PLANNING DEPARTMENT ADMINISTRATIVE PUBLIC HEARING
SUMMIT COUNTY, UTAH
June 18, 2026

The Planning Department of Park City, Utah, will hold a Public Hearing in person at the Marsac Municipal Building, Planning Department Conference Room, at 445 Marsac Avenue, Park City, Utah 84060. Meetings will also be available online and may have options to listen, watch, or participate virtually.
Zoom Link: https://us02web.zoom.us/j/88167820277

1. REGULAR AGENDA - 12:00PM

1.A. **36 Prospect Avenue – Extension of a Conditional Use Permit** – The Applicant Requests a One-Year Extension to the Conditional Use Permit Approved by the Planning Commission on May 28, 2025. PL-26-06925
(A) Withdrawn

1.B. **36 Prospect Avenue – Extension of a Steep Slope Conditional Use Permit** – The Applicant Requests a One-Year Extension to the Steep Slope Conditional Use Permit Approved by the Planning Commission on May 28, 2025. PL-26-06924
(A) Withdrawn

1.C. **36 Prospect Avenue – Extension of a Historic District Design Review** – The Applicant Requests a One-Year Extension to the Historic District Design Approval by the Planning Department on July 17, 2025. PL-26-06923
(A) Withdrawn

1.D. **301 Marsac Avenue – Historic District Design Review** – The Applicant Proposes Constructing a New Single-Family Dwelling on a Non-Historic Site in the Historic Residential-1 Zoning District. PL-23-05944
(A) Public Hearing; (B) Action

1.E. **405 Woodside Avenue – Historic District Design Review** – The Applicant Proposes A Remodel and Rear Addition to a Single-Family Dwelling at a Significant Historic Site in the Historic Residential – 1 District. PL-25-06510
(A) Public Hearing; (B) Action

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

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

Planning Department
Staff Report

Subject: **36 Prospect Avenue**
Application: **PL-26-06925**
Authors: **Meredith Covey, Planner II**
Lillian Zollinger, Planner III
Date: **June 18, 2026**
Type of Item: **Extension of Conditional Use Permit (PL-25-06490)**

Description

Applicant:	Erin Kryszak
Location:	36 Prospect Avenue
Zoning District:	Historic Residential - 1
Adjacent Land Uses:	Residential
Reason for Review:	The Planning Director takes Final Action on an Extension of Conditional Use Permits.

Summary

On June 10, 2026 the Applicant withdrew the request for an Extension to the Conditional Use Permit approval.

Planning Department
Staff Report

Subject: **36 Prospect Avenue**
Application: **PL-26-06924**
Authors: **Meredith Covey, Planner II**
Lillian Zollinger, Planner III
Date: **June 18, 2026**
Type of Item: **Extension of Steep Slope Conditional Use Permit (PL-25-06469)**

Description

Applicant:	Erin Kryszak
Location:	36 Prospect Avenue
Zoning District:	Historic Residential - 1
Adjacent Land Uses:	Residential
Reason for Review:	The Planning Director takes Final Action on an Extension of Steep Slope Conditional Use Permits.

Summary

On June 10, 2026 the Applicant withdrew the request for an Extension to the Steep Slope Conditional Use Permit approval.

Planning Department
Staff Report

Subject: **36 Prospect Avenue**
Application: **PL-26-06923**
Authors: **Meredith Covey, Planner II**
Lillian Zollinger, Planner III
Date: **June 18, 2026**
Type of Item: **Extension of a Historic District Design Review (PL-24-06186)**

Description

Applicant:	Erin Kryszak
Location:	36 Prospect Avenue
Zoning District:	Historic Residential - 1
Adjacent Land Uses:	Residential
Reason for Review:	The Planning Director takes Final Action on an Extension of Historic District Design Review.

Summary

On June 10, 2026 the Applicant withdrew the request for an Extension to the Historic District Design Review approval.

Planning Department
Staff Report

Subject: **301 Marsac Avenue**
Application: **PL-23-05944**
Author: **Elissa Martin, Planning Project Manager**
Date: **June 18, 2026**
Type of Item: **Historic District Design Review**

Recommendation
(I) Review the Historic District Design Review (HDDR) to construct a new Single-Family Dwelling at 301 Marsac Avenue, (II) conduct a public hearing, and (III) consider approving the HDDR based on the Findings of Fact, Conclusions of Law, and Conditions of Approval outlined in the Draft Final Action Letter (Exhibit A).

Description

Applicant:	Silver Stream Advisors, LLC Gregory Wood and Andre Briley
Location:	301 Marsac Avenue
Zoning District:	Historic Residential – 1
Adjacent Land Uses:	Residential
Reason for Review:	The Planning Director reviews and takes Final Action on HDDRs.[1]

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

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

Summary
301 Marsac Avenue is a vacant non-Historic Site with Very Steep Slopes in the Historic Residential-1 (HR-1) Zoning District. The Applicant proposes to construct a new Single-Family Dwelling (SFD) on the 3,750-square-foot Lot.

Background
On August 13, 2025, the Planning Commission approved the 301 Marsac Avenue Plat Amendment to create one SFD Lot and one 431-square-foot no-build parcel that

[1] LMC § 15-11-12

contains encroachments associated with the Duplex at 301 and 303 Ontario Avenue (Agenda Packet, Item 6.F, Minutes, p.40). The Plat has not been recorded, and this HDDR approval is conditioned upon the recordation of the Plat with Summit County (see Condition of Approval 16 in the draft Final Action Letter, Exhibit A).



Figure 1: Vicinity of 301 Marsac Avenue

At the same meeting on August 13, 2025, the Planning Commission approved a Steep Slope Conditional Use Permit (SSCUP) for the proposed SFD on Very Steep Slopes (Agenda Packet, Item 6.G, Minutes, p.47). The SSCUP Final Action Letter required conditions of approval to modify the plans to comply with the Historic District Regulations as well as to mitigate snow shed impacts of the roof design. Over the past several months, the Applicant has worked with staff to update the plans to address the SSCUP Conditions of Approval:

1) The volume of the roof deck / patio has been reduced and the roof form has been modified such that the deck railing does not extend beyond the peaks of the gabled roof and is not visible from the primary public Right-of-Way (ROW).

1) The plans have been revised to demonstrate that Final Grade is within four vertical feet of Existing Grade, except for window wells, emergency egress and a garage entrance; retaining walls within the Side Setback do not exceed six feet in height or if in the Front Setback, do not exceed four feet in height.

2) The decks on the secondary facades have been reduced in size and meet the Side Setback exception requirements.

3) The updated Landscape plan includes vegetative screening of the secondary façade decks and the retaining walls to minimize their visual impact on the Steep Slope, from the primary public ROW.

4) The roof form has been revised to mitigate snow shed impacts.

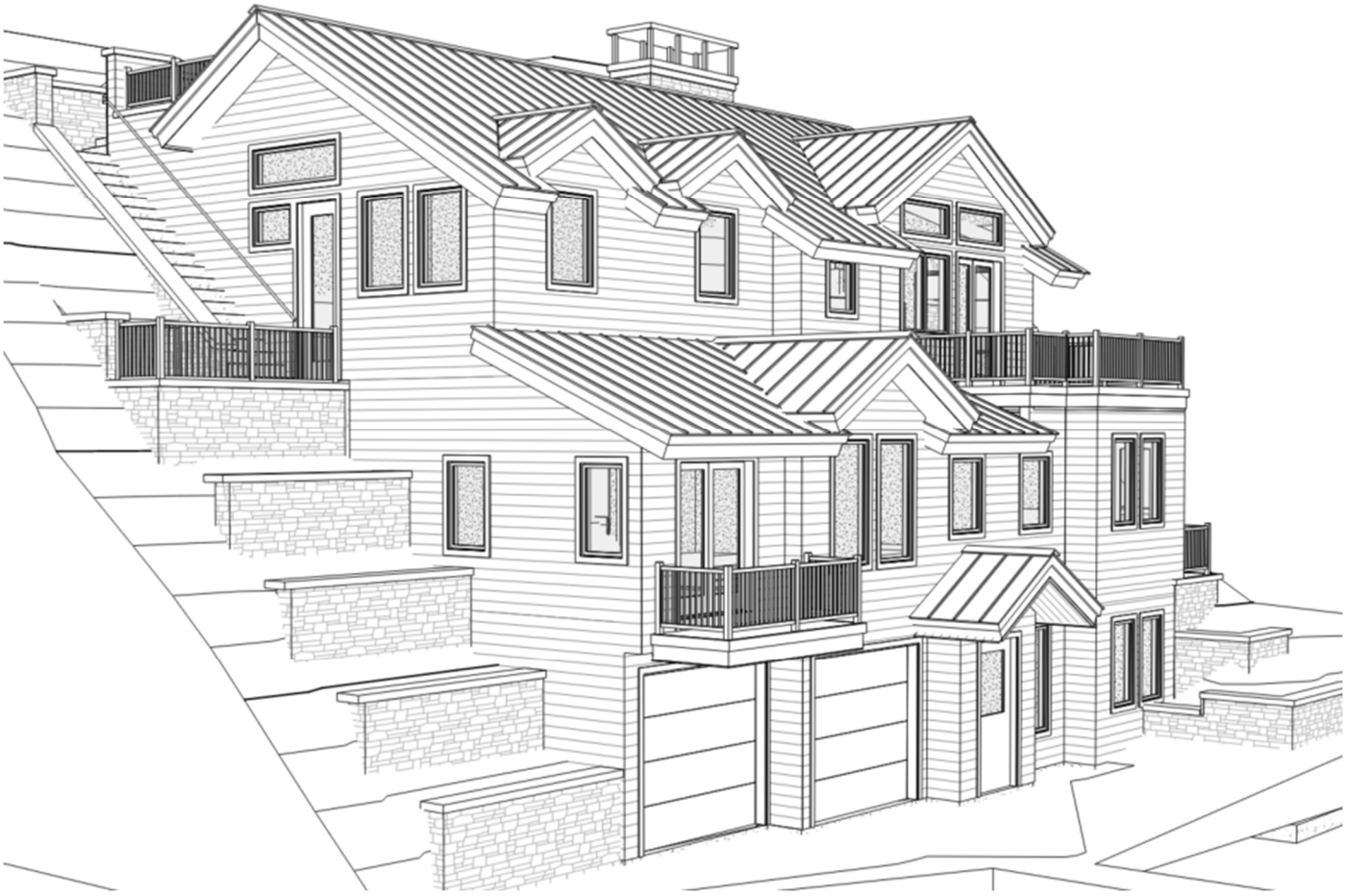


Figure 2: Excerpt from the 301 Marsac Avenue updated Plans.

Analysis
See Draft Final Action Letter, Exhibit A for Analysis.

Notice
Staff published notice on the City's website on June 4, 2026. Staff posted notice on the property and mailed courtesy notice to property owners within 100 feet on June 4, 2026.[2]

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

Alternatives
The Planning Director may:

- approve the HDDR;

- deny the HDDR and direct staff to make Findings for the denial; or
- request additional information and continue the discussion to a date certain.

Exhibits

A: Draft Final Action Letter

Attachment 1: Proposed Plans

[2] LMC § 15-1-21

Planning Department

June 18, 2026

Silver Stream Advisors, LLC
Gregory Wood, Andre Briley

CC: Jodi Hoffman, Park City Legal

NOTICE OF PLANNING DIRECTOR ACTION

Description

Address:	301 Marsac Avenue
Zoning District:	Historic Residential-1
Application:	Historic District Design Review
Project Number:	PL-23-05944
Action:	APPROVED WITH CONDITIONS (See Below)
Date of Final Action:	June 18, 2026
Project Summary:	The Applicant proposes to construct a new Single-Family Dwelling (SFD) on a Very Steep Slope of the Non-Historic Site in the Historic Residential-1 (HR-1) Zoning District.

Action Taken

On June 18, 2026, the Planning Director conducted a public hearing and approved the Historic District Design Review (HDDR) for a new SFD at 301 Marsac Avenue, according to the following Findings of Fact, Conclusions of Law, and Conditions of Approval:

Background

1. 301 Marsac Avenue is a vacant Lot with Very Steep Slopes.
2. The Duplex structure behind 301 Marsac Avenue at 301 and 303 Ontario Avenue encroaches into 301 Marsac Avenue.
3. An encroachment agreement was recorded on June 3, 2022 for the encroachments of the foundation and decks of the Duplex at 301 and 303 Ontario Avenue (Entry No. 01190328).

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4. On August 13, 2025, the Planning Commission approved the Marsac Avenue Plat Amendment to create a 3,750-square-foot Lot for 301 Marsac Avenue with a 431-square-foot no-build parcel that contains the encroachments associated with the Duplex at 301 and 303 Ontario Avenue.
5. The Plat has not yet been recorded, and this HDDR approval is conditioned upon recordation of the Plat with Summit County by August 12, 2026.
6. On August 13, 2025, the Planning Commission approved a Steep Slope Conditional Use Permit (SSCUP) for the proposed SFD at 301 Marsac Avenue on Very Steep Slopes ranging between 90% - 100% with Conditions of Approval.

Findings of Fact

1. The Applicant submitted an HDDR application for a 4,000-square-foot SFD on Lot 1 at 301 Marsac Avenue, accessed from UDOT Highway 224 (Marsac Avenue).
2. Land Management Code (LMC) § 15-2.2-3 outlines Lot and Site requirements for the HR-1 Zoning District:

HR-1 Lot and Site Requirements	Analysis
Minimum Lot Size - 1,875 square feet	**Complies:** 3,750 square feet
Maximum Lot Size - 3,750 square feet	**Complies:** 3,750 square feet
Minimum Lot Width - 25 feet	**Complies:** 65 feet
Maximum Building Footprint - 1,519 square feet [1]	**Complies:** 1,514 square feet
Front and Rear Setbacks – Lots up to 75 feet (inclusive): 10-foot Setback each, 20 feet combined. LMC § 15-2.2-3(G)(4) allows for the roof overhang to extend into the Front Setback up to three feet. LMC § 15-2.2-3(G)(6) allows for driveways and Parking Areas in the Front Setback.	**Complies:** Lot 1 of 301 Marsac Avenue is 62.68 feet in depth; the Front and Rear Setbacks total 20 feet. The proposed SFD is outside the 10-foot Front Setback and the 10-foot Rear Setback. The roof overhang extends 1 foot into the Front Setback. The Applicant proposes a 16-foot-wide driveway in the Front Setback that widens to 22 feet to access the two-car garage. The 16-foot width of the driveway at the

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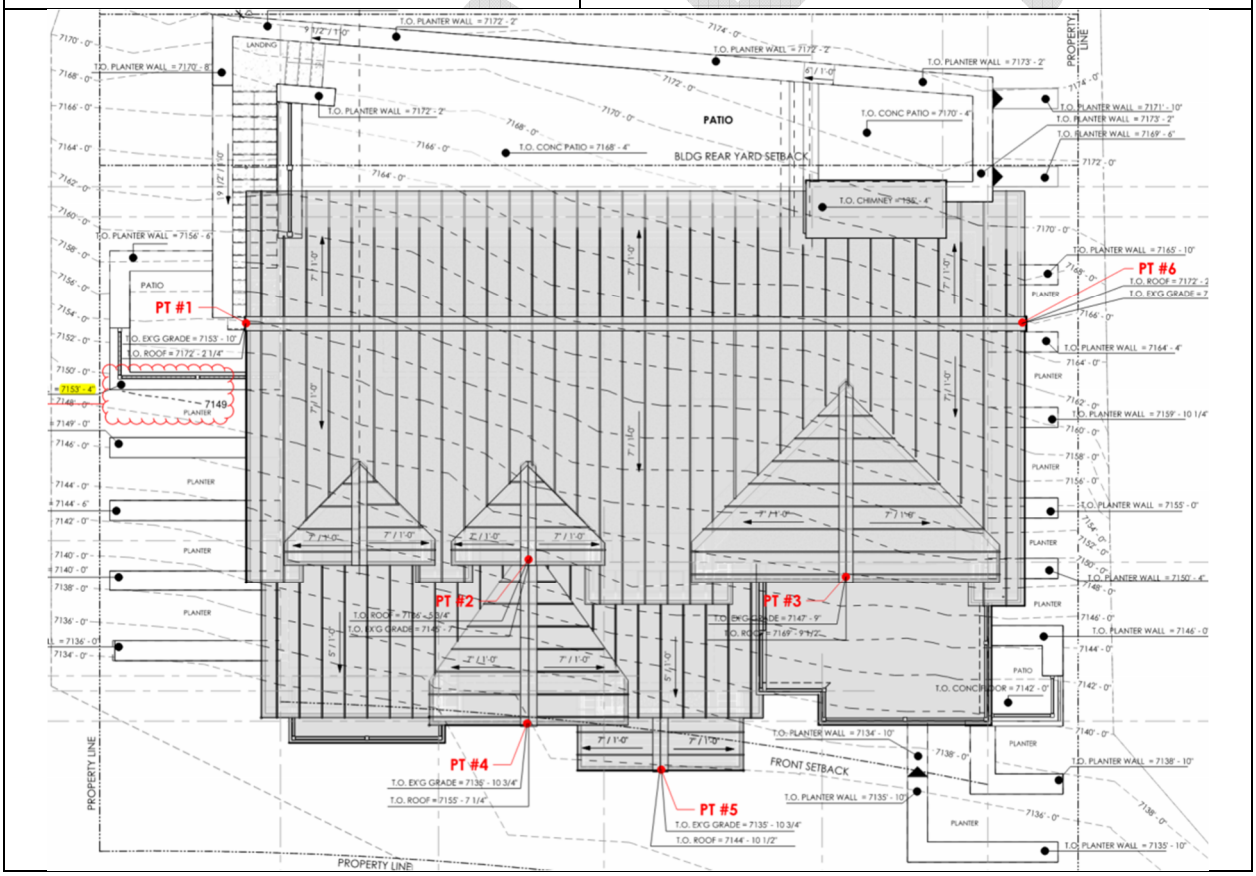
	curb is the minimum width required by UDOT for driveway access from SR 224/Marsac Avenue.
LMC § 15-2.2-3(H)(10) allows for Patios, decks, pathways, steps, or similar Structures not more than thirty inches (30") above Final Grade, not including any required handrail, and located at least one foot (1') from the Rear Lot Line	The rear rooftop patio is at grade and extends into the 10-foot Rear Setback; at its furthest extent it is 1 ½ feet from the rear Lot Line.
Fences, walls, and retaining walls not more than four feet (4') in height, or as permitted in Section 15-4-2, Fences and Retaining Walls.	The proposal includes retaining walls that encroach into the Front Setback and are no more than four feet in height from Final Grade.
Side Setbacks – Lots over 62.5 feet in width and under 75 feet in width require minimum five-foot Side Setbacks and combined Side Setback of 18 feet.	**Complies:** The width of the Lot is 65 feet. The proposed SFD is six feet from the southern Side Lot line and 12 feet from the northern Side Lot line, for a total of 18 feet combined Side Setback.
LMC § 15-2.2-3(J) *Lot and Site Requirements, Side Setback Exceptions* allow the following within the Side Setbacks:	
Patios, decks, pathways, steps, or similar Structures not more than 30 inches in height above Final Grade, not including any required handrails.	A patio and stairway on the northern secondary façade towards the rear of the Structure encroaches into the Side Setback and is flush with Final Grade; the patio on the southern secondary façade towards the front of the Structure also encroaches into the Side Setback and is at grade (see HDDR section below for screening requirements.)
Fences, walls, and retaining walls as permitted in Section 15-4-2, *Fences and Retaining Walls*, which states: Fences and retaining walls shall not exceed six feet (6') in height measured	**See Condition of Approval 14:** The plans show retaining walls that encroach into the Side Setbacks on each side of the Structure. Condition of Approval 14 requires the retaining walls not to exceed six feet in height from Final Grade within any required

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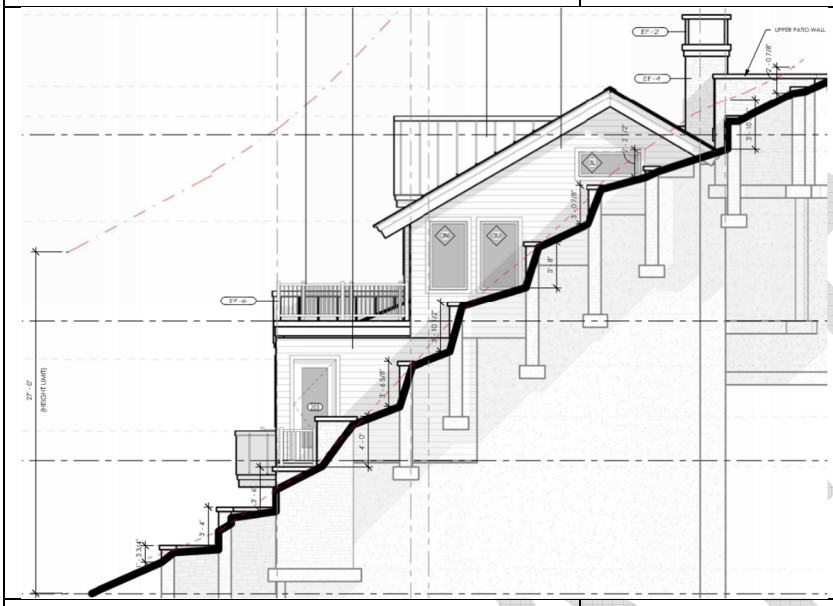
from Final Grade within any required Rear Setback or Side Setback.	Rear or Side Setback.

3. LMC § 15-2.2-5 outlines the Building Height requirements for the HR-1 Zoning District:

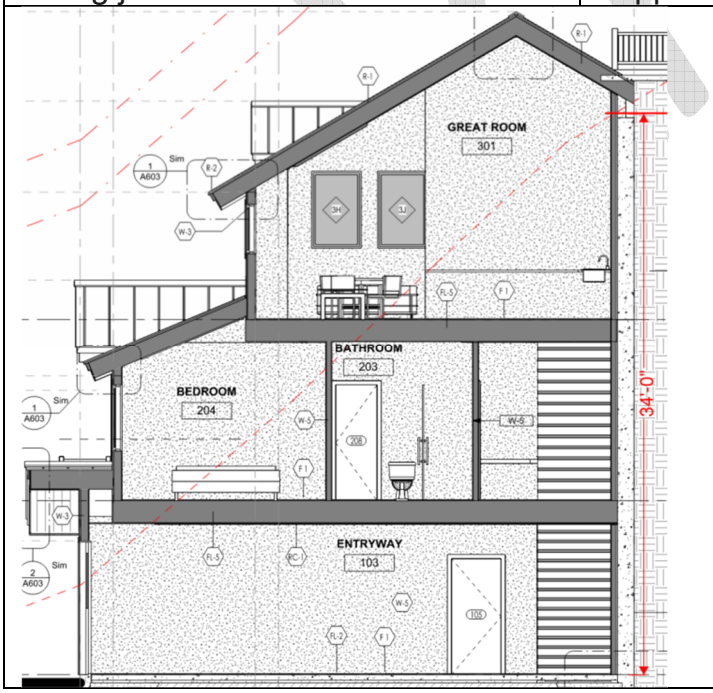
HR-1 Building Height requirements	Analysis
Final Grade must be within four feet of Existing Grade	**See Condition of Approval 14 :** The proposed Final Grade is within four feet of Existing Grade as demonstrated in the Applicant's elevation plan (roof plan) that shows Existing Grade topo lines and elevations of top of retaining walls, with the exception of one retaining wall that causes a change in Grade that exceeds four feet by four inches (see comment on Plans).

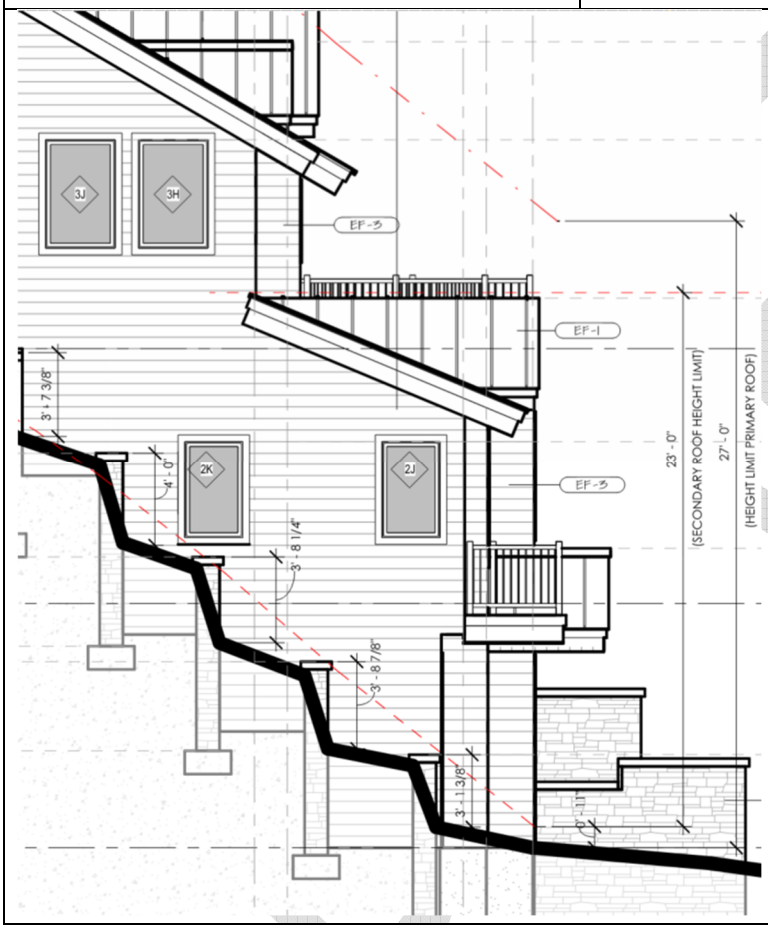


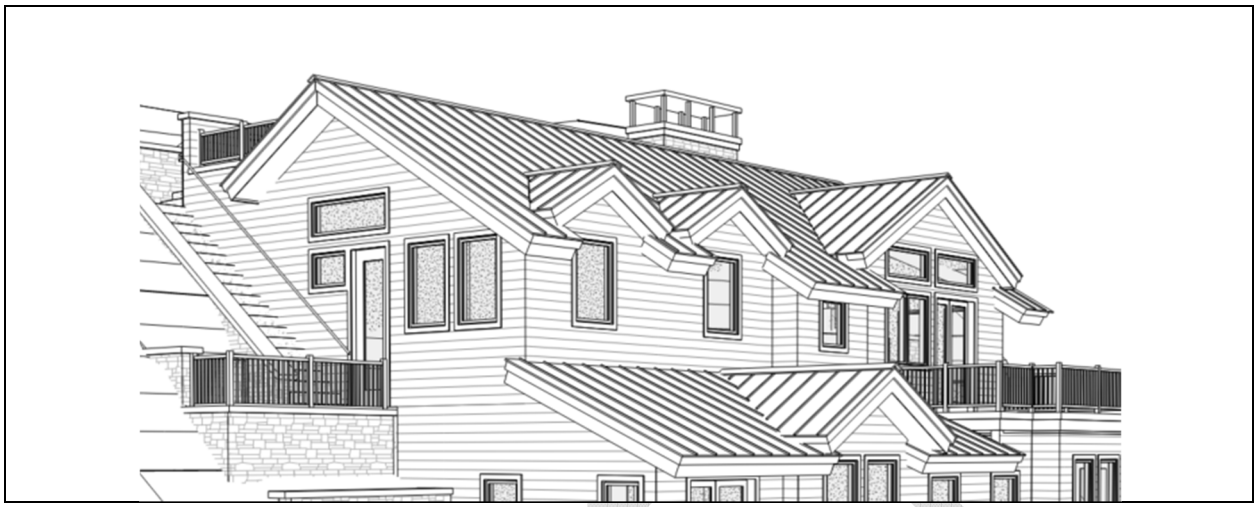
Building Height – maximum 27 feet above Existing Grade.	**Complies:** The proposed Structure does not exceed 27 feet above Existing Grade



Maximum interior height of 35 feet, measured from the lowest finish floor plane to the point of the highest wall top plate that supports the ceiling joists or roof rafters	**Complies:** The proposed Structure is 34 feet in height at its highest point, measured from lowest finish floor plane to the point of the top of the wall plate that supports the ceiling joists or roof rafters.



A ten foot (10') minimum horizontal step in the downhill facade is required. The horizontal step shall take place at a maximum height of 23 feet from where the Building Footprint meets the lowest point of existing Grade.	**Complies:** The Structure steps back 10 feet at 23 feet on the east side, on the downhill portion of the Lot.
	
The roof pitch of a Structure's Contributing Roof Form shall be between seven: twelve (7:12) and twelve: twelve (12:12) and shall occupy a minimum horizontal distance of 20 feet measured from the primary facade to the rear of the building, as viewed from the primary public right-of-way.	**Complies:** The roof pitch of the Contributing Roof Form has a compliant 7:12 roof pitch and occupies a minimum horizontal distance of 20 feet measured from the primary façade to the rear of the building.



4. LMC § 15-13-8(A) *Regulations for New Residential Infill Construction in Historic Districts*, *Universal Regulations* outlines requirements for SFDs:
    a. The proposed SFD is a simple building form, with unadorned materials and restrained ornamentation
    b. The proposed SFD does not directly imitate existing historic structures and is designed with a contemporary interpretation of the selected style of architecture.
    c. The proposed SFD is differentiated from historic structures in that it is a modern interpretation of historic structures, yet it is compatible with historic structures in materials, features, size, scale, proportion and massing. The SFD is proposed to be clad in horizontal wood siding, the deck railings include vertically oriented balusters, and the overall Structure is broken into smaller modules with varied sloping roof forms that reflect the scale and massing of historic structures.
    d. The building is designed to step up the Very Steep Slope, with terraced retaining walls that minimize the appearance of large cuts and fill.
    e. The exterior elements are designed to be of human scale and are compatible with neighboring Historic Structures.
    f. The scale and height of the proposed Structure reflects the predominant pattern of the Streetscape.
5. LMC § 15-13-8(B) *Regulations for New Residential Infill Construction in Historic Districts, Specific Guidelines* outlines requirements for new SFDs:

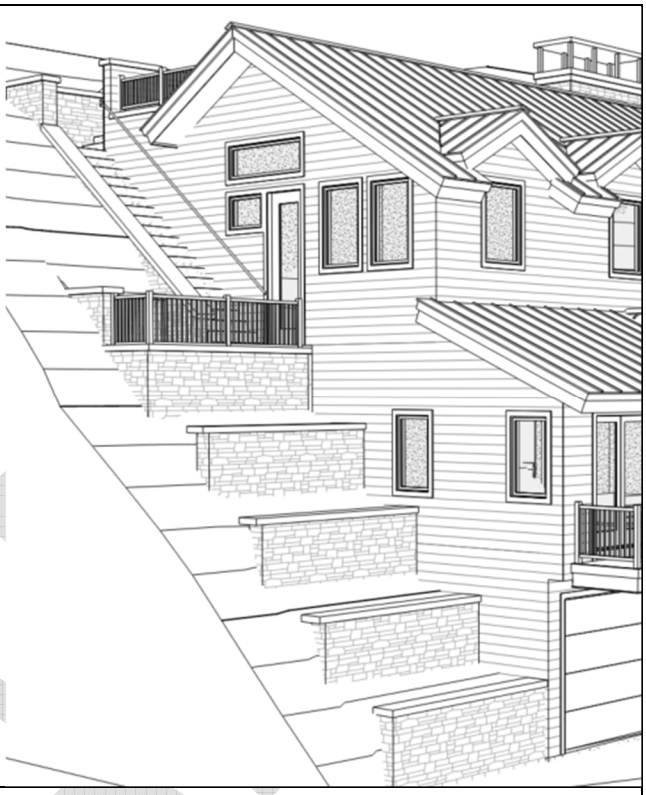
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1. Site Design	Analysis of Proposal
a) Building Setback and Orientation LMC § 15-13-8(8)(1)(a) states, "Structures shall be located on a site in a way that follows the predominant pattern of historic buildings along the street, maintaining traditional setbacks, orientation of entrances, alignment along the street, and open space."	**Complies:** The proposed SFD is sited such that it is consistent with the pattern of the surrounding Structures and Lot conditions, maintaining the minimum Setbacks required by the HR-1 Zoning District.
b) Topography and Grading: LMC § 15-13-8(8)(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."	**Complies:** The proposed Structure steps with the downhill slope of the site and while extensive retaining walls will be required to accomplish the construction, the cuts in retaining walls are terraced and step with grade.
c) Landscaping and Vegetation: "Existing landscape features that contribute to the character of the Historic District and existing landscape features that provide environmental sustainability benefits shall be respected and maintained." "A detailed landscape plan, particularly for areas viewable from the primary public right-of-way, which respects the manner and materials traditionally used in the Historic Districts, shall be provided."	**See Condition of Approval 5:** Impacts to existing vegetation shall be minimized; any areas disturbed during construction surrounding the proposed work shall be brought back to their original state. The Applicant's Landscape Plan details areas viewable from the primary public right of way, where landscaping contributes to the character of the Historic District and vegetation is used for screening the retaining walls. **See Condition of Approval 6:** The proposed landscaping shall be at least 50% Water Wise and compliant with § 15-5-5(N). The Applicant shall provide an updated Water Wise irrigation plan at building permit submission.

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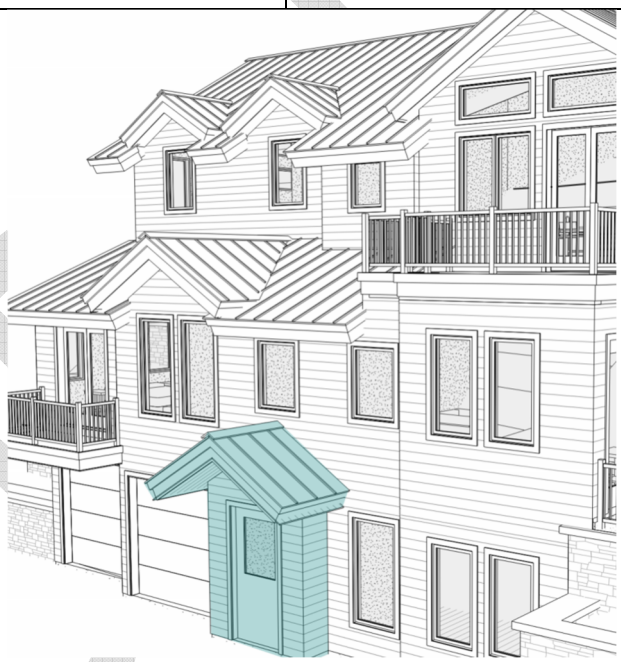
d) Retaining Walls - LMC § 15-13-8(B)(1)(d) states, "a site shall be contoured in a way that reduces the need for retaining walls. . . the visual impact shall be minimized by creating gradual steps or tiers and by using perennial plant material." "New retaining walls shall be consistent with historic retaining walls in terms of mass, scale, design, materials, and scale of materials. Simple board-formed concrete, stacked stone and other traditional materials are recommended"	**Complies:** The proposed development of an SFD on the Very Steep Slope requires retaining walls; the proposed retaining walls step with the slope and create terraced areas for landscaping to screen the retaining walls. The proposed retaining walls will be constructed of stacked stone or board-formed concrete, consistent with the mass, scale and design of historic retaining walls.
f) Paths, Steps, Handrails, & Railings (Not Associated with Porches) – LMC § 15-13-8(B)(1)(f) states, "new hillside stairs and any associated railings or handrails shall be visually subordinate to the associated building(s) or structure(s) in size, scale, and proportion, and shall complement the Historic District in material, size, scale, and proportion, and massing."	**Complies:** The rooftop patio is accessed from the third level patio /landing on the north side of the Structure, with an external stairway. The steps leading up to the rooftop patio have a simple metal railing that runs along the side of the Structure's external wall and is visually subordinate to the Structure in size and scale.

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h) Parking Area & Driveways – LMC § 15-13-8(B)(1)(h) states, "Off-street parking areas shall be located within the rear yard and beyond the rear wall plane of the primary structure when feasible. When locating a parking area in a rear yard is not physically possible, the off-street parking area and associated vehicles should be visually buffered from adjacent properties and the primary public right-of-way". "For an approved two-car garage, a maximum 12-foot-wide curb cut and driveway in the Front Setback is allowed, and the driveway may widen to 22 feet to access the two-car garage".	**Complies:** The site is constrained with the Very Steep Slope and the minimal depth of the Lot – the Applicant proposes Off-Street parking in a two-car garage located at the front of the Structure, to satisfy the two required Off-Street parking spaces, pursuant to LMC § 15-3-6. The garage entrances are offset from the primary entrance by two feet. The Applicant's plans show a 16-foot-wide curb cut for the driveway, which is the required minimum width per UDOT standards for ingress/egress on SR 224. The driveway is within the Front Setback and widens to 22 feet to provide access to

	the two-car garage at the front of the Structure, which is off-set from the primary entrance. The 301 Marsac Ave Plat includes a 10-foot snow storage easement over the property's frontage along SR 224.
2. Primary Structures	Analysis of Proposal
a) Mass, Scale, & Height - § 15-13-8(B)(2)(a) states, "the perceived scale of new buildings shall respect the scale established by historic buildings in the character zone. Abrupt change of scale in the character zone is inappropriate, especially when a new, larger building would directly abut smaller historic buildings. The perceived scale of new buildings shall respect the scale established by historic buildings in the character zone. A larger building shall be divided into 'modules' that reflect the mass, scale, proportions, and size of historic buildings within the Streetscape or character area. Larger-scaled projects shall also include variations in roof height in order to break up the form, mass and scale of the overall structure. When the overall length of a new structure is greater than seen historically, the design shall employ methods—changes in wall plane, roof heights, use of modules, etc. to diminish the visual impact of the overall building mass, form and scale."	**Complies:** The SFD is compliant with Zoning District regulations regarding Building Footprint, Setbacks, height, massing and dwelling volume requirements of the Steep Slope Criteria. The proposed SFD includes variations in roof height and roof form to break up the mass and scale of the overall Structure. The primary facade is two stories in height before the Structure steps back and provides a break in the primary façade for a third story. The mass of the building is broken up into modules that relate to the dimensions of the buildings along the street front, to minimize the perceived mass of the Structure and to reflect the mass, scale and proportions of historic buildings within the character area.
b) Foundation – LMC § 15-13-8(B)(2)(b)	**See Condition of Approval 14**: No more

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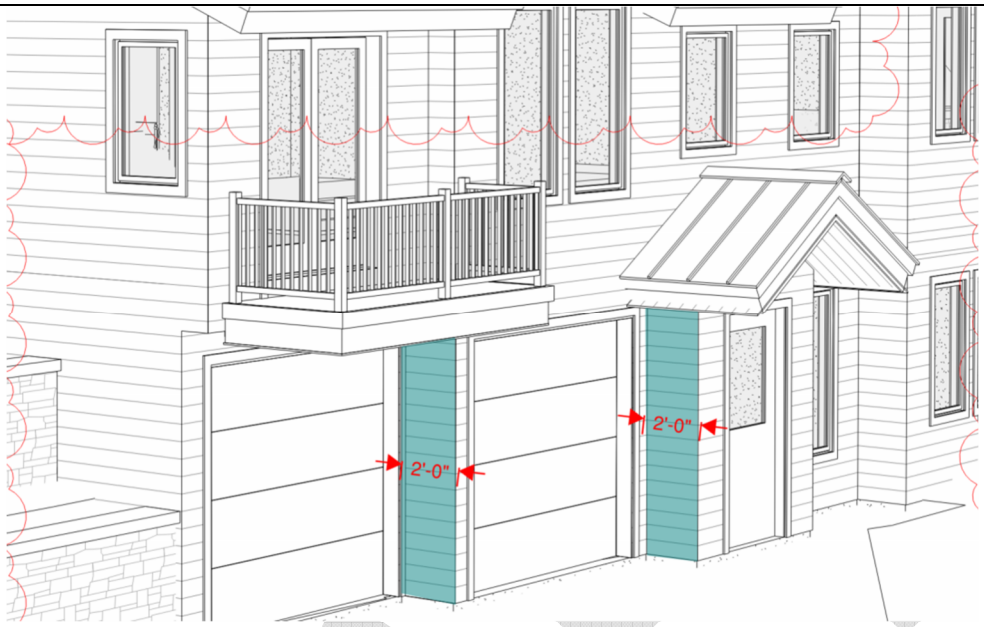
states, "No more than two (2) feet of the new foundation shall be visible above final grade on secondary and tertiary facades."	than two feet of foundation shall be visible on the proposed SFD.
c) Doors -- LMC § 15-13-8(B)(2)(c) states, "All buildings that face the street shall have a well-defined primary entrance." “Doors shall be designed and finished with trim elements similar to those used historically.”	**Complies:** The primary entrance is centered on the front façade of the Structure and is well defined by protruding out from the front wall plane by two feet, is proud of the garage and is covered with a gabled roof. The proposed door is a simple unadorned wood door with half-lite glazing.
	
d) Windows -- LMC § 15-13-8(B)(2)(d) states, "Ratios of solid-to-void that are compatible with surrounding historic buildings shall be used" and "Windows shall be historic size and shall relate to the human scale of the Historic District."	**Complies:** The window styles are limited in design types, and a majority are consistent with the historic 2:1 ratio. The glazing is balanced with the siding on each side of the structure. There are limited accent windows with a smaller 2:1 ratio that are primarily on the secondary facades. The original two sets of double glass doors on the front façade, third-story deck have been

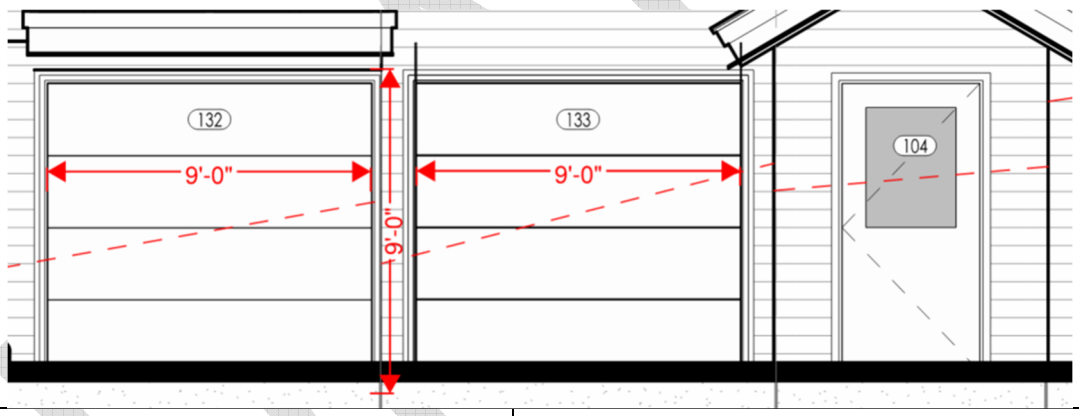
"Wood or metal windows similar to those used historically are preferred but aluminum-clad wood windows are also appropriate. Vinyl and aluminum windows are inappropriate."	reduced to one double door. **Complies:** The proposed windows are aluminum clad wood.
e) Roofs - LMC § 15-13-8(B)(2)(e), states, "Roofs of new residential infill buildings shall be visually compatible with roof shapes and orientation of surrounding Historic Sites and adjacent buildings that contribute to the character of the Historic District." LMC § 15-2.2-5 requires a roof pitch of at least 7:12.	**Complies:** The proposed gable and shed roof forms are compatible with surrounding Structures, and the contributing roof form has a roof pitch of 7:12.
3. LMC § 15-13-8(B)(3) Mechanical and Utility Systems and Service Equipment: "Mechanical and/or utility equipment, including heating and air conditioning units, meters, and exposed pipes, shall be located on the back of the building or in another inconspicuous location." "Ground-level equipment shall be screened from view using landscape elements such as fences, low stone walls, or perennial plant materials".	**See Condition of Approval 12**: All mechanical equipment shall be fully screened from adjacent properties and from the primary public ROW. No ground-level mechanical equipment is proposed.
4. Materials: a. "Building materials shall be compatible in scale, proportion, texture, finish and color to materials used on Historic Structures in the Historic District. The dimensions of masonry units, wood siding, and other building materials shall be similar to those used historically." b. "The primary siding material for new structures shall appear similar to those on historic structures in the	**Complies**: The Applicant proposes nickel cut horizontal wood siding for the primary siding material and a seamed metal roof. See Condition of Approval 10 regarding the maximum reflectivity for the metal roof.

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Streetscape or character area. Historically, the most common material on primary structures was painted horizontal lap siding with a reveal between 6 to 8 inches."	
5. Paint and Color: "Wood siding that is not painted, shall be finished with a durable stain or treatment that complements and does not distract from adjacent Historic Structures or the character area. Refer to the Master List of Non-Historic Materials and Finishes on file with the Planning Department for wood finishes and treatments that are compatible with the Historic Districts".	**Complies:** the proposed wood siding is Pioneer Millworks Accoya Black – which is solid wood with an acetylate (vinegar) treatment that makes it rot and moisture resistant and highly durable. The wood is finished with a dark black stain. 
6. Garages: LMC § 15-13-8(B)(6)(b) states, "Garages featuring a side-by-side parking configuration shall maintain a 2-foot horizontal offset in the front wall plane." "Single vehicle garage doors not greater than 9 feet wide by 9 feet high shall be used to access the garage."	**Complies:** The side-by-side garage doors are offset horizontally by two feet. The two single-car garage doors are nine feet wide by nine feet tall.

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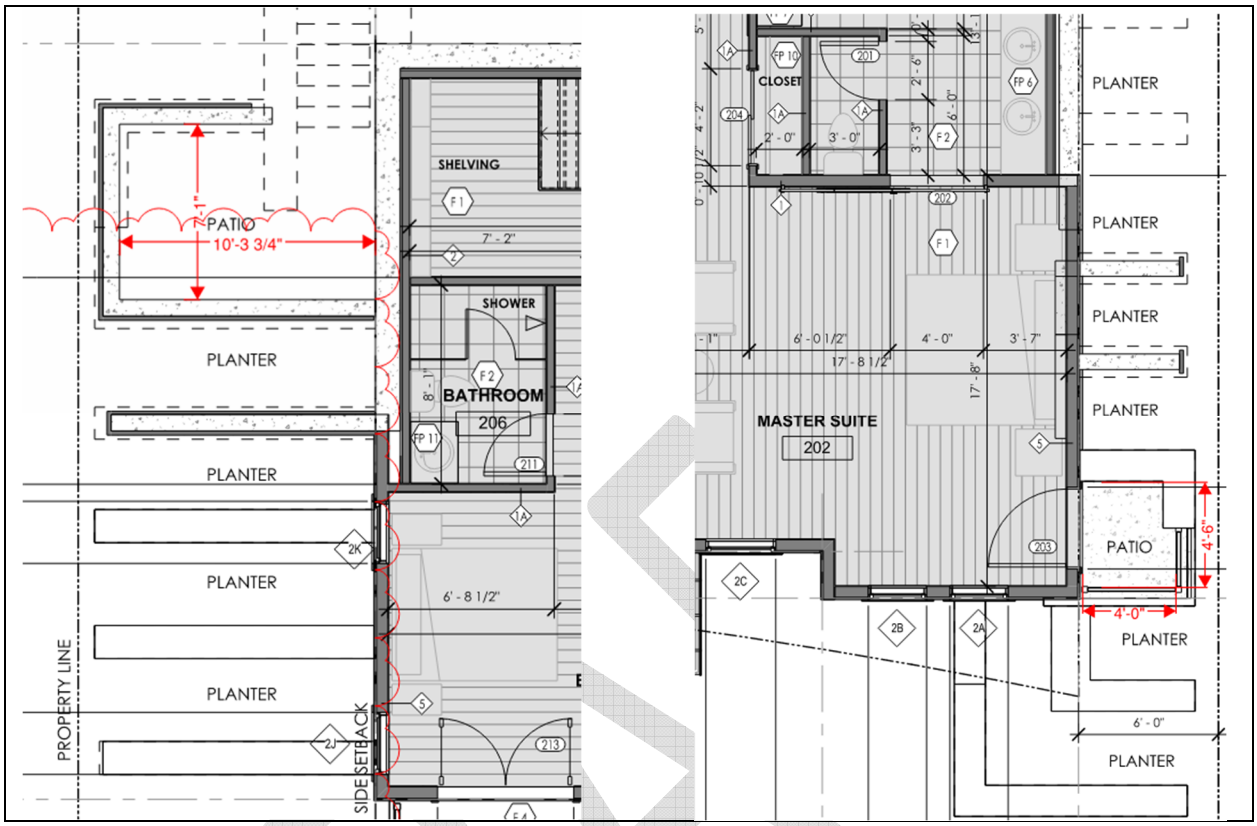




7. Pursuant to LMC § 15-13-8(B)(7) "Decks shall be constructed in inconspicuous areas where visually minimized from the primary public right-of-way, usually on the tertiary façade. When built on a secondary façade of a new structure, a deck should be screened from the primary public right-of-way with fencing and/or appropriate native landscaping."	**Complies:** The proposed SFD includes a roof top deck/patio at the rear of the Structure, which is not visible from the primary public ROW. Two decks are proposed on the primary façade – the larger size front façade deck is over the second story and has been reduced in size from previous iterations. The smaller front façade deck extends over the garage door and has also been reduced in size from previous iterations. Two patios are proposed on the secondary

“The visual impact of a deck should be minimized by limiting its size and scale. Introducing a deck that visually detracts from a new structure or substantially alters a site’s proportion of built area to open space is not appropriate.” “Decks and related steps and railings shall be constructed of materials and in styles that are compatible with the structure to which they are attached as well as with the character of the Historic District as a whole.” Decking materials such as fiber cement or plastic-wood composite floor boards shall not be used unless they are made of a minimum of 50% recycled and/or reclaimed materials.	façade within the terraced retaining walls (one on each side). The northern secondary façade patio is approximately 10 feet wide by 7 feet deep and is located towards the rear of the Structure and within the Side Setback; this patio provides access to the stairwell which leads to the roof top patio. The southern secondary façade deck is 4-feet wide by 4 ½ feet deep and is located towards the front of the Structure but does not extend beyond the front wall plane. The visual impact of the secondary façade decks is mitigated by vegetative screening in the terraced retaining wall planters. The size of the decks do not visually detract from the new SFD or substantially alter the site’s proportion of built area to open space, as the footprints of each deck are relatively small compared to the overall Structure, and the secondary façade decks are incorporated into the pattern of the stepped retaining walls. Deck railings are constructed with vertical balusters and will be metal or wood, consistent with the character of the Streetscape. **See Condition of Approval 11** regarding deck materials.

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Conclusions of Law

1. The proposal complies with LMC § 15-11-12 *Historic District or Historic Site Review*.
2. As conditioned, the proposed SFD at 301 Marsac Avenue complies with the HR-1 Zoning District requirements according to LMC § 15-2.2.
3. As conditioned, the proposed SFD at 301 Marsac Avenue complies with the *Regulations for New Residential Infill Construction (and Non-Historic Sites) in Historic Districts* according to LMC § 15-13-8.

Conditions of Approval

1. Final building plans and construction details shall reflect substantial compliance with the plans approved June 18, 2026 by the Planning Department. Any changes, modifications, or deviations from the approved design that have not been approved in advance by the Planning and Building Departments may result in a stop work order.

2. If the Applicant does not obtain a complete building permit within one year of the date of this approval, this HDDR approval will expire unless the Applicant submits a written extension request to the Planning Department prior to the expiration date and the Planning Department approves an extension.
3. The Applicant is responsible for notifying the Planning and Building Departments prior to making any changes to the approved plans.
4. Any changes, modifications, or deviations from the approved scope of work shall be submitted in writing for review and approval/denial in accordance with the applicable standards by the Planning Director or their Designee prior to construction.
5. Impacts to existing vegetation shall be minimized; any areas disturbed during construction surrounding the proposed work shall be brought back to their original state; the Applicant shall replace any significant vegetation removed in an equivalent manner on site.
6. The proposed landscaping shall be at least 50% Water Wise and compliant with § 15-5-5(N). The Applicant shall provide an updated Water Wise irrigation plan at building permit submission.
7. The Applicant shall submit detailed storm water and drainage mitigation plans to the Engineering Department for review and approval prior to Building Permit issuance.
8. The Applicant shall configure drainage behind retaining walls away from the walls to abate retaining wall failure.
9. The site shall be re-graded so as to blend with the grade of the adjacent slope and so all water drains away from the structure and does not enter the foundation.
10. Roofing materials shall have a Solar Reflectivity Index (SRI) of 35 or less.
11. Decking materials such as fiber cement or plastic-wood composite floor boards shall not be used unless they are made of a minimum of 50% recycled and/or reclaimed materials.
12. All mechanical equipment shall be fully screened from adjacent properties and from the primary public ROW.
13. The Building Permit Plans shall clearly illustrate Existing and Final Grade, demonstrating that the difference between Final Grade and Existing Grade does not exceed four vertical feet, except for the placement of approved window wells, emergency egress, and a garage entrance; additionally the construction plans shall clearly illustrate the proposed retaining walls, demonstrating that they do

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not exceed six feet in height from Final Grade within any required Rear or Side Setback.

14. No more than two feet of foundation shall be visible on the proposed SFD.
15. The existing Duplex encroachments at 301 and 303 Ontario Avenue may be maintained and repaired pursuant to the limitations and restrictions outlined in LMC Chapter 15-9. If the 301 and 303 Ontario Avenue encroachments are removed, the property owner of 301 Marsac Avenue is responsible for stabilizing and revegetating the Parcel A no-build area and shall submit a landscape plan to the Planning, Building, and Engineering Departments for review and approval.
16. This HDDR approval is pending recordation of the 301 Marsac Plat Amendment with the Summit County Recorder by August 12, 2026.

Final Action by the Planning Director may be appealed pursuant to LMC § 15-1-18. If you have questions or concerns regarding this Final Action Letter, please call 435-699-7741 or email elissa.martin@parkcity.gov.

