



**PARK CITY PLANNING DEPARTMENT ADMINISTRATIVE PUBLIC HEARING MEETING
SUMMIT COUNTY, UTAH
September 14, 2023**

REGULAR AGENDA - 12:00 PM

402 Park Avenue - Extension of Approval - The Applicant Requests a One-Year Extension of Approval for the July 14, 2022, Historic District Design Review for 402 Park Avenue With No Modifications Proposed. PL-23-05779
(A) Public Hearing; (B) Final Action

[402 Park Avenue Staff Report](#)

[Exhibit A: Draft Final Action Letter](#)

[Exhibit B: Applicant Statement](#)

[Exhibit C: July 14, 2022, HDDR Final Action Letter](#)

[Exhibit D: July 12, 2022, HDDR Staff Report](#)

[Exhibit E: October 11, 2022, HDDR Waiver Letter](#)

[Exhibit F: Approved Building Plans](#)

45 Hillside Avenue - Historic District Design Review - The Applicant Proposes to Construct a Detached Accessory Building in the Front of a Non-Historic Structure. PL-23-05716

(A) Public Hearing; (B) Action

[45 Hillside Avenue HDDR Staff Report](#)

[Exhibit A: HDDR Draft Final Action Letter](#)

[Exhibit B: Proposed Plans](#)

[Exhibit C: 45 Hillside Avenue Variance Final Action Letter](#)

[Exhibit D: 45 Hillside Avenue HDDR Final Action Letter](#)

[Exhibit E: 45 Hillside Avenue SSCUP Final Action](#)

[Exhibit F: Geotechnical Report](#)

[Exhibit G: Vehicle Turning Radius](#)

[Exhibit H: Civil Engineering Report](#)

[Exhibit I: Applicant's Narrative](#)

[Exhibit J: Setback Determination Letter](#)

[Exhibit K: Site Photos](#)

Pursuant to the Americans with Disabilities Act, individuals needing special accommodations during the meeting should notify the Planning Department at 435-615-5060 or planning@parkcity.org at least 24 hours prior to the meeting.

***Parking is available at no charge for Council meeting attendees who park in the China Bridge parking structure.**

Planning Department Staff Report



Subject: 402 Park Avenue
Application: PL-23-04779
Author: Jaron Ehlers, Planning Technician
Date: September 14, 2023
Type of Item: Administrative – Extension to HDDR Approval

Recommendation

(I) Review the proposed 402 Park Avenue Historic District Design Review (HDDR) Extension, (II) hold a public hearing, and (III) consider approving a one-year extension for the 402 Park Avenue HDDR – approved July 14, 2022, by the Planning Director – based on the Findings of Fact, Conclusions of Law, and Conditions of Approval as found in the proposed Final Action Letter (Exhibit A).

Description

Applicant: Geralyn Dreyfous
Gregory Walker, Applicant Representative
Extension Approval Number: PL-23-04779
Approved Project Number: PL-21-04932
Location: 420 Park Avenue
Zoning District: Historic Residential – 2 (HR-2) Subzone A
Adjacent Land Uses: Residential, Commercial
Reason for Review: Extensions of Approved HDDRs require Planning Director Final Action

HDDR Historic District Design Review
HR-2A Historic Residential – 2, Subzone A
LMC Land Management Code

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

Background

On July 14, 2022, the Planning Director approved an HDDR for 402 Park Avenue that allowed the renovation of the existing Accessory Building. The Accessory Building is used as a garage and the HDDR allowed for replacement windows, new window openings, new garage door, and a reconfiguration of the interior to the existing Accessory Building and a new parking pad for two parking spaces along Park Avenue.

On October 11, 2022, the Planning Director approved a Waiver Letter that modified the approved plans to reduce the number of windows and moved the door pursuant to the Building Code.

The Applicant has filed for a building permit, but it has not been issued. On July 10, 2023, the Applicant submitted a Request for Extension, as they are searching for a contractor (Exhibit B).

Analysis

(I) The proposal for an Extension to the HDDR Approval complies with the LMC § 15-11-12(E).

Land Management Code (LMC) [§ 15-11-12\(E\)](#) states the following: “The Planning Director or designee may grant an extension of an HDDR approval 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.” Applications for Extensions to HDDRs must also be submitted before a year has passed since the initial approval.

The Applicant has indicated that there are no proposed modifications to the project, and it was submitted on July 10, 2023, before the July 14, 2023, deadline.

(II) The Development Review Committee reviewed the original proposal on August 31, 2021, and no issues were raised.¹

Department Review

The Design Review Team, Building, Engineering, and Planning Departments reviewed the original application. The Planning Department reviewed this report.

Notice

Staff published notice on the City’s website and at City Hall, and posted notice to the property on August 29, 2023. Staff mailed courtesy notice to property owners within 300 feet on August 29, 2023.²

Public Input

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

Alternatives

- The Planning Director Designee may approve the 402 Park Avenue HDDR Extension;

¹ The Development Review Committee meets the first and third Tuesday of each month to review and provide comments on Planning Applications, including review by the Building Department, Engineering Department, Sustainability Department, Transportation Planning Department, Code Enforcement, the City Attorney’s Office, Local Utilities including Rocky Mountain Power and Dominion Energy, the Park City Fire District, Public Works, Public Utilities, and the Snyderville Basin Water Reclamation District (SBWRD).

² LMC [§ 15-1-21](#).

- The Planning Director Designee may deny the 402 Park Avenue HDDR Extension and direct staff to make Findings for the denial; or
- The Planning Director Designee may request additional information and continue the discussion to a date certain.

Exhibits

Exhibit A: Draft Final Action Letter

Exhibit B: Applicant Statement

Exhibit C: July 14, 2022, HDDR Final Action Letter

Exhibit D: July 14, 2022, HDDR Staff Report

Exhibit E: October 11, 2022, HDDR Waiver Letter

Exhibit F: Approved Building Plans



Planning Department

September 14, 2023

Gregory Walker
gregory@be-wow.com

CC: Geralyn Dreyfous

NOTICE OF PLANNING DIRECTOR ACTION

Description

Address: 402 Park Avenue

Zoning District: Historic Residential – 2 (HR-2) Subzone A

Application: Extension of Approval

Project Number: PL-23-05779

Action: APPROVED WITH CONDITIONS (See Below)

Date of Final Action: September 14, 2023

Project Summary: The Applicant Proposes a one-year extension for a Historic District Design Review approved by the Planning Director on July 14, 2022.

Action Taken

On September 14, 2023, the Planning Director Designee conducted a public hearing and approved the 402 Park Avenue HDDR Extension Request according to the following findings of fact, conclusions of law, and conditions of approval.

Findings of Fact

1. On July 14, 2022, the Planning Director approved an HDDR for 402 Park Avenue that allowed the renovation of the existing Accessory Building.
2. The Accessory Building is used as a garage and the HDDR allowed for replacement windows, new window openings, new garage door, and a reconfiguration of the interior to the existing Accessory Building and a new parking pad for two parking spaces along Park Avenue.



Planning Department

3. On October 11, 2022, the Planning Director approved a Waiver Letter that modified the approved plans to reduce the number of windows and move the door pursuant to the Building Code.
4. The Applicant has filed for a Building Permit, but it has not been issued.
5. On July 10, 2023, the Applicant submitted a Request for Extension, as they are searching for a contractor.
6. The Applicant has indicated that there are no proposed modifications to the project.
7. The Application was submitted on July 10, 2023, before the July 14, 2023, deadline.

Conclusions of Law

1. The proposal complies with the Land Management Code Requirements for the Historic Residential – 2 Subzone A.
2. The proposal for an Extension to the HDDR Approval complies with the LMC § 15-11-12(E).

Conditions of Approval

1. All previous conditions from the July 14, 2022, HDDR Approval continue to apply.
2. All previous conditions from the October 11, 2022, Waiver Letter continue to apply.
3. If the Applicant does not obtain a complete building permit within one year of the date of this approval, this HDDR approval will expire unless the Applicant submits a written extension request to the Planning Department prior to the expiration date and the Planning Department approves an extension.
4. Any changes to the approved plans will require the submittal of a Modification Application for the original HDDR approval.

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

Sincerely,

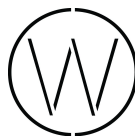
Rebecca Ward
Interim Planning Director



Planning Department

CC: Jaron Ehlers, Project Planner

DRAFT



402 Park Avenue | Extension

To whom it may concern:

We are applying for an extension for the 402 Park Avenue project. The owner has not selected a contractor yet due to market pricing and price fluctuations that have occurred over this past year. We are in the final phases of selecting a contract but have not done so yet. We would like the extension to be 12 months past its current expiration date to give us time to select the contractor, sign the necessary contracts, and get the permit pulled.

Best,
Gregor Walker
Co-founder
WOW atelier



Planning Department

July 14, 2022

Geralyn Dreyfous
2233 E Fardown Ave
Salt Lake City, Utah 84121

NOTICE OF PLANNING DEPARTMENT ACTION

<u>Application #</u>	PL-21-04932
<u>Subject</u>	Historic District Design Review (HDDR)
<u>Address</u>	402 Park Avenue
<u>Description</u>	Renovation of an existing Accessory Building
<u>Action Taken</u>	Approved
<u>Date of Action</u>	July 14, 2022

Summary of Staff Action

Staff reviewed this HDDR application for compliance with Land Management Code (LMC) Chapter 15-13, *Design Guidelines for Historic Districts and Historic Sites*. Staff reviewed the non-Historic Site in accordance with Land Management Code (LMC) Section 15-13-2, *Design Guidelines for Historic Residential Sites*, and LMC Chapter 15-2.3, *Historic Residential – 2A (HR-2A) District*. On July 14, 2022, the Planning Director approved plans for the project located at 402 Park Avenue subject to the following Findings of Fact, Conclusions of Law, and Conditions of Approval:

Findings of Fact

1. On December 29, 2021, the Planning Department received a complete Historic District Design Review Application.
2. The Site is located at 402 Park Avenue.
3. The Site is located within the Historic Residential – 2A (HR-2A) Zoning District.
4. On November 18, 2021, City Council adopted Ordinance No. 2021-45, approving the 402 Park Avenue Plat Amendment combining Lots 31 and 32, Block 10, of the Park City Survey.
5. The Applicant proposes to renovate an existing Detached Accessory Structure.
6. Staff reviewed 402 Park Avenue's HDDR application for compliance with LMC Chapter 15-13, *Design Guidelines for Historic Districts and Historic Sites*.
7. The application was reviewed per LMC § 15-13-2 *Design Guidelines for Historic Residential Sites* and LMC Chapter 15-2.3, *Historic Residential – 2A (HR-2A) District*.

8. Staff published notice on the City's website and posted notice to the property on June 30, 2022.
9. Staff mailed courtesy notice to property owners within 100 feet and posted notice to the property on June 28, 2022.
10. The Analysis Section of the Staff Report is incorporated herein.

Conclusions of Law:

1. The proposal complies with the Land Management Code requirements pursuant to Chapter 15-2.3, *Historic Residential – 2A (HR-2A) District*.
2. The proposal meets the criteria for the *Design Guidelines for Historic Residential Sites* outlined in the LMC § 15-13-2.

Conditions of Approval:

1. Proposed parking must comply with LMC Chapter [15-3](#), Off-Street Parking.
2. Final building plans and construction details shall reflect substantial compliance with the plans approved July 14, 2022, by the Planning Department. The applicant is responsible for notifying the Planning Department prior to making any changes to the approved plans.
3. If the Applicant does not obtain a complete building permit within one year of the date of this approval, this HDDR approval will expire unless the Applicant submits a written extension request to the Planning Department prior to the expiration date and the Planning Department approves an extension.
4. Residential fire sprinklers are required for all new or renovation construction on this lot, per requirements of the Chief Building Official.
5. New construction activity shall not physically damage nearby Historic Sites.
6. New materials should reflect the character of the Historic District.
7. No doors or windows may be vinyl or aluminum; all new doors and windows shall be wood or aluminum-clad wood.
8. Synthetic building materials shall not be used unless the materials are made of a minimum of 50% recycled and/or reclaimed material.
9. All exterior wood shall have an opaque rather than transparent finish. When possible, low-VOC (volatile organic compound) paints and finished shall be used. Rustic, unfinished wood is inappropriate.
10. All exterior lighting shall be down directed and fully shielded.

If you have questions regarding your application or the action taken, please contact the project Planner, Aiden Lillie, at 435-615-5067 or aiden.lillie@parkcity.org

Sincerely,



Gretchen Milliken,
Planning Director

CC: Aiden Lillie, Planner I

Planning Department Staff Report



PLANNING DEPARTMENT

Subject: 402 Park Avenue
Application: PL-21-04932
Author: Aiden Lillie, Planner I
Date: July 14, 2022
Type of Item: Administrative -- Historic District Design Review

Recommendation

Staff recommends the Planning Director review the proposed plans for 402 Park Avenue, conduct a public hearing, and consider approving the Historic District Design Review application based on the Findings of Fact, Conclusions of Law, and Conditions of Approval in the Draft Final Action Letter (Exhibit A).

Description

Applicant: Geralyn Dreyfous
Location: 402 Park Avenue
Zoning District: Historic Residential - 1 (HR-1) Zoning District
Adjacent Land Uses: Residential, Commercial
Reason for Review: The Planning Department reviews and approves all Historic District Design Review applications associated with a Building Permit to build or modify any Building located within the Historic Districts.

Abbreviations

HDDR Historic District Design Review Application
HR-1 Historic Residential - 1 (HR-1) Zoning District
LMC Land Management Code
ROW Right-of-Way

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

Background

The Applicant is proposing to modify an existing Accessory Building on an improved Lot, located at 402 Park Avenue. The property is in the Historic Residential 2 Subzone A (HR-2A) Zoning District. The primary structure on the property is a historic church that is now used as a single-family residence. The church is a Landmark Site on the Park City Historic Sites Inventory (HSI) (see [Historic Site Form](#)) constructed circa 1899. The Accessory Building (detached garage) is non-historic and was constructed adjacent to the historic structure on the eastern portion of the Lot in 1993 (Exhibit B).¹ While 402 Park Avenue fronts Park Avenue, the detached garage is accessed from 4th Street.

¹ On July 19, 1993, the Historic District Commission approved the Historic District Review application for a separate garage addition to 402 Park Avenue (Exhibit C).

On July 30, 1993, the Board of Adjustment granted a Variance for a reduction of the rear setback for the Accessory Building (detached garage) from ten feet to three feet (Exhibit D).

The Applicant submitted a full Historic District Design Review Application on August 4, 2021, to remodel the existing, non-historic Accessory Building (detached garage), and to convert the detached garage into an Accessory Apartment. Staff took the project to the Design Review Team on September 1, 2021, December 1, 2021, and December 15, 2021. Staff notified the Applicant that the Application was complete on December 29, 2021.

On October 13, 2021, the Planning Commission reviewed the 402 Park Avenue Plat amendment combining Lots 31 and 32, Block 10, of the Park City Survey and forwarded a positive recommendation to the City Council ([Staff Report](#); [Minutes](#), p.28. On November 18, 2021, City Council adopted [Ordinance No. 2021-45](#), approving the 402 Park Avenue Plat Amendment (Staff Report; Minutes, p. X).

On January 20, 2022, the Planning Department conducted an Administrative Public Hearing for 402 Park Avenue's Historic District Design Review application. The item was continued to a date uncertain due to incompatibility with the LMC Section [15-4-7](#), Accessory Apartments (Exhibit E).

On June 25, 2022, the Applicant's representative submitted an updated proposal to renovate the existing Accessory Building rather than converting the detached garage into an Accessory Apartment. The Applicant proposes replacement windows, new window openings, new garage door, and reconfiguration of the interior, as well as a new parking pad for two parking spaces along Park Avenue (Exhibit F).

On June 28, 2022, per LMC § [15-9-2](#), the Planning Director determined that the Accessory Building is a valid-non-complying structure (Exhibit G).

Analysis

(I) The proposal complies with the HR-2A Zoning District requirements outlined in LMC § [15-2.3-3](#).

Accessory Buildings are an Allowed Use in the HR-2 Zoning District² and are included as a Side Setback and Rear Setback exception.³

Standard	Zoning Requirement	Analysis of Proposal
Lot Size – square feet (SF)	1,875 SF minimum for a Single-Family Dwelling	<i>Complies</i> 3,893 SF

² LMC [§ 15-2.3-2\(A\)\(8\)](#).

³ LMC [§ 15-2.3-3](#).

Lot Width – feet (ft.)	25 ft. minimum	Complies 52 feet
Maximum Building Footprint	1,564 square feet	<i>Historic Buildings that do not comply with Building Footprint are valid Non-Complying Building.</i> ⁴ The church, a Landmark Historic Structure, has a building footprint of 1,775 square feet. The Detached Accessory Building (also known as the “pastor’s house”) has a footprint of 496 square feet. The garage footprint was permitted at the time of construction (1993) and the Planning Director determined the detached garage is a valid Non-Complying Structure, LMC § 15-9-2 (Exhibit G).
Front Setbacks – feet (ft.)	10 ft. minimum for Lots up to 75 feet in depth 20 ft. total for Front and Rear Setbacks	<i>Historic Buildings that do not comply with Building Setbacks are valid Non-Complying Structures.</i> ⁵ <i>Front Setback is 3.25 feet.</i>
Rear Setbacks – feet (ft.)	10 ft. minimum for Lots up to 75 feet in depth; 20 ft. total for Front and Rear Setbacks	<i>Variance Granted</i> <i>Rear Setback from the Detached Accessory Garage is 3 feet to the Rear Lot Line. On July 30, 1993, the Board of Adjustments issued a Rear Setback Variance from ten feet to three feet.</i>
Side Setbacks – feet (ft.)	3 ft. minimum for Lots with widths up to 62.5 feet; 10 ft. total for Side Setbacks	<i>Church: Historic Buildings that do not comply with Building Height are valid Non-Complying Structures.</i> <i>Church: The south Side Setback from the church to the property line is 1.5 feet. The north Side Setback from the church is 16.25 feet.</i> <i>Detached Accessory Garage: Variance Granted</i> <i>The north Side Setback from the garage is 5 feet. On July 30, 1993, the Board of Adjustments issued a Side Setback Variance from ten feet to three feet and allowance for five feet from the rear</i>

⁴ LMC § [15-2.3-4](#).

⁵ LMC § [15-2.3-4](#).

		setback.. <i>Detached Accessory Building must have a minimum Side Setback of three feet. The Accessory Building is three feet from the side lot line.</i>
Building Height	27 feet above Existing Grade	<i>Church: Historic Buildings that do not comply with Building Height are valid Non-Complying Structures.</i> <i>Building Height is 30 feet from Existing Grade.</i> <i>Detached Accessory Structure: Complies</i> <i>Building Height is 21 feet from Existing Grade. The maximum height for an Accessory Building in the Side and Rear Setback is 18 feet. The Accessory Structure is a valid non-complying structure, LMC § 15-9-2.</i>
Parking		<i>Complies</i> <i>Historic Buildings and/or Structures that do not comply with Building Footprint, Building Height, Building Setbacks, Off-Street parking, and driveway location standards are valid Non-Complying Structures. Additions must comply with Building Setbacks, Building Footprint, driveway location standards and Building Height. Additions to Historic Building and/or Structures are exempt from Off-Street parking requirements provided the addition does not create a Lockout Unit or Accessory Apartment.</i> <i>Two proposed parking spaces are proposed off of Park Avenue on the northwest portion of the Lot partially in the front setback. Engineering has approved the location but an encroachment agreement with the City will be required. . Condition of Approval 1 states that the proposed parking must comply with LMC Chapter 15-3, Off-Street Parking.</i> <i>Condition of Approval 3 states that the applicant is required to enter into an encroachment agreement with the City.</i>

The proposal meets the standards of the Design Guidelines for Historic Residential

Sites outlined in the LMC § [15-13-2\(9\)](#), *New Accessory Buildings*.

New accessory buildings on flat or downhill sites with a historic building shall generally be located to the rear of the site, unless dictated by the Streetscape or character area are to be located in the front yard.	Complies; 402 Park Avenue is located on the corner of Park Avenue and 4 th Street. The Accessory Building is located behind the church, facing 4 th Street.
New accessory structures on a site with a historic building may be located at the street front if 1) a pattern of front yard historic accessory structures has been established along the street, and 2) the proposed placement does not create any danger or hazard to traffic by obstructing the view of the street.	Complies; the placement does not create any danger or hazard to traffic by obstructing the view of the street.
New detached garages built on sites with historic structures should have a maximum interior dimension of twelve (12) feet in width.	Complies; the garage portion of the detached structure is 11 feet. The new proposal does not change this.
Single car wide tandem garages are recommended. Side-by-side parking configurations are strongly discouraged; if used, they shall be visually minimized when viewed from the primary public right-of-way.	Complies; the existing structure is a single-car wide garage, and no changes are being proposed to this.
Garage doors shall not exceed nine (9) feet in width by nine (9) feet in height. Glazing on garage doors shall be limited to no more than 30% of garage door.	Complies; the new proposed garage door does not change the 1993 approved door and does not exceed 9 x 9 and does not have more than 30% glazing.
Roof form, exterior materials, and architectural detailing of a detached Accessory Building shall complement the primary structure.	Complies; the historic church is constructed with brick and stone. The proposed wood siding compliments the historic streetscape and reads as an accessory structure.
Accessory structures (such as sheds and garages) shall be subordinate in scale to the primary historic structure.	Complies; the structure is subordinate in scale to the primary historic structure. The footprint of the structure will not be

The footprint of the new accessory structure shall not exceed 50% of the footprint of the historic structure. If the footprint exceeds 50% of the footprint of the historic structure, the scale of the individual modules shall be broken up to reflect the mass and scale of those seen on the historic structure. New accessory structures shall follow the design guidelines for compatibility of additions as outlined in Additions to Primary Structures.	expanded and currently is not more than 50% of the footprint of the primary historic structure.
--	--

Department Review

The Design Review Team, Building, Engineering, and Planning Departments reviewed this application. Additionally, this project was brought before the Development Review Committee on August 31, 2021. No issues were raised.

Notice

Staff published notice on the City's website and posted notice to the property on June 28, 2022. Staff mailed courtesy notice to property owners within 100 feet on June 28, 2022. LMC [§ 15-1-21](#).

Public Input

There was no public input received at the time this Staff Report was published.

Alternatives

- The Planning Director may approve the HDDR Application,
- The Planning Director may deny the HDDR Application and direct staff to make Findings for the denial; or
- The Planning Director may request additional information and continue the discussion to a date uncertain.

Exhibits

Exhibit A: Draft Final Action Letter

Exhibit B: 1993 Building Permit

Exhibit C: July 19, 1993, the Historic District Commission Meeting Minutes

Exhibit D: 1993 Board of Adjustments Variance Packet

Exhibit E: January 20, 2022, Continuation Report

Exhibit F: Proposed Plans

Exhibit G: Valid Non-Complying Letter of Determination



PLANNING DEPARTMENT

October 11, 2022

Geralyn Dreyfous
2233 E Fardown Ave
Salt Lake City, Utah 84121

Re: Complete Historic District Design Review Determination
Property Address: 402 Park Avenue
PL-21-04932 Historic District Design Review Pre-Application

Dear Geralyn,

On October 11, 2022, Planning Staff evaluated new plans accompanied with Historic District Design Review (HDDR) Pre-Application (PL-21-04932) for 402 Park Avenue, a Landmark Historic Structure in the Park City Historic District. Staff determines that the proposed location for a new door has little negative impact on the historic character of the surrounding neighborhood or the Historic District. Therefore, per Land Management Code (LMC) § 15-11-12(A)(3), your proposal for renovations of an existing accessory building is not required to complete the full HDDR process. Please note the following findings of fact and conditional of approval apply to the final plans submitted on October 11, 2022 (see Exhibit below):

- Staff finds the proposed plans are compliant with LMC § 15-13-8, *Design Guidelines for New Residential Infill Construction in Historic Districts*
- Staff finds the proposed plans are compliant with LMC § 15-2.2, *Historic Residential (HR-1) District*
- The proposed work requires Final Inspection by both the Building and Planning Departments, subject to applicable Design Guidelines and LMC zoning regulations
- Per LMC § 15-13-2 (A)(9), new construction such as new additions, exterior alterations, repairs, upgrades, etc., should not destroy historic materials, features, and spatial relationships that characterize the historic site or historic building.
- The applicant is responsible for notifying the Planning Department prior to making any changes to the approved plans.
- No doors or windows may be vinyl or aluminum; all new doors and windows shall be wood or aluminum-clad wood.
- This HDDR Waiver Letter does not replace the HDDR Final Action Letter approved July 14, 2022. It accompanies the new plans proposed that show significantly less changes to the existing structure.

Should you have any questions or concerns, please do not hesitate to contact your project planner, Lillian Zollinger, at lillian.zollinger@parkcity.org or at 435-615-5068.

Sincerely,

A handwritten signature in blue ink, appearing to read "Gretchen Milliken". The signature is fluid and cursive, with a long horizontal stroke at the end.

Gretchen Milliken
Planning Director

CC: Lillian Zollinger, Planner I

the concepts, ideas, drawings and specifications herein are an original, unpublished work and the property of NYSW, LLC and shall not be used in any interval, or conditions shall be waived on the acceptance of the architect's bid proposal.

C:\Users\jason.summers\Documents\Drawings\NYSW\PC\NYSW\NYSW Remodel_Corridor_2022_12\proj\NYSW.dwg

date: 10/11/2022 8:54:11 AM

D



the concepts, ideas, drawings and specifications herein are an original unpublished work and the property of WOW Atelier, LLC and shall not be used on any other work, do not scale drawings, all conditions shall be verified on site, discrepancies shall be brought to the attention of the architect before proceeding.
plot date: 9/14/2022 3:43:37 PM
C:\Users\Ryan Shumway\Documents\Dreyfus Remodel_PC HOUSE_Central 23_ym8RUt8.vrt

GERALYN DREYFOUS

PASTOR'S HOUSE REMODEL

402 Park Ave.

Park City Utah, 84060

PERMIT SET

09/16/2022

PROJECT CONTACT INFORMATION

OWNER	ARCHITECT
Gerlayn Dreyfous 2233 E. Fardown Ave, Salt Lake City, Utah 84121 telephone: 801-560-8224 email: gdreyfous@me.com	WOW Atelier 73 E 400 S Salt Lake City, Utah 84111 telephone: 801-712-4078 contact: Greg Walker email: gregory@be-wow.com
CIVIL ENGINEER	STRUCTURAL ENGINEER
	LEI Engineers 3302 N. Main Street Spanish Fork, UT 84660 telephone: 801-798.0555 contact: Jared Palytrenab email: jared@lei-eng.com
MECHANICAL ENGINEER	ELECTICAL ENGINEER
CCI Mechanical 2345 S. CCI Way Salt Lake City, Utah 84119 telephone: 801-558-7048 contact: Chad Okutani email: cokutani@ccimechanical.com	
LANDSCAPE ARCHITECT	INTERIOR DESIGNER
Io LandArch 7395 24th St. Ogden, UT 84401 telephone: 801-505-6601 contact: Shalae Larsen email: shalae@iolandarch.com	WOW Atelier 73 E 400 S Salt Lake City, Utah 84111 telephone: 801-580-2842 contact: Greg Walker email: gregory@be-wow.com
CONTRACTOR	
Roger Knight Construction 2660 W. 2590 S. Salt Lake City, UT 84119 telephone: 801-746-1058 contact: Dave Frampton email: dave@rogerknight.net	



VICINITY MAP

DRAWING INDEX

GENERAL	
GI-001	COVER
GI-002	GENERAL NOTES & CODE ANALYSIS
GI-101	GENERAL SPECIFICATIONS
GI-102	GENERAL SPECIFICATIONS
CIVIL	
1 OF 1	EXISTING PROPERTY SURVEY
ARCHITECTURAL SITE	
AS-101	SITE PLAN
ARCHITECTURAL DEMO	
AD-101	GROUND LEVEL EXISTING & DEMO PLAN
AD-102	UPPER LEVEL EXISTING & DEMO PLAN
AD-201	EXISTING ELEVATIONS
ARCHITECTURAL	
AE-101	GROUND LEVEL PLAN
AE-101.1	GROUND LEVEL POWER / CEILING PLAN
AE-102	LIVING LEVEL PLAN
AE-102.1	LIVING LEVEL POWER / CEILING PLAN
AE-103	ROOF PLAN
AE-201	NEW EXTERIOR ELEVATIONS
AE-301	BUILDING SECTIONS
AE-302	BUILDING/WALL SECTIONS
AE-550	ROOF DETAILS
AE-560	WINDOW AND DOOR DETAILS
AE-561	GENERAL FLASHING DETAILS
AE-600	SCHEDULES
AE-801	ENLARGED STAIR PLANS/SECTION
STRUCTURAL	
S1.0	FOOTING AND FOUNDATION PLAN
S2.1	LOWER LEVEL SHEAR PLAN
S2.2	UPPER LEVEL SHEAR PLAN
S3.1	UPPER LEVEL FRAMING PLAN
S3.2	ROOF FRAMING PLAN
SD.0	GENERAL STRUCTURAL NOTES
SD.1	STRUCTURAL DETAILS
SD.2	STRUCTURAL DETAILS



PASTOR'S HOUSE

REMODEL

402 Park Ave.
Park City Utah, 84060

PROJECT #:
210006

ISSUE DATE:
09/16/2022

ISSUE:
Project Status

REVISIONS

COVER

GI-001

COPYRIGHT: WOW atelier, LLC. 2020

CIVIL:

STRUCTURAL:
LEI ENGINEERS

MECHANICAL:
CCI MECHANICAL

ELECTRICAL:
PARLEY'S ELECTRIC

LANDSCAPE:
IO LANDARCH

INTERIOR:
WOW ATELIER



WOW

GENERAL PROJECT NOTES

- THIS 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. FAILURE TO DO SO WAIVES THE DESIGN INTENT.
4. ANY AND ALL PROPOSED CHANGE, MODIFICATIONS AND/OR SUBSTITUTION SHALL BE REPORTED TO THE ARCHITECT/ENGINEER BEFORE PROCEEDING. ANY DEVIATION FROM THE CONTRACT DOCUMENTS, WITHOUT THE EXPRESS WRITTEN AUTHORIZATION OF THE ARCHITECT/ENGINEER, WAIVES DESIGN INTENT.
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. BEFORE PROCEEDING WITH WORK NOTIFY ARCHITECT/ENGINEER OF ANY CONFLICT.
6. ANY INSTALLATION OR WORK NECESSARY TO THE FUNCTIONING, SAFETY AND/OR PHYSICAL SECURITY OF DESIGN THAT IS TO BE ENCAPSULATED OR OTHERWISE PERMANENTLY OBSCURED FROM INSPECTION SHALL BE REPORTED TO THE ARCHITECT/ENGINEER A MINIMUM OF TWO (2) WORKING DAYS BEFORE ENCLOSURE.
7. 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.
8. BUILDING DESIGN IS GENERALLY PREDICATED UPON PROVISIONS OF THE CURRENT EDITION OF THE IBC AND/OR 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. ANY DAMAGE, DISRUPTION OR COMPROMISE OF AMBIENT RIGHTS-OF-WAY, UTILITIES, OR ENVIRONMENTAL QUALITY SHALL BE IMMEDIATELY RECTIFIED BY THE CONTRACTOR TO THE SATISFACTION OF THE ARCHITECT/ENGINEER AT NO COST TO THE OWNER.
10. ALL WORK SHALL BE INSPECTED BY GOVERNING AGENCIES IN ACCORDANCE WITH THEIR REQUIREMENTS. JURISDICTIONAL APPROVAL SHALL BE SECURED BEFORE PROCEEDING WITH WORK.
14. SMOKE DETECTORS SHALL BE PROVIDED AS SPECIFIED IN IBC 907. SEE ELECTRICAL DRAWINGS, FIRE AND EGRESS PLANS AND SPECIFICATIONS FOR LOCATIONS.
15. ALL WALLS SURROUNDING TOILETS IN PRIVATE OFFICE SHALL BE FULLY BLOCKED FOR FUTURE INSTALLATION OF GRAB BARS AS SHOWN ON UNIT PLANS AND ADA REQUIREMENTS SHEET.
16. FOR TYPICAL ACCESSORY/EQUIPMENT MOUNTING LOCATIONS SEE ADA REQUIREMENTS SHEET -
17. DIMENSIONS (ON ARCHITECTURAL DRAWINGS) ARE TAKEN TO:
- A. COORDINATE GRID LINES
- B. FACE OF CONCRETE OR CONCRETE MASONRY UNITS (CMU) - F.O.C.
- C. FACE OR CENTERLINE OF VERTICAL STUD OR COLUMN - F.O.S.
- D. TOP SURFACE OF FLOOR (WITHOUT FINISH) WALL, TRIM, CAP, RAILING, ETC. ABOVE NEAREST REFERENCE LEVEL -
- A.F.F.
- E. UNLESS NOTED OTHERWISE DOOR AND WINDOW LOCATIONS ARE DIMENSIONED TO THE CENTER OF THEIR HORIZONTAL OPENING.

SWPPP NOTES

1. PROVIDE SILT FENCE AROUND SIDE AND REAR PROPERTY LINES EXTENDING UP DRIVEWAY SIDES 6.
2. PROVIDE WADDLES ON STEEP SLOPES
3. PROVIDE GRAVEL DRIVEWAY PRIOR TO INSTALLATION OF PERMANENT CONCRETE DRIVE FOR DELIVERIES. DRIVEWAY TO BE USED FOR VEHICLE WASH OFF - UNLESS OTHER AREA IS PROVIDED BY CONTRACTOR AND APPROVED BY CITY OFFICIALS.
4. PROVIDE AND IDENTIFY CONCRETE WASHOUT AREA. CONTRACTOR TO COORDINATE WITH CITY OFFICIALS AND RECEIVE APPROVAL PRIOR TO ANY CONCRETE WORK.
5. DUST CONTROL: SOILS, GRAVELS, ETC., WHETHER STOCKPILED OR PLACED, SHALL BE KEPT COVERED AND/OR ADEQUATELY MOIST TO PREVENT AIRBORNE DUST FROM LEAVING THE SITE
6. EXISTING STORM DRAIN INLETS WILL BE PROTECTED TO PREVENT STORM WATER FROM ENTERING WITHOUT FIRST BEING FILTERED OR TREATED TO REMOVE SEDIMENT.
7. AT CONCLUSION OF PROJECT ALL INLETS AND JUNCTIONS SHALL BE CLEANED. ALL WASTE MATERIALS SHALL BE REMOVED AND PROPERLY DISPOSED OF.

ELECTRICAL PROJECT NOTES

- E1. ALL ELECTRICAL INSTALLATIONS SHALL COMPLY WITH THE 2015 IRC & 2017 NEC.
- E2. ALL RECEPTACLES SERVING KITCHEN COUNTERTOPS, IN GARAGES, BATHS, UNFINISHED BASEMENTS AND OUTSIDE RECEPTACLES SHALL BE GFCI PROTECTED. -IRC E3902
- E3. HOT TUB AND SPA INSTALLATIONS SHALL COMPLY WITH CHAPTER 42 IRC & NEC 680.
- E4. ELECTRICAL PANELS MUST COMPLY WITH IRC E3305 FOR 30" BY 36" WORKING SPACE AND 6'-6" HEADROOM. SEE PLAN
- E5. PROVIDE SMOKE DETECTORS CONFORMING TO IRC SECTION R314. ALL LEVELS, ALL BEDROOMS, ACCESS TO ALL BEDROOMS AND IN ALL ROOMS WITH SLOPED CEILINGS NEXT TO HALLS SERVING BEDROOMS. ALL DETECTORS SHALL BE HARD-WIRED, INTERCONNECTED, AND HAVE BATTERY BACKUP.
- E6. PROVIDE LEAST TWO OUTSIDE GRADE LEVEL RECEPTACLES -- SEE PLANS FOR LOCATIONS. -IRC E3901.7
- E7. ALL BRANCH CIRCUITS THAT SUPPLY ELECTRICAL IN BEDROOMS NEED TO BE PROVIDED WITH ARC-FAULT PROTECTION. NEC 210-12.
- E8. CARBON MONOXIDE DETECTORS SHALL BE INSTALLED ON EACH HABITABLE LEVEL OF A DWELLING UNIT EQUIPPED WITH A FUEL BURNING APPLIANCE. R315 AS AMENDED BY STATE.
- E9. EACH FIXTURE SHOULD BE RATED FOR INSTALLATION IN AREAS WITH INSULATION (E.G. I.C. RATED), HAVE A LABEL ON THEM FROM AN APPROVED THIRD PARTY INDICATING THAT THEY HAVE AN AIR LEAKAGE RATE NOT EXCEEDING 2 CFM AT 75 PA (1.57 PSF) WHEN TESTED UNDER ASTM E283
- E10. ALL OUTLETS SHALL BE TAMPER RESISTANT.
- E11. A MINIMUM OF 75 PERCENT OF THE LAMPS IN PERMANENTLY INSTALLED LIGHTING FIXTURES SHALL BE HIGH-EFFICIENCY LAMPS. —N1104.1
- E12. ALL 15- AND 20- AMPERE RECEPTACLES IN EVERY KITCHEN, FAMILY ROOM, DINING ROOM, LIVING ROOM, PARLOR, LIBRARY, DEN, SUN ROOM, BEDROOM, RECREATION ROOM, OR SIMILAR ROOM OR AREA OF DWELLING UNITS SHALL BE LISTED TAMPER-RESISTANT RECEPTACLES. —E4002.14 AND —E3901.1.

MECHANICAL PROJECT NOTES

- M1. ALL MECHANICAL INSTALLATIONS SHALL COMPLY WITH THE 2015 IRC & 2018 IFGC.
- M2. PROVIDE A COMFORT HEATING SYSTEM CAPABLE OF MAINTAINING 68° F AT A POINT 36 INCHES ABOVE THE FLOOR IN ALL ROOMS. GENERALLY EQUIPMENT CANNOT BE INSTALLED IN SLEEPING ROOMS OR BATHROOMS. -IRC G2404
- M3. SHOW COMBUSTION AIR FOR ALL FUEL-BURNING APPLIANCES AT A MINIMUM RATE OF 1 SQ INCH PER 3000 BTU/HOUR INPUT. THE ONE OPENING MUST BE IN THE TOP 12 INCHES OF THE ROOM. SHOW MINIMUM 1 INCH CLEARANCE AROUND EQUIPMENT AT SIDES AND REAR OF THE APPLIANCE. SHOW MINIMUM 6 INCH CLEARANCE IN FRONT OF THE APPLIANCE. -IFGC 304.6.2
- M4. SHOW GAS LOGS AND EACH GAS APPLIANCE WITH A SHUT-OFF VALVE WITHIN 6 FEET OF THE APPLIANCE. -IRC G2420
- M5. FUEL-BURNING APPLIANCES, INCLUDING FIREPLACES, ARE NOT PERMITTED TO BE INSTALLED IN SLEEPING ROOMS, BATHROOMS, OR TOILET ROOMS UNLESS THE APPLIANCES ARE DIRECT VENT APPLIANCES. SEE IRC SECTION G2406 AND IMC 303.3 FOR MORE INFORMATION AND THE LIST OF EXCEPTIONS. NOTE: ALL CONSTRUCTION IN PARK CITY IS "UNUSUALLY TIGHT CONSTRUCTION".
- M6. FUEL-FIRED WATER HEATERS SHALL NOT BE INSTALLED IN A ROOM USED AS A STORAGE CLOSET. NON-DIRECT-VENT WATER HEATERS LOCATED IN A BEDROOM OR BATHROOM SHALL BE INSTALLED IN A SEALED ENCLOSURE SO THAT COMBUSTION AIR WILL NOT BE TAKEN FROM THE LIVING SPACE. -IRC M2005.2
- M7. ALL FIREPLACES SHOULD HAVE OUTSIDE COMBUSTION AIR AND GASKETED DOORS
- M8. AUTOMATIC OR GRAVITY DAMPERS MUST BE INSTALLED ON ALL OUTDOOR AIR INTAKES AND EXHAUSTS.

PLUMBING PROJECT NOTES

- | | |
|-----|--|
| P1. | ALL WATER CLOSETS SHALL HAVE A FLOW RATE OF NOT MORE THAN 1.6 GALLONS PER FLUSH. |
| P2. | ALL SHOWERHEADS SHALL HAVE A FLOW RATE OF NOT MORE THAN 2.5 GPM. -IRC P2903.2 |
| P3. | PROVIDE NON-FREEZE TYPE BACKFLOW PREVENTER HOSE BIBS. -IRC P2902.3.3, P2603.6 |
| P4. | ALL PLUMBING VENTS THROUGH THE ROOF TO BE MINIMUM 3" PIPE. -IRC P3103.2 |
| P5. | PROVIDE EXPANSION TANK AND RECIRCULATION PUMP ON THE WATER HEATER FOR THE CULINARY WATER SYSTEM. |
| P6. | PROVIDE 21" CLEARANCE IN FRONT OF WATER CLOSET. SHOW A FULL 30" WIDE FINISHED SPACE FOR WATER CLOSET. |
| P7. | SHOWERS SHALL BE FINISHED TO A HEIGHT OF NOT LESS THAN 72 INCHES ABOVE THE FLOOR. MATERIAL SHALL BE NON-ABSORBENT. |
| P8. | ALL INSTALLATIONS SHALL COMPLY WITH 2015 IRC |

GAS PIPING NOTES

USED MATERIALS. PIPE, FITTINGS, VALVES AND OTHER MATERIALS SHALL NOT BE USED AGAIN EXCEPT WHERE THEY ARE FREE OF FOREIGN MATERIALS AND HAVE BEEN ASCERTAINED TO BE ADEQUATE FOR THE SERVICE INTENDED.

CAST IRON. CAST-IRON PIPE SHALL NOT BE USED.

STEEL, STEEL AND WROUGHT-IRON PIPE SHALL BE AT LEAST OF STANDARD WEIGHT (SCHEDULE 40) AND SHALL COMPLY WITH ONE OF THE FOLLOWING STANDARDS:

1. ASME B 36.10, 10M;
2. ASTM A 53/A53M; OR
3. ASTM A 106.

APPLICABLE BUILDING CODES

2015 EDITION OF THE INTERNATIONAL RESIDENTIAL CODE (IRC)
2018 EDITION OF THE INTERNATIONAL EXISTING BUILDING CODE (IEBC)
2015 EDITION OF THE INTERNATIONAL ENERGY CONSERVATION CODE (IECC)

ZONING ANALYSIS

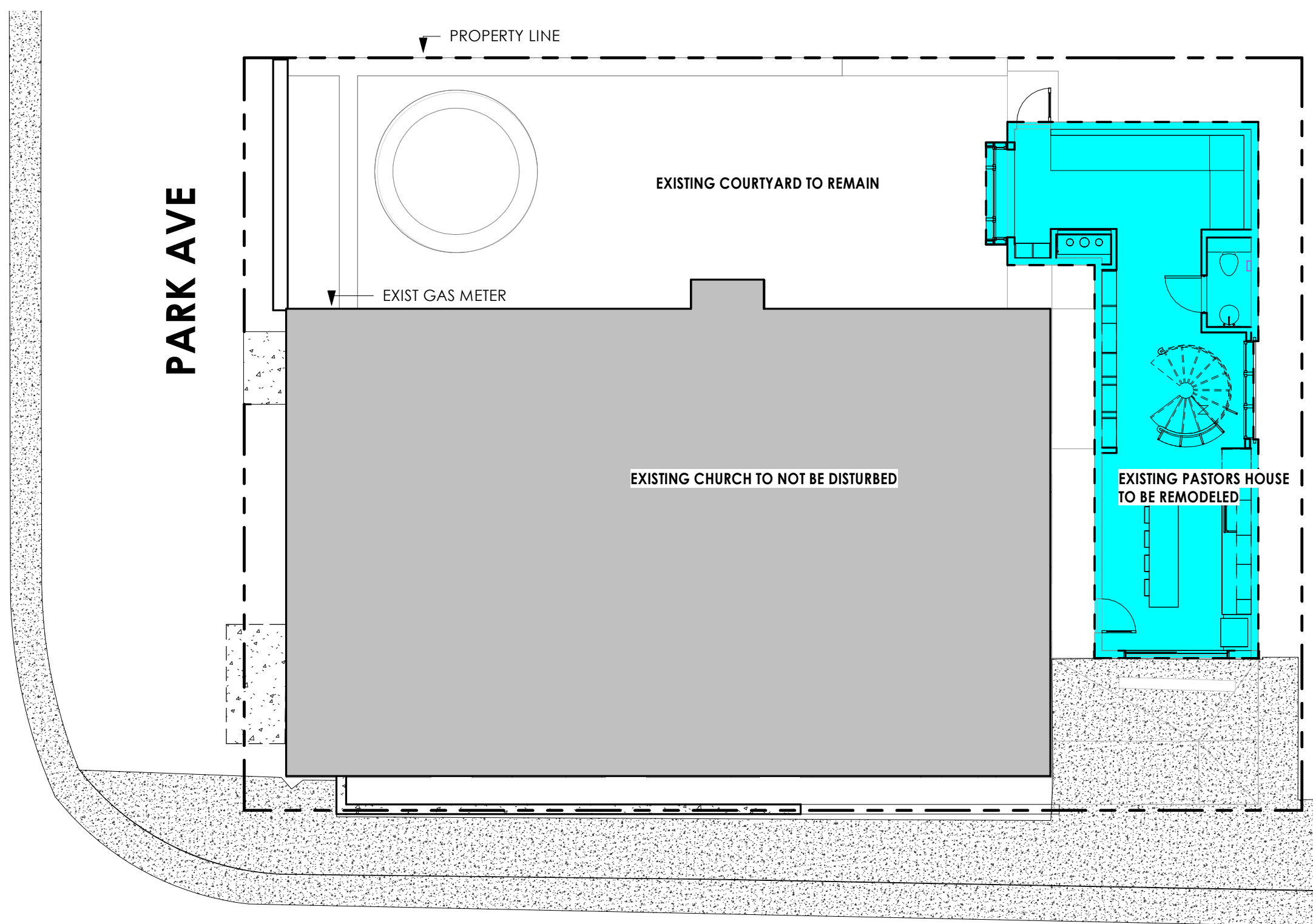
ZONE: HR-2
LOT AREA: 3910 SF
BUILDING FOOTPRINT: 474SF
ALLOWABLE BUILDING HEIGHT: 27'
FRONT SETBACK: 12'
REAR SETBACK: 13'
INTERIOR SIDEYARD SETBACK: 5'
ACCESSORY BLDG REAR SETBACK: 1'
ACCESSORY BLDG SIDE SETBACK: 3'

AREA ANALYSIS

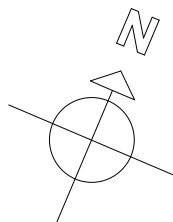
PASTORS GROUND LEVEL:	474SF
PASTOR'S LIVING LEVEL :	474SF
TOTAL AREA:	948SF

L.O.D. AREA

SITE AREA:	3,909 SF
BUILDING FOOTPRINT:	1,425 SF
DRIVEWAY/ SIDEWALK:	290 SF
<u>ACCESSORY AREA:</u>	<u>240 SF</u>
TOTAL CONSTRUCTION AREA:	1,955 SF
EXTERIOR LOD AREA:	1,954 SF



A4 CODE SITE PLAN
1/8" = 1'-0"



GENERAL NOTES & CODE ANALYSIS

GI-002

GA
COPYRIGHT: WOW atelier, LLC. 2020

**PASTOR'S HOUSE
REMODEL**
402 Park Ave.
Park City Utah, 84060

Park City Utah, 84060

CIVIL:

STRUCTURAL:
LEI ENGINEERS

MECHANICAL:
CCI MECHANICAL

ELECTRICAL:
PARLEYS ELECTRIC

LANDSCAPE:
LO LandArch

INTERIOR:
WOW ATELIER




REVIEWED FOR CODE COMPLIANCE
PARK CITY BUILDING DEPT.
Plan Check Coordinator - Brenda Turnblom
09/20/2022

the concepts, ideas, drawings and specifications herein are an original unpublished work and the property of WOW Atelier, LLC and shall not be used on any other work, do not scale drawings: all conditions shall be verified on site, discrepancies shall be brought to the attention of the architect before proceeding,

the concepts, ideas, drawings and specifications herein are an original unpublished work and the property of WOW Atelier, LLC and shall not be used on any other work, do not scale drawings, all conditions shall be brought to the attention of the architect before proceeding.
plot date: 9/14/2022 3:43:39 PM

PRODUCT SPECIFICATIONS

SITEWORK / SOIL MATERIALS

A. GENERAL: PROVIDE BORROW SOIL MATERIALS WHEN SUFFICIENT SATISFACTORY SOIL MATERIALS ARE NOT AVAILABLE FROM EXCAVATIONS.

B. SATISFACTORY SOILS: ASTM D 2487 SOIL CLASSIFICATION GROUPS GW, GP, GM, SW, SP, AND SM, OR A COMBINATION OF THESE GROUP SYMBOLS; FREE OF ROCK OR GRAVEL LARGER THAN 4 INCHES (100 MM) IN ANY DIMENSION, DEBRIS, WASTE, FROZEN MATERIALS, VEGETATION, AND OTHER DELETERIOUS MATTER.

C. UNSATISFACTORY SOILS: ASTM D 2487 SOIL CLASSIFICATION GROUPS GC, SC, ML, MH, CL, CH, OL, OH, AND PT, OR A COMBINATION OF THESE GROUP SYMBOLS.

1. UNSATISFACTORY SOILS ALSO INCLUDE SATISFACTORY SOILS NOT MAINTAINED WITHIN 2 PERCENT OF OPTIMUM MOISTURE CONTENT AT TIME OF COMPACTION.

D. BACKFILL AND FILL: SATISFACTORY SOIL MATERIALS.

E. SUBBASE: NATURALLY OR ARTIFICIALLY WELL GRADED MIXTURE OF NATURAL OR CRUSHED GRAVEL, CRUSHED STONE, AND NATURAL OR CRUSHED SAND; ASTM D 2940; WITH AT LEAST 70 PERCENT PASSING A 3/4- INCH (18-MM) SIEVE AND NOT MORE THAN 25 PERCENT PASSING A NO. 200 (0.075-MM) SIEVE.

F. BASE COURSE: NATURALLY OR ARTIFICIALLY GRADED MIXTURE OF NATURAL OR CRUSHED GRAVEL, CRUSHED STONE, AND NATURAL OR CRUSHED SAND; ASTM D 2940; CONFORMING TO THE 1 INCH GRADATION REQUIREMENTS OF SECTION 301 OF THE UDOT STANDARD SPECIFICATION FOR ROAD AND BRIDGE CONSTRUCTION.

G. ENGINEERED FILL: NATURALLY OR ARTIFICIALLY GRADED MIXTURE OF NATURAL OR CRUSHED GRAVEL, CRUSHED STONE, AND NATURAL OR CRUSHED SAND; ASTM D 2940; WITH AT LEAST 70 PERCENT PASSING A 3/4- INCH (18-MM) SIEVE AND NOT MORE THAN 25 PERCENT PASSING A NO. 200 (0.075-MM) SIEVE.

H. BEDDING: NATURALLY OR ARTIFICIALLY GRADED MIXTURE OF NATURAL OR CRUSHED GRAVEL, CRUSHED STONE, AND NATURAL OR CRUSHED SAND; ASTM D 2940; EXCEPT WITH 100 PERCENT PASSING A 1-INCH (25-MM) SIEVE AND NOT MORE THAN 8 PERCENT PASSING A NO. 200 (0.075-MM) SIEVE.

I. DRAINAGE FILL: WASHED, NARROWLY GRADED MIXTURE OF CRUSHED STONE, OR CRUSHED OR UNCRUSHED GRAVEL; ASTM D 448; COARSE-AGGREGATE GRADING SIZE 57; WITH 100 PERCENT PASSING A 1-1/2- INCH (38-MM) SIEVE AND 0 TO 5 PERCENT PASSING A NO. 8 (2.36-MM) SIEVE.

J. FILTER MATERIAL: NARROWLY GRADED MIXTURE OF NATURAL OR CRUSHED GRAVEL, OR CRUSHED STONE AND NATURAL SAND; ASTM D 448; COARSE-AGGREGATE GRADING SIZE 67; WITH 100 PERCENT PASSING A 1-INCH (25-MM) SIEVE AND 0 TO 5 PERCENT PASSING A NO. 4 (4.75-MM) SIEVE.

K. IMPERVIOUS FILL: CLAYEY GRAVEL AND SAND MIXTURE CAPABLE OF COMPACTING TO A DENSE

CONCRETE

A. PLASTIC VAPOR RETARDER
SHEET VAPOR RETARDER: ASTM E 1745, CLASS A. INCLUDE MANUFACTURER'S RECOMMENDED ADHESIVE OR PRESSURE-SENSITIVE TAPE.

- PRODUCTS: SUBJECT TO COMPLIANCE WITH REQUIREMENTS. AVAILABLE PRODUCTS THAT MAY BE INCORPORATED INTO THE WORK INCLUDE, BUT ARE NOT LIMITED TO, THE FOLLOWING:
 - MEADOWS, W. R., INC.; PERIMATOR 10 MIL.
 - VIPER VAPORCHECK II 10 MIL CLASS A.

B. STRUCTURAL CONCRETE (INCLUDING PRECAST PANELS)
REFER TO STRUCTURAL NOTES AND DETAILS

C. REINFORCING BARS:
1. ASTM A 615, GRADE 60, DEFORMED, EXCEPT USE ASTM A706, GRADE 60 AS NOTED ON DRAWINGS.

D. UNDERLAYMENT:
GYPSUM-CEMENT-BASED, SELF-LEVELING PRODUCT THAT CAN BE APPLIED IN MINIMUM UNIFORM THICKNESS OF 1/8 INCH (3 MM) AND THAT CAN BE FEATHERED AT EDGES TO MATCH ADJACENT FLOOR ELEVATIONS.

- PRODUCTS: SUBJECT TO COMPLIANCE WITH REQUIREMENTS. AVAILABLE PRODUCTS THAT MAY BE INCORPORATED INTO THE WORK INCLUDE, BUT ARE NOT LIMITED TO, THE FOLLOWING:
 - MAXXON CORPORATION.
 - USC CORPORATION; LEVELROCK 2500.
- SOUND MAT:

- ENTANGLED POLYMERIC FILAMENT MAT, 3/16 INCH THICK, 2.64 PCF DENSITY.
- PRODUCTS: SUBJECT TO COMPLIANCE WITH REQUIREMENTS. AVAILABLE PRODUCTS THAT MAY BE INCORPORATED INTO THE WORK INCLUDE, BUT ARE NOT LIMITED TO, THE FOLLOWING:
 - MAXXON CORPORATION; ACOUSTI-MAT I.
 - LEVELROCK SRM MAT

MASONRY

A. UNIT MASONRY
1. PERFORMANCE REQUIREMENTS - REFER TO GENERAL STRUCTURAL NOTES

A. PROVIDE UNIT MASONRY THAT DEVELOPS INDICATED NET-AREA COMPRESSIVE STRENGTHS AT 28 DAYS.

- DETERMINE NET-AREA COMPRESSIVE STRENGTH OF MASONRY BY TESTING MASONRY PRISMS ACCORDING TO ASTM C 1314.

METALS

A. STRUCTURAL STEEL

1. REFER TO STRUCTURAL DRAWINGS FOR SPECIFICS

A. METAL SURFACES. GENERAL: FOR FABRICATION OF WORK WHICH WILL BE EXPOSED TO VIEW, USE ONLY MATERIALS WHICH ARE SMOOTH AND FREE OF SURFACE BLEMISHES INCLUDING PITTING, RUST AND SCALE SEAM MARKS, ROLLER MARKS, ROLLED TRADE NAMES AND ROUGHNESS. REMOVE SUCH BLEMISHES BY GRINDING, OR BY WELDING AND GRINDING, PRIOR TO CLEANING, TREATING AND APPLICATION OF SURFACE FINISHES.

B. WIDE FLANGE STRUCTURAL STEEL SHAPES: AS INDICATED.
1. OTHER STRUCTURAL STEEL SHAPES, PLATES AND BARS: AS INDICATED.

C. COLD-FORMED STEEL TUBING: AS INDICATED.

D. HOT-FORMED STEEL TUBING: ASTM A 501.
1. STEEL PIPE: AS INDICATED.
A. FINISH: BLACK, EXCEPT WHERE INDICATED TO BE GALVANIZED.

E. STEEL CASTINGS: ASTM A 27, GRADE 65-35, MEDIUM-STRENGTH CARBON STEEL.

F. ANCHOR BOLTS: AS INDICATED.

G. UNFINISHED THREADED FASTENERS: AS INDICATED.
1. PROVIDE HEXAGONAL HEADS AND NUTS FOR ALL CONNECTIONS.
2. PROVIDE EITHER HEXAGONAL OR SQUARE, HEADS AND NUTS, EXCEPT USE ONLY HEXAGONAL UNITS FOR EXPOSED CONNECTIONS

H. HIGH-STRENGTH THREADED FASTENERS: HEAVY HEXAGON STRUCTURAL BOLTS, HEAVY HEXAGON NUTS, AND HARDENED WASHERS, AS FOLLOWS:
1. QUENCHED AND TEMPERED MEDIUM-CARBON STEEL BOLTS, NUTS AND WASHERS, COMPLYING WITH ASTM A 325.
2. DIRECT TENSION INDICATOR WASHERS MAY BE USED AT CONTRACTOR'S OPTION.

I. ELECTRODES FOR WELDING: COMPLY WITH AWS CODE.

J. STRUCTURAL STEEL PRIMER PAINT: SSP-C - PAINT 13.

K. CEMENT GROUT: PORTLAND CEMENT (ASTM C 150, TYPE I OR TYPE III) AND CLEAN, UNIFORMLY GRADED, NATURAL SAND (ASTM C 404, SIZE NO. 2), MIX AT A RATIO OF 1.0 PART CEMENT TO 3.0 PARTS SAND, BY VOLUME, WITH MINIMUM WATER REQUIRED FOR PLACEMENT AND HYDRATION.

L. NON-METALLIC SHRINKAGE-RESISTANT GROUT: PRE-MIXED, NON-METALLIC, NON-CORROSIVE, NON-STAINING PRODUCT CONTAINING SELECTED SILICA SANDS, PORTLAND CEMENT, SHRINKAGE COMPENSATING

METALS CONT...

2. METAL DECK
A. STEEL ROOF DECK: FABRICATE PANELS, WITHOUT TOP-FLANGE STIFFENING GROOVES, TO COMPLY WITH "SDI SPECIFICATIONS AND COMMENTARY FOR STEEL ROOF DECK," IN SDI PUBLICATION NO. 29, AND PRIME-PAINTED STEEL SHEET: ASTM A 611, GRADE C MINIMUM, SHOP PRIMED WITH GRAY OR WHITE BAKED-ON, LEAD- AND CHROMATE-FREE RUST-INHIBITIVE PRIMER COMPLYING WITH PERFORMANCE REQUIREMENTS OF FS IT-P-664.

B. COMPOSITE STEEL FLOOR DECK: FABRICATE PANELS, WITH INTEGRALLY EMBOSSED OR RAISED PATTERN RIBS AND INTERLOCKING SIDE LAPS, TO COMPLY WITH "SDI SPECIFICATIONS AND COMMENTARY FOR COMPOSITE STEEL FLOOR DECK," IN SDI PUBLICATION NO. 29, THE MINIMUM SECTION PROPERTIES INDICATED, AND GALVANIZED STEEL SHEET: ASTM A 653/A 653M, STRUCTURAL STEEL, GRADE 33, G60 ZINC COATING, AS INDICATED.

3. METAL STAIRS
A. STRUCTURAL PERFORMANCE: PROVIDE METAL STAIRS CAPABLE OF WITHSTANDING THE FOLLOWING STRUCTURAL LOADS WITHOUT EXCEEDING THE ALLOWABLE DESIGN WORKING STRESS OF THE MATERIALS INVOLVED, INCLUDING ANCHORS AND CONNECTIONS, APPLY EACH LOAD TO PRODUCE THE MAXIMUM STRESS IN EACH COMPONENT OF METAL STAIRS.
1. TREADS AND PLATFORMS OF METAL STAIRS: CAPABLE OF WITHSTANDING A UNIFORM LOAD OF 100 LBF/SQ. FT. (4.79 KN/SQ. M) OR A CONCENTRATED LOAD OF 300 LBF (1.33 KN) ON AN AREA OF 4 SQ. IN. (25.8 SQ. CM), WHICHEVER PRODUCES THE GREATER STRESS.
2. STAIR FRAMING: CAPABLE OF WITHSTANDING STRESSES RESULTING FROM LOADS SPECIFIED ABOVE IN ADDITION TO STRESSES RESULTING FROM RAILING SYSTEM LOADS.
3. LIMIT DEFLECTION OF TREADS.

4. PIPE AND TUBE RAILINGS
A. GENERAL: IN ENGINEERING HANDRAILS AND RAILINGS TO WITHSTAND STRUCTURAL LOADS INDICATED, DETERMINE ALLOWABLE DESIGN WORKING STRESSES OF HANDRAIL AND RAILING MATERIALS BASED ON THE FOLLOWING:
1. STRUCTURAL STEEL: AISI 335S, "SPECIFICATION FOR STRUCTURAL STEEL BUILDINGS ALLOWABLE STRESS DESIGN AND PLASTIC DESIGN WITH COMMENTARY."
2. COLD-FORMED STRUCTURAL STEEL: AISI SG-673, PART I, "SPECIFICATION FOR THE DESIGN OF COLD-FORMED STEEL STRUCTURAL MEMBERS."
B. STRUCTURAL PERFORMANCE OF HANDRAILS AND RAILINGS: PROVIDE HANDRAILS AND RAILINGS CAPABLE OF WITHSTANDING THE FOLLOWING STRUCTURAL LOADS WITHOUT EXCEEDING ALLOWABLE DESIGN WORKING STRESSES OF MATERIALS FOR HANDRAILS, RAILINGS, ANCHORS, AND CONNECTIONS:
1. TOP RAIL OF GUARDS: CAPABLE OF WITHSTANDING THE FOLLOWINGS LOADS APPLIED AS INDICATED:
A. CONCENTRATED LOAD OF 200 LBF (890 N) APPLIED AT ANY POINT AND IN ANY DIRECTION.
B. UNIFORM LOAD OF 50 LBF/FT. (730 N/M) APPLIED HORIZONTALLY AND CONCURRENTLY WITH UNIFORM LOAD OF 100 LBF/FT. (1460 N/M) APPLIED VERTICALLY DOWNWARD.
C. CONCENTRATED AND UNIFORM LOADS ABOVE NEED NOT BE ASSUMED TO ACT CONCURRENTLY.
2. HANDRAILS NOT SERVING AS TOP RAILS: CAPABLE OF WITHSTANDING THE FOLLOWING LOADS APPLIED AS INDICATED:
A. CONCENTRATED LOAD OF 200 LBF (890 N) APPLIED AT ANY POINT AND IN ANY DIRECTION.
B. UNIFORM LOAD OF 50 LBF/FT. (730 N/M) APPLIED IN ANY DIRECTION.
C. CONCENTRATED AND UNIFORM LOADS ABOVE NEED NOT BE ASSUMED TO ACT CONCURRENTLY.
3. INFILL AREA OF GUARDS: CAPABLE OF WITHSTANDING A HORIZONTAL CONCENTRATED LOAD OF 200 LBF (890 N) APPLIED TO 1 SQ. FT. (0.09 SQ. M) AT ANY POINT IN SYSTEM, INCLUDING PANELS, INTERMEDIATE RAILS, BALUSTERS, OR OTHER ELEMENTS COMPOSING INFILL AREA.
A. LOAD ABOVE NEED NOT BE ASSUMED TO ACT CONCURRENTLY WITH LOADS ON TOP RAILS IN DETERMINING STRESS ON GUARD.
C. THERMAL MOVEMENTS: PROVIDE HANDRAILS AND RAILINGS THAT ALLOW FOR THERMAL MOVEMENTS RESULTING FROM THE FOLLOWING MAXIMUM CHANGE (RANGE) IN AMBIENT AND SURFACE TEMPERATURES BY PREVENTING BUCKLING, OPENING OF JOINTS, OVERSTRESSING OF COMPONENTS, FAILURE OF CONNECTIONS, AND OTHER DETRIMENTAL EFFECTS. BASE ENGINEERING CALCULATION ON SURFACE TEMPERATURES OF MATERIALS DUE TO BOTH SOLAR HEAT GAIN AND NIGHTTIME-SKY HEAT LOSS.
1. TEMPERATURE CHANGE (RANGE): 120 DEG F (67 DEG C), AMBIENT: 180 DEG F (100 DEG C), MATERIAL SURFACES.
D. CONTROL OF CORROSION: PREVENT GALVANIC ACTION AND OTHER FORMS OF CORROSION BY INSULATING METALS AND OTHER MATERIALS FROM DIRECT CONTACT WITH INCOMPATIBLE MATERIALS.

WOODS AND PLASTICS

A. STRUCTURAL WOOD
DOUGLAS FIR LARCH #2 OR BETTER - **REFER TO STRUCTURAL DRAWINGS AND NOTES FOR SIZES AND GRADES**

B. LUMBER STANDARDS: COMPLY WITH DOC PS 20, "AMERICAN SOFTWOOD LUMBER STANDARD," AND WITH APPLICABLE GRADING RULES OF INSPECTION AGENCIES CERTIFIED BY ALSC'S BOARD OF REVIEW.

C. WHERE LUMBER OR PLYWOOD IS INDICATED AS PRESERVATIVE TREATED OR IS SPECIFIED TO BE TREATED, COMPLY WITH APPLICABLE REQUIREMENTS OF AWPAC C2 (LUMBER) AND AWPAC C9 (PLYWOOD). MARK EACH TREATED ITEM WITH THE QUALITY MARK REQUIREMENTS OF AN INSPECTION AGENCY APPROVED BY ALSC'S BOARD OF REVIEW.

D. PRESSURE TREAT ABOVEGROUND ITEMS WITH WATERBORNE PRESERVATIVES TO A MINIMUM RETENTION OF 0.25 LB/CU. FT. (4.0 KG/CU. M). AFTER TREATMENT, KILN-DRY LUMBER AND PLYWOOD TO A MAXIMUM MOISTURE CONTENT OF 19 AND 15 PERCENT, RESPECTIVELY. TREAT INDICATED ITEMS AND THE FOLLOWING:
1. WOOD CANIS, NAILERS, CURBS, EQUIPMENT SUPPORT BASES, BLOCKING, STRIPPING, AND SIMILAR MEMBERS IN CONNECTION WITH ROOFING, FLASHING, VAPOR BARRIERS, AND WATERPROOFING.
2. WOOD SILLS, SLEEPERS, BLOCKING, FURRING, STRIPPING, AND SIMILAR CONCEALED MEMBERS IN CONTACT WITH MASONRY OR CONCRETE.
3. WOOD FRAMING MEMBERS LESS THAN 18 INCHES (460 MM) ABOVE GRADE.
4. WOOD FLOOR PLATES INSTALLED OVER CONCRETE SLABS DIRECTLY IN CONTACT WITH EARTH.

