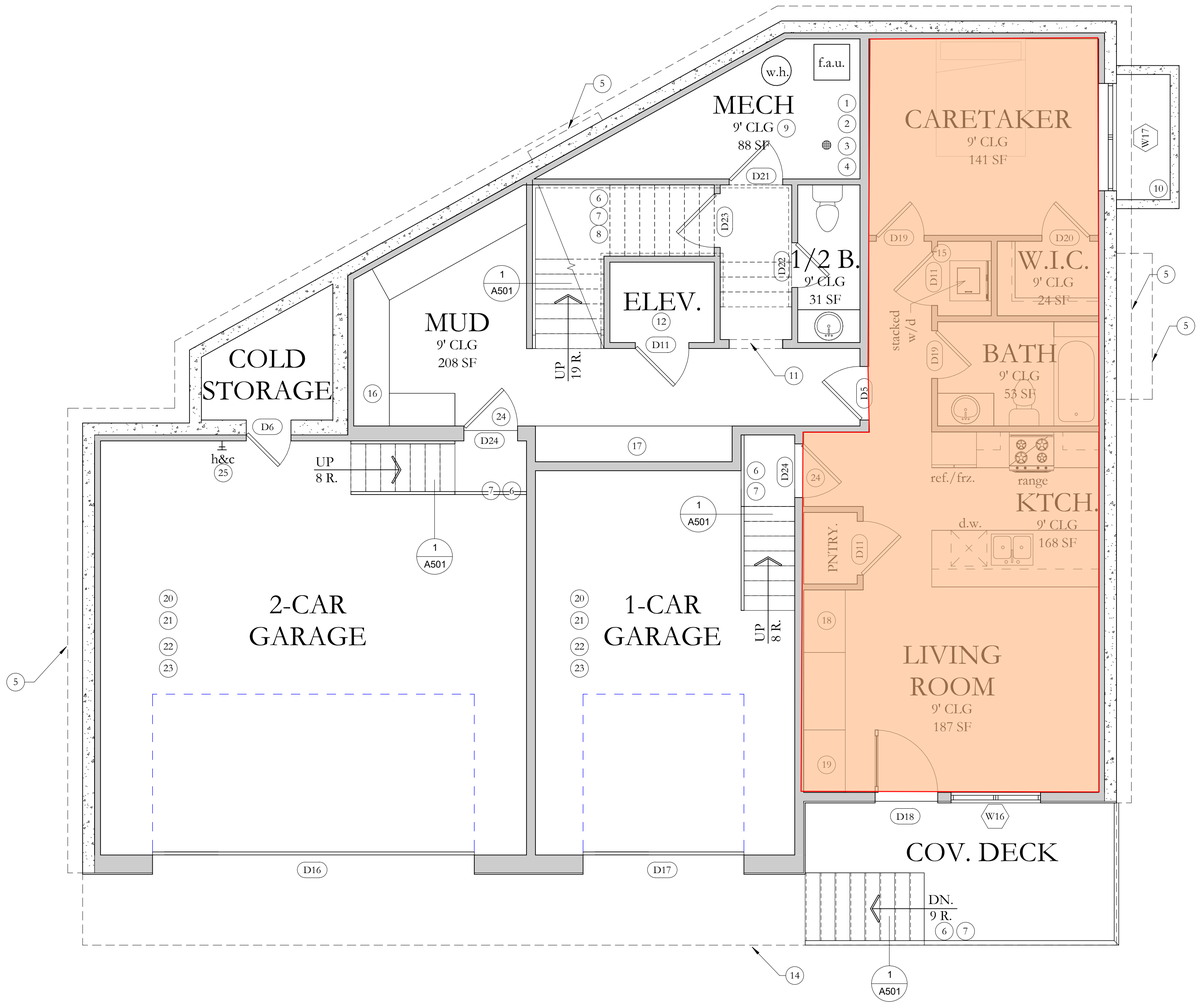
CC: Virgil Lund

COMPLETE SCHEDULES ON C103

LOWER LEVEL DOOR SCHEDULE		
NAME	WIDTH	HEIGHT
D5	3' - 0"	8' - 0"
D6	2' - 6"	8' - 0"
D11	3' - 0"	8' - 0"
D16	18' - 0"	9' - 0"
D17	9' - 0"	9' - 0"
D18	3' - 6"	8' - 0"
D19	2' - 8"	8' - 0"
D20	2' - 8"	8' - 0"
D21	3' - 0"	6' - 8"
D22	2' - 6"	6' - 8"
D23	3' - 0"	6' - 8"
D24	3' - 0"	8' - 0"

HEAD HEIGHTS MEASURED FROM LOWER LEVEL

LOWER LEVEL WINDOW SCHEDULE			
NAME	WIDTH	HEIGHT	HEAD HEIGHT
W16	5' - 0"	5' - 0"	8' - 0"
W17	6' - 0"	5' - 0"	8' - 0"



LOWER LEVEL SF	
Garage Space	938 SF
Living Space	1046 SF
Outdoor Space	141 SF
Storage	165 SF

JEWKES DESIGN

SHEET NOTES

#	Comments
1	Exterior combustion air is req'd as per IRC
2	Weatherproofing threshold in cold storage and mech.
3	Seismic straps are req'd for water heater as per IRC
4	Contractor to provide flue as required
5	Line of perimeter drain as req'd
6	A handrail is req'd from the nosing at top stair to the nosing of the bottom stair as per IRC
7	36" min. guardrail is req'd as per IRC, w/ style as per owner
8	5/8" type 'x' gyp. bd. under stairs as per IRC
9	Ceiling heights may vary w/ utility chases
10	Window wells w/ metal grate covering & ladder. Wells must provide 3'-0" clear space from wall
11	Square opening w/ casing as per owner. Top @ 8'-0"
12	Future elevator as per owner. Contractor to ensure that elevator is installed as per manufacturer specs
13	Hose bibb w/ backflow preventers and non-freeze type to be installed at front and rear of home as per IRC
14	Line of structure above
15	A tile pan & floor drain is req'd for washer & dryer
16	Custom locker system and benches as per owner
17	Provide ski storage as per owner
18	Provide cabinet as per owner
19	Provide coat cabinet as per owner
20	Slope concrete slab 4" to doors
21	Plumbing, water, vacuum, and other penetrations through garage fire wall to be w/ metal piping
22	(2) layers1/2" type 'x' typ. bd. @ clg. ^ (1) layer 5/8" type 'x' gyp. bd. @ house walls are req'd as per IRC
23	6" conc. curb is required in garage
24	Door from garage to house to be metal, 20 min. fire-rated w/ self closing hinges as per IRC
25	Designer recommends hot & cold mixing valve. Builder to confirm w/ owner

SCALE

ARCH B (12 x 18) Scale: 1/8" = 1'-0"

ARCH D (24 x 36) Scale: 1/4" = 1'-0"