Sincerely,

Rebeca Ward
Planning Director

CC: Elissa Martin

Attachment 1: Approved Plans

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MARSAC RESIDENCE

301 MARSAC AVENUE
PARK CITY, UTAH

GENERAL ARCHITECTURAL NOTES

1. General contractor shall refer to all applicable construction procedures as provided in the project manuals supplemental conditions to the contract and as stated below.
2. Before performing any work or ordering any materials, the contractor shall be responsible for verifying all conditions and dimensions of the work. The contractor shall be responsible for advising the architect of any discrepancies and/or conflicts between existing conditions and the construction documents prior to proceeding with the work in question or related work.
3. As a minimum standard, all work and materials installed shall be in strict accordance with all applicable codes, regulations and ordinances having jurisdiction.
4. Install all manufacturer's items, materials and equipment in strict accordance with the manufacturers recommended specifications, unless otherwise specifically noted and reviewed by the architect.
5. The contractor shall be responsible for becoming familiar with the project schedule and deadlines, and for advising the architect of all long lead time items and shall submit order confirmations of such long lead time items to the architect with delivery dates.
6. Installation of all selected materials shall be complete in all respects prior to final acceptance. Any miscellaneous items or materials not specifically noted but required for proper installation shall be furnished by the contractor. The contractor shall furnish to the owner all warranties and guarantees required at the conclusion of the work.
7. The contractor shall not scale the drawings, dimensions shall govern in all cases. Large scale drawings shall govern over small scale details.
8. The general contractor shall maintain a current and complete set of construction drawings on the construction floor during all phases of the construction for use by all trades.
9. Dimensions indicated are from face of wall to face of wall unless otherwise indicated. Dimensions indicated for masonry are nominal.
10. A separate permit is required for sign installation.
11. Welding shall be performed in the shop by an approved fabricator or certified welder under the supervision of the special inspector.
12. The general contractor shall coordinate with the owner the location of construction traffic for this project.
13. Construction shall comply with the accessibility requirements per the building code and the Americans with Disabilities Act (ADA) accessibility guidelines.
14. "ul" numbers shown on these documents are based on the latest issue of the underwriters laboratories, inc. Fire resistance directory.
15. Size, placement, and orientation of framing members on structural drawings override size, placement, and orientation of framing members shown on the architectural drawings.
16. Sprinkler, plumbing, mechanical, or electrical contractors shall not penetrate or cut structural members without prior approval from the structural engineer.
17. Penetration by conduits, ducts, and pipes of fire rated walls, and floors shall be provided with fire stop material that is tested by the latest astm e-814 test.
18. Protect all existing fixtures, site construction, concrete and other such existing finishes scheduled to remain. All damage to these areas shall be repaired at the expense of the contractor.
19. All exit doors shall swing in the direction of travel.
20. Provide solid 2x wood blocking within stud walls at all anchorage locations of cabinets, door stops, toilet room accessories and other wall anchorage items. Anchorage through gypsum board alone is not acceptable.
21. Mechanical contractor shall furnish and general contractor shall install access doors in finish work as required for access to mechanical equipment.
22. Owner will be responsible for and maintain builder's risk insurance throughout the project.
23. Contractor is responsible to obtain any and all permits associated with the work as included in these documents.
24. Temporary power- contractor is responsible for all costs associated with temporary facilities including but not limited to, us west and public service, as further specified in section 01500, construction facilities and temporary controls in the project manual.
25. Contractor to notify owner, architect and engineer of any conflict in the drawings and shall not proceed until contractor has received written confirmation as set forth above will result in contractor written clarification executed by all parties, including the owner. Failure to secure being one-hundred percent (100%) responsible for all costs associated with the required corrective action. No additional time will be added to the schedule.
26. All applicable zoning and planning documents will be issued with the construction documents. Zoning and planning documents shall control.
27. The contractor shall, before commencing work, verify grades, lines, levels and dimensions shown on the drawings and shall report any errors to the architect and owner. The contractor shall not proceed until such errors or inconsistencies are corrected. In writing or inconsistencies.
28. Fire Marshal shall receive all fire protection system information to include shop drawings, manufacturer's cut sheets for equipment installed, and calculation for both fire suppression and fire alarm systems.
29. All fire protection and detection systems shall transmit a fire alarm signal when extinguishing agent is flowing to an approved off site monitoring station. A tamper signal shall be transmitted when any control valve is moved towards a position, which is not in a normal operation. All circuits shall be supervised to indicate a trouble signal when a circuit is faulted, shorted or open.
30. The fire alarm and voice communication circuits shall be a class "a" for both initiating and indicating.
31. The fire prevention bureau shall be notified three working days in advance to conduct the inspection of all fire suppression and fire alarm systems.
32. Provide for the Fire Marshal: manufacturer's test information for the interior wall and ceiling finishes other than textiles shall be tested in accordance with national fire protection association (nfpa) 286. The pass or fail test at 40 kw exposure, flames shall not spread to the ceiling, 160 kw exposure, flames shall not spread to the outer extremity of the sample on any wall, flashover as defined in nfpa 286, shall not occur, total smoke released throughout this test shall not exceed 1,000 m2.

CONTACT LIST

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St. George, UT 84770
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Ph: (801) 574-9856

CONTRACTOR
TBD

GEOTECHNICAL ENGINEER
SUMMIT GEOTECH
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MECHANICAL ENGINEER
TBD

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463 SCENIC HEIGHTS ROAD
FRANCIS ROAD, FRANCIS UTAH 84109
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E-mail: john@laytondavisarchitects.com
Ph: (801) 487-0715

SCOPE OF WORK

	"NET LIVALE SPACE" (NON EXEMPT)	"NON LIVABLE SPACE" (EXEMPT)
LOWER LEVEL CONDITIONED "LIVABLE SPACE"	802 S.F.	
LOWER LEVEL NON CONDITIONED "GROSS AREA" (NON CONDITIONED EXTERIOR PATIOS)		537 S.F.
MAIN LEVEL CONDITIONED "LIVABLE SPACE"	1,355 S.F.	
MAIN LEVEL NON CONDITIONED "GROSS AREA" (NON CONDITIONED EXTERIOR PATIOS)		128 S.F.
UPPER LEVEL CONDITIONED "LIVABLE SPACE"	896 S.F.	
UPPER LEVEL NON CONDITIONED "GROSS AREA" (NON CONDITIONED, WALLS, & EXTERIOR PATIOS)		279 S.F.
NET "LIVABLE" SUB TOTAL:	3,053 S.F.	
NET "NON LIVABLE" SUB TOTAL:		944 S.F.
GROSS TOTAL (LIVABLE + NON LIVABLE) =		3,997 S.F.

ABBREVIATIONS

ABV.	above
A.F.F.	above finished floor
ACC.	access
ACC.FL.	access floor
A.P.	access panel
ACOUS.	acoustical
AC.PL.	acoustical plaster
ACT	acoustical tile
ACR.PL.	acrylic plaster
ADD.	addendum
ADH.	adhesive
ADJ.	adjacent
ADJUST.	adjustable
AGG.	aggregate
A/C	air conditioning
ALT.	alternate
ANOD.	anodized
APPROX.	approximate
ARCH.	architect (ural)
A.D.	area drain
ASB.	asbestos
ASPH.	asphalt
A.T.	asphalt tile
AUTO.	automatic
BSMT.	basement
BRG.	bearing
B.PL.	bearing plate
BD.JT.	bed joint
BCH.MK.	bench mark
BTWN.	between
BEV.	bevel (ed)
BITUM.	bituminous
BLK.	block
BLKG.	blocking
BD.	board
B.S.	both sides
B.W.	both ways
BTM.	bottom
BRK.	brick
BRZ.	bronze
BLDG.	building
B.U.R.	built up roofing
B.BD.	bulletin bd.
CAB.	cabinet
CPT.	carpet
CSMT.	casement
C.I.P	cast in place
C.ST.	cast stone
C.B.	catch basin
CK.	caulk (ing)
CLG.	ceiling
CLG.HT.	ceiling height
CEM.	cement
CM	centimeter
CER.	ceramic
C.T.	ceramic tile
C.M.T.	ceramic mosaic tile
CH.BD.	chalk board
CHAM.	chamfer (ed)
CHRO.	chromium
CLO.	column
COMB.	combination
COMPT.	compartment
COMPO.	composition
COMPR.	compress
CONC.	concrete
C.M.U.	concrete masonry unit
CONST.	construction
CONTIN.	continuous
CONTR.	contract/contractor
C.L.L.	contract limit line
C.JT.	control joint
CPR.	copper
C.G.	corner guard
CORR.	corrugated
CTR.	counter
C.FL.	counter flashing
CTR.SK.	counter sunk
DPR.	damper
D.P.	damp proofing
D.L.	dead load
DEMOL.	demolish
DEP.	depress (ed)
DTL.	detail
DIAG.	diagonal
DISPR.	diameter
DIAM.	dispenser
DIV.	division
DR.	door
D.H.	double hung
DN.	down
D.S.	downspout
DRN.	drain
DRN.BD.	drain board
D.T.	drain tile
DWR.	drawer
DWG.	drawing
D.F.	drinking fountain
D.W.	dishwasher
EA.FA.	each face
E	east
ELEC.	electric (al)
E.P.	electrical panel
E.W.C.	elec water cooler
EL.	elevation
ELEV.	elevator
EMERG.	emergency
ENCL.	enclose (ure)
EQ.	equal
EQUIP.	equipment
ESC.	escalator
EXCAV.	excavate
EXH.	exhaust
EXIST.	existing
EXP.	expansion
EXT.	exterior
F.O.	face of
F.BD.	fiberboard
F.GLS.	fiberglass
FIN.	finish (ed)
FIN.FLR.	finished floor
F.A.	fire alarm
F.BRK.	fire brick
F.E.	fire extinguisher
F.E.C.	fire extinguisher
F.H.S.	fire hose cabinet
F.PL.	fireplace
F.P.	fireproof
F.R.C.	fire-resistant coating
F.RT.	fire-retardant
FLSHG.	flashing
FLEX.	flexible
FLR.	floor
FLR.C.O.	floor clean out
F.D.	floor drain
FLR.PL.	floor plate
FLUOR.	fluorescent
FLR.JT.	floor joint
FOUND.	foundation
FRG.	framing
FR.AIR	fresh air
F.B.O.	furnished by others
FUR.	furred (ing)
FUT.	future
GSKT.	gasket
G.C.	general contractor
GL.	glass
GL.BLK.	glass block
GL.C.M.U.	glazed conc. masonry unit
GL.S.T.	glazed structural tile
G.B.	grab bar
GRT.	grout
G.W.B.	gypsum wall board
GYP.C.	gypcrete
GYP.PL.	gypsum plaster
GYP.T.	gypsum tile
HD.BD.	hardboard
HDW.	hardware
HDWD	hardwood
HTG.	heating
HVAC	heating/ventilation/ air conditioning
HVY.D.	heavy duty
HT.	height
HEX.	hexagonal
H.B.	hose bibb
H.C.	hollow core
H.M.	hollow metal
HORIZ.	horizontal
HR.	hour
H.D.	heavy duty
H.W.H.	hot water heater
IBC	international building code
INCIN.	incinerator
INCL.	include (ing)
I.D.	inside diameter
INSUL.	insulate (ing)
INT.	interior
INTERM.	intermediate
IRC	international residential code
J.CL.	janitor closet
JT.	joint
J.F.	joint filler
JST.	justified
K.PL.	kick plate
KIT.	kitchen
K.O.	knock out
LBL.	label
LAB	laboratory
LAM.	laminate
LAV.	lavatory
L.H.	left hand
LGTH.	length
LT.	light
L.C.	light control
LT.PF.	lightproof
LT.WT.	light weight
LMS.	limestone
LTL.	lintel
LL.	live load
L.PT.	low point
LT.CONC.	lightweight concrete
M.H.	manhole
MFR.	manufacture (er)
MRB.	marble
MAS.	masonry
M.O.	masonry opening
MATL.	material
MAX.	maximum
MECH.	mechanical
M.C.	medicine cabinet
MED.	medium
M.BR.	master bedroom
MEMB.	membrane
MTL.	metal
M.F.D.	metal floor decking
M.R.D.	metal roof decking
M.THR.	metal threshold
M	meter
MM	millimeter
MWK.	millwork
MIN.	minimum
MIR.	mirror
MISC.	misceleneous
MOD.	modular
MLDG.	molding
MT.	mount
MTD.	mounted
MOV.	move (able)
MULL.	mullion
NAT.	natural
N.R.	noise reduction
N.R.C.	noise reduction coefficient
NOM.	nominal
NONMET.	nonmetallic
N	north
N.I.C.	not in contract
N.T.S.	not to scale
OBS.	obscure
O.C.	on center
OPAQ.	opaque
OPG.	opening
O.W.JST.	open web joist
OPP.	opposite
OPP.H.	opposite hand
OPP.S.	opposite surface
O.D.	outside diameter
O.A.	over all
O.H.	over head
PNT.	paint
PTD.	painted
PNL.	panel
P.B.	panic bar
P.T.DISP.	paper towel dispenser
P.T.REC.	paper towel receptacle
PAR.	parallel
PKG.	parking
P.BD.	particle board
PTN.	partition
PVMT.	pavement
PERF.	perforated
PERIM.	perimeter
PLAS.	plaster
P.LAM.	plastic laminate
PL.	plate
P.L.F.	pounds per lineal foot
PL.GL.	plate glass
PT.	point
P.V.C.	poly vinyl chloride
P.T.CONC.	post-tensioned concrete
P.C.CONC.	precast concrete
P.L.F.	pounds per lineal foot
P.S.F.	pounds per square foot
P.S.I.	pounds per square inch
PREFAB.	prefabricated
PREFIN.	prefinished
P.S.CONC.	prestressed concrete
P.L.	property line
Q.T.	quarry tile
RBBT.	rabbet
RAD.	radius
REF.	reference/refer to
RFL.	reflect (ed) (ive) (or)
REFR.	refrigerator
REG.	register
REINF.	reinforce (ed)
R.C.P.	reinforced concrete pipe
REM.	remove
RES.	resilient
RET.	return
R.A.	return air
RVS.	reverse (side)
REV.	revision / revise
R.H.	right hand
R.O.W.	right of way
R	riser
RVT.	rivet
R.D.	roof drain
RF.HCH.	roof hatch
RFG.	roofing
RM.	room
R.O.	rough opening
R.B.	rubber base
RB.T.	rubber tile
RB.ST.	rubble stone
SCHED.	schedule
SNT.	sealant
STG.	seating
SCTN.	section
SHTH.	sheathing
SHT.	sheet
SH.GL.	sheet glass
SHO.	shore / shoring
SIM.	similar
SKYLT.	skylight
SL.	sleeve
S.P.	sound proof (ing)
S.T.C.	sound transmission coefficient
S	south
SPCR.	spacer
SPKR.	speaker
SPEC.	specification (s)
SQ.	square
S.STL.	stainless steel
STD.	standard
STA.	station
STL.	steel
STOR.	storage
S.D.	storm drain
STRUCT.	structure (al)
S.C.T.	structural clay tile
SUSP.	suspended
SYM.	symmetrical
SYN.	synthetic
SYS.	system
TK.BD.	tack board
TK.STR.	tack strip
TEL.	telephone
T.V.	television
T.C.	terra cotta
TZ.	terrazzo
THK.	thick (ness)
THR.	threshold
T.PTN.	toilet partition
T.P.DISP.	toilet paper dispenser
TOL.	tolerance
T&G	tongue and groove
T.B.	towel bar
T.O.C.	top of column
T.O.CONC.	top of concrete
T.O.F.	top of footing
T.O.J.	top of joist
TRANS.	transom
T	tread
TYP.	typical
U.B.C.	Uniform Building Code
U.C.	under cut
UNFIN.	unfinished
UR.	urinal
V.JT.	v-joint
V.B.	vapor barrier
VAR.	varies
VNR.	veneer
VERM.	vermiculite
VERT.	vertical
V.G.	vertical grain
VIN.	vinyl
VIN.B.	vinyl base
VIN.F.	vinyl fabric
VIN.T.	vinyl tile

SYMBOL KEY AND LEGEND

- PROJECT NORTH ARROW
- +6.85 — NEW OR REQUIRED SPOT ELEVATION
- 268 — EXISTING CONTOURS (ELEVATION NOTED ON HIGH SIDE)
- 323 — NEW CONTOURS (ELEVATION NOTED ON HIGH SIDE)
- TB-1 — TEST BORING
- T.O. FINISHED FLOOR ELEVATION = 100'-0" — LEVEL LINE
- 1A — WINDOW NUMBER
- 101 — DOOR NUMBER
- ROOM NAME / XXX — ROOM REFERENCE NUMBER
- A / 1 — COLUMN GRID DESIGNATION
- A / A3.3 — BUILDING ELEVATION DRAWING REFERENCE NUMBER
- 1 / A4.1 — BUILDING SECTION DRAWING REFERENCE NUMBER
- 1 / A6.2 — DETAIL DRAWING REFERENCE NUMBER
- 2 / 1 3 4 / A9.1 — BUILDING SECTION DRAWING REFERENCE NUMBER
- 2 — REVISION REFERENCE

CAULK AND SEALANTS:
- SEALANT W/ BACKER ROD

CONCRETE:
- CONCRETE BLOCK
- CAST-IN-PLACE & PRECAST
- LIGHTWEIGHT

EARTHWORK:
- DISTURBED
- UNDISTURBED
- STONE/GRAVEL/ POROUS FILL

FINISH MATERIALS:
- GLASS

FLOOR COVERING:
- CARPET

MASONRY:
- FIRE BRICK
- FACE BRICK
- CERAMIC TILE

METAL:
- ALUMINUM
- STEEL
- SHEET METAL

PLASTER/BACKING BOARDS:
- GYPSUM WALL BD

SETTING BEDS:
- SAND/MORTAR/ PLASTER

STONE:
- STONE VENEER
- MARBLE

WOOD:
- FINISH

PROJECT DATA

Jurisdiction
HOA
N.A.

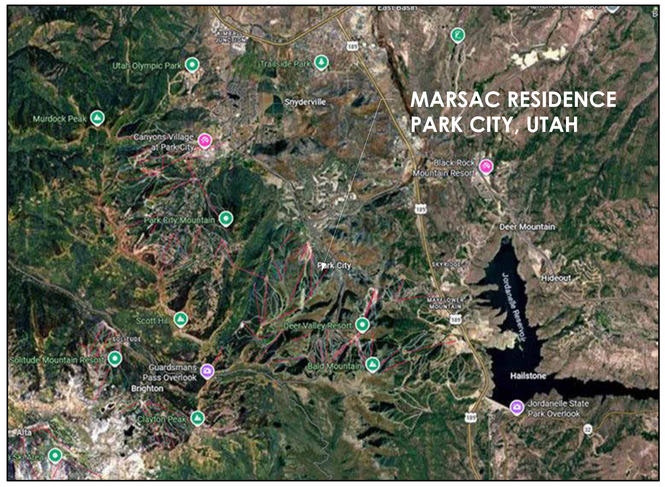
Building Department
PARK CITY BLDG DEPT
445 Marsac Ave,
Park City, UT 84006
Ph: (435) 615-5101

Fire Department
FIRE DPT NAME HERE
2388 Holiday Ranch Loop Rd.
Park City, UT 84060
(435) 940-2531

Building Codes
International Residential Building Code 2021
International Fire Code 2021
International Plumbing Code 2021
International Mechanical Code 2021
International Fuel Gas Code 2021
International Energy Conservation Code 2021
National Electrical Code 2021

PROJECT DESCRIPTION:	SF RESIDENTIAL
JURISDICTION:	PARK CITY, UTAH
ZONING:	HISTORIC DISRICT (HR-1)
CODE:	2021 IRC
HEIGHT LIMIT:	27'
SPRINKLED:	YES

VICINITY MAP



SHEET INDEX

ARCHITECTURAL SHEETS	
A000	COVER SHEET
A002	SITE PLAN
A003	AREA CALCULATIONS
A101	LOWER LEVEL PLAN
A102	MAIN LEVEL - PLAN
A103	UPPER LEVEL - PLAN
A104	ROOF - PLAN
A200	PERSPECTIVE VIEWS
A201	PERSPECTIVE VIEWS
A202	EXT. ELEVATIONS
A203	EXT. ELEVATIONS
A301	BUILDING SECTIONS
A302	BUILDING SECTIONS

DEFERRED SUBMITTALS

STATE OF UTAH — CHRIS W LAYTON No. 131315 — LICENSED ARCHITECT

PRINTED DATE
6/10/2026 11:49:14 AM

LAYTONDAVIS ARCHITECTS
2005 East 2700 | South Suite 200 Salt Lake City, Utah 84109
p:801.487.0715 | f:801.487.0716

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MARSAC RESIDENCE
301 MARSAC AVENUE
PARK CITY, UTAH

CHRONOLOGY

DATE	DELTA	DESCRIPTION
26.02.20		PLANNING SUBMITTAL
26.03.20		PLANNING SUBMITTAL REV 01
26.04.22		PLANNING SUBMITTAL REV 02
26.05.18		PLANNING SUBMITTAL REV 03
26.05.26		PLANNING SUBMITTAL REV 04
26.06.10		HDDR FINAL ACTION REV 05

PROJECT NO.
20.242

DWN BY / CHK BY
MCT

TITLE
COVER SHEET

30X42 SHEET #
A000



NOTE: MAXIMUM BUILDING FOOT PRINT CALCULATED PER PARK CITY MUNICIPAL CODE, SECTON 15.2.2-3, SUB SECTION E (LOT AND SIZE REQUIREMENTS)

MAXIMUM FP = (A/2) X 0.9 A/1875

MAXIMUM FP = (4,875/2) x 0.9 4,875/2

MAXIMUM FP = 1,519 S.F.

COMPLIANCE STATEMENT:

1,514 S.F. < 1,519 S.F.

**** NOTE: SEE SHEET A002 FOR BUILDING FOOTPRINT CALCULATIONS. SEE SHEET A104 FOR TOP OF WALL AND RIDGE HEIGHTS**

LEGEND

PROPERTY FOOTPRINT:

BUILDING OUTLINE:

LINE LEGEND:

PROPERTY LINE:

SET BACK LINE:

LIMITS OF DISTURBANCE:

PROPOSED SWALE: SWALE SWALE

OVER HEAD POWER LINE: OHE OHE

TRENCHED POWER LINE: ELECTRIC ELECTRIC

PROPOSED GAS LINE: GAS GAS

STORM WATER LINE: S.W. S.W.

PROPOSED WATER LINE: WATER WATER

PROPOSED SEWER LINE: SEWER SEWER

SITE DRAINAGE:

PHYSICAL FEATURES LEGEND:

W — WATER MANHOLE (END OF CITY SERVICE)

SW — STORM WATER MAN HOLE

P — POWER EQUIPMENT

W.M. — WATER METER

SITE PLAN

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

-8' 0" 1' 2' 4'

GENERAL NOTES:

1- BUILDING ENVELOPE, PROPERTY LINE, AND TOPGRAPHIC LINE INFORMATION PER BENCHMARK SURVEY DATED 07-07-2025

2- BUILDING ELEVATION 100'-0" = TOPOGRAPHIC ELEVATION 7,142'-6"

3- RE: SHEET A001 FOR GENERAL PLAN NOTES

3- ALL DIMENSIONS TO BE V.I.F.

4- PER CIVIL: "UTILITY LATERALS AND STUBS ARE PRESUMED, PRIOR TO CONSTRUCTION CONTRACTOR TO FIELD VERIFY LOCATIONS OF EXISTING UTILITIES AND COORDINATE EITHER THE STUB EXTENSIONS TO THE NEW RESIDENCE OR TO COORDINATE WITH THE APPROPRIATE DISTRICT TO BRING UTILITIES ONTO THE PROPERTY AND TO THE NEW RESIDENCE" (RE: CIVIL SITE PLAN C5P.01)

STATE OF UTAH
CHRIS W LAYTON
No. 131315
LICENSED ARCHITECT

PRINTED DATE
6/10/2026 12:10:40 PM

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MARSAC RESIDENCE

301 MARSAC AVENUE
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26.05.26		PLANNING SUBMITTAL REV 04
26.06.10		HDDR FINAL ACTION REV 05

PROJECT NO.
20.242

DWN BY / CHK BY
Author

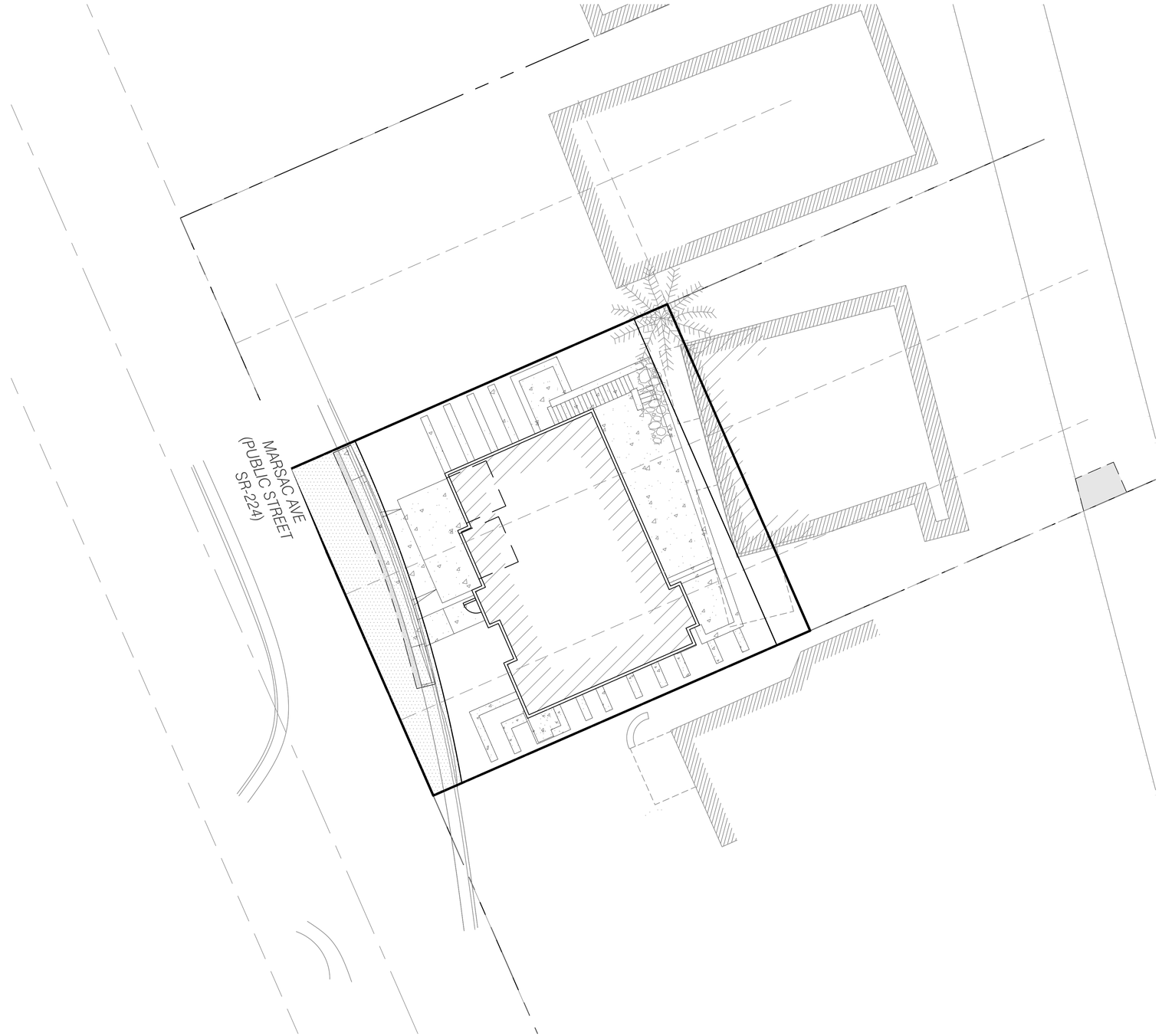
TITLE
SITE PLAN

30X42 SHEET #
A002

308 MARSAC AVE

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

308 MARSAC AVENUE
PARK CITY, UTAH

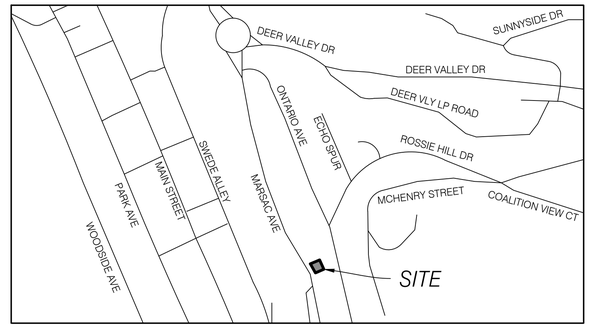


NORTH

GRAPHIC SCALE

10 0 5 10 20

(IN FEET)
1 inch = 10ft.



VICINITY MAP
N.T.S

OWNER/DEVELOPER:
SILVER STREAM ADVISORS, LLC
GREGORY WOOD
ANDRE BRILEY - andre@developbespoke.com

DRAWING INDEX

COVER	COVER SHEET
CGN.01	GENERAL NOTES, LEGEND & ABBREVIATION
CSP.01	SITE PLAN
CGD.01	GRADING & DRAINAGE PLAN
CEP.01	EROSION CONTROL PLAN
CEP.02	EROSION CONTROL DETAILS

PRELIMINARY CIVIL PLANS
NOT FOR CONSTRUCTION

BENCHMARK CIVIL

PRELIMINARY PLAN
PROFESSIONAL ENGINEER
6/18/25
No. 11366633
ALLISON G. ALBERT
STATE OF UTAH

BENCHMARK ENGINEERING & LAND SURVEYING
9138 SOUTH STATE STREET SUITE # 100
SANDY, UTAH 84070 (801) 542-7192
www.benchmarkcivil.com

308 MARSAC AVE
PARK CITY, UTAH

DRAFT: FAC DATE: 03/13/2024
DESIGN: JHO DATE: 06/10/2025
CHECK: JHO DATE: 06/13/2025

PROJECT NO. 2311199

COVER

1 OF 6

No.	DATE	DESCRIPTION
1	09/18/25	ADDED WATER LINE FROM ONTARIO AVE.
2	02/19/26	ADDED UTILITY NOTE
3	06/10/25	BUILDING FOOTPRINT AND SITE REVISED

BENCHMARK ENGINEERING CONTACT: ALLISON G. ALBERT, PE

LINETYPES:

NEW	EXISTING	
		SECTION LINE
		PROPERTY LINE
		ADJACENT PL or LOT LINES
		RIGHT-OF-WAY LINE
		CENTERLINE of ROAD
		EASEMENT LINE
		CURB & GUTTER
		EDGE OF ASPHALT
		FENCE / WALL, STONE
		FENCE, BLOCK
		FENCE, BRICK
		FENCE, CHAIN
		FENCE, IRON
		FENCE, VINYL
		FENCE, WIRE
		FENCE, WOOD
4475	4475	INDEX CONTOUR LINE
		INTERMEDIATE CONTOUR LINE
XX.XX TOC		SPOT ELEVATION
SS	SS	SANITARY SEWER LINE
SD	SD	STORM DRAIN LINE
W	W	WATER LINE
IRR	IRR	IRRIGATION LINE
OHP	OHP	OVERHEAD POWER LINE
UG	UG	UNDERGROUND POWER LINE
GAS	GAS	GAS LINE
T	T	TELEPHONE LINE
CATV	CATV	CABLE TELEVISION LINE
		DRAINAGE / DITCH CENTERLINE
		TREE LINE EDGE
FO	FO	FIBER OPTIC LINE
		PROPOSED ASPHALT
		PROPOSED CONCRETE

SYMBOLS:

NEW	EXISTING	
		POWER POLE & OVERHEAD POWER
		LIGHT POLE
		GUY WIRE
T	T	TELEPHONE MANHOLE
S	S	SANITARY SEWER MANHOLE
D	D	STORM DRAIN MANHOLE
		CATCH BASIN
		DIRECTION OF DRAINAGE
W	W	WATER MANHOLE
		WATER VALVE
		WATER METER
		FIRE HYDRANT
		IRRIGATION VALVE
G	G	GAS MANHOLE
		TREE

ABBREVIATIONS

BC	BAR & CAP
BOW	BOTTOM OF VISIBLE WALL
COR.	SECTION CORNER
CB	CATCH BASIN
CF	CUBIC FEET
D	DELTA ANGLE
EG	EXISTING GROUND
EOA	EDGE OF ASPHALT
EOC	EDGE OF CONCRETE
EX	EXISTING
FFE	FINISH FLOOR ELEVATION
FG	FINISHED GRADE
FH	FIRE HYDRANT
FL	FLOW LINE
GB	GRADE BREAK
GW	GUY WIRE
HW	HEAD WALL
I.E.	INVERT ELEVATION
LIP	LENGTH OF CURVE
L	LIP OF CURB
LF	LINEAR FEET
LP	LOW POINT
M-M	MONUMENT TO MONUMENT
MH	MANHOLE
MON.	SURVEY MONUMENT
OHP	OVERHEAD POWER
PVC	POINT OF CURVATURE
PVI	POINT OF INTERSECTION
PP	POWER POLE
PVT	POINT OF TANGENCY
PUE	PUBLIC UTILITY EASEMENT
R	RADIUS OF CURVE
RR	RAILROAD
ROW	RIGHT-OF-WAY
R/W	RIGHT-OF-WAY
SCO	SEWER CLEANOUT
SSMH	SEWER MANHOLE
SD	STORM DRAIN
SF	SQUARE FEET
TBC	TOP BACK OF CURB
TMH	TELEPHONE MANHOLE
TOA	TOP OF ASPHALT
TOC	TOP OF CONCRETE
TOF	TOP OF FOOTING
TOE	TOE OF SLOPE
TOG	TOP OF GRATE
TOP	TOP OF SLOPE
TOW	TOP OF WALL
TR	TELEPHONE RISER
UGP	UNDERGROUND POWER
VPC	VERTICAL POINT OF CURVATURE
VPI	VERTICAL POINT OF INTERSECTION
VPT	VERTICAL POINT OF TANGENCY
WM	WATER METER
WV	WATER VALVE

CONSTRUCTION NOTES

RESPONSIBLE DISTRICTS OR AGENCIES AND APPLICABLE STANDARDS
CITY OR COUNTY- SUMMIT COUNTY
WATER UTILITY COMPANY- PARK CITY
SEWER- SNYDERVILLE BASIN WATER RECLAMATION DISTRICT (SBWRD)
STORM DRAIN/GROUNDWATER- PARK CITY STORMWATER
ELECTRICAL- ROCKY MOUNTAIN POWER
TELEPHONE- CENTURY LINK
NATURAL GAS- DOMINION ENERGY

APPLICABLE STANDARDS: APWA 2025 STANDARDS

Blue Stakes of UTAH811
Bluestakes.org

NOTE:

IN THE EVENT THAT THE CONSTRUCTION NOTES CONFLICT WITH RESPONSIBLE DISTRICT OR AGENCY STANDARDS NOTES AND SPECIFICATIONS, THE DISTRICT OR AGENCY STANDARD NOTES AND SPECIFICATIONS GOVERN.

CAUTION NOTICE TO CONTRACTORS

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS ARE BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.

THE CONTRACTOR AGREES THAT HE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY; THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO THE NORMAL WORKING HOURS; AND THE CONTRACTOR SHALL DEFEND, INDEMNIFY, AN HOLD THE OWNER AND THE ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING FOR LIABILITY ARISING FROM SOLE NEGLIGENCE OF THE OWNER OR THE ENGINEER.

UDOT GENERAL NOTES

UDOT NOTES:

1. UDOT RESERVES THE RIGHT, AT ITS OPTION, TO INSTALL A RAISED MEDIAN ISLAND OR RESTRICT THE ACCESS TO A RIGHT-IN OR RIGHT-OUT AT ANY TIME.
2. WORK ON THE UDOT RIGHT-OF-WAY IS SEASONALLY RESTRICTED FROM OCTOBER 15 TO APRIL 15.
3. ROW WORK: WORK IS NOT ALLOWED ON THE RIGHT-OF-WAY DURING THE AM/PM PEAK TRAFFIC HOURS (6:00 – 9:00 AM AND 3:30 - 6:00 PM). ADDITIONAL WORK RESTRICTIONS OR MODIFICATIONS MAY BE IMPOSED AT THE TIME OF THE ENCROACHMENT PERMIT.
4. REPLACE ALL PAVEMENT MARKINGS IN KIND (TAPE WITH TAPE AND PAINT WITH PAINT). INSTALL ALL PAINT LINES WITH PERMANENT PAINT APPLICATION PER UDOT SPECIFICATION 02765. PAINT MUST HAVE AT LEAST 6 MONTHS LIFE AS DETERMINED BY UDOT'S PERMITS OFFICER.
5. ALL NEW PAVEMENT WORDS, ARROWS AND SYMBOLS MARKING WITHIN THE RIGHT-OF-WAY SHALL BE PRE-FORMED THERMO PLASTIC. ALL LETTERS, ARROWS, AND SYMBOLS SHALL CONFORM WITH THE "STANDARD ALPHABET FOR HIGHWAY SIGNS AND PAVEMENT MARKINGS" ADOPTED BY THE FEDERAL HIGHWAY ADMINISTRATION.
6. ALL SIGNS INSTALLED ON THE UDOT RIGHT-OF-WAY MUST BE HIGH INTENSITY GRADE (TYPE XI SHEETING) WITH A B3 SLIP BASE. INSTALL ALL SIGNS PER UDOT SN SERIES STANDARD DRAWINGS.
7. BEFORE COMMENCING WORK ON THE STATE HIGHWAY, THE GENERAL CONTRACTOR IS REQUIRED TO OBTAIN AN ENCROACHMENT PERMIT FROM THE APPLICABLE REGION'S PERMITS OFFICE BEFORE WORKING WITHIN THE STATE RIGHT-OF-WAY.
8. NO ROAD CUTS ALLOWED ON THIS JOB.
9. FOR ALL UTILITY TAPS (ROAD CUTS), USE FLOWABLE FILL PER UDOT'S CURRENT MIX DESIGN (50-150 PSI) UDOT SPEC. 03575.
10. ALL UTILITIES WITHIN THE PAVED SURFACE MUST BE BORED.
11. FOR EXCAVATIONS OUTSIDE OF THE ROADWAY, BACK FILL WITH UDOT APPROVED GRANULAR BORROW AND ROAD BASE. COMPACTION PER UDOT SPEC. 2056 AND 2721.
12. OWNER, DEVELOPER, AND/OR THE CONTRACTOR IS REQUIRED TO HIRE AN INDEPENDENT COMPANY FOR ALL TESTING WITHIN THE UDOT RIGHT-OF-WAY.
13. OWNER, DEVELOPER, AND THE CONTRACTOR ARE RESPONSIBLE FOR ANY DAMAGE TO THE UDOT RIGHT-OF-WAY THAT MAY BE DIRECTLY OR INDIRECTLY CAUSED BY THE DEVELOPMENT ACTIVITY.
14. TRAFFIC SIGNAL INSTALLATION OR MODIFICATION REQUIRES A SEPARATE WARRANTY BOND ONCE THE WORK HAS BEEN COMPLETED AND ACCEPTED. THE PERMITTEE IS RESPONSIBLE FOR HIRING AN INDEPENDENT INSPECTION COMPANY TO PERFORM INSPECTION SERVICES FOR ALL SIGNAL WORK COMPLETED. FOR A LIST OF THE UDOT APPROVED CONTRACTORS AND CONSULTANTS CONTACT THE APPROPRIATE REGIONS TRAFFIC SIGNALS ENGINEER.
15. PARTIAL CONCRETE PANEL REPLACEMENT IS NOT ALLOWED. WHEN PANELS ARE REMOVED, THE ENTIRE PANEL IS REQUIRED TO BE REPLACED PER UDOT STANDARDS, SPECIFICATIONS, AND STANDARD DRAWINGS.
16. DOUBLE SAW CUT THE CONCRETE TO PREVENT THE SPALLING OF OTHER CONCRETE PANELS AND TO AVOID OVER CUTS. OVER CUTS AND SPALLS WILL REQUIRE FULL PANEL REPLACEMENT.
17. ALL ABOVE GROUND FEATURES INCLUDING UTILITIES (POLES, FIRE HYDRANTS, BOXES, ETC.) MUST BE RELOCATED OUT OF THE AASHTO CLEAR ZONE OR A MINIMUM OF 18' BEHIND CURB.

GENERAL

1. ALL MATERIALS AND CONSTRUCTION IN THE PUBLIC RIGHT OF WAY SHALL BE IN ACCORDANCE WITH RESPONSIBLE DISTRICT OR AGENCY.

2. CONTRACTOR AND APPLICABLE SUBCONTRACTORS SHALL ATTEND ALL PRE-CONSTRUCTION CONFERENCES AND PERIODIC PROGRESS MEETINGS. PRIOR TO ANY WORK BEING PERFORMED, THE CONTRACTOR SHALL CONTACT RESPONSIBLE DISTRICT OR AGENCY FOR A PRE-CONSTRUCTION CONFERENCE. CONTRACTOR SHALL ALSO NOTIFY THE APPROPRIATE PROJECT CONTACTS (48) HOURS IN ADVANCE OF SAID MEETING.

3. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL PUBLIC SAFETY AND OSHA STANDARDS.

4. THE CONTRACTOR SHALL FAMILIARIZE HIM/HER SELF WITH THE PLANS, THE GEOLOGY REPORTS AND THE SITE CONDITIONS PRIOR TO COMMENCING WORK. CONTRACTOR SHALL INSPECT THE SITE OF WORK PRIOR TO BIDDING TO SATISFY THEMSELVES BY PERSONAL EXAMINATION OR BY SUCH OTHER MEANS AS THEY MAY PREFER, OF THE LOCATION OF THE PROPOSED WORK, AND OF THE ACTUAL CONDITIONS OF AND AT THE SITE OF WORK.

CONDITIONS WHICH APPEAR TO THEM TO BE IN CONFLICT WITH THE LETTER OR SPIRIT OF THE PROJECT PLANS AND SPECIFICATIONS, THEY SHALL CONTACT THE ENGINEER FOR ADDITIONAL INFORMATION AND EXPLANATION BEFORE SUBMITTING THEIR BID.

SUBMISSION OF A BID BY THE CONTRACTOR SHALL CONSTITUTE ACKNOWLEDGMENT THAT, IF AWARDED THE CONTRACT, THEY HAVE RELIED AND ARE RELYING ON THEIR OWN EXAMINATION OF (1) THE SITE OF THE WORK, (2) ACCESS TO THE SITE, AND (3) ALL OTHER DATA AND MATTERS REQUISITE TO THE FULFILLMENT OF THE WORK AND ON THEIR OWN KNOWLEDGE OF EXISTING FACILITIES ON AND IN THE VICINITY OF THE SITE OF THE WORK TO BE CONSTRUCTED UNDER THIS CONTRACT.

THE INFORMATION PROVIDED BY THE OWNER OR THE ENGINEER IS NOT INTENDED TO BE A SUBSTITUTE FOR, OR A SUPPLEMENT TO, THE INDEPENDENT VERIFICATION BY THE CONTRACTOR TO THE EXTENT SUCH INDEPENDENT INVESTIGATION OF SITE CONDITIONS IS DEEMED NECESSARY OR DESIRABLE BY THE CONTRACTOR. CONTRACTOR SHALL ACKNOWLEDGE THAT THEY HAVE NOT RELIED SOLELY UPON OWNER OR ENGINEER FURNISHED INFORMATION REGARDING SITE CONDITIONS IN PREPARING AND SUBMITTING THEIR BID.

5. ALL WORK SHALL COMPLY WITH THE AMERICAN PUBLIC WORKS ASSOCIATION UTAH CHAPTER (APWA) MANUAL OF STANDARD SPECIFICATIONS 2017 EDITION AND THE MANUAL OF STANDARD PLANS 2017 EDITION. SAID STANDARD SPECIFICATIONS AND PLANS SHALL BE SUBSIDIARY TO MORE STRINGENT REQUIREMENTS BY APPLICABLE LOCAL JURISDICTION.

6. THE CONTRACTOR SHALL BE SKILLED AND REGULARLY ENGAGED IN THE GENERAL CLASS AND TYPE OF WORK CALLED FOR IN THE PROJECT PLANS AND SPECIFICATIONS. THEREFORE, THE OWNER IS RELYING UPON THE EXPERIENCE AND EXPERTISE OF THE CONTRACTOR, IT SHALL BE EXPECTED THAT THE PRICES PROVIDED WITHIN THE CONTRACT DOCUMENTS SHALL INCLUDE ALL LABOR AND MATERIALS NECESSARY AND PROPER FOR THE WORK CONTEMPLATED AND THAT THE WORK BE COMPLETED IN ACCORDANCE WITH THEIR TRUE INTENT AND PURPOSE.

THE CONTRACTOR SHALL BE COMPETENT, KNOWLEDGEABLE AND HAVE SPECIAL SKILLS ON THE NATURE, EXTENT AND INHERENT CONDITIONS OF THE WORK TO BE PERFORMED. CONTRACTOR SHALL ALSO ACKNOWLEDGE THAT THERE ARE CERTAIN REGULAR AND INHERENT CONDITIONS EXISTENT IN THE CONSTRUCTION OF THE PARTICULAR FACILITIES WHICH MAY CREATE, DURING THE CONSTRUCTION PROGRAM, UNUSUAL OR PECULIAR UNSAFE CONDITIONS HAZARDOUS TO PERSONS, PROPERTY AND THE ENVIRONMENT. CONTRACTOR SHALL BE AWARE OF SUCH PECULIAR RISKS AND HAVE THE SKILL AND EXPERIENCE TO FORESEE AND TO ADOPT PROTECTIVE MEASURES TO ADEQUATELY AND SAFELY PERFORM THE CONSTRUCTION WORK WITH RESPECT TO SUCH HAZARDS.

7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL PERMITS AND LICENSES REQUIRED FOR THE CONSTRUCTION AND COMPLETION OF THE PROJECT, AND SHALL PERFORM ALL WORK IN ACCORDANCE WITH THE REQUIREMENTS AND CONDITIONS OF ALL PERMITS AND APPROVALS APPLICABLE TO THIS PROJECT. THE CONTRACTOR SHALL ENSURE THAT THE NECESSARY RIGHT-OF-WAY, EASEMENTS, AND/OR PERMITS ARE SECURED PRIOR TO CONSTRUCTION. CONTRACTOR SHALL OBTAIN APPROPRIATE PERMITS AS APPLICABLE FOR ANY WORK DONE WITHIN RIGHT-OF-WAY OR EASEMENTS FROM THE CITY AND/OR UDOT. CONTRACTOR SHALL NOTIFY CITY, COUNTY, AND/OR STATE, 24 HOURS IN ADVANCE OF COMMUNICATING THE WORK, OR AS REQUIRED BY SAID PERMITS.

8. CONCRETE PLACEMENTS SHALL BE CONTINUOUS BETWEEN CONSTRUCTION JOINTS. CONTRACTION JOINTS SHALL BE PLACED FOR SLAB-ON-GRADE SUCH THAT THE MAXIMUM DISTANCE BETWEEN JOINTS IS 20 FEET IN EITHER DIRECTION FOR LIGHT DUTY TRAFFIC AND 12 FEET IN EITHER DIRECTION FOR HEAVY DUTY TRAFFIC.

9. IT IS INTENDED THAT THESE PLANS AND SPECIFICATIONS REQUIRE ALL LABOR AND MATERIALS NECESSARY AND PROPER FOR THE WORK CONTEMPLATED AND THAT THE WORK BE COMPLETED IN ACCORDANCE WITH THEIR TRUE INTENT AND PURPOSE. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY REGARDING ANY DISCREPANCIES OR AMBIGUITIES WHICH MAY EXIST IN THE PLANS OR SPECIFICATIONS. THE ENGINEER'S INTERPRETATION THEREOF SHALL BE CONCLUSIVE. THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR ANY FIELD CHANGES MADE WITHOUT PRIOR WRITTEN AUTHORIZATION FROM THE OWNER AND/OR ENGINEER.

10. ALL WORK OUTSIDE THE SCOPE OF THESE PLANS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE RESPONSIBLE DESIGN. THESE PLANS DO NOT REPLACE ANY STRUCTURAL, ARCHITECTURAL, OR MECHANICAL PLANS. SHOULD A DISCREPANCY ARISE BETWEEN THESE PLANS AND ANOTHER PLAN SET, THE CONTRACTOR SHALL BE RESPONSIBLE TO CONTACT BOTH PARTIES TO DETERMINE WHAT SHOULD BE CONSTRUCTED.

11. ALL STAIRS AND RAILINGS ARE DESIGNED BY OTHERS AND MUST COMPLY WITH THE ADA STANDARDS FOR ACCESSIBLE DESIGN. SAID STANDARD SPECIFICATIONS AND PLANS SHALL BE SUBSIDIARY TO MORE STRINGENT REQUIREMENTS BY APPLICABLE LOCAL JURISDICTION.

12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADEQUATELY SCHEDULING INSPECTION AND TESTING OF ALL FACILITIES CONSTRUCTED UNDER THIS CONTRACT. ALL TESTING SHALL CONFORM TO THE REGULATORY AGENCYS STANDARD SPECIFICATIONS. ALL TESTING AND INSPECTION SHALL BE PAID FOR BY THE OWNER. ALL RE-TESTING AND/OR REINSPECTION SHALL BE PAID FOR BY THE CONTRACTOR.

13. IF EXISTING IMPROVEMENTS NEED TO BE DISTURBED AND/OR REMOVED FOR THE PROPER PLACEMENT OF IMPROVEMENTS TO BE CONSTRUCTED BY THESE PLANS, THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING EXISTING IMPROVEMENTS FROM DAMAGE. COST OF REPLACING OR REPAIRING EXISTING IMPROVEMENTS SHALL BE INCLUDED IN THE UNIT PRICE BID FOR ITEMS REQUIRING REMOVAL AND/OR REPLACEMENT OF EXISTING IMPROVEMENTS AND ANYTHING THAT HAS ALREADY BEEN CONSTRUCTED. THERE WILL BE NO EXTRA COST DUE THE CONTRACTOR FOR REPLACING OR REPAIRING EXISTING IMPROVEMENTS. WHENEVER EXISTING FACILITIES ARE REMOVED, DAMAGED, BROKEN, OR CUT IN THE INSTALLATION OF THE WORK COVERED BY THESE PLANS OR SPECIFICATIONS, SAID FACILITIES SHALL BE REPLACED AT THE CONTRACTORS EXPENSE, AFTER PROPER BACKFILLING AND/OR CONSTRUCTION, WITH MATERIALS EQUAL TO OR BETTER THAN THE MATERIALS USED IN THE ORIGINAL EXISTING FACILITIES. THE FINISHED PRODUCT SHALL BE SUBJECT TO THE APPROVAL OF THE OWNER, THE ENGINEER, AND THE RESPECTIVE REGULATORY AGENCY.

14. THE CONTRACTOR SHALL MAINTAIN A NEATLY MARKED SET OF FULL-SIZE AS-BUILT RECORD DRAWINGS SHOWING THE FINAL LOCATION AND LAYOUT OF ALL MECHANICAL, ELECTRICAL AND INSTRUMENTATION EQUIPMENT, PIPING AND CONDUITS; STRUCTURES AND OTHER FACILITIES. THE AS-BUILTS OF THE ELECTRICAL SYSTEM SHALL INCLUDE THE STREET LIGHT LAYOUT PLAN SHOWING LOCATION OF LIGHTS, CONDUITS, CONDUCTORS, POINTS OF CONNECTIONS TO SERVICES, PULLBOXES, AND WIRE SIZES. AS-BUILT RECORD DRAWINGS SHALL REFLECT CHANGE ORDERS, ACCOMMODATIONS, AND ADJUSTMENTS TO ALL IMPROVEMENTS CONSTRUCTED. WHERE NECESSARY, SUPPLEMENTAL DRAWINGS SHALL BE PREPARED AND SUBMITTED BY THE CONTRACTOR.

15. PRIOR TO ACCEPTANCE OF THE PROJECT, THE CONTRACTOR SHALL DELIVER TO ENGINEER, ONE SET OF NEATLY MARKED AS-BUILT RECORD DRAWINGS SHOWING THE INFORMATION REQUIRED ABOVE. AS-BUILT RECORD DRAWINGS SHALL BE REVIEWED AND THE COMPLETE AS-BUILT RECORD DRAWING SET SHALL BE CURRENT WITH ALL CHANGES AND DEVIATION REDLINES AS A PRECONDITION TO THE FINAL PROGRESS PAYMENT APPROVAL AND/OR FINAL ACCEPTANCE.

UTILITIES

16. CONTRACTOR TO SPACE UTILITIES TO PROVIDE MINIMUM DISTANCES AS REQUIRED BY LOCAL, COUNTY, STATE, AND INDIVIDUAL UTILITY CODES.

17. ALL UTILITES INSTALLED IN ACCORDANCE WITH THE RESPONSIBLE DISTRICTS OR AGENCIES STANDARDS AND SPECIFICATIONS.

18. COORDINATE ALL SERVICE LATERAL AND BUILDING CONNECTIONS WITH CORRESPONDING ARCHITECTURAL, MECHANICAL OR ELECTRICAL DRAWING FOR LOCATION AND ELEVATION. NOTIFY ENGINEER IMMEDIATELY IF ANY DISCREPANCIES ARE ENCOUNTERED.

19. ALL STORM DRAIN MANHOLES AND CATCH BASINS ARE TO BE PRECAST CONCRETE FROM APPROVED LOCAL MANUFACTURER UNLESS OTHERWISE NOTED. AND COMPLY WITH CITY/COUNTY STANDARD

20. ALL STORM WATER CONVEYANCE PIPING TO BE RCP - CLASS 3 OR ADS HDPE PIPE OR EQUAL UNLESS OTHERWISE NOTED.

21. ALL ELECTRICAL CONDUITS/LINES TO BE PVC SCH 40 OR BETTER.

22. ALL GAS LINES TO BE HDPE WITH COPPER TRACER WIRE AND DETECTA TAPE. TERMINATE TRACER WIRE AT APPROVED LOCATIONS.

23. ALL GAS LINE TAPS, VALVES AND CAPS TO BE FUSED USING ELECTRO - FUSION TECHNOLOGY.

24. ALL PHONE AND TV CONDUITS TO BE PVC SCH 40 OR BETTER.

25. NO GROUNDWATER OR DEBRIS TO BE ALLOWED TO ENTER THE NEW PIPE DURING CONSTRUCTION. THE OPEN END OF ALL PIPES IS TO BE COVERED AND EFFECTIVELY SEALED AT THE END OF EACH DAYS WORK.

26. THE CONTRACTOR SHALL PROVIDE ALL SHORING, BRACING, SLOPING OR OTHER PROVISIONS NECESSARY TO PROTECT WORKMEN FOR ALL AREAS TO BE EXCAVATED TO A DEPTH OF 4' OR MORE AND SHALL COMPLY WITH INDUSTRIAL COMMISSION OF UTAH SAFETY ORDERS SECTION 68 - EXCAVATIONS, AND SECTION 69 - TRENCHES, ALONG WITH ANY LOCAL CODES OR ORDINANCES.

27. PRIOR TO OPENING AN EXCAVATION, EFFORT SHALL BE MADE TO DETERMINE WHETHER UNDERGROUND INSTALLATIONS; I.E. SEWER, WATER, FUEL, ELECTRIC LINES, ETC., WILL BE ENCOUNTERED AND IF SO, WHERE SUCH UNDERGROUND INSTALLATIONS ARE LOCATED. WHEN THE EXCAVATION APPROACHES THE APPROXIMATE LOCATION OF SUCH AN INSTALLATION, THE EXACT LOCATION SHALL BE DETERMINED BY CAREFUL PROBING OR HAND DIGGING, AND, WHEN IT IS UNCOVERED, ADEQUATE PROTECTION SHALL BE PROVIDED FOR THE EXISTING INSTALLATION. ALL KNOWN OWNERS OF UNDERGROUND FACILITIES IN THE AREA CONCERNED SHALL BE ADVISED OF PROPOSED WORK AT LEAST 48 HOURS PRIOR TO THE START OF ACTUAL EXCAVATION.

28. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO INSTALL PIPE OF ADEQUATE CLASSIFICATION WITH SUFFICIENT BEDDING TO MEET ALL REQUIREMENTS AND RECOMMENDATIONS FOR H-20 LOAD REQUIREMENTS.

29. ACTUAL CONNECTIONS TO EXISTING WATER LINES WILL NOT BE PERMITTED PRIOR TO THE COMPLETION OF STERILIZATION AND TESTING OF NEW WATER MAINS. ALL EXISTING WATER VALVES TO BE OPERATED UNDER THE DIRECTION OF THE CITY/COUNTY PUBLIC WORKS DEPARTMENT PERSONNEL ONLY.

30. ALL UNDERGROUND UTILITIES SHALL BE IN PLACE INSPECTED, TESTED, AND APPROVED BY AUTHORITIES HAVING JURISDICTION PRIOR TO INSTALLATION OF CURB, GUTTER, SIDEWALK, AND STREET PAVING.

31. CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION WITH UTILITY COMPANIES FOR THE INSTALLATION OF ALL NEW AND THE REMOVAL, RELOCATION, AND/OR BURIAL OF ALL EXISTING DRY UTILITIES INCLUDING BUT NOT LIMITED TO POWER, GAS, AND COMMUNICATION LINES. IF THERE IS A CONFLICT WITH AN EXISTING DRY UTILITY THE CONTRACTOR SHALL COORDINATE THE REMOVAL OR RELOCATION OF THE EXISTING UTILITY WITH THE RESPONSIBLE DISTRICT OR AGENCY. ALL WORK FOR DRY UTILITIES SHALL BE COORDINATED WITH AND COMPLETED TO THE STANDARDS AND REQUIREMENTS OF THE RESPONSIBLE DISTRICT OR AGENCY.

SEWER

32. ALL SEWER LINE TO BE FLUSHED, PRESSURE TESTED TO 5 PSI VIDEO INSPECTED AND OTHERWISE TESTED IN ACCORDANCE WITH DISTRICT STANDARDS PRIOR TO PLACING IN SERVICE.

33. ALL SEWER PIPES ARE TO BE SDR-35 PVC PIPE.

34. SEWER MANHOLES, LATERALS AND CLEANOUTS TO BE INSTALLED PER RESPONSIBLE DISTRICT OR AGENCY STANDARDS. THE UNIT COST OF THE SEWER LATERAL INCLUDES CONNECTION TO THE SEWER MAIN. THE CLEANOUT RISER FOR EACH SERVICE SHALL BE INSTALLED BY THE CONTRACTOR.