E. STRUCTURAL-USE PANEL STANDARDS: PROVIDE EITHER ALL-VENEER, MAT-FORMED, OR COMPOSITE PANELS COMPLYING WITH DOC PS 2, "PERFORMANCE STANDARD FOR WOOD-BASED STRUCTURAL-USE PANELS," UNLESS OTHERWISE INDICATED. PROVIDE PLYWOOD PANELS COMPLYING WITH DOC PS 1, "U.S. PRODUCT STANDARD FOR CONSTRUCTION AND INDUSTRIAL PLYWOOD," WHERE PLYWOOD IS INDICATED.

F. WHERE STRUCTURAL-USE PANELS ARE INDICATED FOR THE FOLLOWING CONCEALED TYPES OF APPLICATIONS, PROVIDE APA-PERFORMANCE-RATED PANELS COMPLYING WITH REQUIREMENTS DESIGNATED UNDER EACH APPLICATION FOR GRADE, SPAN RATING, EXPOSURE DURABILITY CLASSIFICATION, AND EDGE DETAIL (WHERE APPLICABLE).
1. THICKNESS: PROVIDE PANELS MEETING REQUIREMENTS SPECIFIED BUT NOT LESS THAN THICKNESS INDICATED.
2. SPAN RATINGS: PROVIDE PANELS WITH SPAN RATINGS REQUIRED TO MEET "CODE PLUS" PROVISIONS OF APA FORM NO. E30, "APA DESIGN/CONSTRUCTION GUIDE: RESIDENTIAL & COMMERCIAL."

G. . COMBINATION SUBFLOOR-UNDERLAYMENT: APA-RATED STURD-I-FLOOR.
1. EXPOSURE DURABILITY CLASSIFICATION: EXTERIOR.
2. SPAN RATING: AS REQUIRED TO SUIT JOIST SPACING INDICATED.
3. EDGE DETAIL: SQUARE.
4. SURFACE FINISH: FULLY SANDED FACE.

H. . SUBFLOORING: APA-RATED SHEATHING.
1. EXPOSURE DURABILITY CLASSIFICATION: EXTERIOR.
2. SPAN RATING: AS REQUIRED TO SUIT JOIST SPACING INDICATED.
3. INSTALL WITH TYTAN SUBFLOOR PRO ADHESIVE (JOISTS TO SUBFLOOR)

I. WALL SHEATHING: APA-RATED STRUCTURAL I SHEATHING.
1. EXPOSURE DURABILITY CLASSIFICATION: EXPOSURE I.
2. SPAN RATING: AS REQUIRED TO SUIT STUD SPACING INDICATED.

E. ROOF SHEATHING: APA-RATED STRUCTURAL I SHEATHING.
1. EXPOSURE DURABILITY CLASSIFICATION: EXPOSURE I.
2. SPAN RATING: AS REQUIRED TO SUIT RAFTER SPACING INDICATED.

J. PLYWOOD BACKING PANELS: FOR MOUNTING ELECTRICAL OR TELEPHONE EQUIPMENT. PROVIDE FIRE-RETARDANT-TREATED PLYWOOD PANELS WITH GRADE, C-D PLUGGED EXPOSURE I, IN THICKNESS INDICATED OR, IF NOT OTHERWISE INDICATED, NOT LESS THAN 15/32 INCH (11.9 MM) THICK.

K. GLU LAM SPECIES AND GRADES FOR BEAMS, PURLINS, AND ARCHES: PROVIDE GLULAM MEMBERS OF THE FOLLOWING SPECIES THAT COMPLY WITH AITC 117-MANUFACTURING FOR THE FOLLOWING COMBINATION SYMBOL:
1. SPECIES AND COMBINATION SYMBOL: DOUGLAS FIR, 24FV4.
2. SPECIES AND COMBINATION SYMBOL FOR CANTILEVERED MEMBERS: DOUGLAS FIR, 24FV8.

L. GLULAM SPECIES AND GRADES FOR COLUMNS AND TRUSS CHORDS: PROVIDE GLULAM MEMBERS OF THE FOLLOWING SPECIES THAT COMPLY WITH AITC 117-MANUFACTURING FOR THE FOLLOWING COMBINATION SYMBOL:
1. SPECIES AND COMBINATION SYMBOL: DOUGLAS FIR, I.

M. GLU LAM PRESERVATIVE TREATMENT: WHERE PRESERVATIVE-TREATED GLULAMS ARE INDICATED, PRESSURE TREAT LUMBER BEFORE GLUING ACCORDING TO AWPAC C28 FOR WATERBORNE PRESERVATIVES. AFTER DRESSING AND END-CUTTING EACH MEMBER TO FINAL SIZE AND SHAPE, APPLY A FIELD-TREATMENT PRESERVATIVE TO COMPLY WITH AWPAC M4 TO SURFACES CUT TO A DEPTH OF MORE THAN 1/16 INCH (1.5 MM).
1. USE PRESERVATIVE SOLUTION WITHOUT WATER REPELLENTS OR OTHER SUBSTANCES THAT MIGHT INTERFERE WITH APPLICATION OF INDICATED FINISHES

THERMAL AND MOISTURE PROTECTION

INSTALL ALL WATERPROOFING, INSULATION AND CLADDING PER STRICTEST MANUFACTURER RECOMMENDATIONS

A. SELF-ADHESIVE SHEET MEMBRANE WATERPROOFING SHALL BE CCW MIRADRI 860/861 CONSISTING OF A 56 MIL RUBBERIZED ASPHALT MEMBRANE LAMINATED TO 4 MIL CROSS-LAMINATED POLYETHYLENE FILM, AND SHALL MEET OR EXCEED THE FOLLOWING REQUIREMENTS:

- TENSILE STRENGTH: 325 PSI MINIMUM, ASTM D 412
- ULTIMATE ELONGATION: 350% MINIMUM, ASTM D 412
- PUNCTURE RESISTANCE: 60 LBS. MINIMUM, ASTM E 154
- PERMEANCE: 0.05 PERM MAXIMUM, ASTM E 96 (B)
- LOW TEMPERATURE FLEXIBILITY: UNAFFECTED AT -45OF, ASTM D 1970, 1" MANDREL
- TENSILE TO FILM: 5000 PSI, ASTM D 882
- THICKNESS: 60 MILS, ASTM D 3767
- HYDROSTATIC HEAD: 230 FT., ASTM D 751
- WATER ABSORPTION: 0.1% BY WT., ASTM D 570

FOR APPLICATION TEMPERATURES BETWEEN 25 AND 65OF, USE CCW-861 SHEET MEMBRANE AND CCW-702, FOR APPLICATION TEMPERATURES ABOVE 40°F USE CCW MIRADRI 860 SHEET MEMBRANE AND CCW-702, CCW-714 PRIMER, OR CCW-AWP.

B. LIQUID APPLIED WATERPROOFING MEMBRANE SHALL BE TUFF-N-DRI 60MIL OR CCS-525-V ON VERTICAL SURFACES/ TREMCO TREMPROOF 250GC OR CCW-525 -H OR CCW-703-H FOR HORIZONTAL SURFACES AND SHALL MEET OR EXCEED THE REQUIREMENTS OF ASTM C 836

C. HOT FLUID APPLIED WATERPROOFING MEMBRANE SHALL BE AMERICAN HYDROTECH MONLITHIC MEMBRANE 6125 OR CARLISLE COATINGS CCW-500R

D. WEATHER BARRIERS

- WATER-VAPOR PERMEANCE: NOT LESS THAN 30 PERMS (1725 NG/PA X S X SQ. M) PER ASTM E 96/E 96M, METHOD B.
- AIR PERMEANCE: NOT MORE THAN 0.004 CFM/SQ. FT. AT 0.3-INCH WG (0.02 L/S X SQ. M AT 75 PA) WHEN TESTED ACCORDING TO ASTM E 2178.
- ALLOWABLE UV EXPOSURE TIME: NOT LESS THAN SIX MONTHS.

CCW BARRITHANE VP AIR AND VAPOR BARRIER
HENRY AIR-BLOC ALL WEATHER SIFE

E. FLASHING

- SELF-ADHERING -- STRAIGHT FLASHING: DUPONT™ STRAIGHTFLASH™
 - FACE MATERIAL: TEXTURED POLYETHYLENE LAMINATE BARRIER.
 - FACE COLOR: REFER TO ARCHITECTURAL DRAWINGS
 - ADHESIVE COMPOSITION: BUTYL ADHESIVE
 - THICKNESS: 30 MIL
 - RELEASE LINER: 1 PIECE SILICONIZED PAPER
 - DIMENSION: [4 INCHES WIDE BY 150 FEET OR 9 INCHES WIDE BY 125 FEET]

- SELF-ADHERING -- FLEXIBLE FLASHING: DUPONT™ FLEXWRAP™
 - FACE MATERIAL COMPOSITION: CONFORMABLE TEXTURED POLYETHYLENE LAMINATE BARRIER.
 - FACE COLOR: REFER TO ARCHITECTURAL DRAWINGS.
 - ADHESIVE COMPOSITION: BUTYL ADHESIVE
 - THICKNESS: 70 MIL
 - RELEASE LINER: 2-PART SILICONIZED PAPER.
 - DIMENSION: [7 INCHES WIDE BY 75 FEET OR 9 INCHES WIDE BY 75 FEET]
- WATER INTRUSION: NO LEAKAGE AT 75 PA, WHEN TESTED IN ACCORDANCE WITH ASTM E331.
 - WATER VAPOR PERMEABILITY: < 1 PERM, WHEN TESTED IN ACCORDANCE WITH ASTM E96.

F. INSULATION
RIGID INSULATION: Owens Corning™ FOAMULAR® 250 extruded polystyrene (XPS). AT FOUNDATION WALLS REQUIRED BY DRAWINGS TO HAVE R-10 OR LESS INSULATION, CONTRACTOR MAY USE THERMALDRAIN IN PLACE OF RIGID INSULATION AND DRAINAGE PROTECTION BOARD

BATT INSULATION: OWEN'S CORNING PROPINK BLOWN-IN WALL SYSTEM/ CERTANTEED OPTIMA / JOHN'S MANVILLE CLIMATE PRO WALLS: R-21
BASEMENT FURRED WALLS: R-13
ROOF/ CEILING ASSEMBY: R-38

SEAL ALL PENETRATIONS WITH CLOSED CELL POLYURETHANE SEALANT OR APPROVED EQUAL

G. VAPOR BARRIER
POLYETHYLENE VAPOR RETARDER: ASTM D 4397, 6 MILS (0.15 MM) THICK, WITH MAXIMUM PERMEANCE RATING OF 0.0507 PERM

H. LOW SLOPE ROOFING SYSTEM
GENERAL PERFORMANCE: INSTALLED ROOFING AND BASE FLASHINGS SHALL WITHSTAND SPECIFIED UPLIFT PRESSURES, THERMALLY INDUCED MOVEMENT, AND EXPOSURE TO WEATHER WITHOUT FAILURE DUE TO DEFECTIVE MANUFACTURE, FABRICATION, INSTALLATION, OR OTHER DEFECTS IN CONSTRUCTION. ROOFING AND BASE FLASHINGS SHALL REMAIN WATERTIGHT. PROVIDE 20YEAR WARRANTY MINIMUM.

- ACCELERATED WEATHERING: ROOFING SYSTEM SHALL WITHSTAND 2000 HOURS OF EXPOSURE WHEN TESTED ACCORDING TO ASTM G 152, ASTM G 154, OR ASTM G 155.
- IMPACT RESISTANCE: ROOFING SYSTEM SHALL RESIST IMPACT DAMAGE WHEN TESTED ACCORDING TO ASTM D 3746 OR ASTM D 4272.

- PVC SHEET: ASTM D 4434/D 4434M, TYPE III, FABRIC REINFORCED AND FABRIC BACKED.
 - BASIS-OF-DESIGN PRODUCT: SUBJECT TO COMPLIANCE WITH REQUIREMENTS, PROVIDE CARLISLE SYNTec CORPORATION OR A COMPARABLE PRODUCT BY ONE OF THE FOLLOWING:
 - SARNAFIL INC., SIKAPLAN FB
 - JOHN'S MANVILLE KEE PVC.
 - THICKNESS: 80 MILS (2.0 MM), NOMINAL.
 - EXPOSED FACE COLOR: TAN.

J. SLOPED INSULATION

ROOF INSULATION: EXTRUDED POLYSTYRENE BOARD TO ASTM C578, TYPE IV, RIGID, CLOSED CELL TYPE, WITH INTEGRAL HIGH DENSITY SKIN. MANUFACTURER AND PRODUCT NAME: STYROFOAM DECKMATE PLUS BY THE DOW CHEMICAL COMPANY. AGED THERMAL RESISTANCE (ASTM C518): R-5 PER INCH (R51 0.87 PER 25 MM). COMPRESSIVE STRENGTH: MINIMUM 25 PSI (170 KPA).

K. TRAFFIC PROTECTION SHEET

A PREFABRICATED, PUNCTURE RESISTANT POLYESTER CORE REINFORCED, POLYMER MODIFIED BITUMEN SHEET MATERIAL TOPPED WITH A CERAMIC-COATED GRANULE WEARING SURFACE. - PARATREAD ROOF PROTECTION MATERIAL BY SIPLAST

L. SLOPED ROOFING
20GA WEATHERING STEEL: ASTM A 588 (COR-TEN B) AND ASTM A606 TYPE 4 - 1-1/2" WEATHERING STEEL CORRUGATED PANELS

PERFORMANCE REQUIREMENTS
A. STRUCTURAL PERFORMANCE: PROVIDE METAL PANEL SYSTEMS CAPABLE OF WITHSTANDING THE EFFECTS OF THE FOLLOWING LOADS, BASED ON TESTING ACCORDING TO ASTM E 1592:

- WIND LOADS: AS INDICATED ON DRAWINGS.
 - OTHER DESIGN LOADS: AS INDICATED ON DRAWINGS.
 - DEFLECTION LIMITS: FOR WIND LOADS, NO GREATER THAN 1/240 OF THE SPAN.
- B. HIGH TEMPERATURE UNDERLAYMENT: PROVIDE SELF-ADHERING, COLD-APPLIED, SHEET UNDERLAYMENT, A MINIMUM OF 30 MILS (0.76 MM) THICK, SPECIFICALLY DESIGNED TO WITHSTAND HIGH METAL TEMPERATURES BENEATH METAL ROOFING. PROVIDE PRIMER WHEN RECOMMENDED BY UNDERLAYMENT MANUFACTURER

C. GUTTERS: 20GA ALUMINUM (COLOR BY ARCHITECT), COMPLETE WITH END PIECES, OUTLET TUBES, AND OTHER SPECIAL PIECES AS REQUIRED, FABRICATE IN MINIMUM 96-INCH- (2400-MM-) LONG SECTIONS, OF SIZE AND METAL THICKNESS ACCORDING TO SMACNA'S "ARCHITECTURAL SHEET METAL MANUAL." FURNISH GUTTER SUPPORTS SPACED A MAXIMUM OF 36 INCHES (914 MM) O.C., FABRICATED FROM SAME METAL AS GUTTERS. PROVIDE WIRE BALL STRAINERS OF COMPATIBLE METAL AT OUTLETS. FINISH GUTTERS TO MATCH METAL ROOF PANELS.

D. DOWNSPOUTS: FORMED FROM SAME MATERIAL AS GUTTERS, FABRICATE IN 10-FOOT- (3-M-) LONG SECTIONS, COMPLETE WITH FORMED ELBOWS AND OFFSETS, OF SIZE AND METAL THICKNESS ACCORDING TO SMACNA'S "ARCHITECTURAL SHEET METAL MANUAL." FINISH DOWNSPOUTS TO MATCH GUTTERS.

E. PANEL FASTENERS: SELF-TAPPING SCREWS DESIGNED TO WITHSTAND DESIGN LOADS. PROVIDE EXPOSED FASTENERS WITH HEADS MATCHING COLOR OF METAL PANELS BY MEANS OF PLASTIC CAPS OR FACTORY-APPLIED COATING. PROVIDE EPDM OR PVC SEALING WASHERS FOR EXPOSED FASTENERS.

THERMAL AND MOISTURE PROTECTION

F. PANEL SEALANTS: PROVIDE SEALANT TYPES RECOMMENDED BY MANUFACTURER THAT ARE COMPATIBLE WITH PANEL MATERIALS. ARE NONSTAINING, AND DO NOT DAMAGE PANEL FINISH.

- SEALANT TAPE: PRESSURE-SENSITIVE, 100 PERCENT SOLIDS, GRAY POLYISOBUTYLENE COMPOUND SEALANT TAPE WITH RELEASE-PAPER BACKING, PROVIDE PERMANENTLY ELASTIC, NONSAG, NONTXIC, NONSTAINING TAPE 1/2 INCH (13 MM) WIDE AND 1/8 INCH (3 MM) THICK.
- JOINT SEALANT: ASTM C 920; ELASTOMERIC POLYURETHANE OR SILICONE SEALANT; OF TYPE, GRADE, CLASS, AND USE CLASSIFICATIONS REQUIRED TO SEAL JOINTS IN METAL PANELS AND REMAIN WEATHERTIGHT; AND AS RECOMMENDED IN WRITING BY METAL PANEL MANUFACTURER.

G. FLASHING AND TRIM: PROVIDE FLASHING AND TRIM FORMED FROM SAME MATERIAL AS METAL PANELS AS REQUIRED TO SEAL AGAINST WEATHER AND TO PROVIDE FINISHED APPEARANCE. LOCATIONS INCLUDE, BUT ARE NOT LIMITED TO, EAVES, RAKES, CORNERS, BASES, FRAMED OPENINGS, RIDGES, FASCIAE, AND FILLERS. FINISH FLASHING AND TRIM WITH SAME FINISH SYSTEM AS ADJACENT METAL PANELS.

M. FOOTING DRAIN

AMERICAN WICK SITEDRAIN P-114 SERIES SHEET DRAIN. CONNECT INTO SITE DRAINAGE PER CIVIL PLANS

N. DECK MEMBRANE MATERIAL

TUFF-DECK BASE MEMBRANE AND TRAFFIC MEMBRANE, INSTALLED WITH TUFF ADHESIVE

P. FORMED METAL WALL PANELS

METAL CORRUGATED SIDING: COLOR AND SPEC AS SHOWN ON BUILDING ELEVATIONS

PERFORMANCE REQUIREMENTS

STRUCTURAL PERFORMANCE: PROVIDE METAL PANEL SYSTEMS CAPABLE OF WITHSTANDING THE EFFECTS OF THE FOLLOWING LOADS, BASED ON TESTING ACCORDING TO ASTM E 1592

Q. SNOW GUARDS

PERFORMANCE REQUIREMENTS: PROVIDE SNOW GUARDS THAT WITHSTAND EXPOSURE TO WEATHER AND RESIST THERMALLY INDUCED MOVEMENT WITHOUT FAILURE, RATTLING, OR FASTER DISENGAGEMENT DUE TO DEFECTIVE MANUFACTURE, FABRICATION, INSTALLATION, OR OTHER DEFECTS IN CONSTRUCTION.

TEMPERATURE CHANGE: 120 DEG F (67 DEG C), AMBIENT: 180 DEG F (100 DEG C), MATERIAL SURFACES.

DOORS AND WINDOWS

A. HOLLOW METAL DOORS

INTERIOR DOORS AND FRAMES

CONSTRUCT INTERIOR DOORS AND FRAMES TO COMPLY WITH THE STANDARDS INDICATED FOR MATERIALS, FABRICATION, HARDWARE LOCATIONS, HARDWARE REINFORCEMENT, TOLERANCES, AND CLEARANCES, AND AS SPECIFIED.

- EXTRA-HEAVY-DUTY DOORS AND FRAMES: SDI A250.8, LEVEL 3.
- PHYSICAL PERFORMANCE: LEVEL A ACCORDING TO SDI A250.4.
 - DOORS:
 - TYPE: AS INDICATED IN THE DOOR AND FRAME SCHEDULE.
 - THICKNESS: 1-3/4 INCHES.
 - FACE: UNCOATED, COLD-ROLLED STEEL SHEET, MINIMUM THICKNESS OF 0.053 INCH.
 - EDGE CONSTRUCTION: MODEL 2, SEAMLESS.
 - CORE: VERTICAL STEEL STIFFENER.
 - FRAMES:
 - MATERIALS: UNCOATED, STEEL SHEET, MINIMUM THICKNESS OF 0.053 INCH.
 - CONSTRUCTION: FULL PROFILE WELDED.
 - EXPOSED FINISH: PRIME.

EXTERIOR HOLLOW-METAL DOORS AND FRAMES

CONSTRUCT EXTERIOR DOORS AND FRAMES TO COMPLY WITH THE STANDARDS INDICATED FOR MATERIALS, FABRICATION, HARDWARE LOCATIONS, HARDWARE REINFORCEMENT, TOLERANCES, AND CLEARANCES, AND AS SPECIFIED.

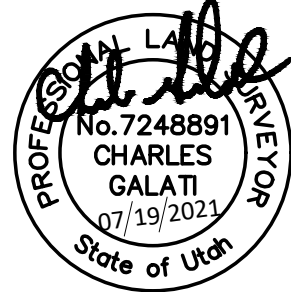
- EXTRA-HEAVY-DUTY DOORS AND FRAMES: SDI A250.8, LEVEL 3.
- PHYSICAL PERFORMANCE: LEVEL A ACCORDING TO SDI A250.4.
 - DOORS:
 - TYPE: AS INDICATED IN THE DOOR AND FRAME SCHEDULE.
 - THICKNESS: 1-3/4 INCHES
 - FACE: METALLIC-COATED STEEL SHEET, MINIMUM THICKNESS OF 0.053 INCH, WITH MINIMUM A40 COATING.
 - EDGE CONSTRUCTION: MODEL 2, SEAMLESS.
 - CORE: POLYSTYRENE.
 - THERMAL-RATED DOORS: PROVIDE DOORS FABRICATED WITH THERMAL-RESISTANCE VALUE (R-VALUE) OF NOT LESS THAN 2.1 DEG F X H X SQ. FT./BTU WHEN TESTED ACCORDING TO ASTM C 1363.
 - FRAMES:
 - MATERIALS: METALLIC-COATED STEEL SHEET, MINIMUM THICKNESS OF 0.053 INCH, WITH MINIMUM A40 COATING.
 - CONSTRUCTION: FULL PROFILE WELDED.
 - EXPOSED FINISH: PRIME.

C. FLOOR ANCHORS:
1. FLOOR ANCHORS SHALL BE SECURELY WELDED INSIDE EACH JAMB OR FLOOR ANCHORAGE.
2. MINIMUM THICKNESS OF FLOOR ANCHORS SHALL BE 18 GAUGE.
3. FLOOR ANCHORS MAY BE OMITTED AT FRAMES DESIGNED FOR EXISTING WALL CONDITIONS. AN ADDITIONAL FRAME ANCHOR SHALL BE PROVIDED IN LIEU OF A FLOOR ANCHOR.

D. JAMB ANCHORS:
1. FRAMES FOR INSTALLATION IN MASONRY WALLS SHALL BE PROVIDED WITH ADJUSTABLE JAMB ANCHORS OF THE (T-STRAIP) (STRIRUP) (WIRE) TYPE. ANCHORS SHALL BE NOT LESS THAN 16 GAUGE STEEL OR 0.156" DIAMETER STEEL WIRE. STRIRUP STRAPS SHALL NOT BE LESS THAN 2" X 10" IN SIZE, CORRUGATED AND/OR PERFORATED.
2. WELDED FRAMES FOR INSTALLATION IN STUD PARTITIONS SHALL BE PROVIDED WITH STEEL ANCHORS OF SUITABLE DESIGN, NOT LESS THAN 18 GAUGE THICKNESS SECURED INSIDE EACH JAMB.

LOTS 31 & 32 BLOCK 10 PARK CITY SURVEY

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



SURVEYOR'S CERTIFICATE

I, Charles Galati, certify that I am a Professional Land Surveyor and that I hold License No. 7248891, as prescribed by 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.

LEGAL DESCRIPTION

LOTS 31 & 32, BLOCK 10, AMENDED PLAT OF THE PARK CITY SURVEY, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE OFFICE OF THE SUMMIT COUNTY RECORDER.

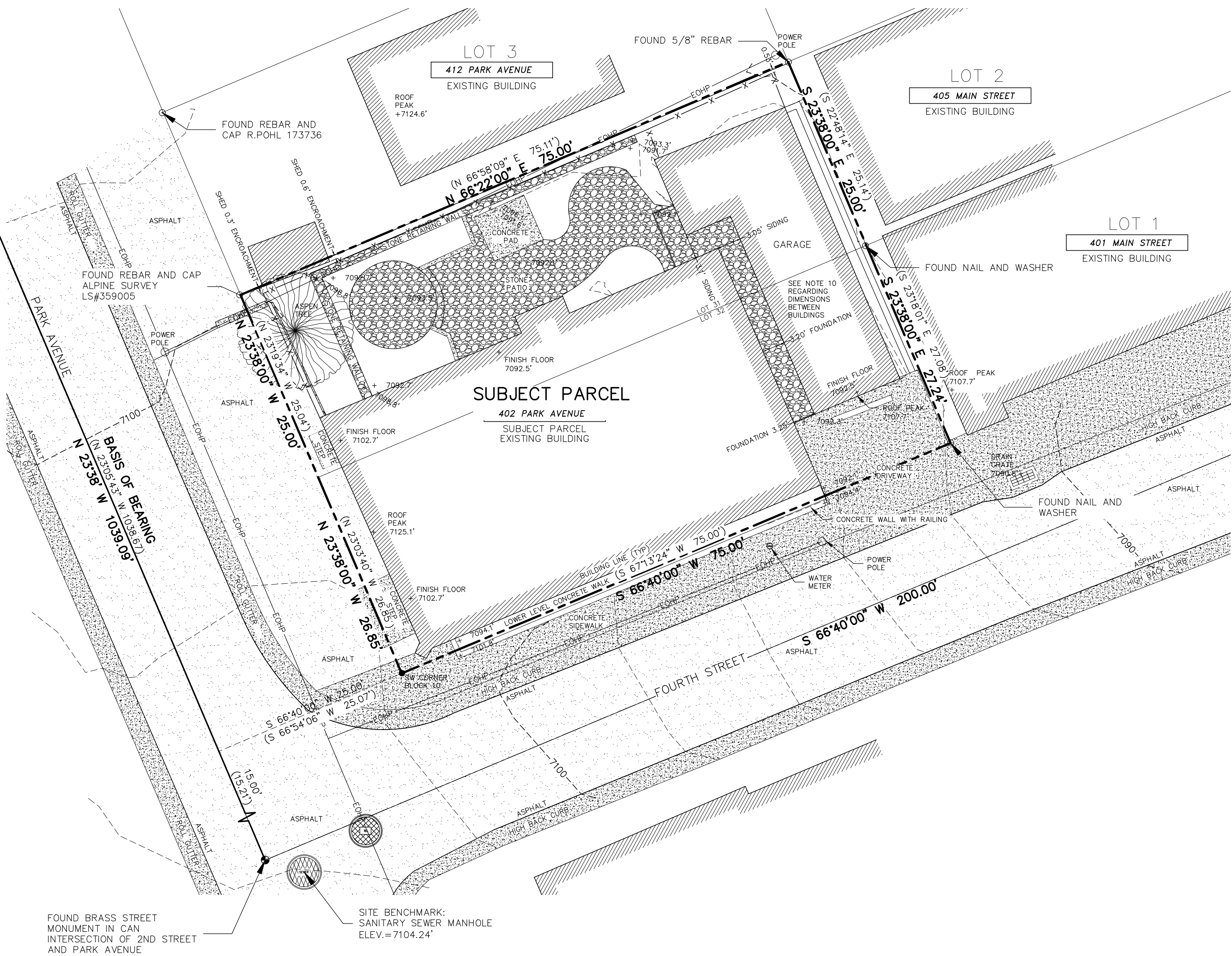
NARRATIVE/NOTES

1. Basis of Bearing for this survey is between the found street monuments as shown on this plat.
2. Field work for this survey was performed June 16, 2021 and is in compliance with generally accepted industry standards for accuracy.
3. The purpose of this survey was to perform a Boundary, Existing Conditions and Topography survey for the possibility of future improvements to the property.
4. A Title Report was not provided to the surveyor no easements were located as part of this survey. The owner of the property should be aware of any items affecting the property that may appear in a title insurance report. The surveyor found no obvious evidence of easements, encroachments or encumbrances on the property surveyed except as shown hereon.
5. County tax maps, recorded deeds, Miner's Plaza Plat Amendment, Amended Plat of Park City Survey, Records of Survey Nos S-2957, S-3535, S-3982 and S-4482 (all aforementioned documents on file and of record in the Summit County Recorder's Office), and physical evidence found in the field were all considered when determining the boundary as shown on this plat.
6. Site Benchmark: Rebar and Cap, Elevation=7104.24' as shown.
7. The architect is responsible for verifying building setbacks, zoning requirements and building heights.
8. Property corners were found as shown.
9. Measured bearings and distances, when different from record, are shown in parenthesis. ()
10. Dimensions between buildings were taken at ground level. "SIDING" indicates measurement was taken from stone face of main building to siding of smaller building; "FOUNDATION" indicates measurement was taken from stone face of main building to foundation of smaller building.

REVISIONS

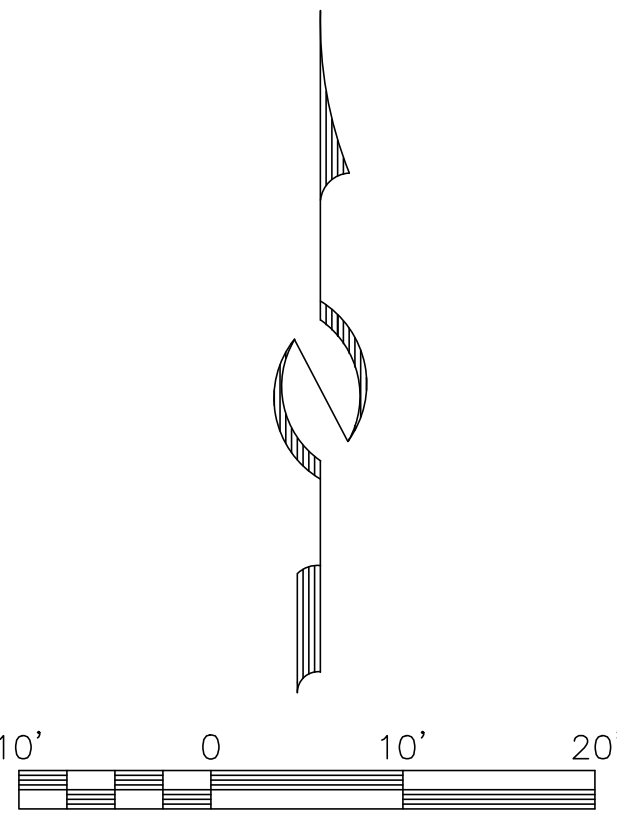
7/19/21 - Update/revise dimension data based on field verification of distance between the buildings on the subject property. Added related note 10.

FOUND BRASS STREET
MONUMENT IN CAN
INTERSECTION OF 6TH STREET
AND PARK AVENUE



LEGEND

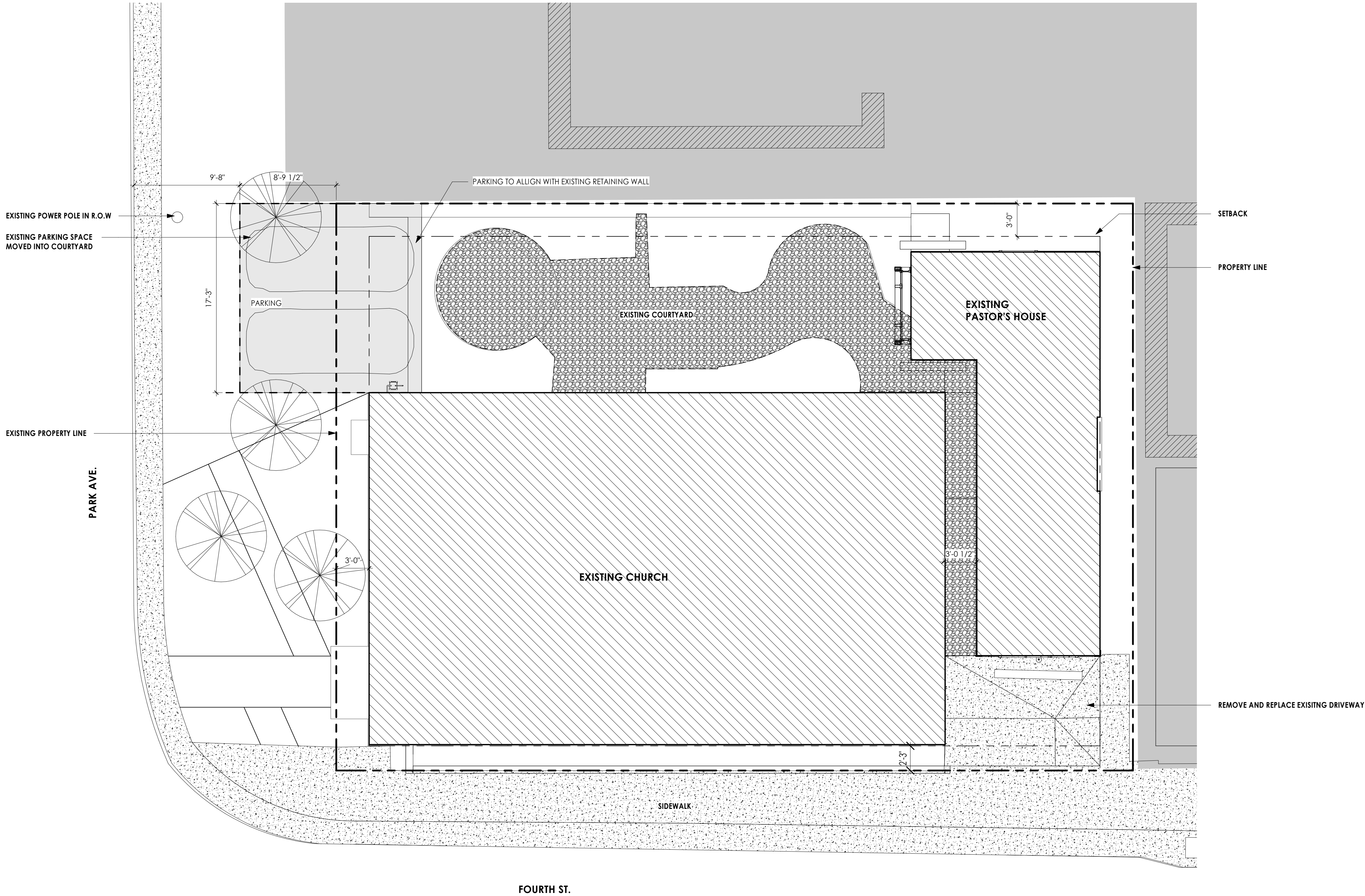
- Found Monument (As-Noted)
- Found Street Monument (As-Noted)
- Set Copper Rivet



the concepts, ideas, drawings and specifications herein are an original unpublished work and the property of WOW Atelier, LLC and shall not be used on any other work, do not scale drawings, all conditions shall be verified on site, discrepancies shall be brought to the attention of the architect before proceeding.
plot date: 9/14/2022 3:43:37 PM
C:\Users\Ryan.Shumway\Documents\DreyfusRemodel_PC HOUSE_Central 22_ryan8RUT8.rvt

A1

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



PARK CITY
REVIEWED FOR CODE COMPLIANCE
PARK CITY BUILDING DEPT.
Plan Check Coordinator - Brenda Tumbloom
09/20/2022

GENERAL SITE MITIGATION NOTES

HOURS OF OPERATION ARE 7:00AM TO 9:00PM MONDAY THROUGH SATURDAY AND 9:00AM TO 6:00PM ON SUNDAYS.

PARKING WILL NOT BLOCK REASONABLE PUBLIC AND SAFETY VEHICLE ACCESS. WILL REMAIN ON SAME SIDE OF STREET AND ON PAVEMENT ONLY. WITHIN PAID AND PERMIT ONLY AREAS. AN APPROVED PARKING PLAN WILL BE OBTAINED FROM THE PUBLIC WORKS DEPARTMENT.

DELIVERIES WILL BE DURING HOURS OF OPERATION ONLY.

STOCKPILING & STAGING WILL BE ON SITRE AND WITHIN THE APPROVED LIMITS OF DISTURBANCE FENCE.

CONSTRUCTION PHASING IF NECESSARY, MAY BE REQUIRED AND WILL BE AUTHORIZED BY THE BUILDING OFFICIAL.

TRASH MANAGEMENT & RECYCLING -CONSTRUCTION SITE WILL PROVIDE ADEQUATE STORAGE AND PROGRAM FOR TRASH REMOVAL AND WILL KEEP SITE CLEAN DAILY. RECYCLYING IS ENCOURAGED.

CONTROL OF DUST & MUD WILL BE CONTROLLED DAILY. GRAVEL WILL BE PLACED IN THE EGRESS AND INGRESS AREAS TO PRECENT MUD AND DIR FROM BEING TRACKED ON STREETS. WATER WILL BE ON SITE TO PREVENT DUST.

NOISE WILL NOT BE ABOVE 65 DECIBELS WHICH VIOL:ATES THE NOICE ORDINANCE AND WILL NOT BE MADE OUTSIDE THE HOURS OF OPERATION.

GRADING & EXCAVATION WILL BE DURING HOURS OF OPERATION AND TRUCKING ROUTES MAY BE RESTRICTED TO PREVENT ADVERSE IMPACTS.

TEMPORARY LIGHTING IF USED, WILL BE APPROVED BY THE PLANNING DEPARTMENT.

CONSTRUCTION SIGN WILL BE POSTED ON SITE AND IN A LOCATION THAT IS READABLE FROM THE STREET. THE SIGN WILL NOT EXCEED 12 SQUARE FEET IN SIZE AND 6 FEET IN HEIGHT. THE LETTERING WILL NOT EXCEED 4 INCHES IN HEIGHT AND WILL INCLUDE THE FOLLOWING INFORMATION: CONTRACTOR NAME, ADDRESS, PHONE NUMBER AND EMERGENCY CONTACT INFORMATION.

OTHER ISSUES: DOGS WILL BE PROHIBITED FROM CONSTRUCTION SITES. INFORMATION WILL BE PROVIDED TO NEIGHBORING PROPERTY OWNERS TO HELP THEM BE AWARE OF PROJECT AND TO KEEP THE LINES OF COMMUNICATION OPEN.

EROSION CONTROL: STORM WATER MANAGEMENT PAN -ATTACHMENT A- WILL BE REVIEWED, SIGNED AND ATTACHED TO THIS CONSTRUCTION MITIGATION PLAN

SITE PLAN

PROJECT #:
210006
ISSUE DATE:
09/14/2022
ISSUE:
Project Status
REVISIONS

PASTOR'S HOUSE
REMODEL
402 Park Ave.
Park City Utah, 84060

CIVIL:
STRUCTURAL:
LEI ENGINEERS
MECHANICAL:
CCI MECHANICAL
ELECTRICAL:
PARLEY'S ELECTRIC
LANDSCAPE:
LO LANDSCAPE
INTERIOR:
WOW ATELIER

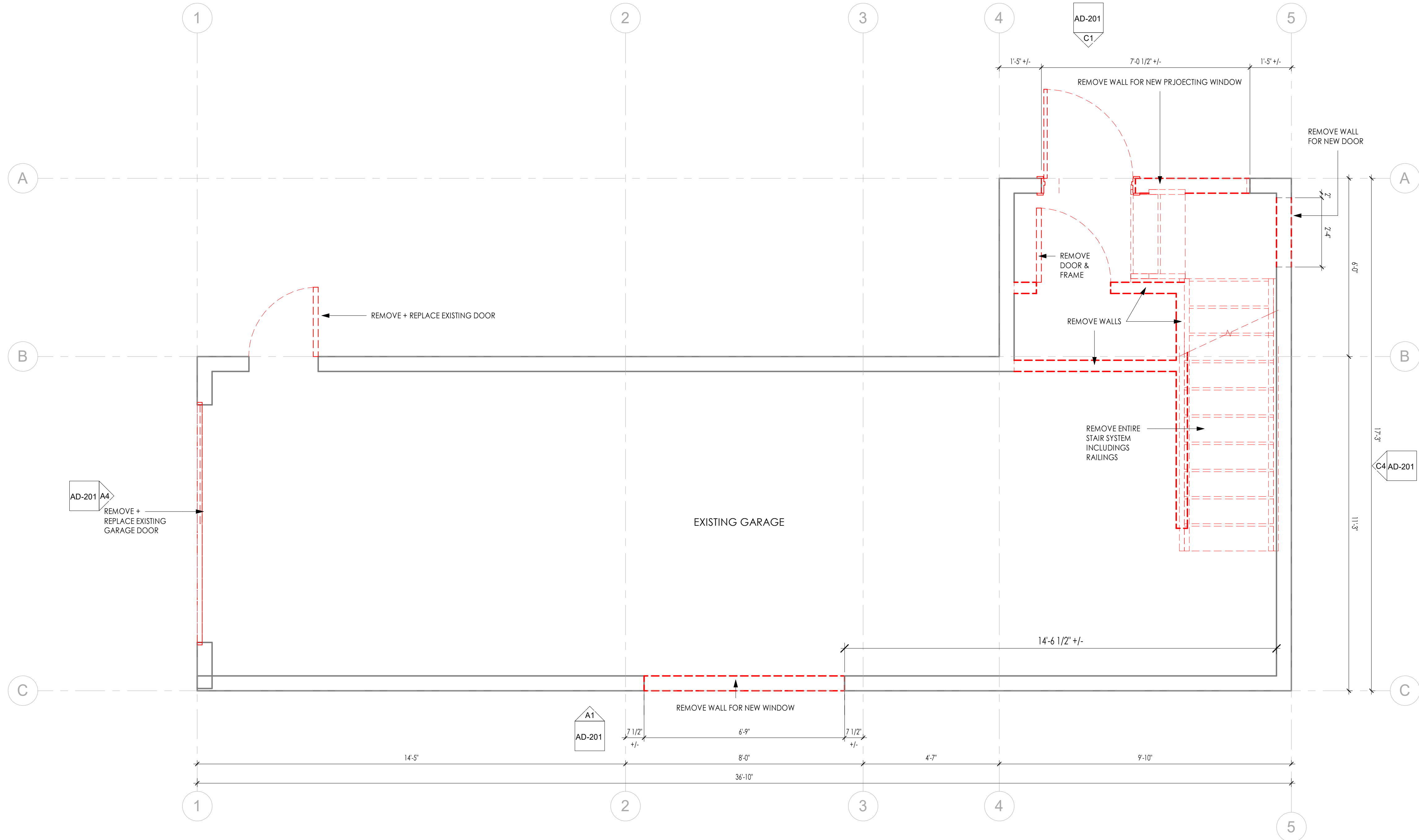


WOW

COPYRIGHT: WOW atelier, LLC, 2020

AS-101

the concepts, ideas, drawings and specifications herein are an original unpublished work and the property of WOW Atelier, LLC and shall not be used on any other work. do not scale drawings. all conditions shall be verified on site, discrepancies shall be brought to the attention of the architect before proceeding.
plot date: 9/14/2022 3:43:13 PM C:\Users\Ryan.Shumway\Documents\DreyfusRemodel_PC HOUSE_Central23_ryan8RU18.rvt



A1 LEVEL 1 DEMO PLAN
SCALE: 1/2" = 1'-0"

PARK CITY
UTAH
REVIEWED FOR CODE COMPLIANCE
PARK CITY BUILDING DEPT.
Plan Check Coordinator - Brenda Turnblom
09/20/2022

GENERAL DEMO NOTES

- ALL EXISTING CONSTRUCTION TO BE PROTECTED UNLESS NOTED TO BE DEMOLISHED.
- ALL AREAS OF DEMOLITION ARE REQUIRED TO HAVE MINIMAL DISTURBANCE AND SEAMLESS RESTORATION FROM EXISTING TO NEW TRANSITIONS.
- ALL EXISTING MEASUREMENTS ARE PROVIDED AS APPROXIMATE, VIF.

DEMOLITION LEGEND

- EXISTING TO REMAIN
- EXISTING TO BE REMOVED / DEMOLISHED



CIVIL:
STRUCTURAL:
LEI ENGINEERS
MECHANICAL:
CCI MECHANICAL
ELECTRICAL:
FARLEY'S ELECTRIC
LANDSCAPE:
LO LANDSCAPE
INTERIOR:
WOW ATELIER

PASTOR'S HOUSE
REMODEL
402 Park Ave.
Park City Utah, 84060

PROJECT #:
210006
ISSUE DATE:
09/14/2022
ISSUE:
Project Status
REVISIONS

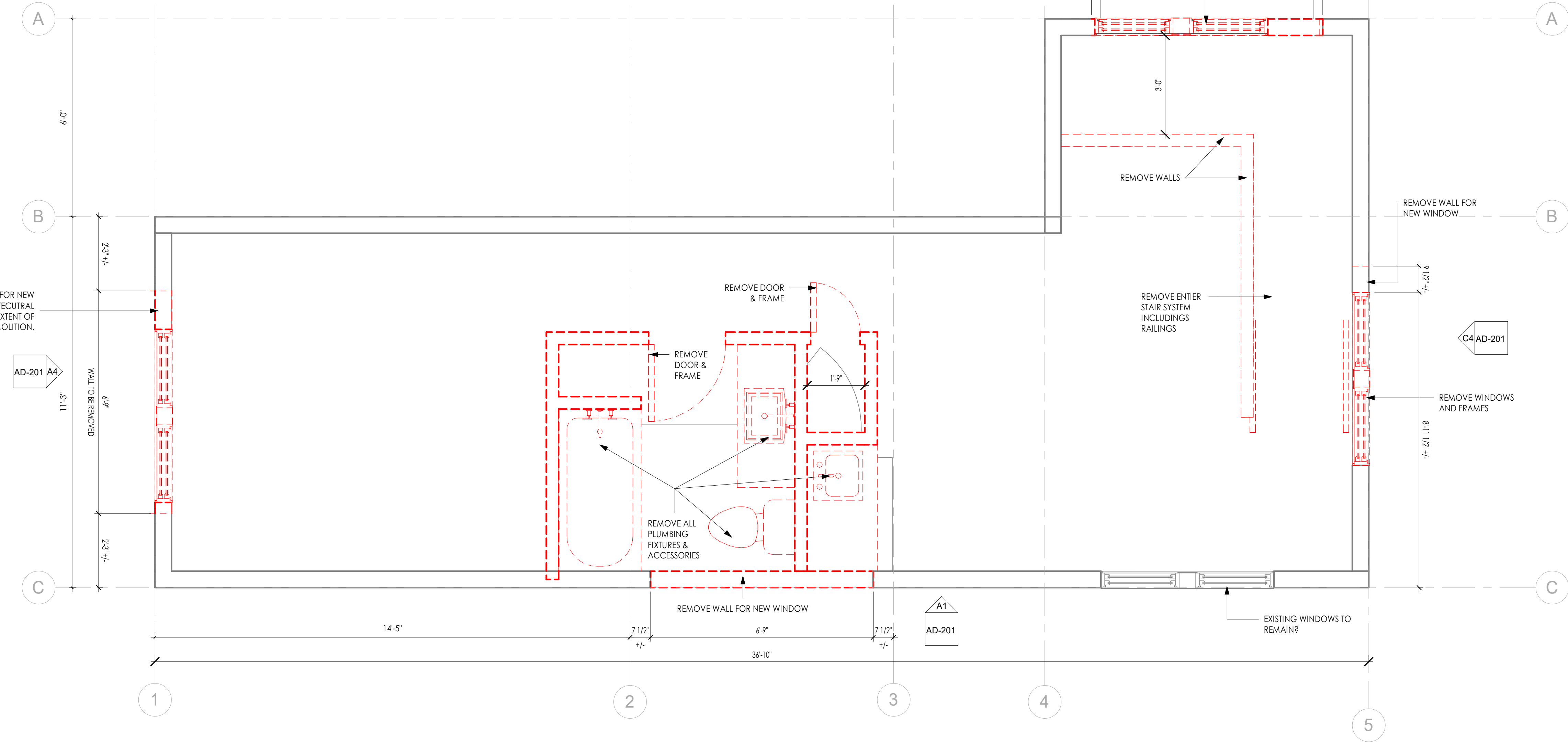
GROUND LEVEL EXISTING
& DEMO PLAN

AD-101

COPYRIGHT: WOW atelier, LLC, 2020

the concepts, ideas, drawings and specifications herein are an original unpublished work and the property of WOW Atelier, LLC and shall not be used on any other work, do not scale drawings, all conditions shall be verified on site, discrepancies shall be brought to the attention of the architect before proceeding.
plot date: 9/14/2022 3:43:14 PM C:\Users\Ryan.Shumway\Documents\Dreyfus\Remodel_PC HOUSE_Central 23_ryan8RUT8.rvt

1 2 3 4 5 6



DEMO WALL/WINDOWS FOR NEW WINDOWS. SEE NEW ARCHITECTURAL PLANS TO COORDINATE EXTENT OF DEMOLITION.

A1 LEVEL 2 DEMO PLAN
SCALE: 1/2" = 1'-0"

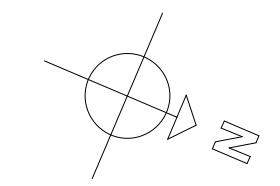
PARK CITY
REVIEWED FOR CODE COMPLIANCE
PARK CITY BUILDING DEPT.
Plan Check Coordinator - Brenda Turnblom
09/20/2022

GENERAL DEMO NOTES

- ALL EXISTING CONSTRUCTION TO BE PROTECTED UNLESS NOTED TO BE DEMOLISHED.
- ALL AREAS OF DEMOLITION ARE REQUIRED TO HAVE MINIMAL DISTURBANCE AND SEAMLESS RESTORATION FROM EXISTING TO NEW TRANSITIONS.
- ALL EXISTING MEASUREMENTS ARE PROVIDED AS APPROXIMATE, VIF.

DEMOLITION LEGEND

- EXISTING TO REMAIN
- - - EXISTING TO BE REMOVED / DEMOLISHED



UPPER LEVEL EXISTING & DEMO PLAN

AD-102

PROJECT #: 210006
ISSUE DATE: 09/14/2022
ISSUE: Project Status
REVISIONS

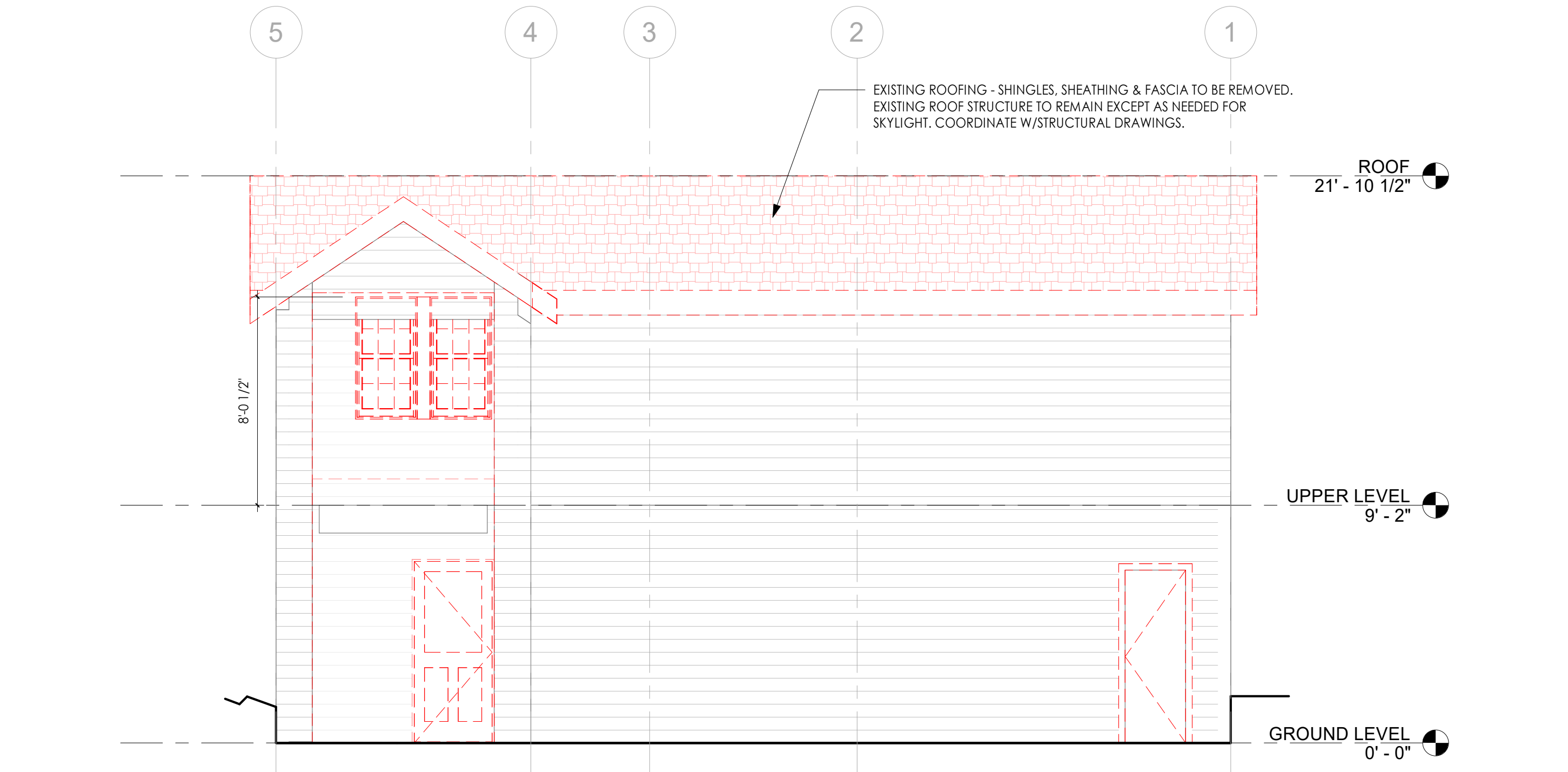
PASTOR'S HOUSE REMODEL
402 Park Ave.
Park City Utah, 84060

CIVIL:
STRUCTURAL: LEI ENGINEERS
MECHANICAL: CCI MECHANICAL
ELECTRICAL: FARLEY'S ELECTRIC
LANDSCAPE: LO LANDSCAPE
INTERIOR: WOW ATELIER

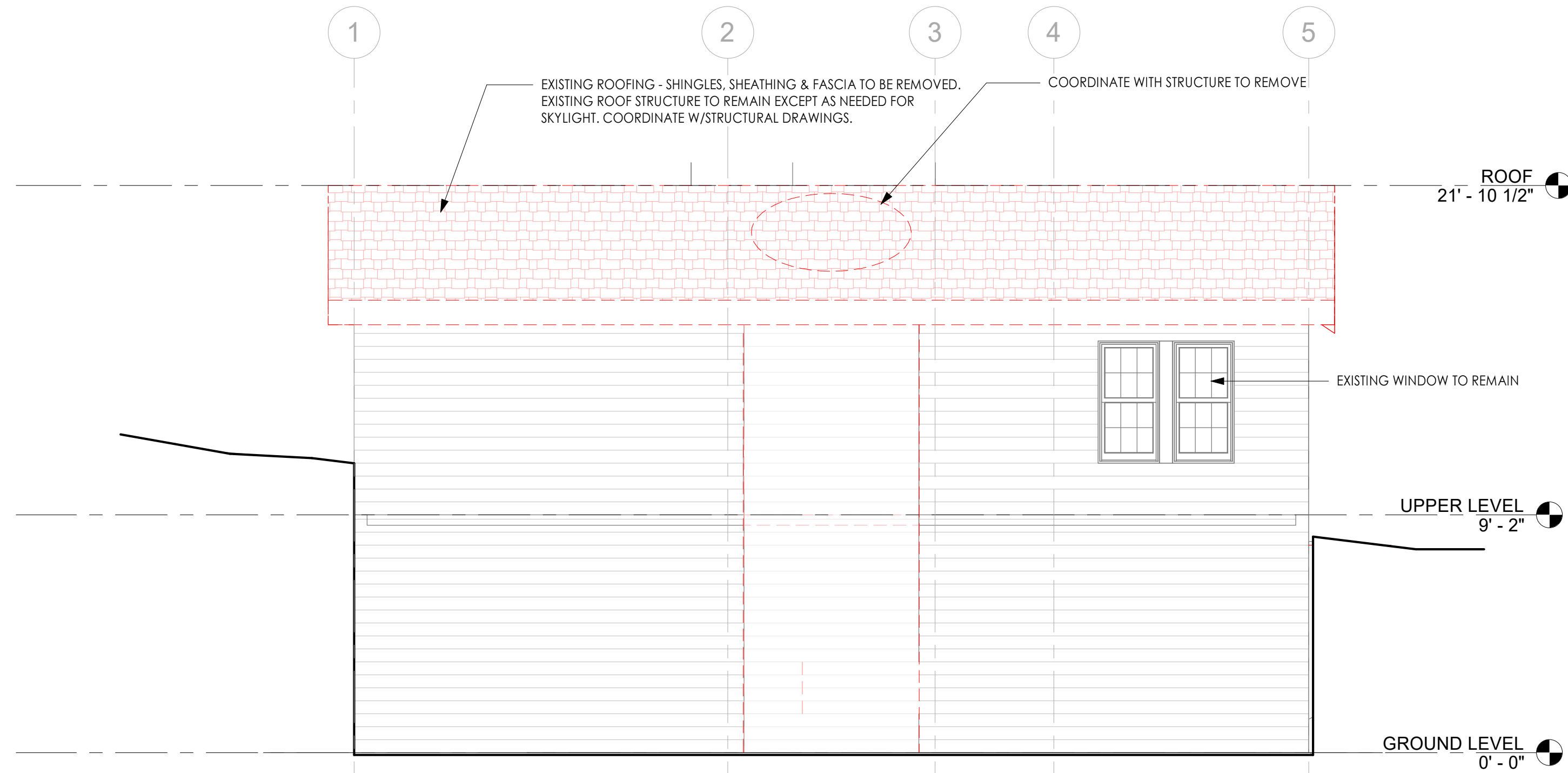


WOW

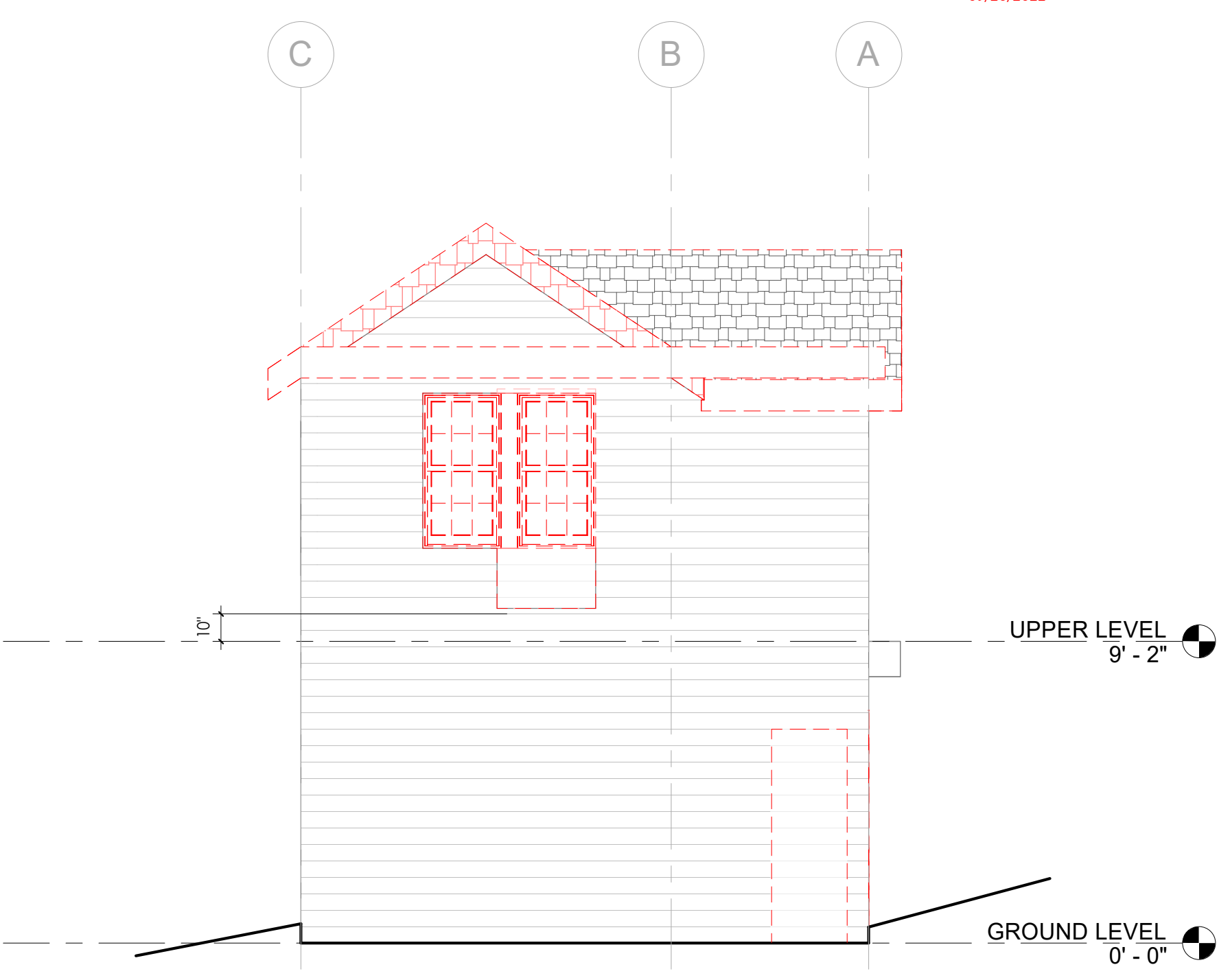
the concepts, ideas, drawings and specifications herein are an original unpublished work and the property of WOW Atelier, LLC and shall not be used on any other work. do not scale drawings. all conditions shall be verified on site, discrepancies shall be brought to the attention of the architect before proceeding.
plot date: 9/14/2022 3:43:15 PM
C:\Users\R\an Shumway\Documents\Dreyfus\Remodel_PC HOUSE_Central23_ryan8RUT8.rvt



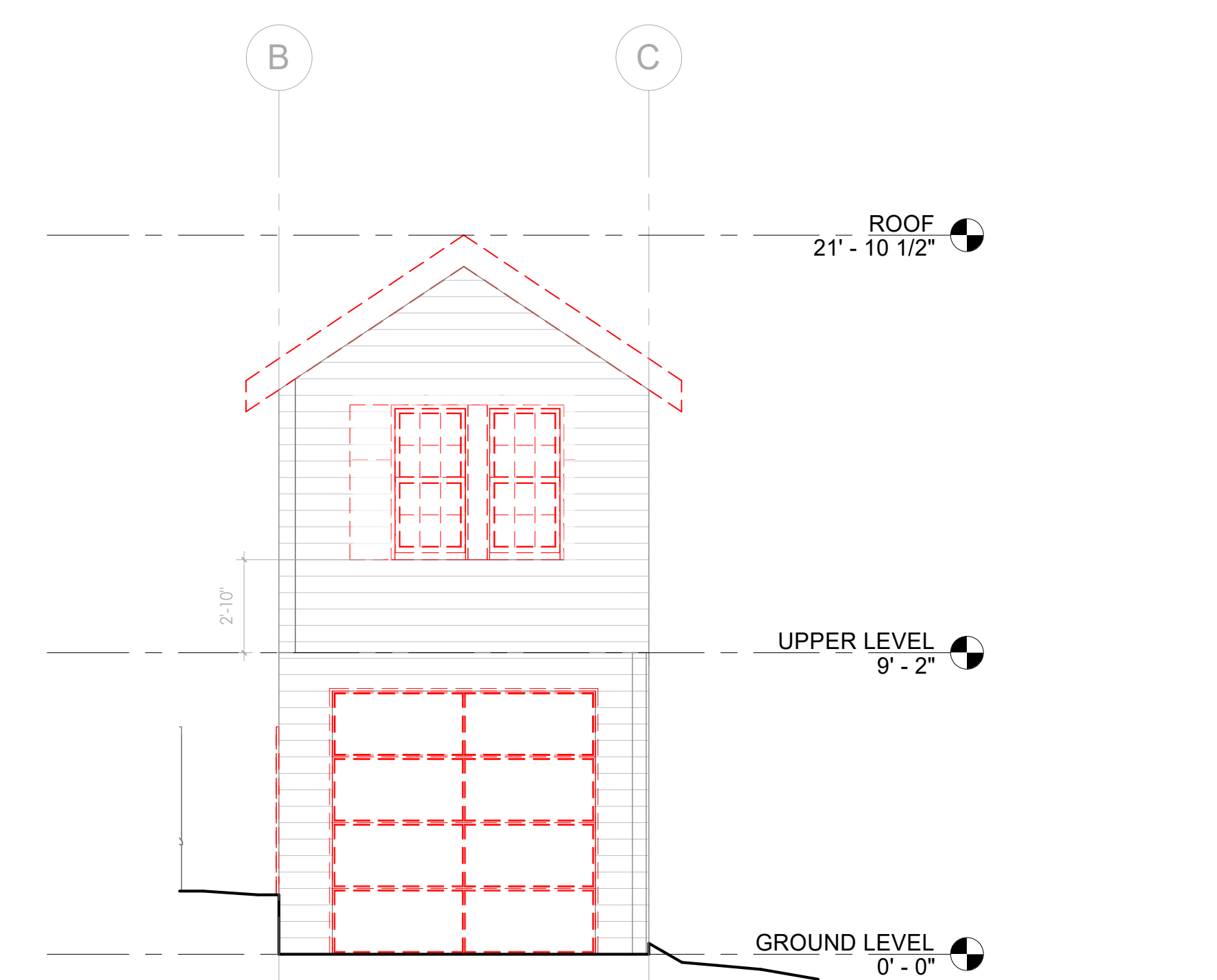
C1 WEST EXISTING
SCALE: 1/4" = 1'-0"



A1 EAST EXISTING
SCALE: 1/4" = 1'-0"



C4 NORTH EXISTING
SCALE: 1/4" = 1'-0"



A4 SOUTH EXISTING
SCALE: 1/4" = 1'-0"

PARK CITY
REVIEWED FOR CODE COMPLIANCE
PARK CITY BUILDING DEPT.
Plan Check Coordinator - Brenda Tumbloom
09/20/2022

GENERAL DEMO NOTES

- ALL EXISTING CONSTRUCTION TO BE PROTECTED UNLESS NOTED TO BE DEMOLISHED.
- ALL AREAS OF DEMOLITION ARE REQUIRED TO HAVE MINIMAL DISTURBANCE AND SEAMLESS RESTORATION FROM EXISTING TO NEW TRANSITIONS.
- ALL EXISTING MEASUREMENTS ARE PROVIDED AS APPROXIMATE, VIF.