Magnus Residence

Sunnyside Drive, Lot 3

Park City, UT

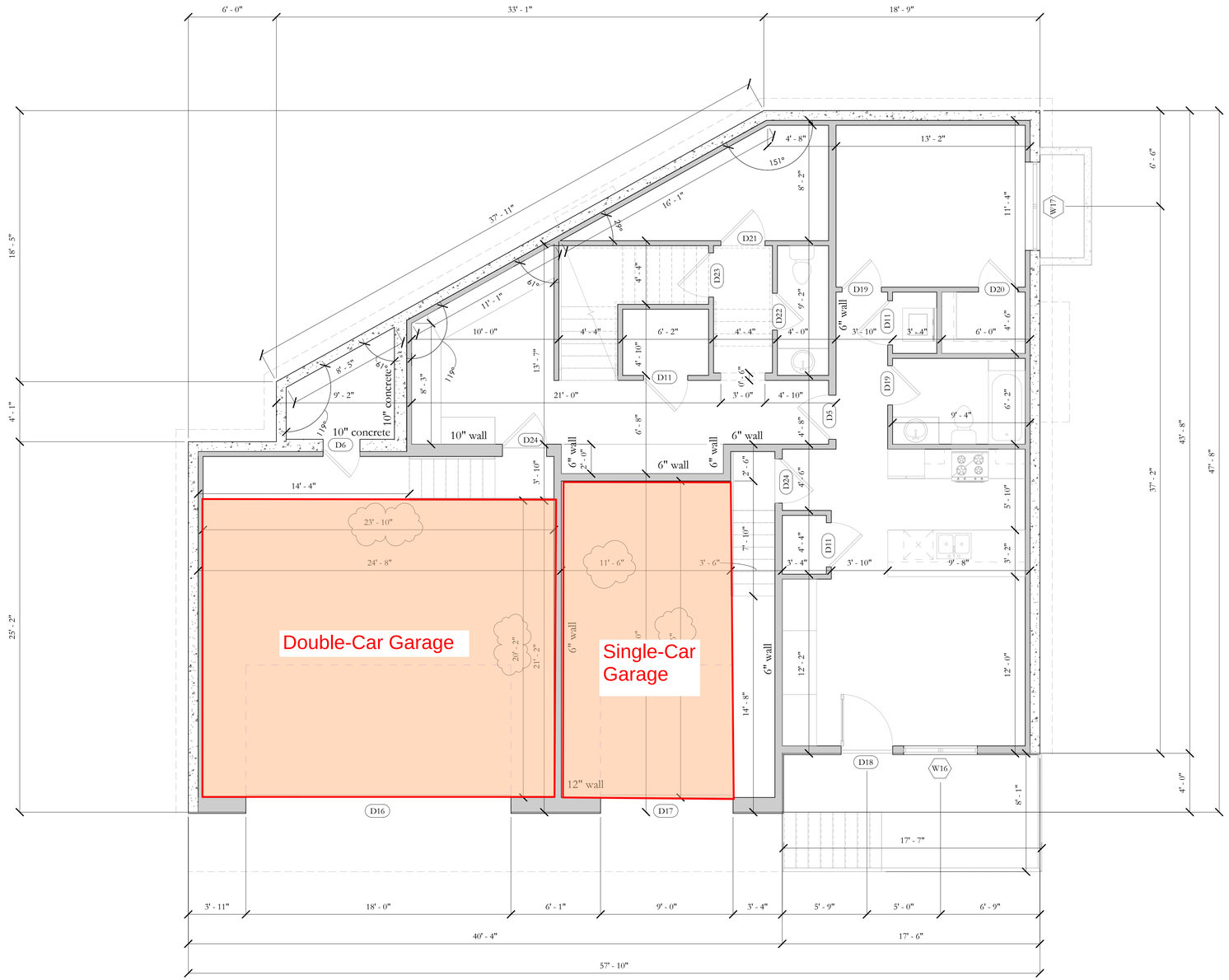
29 July 2025

Project 2023 - 159

Builder must confirm all dimensions, site conditions, and measurements prior to construction. Plans and documents are the property of Jewkes Design. Any reuse or distribution in part or in whole without written permission is prohibited.

LOWER LEVEL FLOOR PLAN

A101



JEWKES DESIGN

SHEET NOTES

LOWER LEVEL DOOR SCHEDULE

NAME	WIDTH	HEIGHT
D5	3' - 0"	8' - 0"
D6	2' - 6"	8' - 0"
D11	3' - 0"	8' - 0"
D16	18' - 0"	9' - 0"
D17	9' - 0"	9' - 0"
D18	3' - 6"	8' - 0"
D19	2' - 8"	8' - 0"
D20	2' - 8"	8' - 0"
D21	3' - 0"	6' - 8"
D22	2' - 6"	6' - 8"
D23	3' - 0"	6' - 8"
D24	3' - 0"	8' - 0"