35. SEWER CLEANOUTS MUST BE INSTALLED AT A MINIMUM OF EVERY 50 L.F. FOR 4 INCH Ø LATERALS AND EVERY 100 L.F. FOR 6 INCH Ø LATERALS, OR PER THE RESPONSIBLE DISTRICT OR AGENCY STANDARDS, WHICHEVER IS MORE FREQUENT.

36. A SEWER CLEANOUT MUST BE INSTALLED 5 L.F. TO 10 L.F. FROM ANY PROPOSED STRUCTURE, OR PER THE RESPONSIBLE DISTRICT OR AGENCY STANDARDS.

37. ALL SEWER LATERAL BENDS AND ANGLES TO BE INSTALLED AS SWEEPING BENDS WITH SEWER CLEANOUTS.

38. DURING CONSTRUCTION OF THE SEWERLINE, WYES NEED TO BE INSTALLED FOR THE LATERALS. LATERALS ARE 4" AND NEED TO COME IN AT THE TOP OF THE PIPE WITH A WYE. (SEE RESPONSIBLE DISTRICT OR AGENCY STANDARDS)

39. IT IS THE INTENT ON THESE PLANS THAT ALL SEWER PIPES SHALL SLOPE TO AN EXISTING SEWER CONNECTION VIA GRAVITY FLOW. CONTRACTOR TO START AT THE LOW END OF GRAVITY UTILITY LINES AND VERIFY THAT ALL INVERT ELEVATIONS PROVE SLOPE TO EXISTING CONNECTION VIA GRAVITY. SLOPES MUST MEET OR EXCEED THE SEWER DISTRICTS MINIMUM STANDARDS. NOTIFY ENGINEER IF THERE ARE DISCREPANCIES THAT WOULD CAUSE THE SEWER UTILITY NOT TO DRAIN VIA GRAVITY ON THE SITE.

WATER

40. WATERLINES TO BE PVC C-900. WATER LINES SHALL BE A MINIMUM OF 10' HORIZONTALLY FROM SEWER MAINS. CROSSINGS SHALL MEET STATE HEALTH STANDARDS. (MECHANICAL JOINTS REQUIRED WHEN LESS THAN 18" VERTICAL OR TEN FEET HORIZONTAL SEPARATION FROM SEWERLINE

41. ALL WATERLINES SHALL BE 8" MINIMUM SIZE AND SERVICE LATERALS SHALL BE 1-1/2" MINIMUM UNLESS OTHERWISE NOTED.

42. WATER SERVICE LATERALS TO INCLUDE ALL BRASS SADDLE, CORP, STOP LATERAL, DOUBLE CHECK VALVE AND BACKFLOW PREVENTION DEVICE, AND SHUTOFF VALVE IN BOX NEAR BUILDING EDGE.

43. ALL WATERLINES SHALL BE 48" BELOW FINISH GROUND TO TOP OF PIPE. ALL VALVE BOXES AND MANHOLES SHALL BE RAISED OR LOWERED TO FINISH GRADE AND SHALL INCLUDE A CONCRETE COLLAR IN PAVED AREAS. ALL WATER LINES SHALL BE LOOPED AROUND UTILITY LINES OR ROPED PER RESPONSIBLE DISTRICT OR AGENCY STANDARDS.

44. CONTRACTOR TO NOTIFY RESPONSIBLE DISTRICT OR AGENCY FOR CHLORINE TEST PRIOR TO FLUSHING LINES, CHLORINE LEFT IN PIPE 24 HRS, MINIMUM WITH 25 PPM RESIDUAL, ALL TURNING OF MAINLINE VALVES, CHLORINATION, FLUSHING, PRESSURE TESTING, BACTERIA TESTING, ETC. TO BE COORDINATED WITH RESPONSIBLE DISTRICT OR AGENCY. ALL TESTS TO BE IN ACCORDANCE WITH RESPONSIBLE DISTRICT OR AGENCY.

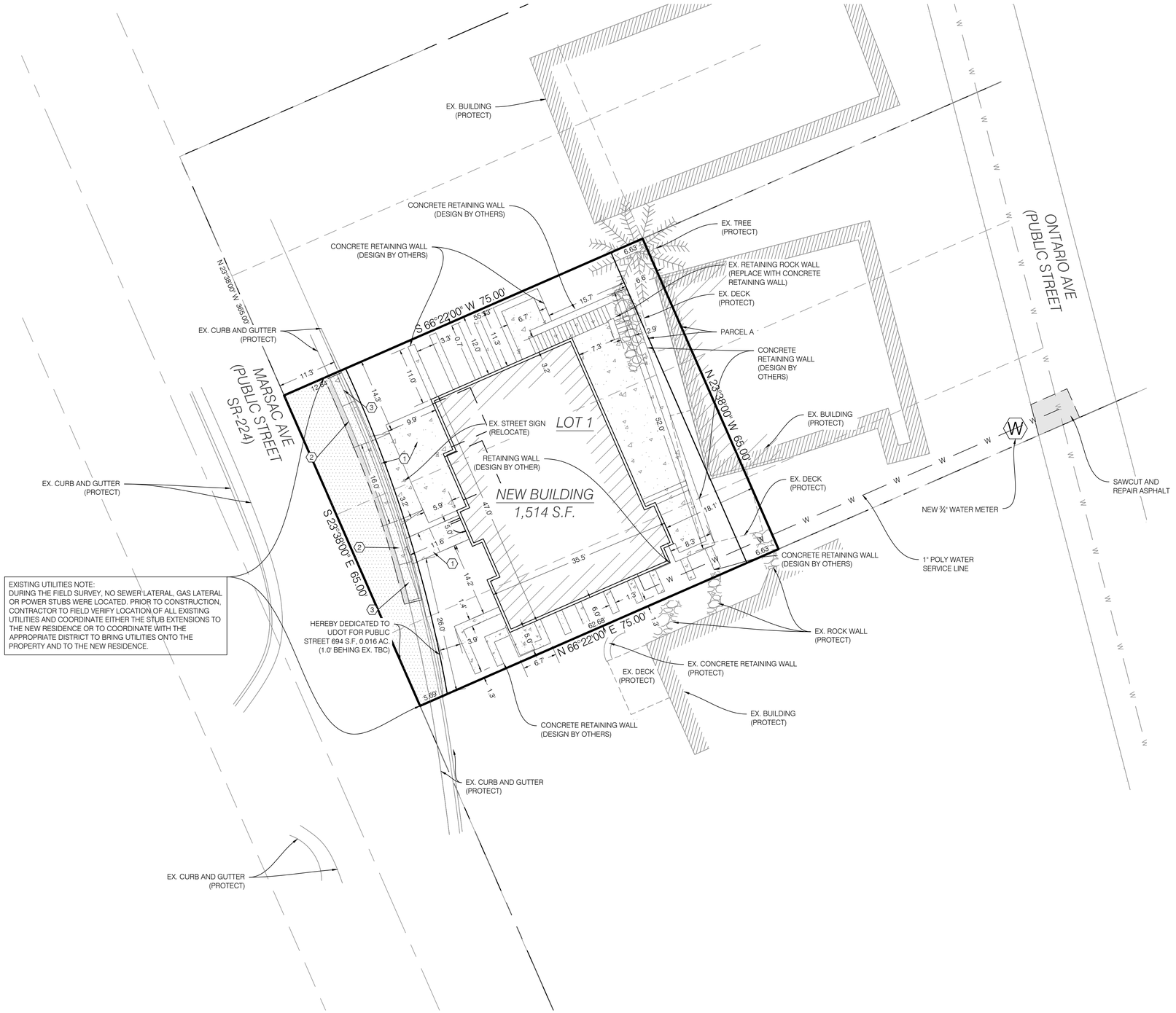
45. BOTTOM FLANGE OF FIRE HYDRANTS TO BE SET TO APPROXIMATELY 4 INCHES ABOVE BACK OF CURB ELEVATION. HYDRANTS TO INCLUDE TEE, 6" LINE VALVE, AND HYDRANT COMPLETE TO MEET RESPONSIBLE DISTRICT OR AGENCY STANDARDS, UNLESS OTHERWISE NOTED ON PLANS.

EXISTING UTILITIES

46. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL UTILITIES SHOWN OR NOT SHOWN. THE INFORMATION SHOWN ON THE PLANS WITH REGARDS TO THE EXISTING UTILITIES AND/OR IMPROVEMENTS WAS DERIVED FROM FIELD INVESTIGATION AND/OR RECORD INFORMATION. NO REPRESENTATION IS MADE AS TO THE ACCURACY OR COMPLETENESS OF SAID UTILITY INFORMATION. THE CONTRACTOR SHALL TAKE DUE PRECAUTIONARY MEASURES TO PROTECT THE FACILITIES SHOWN AND ANY OTHER FACILITIES NOT OF RECORD OR NOT SHOWN ON THESE PLANS. PRIOR TO CONSTRUCTION OR FABRICATION, IT SHALL BE THE CONTRACTOR'S SOLE RESPONSIBILITY TO VERIFY ALL EXISTING IMPROVEMENT AND TO EXPOSE ALL EXISTING UNDERGROUND UTILITIES RELATED TO THE PROJECT, INCLUDING BUT NOT LIMITED TO, SEWER, STORM DRAIN, WATER IRRIGATION, GAS, ELECTRICAL, ETC. AND SHALL NOTIFY THE ENGINEER IN WRITING FORTY-EIGHT (48) HOURS IN ADVANCE OF EXPOSING THE UTILITIES SO, THAT THE EXACT LOCATION, ELEVATION, MATERIAL, ETC. CAN BE VERIFIED AND DOCUMENTED. THE COST ASSOCIATED TO PERFORM THIS WORK SHALL BE INCLUDED IN EITHER THE LUMP SUM CLEARING COST OR IN THE VARIOUS ITEMS OF WORK. IF LOCATION AND/OR ELEVATION DIFFERS FROM THAT SHOWN ON THE DESIGN PLANS, PROVISIONS TO ACCOMMODATE NEW LOCATION BE MADE PRIOR TO CONSTRUCTION.

47. PRIOR TO COMMENCING ANY WORK, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO HAVE EACH UTILITY COMPANY LOCATE, IN THE FIELD, THEIR MAIN AND SERVICE LINES. THE CONTRACTOR SHALL NOTIFY BLUE STAKES 48 HOURS IN ADVANCE OF PERFORMING ANY EXCAVATION WORK THE CONTRACTOR SHALL RECORD THE BLUE STAKES ORDER NUMBER AND FURNISH ORDER NUMBER TO OWNER AND ENGINEER PRIOR TO ANY EXCAVATION. IT WILL BE THE CONTRACTORS SOLE RESPONSIBILITY TO DIRECTLY CONTACT ANY OTHER UTILITY COMPANIES THAT ARE NOT MEMBERS OF BLUE STAKES. IT SHALL BE THE CONTRACTORS SOLE RESPONSIBILITY TO PROTECT ALL EXISTING UTILITIES SO THAT NO DAMAGE RESULTS TO THEM DURING THE PERFORMANCE OF THIS CONTRACT. ANY REPAIRS NECESSARY TO DAMAGED UTILITIES SHALL BE PAID FOR BY THE CONTRACTORS AND UTILITY COMPANIES INSTALLING NEW STRUCTURES, UTILITIES AND SERVICE TO THE PROJECT.

48. ALL MANHOLE RIMS, LAMPHOLES, VALVE B



EXISTING UTILITIES NOTE:
DURING THE FIELD SURVEY, NO SEWER LATERAL, GAS LATERAL OR POWER STUBS WERE LOCATED. PRIOR TO CONSTRUCTION, CONTRACTOR TO FIELD VERIFY LOCATION OF ALL EXISTING UTILITIES AND COORDINATE EITHER THE STUB EXTENSIONS TO THE NEW RESIDENCE OR TO COORDINATE WITH THE APPROPRIATE DISTRICT TO BRING UTILITIES ONTO THE PROPERTY AND TO THE NEW RESIDENCE.

NORTH

GRAPHIC SCALE

10 0 5 10 20

(IN FEET)
1 inch = 10ft.

CONSTRUCTION KEY NOTE REFERENCE		
NO.	DESCRIPITON	DETAIL
1	CONCRETE PAVEMENT WITH GRANULAR BASE	1/CSP.01
2	NEW TYPE M1 CURB AND GUTTER PER UDOT GW 2A	
3	TRANSITION CURB AND GUTTER	

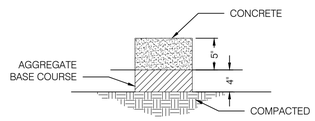
AREA TABLE PARCEL A AND LOT 1		
PARTICULARS	S.F.	%
BUILDING	1,514	36.2
HARDSCAPE	1,146	27.4
LANDSCAPE	1,521	36.4
TOTAL	4,181	100

696 RIGHT OF WAY (NOT INCLUDED IN AREA TABLE)

NOTE:
SLOPE ACROSS THE ACCESSIBLE PARKING STALLS & ACCESS ISLE SHALL NOT EXCEED A 1:48 (2.00%) SLOPE, THE MAX GRADE DIFFERENCE BETWEEN THE ASPHALT SURFACE, ACCESSIBLE RAMP, AND SIDEWALK SHALL NOT EXCEED 1/4 INCH VERTICAL OR 1/2 INCH WHEN BEVELED. THE ACCESSIBLE MEANS OF EGRESS INCLUDING THE DRIVEWAY PORTION SHALL NOT EXCEED A SLOPE OF 1:20 (5.0%) & A CROSS SLOPE OF 1:48 (2.0%). ALL EXTERIOR DOOR WAY ACCESS REQUIRE AN EXTERIOR LANDING 60 INCHES IN LENGTH WITH A SLOPE NOT EXCEEDING A 1:48 (2.0%) SLOPE

NOTE:
SAWCUT WIDTH, LOCATIONS AND TIE-IN ELEVATIONS TO EXISTING GRADE ARE APPROXIMATE. CONTRACTOR TO FIELD VERIFY LOCATION, EXTENT OF SAWCUTTING, AND TIE-IN SLOPES TO EXISTING GRADE PRIOR TO CONSTRUCTION. IT IS THE INTENT ON THESE PLANS THAT ALL PAVEMENT SHALL TIE INTO EXISTING GRADE PER SLOPES LISTED ON CGN.01 NOTE 70. SEE NOTES 66, 70, 82, & 83 ON CGN.01 FOR FURTHER DETAIL.

NOTE:
ALL WORK WITHIN PUBLIC ROADS TO BE DONE IN STRICT ACCORDANCE WITH UDOT STANDARDS AND SPECIFICATIONS



STANDARD DUTY PAVEMENT

NOTE:
1. FOR REINFORCEMENT DESIGN OF PCC PAVEMENT SECTIONS SEE STRUCTURAL ENGINEER
2. FOR DOWEL DESIGN OF PCC PAVEMENT SECTIONS SEE GEOTECHNICAL ENGINEER.

PAVEMENT SECTIONS (1)
SCALE: NTS

Blue Stakes of UTAH 811
Bluestakes.org

No.	DATE	DESCRIPTION
1	09/18/25	ADDED WATER LINE FROM ONTARIO AVE.
2	02/16/26	ADDED UTILITY NOTE
3	06/10/26	BUILDING FOOTPRINT AND SITE REVISED

SCALE MEASURES 1-INCH ON FULL SIZE SHEETS
ADJUST ACCORDINGLY FOR REDUCED SIZE SHEETS
1" 0.5 0

DRAWN BY: FAC
CHECKED BY: JHO
FIELD CREW: CG / JW
DATE: 06/13/2025
DWG. FILE: 2311199_SITE

PRELIMINARY PLAN

PROFESSIONAL ENGINEER
6/18/26
No. 11366633
ALLISON G. ALBERT
STATE OF UTAH
NOT FOR CONSTRUCTION

BENCHMARK ENGINEERING & LAND SURVEYING
9138 SOUTH STATE STREET SUITE #100
SANDY, UTAH 84070 (801) 542-7192
www.benchmarkcivil.com
BENCHMARK CIVIL

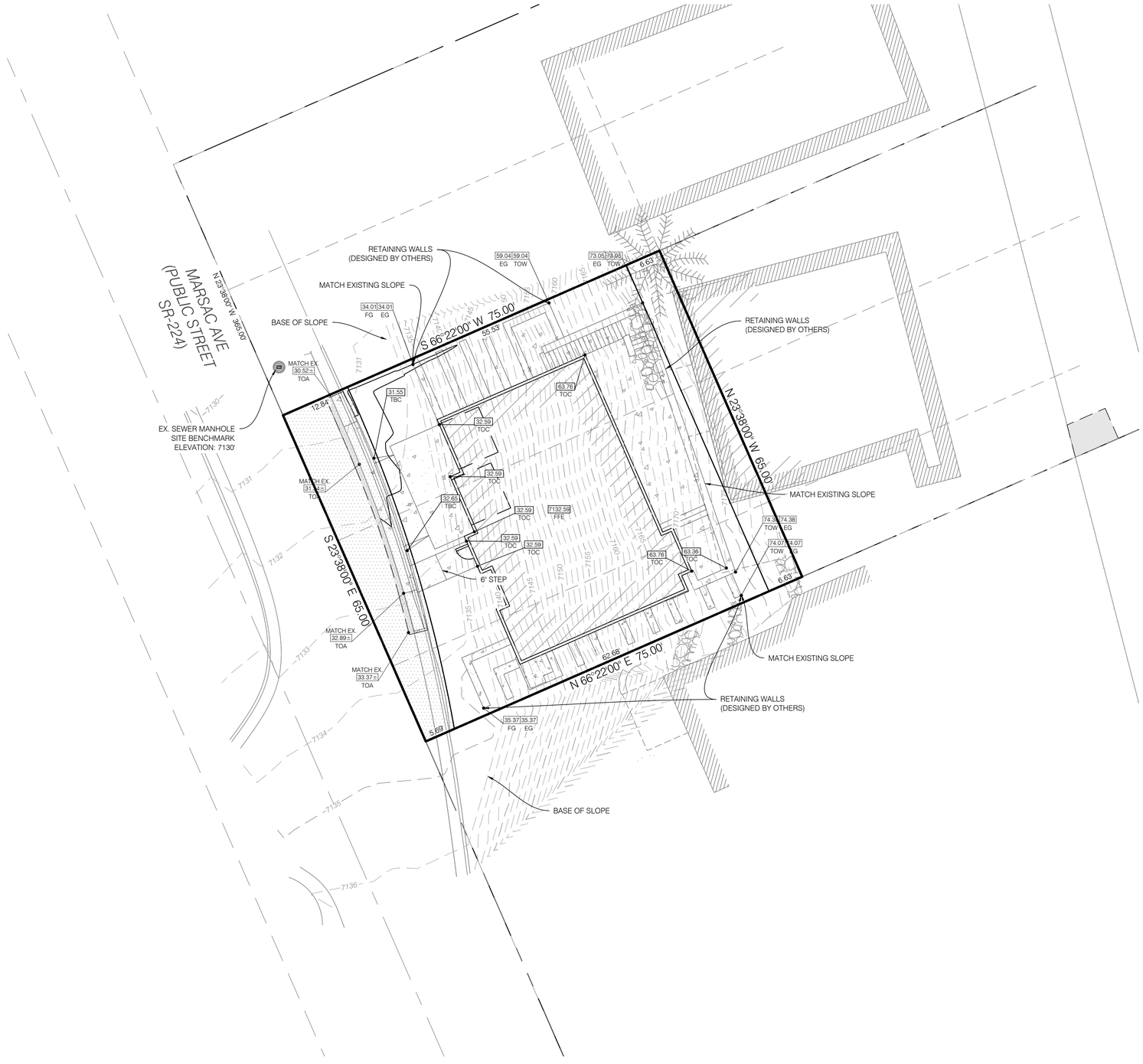
308 MARSAC AVE

308 MARSAC AVE
PARK CITY, UTAH

PROJECT NO. 2311199

SITE
PLAN

CSP.01
3 OF 6



NORTH

GRAPHIC SCALE

10 0 5 10 20

(IN FEET)
1 inch = 10ft.

GRADING AND DRAINAGE KEY NOTE REFERENCE		
NO.	DESCRIPITON	DETAIL
1	GRADE SITE TO ELEVATIONS SHOWN ON PLAN	

NOTE:
POTHOLE TO IDENTIFY ANY CONFLICTS BEFORE ANY PIPE INSTALLATION. CONTACT ENGINEER IF ANY CONFLICTS ARE IDENTIFIED.

NOTE:
PRIOR TO FABRICATION OR CONSTRUCTION, BEGIN AT THE LOW END OF ALL GRAVITY UTILITY LINES AND VERIFY THE INVERT ELEVATION OF THE POINT OF CONNECTION. NOTIFY ENGINEER FOR REDESIGN IF CONNECTION POINT IS HIGHER THAN SHOWN OR IF ANY UTILITY CONFLICTS OCCUR. GRAVITY CONNECTIONS MUST BE DONE PRIOR TO BUILDING FOOTINGS AND ROUGH PLUMBING ARE CONSTRUCTED.

SURVEY CONTROL NOTE:
THE CONTRACTOR OR SURVEYOR PERFORMING THE CONSTRUCTION SURVEYING SHALL BE RESPONSIBLE TO PROVIDE CONSTRUCTION LAYOUT PER THE APPROVED PLANS ONLY. THE SURVEYOR SHALL ALSO BE RESPONSIBLE FOR VERIFYING HORIZONTAL CONTROL FROM THE SURVEY MONUMENTS AND FOR VERIFYING ANY ADDITIONAL CONTROL POINTS SHOWN ON THE SURVEY OR IMPROVEMENTS PLANS OR ON ELECTRONIC DATA PROVIDED BY BENCHMARK ENGINEERING AND LAND SURVEYING. THE SURVEYOR SHALL ALSO USE THE BENCHMARKS AS SHOWN ON THE PLAN, AND VERIFY THEM AGAINST NO LESS THAN THREE EXISTING HARD IMPROVEMENT ELEVATIONS INCLUDED ON THESE PLANS OR ON ELECTRONIC DATA PROVIDED BY BENCHMARK ENGINEERING AND LAND SURVEYING. IF ANY DISCREPANCIES ARE ENCOUNTERED, THE SURVEYOR SHALL IMMEDIATELY NOTIFY THE ENGINEER AND RESOLVE THE DISCREPANCIES BEFORE PROCEEDING WITH ANY CONSTRUCTION SURVEYING. IT IS ALSO THE RESPONSIBILITY OF THE SURVEYOR TO VERIFY ANY ELECTRONIC DATA WITH THE APPROVED STAMPED AND SIGNED PLANS AND NOTIFY THE ENGINEER WITH ANY DISCREPANCIES.

NOTE:
SAWCUT WIDTH, LOCATIONS AND TIE-IN ELEVATIONS TO EXISTING GRADE ARE APPROXIMATE. CONTRACTOR TO FIELD VERIFY LOCATION, EXTENT OF SAWCUTTING, AND TIE-IN SLOPES TO EXISTING GRADE PRIOR TO CONSTRUCTION. IT IS THE INTENT ON THESE PLANS THAT ALL PAVEMENT SHALL TIE INTO EXISTING GRADE PER SLOPES LISTED ON CGN.01 NOTE 70. SEE NOTES 66, 70, 82, & 83 ON CGN.01 FOR FURTHER DETAIL.

BENCHMARK:
SEWER MANHOLE,
ELEVATION= 7130.0'
(LOCAL BENCHMARK)

Blue Stakes of UTAH811
Bluestakes.org

No.	DATE	DESCRIPTION
1	09/18/25	ADDED WATER LINE FROM ONTARIO AVE.
2	10/16/25	ADDED UTILITY NOTE
3	06/10/26	BUILDING FOOTPRINT AND SITE REVISED

SCALE MEASURES 1-INCH ON FULL SIZE SHEETS
ADJUST ACCORDINGLY FOR REDUCED SIZE SHEETS

DRAWN BY: FAC
CHECKED BY: JHO
FIELD CREW: CG / JW
DATE: 06/13/2025
WORK FILE: 2311199_SITE

PRELIMINARY PLAN

PROFESSIONAL ENGINEER
6/18/26
No. 11366633
ALLISON G. ALBERT
STATE OF UTAH

NOT FOR CONSTRUCTION

BENCHMARK ENGINEERING & LAND SURVEYING
9138 SOUTH STATE STREET SUITE #100
SANDY, UTAH 84070 (801) 542-7192
www.benchmarkcivil.com

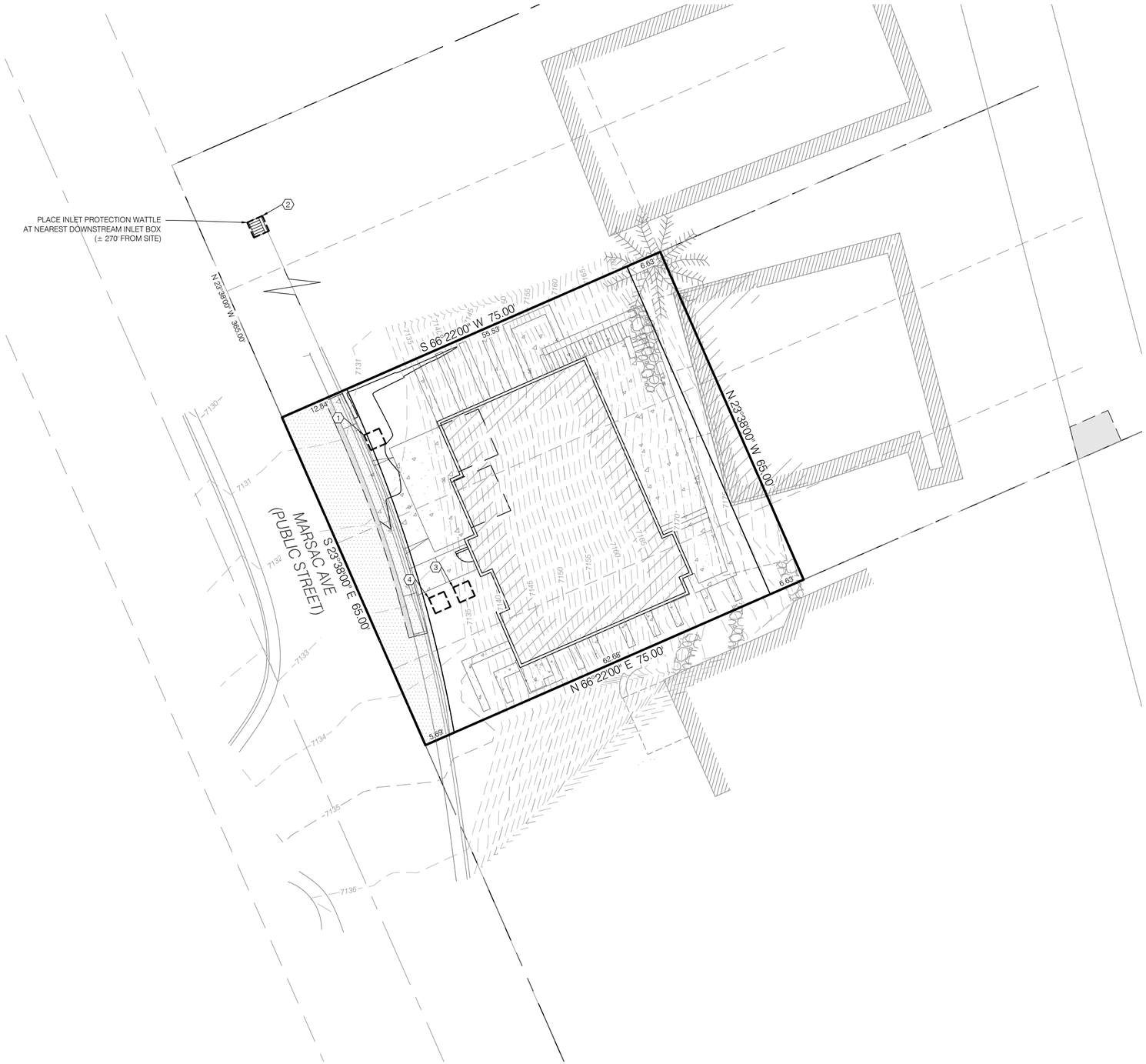
308 MARSAC AVE

308 MARSAC AVE
PARK CITY, UTAH

PROJECT NO. 2311199

GRADING & DRAINAGE PLAN

CGD.01
4 OF 6



NORTH

GRAPHIC SCALE

10 0 5 10 20

(IN FEET)
1 inch = 10ft.

SWPPP KEY NOTES REFERENCE

PROVIDE, INSTALL AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED AND THE DETAILS NOTED AND AS SHOWN ON THE CONSTRUCTION DRAWINGS.

NO.	DESCRIPTION	DETAIL
1	CONCRETE WASTE MANAGEMENT	1/CEP.02
2	INLET PROTECTION WATTLE	2/CEP.02
3	MATERIALS STORAGE	3/CEP.02
4	PORTABLE TOILETS	4/CEP.02
5	SILT FENCE	6/CEP.02

NOTE: CONTRACTOR SHALL INSTALL EROSION CONTROLS (SILT FENCES, STRAW BALES, ETC) AS REQUIRED BY REGULATORY AGENCIES. SAID CONTROLS SHALL BE INSTALLED IN ACCORDANCE WITH AGENCY STANDARDS AND FOLLOWING BEST MANAGEMENT PRACTICES FOR ACTUAL PLACEMENT ON SITE. STRAW BALES SHOWN ON THESE DRAWINGS ARE INTENDED AS A MINIMUM REQUIREMENT. ADDITIONAL CONTROLS REQUESTED BY AGENCY INSPECTORS SHALL BE REQUIRED. DUST CONTROL SHALL BE PROVIDED AT ALL TIMES, AT THE CONTRACTOR'S EXPENSE, TO MINIMIZE ANY DUST NUISANCE AND SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE CITY.

No.	DATE	DESCRIPTION
1	09/19/25	ADDED WATER LINE FROM ONTARIO AVE.
2	02/16/26	ADDED UTILITY NOTE
3	06/10/26	BUILDING FOOTPRINT AND SITE REVISED

SCALE MEASURES 1-INCH ON FULL SIZE SHEETS
ADJUST ACCORDINGLY FOR REDUCED SIZE SHEETS

DRAWN BY FAC
CHECKED BY JHO
FIELD CREW CG / JW
DATE 06/13/2025
DWG FILE 2311199_SITE

0 0.5 1

PRELIMINARY PLAN

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308 MARSAC AVE

308 MARSAC AVE
PARK CITY, UTAH

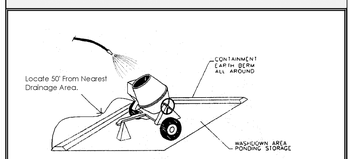
PROJECT NO. 2311199

EROSION CONTROL PLAN

CEP.01
5 OF 6

Blue Stakes of UTAH811
Bluestakes.org

BMP: Concrete Waste Management



DESCRIPTION:
Prevent or reduce the discharge of pollutants to storm water from concrete waste by conducting washout off-site, performing on-site washout in a designated area, and training employees and subcontractors.

APPLICATIONS:
This technique is applicable to all types of sites.

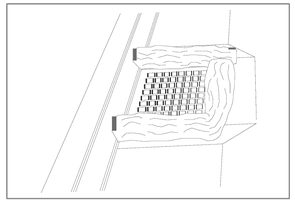
INSTALLATION/APPLICATION CRITERIA:
- Store dry and wet materials under cover, away from drainage areas.
- Avoid mixing excess amounts of fresh concrete or cement on-site.
- Perform washout of concrete trucks off-site or in designated areas only.
- Do not wash out concrete trucks into storm drains, open ditches, streets, or streams.
- Do not allow excess concrete to be dumped on-site, except in designated areas.
- When washing concrete to remove fine particles and expose the aggregate, avoid creating runoff by draining the water within a bermed or level area. (See Earth Berm Barrier information sheet.)
- Train employees and subcontractors in proper concrete waste management.

LIMITATIONS:
- Off-site washout of concrete wastes may not always be possible.

MAINTENANCE:
- Inspect subcontractors to ensure that concrete wastes are being properly managed.
- If using a temporary pit, dispose hardened concrete on a regular basis.

CONCRETE WASTE MANAGEMENT 1
SCALE: NTS

BMP: Inlet Protection – Wattle
IP-W
CONSTRUCTION



DESCRIPTION:
Sediment barrier erected around storm drain inlet.

APPLICATION:
Construct at storm drainage inlets located down-gradient of areas to be disturbed by construction.

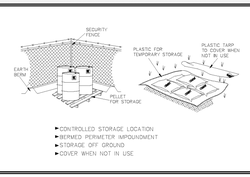
INSTALLATION/APPLICATION CRITERIA:
- Provide up-gradient sediment controls, such as silt fence during construction of inlet
- When construction of curb and gutter and roadways is complete, install gravel filled wattles around perimeter of inlet

LIMITATIONS:
- Recommended maximum contributing drainage area of one acre
- Requires shallow slopes adjacent to inlet

MAINTENANCE:
- Inspect inlet protection following storm event and at a minimum of once every 14 days.
- Remove accumulated sediment when it reaches 4 inches in depth.
- Look for bypassing or undercutting and repair or realign as needed.

INLET PROTECTION WATTLE 2
SCALE: NTS

BMP: Materials Storage



DESCRIPTION:
Controlled storage of on-site materials.

APPLICATION:
- Storage of hazardous, toxic, and all chemical substances.
- Any construction site with outside storage of materials.

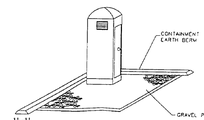
INSTALLATION/APPLICATION CRITERIA:
- Designate a secured area with limited access as the storage location. Ensure no waterways or drainage paths are nearby.
- Construct compacted earthen berm (See Earth Berm Barrier Information Sheet), or similar perimeter containment around storage location for impoundment in the case of spills.
- Ensure all on-site personnel utilize designated storage area. Do not store excessive amounts of material that will not be utilized on site.
- For active use of materials away from the storage area ensure materials are not set directly on the ground and are covered when not in use. Protect storm drainage during use.

LIMITATIONS:
- Does not prevent contamination due to mishandling of products.
- Spill Prevention and Response Plan still required.
- Only effective if materials are actively stored in controlled location.

MAINTENANCE:
- Inspect daily and repair any damage to perimeter impoundment or security fencing.
- Check materials are being correctly stored (i.e. standing upright, in labeled containers, tightly capped) and that no materials are being stored away from the designated location.

MATERIALS STORAGE 3
SCALE: NTS

BMP: Portable Toilets



DESCRIPTION:
Temporary on-site sanitary facilities for construction personnel.

APPLICATION:
All sites with no permanent sanitary facilities or where permanent facility is too far from activities.

INSTALLATION/APPLICATION CRITERIA:
- Locate portable toilets in convenient locations throughout the site.
- Prepare level, gravel surface and provide clear access to the toilets for servicing and for on-site personnel.
- Construct earth berm perimeter (See Earth Berm Barrier Information Sheet), control for spill/protection leak.

LIMITATIONS:
No limitations.

MAINTENANCE:
- Portable toilets should be maintained in good working order by licensed service with daily observation for leak detection.
- Regular waste collection should be arranged with licensed service.
- All waste should be deposited in sanitary sewer system for treatment with appropriate agency approval.

PORTABLE TOILETS 4
SCALE: NTS

BMP: Spill Clean-Up



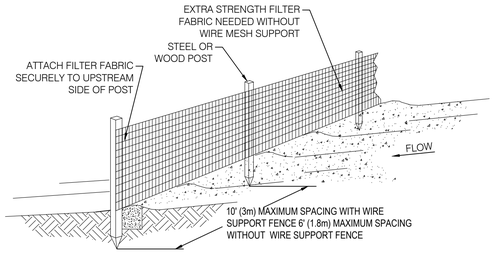
DESCRIPTION:
Practices to clean-up leakage/spillage of on-site materials that may be harmful to receiving waters.

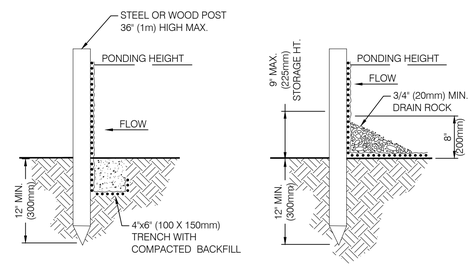
APPLICATION:
All sites

GENERAL:
- Store controlled materials within a storage area.
- Educate personnel on prevention and clean-up techniques.
- Designate an Emergency Coordinator responsible for employing preventative practices and for providing spill response.
- Maintain a supply of clean-up equipment on-site and post a list of local response agencies with phone numbers.

METHODS:
- Clean-up spills/leaks immediately and remediate cause.
- Use as little water as possible. NEVER HOSE DOWN OR BURY SPILL CONTAMINATED MATERIAL.
- Use rags or absorbent material for clean-up. Excavate contaminated soils. Dispose of clean-up material and soil as hazardous waste.
- Document all spills with date, location, substance, volume, actions taken and other pertinent data.
- Contact local Fire Department and State Division of Environmental Response and Remediation (Phone #536-4100) for any spill of reportable quantity.

SPILL CLEAN UP 5
SCALE: NTS





TRENCH DETAIL

INSTALLATION WITHOUT TRENCHING

NOT TO SCALE

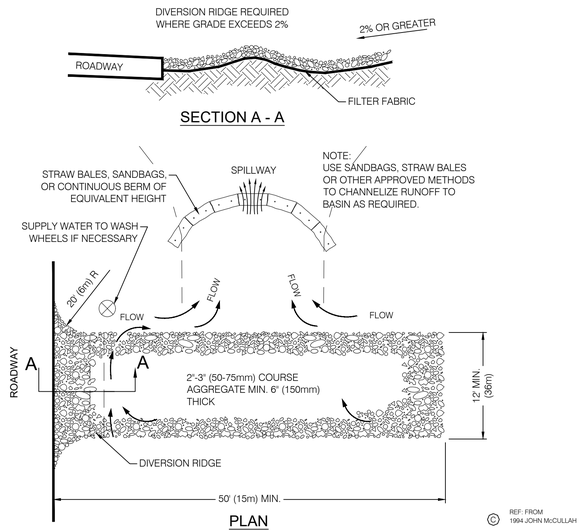
NOTES:
1. SILT FENCE SHALL BE PLACED ON SLOPE CONTOURS TO MAXIMIZE PONDING EFFICIENCY.

2. INSPECT AND REPAIR FENCE AFTER EACH STORM EVENT AND REMOVE SEDIMENT WHEN NECESSARY. 9" (225mm) MAXIMUM RECOMMENDED STORAGE HEIGHT.

3. REMOVED SEDIMENT SHALL BE DEPOSITED TO AN AREA THAT WILL NOT CONTRIBUTE SEDIMENT OFF-SITE AND CAN BE PERMANENTLY STABILIZED.

© REF: FROM 1994 JOHN McCULLAH

SILT FENCE 6
SCALE: NTS



© REF: FROM 1994 JOHN McCULLAH

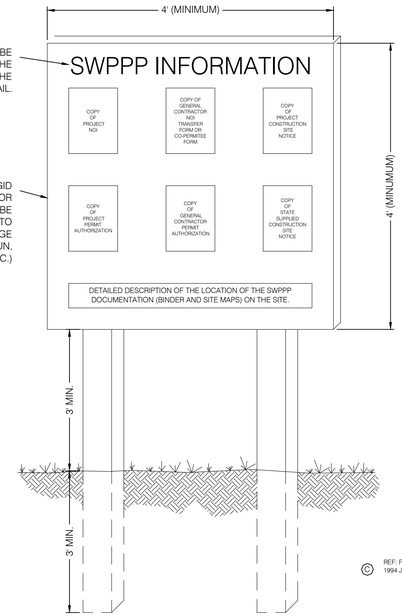
NOTES:
1. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHT-OF-WAYS. THIS MAY REQUIRE TOP DRESSING, REPAIR AND/OR CLEAN OUT OF ANY MEASURES USED TO TRAP SEDIMENT.

2. WHEN NECESSARY, WHEELS SHALL BE CLEANED PRIOR TO ENTRANCE ONTO PUBLIC RIGHT-OF-WAY.

3. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE THAT DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN.

TEMPORARY GRAVEL CONSTRUCTION ENTRANCE/EXIT 7
SCALE: NTS

Blue Stakes of UTAH811 Bluestakes.org



NOTES:
1) THE SWPPP INFORMATION SIGN MUST BE LOCATED NEAR THE CONSTRUCTION EXIT OF THE SITE, SUCH THAT IT IS ACCESSIBLE AND VIEWABLE BY THE GENERAL PUBLIC, BUT NOT OBSTRUCTING VIEWS AS TO CAUSE A SAFETY HAZARD.

2) ALL POSTED DOCUMENTS MUST BE MAINTAINED IN A CLEARLY READABLE CONDITION AT ALL TIMES THROUGHOUT CONSTRUCTION AND UNTIL THE NOTICE-TO TERMINATION (NOT) IS FILED FOR THE PERMIT.

3) CONTRACTOR SHALL POST OTHER STORM WATER AND/OR EROSION AND SEDIMENT CONTROL RELATED PERMITS ON THE SIGN AS REQUIRED BY THE GOVERNING AGENCY.

4) SIGN SHALL BE LOCATED OUTSIDE OF PUBLIC RIGHT-OF-WAY AND EASEMENTS UNLESS APPROVED BY THE GOVERNING AGENCY.

5) CONTRACTOR IS RESPONSIBLE FOR ENSURING STABILITY IF THE SWPPP INFORMATION SIGN.

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SWPPP INFORMATION SIGN 8
SCALE: NTS

No.	DATE	DESCRIPTION
1	09/19/25	ADDED WATER LINE FROM ONTARIO AVE.
2	02/10/26	ADDED UTILITY NOTE
3	06/10/26	BUILDING FOOTPRINT AND SITE REVISED

SCALE MEASURES 1INCH ON FULL SIZE SHEETS
ADJUST ACCORDINGLY FOR REDUCED SIZE SHEETS
0 0.5 1"

DRAWN BY: FAC
CHECKED BY: JHO
FIELD CREW: CG / JW
DATE: 06/13/2025
SCALE: 2311199_SITE

PRELIMINARY PLAN

PROFESSIONAL ENGINEER 6/18/26 No. 11366633 ALLISON G. ALBERT STATE OF UTAH

NOT FOR CONSTRUCTION

BENCHMARK ENGINEERING & LAND SURVEYING
9138 SOUTH STATE STREET SUITE #100
SANDY, UTAH 84070 (801) 542-7192
www.benchmarkcivil.com

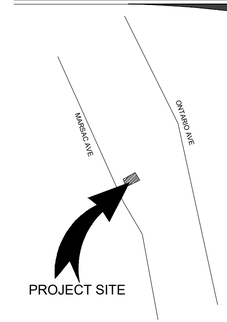
308 MARSAC AVE
308 MARSAC AVE
PARK CITY, UTAH

PROJECT NO. 2311199

EROSION CONTROL DETAILS

CEP.02
6 OF 6

VICINITY MAP





PLANT LEGEND

NOTE: PLANT QUANTITIES ARE PROVIDED FOR CONVENIENCE ONLY. IN CASE OF DISCREPANCY, THE DRAWING SHALL TAKE PRECEDENCE.)

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CONT	CAL	SIZE
CONIFERS						
	PP'B	1	Picea pungens glauca `Bakeri` Baker`s Colorado Blue Spruce Te3; 20x 10-15; AV 314; sun; z3	B & B		7`-9`
DECIDUOUS TREES						
	QG'O	1	Quercus gambelii Gambel Oak Td1; 15-20x15-20; AV 176; sun; z4; Utah Lake water tolerant	15 gal	1.25"Cal	
SYMBOL	**CODE**	**QTY**	**BOTANICAL / COMMON NAME**	**CONT**		
DECIDUOUS SHRUBS						
	AA'O	13	Amelanchier alnifolia `Obelisk` TM Standing Ovation Serviceberry Sd2; 15x4; AV50; sun to part shade; z2; Utah Lake water tolerant	5 gal		
	PA'L	14	Perovskia atriplicifolia 'Lisslitt' Lacey Blue Russian Sage Low; 18-24"x24"; sun; z4; Utah Lake water tolerant	2 gal		
EVERGREEN SHRUBS						
	JC'M	6	Juniperus communis 'Mondap' Alpine Carpet® Common Juniper	5 gal		
GRASSES						
	AG'H	11	Andropogon gerardii 'Holy Smoke' Holy Smoke Big Bluestem Zone 3, 4' x 3'	1 gal		
SYMBOL		**QTY**	**BOTANICAL / COMMON NAME**	**CONT**		**SPACING**
GROUND COVERS						
		50	Fragaria x 'Lipstick' Lipstick Strawberry	1 gal		36" o.c.

SITE MATERIALS LEGEND

(NOTE: SITE MATERIALS QUANTITIES ARE PROVIDED FOR CONVENIENCE ONLY. IN CASE OF DISCREPANCY, THE DRAWING SHALL TAKE PRECEDENCE.)

SYMBOL	CODE	DESCRIPTION	QTY
1 LANDSCAPE			
	1-16	1" MINUS BROWN CRUSHED ROCK. SUBMIT SAMPLES FOR LANDSCAPE ARCHITECT AND OWNER APPROVAL. PROVIDE 3" DEPTH OF ROCK MULCH TOP DRESSING. SEE INORGANIC MULCH LANDSCAPE NOTES FOR ADDITIONAL INFORMATION. SHEET LP-101.	299 sf
	1-31	GEOWEB SLOPE PROTECTION SYSTEM -REMOVE EXISTING VEGETATION PRIOR TO INSTALL. INSTALL PER MANUFACTURER'S SPECIFICATIONS. PRESTOGEO.COM SEE TOPSOIL SPECIFICATIONS ON SHEET LP-101 SECTION 2.1-F. SUBMIT TOPSOIL TEST TO EVALUATE NEED FOR IMPORTED TOP SOIL.	634 sf
	1-32	TOPSOIL - CONTRACTOR TO PERFORM SOIL TEST TO DETERMINE WETHER NATIVE OR IMPORTED TOPSOIL WILL BE NEEDED. REFER TO SPECIFICATION ON SHEET LP-101, SECTION 2.1-F.	634 sf
2 HARDSCAPE			
	2-05	5" DEEP STEEL EDGING - INSTALL PER MANUFACTURER SPECIFICATION.	42 lf

ISSUE DATE	PROJECT NUMBER
5/29/2026	UT24008

NO.	REVISION	DATE
1	CITY COMMENTS	03/19/2026
2		
3		
4		
5		
6		
7		

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

0' 5' 10' 20' 40'
GRAPHIC SCALE: 1" = 10'

MARSAC PROPERTY
308 MARSAC AVE.
PARK CITY, UTAH

SILVER STREAM ADVISORS, LLC
ATT: ANDRE BRILEY
ANDRE@DEVELOPBESPOKE.COM

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PKJ DESIGN GROUP
Landscape Architecture Planning & Visualization
3450 N. TRIUMPH BLVD. SUITE 102
LEHI, UTAH 84043 (801) 995-2217
www.pkjdesigngroup.com

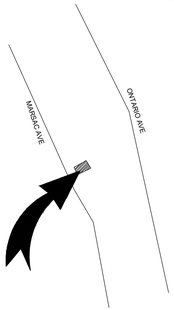
LICENSED LANDSCAPE ARCHITECT JEREMY AINSWORTH 8129121-5301 PROFESSIONAL ENGINEER STATE OF UTAH
5/29/2026
ELECTRONIC SEAL

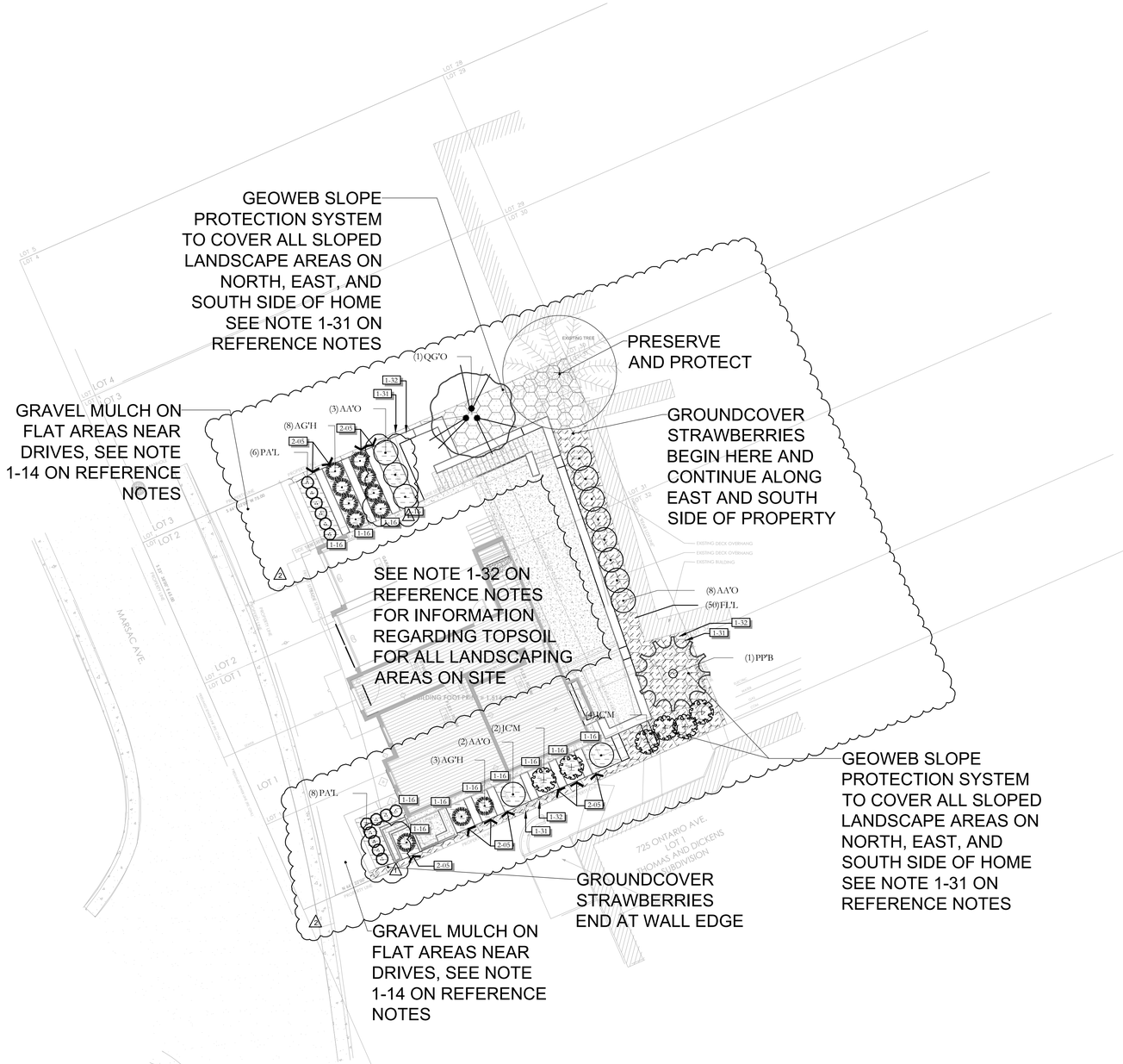
DRAWING INFO	
PM:	JTA
DRAWN:	ALR
CHECKED:	JMA
PLOT DATE:	5/29/2026

COLOR ILLUSTRATION
CITY PERMIT SET

LP-COLOR

VICINITY MAP





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ISSUE DATE	PROJECT NUMBER
5/29/2026	UT24008

NO.	REVISION	DATE
1	CITY COMMENTS	03/19/2026
2	CLIENT COMMENTS	05/29/2026
3		
4		
5		
6		
7		

PLAN INFORMATION

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

0' 5' 10' 20' 40'
GRAPHIC SCALE: 1" = 10'

PROJECT INFORMATION

MARSAC PROPERTY
308 MARSAC AVE.
PARK CITY, UTAH

DEVELOPER / PROPERTY OWNER / CLIENT

SILVER STREAM ADVISORS, LLC
ATT: ANDRE BRILEY
ANDRE@DEVELOPBESPOKE.COM

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LANDSCAPE ARCHITECT / PLANNER

PKJ DESIGN GROUP
Landscape Architecture / Planning & Visualization
3450 N. TRIUMPH BLVD. SUITE 102
LEHI, UTAH 84043 (801) 995-2217
www.pkjdesigngroup.com

LICENSE STAMP

LICENSED LANDSCAPE ARCHITECT
JEREMY AINSWORTH
5139217-5301
5/29/2026
ELECTRONIC SIGNATURE
STATE OF UTAH

DRAWING INFO	
PM:	JTA
DRAWN:	ALR
CHECKED:	JMA
PLOT DATE:	5/29/2026

LANDSCAPE OVERALL PLAN

CITY PERMIT SET

LP-100

LANDSCAPE PLAN SPECIFICATIONS

PART 1 - GENERAL

1.1 SUMMARY

A. THIS SECTION INCLUDES LANDSCAPE PROCEDURES FOR THE PROJECT INCLUDING ALL LABOR, MATERIALS, AND INSTALLATION NECESSARY, BUT NOT LIMITED TO, THE FOLLOWING:

1. SITE CONDITIONS
2. GUARANTEES
3. MAINTENANCE
4. SOIL AMENDMENTS
5. FINE GRADING
6. LANDSCAPE EDGING
7. FURNISH AND INSTALLING PLANT
8. TURF PLANTING
9. WEED BARRIER

1.2 SITE CONDITIONS

A. EXAMINATION: BEFORE SUBMITTING A BID, EACH CONTRACTOR SHALL CAREFULLY EXAMINE THE CONTRACT DOCUMENTS; SHALL VISIT THE SITE OF THE WORK; SHALL FULLY INFORM THEMSELVES AS TO ALL EXISTING CONDITIONS AND LIMITATIONS; AND SHALL INCLUDE IN THE BID THE COST OF ALL ITEMS REQUIRED BY THE CONTRACT DOCUMENTS ARE AT A VARIANCE WITH THE APPLICABLE LAWS, BUILDING CODES, RULES, REGULATIONS, OR CONTAIN OBVIOUS ERRONEOUS OR UNCOORDINATED INFORMATION, THE CONTRACTOR SHALL PROMPTLY NOTIFY THE PROJECT REPRESENTATIVE AND THE NECESSARY CHANGES SHALL BE ACCOMPLISHED BY ADDENDUM.

B. PROTECTION: CONTRACTOR TO CONDUCT THE WORK IN SUCH A MANNER TO PROTECT ALL EXISTING UNDERGROUND UTILITIES OR STRUCTURES. CONTRACTOR TO REPAIR OR REPLACE ANY DAMAGED UTILITY OR STRUCTURE USING IDENTICAL MATERIALS TO MATCH EXISTING AT NO EXPENSE TO THE OWNER.

C. IRRIGATION SYSTEM: DO NOT BEGIN PLANTING UNTIL THE IRRIGATION SYSTEM IS COMPLETELY INSTALLED, IS ADJUSTED FOR FULL COVERAGE AND IS COMPLETELY OPERATIONAL.

1.3 PERMITS

A. BLUE STAKE/ DIG LINE: WHEN DIGGING IS REQUIRED, "BLUE STAKE" OR "DIG LINE" THE WORK SITE AND IDENTIFY THE APPROXIMATE LOCATION OF ALL KNOWN UNDERGROUND UTILITIES OR STRUCTURES.

1.4 PLANT DELIVERY, QUALITY, AND AVAILABILITY

A. UNAUTHORIZED SUBSTITUTIONS WILL NOT BE ACCEPTED. IF PROOF IS SUBMITTED THAT SPECIFIC PLANTS OR PLANT SIZES ARE UNOBTAINABLE, WRITTEN SUBSTITUTION REQUESTS WILL BE CONSIDERED FOR THE NEAREST EQUIVALENT PLANT OR SIZE. ALL SUBSTITUTION REQUESTS MUST BE MADE IN WRITING AND PREFERABLY BEFORE THE BID DUE DATE.

1.5 FINAL INSPECTION

A. ALL PLANTS WILL BE INSPECTED AT THE TIME OF FINAL INSPECTION PRIOR TO RECEIVING A LANDSCAPE SUBSTANTIAL COMPLETION FOR CONFORMANCE TO SPECIFIED PLANTING PROCEDURES, AND FOR GENERAL APPEARANCE AND VITALITY. ANY PLANT NOT APPROVED BY THE PROJECT REPRESENTATIVE WILL BE REJECTED AND REPLACED IMMEDIATELY.