DEMOLITION LEGEND

- EXISTING TO REMAIN
- EXISTING TO BE REMOVED / DEMOLISHED



CIVIL:
STRUCTURAL:
LEI ENGINEERS
MECHANICAL:
CCI MECHANICAL
ELECTRICAL:
PARLEY'S ELECTRIC
LANDSCAPE:
LO LANDSCAPE
INTERIOR:
WOW ATTELIER

PASTOR'S HOUSE
REMODEL
402 Park Ave.
Park City Utah, 84060

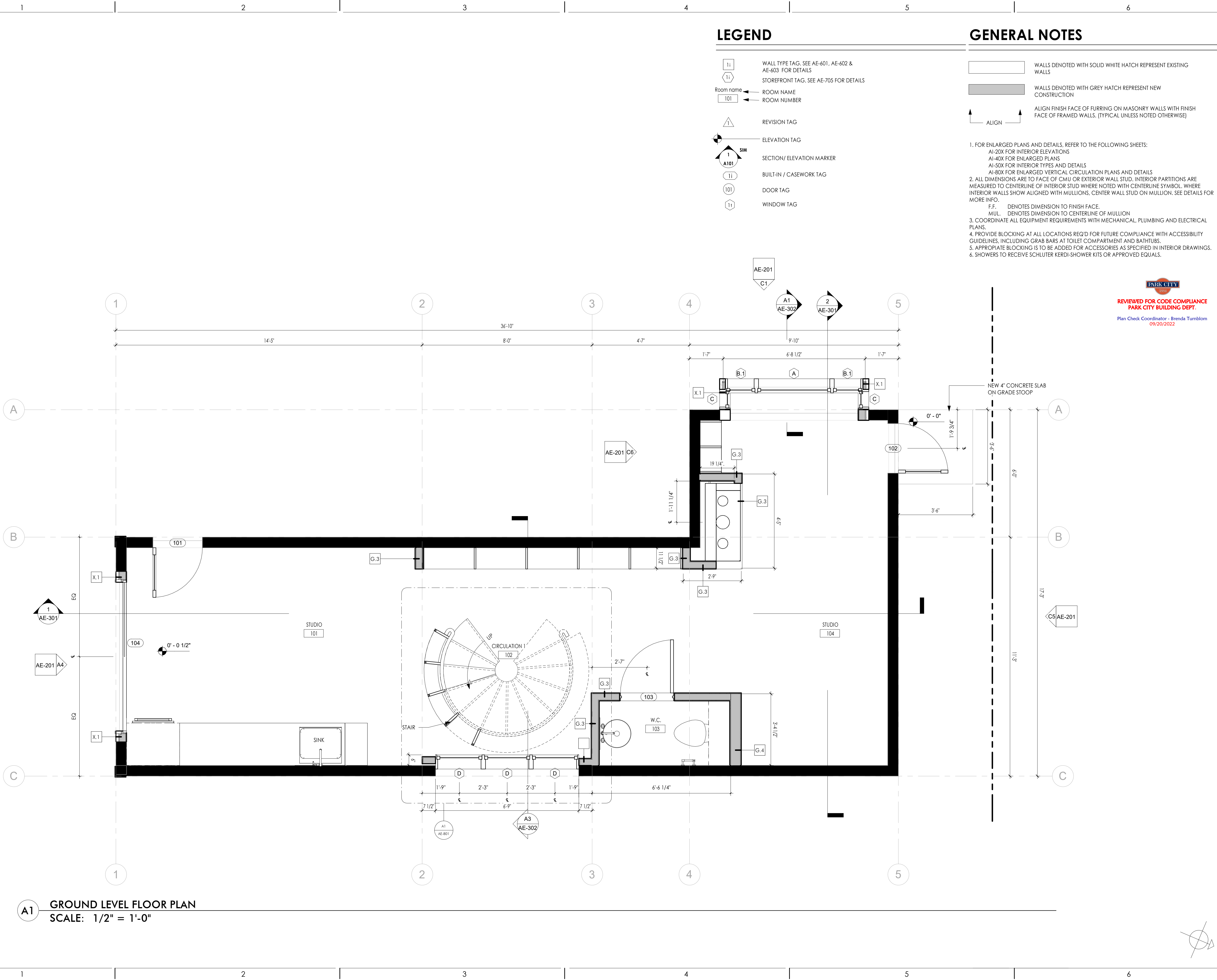
PROJECT #:
210006
ISSUE DATE:
09/14/2022
ISSUE:
Project Status
REVISIONS

EXISTING ELEVATIONS

AD-201

COPYRIGHT: WOW atelier, LLC, 2020

the concepts, ideas, drawings and specifications herein are an original unpublished work and the property of WOW Atelier, LLC and shall not be used on any other work. do not scale drawings. all conditions shall be brought to the attention of the architect before proceeding.
plot date: 9/14/2022 3:43:16 PM C:\Users\Ryan.Shumway\Documents\DreyfusRemodel_PC HOUSE_Central23_ryan8RUT8.rvt



A1 GROUND LEVEL FLOOR PLAN
SCALE: 1/2" = 1'-0"

WOW

LICENSED ARCHITECT
WOW ARCHITECTS
1000 N. 1000 E. ST.
SALT LAKE CITY, UT 84143
PHONE: 313.267.0301
WWW.WOWARCHITECTS.COM

CIVIL:
STRUCTURAL: LEI ENGINEERS
MECHANICAL: CCI MECHANICAL
ELECTRICAL: FARLEY'S ELECTRIC
LANDSCAPE: LO LANDSCAPE
INTERIOR: WOW ATELIER

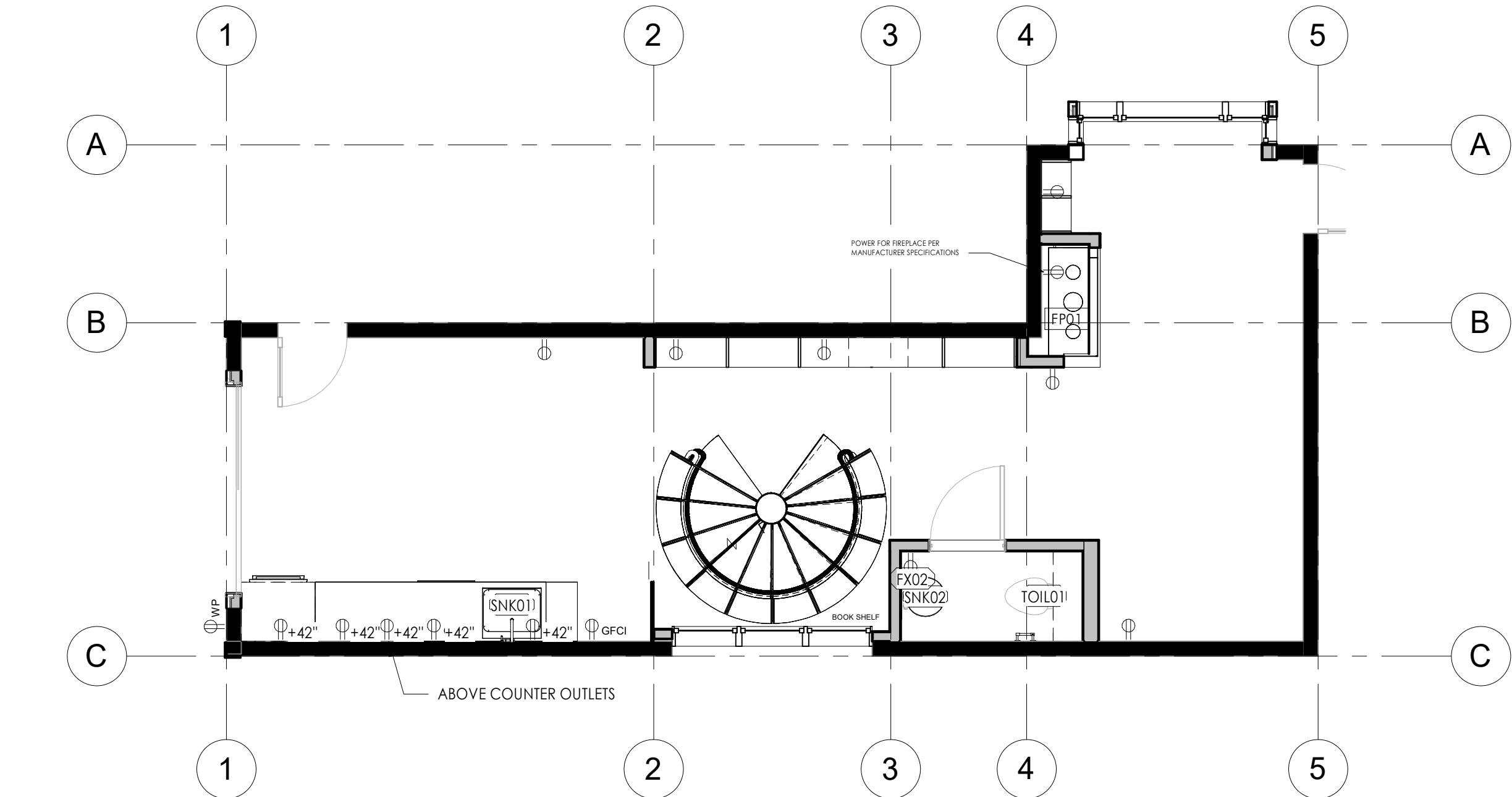
PASTOR'S HOUSE REMODEL
402 Park Ave.
Park City Utah, 84060

PROJECT #: 210006
ISSUE DATE: 09/14/2022
ISSUE: Project Status
REVISIONS

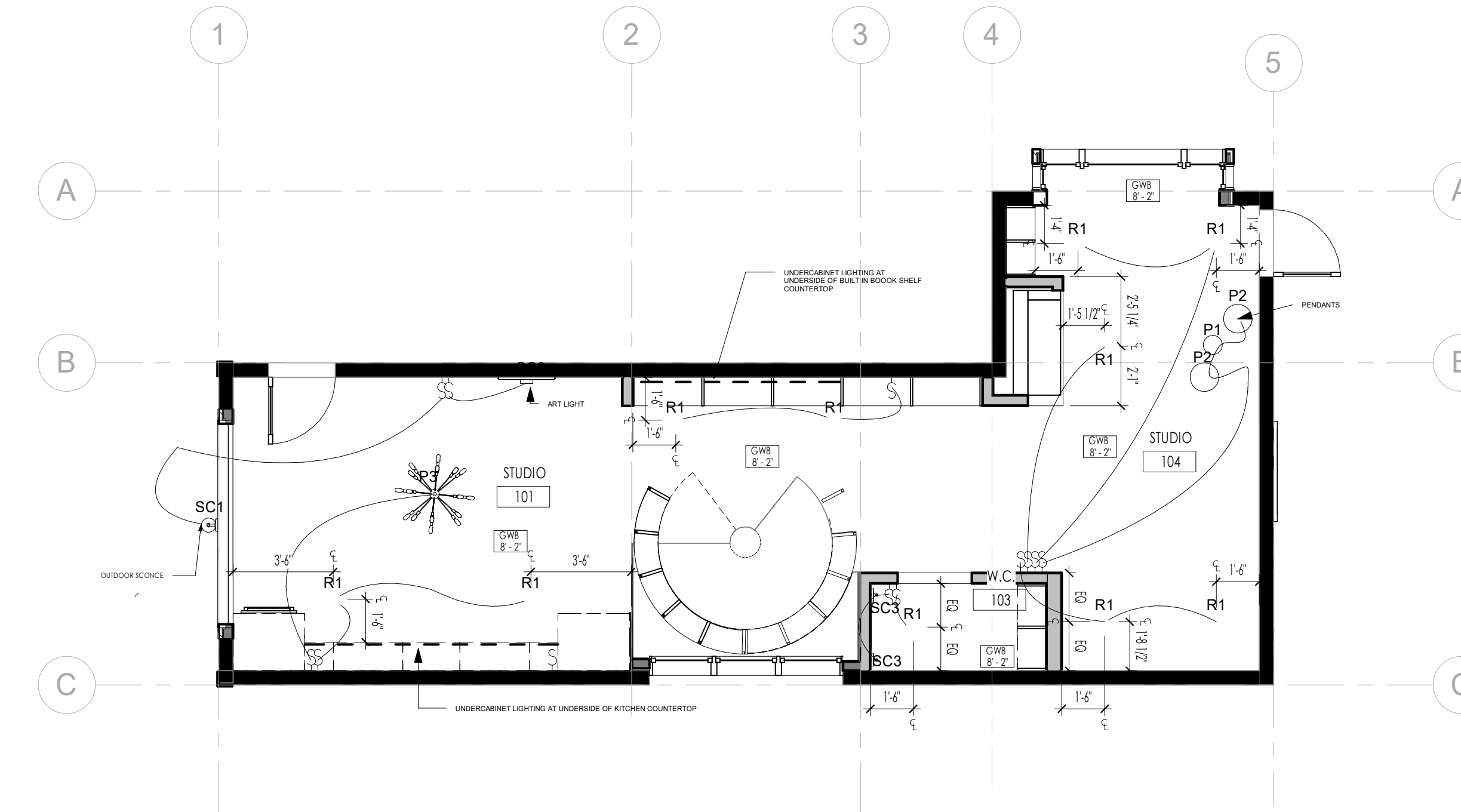
GROUND LEVEL PLAN
AE-101

COPYRIGHT: WOW atelier, LLC. 2020

the concepts, ideas, drawings and specifications herein are an original unpublished work and the property of WOW Atelier, LLC and shall not be used on any other work, do not scale drawings, all conditions shall be verified on site, discrepancies shall be brought to the attention of the architect before proceeding.
plot date: 9/14/2022 3:43:17 PM C:\Users\Ryan.Shumway\Documents\Dreyfus remodel_PC HOUSE_Central 23_ryan8RUT8.rvt



C1 GROUND LEVEL POWER PLAN
SCALE: 1/4" = 1'-0"



A1 LEVEL 1 RCP
SCALE: 1/4" = 1'-0"

GENERAL NOTES

1. ALL SPACES WITH NEW CEILING SHALL MATCH EXSITING ADJACENT CEILINGS
2. ALL NEW LIGHTS TO BE ON DIMMER SWITCHES
3. ALL NEW CEILING HEIGHTS TO MATCH EXISTING HEIGHT OR REMAIN THE SAME UNLESS OTHERWISE INDICATED

LEGEND

	OPEN TO STRUCTURE ABOVE - PAINTED
	GYP. BD CEILING

ELECTRICAL LEGEND

	6" CAN LIGHT (HALO LED OR SIMILAR)
	WALL SCONCE
	CHANDELIER
	PENDANT
	UNDER CABINET LIGHTING
	100 CFM MIN. CEILING EXHASUT FAN
	SWITCH 1-WAY
	STANDARD 120V DUPLEX OUTLET
	GFCI PROTECTED OUTLET
	STANDARD DUPLEX WITH 2 USB CHARGING PORTS

GENERAL NOTES

1. ALL ELECTRICAL COMPONENTS SHALL BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF IRC 2015.
2. CENTRAL HEATING EQUIPMENT OTHER THAN FIXED ELECTRIC SPACE HEATING SHALL BE SUPPLIED BY AN INDIVIDUAL BRANCH CIRCUIT.
3. A MINIMUM OF ONE 20-AMPERE BRANCH CIRCUIT SHALL BE PROVIDED TO SUPPLY BATHROOM RECEPTACLE OUTLET(S). SUCH CIRCUITS SHALL HAVE NO OTHER OUTLETS.
4. THE MINIMUM NUMBER F BRANCH CIRCUITS SHALL BE DETERMINED FROM THE TOTAL CALCULATED LOAD AND THE SIZE OR RATING OF THE CIRCUITS USED. THE NUMBER OF CIRCUITS SHALL BE SUFFICIENT TO SUPPLY THE LOAD SERVED, IN NO CASE SHALL THE LOAD ON ANY CIRCUIT EXCEED THE MAXIMUM SPECIFIED BY SECTION E3702 OF 2015 IRC
5. ALL CIRCUITS AND CIRCUIT MODIFICATIONS SHALL BE LEGIBLY IDENTIFIED AS TO THEIR CLEAR, VIDENT, AND SPECIFIC PURPOSE OR USE. THE IDENTIFICATION SHALL INCLUDE SUFFICIENT DETAIL TO ALLOW EACH CIRCUIT TO BE DISTINGUISHED FROM ALL OTHERS. SPARE POSITIONS THAT CONTAIN UNUSED OVERCURRENT DEVICES OR SWITCHES SHALL BE DESCRIBED ACCORDINGLY. THE IDENTIFICATION SHALL BE INCLUDED IN A CIRCUIT DIRECTORY
6. LOCATED ON THE FACE OF THE PANELBOARD ENCLOSURE OR INSIDE THE PANEL DOOR. CIRCUITS SHALL NOT BE DESCRIBED IN A MANNER THAT DEPENDS ON TRANSIENT CONDITIONS OF OCCUPANCY.
7. BATHROOM RECEPTACLES, ALL 125-VOLT, SINGLE-PHASE, 15- AND 20-AMPERE RECEPTACLES INSTALLED IN BATHROOMS SHALL HAVE GROUND-FAULT CIRCUIT-INTERRUPTER PROTECTION FOR PERSONNEL.
8. ARC-FAULT CIRCUIT-INTERRUPTER PROTECTION. ALL BRANCH CIRCUITS THAT SUPPLY 120-VOLT, SINGLE-PHASE, 15- AND 20-AMPERE OUTLETS INSTALLED IN FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, PARLORS, LIBRARIES, DENS, BEDROOMS, SUNROOMS, RECREATIONS ROOMS, CLOSETS, HALLWAYS AND SIMILAR ROOMS OR AREAS SHALL BE PROTECTED BY A COMBINATION TYPE ARC-FAULT CIRCUIT INTERRUPTER INSTALLED TO PROVIDE PROTECTION OF THE BRANCH CIRCUIT.
9. INSTALL MOTION SENSORS FOR LIGHTING IN CLOSETS, LIGHTING TO TURN ON/OFF WHEN DOOR IS OPENED & CLOSED.
10. COORDINATE WITH OWNER ON ALL POWER NEEDED FOR APPLIANCES
11. ALL SPACES WITH NEW CEILING SHALL MATCH EXISTING ADJACENT CEILING
12. ALL NEW LIGHTS TO BE ON DIMMER SWITCHES
3. AL NEW CEILING HEIGHTS TO MATCH EXSITING HEIGHT OR REMIAN THE SAME UNLESS OTHERWISE INDIDCATED.

PARK CITY
REVIEWED FOR CODE COMPLIANCE
PARK CITY BUILDING DEPT.
Plan Check Coordinator - Brenda Turnblom
09/20/2022

GROUND LEVEL POWER /
CEILING PLAN

PROJECT #:
210006
ISSUE DATE:
09/14/2022
ISSUE:
Project Status
REVISIONS

PASTOR'S HOUSE
REMODEL

CIVIL:
STRUCTURAL:
LEI ENGINEERS
MECHANICAL:
CCI MECHANICAL
ELECTRICAL:
PARLEY'S ELECTRIC
LANDSCAPE:
LO LANDSCAPE
INTERIOR:
WOW ATELIER

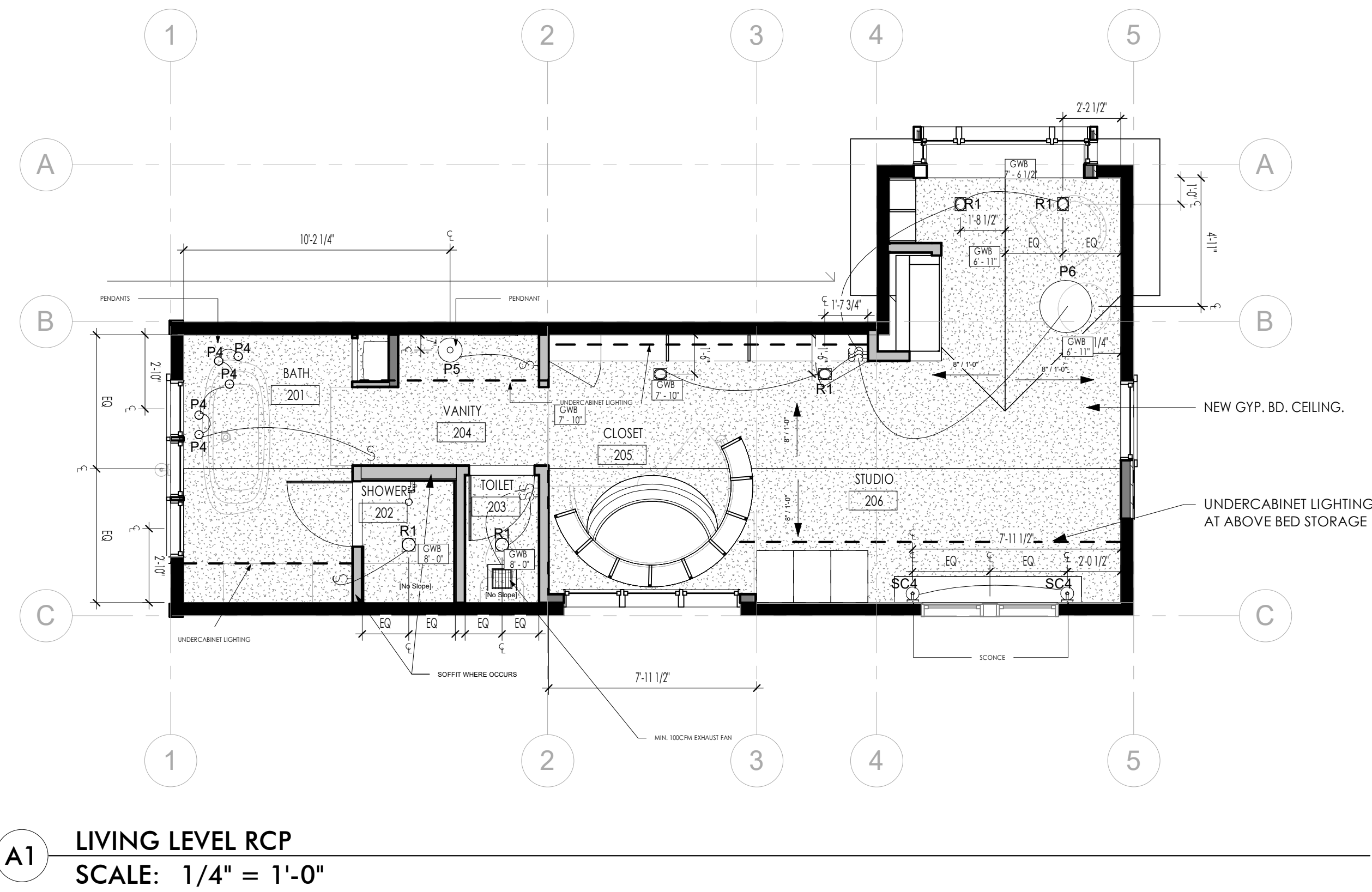
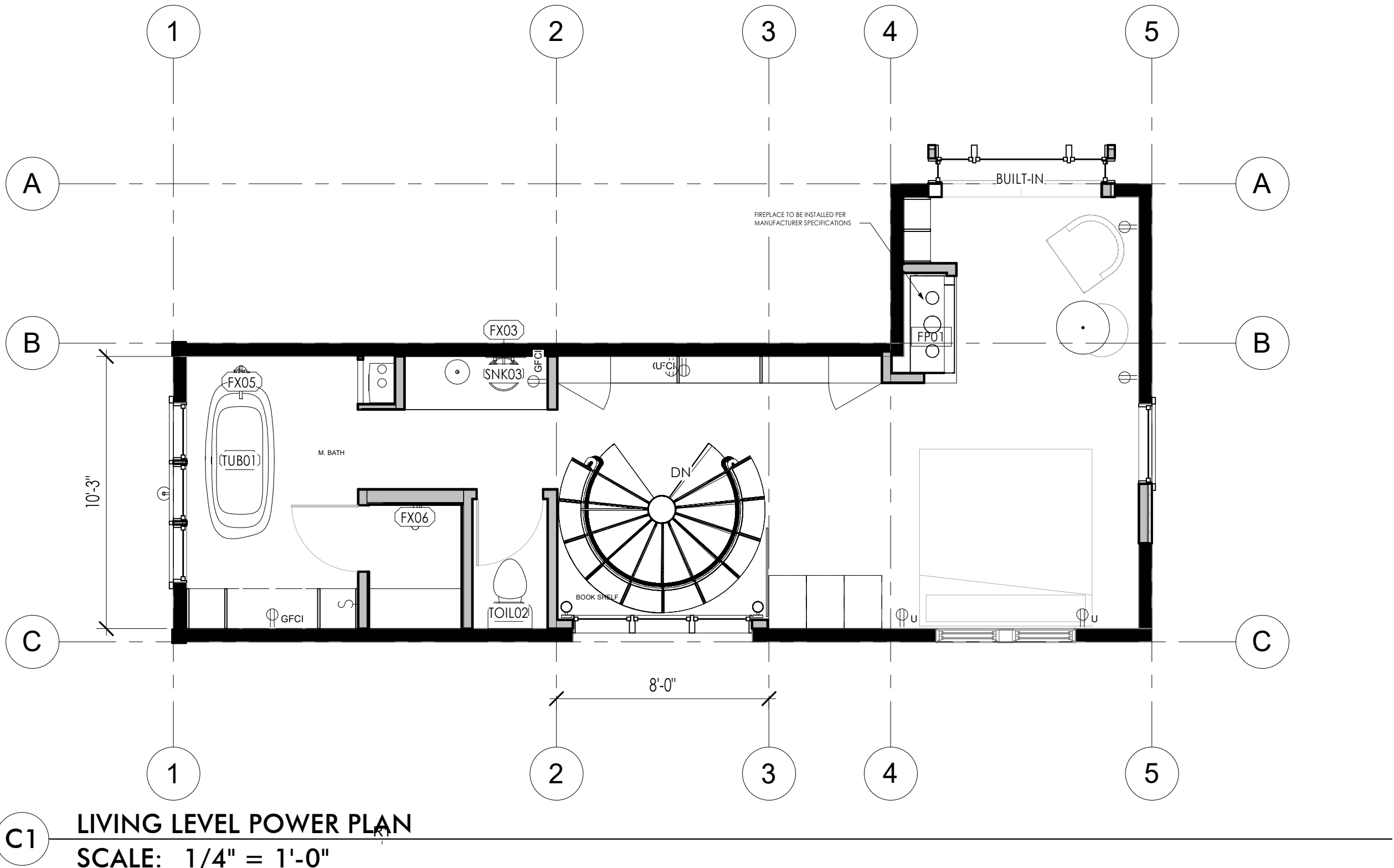


WOW

COPYRIGHT: WOW atelier, LLC. 2020

AE-101.1

the concepts, ideas, drawings and specifications herein are an original unpublished work and the property of WOW Atelier, LLC and shall not be used on any other work, do not scale drawings, all conditions shall be verified on site, discrepancies shall be brought to the attention of the architect before proceeding.
plot date: 9/14/2022 3:43:20 PM
C:\Users\Ryan.Shumway\Documents\DreyfusRemodel_PC HOUSE_Central 23_ryan8RUT8.rvt



GENERAL NOTES

1. ALL SPACES WITH NEW CEILING SHALL MATCH EXISTING ADJACENT CEILINGS
2. ALL NEW LIGHTS TO BE ON DIMMER SWITCHES
3. ALL NEW CEILING HEIGHTS TO MATCH EXISTING HEIGHT OR REMAIN THE SAME UNLESS OTHERWISE INDICATED

LEGEND

- OPEN TO STRUCTURE ABOVE - PAINTED
- GYP. BD CEILING

ELECTRICAL LEGEND

	6" CAN LIGHT (HALO LED OR SIMILAR)
	WALL SCONCE
	CHANDELIER
	PENDANT
	UNDER CABINET LIGHTING
	100 CFM MIN. CEILING EXHASUT FAN
	SWITCH 1-WAY
	STANDARD 120V DUPLEX OUTLET
	GFCI PROTECTED OUTLET
	STANDARD DUPLEX WITH 2 USB CHARGING PORTS

GENERAL NOTES

1. ALL ELECTRICAL COMPONENTS SHALL BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF IRC 2015.
2. CENTRAL HEATING EQUIPMENT OTHER THAN FIXED ELECTRIC SPACE HEATING SHALL BE SUPPLIED BY AN INDIVIDUAL BRANCH CIRCUIT.
3. A MINIMUM OF ONE 20-AMPERE BRANCH CIRCUIT SHALL BE PROVIDED TO SUPPLY BATHROOM RECEPTACLE OUTLET(S). SUCH CIRCUITS SHALL HAVE NO OTHER OUTLETS.
4. THE MINIMUM NUMBER F BRANCH CIRCUITS SHALL BE DETERMINED FROM THE TOTAL CALCULATED LOAD AND THE SIZE OR RATING OF THE CIRCUITS USED. THE NUMBER OF CIRCUITS SHALL BE SUFFICIENT TO SUPPLY THE LOAD SERVED. IN NO CASE SHALL THE LOAD ON ANY CIRCUIT EXCEED THE MAXIMUM SPECIFIED BY SECTION E3702 OF 2015 IRC
5. ALL CIRCUITS AND CIRCUIT MODIFICATIONS SHALL BE LEGIBLY IDENTIFIED AS TO THEIR CLEAR, VIDENT, AND SPECIFIC PURPOSE OR USE. THE IDENTIFICATION SHALL INCLUDE SUFFICIENT DETAIL TO ALLOW EACH CIRCUIT TO BE DISTINGUISHED FROM ALL OTHERS. SPARE POSITIONS THAT CONTAIN UNUSED OVERCURRENT DEVICES OR SWITCHES SHALL BE DESCRIBED ACCORDINGLY. THE IDENTIFICATION SHALL BE INCLUDED IN A CIRCUIT DIRECTORY
6. LOCATED ON THE FACE OF THE PANELBOARD ENCLOSURE OR INSIDE THE PANEL DOOR. CIRCUITS SHALL NOT BE DESCRIBED IN A MANNER THAT DEPENDS ON TRANSIENT CONDITIONS OF OCCUPANCY.
7. BATHROOM RECEPTABLES. ALL 125-VOLT, SINGLE-PHASE, 15- AND 20-AMPERE RECEPTABLES INSTALLED IN BATHROOMS SHALL HAVE GROUND-FAULT CIRCUIT-INTERRUPTER PROTECTION FOR PERSONNEL.
8. ARC-FAULT CIRCUIT-INTERRUPTER PROTECTION. ALL BRANCH CIRCUITS THAT SUPPLY 120-VOLT, SINGLE-PHASE, 15- AND 20-AMPERE OUTLETS INSTALLED IN FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, PARLORS, LIBRARIES, DENS, BEDROOMS, SUNROOMS, RECREATIONS ROOMS, CLOSETS, HALLWAYS AND SIMILAR ROOMS OR AREAS SHALL BE PROTECTED BY A COMBINATION TYPE ARC-FAULT CIRCUIT INTERRUPTER INSTALLED TO PROVIDE PROTECTION OF THE BRANCH CIRCUIT.
9. INSTALL MOTION SENSORS FOR LIGHTING IN CLOSETS. LIGHTING TO TURN ON/OFF WHEN DOOR IS OPENED & CLOSED.
10. COORDINATE WITH OWNER ON ALL POWER NEEDED FOR APPLIANCES
11. ALL SPACES WITH NEW CEILING SHALL MATCH EXISTING ADJACENT CEILING
12. ALL NEW LIGHTS TO BE ON DIMMER SWITCHES
3. ALL NEW CEILING HEIGHTS TO MATCH EXISTING HEIGHT OR REMIAN THE SAME UNLESS OTHERWISE INDICATED.



REVIEWED FOR CODE COMPLIANCE
PARK CITY BUILDING DEPT.

Plan Check Coordinator - Brenda Turnblom
09/20/2022

LIVING LEVEL POWER /
CEILING PLAN

AE-102.1

PROJECT #:
210006
ISSUE DATE:
09/14/2022
ISSUE:
Project Status
REVISIONS

PASTOR'S HOUSE
REMODEL

402 Park Ave.
Park City Utah, 84060

CIVIL:

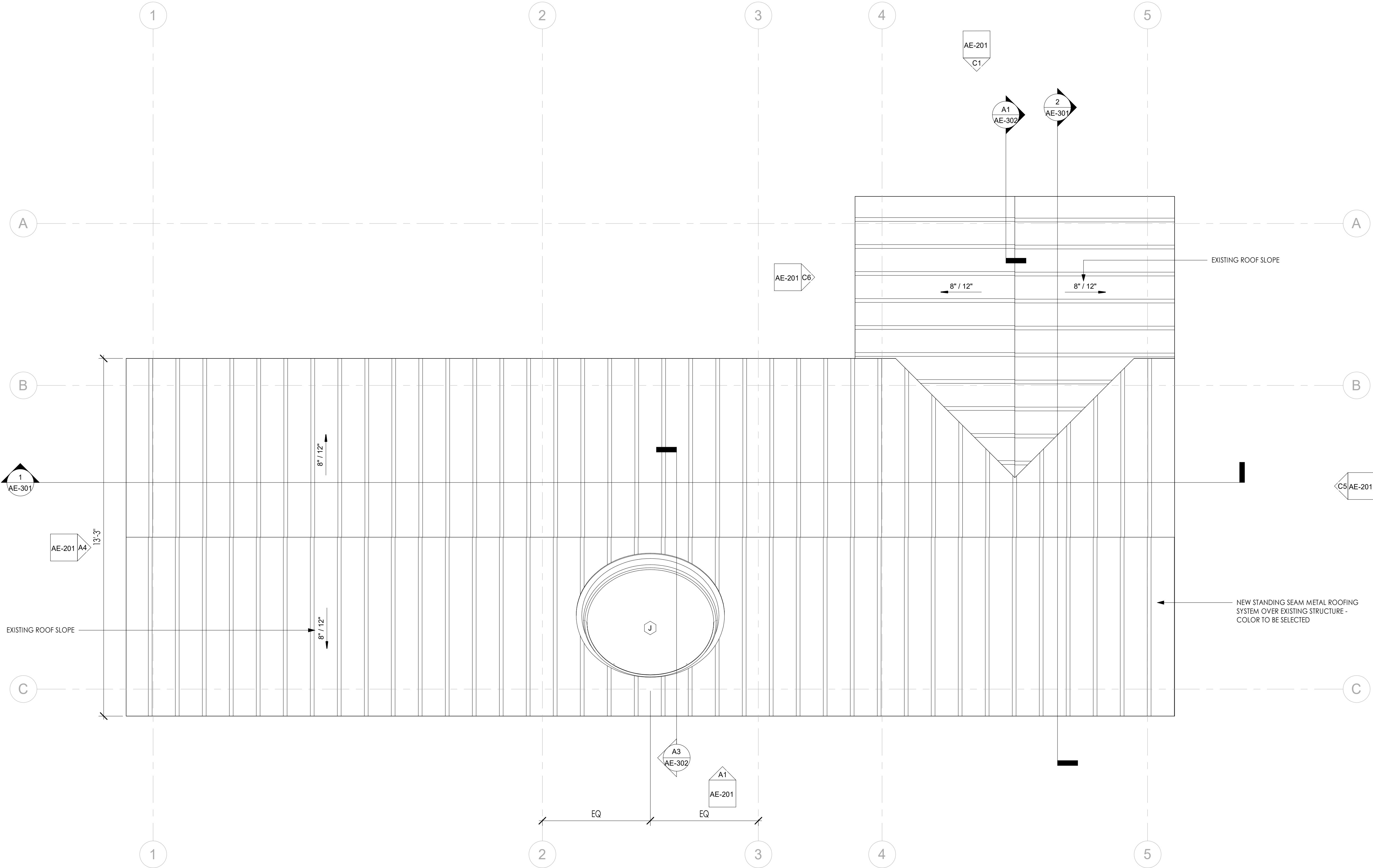
STRUCTURAL:
LEI ENGINEERS
MECHANICAL:
CCI MECHANICAL
ELECTRICAL:
PAREYS ELECTRIC
LANDSCAPE:
LO LANDSCAPE
INTERIOR:
WOW ATELIER



WOW

COPYRIGHT: WOW atelier, LLC, 2020

the concepts, ideas, drawings and specifications herein are an original unpublished work and the property of WOW Atelier, LLC and shall not be used on any other work. do not scale drawings. all conditions shall be verified on site, discrepancies shall be brought to the attention of the architect before proceeding.
plot date: 9/14/2022 3:43:21 PM C:\Users\Ryan.Shumway\Documents\DreyfusRemodel_PC HOUSE_Central23_ryan8RU18.rvt



A1 ROOF PLAN
SCALE: 1/2" = 1'-0"

PARK CITY
1981
REVIEWED FOR CODE COMPLIANCE
PARK CITY BUILDING DEPT.
Plan Check Coordinator - Brenda Tumbloom
09/20/2022

PASTOR'S HOUSE
REMODEL
402 Park Ave.
Park City Utah, 84060

PROJECT #:
210006
ISSUE DATE:
09/14/2022
ISSUE:
Project Status
REVISIONS

ROOF PLAN

AE-103

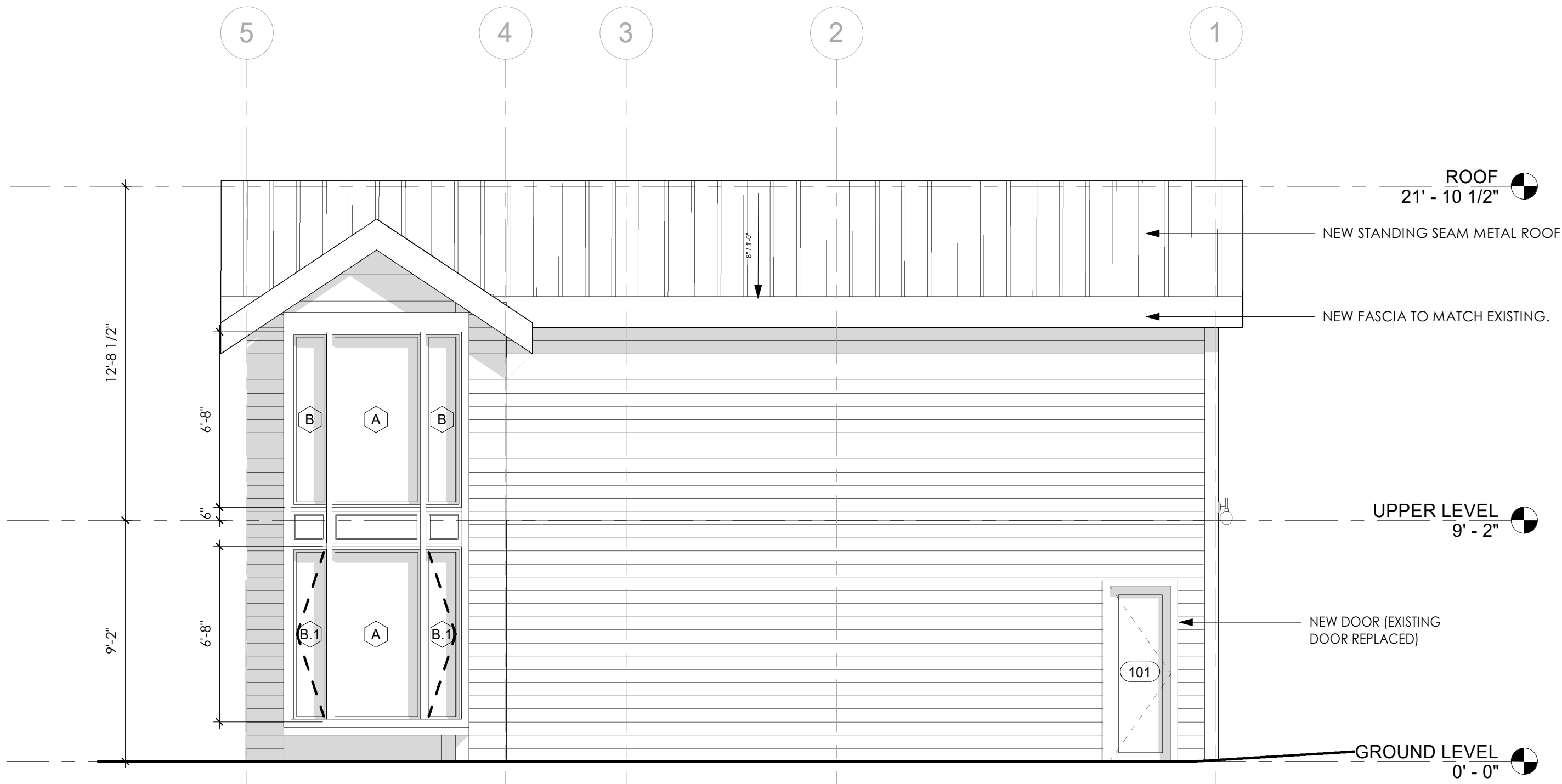
COPYRIGHT: WOW atelier, LLC. 2020

CIVIL:
STRUCTURAL:
LEI ENGINEERS
MECHANICAL:
CCI MECHANICAL
ELECTRICAL:
PARLEY'S ELECTRIC
LANDSCAPE:
LO LANDARCH
INTERIOR:
WOW ATELIER

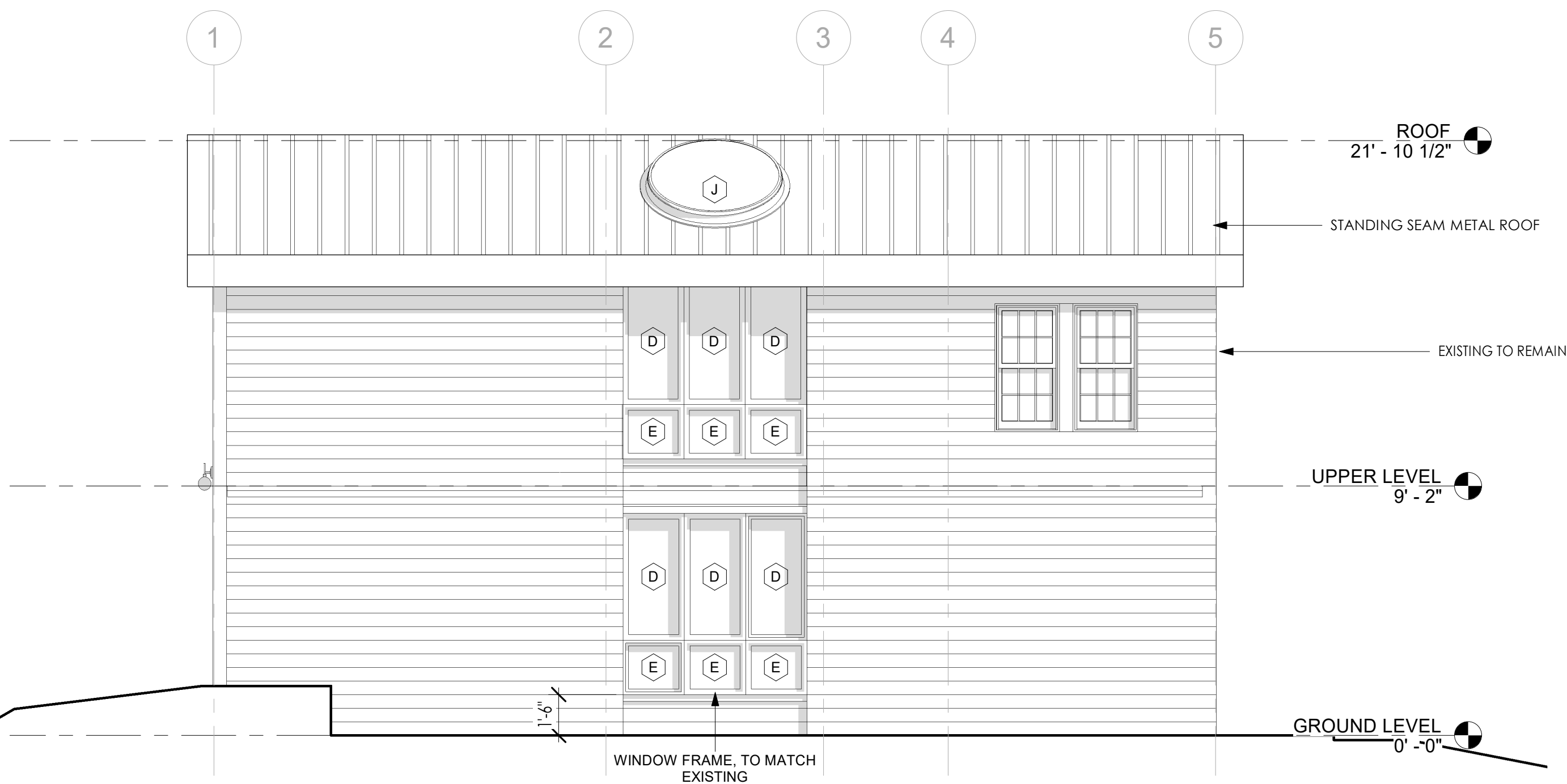


WOW

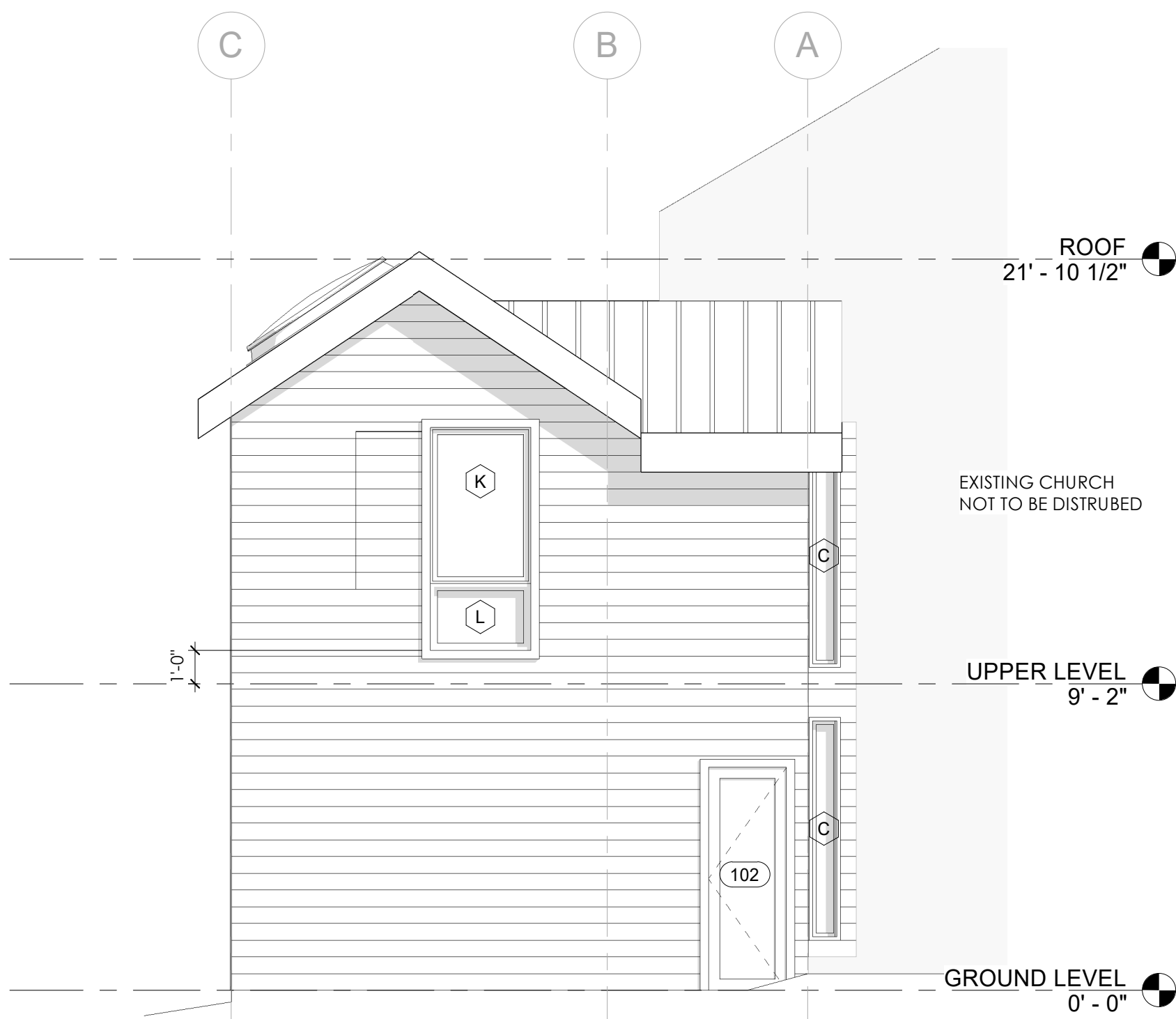
the concepts, ideas, drawings and specifications herein are an original unpublished work and the property of WOW Atelier, LLC and shall not be used on any other work. do not scale drawings. all conditions shall be verified on site, discrepancies shall be brought to the attention of the architect before proceeding.
plot date: 9/14/2022 3:43:27 PM
C:\Users\Ryan.Shumway\Documents\DreyfusRemodel_PC HOUSE_Central23_ryan8RUT8.rvt



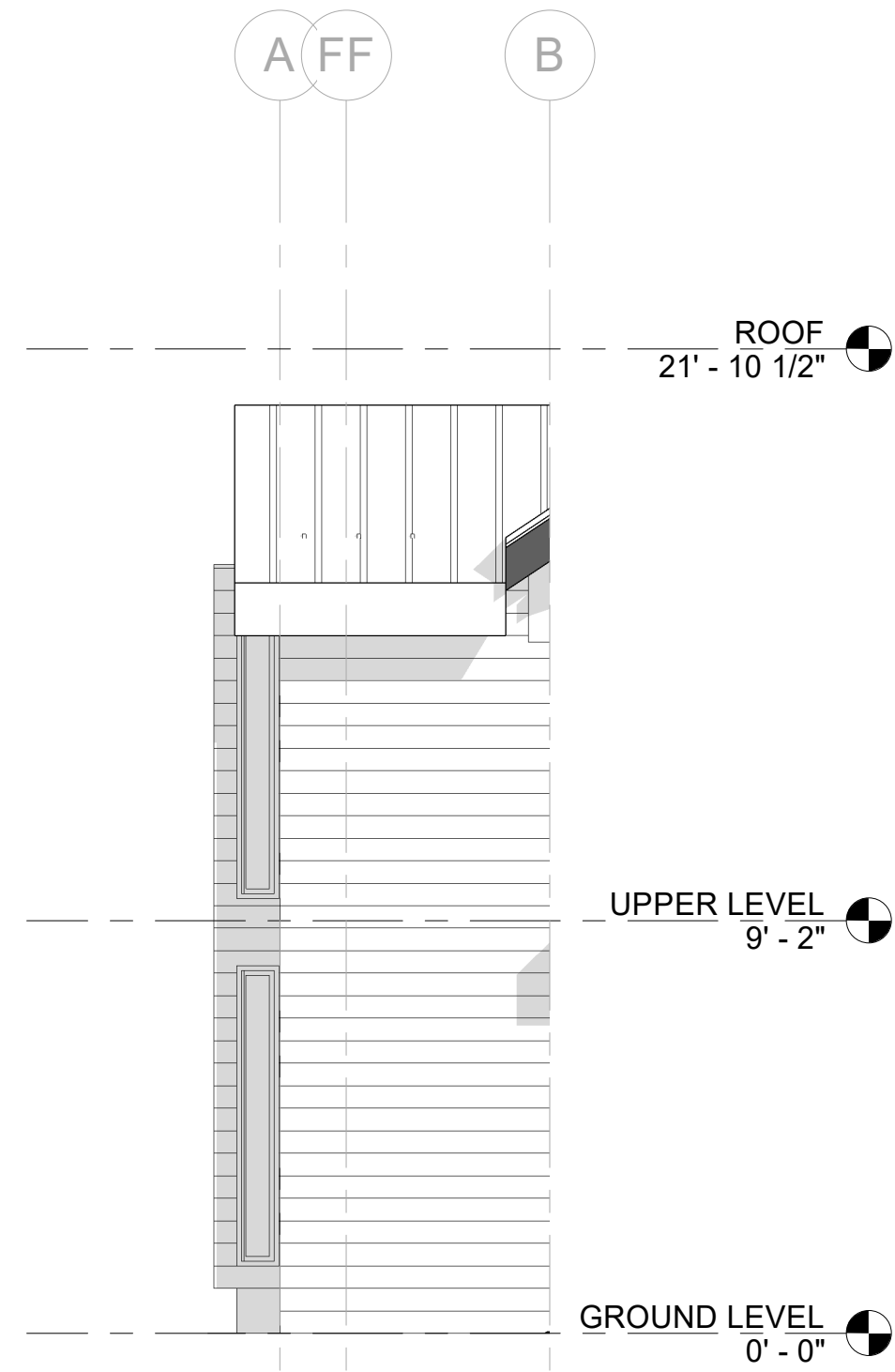
C1 WEST
SCALE: 1/4" = 1'-0"



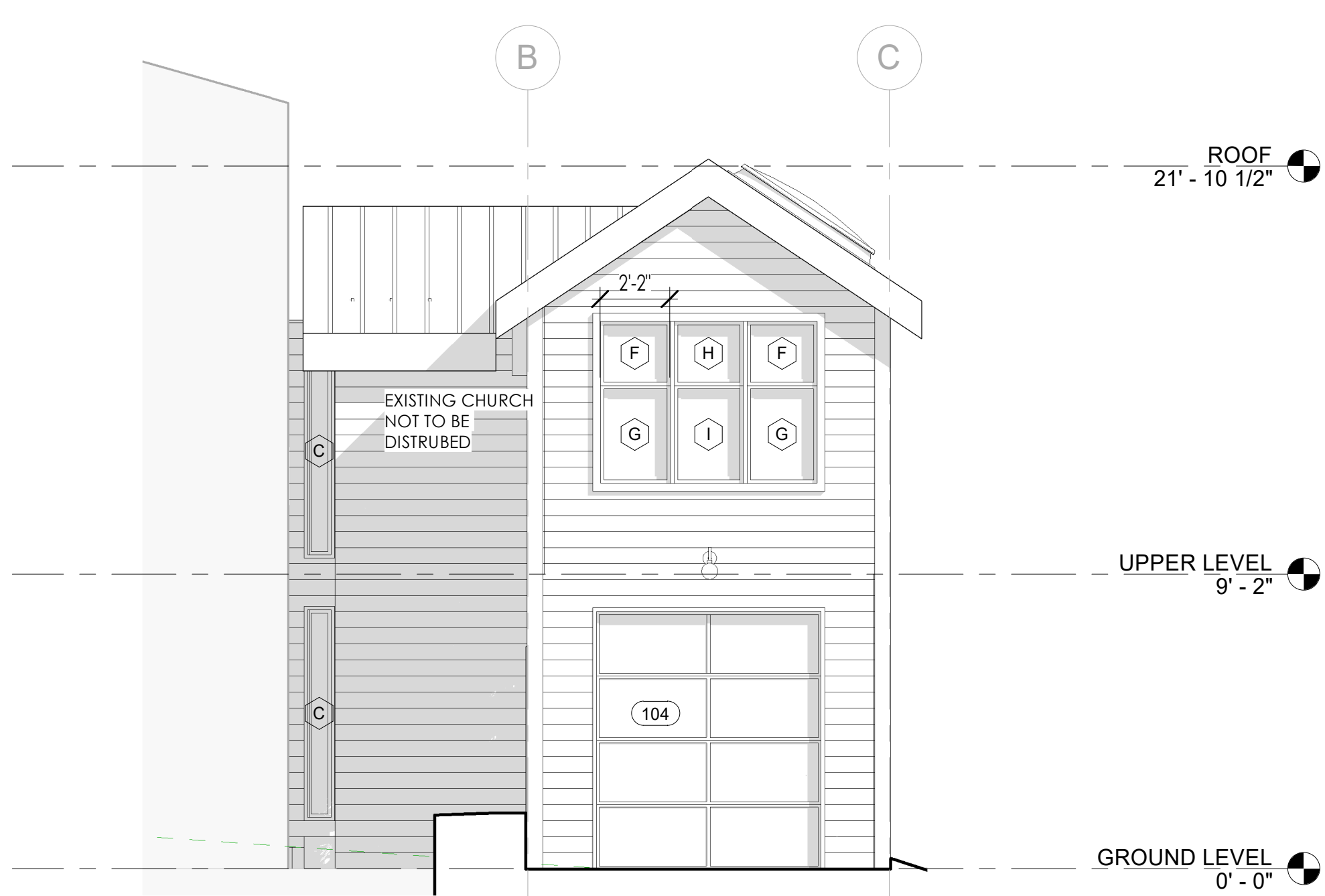
A1 EAST
SCALE: 1/4" = 1'-0"



C5 NORTH
SCALE: 1/4" = 1'-0"



C6 SIDE ELEVATION
SCALE: 1/4" = 1'-0"



A4 SOUTH
SCALE: 1/4" = 1'-0"

PARK CITY
2024
REVIEWED FOR CODE COMPLIANCE
PARK CITY BUILDING DEPT.
Plan Check Coordinator - Brenda Tumbom
09/20/2022



CIVIL:
STRUCTURAL:
LEI ENGINEERS
MECHANICAL:
CCI MECHANICAL
ELECTRICAL:
PARLEY'S ELECTRIC
LANDSCAPE:
LO LANDSCAPE
INTERIOR:
WOW ATTELIER

PASTOR'S HOUSE
REMODEL
402 Park Ave.
Park City Utah, 84060

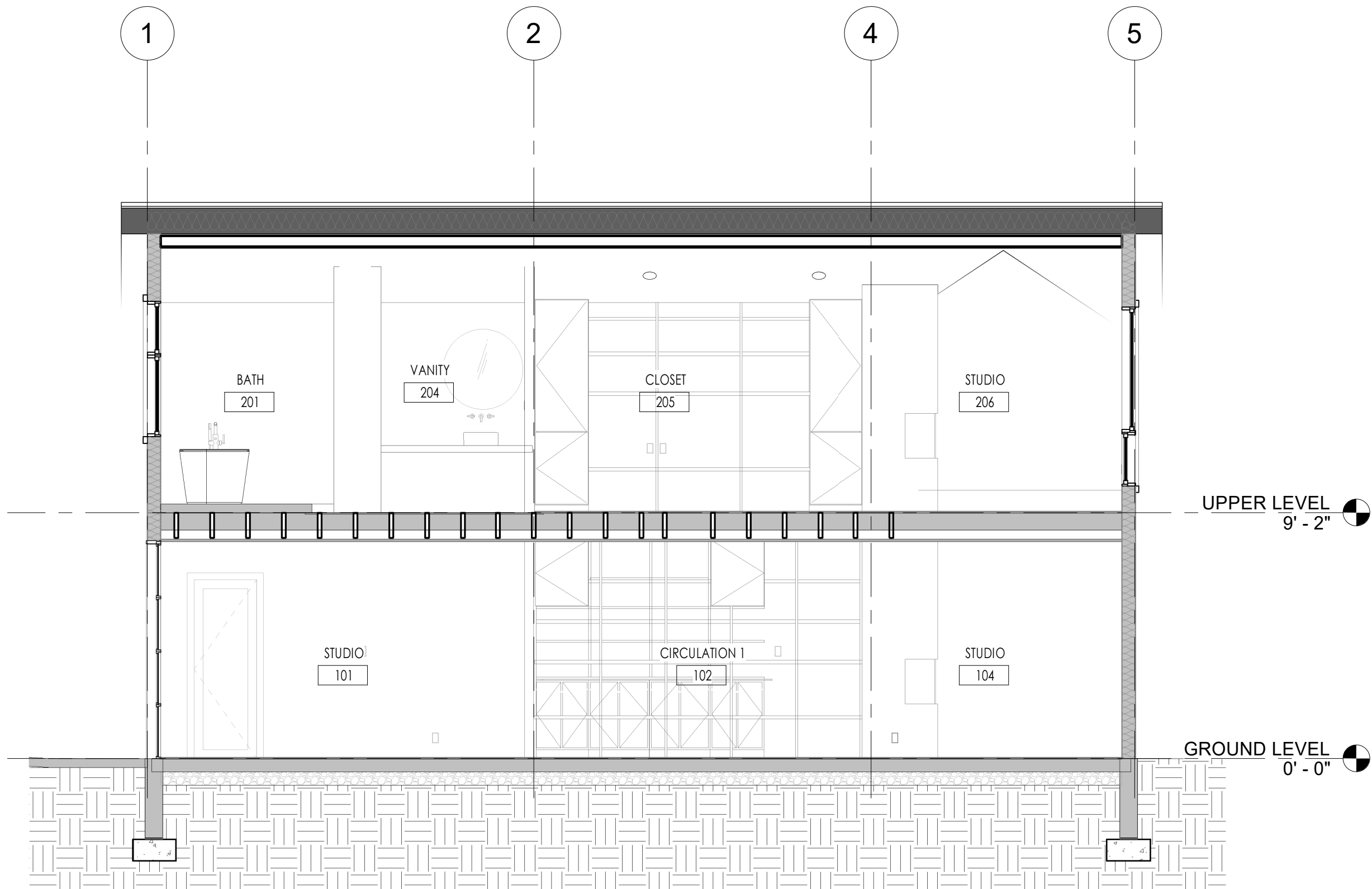
PROJECT #:
210006
ISSUE DATE:
09/14/2022
ISSUE:
Project Status
REVISIONS

NEW EXTERIOR
ELEVATIONS

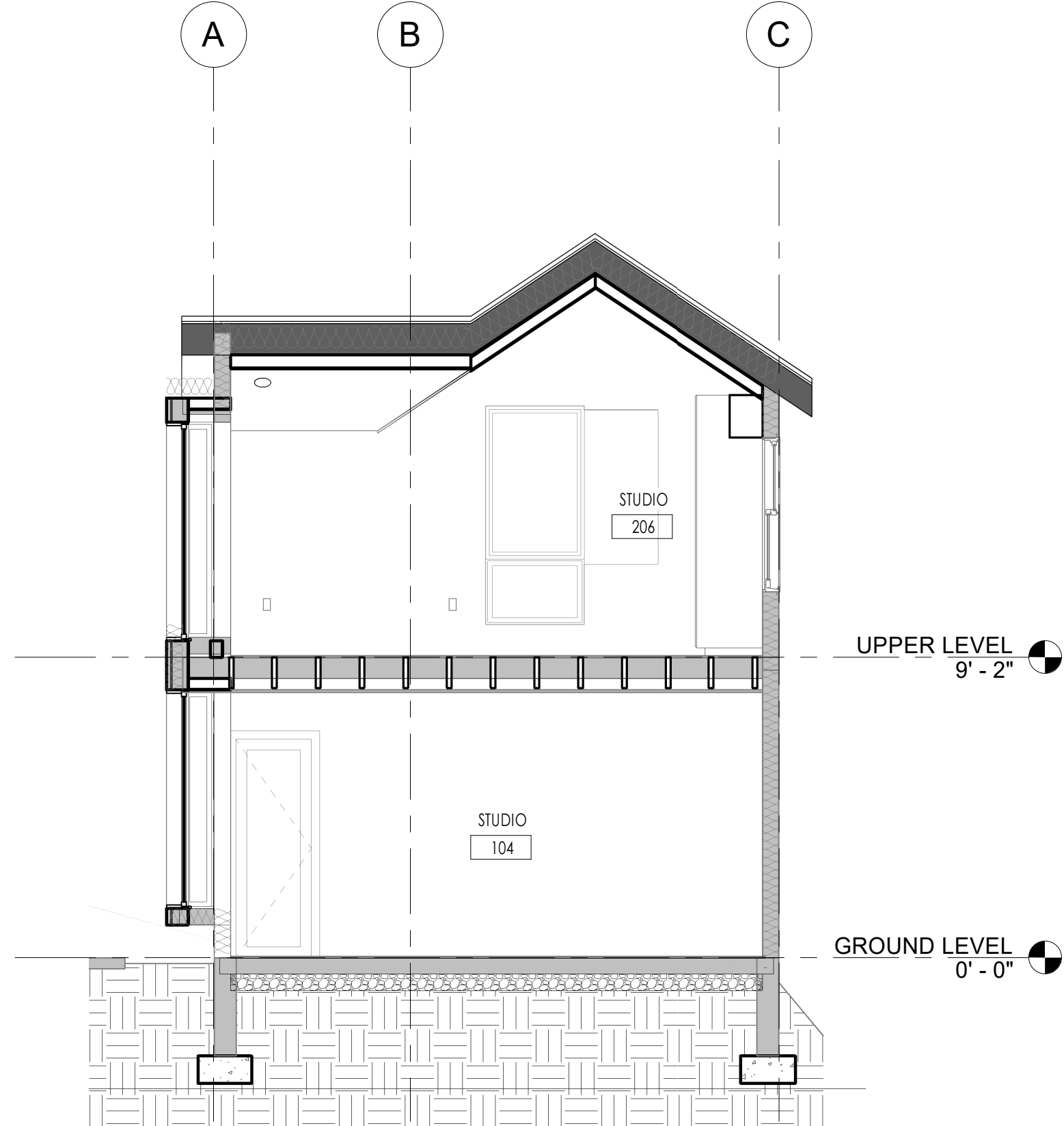
AE-201

COPYRIGHT: WOW atelier, LLC, 2020

the concepts, ideas, drawings and specifications herein are an original unpublished work and the property of WOW Atelier, LLC and shall not be used on any other work, do not scale drawings, all conditions shall be verified on site, discrepancies shall be brought to the attention of the architect before proceeding.
plot date: 9/14/2022 3:43:29 PM C:\Users\Ryan.Shumway\Documents\DreyfusRemodel_PC HOUSE_Central23_ryan8RU18.rvt



1 Section 11
SCALE: 1/4" = 1'-0"



2 Section 12
SCALE: 1/4" = 1'-0"

INSULATION SCHEDULE	
AREA	MIN REQUIRED INSULATION
MIN REQUIRED INSULATION (DEFER TO DRAWINGS AND DETAILS WHERE VALUES IN EXCESS OF THOSE BELOW ARE SPECIFIED.)	
EXTERIOR WALLS	R21 IN CAVITY/R5 CONTINUOUS
CEILINGS	R49
EXPOSED UNDER FLOOR AREAS	R30 CLOSED CELL SPRAY
RIM JOIST END CONDITIONS	3.5" CLOSED CELL SPRAY
PERIMTER FOUNDATION WALLS	2" RIGID INSULATION (MIN R10)
EXTERIOR WINDOWS	DOUBLE GLAZED LOW E - U VALUE 0.32
EXTERIOR WINDOWS AND DOORS SHALL BE WEATHER STRIPPED ON ALL EDGES	
**ALL FOOTINGS SHALL BE PLACED AT A MINIMUM FROST DEPTH OF 40"	