HEAD HEIGHTS MEASURED FROM LOWER LEVEL

LOWER LEVEL WINDOW SCHEDULE

NAME	WIDTH	HEIGHT	HEAD HEIGHT
W16	5' - 0"	5' - 0"	8' - 0"
W17	6' - 0"	5' - 0"	8' - 0"

SCALE

ARCH B (12 x 18)	Scale: 1/8" = 1'-0"
ARCH D (24 x 36)	Scale: 1/4" = 1'-0"

Magnus Residence

Sunnyside Drive, Lot 3
Park City, UT
29 July 2025
Project 2023 - 159

Builder must confirm all dimensions, site conditions, and measurements prior to construction. Plans and documents are the property of Jewkes Design. Any reuse or distribution in part or in whole without written permission is prohibited.

LOWER LEVEL DIMENSION PLAN

A102

Planning Department
Staff Report

Subject: **610 Sunnyside Drive**
Application: **PL-25-06641**
Author: **Virgil Lund, Planner II**
Date: **February 19, 2026**
Type of Item: **Administrative Conditional Use Permit**

Recommendation

(I) Review the Administrative Conditional Use Permit (ACUP) for a retaining wall greater than four feet in height in the Front Setback, (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:	Mirjam Magnus
Location:	610 Sunnyside Drive
Zoning District:	Single Family
Adjacent Land Uses:	Single-Family Dwellings
Reason for Review:	Retaining walls greater than four feet in height in the Front Setback require an Administrative Conditional Use Permit.[1]

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

Background

610 Sunnyside Drive is Lot 3 of the Sunnyside Subdivision (Summit County Recorder Entry No. 158192). The Applicant proposes an approximately 33-foot-long concrete retaining wall in the Front Setback that ranges in height from five to nine feet from Final Grade.