1.6 LANDSCAPE SUBSTANTIAL COMPLETION

A. A SUBSTANTIAL COMPLETION CERTIFICATE WILL ONLY BE ISSUED BY THE PROJECT REPRESENTATIVE FOR "LANDSCAPE AND IRRIGATION" IN THEIR ENTIRETY. SUBSTANTIAL COMPLETION WILL NOT BE PROPORTIONED TO BE DESIGNATED AREAS OF A PROJECT.

1.7 MAINTENANCE

A. PLANT MATERIAL: THE CONTRACTOR IS RESPONSIBLE TO MAINTAIN ALL PLANTED MATERIALS IN A HEALTHY AND GROWING CONDITION FOR 30 DAYS AFTER RECEIVING A LANDSCAPE SUBSTANTIAL COMPLETION AT WHICH TIME THE GUARANTEE PERIOD COMMENCES. THIS MAINTENANCE IS TO INCLUDE MOWING, WEEDING, CULTIVATING, FERTILIZING, MONITORING WATER SCHEDULES, CONTROLLING INSECTS AND DISEASES, RE-GUYING AND STAKING, AND ALL OTHER OPERATIONS OF CARE NECESSARY FOR THE PROMOTION OF ROOT GROWTH AND PLANT LIFE SO THAT ALL PLANTS ARE IN A CONDITION SATISFACTORY AT THE END OF THE GUARANTEE PERIOD. THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR FAILURE TO MONITOR WATERING OPERATIONS AND SHALL REPLACE ANY AND ALL PLANT MATERIAL THAT IS LOST DUE TO IMPROPER APPLICATION OF WATER.

1.8 GUARANTEE

A. GUARANTEE: A GUARANTEE PERIOD OF ONE YEAR SHALL BEGIN FROM END OF MAINTENANCE PERIOD AND FINAL ACCEPTANCE FOR TREES, SHRUBS, AND GROUND COVERS. ALL PLANTS SHALL GROW AND BE HEALTHY FOR THE GUARANTEE PERIOD AND TREES SHALL LIVE AND GROW IN ACCEPTABLE UPRIGHT POSITION. ANY PLANT NOT ALIVE, IN POOR HEALTH, OR IN POOR CONDITION AT THE END OF THE GUARANTEE PERIOD WILL BE REPLACED IMMEDIATELY. ANY PLANT WILL ONLY NEED TO BE REPLACED ONCE DURING THE GUARANTEE PERIOD. CONTRACTOR TO PROVIDE DOCUMENTATION SHOWING WHERE EACH PLANT TO BE REPLACED IS LOCATED. ANY OUTSIDE FACTORS, SUCH AS VANDALISM OR LACK OF MAINTENANCE ON THE PART OF THE OWNER, SHALL NOT BE PART OF THE GUARANTEE

PART II - PRODUCTS

2.1 LANDSCAPE MATERIALS

A. TREE STAKING: ALL TREES SHALL BE STAKED FOR ONE YEAR WARRANTY PERIOD. ALL TREES NOT PLUMB SHALL BE REPLACED. STAKED TREES SHALL USE VINYL TREE TIES AND TREE STAKES TWO (2) INCH BY TWO (2) BY EIGHT (8) FOOT COMMON PINE STAKES USED AS SHOWN ON THE DETAILS.

B. TREE WRAP: TREE WRAP IS NOT TO BE USED.

C. MULCH/ROCK: SEE PLANS. ALL PLANTER BEDS TO RECEIVE A MINIMUM 3" LAYER FOR TREES, SHRUBS, AND PERENNIALS AND 1" FOR GROUNDCOVERS.

D. WEED BARRIER: DEWITT 5 OZ. WEED BARRIER FABRIC. MANUFACTURED BY DEWITT COMPANY, DEWITTCOMPANY.COM OR APPROVED EQUAL.

E. TREE, SHRUB, AND GRASS BACKFILL MIXTURE: BACKFILL MIXTURE TO BE 75% NATIVE SOIL AND 25% TOPSOIL, THOROUGHLY MIXED TOGETHER PRIOR TO PLACEMENT.

F. TOPSOIL: REQUIRED FOR TURF AREAS, PLANTER BEDS AND BACKFILL MIXTURE. ACCEPTABLE TOPSOIL SHALL MEET THE FOLLOWING STANDARDS:

a. PH: 5.5-7.5

b. EC (ELECTRICAL CONDUCTIVITY): < 2.0 MMHOS PER CENTIMETER

c. SAR (SODIUM ABSORPTION RATION): < 3.0

d. % OM (PERCENT ORGANIC MATTER): >1%

e. TEXTURE (PARTICLE SIZE PER USDA SOIL CLASSIFICATION): SAND <70%; CLAY < 30%; SILT < 70%, STONE FRAGMENTS (GRAVEL OR ANY SOIL PARTICLE GREATER THAN TWO (2) MM IN SIZE) < 5% BY VOLUME.

G. TURF SOD: ALL SOD SHALL BE 18 MONTH OLD AS SPECIFIED ON PLANS (OR APPROVED EQUAL) THAT HAS BEEN CUT FRESH THE MORNING OF INSTALLATION. ONLY SOD THAT HAS BEEN GROWN ON A COMMERCIAL SOD FARM SHALL BE USED. ONLY USE SOD FROM A SINGLE SOURCE.

H. LANDSCAPE CURB EDGING: SIX (6) INCHES BY FOUR (4) INCHES EXTRUDED CONCRETE CURB MADE UP OF THE FOLLOWING MATERIALS:

a. WASHED MORTAR SAND FREE OF ORGANIC MATERIAL.

b. PORTLAND CEMENT (SEE CONCRETE SPEC. BELOW FOR TYPE)

c. REINFORCED FIBER - SPECIFICALLY PRODUCED FOR COMPATIBILITY WITH AGGRESSIVE ALKALINE ENVIRONMENT OF PORTLAND CEMENT-BASED COMPOSITES.

d. ONLY POTABLE WATER FOR MIXING.

I. LANDSCAPE METAL EDGING: 5.5" STEEL EDGING WITH 15" DOWELS INTO THE GROUND FOR STABILIZATION.

PART III - EXECUTION

3.1 GRADING

A. TOPSOIL PREPARATION: GRADE PLANTING AREAS ACCORDING TO THE GRADING PLAN. ELIMINATE UNEVEN AREAS AND LOW SPOTS. PROVIDE FOR PROPER GRADING AND DRAINAGE.

B. TOPSOIL PLACEMENT: SLOPE SURFACED AWAY FROM BUILDING AT TWO (2) PERCENT SLOPE WITH NO POCKETS OF STANDING WATER. ESTABLISH FINISH GRADES OF ONE (1) INCHES FOR PLANTERS BELOW GRADE OF ADJACENT PAVED SURFACED. PROVIDE NEAT, SMOOTH, AND UNIFORM FINISH GRADES. REMOVE SURPLUS SUB-SOIL AND TOPSOIL FROM THE SITE.

C. COMPACTION: COMPACTION UNDER HARD SURFACE AREAS (ASPHALT PATHS AND CONCRETE SURFACES) SHALL BE NINETY-FIVE (95) PERCENT. COMPACTION UNDER PLANTING AREAS SHALL BE BETWEEN EIGHTY-FIVE (85) AND NINETY (90) PERCENT.

3.2 TURF GRADING

A. THE SURFACE ON WHICH THE SOD IS TO BE LAID SHALL BE FIRM AND FREE FROM FOOTPRINTS, DEPRESSIONS, OR UNDULATIONS OF ANY KIND. THE SURFACE SHALL BE FREE OF ALL MATERIALS LARGER THAN 1/2" IN DIAMETER.

B. THE FINISH GRADE OF THE TOPSOIL ADJACENT TO ALL SIDEWALKS, MOW-STRIPS, ETC. PRIOR TO THE LAYING OF SOD, SHALL BE SET SUCH THAT THE CROWN OF THE GRASS SHALL BE AT THE SAME LEVEL AS THE ADJACENT CONCRETE OR HARD SURFACE. NO EXCEPTIONS.

3.3 PLANTING OPERATIONS

A. REVIEW THE EXACT LOCATIONS OF ALL TREES AND SHRUBS WITH THE PROJECT REPRESENTATIVE FOR APPROVAL PRIOR TO THE DIGGING OF ANY HOLES. PREPARE ALL HOLES ACCORDING TO THE DETAILS ON THE DRAWINGS.

B. WATER PLANTS IMMEDIATELY UPON ARRIVAL AT THE SITE. MAINTAIN IN MOIST CONDITION UNTIL PLANTED.

C. BEFORE PLANTING, LOCATE ALL UNDERGROUND UTILITIES PRIOR TO DIGGING. DO NOT PLACE PLANTS ON OR NEAR UTILITY LINES.

D. THE TREE PLANTING HOLE SHOULD BE THE SAME DEPTH AS THE ROOT BALL, AND TWO TIMES THE DIAMETER OF THE ROOT BALL.

E. TREES MUST BE PLACED ON UNDISTURBED SOIL AT THE BOTTOM OF THE PLANTING HOLE.

F. THE TREE HOLE DEPTH SHALL BE DETERMINED SO THAT THE TREE MAY BE SET SLIGHTLY HIGH OF FINISH GRADE, 1" TO 2" ABOVE THE BASE OF THE TRUNK FLARE, USING THE TOP OF THE ROOT BALL AS A GUIDE.

G. PLANT IMMEDIATELY AFTER REMOVAL OF CONTAINER FOR CONTAINER PLANTS.

H. SET TREE ON SOIL AND REMOVE ALL BURLAP, WIRE BASKETS, TWINE, WRAPPINGS, ETC. BEFORE BEGINNING AND BACKFILLING OPERATIONS. DO NOT USE PLANTING STOCK IF THE BALL IS CRACKED OR BROKEN BEFORE OR DURING PLANTING OPERATION.

I. APPLY VITAMIN B-1 ROOT STIMULATOR AT THE RATE OF ONE (1) TABLESPOON PER GALLON.

J. UPON COMPLETION OF BACKFILLING OPERATION, THOROUGHLY WATER TREE TO COMPLETELY SETTLE THE SOIL AND FILL ANY VOIDS THAT MAY HAVE OCCURRED. USE A WATERING HOSE, NOT THE AREA IRRIGATION SYSTEM. IF ADDITIONAL PREPARED TOPSOIL MIXTURE NEEDS TO BE ADDED. IT SHOULD BE A COURSER MIX AS REQUIRED TO ESTABLISH FINISH GRADE AS INDICATED ON THE DRAWINGS.

K. THE AMOUNT OF PRUNING SHALL BE LIMITED TO THE MINIMUM NECESSARY TO REMOVE DEAD OR INJURED TWIGS AND BRANCHES. ALL CUTS, SCARS, AND BRUISES SHALL BE PROPERLY TREATED ACCORDING TO THE DIRECTION OF THE PROJECT REPRESENTATIVE. PROPER PRUNING TECHNIQUES SHALL BE USED. DO NOT LEAVE STUBS AND DO NOT CUT THE LEADER BRANCH. IMPROPER PRUNING SHALL BE CAUSE FOR REJECTION OF THE PLANT MATERIAL.

L. PREPARE A WATERING CIRCLE OF 2' DIAMETER AROUND THE TRUNK. FOR CONIFERS, EXTEND THE WATERING WELL TO THE DRIP LINE OF THE TREE CANOPY. PLACE MULCH AROUND THE PLANTED TREES.

4. TURF - SOD LAYING

A. TOP SOIL AMENDMENTS: PRIOR TO LAYING SOD, COMMERCIAL FERTILIZER SHALL BE APPLIED AND INCORPORATED INTO THE UPPER FOUR (4) INCHES OF THE TOPSOIL AT A RATE OF FOUR POUNDS OF NITROGEN PER ONE THOUSAND (1,000) SQUARE FEET. ADJUST FERTILIZATION MIXTURE AND RATE OF APPLICATION AS NEEDED TO MEET RECOMMENDATIONS GIVEN BY TOPSOIL ANALYSIS. INCLUDE OTHER AMENDMENTS AS REQUIRED.

B. FERTILIZATION: THREE WEEKS AFTER SOD PLACEMENT FERTILIZE THE TURF AT A RATE OF ½ POUND OF NITROGEN PER 1000 SQUARE FEET. USE FERTILIZER SPECIFIED ABOVE. ADJUST FERTILIZATION MIXTURE AND RATES TO MEET RECOMMENDATIONS GIVEN BY TOPSOIL ANALYSIS.

C. SOD AVAILABILITY AND CONDITION: SOD IS TO BE DELIVERED TO THE SITE IN GOOD CONDITION. IT IS TO BE INSPECTED UPON ARRIVAL AND INSTALLED WITHIN 24 HOURS. SOD IS TO BE MOIST AND COOL TO ENSURE THAT DECOMPOSITION HAS NOT BEGUN AND IS TO BE FREE OF PESTS, DISEASES, OR BLEMISHES. THE CONTRACTOR SHALL SATISFY HIMSELF AS TO THE EXISTING CONDITIONS PRIOR TO ANY CONSTRUCTION. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR FURNISHING AND LAYING ALL SOD REQUIRED ON THE PLANS. HE SHALL FURNISH NEW SOD AS SPECIFIED ABOVE AND LAY IT SO AS TOO COMPLETELY SATISFY THE INTENT AND MEANING OF THE PLANS AND SPECIFICATION AT NO EXTRA COST TO THE OWNER. IN THE CASE OF ANY DISCREPANCY IN THE AMOUNT OF SOD TO BE REMOVED OR AMOUNT TO BE USED, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO REPORT SUCH TO THE PROJECT REPRESENTATIVE PRIOR TO COMMENCING THE WORK.

D. SOD LAYING: THE SURFACE UPON WHICH THE NEW SOD TO BE LAID WILL BE PREPARED AS SPECIFIED IN THE DETAIL AND BE LIGHTLY WATERED BEFORE LAYING. AREAS WHERE SOD IS TO BE LAID SHALL BE CUT TRIMMED, OR SHAPED TO RECEIVE FULL WIDTH SOD (MINIMUM TWELVE (12) INCHES). NO PARTIAL STRIP OR PIECES WILL BE ACCEPTED.

E. SOD SHALL BE TAMPED LIGHTLY AS EACH PIECE IS SET TO ENSURE THAT GOOD CONTACT IS MADE BETWEEN EDGES AND ALSO THE GROUND. IF VOIDS OR HOLES ARE DISCOVERED, THE SOD PIECE(S) IS (ARE) TO BE RAISED AND TOPSOIL IS TO BE USED TO FILL IN THE AREAS UNTIL LEVEL. SOD LAID ON ANY SLOPED AREAS SHALL BE ANCHORED WITH WOODEN DOWELS OR OTHER MATERIALS WHICH ARE ACCEPTED BY THE GRASS SOD INDUSTRY.

F. SOD SHALL BE ROLLED WITH A ROLLER THAT IS AT LEAST 50% FULL IMMEDIATELY AFTER INSTALLATION TO ENSURE THE FULL CONTACT WITH SOIL IS MADE.

G. APPLY WATER DIRECTLY AFTER LAYING SOD. RAINFALL IS NOT ACCEPTABLE.

H. WATERING OF THE SOD SHALL BE THE COMPLETE RESPONSIBILITY OF THE CONTRACTOR BY WHATEVER MEANS NECESSARY TO ESTABLISH THE SOD IN AN ACCEPTABLE MANNER TO THE END OF THE MAINTENANCE PERIOD. IF AN IRRIGATION SYSTEM IS IN PLACE ON THE SITE, BUT FOR WHATEVER REASON, WATER IS NOT AVAILABLE IN THE SYSTEM. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO WATER THE SOD BY WHATEVER MEANS, UNTIL THE SOD IS ACCEPTED BY THE PROJECT REPRESENTATIVE.

I. PROTECTION OF THE NEWLY LAID SOD SHALL BE THE COMPLETE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR SHALL PROVIDE ACCEPTABLE VISUAL BARRIERS, TO INCLUDE BARRICADES SET APPROPRIATE DISTANCES WITH STRINGS OR TAPES BETWEEN BARRIERS, AS AN INDICATION OF NEW WORK. THE CONTRACTOR IS TO RESTORE ANY DAMAGED AREAS CAUSED BY OTHERS (INCLUDING VEHICULAR TRAFFIC), EROSION, ETC, UNTIL SUCH TIME AS THE LAWN IS ACCEPTED BY THE OWNER.

J. ALL SOD THAT HAS NOT BEEN LAID WITHIN 24 HOURS SHALL BE DEEMED UNACCEPTABLE AND WILL BE REMOVED FROM THE SITE.

3.5 WEED BARRIER

A. FOR THE HEALTH OF THE SOIL AND THE MICROORGANISMS, WEED BARRIER IS NOT RECOMMENDED. IF USE IS REQUIRED OR REQUESTED, DO NOT PLACE IN ANNUAL OR GRASS AREAS.

B. CUT WEED BARRIER BACK TO THE EDGE OF THE PLANT ROOTBALL.

C. OVERLAP ROWS OF FABRIC MIN. 6"

D. STABLE FABRIC EDGES AND OVERLAPS TO GROUND.

END OF SECTION

GENERAL LANDSCAPE NOTES

GRADING AND DRAINAGE REQUIREMENTS

- AS PER CODE, ALL GRADING IS TO SLOPE AWAY FROM ANY STRUCTURE. SURFACE OF THE GROUND WITHIN 10' FEET OF THE FOUNDATION SHOULD DRAIN AWAY FROM THE STRUCTURE WITH A MINIMUM FALL OF 6"
- AS PER CODE, FINISHED GRADE WILL NOT DRAIN ON NEIGHBORING PROPERTIES
- A MINIMUM OF 6" OF FOUNDATION WILL BE LEFT EXPOSED AT ALL CONDITIONS
- LANDSCAPE CONTRACTOR TO MAINTAIN OR IMPROVE FINAL GRADE AND PROPER DRAINAGE ESTABLISHED BY EXCAVATOR, INCLUDING BUT NOT LIMITED TO ANY MAINTENANCE, PRESERVATION, OR EXAGGERATION OF SLOPES, BERMS, AND SWALES.
- LANDSCAPE CONTRACTOR IS RESPONSIBLE TO CORRECT ANY DAMAGED OR IMPROPER WATERFLOW OF ALL SWALES, BERMS, OR GRADE
- DEVICES FOR CHANNELING ROOF RUN-OFF SHOULD BE INSTALLED FOR COLLECTION AND DISCHARGE OF RAINWATER AT A MINIMUM OF 10' FROM THE FOUNDATION, OR BEYOND THE LIMITS OF FOUNDATION WALL BACKFILL; WHICHEVER DISTANCE IS GREATER

GENERAL LANDSCAPE NOTES

- LANDSCAPE CONTRACTOR SHALL HAVE ALL UTILITIES BLUE STAKED PRIOR TO DIGGING. ANY DAMAGE TO UTILITIES SHALL BE REPAIRED AT CONTRACTORS EXPENSE WITH NO ADDITIONAL COST TO THE OWNER.
- DURING THE BIDDING AND INSTALLATION PROCESS, THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR VERIFYING QUANTITIES OF ALL MATERIALS. IF DISCREPANCIES EXIST, THE PLAN SHALL DICTATE QUANTITIES TO BE USED.
- ALL PLANT MATERIAL SHALL BE PLANTED ACCORDING TO ANSI STANDARDS WITH CONSIDERATION TO INDIVIDUAL SOIL AND SITE CONDITIONS, AND NURSERY CARE AND INSTALLATION INSTRUCTIONS.
- SELECTED PLANTS WILL BE ACCORDING TO THE PLANT LEGEND. IF SUBSTITUTIONS ARE NECESSARY, PROPOSED LANDSCAPE CHANGES MUST BE SUBMITTED TO THE LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO LAYING SOD.
- SHOULD THE SITE REQUIRE ADDITIONAL TOPSOIL, REFER TO SOIL TEST WHEN MATCHING EXISTING SOIL. IF A MATCHING SOIL IS NOT LOCATABLE, A 6" DEPTH OF SANDY LOAM TOPSOIL (MIXED PRIOR TO SPREADING WITH 1% ORGANIC MATTER) CAN BE INCORPORATED INTO THE EXISTING SOIL USING THE FOLLOWING DIRECTIONS: SCARIFY TOP 6" OF EXISTING SUBSOIL AND INCORPORATE 3" OF NEW COMPOST ENRICHED TOPSOIL. SPREAD REMAINING TOPSOIL TO REACH FINISHED GRADE.
- EDGING, AS INDICATED ON PLAN, IS TO BE INSTALLED BETWEEN ALL LAWN AND PLANTER AREAS. ANY TREES LOCATED IN LAWN MUST HAVE A 4-6' TREE RING OF THE SAME EDGING.

LAWN/GRASS AREA

- SOD
  - ALL LAWN AREAS TO RECEIVE MIN. 6" DEPTH OF QUALITY TOPSOIL. IF TOPSOIL IS PRESENT ON SITE, PROVIDE SOIL TEST TO DETERMINE SOIL QUALITY FOR PROPOSED HYDROSEEDING. FINE LEVEL ALL AREAS PRIOR TO LAYING SOD ALL. LAWN AREAS SHALL BE IRRIGATED WITH 100% COVERAGE BY POP-UP SPRAY HEADS AND GEAR-DRIVEN ROTORS. ALL DECIDUOUS AND CONIFER TREES PLANTED WITHIN SOD AREAS SHALL HAVE A FOUR FOOT(4') DIAMETER TREE RING COVERED WITH CHOCOLATE BROWN BARK MULCH, NO SHREDDED FINES. SUBMIT SAMPLES TO BE APPROVED BY LANDSCAPE ARCHITECT AND OWNER BEFORE INSTALLATION.
- SEED
  - **SOIL:** TEST SOIL FOR ADEQUATE FERTILITY. ANY WEEDS CURRENTLY ON THE SITE SHALL BE REMOVED BY EITHER MECHANICAL MEANS SUCH AS HAND PULLING OR SPRAYING WITH AN HERBICIDE SUCH AS GLYPHOSATE MIXED WITH A SURFACTANT. HERBICIDES SHOULD BE APPLIED BY A CERTIFIED PESTICIDE APPLICATOR. COMPACTED SOIL SHALL BE SCARIFIED TO A DEPTH OF 18 INCHES BEFORE ADDING 6" OF WEED FREE TOPSOIL WITH HIGH ORGANIC MATTER. FINE LEVEL ALL AREAS PRIOR TO HYDROSEEDING AND SET THE GRADE FOR POSITIVE DRAINAGE. TOPSOIL SHOULD BE SOFT AT TIME OF APPLICATION. FERTILIZER IS TO BE ADDED WHEN HYDROSEEDING. REFER TO SOIL TEST RESULTS AND HYDROSEEDING CONTRACTOR FOR APPLICATION RATES.
  - **SEED**: USE SEED MIXES AS SPECIFIED BY LANDSCAPE ARCHITECT OF PURE LIVE SEED (PLS) ON A BASIS/ACRE. THE OPTIMUM TIME TO PANT IS IN NOVEMBER BEFORE THE FIRST SNOW. DO NOT SOW OVER HEAVY SNOWPACK. SEED WILL LAY DORMANT AND BE READY TO GERMINATE ONCE THE GROUND THAWS AND WARMS IN LATE WINTER. IF SEEDING IN LATE FALL IS NOT POSSIBLE, SEED BEFORE APRIL 1. CONTACT SUMMIT SEED. DARRELL@SUMMITSEEDING.COM 435-709-8003.
  - **APPLICATION**: HYDROSEEDING SHALL CONSIST OF SEED, TACKIFIER, WOOD FIBER MULCH AND FERTILIZER IN A WATER BASED SLURRY. TANK MOUNTED TRUCK SHALL HAVE CONTINUOUS AGITATION. THE PUMP ON THE TRUCK WILL FORCE THE SLURRY THROUGH A TOP-MOUNTED DISCHARGE NOZZLE (TOWER). USE 2000 POUNDS WOOD FIBER MULCH AND 50-100 POUNDS OF TACKIFIER PER ACRE.
  - **IRRIGATION**: ALL AREAS MUST BE KEPT MOIST WITHOUT PUDDLES OR RUNOFF USING FREQUENT DAYTIME WATER CYCLES. ADJUST AND MONITOR SPRINKLERS AND CLOCK TO ACHIEVE PROPER IRRIGATION.
- IF PERMANENT IRRIGATION IS NOT PLANNED, TEMPORARY IRRIGATION IS REQUIRED AT THE FOLLOWING SCHEDULE: FOR 8 WEEKS SOIL SHALL REMAIN DAMP DURING ESTABLISHMENT PERIOD WITHOUT PUDDLING ON SOIL SURFACE. APPLY WATER APPROXIMATELY THREE TIMES A DAY FOR 5-7 MINUTES FOR EACH IRRIGATION EVENT DEPENDING ON TEMPERATURE AND TIME OF YEAR. A SPARSE DENSITY IS EXPECTED. CONTINUE TEMPORARY IRRIGATION FOR ONE YEAR EVENTUALLY REDUCING WATER APPLICATION TO ONCE A WEEK, THEN ONCE EVERY TWO WEEKS TO FINALLY ONCE A MONTH. MONITOR PROGRESS OF ESTABLISHMENT AND ADJUST SPRINKLERS ACCORDINGLY. THE GOAL IS TO CREATE A HEALTHY STAND OF GRASSES WITH LITTLE TO NO IRRIGATION.
  - **WEED CONTROL AND MAINTENANCE:** MANDATORY WEED CONTROL IS REQUIRED TO REDUCE COMPETITION AND WEED SEED PRODUCTION. WEEDS MUST BE KEPT UNDER CONTROL BY MECHANICALLY PULLING OR CHEMICALLY SPRAYING AS DIRECTED BY THE APPLICATOR. APPLY A BROADLEAF HERBICIDE BIANNUALLY AND ESTABLISH A CONSISTENT REGIMEN OF MOWING AND FERTILIZING TO PREVENT WEEDS FROM PRODUCING SEED. MOW ONCE IN THE SPRING AND ONCE IN THE FALL BEFORE FERTILIZATION. FERTILIZER OPTION IS SUSTAIN 4-6-4 DEPENDING ON SOIL FERTILITY. DO NOT MOW SHORTER THAN 4 INCHES. BAG ALL CUTTINGS TO REMOVE WEED SEED FROM PROPERTY. KEEP WEEDS CUT DOWN AND DO NOT LET THEM GO TO SEED. WEED SEED PRODUCTION IS THE GAUGE FOR WHEN TO MOW, WHICH GENERALLY OCCURS IN APRIL OR MAY AS WELL AS EARLY FALL DEPENDING ON TEMPERATURE AND MOISTURE. THIS PROCEDURE WILL BE REQUIRED UNTIL A HEALTHY STAND OF GRASSES IS EVIDENT AND COMPETING WELL WITH WEEDS. EXPECT FROM 1 TO 3 YEARS.
  - **PROGANICS BIOTIC SOIL MEDIA**: WHERE CONDITIONS MAY PROHIBIT ADDING TOPSOIL, PROGANICS BIOTIC SOIL MEDIA SHOULD BE APPLIED BY HYDROSEEDER AT 3500LBS/ACRE WITH SEED AND FERTILIZER PRIOR TO THE APPLICATION OF WOOD MULCH (2000LBS/ACRE) COMBINED WITH TACKIFIER (50-100 LBS/ACRE.)
  - **ADDING FORBS**: SHRUBS AND PERENNIALS, BY SEED OR CONTAINER, CAN BE ADDED ONCE WEEDS ARE UNDER CONTROL AND HERBICIDE IS NO LONGER NEEDED. USUALLY 1-2 YEARS AFTER HYDROSEEDING.

MULCH

- ORGANIC
  - PLANTING AREAS TO BE FREE OF WEEDS AND RECEIVE MIN. 12" DEPTH OF QUALITY TOPSOIL. IF TOPSOIL IS PRESENT ON SITE, PROVIDE SOIL TEST TO DETERMINE SOIL QUALITY FOR PROPOSED PLANTINGS. PROVIDE 3" DEPTH OF ORGANIC MULCH TOP DRESSING. KEEP MULCH AWAY FROM TOP OF ROOT BALL OF ALL PLANT MATERIAL.
  - IF REQUIRED BY CITY, INSTALL DEWITT 5OZ WEED BARRIER LANDSCAPE FABRIC UNDER ALL MULCH AREAS. KEEP WEED BARRIER 1 FOOT AWAY FROM EDGE OF ROOT BALL OF ALL PLANT MATERIAL. IF WEED BARRIER IS NOT REQUIRED OR INSTALLED, AT OWNER'S APPROVAL, USE TREFLAN 10 AS A PRE-EMERGENT. APPLY ACCORDING TO LABEL DIRECTIONS BY CERTIFIED PESTICIDE APPLICATOR AFTER PLANTING AND AFTER APPLYING MULCH.
  - IF USING TREFLAN 10 WITHOUT WEED BARRIER, THIS AREA WILL ALSO NEED AN YEARLY MANAGEMENT PROGRAM. SUBMIT PROGRAM TO OWNER.
  - ANNUAL PLANTING AREAS AS SHOWN ON PLAN TO RECEIVE 4" OF SOIL AID MATERIAL (ORGANIC MULCH). NO MULCH SHALL BE PLACED WITHIN 12" OF TREE TRUNK AND 6" WITHIN BASE OF SHRUBS AND PERENNIALS. DO NOT COVER LOW BRANCHES OF SHRUBS WITH ROCK.
- INORGANIC
  - ROCK MULCH PLANTING AREAS TO BE FREE OF WEEDS AND RECEIVE MIN. 12" DEPTH OF QUALITY TOPSOIL. IF TOPSOIL IS PRESENT ON SITE, PROVIDE SOIL TEST TO DETERMINE SOIL QUALITY FOR PROPOSED PLANTINGS. WHERE PLANTING IS SPARSE (GREATER THAN 4' DISTANCE BETWEEN PLANTS OR 20' BETWEEN GROUPINGS), ADDITIONAL TOPSOIL IS NOT NECESSARY EXCEPT FOR BACKFILLING PLANTING HOLE. PREPARE A HOLE TWICE THE WIDTH OF THE CONTAINER, WATER IN PLANT, BACKFILL WITH A 4:1 RATIO OF SOIL TO COMPOST. TAMP LIGHTLY AND WATER AGAIN. KEEP ROCK 12" AWAY FROM TRUNK OF TREES AND 6" AWAY FROM BASE OF SHRUBS AND PERENNIALS. DO NOT COVER LOW BRANCHES OF SHRUBS WITH ROCK.
  - IF REQUIRED BY CITY, INSTALL DEWITT 5OZ WEED BARRIER LANDSCAPE FABRIC UNDER ALL ROCK AREAS. KEEP WEED BARRIER 1 FOOT AWAY FROM EDGE OF ROOT BALL OF ALL PLANT MATERIAL. IF WEED BARRIER IS NOT REQUIRED OR INSTALLED, AT OWNER'S APPROVAL, USE TREFLAN 10 AS A PRE-EMERGENT. APPLY ACCORDING TO LABEL DIRECTIONS BY CERTIFIED PESTICIDE APPLICATOR AFTER PLANTING AND AFTER APPLYING MULCH.
  - IF USING TREFLAN 10 WITHOUT WEED BARRIER, THIS AREA WILL ALSO NEED AN YEARLY MANAGEMENT PROGRAM. SUBMIT PROGRAM TO OWNER. UPON REQUEST, A PLANT GUIDE IS AVAILABLE WITH OUR RECOMMENDATIONS REGARDING WEED BARRIER, PLANT CARE AND MAINTENANCE.

GENERAL IRRIGATION NOTES

- A NEW UNDERGROUND, AUTOMATIC IRRIGATION SYSTEM IS TO BE INSTALLED BY CONTRACTOR IN ALL LANDSCAPED AREAS. LAWN AREAS TO RECEIVE AT LEAST 100% HEAD TO HEAD COVERAGE AND PLANTER AREAS TO RECEIVE A FULL DRIP SYSTEM TO EACH TREE AND SHRUB POINT SOURCE DRIP OR IN-LINE DRIP TUBING TO BE SECURED AT CENTER OF ROOT BALL, NOT AGAINST TRUNK. SEE IRRIGATION PLAN.

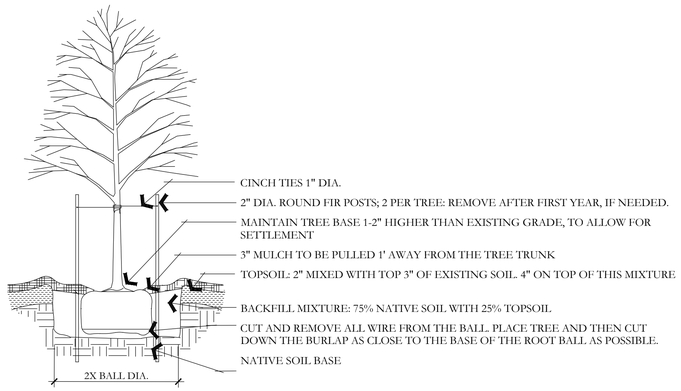
INSTALLER RESPONSIBILITIES AND LIABILITIES

- THESE PLANS ARE FOR BASIC DESIGN LAYOUT AND INFORMATION. LANDSCAPE CONTRACTOR IS REQUIRED TO USE TRADE KNOWLEDGE FOR IMPLEMENTATION. OWNER ASSUMES NO LIABILITIES FOR INADEQUATE ENGINEERING CALCULATIONS, MANUFACTURER PRODUCT DEFECTS, INSTALLATION OF ANY LANDSCAPING AND COMPONENTS, OR TIME EXECUTION.
- LANDSCAPE CONTRACTOR IS RESPONSIBLE AND LIABLE FOR INSTALLATION OF ALL LANDSCAPING AND IRRIGATION SYSTEMS INCLUDING CODE REQUIREMENTS, TIME EXECUTIONS, INSTALLED PRODUCTS AND MATERIALS.

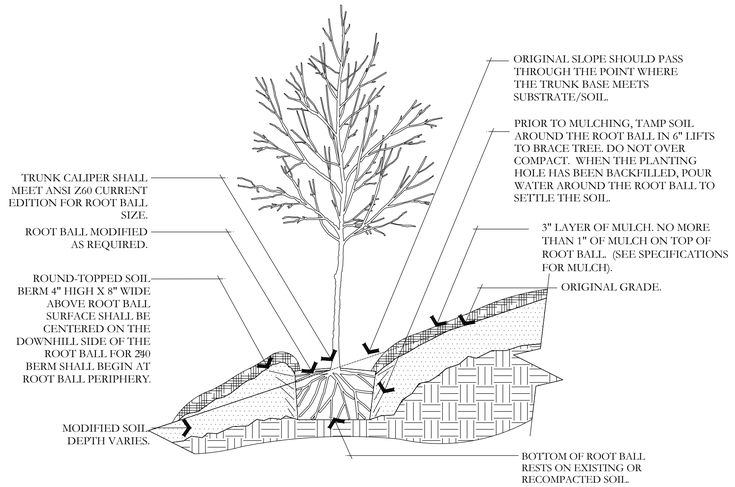
PLANT LEGEND

NOTE: PLANT QUANTITIES ARE PROVIDED FOR CONVENIENCE ONLY. IN CASE OF DISCREPANCY, THE DRAWING SHALL TAKE PRECEDENCE.)

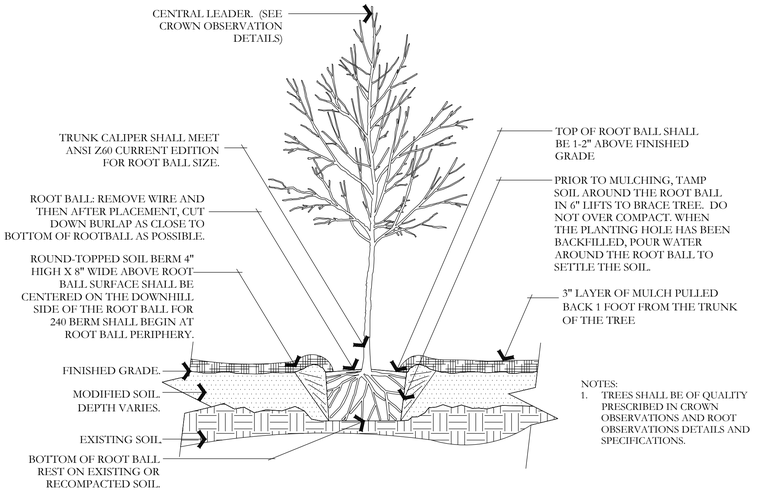
SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CONT	CAL	SIZE
CONIFERS						
	PP'B	1	Picea pungens glauca 'Bakeri' Baker's Colorado Blue Spruce Tc3; 20x 10-15; AV 314; sun; z3	B & B		7`-9`
DECIDUOUS TREES						
	QG'O	1	Quercus gambelii Gambel Oak Td1; 15-20x15-20; AV 176; sun; z4; Utah Lake water tolerant	15 gal	1.25"Cal	
SYMBOL	**CODE**	**QTY**	**BOTANICAL / COMMON NAME**	**CONT**		
DECIDUOUS SHRUBS						
	AA'O	13	Amelanchier alnifolia `Obelisk` TM Standing Ovation Serviceberry Sd2; 15x4; AV50; sun to part shade; z2; Utah Lake water tolerant	5 gal		
	PA'L	14	Perovskia atriplicifolia 'Lisslitt' Lacey Blue Russian Sage Low; 18-24"x24"; sun; z4; Utah Lake water tolerant	2 gal		
**EVERGREEN SHR



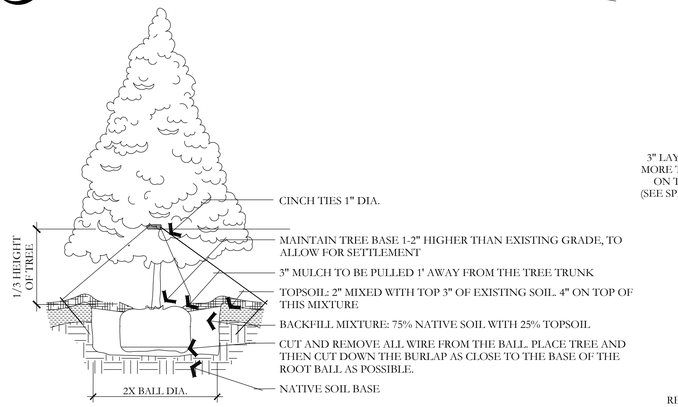
A DECIDUOUS TREE PLANTING
NOT TO SCALE
PKJ DESIGN GROUP



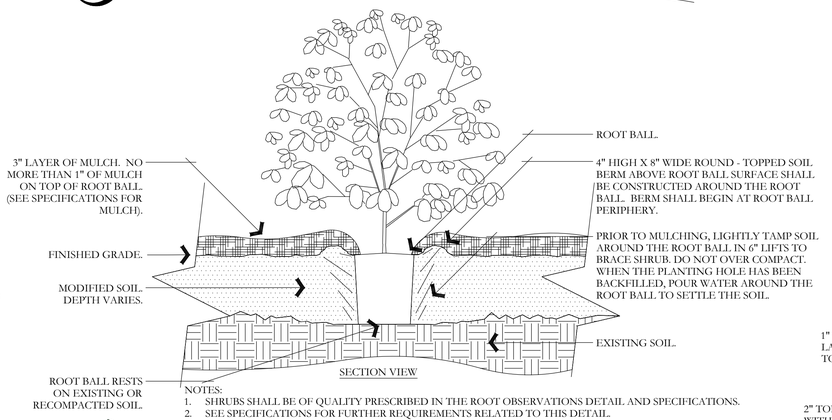
B TREE ON SLOPE 5% (20:1) TO 50% (2:1)
NOT TO SCALE
PKJ DESIGN GROUP



C TREE W/ BERM (EXISTING SOIL MODIFIED)
NOT TO SCALE
PKJ DESIGN GROUP

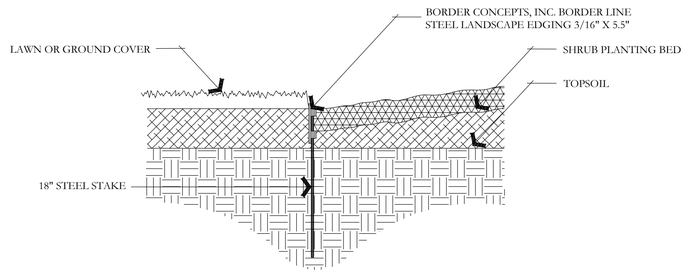


D EVERGREEN TREE PLANTING
NOT TO SCALE
PKJ DESIGN GROUP

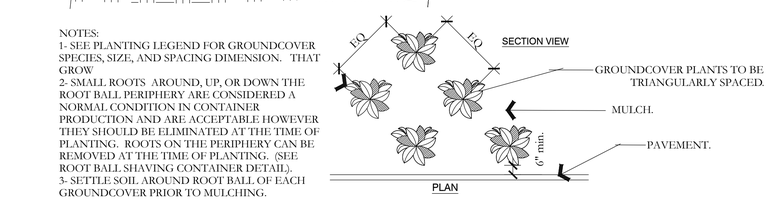


E SHRUB - MODIFIED SOIL
NOT TO SCALE
PKJ DESIGN GROUP

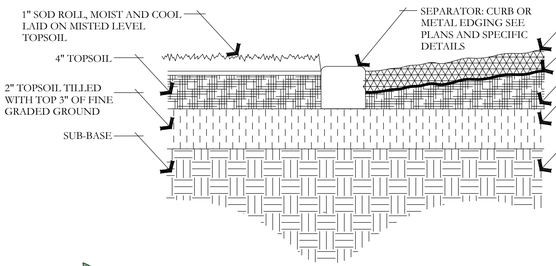
F PERENNIAL PLANTING
NOT TO SCALE
PKJ DESIGN GROUP



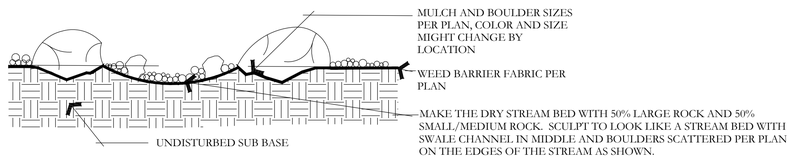
G METAL EDGING DETAIL
NOT TO SCALE
PKJ DESIGN GROUP



H PERENNIAL/GROUNDCOVER PLANTING
NOT TO SCALE
PKJ DESIGN GROUP



I SOD LAYING/MULCH DETAIL
NOT TO SCALE
PKJ DESIGN GROUP



J BOULDER AND DRY STREAM BED DETAIL
NOT TO SCALE
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ISSUE DATE	PROJECT NUMBER
3/19/2026	UT24008

NO.	REVISION	DATE
1	CITY COMMENTS	03/19/2026
2		
3		
4		
5		
6		
7		

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PLAN INFORMATION

PROJECT INFORMATION

MARSAC PROPERTY
308 MARSAC AVE.
PARK CITY, UTAH

DEVELOPER / PROPERTY OWNER / CLIENT

SILVER STREAM ADVISORS, LLC
ATT: ANDRE BRILEY
ANDRE@DEVELOPBESPOKE.COM

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LANDSCAPE ARCHITECT / PLANNER

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Landscape Architecture / Planning & Visualization
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LEHI, UTAH 84043 (801) 995-2217
www.pkjdesigngroup.com

LICENSE STAMP

LICENSED LANDSCAPE ARCHITECT
JEREMY AINSWORTH
8128127-5301
3/19/2026
STATE OF UTAH

DRAWING INFO

PM:	JTA
DRAWN:	ALR
CHECKED:	JMA
PLOT DATE:	3/19/2026

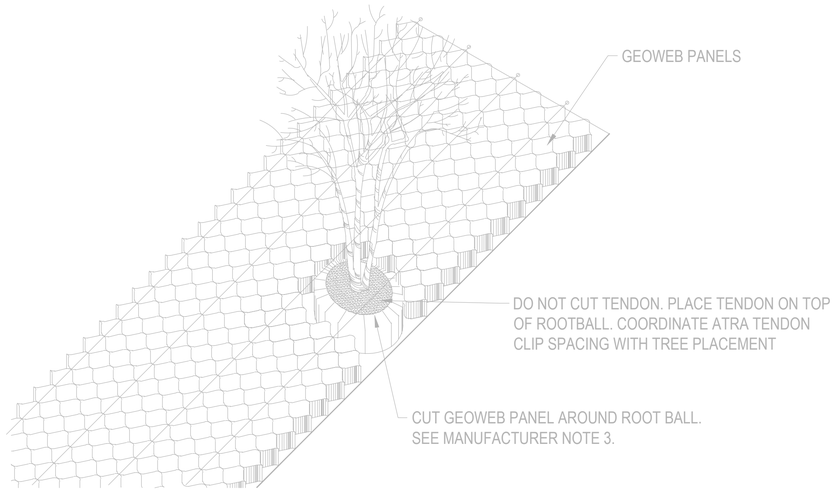
LANDSCAPE DETAILS

CITY PERMIT SET

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ISOMETRIC

MANUFACTURER NOTES:
1. THE GEOWEB CELLS SHALL BE FILLED WITH THE SPECIFIED MATERIAL (TOPSOIL, STONE, OR CONCRETE) AND SHALL BE SUITABLE TO WITHSTAND THE APPLICABLE HYDRAULIC CONDITIONS.
2. IF FULL SURFACE VEGETATION IS DESIRED, PROVIDE AN EROSION CONTROL BLANKET, HYDROSEED OR A TURF REINFORCEMENT MAT IF THERE IS A POTENTIAL FOR EROSION PRIOR TO ESTABLISHING VEGETATION.
3. THE GEOWEB SECTIONS SHALL BE ANCHORED AT THE CREST TO RESIST SLIDING DUE TO DRIVING AND HYDRAULIC FORCES.
4. THE GEOWEB PANELS SHALL BE CONNECTED WITH ATRA KEYS AT EACH INTERLEAF AND END TO END CONNECTION.
5. CUT THE GEOWEB PANELS TO FIT CLOSELY TO THE ROOF BALL. CONNECT THE CUT PANELS TO THE ADJACENT PANELS WITH ATRA KEYS.
6. LIMIT THE DROP OF THE INFILL TO PREVENT PANEL DISTORTION.

NOTES:
1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
2. DO NOT SCALE DRAWING.
3. THIS DRAWING IS INTENDED FOR USE BY ARCHITECTS, ENGINEERS, CONTRACTORS, CONSULTANTS AND DESIGN PROFESSIONALS FOR PLANNING PURPOSES ONLY. THIS DRAWING MAY NOT BE USED FOR CONSTRUCTION.
4. ALL INFORMATION CONTAINED HEREIN WAS CURRENT AT THE TIME OF DEVELOPMENT BUT MUST BE REVIEWED AND APPROVED BY THE PRODUCT MANUFACTURER TO BE CONSIDERED ACCURATE.
5. CONTRACTOR'S NOTE: FOR PRODUCT AND COMPANY INFORMATION VISIT www.CADdetails.com/info AND ENTER REFERENCE NUMBER UT-24008-LP

GEOWEB® SLOPE STABILIZATION

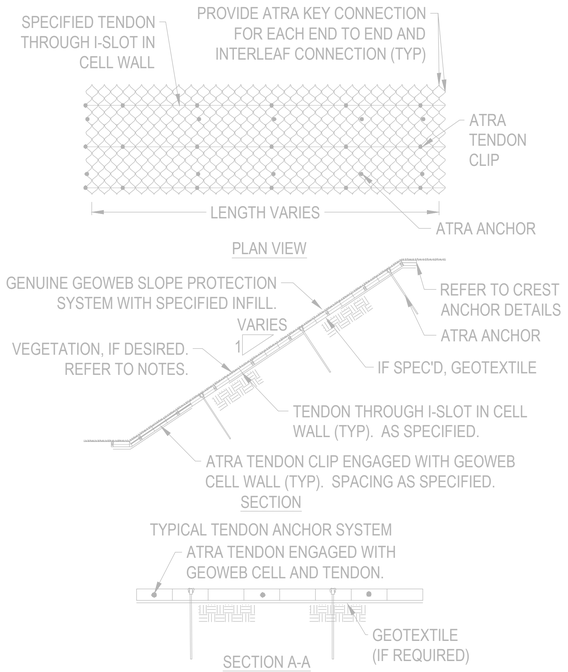
GEOWEB SLOPE PROTECTION LANDSCAPE ELEMENTS

UT-24008-LP REVISION DATE 29/05/2026

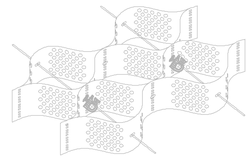
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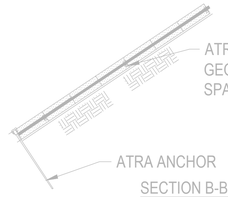


TENDON DATA		
TENDON TYPE	WIDTH, IN (MM)	BREAK STRENGTH LBF (KN)
POLYESTER		
TP-67	0.75 (19)	1506 (6.70)
TP-93	0.75 (19)	2090 (9.30)
TP-225	1.25 (32)	5100(22.7)
KELVAR		
TK-189	0.75 (19)	4000 (17.8)
WOVEN POLYPROPLYENE		
TPP-225	1.25 (32)	5100 (22.7)



PERSPECTIVE

DETAIL ANCHORAGE



MANUFACTURER NOTES:
1. THE TYPE AND QUANTITY OF TENDONS AND ATRA® TENDON CLIPS SHALL BE AS SPECIFIED.
2. THE GEOWEB CELLS SHALL BE FILLED WITH THE SPECIFIED MATERIAL (TOPSOIL, STONE, OR CONCRETE) AND SHALL BE SUITABLE TO WITHSTAND THE APPLICABLE HYDRAULIC CONDITIONS.
3. THE GEOWEB SECTIONS SHALL BE ANCHORED TO RESIST SLIDING DUE TO DRIVING AND HYDRAULIC FORCES.
4. IF VEGETATION IS DESIRED, PROVIDE AN EROSION CONTROL BLANKET OR TURF REINFORCEMENT MAT IF THERE IS A POTENTIAL FOR EROSION PRIOR TO ESTABLISHING VEGETATION.
5. THE GEOWEB PANELS SHALL BE CONNECTED WITH ATRA KEYS AT EACH INTERLEAF AND END TO END CONNECTION
6. REFER TO THE GENERAL DETAIL DRAWINGS FOR ANCHOR DETAILS.

NOTES:
1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
2. DO NOT SCALE DRAWING.
3. THIS DRAWING IS INTENDED FOR USE BY ARCHITECTS, ENGINEERS, CONTRACTORS, CONSULTANTS AND DESIGN PROFESSIONALS FOR PLANNING PURPOSES ONLY. THIS DRAWING MAY NOT BE USED FOR CONSTRUCTION.
4. ALL INFORMATION CONTAINED HEREIN WAS CURRENT AT THE TIME OF DEVELOPMENT BUT MUST BE REVIEWED AND APPROVED BY THE PRODUCT MANUFACTURER TO BE CONSIDERED ACCURATE.
5. CONTRACTOR'S NOTE: FOR PRODUCT AND COMPANY INFORMATION VISIT www.CADdetails.com/info AND ENTER REFERENCE NUMBER UT-24008-LP

GEOWEB® SLOPE STABILIZATION

GEOWEB SLOPE PROTECTION WITH TENDON/ATRA ANCHORAGE

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ISSUE DATE	PROJECT NUMBER	PLAN INFORMATION	PROJECT INFORMATION	DEVELOPER / PROPERTY OWNER / CLIENT	LANDSCAPE ARCHITECT / PLANNER	LICENSE STAMP	DRAWING INFO

5/29/2026 UT24008

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SILVER STREAM ADVISORS, LLC
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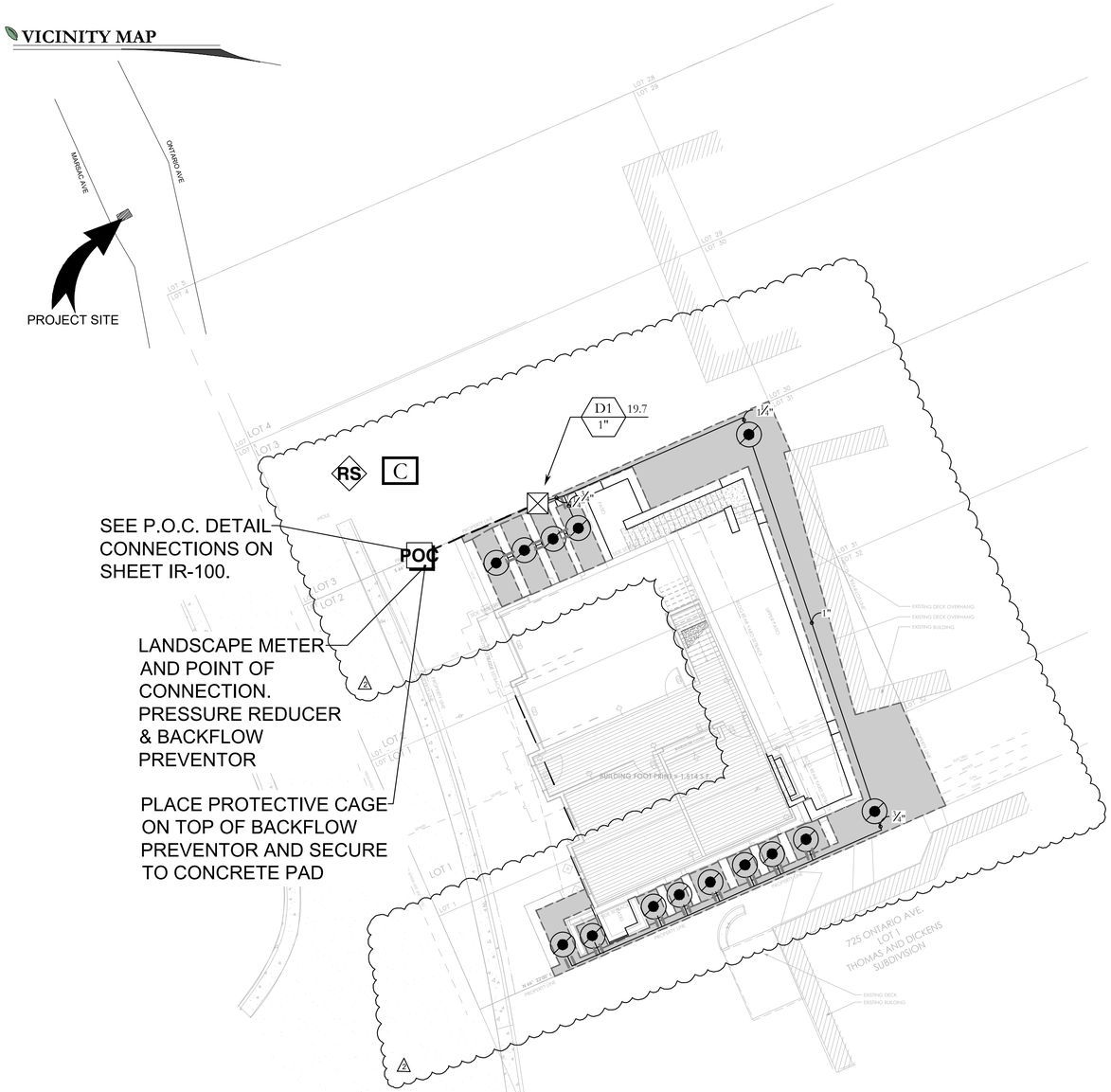
LICENSED LANDSCAPE ARCHITECT JEREMY ANDREW PETH 8129217-5301 PROFESSIONAL 5/29/2026 ELECTRONIC SEAL STATE OF UTAH

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DRAWN:	ALR
CHECKED:	JMA
PLOT DATE:	5/29/2026

LANDSCAPE DETAILS
CITY PERMIT SET

LP-502

VICINITY MAP



IRRIGATION LEGEND

(NOTE: PLANT QUANTITIES ARE PROVIDED FOR CONVENIENCE ONLY. IN CASE OF DISCREPANCY, THE DRAWING SHALL TAKE PRECEDENCE.) IF YOU NEED HELP WITH A WATER AUDIT CONSULTATION, OR A PLANT MAINTENANCE SCHEDULE, CONTACT PKJ@PKJDESIGNGROUP.COM)

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
⊠	Rain Bird XCZ-100-PRF 1" Medium Flow Drip Control Kit, 1in. DV valve, 1in. pressure regulating filter, 40psi pressure regulator. 5 GPM-20 GPM.	1
⊗	Pipe Transition Point above grade Pipe transition point from PVC lateral to drip tubing with riser to above grade installation.	14
	Area to Receive Drip Emitters Rain Bird PC (2) Single Outlet, Pressure Compensating Drip Emitters with Self-Piercing Barb Inlet. Flow rate: 5 GPH=light brown; 7 GPH=violet; 10 GPH=green; 12 GPH=dark brown; 18 GPH=white; 24 GPH=orange. Emitter Notes:	932.7 sf
	PC-05 emitters (3 assigned to each B & B, 5`-6` plant)	
	PC-05 emitters (3 assigned to each B & B, 6` plant)	
	PC-05 emitters (3 assigned to each B & B, 7`-9` plant)	3
	PC-05 emitters (3 assigned to each B & B, 8`-10` plant)	
	PC-05 emitters (4 assigned to each B & B, Multi-trunked plant)	
	PC-05 emitters (4 assigned to each Bulb plant)	
	PC-05 emitters (4 assigned to each Plug plant)	
	PC-05 emitters (1 assigned to each flat plant)	
	PC-05 emitters (1 assigned to each 4"pot plant)	
	PC-05 emitters (1 assigned to each 1 gal plant)	61
	PC-05 emitters (1 assigned to each 2 gal plant)	14
	PC-05 emitters (2 assigned to each 3 gal plant)	
	PC-05 emitters (2 assigned to each 5 gal plant)	38
	PC-05 emitters (3 assigned to each 15 gal plant)	3
	PC-05 emitters (3 assigned to each 20 gal. plant)	
	PC-05 emitters (3 assigned to each B & B, 1.25"Cal plant)	
	PC-05 emitters (3 assigned to each B & B, 2"Cal plant)	
	PC-05 emitters (3 assigned to each B & B, 4-6` plant)	

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
◪	Rain Bird 44-RC 1" 1in. Brass Quick-Coupling Valve, with Corrosion-Resistant Stainless Steel Spring, Thermoplastic Rubber Cover, and 2-Piece Body.	1
⧓	Shut Off Valve	1
M	Rain Bird EFB-CP-PRS-D 1-1/2" 1in., 1-1/4", 1-1/2in., 2in. Brass Master Valve, that is Contamination Proof w/Self-Flushing Filter Screen. Globe Configuration, Reclaimed Water Compatible, and Purple Handle Cover Designates Non-Potable Water Use. With Pressure Regulator.	1
BF	Zurn 975XL 1" Reduced Pressure Backflow device	1
C	Rain Bird ESP4ME3 4 Station, Hybrid Modular Outdoor Controller. For Residential or Light Commercial Use. LNK WiFi Module and Flow Sensor Ready.	1
RS	Rain Bird WR2-RC Wireless Rain Sensor Combo, includes 1 receiver and 1 rain sensor transmitter.	1
FS	Rain Bird FS-100-B 1in. Flow Sensor, Brass Model. Suggested Operating Range 10 GPM to 100 GPM. Size for Flow Not According to Pipe Size. Rain Bird Compatible Controllers: ESP-LXIVM(P) | LXD | LXME2(P) | ME3, or Controllers Accepting Custom K-Factor and Offset. Install in Rain Bird Valve Box.	1
POC	Water Meter 1"	1
	Irrigation Lateral Line: PVC Schedule 40 3/4"	102.3 lf
	Irrigation Lateral Line: PVC Schedule 40 1"	58.6 lf
	Irrigation Lateral Line: PVC Schedule 40 1 1/4"	35.5 lf
	Irrigation Mainline: PVC Schedule 40	19.1 lf
	Pipe Sleeve: PVC Class 200 SDR 21 Typical pipe sleeve for irrigation pipe. Pipe sleeve size shall allow for irrigation piping and their related couplings to easily slide through sleeving material. Extend sleeves 18 inches beyond edges of paving or construction.	14.6 lf

Valve Callout
- # — Valve Number
- # — Valve Flow
- #" — Valve Size

P.O.C. CONFIGURATION

(NOTE: PRESSURE TEST SYSTEM TO VERIFY 80 PSI. IF NOT, CONTACT LANDSCAPE ARCHITECT OR INSTALL PRESSURE REDUCING VALVE.)