PARK CITY
REVIEWED FOR CODE COMPLIANCE
PARK CITY BUILDING DEPT.
Plan Check Coordinator - Brenda Turnblom
09/20/2022

CIVIL:
STRUCTURAL:
LEI ENGINEERS
MECHANICAL:
CCI MECHANICAL
ELECTRICAL:
FARLEY'S ELECTRIC
LANDSCAPE:
LO LandArch
INTERIOR:
WOW ATELIER

PASTOR'S HOUSE
REMODEL
402 Park Ave.
Park City Utah, 84060

PROJECT #:
210006
ISSUE DATE:
09/14/2022
ISSUE:
Project Status
REVISIONS

BUILDING SECTIONS

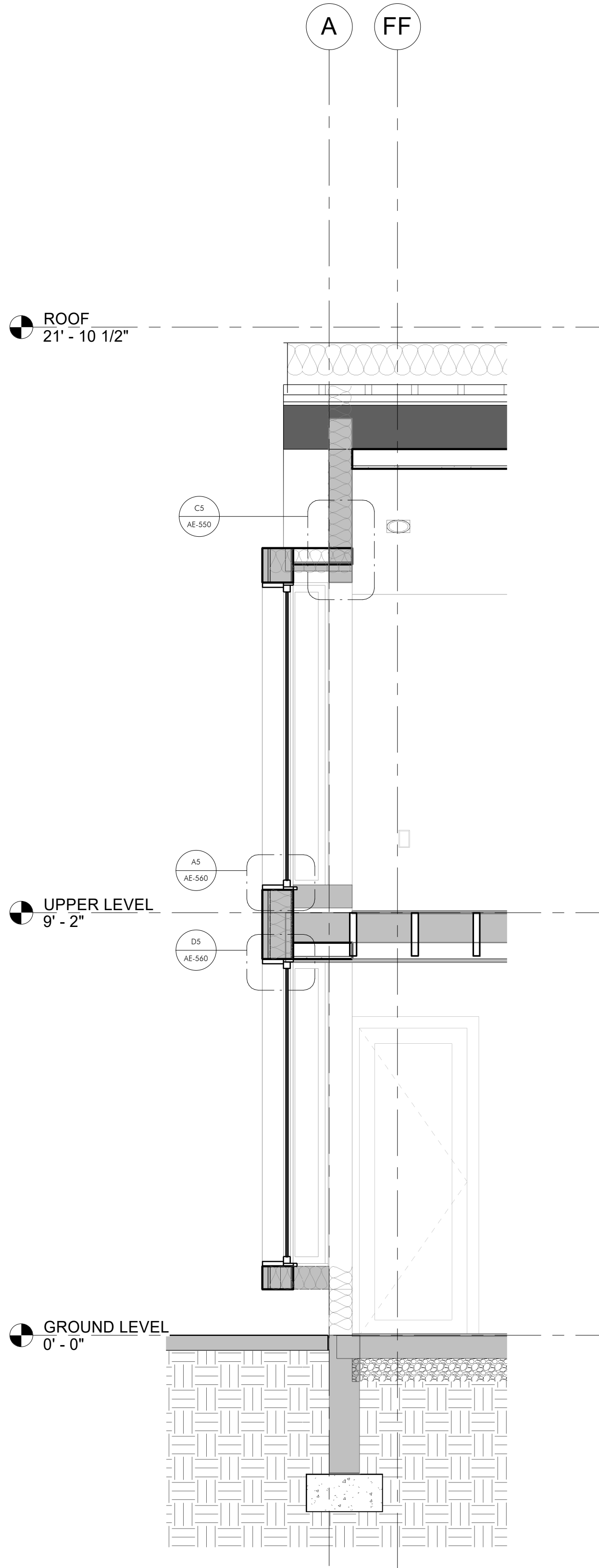
AE-301

COPYRIGHT: WOW atelier, LLC, 2020

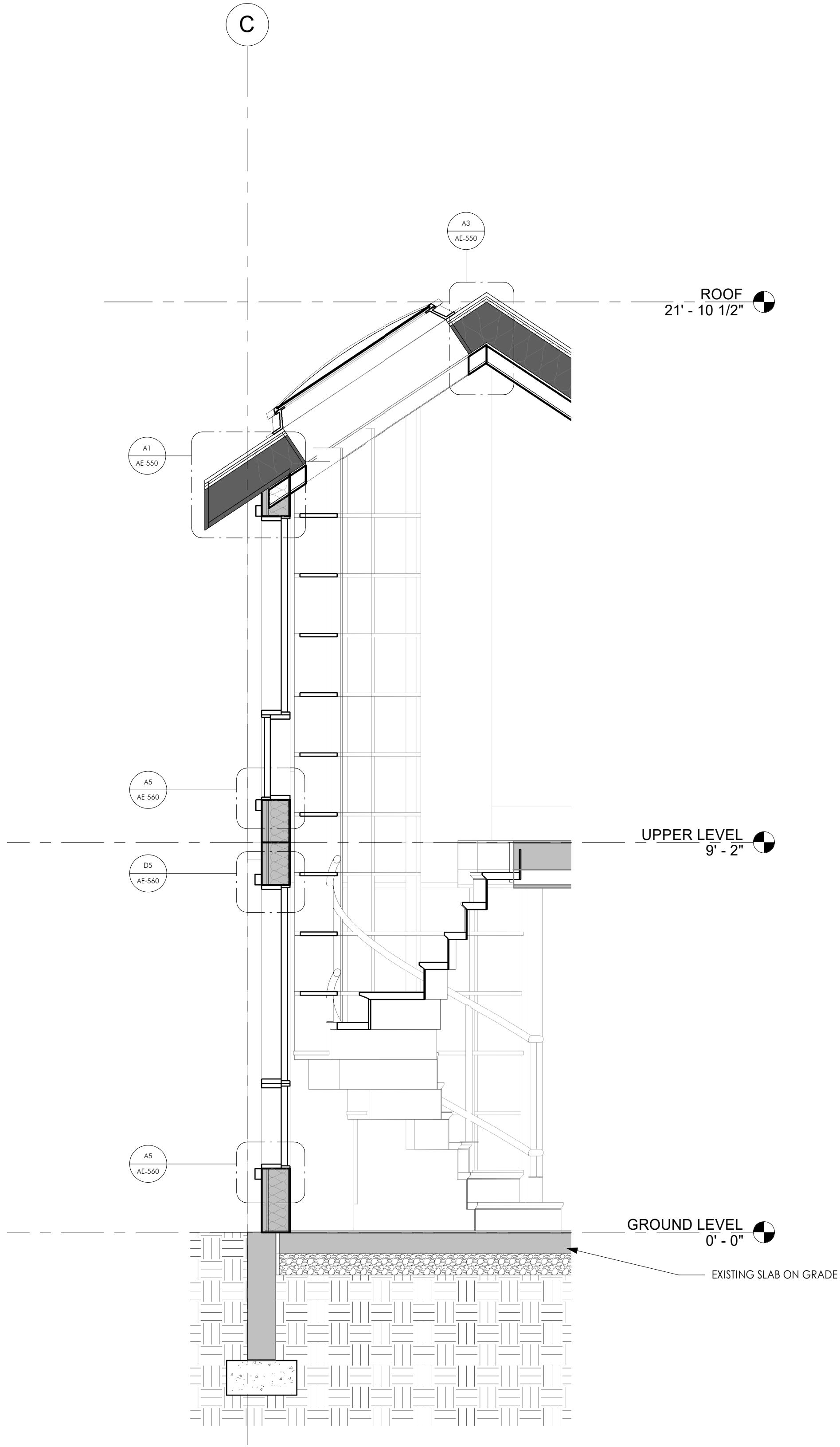


WOW

the concepts, ideas, drawings and specifications herein are an original unpublished work and the property of WOW Atelier, LLC and shall not be used on any other work, do not scale drawings, all conditions shall be verified on site, discrepancies shall be brought to the attention of the architect before proceeding.
plot date: 9/14/2022 3:43:30 PM C:\Users\R\an.Shumway\Documents\DreyfusRemodel_PC HOUSE_Central 23_ryan8RUT8.rvt



A1 WALL SECTION A
SCALE: 1/2" = 1'-0"



A3 WALL SECTION B
SCALE: 1/2" = 1'-0"

INSULATION SCHEDULE	
AREA	MIN REQUIRED INSULATION
	MIN REQUIRED INSULATION (DEFER TO DRAWINGS AND DETAILS WHERE VALUES IN EXCESS OF THOSE BELOW ARE SPECIFIED.)
EXTERIOR WALLS	R21 IN CAVITY/R5 CONTINUOUS
CEILINGS	R49
EXPOSED UNDER FLOOR AREAS	R30 CLOSED CELL SPRAY
RIM JOIST END CONDITIONS	3.5" CLOSED CELL SPRAY
PERIMTER FOUNDATION WALLS	2" RIGID INSULATION (MIN R10)
EXTERIOR WINDOWS	DOUBLE GLAZED LOW E - U VALUE 0.32
EXTERIOR WINDOWS AND DOORS SHALL BE WEATHER STRIPPED ON ALL EDGES	

**ALL FOOTINGS SHALL BE PLACED AT A MINIMUM FROST DEPTH OF 40"

PARK CITY
REVIEWED FOR CODE COMPLIANCE
PARK CITY BUILDING DEPT.
Plan Check Coordinator - Brenda Turnbullom
09/20/2022

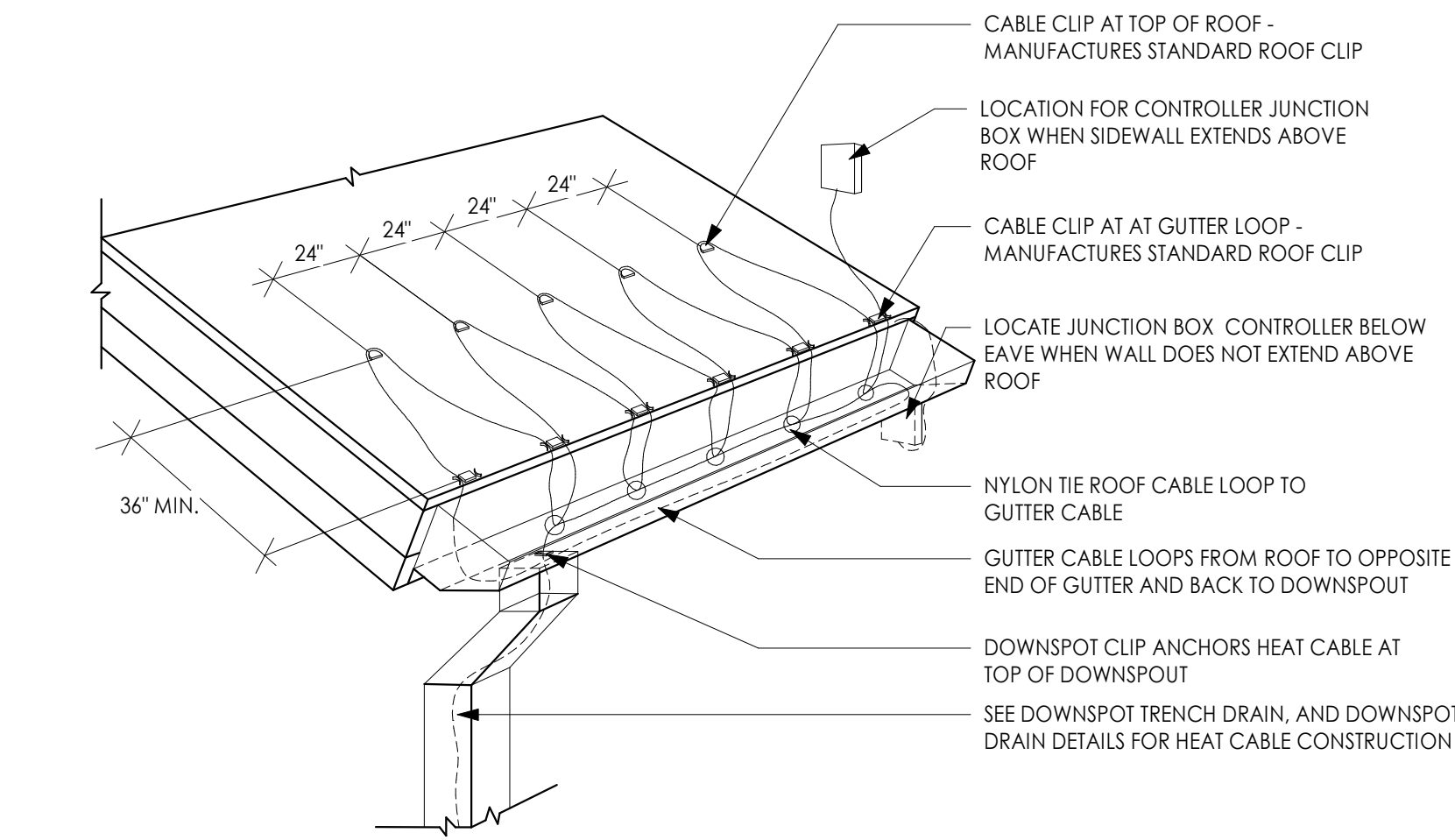
CIVIL:
STRUCTURAL:
LEI ENGINEERS
MECHANICAL:
CCI MECHANICAL
ELECTRICAL:
FARLEY'S ELECTRIC
LANDSCAPE:
LO LANDARCH
INTERIOR:
WOW ATELIER

PASTOR'S HOUSE
REMODEL
402 Park Ave.
Park City Utah, 84060

PROJECT #:
210006
ISSUE DATE:
09/14/2022
ISSUE:
Project Status
REVISIONS

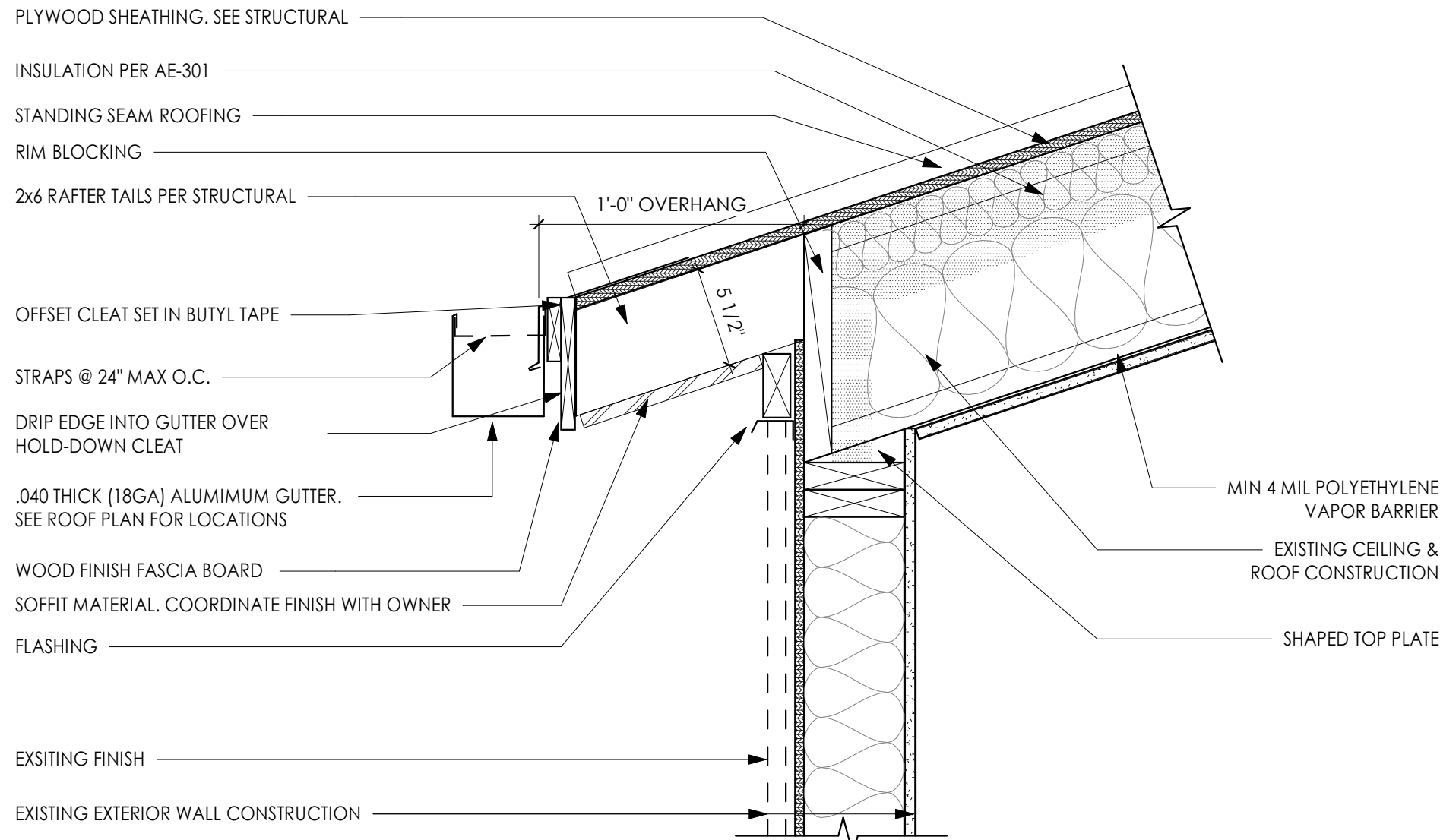
BUILDING/WALL
SECTIONS
AE-302
COPYRIGHT: WOW atelier, LLC. 2020

the concepts, ideas, drawings and specifications herein are an original unpublished work and the property of WOW Atelier, LLC and shall not be used on any other work. do not scale drawings. all conditions shall be verified on site, discrepancies shall be brought to the attention of the architect before proceeding.
plot date: 9/14/2022 3:43:31 PM
C:\Users\Ryan.Shumway\Documents\Drevfus\AE550\PC HOUSE_Central 23_ryan8RUT8.rvt

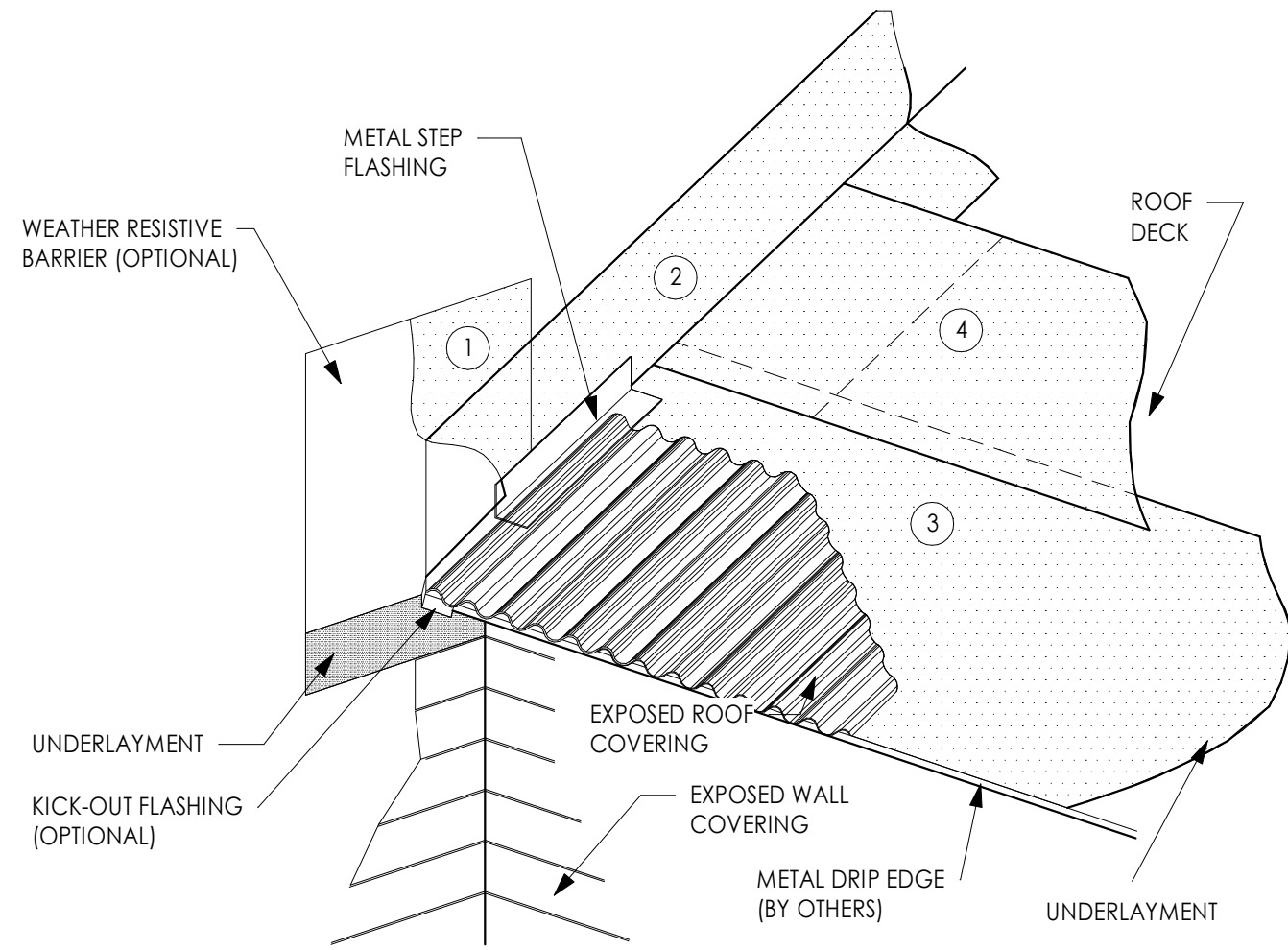


C1 TYPICAL HEAT TAPE DEATIL
SCALE: 1/2" = 1'-0"

NOTE: REPLACE & REPAIR ANY DAMAGED EXISTING ROOFING MEMBRANE & INSULATION



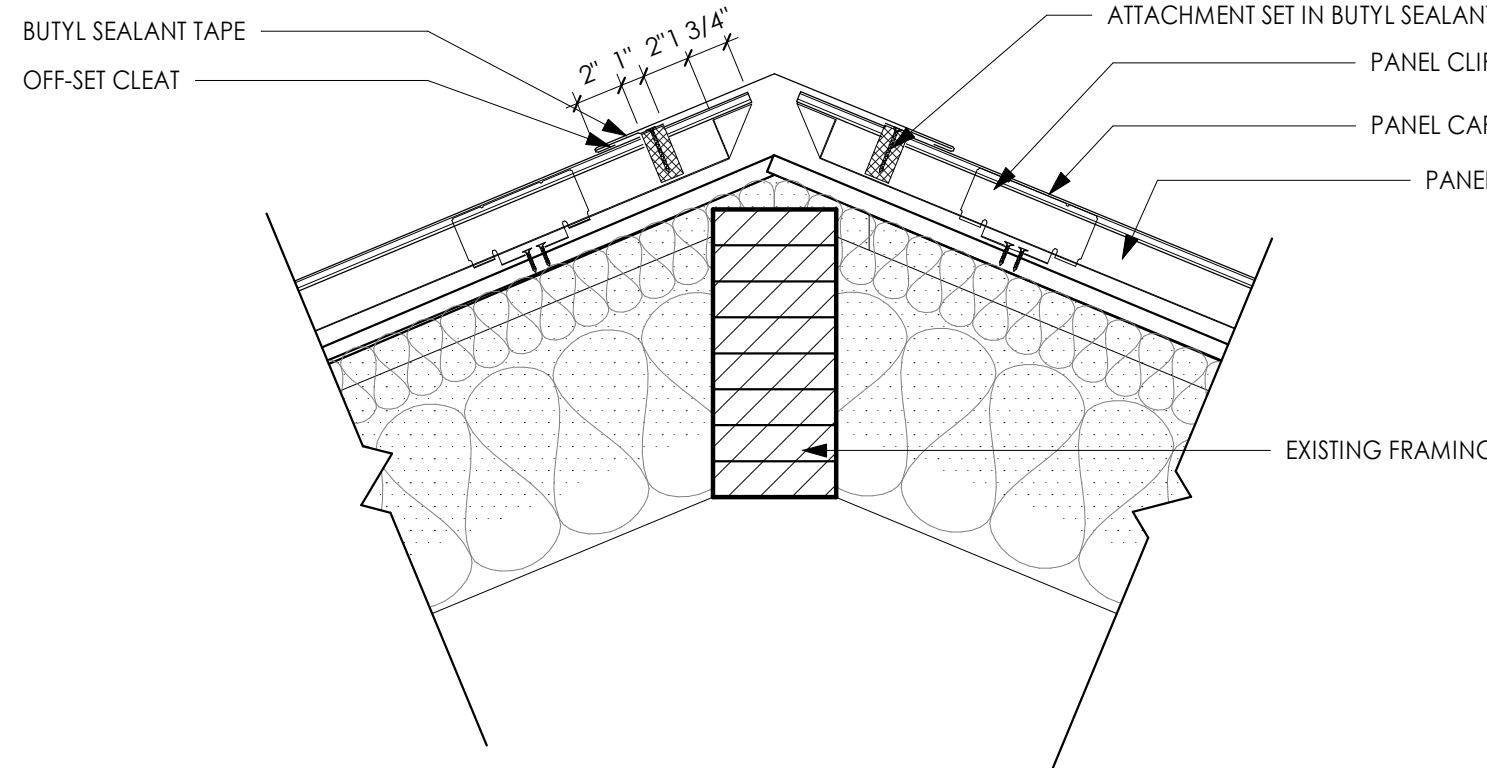
A1 ROOF FASCIA DETAIL
SCALE: 1 1/2" = 1'-0"



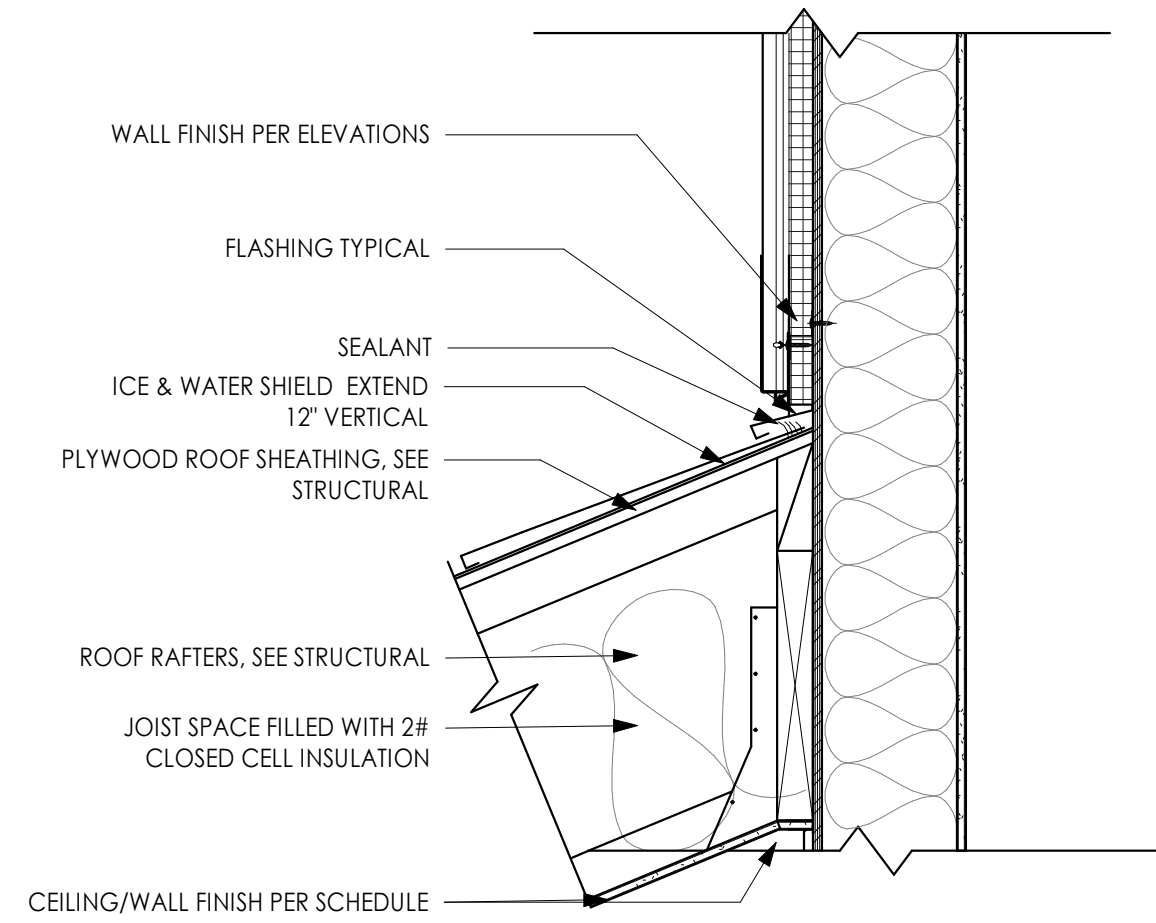
1. REFER TO SPECIFICATIONS FOR FURTHER INFORMATION
2. EXTEND UNDERLAYMENT ON THE WALL SHEATHING ABOVE THE HIGHEST EXPECTED LEVEL OF SNOW AND ICE
3. EXTEND UNDERLAYMENT ON THE ROOF DECK ABOVE THE HIGHEST EXPECTED LEVEL OF WATER BACK-UP FROM ICE DAMS
4. EXTEND UNDERLAYMENT BEYOND EAVE ONTO VERTICAL SIDE WALL FOR PROTECTION AGAINST RUN-OFF FROM ROOF
5. THE METAL FLASHING IS INSTALLED OVER THE UNDERLAYMENT
6. INSTALL UNDERLAYMENT IN ORDER AS SHOWN BY NUMBERS
7. INSTALL UNDERLAYMENT & WEATHER RESISTIVE BARRIER TO FORM WATER SHEDDING LAPS

C3 ICE & WATER SHIELD DETAIL
SCALE: 12" = 1'-0"

NOTE: REPLACE & REPAIR ANY DAMAGED EXISTING ROOFING MEMBRANE & INSULATION

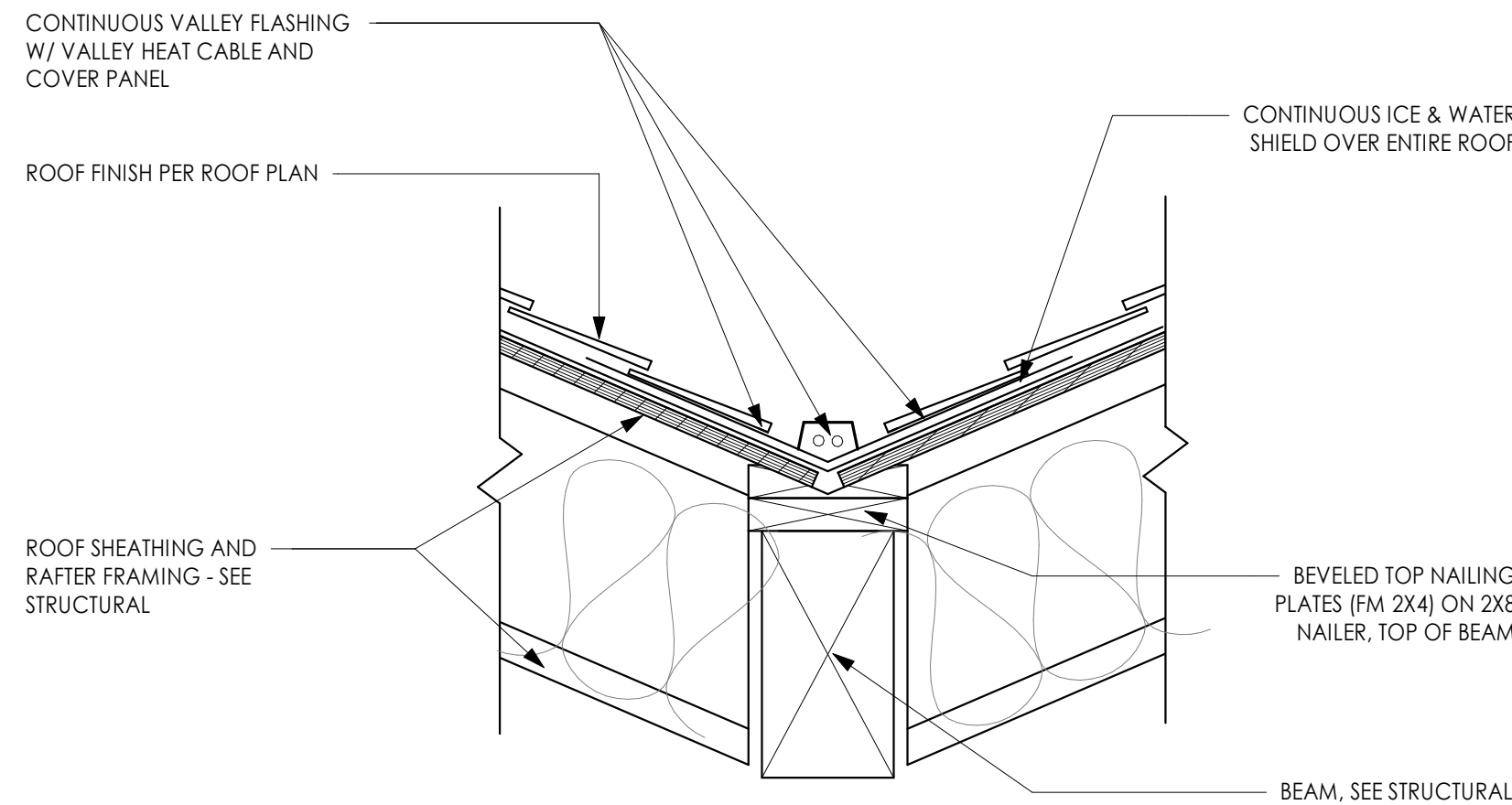


A3 ROOF RIDGE DETAIL
SCALE: 1 1/2" = 1'-0"



C5 ROOF TO WALL DETAIL
SCALE: 1 1/2" = 1'-0"

NOTE: REPLACE & REPAIR ANY DAMAGED EXISTING ROOFING MEMBRANE & INSULATION



A5 ROOF VALLEY DETAIL
SCALE: 1 1/2" = 1'-0"

PARK CITY
UTAH
REVIEWED FOR CODE COMPLIANCE
PARK CITY BUILDING DEPT.
Plan Check Coordinator - Brenda Turnblom
09/20/2022



CIVIL:
STRUCTURAL: LEI ENGINEERS
MECHANICAL: CCI MECHANICAL
ELECTRICAL: PAREYS ELECTRIC
LANDSCAPE: LO LANDSCAPE
INTERIOR: WOW ATELIER

PASTOR'S HOUSE
REMODEL
402 Park Ave.
Park City Utah, 84060

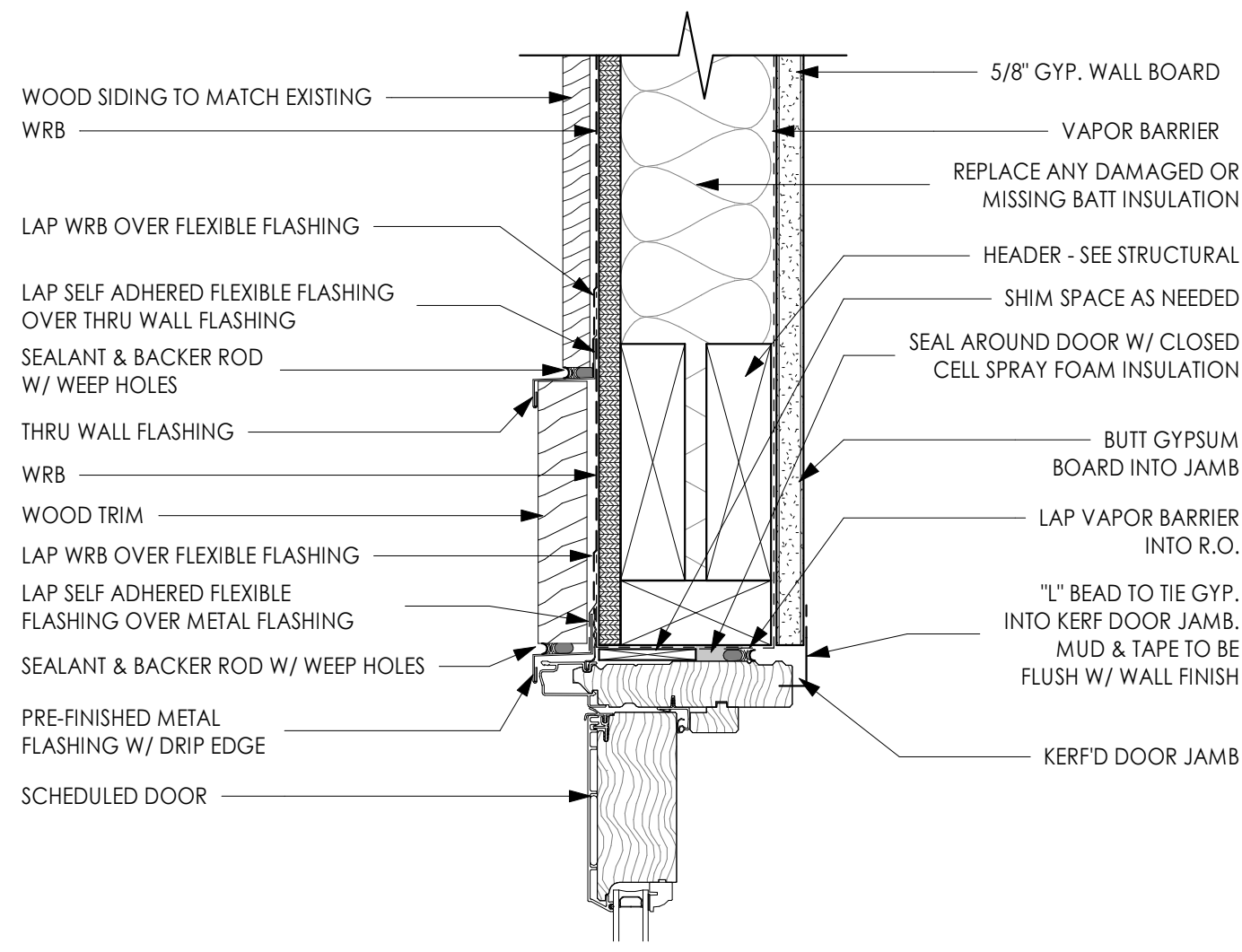
PROJECT #: 210006
ISSUE DATE: 09/14/2022
ISSUE: Project Status
REVISIONS

ROOF DETAILS

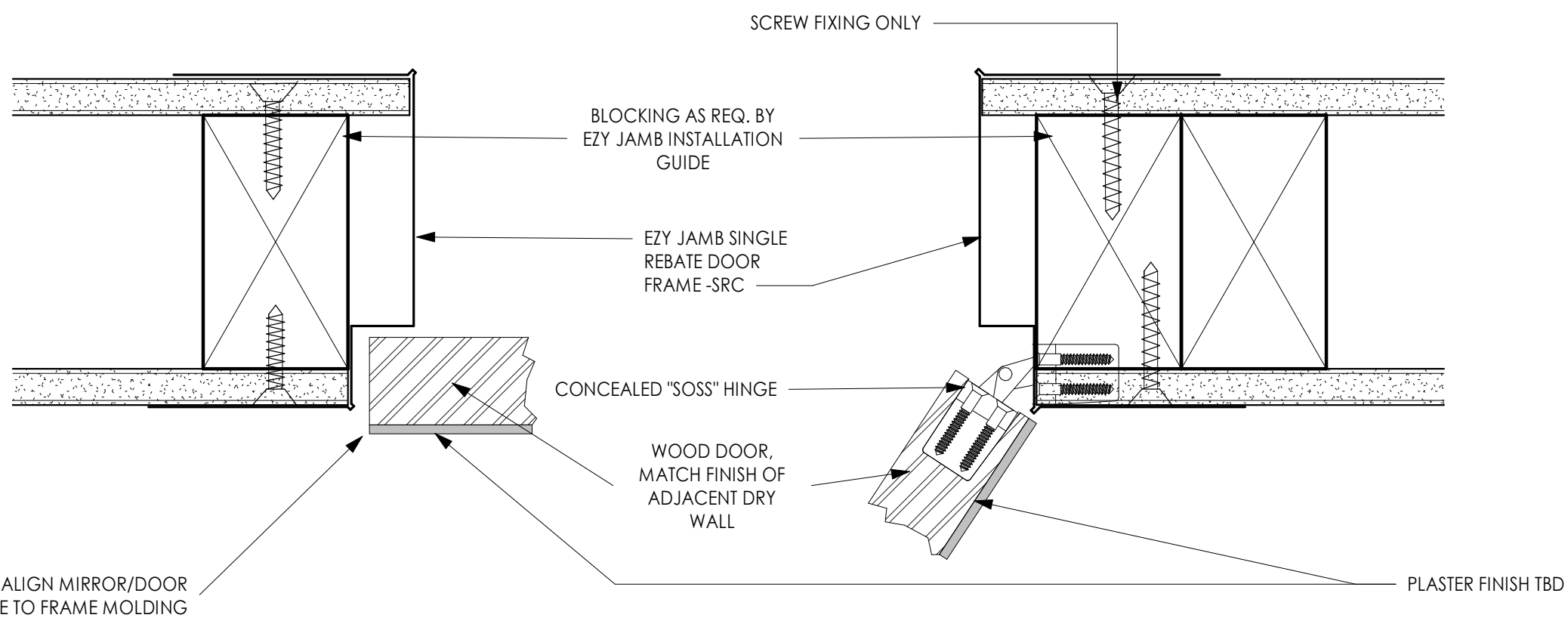
AE-550

COPYRIGHT: WOW atelier, LLC. 2020

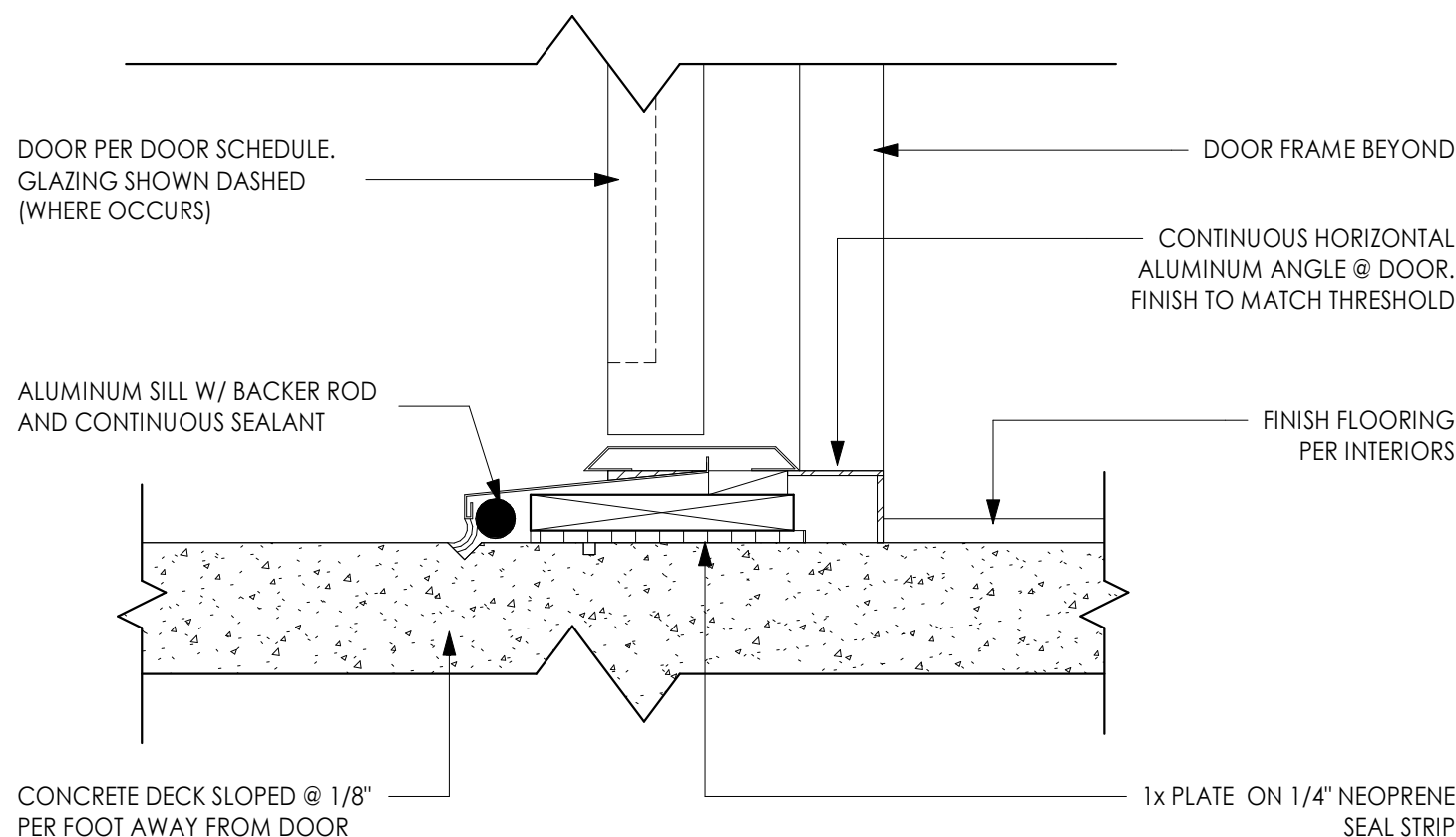
the concepts, ideas, drawings and specifications herein are an original unpublished work and the property of WOW Atelier, LLC and shall not be used on any other work. do not scale drawings. all conditions shall be verified on site, discrepancies shall be brought to the attention of the architect before proceeding.
plot date: 9/14/2022 3:43:32 PM
C:\Users\Ryan.Shumway\Documents\DreyfusRemodel_PC HOUSE_Central 23_ryan8RUT8.rvt



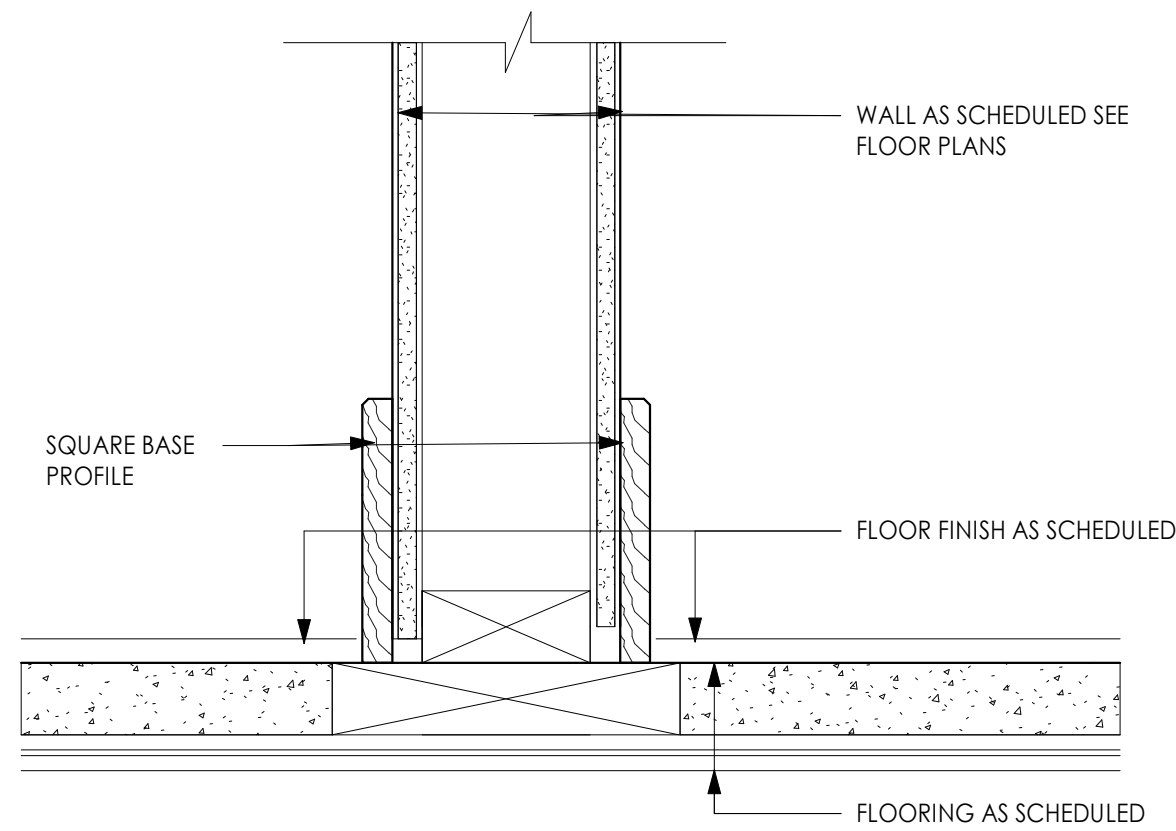
D1 TYP. EXTERIOR DOOR HEAD/JAMB DETAIL
SCALE: 3" = 1'-0"



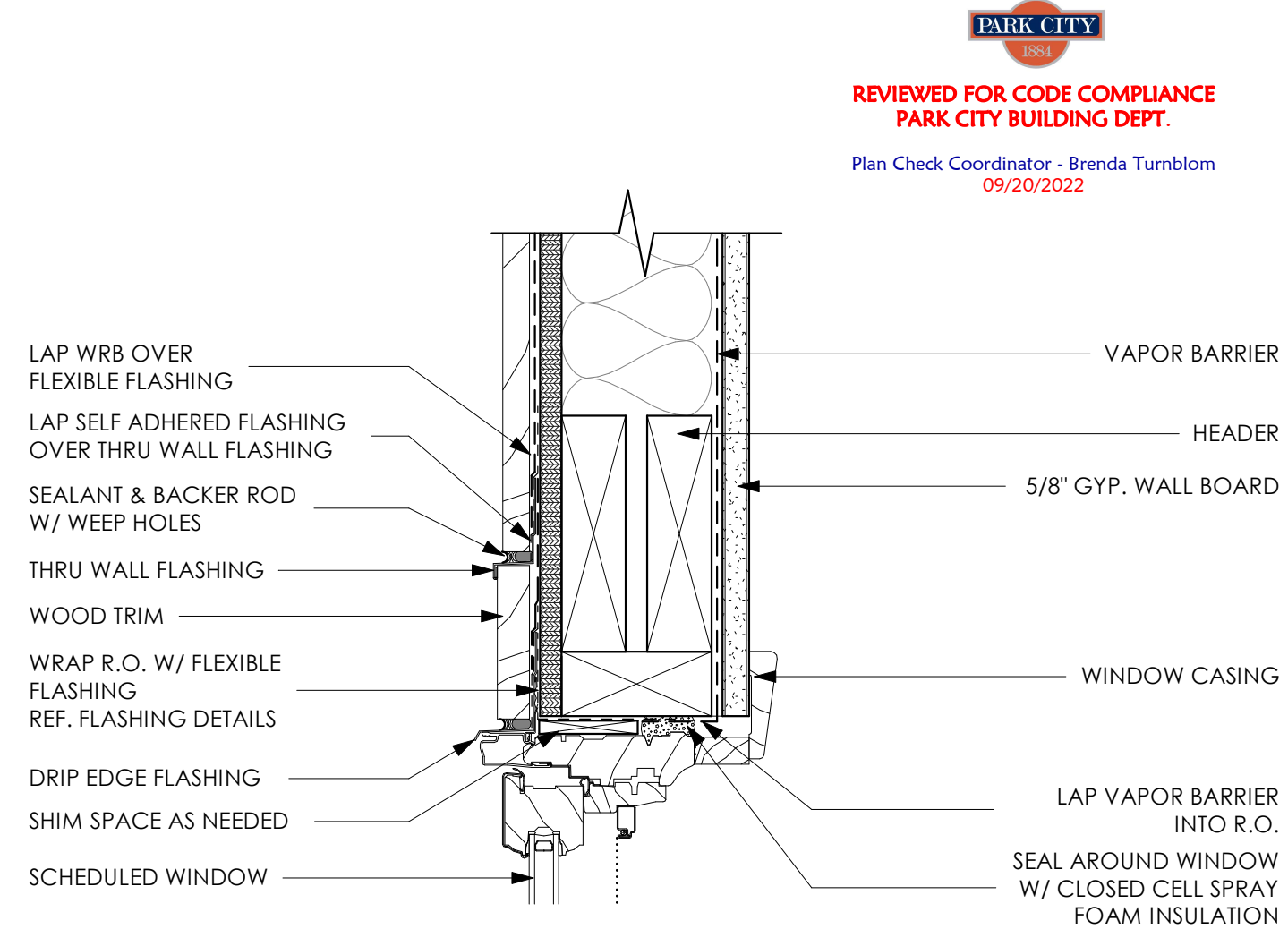
B2 HIDDEN DOOR JAMB
SCALE: 6" = 1'-0"



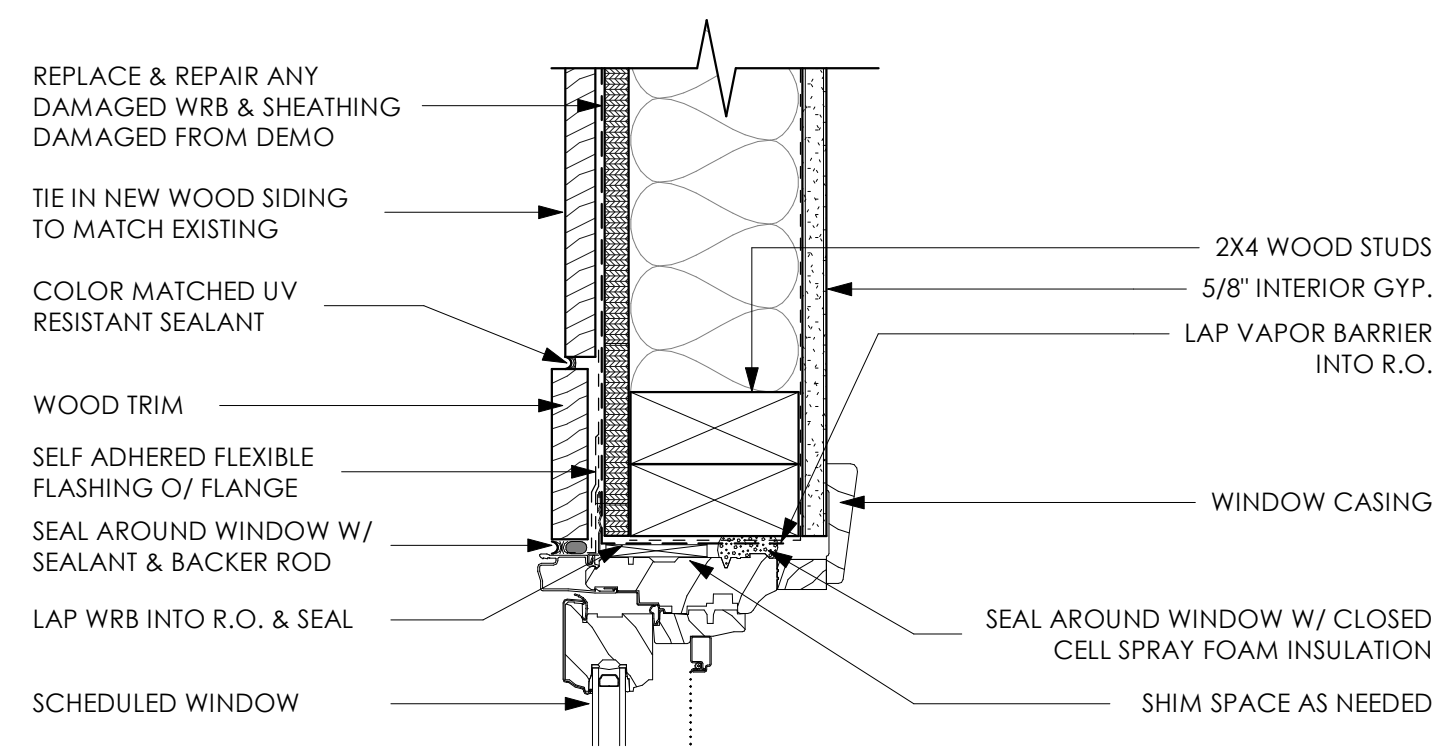
A1 THRESHOLD-CONCRETE DECK
SCALE: 3" = 1'-0"



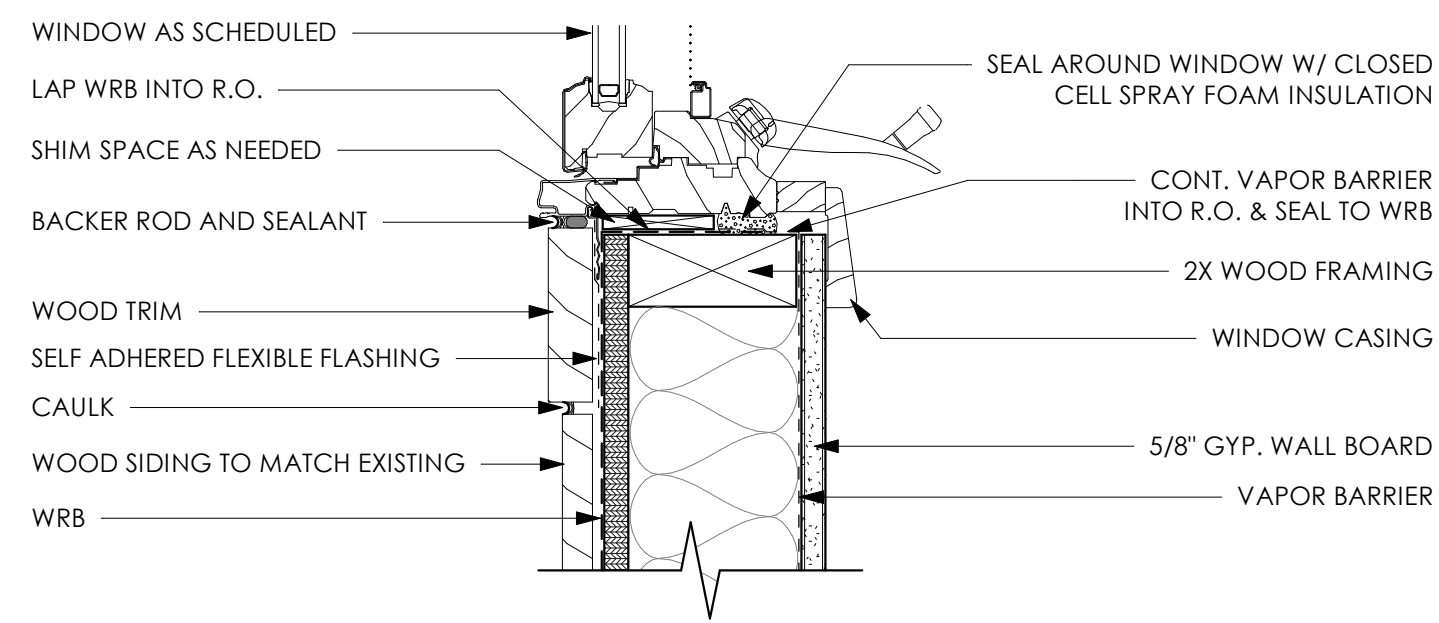
A2 SILL DETAIL - WOOD STUD WALL - WOOD TRIM
SCALE: 3" = 1'-0"



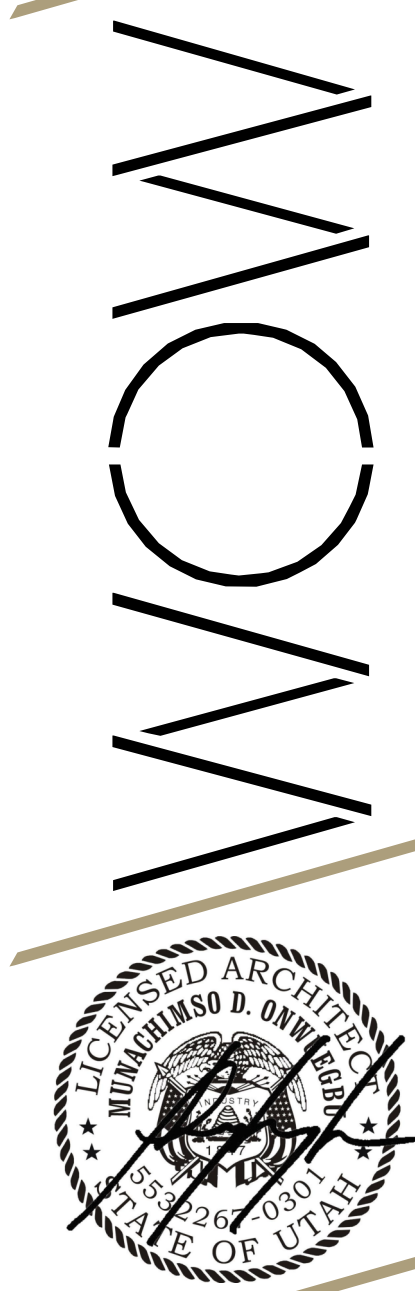
D5 TYP. WINDOW HEAD DETAIL
SCALE: 3" = 1'-0"



B5 TYP. WINDOW JAMB DETAIL
SCALE: 3" = 1'-0"



A5 CASEMENT SILL
SCALE: 3" = 1'-0"



CIVIL:
STRUCTURAL: LEI ENGINEERS
MECHANICAL: CCI MECHANICAL
ELECTRICAL: FARLEY'S ELECTRIC
LANDSCAPE: LO LANDSCAPE
INTERIOR: WOW ATELIER

PASTOR'S HOUSE
REMODEL
402 Park Ave.
Park City Utah, 84060

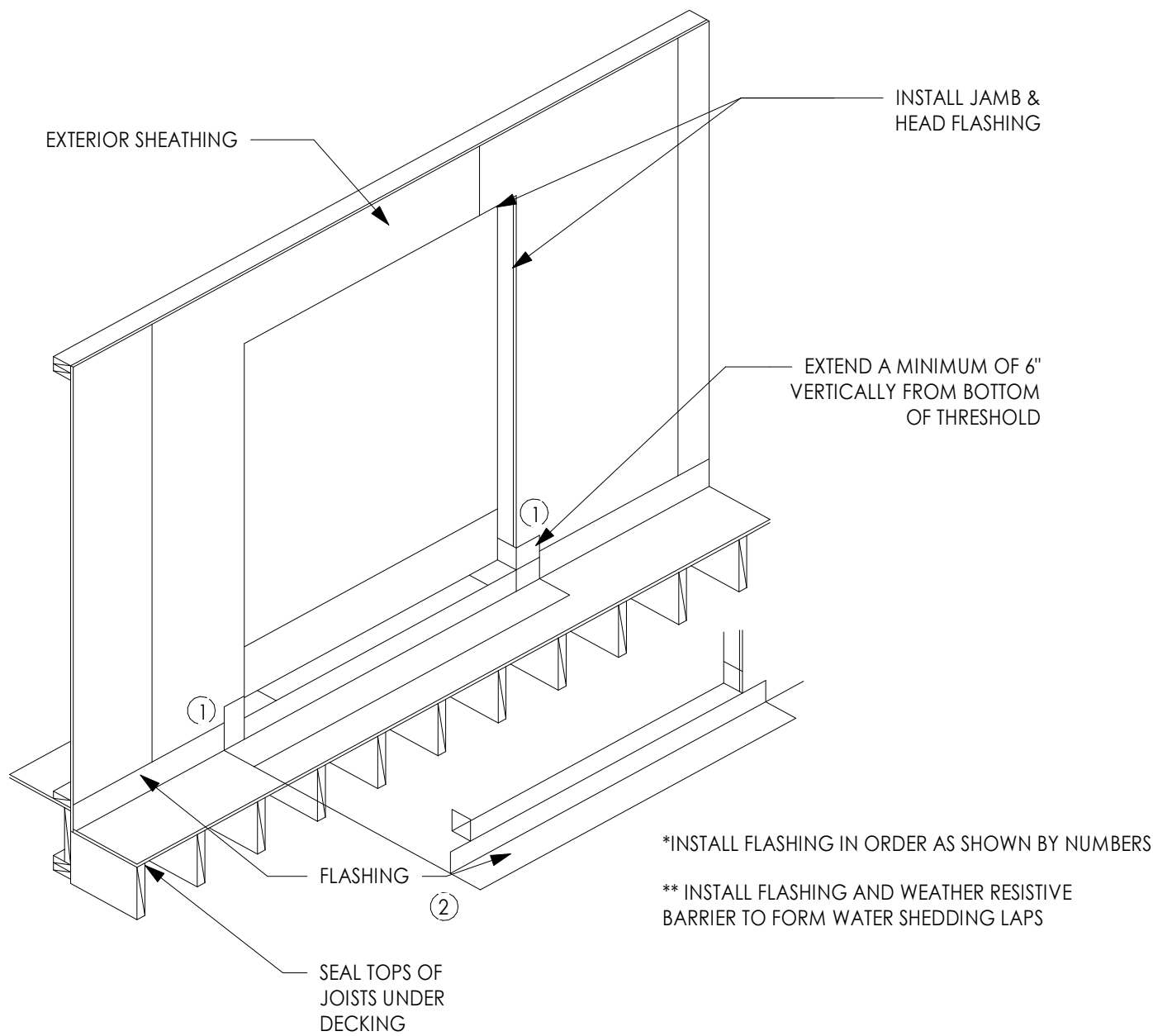
PROJECT #: 210006
ISSUE DATE: 09/14/2022
ISSUE: Project Status
REVISIONS