[1] LMC § 15-4-2

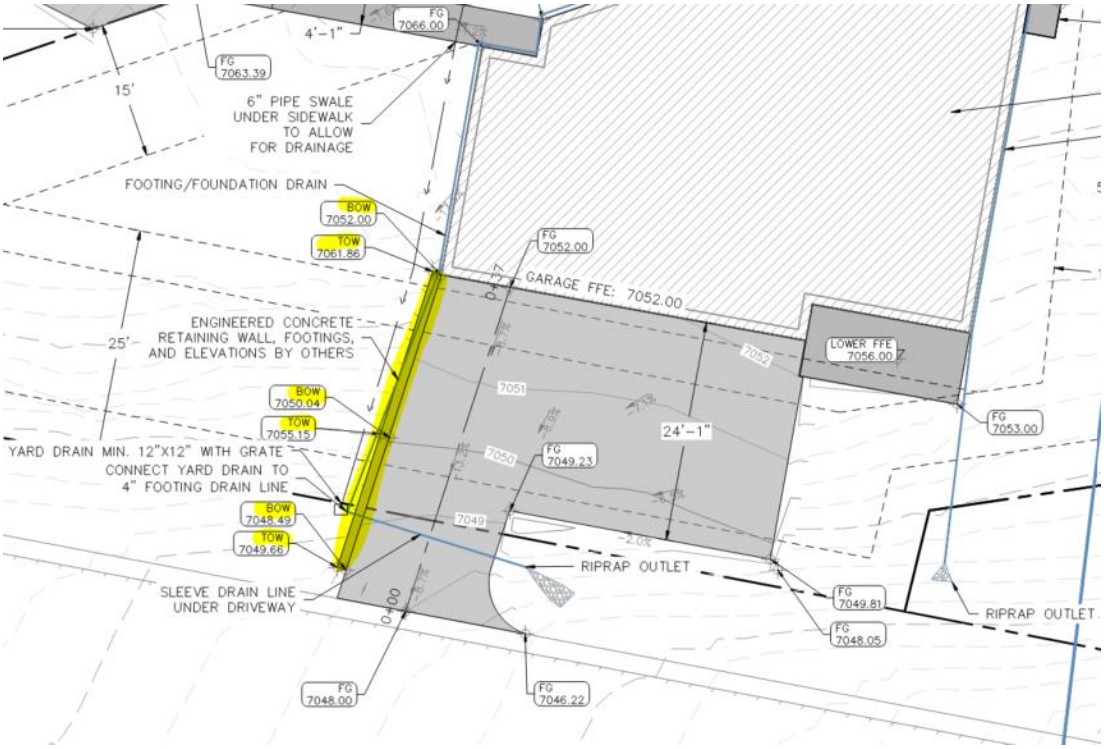


Figure 1: Proposed Retaining Wall, Highlighted in Yellow

Analysis

See Final Action Letter for Analysis.

The Development Review Committee reviewed the proposal on February 17, 2026.[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 on February 9, 2026. Staff and posted notice to the property and mailed courtesy notice to adjacent property owners on February 9, 2026.[3]

Public Input

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

Alternatives

The Planning Director may:

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[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).
[3] LMC § 15-1-21

- Approve the ACUP for a retaining wall.
- Deny the ACUP 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: Proposed Plans

Planning Department

February 19, 2026

Mirjam Magnus

CC: Chad Van Ausdal

NOTICE OF PLANNING DEPARTMENT ACTION

Description

Address:	610 Sunnyside Drive
Zoning District:	Single Family
Application:	Administrative Conditional Use Permit
Project Number:	PL-24-06641
Action:	APPROVED WITH CONDITIONS (See Below)
Date of Final Action:	February 19, 2026
Project Summary:	The Applicant proposes an approximately 33-foot-long concrete retaining wall in the Front Setback that ranges in height from five to nine feet from Final Grade.

Action Taken

On February 19, 2026, the Planning Director conducted a public hearing and approved the Administrative Conditional Use Permit according to the following findings of fact, conclusions of law, and conditions of approval:

Findings of Fact

1. 610 Sunnyside Drive is a 0.23-acre Lot of the Sunnyside Subdivision (Summit County Recorder Entry No. 158192), located in the Single Family Zoning District.
2. The Applicant proposes an approximately 33-foot-long concrete retaining wall that ranges in height from five feet to nine feet from Final Grade.
3. The proposed retaining wall facilitates access to the proposed driveway leading to the new garage and structure.
4. The proposal complies with the Single Family (SF) Zoning District requirements.
    a. Retaining walls greater than four feet in height from Final Grade within the Front Setback require an Administrative Conditional Use Permit.

b. On January 23, 2026, the Planning Director issued a Setback Determination for 610 Sunnyside Drive.
c. The proposed retaining wall is in the 25-foot Front Setback.
d. The proposed retaining wall is within the southern Front Setback and City Right-of-Way. The Engineering Department has reviewed and approved it within the Right-of-Way.

5. The proposal, as conditioned, complies with the Conditional Use Permit criteria outlined in LMC Section 15-1-10(E).
    a. Size and location of the Site
        i. The approximately 33-foot-long retaining wall is in the Front Setback and ranges in height from five feet to nine feet from Final Grade.
    b. Traffic considerations including capacity of the existing Streets in the Area
        i. The proposed retaining wall will not generate any additional traffic impacts beyond the Use of the property as an SFD.
    c. Utility capacity, including Storm Water run-off
        i. Condition of Approval 3 requires that drainage behind the new retaining wall be maintained such that water drains away from the wall to abate retaining wall failure.
    d. Emergency vehicle Access
        i. The retaining wall will not impact emergency vehicle access to the property.
    e. Location and amount of off-Street parking
        i. The retaining wall is proposed in the Front Setback of the property and will help facilitate access to the proposed SFD garage.
    f. Internal vehicular and pedestrian circulation system
        i. The retaining wall is proposed in the Front Setback and will not impact pedestrian circulation.
    g. Fencing, Screening, and landscaping to separate the Use from adjoining Uses
        i. Staff recommends Condition of Approval 4 requiring the Applicant to screen the proposed retaining wall with landscaping and trees on the west side of the wall.
    h. Building mass, bulk, and orientation, and the location of Buildings on the Site; including orientation to Buildings on adjoining Lots

i. The approximately 33-foot-long retaining wall is in the Front Setback and ranges in height from five feet to nine feet from Final Grade.