- POC — SOURCE DATA
- BF — BACKFLOW PREVENTOR
- SHUTOFF VALVE
- M — MASTER VALVE
- FS — 1" FLOW SENSOR
- QUICK COUPLER

ISSUE DATE	PROJECT NUMBER
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0' 5' 10' 20' 40'
GRAPHIC SCALE: 1" = 10'

PROJECT INFORMATION

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PARK CITY, UTAH

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SILVER STREAM ADVISORS, LLC
ATT: ANDRE BRILEY
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LICENSED LANDSCAPE ARCHITECT JEREMY AINSWORTH 8128121-5301 PROFESSIONAL 5/29/2026 ELECTRONIC SEAL STATE OF UTAH

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DRAWN:	ACP
CHECKED:	JMA
PLOT DATE:	5/29/2026

IRRIGATION OVERALL PLAN

CITY PERMIT SET

IR-100

IRRIGATION PLAN SPECIFICATIONS

IRRIGATION SPECIFICATIONS

PART 1 - GENERAL

1.1 SUMMARY

Work to be done includes all labor, materials, equipment and services required to complete the Project irrigation system as indicated on the Construction Drawings, and as specified herein. Includes but is not limited to: Furnishing and installing underground and above ground sprinkler system complete with any accessories necessary for proper function and operation of the system. All plant material on the Project shall be irrigated. Remove and dispose of any existing sprinkler system components which are disturbed during the construction process and are not to be saved. Restoration of any altered or damaged existing landscape to original state and condition.

1.2 SYSTEM DESCRIPTION

A. Design of irrigation components: Locations of irrigation components on Construction Drawings may be approximate. Piping, sleeving and/or other components shown on Construction drawings may be shown schematically for graphic clarity and demonstration of component groupings and separations. All irrigation components shall be placed in landscaped areas, with the exception of pope and wire in sleeving under hardscapes. Actual routing of pipe, wire or other components may be altered due to site conditions not accounted for in the design process.

B. Construction requirements: Actual placement may vary as required to achieve a minimum of 100% coverage without overspray onto hardscape, buildings or other features.

C. Layout of Irrigation Components: During layout and staking, consult with Owner Approved Representative (hereafter referred to as OAR) to verify proper placement of irrigation components, and to provide Contractor recommendations for changes where revisions may be advisable. Small or minor adjustments to system layout are permissible to avoid existing field obstructions such as utility boxes or street light poles. Contractor shall place remote control valves in groups as practical to economize on quantity of manifold isolation valves. Quick coupler valves shall be placed with manifold groups and protected by manifold isolation valves. Quick coupler valves are shown on Construction Documents in approximate locations.

1.3 DEFINITIONS

A. Water Supply: Culinary water piping and components, furnished and installed by others to provide irrigation water to this Project, including but not limited to backflow preventor, saddles, nipples, spools, shut off valves, corporation stop valves, water meters, pressure regulation valves, and piping upstream of (or prior to) the Point of Connection.

B. Point of Connection: Location where the Contractor shall tie into the water supply. May require backflow preventor, saddle, nipples, spools, isolation valves or Stop and Waste valve for landscape irrigation needs and use.

C. Main Line Piping: Pressurized piping downstream of the Point of Connection to provide water to remote control valves and quick couplers. Normally under constant pressure.

D. Lateral Line Piping: Greuit piping downstream of remote control valves to provide water to sprinkler heads, drip systems or bubblers.

1.4 REFERENCES

A. The following standards will apply to the work of this Section:

a. ASTM-American Society for Testing and Materials

b. IA - The Irrigation Association: Main BMP Document, Landscape Irrigation Scheduling and Water Management Document.

1.5 SUBMITTALS

A. At least thirty (30) days prior to ordering of any materials, the Contractor shall provide manufacturer catalog cut sheet and current printed specifications for each element or component of the irrigation system. Submittals shall be an three ring binders or other similar bound form. Provide five copies of submittals to OAR for distribution. Place cover or index sheet indicating order in submittal document. No material shall be ordered, delivered or any work preceded in the field until the required submittals have need reviewed in its entirety and stamped approved. Delivered material shall match the approved samples.

B. Operation and Maintenance Manual:

a. At least thirty (30) days prior to final inspection, the Contractor shall provide Operation and Maintenance manual to OAR, containing:

i. Manufacturer catalog cut sheet and current printed specifications for each element or component of the irrigation system.

ii. Parts list for each operating element of the system

iii. Manufacturer printed literature on operation and maintenance of operating elements of the system.

iv. Section listing instructions for overall system operation and maintenance. Include directions for Spring Start-up and Winterization.

b. Project Record Copy

i. Maintain at project site one copy of all project documents clearly marked "Project Record Copy". Mark any deviation in material installation on Construction drawings. Maintain and update drawing at least weekly. Project Record Copy to be available to OAR on demand.

ii. Completed Project As-Built Drawings

1. Prior to final inspection, prepare and submit to OAR accurate as-built drawings including 2 wire path and junction box locations.
2. Show detail and dimension changes made during installation. Show significant details and dimensions that were not shown in original Contract Documents.
3. Field dimension locations of sleeving, points of connection, main line piping, wiring runs not contained in main line pipe trenches, valves and valve boxes, quick coupler valves.
4. Dimensions are to be taken from permanent constructed surfaces, features, or finished edges located at or above finished grade.
5. Controller Map: upon completion of system, place in each controller a color coded copy of the area that controller services: indicating zone number, type of plant material and location on project that zone services. Laminate map with heat shrink clear plastic.

1.6 QUALITY ASSURANCE

A. Acceptance: Do not install work in this section prior to acceptance by OAR.

B. Regulatory Requirements: All work and materials shall be according to any and all rules, regulations or codes, whether they are State or Local laws and ordinances. Contract documents, drawings or specifications may not be construed or interpreted to permit work or materials not conforming to the above codes.

C. Adequate Water Supply: Water supply to this Project exists, installed by others. Connections to these supply lines shall be by this Contractor. Verify that proper connection is available to supply line and is of adequate size. Verify that secondary connection components may be installed if necessary. Perform static pressure test prior to commencement of work at supplied POC. Notify OAR in writing of problems encountered and pressure reading prior to proceeding.

D. Workmanship and Materials:

a. It is the intent of this specification that all material herein specified and shown on the construction documents shall be of the highest quality available and meeting the requirements specified.

b. All work shall be performed in accordance with the best standards of practice relating to the trade.

E. Contractor Qualifications:

a. Contractor shall provide document or resume including at least the following items:

i. That Contractor has been installing sprinklers on commercial projects for five previous consecutive years.

ii. Contractor is licensed to perform Landscape and Irrigation construction in the State of this Project.

iii. Contractor is bondable for the work to be performed.

iv. References of five projects of similar size and scope completed within the last five years. Three of the projects listed shall be local.

v. Listing of suppliers where materials will be obtained for use on this Project.

vi. Project site Foreman or Supervisor has at least five consecutive years of commercial irrigation installation experience. This person shall be a current Certified Irrigation Contractor in good standing as set forth by the Irrigation Association. This person shall be on Project site at least 75% of each working day.

vii. Evidence that Contractor currently employs workers in sufficient quantities to complete Project within time limits that are established by the Contract.

viii. All General laborers or workers on the Project shall be previously trained and familiar with sprinkler installation and have a minimum of one-year experience. Those workers performing tasks related to PVC pipe shall have certificates designated below.

1.7 DELIVERY-STORAGE-HANDLING

A. During delivery, installation and storage of materials for Project, all materials shall be protected from contamination, damage, vandalism, and prolonged exposure to sunlight. All material stored at Project site shall be neatly organized in a compact arrangement and storage shall not disrupt Project Owner or other trades on Project site. All material to be installed shall be handled by Contractor with care to avoid breakage or damage. Damaged materials attributed to Contractor shall be replaced with new at Contractor's expense.

1.8 SEQUENCING

A. Perform site survey, research utility records, contact utility location services. The Contractor shall familiarize himself with all hazards and utilities prior to work commencement. Install sleeving prior to installation of concrete, paving or other permanent site elements. Irrigation system Point of Connection components, backflow prevention and pressure regulation devices shall be installed and operational prior to all downstream components. All main lines shall be thoroughly flushed of all debris prior to installation of any sprinkler heads.

1.9 WARRANTY

A. Contractor shall provide one year Warranty. Warranty shall cover all materials, workmanship and labor. Warranty shall include filling and or repairing depressions or replacing turf or other plantings due to settlement of irrigation trenches or irrigation system elements. Valve boxes, sprinklers or other components settled from original finish grade shall be restored to proper grade. Irrigation system shall have been adjusted to provide proper, adequate coverage of irrigated areas.

1.10 OWNER'S INSTRUCTION

A. After system is installed, inspected, and approved, instruct Owner's Representatives in complete operation and maintenance procedures. Coordinate instruction with references to previously submitted Operation and Maintenance Manual.

1.11 MAINTENANCE

A. Furnish the following items to Owner's Representative:

a. Two quick coupler keys with hose swivels.

b. One of each type or size of quick coupler valve and remote control valve. Five percent of total quantities used of each sprinkler and sprinkler nozzle.

B. Provide the following services:

a. Winterize entire irrigation system installed under this contract. Winterize by 'blow-out' method using compressed air. Compressor shall be capable of minimum of 175 CFM. This operation shall occur at the end of first growing season after need for plant irrigation but prior to freezing. Compressor shall be capable of evacuating system of all water pressure regulation devices. Compressor shall be regulated to not more than 60 PSI. Start up system the following spring after danger of freezing has passed. Contractor shall train Owner's Representative in proper start-up and winterization procedure.

PART 2 - PRODUCTS

2.1 GENERAL NOTES

A. Contractor shall provide materials to be used on this Project. Contractor shall not remove any material purchased for this Project from the Project Site, nor mix Project materials with other Contractor owned materials. Owner retains right to purchase and provide project material.

2.2 POINT OF CONNECTION

A. The Contractor shall connect onto existing irrigation or water main line as needed for Point(s) of Connection. Contractor shall install new main line as indicated. Connection must meet state guidelines

2.3 CONNECTION ASSEMBLY

A. Culinary water shall be used on this Project. Install backflow preventor and RPZ as needed.

2.4 CONTROL SYSTEM

A. Power supply to the irrigation controller shall be provided for by this Contract. To be installed by owner or electrical contractor.

B. Controller shall be as specified in the drawings. Controller shall be surge protected.

a. Installation of wall-mount controllers: Irrigation contractor shall be responsible for this task. Power configuration for wall-mount controllers shall be 120 VAC unless otherwise noted.

b. Locate Controller(s) in general location shown on Construction drawings. Coordinate power supply and breaker allocation with electrical contractor. Contractor shall be responsible for all power connections to Controllers, whether they are wall mount or pedestal mount. Contractor shall coordinate with electrical or other Project trades as needed to facilitate installation of power to controllers.

C. Wires connecting the remote control valves to the irrigation controller are single conductors, type PE. Wire construction shall incorporate a solid copper conductor and polyethylene (PE) insulation with a minimum thickness of 0.045 inches. The wires shall be UL listed for direct burial in irrigation systems and be rated at a minimum of 30 V.AC. Paige Electric Co., I.P. specification number P7079D.

a. A minimum of 36" of additional wire shall be left at each valve, each splice box and at each controller.

b. Common wire shall be white in color, 12 gauge. Control wire shall be red in color, 14 gauge. Spare wire shall be looped within each valve box of the grouping it is to service.

D. Wire splice connectors shall use 3M brand DBY wire connectors. Wire splicing between controller and valves shall be avoided if at all possible. Any wire splices shall be contained within a valve box. Splices within a valve box that contains no control valves shall be stamped 'WIRE SPLICE' or 'WS' on box lid.

2.5 SLEEVING

A. Contractor shall be responsible to protect existing underground utilities and components. Sleeving minimum size shall be 2". Sleeving 2" through 4" in size shall be SCH40 PVC solvent weld. Sleeving 6" and larger shall be CL 200 PVC gasketed. Sleeve diameter shall be at least two times the diameter of the pipe within the sleeve. Sleeves shall be extended 6" minimum beyond walk or edge of pavement. Wire or cable shall not be installed in the same sleeve as piping, but shall be installed in separate sleeves. Sleeve ends on sleeve sizes 4" and larger shall be capped with integral corresponding sized PVC slip cap, pressure fit, until used, to prevent contamination. Sleeves shall be installed at appropriate depths for main line pipe or lateral pipe.

2.6 MAIN LINE PIPE

A. All main line pipe 4" and larger shall be Class 200 gasketed bell end. All main line pipe 3" in size and smaller shall be Schedule 40 PVC solvent weld bell end.

a. Maximum flows allowed through main line pipe shall be:

3/4"	8 GPM
1"	12 GPM
1-1/2"	30 GPM
2"	53 GPM
2-1/2"	75 GPM
3"	110 GPM
4"	180 GPM

b. Main line pipe shall be buried with 24" cover

2.7 MAIN LINE FITTINGS

A. All main line fittings 3" and larger shall be gasketed ductile iron material. All ductile iron fittings having change of direction shall have proper concrete thrust block installed. All main line fittings smaller than 3" in size shall be Schedule 80 PVC.

2.8 ISOLATION VALVES

A. Isolation valves 3" and larger shall be Waterous brand model 2500 cast iron gate valve, resilient wedge, push on type, with 2" square operating nut. Place sleeve of 6" or larger pipe over top of valve vertically and then extend to grade. Place 10" round valve box over sleeve at grade.

B. Isolation valves 2-1/2" and smaller shall be Apollo brand 70 series brass ball valves, contained in a Carson Standard size valve box. Valves shall be installed with SCH80 PVC TOE Nipples on both sides of the valve. Valve shall be placed so that the handle is vertical toward the top of the valve box in the 'off' position.

2.9 MANIFOLDS

A. Action Manifold fittings shall be used to create unions on both sides of each control valve, allowing the valve to be removed from the box without cutting piping. Valves shall be located in boxes with ample space surrounding them to allow access for maintenance and repair. Where practical, group remote control valves in close proximity, and protect each grouping with a manifold isolation valve as shown in details. Manifold Main Line (or Sub-Main Line) and all manifold components and isolation valves shall be at least as large as the largest diameter lateral served by the respective manifold.

2.10 REMOTE CONTROL VALVES

A. Remote control valves shall be as specified on the drawings. Remote control valves shall be located separately and individually in separate control boxes.

2.11 MANUAL CONTROL VALVES

A. Quick coupler valve shall be attached to the manifold sub-main line using a Lasco G17S212 swing joint assembly with snap-lock outlet and brass stabilizer elbow. Quick coupler valve shall be placed within a Carson 10" round valve box. Top of quick coupler valve cover shall allow for complete installation of valve box lid, but also allow for insertion and operation of key. Base of quick coupler valve and top of quick coupler swing joint shall be encased in ¾" gravel. Contractor shall not place quick coupler valves further than 200 feet apart, to allow for spot watering or supplemental irrigation of new plant material. Quick coupler valve at POC shall not be eliminated or relocated.

2.12 LATERAL LINE PIPE

A. All lateral piping shall be Schedule 40 PVC, solvent weld, and bell end. Lateral pipe shall be buried with 12-18" of cover typically. Lateral pipe shall be ¾", 1", 1 ¼", 1 ½" or 2" in size as indicated on Construction Drawings.

2.13 LATERAL LINE FITTINGS

A. All lateral line fittings shall be S/40 PVC

2.14 Spray Sprinklers

A. Spray head sprinklers shall be as specified on the drawings. Nozzles shall be as specified on the drawings.

2.15 RAIN BIRD VALVE BOXES

A. Carson valve boxes shall be used on this project. Sizes are as directed in these Specifications, detail sheets or plan sheets. Valve boxes shall be centered over the control valve or element they cover. Valve box shall be sized large enough to allow ample room for services access, removal or replacement of valve or element. Valve box shall be set to flush to finish grade of topsoil or barked areas. Contractor shall provide extensions or stack additional valve boxes as necessary to bring valve box pit to proper grade.

2.16 IMPORT BACKFILL

A. All main line pipe, lateral line pipe and other irrigation elements shall be bedded and backfilled with clean soil, free of rocks 1" and larger. Contractor shall furnish and install additional backfill material as necessary due to rocky conditions. Trenches and other elements shall be compacted and/or water settled to eliminate settling. Debris from trenching operations un-usable for fill shall be removed from project and disposed of properly by Contractor.

2.17 OTHER PRODUCTS

A. Substitution of equivalent products is subject to the Landscape Architect or OAR's approval and must be designated as accepted in writing.

a. The Contractor shall provide materials to make the system complete and operational.

PART 3 - EXECUTION

3.1 PREPARATION

A. Contractor shall repair or replace work damaged by irrigation system installation. If damaged work is new, repair or replacement shall be performed by the original installer of that work. The existing landscape of this Project shall remain in place. Contractor shall protect and work around existing plant material. Coordination of trench and valve locations shall be laid out for the OAR prior to any excavation occurring. Plant material deemed damaged by the OAR shall be replaced with new plant material at Contractor's expense. Contractor shall not cut existing tree roots larger than 2" to install this Project. Route pipe, wire and irrigation elements around tree canopy drip line to minimize damage to tree roots. Contractor shall have no part of existing system used by other portions of site landscape without water for more than 24 hours at a time.

3.2 TRENCHING AND BACKFILLING

A. Pulling of pipe shall not be permitted on this project. Over excavate trenches both in width and depth. Ensure base of trench is rock or debris free to protect pipe and wire. Grade trench base to ensure flat, even support of piping. Backfill with clean soil or import material. Contractor shall backfill no less than 2" around entire pipe with clean, rock free fill. Main line piping and fittings shall not be backfilled until OAR has inspected and pipe has passed pressure testing. Perform balance of backfill operation to eliminate any settling.

3.3 SLEEVING

A. Sleeve all piping and wiring that pass under paving or hardscape features. Wiring shall be placed in separate sleeving from piping. Sleeves shall be positioned relative to structures or obstructions to allow for pipe or wire within to be removed if necessary.

3.4 GRADES AND DRAINAGE

A. Place irrigation pipe and other elements at uniform grades. Winterization shall be by evacuation with compressed air. Automatic drains shall not be installed on this Project. Manual drains shall only be installed at POC where designated on Construction Drawings.

3.5 PVC PIPE

A. Install pipe to allow for expansion and contraction as recommended by pipe manufacturer.

B. Install main line pipes with 18" of cover, lateral line pipes with 12" of cover.

C. Drawings show diagrammatic or conceptual location of pipe - Contractor shall install piping to minimize change of direction, avoid placement under large trees or large shrubs, avoid placement under hardscape features.

D. Plastic pipe shall be cut squarely. Burrs shall be removed. Spigot ends of pipes 3" and larger shall be beveled.

E. Pipe shall not be glued unless ambient temperature is at least 50 degrees F. Pipe shall not be glued in rainy conditions unless properly tented. All solvent weld joints shall be assembled using IPS 711 glue and P70 primer according to manufacturer's specification, no exceptions. All workers performing glue operations shall provide evidence of certification. Glued main line pipe shall cure a minimum of 24 hours prior to being energized. Lateral lines shall cure a minimum of 2 hours prior to being energized and shall not remain under constant pressure unless cured for 24 hours.

F. Appropriate thrust blocking shall be performed on fittings 3" and larger. All threaded joints shall be wrapped with Teflon tape or paste unless directed by product manufacturer or scaling by o-ring.

3.6 CONTROLLERS

A. All grounding for pedestal controllers shall be as directed by controller manufacturer and ASIC guidelines, not to exceed a resistance reading of 5 OHMs.

B. Locate controllers in protected, inconspicuous places, when possible. Coordinate location of pedestal controllers with Landscape Architect to minimize visibility.

C. Coordinate location of wall mount controllers with building or electrical Contractor to facilitate electrical service and future maintenance needs. Wall mount shall be securely fastened to surface. If exterior mounted, wall mount controllers shall have electrical service wire and field control wire in separate, appropriate sized weatherproof electrical conduit, PVC pipe shall not be used.

D. Wiring under hardscape surfaces shall be placed continuously in conduit. Contractor shall be responsible to coordinate sleeving needs for conduit or sweeps elbows from exterior to interior of building.

E. Pedestal controllers shall be placed upon VIT-Strong Box Quick Pad as per manufacturer's recommendations. Controllers shall be oriented such that Owner's Representative maintenance personnel may access easily and perform field system tests efficiently.

F. Place Standard valve box at base of controller or nearby to allow for three to five feet of slack field control wire to be placed at each controller. This Contractor shall provide conduit access if needed for Electrical Contractor. Electrical supply and installation, as well as hook-up to controller shall be by this Contractor.

G. Electrical contractor is in charge of providing 1.5" conduit from controller to outside landscape area. Provide power and room for controller. Provide ethernet to hardwire power into the controller.

3.7 VALVES

A. Isolation valves, remote control valves, and quick coupler valves shall be installed according to manufacturer recommendation and Contract Specifications and Details.

B. Valve boxes shall be set over valves so that all parts of the valve can be reached for service.

C. Valve box and lid shall be set to be flush with finished grade. Only one remote control valve may be installed in a Carson 1419124 box. Place a minimum of 4" of ¾" washed gravel beneath valve box for drainage. Bottom of remote control valve shall be a minimum of 2" above gravel.

3.8 SPRINKLER HEADS

A. No sprinkler shall be located closer than 6" to walls, fences, or buildings.

B. Heads adjacent to walks, curbs, or paths shall be located at grade and 2" away from hardscape.

C. Control valves shall be opened. Then fully flush lateral line pipe and swing joints prior to installation of sprinklers.

D. Spray heads shall be installed and flushed again prior to installation of nozzles.

E. Contractor shall be responsible for adjustment if necessary due to grade changes during landscape construction.

3.9 FIELD QUALITY CONTROL

A. Main line pipes shall not be backfilled or accepted until the system has been tested for 2 hours at 100 psi.

B. Main line pressure test shall include all pipe and components from the point of connection to the upstream side of remote control valves. Test shall include all manifold components under constant pressure. Piping may be tested in sections that can be isolated.

C. Contractor shall provide pressurized water pump to increase or boost pressure where existing static pressure is less than 100 psi.

D. Schedule testing with OAR 48 hours in advance for approval.

E. Leaks or defects shall promptly be repaired or rectified at the Contractors expense and retested until able to pass testing.

F. Grounding resistance at pedestal controller shall also be tested and shall not exceed 5 OHMs.

3.10 ADJUSTMENT

A. Sprinkler heads shall be adjusted to proper height when installed. Changes in grade or adjustment of head height after installation shall be considered a part of the original contract and at Contractor's expense.

B. Adjust all sprinkler heads for arc, radius, proper trim and distribution to cover all landscaped areas that are to be irrigated.

C. Adjust sprinklers so they do not water buildings, structures, or other hardscape features.

D. Adjust run times of station to meet needs of plant material the station services.

3.11 CLEANING

A. Contractor shall be responsible for cleanliness of jobsite. Work areas shall be swept cleanly and picked up daily.

B. Open trenches or hazards shall be protected with yellow eaution tape.

C. Contractor is responsible for removal and disposal of offsite trash and debris generated as a result of this Project.

D. OAR shall perform periodic as well as a final cleanliness inspection.

E. Contractor shall leave Project in at least a 'broom clean' condition.

END OF SECTION

IRRIGATION NOTES

1. BEFORE WORK IS TO COMMENCE, BLUE STAKES/DIG LINE IS TO BE CALLED AND NOTIFIED. IF ANY DAMAGE TO UTILITIES HAPPEN DURING CONSTRUCTION, THE CONTRACTOR SHALL REPAIR IT AT THEIR EXPENSE WITH NO ADDITIONAL COST TO THE OWNER.
2. CONTRACTOR SHALL APPLY AND PAY FOR ALL NECESSARY PERMITS IN ACCORDANCE WITH CITY AND/OR COUNTY CODES AND COMPLY WITH SPECIFICATIONS AND DRAWINGS.
3. INVESTIGATE TO MAKE SURE THAT THE IRRIGATION SYSTEM IS, IN FACT, BEING CONNECTED TO A CULINARY SYSTEM. IF IT IS NOT CONNECTED TO CULINARY, CONTACT THE OWNER AND LANDSCAPE ARCHITECT TO COORDINATE A SECONDARY SYSTEM AND REQUIRED COMPONENTS.
4. VERIFY THAT THE POINT OF CONNECTION IS IN THE CORRECT LOCATION BEFORE INSTALLATION. ALL CONNECTIONS ON THIS PROJECT ARE TO BE CULINARY WATER AND SHOULD BE NOTED AS SUCH; THEREFORE, ALL PARTS MUST MEET WATER STANDARDS THAT PERTAIN TO CULINARY WATER.USE A BACKFLOW PREVENTOR AND RPZ AS SPECIFIED.
5. ON OCCASION AND FOR GRAPHIC PURPOSES ONLY, THE IRRIGATION SYSTEM MIGHT BE SHOWN IN HARDSCAPE AREAS. THIS IRRIGATION IS TO BE PLACED IN LANDSCAPED AREAS ON THE PROPERTY SITE.
6. CONTRACTOR SHALL USE ONLY COMMERCIAL GRADE IRRIGATION PRODUCTS. THIS INCLUDES PIPE TO BE SCHEDULE 40 PVC OR BETTER. NO POLY PIPE IS TO BE USED, UNLESS BLACK POLY IS CALLED OUT FOR WIRE SLEEVING. FITTINGS UP TO 1-1/2" MUST BE SCHEDULE 40 OR BETTER. FITTINGS LARGER THAN 1-1/2" SHALL BE SCHEDULE 80 OR BETTER. CONTRACTOR IS RESPONSIBLE FOR ENSURING ACCURATE COUNTS AND QUANTITIES OF ALL IRRIGATION MATERIALS FOR BIDDING AND INSTALLATION.
7. MAIN LINES SHALL BE A MINIMUM OF 24" DEEP AND LATERAL LINES A MINIMUM OF 12" DEEP. NO ROCK GREATER THAN 1/2" DIAMETER SHALL BE ALLOWED IN TRENCHES. TRENCHING BACKFILL MATERIAL SHALL BE COMPACTED TO PROPER FINISHED GRADE.
8. NO IRRIGATION MAIN LINE MAY BE LOCATED WITHIN 5 FEET OF ANY STRUCTURE.
9. TO AVOID PIPE DAMAGE, ADJUST LOCATION OF PIPE TO NOT BE DIRECTLY UNDER PLANT MATERIALS. VALVE BOXES ARE PREFERRED TO BE IN PLANTER BEDS INSTEAD OF THE LAWN. SYSTEM IS TO BE WINTERIZED IN THE LATE FALL.
10. PLAN INDICATES 100% OR BETTER HEAD TO HEAD COVERAGE. SHOULD CONTRACTOR FIND DISCREPANCIES DUE TO NECESSARY FIELD ADJUSTMENTS, CONTACT LANDSCAPE ARCHITECT FOR IRRIGATION CORRECTION.
11. DRIP IRRIGATION TO BE INSTALLED PER DETAILS. CONTRACTOR SHALL MAKE NECESSARY ADJUSTMENTS. TUBING SHOULD REST TOWARD OUTER EDGE OF ROOTBALL AND NOT AGAINST TRUNK OF PLANT.
12. A QUICK COUPLER SHALL BE INSTALLED AT POINT OF CONNECTION TO ALLOW BLOW OUT OF SYSTEM BY AIR COMPRESSOR AT END OF EACH SEASON.
13. INSTALL SLEEVES FOR ALL PIPES AND WIRE CONDUIT THAT ARE PLACED UNDER PAVEMENT AND SIDEWALKS. SLEEVES SHALL BE 2 SIZES LARGER THAN PIPE BEING PLACED INTERNALLY. WIRE CONDUIT SHALL BE INSTALLED IN CLASS 200 PIPE. AT ANY DIRECTIONAL CHANGE THAT OCCURS, A JUNCTION BOX IS TO PLACED.
14. CONDUITS CAN NOT BE SHARED BY WATER AND ELECTRICAL LINES. ALL WIRE TO BE PUT IN PVC CONDUIT. ALL WIRE CONNECTIONS TO BE PLACED IN A VALVE BOX. ALL WIRE CONNECTIONS TO USE WATERPROOF WIRE CONNECTORS WITH AT LEAST 3" OF EXTRA WIRE. PROVIDE PLENTY OF EXTRA WIRE AT EVERY DIRECTIONAL CHANGE. INSULATED 14 GAUGE COPPER TO BE USED FOR ALL CONTROL WIRES AND INSTALLED PER MANUFACTURERS SPECIFICATIONS.
15. CONTRACTOR TO INSTALL LIGHTNING ARRESTOR AND GROUNDING RODS ON SITE PER MANUFACTURER'S RECOMMENDATIONS, SEE DETAILS.
16. CONTRACTOR TO SEPARATE SYSTEM (CONTROLLER, VALVES, AND DIFFERENT COLORED WIRE) FROM CITY MAINTAINED PROPERTY AND HOA/OWNER MAINTAINED PROPERTY.
17. DUCT TAPE ALL SLEEVES TO PREVENT SOIL OR OTHER DEBRIS ENTERING PIPE. IDENTIFY ALL SLEEVES BY WOOD OR PVC STAKES AND SPRAY PAINT WITH MARKING PAINT. REMOVE STAKES ONCE IRRIGATION SYSTEM IS COMPLETE.
18. TO PREVENT EROSION AND LOW POINT DRAINAGE CONTRACTOR SHALL INSTALL CHECK VALVES
19. LOCATE SPRAY HEADS NO CLOSER THAN 6" FROM WALLS, FENCES OR BUILDINGS AND 2" AWAY FROM WALKS, PATHS OR CURBS.
20. PRESSURE TEST MAINLINE FOR LEAKS PRIOR TO BACKFILLING. CONTACT LANDSCAPE ARCHITECT/OWNER AT THIS TIME FOR COMPLIANCE.
21. CONTRACTOR TO CONSULT WITH OWNER ON EXACT LOCATION OF CONTROLLER. CONTRACTOR TO COORDINATE WITH ELECTRICAL CONTRACTOR AND OWNER FOR THE POWER SUPPLY. INSTALL ALL PER MANUFACTURER'S SPECIFICATIONS. CONTRACTOR SHALL INSTALL A RAIN SENSOR WITH THE CONTROLLER UNLESS OTHERWISE DIRECTED BY OWNER OR LANDSCAPE ARCHITECT.
22. LATERAL LINES SHALL BE NO SMALLER THAN 3/4". LANDSCAPE CONTRACTOR TO ENSURE THE FOLLOWING PIPE SIZES DO NOT EXCEED THE SUGGESTED GPM LISTED BELOW:

I	3/4"	8 GPM
II	1"	12 GPM
III	1-1/2"	30 GPM
IV	2"	53 GPM
V	2-1/2"	75 GPM
VI	3"	110 GPM
VII	4"	180 GPM

WATERING SCHEDULE

90 Day Establishment Period Irrigation Schedule

Hi/Low Water Use Zones	TYPE	IR HEAD	AMT. H20	SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY	
Hi Water Use	TURF	MP ROTATOR	.5 INCH	15 MIN.	15 MIN.	15 MIN.	15 MIN.	15 MIN.	15 MIN.	15 MIN.	Participate in a water check to determine
Medium to Low Water Use	SHRUBS	DRIP	2 GAL/HR.		2 HOURS			2 HOURS			precipitation rate of sprinkler system.
Xeric Water Use	SHRUBS	DRIP	2 GAL/HR.		2 HOURS						

Note: Begin irrigation 4:00 am. Use cycle and soak method in clay soils-divide into 3 waterings for each turf irrigation event. Shrubs to be watered so soil is moist 6" below root ball. Do not overwater shrubs, allow to dry between waterings especially in clay soils. Watch for water stress.

Regular Irrigation Schedule: Begin Spring Watering May 15 (Turf irrigation event once every 5-7 days; Shrubs 2-4 times/month)

Hi/Low Water Use Zones	TYPE	IR HEAD	AMT. H20	SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY	
Hi Water Use	TURF	MP ROTATOR	.5 INCH		60 MIN.						Participate in a water check to determine
Medium to Low Water Use	SHRUBS	DRIP	2 GAL/HR.			2 HOURS					precipitation rate of sprinkler system.
Xeric Water Use	SHRUBS	DRIP	No Water								

Note: Begin irrigation 4:00 am. Use cycle and soak method in clay soils-divide into 3 waterings for each turf irrigation event. Do not overwater shrubs, allow to dry between waterings especially in clay soils. Watch for water stress. Days of watering may vary based on local restrictions

Regular Irrigation Schedule: Begin Summer Watering June 15 (Turf irrigation event once every 2-3 days; Shrubs 1 time/week)

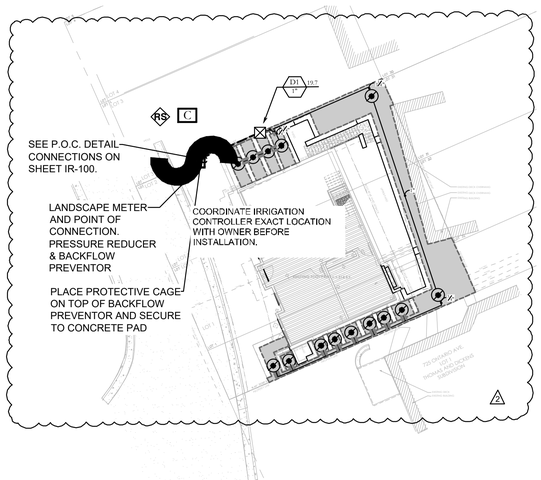
Hi/Low Water Use Zones	TYPE	IR HEAD	AMT. H20	SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY	
Hi Water Use	TURF	MP ROTATOR	.5 INCH		60 MIN.	60 MIN.			60 MIN.		Participate in a water check to determine
Medium to Low Water Use	SHRUBS	DRIP	2 GAL/HR.			2 HOURS					precipitation rate of sprinkler system.
Xeric Water Use	SHRUBS	DRIP	2 GAL/HR.			1 HOUR					

Note: Begin irrigation 4:00 am. Use cycle and soak method in clay soils-divide into 3 waterings for each turf irrigation event. Do not overwater shrubs, allow to dry between waterings especially in clay soils. Watch for water stress. Days of watering may vary based on local restrictions
Reference Utah DNR weekly watering guide: https://conservewater.utah.gov/weekly-lawn-watering-guide/

Regular Irrigation Schedule: Begin Fall Watering September 1-End Fall Watering October 15 (Turf irrigation event once every 5-7 days; Shrubs 2-4 time/month)

Hi/Low Water Use Zones	TYPE	IR HEAD	AMT. H20	SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY	
Hi Water Use	TURF	MP ROTATOR	.5 INCH		60 MIN.						Participate in a water check to determine
Medium to Low Water Use	SHRUBS	DRIP	2 GAL/HR.			2 HOURS					precipitation rate of sprinkler system.
Xeric Water Use	SHRUBS	DRIP	No Water								

Note: Begin irrigation 4:00 am. Use cycle and soak method in clay soils-divide into 3 waterings for each turf irrigation event. Do not overwater shrubs, allow to dry between waterings especially in clay soils. Watch for water stress. Days of watering may vary based on local restrictions



1" MAINLINE ROUTING ,CONTROLLER AND P.O.C. LOCATION OVERVIEW

ISSUE DATE	PROJECT NUMBER	PLAN INFORMATION	PROJECT INFORMATION	DEVELOPER / PROPERTY OWNER / CLIENT	LANDSCAPE ARCHITECT / PLANNER	LICENSE STAMP	DRAWING INFO
5/29/2026	UT24008						

NO.	REVISION	DATE
1	CITY COMMENTS	03-19-2026
2	CLIENT COMMENTS	05-29-2026
3		
4		
5		
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7		

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

N

0' 10' 20' 40' 80'
GRAPHIC SCALE: 1" = 20'

MARSAC PROPERTY
308 MARSAC AVE.
PARK CITY, UTAH

SILVER STREAM ADVISORS, LLC
ATT: ANDRE BRILEY
ANDRE@DEVELOPBESPOKE.COM

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PKJ DESIGN GROUP

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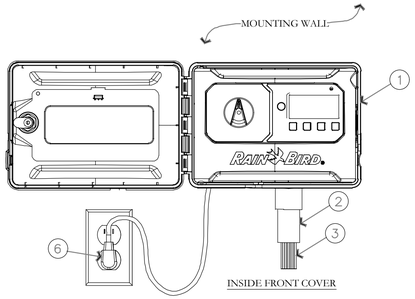
LICENSED LANDSCAPE ARCHITECT
JEREMY ANDREW THOMPSON
8129217-5301
5/29/2026
ELECTRONIC SEAL
STATE OF UTAH

PM: JTA
DRAWN: ACP
CHECKED: JMA
PLOT DATE: 5/29/2026

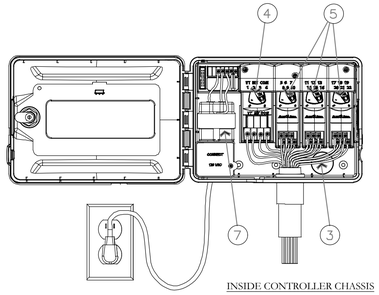
IRRIGATION COVER

CITY PERMIT SET

IR-101



1. MODULAR HYBRID CONTROLLER: RAIN BIRD ESP-ME3 INSIDE WALL MOUNT
2. 1-INCH PVC SCH 40 CONDUIT AND FITTINGS
3. WIRES TO REMOTE CONTROL VALVES
4. STANDARD MODULE FOR 4-STATION CONTOLLERS
5. OPTIONAL MODULES FOR 22-STATION CONTROLLER
6. STANDARD 120 V PLUG 120 VAC, 60 HZ INTERNAL TRANSFORMER



CHOOSING CONTROLLER FEATURES

SELECTING THE MODEL
TO SELECT THE DESIRED MODEL
TURN ON ONE OF THE FOLLOWING LAYERS

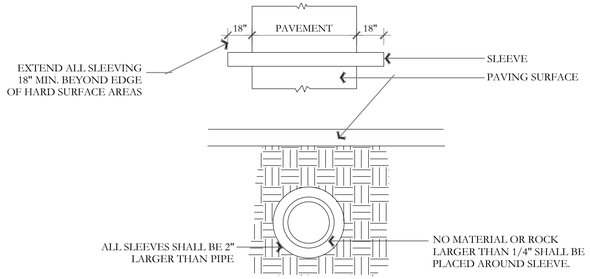
OPTION-4-STATION
OPTION-7-STATION
OPTION-10-STATION
OPTION-13-STATION
OPTION-16-STATION
OPTION-19-STATION
OPTION-22-STATION

TO TURN OFF THIS INSTRUCTION BOX,
TURN OFF LAYER "INSTRUCTION-OPTION".

A ESP-ME3 MODULAR HYBRID CONTROLLER

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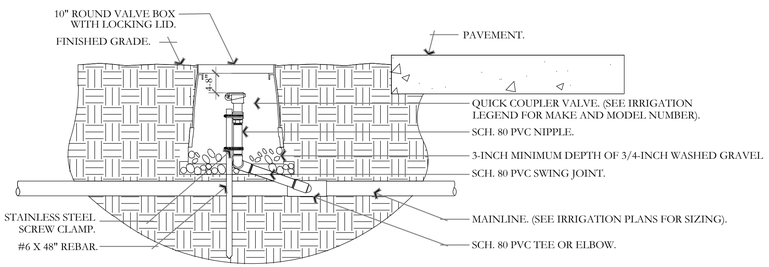
NOT TO SCALE



D TYPICAL SLEEVING DETAIL

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NOT TO SCALE

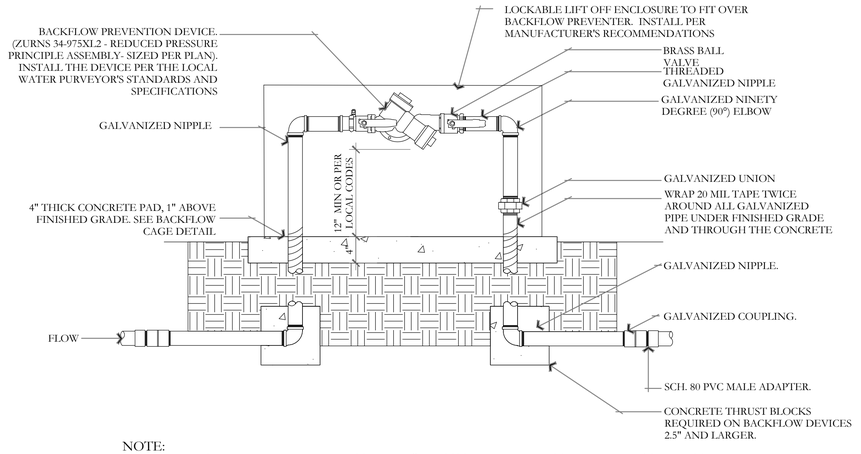


NOTES:
1. ALL THREADED CONNECTIONS SHALL BE INSTALLED USING TEFLON TAPE.
2. VALVE BOX SHALL BE WRAPPED WITH A MINIMUM 3 MIL THICK PLASTIC AND SECURED TO THE VALVE BOX USING DUCT TAPE OR ELECTRICAL TAPE.
3. ALL QUICK COUPLERS SHALL BE INSTALLED A MINIMUM OF 18" OFF OF THE MAINLINE.
4. VALVE BOXES SHALL BE LOCATED IN PLANTING AREAS.

G QUICK COUPLER DETAIL

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NOT TO SCALE

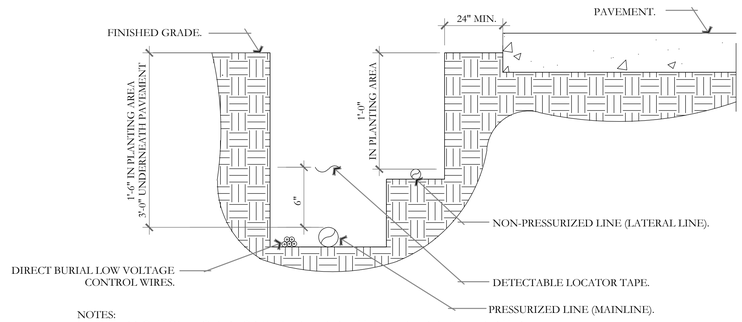


NOTE:
1. GALVANIZED NIPPLE SHALL EXTEND 12" PAST THE EDGE OF THE CONCRETE FOOTING.
2. SCH. 80 PVC MALE ADAPTER SHALL BE USED IN CONNECTION FROM GALVANIZE TO THE MAINLINE.
3. BACKFLOW PREVENTION DEVICE SHALL BE LOCATED AS CLOSE AS POSSIBLE TO THE LANDSCAPE METER.
4. BACKFLOW PREVENTION DEVICE SHALL BE LOCATED IN PLANTING AREA UNLESS APPROVED BY OWNER'S REPRESENTATIVE.
5. SEE DETAIL FOR BACKFLOW CAGE INSTALLATION.
6. ALL ASSEMBLY PARTS (THREADED NIPPLES, FITTINGS, ETC.) SHALL BE GALVANIZED OR BRASS PER LOCAL CODES AND REQUIREMENTS.
7. ALL BACKFLOW PREVENTION DEVICES SHALL HAVE FREEZE BLANKET INCLUDED UPON INSTALLATION.
8. ALL GALVANIZED CONNECTIONS SHALL TO BE MADE USING PIPE THREAD SEALANT. ALL SCH. 80 PVC TO GALVANIZED CONNECTIONS TO BE MADE USING TEFLON TAPE.

B BACKFLOW PREVENTION DETAIL

PKJ DESIGN GROUP

NOT TO SCALE

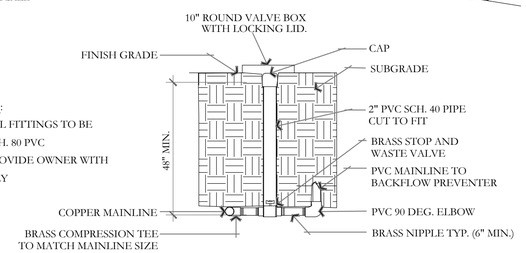


NOTES:
1. SEE IRRIGATION LEGEND FOR MAINLINE AND LATERAL LINE PIPE SIZE AND TYPE.
2. DIRECT BURIAL CONTROL WIRES SHALL BE INSTALLED IN SCH. 40 PVC ELECTRICAL CONDUIT IF REQUIRED.
3. 2-WIRE IRRIGATION WIRE SHALL BE INSTALLED IN SCH. 40 PVC ELECTRICAL CONDUIT.
4. DETECTABLE LOCATOR TAPE SHALL BE LOCATED SIX INCHES (6") ABOVE THE ENTIRE MAINLINE RUN.

E IRRIGATION TRENCHING DETAIL

PKJ DESIGN GROUP

NOT TO SCALE

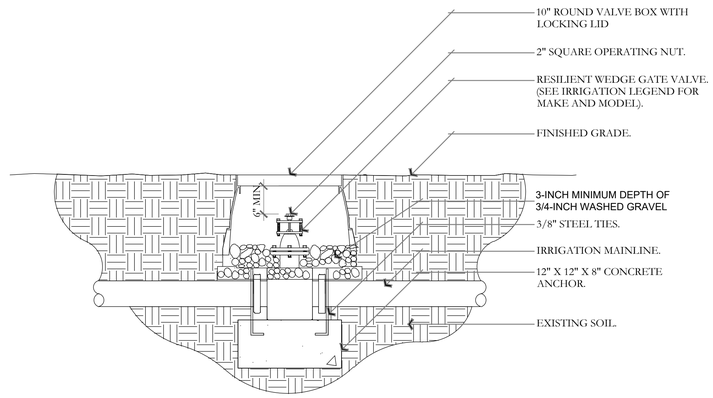


NOTES:
1. ALL FITTINGS TO BE SCH. 80 PVC
2. PROVIDE OWNER WITH KEY

H STOP AND WASTE VALVE ASSEMBLY DETAIL

PKJ DESIGN GROUP

NOT TO SCALE

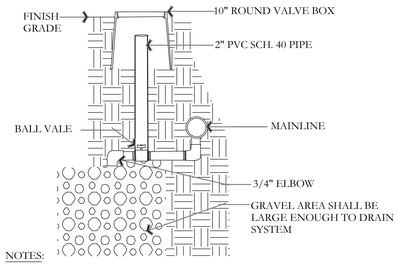


NOTES:
1. INSTALL GATE VALVE PER MANUFACTURER'S SPECIFICATIONS AND RECOMMENDATIONS.
2. VALVE BOX SHALL BE WRAPPED WITH MINIMUM 3 MIL. THICK PLASTIC AND SECURE IT TO VALVE BOX USING DUCT TAPE OR ELECTRICAL TAPE.
3. VALVE BOX SHALL BE LOCATED IN PLANTING AREA.

C GATE VALVE AND ANCHOR DETAIL

PKJ DESIGN GROUP

NOT TO SCALE



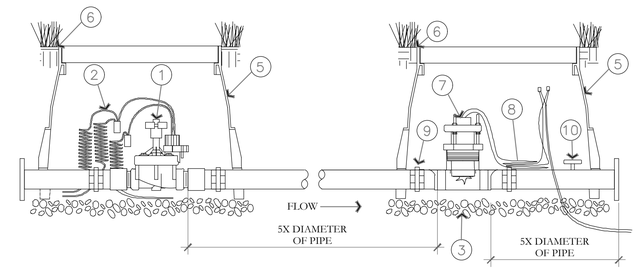
NOTES:
1. ALL FITTINGS TO BE SCH. 80 PVC
2. PROVIDE OWNER WITH KEY

F MANUAL DRAIN DETAIL

PKJ DESIGN GROUP

NOT TO SCALE

1. NORMALLY CLOSED MASTER VALVE(S)
2. 36-INCH LENGTH OF COILED WIRE TO SATELLITE CONTROLLER SPARE STATION
3. 3-INCH MINIMUM DEPTH OF 3/4-INCH WASHED GRAVEL
4. FINISH GRADE
5. RAIN BIRD FS SERIES FLOW SENSOR(S). SEE COVER SHEET FOR SIZE
6. 36-INCH LENGTH OF COILED MAXI-CABLE TO FLOW SENSING
7. PVC PIPE UNION
8. BRASS BALL VALVE
9. VALVE BOX WITH COVER - RAINBIRD JUMBO BOX



I MASTER VALVE AND FLOW SENSOR DETAIL

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NOT TO SCALE

ISSUE DATE	PROJECT NUMBER	PLAN INFORMATION	PROJECT INFORMATION	DEVELOPER / PROPERTY OWNER / CLIENT	LANDSCAPE ARCHITECT / PLANNER	LICENSE STAMP	DRAWING INFO
5/29/2026	UT24008						PM: JTA
							DRAWN: ACP
							CHECKED: JMA
							PLOT DATE: 5/29/2026

NO.	REVISION	DATE
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2	CLIENT COMMENTS	05-29-2026
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PARK CITY, UTAH

SILVER STREAM ADVISORS, LLC
ATT: ANDRE BRILEY
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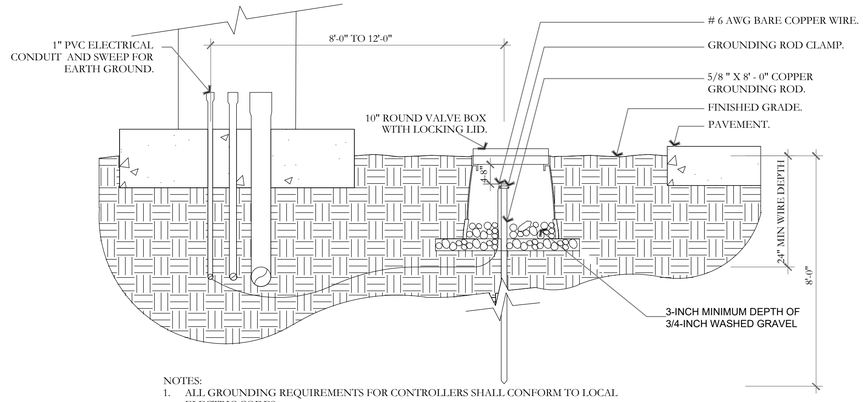
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Landscape Architecture / Planning & Visualization
3450 N. TRIUMPH BLVD. SUITE 102
LEHI, UTAH 84043 (801) 995-2217
www.pkjdesigngroup.com

LICENSED LANDSCAPE ARCHITECT
JEREMY
KNOWLTON
8129217-5301
5/29/2026
ELECTRONIC SEAL
STATE OF UTAH

IRRIGATION DETAILS

CITY PERMIT SET

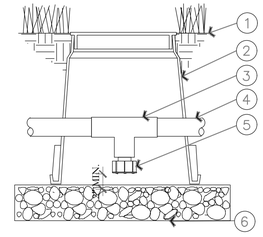
IR-501



NOTES:
1. ALL GROUNDING REQUIREMENTS FOR CONTROLLERS SHALL CONFORM TO LOCAL ELECTRIC CODES.
2. GROUNDING ROD SHALL NOT BE LOCATED IN THE SAME TRENCH AS THE IRRIGATION MAINLINES OR LATERAL LINES.
3. VALVE BOX SHALL BE WRAPPED WITH A MINIMUM 3 MIL THICK PLASTIC AND SECURED TO THE VALVE BOX USING DUCT TAPE OR ELECTRICAL TAPE.
4. INSTALL GROUNDING ROD PER THE CONTROLLER MANUFACTURER'S SPECIFICATIONS AND RECOMMENDATIONS.