WINDOW AND DOOR
DETAILS

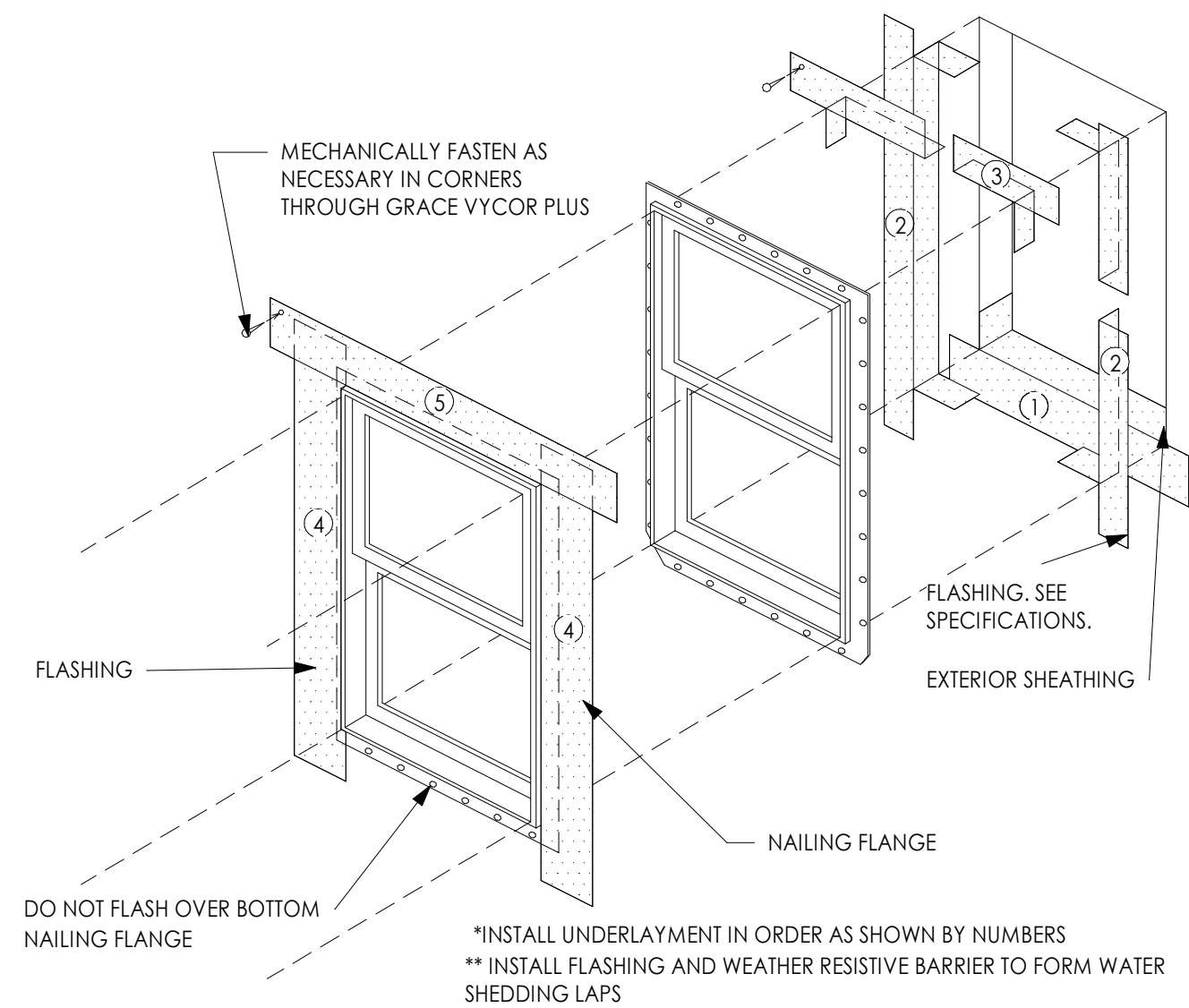
AE-560

COPYRIGHT: WOW atelier, LLC. 2020

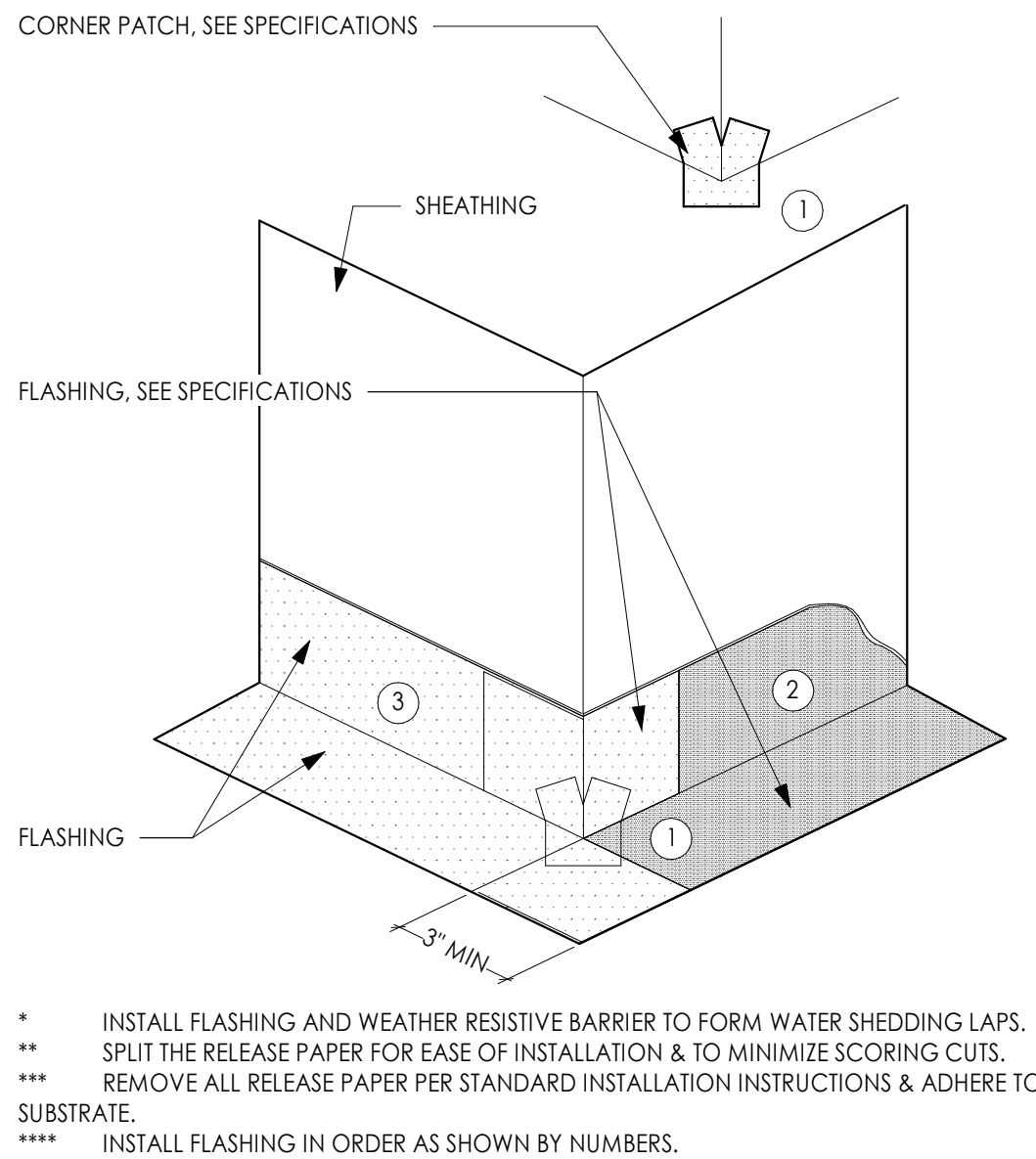
the concepts, ideas, drawings and specifications herein are an original unpublished work and the property of WOW Atelier, LLC and shall not be used on any other work. do not scale drawings. all conditions shall be verified on site, discrepancies shall be brought to the attention of the architect before proceeding.
plot date: 9/14/2022 3:43:32 PM C:\Users\Ryan.Shumway\Documents\DreyfusRemodel_PC HOUSE_Central23_ryan8RUT8.rvt



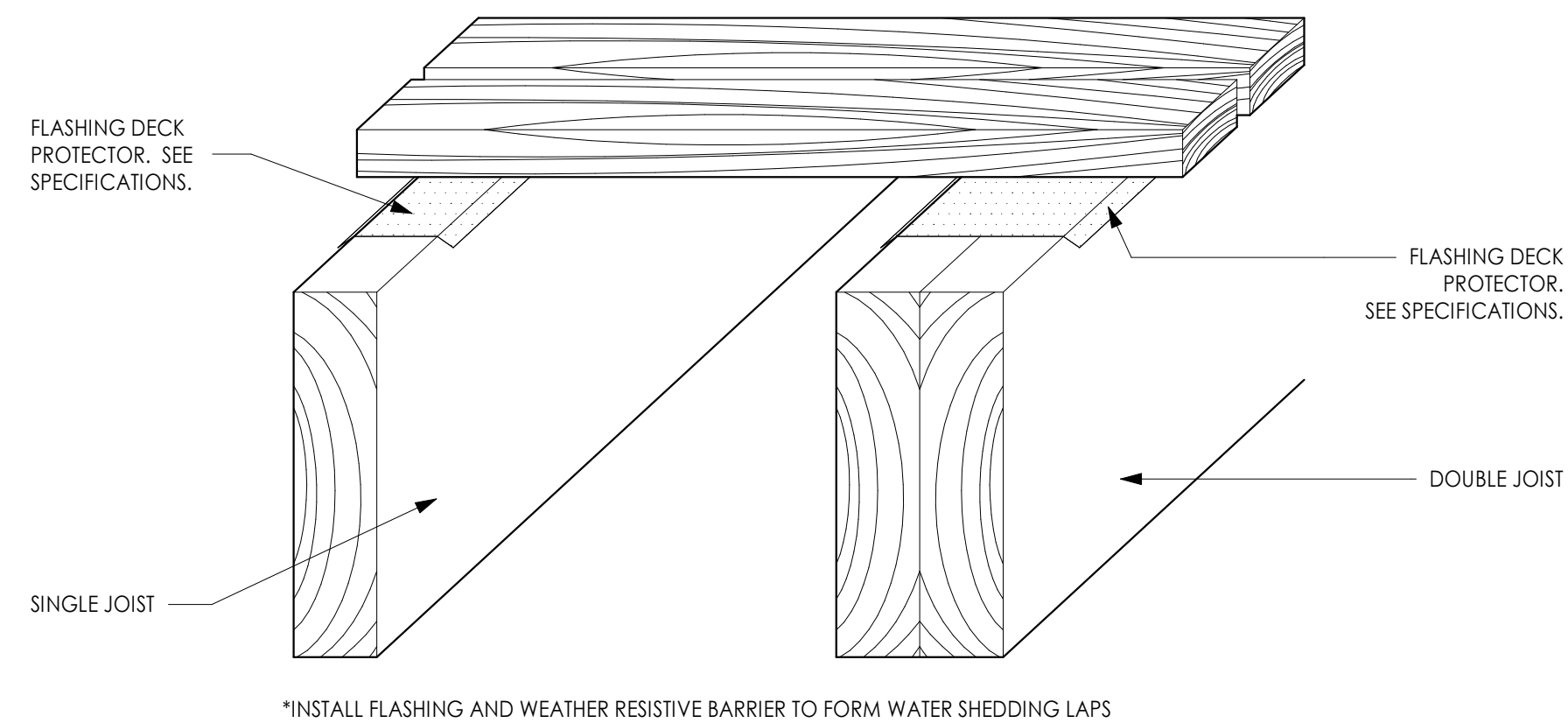
C1 EXTERIOR DOOR W/ DECK FLASHING
SCALE: 12" = 1'-0"



A1 TYPICAL WINDOW FLASHING
SCALE: 12" = 1'-0"



A3 SELF ADHERED FLASHING
SCALE: 12" = 1'-0"



A5 TYP. DECK FLASHING
SCALE: 12" = 1'-0"

PARK CITY
REVIEWED FOR CODE COMPLIANCE
PARK CITY BUILDING DEPT.
Plan Check Coordinator - Brenda Turnblom
09/20/2022

PROJECT #:
210006
ISSUE DATE:
09/14/2022
ISSUE:
Project Status
REVISIONS

**GENERAL FLASHING
DETAILS**

AE-561

COPYRIGHT: WOW atelier, LLC, 2020

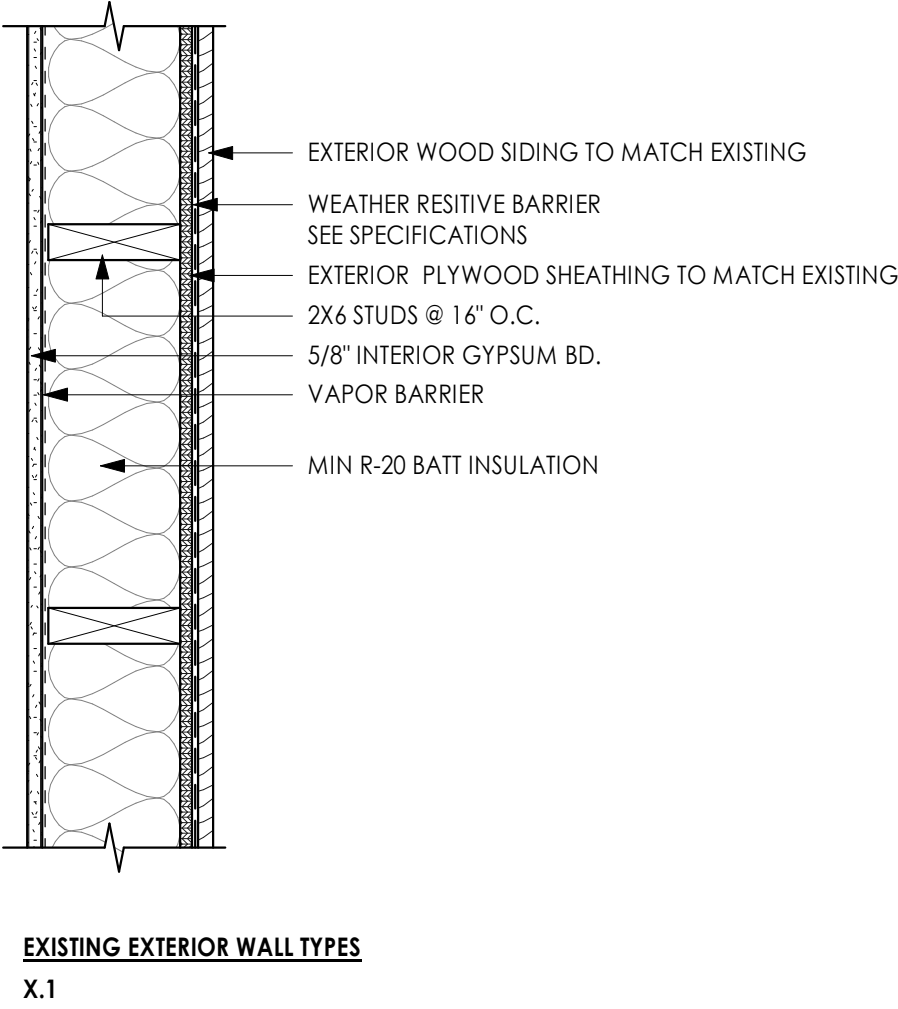
**PASTOR'S HOUSE
REMODEL**
402 Park Ave.
Park City Utah, 84060

CIVIL:
STRUCTURAL:
LEI ENGINEERS
MECHANICAL:
CCI MECHANICAL
ELECTRICAL:
FARLEY'S ELECTRIC
LANDSCAPE:
LO LANDSCAPE
INTERIOR:
WOW ATELIER



WOW

C:\Users\Rylan Shumway\Documents\DreyfusRemodel_PC HOUSE_Central 23_ryan8UT8.rvt



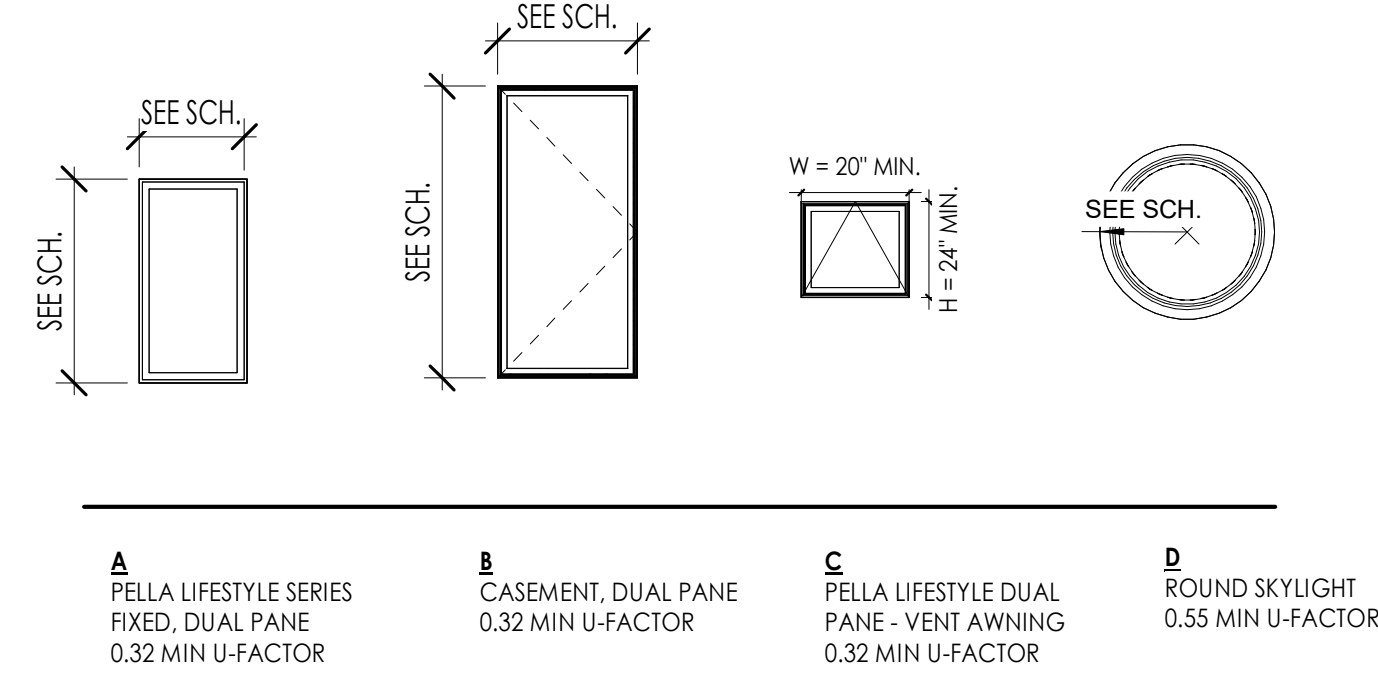
X.1

X.1
WALL TYPES
1 1/2" = 1'-0"

Glazing shall be tempered if bottom edge is less than 18" above the floor 308.4.3.2 and/or adjacent to bottom of stair landing R308.4.7

WINDOW SCHEDULE

Mark	COMMENTS	Type	WIDTH	HEIGHT	COUNT	COMMENTS
A	FIXED	A	3' - 6 1/2"	6' - 8"	2	
B	FIXED	A	1' - 5 1/2"	6' - 8"	2	
B.1	CASEMENT	B	1' - 5 1/2"	6' - 8"	2	
C	FIXED	A	0' - 11"	6' - 8"	4	
D	FIXED	A	2' - 3"	4' - 8"	6	
E	FIXED	A	2' - 3"	2' - 0"	6	
F	VENT- AWNING	C	2' - 2"	2' - 0"	2	
G	FIXED	A	2' - 2"	3' - 0 1/2"	2	
H	FIXED	A	2' - 2"	2' - 0"	1	
I	FIXED	A	2' - 2"	3' - 0 1/2"	1	
J	SKYLIGHT	D	4' - 11"	0' - 8"	1	
K	FIXED	B	3' - 0"	4' - 8"	1	
L	FIXED	A	3' - 0"	2' - 0"	1	

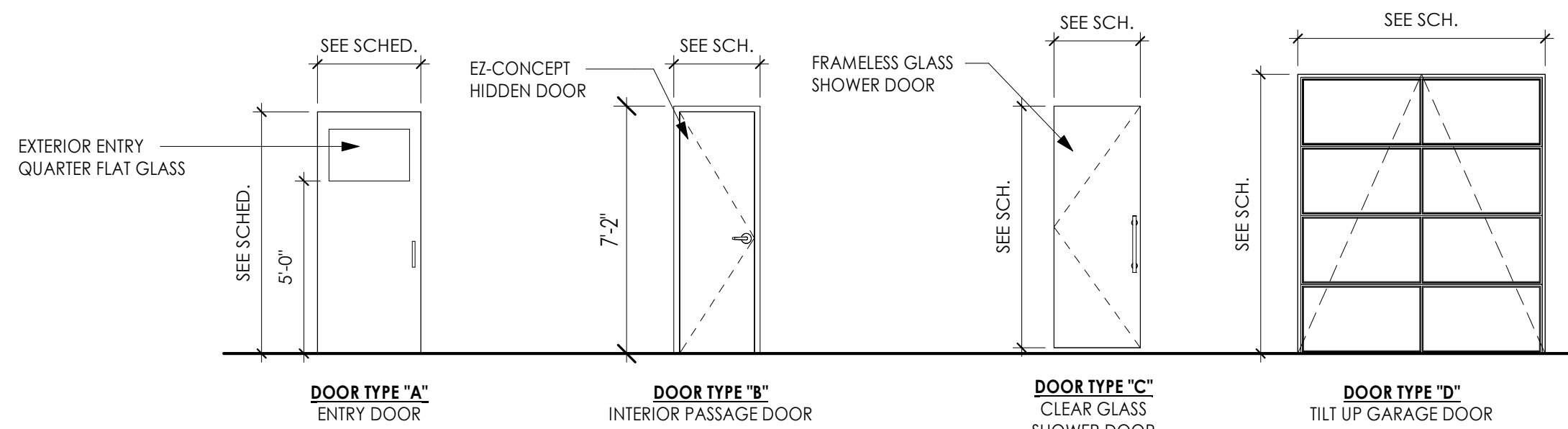


WINDOW TYPES

1/4" = 1'-0"

DOOR SCHEDULE

MARK	TYPE	WIDTH	HEIGHT	THICKNESS	LEVEL	FRAME MATERIAL
101	TYPE A	2' - 4"	6' - 8"	0' - 2"	GROUND LEVEL	
102	TYPE A	2' - 4"	6' - 8"	0' - 2"	GROUND LEVEL	
103	TYPE B	2' - 6"	7' - 0"	0' - 2"	GROUND LEVEL	GAL. STEEL
104	TYPE D	7' - 0"	8' - 0"	0' - 2"	GROUND LEVEL	
202	TYPE C	2' - 6"	7' - 0"	0' - 1"	UPPER LEVEL	FRAMELESS
203	TYPE C	2' - 6"	8' - 0"	0' - 1"	UPPER LEVEL	FRAMELESS



DOOR TYPES

$$1/4'' = 1'-0''$$

LIGHT FIXTURE SCHEDULE

TYPE MARK	TYPE	QTY
P1	PENDANT LIGHT	1
P2	PENDANT LIGHT	2
P3	CHANDELIER	1
P4	PENDANT LIGHT	5
P5	PENDANT LIGHT	1
P6	PENDANT LIGHT	1
R1	CAN LIGHT	19
SC1	WALL SCONCE	1
SC2	WALL SCONCE ART LIGHT	1
SC3	WALL SCONCE	5
SC4	WALL SCONCE	2

SCHEDULES

PROJECT #:
210006

ISSUE DATE:
09/16/2022

ISSUE:
Project Status

REVISIONS

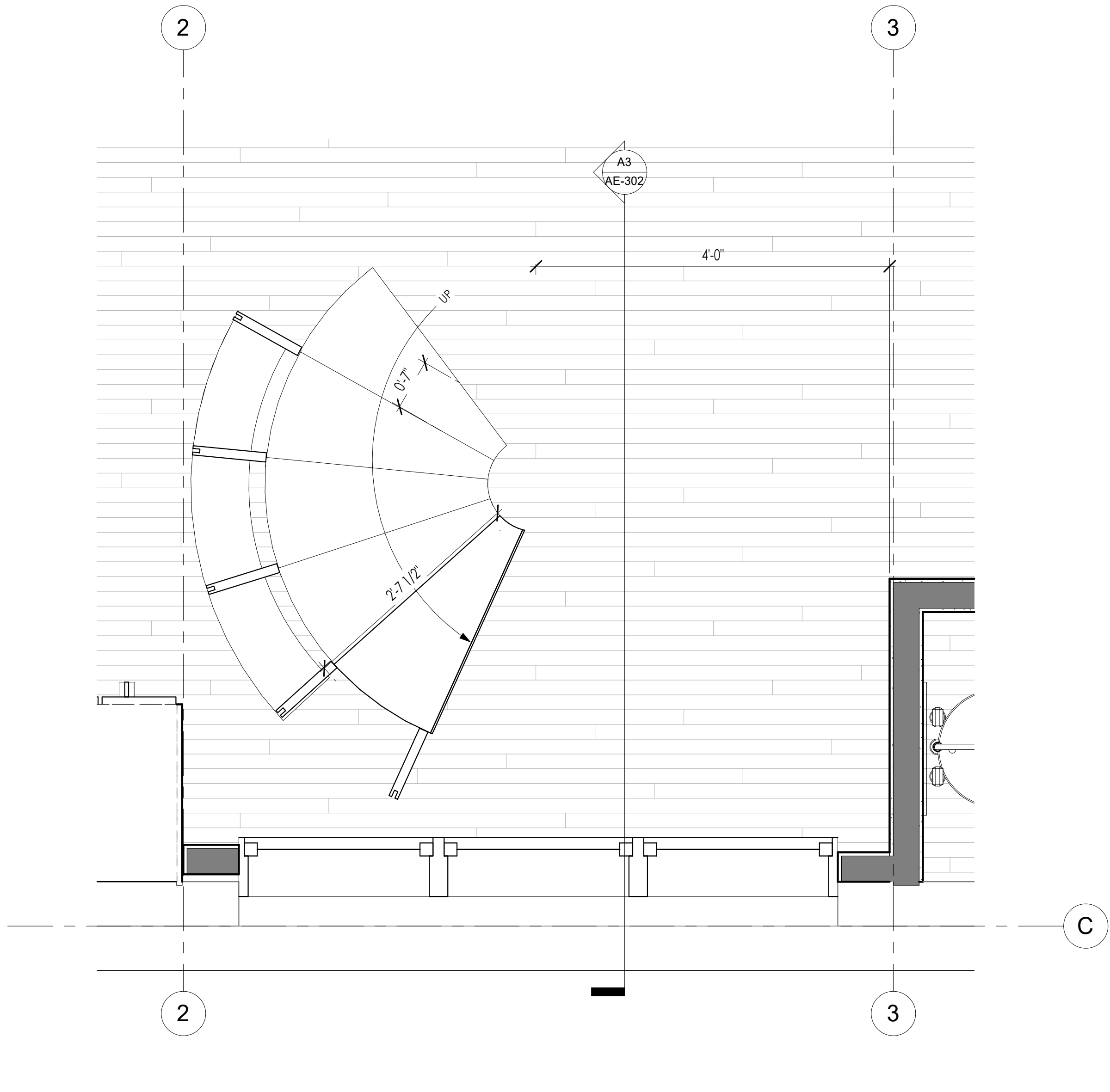
**PASTOR'S HOUSE
REMODEL**
402 Park Ave.
Park City Utah. 84060

CIVIL:
STRUCTURAL:
LEI ENGINEERS
MECHANICAL:
CCI MECHANICAL
ELECTRICAL:
PARLEYS ELECTRIC
LANDSCAPE:
LO LandArch
INTERIOR:
WOW ATELIER

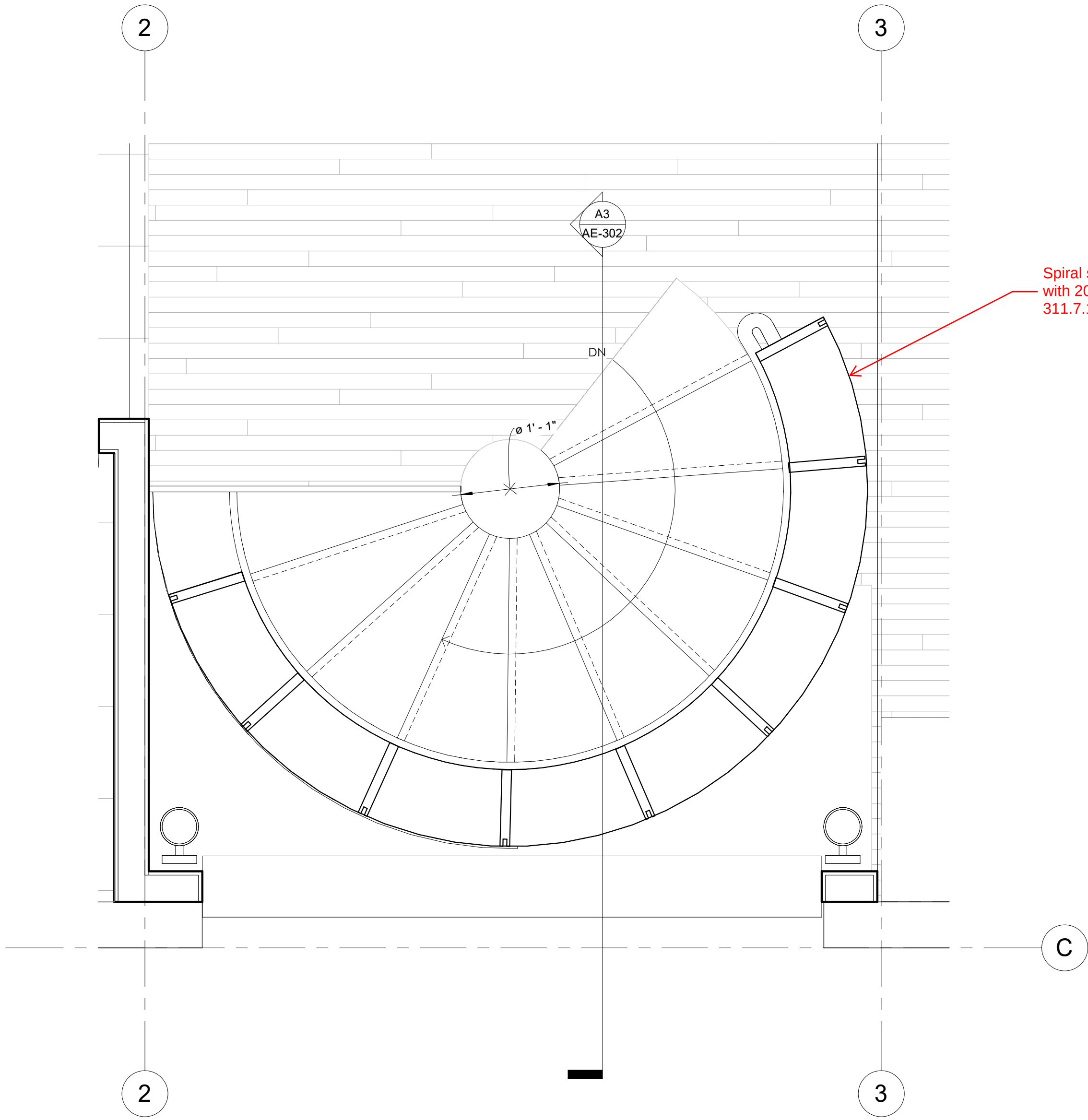


WOW

the concepts, ideas, drawings and specifications herein are an original unpublished work and the property of WOW Atelier, LLC and shall not be used on any other work, do not scale drawings, all conditions shall be verified on site, discrepancies shall be brought to the attention of the architect before proceeding.
plot date: 9/14/2022 3:43:34 PM C:\Users\Ryan.Shumway\Documents\DreyfusRemodel_PC HOUSE_Central23_ryan8RUT8.rvt



A1 ENLARGED STAIR PLAN - GROUND LEVEL
SCALE: 1" = 1'-0"



A4 ENLARGED STAIR PLAN - UPPER LEVEL
SCALE: 1" = 1'-0"

PARK CITY
REVIEWED FOR CODE COMPLIANCE
PARK CITY BUILDING DEPT.
Plan Check Coordinator - Brenda Turnblom
09/20/2022



CIVIL:
STRUCTURAL:
LEI ENGINEERS
MECHANICAL:
CCI MECHANICAL
ELECTRICAL:
PARLEY'S ELECTRIC
LANDSCAPE:
LO LANDSCAPE
INTERIOR:
WOW ATELIER

PASTOR'S HOUSE
REMODEL
402 Park Ave.
Park City Utah, 84060

PROJECT #:
210006
ISSUE DATE:
09/14/2022
ISSUE:
Project Status
REVISIONS

ENLARGED STAIR
PLANS/SECTION
AE-801
COPYRIGHT: WOW atelier, LLC, 2020

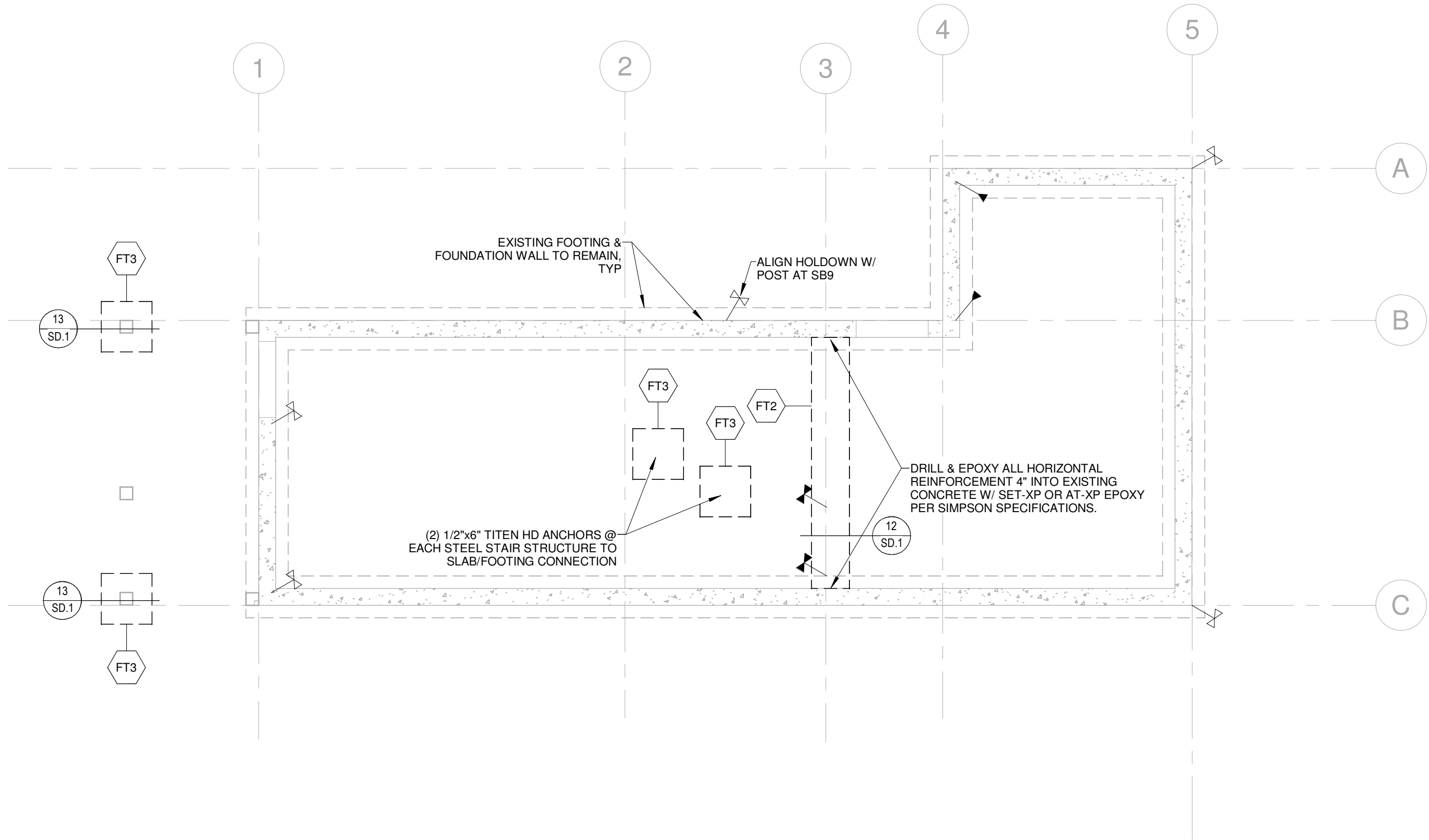
the concepts, ideas, drawings and specifications herein are an original unpublished work and the property of WOW Atelier, LLC and shall not be used on any other work. do not scale drawings. all conditions shall be verified on site, discrepancies shall be brought to the attention of the architect before proceeding.

plot date: 4/4/2022 9:39:26 AM

T:\Structural\2021 Structural Jobs\2021-2541_W&W 402 Park Avenue Remodel\CAD (rvr2021)\STRUC\WOW402_STRUC.rvt

FOOTING & FOUNDATION PLAN

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



FOOTING SCHEDULE													FTB
DESIG.	LENGTH	WIDTH	DEPTH	LENGTHWISE REINFORCEMENT				CROSSWISE REINFORCEMENT				CAPACITY	NOTE
				QTY.	SIZE	LENGTH	SPACING	QTY.	SIZE	LENGTH	SPACING		
FT2	CONT.	18"	12"	4	#4	CONT.	EQ.	-	-	-	-	2250 PLF	2 MATS OF REBAR (2 TOP, 2 BOTTOM) SEE DETAIL 13SD.1
FT3	24"	24"	10"	3	#4	18"	EQ.	3	#4	18"	EQ.	6000 LBS	
FT4	30"	30"	10"	3	#4	24"	EQ.	3	#4	24"	EQ.	9375 LBS	
FT5	36"	36"	10"	4	#4	30"	EQ.	4	#4	30"	EQ.	13500 LBS	
FT6	42"	42"	10"	4	#4	36"	EQ.	4	#4	36"	EQ.	18375 LBS	
FT7	48"	48"	10"	5	#4	42"	EQ.	5	#4	42"	EQ.	24000 LBS	

NOTES:

1. $f'_c = 3,000$ PSI, $f_y = 60,000$ PSI NO SPECIAL INSPECTION REQUIRED.

2. FOOTING SHALL BEAR ON UNDISTURBED NATIVE SOILS OR STRUCTURAL COMPACTED FILL (95% COMPACTION, SPECIFIED AND TESTED BY A REGISTERED GEOTECHNICAL ENGINEER.

3. ALL FOOTINGS SHALL BEAR BELOW THE FROST LINE OF THE LOCALITY (30" U.I.C.) PROVIDE 12" DIAMETER SONO-TUBE AT EXTERIOR SPOT FOOTINGS PER DETAIL 13SD.1

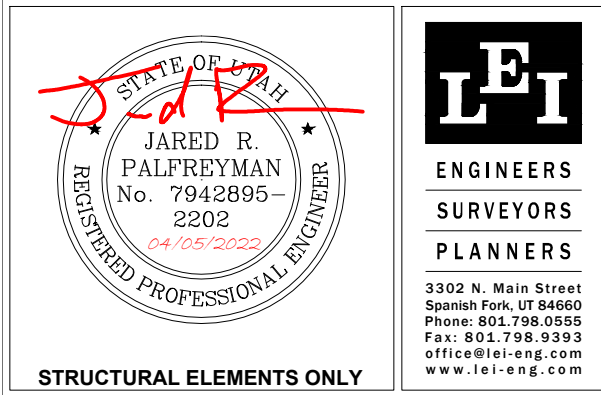
4. PROVIDE J-BARS TO MATCH VERTICAL FOUNDATION WALL REINFORCEMENT WITH 24" MINIMUM LAP SPICE INTO FOUNDATION WALL.

5. CENTER FOOTING UNDER FOUNDATION WALL U.I.C.

NOTES FOR SHEAR WALLS AT EXISTING WALLS:
1. SHEATHING MAY BE INSTALLED ON EITHER FACE OF WALL.
2. AT DESIGNATED SHEAR WALL, VERIFY EXISTING 1/2" DIA. ANCHOR BOLTS @ 32" O.C. W/ 3"x3"x1/4" PLATE WASHERS MIN U.I.C. MAY RETROFIT W/ 1/2" DIA. TITEN HD ANCHORS W/ 4" MIN EMBEDMENT INTO CONCRETE.
3. IF INSTALLED OVER EXISTING DRYWALL, USE 10d NAILS IN LIEU OF 8d NAILS SPECIFIED IN SCHEDULE.

HOLDOWN SCHEDULE	
SYMBOL	HOLDOWN/STRAP
	CS16 STRAP W/ 1" LAP ONTO S STUDS SEE DETAIL 11/SD.1
	MSTR6 STRAP BOLTED TO FOUNDATION SEE DETAIL 14/SD.1
	HDU2-SDS2.5 RETROFIT HOLDOWN W/ 5/8" DIA. A36 THREADED ROD ANCHOR EMBEDDED 8" INTO FOUNDATION WALL W/ AT-XP EPOXY PER SIMPSON SPECIFICATIONS SEE DETAIL 15/SD.1
	HDU4-SDS2.5 HOLDOWN W/ SIMPSON PAB5 CAST-IN-PLACE ANCHOR. EMBED 6" INTO FOOTING. SEE DETAIL 16/SD.1

LEI CONSULTING ENGINEERS & SURVEYORS, INC. IS NOT A GEOTECHNICAL ENGINEER AND HAS NOT PERFORMED ANY SOIL BEARING OR SLOPE ANALYSIS. LEI HAS DESIGNED THE FOUNDATION IN ACCORDANCE WITH THE MAXIMUM BEARING PRESSURE ALLOWED WHEN NO GEOTECHNICAL REPORT IS PROVIDED. LEI IS NOT LIABLE FOR DAMAGE OR REPAIRS CAUSED BY SETTLEMENT RESULTING FROM OUTSIDE FACTORS OR POOR SOIL CONDITIONS. THE DEVELOPER/CONTRACTOR ASSUME ALL RISK ASSOCIATED WITH CONSTRUCTION WITHOUT AN ADEQUATE GEOTECHNICAL INVESTIGATION.



REVIEWED FOR CODE COMPLIANCE
PARK CITY BUILDING DEPT.

Plan Check Coordinator - Brenda Tumblom
09/20/2022

PROJECT #: 210006
ISSUE DATE: 08/30/2021
ISSUE: Project Status
REVISIONS

FOOTING & FOUNDATION PLAN

\$1.0

COPYRIGHT: WOW atelier, LLC. 2020

PASTOR'S HOUSE REMODEL
402 Park Ave.
Park City Utah, 84060

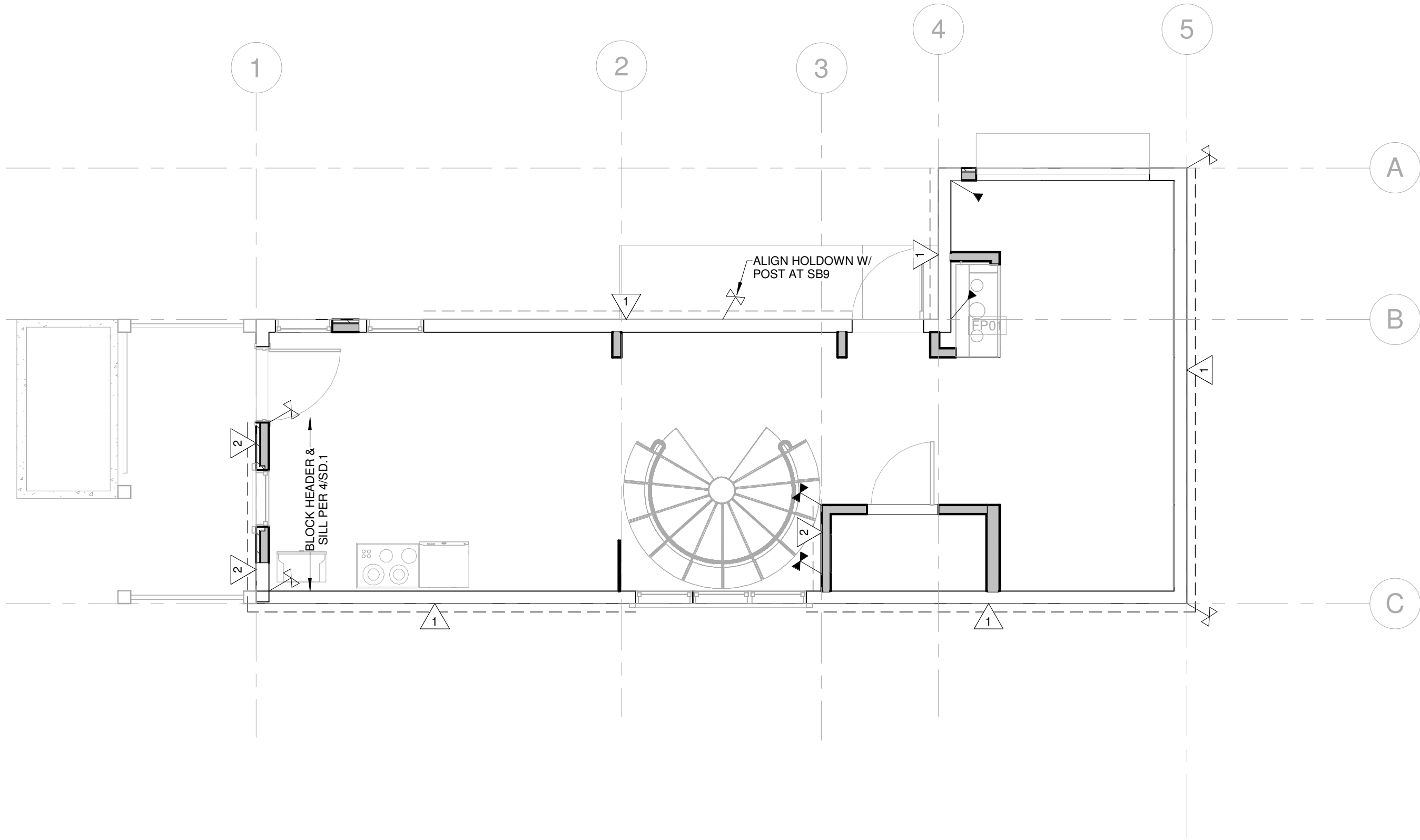
CIVIL:
STRUCTURAL: LEI ENGINEERS & SURVEYORS, INC.
MECHANICAL: CCI MECHANICAL
ELECTRICAL: PARLEY'S ELECTRIC
LANDSCAPE: WOW ATELIER
INTERIOR: WOW ATELIER

WOW

the concepts, ideas, drawings and specifications herein are an original unpublished work and the property of WOW Atelier, LLC and shall not be used on any other work. do not scale drawings. all conditions shall be verified on site, discrepancies shall be brought to the attention of the architect before proceeding.
plot date: 4/4/2022 9:39:28 AM
T:\Structural\2021 Structural Jobs\2021-2541_WOW 402 Park Avenue Remodel\CAD (rv2021)\STRUC\WOW402_STRUC.rvt

LOWER LEVEL SHEAR PLAN

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

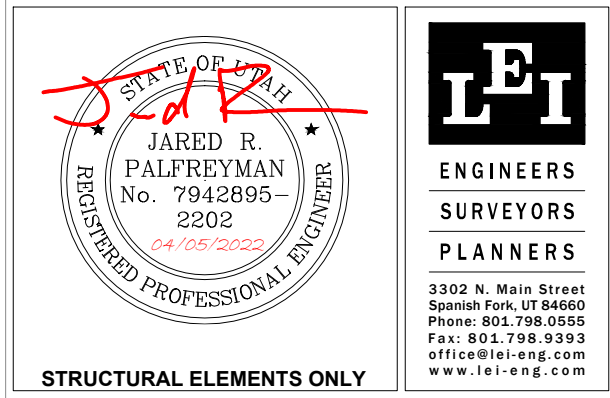


PARK CITY
REVIEWED FOR CODE COMPLIANCE
PARK CITY BUILDING DEPT.
Plan Check Coordinator - Brenda Turnbull
09/20/2022

SHEAR WALL SCHEDULE								
DESG.	MATERIAL	8d NAILS		12" 16 GAGE STAPLES		CAPACITY		NOTE
		EDGE	FIELD	EDGE	FIELD	WIND	SEISMIC	
1	7/16" OSB OR CDX PLYWOOD	6"	12"	3 1/2"	12"	360	260	2.5
2	7/16" OSB OR CDX PLYWOOD	4"	12"	2"	12"	530	350	2.5
3	7/16" OSB OR CDX PLYWOOD	3"	12"	-	-	685	490	2.5.6
4	7/16" OSB OR CDX PLYWOOD	2"	12"	-	-	895	640	2.5.6

NOTES:
1. WALL STUDS ARE TO BE SPACED AT 16" O.C. U.N.O.
2. SHEATH ABOVE AND BELOW OPENINGS IN PERFORATED SHEAR WALLS AS PER THE ADJACENT SHEAR WALL DESIGNATION ON EACH SIDE OF THE OPENING.
3. USE EDGING STUDS AT EACH END OF SHEAR PANELS (SHEAR WALL CHORDS) U.N.O.
4. ALL PANEL EDGES SHALL BE BLOCKED WITH 2x4s MINIMUM OR WOOD FRAMING WITH EDGE NAILING AT ALL SUPPORTS AND PANEL EDGES U.N.O.
5. WHERE PANELS ARE APPLIED ON BOTH FACES OF A WALL AND NAIL SPACING IS LESS THAN 6" O.C. ON EITHER SIDE, PANEL JOINTS SHALL BE OFFSET TO FALL ON DIFFERENT FRAMING MEMBERS.
6. FRAMING AT ADJOINING PANEL EDGES AND SILL PLATES SHALL BE 3x OR WIDER FOR EDGE NAILING 7" O.C. OR LESS. NAILS AT ADJOINING PANEL EDGES AND INTO SILL PLATES SHALL BE STAGGERED (DOUBLE 2x FRAMING STITCH NAILED WITH STAGGERED 16d NAILS WITH SPACING EQUAL TO THE SHEAR WALL EDGE NAILING IS AN ADEQUATE SUBSTITUTE FOR 3x FRAMING).

NOTES FOR SHEAR WALLS AT EXISTING WALLS:
1. SHEATHING MAY BE INSTALLED ON EITHER FACE OF WALL.
2. AT DESIGNATED SHEAR WALL, VERIFY EXISTING 1/2" DIA. ANCHOR BOLTS @ 32" O.C. W/ 3"x3"x1/4" PLATE WASHERS MIN U.N.O. MAY RETROFIT W/ 1/2" DIA. TITEN HD ANCHORS W/ 4" MIN EMBEDMENT INTO CONCRETE.
3. IF INSTALLED OVER EXISTING DRYWALL, USE 10d NAILS IN LIEU OF 8d NAILS SPECIFIED IN SCHEDULE.



HOLDOWN SCHEDULE	
SYMBOL	HOLDOWN/STRAP
○	CS16 STRAP W/ 14" LAP ONTO S STUDS SEE DETAIL 11/SD.1
◀	MS160 STRAP BOLTED TO FOUNDATION SEE DETAIL 14/SD.1
△	HDU2-SDS2.5 RETROFIT HOLDOWN W/ 5/8" DIA. A36 THREADED ROD ANCHOR EMBEDDED 8" INTO FOUNDATION WALL W/ AT-XP EPOXY PER SIMPSON SPECIFICATIONS SEE DETAIL 15/SD.1
⌵	HDU4-SDS2.5 HOLDOWN W/ SIMPSON PAB5 CAST-IN-PLACE ANCHOR. EMBED 6" INTO FOOTING. SEE DETAIL 16/SD.1

- FRAMING NOTES**
- PLANS ARE NOT COMPLETE WITHOUT THE STRUCTURAL CALCULATIONS.
 - REFER TO SHEET SD.0 FOR THE GENERAL STRUCTURAL NOTES.
 - ROOF SHEATHING SHALL BE APA RATED 5/8" OSB OR CDX PLYWOOD WITH 10d NAILS AT 6" O.C. EDGE, 12" O.C. FIELD.
 - FLOOR SHEATHING SHALL BE APA RATED 3/4" T&G WITH 10d NAILS OR SIMPSON WNTL2LS #8 WOOD SCREWS AT 6" O.C. EDGE, 12" O.C. FIELD.
 - EXTERIOR STUD WALLS SHALL BE 2x6 DF-L @ 24" O.C. U.N.O.
 - USE (8) 16d NAILS BETWEEN TOP PLATE SPLICE POINTS ON ALL EXTERIOR AND SHEAR WALLS. PROVIDE A 4'-0" MINIMUM LAP SPLICE.
 - INSTALL ALL SIMPSON HARDWARE PER MANUFACTURER'S SPECIFICATIONS.
 - HOLD-DOWNS SHALL BE INSTALLED ON (2) FULL HEIGHT KING STUDS (MINIMUM).
 - FLOOR JOISTS SHALL BE 2x8 DF-L#2 AT 16" O.C. U.N.O.
 - ROOF RAFTERS SHALL BE 2x8 DF-L#2 AT 24" O.C. U.N.O.
 - PROVIDE 2x SQUASH BLOCKING AT FLOOR FRAMING TO MATCH DIMENSIONS OF POST ABOVE.
 - ALL DETAILS SHALL APPLY IN ALL SIMILAR SITUATIONS.
 - ALL FLASHING AND WATER PROOFING ARE THE RESPONSIBILITY OF THE CONTRACTOR.
 - ALL LUMBER NOT PERMANENTLY PROTECTED FROM THE ELEMENTS SHALL BE PRESERVATIVE TREATED OR OF A DECAY RESISTANT SPECIES. CONTACT LEI ENGINEERS AND SURVEYORS, INC. IF A DIFFERENT SPECIES IS TO BE USED.
 - ALL EXISTING CONDITIONS SHOWN ARE ASSUMED & HAVE NOT BEEN VERIFIED BY LEI ENGINEERS & SURVEYORS, INC. CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS & CONTACT LEI REGARDING ANY DISCREPANCIES.
 - NO ADDITIONAL GRAVITY OR LATERAL ANALYSIS WAS PERFORMED FOR THE EXISTING STRUCTURE AND NO RECOMMENDATIONS OR OBSERVATIONS ARE EXPRESSED OR IMPLIED CONCERNING THE PERFORMANCE OF THE EXISTING STRUCTURE. LEI ENGINEERS AND SURVEYORS, INC. ASSUMES NO LIABILITY FOR THE EXISTING STRUCTURE OUTSIDE THE SCOPE OF THE PROVIDED CALCULATIONS.

LOWER LEVEL SHEAR
PLAN

S2.1

PROJECT #: 210006
ISSUE DATE: 08/30/2021
ISSUE: Project Status
REVISIONS

PASTOR'S HOUSE
REMODEL
402 Park Ave.
Park City Utah, 84060

CIVIL:
STRUCTURAL: LEI ENGINEERS & SURVEYORS, INC.
MECHANICAL: CCI MECHANICAL
ELECTRICAL: PARLEY'S ELECTRIC
LANDSCAPE: INTERIOR: WOW ATELIER

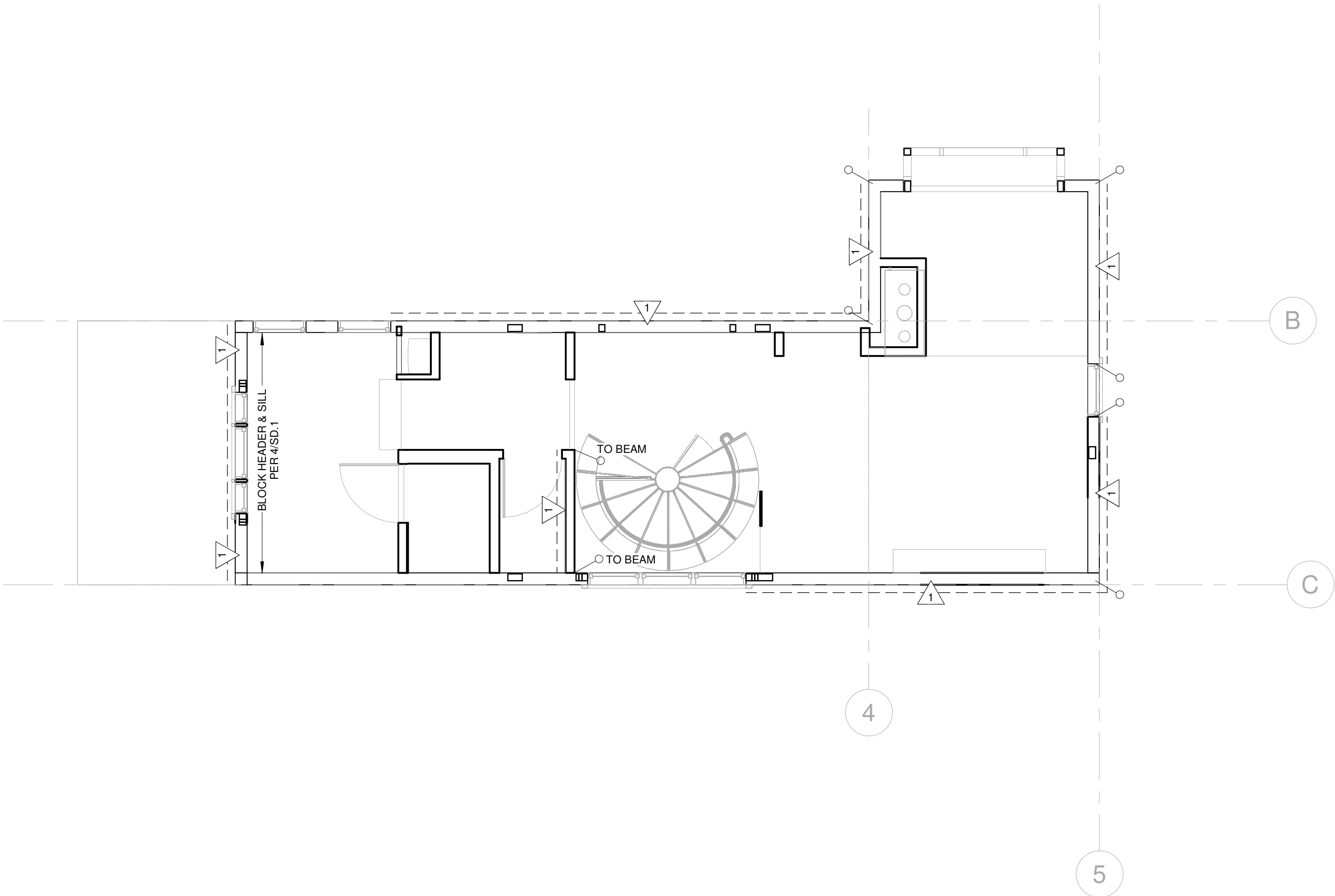
WOW

COPYRIGHT: WOW atelier, LLC. 2020

the concepts, ideas, drawings and specifications herein are an original unpublished work and the property of WOW Atelier, LLC and shall not be used on any other work, do not scale drawings, all conditions shall be verified on site, discrepancies shall be brought to the attention of the architect before proceeding.
plot date: 4/4/2022 9:39:30 AM
T:\Structural\2021 Structural Jobs\2021-2541_W&W 402 Park Avenue Remodel\CAD (rvr2021)\STRUC\WOW402_STRUC.rvt

UPPER LEVEL SHEAR PLAN

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

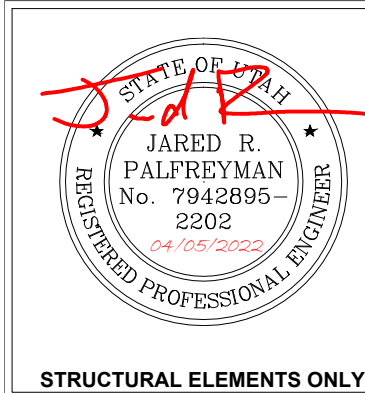


PARK CITY
REI
REVIEWED FOR CODE COMPLIANCE
PARK CITY BUILDING DEPT.
Plan Check Coordinator - Brenda Turnbull
09/20/2022

SHEAR WALL SCHEDULE							
DESG.	MATERIAL	8d NAILS		12" 16 GAGE STAPLES		CAPACITY	
		EDGE	FIELD	EDGE	FIELD	WIND	SEISMIC
1	7/16" OSB OR CDX PLYWOOD	6"	12"	3 1/2"	12"	360	260
2	7/16" OSB OR CDX PLYWOOD	4"	12"	2"	12"	530	350
3	7/16" OSB OR CDX PLYWOOD	3"	12"	-	-	685	490
4	7/16" OSB OR CDX PLYWOOD	2"	12"	-	-	895	640

NOTES:
1. WALL STUDS ARE TO BE SPACED AT 16" O.C. U.N.O.
2. SHEATH ABOVE AND BELOW OPENINGS IN PERFORATED SHEAR WALLS AS PER THE ADJACENT SHEAR WALL DESIGNATION ON EACH SIDE OF THE OPENING.
3. USE EDGING STUDS AT EACH END OF SHEAR PANELS (SHEAR WALL CHORDS) U.N.O.
4. ALL PANEL EDGES SHALL BE BLOCKED WITH 2x4s MINIMUM OR WOOD FRAMING WITH EDGE NAILING AT ALL SUPPORTS AND PANEL EDGES U.N.O.
5. WHERE PANELS ARE APPLIED ON BOTH FACES OF A WALL AND NAIL SPACING IS LESS THAN 6" O.C. ON EITHER SIDE, PANEL JOINTS SHALL BE OFFSET TO FALL ON DIFFERENT FRAMING MEMBERS.
6. FRAMING AT ADJOINING PANEL EDGES AND SILL PLATES SHALL BE 3x OR WIDER FOR EDGE NAILING 7" O.C. OR LESS. NAILS AT ADJOINING PANEL EDGES AND INTO SILL PLATES SHALL BE STAGGERED (DOUBLE 2x FRAMING STITCH NAILED WITH STAGGERED 16d NAILS WITH SPACING EQUAL TO THE SHEAR WALL EDGE NAILING IS AN ADEQUATE SUBSTITUTE FOR 3x FRAMING).

NOTES FOR SHEAR WALLS AT EXISTING WALLS:
1. SHEATHING MAY BE INSTALLED ON EITHER FACE OF WALL.
2. AT DESIGNATED SHEAR WALL, VERIFY EXISTING 1/2" DIA. ANCHOR BOLTS @ 32" O.C. W/ 3"x3"x1/4" PLATE WASHERS MIN U.N.O. MAY RETROFIT W/ 1/2" DIA. TITEN HD ANCHORS W/ 4" MIN EMBEDMENT INTO CONCRETE.
3. IF INSTALLED OVER EXISTING DRYWALL, USE 10d NAILS IN LIEU OF 8d NAILS SPECIFIED IN SCHEDULE.



LEI
ENGINEERS
SURVEYORS
PLANNERS
3302 N. Main Street
Spencer, UT 84606
Phone: 801.758.0950
Fax: 801.758.9339
office@lei-eng.com
www.lei-eng.com

STRUCTURAL ELEMENTS ONLY

HOLDOWN SCHEDULE

SYMBOL	HOLDOWN/STRAP
○	CS16 STRAP W/ 14" LAP ONTO S STUDS SEE DETAIL 11/SD.1
◀	MS180 STRAP BOLTED TO FOUNDATION SEE DETAIL 14/SD.1
△	HDU2-SD52.5 RETROFIT HOLDOWN W/ 5/8" DIA. A36 THREADED ROD ANCHOR EMBEDDED 8" INTO FOUNDATION WALL W/ AT-XP EPOXY PER SIMPSON SPECIFICATIONS SEE DETAIL 15/SD.1
⌵	HDU4-SD52.5 HOLDOWN W/ SIMPSON PAB5 CAST- IN-PLACE ANCHOR. EMBED 6" INTO FOOTING. SEE DETAIL 16/SD.1

FRAMING NOTES

- PLANS ARE NOT COMPLETE WITHOUT THE STRUCTURAL CALCULATIONS.
- REFER TO SHEET SD.0 FOR THE GENERAL STRUCTURAL NOTES.
- ROOF SHEATHING SHALL BE APA RATED 5/8" OSB OR CDX PLYWOOD WITH 10d NAILS AT 6" O.C. EDGE, 12" O.C. FIELD.
- FLOOR SHEATHING SHALL BE APA RATED 3/4" T&G WITH 10d NAILS OR SIMPSON WSNL2LS #8 WOOD SCREWS AT 6" O.C. EDGE, 12" O.C. FIELD.
- EXTERIOR STUD WALLS SHALL BE 2x6 DF-L @ 24" O.C. U.N.O.
- USE (8) 16d NAILS BETWEEN TOP PLATE SPLICE POINTS ON ALL EXTERIOR AND SHEAR WALLS. PROVIDE A 4'-0" MINIMUM LAP SPLICE.
- INSTALL ALL SIMPSON HARDWARE PER MANUFACTURER'S SPECIFICATIONS.
- HOLD DOWNS SHALL BE INSTALLED ON (2) FULL HEIGHT KING STUDS (MINIMUM).
- FLOOR JOISTS SHALL BE 2x8 DF-L#2 AT 16" O.C. U.N.O.
- ROOF RAFTERS SHALL BE 2x8 DF-L#2 AT 24" O.C. U.N.O.
- PROVIDE 2x SQUASH BLOCKING AT FLOOR FRAMING TO MATCH DIMENSIONS OF POST ABOVE.
- ALL DETAILS SHALL APPLY IN ALL SIMILAR SITUATIONS.
- ALL FLASHING AND WATER PROOFING ARE THE RESPONSIBILITY OF THE CONTRACTOR.
- ALL LUMBER NOT PERMANENTLY PROTECTED FROM THE ELEMENTS SHALL BE PRESERVATIVE TREATED OR OF A DECAY RESISTANT SPECIES. CONTACT LEI ENGINEERS AND SURVEYORS, INC. IF A DIFFERENT SPECIES IS TO BE USED.
- ALL EXISTING CONDITIONS SHOWN ARE ASSUMED & HAVE NOT BEEN VERIFIED BY LEI ENGINEERS & SURVEYORS, INC. CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS & CONTACT LEI REGARDING ANY DISCREPANCIES.
- NO ADDITIONAL GRAVITY OR LATERAL ANALYSIS WAS PERFORMED FOR THE EXISTING STRUCTURE AND NO RECOMMENDATIONS OR OBSERVATIONS ARE EXPRESSED OR IMPLIED CONCERNING THE PERFORMANCE OF THE EXISTING STRUCTURE. LEI ENGINEERS AND SURVEYORS, INC. ASSUMES NO LIABILITY FOR THE EXISTING STRUCTURE OUTSIDE THE SCOPE OF THE PROVIDED CALCULATIONS.

UPPER LEVEL SHEAR PLAN

PROJECT #:
210006
ISSUE DATE:
08/30/2021
ISSUE:
Project Status
REVISIONS

PASTOR'S HOUSE

REMODEL

402 Park Ave.
Park City Utah, 84060

CIVIL:

STRUCTURAL:
LEI ENGINEERS & SURVEYORS, INC.