i. Usable Open Space
   i. The proposed retaining wall will not impact usable Open Space at the property.
j. Signs and lighting
   i. No signs or exterior 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 retaining wall is proposed to be constructed out of concrete.
l. Noise, vibration, odors, steam, or other mechanical factors that might affect people and Property Off-Site
   i. No changes are proposed that would affect noise, vibration, odors, steam, or other mechanical factors that might affect people and property off-Site.
m. Control of delivery and service vehicles, loading and unloading zones, and Screening of trash and recycling pickup Areas
   i. No changes are proposed that would affect control of delivery and service vehicles.
n. Expected Ownership and management
   i. 610 Sunnyside Drive is privately owned.
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. 610 Sunnyside Drive is not within the Sensitive Land Overlay and is outside the Park City Soils Ordinance boundary.
p. Reviewed for consistency with the goals and objectives of the Park City General Plan
   i. The recommended Conditions of Approval align with the recommendations listed in the Masonic Hill Neighborhood section of the General Plan, which encourages the protection of the primary resident neighborhood character.
q. Radon mitigation

i. The new home must be constructed to allow for future radon mitigation equipment. See Condition of Approval 5.

Conclusions of Law

1. The retaining wall, as conditioned, complies with LMC Chapter 15-2.11 *Single-Family Zoning District* and LMC Section 15-1-10(E) *Conditional Use Permits*.
2. The proposed Use, as conditioned, 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. Final building plans shall be substantially similar to the plans reviewed on February 19, 2026, by the Planning Director. Any significant changes, modifications, or deviations from the approved plans that have not been approved in advance by the Planning and Building Departments may result in a stop work order.
2. The Applicant shall obtain a Building Permit for the retaining wall and complete Engineering Department review for the retaining wall prior to construction.
3. Drainage behind the new retaining wall shall be maintained such that storm water runoff drains away from the wall to abate retaining wall failure.
4. The Applicant shall plant trees and landscaping on the west side of the proposed retaining wall to screen the wall.
5. The new home must be constructed to allow for future radon mitigation equipment.

This Final Action may be appealed pursuant to LMC § 15-1-18. If you have questions or concerns regarding this Final Action Letter, please call (385) 481-2036 or email virgil.lund@parkcity.gov.