K GROUNDING ROD DETAIL

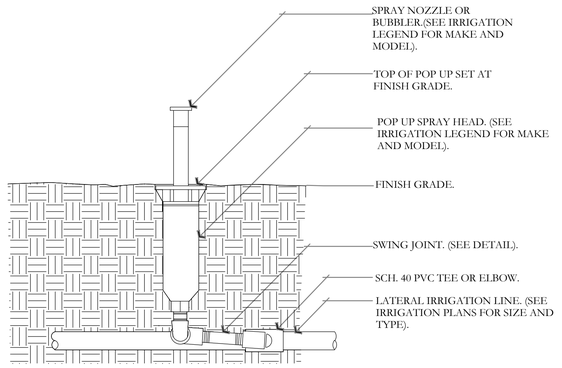
NOT TO SCALE



1. FINISH GRADE/TOP OF MULCH
2. VALVE BOX WITH COVER: RAIN BIRD VB-6RND
3. PVC SCH 40 TEE
4. PVC LATERAL PIPE
5. FILTERED DRAIN VALVE: RAIN BIRD 16A-FDV-075
6. 6-INCH MINIMUM DEPTH OF 3/4" WASHED GRAVEL

L MANUAL LINE DRAIN VALVE DETAIL

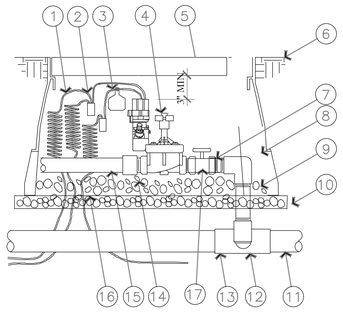
NOT TO SCALE



NOTE:
1. 4" POP UPS SHALL BE USED IN TURF AREAS.
2. CONTRACTOR SHALL SETTLE SOIL AROUND THE POP UP AFTER INSTALLATION.
3. ALL POP UP SPRAY HEADS SHALL HAVE CHECK VALVES.
4. ALL SCH. 40 PVC TO SCH. 80 PVC CONNECTIONS SHALL BE MADE USING TEFLON TAPE.

O POP UP-SPRAY HEAD DETAIL

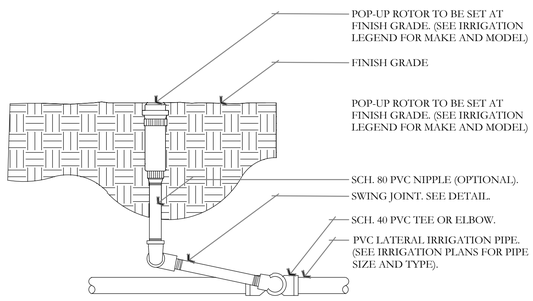
NOT TO SCALE



1. 30-INCH LINEAR LENGTH OF WIRE, COILED.
2. WATERPROOF CONNECTION RAIN BIRD SPLICE-1 (1 OF 2)
3. ID TAG: RAIN BIRD VID SERIES
4. REMOTE CONTROL VALVE: RAIN BIRD PESB-PRS-D WITH NP-HAN
5. VALVE BOX WITH COVER: RAIN BIRD VB-STD
6. FINISH GRADE/TOP OF MULCH
7. PVC SCH 80 NIPPLE (CLOSE)
8. PVC SCH 40 ELL
9. PVC SCH 80 NIPPLE (LENGTH AS REQUIRED)
10. BRICK (1 OF 4)
11. PVC MAINLINE PIPE
12. SCH 80 NIPPLE (2-INCH LENGTH, HIDDEN) AND SCH 40 ELL
13. PVC SCH 40 TEE OR ELL
14. PVC SCH 40 MALE ADAPTER
15. PVC LATERAL PIPE
16. 3.0-INCH MINIMUM DEPTH OF 3/4 " WASHED GRAVEL
17. BRASS BALL VALVE

M ELECTRIC REMOTE-CONTROL VALVE DETAIL

NOT TO SCALE



NOTES:
1. ALL THREADED CONNECTION POINTS BETWEEN SCH. 40 PVC AND SCH. 80 PVC FITTING SHALL BE INSTALLED USING TEFLON TAPE.
2. CONTRACTOR SHALL COMPACT SOIL AROUND ROTOR AND RISER PRIOR TO PLANTING, PLUGGING, SEEDING, OR LAYING OF SOD.

N ROTOR HEAD DETAIL

NOT TO SCALE

ISSUE DATE	PROJECT NUMBER	PLAN INFORMATION	PROJECT INFORMATION	DEVELOPER / PROPERTY OWNER / CLIENT	LANDSCAPE ARCHITECT / PLANNER	LICENSE STAMP	DRAWING INFO
5/29/2026	UT24008						

NO.	REVISION	DATE
1	CITY COMMENTS	03-19-2026
2	CLIENT COMMENTS	05-29-2026
3		
4		
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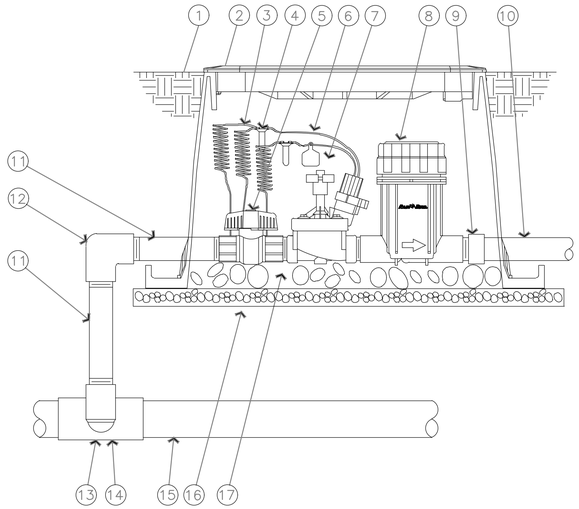
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LICENSED LANDSCAPE ARCHITECT — JEREMY KNOWLTON — 8129771-5301 — 5/29/2026 — ELECTRONIC SIGNATURE — STATE OF UTAH

PM: JTA
DRAWN: ACP
CHECKED: JMA
PLOT DATE: 5/29/2026

IRRIGATION DETAILS
CITY PERMIT SET

IR-502

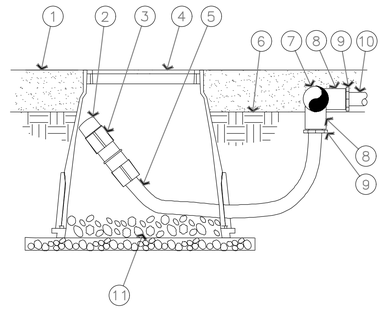


1. FINISH GRADE/TOP OF MULCH
2. VALVE BOX WITH COVER: RAIN BIRD VB-STD
3. 30-INCH LINEAR LENGTH OF WIRE, COILED
4. WATERPROOF CONNECTION: RAIN BIRD DB SERIES
5. 1-INCH BALL VALVE (INCLUDED IN XCZ-PRB-100-COM KIT)
6. ID TAG
7. REMOTE CONTROL VALVE: RAIN BIRD PESB (INCLUCED IN XCZ-PRB-100-COM KIT)
8. PRESSURE REGULATING AND FLOW INDICATING BASKET FILTER: RAIN BIRD XCZ-100-FLOW
9. PVC SCH 40 FEMALE ADAPTOR
10. LATERAL PIPE
11. PVC SCH 80 NIPPLE (LENGTH AS REQUIRED)
12. PVC SCH 40 ELL
13. PVC SCH 80 NIPPLE (2-INCH LENGTH, HIDDEN) AND PVC SCH 40 ELL
14. PVC SCH 40 TEE OR ELL
15. MAINLINE PIPE
16. 3-INCH MINIMUM DEPTH OF 3/4-INCH WASHED GRAVEL
17. PVC SCH 80 NIPPLE, CLOSE (INCLUDED IN XCZ-PRB-100-COM KIT)

P DRIP CONTROL ZONE KIT DETAIL

NOT TO SCALE

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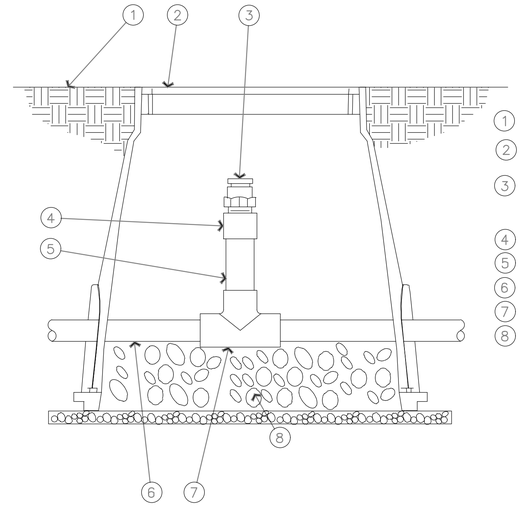
1. MULCH
2. FLUSH CAP FOR EASY FIT COMPRESSION FITTINGS: POTABLE:RAIN BIRD MDCFCAP
3. EASY FIT COUPLING: RAIN BIRD MDCFCOUP
4. SUBTERRANEAN EMITTER BOX: RAIN BIRD SEB 7XB
5. ½" POLYETHYLENE TUBING: RAIN BIRD XF BLANK TUBING
6. FINISH GRADE
7. PVC EXHAUST HEADER
8. PVC SCH 40 TEE OR EL
9. BARB X MALE FITTING: RAIN BIRD XFF-MA FITTING (TYPICAL)
10. ON-SURFACE DRIPLINE: RAIN BIRD XF SERIES DRIPLINE POTABLE: XFCV DRIPLINE
11. 3-INCH MINIMUM DEPTH OF 3/4 " WASHED GRAVEL

NOTE:
1. ALLOW A MINIMUM OF 6-INCHES OF DRIPLINE TUBING IN VALVE BOX IN ORDER TO DIRECT FLUSHED WATER OUTSIDE VALVE BOX.

Q ON-SURFACE DRIPLINE FLUSH POINT DETAIL

NOT TO SCALE

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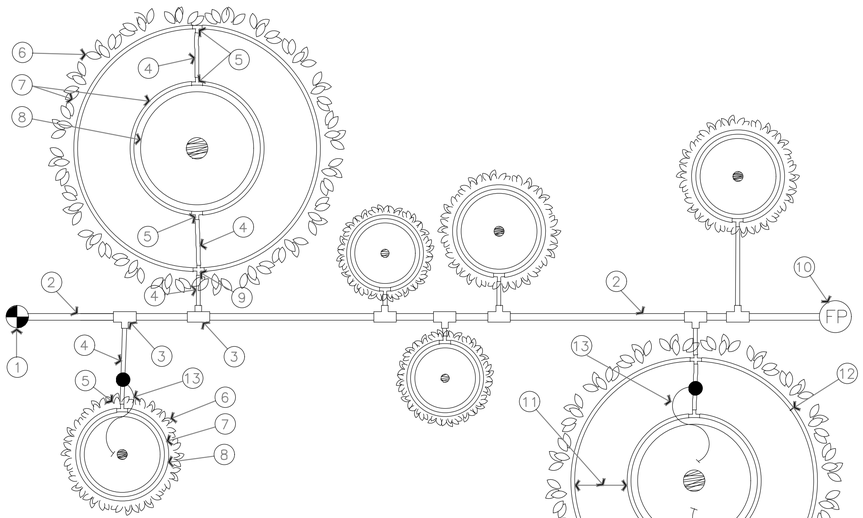


1. FINISH GRADE
2. SUBTERRANEAN EMITTER BOX: RAIN BIRD SEB 7XB
3. ½" AIR RELIEF VALVE: RAIN BIRD ARV050 TO BE INSTALLED AT HIGH POINTS IN DRIP ZONE
4. PVC SCH 40 FEMALE ADAPTER
5. PVC SCH 80 RISER
6. PVC HEADER PIPE
7. PVC SCH 40 TEE
8. 3" MINIMUM DEPTH OF 3/4" WASHED GRAVEL

R AIR RELIEF VALVE DETAIL

NOT TO SCALE

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1. RAIN BIRD CONTROL ZONE KIT (SIZED TO ACCOMIDATE LATERAL FLOW DEMAND)
2. PVC DRIP LATERAL PIPE
3. PVC SCH 40 TEE OR EL (TYPICAL)
4. ½" POLYETHYLENE TUBING: RAIN BIRD XF SERIES- S FOR COPPER SHEILD (TYPICAL)
5. BARB X BARB INSERT TEE: RAIN BIRD XFF-TEE (TYPICAL)
6. PROJECTED CANOPY LINE OF TREE OR SHRUB (TYPICAL)
7. ON-SURFACE DRIPLINE: RAIN BIRD XF SERIES DRIPLINE POTABLE: XFCV SERIES PLACE AS SHOWN (LENGTH AS REQUIRED, TYPICAL)
8. ROOT BALL (TYPICAL)
9. BARB X BARB INSERT CROSS: RAIN BIRD XFD-CROSS (TYPICAL)
10. DRIPLINE FLUSH POINT (SEE RAIN BIRD DETAIL: "XFCV DRIPLINE FLUSH POINT WITH BALL VALVE")
11. SPACING PER SPECIFICATION
12. TIE DOWN STAKE: RAIN BIRD TDS-050 WITH BEND (QUANTITY AS REQUIRED, SEE NOTES 2-3 BELOW)
13. POINT SOURCE EMITTERS FOR ESTABLISHMENT PERIOD. REMOVE AFTER ESTABLISHMENT PERIOD.

NOTES:
1. INSTALL MULTIPLE RINGS AS REQUIRED TO PROVIDE IRRIGATION COVERAGE FROM ROOT BALL TO PROJECTED TREE CANOPY. REFER TO RAIN BIRD DESIGN GUIDELINES AND SPECIFICATIONS FOR RECOMMENDED SPACING BETWEEN RINGS.
2. PLACE TIE DOWN STAKES EVERY THREE FEET IN SAND, FOUR FEET IN LOAM, AND FIVE FEET IN CLAY.
3. AT FITTINGS WHERE THERE IS A CHANGE OF DIRECTION SUCH AS TEES OR ELBOWS, USE TIE-DOWN STAKES ON EACH LEG OF THE CHANGE OF DIRECTION.

S ON-SURFACE DRIPLINE TREE/SHRUB DETAIL

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ISSUE DATE	PROJECT NUMBER	PLAN INFORMATION	PROJECT INFORMATION	DEVELOPER / PROPERTY OWNER / CLIENT	LANDSCAPE ARCHITECT / PLANNER	LICENSE STAMP	DRAWING INFO
5/29/2026	UT24008						PM: JTA
							DRAWN: ACP
							CHECKED: JMA
							PLOT DATE: 5/29/2026

NO.	REVISION	DATE
1	CITY COMMENTS	03-19-2026
2	CLIENT COMMENTS	05-29-2026
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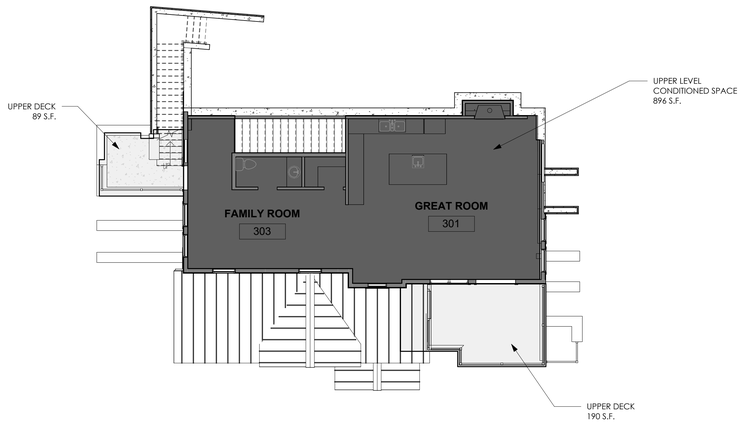
LICENSED LANDSCAPE ARCHITECT
JESSE W. ANSMITH
6129121-5301
5/29/2026
ELECTRONIC SEAL
STATE OF UTAH

IRRIGATION DETAILS

CITY PERMIT SET

IR-503

**** NOTE: SEE SHEET A002 FOR BUILDING FOOTPRINT CALCULATIONS**



UPPER LEVEL AREA PLAN

SCALE: 1/4" = 1'

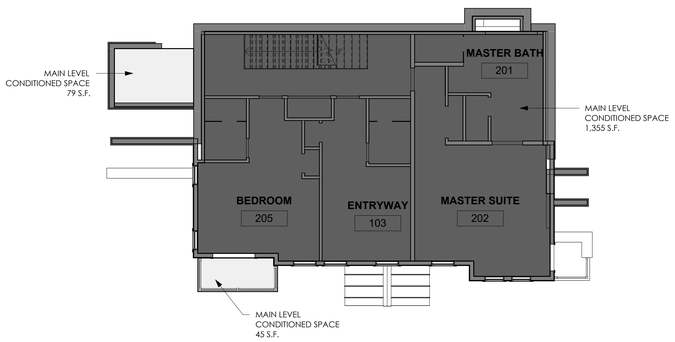
-1' 0' 2' 4' 8'

UPPER LEVEL LIVABLE SUBTOTAL= 896 SQ. FT.

U.L. NON LIVABLE (EXTERIOR PATIODECK)= 279 SQ. FT

U.L. NON LIVABLE SUBTOTAL = **279 SQ. FT.**

UPPER LEVEL GROSS SQUARE FOOTAGE **1,175 SQ. FT.**



MAIN LEVEL AREA PLAN

SCALE: 1/4" = 1'

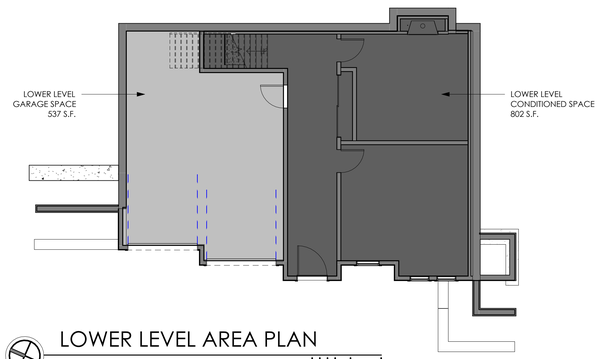
-1' 0' 2' 4' 8'

MAIN LEVEL LIVABLE SUBTOTAL= 1,355 SQ. FT.

M.L. NON LIVABLE (PATIO / DECK)= 128 SQ. FT

MAIN LEVEL NON LIVABLE SUBTOTAL = **128 SQ. FT.**

MAIN LEVEL GROSS SQUARE FOOTAGE **1,483 SQ. FT.**



LOWER LEVEL AREA PLAN

SCALE: 1/4" = 1'

-1' 0' 2' 4' 8'

LOWER LEVEL LIVABLE SUB TOTAL= **802 SQ. FT.**

L.L. NON LIVABLE (GARAGE)= 537 SQ. FT.

LOWER LEVEL NON LIVABLE SUBTOTAL = **537 SQ. FT.**

LOWER LEVEL GROSS SQUARE FOOTAGE = **1,339 SQ. FT.**

	"NET LIVALE SPACE" (NON EXEMPT)	"NON LIVABLE SPACE" (EXEMPT)
LOWER LEVEL CONDITIONED "LIVABLE SPACE"	**802 S.F.**	
LOWER LEVEL NON CONDITIONED "GROSS AREA" (NON CONDITIONED EXTERIOR PATIOS)		**537 S.F.**
MAIN LEVEL CONDITIONED "LIVABLE SPACE"	**1,355 S.F.**	
MAIN LEVEL NON CONDITIONED "GROSS AREA" (NON CONDITIONED EXTERIOR PATIOS)		**128 S.F.**
UPPER LEVEL CONDITIONED "LIVABLE SPACE"	**896 S.F.**	
UPPER LEVEL NON CONDITIONED "GROSS AREA" (NON CONDITIONED, WALLS, & EXTERIOR PATIOS)		**279 S.F.**
NET "LIVABLE" SUB TOTAL:	**3,053 S.F.**	
NET "NON LIVABLE" SUB TOTAL:		**944 S.F.**
GROSS TOTAL (LIVABLE + NON LIVABLE) =		**3,997 S.F.**

LEGEND :

1- INDICATES CONDITIONED SPACE

2- INDICATES "NON LIVABLE" INTERIOR NON CONDITIONED SPACE

3- INDICATES " NON LIVABLE" EXTERIOR SPACE

GENERAL NOTES:

1- BUILDING ENVELOPE, PROPERTY LINE, AND TOPGRAPHIC LINE INFORMATION PER BENCHMARK SURVEY DATED 07-07-2025

2- BUILDING ELEVATION 100'-0" = TOPOGRAPHIC ELEVATION 7,142'-6"

3- RE: SHEET A001 FOR GENERAL PLAN NOTES

3- ALL DIMENSIONS TO BE V.I.F.

STATE OF UTAH
CHRIS W LAYTON
No. 131315
LICENSED ARCHITECT

PRINTED DATE
6/10/2026 12:10:56 PM

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p:801.487.0715 | f:801.487.0716

MARSAC RESIDENCE

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PARK CITY, UTAH

CHRONOLOGY

DATE	DELTA	DESCRIPTION
26.02.20		PLANNING SUBMITTAL
26.03.20		PLANNING SUBMITTAL REV 01
26.04.22		PLANNING SUBMITTAL REV 02
26.05.18		PLANNING SUBMITTAL REV 03
26.05.26		PLANNING SUBMITTAL REV 04
26.06.10		HDDR FINAL ACTION REV 05

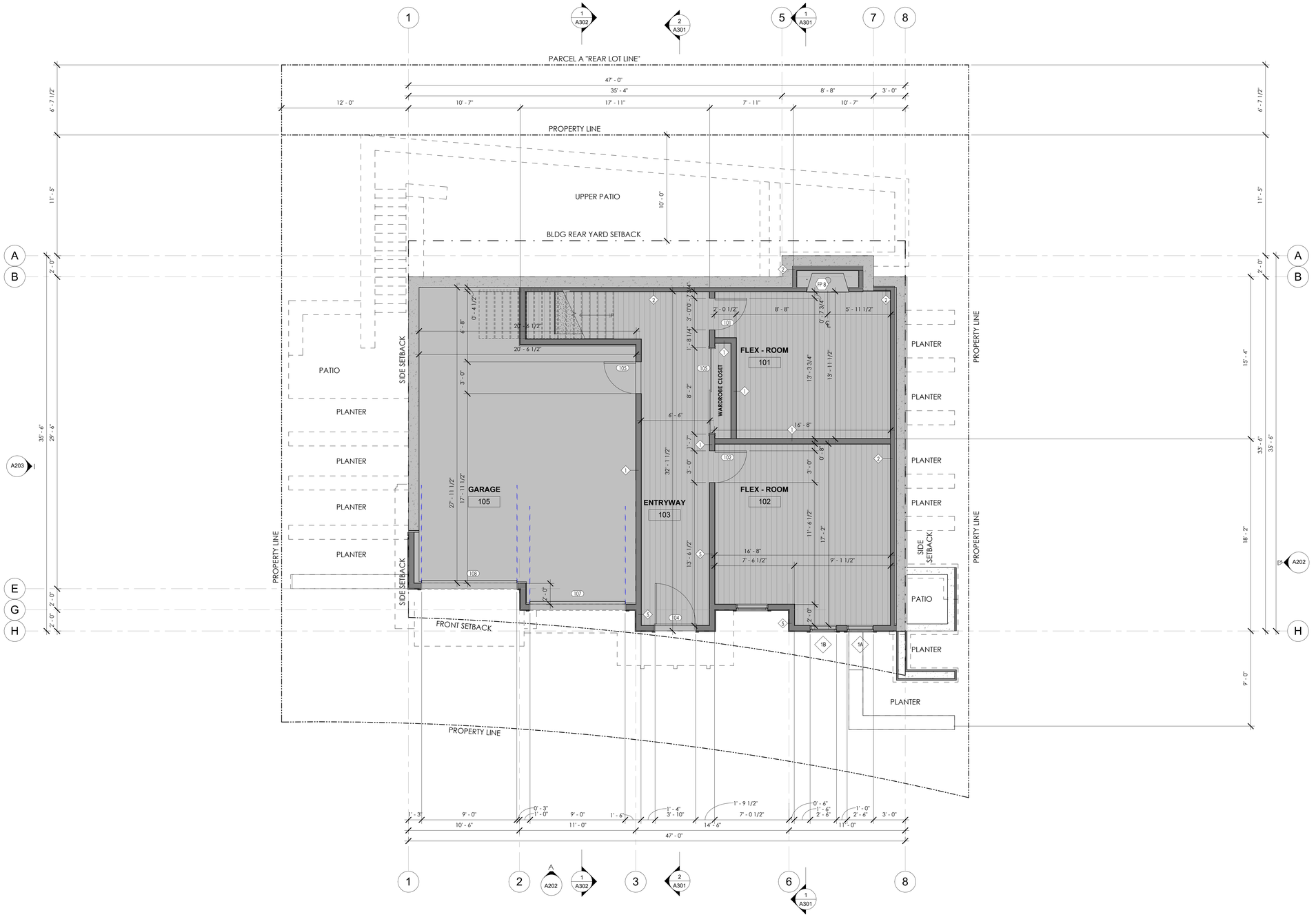
PROJECT NO.
20.242

DWN BY / CHK BY
Author

TITLE
AREA CALCULATIONS

30X42 SHEET #
A003

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FLOOR FINISHES:

F 1	HARD WOOD FLOOR
F 2	TILE FLOOR
F 4	WD DECK

KEY NOTES:

FP 4	DRYER FP 15 RANGE
FP 5	FREE STANDING BARREL B / FREEZER COMBO
FP 6	MAKE UP STATION OPEN WORK COUNTER
FP 7	OPEN LINEN CABINET
FP 8	HEAT & GLO 8000 CM DIRECT VENT FIRE PLACE (OR APROVED EQUAL)
FP 9	DUAL SHOWER WITH OVERHEAD "RAIN HEADS"
FP 10	BUILT IN CLOTHING CABINETS
FP 11	BUILT IN W.I.C. TABLE
FP 14	DISH WASHER

SYMBOL LEGEND:

- NON-FREEZE TYPE BACKFLOW PREVENTER HOSE BIB - PER CURRENT IRC
- 1" GAS LINE STUB OUT PER CURRENT IRC
- GAS SHUT OFF VALVE, MUST BE WITH IN 6'-0" OF THE APPLIANCE. - IRC M1701
- CARBON MONOXIDE DETECTOR
- SMOKE DETECTOR
- ELECTRICAL PANEL

LOWER LEVEL FLOOR PLAN

SCALE: 1/4" = 1'

GENERAL NOTES:

1- BUILDING ENVELOPE, PROPERTY LINE, AND TOPGRAPHIC LINE INFORMATION PER BENCHMARK SURVEY DATED 07-07-2025

2- BUILDING ELEVATION 100'-0" = TOPOGRAPHIC ELEVATION 7,142'-6"

3- RE: SHEET A001 FOR GENERAL PLAN NOTES

3- ALL DIMENSIONS TO BE V.I.F.

STATE OF UTAH
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No. 131315
LICENSED ARCHITECT

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2005 East 2700 | South Suite 200 Salt Lake City, Utah 84109
p:801.487.0715 | f:801.487.0716

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PARK CITY, UTAH

CHRONOLOGY

DATE	DELTA	DESCRIPTION
26.02.20		PLANNING SUBMITTAL
26.03.20		PLANNING SUBMITTAL REV 01
26.04.22		PLANNING SUBMITTAL REV 02
26.05.18		PLANNING SUBMITTAL REV 03
26.05.26		PLANNING SUBMITTAL REV 04
26.06.10		HDDR FINAL ACTION REV 05

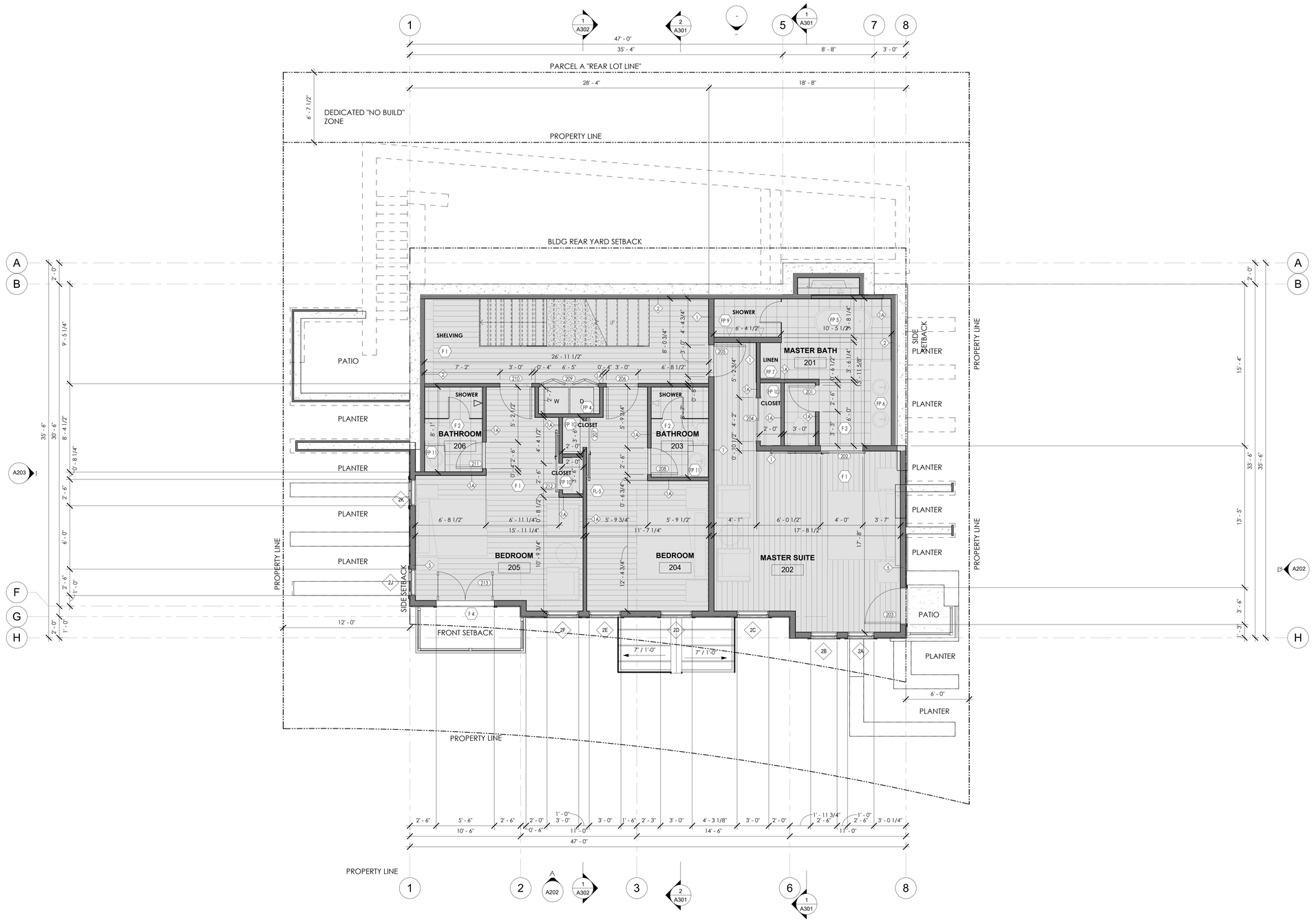
PROJECT NO.
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DWN BY / CHK BY
MCT

TITLE
LOWER LEVEL PLAN

30X42 SHEET #
A101

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FLOOR FINISHES:

F 1	HARD WOOD FLOOR
F 2	TILE FLOOR
F 4	WD DECK

KEY NOTES:

FP 4	DRYER
FP 5	FREE STANDING BATH TUB
FP 6	MAKE UP STATION
FP 7	OPEN LINNEN CABINENT
FP 8	HEAT & GLO 8000 CM DIRECT VENT FIRE PLACE (OR APROVED EQUAL)
FP 9	DUAL SHOWER WITH OVERHEAD "RAIN HEADS"
FP 10	BUILT IN CLOTHING CABINETS
FP 11	BUILT IN W.I.C. TABLE
FP 14	DISH WASHER
FP 15	RANGE
FP 19	FRIDGE / FREEZER COMBO
FP 20	OPEN WORK COUNTER
FP 22	DOUBLE KITCHEN SINK

SYMBOL LEGEND:

- NON-FREEZE TYPE BACKFLOW PREVENTER HOSE BIB - PER CURRENT IRC
- 1" GAS LINE STUB OUT PER CURRENT IRC
- GAS SHUT OFF VALVE, MUST BE WITH IN 6'-0" OF THE APPLIANCE. - IRC M1701
- CARBON MONOXIDE DETECTOR
- SMOKE DETECTOR
- ELECTRICAL PANEL

MAIN LEVEL FLOOR PLAN

SCALE: 1/4" = 1'

GENERAL NOTES:

1- BUILDING ENVELOPE, PROPERTY LINE, AND TOPGRAPHIC LINE INFORMATION PER BENCHMARK SURVEY DATED 07-07-2025

2- BUILDING ELEVATION 100'-0" = TOPOGRAPHIC ELEVATION 7,142'-6"

3- RE: SHEET A001 FOR GENERAL PLAN NOTES

3- ALL DIMENSIONS TO BE V.I.F.

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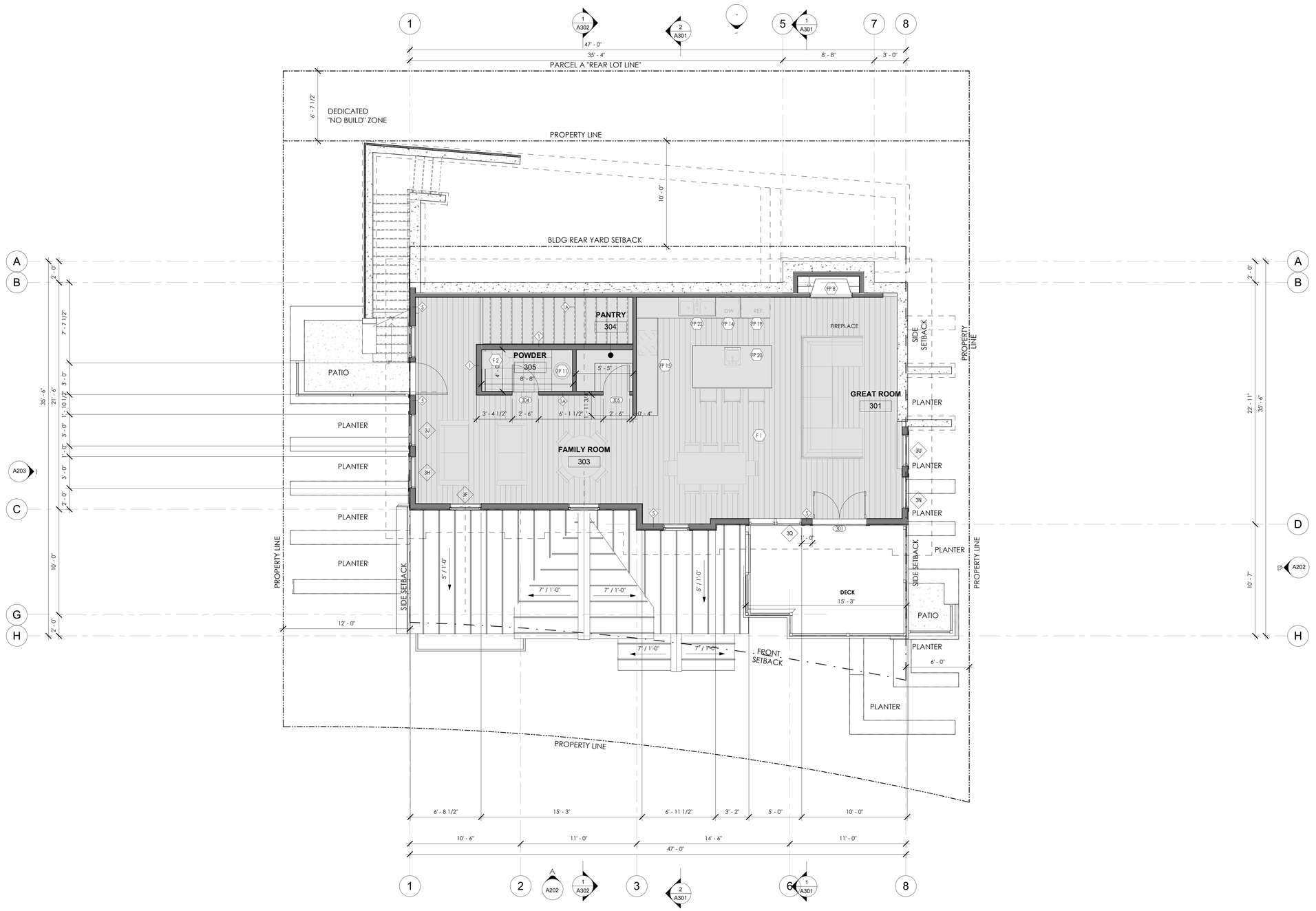
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26.04.22		PLANNING SUBMITTAL REV 02
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PROJECT NO.
20.242

DWN BY / CHK BY
Author

TITLE
MAIN LEVEL - PLAN

30X42 SHEET #
A102



FLOOR FINISHES:

F 1	HARD WOOD FLOOR
F 2	TILE FLOOR
F 4	WD DECK

KEY NOTES:

FP 4	DRYER
FP 5	FREE STANDING BATH TUB
FP 6	MAKE UP STATION
FP 7	OPEN LINNEN CABINENT
FP 8	HEAT & GLO 8000 CM DIRECT VENT FIRE PLACE (OR APROVED EQUAL)
FP 9	DUAL SHOWER WITH OVERHEAD "RAIN HEADS"
FP 10	BUILT IN CLOTHING CABINETS
FP 11	BUILT IN W.I.C. TABLE
FP 14	DISH WASHER
FP 15	RANGE
FP 19	FRIDGE / FREEZER COMBO
FP 20	OPEN WORK COUNTER
FP 22	DOUBLE KITCHEN SINK

SYMBOL LEGEND:

- NON-FREEZE TYPE BACKFLOW PREVENTER HOSE BIB - PER CURRENT IRC
- 1" GAS LINE STUB OUT PER CURRENT IRC
- GAS SHUT OFF VALVE, MUST BE WITH IN 6'-0" OF THE APPLIANCE. - IRC M1701
- CARBON MONOXIDE DETECTOR
- SMOKE DETECTOR
- ELECTRICAL PANEL

UPPER LEVEL FLOOR PLAN

SCALE: 1/4" = 1'

GENERAL NOTES:

1- BUILDING ENVELOPE, PROPERTY LINE, AND TOPGRAPHIC LINE INFORMATION PER BENCHMARK SURVEY DATED 07-07-2025

2- BUILDING ELEVATION 100'-0" = TOPOGRAPHIC ELEVATION 7,142'-6"

3- RE: SHEET A001 FOR GENERAL PLAN NOTES

3- ALL DIMENSIONS TO BE V.I.F.

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301 MARSAC AVENUE
PARK CITY, UTAH

CHRONOLOGY

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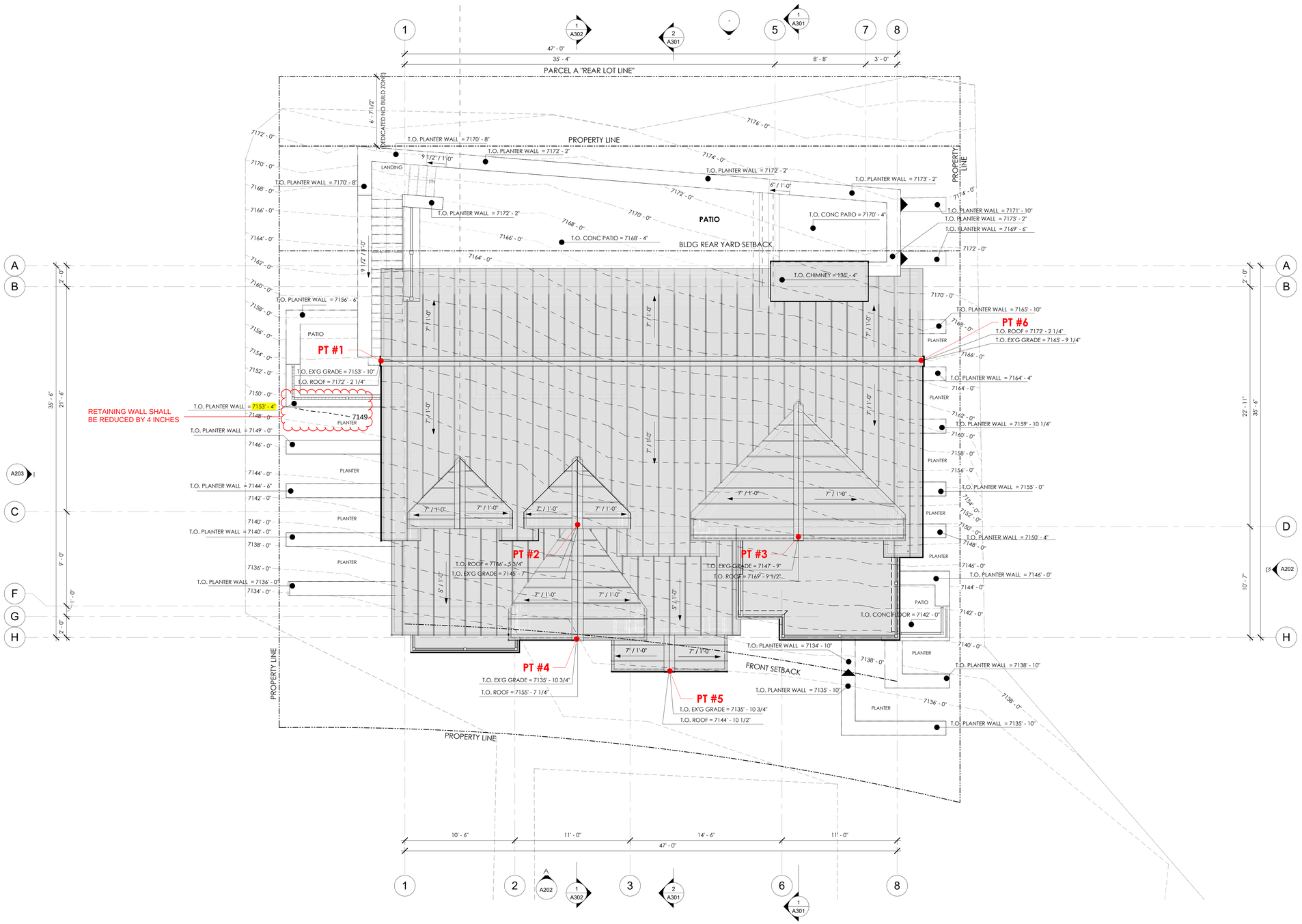
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UPPER LEVEL - PLAN

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A103

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ROOF PLAN

SCALE: 1/4" = 1'

ROOF HEIGHT ANALYSIS:				
POINT	EX'G GRADE	ROOF HT	ALLOWED HT	DIFFERENCE
PT #1	7153' - 10"	7173' - 2 1/4"	7180' - 10"	- (8' - 7 3/4")
PT #2	7145' - 7"	7166' - 5 3/4"	7168' - 7"	- (1' - 1 1/4")
PT #3	7147' - 9"	7169' - 9 1/2"	7170' - 9"	- (0' - 11 1/2")
PT #4	7135' - 10 3/4"	7155' - 7 1/4"	7155' - 11"	- (0' - 3 3/4")
PT #5	7135' - 10 3/4"	7144' - 10 1/2"	7158' - 10 3/4"	- (14' - 0 1/4")
PT #6	7165' - 9 1/4"	7172' - 2 1/4"	7192' - 9 1/4"	- (20' - 7")

GENERAL NOTES:

1- BUILDING ENVELOPE, PROPERTY LINE, AND TOPGRAPHIC LINE INFORMATION PER BENCHMARK SURVEY DATED 07-07-2025

2- BUILDING ELEVATION 100'-0" = TOPOGRAPHIC ELEVATION 7,142'-6"

3- RE: SHEET A001 FOR GENERAL PLAN NOTES

3- ALL DIMENSIONS TO BE V.I.F.

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MARSAC RESIDENCE

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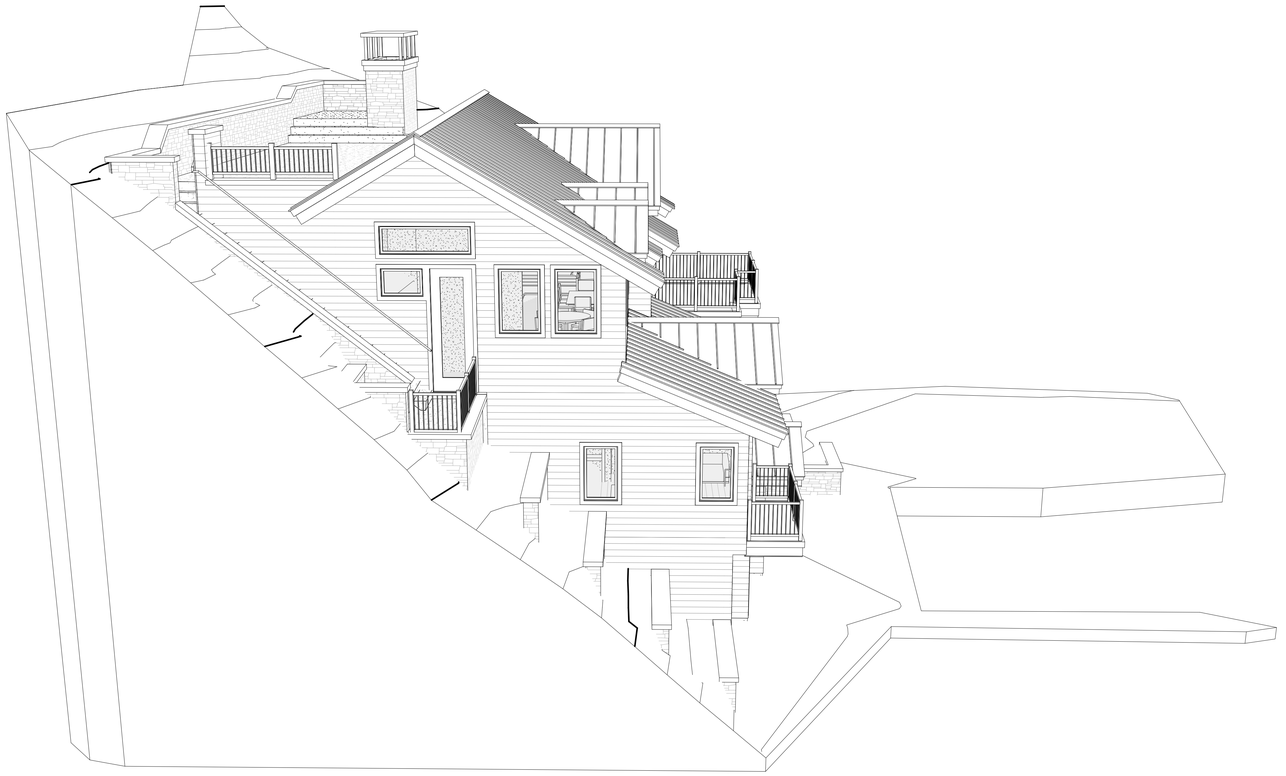
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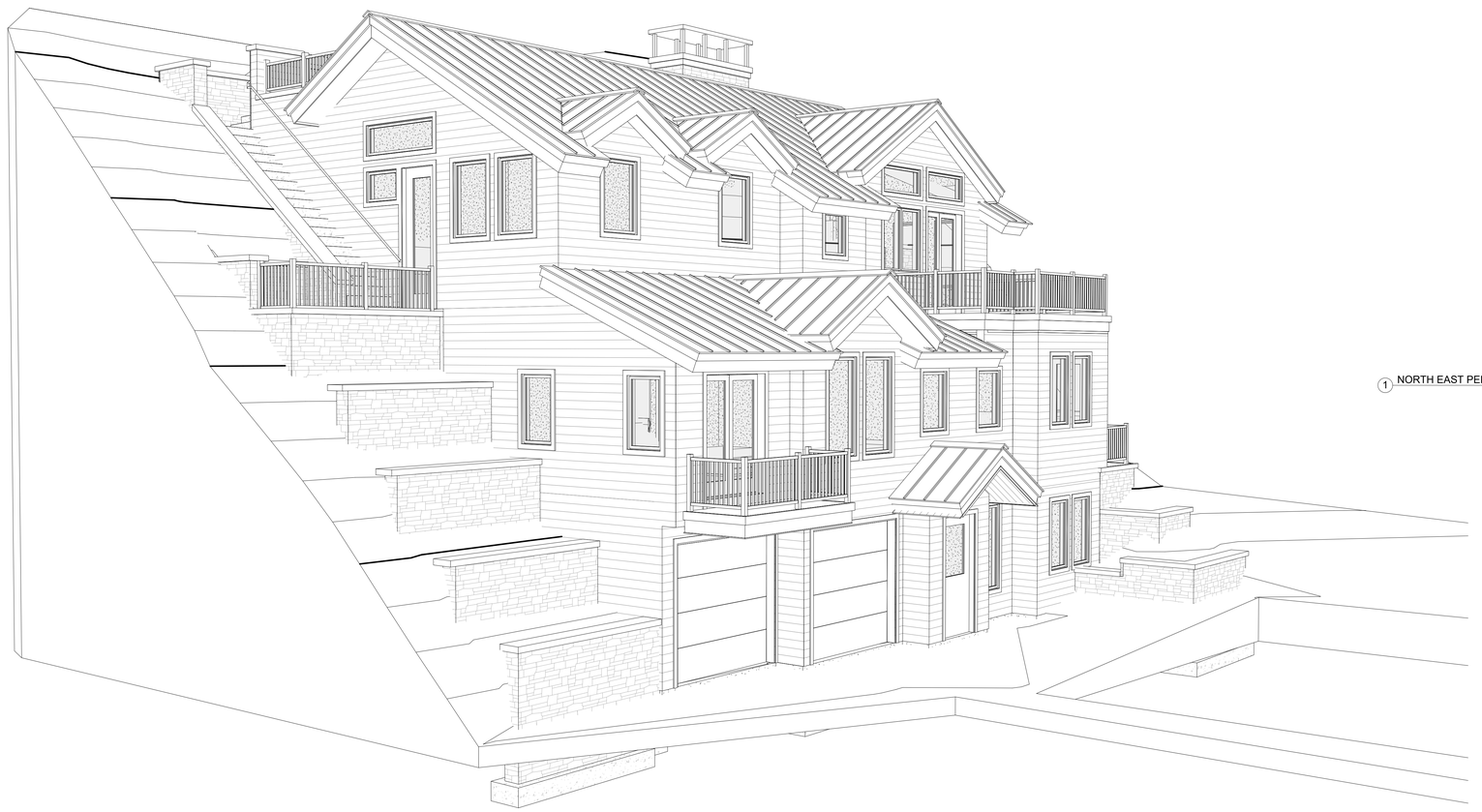
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TITLE
ROOF - PLAN

30X42 SHEET #
A104



2 SOUTH EAST PERSPECTIVE VIEW



1 NORTH EAST PERSPECTIVE VIEW

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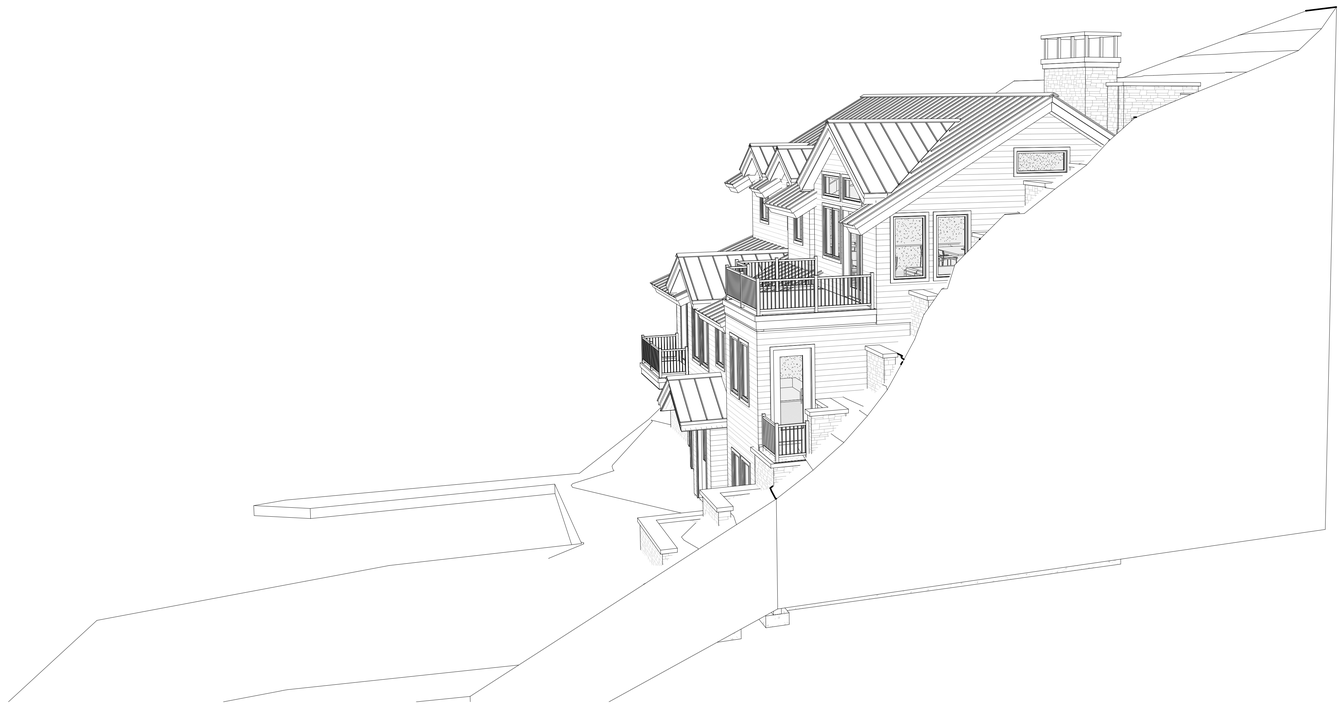
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PERSPECTIVE VIEWS

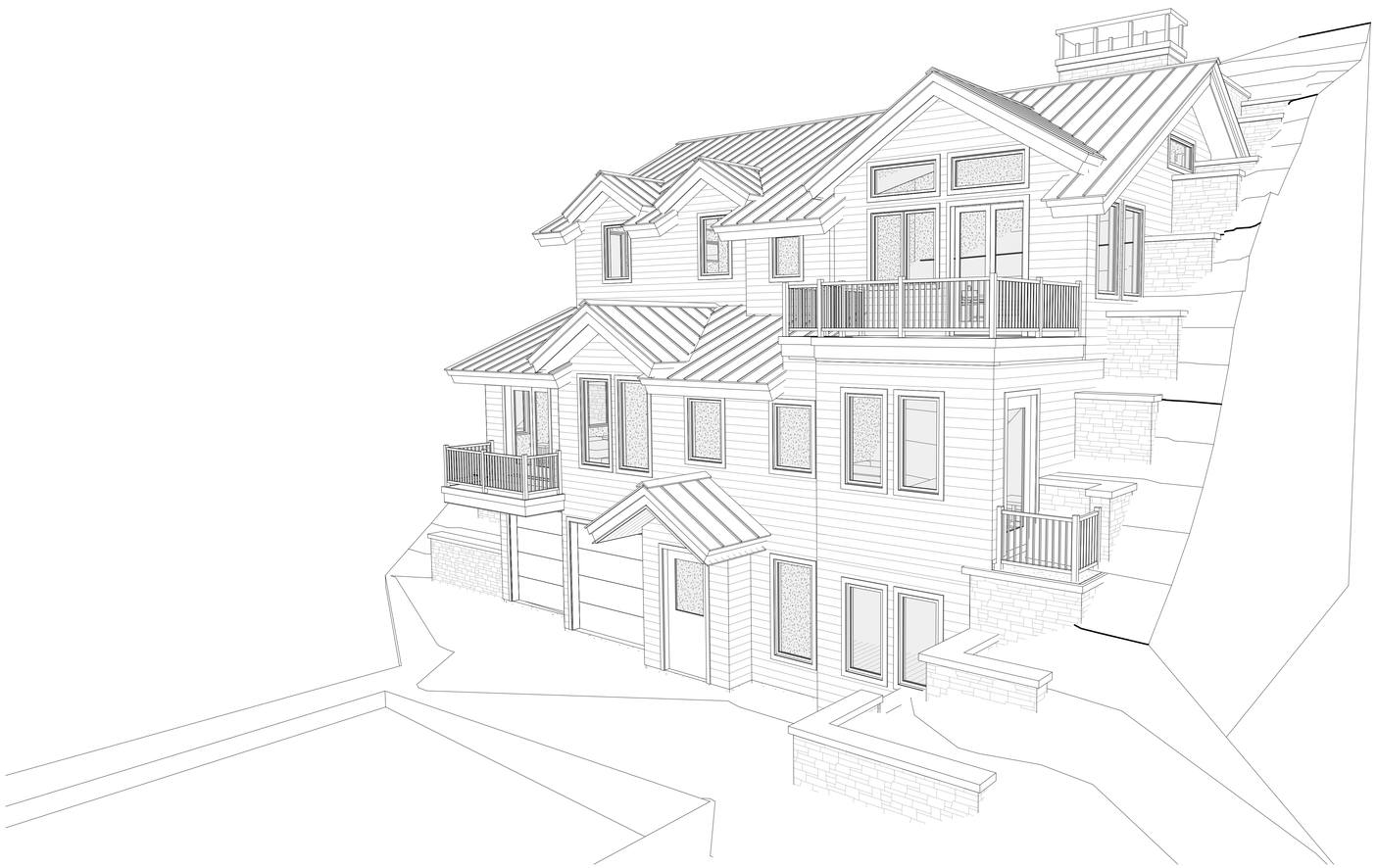
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2 SOUTH WEST VIEW



1 NORTH WEST VIEW

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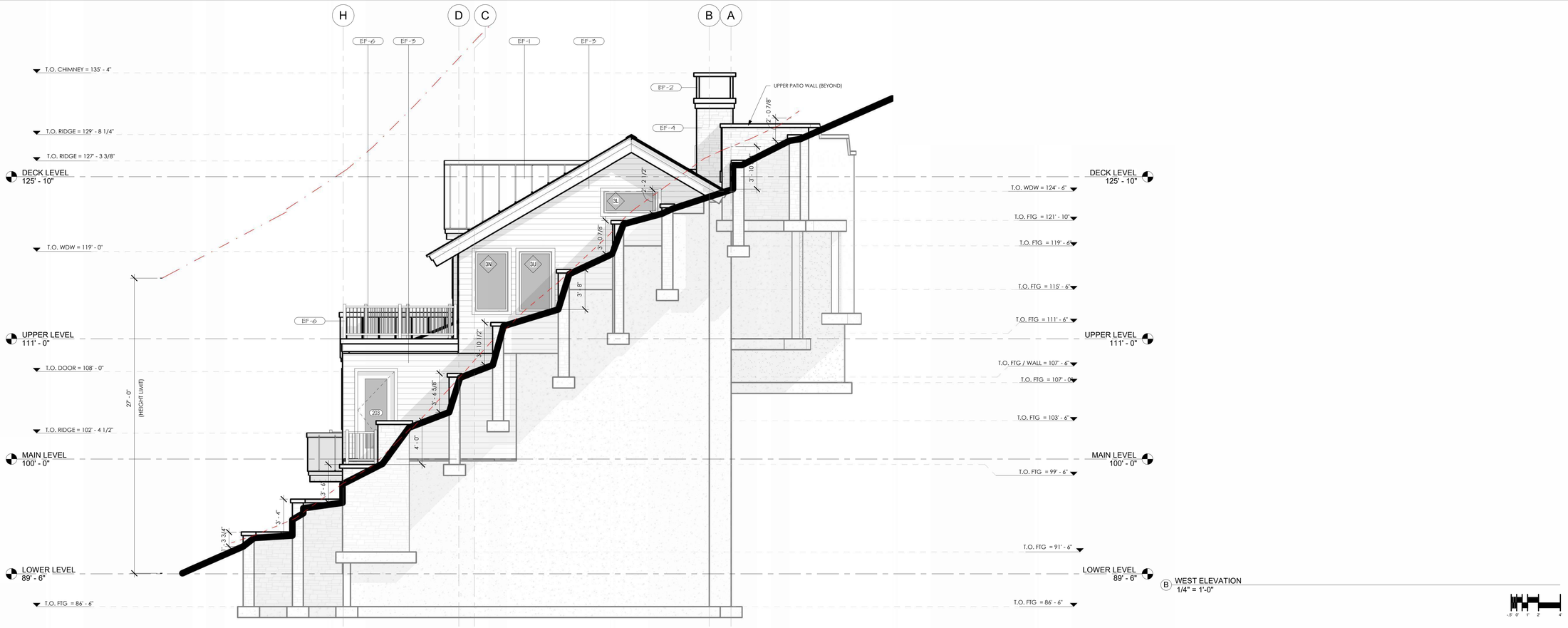
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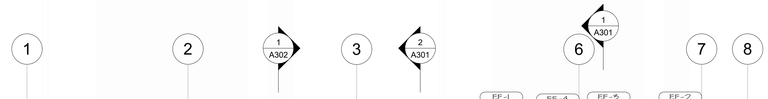
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B WEST ELEVATION
1/4" = 1'-0"





A NORTH ELEVATION
1/4" = 1'-0"



EXTERIOR MATERIAL LEGEND				
CALLOUT	MATERIAL	MANUFACTURER	SERIES	COLOR
EF-1	SEAMED METAL ROOF			MIDNIGHT BLACK
EF-2	BLACKENED METAL CHIMNEY CAP / FASCIA		BLACKENED METAL	BLACK
EF-3	"NICKLE CUT" HORIZONTAL WD SIDING			BLACK
EF-4	STACKED STONE WALL	TBD	TBD	LIGHT GREY

GENERAL NOTES:

1- BUILDING ENVELOPE, PROPERTY LINE, AND TOPGRAPHIC LINE INFORMATION PER BENCHMARK SURVEY DATED 07-07-2025

2- BUILDING ELEVATION 100'-0" = TOPOGRAPHIC ELEVATION 7,142'-6"

3- RE: SHEET A001 FOR GENERAL ELEVATION NOTES

3- ALL DIMENSIONS TO BE V.I.F.