MECHANICAL:
CCI MECHANICAL

ELECTRICAL:
PARLEY'S ELECTRIC

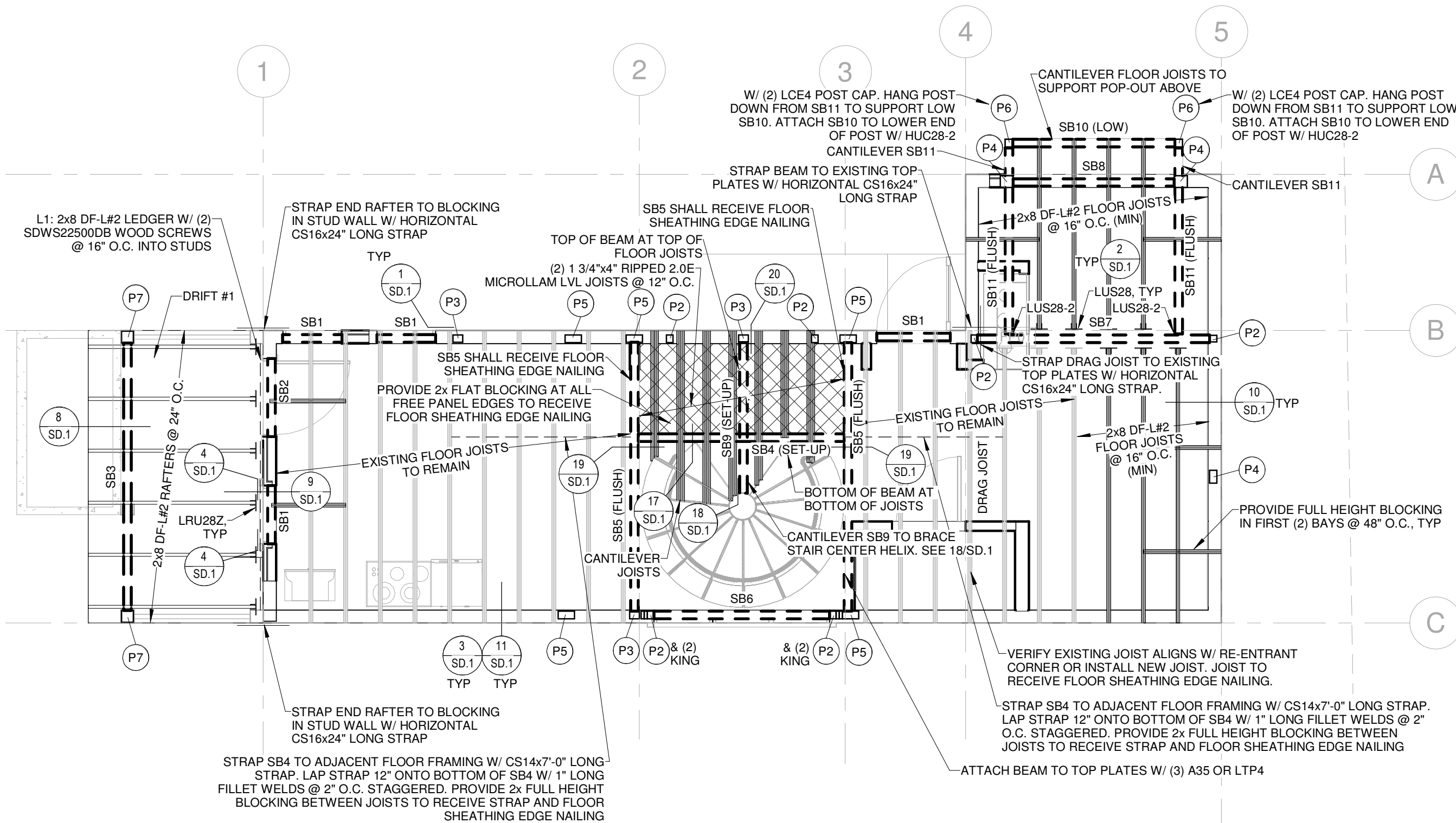
LANDSCAPE:
WOW ATELIER

Copyright: WOW atelier, LLC. 2020

S2.2



(DRIFT LOADS ARE IN ADDITION TO
ROOF SNOW LOADS)



BASIS OF DESIGN

1. GOVERNING BUILDING CODE 2018 IBC
2. GRAVITY DESIGN:
ROOF DEAD LOAD 15 PSF
FLOOR DEAD LOAD 25 PSF
FLOOR LIVE LOAD 40 PSF
ROOF SNOW LOAD 79 PSF
3. SEISMIC DESIGN:
LATERAL SYSTEM SHEAR WALL
ZONE D
1 1.0
S_m=0.583 S₁=0.208 S_{m2}=0.518 S_{m3}=0.303 R=6.5
SITE CLASS (ASSUMED) D
RISK CATEGORY II
4. WIND DESIGN:
BASIC WIND SPEED 103 MPH
EXPOSURE B
5. SOILS:
SOIL BEARING PRESSURE (ASSUMED) 1500 PSF

GENERAL

1. THE GENERAL CONTRACTOR SHALL:
- A. BECOME FAMILIAR WITH ALL PORTIONS OF THE CONTRACT DOCUMENTS AND ENSURE THAT ALL SUBCONTRACTORS ARE FAMILIAR WITH THOSE PORTIONS PERTAINING TO THEIR AREA OF WORK. NO DEVIATIONS WILL BE ALLOWED UNLESS AGREED UPON BY ALL PARTIES IN WRITING PRIOR TO CONSTRUCTION OR FABRICATION.
- B. VERIFY ALL DIMENSIONS AND ELEVATIONS. COORDINATE ALL DOORS, WINDOWS, NON-BEARING INTERIOR AND EXTERIOR WALLS, ELEVATIONS, SLOPES, STAIRS, CURBS, DRAINS, RECESSES, DEPRESSIONS, RAILINGS, WATER PROOFING, FINISHES, CHAMFERS, KIPS, ETC.
- C. FIELD VERIFY ALL SITE CONDITIONS AND IMMEDIATELY NOTIFY THE ARCHITECT AND STRUCTURAL ENGINEER REGARDING ACTUAL CONDITIONS AT THE SITE WHICH ARE NOT PER THE DRAWINGS.
- D. COORDINATE ALL WORK BETWEEN THE VARIOUS TRADES AND SUBCONTRACTORS. REPORT ANY MODIFICATIONS TO THE STRUCTURAL PORTION OF THE BUILDING BY OTHER TRADES TO THE ARCHITECT AND STRUCTURAL ENGINEER.
- E. BE RESPONSIBLE FOR SAFETY AND PROTECTION IN AND AROUND THE JOB SITE AND/OR ADJACENT PROPERTIES.
2. CONTRACT DOCUMENTS:
- A. REFER TO THE SPECIFICATIONS FOR INFORMATION NOT COVERED BY THESE GENERAL NOTES OR THE DRAWINGS.
- B. DETAILS, SECTIONS AND NOTES SHOWN ON THE STRUCTURAL DRAWINGS ARE INTENDED TO BE TYPICAL AND SHALL APPLY TO ALL SIMILAR SITUATIONS ELSEWHERE, UNLESS NOTED OR SHOWN OTHERWISE.
- C. THE CONTRACT DOCUMENTS SHALL TAKE PRECEDENCE OVER SHOP DRAWINGS UNLESS SPECIFICALLY NOTES OTHERWISE.
- D. INFORMATION ON DRAWINGS INDICATING EXISTING CONDITIONS IS BASED ON BEST PRESENT KNOWLEDGE, BUT MAY NOT BE ENTIRELY ACCURATE AND MUST BE FIELD VERIFIED.
3. BUILDING CODE COMPLIANCE:
- A. INSPECTION, TESTING, CONSTRUCTION, WORKMANSHIP AND MATERIALS SHALL CONFORM TO THE REQUIREMENTS OF THE GOVERNING BUILDING CODE AND STANDARDS. ASTM AND IBC DESIGNATIONS SHALL BE AS AMENDED TO LATEST DATE UNLESS NOTED OTHERWISE.
4. COORDINATION:
- A. COORDINATE AND VERIFY ROOF, FLOOR, AND WALL OPENINGS REQUIRED WITH ARCHITECTURAL, MECHANICAL, ELECTRICAL, AND/OR OTHER DRAWINGS PRIOR TO CONSTRUCTION. REPORT OPENINGS REQUIRED WHICH ARE NOT SPECIFICALLY SHOWN ON THE STRUCTURAL DRAWINGS TO THE ARCHITECT AND STRUCTURAL ENGINEER FOR REVIEW.
- B. COORDINATE ANY CONSTRUCTION SITUATION NOT COVERED BY THESE PLANS, GENERAL NOTES, OR SPECIFICATIONS WITH THE ARCHITECT AND STRUCTURAL ENGINEER.
5. CONSTRUCTION SEQUENCE, SHORING, AND BRACING REQUIREMENTS:
- A. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR THE METHOD, MEANS AND SEQUENCE OF ALL STRUCTURAL ERECTION EXCEPT WHEN TEMPORARY SHORING AND BRACING AS HIS METHOD OF ERECTION REQUIRES TO PROVIDE ADEQUATE VERTICAL AND LATERAL SUPPORT DURING ERECTION. THIS SHORING AND BRACING SHALL REMAIN IN PLACE UNTIL ALL PERMANENT MEMBERS ARE PLACED AND ALL FINAL CONNECTIONS ARE COMPLETED, INCLUDING ALL ROOF AND FLOOR ATTACHMENTS.
- B. SHORING AND SUPPORTING FORM WORK FOR SUSPENDED CONCRETE OR MASONRY MATERIAL SHALL REMAIN IN PLACE AND SHALL NOT BE REMOVED UNTIL THE STRUCTURAL MEMBERS HAVE ACQUIRED SUFFICIENT STRENGTH TO SAFELY SUPPORT THEIR OWN WEIGHT AND ANY ADDITIONAL CONSTRUCTION, STORAGE, AND/OR OTHER LOADS TO WHICH THEY MAY BE SUBJECTED. IN NO CASE SHALL THEY BE REMOVED PRIOR TO 7 DAYS. RE-SHORING SHALL BE IMMEDIATELY INSTALLED UPON REMOVAL OF SUCH FORMS AND SHALL REMAIN IN PLACE UNTIL 28 DAYS AFTER PLACING OF MATERIAL OR UNTIL MATERIAL HAS REACHED ITS 28 DAY DESIGN STRENGTH, WHICHEVER IS LONGER. DO NOT REMOVE LARGE AREAS OF SHORING BEFORE STARTING RE-SHORING PROCEDURES.
- C. NON-BEARING INTERIOR WALLS SHALL BE ADEQUATELY BRACED TO THE STRUCTURE ABOVE WITH ALLOWANCE FOR DEFLECTION OF THE STRUCTURE ABOVE AND/OR BELOW.
- D. BUILDING WALLS WHICH RETAIN EARTH MUST BE BRACED AT THE TOP. DO NOT BACKFILL UNLESS BRACING IS PROVIDED OR UNTIL THE COMPLETE FLOOR OR ROOF SYSTEM IS IN PLACE, TYPICAL, UNLESS NOTED OTHERWISE.
6. OMISSIONS AND/OR CONFLICTS:
- A. OMISSIONS IN AND/OR CONFLICTS BETWEEN THE VARIOUS ELEMENTS OF THE CONTRACT DOCUMENTS SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE ARCHITECT AND STRUCTURAL ENGINEER AND SHALL BE RESOLVED BY THE SAME BEFORE PROCEEDING WITH ANY WORK INVOLVED.
- B. IN CASE OF CONFLICTS IN THE STRUCTURAL WORK, THE MOST STRINGENT REQUIREMENTS, AS DIRECTED BY THE ARCHITECT AND STRUCTURAL ENGINEER, SHALL BE IMPLEMENTED AT NO ADDITIONAL COST TO THE OWNER.
7. MISCELLANEOUS:
- A. DURING AND AFTER CONSTRUCTION, THE CONTRACTOR AND/OR OWNER SHALL KEEP THE LOADS ON THE STRUCTURE WITHIN THE LIMITS OF THE DESIGN.
- B. OBSERVATION VISITS TO THE SITE BY REPRESENTATIVES OF THE ARCHITECT AND/OR STRUCTURAL ENGINEER SHALL NOT BE CONSTRUED AS INSPECTION NOR APPROVAL OF CONSTRUCTION.
8. SUBMITTALS:
- A. THE FOLLOWING ITEMS SHALL BE SUBMITTED TO THE ARCHITECT AND STRUCTURAL ENGINEER FOR REVIEW PRIOR TO FABRICATION, ERECTION, INSTALLATION, OR OTHERWISE BEING INCORPORATED INTO THE WORK.
- REINFORCING STEEL SHOP DRAWINGS.
- STRUCTURAL STEEL SHOP DRAWINGS.
- * THESE SUBMITTALS SHALL BE STAMPED BY A PROFESSIONAL ENGINEER CURRENTLY REGISTERED IN THE STATE OF UTAH.
- B. A MINIMUM OF TWO WEEKS SHALL BE ALLOWED FOR THE REVIEW OF ALL SUBMITTALS BY THE ARCHITECT AND STRUCTURAL ENGINEER.
- C. REQUESTS FOR SUBSTITUTIONS SHALL BE SUBMITTED TO THE ARCHITECT AND STRUCTURAL ENGINEER IN WRITING. REASON(S) FOR THE REQUEST AND COST DIFFERENTIALS SHALL BE INCLUDED IN THE REQUESTS. SUBSTITUTIONS ARE NOT ALLOWED UNLESS APPROVED IN WRITING BY THE ARCHITECT AND STRUCTURAL ENGINEER.

SITE PREPARATION

1. REQUIREMENTS
- A. DO NOT PLACE FOOTINGS OR FOUNDATIONS ON DISTURBED SOILS, UNDOCUMENTED FILL, DEBRIS, FROZEN SOIL, OR IN PONDED WATER.
- B. ALL UNSUITABLE SOILS AND VEGETATION, SUCH AS TOPSOIL, ORGANIC SOILS, UNDOCUMENTED FILL, DISTURBED NATIVE SOILS, AND OTHER DELETERIOUS MATERIALS, SHALL BE REMOVED FROM BELOW FOOTINGS, FOUNDATIONS, AND FLOOR SLABS.
- C. CONTRACTOR SHALL VERIFY SOIL BEARING CAPACITY AND ALL SITE PREPARATION REQUIREMENTS WITH GEOTECHNICAL REPORT. IN THE ABSENCE OF A GEOTECHNICAL REPORT INDUSTRY STANDARDS SHALL BE FOLLOWED FOR BEARING AND COMPACTION.
2. MATERIALS:
- A. CEMENT SHALL CONFORM TO ASTM C150, TYPE II, PORTLAND CEMENT
- B. HARD ROCK AGGREGATES SHALL CONFORM TO ASTM C33. LIGHTWEIGHT AGGREGATES SHALL CONFORM TO ASTM C330.
- C. WATER SHALL BE POTABLE.
- D. AIR ENTERTAINMENT SHALL CONFORM TO ASTM C260.
- E. FLY ASH SHALL CONFORM TO ASTM C618.
- F. CALCIUM CHLORIDE SHALL NOT BE USED.
3. MIX DESIGNS
- A. ONLY ONE TYPE OF CONCRETE SHALL BE PLACED AT THE SITE AT ANY GIVEN TIME.
- B. A MIX DESIGN THAT PRODUCES THE LOWEST SLUMP COMPATIBLE WITH PROPER PLACEMENT SHALL BE USED, 4" MAXIMUM.
- C. CONCRETE MIXES SHALL CONFORM TO THE FOLLOWING:

TYPE OF CONCRETE MEMBER	MINIMUM STRENGTH AT 28 DAYS (PSI)	MAX. W/C (RATIO)	DRY WEIGHT (PCF)	MAX AGGREGATE SIZE (INCHES)	AIR ENTRAINMENT (%)	MIN. CEMENT PER YARD (LBS)
FOOTINGS:	3000	0.50	145	0-0 3/4"	3 ±-1	517
FOUNDATION WALLS	3000	0.45	145	0-0 3/4"	3 ±-1	564
SLAB ON GRADE:						
INTERIOR	3000	0.45	145	0-0 3/4"	3 ±-1	564
EXTERIOR	3000	0.45	145	0-0 3/4"	6 ±-1	564
SLABS ON DECK						
LT. WT.*	3000	0.53	110	0-0 3/4"	6 ±-1	564
COLUMNS:	3000	0.45	145	0-0 3/4"	3 ±-1	564
BEAMS:	3000	0.45	145	0-0 3/4"	3 ±-1	564

- * LT. WT. CONCRETE SHALL HAVE A MIN. SPLITTING TENSILE STRENGTH OF 450 PSI.
- D. LIMIT FLY ASH TO 15% OF THE TOTAL CEMENTITIOUS MATERIAL.
- E. PEA GRAVEL AGGREGATE AND/OR PLASTICIZER MAY BE USED IN CONGESTED AREAS WHEN REQUIRED TO PROPERLY FILL ALL VOIDS AND/OR FOR WORKABILITY. (CONTRACTOR'S OPTION)
4. CONSTRUCTION:
- A. CONCRETE SHALL BE PROPERLY VIBRATED DURING PLACEMENT.
- B. PRIOR TO PLACING CONCRETE CHECK WITH ALL TRADES TO ENSURE PROPER PLACEMENT OF OPENINGS, BLOCKOUTS, SLEEVES, CURBS, CONDUITS, BOLTS, INSERTS, EMBERS, DOWELS, ETC. ANCHOR BOLTS AND DOWELS SHALL BE PLACED PRIOR TO CASTING CONCRETE.
- C. CONSTRUCTION JOINTS AND BULKHEADS SHALL BE FORMED WITH A KEY WAY. ALL CONTACT SURFACES, NEW OR EXISTING, AT CONSTRUCTION JOINTS SHALL BE INTENTIONALLY ROUGHENED PRIOR TO CASTING ADJACENT POUR.
- D. OPENINGS IN FLOORS AND/OR WALLS SHALL HAVE ADDITIONAL REINFORCING AROUND ALL SIDES OF THE OPENING EQUIVALENT TO THE BARS CUT BY THE OPENING WITH HALF ON EACH SIDE OF THE OPENING WITH HALF ON EACH SIDE OF THE OPENING OR 2-#5 BARS, WHICHEVER IS GREATER, UNLESS NOTED OTHERWISE. BARS PARALLEL TO THE PRINCIPAL REINFORCING SHALL RUN FULL LENGTH OF THE SPAN. BARS IN THE OTHER DIRECTION SHALL RUN 24 INCHES BEYOND THE EDGE OF THE OPENING OR END WITH A STANDARD HOOK. ALSO PROVIDE 2-#5x4'-0" DIAGONAL BARS AT EACH CORNER OF EACH OPENING.
- E. NO PENETRATION SHALL BE ALLOWED THROUGH ANY CONCRETE BEAM, JOIST, COLUMN, PIER, OR JAMB WITHOUT THE ARCHITECT'S AND STRUCTURAL ENGINEER'S PRIOR WRITTEN APPROVAL. PENETRATIONS SHALL BE RE-ROUTED AS REQUIRED AT THESE LOCATIONS.
5. FOOTINGS:
- A. FOOTINGS SHALL BEAR ON PROPERLY PREPARED MATERIAL. SEE THE SITE PREPARATION NOTES.
- B. FOOTINGS SHALL BE CENTERED BELOW THE WALL AND/OR COLUMN ABOVE, TYPICAL UNLESS NOTED OTHERWISE.
- C. EXTERIOR FOOTINGS SHALL BEAR BELOW THE EFFECTS OF FROST.
- D. PROVIDE 2x4 BEVELED KEY WAYS IN ALL CONTINUOUS WALL FOOTINGS.
- E. STAGGER FOOTING CONSTRUCTION JOINTS FROM WALL CONSTRUCTION JOINTS ABOVE BY AT LEAST 6 FEET.
- F. REINFORCING IN CONTINUOUS FOOTINGS SHALL BE CONTINUOUS AT CORNERS AND/OR INTERSECTIONS BY PROVIDING PROPER LAP LENGTHS AND/OR CORNER BARS.
- G. NO PENETRATIONS SHALL BE ALLOW THROUGH ANY CONCRETE FOOTING. WHEN CONFLICTS ARISE BETWEEN UNDERGROUND PLUMBING, UTILITIES, ETC., THE FOOTING SHALL BE STEPPED DOWN BELOW THE CONFLICT AND A CONCRETE WALL, PIER, COLUMN, ETC. SHALL BE EXTENDED TO THE FOOTING AS REQUIRED.
- H. BEARING SURFACES FOR FOOTINGS WHICH ARE, OR BECOME, UNDERMINED DURING CONSTRUCTION SHALL BE BACK FILLED WITH A LEAN-MIX CONCRETE (1000 PSI MIN).
6. SLABS ON GRADE:
- A. INTERIOR SLABS ON GRADE SHALL BE A MINIMUM OF 4 INCHES THICK, SHALL BEAR ON A 4 x 4 INCH MINIMUM LAYER OF FREE-DRAINING GRAVEL, AND SHALL BE REINFORCED WITH #4 BARS AT 24" O.C. BOTH WAYS, TYPICAL UNLESS NOTED OTHERWISE. PROVIDE CHAIRS WITH SAND PLATES FOR PROPER PLACEMENT.
- B. LARGE AREAS OF INTERIOR SLABS ON GRADE SHALL BE PLACED IN STRIPS NOT TO EXCEED 120 FEET IN LENGTH NOR 30 FEET IN WIDTH WHICH ARE SUBDIVIDED BY CONSTRUCTION AND/OR CONSTRUCTION (CONTROL) JOINTS INTO ROUGHLY SQUARES WHO SIDES SHALL NOT EXCEED 15 FEET IN EITHER DIRECTION.
- C. SEE ARCHITECTURAL FOR EXTERIOR SLABS ON GRADE, TYPICAL, UNLESS NOTED OTHERWISE.

REINFORCING STEEL

1. CODES AND STANDARDS: REINFORCING STEEL SHALL COMPLY WITH :
- I. AMERICAN CONCRETE INSTITUTE BUILDING CODE & COMMENTARY ACI 318.
- II. AMERICAN CONCRETE INSTITUTE "DETAILING MANUAL", ACI 315 (OR SP-66).
2. MATERIALS:
- A. REINFORCING STEEL SHALL BE NEW STOCK DEFORMED BARS AND SHALL CONFORM TO ASTM A615, GRADE 60, WITH A DESIGN YIELD STRENGTH OF 60,000 PSI EXCEPT AS NOTED BELOW.
- I. DOWELS TO BE BENT IN THE FIELD DURING CONSTRUCTION SHALL BE ASTM A615, GRADE 40 OR ASTM A706, GRADE 80, "LOW ALLOW STEEL".
- II. REINFORCING TO BE WELDED SHALL BE ASTM A706, GRADE 60, "LOW ALLOY STEEL".
- B. MASONRY JOINT REINFORCING SHALL BE MANUFACTURED FROM WIRE WHICH CONFORMS TO ASTM A82.
3. CONSTRUCTION:
- A. REINFORCING SHALL BE DETAILED, BOLSTERED, AND SUPPORTED PER ACI315.
- B. REINFORCING STEEL SHALL BE FREE OF LOOSE, FLAKY RUST, SCALE, GREASE, OIL, DIRT, AND OTHER MATERIALS WHICH MIGHT AFFECT OR IMPAIR BOND.
- C. REINFORCING SHALL BE CONTINUOUS IN WALLS, BEAMS, COLUMNS, SLABS, FOOTINGS, ETC.
- D. SPLICES IN CONTINUOUS REINFORCING SHALL BE MADE IN AREAS OF COMPRESSION AND/OR AT POINTS OF MINIMUM STRESS, TYPICAL UNLESS NOTED OTHERWISE. LAP SPLICES SHALL BE 40 BAR DIAMETERS LONG IN CONCRETE AND 48 BAR DIAMETERS LONG IN MASONRY. MINIMUM LAP SHALL BE 24 INCHES LONG. DOWELS SHALL HAVE A MINIMUM OF 30 BAR DIAMETERS EMBEDMENT. TENSION SPLICES SHALL BE USED IN CONCRETE WHEN SPECIFICALLY NOTED, USE A CLASS B SPICE. SPLICES IN TOP BARS IN SUSPENDED SLABS AND BEAMS SHALL BE MADE AT MID SPAN. SPLICES IN BOTTOM BARS IN SUSPENDED SLABS AND BEAMS SHALL BE MADE AT SPURCES.
- E. BENDS SHALL BE MADE COLD. DO NOT USE HEAT. BENDS SHALL BE DONE IN THE FABRICATOR'S SHOP UNLESS SPECIFICALLY NOTED FOR THE FIELD. DO NOT UN-BEND OR RE-BEND A PREVIOUSLY BENT BAR.
- F. REINFORCING STEEL IN CONCRETE SHALL BE SECURELY ANCHORED AND TIED IN PLACE PRIOR TO PLACING CONCRETE AND SHALL BE POSITIONED WITH THE FOLLOWING MINIMUM CONCRETE COVER:

- CONCRETE CAST AGAINST AND PERMANENTLY EXPOSED TO EARTH..... 3"
- CONCRETE EXPOSED TO EARTH OR WEATHER:
- #6 AND LARGER..... 2"
- #5 AND SMALLER 1½"
- CONCRETE NOT EXPOSED TO EARTH OR WEATHER:
- SLABS AND WALLS, #11 AND SMALLER..... ¾"
- BEAMS AND COLUMNS, MAIN REINFORCING OR TIES 1½"
- SLAB ON GRADE CENTER OF SLAB
- G. REINFORCING STEEL IN MASONRY SHALL BE PLACED PRIOR TO GROUTING AND SHALL BE PLACED, POSITIONED, AND LOCATED ACCORDING TO THE STRUCTURAL DRAWINGS. IT SHALL BE SECURED AGAINST DISPLACEMENT AT INTERVALS NOT TO EXCEED 200 BAR DIAMETERS OR 10 FEET.
- H. NO REINFORCING STEEL, SHALL BE WELDED UNLESS SPECIFICALLY NOTED AS SUCH. USE EPOXY ELECTRODES AND ASTM A706 REINFORCING. COMPLY WITH AWS REQUIREMENTS.
- I. EPOXY COATED REINFORCING BARS SHALL BE USED WHEN SPECIFICALLY NOTED. INCREASE LAP SPICE LENGTHS AS REQUIRED BY THE IBC.

MASONRY VENEER ANCHOR TIES

1. PRODUCTS:
- A. MASONRY VENEER ANCHOR TIES SHALL BE ONE OF THE FOLLOWING:
- I. DOWTAIL ANCHORS.
- II. DX-10 SEISMIC CLIP INTERLOCK SYSTEM BY HOIMANN & BARNARD.
- III. ARCHITECT AND STRUCTURAL ENGINEER APPROVED TWO PIECE ADJUSTABLE HOT-DIPPED GALVANIZED TIES.
2. INSTALLATION:
- A. MAXIMUM SPACING SHALL BE 16" O.C. HORIZONTAL AND VERTICAL.
- B. PROVIDE CONTINUOUS HORIZONTAL GALVANIZED #9 WIRE IN CENTER THIRD OF MORTAR JOINTS AT 16" O.C. ENGAGE #9 WIRE WITH ALL ANCHOR TIES.
- C. CONSTRUCTION JOINTS IN MASONRY VENEER WALLS SHALL BE PROVIDED AS PER THE ARCHITECTURAL DRAWINGS, AND SHALL BE SPACED AT A MAXIMUM OF 15'-0" O.C. FOR MASONRY BLOCK VENEER.

GENERAL FRAMING NOTES

1. ALL JOISTS, RAFTERS, POSTS AND HEADER SHALL BE DOUGLAS FIR LARCH NO. 2 OR EQUAL U.N.O. IF TIT'S OR EQUAL ARE USED. THEY MUST BE INSTALLED PER MANUFACTURERS RECOMMENDATIONS AND SPECIFICATIONS. ALSO PROVIDE BRIDGING @ 8" O.C. FOR TIMBER FLOOR JOISTS.
2. ALL JOISTS AND RAFTERS SHALL HAVE SOLID BLOCKING AT THEIR BEARING POINTS. ROOF JOISTS TO HAVE HURRICANE CLIPS @ 24" O.C. MIN.
3. ALL WOOD/LUMBER PLACED ONTO CONCRETE SHALL BE PRESSURE TREATED OR REDWOOD.
4. ALL WOOD CONNECTIONS MUST CARRY THE CAPACITY OF THE MEMBER. CONTRACTOR IS RESPONSIBLE FOR CONNECTIONS. IF OTHER THAN STANDARD CONNECTIONS ARE REQUIRED, SEE PROJECT ENGINEER FOR ADDITIONAL ASSISTANCE. USE SIMPSON OR EQUAL CONNECTIONS FOR WOOD TO WOOD.
5. ALL COLUMNS SHALL EXTEND DOWN THROUGH THE STRUCTURE TO THE FOUNDATION. ALL COLUMNS SHALL BE BRACED AT ALL FLOOR LEVELS. COLUMNS SHALL BE AS WIDE AS THE MEMBER THEY SUPPORT.
6. ALL EXTERIOR WALLS SHALL BE SHEATHED WITH ¾" THICK EXP 1 SHEATHING OR EQUAL WITH 6d NAILS @ 6" O.C. EDGES AND 12" O.C. IN THE FIELD - BLOCKED, UNLESS OTHERWISE NOTED.
7. ALL FLOOR SHEATHING TO BE ¾" THICK T&G SHEATHING GLUED AND NAILED WITH 10d COMMON NAILS OR EQUAL @ 6" O.C. EDGES AND @ 10" O.C. IN THE FIELD.
8. VERIFY ALL BEAM SIZES WITH ENGINEERING SPECIFICATIONS.
9. ALL BEAMS AND HEADERS OVER 48" SHALL BE SUPPORTED BY DOUBLE TRIMMERS UNLESS NOTED OTHERWISE.
10. TRUSS MANUFACTURER SHALL PROVIDE ENGINEERING SPECS. FOR ALL TRUSSES.
11. USE ¾" O.S.D. OR CDX PLYWOOD ROOF SHEATHING WITH:
- 10d NAILS @ 6" O.C. AT EDGES OF ROOF
- 10d NAILS @ 4" O.C. AT GABLE ENDS
- SPACE NAILS 12" O.C. ON INTERMEDIATE MEMBERS
- STAGGER SHEATHING JOINTS
- PLYWOOD PERPENDICULAR TO RAFTERS AND TRUSSES
12. SOLID BLOCK BETWEEN TRUSSES. HOLD DOWN EVERY 3RD BLOCK FOR ATTIC VENTILATION.
13. ALL OVER FRAME AREAS TO HAVE FULL ROOF SHEATHING BELOW.
14. PROVIDE SQUASH BLOCKING AT RIM JOIST BELOW ALL POSTS FROM ROOF, HEADER OR BEAM POINT LOADS.
15. PROVIDE DOUBLE FLOOR JOISTS BELOW ALL PARALLEL BEARING WALLS

16. ALL FRAMING LUMBER SHALL BE DOUGLAS FIR OR BETTER UNLESS A HIGHER GRADE IS NOTED OTHERWISE.
17. GLULAM BEAMS SHALL BE 24F-V4 DF/DF FOR SINGLE SPANS AND 24F-V8 DF/DF FOR MULTIPLE SPANS, AND CANTILEVERED SPANS.
18. ALL RAFTERS AND JOISTS OVER THREE FEET LONG SHALL BE HANGERED IF NOT SUPPORTED BY BOTTOM BEARING. ALL HANGERS AND OTHER WOOD CONNECTIONS MUST BE DESIGNED TO CARRY THE CAPACITY OF THE MEMBER THAT THEY ARE SUPPORTING.
19. FRAMING CONNECTIONS NOTED ON THE DRAWINGS ARE SIMPSON STRONG TIE OR EQUAL. INSTALL WITH THE CATALOG DESIGNATED CONNECTOR IN EACH HOLE.
20. NO STRUCTURAL MEMBER SHALL BE CUT OR NOTCHED UNLESS SPECIFICALLY SHOWN, NOTED OR APPROVED BY ENGINEER.
21. LAG SCREWS SHALL BE INSERTED IN A DRILLED PILOT HOLE 60%-75% OF THE SHANK DIAMETER BY TURNING WITH A WRENCH, NOT BY DRIVING WITH A HAMMER. ALL NUTS, BOLTS AND LAG SCREWS SHALL BE PROVIDED WITH AN OVERSIZED WASHER.
22. NAILS TO BE COMMON WIRE UNLESS OTHERWISE NOTED.
23. ALL BOLT HOLES SHALL BE DRILLED WITH A BIT ¼" TO ½" LARGER THAN THE NOMINAL BOLT DIAMETER.
24. ALL JOINTS IN WALL SHEATHING SHALL OCCUR IN THE MIDDLE OF A PLATE OR BLOCK AND NAILED ON EACH SIDE OF THE JOINT WITH EDGE NAILING PER SHEAR WALL SCHEDULE.
25. ALL OVER BUILT ROOF RAFTERS SHALL BE BRACED VERTICALLY TO THE TRUSSES BELOW AT 4'-0" O.C. MAXIMUM IN ORDER TO SPREAD THE LOAD EVENLY OVER THE TRUSSES.
26. PROVIDE ¼" MINIMUM CLEARANCE BETWEEN TOP PLATE OF INTERIOR PARTITIONS AND BOTTOM CHORD OF TRUSSES (TO ENSURE THAT LOADING WILL BE AS DESIGNED).
27. DOUBLE TOP PLATE WITH MINIMUM 48" LAP SPICE.
28. COLUMNS AND POSTS LOCATED ON CONCRETE OR MASONRY FLOORS OR DECKS EXPOSED TO THE WEATHER OR TO WATER SPLASH OR IN BASEMENTS, AND WHICH SUPPORT PERMANENT STRUCTURES, SHALL BE SUPPORTED BY CONCRETE PIERS OR METAL PEDESTALS PROJECTING ABOVE FLOORS UNLESS APPROVED WOOD OF NATURAL RESISTANCE BU DECAY OR TREATED WOOD IS USED. THE PEDESTALS SHALL PROJECT AT LEAST 6" ABOVE EXPOSED EARTH AND AT LEAST 6" ABOVE EXPOSED EARTH AND AT LEAST 1" ABOVE SUCH FLOORS.
29. ALL WORK SHALL BE IN STRICT ACCORDANCE WITH THE LATEST EDITION OF THE IBC, AND LOCAL ORDINANCES.
30. CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS PRIOR TO STARTING CONSTRUCTION.
31. ALL FASTENERS (I.E. NAILS, SCREWS, ANCHOR BOLTS, ETC.) WHICH ARE TO BE INSTALLED IN PRESERVATIVE TREATED WOOD (I.E. SILL PLATES) SHALL MEET THE REQUIREMENTS OF IBC 2304.10.5

MINIMUM NAILING SCHEDULE

CONNECTION	NAILING
1. JOIST TO SILL OR GIRDER, TOENAIL	(3) 8d
2. BRIDGING TO JOIST, TOENAIL EACH END	(2) 8d
3. 1"x6" (25mm x 152mm) SUB FLOOR OR LESS TO EACH JOIST, FACE NAIL	(2) 8d
4. WIDER 1"x6" (25mm x 152mm) SUB FLOOR TO EACH JOIST, FACE NAIL	(3) 8d
5. 2" (51mm) SUB FLOOR TO JOIST OR GIRDER, BLIND AND FACE NAIL	(2) 16d
6. SOLE PLATE TO JOIST OR BLOCKING, TYPICAL FACE NAIL	16d @ 16" (406mm) O.C.
7. SOLE PLATE TO JOIST OR BLOCKING, AT BRACED WALL PANELS	(3) 16d PER 16" (406mm)
7. TOP PLATE TO STUD, END NAIL	(2) 16d
8. STUD TO SOLE PLATE	(4) 8d, TOENAIL OR (2) 16d, END NAIL
9. DOUBLE STUDS, FACE NAIL	16d @ 24" (610mm) O.C.
10. DOUBLE TOP PLATES, TYPICAL FACE NAIL	16d @ 16" (406mm) O.C.
DOUBLE TOP PLATES, LAP SPICE	(6) 16d
11. BLOCKING BETWEEN JOIST OR RAFTERS TO TOP PLATE, TOENAIL	(3) 8d
12. RIM JOIST TO TOP PLATE, TOENAIL	8d @ 6" (152mm) O.C.
13. TOP PLATES, LAPS AND INTERSECTIONS, FACE NAIL	(2) 16d
14. CONTINUOUS HEADER, TWO PIECES	6d @ 16" (406mm) O.C. ALONG EACH EDGE
15. CEILING JOIST TO PLATE, TOENAIL	(3) 8d
16. CONTINUOUS HEADER TO STUD, TOENAIL	(4) 8d
17. CEILING JOIST LAPS OVER PARTITIONS, FACE NAIL	(3) 16d
18. CEILING JOIST TO PARALLEL RAFTERS, FACE NAIL	(3) 16d
19. RAFTERS TO PLATE, TOENAIL	(3) 16d
20. 1" (25mm) BRACE TO EACH STUD AND PLATE, FACE NAIL	(2) 8d
21. 1"x6" (25mm x 203 mm) SHEATHING OR LESS TO EACH BEARING, FACE NAIL	(2) 8d
22. WIDER THAN 1"x6" (25mm x 203mm) SHEATHING TO EACH BEARING, FACE NAIL	(3) 8d
23. BUILT-UP CORNER STUDS	16d @ 24" (610mm) O.C.
24. BUILT-UP GIRDER AND BEAMS	20d @ 32" (813mm) O.C. AT TOP & BOTTOM & STAGGERED, (2) 20d AT ENDS & AT EACH SPICE
25. 2" (51mm) PLANKS	(2) 16d AT EACH BEARING
26. WOOD STRUCTURAL PANELS AND PARTICLEBOARD: 2	
SUBFLOOR AND WALL SHEATHING (70 TO FRAMING):	
1/2" (12.7mm) AND LESS	6d 3
19/32" - 3/4" (15mm-19mm)	8d 4 OR 6d 5
7/8" - 1" (22mm-25mm)	8d 3
1 1/8" - 1 1/4" (29mm-32mm)	10d 4 OR 6d 5
COMBINATION SUBFLOOR-UNDERLAYMENT (TO FRAMING):	
3/4" (19mm) AND LESS	6d 5
7/8" - 1" (22mm-25mm)	8d 5
1 1/8" - 1 1/4" (29mm-32mm)	10d 4 OR 6d 5
27. PANEL SIDING (TO FRAMING) 2:	
1/2" (12.7mm) OR LESS	6d 5
5/8" (16mm)	8d 5
28. FIBERBOARD SHEATHING: 7	
1/2" (12.7mm)	No. 11 GA 16d 8, 16 GA 9
25/32" (39mm)	No. 11 GA 8d 16, 16 GA 9
29. INTERIOR PANELING	
1/4" (6.4mm)	4d 10
3/8" (9.5mm)	6d 11

1. COMMON OR BOX NAILS MAY BE USED EXCEPT WHERE OTHERWISE STATED.
2. NAILS SPACED AT 6 INCHES (152mm) ON CENTER AT EDGES, 12 INCHES (305mm) AT INTERMEDIATE SUPPORTS EXCEPT 6 INCHES (152mm) AT ALL SUPPORTS WHERE SPANS ARE 48 INCHES (1219mm) OR MORE. FOR NAILING OF WOOD STRUCTURAL PANELS AND PARTICLEBOARD DIAPHRAGMS AND SHEAR WALLS, REFER TO SECTION 2305
- NAILS FOR WALL SHEATHING MAY BE COMMON, BOX OR CASING.
3. COMMON OR DEFORMED SHANK.
4. COMMON.
5. DEFORMED SHANK.
6. CORROSION-RESISTANT SIDING OR CASING NAILS.
7. FASTENERS SPACED 3 INCHES (76mm) ON CENTER AT EXTERIOR EDGES AND 6 INCHES (152mm) ON CENTER AT INTERMEDIATE SUPPORTS.
8. CORROSION-RESISTANT ROOFING NAILS WITH 7/16 INCH DIAMETER (11mm) HEAD AND 1 1/2 INCH (38mm) LENGTH FOR 1/2 INCH (12.7mm) SHEATHING AND 1 3/4 INCH (44mm) LENGTH FOR 25/32 INCH (39mm) SHEATHING.
9. CORROSION-RESISTANT STAPLES WITH NOMINAL 7/16 INCH (11mm) CROWN AND 1 1/8 INCH (29mm) LENGTH FOR 1/2 INCH (12.7mm) SHEATHING AND 1 1/2 INCH (38mm) LENGTH FOR 25/32 INCH (39mm) SHEATHING.
10. PANEL SUPPORTS AT 16 INCHES (406mm) [20 INCHES (508mm) IF STRENGTH AXIS IN THE LONG DIRECTION OF THE PANEL, UNLESS OTHERWISE MARKED]. CASING OR FINISH NAILS SPACED 6 INCHES (152mm) ON PANEL EDGES, 12 INCHES (305mm) AT INTERMEDIATE SUPPORTS.
11. PANEL SUPPORTS AT 24 INCHES (610mm). CASING OR FINISH NAILS SPACED 6 INCHES (152mm) ON PANEL EDGES, 12 INCHES (305mm) AT INTERMEDIATE SUPPORTS.

WOOD TRUSS NOTES

1. BOTTOM CHORDS OF TRUSSES ACTING AS CEILING MEMBERS MUST BE ABLE TO SUPPORT A 10 PSF LIVE LOAD PER CURRENT IBC REQUIREMENTS.
2. THE TRUSS MANUFACTURER SHALL BE RESPONSIBLE FOR THE DESIGN AND FABRICATION OF THE PRE-ENGINEERED TRUSSES, AND SHALL DESIGN THE TRUSSES PER ATTACHED ENGINEERING SPECIFICATIONS.
3. THE TRUSSES SHALL BE DESIGNED TO CARRY ANY ADDITIONAL LOADS DUE TO MECHANICAL UNITS, OVERHEAD DOORS, ROOF OVERBUILDS, ETC.
4. THE TRUSSES SHALL ALSO BE DESIGNED PER THE CURRENT IBC, AND LOCAL ORDINANCES.
5. ALL MEMBERS SHALL BE DESIGNED FOR COMBINED STRESSES, BASED ON THE WORST LOADING CONDITION.
6. THE TRUSS MANUFACTURER SHALL INDICATE PROPER BRACING OF COMPRESSION CHORD MEMBERS @ 6'-0" LONG (OR LONGER), AS WELL AS BRACING FOR TRUSS ERECTION.
7. ALL DIMENSIONS SHALL BE FIELD VERIFIED PRIOR TO FABRICATION.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION OF THE TRUSSES PER THE TRUSS MANUFACTURERS RECOMMENDATIONS AND SPECIFICATIONS. NO WEB OR CHORD MEMBERS SHALL BE MODIFIED IN THE FIELD.
9. THE PROJECT ENGINEER, OR ENGINEER OF RECORD, IS NOT RESPONSIBLE FOR THE PRE-ENGINEERED TRUSSES, NOR FOR THE INSTALLATION ETC. OF THE TRUSSES. TRUSS PLANT SHALL PROVIDE LICENSED ENGINEERED PLAN. (CONTRACTOR TO VERIFY TRUSS LAYOUT IS CONSISTENT WITH THESE PLANS. ENGINEER SHOULD BE NOTIFIED OF ANY DEVIATION).
10. FABRICATION OF TRUSSES SHALL BE AS APPROVED BY TPI EXCEPT THAT THIS SPECIFICATION SHALL GOVERN WHEN IT EXCEEDS TPI REQUIREMENTS.
11. FABRICATE TRUSSES FROM APPROVED SHOP DRAWINGS.
12. FABRICATE TRUSSES IN JOES WITH MEMBERS ACCURATELY CUT TO PROVIDE GOOD BEARING AT JOINTS. JOINTS SHALL BE ACCEPTABLE IF THE AVERAGE OPENING BETWEEN ENDS OF MEMBERS IMMEDIATELY AFTER FABRICATION IS LESS THAN ¼", EXCEPT THAT TRUSS COMPRESSION CHORD JOINTS AT SPLICES AND RIDGES SHALL HAVE FULL CONTACT BETWEEN MEMBERS.
13. EACH CHORD SECTION SHALL BE INVOLVED IN TWO PANEL POINTS BEFORE BEING SPLICED.
14. PROVIDE ¼" CAMBER FOR EACH 6 FEET OF TRUSS UNLESS OTHERWISE INDICATED.
15. TRUSS FABRICATORS USING METAL PLATES SHALL HAVE PLANT INSPECTED FOUR TIMES PER YEAR BY AN INDEPENDENT TESTING LABORATORY IN ACCORDANCE WITH TPI REGULATIONS AND COPIES OF INSPECTIONS MADE AVAILABLE TO OWNER UPON REQUEST.



Plan Check Coordinator - Brenda Turbblom
09/20/2022



- A Utah Corporation -

ENGINEERS
SURVEYORS
PLANNERS

3302 N. Main Street
Spanish Fork, UT 84660
Phone: 801.798.0555
Fax: 801.798.9393
office@lei-eng.com
www.lei-eng.com



STRUCTURAL ELEMENTS ONLY

PASTOR'S HOUSE REMODEL

402 PARK AVENUE, PARK CITY, UTAH

STRUCTURAL NOTES

DIMENSIONS SHOWN ON THE STRUCTURAL PLANS ARE FOR CONVENIENCE ONLY. VERIFY ALL DIMENSIONS WITH THE CURRENT ARCHITECTURAL PLANS PRIOR TO CONSTRUCTION.

REVISIONS	
1	DESCRIPTION
DATE	BY
2	-
3	-
4	-
5	-
6	-

LEI PROJECT #:

2021-2541

DRAWN BY:

MBL

CHECKED BY:

JRP

SCALE:

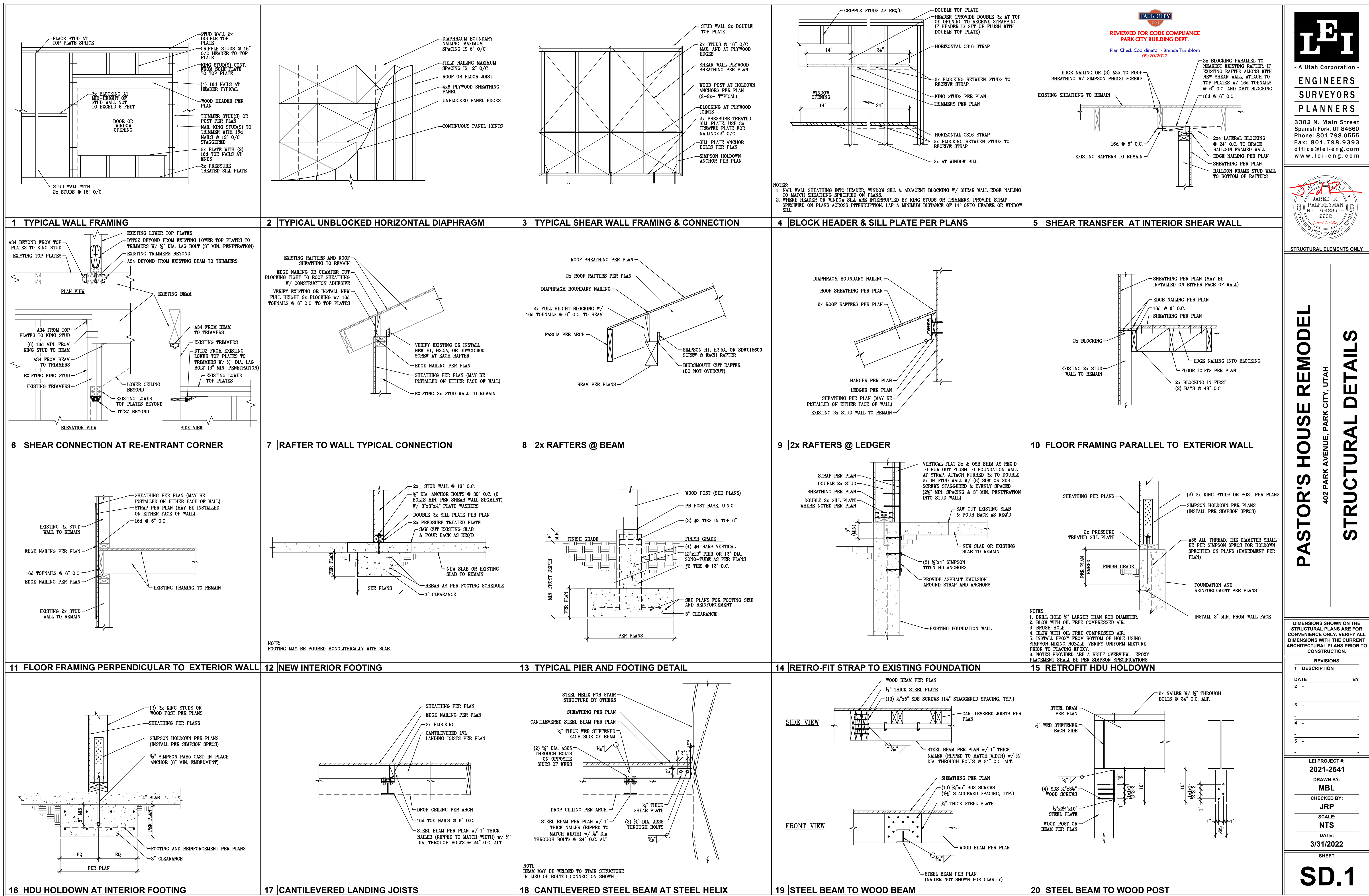
NTS

DATE:

3/31/2022

SHEET

SD.0



- A Utah Corporation -

ENGINEERS

SURVEYORS

PLANNERS

3302 N. Main Street
Spanish Fork, UT 84660
Phone: 801.798.0555
Fax: 801.798.9393
office@lei-eng.com
www.lei-eng.com



STRUCTURAL ELEMENTS ONLY

PASTOR'S HOUSE REMODEL

402 PARK AVENUE, PARK CITY, UTAH

STRUCTURAL DETAILS

DIMENSIONS SHOWN ON THE
STRUCTURAL PLANS ARE FOR
CONVENIENCE ONLY. VERIFY ALL
DIMENSIONS WITH THE CURRENT
ARCHITECTURAL PLANS PRIOR TO
CONSTRUCTION.

REVISIONS	
1	DESCRIPTION
DATE	BY
2 -	
3 -	
4 -	
5 -	

LEI PROJECT #:
2021-2541DRAWN BY:
MBLCHECKED BY:
JRPSCALE:
NTSDATE:
3/31/2022

SHEET

SD.1

Planning Department Staff Report



Subject: 45 Hillside Avenue
Application: PL-23-05716
Author: Lillian Zollinger, Planner II
Date: September 14, 2023
Type of Item: Historic District Design Review

Recommendation

(I) Review the proposed 45 Hillside Avenue Historic District Design Review for the construction of a detached Accessory Building; (II) conduct a public hearing; and (III) consider approving the Historic District Design Review based on the Findings of Fact, Conclusions of Law, and Conditions of Approval outlined in the Draft Final Action Letter (Exhibit A).

Description

Applicant: Dan Fischer, represented by Caitlyn Barhorst
Location: 45 Hillside Avenue
Zoning District: Historic Residential - 1 (HR-1) District
Adjacent Land Uses: Single Family Dwellings
Reason for Review: The Planning Director reviews and takes Final Action on Historic District Design Reviews¹

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

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

Background

45 Hillside Avenue is in the Historic Residential – 1 (HR-1) Zoning District and has an existing non-historic Single-Family Dwelling (SFD) on the Site with no designated parking.

Hillside Avenue is a short road (approximately 500 feet in length) that connects Daly Avenue and Main Street to Marsac Avenue. Hillside Avenue is a two-way street, but its middle section is a single-track road, which permits two-way travel, but only in one direction at a time. Southbound (downhill) vehicles are required to yield to northbound (uphill) travel. 45 Hillside Avenue is located at the bottom of the street, near the juncture

¹ LMC [§ 15-1-8](#)

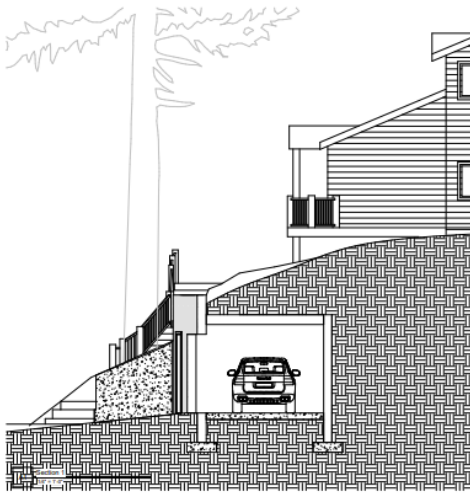
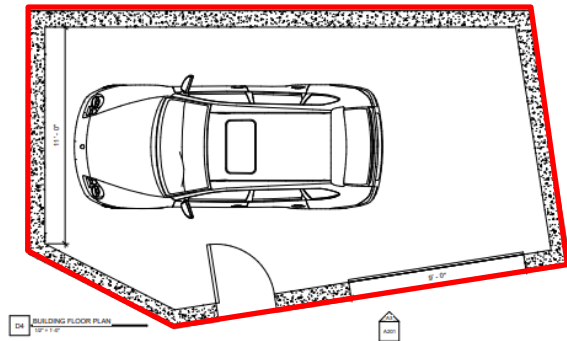
of Hillside Avenue, Daly Avenue and Main Street. The location of the property at the juncture of Hillside Avenue, Daly Avenue, and Main Street creates a traffic situation that is unique to this specific intersection.

On August 24, 2021, the Board of Adjustment approved Variances from the Front Setback to locate a Detached Accessory Building within the Front Setback to construct a new single car garage into the hillside (see [Meeting Minutes](#), p.1 and see Exhibit C). This approval does not expire.

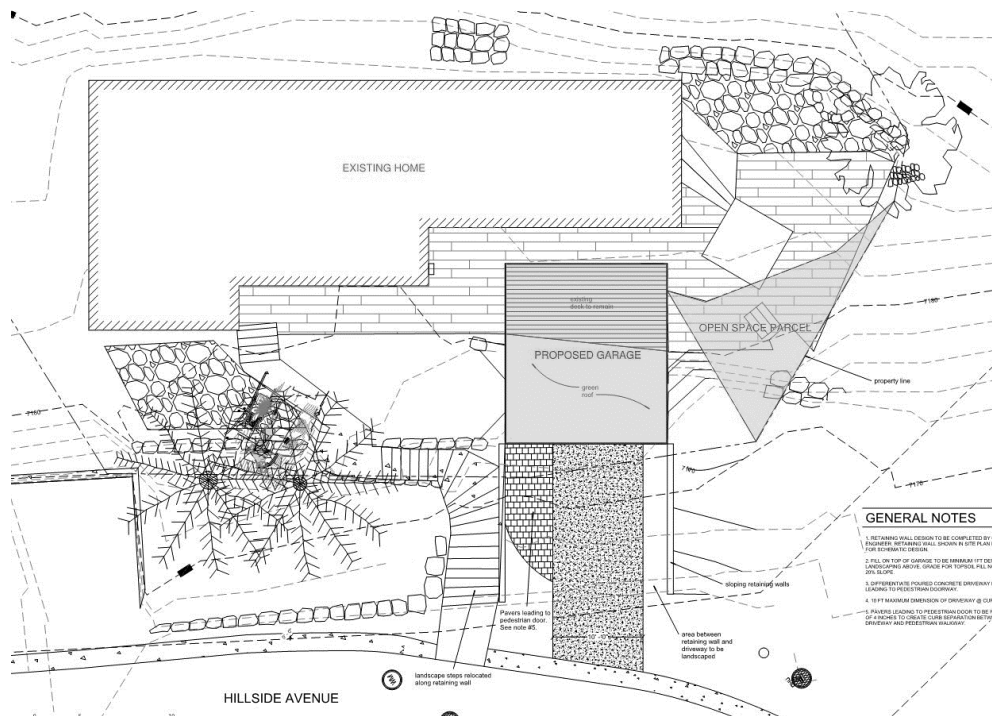
On January 20, 2022, the Planning Director approved the Historic District Design Review (HDDR) for the design of the detached garage. The Applicant did not apply for a building permit or extension before January 20, 2023, and per Condition of Approval 2 and LMC [§ 15-11-12\(E\)](#), the HDDR approval expired (see Exhibit D).

On March 23, 2022, the Planning Commission approved the Steep Slope Conditional Use Permit (SSCUP) for the construction of the detached garage into a Steep Slope in the front of the SFD. ([Meeting Minutes](#), p. 22). The Applicant did not apply for a building permit or extension before March 23, 2023, and per Condition of Approval 4 and LMC [§ 15-1-10\(G\)](#), the SSCUP approval expired (see Exhibit E).

The Applicant proposes to construct a Detached Accessory Building (also known as a detached garage), to create one off-street parking space. The Applicant proposes a similar, but new location for the garage, due to structural safety concerns of the existing SFD and deck. The proposed location will come up to the Property Line, but the proposed construction will not impact the existing deck. but not See Exhibit I for the Applicant's narrative regarding the location.



Current proposal – a garage parallel to Hillside Avenue (above)



Previous site plan

The previous proposal was 360 sf, and the current proposal is 386 sf. Both the previously proposed structure and currently proposed structure have an interior height of nine feet, and an exterior height of 12 feet. The proposed garage is similar in size to the original approval, and in keeps with the approved Variances.

The Board of Adjustment Conditioned that the Variances were limited to the construction of a single-car garage to be constructed as close to the front property line as possible (see Exhibit C, Condition of Approval 1). The garage is proposed to be built to the front property line and complies with the Condition.

Due to the Applicant's concern of the first proposed garage location, and subsequent change in design, Staff requested the applicant provide a Geotechnical Report (Exhibit F), a Vehicle Turning Radius (Exhibit G), and Civil Engineering Report (Exhibit H) to ensure the proposed garage would be feasible. The Applicant provided the additional information, showing that the proposed garage can be built into the hillside.

In conjunction with the HDDR, the Planning Commission will review a Steep Slope Conditional Use Permit application (PL-23-05717) for compliance with LMC [§ 15-2.2-6](#), *Development On Steep Slopes*.

Analysis

(I) The proposal to construct a new detached Accessory Building complies with Historic Residential - 1 (HR-1) Zoning District requirements outlined in LMC Chapter 15-2.2.

One of the purposes of the HR-1 Zoning District is to “encourage construction of Historically Compatible Structures that contribute to the character and scale of the Historic District and maintain existing residential neighborhoods.”²

The proposed Accessory Building (detached garage) is an Allowed Use in the HR-1 Zoning District, pursuant to LMC [§ 15-2.2-2\(1\)](#).

LMC [§ 15-2.2-3](#) outlines lot and site requirements for the HR-1 Zoning District, shown in the table below:

Zoning Requirement	Analysis
Minimum Lot Size - 1,875 square feet (sf)	Complies: 6,534 sf
Minimum Lot Width- 25'	Complies: 87'

² LMC [§ 15-2.2-1](#)

Building Height- 27 feet above Existing Grade	Complies: SFD: No changes proposed Accessory Building: 12' from Existing and Final grade. The maximum height measured from the lowest finish floor plane to the point of the highest wall top plate is 12'.
Maximum interior height of 35 feet	Complies: LMC § 15-2.2-5(A) states, "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." The proposed Detached Accessory Building has an interior height of nine feet, as defined, and is compliant.
Roof Pitch- 7:12 -12:12	Complies: Pursuant to LMC § 15-2.2-5(C), The roof pitch of a Structure's Contributing Roof Form shall be between seven: twelve (7:12) and twelve: twelve (12:12)." However, LMC § 15-2.2-5(C)(4) states "Accessory Structures may be below the required seven: twelve (7:12) roof pitch."
Final Grade within 4 feet of Existing Grade	Complies: The proposed final grade is not within four feet of existing grade, however, pursuant to § 15-2.2-5, garage entrances are an exception to the Final Grade requirement. See analysis below.

(II) The proposal to construct a detached Accessory Building complies with the Design Guidelines For New Residential Infill Construction In Historic Districts outlined in LMC § 15-13-8.

The Design Review Team reviewed this proposal on August 23, 2023, and found the design to be compliant with the Design Guidelines.

A. Universal Guidelines

	Analysis of Proposal (See Exhibit B)
5. 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 design of detached Accessory Building (garage) will be cut into the hill, sits under the house, and acts as the primary retaining structure. The proposed location reduces the depth cut into the hillside from the previous proposed location.

6. Exterior elements—roofs, entrances, eaves, chimneys, porches, windows, doors, steps, garages, etc.— of the new infill residential building shall be of human scale and shall be compatible with neighboring Historic Structures.	Complies: The design of detached garage compliments the structure, without distracting from it. The proposed stone is an appropriate choice for the garage and its location in the hillside.
11. New materials should reflect the character of the Historic District. Sustainable technology is constantly changing resulting in new alternative materials.	See Condition of Approval 15: The proposed materials of stone siding, concrete, and pavers (as shown below) are appropriate for the proposed Accessory Building.



B. Specific Guidelines

1. Site Design	Analysis of Proposal
----------------	----------------------

a) Building Setback and Orientation • Front and Rear Setbacks- 10' • 20' total for Front and Rear Setbacks • Side Setbacks – 10' • 24' total for Side Setbacks	Complies: • SFD Main Building Footprint – 1,408 sf • Accessory Building Footprint – 386 sf • Combined Footprint – 1,794 sf • The Quit Claim deed states that, the “Grantee shall not construct any structure or building on the [open space] parcel” and that, “Subject to the restriction that no floor area shall be drawn from the parcel in conjunction with development on Grantee’s adjoining property” (see Condition of Approval 14).
b) Topography and Grading: LMC § 15-13-8(B)(1)(b) states, “Building and site design shall respond to natural features. New infill residential buildings shall step down or up to follow the existing contours of steep slopes. A new site’s natural slope shall be respected in a new building design in order to minimize cuts into hillsides, minimize fill, and minimize retaining walls.”	Complies: The proposed design reduces the cut into the hill and sits under the house to act as the primary retaining structure.
c) Landscaping and Vegetation	See Condition of Approval 18: There construct will require the removal of some significant vegetation on the site. The proposed The Applicant shall replace the removed trees with vegetation that is Water Wise and compliant with LMC § 15-5-5(N).
d) Retaining Walls – LMC § 15-13-8(B)(1)(d) states, “a site shall be contoured in a way that reduces the need for retaining walls.”	Complies: The building will act as the primary retaining structure, minimizing the required retaining walls around the accessory garage.
h) Parking Area & Driveways Pursuant to LMC § 15-3-4, the interior dimensions of a single car garage is 11’ by 22’. Pursuant to LMC § 15-13-8(B)(1)(h)(7), maximum width for driveways in Historic Zoning Districts is 12 feet.	Complies: The existing structure has no off-street parking. The proposed detached garage would provide one parking spot in the garage, measured 11’ by 23’ - 11” at the closest wall points and is compliant. The proposed driveway is 12 feet in width and compliant (see Condition of Approval 19).
2. Primary Structures	Analysis of Proposal

a) Mass, Scale, & Height	Complies: The detached Accessory Building is compliant with Zone regulations and the Variance regarding building footprint, setbacks, and height.
c) Doors -- LMC § 15-13-8(B)(2)(c) states, "Doors shall be compatible with the style of both the new building and historical buildings in the Historic District."	Complies: The front door is simplistic and does not draw away from the true front entrance of the SFD.
4. Materials	Complies: Pursuant to LMC § 15-13-8(B)(4) , the proposed stone is appropriate for the detached garage.
6. Garages LMC § 15-13-8(B)(6) states: "Single vehicle garage doors not greater than 9 feet wide by 9 feet high shall be used to access the garage. Detached garages shall be subordinate to the pedestrian entrance of the house. Where excavation is required for access to the garage, the pedestrian entrance should still be clearly articulated."	Complies: The proposed detached garage will have an eight-foot tall by eight-foot, nine-inches wide door. There is no proposed glazing on the door. The proposed garage will not significantly impact the existing staircase to the front and primary entrance of the SFD.
9. New Accessory Structures LMC § 15-13-8(B)(9) states "Accessory structures (such as sheds and detached garages) shall be subordinate in scale to the primary structure."	Complies: The proposed Accessory Structure shall be subordinate and smaller than the existing SFD.

(V) The Development Review Committee⁴ reviewed the proposal on September 5, 2023, and identified the following.

The Engineering Department requires the following Condition of Approval:

15. The Applicant shall apply for an Encroachment Agreement with the Engineering Department before applying a building permit.

The encroachment will include the existing shed, retaining wall, stairs, driveway, landscaping, and any other structure that may fall into the right of way.

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

Notice

Staff published notice on the City's website and the Utah Public Notice website and posted notice to the property on August 30, 2023. Staff mailed courtesy notice to property owners within 100 feet on August 30, 2023. LMC [§ 15-1-21](#).

Public Input

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

Alternatives

- The Planning Director Designee may approve the HDDR;
- The Planning Director Designee may deny the HDDR and direct staff to make Findings for the denial; or
- The Planning Director Designee may request additional information and continue the discussion to a date uncertain.

Exhibits

Exhibit A: HDDR Draft Final Action Letter

Exhibit B: Proposed Plans

Exhibit C: 45 Hillside Avenue Variance Final Action Letter

Exhibit D: 45 Hillside Avenue HDDR Final Action Letter

Exhibit E: 45 Hillside Avenue SSCUP Final Action Letter

Exhibit F: Geotechnical Report

Exhibit G: Vehicle Turning Radius

Exhibit H: Civil Engineering Report

Exhibit I: Applicant's Narrative

Exhibit J: Setback Determination Letter

Exhibit K: Site Photos



Planning Department

September 14, 2023

Caitlyn Barhorst
358 S 700 E Suite B #243
Salt Lake City, UT 84102
806-559-8079

CC: Dan Fischer

NOTICE OF PLANNING COMMISSION ACTION

Description

Address: 45 Hillside Avenue

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

Application: Steep Slope Conditional Use Permit

Project Number: PL-23-05716

Action: APPROVED WITH CONDITIONS (See Below)

Date of Final Action: September 14, 2023

Project Summary: Construction of a detached garage into a Steep Slope in the front of a non-Historic site

Action Taken

On September 14, 2023, the Interim Planning Director conducted a public hearing and approved the construction of a detached garage into a Steep Slope in the front of a non-Historic site according to the following Findings of Fact, Conclusions of Law, and Conditions of Approval.