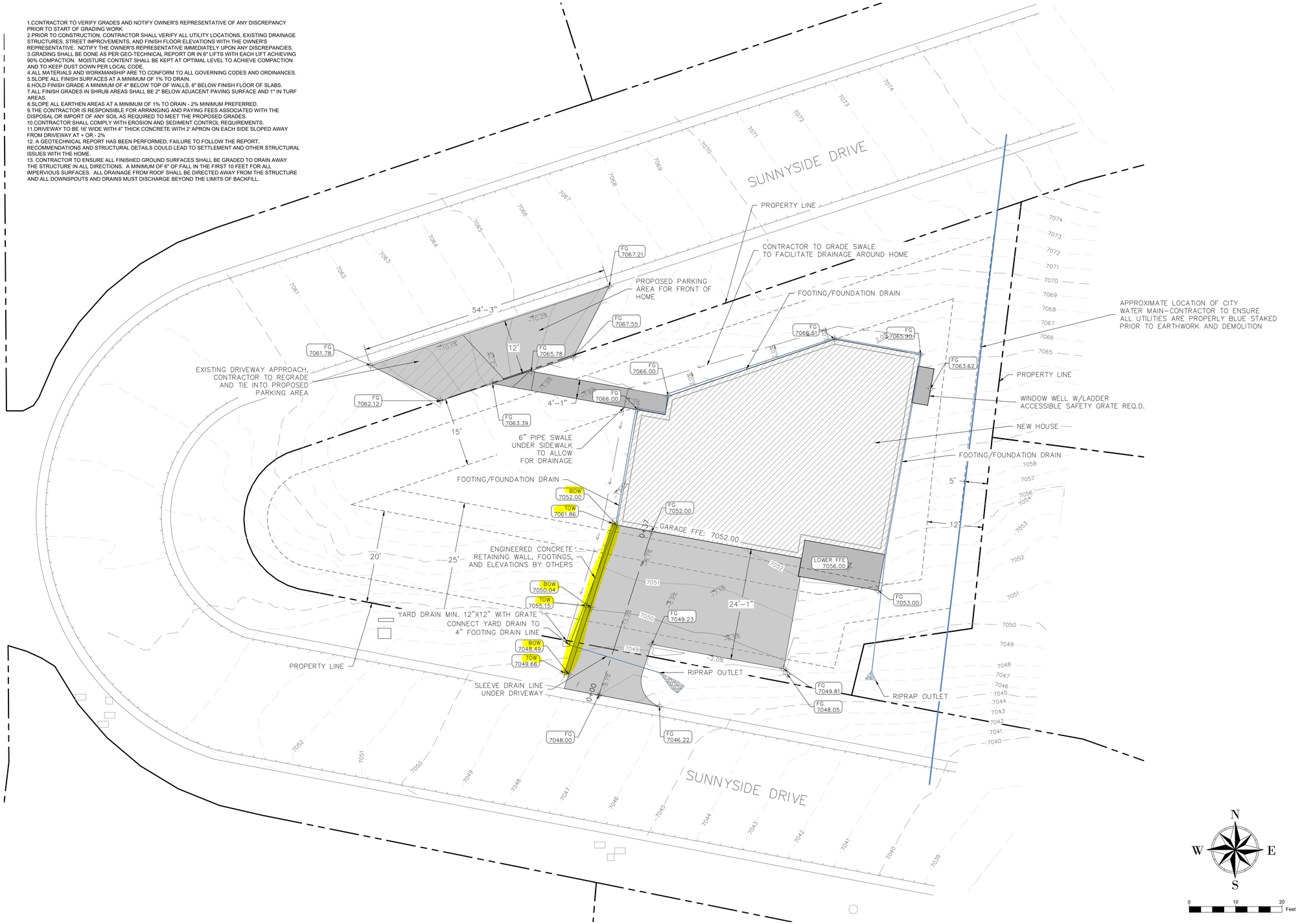
Sincerely,

Rebecca Ward
Planning Director

CC: Virgil Lund

4/7/2025

1.CONTRACTOR TO VERIFY GRADES AND NOTIFY OWNER'S REPRESENTATIVE OF ANY DISCREPANCY PRIOR TO START OF GRADING WORK.
2.PRIOR TO CONSTRUCTION, CONTRACTOR SHALL VERIFY ALL UTILITY LOCATIONS, EXISTING DRAINAGE STRUCTURES, STREET IMPROVEMENTS, AND FINISH FLOOR ELEVATIONS WITH THE OWNER'S REPRESENTATIVE. NOTIFY THE OWNER'S REPRESENTATIVE IMMEDIATELY UPON ANY DISCREPANCIES.
3.GRADING SHALL BE DONE AS PER GEO-TECHNICAL REPORT OR IN 6" LIFTS WITH EACH LIFT ACHIEVING 90% COMPACTION. MOISTURE CONTENT SHALL BE KEPT AT OPTIMAL LEVEL TO ACHIEVE COMPACTION AND TO KEEP DUST DOWN PER LOCAL CODE.
4.ALL MATERIALS AND WORKMANSHIP ARE TO CONFORM TO ALL GOVERNING CODES AND ORDINANCES.
5.SLOPE ALL FINISH SURFACES AT A MINIMUM OF 1% TO DRAIN.
6.HOLD FINISH GRADE A MINIMUM OF 4" BELOW TOP OF WALLS, 6" BELOW FINISH FLOOR OF SLABS.
7.ALL FINISH GRADES IN SHRUB AREAS SHALL BE 2" BELOW ADJACENT PAVING SURFACE AND 1" IN TURF AREAS.
8.SLOPE ALL EARTHEN AREAS AT A MINIMUM OF 1% TO DRAIN - 2% MINIMUM PREFERRED.
9.THE CONTRACTOR IS RESPONSIBLE FOR ARRANGING AND PAYING FEES ASSOCIATED WITH THE DISPOSAL OR IMPORT OF ANY SOIL AS REQUIRED TO MEET THE PROPOSED GRADES.
10.CONTRACTOR SHALL COMPLY WITH EROSION AND SEDIMENT CONTROL REQUIREMENTS.
11.DRIVEWAY TO BE 16' WIDE WITH 4" THICK CONCRETE WITH 2' APRON ON EACH SIDE SLOPED AWAY FROM DRIVEWAY AT + OR - 2%