4- INDICATES EXISTING GRADE

5- INDICATES 27' HEIGHT LIMIT

6- INDICATES PROPOSED GRADE

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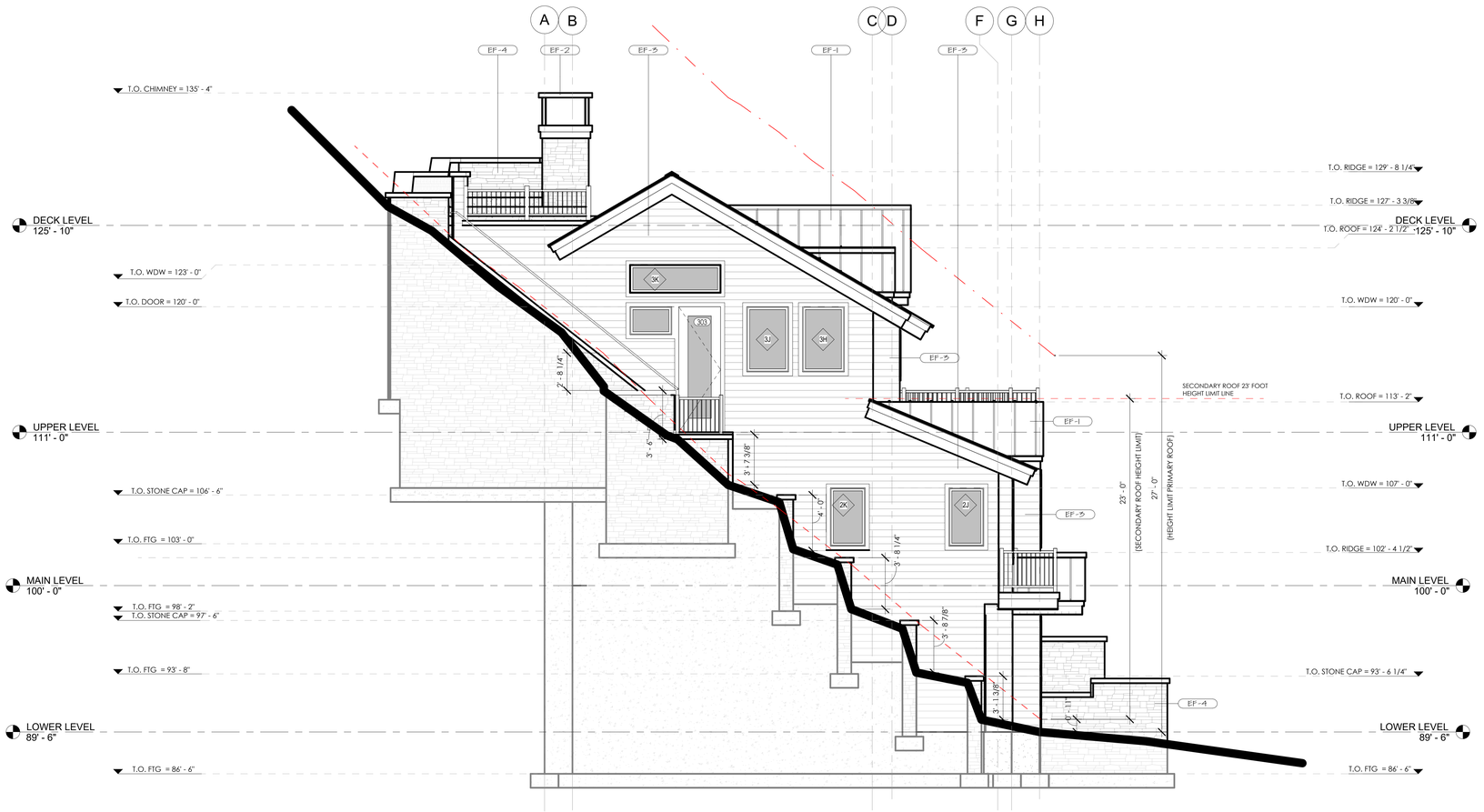
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TITLE
EXT. ELEVATIONS

30X42 SHEET #
A202

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EXTERIOR MATERIAL LEGEND				
CALLOUT	MATERIAL	MANUFACTURER	SERIES	COLOR
EF-1	SEAMED METAL ROOF			MIDNIGHT BLACK
EF-2	BLACKENED METAL CHIMNEY CAP / FASCIA		BLACKENED METAL	BLACK
EF-3	"NICKLE CUT" HORIZONTAL WD SIDING			BLACK
EF-4	STACKED STONE WALL	TBD	TBD	LIGHT GREY

1 SOUTH ELEVATION
1/4" = 1'-0"

-0" 0" 1' 2' 4'

GENERAL NOTES:

1- BUILDING ENVELOPE, PROPERTY LINE, AND TOPGRAPHIC LINE INFORMATION PER BENCHMARK SURVEY DATED 07-07-2025

2- BUILDING ELEVATION 100'-0" = TOPOGRAPHIC ELEVATION 7,142'-6"

3- RE: SHEET A001 FOR GENERAL ELEVATION NOTES

3- ALL DIMENSIONS TO BE V.I.F.

4- - - - - - INDICATES EXISTING GRADE

5- —— · —— INDICATES 27' HEIGHT LIMIT

6- ——— INDICATES PROPOSED GRADE

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MARSAC RESIDENCE

301 MARSAC AVENUE
PARK CITY, UTAH

CHRONOLOGY

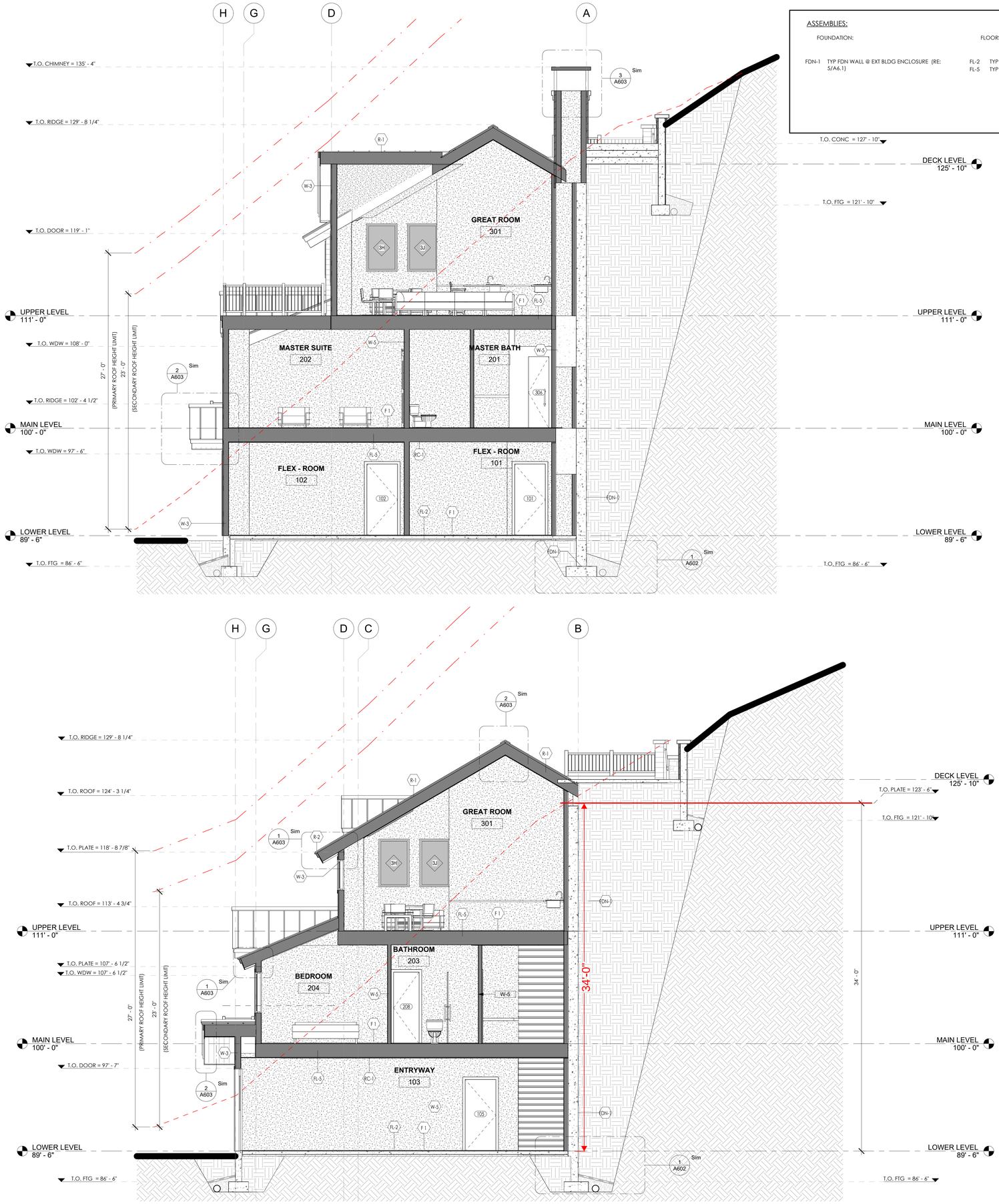
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Author

TITLE
EXT. ELEVATIONS

30X42 SHEET #
A203



1 TRANSVERSE SECTION @ GREATE RM / MASTER BED RM
1/4" = 1'-0"



2 TRANSVERSE SECTION @ GREATE RM
1/4" = 1'-0"



GENERAL NOTES:

1- BUILDING ENVELOPE, PROPERTY LINE, AND TOPGRAPHIC LINE INFORMATION PER BENCHMARK SURVEY DATED 07-07-2025

2- BUILDING ELEVATION 100'-0" = TOPOGRAPHIC ELEVATION 7,142'-6"

3- RE: SHEET A001 FOR GENERAL ELEVATION NOTES

3- ALL DIMENSIONS TO BE V.I.F.

4- INDICATES EXISTING GRADE

5- INDICATES 27' HEIGHT LIMIT

6- INDICATES PROPOSED GRADE

ASSEMBLIES:

FOUNDATION:	FLOORS:	WALLS:	ROOFS:
FDN-1 TYP FDN WALL @ EXT BLDG ENCLOSURE (RE: 5/A6.1)	FL-2 TYP INT SLAB ON GRADE FLOOR ASSEMBLY (RE: 1/A601) FL-5 TYP WD JOIST FLOOR ABOVE CONDITIONED SPACE (3/A601)	W-3 TYP EXTERIOR HORIZ WOOD WALLASSEMBLY (RE: 9/A6.1) W-5 TYP INTERIOR WALL (RE: 11/A9.1)	R-1 TYP SEAMED MTL "HOT ROOF" ASSEMBLY @ CONDITIONED SPACE (RE: 12/A6.1) R-2 TYP SEAMED MTL ROOF ASSEMBLY @ NON CONDITIONED SPACE

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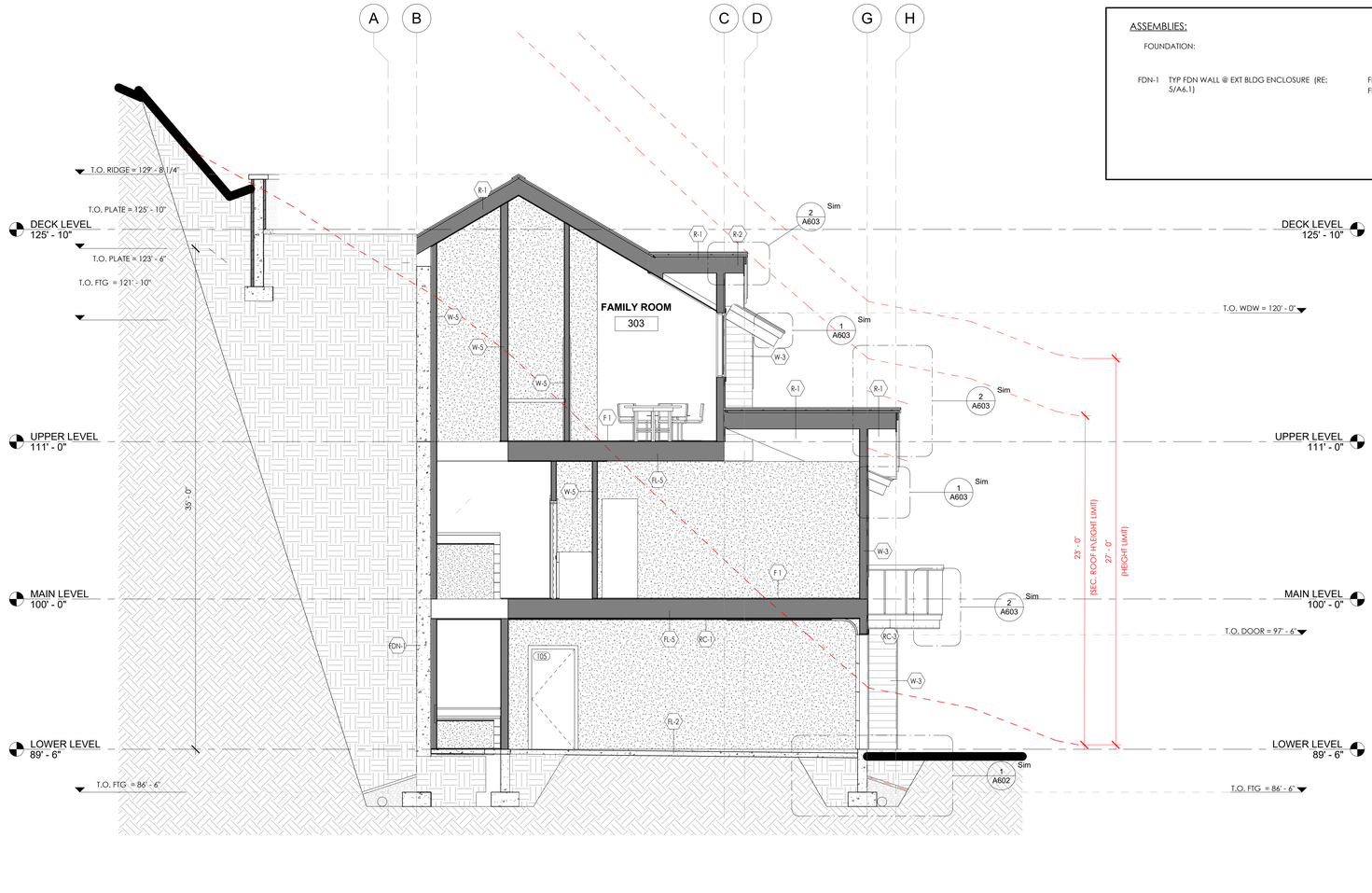
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TITLE
BUILDING SECTIONS

30X42 SHEET #
A301

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1 SECTION 03
1/4" = 1'-0"



ASSEMBLIES:

FOUNDATION:

FDN-1 TYP FDN WALL @ EXT BLDG ENCLOSURE (RE: 5/A6.1)

FLOORS:

FL-2 TYP INT SLAB ON GRADE FLOOR ASSEMBLY (RE: 1/A601)
FL-5 TYP WD JOIST FLOOR ABOVE CONDITIONED SPACE (3/A601)

WALLS:

W-3 TYP EXTERIOR HORIZ WOOD WALLASSEMBLY (RE: 9/A6.1)
W-5 TYP INTERIOR WALL (RE: 11/A9.1)

ROOFS:

R-1 TYP SEAMED MTL "HOT ROOF" ASSEMBLY @ CONDITIONED SPACE (RE: 12/A6.1)
R-2 TYP SEAMED MTL ROOF ASSEMBLY @ NON CONDITIONED SPACE



GENERAL NOTES:

1- BUILDING ENVELOPE, PROPERTY LINE, AND TOPGRAPHIC LINE INFORMATION PER BENCHMARK SURVEY DATED 07-07-2025
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5- ——— · ——— INDICATES 27' HEIGHT LIMIT
6- ▬▬▬ INDICATES PROPOSED GRADE

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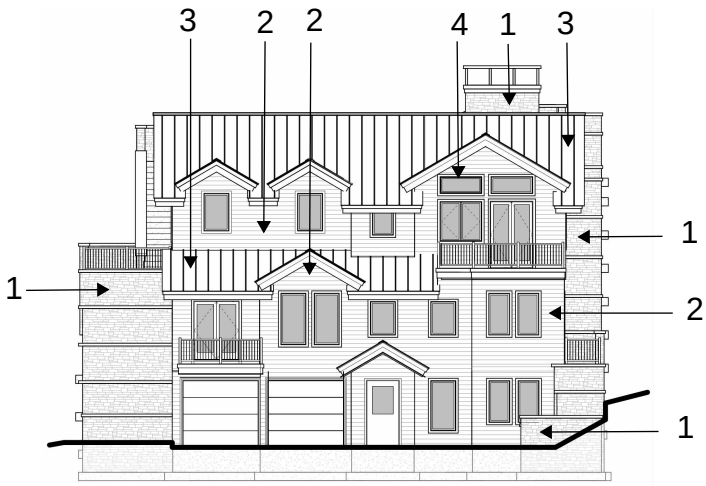
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TITLE
BUILDING SECTIONS

30X42 SHEET #
A302

MARSAC RESIDENCE MATERIAL BOARD:

Date: 26.06.10



1- LIGHT GREY STACKED STONE RETAINING WALL

2- PIONEER MILLWORKS ACCOYA "BLACK HORIZONTAL "NICKLE CUT" WD SIDING

3- "MID NIGHT BLACK" SEAMED METAL ROOF & MTL FLASHING (SIM)

4- "MID NIGHT BLACK" ALUMINUM CLAD WINDOWS AND DOORS

#1- NATURAL STONE VENEER: light gray Ashlar natural stacked stone per Park City Historic District requirements



#2 - PIONEER MILLWORKS ACCOYA "BLACK HORIZONTAL "NICKLE CUT" WD SIDING





#3 - "MID NIGHT BLACK "SEAMED METAL ROOF W 18" PANNELS AND 1" RIBS- MTL FLASHING SIM







#4 - "MID NIGHT BLACK ALUMINUM CLAD WINDOWS & DOORS





Planning Department
Staff Report

Subject: **405 Woodside Avenue**
A Significant Historic Site
Application: **PL-25-06510**
Author: **Jacob Klopfenstein, Planner II**
Date: **June 18, 2026**
Type of Item: **Historic District Design Review**

Recommendation

(I) Review the Historic District Design Review (HDDR) for 405 Woodside Avenue, a Significant Historic Site, (II) conduct a public hearing, and (III) consider approving the HDDR based on the Findings of Fact, Conclusions of Law, and Conditions of Approval outlined in the Draft Final Action Letter (Exhibit A).

Description

Applicant:	405 Woodfield Ave, LLC Jonathan DeGray, Applicant's Representative
Location:	405 Woodside Avenue, a Significant Historic Site
Zoning District:	Historic Residential – 1
Adjacent Land Uses:	Residential, Open Space
Reason for Review:	The Planning Department reviews and takes Final Action on HDDRs.[1]

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

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

Summary

The Applicant proposes to rehabilitate the Significant Historic Structure and construct a rear addition at 405 Woodside Avenue, a Steeply Sloped Significant Historic Site.

[1] LMC § 15-11-12



Figure 1: Applicant's rendering of proposed remodel and rear addition at 405 Woodside Avenue.



Figure 2: Applicant's streetscape rendering of proposed remodel and rear addition at 405 Woodside Avenue.

Background

On July 21, 2022, the City Council approved Ordinance No. 2022-27 creating the 405 Woodside Avenue Subdivision for a 7,500-square-foot Lot for the Significant Historic Site in the HR-1 Zoning District. The Significant Historic Structure is a T/L cottage that was constructed c. 1901, according to the Historic Site Form.



Figure 3: 405 Woodside Avenue Significant Historic Structure.



Figure 4: 405 Woodside Avenue highlighted in red by Staff on an excerpt from the Zoning map. The HR-1 Zoning District is indicated in light blue.

405 Woodside Avenue currently contains the Significant Historic Structure, a guest house (to the south), and two sheds. Ordinance No. 2022-27, as well as the Historic Preservation Board's (HPB) October 1, 2025 Final Action Letter (Exhibit B), require that

the guest house and sheds be removed to construct the proposed addition.



Figure 5: 405 Woodside Avenue, viewed from Woodside Avenue.



Figure 6: 405 Woodside Avenue pictured c. 1941, taken from Historic Site Inventory Form.

The Applicant submitted HDDR and Steep Slope Conditional Use Permit (SSCUP) applications on April 23, 2025.

On October 1, 2025, the HPB reviewed the request to restore the front façade windows and trim, restore the front porch shed roof, replace non-historic siding, lift the Significant Historic Structure to construct a new foundation, and remove approximately 40 square feet of the rear façade to construct an addition (Meeting Packet, Item 6.B; Minutes, p. 12-16).

The Planning Commission initially reviewed the Applicant's proposal on October 8, 2025 (Meeting Packet, Item 5.B; Minutes, p. 14-17). The Commission requested that the Applicant make changes to the building massing, volume, and height, and continued the item to a date uncertain.

The Applicant submitted updated plans on February 5, 2026 and February 24, 2026 (see Exhibit B, Applicant's Plans) addressing the Commission's requests. The updates include:

- Decreasing the proposed Building Footprint from 2,460 square feet to 2,392 square feet,
- Decreasing the slope of the driveway from 10.7% to 7%,
- Increasing the length of the driveway from approximately 68 feet, 11 inches to approximately 73 feet, 1 inch,
- Increasing the interior height of the rear addition from approximately 34 feet, 10 inches to approximately 35 feet,
- Lowering the depth of the lowest finished floor height from an elevation of approximately 7,156 feet to approximately 7,154 feet,
- Lowering the height of the highest roof ridge from an elevation of approximately 7,199 feet, 5 inches to an elevation of approximately 7,193 feet,
- Extending a gabled roof overhang approximately 6 feet, 3 inches over the garage and front entrance of the rear addition,
- Increasing the separation between the Historic Structure and the front façade of the proposed rear addition from approximately 7 feet to approximately 10 feet, 6 inches,
- Increasing the horizontal depth of the structure from the frontmost façade of the Historic Structure to the rearmost façade of the rear addition from approximately 82 feet, 4 inches to approximately 83 feet, 6 inches, and
- Reducing the width of the driveway from 11 feet to 10 feet.

On March 11, 2026, the Planning Commission approved the Applicant's SSCUP (Meeting Packet, Item 6.C; Minutes, p. 21-28).

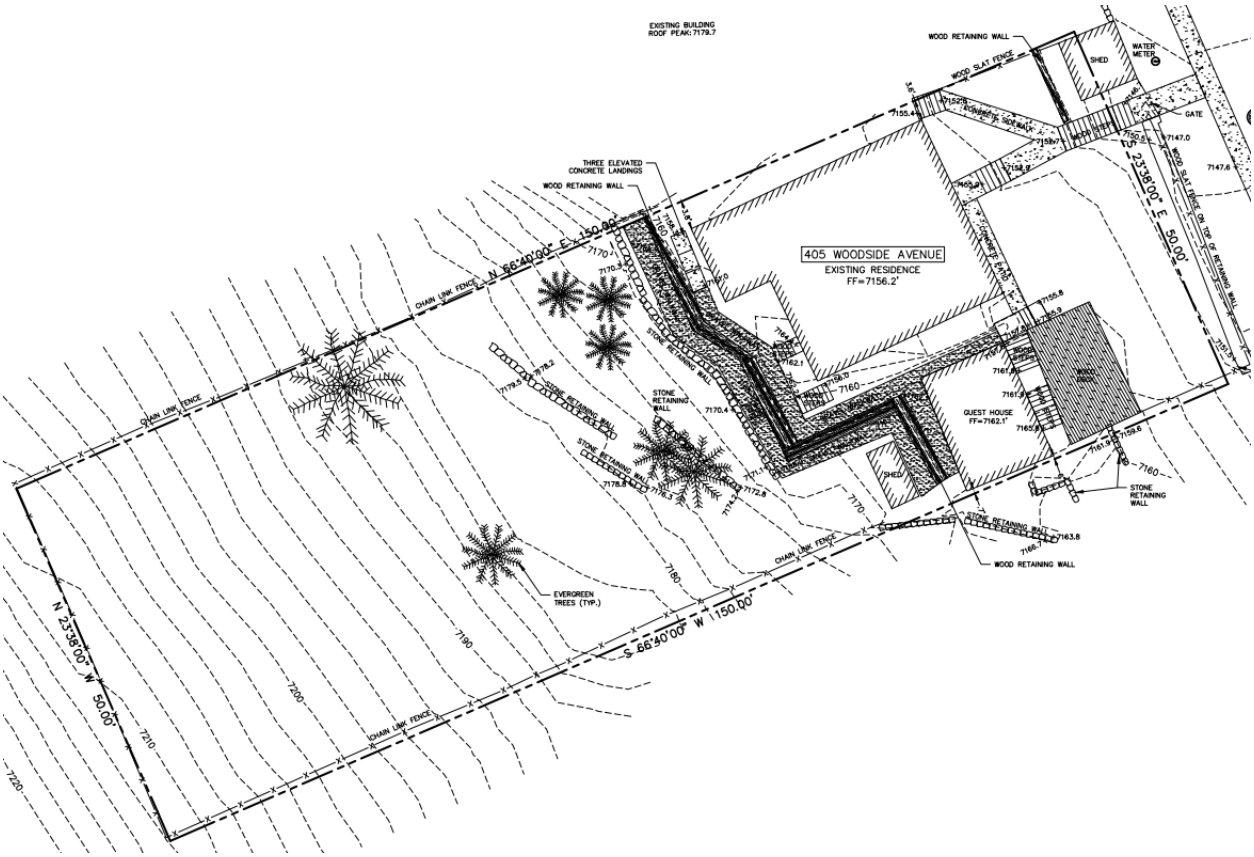


Figure 7: Existing conditions survey of 405 Woodside.

Analysis

(I) The proposal complies, as conditioned, with the HR-1 Zoning District requirements outlined in Land Management Code Chapter 15-2.2.

The Applicant proposes constructing an addition to the Significant Historic Structure to be used as a Single-Family Dwelling (SFD), an Allowed Use in the HR-1 Zoning District.[2]

The proposed addition is in the rear of the Significant Historic Structure, includes four stories and a garage, and totals 4,406 square feet. The proposed addition includes a transitional element connecting to the rear of the Significant Historic Structure and is set back approximately 45 feet from the rear Lot line, built into the Steeply Sloped hillside.

LMC § 15-2.2-3 outlines Lot and Site requirements for the HR-1 Zoning District:

HR-1 District Lot and Site Requirements	Analysis

[2] LMC § 15-2.2-2(A)(1)

Minimum Lot Size - 1,875 square feet	**Complies:** 7,500 square feet
Maximum Lot Size – 3,750 square feet	**Complies:** 7,500 square feet Pursuant to LMC § 15-2.2-4, Historic Buildings that exceed the maximum Lot Area are valid Non-Complying Structures.
Minimum Lot Width - 25 feet	**Complies:** 50 feet
Maximum Building Footprint – 2,460 square feet [3]	**Complies:** 2,392 square feet
Front and Rear Setbacks - 15 feet each for Lots greater than 100' in depth	**Complies:** 15-foot Front and 15-foot Rear Setbacks are proposed. LMC § 15-2.2-3(G)(1) allows for walls and retaining walls within the Front Setback that do not exceed 4 feet. The Applicant proposes four concrete retaining walls, all four feet or less, in the Front Setback. **Complies.** LMC § 15-2.2-3(G)(2) allows for uncovered steps leading to the Main Building, not more than four feet in height from Final Grade in the Front Setback. The Applicant proposes uncovered steps less than four feet from Final Grade in the Front Setback. **Complies.** LMC § 15-2.2-3(G)(5) allows for sidewalks and pathways in the Front Setback. The Applicant proposes several sidewalks and pathways in the Front Setback. **Complies.** LMC § 15-2.2-3(G)(6) allows for driveways leading to a Garage in the Front Setback. The Applicant proposes a driveway in the Front Setback. **Complies.** The Applicant proposes a driveway that is 10 feet wide. The Applicant does not propose any Structures in the Rear Setback.
Side Setbacks – 5 feet each for Lots up to 50' in width	**Complies:** Five-foot Side Setbacks are proposed. The Significant Historic Structure encroaches into the north Side Setback by three feet, four inches. Pursuant

[3] MAXIMUM FP = (A/2) x $0.9^{A/1875}$ where FP = maximum Building Footprint and A = Lot Area.

	to LMC § 15-2.2-4, Historic Buildings that do not comply with Building Setbacks are valid Non-Complying Structures. **Complies.** On Lots that have a minimum required Side Setback of five feet, LMC § 15-2.2-3(J)(1) allows for Bay Windows[4] that are not more than 10 feet wide and do not project more than two feet into the Side Setback. The Applicant proposes a Bay Window on the upper level of the rear addition that is 10 feet wide and projects approximately two feet into the south Side Setback. **Complies.** LMC § 15-2.2-3(J)(2) allows for chimneys not more than five feet wide and not projecting more than two feet into the Side Setback. The Applicant proposes a 5-foot-wide chimney projecting 1 foot, 8 inches into the north Side Setback. **Complies.** LMC § 15-2.2-3(J)(3) allows for window wells not exceeding IBC requirements extending not more than four feet into the Side Setback. The Applicant proposes three four-foot-wide window wells extending three feet, six inches into the Side Setback. **Complies.** LMC § 15-2.2-3(J)(4) allows for roof overhangs to extend two feet into the Side Setback. The Applicant proposes a roof overhang that encroaches two feet into the north Side Setback. The Applicant also proposes a two-foot roof overhang in the south Side Setback. **Complies.** LMC § 15-2.2-3(J)(7) allows for walls and retaining walls to extend into the Side Setbacks up to six feet. The Applicant proposes a series of concrete retaining walls in the Side Setbacks, all four feet or less. **Complies.** LMC § 15-2.2-3(J)(11) allows for screened mechanical equipment that is set back at least three feet from the Side Lot Line. The Applicant proposes mechanical equipment mounted to the wall of the north façade of the proposed addition that is set back approximately three feet, three inches from the Side Lot Line and is screened by the Significant Historic Structure. **Complies.**

[4] LMC Section 15-15-1 defines Bay Window as *"A window or series of windows forming a recess or bay from a room and projecting outward from the wall. A Bay Window does not include a window directly supported by a foundation."*

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

HR-1 District Building Height Requirements	**Analysis**
Building Height- 27 feet above Existing Grade	**Complies:** 20 feet, one inch
Maximum interior height of 35 feet, measured from the lowest finish floor plane to the point of the highest wall top plate that supports the ceiling joists or roof rafters	**Complies:** 35 feet (see Fig. 8)

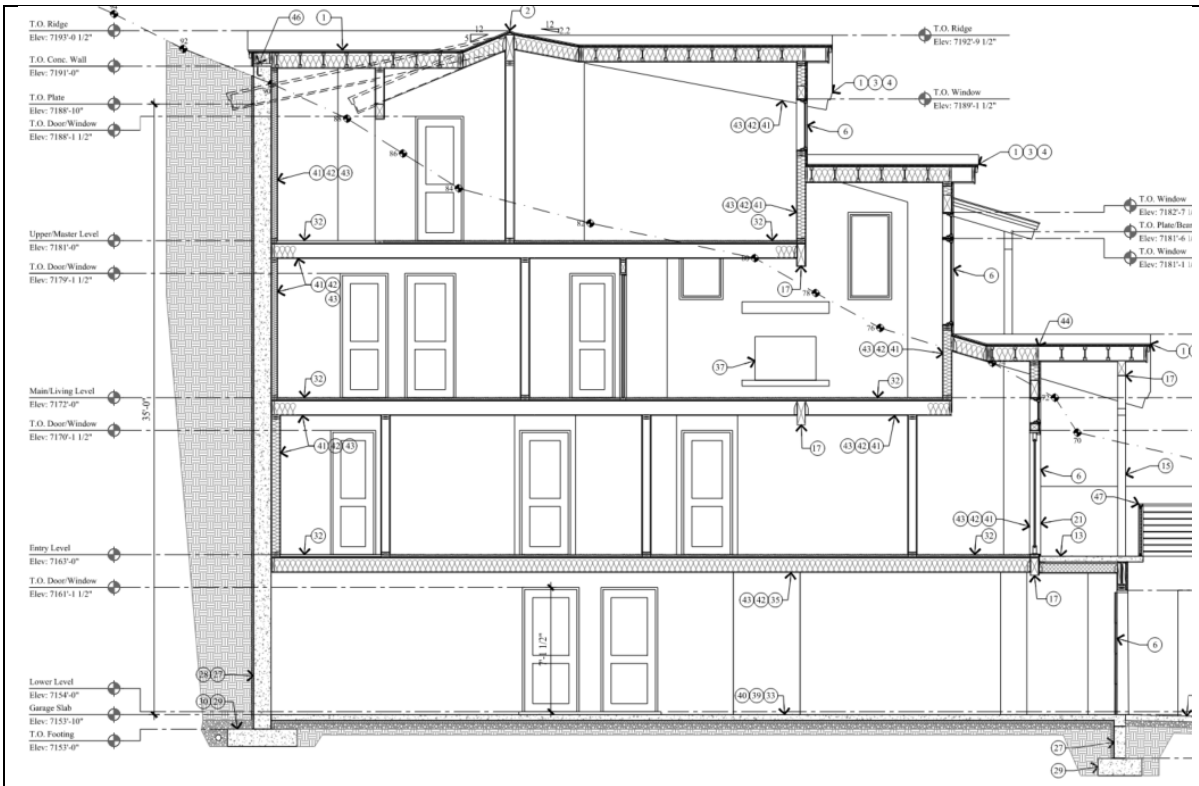
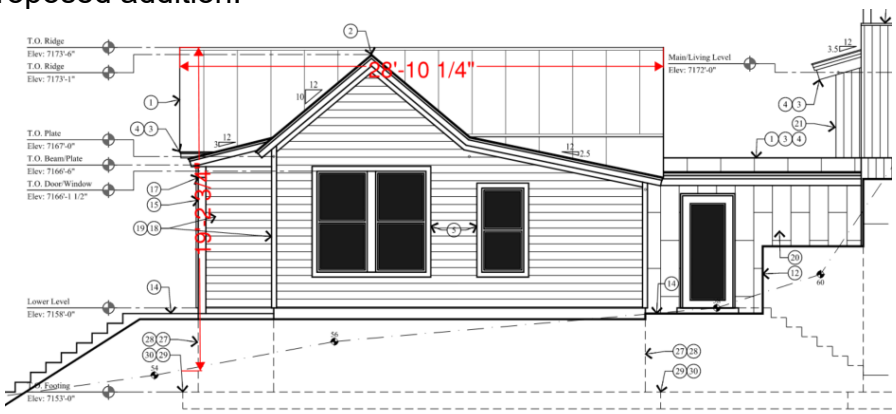
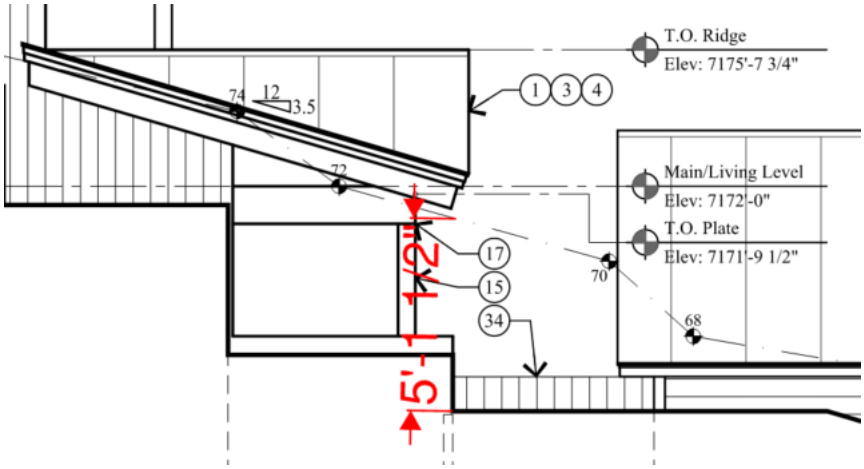


Figure 8: Interior section of the proposed addition showing a 35-foot interior height.

A ten foot (10') minimum horizontal step in the downhill façade is required. The horizontal step shall take place at a maximum height of twenty three feet (23') from where the Building Footprint meets the lowest point of existing Grade.	**Complies:** The Significant Historic Structure is 19 feet, three inches above Existing Grade and 28 feet, 10 inches deep. The Significant Historic Structure acts as the stepback for the proposed addition.  *Figure 9: North elevation of 405 Woodside showing the Historic Structure acting as the stepback. Measurements added by Staff.*
Roof Pitch- 7:12 -12:12	**Complies:** LMC § 15-2.2-5(C) states, "[t]he roof pitch of a Structure's Contributing Roof Form shall be between seven: twelve (7:12) and twelve: twelve (12:12) and shall occupy a minimum horizontal distance of 20 feet measured from the primary façade to the rear of the building, as viewed from the primary

	public right-of-way." The Significant Historic Structure has a roof pitch of 10:12 measuring 26 feet back as viewed from Woodside Avenue. The 10:12 roof pitch of the Significant Historic Structure is the Contributing Roof Form[5] for the Site. The proposed addition has a Contributing Roof Form of 3.5:12 that measures approximately 13 feet, four inches back, as viewed from Woodside Avenue.
Final Grade within 4 feet of Existing Grade	**Complies:** Pursuant to LMC § 15-2.2-5, Final Grade must be within four vertical feet of Existing Grade, except for the placement of approved window wells, emergency egress, and a garage entrance. The Applicant proposes a Final Grade that is approximately five feet, one inch above Existing Grade at the garage entrance:  *Figure 10: Excerpt from Applicant's plans showing Final Grade approximately 5 feet, 1 inch above Existing Grade at the proposed garage entrance.* Final Grade is proposed to be within four feet of Existing Grade elsewhere on the Site.

(II) The proposal complies, as conditioned, with Land Management Code Chapter 15-3 *Off-Street Parking*.

Pursuant to LMC § 15-2.2-4, existing Significant Historic Sites are exempt from Off-Street Parking requirements, so no Off-Street Parking is required. However, property owners of Historic Sites choosing to provide Off-Street Parking must ensure parking

[5] LMC § 15-15-1 defines Contributing Roof Form as *"The most visually prominent roof form viewed from the primary public right-of-way."*

spaces comply with LMC Chapter 15-3, *Off-Street Parking*.

The Applicant proposes two parking spaces, both 11 feet wide and 20 feet deep, in a tandem configuration within the garage on the ground level of the proposed rear addition. Pursuant to LMC § 15-3-3(F), Parking Spaces must be at least 9 feet wide and 18 feet long, and the Applicant's proposal complies.

(III) The proposal complies, as conditioned, with Land Management Code Section 15-13-2 *Regulations for Historic Residential Sites.*

Pursuant to LMC § 15-11-12, the Planning Department reviews Uses for compliance with LMC § 15-13-2 *Regulations for Historic Residential Sites.*

LMC § 15-13-2 Requirement	**Analysis of Proposal**
A. Universal Regulations	
LMC § 15-13-2(A)(1): A site should be used as it was historically or be given a new use that requires minimal change to the distinctive materials and features.	**Complies:** The Applicant proposes maintaining the SFD Use.
LMC § 15-13-2(A)(2): Changes to a site or building that have acquired historic significance in their own right should be retained and preserved.	**Complies:** There are no changes to the site that have acquired Historic significance.
LMC § 15-13-2(A)(3): The historic exterior features of a building should be retained and preserved.	**Complies:** The HPB approved the Applicant's proposal to restore the front façade windows and trim, restore the front porch shed roof, replace non-historic siding, lift the Significant Historic Structure to construct a new foundation, and remove approximately 40 square feet of the rear façade to construct an addition on October 1, 2025 (see Exhibit C, HPB Final Action Letter). The Applicant does not propose any other changes to the exterior building features.

LMC § 15-13-2(A)(4): Distinctive materials, components, finishes, and examples of craftsmanship should be retained and preserved. Owners are encouraged to reproduce missing historic elements that were original to the building, but have been removed.	**Complies:** As noted above, the Applicant proposes restoring the front façade windows and trim, as well as the front porch shed roof, and the HPB approved the proposal on October 1, 2025 (Exhibit C).
LMC § 15-13-2(A)(5): Standards for the Treatment of Historic Building Materials pursuant to Section 15-13-6 shall be adhered to.	**Complies:** The HPB approved the Applicant's proposal to remove approximately 40 square feet of the rear façade to accommodate the proposed addition on October 1, 2025. The Applicant proposes retaining all other Historic Materials.
LMC § 15-13-2(A)(6): Deteriorated or damaged historic features and elements should be repaired rather than replaced.	**Complies:** The HPB approved the Applicant's proposal to restore the front façade windows and trim, restore the front porch shed roof, replace non-historic siding, lift the Significant Historic Structure to construct a new foundation, and remove approximately 40 square feet of the rear façade to construct an addition on October 1, 2025. The Applicant does not propose replacing any other Historic features or elements.
LMC § 15-13-2(A)(7): Features that do not contribute to the significance of the site or building and exist prior to the adoption of these regulations, such as incompatible windows, aluminum soffits, or iron porch supports or railings, may be maintained; however, if it is proposed they be changed, those features must be brought into compliance with these regulations.	**Complies:** The Applicant proposes restoring the front façade windows and trim and the front porch shed roof to bring the features into compliance.

LMC § 15-13-2(A)(8): Each site should be recognized as a physical record of its time, place and use. Owners are discouraged from introducing architectural elements or details that visually modify or alter the original building appearance when no evidence of such elements or details exists.	**Complies:** The Applicant does not propose introducing architectural elements or details that visually modify or alter the original building appearance.
LMC § 15-13-2(A)(9): Chemical or physical treatments, if appropriate, should be undertaken using recognized preservation methods. Treatments that cause damage to historic materials should not be used. Treatments that sustain and protect, but do not alter appearance, are encouraged.	**Complies:** The HPB approved the Applicant's proposal to remove approximately 40 square feet of the rear façade to accommodate the proposed addition on October 1, 2025. The Applicant proposes retaining all other Historic Materials.
LMC § 15-13-2(A)(10): 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.	**Complies:** The HPB approved the Applicant's proposal to remove approximately 40 square feet of the rear façade to accommodate the proposed addition on October 1, 2025. The Applicant proposes retaining all other Historic Materials and maintaining the Significant Historic Structure in its Historic location on the Site.
LMC § 15-13-2(A)(11): New additions and related new construction	**Complies**: As noted above, the HPB approved the Applicant's proposal to remove approximately 40 square feet of the rear façade to accommodate the proposed addition on

should be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment could be restored.	October 1, 2025. The Applicant does not propose any changes that would compromise the essential form and integrity of the Significant Historic Structure if the proposed addition were removed in the future.
LMC § 15-13-2(A)(12): New materials shall reflect the character of the Historic District.	**Complies:** The Applicant proposes wood, glass, metal, and masonry materials that are consistent with the character of the Historic District as outlined below.
B. Specific Regulations	
1. Site Design	
LMC § 15-13-2(B)(1)(a)(1): Maintain the existing front and side yard setbacks of Historic Sites.	**Complies:** The Applicant proposes maintaining the Significant Historic Structure in its Historic location on the Site. The proposed addition complies with the HR-1 District Lot and Site Requirements as outlined above.
LMC § 15-13-2(B)(1)(a)(2): Preserve the original location of the main entry of the historic structure, if extant.	**Complies:** The Applicant proposes maintaining the Significant Historic Structure in its Historic location on the Site.
LMC § 15-13-2(B)(1)(b)(1): Maintain the natural topography and original grading of the site when and where feasible.	**Complies:** The Applicant proposes a Final Grade that is within four feet of Existing Grade. The Planning Commission approved the Applicant's SSCUP on March 11, 2026.
LMC § 15-13-2(B)(1)(b)(2): The historic character of the site should not be significantly altered by substantially changing the proportion of built and/or paved area to open space, and vice	**Complies:** The Applicant proposes maintaining the Significant Historic Structure in its Historic location on the Site. The Significant Historic Structure will remain visually superior to the proposed rear addition:

versa.	 *Figure 11: Applicant's streetscape rendering showing Significant Historic Structure at 405 Woodside Avenue in red and proposed rear addition in grey.* Additionally, the Lot is 150 feet deep, and the proposed rear addition will be set back approximately 34 feet from the rear Lot line – a large area in the rear of the Lot will be preserved as open space.
LMC § 15-13-2(B)(1)(b)(3): Respect and maintain existing landscape features that contribute to the historic character of the site and existing landscape features that provide sustainability benefits.	**Complies:** The Applicant proposes retaining 15 existing trees at and around the Site and planting 11 new trees.
LMC § 15-13-2(B)(1)(b)(4): Maintain established on-site native plantings. During construction, protect established vegetation to avoid damage. Replace damaged, aged, or diseased trees as necessary.	**Complies:** The Applicant proposes retaining 15 existing trees at and around the Site and planting 11 new trees.
LMC § 15-13-2(B)(1)(c)(1): The character of a historic site shall not be significantly altered by	**Complies:** As noted above, the Applicant proposes maintaining the Significant Historic Structure in its Historic location on the Site. The Significant Historic Structure will remain visually superior to the proposed rear addition.

substantially changing the proportion of built and/or paved area to open space.	
LMC § 15-13-2(B)(1)(c)(2): Existing landscape features that contribute to the character of a historic site and/or existing landscape features that provide environmental sustainability benefits shall be preserved and maintained.	**Complies:** As noted above, the Applicant proposes retaining 15 existing trees at and around the Site and planting 11 new trees.
LMC § 15-13-2(B)(1)(c)(3): Established on-site native plantings shall be maintained.	**Complies:** As noted above, the Applicant proposes retaining 15 existing trees at and around the Site.
LMC § 15-13-2(B)(1)(c)(4): A detailed landscape plan, particularly for areas viewable from the primary public right-of-way, which respects the manner and materials traditionally used in the Historic Districts, shall be provided.	**Complies:** The Applicant provided a detailed landscaping plan dated March 27, 2025 (see Exhibit A).
LMC § 15-13-2(B)(1)(c)(5): Landscape plans shall balance water-efficient irrigation methods, drought-tolerant plants with existing plant material and site features that contribute to the historic character of the site.	**Condition of Approval Recommended:** The Applicant proposes drought-tolerant trees, shrubs, and other plants such as bigtooth maple, subalpine fir, and flowering crabapple. Staff recommends Condition of Approval 1, requiring the Applicant to install a WaterSense labeled irrigation controller pursuant to LMC § 15-5-5(N)(5) if using an irrigation system.

LMC § 15-13-2(B)(1)(c)(6): Use to advantage storm water management features such as gutters, downspouts, site topography, and vegetation that can improve the environmental sustainability of a site.	**Condition of Approval Recommended:** Condition of Approval 2 requires the Applicant to submit detailed stormwater management and drainage plans to the Engineering Department for review prior to Building Permit issuance.
LMC § 15-13-2(B)(1)(c)(7): The use of Water Wise Landscaping or permaculture strategies for landscape design shall be considered in order to maximize water efficiency.	**Condition of Approval Recommended:** The Applicant proposes drought-tolerant trees, shrubs, and other plants such as bigtooth maple, subalpine fir, and flowering crabapple. Staff recommends Condition of Approval 1, requiring the Applicant to install a WaterSense labeled irrigation controller pursuant to LMC § 15-5-5(N)(5) if using an irrigation system.
LMC § 15-13-2(B)(1)(c)(8): Along public rights of way, landscaped areas, street trees, and seasonal plantings shall be designed to enhance the pedestrian experience, complement architectural features, mitigate against Urban Heat Island effect, and/or screen utility areas.	**Complies:** The Applicant proposes planting trees and implementing landscaped areas along the front of the Site adjacent to Woodside Avenue.
LMC § 15-13-2(B)(1)(c)(9): Installing plantings in areas like medians, divider strips, and traffic islands shall be considered.	**Not Applicable:** The Applicant does not propose any medians, divider strips, or traffic islands.
LMC § 15-13-2(B)(1)(c)(11): Provide	**Complies:** The Applicant provided a detailed landscaping plan dated March 27, 2025 (see Exhibit A). The proposed

a detailed landscape plan that respects, particularly for areas visible from adjacent public rights-of-way the manner and materials historically used in the Historic Districts.	landscaping includes a series of terraced landscaped areas with tree clusters, shrubs, and grasses when viewed from the Woodside Avenue Right-of-Way (ROW).
LMC § 15-13-2(B)(1)(c)(12): Landscape plans should balance water efficient irrigation methods and Water Wise Landscaping with existing plant materials and site features that contribute to the historic significance of the site.	**Condition of Approval Recommended:** The Applicant proposes drought-tolerant trees, shrubs, and other plants such as bigtooth maple, subalpine fir, and flowering crabapple. Staff recommends Condition of Approval 1, requiring the Applicant to install a WaterSense labeled irrigation controller pursuant to LMC § 15-5-5(N)(5) if using an irrigation system.
LMC § 15-13-2(B)(1)(c)(13): Use to advantage storm water management features, such as gutters and downspouts as well as site topography and vegetation, that contribute to water retention and permeability of the historic site.	**Condition of Approval Recommended:** The Applicant has not provided a detailed storm water management and drainage plan. Condition of Approval 2 requires the Applicant to submit detailed stormwater management and drainage plans to the Engineering Department for review prior to Building Permit issuance.
LMC § 15-13-2(B)(1)(c)(14): Where watering systems are necessary, use systems that minimize water loss, such as drip irrigation.	**Condition of Approval Recommended:** Staff recommends Condition of Approval 1, requiring the Applicant to install a WaterSense labeled irrigation controller pursuant to LMC § 15-5-5(N)(5) if using an irrigation system.
LMC § 15-13-2(B)(1)(d)(1): Historic retaining walls shall be preserved to the	**Not Applicable:** There are no Historic retaining walls at the Site.

greatest extent possible.	
LMC § 15-13-2(B)(1)(d)(2): Maintain the historic height and setback of retaining walls along the street. Retaining walls of stone, concrete, or rock-faced concrete block that are original to the historic site should be preserved and maintained in their original dimensions.	**Complies:** The proposed retaining walls are a maximum of four feet in height throughout the Site and comply with Setback regulations as outlined above. The Applicant proposes board-formed concrete for all retaining walls.
LMC § 15-13-2(B)(1)(d)(3): Removing portions of historic retaining walls for new driveways and pathways should be avoided to the greatest extent possible, but where it must occur, visual impact should be minimized.	**Not Applicable:** There are no Historic retaining walls at the Site.
LMC § 15-13-2(B)(1)(d)(4):Historic retaining walls should be repaired with materials that closely approximate the original.	**Not Applicable:** There are no Historic retaining walls at the Site.
LMC § 15-13-2(B)(1)(d)(5): To abate retaining wall failure, improve drainage behind retaining walls to water drains away from the walls. Repair and preserve historic stone and mortar.	**Condition of Approval Recommended:** Staff recommends Condition of Approval 3, requiring retaining wall drainage is designed to drain away from the walls.