Findings of Fact

1. On June 20, 1996, City Council adopted Ordinance No. 2021-45, approving The Bluejay Parcel Lot Line Adjustment combining portions of Lots 10 and 11, of Block 19 of the Park City Survey. The property is described as parcel BJAY-ALL.
2. The lot contains a 200 square foot parcel of land (Parcel B), that is described in Note #3 of the Plat as being subject to the restrictions of Quit Claim entry No. 450706, Book 925, Pages 722-724. Parcel B on the plat is denoted "Open Space," and under the terms of the Quit Claim deed is subject to an open space



Planning Department

- easement that states: "Grantee shall not construct any structure or building on the parcel". Park City Municipal Corporation is the beneficiary of the easement.
3. The owner currently parks in an asphalt parking pad parallel to Hillside Avenue and accesses the house via stairs and paths. This space is not approved private parking for 45 Hillside Avenue, but, rather, it is located in the City ROW and is considered public parking. There is no other parking on site.
 4. The property is located at 45 Hillside Avenue.
 5. The property is located within the Historic Residential – 1 (HR-1) Zoning district.
 6. The Minimum Lot Size for a Single-Family Dwelling in the HR-1 Zoning District is 1,875 square feet. The Lot is 6,534 square feet.
 7. The Minimum Lot width in the HR-1 Zoning District is 25 feet. The Lot width is 87 feet.
 8. There is an existing 1,408 square foot Single Family Dwelling on the property. It is a non-historic site.
 9. The applicant proposes a detached garage to be constructed within a slope greater than 30% and requires a Steep Slope Conditional Use Permit (SSCUP).
 10. Planning Commission approval is required for SSCUP on Lots greater than 3,750 square feet.
 11. The proposed detached garage is an Accessory Building.
 12. The Maximum Building Footprint for a 6,534 square-foot Lot in the HR-1 Zoning District is 2,263 square feet. The combined Building Footprint for the existing main building and the proposed accessory building is 1,794 square feet.
 13. Front and Rear Setbacks for Lots up to 75 feet in depth are 10 feet, for a total of 20 feet. The Front Setback to the main building is 16 feet. The Rear Setback for the main building is 18 feet. The accessory building will have a Front Setback of 0 feet.
 14. Side Setbacks for Lots with widths up to 100 feet are 10 feet, for a total of 24 feet. The main building has Side Setbacks of 6.5 feet (north), and 22 feet (south), for a total of 28.5 feet. The accessory building will have a side setback of 26 feet.
 15. The Lot has an unusual configuration, and per LMC 15-4-17, the setbacks have been determined by the Planning Director, as noted in a determination letter issued on January 13, 2022.
 16. On August 24, 2022, the Board of Adjustments granted the property a Variance to LMC Sections 15-2.2-3(F) to reduce the required ten-foot (10') front yard setback to zero feet (0') and to Section 15-2.2-3(G)(6) to locate a Detached Accessory Building in front of the front façade of the Main Building, to allow for a



Planning Department

single car garage to be constructed behind the property line and within the Front Yard Setback.

17. On January 20, 2022, the Planning Director approved a Historic District Design Review for the garage, which approval expired on January 20, 2023.
18. On March 23, 2022, the Planning Commission approved a SSCUP for the garage, which approval expired on March 23, 2023.
19. The Applicant did not apply for an extension before the approvals expired.
20. The Applicant proposes to construct a detached garage in a slightly different location from the original approvals.
21. Maximum Building Height for the HR-1 Zoning District is 27 feet above Existing Grade, and 18 feet for Accessory Structures. There is no change in height for the main building, and the detached garage will be 12 feet from final grade. The maximum height measured from the lowest finish floor plane to the point of the highest wall top plate is 12 ft.
22. The Historic District Design Review applications require the Planning Director evaluation of the Design Guidelines For Historic Districts And Historic Sites:

	Analysis of Proposal
5. 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 design of detached Accessory Building (garage) will be cut into the hill, sits under the house, and acts as the primary retaining structure. The proposed location reduces the depth cut into the hillside from the previous proposed location.
6. Exterior elements—roofs, entrances, eaves, chimneys, porches, windows, doors, steps, garages, etc.— of the new infill residential building shall be of human scale and shall be compatible with neighboring Historic Structures.	Complies: The design of detached garage compliments the structure, without distracting from it. The proposed stone is an appropriate choice for the garage and its location in the hillside.
11. New materials should reflect the character of the Historic District. Sustainable technology is constantly changing resulting in new alternative materials.	See Condition of Approval 15: The proposed materials of stone siding, concrete, and pavers (as shown below) are appropriate for the proposed Accessory Building.



Planning Department

1. Site Design	Analysis of Proposal
a) Building Setback and Orientation • Front and Rear Setbacks- 10' • 20' total for Front and Rear Setbacks • Side Setbacks – 10' • 24' total for Side Setbacks	Complies: • SFD Main Building Footprint – 1,408 sf • Accessory Building Footprint – 386 sf • Combined Footprint – 1,794 sf • The Quit Claim deed states that, the “Grantee shall not construct any structure or building on the [open space] parcel” and that, “Subject to the restriction that no floor area shall be drawn from the parcel in conjunction with development on Grantee’s adjoining property” (see Condition of Approval 14).
b) Topography and Grading: LMC § 15-13-8(B)(1)(b) states, “Building and site design shall respond to natural features. New infill residential buildings shall step down or up to follow the existing contours of steep slopes. A new site’s natural slope shall be respected in a new building design in order to minimize cuts into hillsides, minimize fill, and minimize retaining walls.”	Complies: The proposed design reduces the cut into the hill and sits under the house to act as the primary retaining structure.
c) Landscaping and Vegetation	See Condition of Approval 18: There construct will require the removal of some significant vegetation on the site. The proposed The Applicant shall replace the removed trees with vegetation that is Water Wise and compliant with LMC § 15-5-5(N).
d) Retaining Walls – LMC § 15-13-8(B)(1)(d) states, “a site shall be contoured in a way that reduces the need for retaining walls.”	Complies: The building will act as the primary retaining structure, minimizing the required retaining walls around the accessory garage.



Planning Department

h) Parking Area & Driveways Pursuant to LMC § 15-3-4, the interior dimensions of a single car garage is 11' by 22'. Pursuant to LMC § 15-13-8(B)(1)(h)(7), maximum width for driveways in Historic Zoning Districts is 12 feet.	Complies: The existing structure has no off-street parking. The proposed detached garage would provide one parking spot in the garage, measured 11' by 23' - 11" at the closest wall points and is compliant. The proposed driveway is 12 feet in width and compliant (see Condition of Approval 14).
2. Primary Structures	Analysis of Proposal
a) Mass, Scale, & Height	Complies: The detached Accessory Building is compliant with Zone regulations and the Variance regarding building footprint, setbacks, and height.
c) Doors -- LMC § 15-13-8(B)(2)(c) states, "Doors shall be compatible with the style of both the new building and historical buildings in the Historic District."	Complies: The front door is simplistic and does not draw away from the true front entrance of the SFD.
4. Materials	Complies: Pursuant to LMC § 15-13-8(B)(4), the proposed stone is appropriate for the detached garage.
6. Garages LMC § 15-13-8(B)(6) states: "Single vehicle garage doors not greater than 9 feet wide by 9 feet high shall be used to access the garage. Detached garages shall be subordinate to the pedestrian entrance of the house. Where excavation is required for access to the garage, the pedestrian entrance should still be clearly articulated."	Complies: The proposed detached garage will have an eight-foot tall by eight-foot, nine-inches wide door. There is no proposed glazing on the door. The proposed garage will not significantly impact the existing staircase to the front and primary entrance of the SFD.
9. New Accessory Structures LMC § 15-13-8(B)(9) states "Accessory structures (such as sheds and detached garages) shall be subordinate in scale to the primary structure."	Complies: The proposed Accessory Structure shall be subordinate and smaller than the existing SFD.



Planning Department

23. Staff published notice on the City's website and posted notice to the property on August 30, 2023. Staff mailed notice to property owners within 300 feet on August 30, 2023.

Conclusions of Law

1. The Application complies with Land Management Code Chapter 15-2.2 Historic Residential – 1 Zoning District, and LMC Section 15-2.2-6, Development on Steep Slopes.
2. The Use will be Compatible with surrounding Structures in scale and mass.
3. The effects of any differences in Use or scale have been mitigated through careful planning.

Conditions of Approval

1. City approval of a construction mitigation plan is a condition precedent to the issuance of any building permits.
2. A final utility plan, including a drainage plan for utility installation, public improvements, and drainage, shall be submitted with the building permit and shall be reviewed and approved by the City Engineer and utility providers prior to the issuance of a building permit.
3. City Engineer review and approval of all lot grading, utility installations, public improvements, and drainage plans for compliance with City standards in a condition precedent to building permit issuance.
4. This approval will expire on September 14, 2024, if a building permit has not been issued by the Building Department before the expiration date, unless the Applicant submits a extension request in writing to the Planning Department prior to the expiration date and the Planning Director approves an extension of this approval.
5. Final building plans and construction details shall reflect substantial compliance with the plans reviewed September 14, 2023, by the Planning Commission. Any changes, modifications, or deviations from the approved design that have not been approved in advance by the Planning and Building Departments may result in a stop work order.
6. 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.



Planning Department

7. The Applicant shall submit a plan demonstrating how they will provide the temporary shoring needed during construction prior to submitting a building permit, subject to City Engineer approval.
8. The Applicant shall provide soil stabilization details documenting how the disturbed area will be restored and stabilized prior to submitting a building permit, subject to City Engineer approval.
9. The Applicant shall submit a landscape bond to ensure the stabilization and vegetation rehabilitation is complete prior to submission of a building permit.
10. Residential fire sprinklers are required for all new or renovation construction on this lot, per requirements of the Chief Building Official.
11. The property is located just outside the Park City Landscaping and Maintenance of Soil Cover Ordinance (Soils Ordinance) and therefore not regulated by the City for mine related impacts. If the property owner does encounter mine waste or mine waste impacted soils they must handle the material in accordance to State and Federal law.
12. The Hillside Avenue Public Right-of-Way is a non-compliant parcel within the Soil Ordinance boundary. Construction activity in this area, in addition to a Right-of-Way permit, requires a Soil Mitigation Plan to be submitted and approved by the Building and Planning departments prior to the issuance of a Building permit.
13. Any areas disturbed during construction surrounding the proposed work shall be brought back to its original state.
14. No construction shall take place on the designated Open Space per the Plat.
15. The Applicant shall apply for an Encroachment Agreement with the Engineering Department before applying a building permit.
16. If at some point in the future the ROW is re-aligned, the applicant shall be responsible for the removal of the retaining walls and any parking in the ROW at their own expense.
17. All exterior lighting, on porches, decks, garage doors, entryways, etc. shall be down directed and fully shielded to prevent glare onto adjacent property and public rights-of-way and shall comply with the City's outdoor lighting code in LMC Section 15-5-5(J). Final lighting details will be reviewed by the Planning Staff prior to installation.
18. To the extent possible, existing Significant Vegetation shall be maintained on Site and protected during construction. Any removed Significant Vegetation shall be replaced with equivalent landscaping in type and size. Multiple trees equivalent in caliper to the size of the removed Significant Vegetation may be considered



Planning Department

instead of replacement in kind and size. Impacts to Significant Vegetation in the Right-of-Way shall be reviewed by the Forestry Board.

19. The driveway shall not exceed 12' in width, and have pavers with landscaping on either side of the driveway.

20. New construction activity shall not physically damage nearby Historic Sites.

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

Sincerely,

Rebecca Ward, Interim Planning Director

CC: Lillian Zollinger, Project Planner

FISCHER



FISCHER
45 HILLSIDE AVENUE, PARK CITY, UT
PLANNING APPLICATION DRAWING SET

JOB NUMBER: 21125
OWNER: Fischer
DATE: 06.15.23

REV	DATE	DESCRIPTION
-----	------	-------------

OWNER

Dan and Jorie Fischer

ARCHITECTURE

UNCOMMON ARCHITECTS
CAITLYN BARHORST
4040 W DAYBREAK PKWY UNIT 110
SOUTH JORDAN, UT 84009
(806) 559-8079
caitlyn@uncommonarch.com

CIVIL

ALTITUDE ENGINEERING
BLAYDE MCINTIRE
PO BOX 531
HEBER CITY, UT 84032
(307) 679-8620
blayde.mcintire@gmail.com

STRUCTURAL

HAZELWOOD ENGINEERING
RYAN HAZELWOOD
331 S RIO GRAND ST, SUITE 160
SALT LAKE CITY, UT 84101
(801) 810-5061
ryan@hazelwood-eng.com

LANDSCAPE

COMPANY T.B.D.
CONTACT NAME
ADDRESS
ADDRESS
(801) ### ####
email address

MECHANICAL

COMPANY T.B.D.
CONTACT NAME
ADDRESS
ADDRESS
(801) ### ####
email address

ELECTRICAL

COMPANY T.B.D.
CONTACT NAME
ADDRESS
ADDRESS
(801) ### ####
email address

CONTRACTOR

FINE GC
DAVID FINE
(435) 513 - 5047
david@finegc.com

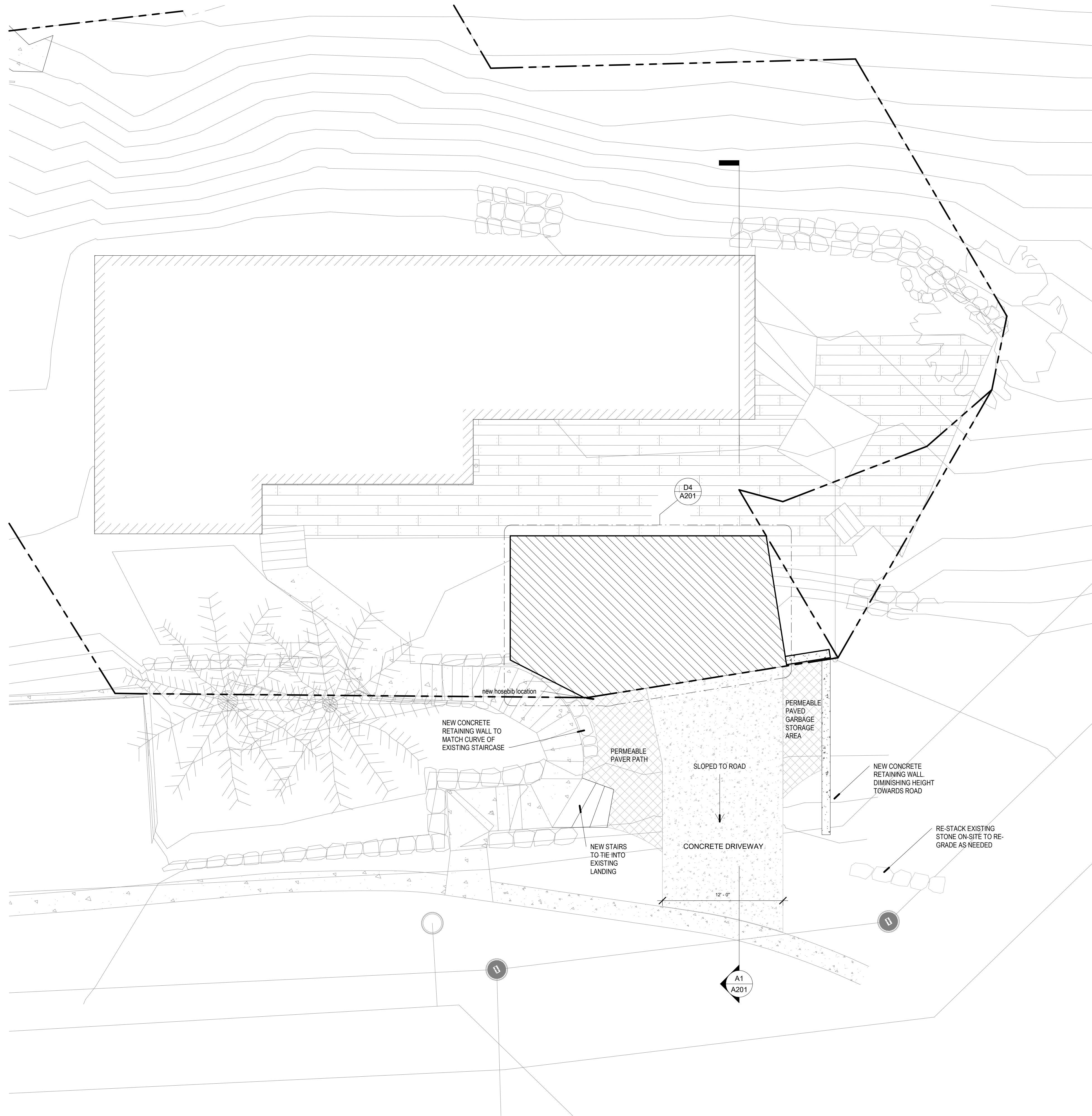
COVER SHEET

G100

6/16/2023 10:14:56 AM

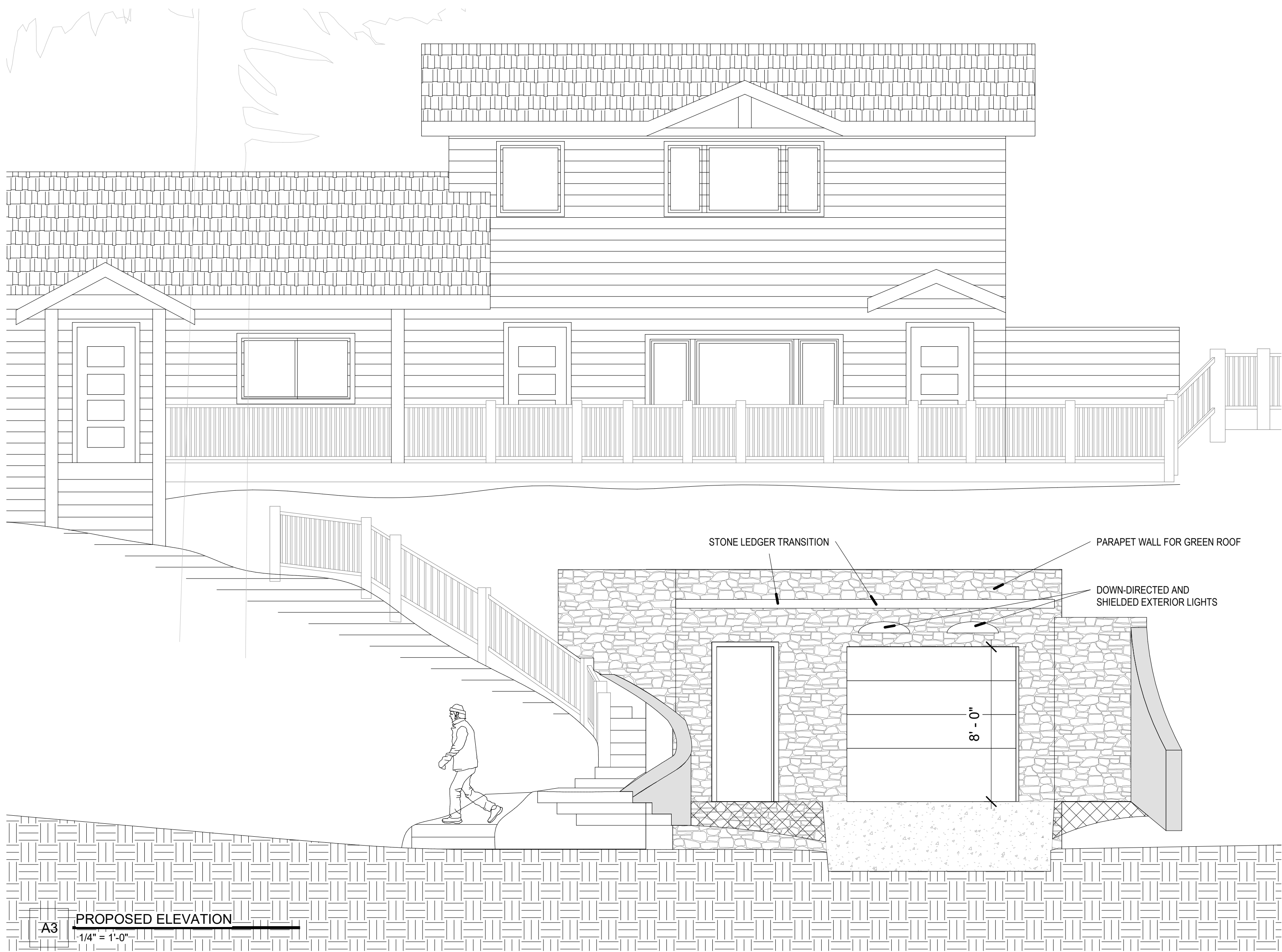
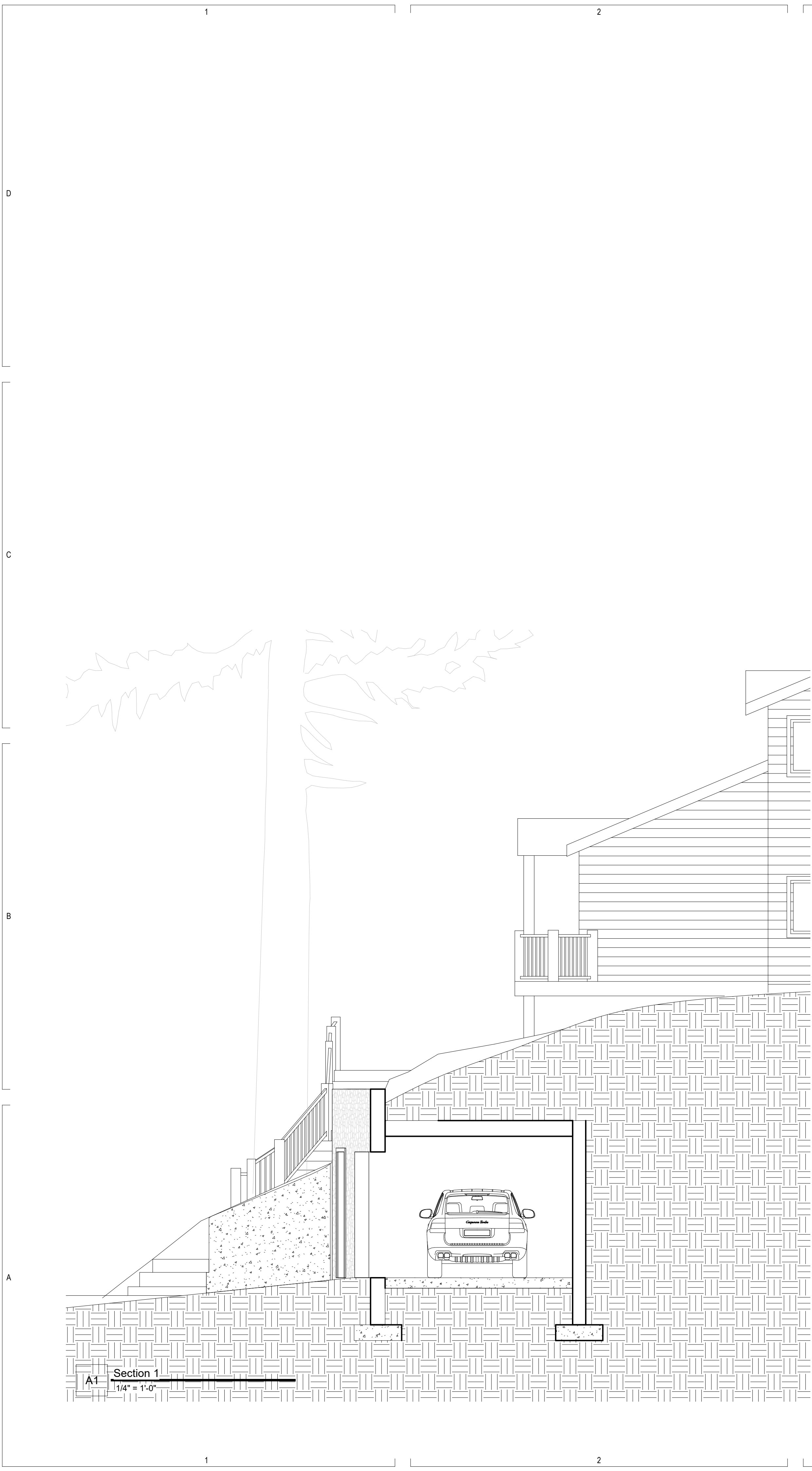


PERMEABLE PAVER

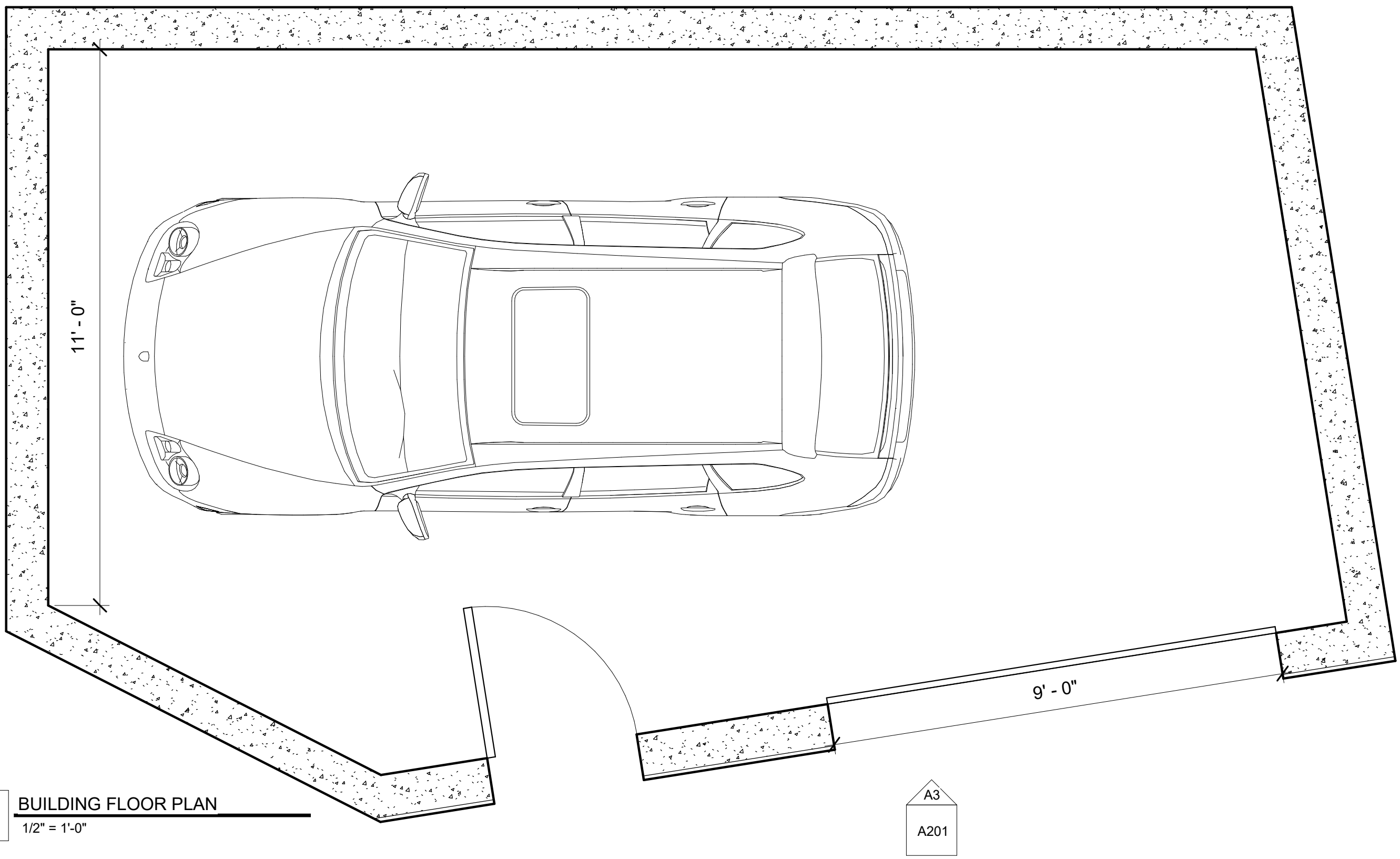


JOB NUMBER:	21125
OWNER:	Fischer
DATE:	06.15.23
REV	DATE
DESCRIPTION	

6/16/2023 10:14:57 AM



D4 BUILDING FLOOR PLAN
1/2" = 1'-0"





August 24, 2021

Caitlyn Barhorst, Raw Design Studio
358 S 700 E Suite B #243
Salt Lake City, UT 84102
info@rawdeshignstudio.com
801-215-9729

CC: Dan Fischer

NOTICE OF BOARD OF ADJUSTMENTS ACTION

Description

Address:	45 Hillside Avenue
Zoning District:	Historic Residential – 1 (HR-1)
Application:	Variance
Project Number:	PL-21-04861
Action:	Approved with Conditions
Date of Final Action:	August 24, 2021
Project Summary:	A request for Variances from the Front Setback pursuant to Section 15-2.2-3(F) and to locate a Detached Accessory Building in front of the Main Building pursuant to Section 15-2.2-3(G), in order to construct a new single car “bunker” style garage, at 45 Hillside Avenue, a non-historic Single-Family Dwelling.

Action Taken

On August 24, 2021, the Board of Adjustments conducted a public hearing and approved the new, subterranean single-car garage in the Front Setback according to the following findings of fact, conclusions of law, and conditions of approval.

Findings of Fact

1. The property is located at 45 Hillside Avenue in the Historic Residential-1 (HR-1) Zoning District.

2. The HR-1 zone is characterized by historic and contemporary homes on one (1) to two (2) lot combinations.
3. The property consists of 6,575 square feet.
4. There is an existing ~1,408 square foot Single Family Dwelling on the property. It is a non-historic site.
5. The existing house is set back from the front property line by 12 feet to 22 feet. It is set back from the edge of asphalt on Ontario Avenue by ~30 feet.
6. The owner currently parks in an asphalt parking pad parallel to Hillside Avenue and accesses the house via stairs and paths. This space is not approved private parking for 45 Hillside Avenue, but, rather, it is located in the City ROW and is considered public parking.
7. The applicant is requesting a Variance to LMC Sections 15-2.2-3(F) to reduce the required ten-foot (10') front yard setback to zero feet (0') and to Section 15-2.2-3(G)(6) to locate a Detached Accessory Building in front of the front façade of the Main Building, to allow for a single car garage to be constructed behind the property line and within the Front Yard Setback.
8. If at some point in the future the ROW is re-aligned, the applicant shall be responsible for the removal of the retaining walls and any parking in the ROW at their own expense.
9. Literal enforcement of the LMC would cause an unreasonable hardship for the Applicant that is not necessary to carry out the general purpose of the LMC as there are circumstances specific to this property that are unique and are not conditions general to the neighborhood such as the width of the platted unbuilt ROW, and the steepness and topography of the slope along Hillside Avenue. (Criteria 1)
10. There are special circumstances attached to this property that do not generally apply to other Properties in the same zone. The proposed garage would have to be pushed further into the hill if the Variances are not granted, thus (1) increasing the height and unsightliness of retaining walls, (2) increasing the amount of excavated materials, and (3) increasing the length of the driveway. (Criteria 2)
11. Granting the Variances are essential to the enjoyment of a substantial property right possessed by other property in the same zone. Granting the Variances allows the property owner to construct a Detached Accessory Building (garage) at the street level without severely impacting existing grade, while also alleviating congestion and safety concerns on Hillside Avenue by providing off-street parking. (Criteria 3)
12. The Variances will not substantially affect the General Plan and will not be contrary to public interest. It is within the public interest to reduce vehicle conflicts on Hillside Avenue. Parked cars are a safety hazard to other cars, delivery vehicles, emergency vehicles, pedestrians, and cyclists utilizing Hillside Avenue. (Criteria 4)
13. In order to construct a garage that meets the required Front Setbacks, the garage would need to be carved into the hill deeper than the proposed garage and require greater excavation to accommodate an uphill driveway. If the garage were constructed to comply with the LMC, it would not meet the intent of the General Plan.

14. The spirit of the Land Management Code is observed, and substantial justice is done. Granting the Variances will allow the applicant to construct a garage for the Site that will be setback from the edge of curb by twenty feet, consistent with the required front yard setback outlined in 15-2.2-3 (F). The Variances permit the owner to increase off-street parking in the neighborhood for two properties while reducing the impact of a long driveway, higher retaining walls, and greater excavation of the existing hillside. (Criteria 5)
15. All other LMC related site and lot criteria, including the other setbacks, height, footprint, parking, uses, etc. will be met.

Conclusions of Law

1. Literal enforcement of the HR-1 District requirements for this property causes an unreasonable hardship that is not necessary to carry out the general purpose of the zoning ordinance.
2. There are special circumstances attached to the property that do not generally apply to other properties in the same district.
3. Granting the Variances is essential to the enjoyment of a substantial property right possessed by other property in the same zone.
4. The proposal is consistent with the General Plan.
5. The spirit of the zoning ordinance is observed by this application.

Condition of Approval

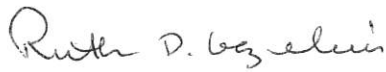
1. The Variances are limited to the construction of a single-car garage to be constructed as close to the front property line as possible, as indicated on the plans submitted with this application dated June 23, 2021, unless otherwise approved with an HDDR approval.
2. No portion of the garage shall be used for additional living space.
3. No other structures including decks are allowed in the front setback.
4. The garage interior shall be used for parking. Limited storage is permitted to the extent that it does not preclude parking of a vehicle. Trash and recycling bins may be stored in the garage.
5. The applicant will need to receive a Conditional Use Permit for Steep Slopes and Permits for Construction in the Right-of-Way prior to the issuance of a building permit.
6. An Administrative Conditional Use Permit for retaining walls exceeding six feet (6') in height in the Front Setback may be required subject to the final design and configuration of the proposed garage.
7. The applicant will need to submit an HDDR application for the proposed design to the Planning Department for review for compliance with the Design Guidelines for Historic Districts and Historic Sites prior to the issuance of a building permit for the new construction.
8. If at some point in the future Hillside Avenue is re-aligned, the applicant will be responsible for the removal of retaining walls and parking within the ROW at their sole expense and in an expeditious manner (within 90 days if written notice).
9. The applicant will need to enter into an Encroachment Agreement with Park City Engineering Department for the retaining walls located within the Public Right-of-

Way.

10. City Engineer review and approval of all appropriate grading, utility installation, public improvements is a condition precedent to building permit issuance. An approved shoring plan is required prior to excavation.
11. Prior to the issuance of a building permit a Construction Mitigation Plan that includes careful consideration of how construction related parking will be managed shall be submitted to the Building, Engineering and Planning Departments for review and approval.

If you have questions or concerns regarding this Final Action Letter, please call 435-615-5063 or email browne.sebright@parkcity.org

Sincerely,



Ruth Gezelius
Board of Adjustments, Chair
CC: Browne Sebright, Planner II



Planning Department

January 20, 2022

Dan Fischer
45 Hillside Avenue
Park City, Utah 84060

CC: Caitlyn Barhorst

NOTICE OF PLANNING DEPARTMENT ACTION

<u>Application #</u>	PL-21-04828
<u>Subject</u>	Historic District Design Review (HDDR)
<u>Address</u>	45 Hillside Avenue
<u>Description</u>	New Detached Accessory Structure
<u>Action Taken</u>	Approved
<u>Date of Action</u>	January 20, 2022

Summary of Staff Action

Staff reviewed this HDDR application for compliance with Land Management Code (LMC) Chapter 15-13, *Design Guidelines for Historic Districts and Historic Sites*. Staff reviewed the non-Historic Site in accordance with Land Management Code (LMC) Section 15-13-8, *Design Guidelines for New Residential Infill Construction in Historic Districts*, and LMC Chapter 15-2.2, *Historic Residential – 1 (HR-1) District*. On January 20, 2022, the Planning Director approved plans for the project located at 45 Hillside Avenue subject to the following Findings of Fact, Conclusions of Law, and Conditions of Approval:

Findings of Fact

1. On November 24, 2021, the Planning Department received a complete Historic District Design Review Application.
2. The Site is located at 45 Hillside Avenue.
3. The Site is located within the Historic Residential – 1 (HR-1) Zoning District.
4. On June 20, 1996, City Council adopted Ordinance No. 2021-45, approving The Bluejay Parcel Lot Line Adjustment combining portions of Lots 10 and 11, of Block 19 of the Park City Survey. The property is described as parcel BJAY-ALL.
5. The Main Building is non-Historic and is not included on the Park City Historic Sites Inventory.
6. The Applicant proposes a new Detached Accessory Structure for use as a garage.

7. Staff reviewed 45 Hillside Avenue's HDDR application for compliance with LMC Chapter 15-13, Design Guidelines for Historic Districts and Historic Sites.
8. The application was reviewed per LMC § 15-13-8 *Design Guidelines for New Residential Infill Construction in Historic Districts* and LMC Chapter 15-2.2, *Historic Residential – 1 (HR-1) District*.
9. Staff published notice on the City's website and posted notice to the property on January 5, 2022.
10. Staff mailed courtesy notice to property owners within 100 feet on January 5, 2022.
11. The Analysis Section of the Staff Report is incorporated herein.

Conclusions of Law:

1. The proposal complies with the Land Management Code requirements pursuant to Chapter 15-2.2, *Historic Residential – 1 (HR-1) District*.
2. The proposal meets the criteria for the *Design Guidelines for New Residential Infill Construction in Historic Districts* outlined in the LMC § 15-13-8.

Conditions of Approval:

1. Final building plans and construction details shall reflect substantial compliance with the plans approved January 20, 2022, by the Planning Department. Any changes, modifications, or deviations from the approved design that have not been approved in advance by the Planning and Building Departments may result in a stop work order.
2. If the Applicant does not obtain a complete building permit within one year of the date of this approval, this HDDR approval will expire unless the Applicant submits a written extension request to the Planning Department prior to the expiration date and the Planning Department approves an extension.
3. The applicant is responsible for notifying the Planning Department prior to making any changes to the approved plans.
4. Approval of this HDDR is conditioned on the approval of the Steep Slope Conditional Use Permit (PL-21-05085). The applicant is responsible for notifying the Planning Department of any design changes that are required for the Steep Slope CUP, including modifications to parking areas, landscaping, building height, and setbacks.
5. Any changes, modifications, or deviations from the approved scope of work shall be submitted in writing for review and approval/denial in accordance with the applicable standards by the Planning Director or designee prior to construction.
6. Receipt and approval of a Construction Mitigation Plan (CMP) by the Building Department is a condition precedent to the issuance of any building permit. The CMP shall consider and mitigate the impacts to the existing neighboring structures, and existing infrastructure/ streets from the construction. All anticipated road closures shall be described and permitted in advance by the Building Department.
7. The City Engineer shall review and approve all grading, utility installations, public improvements, drainage plans, and flood plain issues for compliance with City and Federal standards, and this is a condition precedent to building permit issuance.
8. The designer, architect, and/or applicant shall be responsible for coordinating the approved architectural drawings and documents with the approved construction drawings and documents. The overall aesthetics of the approved HDDR

architectural plans shall take precedence. Any discrepancies found among these documents that would cause a change in the approved construction drawings shall be reviewed and approved by Planning Staff prior to construction.

9. Residential fire sprinklers are required for all new or renovation construction on this lot, per requirements of the Chief Building Official.
10. The property is located just outside the Park City Landscaping and Maintenance of Soil Cover Ordinance (Soils Ordinance) and therefore not regulated by the City for mine related impacts. If the property owner does encounter mine waste or mine waste impacted soils they must handle the material in accordance to State and Federal law.
11. The Hillside Avenue Public Right-of-Way is a non-compliant parcel within the Soil Ordinance boundary. Construction activity in this area, in addition to a Right-of-Way permit, requires a Soil Mitigation Plan to be submitted and approved by the Building and Planning departments prior to the issuance of a Building permit.
12. Any areas disturbed during construction surrounding the proposed work shall be brought back to its original state.
13. New construction activity shall not physically damage nearby Historic Sites.
14. New materials should reflect the character of the Historic District.
15. Downspouts shall be located away from architectural features and shall be visually minimized when viewed from the primary public right-of-way.
16. No doors or windows may be vinyl or aluminum; all new doors and windows shall be wood or aluminum-clad wood.
17. Synthetic building materials shall not be used unless the materials are made of a minimum of 50% recycled and/or reclaimed material.
18. All exterior wood shall have an opaque rather than transparent finish. When possible, low-VOC (volatile organic compound) paints and finished shall be used. Rustic, unfinished wood is inappropriate.
19. All exterior lighting, on porches, decks, garage doors, entryways, etc. shall be down directed and fully shielded to prevent glare onto adjacent property and public rights-of-way and shall comply with the City's outdoor lighting code in LMC Section 15-5-5(J). Final lighting details will be reviewed by the Planning Staff prior to installation.
20. Construction waste should be diverted from the landfill and recycled when possible.
21. To the extent possible, existing Significant Vegetation shall be maintained on Site and protected during construction. When approved by the Planning Department in writing to be removed, the Significant Vegetation shall be replaced with equivalent landscaping in type and size. Multiple trees equivalent in caliper to the size of the removed Significant Vegetation may be considered instead of replacement in kind and size.
22. The Applicant shall either adjust the orientation of the single car garage or to seek an Encroachment Agreement with the City to allow for the garage to encroach into the open space easement prior to the approval of the Steep Slope Conditional Use Permit

If you have questions regarding your application or the action taken please contact the project Planner, Browne Sebright, at 435-615-5036 or browne.sebright@parkcity.org.

Sincerely,



Gretchen Milliken,
Planning Director

CC: Browne Sebright, Planner II

Attachments

Attachment 1: Approved Plans



Planning Department

March 30, 2022

Caitlyn Barhorst
358 S 700 E Suite B #243
Salt Lake City, UT 84102
806-559-8079

CC: Dan Fischer

NOTICE OF PLANNING COMMISSION ACTION

Description

Address:	45 Hillside Avenue
Zoning District:	Historic Residential – 1 (HR-1)
Application:	Steep Slope Conditional Use Permit
Project Number:	PL-21-05085
Action:	APPROVED WITH CONDITIONS (See Below)
Date of Final Action:	March 23, 2022
Project Summary:	Construction of a detached garage into a Steep Slope in the front of a non-Historic site

Action Taken

On March 23, 2022, the Planning Commission conducted a public hearing and approved the construction of a detached garage into a Steep Slope in the front of a non-Historic site according to the following findings of fact, conclusions of law, and conditions of approval.

Findings of Fact

1. On June 20, 1996, City Council adopted Ordinance No. 2021-45, approving The Bluejay Parcel Lot Line Adjustment combining portions of Lots 10 and 11, of Block 19 of the Park City Survey. The property is described as parcel BJAY-ALL.
2. The lot contains a 200 square foot parcel of land (Parcel B), that is described in Note #3 of the Plat as being subject to the restrictions of Quit Claim entry No. 450706, Book 925, Pages 722-724. Parcel B on the plat is denoted "Open



Planning Department

Space,” and under the terms of the Quit Claim deed is subject to an open space easement that states: “Grantee shall not construct any structure or building on the parcel”. Park City Municipal Corporation is the beneficiary of the easement.

3. The owner currently parks in an asphalt parking pad parallel to Hillside Avenue and accesses the house via stairs and paths. This space is not approved private parking for 45 Hillside Avenue, but, rather, it is located in the City ROW and is considered public parking. There is no other parking on site.
4. The property is located at 45 Hillside Avenue.
5. The property is located within the Historic Residential – 1 (HR-1) Zoning district.
6. The applicant proposes a detached garage to be constructed within a slope greater than 30% and requires a Steep Slope Conditional Use Permit.
7. Planning Commission approval is required for Steep Slope Conditional Use Permits on Lots greater than 3,750 square feet. 45 Hillside Avenue is a 6,534-square-foot Lot.
8. The purposes of the Historic Residential – 1 (HR-1) Zoning District are in part to encourage construction of Historically Compatible Structures that contribute to the character and scale of the Historic District and to maintain existing residential neighborhoods and to establish Development review criteria for new Development on Steep Slopes which mitigate impacts to mass and scale and the environment.
9. The Minimum Lot Size for a Single-Family Dwelling in the HR-1 Zoning District is 1,875 square feet. The Lot is 6,534 square feet.
10. The Minimum Lot width in the HR-1 Zoning District is 25 feet. The Lot width is 87 feet.
11. There is an existing 1,408 square foot Single Family Dwelling on the property. It is a non-historic site.
12. The proposed detached garage is an Accessory Building.
13. The Maximum Building Footprint for a 6,534 square-foot Lot in the HR-1 Zoning District is 2,263 square feet. The combined Building Footprint for the existing main building and the proposed accessory building is 1,768 square feet.
14. Front and Rear Setbacks for Lots up to 75 feet in depth are 10 feet, for a total of 20 feet. The Front Setback to the main building is 16 feet. The Rear Setback for the main building is 18 feet. The accessory building will have a Front Setback of 1 foot.



Planning Department

15. Side Setbacks for Lots with widths up to 100 feet are 10 feet, for a total of 24 feet. The main building has Side Setbacks of 6.5 feet (north), and 22 feet (south), for a total of 28.5 feet. The accessory building will have a side setback of 26 feet.
16. The lot has an unusual configuration, and per LMC 15-4-17, the setbacks have been determined by the Planning Director, as noted in a determination letter issued on January 13, 2022.
17. On August 24, 2022, the Board of Adjustments granted the property a Variance to LMC Sections 15-2.2-3(F) to reduce the required ten-foot (10') front yard setback to zero feet (0') and to Section 15-2.2-3(G)(6) to locate a Detached Accessory Building in front of the front façade of the Main Building, to allow for a single car garage to be constructed behind the property line and within the Front Yard Setback.
18. Maximum Building Height for the HR-1 Zoning District is 27 feet above Existing Grade, and 18 feet for Accessory Structures. There is no change in height for the main building, and the detached garage will be 2 feet from existing grade, and 13 feet from final grade. The maximum height measured from the lowest finish floor plane to the point of the highest wall top plate is 13 ft.
19. The Planning Commission reviews Steep Slope Conditional Use Permits pursuant to the criteria outlined in LMC Section 15-2.2-6.
20. **LOCATION OF DEVELOPMENT** – The proposed location of the garage within the Front Setback is to reduce the required excavation of the site. The building will act as the primary retaining structure, minimizing the required retaining walls around the accessory garage.
21. **VISUAL ANALYSIS** – The development will not be viewable from Vantage Points, which are defined in LMC § 15-15-1. The structure will be built into the hillside, and will be covered with a green roof to reduce the visual impact.
22. **ACCESS** – The proposed driveway is ten feet (10') wide, and the visual impact of on-site parking is minimized by incorporating landscape treatments for driveways, walkways, paths, and structures in an integrated design. Landscape separations are utilized, and plant materials are used for screening. Paver stones are used to differentiate pedestrian areas from vehicular driveways. The existing landscape stairway will remain close to the current location and serve as the same entry point to the residence.
23. **TERRACING** – There is a proposed green roof for the top of the garage in order to reduce the visual impacts of the structure; there will also be landscaping where possible between the proposed driveway and the required reanneals.



Planning Department

24. **BUILDING LOCATION** – The proposal respects existing topography, character-defining site features. The intent of constructing the garage within the Front Setback is to reduce the required excavation of the site. The existing landscape stairway will remain close to the current location and serve as the same entry point to the residence.
25. **BUILDING FORM AND SCALE** – The proposal reflects historic character and scale of Park City Historic Sites with small-scale, infill development. The proposal complements the scale and design of buildings unique to Hillside Avenue and Upper Main Street.
26. **SETBACKS** – The lot has an unusual configuration, and per LMC 15-4-17, the setbacks have been determined by the Planning Director, as noted in a determination letter issued on January 13, 2022. The proposed development complies with setbacks, and the Variances granted for the property.
27. **DWELLING VOLUME** – The volume of the main dwelling will remain unchanged. The proposed garage will have a volume of approximately 3,600 cubic feet. The form and volume of the garage are simple, and the garage is embedded into the hillside to reduce its perceived volume.
28. **BUILDING HEIGHT | STEEP SLOPE** – The proposed Structure is compatible with surrounding Structures and abides by height restrictions in the HR-1 Zoning District. The front Façade is a similar scale to the surrounding development as viewed from the Hillside Avenue Public Right-of-Way.
29. Staff reviewed 45 Hillside Avenue's HDDR application for compliance with LMC Chapter 15-13-8, Design Guidelines for New Residential Infill Construction in Historic Districts. The Planning Director approved the Historic District Design Review application on January 20, 2022.
30. Staff published notice on the City's website and posted notice to the property on March 9, 2022.
31. Staff mailed notice to property owners within 300 feet on March 9, 2022.
32. The Analysis Section of the Staff Report is incorporated herein.

Conclusions of Law

1. The Application complies with Land Management Code Chapter 15-2.2 *Historic Residential – 1 Zoning District*, and LMC Section 15-2.2-6, *Development on Steep Slopes*.
2. The Use will be Compatible with surrounding Structures in scale and mass.
3. The effects of any differences in Use or scale have been mitigated through careful planning.



Planning Department

Condition(s) of Approval

1. City approval of a construction mitigation plan is a condition precedent to the issuance of any building permits.
2. A final utility plan, including a drainage plan for utility installation, public improvements, and drainage, shall be submitted with the building permit and shall be reviewed and approved by the City Engineer and utility providers prior to the issuance of a building permit.
3. City Engineer review and approval of all lot grading, utility installations, public improvements, and drainage plans for compliance with City standards in a condition precedent to building permit issuance.
4. This approval will expire on March 23, 2023 if a building permit has not been issued by the Building Department before the expiration date, unless the Applicant submits a extension request in writing to the Planning Department prior to the expiration date and the Planning Director approves an extension of this approval.
5. Final building plans and construction details shall reflect substantial compliance with the plans approved March 23, 2022, by the Planning Commission. Any changes, modifications, or deviations from the approved design that have not been approved in advance by the Planning and Building Departments may result in a stop work order.
6. 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.
7. The Applicant shall submit a plan demonstrating how they will provide the temporary shoring needed during construction prior to submitting a building permit, subject to City Engineer approval.
8. The Applicant shall submit a geotechnical report and design of the temporary shoring and final slope stability prior to submitting a building permit, subject to City Engineer approval.
9. The Applicant shall provide soil stabilization details documenting how the disturbed area will be restored and stabilized prior to submitting a building permit, subject to City Engineer approval.
10. The Applicant shall submit a landscape bond to ensure the stabilization and vegetation rehabilitation is complete prior to submission of a building permit.
11. Residential fire sprinklers are required for all new or renovation construction on this lot, per requirements of the Chief Building Official.

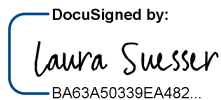


Planning Department

12. The property is located just outside the Park City Landscaping and Maintenance of Soil Cover Ordinance (Soils Ordinance) and therefore not regulated by the City for mine related impacts. If the property owner does encounter mine waste or mine waste impacted soils they must handle the material in accordance to State and Federal law.
13. The Hillside Avenue Public Right-of-Way is a non-compliant parcel within the Soil Ordinance boundary. Construction activity in this area, in addition to a Right-of-Way permit, requires a Soil Mitigation Plan to be submitted and approved by the Building and Planning departments prior to the issuance of a Building permit.
14. Any areas disturbed during construction surrounding the proposed work shall be brought back to its original state.
15. If at some point in the future the ROW is re-aligned, the applicant shall be responsible for the removal of the retaining walls and any parking in the ROW at their own expense.
16. All exterior lighting, on porches, decks, garage doors, entryways, etc. shall be down directed and fully shielded to prevent glare onto adjacent property and public rights-of-way and shall comply with the City's outdoor lighting code in LMC Section 15-5-5(J). Final lighting details will be reviewed by the Planning Staff prior to installation.
17. To the extent possible, existing Significant Vegetation shall be maintained on Site and protected during construction. When approved by the Planning Department in writing to be removed, the Significant Vegetation shall be replaced with equivalent landscaping in type and size. Multiple trees equivalent in caliper to the size of the removed Significant Vegetation may be considered instead of replacement in kind and size.

If you have questions or concerns regarding this Final Action Letter, please call 435-615-5063 or email browne.sebright@parkcity.org

Sincerely,

DocuSigned by:

BA63A50339EA482...

Laura Suesser, Planning Commission Chair Pro Tem

CC: Browne Sebright, Project Planner



GEOTECHNICAL INVESTIGATION

PROPOSED GARAGE

**45 HILLSIDE AVENUE
PARK CITY, UTAH**

PREPARED FOR:

FINE CONSTRUCTION

**ATTENTION: DAVID FINE
EMAIL: DAVID@FINEGC.COM**

PROJECT NO. 1230525

JULY 28, 2023

TABLE OF CONTENTS

EXECUTIVE SUMMARY.	Page 1
SCOPE.	Page 2
SITE CONDITIONS.	Page 2
FIELD STUDY.	Page 3
SUBSURFACE CONDITIONS..	Page 3
SUBSURFACE WATER.	Page 5
PROPOSED CONSTRUCTION..	Page 5
RECOMMENDATIONS..	Page 5
A. Site Grading.	Page 6
B. Foundations.	Page 10
C. Concrete Slab-on-Grade.	Page 11
D. Lateral Earth Pressures.	Page 12
E. Seismic Design Considerations.	Page 13
F. Water Soluble Sulfates.	Page 14
G. Subsurface Drain.	Page 14
H. Additional Services.	Page 15
LIMITATIONS..	Page 17
REFERENCES.	Page 18
FIGURES	
TEST PIT LOCATIONS	FIGURE 1
TEST PIT LOGS, LEGEND AND NOTES	FIGURE 2

EXECUTIVE SUMMARY

1. One test pit was excavated at the property to investigate subsurface conditions. Approximately 4 feet of fill was encountered overlying lean clay. Clayey gravel with sand was encountered below the clay at a depth of approximately 9½ feet. The maximum depth investigated was approximately 10½ feet.
2. No subsurface water was encountered in the test pit at the time of excavating. Based on our experience in the area, there is a potential for subsurface water to occur in a perched condition during the spring and early summer as snow melts.
3. We understand the proposed garage will consist of a one-story, reinforced-concrete structure. We understand that a portion of the garage is planned to extend below the finished ground surface. Grading fill is planned to be placed above the garage. We have assumed that building loads for the garage will consist of wall loads up to 4 kips per lineal foot.
4. The proposed garage may be supported on spread footings bearing on the undisturbed natural soil or on properly compacted structural fill extending down to the natural soil.

Footings bearing on the natural soil or on compacted structural fill extending down to the natural soil may be designed using a net allowable bearing pressure of 1,500 pounds per square foot. Footings bearing on at least 2 feet of compacted structural fill extending down to the natural soil may be designed using a net allowable bearing pressure of 2,500 pounds per square foot.

5. The upper soil at the site consists of clay. Access difficulties may be encountered when the soil becomes very moist to wet. Placement of 1 to 2 feet of granular soil will improve site access.
6. Geotechnical information related to foundations, subgrade preparation, and materials is included in the report.

SCOPE

This report presents the results of a geotechnical investigation for the proposed garage to be constructed for the residence located at 45 Hillside Avenue in Park City, Utah. The study was conducted in general accordance with our proposal dated July 10, 2023.

Field exploration was conducted to obtain information on the subsurface conditions. This report has been prepared to summarize the data obtained during the study and to present our conclusions and recommendations based on the proposed construction and the subsurface conditions encountered. Design parameters and a discussion of geotechnical engineering considerations related to construction are included in the report.

SITE CONDITIONS

There is a residence on the property that consists of a one-story wood-frame building with an on-grade floor. The proposed garage is planned to be constructed west of the residence. There are rockeries in the area of the proposed garage that will be removed. There is a concrete stairway to the north of the proposed garage.

The ground surface in the area of the proposed garage slopes moderately to steeply down to the west toward Hillside Avenue. Vegetation consists of grass, some shrubs and trees.

Hillside Avenue, an asphalt-paved road, extends along the west side of the property. There are residences to the north, south and east.

FIELD STUDY

The field study was conducted on July 13, 2023. One test pit was excavated at the site by the client. The approximate test pit location is shown on Figure 1. The test pit was excavated using a mini-excavator. The test pit was logged and soil samples obtained by a representative from AGECEC. A log of the subsurface conditions encountered in the test pit is graphically shown on Figure 2.

The test pit was backfilled without significant compaction. The test pit backfill should be removed and replaced with properly compacted fill where it will support proposed foundations, floor slabs or exterior concrete flatwork.

SUBSURFACE CONDITIONS

Approximately 4 feet of fill was encountered overlying lean clay. Clayey gravel with sand was encountered below the clay at a depth of approximately 9½ feet. The maximum depth investigated was approximately 10½ feet.

A description of the soil encountered in the test pit follows:

Fill - The fill consists predominantly of clayey gravel with sand. The fill contains some cobbles and some glass debris. The fill is moist and dark brown to orange brown.

Sandy Lean Clay - The clay contains some gravel. The clay is medium stiff, moist and light brown.

Clayey Gravel with Sand - The clayey gravel contains occasional cobbles. The clayey gravel is dense, moist and dark brown to brown.

SUBSURFACE WATER

No subsurface water was encountered in the test pits at the time of excavating. Based on our experience in the area, there is a potential for subsurface water to occur in a perched condition during the spring and early summer as snow melts.

PROPOSED CONSTRUCTION

We understand the proposed garage will consist of a one-story, reinforced-concrete structure. We understand that the garage is planned to extend below the finished ground surface. Grading fill is planned to be placed above the garage. We have assumed that building loads for the garage will consist of wall loads up to 4 kips per lineal foot.

If the proposed construction or building loads are significantly different from those described above, we should be notified so that we can reevaluate the recommendations given.

RECOMMENDATIONS

The following recommendations are provided based on the subsurface conditions encountered and the proposed construction.

A. Site Grading

We anticipate excavation for the proposed garage will consist of a cut of up to approximately 15 feet. We anticipate up to 3 feet of site grading fill will be placed around and above the garage.

1. Subgrade Preparation

Prior to placing grading fill, the topsoil, unsuitable fill, organic material and other deleterious materials should be removed.

Care should be taken to not disturb the natural soil to remain below the proposed garage.

2. Temporary Excavation Slopes

Temporary unretained excavation slopes up to 15 feet in height in the natural soil may be constructed at 1 horizontal to 1 vertical or flatter.

The excavator is responsible to provide safe working conditions around temporary excavation slopes.

3. Long-term Slopes

Long-term unretained slopes in the natural soil and fill may be constructed at 2 horizontal to 1 vertical or flatter. Fill placed on slopes steeper than 5 horizontal to 1 vertical should be keyed into the slope with a key for every 4 feet of vertical rise. Prior to placement of fill, the subgrade should be prepared by removing the topsoil, unsuitable fill, debris and other deleterious materials.

Slopes should be protected from erosion by revegetation, erosion control mats or other methods.

4. Shoring

It appears there may not be not sufficient horizontal distance to construct temporary unretained excavation slopes in some areas. In these areas, shoring will likely be needed. We anticipate shoring would likely consist of soil nails with a shotcrete face. Other types of shoring may be considered.

Shoring should be designed to retain the load of the soil along with any surcharge and other loading conditions located above and adjacent to the excavation. The amount of lateral movement of the shoring and its potential impact on adjacent structures and utilities should be considered in the design.

Lateral loads used in design of the shoring should be increased due to sloping ground above the top of the wall. This load will be dependent on the steepness of the slope and height of material above the wall.

Details and calculations of proposed shoring and excavation should be submitted to the geotechnical engineer for review prior to commencement of the excavation.

The excavator is responsible to provide safe working conditions around temporary excavation slopes.

5. Excavation

We anticipate excavation in the fill and natural soil can be accomplished using conventional excavation equipment.

6. Materials

Materials used as fill for the project are anticipated to consist of imported fill and the on-site soil. Recommendations for these materials are shown below.

a. Imported Fill

Listed below are materials recommended for imported structural fill.

Fill Location	Recommendation
Below Footings	Non-expansive granular soil Passing No. 200 Sieve <35% Liquid Limit <30% Maximum size 4 inches
Below Floor Slabs (Upper 4 inches)	Sand and/or Gravel Passing No. 200 Sieve <5% Maximum size 2 inches
Below Floor Slabs (Deeper than 4 inches)	Non-expansive granular soil Passing No. 200 Sieve <50% Liquid Limit <30% Maximum size 4 inches

b. On-Site Materials

The natural clayey gravel and fill may be considered for use as structural fill below the proposed garage if it meets the criteria presented above for imported structural fill. The clayey gravel and fill may also be used as grading fill around the garage and below proposed pavement and concrete flatwork.

Clay is not recommended for use as structural fill below the proposed garage. The clay may be considered for use as grading fill around the garage or in landscape areas.

Topsoil, organic material, oversize material and other deleterious material should be removed from the soil described above that will be used as structural fill, utility trench backfill and below concrete flatwork.

c. Moisture Conditioning

Depending on the moisture content of the soil at the time of construction, the soil may require wetting or drying prior to use as fill. Drying of the soil may not be practical during cold or wet times of the year.

7. Compaction

Compaction of materials placed at the site should equal or exceed the minimum densities as indicated below when compared to the maximum dry density as determined by ASTM D 1557.

Fill Location	Compaction
Below Foundations	≥ 95%
Below Concrete Flatwork	≥ 90%
Foundation Wall Backfill	≥ 90%
Utility Trench Backfill (Outside building area)	≥ 90%
Landscaping	≥ 85%

To facilitate the compaction process, the fill should be compacted at a moisture content within 2 percent of the optimum moisture content.

Fill placed for the project should be frequently tested for compaction.

8. Drainage

The ground surface surrounding the proposed garage should be sloped to drain away from the garage and house in all directions. Roof downspouts and drains should discharge beyond the limits of backfill.

B. Foundations

1. Bearing Material

The proposed garage may be supported on spread footings bearing on the undisturbed natural soil or on structural fill extending down to the natural soil.

2. Bearing Pressure

Footings bearing on the natural soil or on compacted structural fill extending down to the natural soil may be designed using a net allowable bearing pressure of 1,500 pounds per square foot. Footings bearing on at least 2 feet of compacted structural fill extending down to the natural soil may be designed using a net allowable bearing pressure of 2,500 pounds per square foot.

3. Temporary Loading Conditions

The allowable bearing pressure may be increased by one-half for temporary loading conditions such as wind or seismic loads.

4. Minimum Footing Width and Embedment

Footings should have a width of at least 1½ feet and a depth of embedment of at least 1 foot.

5. Settlement

We estimate total and differential settlement will be less than 1 inch for footings bearing on the undisturbed natural soil or on compacted structural fill that extends down to the natural soil.

Care should be taken to not disturb the natural soil at the base of footing excavations so that settlement can be maintained within tolerable limits. Loose soil in the base of footing excavations should be removed or be compacted.

6. Frost Depth

Exterior footings and footings beneath unheated areas should be placed at least 40 inches below grade for frost protection.

7. Foundation Base

The base of excavations should be cleared of loose or deleterious material prior to fill or concrete placement.

8. Construction Observation

A geotechnical engineer from AGECH should observe footing excavations for the garage prior to structural fill or concrete placement.

C. Concrete Slab-on-Grade

1. Slab Support

Concrete slabs may be supported on the undisturbed natural soil or on compacted structural fill extending down to the natural soil.

Unsuitable fill, topsoil, organics or other deleterious materials should be removed from below the proposed slabs.

2. Underslab Sand and/or Gravel

A 4-inch layer of free draining sand and/or gravel (less than 5 percent passing the No. 200 sieve) should be placed below the concrete slabs for ease of construction and to promote even curing of the slab concrete.

D. Lateral Earth Pressures

1. Lateral Resistance for Footings

Lateral resistance for footings placed on the natural soil or compacted structural fill is controlled by sliding resistance between the footing and the foundation soil. A friction value of 0.40 may be used in design for ultimate lateral resistance for footings. The passive resistance of the soil adjacent footings may also be considered in design for lateral resistance of footings.

2. Subgrade Walls and Retaining Structures

The following equivalent fluid weights are given for the design of subgrade walls and retaining structures. The active condition is where the wall moves away from the soil. The passive condition is where the wall moves into the soil and the at-rest condition is where the wall does not move. The values listed below assume a horizontal surface adjacent the wall.

Material Type	Active	At-Rest	Passive
Granular Fill or Clay	45 pcf	60 pcf	250 pcf

3. Seismic Conditions

Under seismic conditions, the equivalent fluid weight should be increased by 21 pcf for the active condition, increased by 6 pcf for the at-rest condition and decreased by 21 pcf for the passive condition. This assumes a horizontal ground acceleration of 0.34g which represents a 2 percent probability of exceedance in a 50-year period (ICC, 2017).

4. Safety Factors

The values recommended above assume mobilization of the soil to achieve ultimate soil strength. Conventional safety factors used for structural analysis for such items as overturning and sliding resistance should be used in design.

E. **Seismic Design Considerations**

1. Building Code Parameters

Listed below is a summary of the site parameters that may be used with the 2018 and 2021 International Building Codes:

Description	Value ¹
Site Class	D ²
S_s - MCE_R ground motion (period=0.2s)	0.58g
S_1 - MCE_R ground motion (period=1.0s)	0.21g
F_a - Site amplification factor at 0.2s	1.33
F_v - Site amplification factor at 1.0s	2.18
PGA - MCE_G peak ground acceleration	0.26g
PGA_M - Site modified peak ground acceleration	0.34g

¹Values obtained from information provided by the Applied Technology Council at <https://hazards.atcouncil.org>

²Site Class D was selected based on the subsurface conditions encountered and our understanding of the geology in the area.

2 Potential Seismic Sources

No active faults are mapped as being located on the property. The nearest mapped active fault is the Salt Lake City segment of the Wasatch fault located approximately 16 miles west of the site (Utah Geological Survey, 2023).

3. Liquefaction

Based on our experience in the area and the subsurface conditions encountered, liquefaction is not considered a potential hazard at the site.

F. Water Soluble Sulfates

Based on published literature and previous experience in the area, the natural soil possesses negligible sulfate attack potential on concrete. No special cement type is required for concrete placed in contact with the natural soil. Other conditions may dictate the type of cement to be used in concrete for the project.

G. Subsurface Drain

With the potential for perched water conditions to develop during the wet times of the year, we recommend that a subsurface drain be provided around the below-grade portion of the garage. The subsurface drain system should consist of at least the following items.

1. The subsurface drain system should consist of a perforated pipe installed in a gravel filled trench around the perimeter of the subgrade floor portion of the garage. A geosynthetic drain could be used as an alternative. The drain should extend up the foundation walls high enough (to within approximately 3 feet of the ground surface) to intercept potential subsurface water.

2. At least 6 inches of free-draining gravel should be placed below the floor slab of the buildings. The gravel should connect the perimeter drainage pipe.
3. The flow line of the pipe should be placed at least 14 inches below the finished floor level and should slope to a sump or outlet where water can be removed by pumping or by gravity flow.
4. If placing the gravel and drain pipe requires excavation below the bearing level of the footing, the excavation for the drain pipe and gravel should have a slope no steeper than 1:1 (horizontal to vertical) so as not to disturb the soil below the garage.
5. A filter fabric should be placed between the natural soil and the drain gravel. This will help reduce the potential for fine grained material filling in the void spaces of the gravel.
6. Consideration may be given to installing cleanouts to allow access into the perimeter drain should cleaning of the pipe be required in the future.
7. AGECE should observe construction of the subsurface drain.

H. Additional Services

It is important that AGECE be involved during design and construction of the garage. There are several items where we can provide value, help the design of the geotechnical aspects of the project be more efficient and help reduce the risk to the design team and the owner.

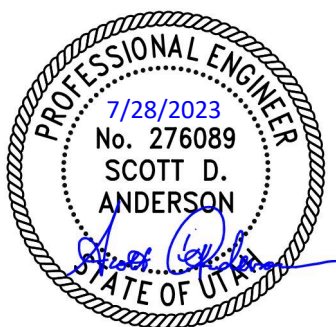
We recommend that at least the following additional services be provided:

1. Observe the foundation excavation for the garage.
2. Review construction plans for the project to determine whether recommendations in this report have been incorporated into the design.
3. Observe fill placement and compaction during construction. This is especially important in the area of the proposed garage and concrete flatwork, including the driveway.
4. Provide other testing and inspections that may be required by the building code or local jurisdiction.