12. A GEOTECHNICAL REPORT HAS BEEN PERFORMED, FAILURE TO FOLLOW THE REPORT, RECOMMENDATIONS AND STRUCTURAL DETAILS COULD LEAD TO SETTLEMENT AND OTHER STRUCTURAL ISSUES WITH THE HOME.
13. CONTRACTOR TO ENSURE ALL FINISHED GROUND SURFACES SHALL BE GRADED TO DRAIN AWAY THE STRUCTURE IN ALL DIRECTIONS. A MINIMUM OF 6" OF FALL IN THE FIRST 10 FEET FOR ALL IMPERVIOUS SURFACES. ALL DRAINAGE FROM ROOF SHALL BE DIRECTED AWAY FROM THE STRUCTURE AND ALL DOWNSPOUTS AND DRAINS MUST DISCHARGE BEYOND THE LIMITS OF BACKFILL.



SHEET NOTES

MUD TRACKED ONTO THE STREET MUST BE CLEANED PRIOR TO THE END OF THE WORK DAY.

THE CONSTRUCTION SITE MUST BE MAINTAINED IN A NEAT MANNER. TRASH AND OTHER DEBRIS MAY NOT ACCUMULATE OUTSIDE THE DUMPSTER.

BOW– BOTTOM OF WALL
TOW– TOP OF WALL
FFE– FINISH FLOOR ELEVATION

ALL ELEVATIONS, TOPOGRAPHY, BOUNDARIES, AND EXISTING UTILITIES TAKEN FROM PROVIDED SURVEY PERFORMED BY LAND DESIGN ENGINEERING, DATED OCT. 2009. NO WARRANTY IS GIVEN TO ACCURACY OF SAID TOPOGRAPHIC SURVEY ANY DISCREPANCIES MUST BE REPORTED TO THE CIVIL ENGINEER AND ARCHITECT IMMEDIATELY.

SHEET LEGEND

PLAN REVISIONS
A.

NO. 276219
Joseph Nick Santos
STATE OF UTAH

RIMROCK ENGINEERING & DEVELOPMENT

CAD TECH:	CRS
DESIGNER:	CRS
Q&A:	JRC

CALL BLUE STAKES PRIOR TO DIGGING

PROJECT NAME
610 SUNNYSIDE DRIVE

SHEET NAME
GRADING PLAN

PLAN SUBMITTAL: PERMIT

CONCEPT 4/7/25

SHEET NUMBER
1.1

D:\TEMP HARD DRIVE\2024\610 Sunnyside\DWG\610 SUNNYSIDE DR – Standard\Rimrock Design Base.dwg