LIMITATIONS

This report has been prepared in accordance with generally accepted soil and foundation engineering practices in the area for the use of the client for design purposes. The conclusions and recommendations included within the report are based on the proposed construction and the information obtained from the test pit excavated at the property. Variations in the subsurface conditions may not become evident until additional exploration or excavation is conducted. If the subsurface conditions or groundwater level is found to be significantly different from what is described above, we should be notified to reevaluate our recommendations.

APPLIED GEOTECH



Scott D. Anderson, P.E.

A handwritten signature in blue ink that reads "Douglas R. Hawkes".

Reviewed by Douglas R. Hawkes, P.E., P.G.

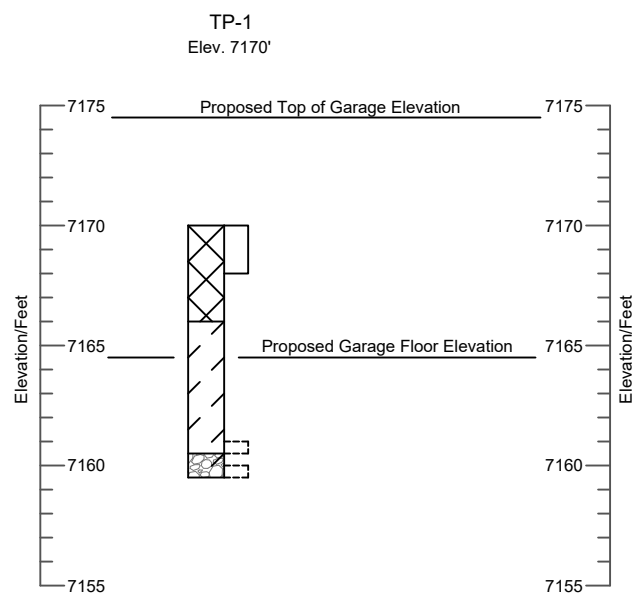
SDA/rs

REFERENCES

International Code Council, 2020; 2021 International Building Code, Falls Church, Virginia.

International Code Council, 2017; 2018 International Building Code, Falls Church, Virginia.

Utah Geological Survey, 2023; Utah Geologic Hazards Portal accessed July 22, 2023 at <http://geology.utah.gov/apps/hazards>.



LEGEND:



Fill; predominantly clayey gravel with sand, some cobbles, some glass debris, moist, dark brown to orange brown.



Sandy Lean Clay (CL); contains some gravel, medium stiff, moist, dark brown.



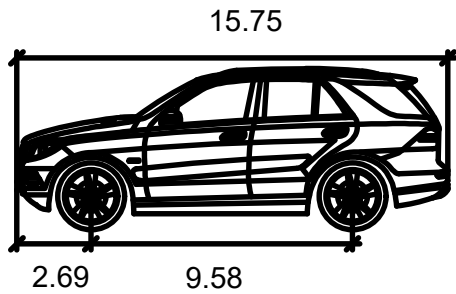
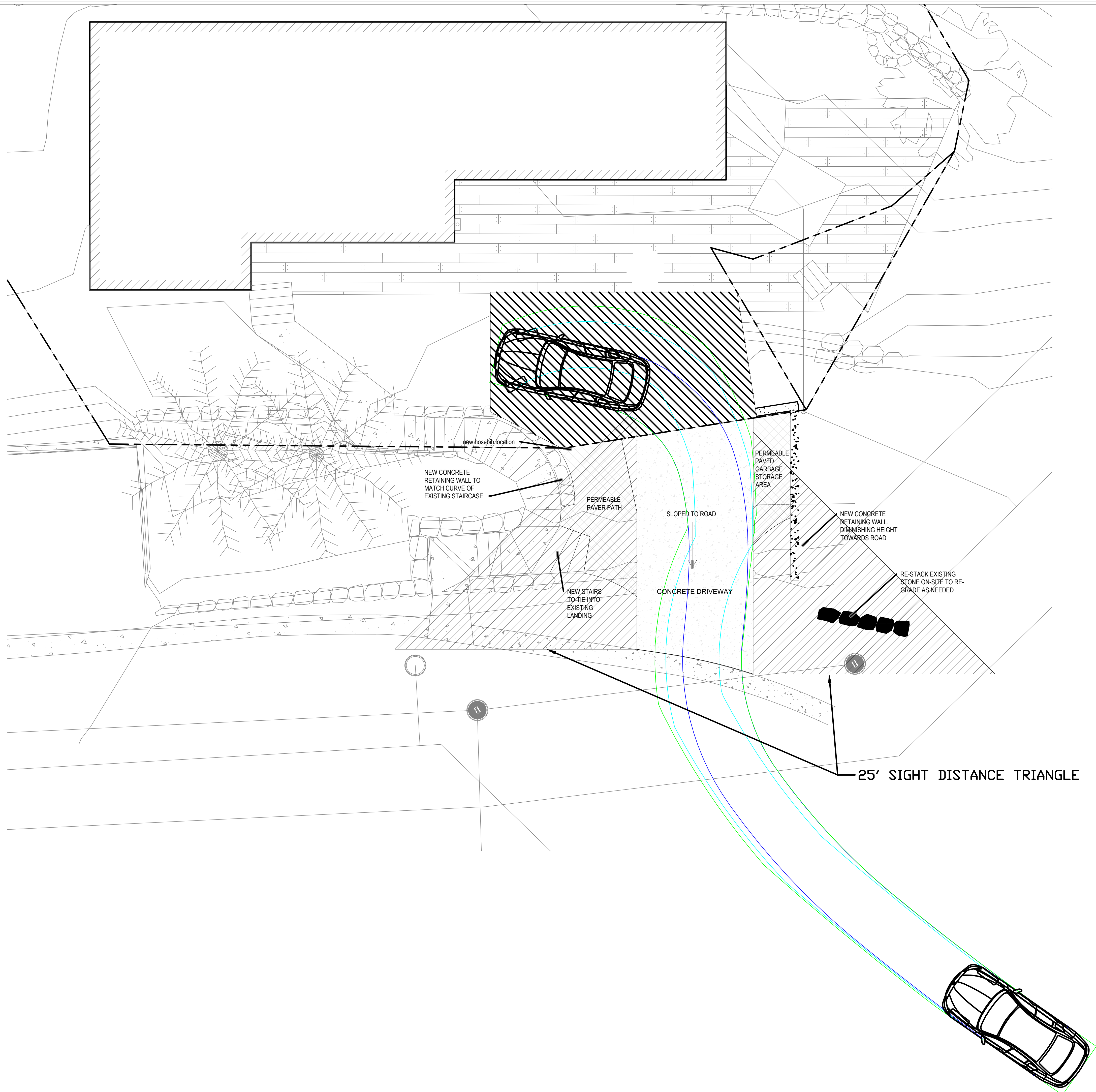
Clayey Gravel with Sand (GC); contains occasional cobbles, dense, moist, dark brown to brown.



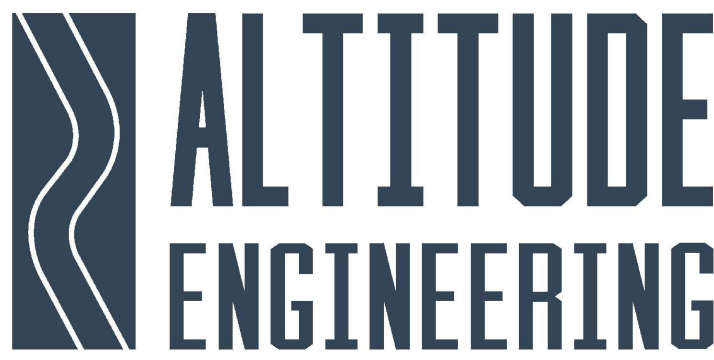
Indicates disturbed sample taken.

NOTES :

1. The test pit was excavated on July 13, 2023 with a mini-excavator.
2. The location of the test pit was measured by pacing from features shown on the site plan provided.
3. The elevation of the test pit was determined by interpolating between contours shown on the site plan provided.
4. The test pit location and elevation should be considered accurate only to the degree implied by the method used.
5. The lines between materials shown on the test pit log represent the approximate boundaries between materials and the transitions may be gradual.
6. No free water was encountered in the test pit at the time of excavation.



Mercedes Benz ML 350 2012
Feet
Width : 6.50
Track : 6.20
Lock to Lock Time : 6.0 s
Steering Angle : 34.9 deg



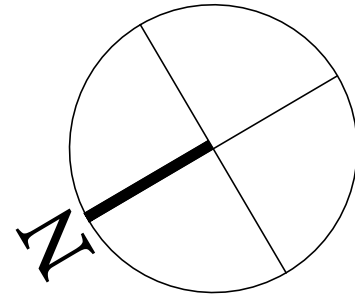
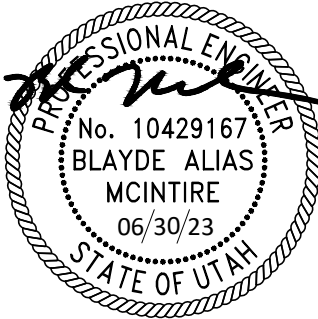
PO BOX 531, HEBER CITY, UT 84032
BLAYDE.MCINTIRE@GMAIL.COM
(307) 679-8620

FISCHER GARAGE
45 HILLSIDE AVE
PARK CITY, UT
VEHICLE TURNING ANALYSIS

SHEET #: C10

DATE: 06/30/2023

PROJECT #: 21-0904



REV #:	DATE:	DESCRIPTION:

Know what's below.
Call 811 before you dig.



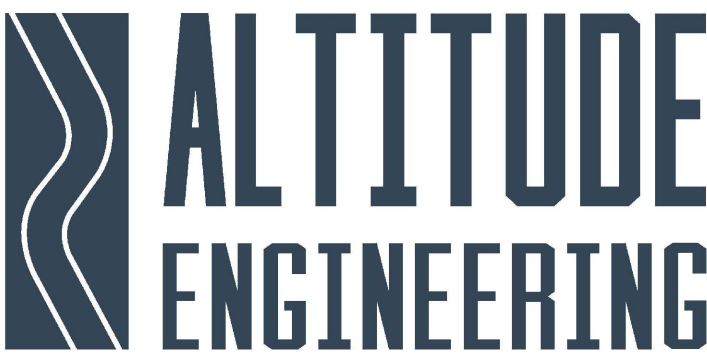
GENERAL NOTES

1. ALL CONSTRUCTION AND MATERIAL SHALL BE IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND ALL APPLICABLE SECTIONS OF APWA UTAH CHAPTER STANDARD PLANS AND SPECIFICATIONS MOST RECENT EDITION, UNLESS OTHERWISE SPECIFIED. THE PLANS AND SPECIFICATIONS PRESENTED HERE SHALL TAKE PRECEDENCE IF CONFLICTS SHOULD ARISE.
2. IT IS INTENDED THAT THESE PLANS AND SPECIFICATIONS REQUIRE ALL WORK AND MATERIALS TO BE FURNISHED TO COMPLETE THE WORK WITH THEIR TRUE INTENT AND PURPOSE.
3. THE CONTRACTOR SHALL NOTIFY ALTITUDE ENGINEERING, HEREAFTER DESIGNATED AS ENGINEER, IMMEDIATELY REGARDING ANY DISCREPANCIES OR CONFLICTS.
4. WHERE THE PLANS AND SPECIFICATIONS DESCRIBE PORTIONS OF THE WORK IN GENERAL TERMS BUT NOT IN COMPLETE DETAIL, IT IS UNDERSTOOD THAT THE BEST PRACTICES AND WORKMANSHIP SHALL PREVAIL.
5. THE ENGINEER WILL NOT BE HELD RESPONSIBLE OR LIABLE FOR ANY UNAUTHORIZED CHANGES OR USES TO THESE PLANS OR SPECIFICATIONS. ANY CHANGES MUST BE APPROVED IN WRITING BY THE ENGINEER AND GOVERNING JURISDICTION.
6. THE CONTRACTOR SHALL MAINTAIN AN UPDATED SET OF PLANS ON SITE AT ALL TIMES. CONTRACTOR SHALL BE RESPONSIBLE FOR UPDATING AS-BUILT DRAWINGS OF ALL UNDERGROUND WORK. THE AS-BUILTS SHALL BE TIED TO EASILY DEFINED MONUMENTS OR SURFACE IMPROVEMENTS AS REQUIRED FOR ACCURACY OF AS-BUILT CONDITIONS. AT THE COMMENCEMENT OF WORK, AS-BUILT DRAWINGS SHALL BE PROVIDED BY THE CONTRACTOR TO THE ENGINEER AND OWNER.
7. ALL WORK PERFORMED SHALL BE GUARANTEED BY THE CONTRACTOR AND/OR HIS SURETY AGAINST ALL DEFECTS IN MATERIALS AND WORKMANSHIP FOR A PERIOD OF ONE (1) YEAR, OR FOR THE LENGTH DESIGNATED BY THE JURISDICTIONAL AUTHORITY, WHICHEVER IS MORE.
8. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO PROVIDE ADEQUATE PUBLIC SAFETY AND TRAFFIC CONTROL MEASURES IN ACCORDANCE WITH REQUIREMENTS OF THE JURISDICTIONAL AUTHORITY.
9. CONTRACTOR IS RESPONSIBLE FOR OBTAINING AND COMPLYING WITH ALL NECESSARY PERMITS REQUIRED TO COMPLETE THE WORK INCLUDING BUT NOT LIMITED TO: UTILITY PERMITS, EXCAVATION PERMIT, RIGHT-OF-WAY PERMIT, TRAFFIC CONTROL PERMIT, STORMWATER PERMIT, DUST CONTROL PERMIT, AND NOISE PERMIT. COPIES OF ALL PERMITS SHALL BE KEPT ON SITE AND AVAILABLE AT ALL TIMES.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL GROUND AND SURFACE WATER CONTROL DURING CONSTRUCTION. THIS REQUIREMENT INCLUDES BUT IS NOT LIMITED TO THE CONSTRUCTION OF: UTILITIES LINES, VAULTS, MANHOLES, CATCH BASINS, EARTHWORK AND GRADING, AND ROADWORK.
11. COMPACTION TESTING SHALL BE AN INTEGRAL PART OF THE PROJECT. CONTRACTOR IS RESPONSIBLE FOR OBTAINING THIRD-PARTY TESTING SERVICES. COMPACTION SHALL COMPLY WITH REQUIREMENTS OF THE JURISDICTIONAL AUTHORITY. COMPACTION SHALL INCLUDE BUT IS NOT LIMITED TO: EARTHWORK AND GRADING, TRENCH BACKFILL, ROAD BASE, AND ASPHALT PAVEMENT.
12. CONTRACTOR SHALL BE RESPONSIBLE TO REMOVE ALL OBSTRUCTIONS ABOVE AND BELOW GROUND AS NECESSARY TO COMPLETE THE WORK.

13. CONTRACTOR SHALL NOTIFY BLUE STAKES OF UTAH A MINIMUM OF 48 HOURS IN ADVANCE PRIOR TO ANY EXCAVATION.
14. CONTRACTOR SHALL ASSUME RESPONSIBILITY OF THE SITE WHILE IT IS UNDER CONSTRUCTION. CONTRACTOR SHALL KEEP THE SITE NEAT AND ORDERLY AT ALL TIMES. ADEQUATE SOLID WASTE AND TOILET FACILITIES ARE REQUIRED. ALL CONSTRUCTION ACTIVITIES SHALL TAKE PLACE WITHIN THE PROJECT LIMITS OF DISTURBANCE UNLESS OTHERWISE SPECIFIED. THIS INCLUDES, BUT IS NOT LIMITED TO, VEHICLE AND EQUIPMENT STAGING, MATERIAL STORAGE AND LIMITS OF TRENCH EXCAVATION. IT IS THE CONTRACTORS RESPONSIBILITY TO OBTAIN PERMISSION AND/OR EASEMENTS FROM THE APPROPRIATE GOVERNING ENTITY AND/OR INDIVIDUAL PROPERTY OWNER(S) FOR WORK OR STAGING OUTSIDE OF THE PROJECT LIMITS.
15. CONTRACTOR SHALL PHASE CONSTRUCTION WORK AS TO MINIMIZE SITE DISTURBANCE AT ALL TIMES. AREAS OF THE SITE THAT ARE NOT UNDER CONSTRUCTION SHALL BE LEFT UNDISTURBED. AREAS WHERE WORK IS COMPLETED SHALL BE STABILIZED WITHIN 14 DAYS.
16. ALL UTILITIES SHOWN ARE APPROXIMATE. CONTRACTOR SHALL BE REQUIRED TO POTHOLE TO CONFIRM PIPE LOCATION, SIZE, AND MATERIAL TYPE PRIOR TO ORDERING MATERIALS AND PRIOR TO CONSTRUCTION.
17. DATA SHOWN ON THE PLANS HAS BEEN GATHERED FROM MULTIPLE SOURCES WITH VARYING RELIABILITY. ENGINEER DOES NOT GUARANTEE THEIR ACCURACY.
18. SURVEY AND TOPOGRAPHIC DATA HAVE BEEN GATHERED IN THE FIELD AND ARE ONLY AS ACCURATE AS SITE CONDITIONS ALLOWED AT THE TIME OF THE SURVEY. SURVEY DATA SHALL BE THE SOLE RESPONSIBILITY OF THE SURVEYOR OF RECORD. AS SUCH, ALTITUDE DOES NOT ACCEPT ANY RESPONSIBILITY FOR THE ACCURACY OF SURVEY DATA.
19. THE ENGINEER WILL SET CONTROL POINTS FOR THE PROJECT THAT ARE CRITICAL TO THE CONSTRUCTION STAKING. THESE CONTROL POINTS SHALL BE AGREED UPON IN A PRE-CONSTRUCTION MEETING. CONTRACTOR SHALL TAKE CARE TO NOT DISTURB THESE CONTROL POINTS DURING CONSTRUCTION. IF IT BECOMES NECESSARY TO REMOVE A CONTROL POINT, THE CONTRACTOR SHALL NOTIFY THE ENGINEER 48 HOURS IN ADVANCE SO THAT THE CONTROL POINT CAN BE REPLACED.
20. THE CONTRACTOR IS RESPONSIBLE FOR FURNISHING CONSTRUCTION STAKING, COORDINATING WITH THE SURVEYOR AND ENGINEER, AND MAINTAINING CONSTRUCTION STAKES.
21. PRIOR TO CONSTRUCTION THE CONTRACTOR WILL PROVIDE A CONSTRUCTION SCHEDULE TO THE OWNER AND ENGINEER. AS CHANGES OCCUR, THE CONTRACTOR MUST INFORM THE OWNER AND ENGINEER.

LEGEND

	EXISTING MINOR CONTOUR
	EXISTING MAJOR CONTOUR
	PROPOSED MINOR CONTOUR
	PROPOSED MAJOR CONTOUR
	PROPERTY LINE
	FENCE
	ROAD CENTERLINE
	EXISTING COMMUNICATIONS
	EXISTING GAS
	EXISTING IRRIGATION
	EXISTING POWER
	EXISTING STORM DRAIN
	EXISTING SEWER
	EXISTING WATER
	PROPOSED COMMUNICATIONS
	PROPOSED GAS
	PROPOSED IRRIGATION
	PROPOSED POWER
	PROPOSED STORM DRAIN
	PROPOSED SEWER
	PROPOSED WATER
	CONCRETE
	ASPHALT
	GRAVEL/UNTREATED BASE COURSE
	EARTH
	WATER VALVE
	WATER METER
	FIRE HYDRANT
	UTILITY POLE
	STORM DRAIN MANHOLE
	STORM DRAIN CATCH BASIN
	SEWER MANHOLE



PO BOX 531, HEBER CITY, UT 84032
BLAYDE.MCINTIRE@GMAIL.COM
(307) 679-8620

45 HILLSIDE AVE
PARK CITY, UT
FOR: RAW DESIGN

GENERAL NOTES

SHEET #: C1

DATE: 08/25/2023

PROJECT #: 21-0904

REV #:	DATE:	DESCRIPTION:

Know what's below.
Call 811 before you dig.

BLUE STAKES OF UTAH
UTILITY NOTIFICATION CENTER, INC.
www.bluestakes.org
1-800-662-4111



EXISTING CONDITIONS

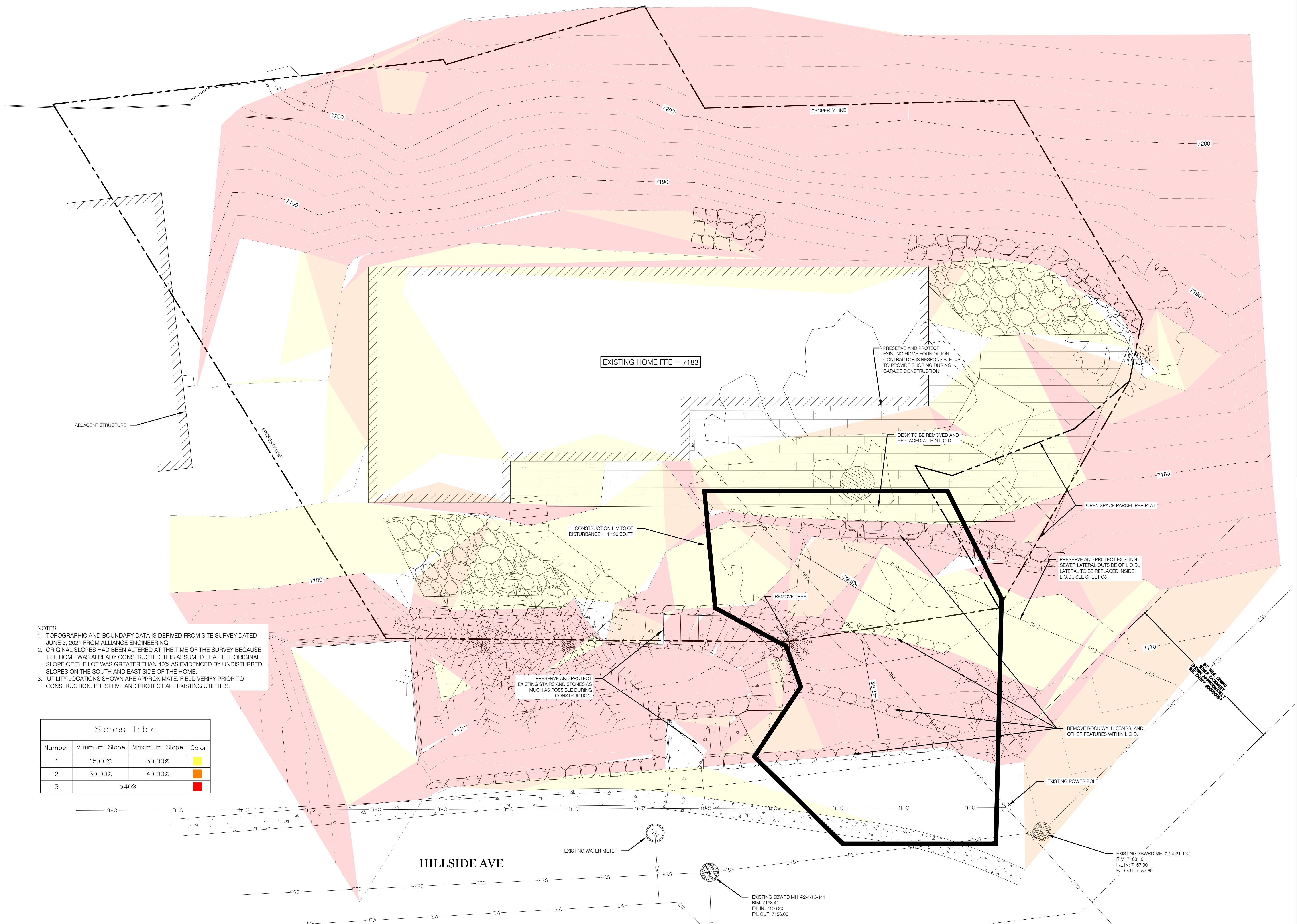
PROJECT #: 21-0904



REV#:	DATE:	DESCRIPTION:



BLUE STAKES OF UTAH
UTILITY NOTIFICATION CENTER, INC.
www.bluestakes.org
1-800-662-4111



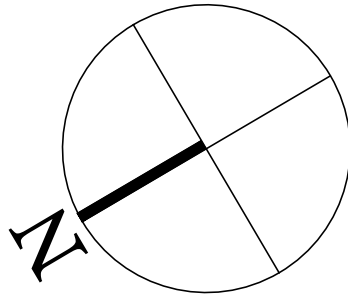
45 HILLSIDE AVE
PARK CITY, UT
FOR: RAW DESIGN

SITE PLAN

SHEET #: C3

DATE: 08/25/2023

PROJECT #: 21-0904

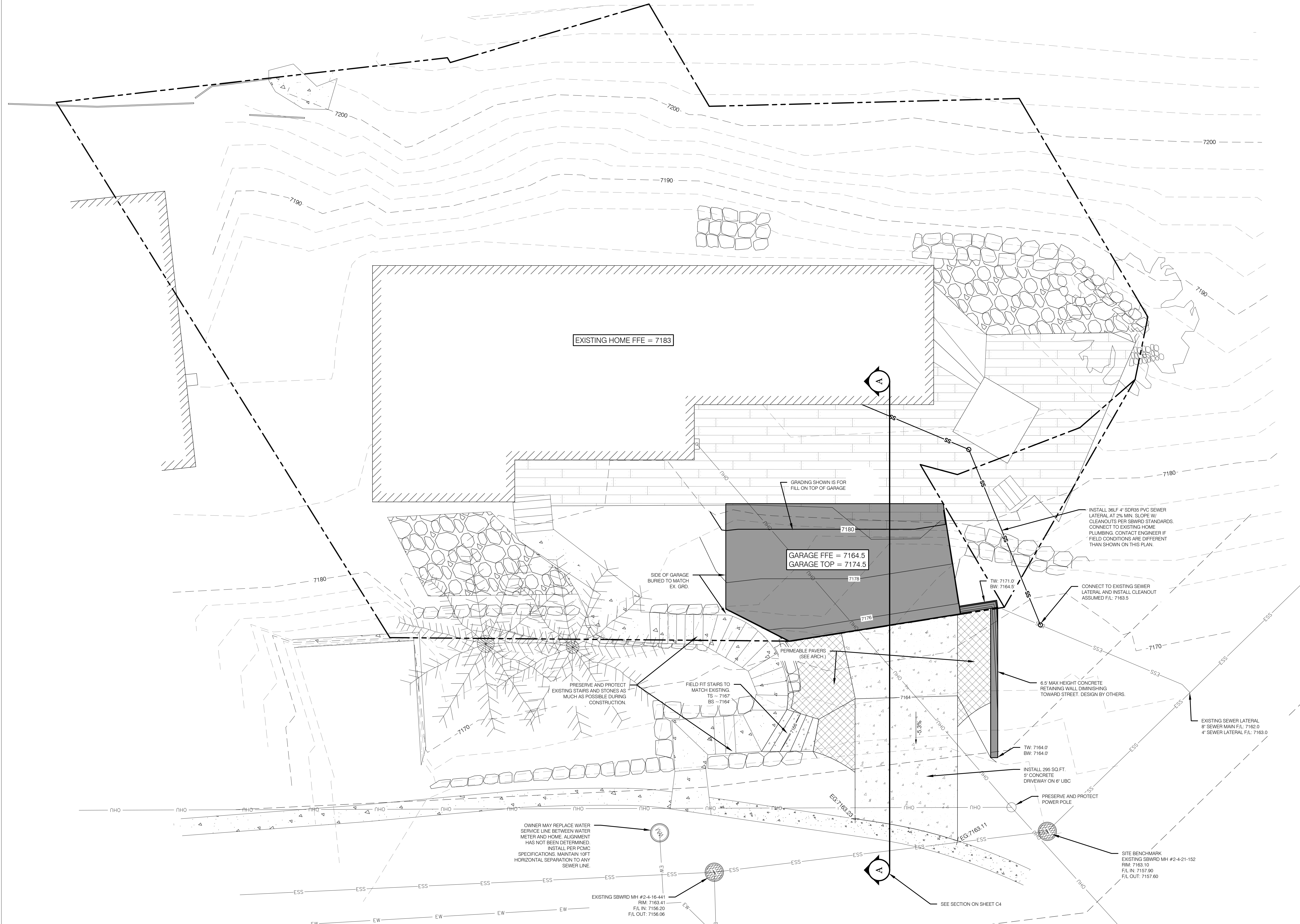


REV#: DATE: DESCRIPTION:

REV#	DATE	DESCRIPTION

Know what's below.
Call 811 before you dig.

Blue Stakes of Utah
UTILITY NOTIFICATION CENTER, INC.
www.bluestakes.org
1-800-662-4111



EXISTING HOME FFE = 7183

GARAGE FFE = 7164.5
GARAGE TOP = 7174.5

GRADING SHOWN IS FOR
FILL ON TOP OF GARAGE

SIDE OF GARAGE
BURIED TO MATCH
EX. GRD.

PERMEABLE PAVERS
(SEE ARCH)

FIELD FIT STAIRS TO
MATCH EXISTING
TS ~ 7167
BS ~ 7164

PRESERVE AND PROTECT
EXISTING STAIRS AND STONES AS
MUCH AS POSSIBLE DURING
CONSTRUCTION.

INSTALL 36LF 4" SDR35 PVC SEWER
LATERAL AT 2% MIN. SLOPE W/
CLEANOUTS PER SBWRD STANDARDS.
CONNECT TO EXISTING HOME
PLUMBING. CONTACT ENGINEER IF
FIELD CONDITIONS ARE DIFFERENT
THAN SHOWN ON THIS PLAN.

CONNECT TO EXISTING SEWER
LATERAL AND INSTALL CLEANOUT
ASSUMED F/L: 7163.5

6.5' MAX HEIGHT CONCRETE
RETAINING WALL DIMINISHING
TOWARD STREET. DESIGN BY OTHERS.

EXISTING SEWER LATERAL
8" SEWER MAIN F/L: 7162.0
4" SEWER LATERAL F/L: 7163.0

TW: 7171.0'
BW: 7164.5'

TW: 7164.0'
BW: 7164.0'

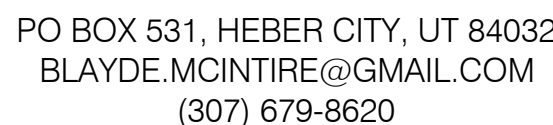
INSTALL 295 SQ. FT.
5" CONCRETE
DRIVEWAY ON 6" UBC

PRESERVE AND PROTECT
POWER POLE

SITE BENCHMARK
EXISTING SBWRD MH #2-4-21-152
RIM: 7163.10
F/L IN: 7157.90
F/L OUT: 7157.60

EXISTING SBWRD MH #2-4-16-441
RIM: 7163.41
F/L IN: 7156.20
F/L OUT: 7156.06

SEE SECTION ON SHEET C4



45 HILLSIDE AVE
PARK CITY, UT
FOR: RAW DESIGN

SECTIONS AND DETAILS

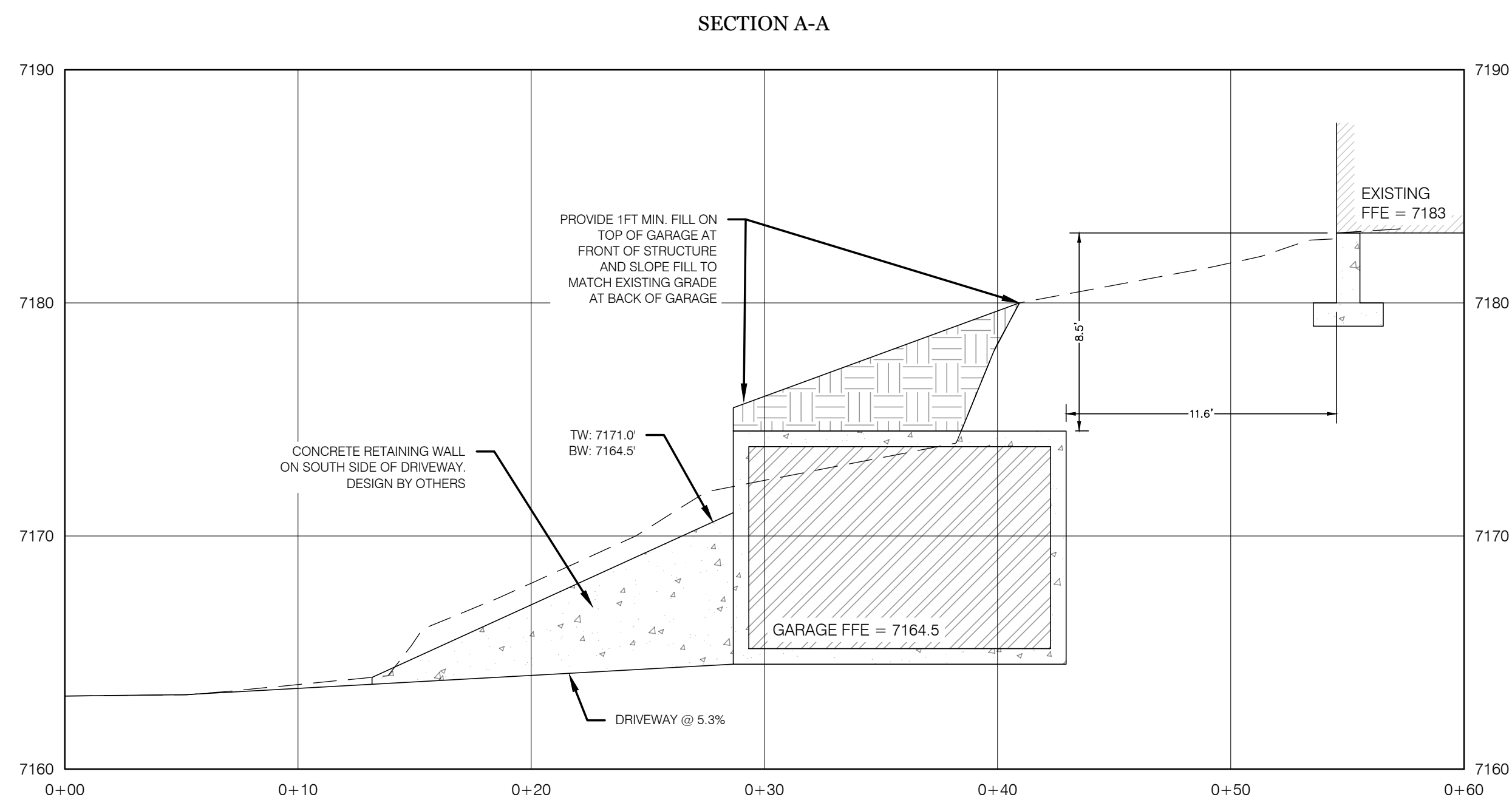
SHEET #: C4

DATE: 08/25/2023

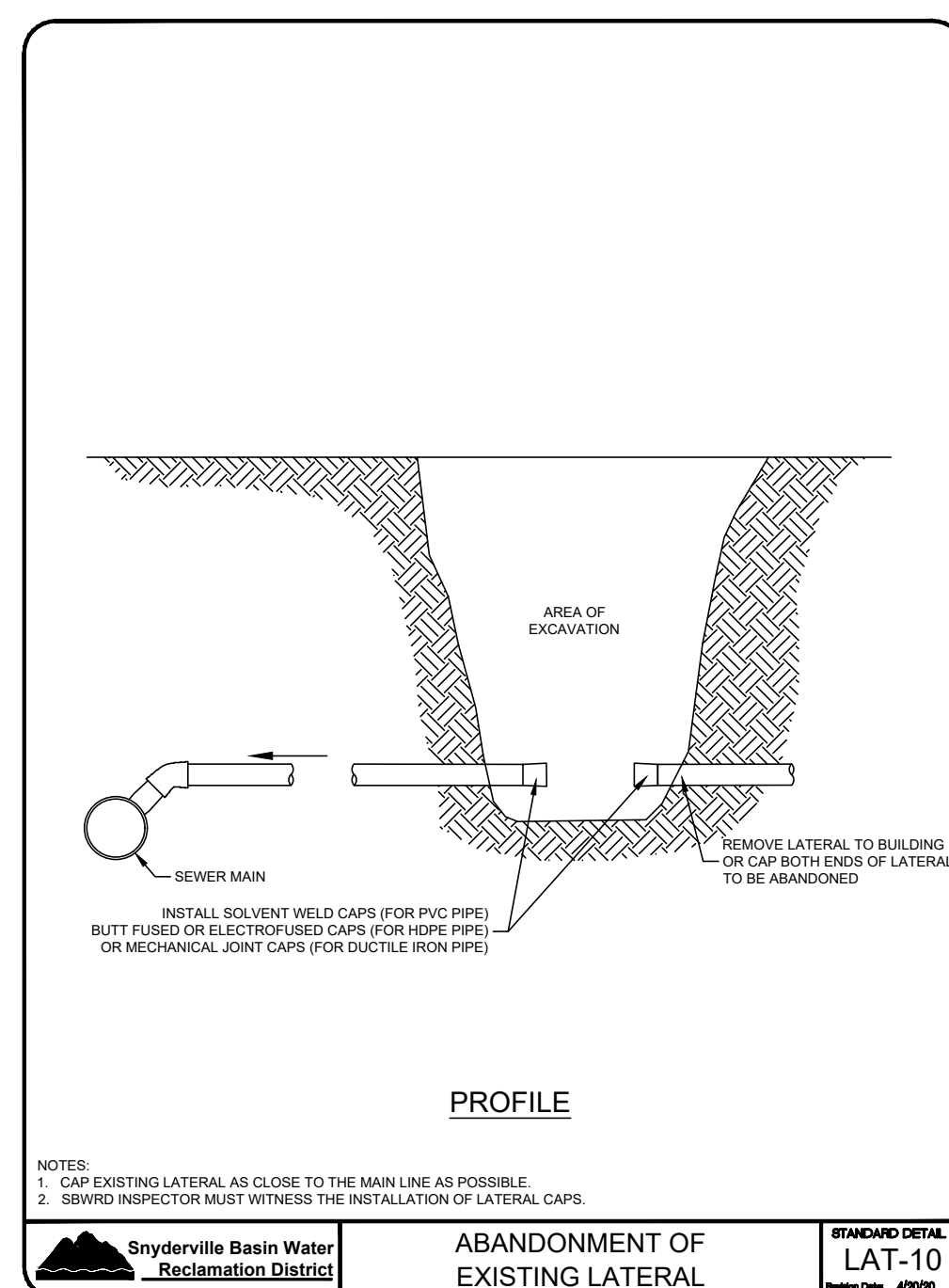
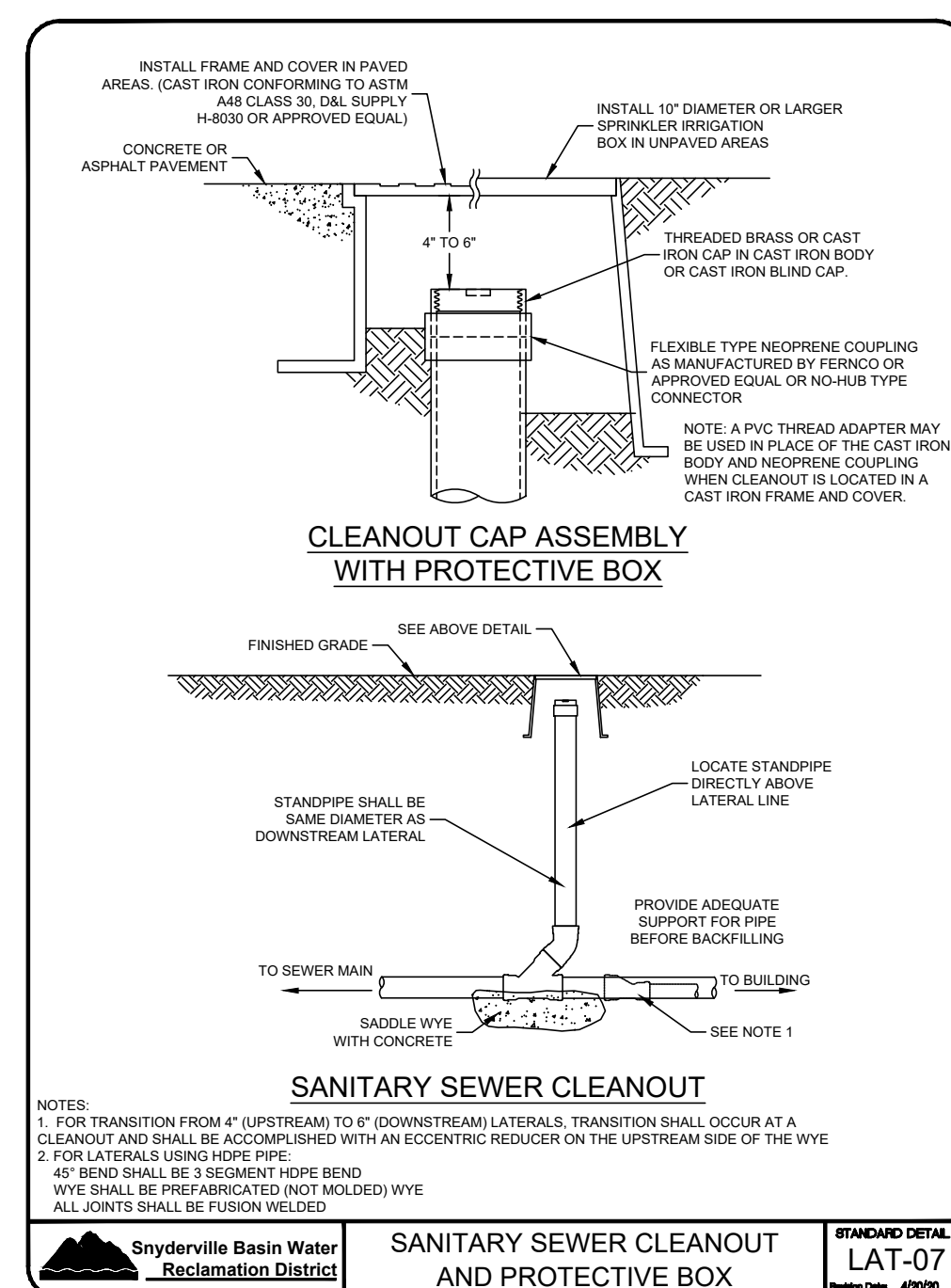
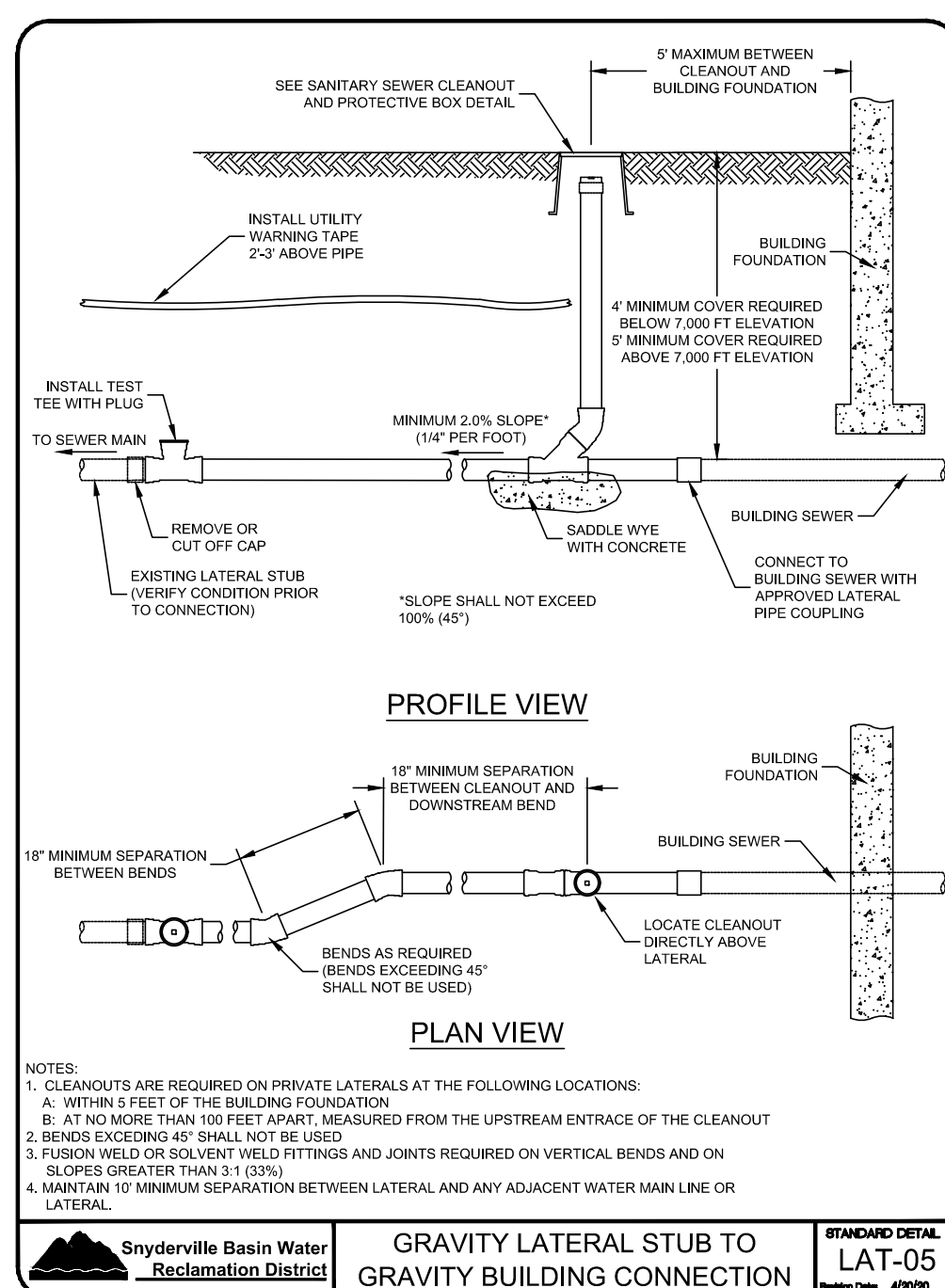
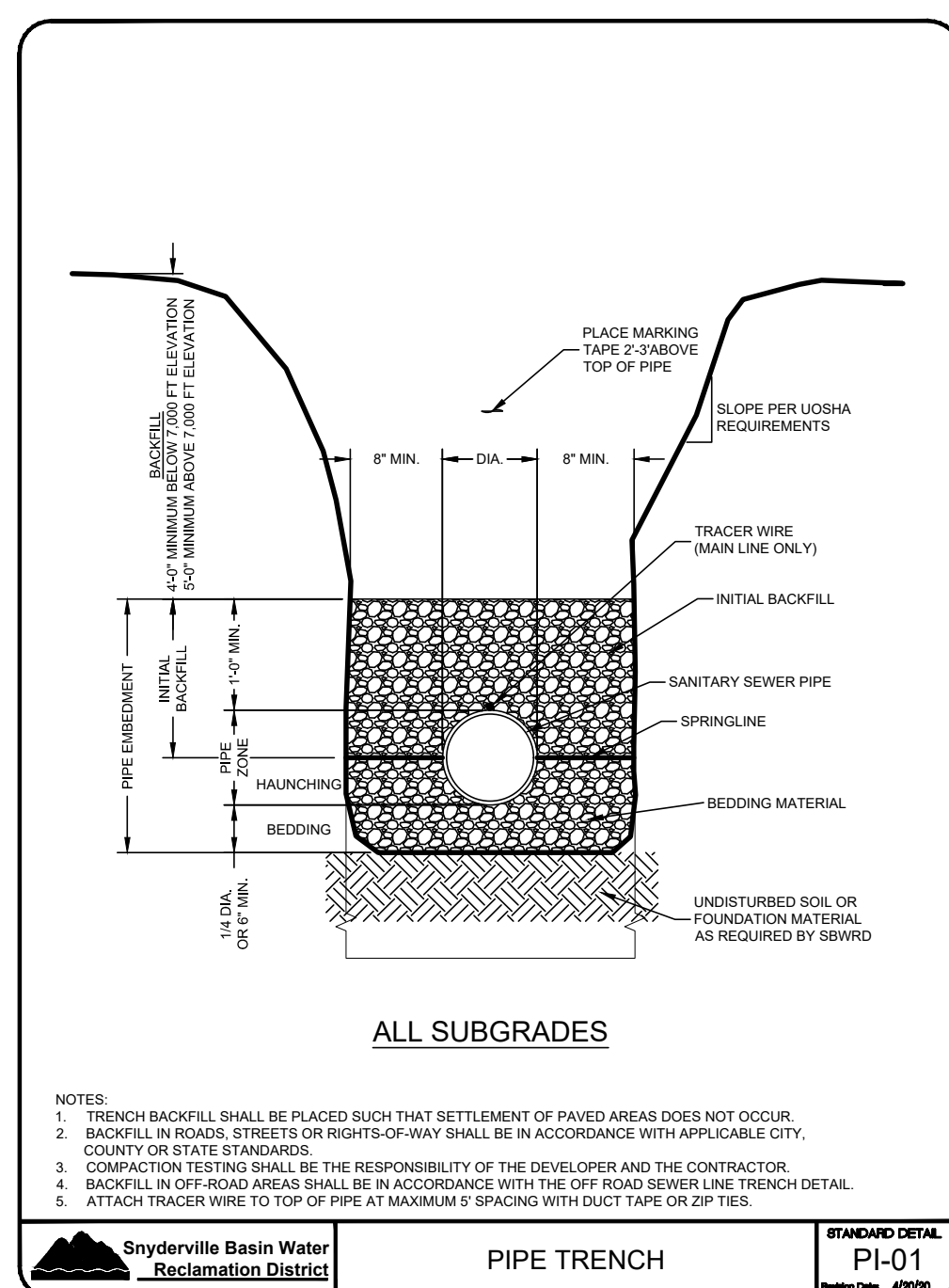
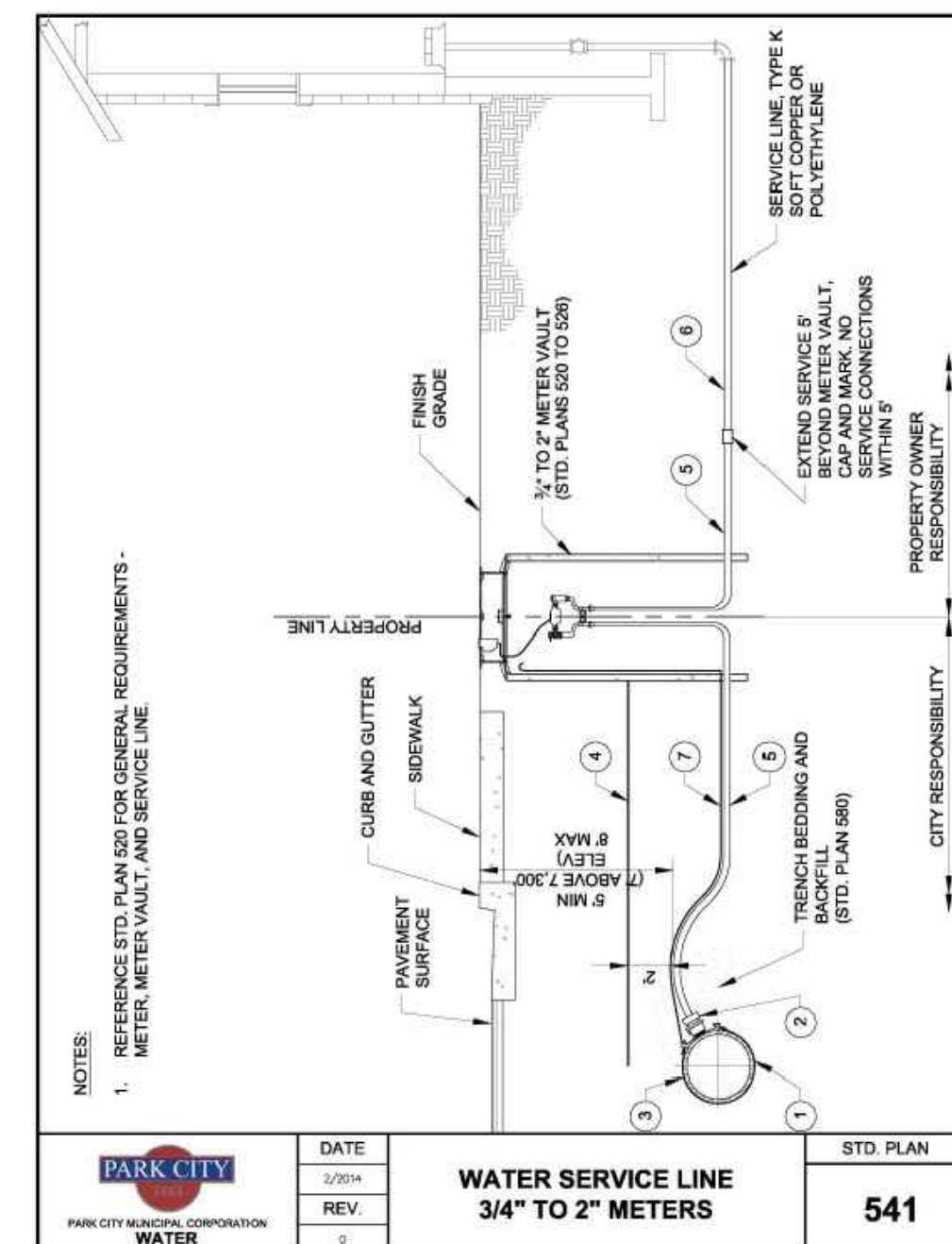
PROJECT #: 21-0904

REV#:	DATE:	DESCRIPTION:

Know what's below.
Call 811 before you dig.



LEGEND AND APPROVED PARTS LIST			
ITEM	DESCRIPTION	ACCEPTABLE MANUFACTURER	MODELS
		MUELLER	D.I.A.C. PIPE, 8" BUN SERIES, 1 1/2" SERVICE, CT THD. 2" SERVICE FFP THDS D.I.C. BUN, H 3000 SERIES 1 1/2" SERVICE, CT THDS. 2" SERVICE FFP THDS
①	BRONZE SERVICE SADDLE D.I.A.C. PIPE, DOUBLE STRAP PVC PIPE, TWO-PIECE BOLTED	FORD	D.I.A.C. PIPE, STYLE 2028 1 1/2" SERVICE, CT THDS 2" SERVICE, FFP THDS D.I.C. PIPE 1 1/2" SERVICE, STYLE 5092, CT THDS 2" SERVICE, STYLE 5912, FFP THDS
②	BRASS CORPORATION STOP, INLET CT THREAD, OUTLET CTS COMPRESSION	MUELLER	B-2600N
		FORD	FB1100-(SERVICE SIZE)-G.N.L.
③	POLYETHYLENE ENCAUSTIC, HIGH-DENSITY CROSS LAMINATED HDPE, LUT, POLYETHYLENE FILM, AWMA C705 & AWMA C706 METHOD C	ORSHBY'S OR APPROVED EQUAL	AWMA C705 METHOD C (4 MIL)
④	DETECTABLE UNDERGROUND WARNING TAPE, 5/16" MINIMUM ALUMINUM BACKING BLUE BACKGROUND, 6" WIDE	SEITON OR APPV'S EQUAL	8525
	WATER SERVICE LINE - HIGH-DENSITY POLYETHYLENE TUBING (CTS), 8" DIA. AWMA C901 1 1/2" DIA. SERVICE: 3/4" AND 1" SINGLE METER 1 1/2" DIA. SERVICE: 3/4" AND 1" DIA. METERS 2" DIA. SERVICE: 1 1/2" AND 2" SINGLE METER 2" DIA. SERVICE: 1 1/2" DIA. METERS	ADD OR APPV'D EQUAL	
	WATER SERVICE LINE - HIGH-DENSITY POLYETHYLENE TUBING (CTS), 8" DIA. AWMA C901 TYPE 1 COPPER, 50' AWMA C860	ADD OR APPV'D EQUAL	
	BRASS WIRE: 16 GA. SOLDER, BLUE PVC INSULATION; WIRE WIRE CONNECTORS SILICONE-FILLED WIRE NUTS	IDEAL INDUSTRIES	TSWISER DB PLUS OR APPV'D EQUAL
<u>DETAIL NOTES</u>			
1.	COORDINATE SERVICE SIZE WITH CITY PRIOR TO ORDERING MATERIALS.		
2.	LOCATE SERVICE FOR APPROVED PLANS.		
3.	NO SERVICE LINE FITTINGS BETWEEN CORPORATION STOP AND METER VALVE CURB STOP VALVE.		
4.	AWMA TAPING CONTRACTOR SYSTEM TO SERVICE SADDLE BOLT AND NUTS, AWMA C711. SYSTEM TO INCLUDE FLEX MINIMUM TAPE COATING, AND PROTECTIVE OUTERWAP. DENSO NORTH AMERICA, TRENTON, OR APPROVED EQUAL (STD. PLAN 50)		
		DATE 2017 REV.	STD. PLAN WATER FWM SERVICE LINE 3/4" TO 2" METERS 541 S





Steep Slope Conditional Use Permit Application – 45 Hillside Avenue, Park City, UT

This existing non-historic Single-Family Dwelling at 45 Hillside Avenue has no off-street parking and the owners are seeking to create parking for the residence with a new driveway leading to a new detached accessory structure.

By excavating into the hillside, the driveway leading to the “bunker” style accessory structure is intended to provide off-street parking for one car. With the garage there will be space for 2 off-street parking spaces. Any necessary encroachment agreements with the city for the driveway, stairway, etc. will be submitted as required. The existing landscape stairway is proposed to remain and will serve as the same entrance point to the residence with an additional set of steps to tie into the existing landing. There is a proposed green roof for the top of the garage in order to reduce the visual impacts of the structure; there will also be permeable pavers between the proposed driveway and the required retaining walls. The intent of constructing the detached accessory structure within the front setback is to reduce the required excavation of the site as locating the structure closer to the foundation of the existing house is not feasible and causes slope stability concerns. The existing subterranean garages at 27 Hillside and the excavated parking area at 37 Hillside located just north of the proposed site both achieve off-street parking similar to this application.

The change in scope from the previous approvals is due to concerns with feasibility and structural safety of the existing structure and deck. To minimize the excavation back into the hillside, we have shifted the garage structure 90 degrees “sideways” to allow for a perpendicular garage-driveway configuration. As the sideways garage will not be as close to the existing home’s foundation, there is going to be less shoring required and less excavation overall.

Thank you,

CAITLYN BARHORST (they/them)

PROJECT MANAGER +

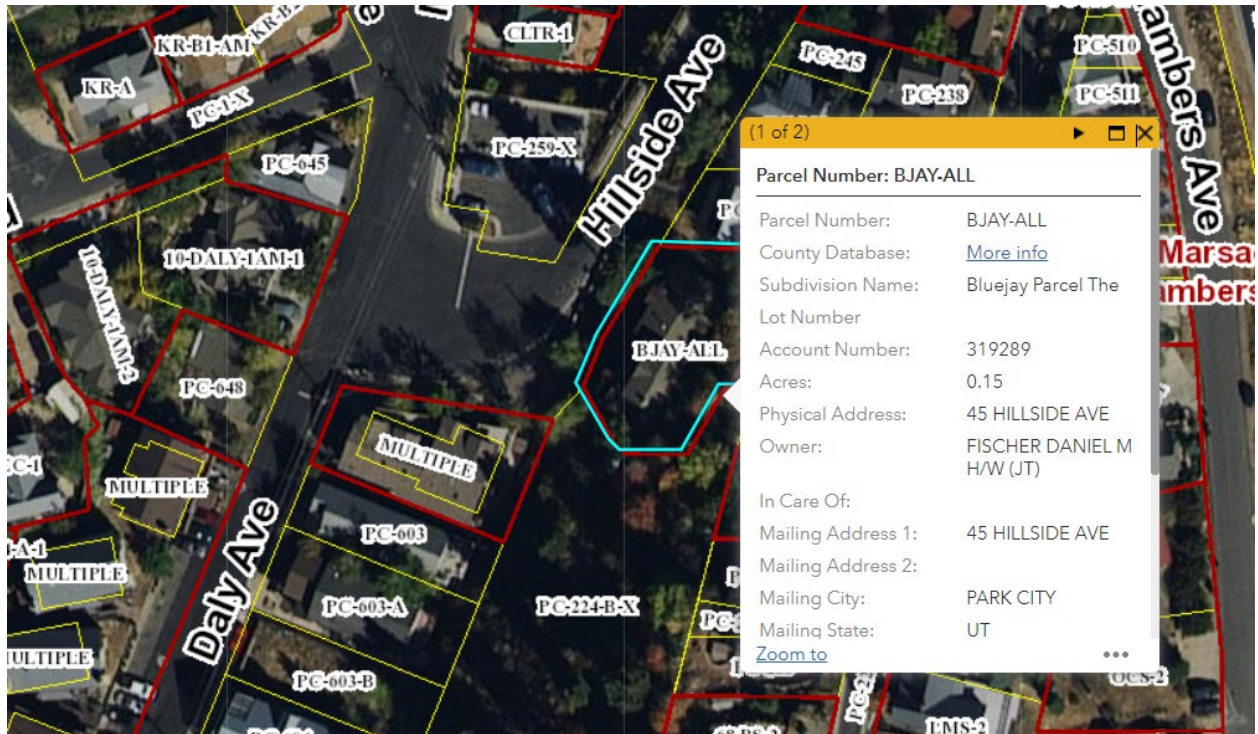
HISTORIC PRESERVATION SPECIALIST

4040 W Daybreak Parkway #110

South Jordan, UT 84009

O: 801.417.9951 | **C:** 806.559.8079

www.uncommonarch.com



Conditional Use Permit Criteria.

The Planning Commission may review Steep Slope Conditional Use permit Applications as Consent Calendar items. Steep Slope Conditional Use permit Applications shall be subject to the following criteria:

1. **LOCATION OF DEVELOPMENT.** Development is located and designed to reduce visual and environmental impacts of the Structure.

The proposed location of the detached accessory structure within the front setback reduces the required excavation of the site. The proposed design includes both a green roof/ landscaping above the structure to mimic natural grade, as well as permeable pavers between the retaining wall and concrete driveway reduce the visual impacts of the retaining walls from the right of way.

2. **VISUAL ANALYSIS.** The Applicant must provide the Planning Department with a visual analysis of the project from key Vantage Points:
 - To determine potential impacts of the proposed Access, and Building mass and design; and
 - To identify the potential for Screening, Slope stabilization, erosion mitigation, vegetation protection, and other design opportunities.

See the application package for the visual analysis.

3. **ACCESS.** Access points and driveways must be designed to minimize Grading of the natural topography and to reduce overall Building scale. Shared Driveways and Parking Areas, and side Access to garages are strongly encouraged, where feasible.

The proposed driveway follows as close as possible the natural grade from the paved street to the proposed accessory structure

4. **TERRACING.** The project may include terraced retaining Structures if necessary to regain Natural Grade.

The proposed detached accessory structure will act as the majority of the retaining for the site. The proposed retaining walls leading to the road from the structure will be sloped towards the road and diminishing in height.

5. **BUILDING LOCATION.** Buildings, Access, and infrastructure must be located to minimize cut and fill that would alter the perceived natural topography of the Site. The Site design and Building Footprint must coordinate with adjacent properties to maximize opportunities for open Areas and preservation of natural vegetation, to minimize driveway and Parking Areas, and to provide variation of the Front Yard.

The proposed location of the detached accessory structure within the front setback reduces the required excavation of the site. The proposed design includes both a green roof/ landscaping above the structure to mimic natural grade, as well as landscaping proposed between the paved driveway and the retaining walls to reduce the visual impacts of the retaining walls from the right of way.

6. **BUILDING FORM AND SCALE.** Where Building masses orient against the Lot's existing contours, the Structures must be stepped with the Grade and broken into a series of individual smaller components that are Compatible with the District. Low profile Buildings that orient with existing contours are strongly encouraged. The garage must be subordinate in design to the main Building. In order to decrease the perceived bulk of the Main Building, the Planning Director and/or Planning Commission may require a garage separate from the main Structure or no garage.

The subterranean or "bunker" style accessory structure is proposed to be nested in the site topography. The visible building mass is limited to the garage door, pedestrian entrance door, and retaining walls along the driveway.

7. **SETBACKS.** The Planning Department and/or Planning Commission may require an increase in one or more Setbacks to minimize the creation of a "wall effect" along the Street front and/or the Rear Lot Line. The Setback variation will be a function of the Site constraints, proposed Building scale, and Setbacks on adjacent Structures.

The structure is proposed to be located at the front property line. The variance application for the location of the detached accessory structure was approved by the Board of Adjustment on August 24, 2021.

8. **DWELLING VOLUME.** The maximum volume of any Structure is a function of the Lot size, Building Height, Setbacks, and provisions set forth in this Chapter. The Planning Department and/or Planning Commission may further limit the volume of a proposed Structure to minimize its visual mass and/or to mitigate differences in scale between a proposed Structure and existing Structures.

The maximum footprint for this lot at 0.15 acres (6534sf) is 2263sf. The existing single family dwelling is approximately 1405sf. The proposed garage is 196sf, for a total proposed footprint of 1601sf.

9. **BUILDING HEIGHT (STEEP SLOPE).** The Zone Height in the HR-1 District is twenty-seven feet (27') and is restricted as stated above in Section 15-2.2-5. The Planning Department and/or Planning Commission may require a reduction in Building Height for all, or portions, of a proposed Structure to minimize its visual mass and/or to mitigate differences in scale between a proposed Structure and the Historic character of the neighborhood's existing residential Structures.

The proposed garage does not exceed the zone height of 27ft.



Planning Department

January 13, 2022

Dan Fischer
PO Box 2441
Park City, UT 84060

CC: Caitlyn Barhorst
caitlyn@rawdesign.com

NOTICE OF PLANNING DIRECTOR DETERMINATION

Re: Determination of Setbacks for an Unusual Lot Configuration at 45 Hillside Avenue, Park City, UT

Dear Dan Fischer,

The Lot at 45 Hillside Avenue has more than four (4) sides and is considered a Lot with unusual configuration. Per § 15-2.2-3(B) of the Land Management Code, in the case of unusual Lot configurations, Lot width measurements shall be determined by the Planning Director.

Per your Historic District Design Review Application and Steep Slope Conditional Use Permit Application submitted on November 24, 2021, regarding a new single car "bunker" style garage at 45 Hillside Avenue the Planning Director has determined that this property has an unusual Lot configuration.

The Planning Director has determined that this Lot has the following Setback configuration:

- Three (3) front Setbacks (west and southwest Lot Lines);
- Three (3) side Setbacks (north, southwest and south Lot Lines); and
- Five (5) rear Setbacks (east and southeast Lot Lines).