LMC § 15-13-2(B)(1)(d)(6): New retaining walls should be consistent with historic retaining walls in design, material, scale of materials, as well as size and mass of the wall. Simple board-formed concrete, stone, and other historic materials are recommended over concrete block, asphalt, or other modern concrete treatments.	**Complies:** The proposed retaining walls are a maximum of four feet in height throughout the Site and comply with Setback regulations as outlined above. The Applicant proposes board-formed concrete for all retaining walls.
LMC § 15-13-2(B)(1)(d)(7): Non-extant historic retaining walls of concrete or stone specific to the Historic Site may be reconstructed based on physical or pictorial evidence.	**Not Applicable:** There are no historic retaining walls at the Site.
LMC § 15-13-2(B)(1)(d)(8): Maintain stone in its natural finish. It is not appropriate to paint, stain, or plaster over stone or concrete.	**Complies:** The Applicant proposes maintaining the board-formed concrete walls in their natural finish.
LMC § 15-13-2(B)(1)(e)(1): Historic fencing should be preserved and maintained.	**Not Applicable:** There is no Historic fencing at the Site.
LMC § 15-13-2(B)(1)(e)(2): Historic fencing may be reconstructed based on photographic evidence.	**Not Applicable:** There is no Historic fencing at the Site.

LMC § 15-13-2(B)(1)(e)(3): New fencing should reflect the building's style and period. New wood and metal fencing located where viewable from adjacent public rights-of-way should feature traditional design and pattern.	**Complies:** The Applicant does not propose any new fencing.
LMC § 15-13-2(B)(1)(e)(4): New fencing should be designed to minimize its environmental impacts.	**Complies:** The Applicant does not propose any new fencing.
LMC § 15-13-2(B)(1)(e)(5): Drought tolerant shrubs should be considered in place of fencing or walls.	**Complies:** The Applicant proposes drought-tolerant shrubs and other landscaping elements throughout the Site.
LMC § 15-13-2(B)(1)(e)(6): Arbors emphasizing a fence gate or entry shall be subordinate to the associated historic building or structure and shall complement the design of the historic structure and fencing in materials, features, size, scale, and proportion, as well as massing to protect the integrity of the historic site.	**Complies:** The Applicant does not propose any arbors.
LMC § 15-13-2(B)(1)(f): Gazebos, Pergolas, and Other Shade Structures	**Complies:** The Applicant does not propose any gazebos, pergolas, or shade structures.
LMC § 15-13-2(B)(1)(g)(1):	**Complies:** The Applicant proposes landscaping throughout the site to screen the driveway and walkways from the

Minimize the visual impacts of on-site parking by incorporating landscape treatments for driveways, walkways, paths, building(s) and accessory structures in a comprehensive, complementary and integrated design.	primary Right-of-Way.
LMC § 15-13-2(B)(1)(g)(2): Provide landscaped separations between parking areas, drives, service areas, and public use areas including walkways, plazas, and vehicular access points.	**Complies:** The Applicant proposes landscaped separation on either side of the driveway.
LMC § 15-13-2(B)(1)(g)(3): When locating new off-street parking areas, the existing topography of the site and integral site features should be minimally impacted.	**Complies:** The Applicant proposes a driveway with a maximum slope of 7%, which complies with driveway slope requirements outlined in LMC § 15-3-3(A). The Planning Commission also reviewed and approved the driveway location and impacts as part of the SSCUP approval on March 11, 2026.
LMC § 15-13-2(B)(1)(g)(4): Off-street parking areas should be located within the rear yard and beyond the rear wall plane of the primary structure.	**Complies:** The Applicant proposes Off-Street Parking in a garage that is set back approximately five feet from the rear wall plane of the Significant Historic Structure.
LMC § 15-13-2(B)(1)(g)(5): When locating driveways, the existing topography of the building site and significant site	**Complies:** The Applicant proposes a driveway with a maximum slope of 7%, which complies with driveway slope requirements outlined in LMC § 15-3-3(A), and minimally impacts the existing topography of the Site.

features should be minimally impacted.	
LMC § 15-13-2(B)(1)(g)(6): New driveways shall not exceed ten (10) feet in width.	**Complies:** The Applicant proposes a driveway that is 10 feet wide.
LMC § 15-13-2(B)(1)(g)(7): Shared driveways should be used when feasible.	**Complies:** The Applicant does not propose a shared driveway. The Site is not adjacent to any other properties that have a need for a shared driveway.
LMC § 15-13-2(B)(1)(g)(8): Consider using textured and pour paving materials other than smooth concrete for driveways viewable from the adjacent public rights-of-way.	**Complies:** The Applicant proposes a concrete driveway.
LMC § 15-13-2(B)(1)(g)(9): Consider avoiding paving up to the building foundation to reduce heat island effect, building temperature, damage to the foundation, and storm-water runoff problems.	**Complies:** The Applicant does not propose paving up to the building foundation.
LMC § 15-13-2(B)(1)(g)(10): Snow storage from driveways should be provided on site.	**Condition of Approval Recommended:** Staff recommends Condition of Approval 4 requiring the Applicant to provide snow storage on-Site and to obtain an encroachment agreement with the Engineering Department for the proposed heated driveway.
LMC § 15-13-2(B)(1)(h)(1): The original path or steps leading to the main entry, if extant, should be preserved and maintained.	**Complies:** The Applicant proposes replacing wood steps leading to the main entry of the Significant Historic Structure with concrete steps in the same location.

LMC § 15-13-2(B)(1)(h)(2): Historic hillside steps that are an integral part of the landscape should be preserved and maintained.	**Not Applicable:** There are no Historic hillside steps at the Site.
LMC § 15-13-2(B)(1)(h)(3): New hillside steps should be visually subordinate to the associated historic building or structure in materials, size, scale and proportion, as well as massing and shall complement the historic structure in materials, size, scale, and proportion, and massing to protect the integrity of the historic site.	**Complies:** The Applicant proposes steps that are not more than four feet in height above Final Grade.
LMC § 15-13-2(B)(1)(h)(4): Historic handrails should be preserved and maintained.	**Not Applicable:** There are no historic handrails at the Site.
LMC § 15-13-2(B)(1)(h)(5): New handrails and railings shall complement the historic structure in materials, size, scale and proportions, massing and design to protect the integrity of the historic structure and site.	**Complies:** The Applicant proposes metal handrails throughout the Site.
2. Primary Structures	
LMC § 15-13-2(B)(2)(a)(1): Primary	**Complies:** The Applicant does not propose changing the location of any façade components on the Historic Structure.

and secondary facade components, such as window/door configuration, wall planes, recesses, bays, balconies, steps, porches, and entryways shall be maintained in their original location on the façade.	
LMC § 15-13-2(B)(2)(a)(2): Preserve and maintain historic exterior materials including wood siding (drop siding, clapboard, board and batten), frieze boards, cornices, moldings, shingles, etc., as well as stone and masonry.	**Complies:** The Applicant proposes maintaining historic exterior materials, except for removing approximately 40 square feet of the rear façade to construct the addition, approved by the HPB on October 1, 2025.
LMC § 15-13-2(B)(2)(a)(3): When disassembly of a historic element—window, molding, bracket, etc.--is necessary for its restoration, recognized preservation procedures and methods for removal, documentation, repair, and reassembly shall be used.	**Complies:** The Applicant does not propose disassembling any Historic elements.
LMC § 15-13-2(B)(2)(a)(4): When historic exterior materials cannot be repaired, they shall be replaced with materials that match the historic in all respects.	**Complies:** The Applicant does not propose replacing any historic exterior materials.

LMC § 15-13-2(B)(2)(a)(5): Substitute materials such as fiber cement or plastic-wood composite siding, shingles, and trim boards shall not be used unless they are made of a minimum of 50% recycled and/or reclaimed materials.	**Complies:** The Applicant proposes using wood, metal, glass, and concrete materials throughout the Site. The Applicant does not propose fiber cement or any other substitute materials.
LMC § 15-13-2(B)(2)(a)(6): Substitute materials shall not be used on a primary or secondary façade unless the applicant can show that historic materials cannot be used.	**Complies:** The Applicant does not propose any substitute materials.
LMC § 15-13-2(B)(2)(a)(7): Vinyl and aluminum siding are prohibited in the Historic Districts.	**Complies:** The Applicant proposes cedar wood siding.
LMC § 15-13-2(B)(2)(a)(8): Avoid interior changes that affect the exterior appearance of primary and secondary facades.	**Complies:** The Applicant does not propose interior changes that would affect the exterior appearance of primary and secondary facades of the Significant Historic Structure.
LMC § 15-13-2(B)(2)(b)(1): The historic placement, orientation, and grade of a historic building shall be retained, as shall the original grade of the property where feasible.	**Complies:** The Applicant proposes maintaining the Significant Historic Structure in its current, original location on the Site.
LMC § 15-13-2(B)(2)(b)(2): A new	**Complies:** The Applicant proposes raising the Significant Historic Structure a maximum of two feet from its original floor

foundation shall not raise or lower a historic structure generally more than two (2) feet from its original floor elevation.	elevation to construct the new foundation.
LMC § 15-13-2(B)(2)(b)(3): A historic site shall be returned to original grade following construction of a foundation. When the original grade cannot be achieved, generally no more than six inches (6") of the new foundation shall be visible above final grade on the primary and secondary facades.	**Complies:** The Applicant proposes Final Grade within four feet of Existing Grade as outlined above. Condition of Approval 8 of the HPB's October 1, 2025, Final Action Letter requires a plinth or trim board at the base of the Historic Structure to anchor it to the new foundation.
LMC § 15-13-2(B)(2)(b)(4): Re-grade the site so that all water drains away from the structure and does not enter the foundation.	**Complies:** Condition of Approval 7 of the HPB's October 1, 2025 Final Action Letter requires the site to be regraded so that all water drains away from the structure.
LMC § 15-13-2(B)(2)(b)(5): A plinth, or trim board at the base of the historic structure, shall be added to visually anchor the historic structure to the new foundation.	**Complies:** Condition of Approval 8 of the HPB's October 1, 2025 Final Action Letter requires a plinth or trim board at the base of the Historic Structure to anchor it to the new foundation.
LMC § 15-13-2(B)(2)(b)(6): Any re-grading of the site shall blend with grade of adjacent sites and shall not create the need for incompatible retaining walls.	**Complies:** The Applicant proposes Final Grade within four feet of Existing Grade and retaining walls that are a maximum of four feet in height.

LMC § 15-13-2(B)(2)(b)(7): The form, material, and detailing of a new foundation shall be similar to the historic foundation (when extant) or similar to foundations of nearby historic structures.	**Complies:** The Applicant proposes a concrete foundation.
LMC § 15-13-2(B)(2)(b)(8): Historic foundations shall not be concealed with masonry block, plywood panels, corrugated metal, or wood shingles.	**Complies:** The Applicant does not propose concealing the foundation of the Historic Structure.
LMC § 15-13-2(B)(2)(b)(9): Window or egress wells, if needed, shall not be located on the primary façade.	**Complies:** The Applicant does not propose window or egress wells on the primary façade.
LMC § 15-13-2(B)(2)(c)(1): Maintain and preserve historic door openings, doors, door surrounds, and decorative door features.	**Complies:** The Applicant proposes maintaining Historic doors and door openings.
LMC § 15-13-2(B)(2)(c)(2): Restore historic door openings that are significant to the period of restoration. On primary facades, in particular, consider reconstructing, based on physical or documentary evidence, historic doorways that no longer exist.	**Complies:** The Applicant proposes restoring the Historic front porch and door opening, which were previously enclosed.

LMC § 15-13-2(B)(2)(c)(3): Avoid changing the position, proportions, or dimensions of historic door openings.	**Complies:** The Applicant does not propose any changes to Historic door openings.
LMC § 15-13-2(B)(2)(c)(4): Replacement doors shall be allowed only when it can be shown that the historic doors are no longer safe and/or serviceable and cannot be repaired to a safe and/or serviceable condition. Replacement doors shall exactly match the historic door in size, material, profile, and style.	**Complies:** No Historic doors remain at the site; the two existing exterior doors have been replaced. The Applicant proposes wood and aluminum-clad wood replacement doors.
LMC § 15-13-2(B)(2)(c)(5): When no physical or documentary evidence of original doors exists, replacement doors typically shall be of wood, with or without glazing, and shall complement the style of the historic structure.	**Complies:** The Applicant proposes wood and aluminum-clad wood doors which will complement the style of the Significant Structure.
LMC § 15-13-2(B)(2)(c)(6): Storm doors and/or screen doors typical of the Mining Era may be used on primary or secondary facades when the applicant can show that they will not diminish the	**Complies:** The Applicant does not propose any storm doors.

historic character of the building.	
LMC § 15-13-2(B)(2)(c)(7): New door openings may be considered on secondary facades. A new opening shall be similar in location, size, and type to those seen on the historic structure.	**Complies:** The Applicant does not propose any new door openings on the Significant Historic Structure.
LMC § 15-13-2(B)(2)(c)(8): When a historic door opening is no longer functional on a primary façade, the door shall be retained and, if necessary, blocked on the interior side only. The door shall appear to be functional from the exterior.	**Complies:** There are no historic door openings that are no longer functional.
LMC § 15-13-2(B)(2)(d)(1): Maintain and preserve historic window openings, windows, window surrounds, and decorative window features.	**Complies:** The Applicant proposes maintaining Historic windows and window openings.
LMC § 15-13-2(B)(2)(d)(2): Restore historic window openings that have been altered or lost over time. On primary facades, in particular, consider reconstructing, based on physical or documentary evidence, historic window openings that no longer exist.	**Complies:** The Applicant proposes restoring the Historic front porch and two Historic window openings, which were previously enclosed.

LMC § 15-13-2(B)(2)(d)(3): Avoid changing the position, proportions, or dimensions of historic window openings. It is not appropriate to create additional openings or remove existing historic openings on primary or secondary facades that are visible from the primary right-of-way.	**Complies:** The Applicant does not propose changing the position, proportions, or dimensions of historic window openings.
LMC § 15-13-2(B)(2)(d)(4): Maintain the historic ratio of window openings to solid wall.	**Complies:** The Applicant proposes vertically oriented windows with spacing in-between panels to maintain separation between expanses of glazing.
LMC § 15-13-2(B)(2)(d)(5): When historic windows are present, replacement windows shall be allowed only when it can be shown that the historic windows are no longer safe, energy efficient and serviceable and the historic windows cannot be made safe, energy efficient and serviceable through repair. Replacement windows shall exactly-match the historic window in size, dimensions, glazing pattern, depth, profile, and material.	**Complies:** The Applicant proposes replacing all windows with wood and aluminum-clad wood windows.
LMC § 15-13-2(B)(2)(d)(6): Maintain the original number of glass panes in a	**Complies:** The Applicant proposes maintaining the original number of glass panes in a historic window on the Significant Historic Structure.

historic window. Replacing multiple panes with a single pane is not appropriate.	
LMC § 15-13-2(B)(2)(d)(7): Replacing an operable window with a fixed window is inappropriate.	**Complies:** The Applicant does not propose replacing operable windows with fixed windows.
LMC § 15-13-2(B)(2)(d)(8): New window openings may be considered on secondary facades but only when placed beyond the midpoint.	**Complies:** The Applicant does not propose any new window openings on the Historic Structure.
LMC § 15-13-2(B)(2)(d)(9): When no physical or documentary evidence of original windows exists, replacement windows typically shall be of wood and shall complement the style of the historic structure.	**Complies:** The Applicant proposes wood and aluminum-clad wood windows.
LMC § 15-13-2(B)(2)(d)(10): New glazing shall match the visual appearance of historic glazing and/or be clear. Metallic, frosted, tinted, stained, textured and reflective finishes are generally inappropriate for glazing on the primary façade of the historic structure.	**Complies:** The Applicant does not propose non-clear window finishes.
LMC § 15-13-	**Complies:** The Applicant does not propose modifying

2(B)(2)(d)(11): It is generally inappropriate to modify windows on the primary façade to accommodate interior changes.	windows on the primary façade to accommodate interior changes.
LMC § 15-13-2(B)(2)(d)(12): Storm windows shall be installed on the interior of the window.	**Complies:** The Applicant does not propose storm windows.
LMC § 15-13-2(B)(2)(e)(1): Avoid removing or obstructing a historic building's elements and materials when installing gutters and downspouts.	**Complies**: The Applicant proposes half-round gutters that do not impact any Historic materials, are located away from architectural features, and will drain into the storm drain system at the site.
LMC § 15-13-2(B)(2)(e)(2): When new gutters are needed, the most appropriate design for hanging gutters is half round. Downspouts shall be located away from architectural features and shall be visually minimized when viewed from the right-of-way.	**Complies**: The Applicant proposes half-round gutters that do not impact any Historic materials, are located away from architectural features, and will drain into the storm drain system at the site.
LMC § 15-13-2(B)(2)(e)(3): Water from gutters and downspouts shall drain away from the historic structure.	**Complies**: The Applicant proposes half-round gutters that do not impact any Historic materials, are located away from architectural features, and will drain into the storm drain system at the site.
LMC § 15-13-2(B)(2)(f)(1): Maintain and preserve historic chimneys and their decorative features as they are important	**Not Applicable:** There are no Historic chimneys at the site.

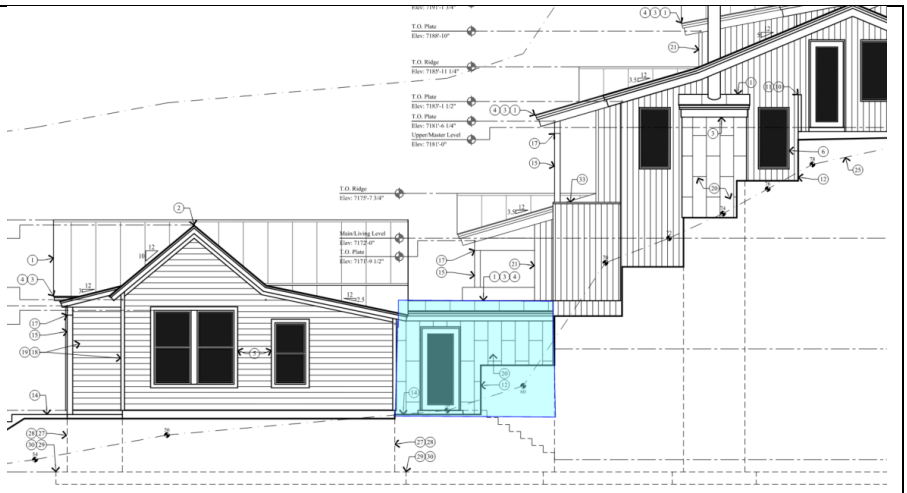
character-defining features of historic structures.	
LMC § 15-13-2(B)(2)(f)(2): Historic stovepipes shall be maintained and repaired when possible.	**Not Applicable:** There are no Historic chimneys at the site.
LMC § 15-13-2(B)(2)(f)(3): Repairs to chimneys shall be made so as to retain historic materials and design.	**Not Applicable:** There are no Historic chimneys at the site.
LMC § 15-13-2(B)(2)(f)(4): Chimneys shall not be covered with non-historic materials.	**Not Applicable:** There are no Historic chimneys at the site.
LMC § 15-13-2(B)(2)(f)(5): New chimneys and stove pipes shall be of a size, scale, and design that are appropriate to the character and style of the historic structure. New chimneys and stovepipes shall be visually minimized when viewed from adjacent public rights-of-way and shall be appropriate to the character and style of the historic structure.	**Complies:** The Applicant proposes one new metal chimney on the proposed rear addition that is set back approximately 25 feet from the rear wall plane of the Significant Historic Structure and will be painted to match the roof color of the proposed rear addition.
LMC § 15-13-2(B)(2)(g)(1): Preserve and maintain a historic porch by preserving the existing location, form, proportion, details,	**Complies:** The Applicant proposes restoring the Historic front porch and associated elements of the Significant Historic Structure, which was previously enclosed to create more interior living space.

posts, railing, and stairs.	
LMC § 15-13-2(B)(2)(g)(2): Repair deteriorated historic elements of the porch.	**Complies:** The Applicant proposes restoring the Historic front porch. There are no deteriorated historic elements of the porch.
LMC § 15-13-2(B)(2)(g)(3): Substitute decking materials such as fiber cement or plastic-wood composite floor boards shall not be used unless they are made of a minimum of 50% recycled and/or reclaimed materials.	**Complies:** The Applicant proposes concrete material for the deck surface.
LMC § 15-13-2(B)(2)(g)(4): It may be appropriate, in some cases, to reconstruct historic porches. Replacement porches shall be constructed of materials and in styles that are compatible with the structure to which they are attached. When possible the reconstructed porch shall be based on physical or documentary evidence; when no such evidence exists, the design shall be based on historic porches found on comparable historic structures.	**Complies:** The Applicant proposes restoring the Historic front porch, which was previously enclosed to create more interior living space. The Applicant proposes reconstructing the Historic porch with wood and concrete materials based on Historic photos (see Figure 6).
LMC § 15-13-2(B)(2)(g)(5): While modifications to porch posts and balustrades	**Complies:** The Applicant proposes wood posts for the restored Historic front porch. The Applicant proposes the posts in the Historic location on the porch according to Historic photos (see Figure 6).

may be necessary to meet current code requirements, these elements shall not be substantially different in size and proportion than those seen historically.	
LMC § 15-13-2(B)(2)(g)(6): It is not appropriate to add decorative porch elements that are not known to have been used on a particular historic structure or on similar historic structures.	**Complies:** The Applicant does not propose any non-Historic decorative porch elements.
LMC § 15-13-2(B)(2)(h): Architectural Features	**Complies:** The Applicant does not propose any impacts to architectural features on the Significant Historic Structure.
3. Mechanical Systems, Utility Systems, and Service Equipment	
LMC § 15-13-2(B)(3)(a): Mechanical equipment and utilities, including heating and air conditioning units, meters, and exposed pipes, shall be located on the tertiary façade or another inconspicuous location.	**Complies:** The Applicant proposes wall-mounted mechanical equipment on the north façade of the proposed addition that will be screened from view by the Significant Historic Structure.
LMC § 15-13-2(B)(3)(b): Ground-level equipment shall be screened from view using landscape elements such as fences, low stone walls, or perennial plant materials.	**Complies:** The Applicant proposes wall-mounted mechanical equipment on the north façade of the proposed addition that will be screened from view by the Significant Historic Structure.
LMC § 15-13-	**Complies:** The Applicant does not propose any rooftop

2(B)(3)(c): Rooftop mechanical equipment is generally discouraged. Roof-mounted mechanical and/or utility equipment shall be screened and minimally visualized from all views.	mechanical equipment.
LMC § 15-13-2(B)(3)(d): Historic building elements shall not be removed or obstructed when installing mechanical systems and equipment.	**Complies:** The Applicant does not propose removing or obstructing any Historic elements to install mechanical equipment.
LMC § 15-13-2(B)(3)(e): Contemporary New communication equipment such as satellite dishes or antennae shall be visually minimized when viewed from the primary public right-of-way.	**Complies:** The Applicant does not propose any satellite dishes or antennae.
4. Additions to Primary Structures	
LMC § 15-13-2(B)(4)(a)(1): Additions to historic buildings should be considered only when it is demonstrated that the new use of the building cannot be accommodated by solely altering interior spaces.	**Complies:** The Applicant proposes a rear addition to the Significant Historic Structure to provide additional living space, as well as Off-Street Parking in a garage on the ground level of the proposed addition. There is no Off-Street Parking currently available at the Site, and the Applicant could not implement Off-Street Parking by altering interior spaces of the Significant Historic Structure.
LMC § 15-13-2(B)(4)(a)(2): Additions to historic	**Complies:** The Applicant proposes an addition on the rear façade of the Significant Historic Structure that is set back a minimum of approximately five feet from the rear wall plane of

structures shall be considered with caution and shall be considered only on non-character defining facades, usually tertiary and occasionally secondary facades. Additions shall not compromise the architectural character of historic structures.	the Historic Structure.
LMC § 15-13-2(B)(4)(a)(3): Additions should be visually subordinate to historic buildings when viewed from the primary public right-of-way.	**Complies:** The Applicant proposes an addition on the rear façade of the Significant Historic Structure that is set back a minimum of approximately five feet from the rear wall plane of the Historic Structure. The Historic Structure will remain superior to the rear addition when viewed from Woodside Avenue (see Applicant's rendering in Figure 2 above).
LMC § 15-13-2(B)(4)(a)(4): Additions to historic structures shall not be placed so as to obscure, detract from, or modify historic roof forms.	**Complies:** The proposed rear addition will not impact the roof form of the Significant Historic Structure.
LMC § 15-13-2(B)(4)(a)(5): Additions to historic structures shall not contribute significantly to the removal or loss of historic material.	**Complies:** The HPB approved the Applicant's proposal to remove approximately 40 square feet of the rear façade to accommodate the proposed addition on October 1, 2025 (see Exhibit C). The proposed rear addition will not impact any additional Historic material.
LMC § 15-13-2(B)(4)(a)(6): Where the new addition abuts the historic building, a clear transitional element between the old and the new should be designed and constructed.	**Complies:** The Applicant proposes a transitional element that is approximately 11 feet, 10 inches deep to provide separation between the Significant Historic Structure and proposed rear addition:

	 *Figure 12: Excerpt from Applicant's plan's showing Significant Historic Structure at 405 Woodside on the left, proposed rear addition on the right, and transitional element highlighted in blue.*
LMC § 15-13-2(B)(4)(a)(7): Maintain and preserve additions to structures that are significant to the era/period of restoration.	**Complies:** There are no Historic additions to the Significant Historic Structure. The Applicant proposes restoring the Historic front porch, which was previously enclosed to create more interior living space.
LMC § 15-13-2(B)(4)(a)(8): In-line additions shall be avoided.	**Complies:** The Applicant proposes an addition that is not in-line and is set back at least five feet from the rear wall plane of the Historic Structure.
LMC § 15-13-2(B)(4)(b)(1): In-line additions should be avoided generally are not appropriate.	**Complies:** The Applicant proposes an addition that is not in-line and is set back at least five feet from the rear wall plane of the Historic Structure.
LMC § 15-13-2(B)(4)(b)(2): A transitional element shall be required for any addition to a historic structure where the footprint of the addition is 50% or greater than the footprint of the historic structure.	**Complies:** The footprint of the proposed addition is approximately 1,486 square feet, which is approximately 140% of the footprint of the Historic Structure. The Applicant proposes a transitional element that is approximately 11 feet, 10 inches deep between the Historic Structure and addition.
LMC § 15-13-	**Complies:** The footprint of the proposed addition exceeds the

2(B)(4)(b)(3): When an addition to a historic structure is less than 50% of the historic structure's footprint but exceeds the height of the historic structure due to either the greater height of the addition, site topography (e.g., an uphill addition), or both, a transitional element shall be required.	footprint of the Historic Structure, and the Applicant proposes a transitional element.
LMC § 15-13-2(B)(4)(b)(4): On a rear addition, the width of the transitional element shall not exceed two-thirds (2/3) the width of the elevation to which the transitional element is connected. The transitional element shall be set in from the corners of the affected historic elevation by a minimum of two feet (2').	**Complies:** The width of the rear elevation of the Significant Historic Structure to which the transitional element is attached is approximately 25 feet. The width of the transitional element is approximately 5 feet, 8 inches – less than a quarter of the width of the rear façade. The transitional element is set in approximately 2 feet, 9 inches from the northwest corner of the Significant Historic Structure and approximately 16 feet, 6 inches from the southwest corner.
LMC § 15-13-2(B)(4)(b)(5): In the case of additions to the secondary façade, visible from the primary public right-of-way, the transitional element shall be setback a minimum of five feet (5') from the primary façade. All other previous requirements apply.	**Complies:** The Applicant proposes an addition and transitional element on the tertiary façade.
LMC § 15-13-2(B)(4)(b)(6): The depth of the	**Complies:** The Applicant proposes a transitional element that is approximately 11 feet, 10 inches deep – approximately ½ of

transitional element (i.e., the distance between the affected historic elevation and the addition) shall be a minimum of one-third (1/3) the length of the least wide historic elevation adjacent to the impacted historic elevation.	the width of the 25-foot-wide rear elevation of the Significant Historic Structure to which it is attached.
LMC § 15-13-2(B)(4)(b)(7): The highest point of the transitional element shall be a minimum of two feet (2') lower than the highest ridgeline of the historic structure.	**Complies:** The Applicant proposes a transitional element that is approximately 6 feet, 7 inches lower than the highest roof ridge of the Significant Historic Structure.
LMC § 15-13-2(B)(4)(b)(8): Balconies and decks may be attached to the secondary facades of a transitional element; however, no roof deck is permitted on the transitional element.	**Complies:** The Applicant does not propose a roof deck on the transitional element. The transitional element will be covered by a shed roof.
LMC § 15-13-2(B)(4)(b)(9): When an existing non-historic or non-contributory addition is used as a transitional element, the preceding regulations for transitional elements shall not apply.	**Complies:** The Applicant does not propose using an existing addition as the transitional element.
LMC § 15-13-2(B)(4)(c)(1): Additions shall complement the visual	**Complies:** The Applicant proposes wood, metal, and glass materials for the proposed addition that complement the Historic materials of the Significant Historic Structure. The Applicant does not propose an addition that is an exact copy

and physical qualities of the historic building. An addition shall not be designed to be an exact copy of the existing style or imply an earlier period or more ornate style than that of the historic building.	of the architectural style of the Significant Historic Structure.
LMC § 15-13-2(B)(4)(c)(2): The addition shall be a contemporary interpretation of the historic structure's architecture style.	**Complies:** The Applicant proposes wood, metal, and glass materials for the proposed addition, as well as vertically oriented windows, gabled roof forms, and other elements that represent a contemporary interpretation of the Significant Historic Structure's architectural style.
LMC § 15-13-2(B)(4)(c)(3): Additions shall be subordinate in scale to the primary historic structure. The footprint of an addition shall not exceed 50% of the footprint of the historic structure, including any additions that have achieved historic significance in their own right. If the footprint of the addition approaches or exceeds 50% of the footprint of the historic structure, the mass shall be broken into modules to reflect the mass and scale of those modules seen on the historic structure.	**Complies:** The proposed rear addition exceeds 50% of the footprint of the Significant Historic Structure. The Applicant proposes breaking up the massing of the proposed addition with separate gabled roof forms:  *Figure 13: Excerpt from Applicant's plans showing front elevation of the Historic Structure and proposed addition at 405 Woodside Avenue.*
LMC § 15-13-2(B)(4)(c)(4): Additions shall be visually subordinate to historic structures.	**Complies:** The Historic Structure will remain superior to the rear addition when viewed from Woodside Avenue (see Applicant's rendering in Figure 2 above).

LMC § 15-13-2(B)(4)(c)(5): Large additions (additions with a footprint exceeding 50% of the footprint of the Historic Structure) shall be visually separated from historic buildings when viewed from the public right of way.	**Complies:** The Applicant proposes a transitional element that is approximately 11 feet, 10 inches deep – approximately ½ of the width of the 25-foot-wide rear elevation of the Significant Historic Structure to which it is attached.
LMC § 15-13-2(B)(4)(c)(6): Building Components and materials used on additions shall be similar in scale and size to those found on the historic building.	**Complies:** The Applicant proposes wood, metal, and glass materials for the proposed addition, as well as vertically oriented windows, gabled roof forms, and other elements that are similar in size and scale to those of the Significant Historic Structure.
LMC § 15-13-2(B)(4)(c)(7): Window shapes, patterns and proportions found on the historic building should be reflected in the new addition.	**Complies:** The Applicant proposes windows on the new addition that are vertically oriented and reflect a 2:1 height-to-width ratio.
LMC § 15-13-2(B)(4)(c)(8): Windows, doors and other features on a new addition shall be designed to be compatible with the historic structure and surrounding historic sites. Windows, doors and other openings shall be of sizes and proportions similar to those found on nearby historic structures.	**Complies:** The Applicant proposes windows on the new addition that are vertically oriented and reflect a 2:1 height-to-width ratio.
5. Garages	
LMC § 15-13-2(B)(5)(c)(1): Single	**Complies:** The Applicant proposes a single-car-wide garage on the rear addition, attached to the Significant Historic

car wide tandem garages are recommended.	Structure. The Applicant proposes two parking spaces that are 11 feet wide and 20 feet deep in a tandem configuration within the garage.
LMC § 15-13-2(B)(5)(c)(2): A single vehicle garage door not greater than nine feet (9') wide and nine feet (9') high shall be used to access a basement garage addition. Glazing on garage doors shall be limited to no more than 30% of garage door.	**Complies:** The Applicant proposes a garage door that is approximately 8 feet tall and 9 feet wide. The Applicant does not propose glazing on the garage door.
LMC § 15-13-2(B)(5)(c)(3): Garages featuring a side-by-side parking configuration, at a minimum, shall maintain a two foot (2') offset in the wall plane.	**Complies:** The Applicant proposes tandem parking in the garage.
6. *Decks*	**Not Applicable:** The Applicant does not propose any decks.
7. Balconies and Roof Decks	
LMC § 15-13-2(B)(7)(a): New balconies and roof decks on a historic structure shall be visually subordinate to the historic structure from the primary right-of-way. Installing a balcony on a historic structure's primary façade is not allowed, however, a balcony may be considered on a secondary or tertiary facade.	**Complies:** The Applicant proposes a roof deck on the front façade of the proposed rear addition that will be screened by a metal railing. It will be set back approximately 12 feet, 6 inches from the rear wall plane of the Significant Historic Structure. The Applicant proposes a balcony on the front façade of the rear addition, above the garage, that will be set back approximately five feet from the rear wall plane of the Significant Historic Structure.

LMC § 15-13-2(B)(7)(b): A new balcony shall be simple in design and compatible with the character of the historic structure. Simple wood and metal designs are appropriate for residential structures. Heavy timber and plastics are inappropriate materials.	**Complies:** The Applicant proposes steel, wood, and concrete materials for the roof deck and balcony.
LMC § 15-13-2(B)(7)(c): A roof deck on a new addition shall be visually minimized when viewed from the right-of-way.	**Complies:** The Applicant proposes a roof deck on the front façade of the proposed rear addition that will be screened by a metal railing. It will be set back approximately 12 feet, 6 inches from the rear wall plane of the Significant Historic Structure.
8. Historic Accessory Buildings	**Not Applicable:** There are no Historic Accessory Buildings at the Site.
9. New Accessory Buildings	**Not Applicable:** The Applicant does not propose any new Accessory Buildings.

(IV) The proposal requires a Financial Guarantee.

Pursuant to LMC § 15-11-9, the Applicant is required to provide a Financial Guarantee to ensure compliance with the conditions and terms of the Historic Preservation Plan.

Condition of Approval 6 requires the Applicant to provide a Financial Guarantee.

Department Review

The Planning and Executive Departments reviewed this report.

Notice

Staff published notice on the City's website and the Utah Public Notice website and

posted notice to the property on June 4, 2026. Staff mailed courtesy notice to property owners within 100 feet on June 4, 2026. The *Park Record* published courtesy notice on June 4, 2026.[6]

Public Input

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

Alternatives

The Planning Department may:

- Approve the HDDR application for 405 Woodside Avenue.
- Deny the HDDR application for 405 Woodside Avenue and direct staff to make Findings for the denial.
- Request additional information and continue the discussion to a date certain.

Exhibits

A: Draft Final Action Letter
    Attachment 1: Applicant's Plans
B: HPB Final Action Letter

[6] LMC § 15-1-21

Planning Department

June 18, 2026

Jonathan DeGray

CC: 405 Woodfield LLC, JK Nicholas

NOTICE OF PLANNING DEPARTMENT ACTION

Description

Address:	405 Woodside Avenue A Significant Historic Site
Zoning District:	Historic Residential – 1
Application:	Historic District Design Review
Project Number:	PL-25-06510
Action:	APPROVED WITH CONDITIONS (See Below)
Date of Final Action:	June 18, 2026
Project Summary:	The Applicant proposes a remodel and rear addition at 405 Woodside Avenue, a Significant Historic Site.

Action Taken

On June 18, 2026, the Planning Director conducted a public hearing and approved the Historic District Design Review (HDDR) for 405 Woodside Avenue according to the following findings of fact, conclusions of law, and conditions of approval.

Background

1. The Applicant submitted HDDR and Steep Slope Conditional Use Permit (SSCUP) applications on April 23, 2025.
2. The Historic Preservation Board approved the Applicant's request to restore the front façade windows and trim, restore the front porch shed roof, replace non-historic siding, lift the Significant Historic Structure to construct a new foundation, and remove approximately 40 square feet of the rear façade to construct an addition on October 1, 2025.
3. The Planning Commission approved the Applicant's SSCUP application on March 11, 2026.

Findings of Fact

1. The Applicant proposes constructing an addition to the Significant Historic Structure to be used as a Single-Family Dwelling (SFD), an Allowed Use in the HR-1 Zoning District pursuant to Land Management Code (LMC) § 15-2.2-2(A)(1).
2. The Applicant proposes a 7,500-square-foot Lot, which complies with the minimum lot size requirement outlined in LMC § 15-2.2-3.
3. The 405 Woodside Avenue Subdivision Plat was approved on July 21, 2022, prior to the Maximum Lot Size being established in the HR-1 Zoning District on October 26, 2023 (Ordinance No. 2023-50), and pursuant to LMC § 15-2.2-4, Historic Buildings that exceed the maximum Lot Area are valid Non-Complying Structures.
4. The Applicant proposes a 50-foot-wide Lot, which complies with the minimum Lot width requirement outlined in LMC § 15-2.2-3.
5. The Applicant proposes a maximum Building Footprint of 2,392 square feet, which complies with the maximum Building Footprint requirement of 2,460 square feet outlined in LMC § 15-2.2-3.
6. LMC § 15-2.2-3 establishes Front and Rear Setbacks of 15 feet each for Lots greater than 100 feet in depth.
    a. LMC § 15-2.2-3(G)(1) allows for walls and retaining walls within the Front Setback that do not exceed 4 feet. The Applicant proposes four concrete retaining walls, all four feet or less, in the Front Setback. **Complies.**
    b. LMC § 15-2.2-3(G)(2) allows for uncovered steps leading to the Main Building, not more than four feet in height from Final Grade in the Front Setback. The Applicant proposes uncovered steps less than four feet from Final Grade in the Front Setback. **Complies.**
    c. LMC § 15-2.2-3(G)(5) allows for sidewalks and pathways in the Front Setback. The Applicant proposes several sidewalks and pathways in the Front Setback. **Complies.**
    d. LMC § 15-2.2-3(G)(6) allows for driveways leading to a Garage in the Front Setback. The Applicant proposes a driveway in the Front Setback. **Complies.**
7. LMC § 15-2.2-3 establishes Side Setbacks of 5 feet each for Lots up to 50 feet wide.
    a. The Significant Historic Structure encroaches into the north Side Setback by 3 feet, 4 inches. Pursuant to LMC § 15-2.2-4, Historic Buildings that do not comply with Building Setbacks are valid Non-Complying Structures. **Complies.**
    b. On Lots that have a minimum required Side Setback of 5 feet, LMC § 15-

2.2-3(J)(1) allows for Bay Windows[1] that are not more than 10 feet wide and do not project more than 2 feet into the Side Setback. The Applicant proposes a Bay Window on the upper level of the rear addition that is 10 feet wide and projects approximately 2 feet into the south Side Setback. **Complies.**

c. LMC § 15-2.2-3(J)(2) allows for chimneys not more than five feet wide and not projecting more than two feet into the Side Setback. The Applicant proposes a 5-foot-wide chimney projecting 1 foot, 8 inches into the north Side Setback. **Complies.**
d. LMC § 15-2.2-3(J)(3) allows for window wells not exceeding IBC requirements extending not more than four feet into the Side Setback. The Applicant proposes three four-foot-wide window wells extending 3 feet, 6 inches into the Side Setback. **Complies.**
e. LMC § 15-2.2-3(J)(4) allows for roof overhangs to extend two feet into the Side Setback. The Applicant proposes a roof overhang that encroaches 2 feet into the north Side Setback. The Applicant also proposes a 2-foot roof overhang in the south Side Setback.
f. LMC § 15-2.2-3(J)(7) allows for walls and retaining walls to extend into the Side Setbacks up to six feet. The Applicant proposes a series of concrete retaining walls in the Side Setbacks, all four feet or less. **Complies.**
g. LMC § 15-2.2-3(J)(11) allows for screened mechanical equipment that is set back at least three feet from the Side Lot Line. The Applicant proposes mechanical equipment mounted to the wall of the north façade of the proposed addition that is set back approximately three feet, three inches from the Side Lot Line and is screened by the Significant Historic Structure. **Complies.**

8. The Applicant proposes a Building Height of 20 feet, 1 inch, which is approximately 6 feet, 11 inches below the maximum Building Height outlined in LMC § 15-2.2-5.
9. The Significant Historic Structure is 19 feet, 3 inches above Existing Grade and 28 feet, 10 inches deep and acts as the stepback for the proposed addition, required pursuant to LMC § 15-2.2-5.
10. The Significant Historic Structure has a roof pitch of 10:12 that measures 26 feet back as viewed from Woodside Avenue. The 10:12 roof pitch of the Significant Historic Structure is the Contributing Roof Form for the Site.
11. The proposed addition has a Contributing Roof Form of 3.5:12 that measures approximately 13 feet, 4 inches back, as viewed from Woodside Avenue, required pursuant to LMC § 15-2.2-5(C).

12. The Applicant proposes a Final Grade that is approximately 5 feet, 1 inch above Existing Grade at the garage entrance and is within four feet of Existing Grade elsewhere on the site, which complies with LMC § 15-2.2-5.
13. Pursuant to LMC § 15-2.2-4, existing Significant Historic Sites are exempt from Off-Street Parking requirements, so no Off-Street Parking is required. However, property owners of Historic Sites choosing to provide Off-Street Parking must ensure parking spaces comply with LMC Chapter 15-3, *Off-Street Parking*.
    a. The Applicant proposes two parking spaces, both 11 feet wide and 20 feet deep, in a tandem configuration within the garage on the ground level of the proposed rear addition. Pursuant to LMC § 15-3-3(F), Parking Spaces must be at least 9 feet wide and 18 feet long, and the Applicant's proposal complies.
14. Pursuant to LMC § 15-11-12, the Planning Department reviews Uses for compliance with LMC § 15-13-2 *Regulations for Historic Residential Sites* as outlined in the table below:

LMC § 15-13-2 Requirement	**Analysis of Proposal**
	A. Universal Regulations
LMC § 15-13-2(A)(1): A site should be used as it was historically or be given a new use that requires minimal change to the distinctive materials and features.	**Complies:** The Applicant proposes maintaining the SFD Use.
LMC § 15-13-2(A)(2): Changes to a site or building that have acquired historic significance in their	**Complies:** There are no changes to the site that have acquired Historic significance.

own right should be retained and preserved.	
LMC § 15-13-2(A)(3): The historic exterior features of a building should be retained and preserved.	**Complies:** The Historic Preservation Board approved the Applicant's proposal to restore the front façade windows and trim, restore the front porch shed roof, replace non-historic siding, lift the Significant Historic Structure to construct a new foundation, and remove approximately 40 square feet of the rear façade to construct an addition on October 1, 2025. The Applicant does not propose any other changes to the exterior building features.
LMC § 15-13-2(A)(4): Distinctive materials, components, finishes, and examples of craftsmanship should be retained and preserved. Owners are encouraged to reproduce missing historic elements that were original to the building, but have been removed.	**Complies:** As noted above, the Applicant proposes restoring the front façade windows and trim, as well as the front porch shed roof, and the Historic Preservation Board approved the proposal on October 1, 2025.
LMC § 15-13-2(A)(5): Standards for the Treatment of Historic Building Materials pursuant to Section 15-13-6 shall be adhered to.	**Complies:** The Historic Preservation Board approved the Applicant's proposal to remove approximately 40 square feet of the rear façade to accommodate the proposed addition on October 1, 2025. The Applicant proposes retaining all other Historic Materials.
LMC § 15-13-2(A)(6): Deteriorated or	**Complies:** The Historic Preservation Board approved the Applicant's proposal to restore the front façade windows and trim,

damaged historic features and elements should be repaired rather than replaced.	restore the front porch shed roof, replace non-historic siding, lift the Significant Historic Structure to construct a new foundation, and remove approximately 40 square feet of the rear façade to construct an addition on October 1, 2025. The Applicant does not propose replacing any other Historic features or elements.
LMC § 15-13-2(A)(7): Features that do not contribute to the significance of the site or building and exist prior to the adoption of these regulations, such as incompatible windows, aluminum soffits, or iron porch supports or railings, may be maintained; however, if it is proposed they be changed, those features must be brought into compliance with these regulations.	**Complies:** The Applicant proposes restoring the front façade windows and trim and the front porch shed roof to bring the features into compliance.
LMC § 15-13-2(A)(8): Each site should be recognized as a physical record of its time, place and use. Owners are discouraged from introducing architectural elements or details that visually modify or alter the original	**Complies:** The Applicant does not propose introducing architectural elements or details that visually modify or alter the original building appearance.

building appearance when no evidence of such elements or details exists.	
LMC § 15-13-2(A)(9): Chemical or physical treatments, if appropriate, should be undertaken using recognized preservation methods. Treatments that cause damage to historic materials should not be used. Treatments that sustain and protect, but do not alter appearance, are encouraged.	**Complies:** The Historic Preservation Board approved the Applicant's proposal to remove approximately 40 square feet of the rear façade to accommodate the proposed addition on October 1, 2025. The Applicant proposes retaining all other Historic Materials.
LMC § 15-13-2(A)(10): 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.	**Complies:** The Historic Preservation Board approved the Applicant's proposal to remove approximately 40 square feet of the rear façade to accommodate the proposed addition on October 1, 2025. The Applicant proposes retaining all other Historic Materials and maintaining the Significant Historic Structure in its Historic location on the Site.
LMC § 15-13-2(A)(11): New	**Complies**: As noted above, the Historic Preservation Board approved the Applicant's proposal to remove approximately 40

additions and related new construction should be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment could be restored.	square feet of the rear façade to accommodate the proposed addition on October 1, 2025. The Applicant does not propose any changes that would compromise the essential form and integrity of the Significant Historic Structure if the proposed addition were removed in the future.
LMC § 15-13-2(A)(12): New materials shall reflect the character of the Historic District.	**Complies:** The Applicant proposes wood, glass, metal, and masonry materials that are consistent with the character of the Historic District as outlined below.
	B. Specific Regulations
	1. Site Design
LMC § 15-13-2(B)(1)(a)(1): Maintain the existing front and side yard setbacks of Historic Sites.	**Complies:** The Applicant proposes maintaining the Significant Historic Structure in its Historic location on the Site. The proposed addition complies with the HR-1 District Lot and Site Requirements as outlined above.
LMC § 15-13-2(B)(1)(a)(2): Preserve the original location of the main entry of the historic structure, if extant.	**Complies:** The Applicant proposes maintaining the Significant Historic Structure in its Historic location on the Site.

LMC § 15-13-2(B)(1)(b)(1): Maintain the natural topography and original grading of the site when and where feasible.	**Complies:** The Applicant proposes a Final Grade that is within four feet of Existing Grade. The Planning Commission approved the Applicant's SSCUP on March 11, 2026.
LMC § 15-13-2(B)(1)(b)(2): The historic character of the site should not be significantly altered by substantially changing the proportion of built and/or paved area to open space, and vice versa.	**Complies:** The Applicant proposes maintaining the Significant Historic Structure in its Historic location on the Site. The Significant Historic Structure will remain visually superior to the proposed rear addition:  *Figure 1: Applicant's streetscape rendering showing Significant Historic Structure at 405 Woodside Avenue in red and proposed rear addition in grey* Additionally, the Lot is 150 feet deep and the proposed rear addition will be set back approximately 34 feet from the rear Lot line, so a large area in the rear of the Lot will be preserved as open space.
LMC § 15-13-2(B)(1)(b)(3): Respect and maintain existing landscape features that contribute to the	**Complies:** The Applicant proposes retaining 15 existing trees at and around the Site and implementing 11 new trees.

historic character of the site and existing landscape features that provide sustainability benefits.	
LMC § 15-13-2(B)(1)(b)(4): Maintain established on-site native plantings. During construction, protect established vegetation to avoid damage. Replace damaged, aged, or diseased trees as necessary.	**Complies:** The Applicant proposes retaining 15 existing trees at and around the Site and implementing 11 new trees.
LMC § 15-13-2(B)(1)(c)(1): The character of a historic site shall not be significantly altered by substantially changing the proportion of built and/or paved area to open space.	**Complies:** As noted above, the Applicant proposes maintaining the Significant Historic Structure in its Historic location on the Site. The Significant Historic Structure will remain visually superior to the proposed rear addition
LMC § 15-13-2(B)(1)(c)(2): Existing landscape features that contribute to the character of a historic site and/or	**Complies:** As noted above, the Applicant proposes retaining 15 existing trees at and around the Site and implementing 11 new trees.

existing landscape features that provide environmental sustainability benefits shall be preserved and maintained.	
LMC § 15-13-2(B)(1)(c)(3): Established on-site native plantings shall be maintained.	**Complies:** As noted above, the Applicant proposes retaining 15 existing trees at and around the Site and implementing 11 new trees.
LMC § 15-13-2(B)(1)(c)(4): A detailed landscape plan, particularly for areas viewable from the primary public right-of-way, which respects the manner and materials traditionally used in the Historic Districts, shall be provided.	**Complies:** The Applicant provided a detailed landscaping plan dated March 27, 2025 (see Attachment 1). The proposed landscaping includes a series of terraced landscaped areas with tree clusters, shrubs, and grasses when viewed from the Woodside Avenue Right-of-Way.
LMC § 15-13-2(B)(1)(c)(5): Landscape plans shall balance water-efficient irrigation methods, drought-tolerant plants with existing plant material and site features that contribute to the historic character of the site.	**Condition of Approval recommended:** The Applicant proposes drought-tolerant trees, shrubs, and other plants such as bigtooth maple, subalpine fir, and flowering crabapple. Staff recommends Condition of Approval 1, requiring the Applicant to install a WaterSense labeled irrigation controller pursuant to LMC § 15-5-5(N)(5) if using an irrigation system.

LMC § 15-13-2(B)(1)(c)(6): Use to advantage storm water management features such as gutters, downspouts, site topography, and vegetation that can improve the environmental sustainability of a site.	**Condition of Approval recommended:** The Applicant has not provided a detailed storm water management and drainage plan. Condition of Approval 2 requires the Applicant to submit detailed storm water management and drainage plans to the Engineering Department for review prior to Building Permit issuance.
LMC § 15-13-2(B)(1)(c)(7): The use of Water Wise Landscaping or permaculture strategies for landscape design shall be considered in order to maximize water efficiency.	**Condition of Approval recommended:** The Applicant proposes drought-tolerant trees, shrubs, and other plants such as bigtooth maple, subalpine fir, and flowering crabapple. Staff recommends Condition of Approval 1, requiring the Applicant to install a WaterSense labeled irrigation controller pursuant to LMC § 15-5-5(N)(5) if using an irrigation system.
LMC § 15-13-2(B)(1)(c)(8): Along public rights of way, landscaped areas, street trees, and seasonal plantings shall be designed to enhance the pedestrian experience, complement architectural features, mitigate against Urban Heat	**Complies:** The Applicant proposes planting trees and implementing landscaped areas along the front of the Site adjacent to Woodside Avenue.

Island effect, and/or screen utility areas.	
LMC § 15-13-2(B)(1)(c)(9): Installing plantings in areas like medians, divider strips, and traffic islands shall be considered.	**Not Applicable:** The Applicant does not propose any medians, divider strips, or traffic islands.
LMC § 15-13-2(B)(1)(c)(10): Commercial properties typically have no setbacks along the principal facade.	**Not Applicable:** The Site is not a commercial property.
LMC § 15-13-2(B)(1)(c)(11): Provide a detailed landscape plan that respects, particularly for areas visible from adjacent public rights-of-way the manner and materials historically used in the Historic Districts.	**Complies:** The Applicant provided a detailed landscaping plan dated March 27, 2025 (see Attachment 1).
LMC § 15-13-2(B)(1)(c)(12): Landscape plans should balance water efficient irrigation methods and Water Wise Landscaping	**Condition of Approval recommended:** The Applicant proposes drought-tolerant trees, shrubs, and other plants such as bigtooth maple, subalpine fir, and flowering crabapple. Staff recommends Condition of Approval 1, requiring the Applicant to install a WaterSense labeled irrigation controller pursuant to LMC § 15-5-5(N)(5) if using an irrigation system.

with existing plant materials and site features that contribute to the historic significance of the site.	
LMC § 15-13-2(B)(1)(c)(13): Use to advantage storm water management features, such as gutters and downspouts as well as site topography and vegetation, that contribute to water retention and permeability of the historic site.	**Condition of Approval recommended:** The Applicant has not provided a detailed storm water management and drainage plan. Condition of Approval 2 requires the Applicant to submit detailed storm water management and drainage plans to the Engineering Department for review prior to Building Permit issuance.
LMC § 15-13-2(B)(1)(c)(14): Where watering systems are necessary, use systems that minimize water loss, such as drip irrigation.	**Condition of Approval recommended:** Staff recommends Condition of Approval 1 requiring the Applicant to install a WaterSense labeled irrigation controller pursuant to LMC § 15-5-5(N)(5) if using an irrigation system.
LMC § 15-13-2(B)(1)(d)(1): Historic retaining walls shall be preserved to the greatest extent possible.	**Not Applicable:** There are no Historic retaining walls at the Site.

LMC § 15-13-2(B)(1)(d)(2): Maintain the historic height and setback of retaining walls along the street. Retaining walls of stone, concrete, or rock-faced concrete block that are original to the historic site should be preserved and maintained in their original dimensions.	**Complies:** The proposed retaining walls are a maximum of four feet in height throughout the Site and comply with Setback regulations as outlined above. The Applicant proposes board-formed concrete material for all retaining walls.
LMC § 15-13-2(B)(1)(d)(3): Removing portions of historic retaining walls for new driveways and pathways should be avoided to the greatest extent possible, but where it must occur, visual impact should be minimized.	**Not Applicable:** There are no Historic retaining walls at the Site.
LMC § 15-13-2(B)(1)(d)(4):Historic retaining walls should be repaired with materials that closely approximate the original.	**Not Applicable:** There are no Historic retaining walls at the Site.

LMC § 15-13-2(B)(1)(d)(5): To abate retaining wall failure, improve drainage behind retaining walls to water drains away from the walls. Repair and preserve historic stone and mortar.	**Condition of Approval recommended:** Staff recommends Condition of Approval 3, requiring that retaining wall drainage is designed to drain away from the walls.
LMC § 15-13-2(B)(1)(d)(6): New retaining walls should be consistent with historic retaining walls in design, material, scale of materials, as well as size and mass of the wall. Simple board-formed concrete, stone, and other historic materials are recommended over concrete block, asphalt, or other modern concrete treatments.	**Complies:** The proposed retaining walls are a maximum of four feet in height throughout the Site and comply with Setback regulations as outlined above. The Applicant proposes board-formed concrete material for all retaining walls.
LMC § 15-13-2(B)(1)(d)(7): Non-extant historic retaining walls of concrete or stone specific to the Historic Site may be reconstructed based	**Not Applicable:** There are no Historic retaining walls at the Site.

on physical or pictorial evidence.	
LMC § 15-13-2(B)(1)(d)(8): Maintain stone in its natural finish. It is not appropriate to paint, stain, or plaster over stone or concrete.	**Complies:** The Applicant proposes maintaining the board-formed concrete walls in their natural finish.
LMC § 15-13-2(B)(1)(e)(1): Historic fencing should be preserved and maintained.	**Not Applicable:** There is no Historic fencing at the Site.
LMC § 15-13-2(B)(1)(e)(2): Historic fencing may be reconstructed based on photographic evidence.	**Not Applicable:** There is no Historic fencing at the Site.
LMC § 15-13-2(B)(1)(e)(3): New fencing should reflect the building's style and period. New wood and metal fencing located where viewable from adjacent public rights-of-way should feature traditional design and pattern.	**Complies:** The Applicant does not propose any new fencing.
LMC § 15-13-2(B)(1)(e)(4): New	**Complies:** The Applicant does not propose any new fencing.

fencing should be designed to minimize its environmental impacts.	
LMC § 15-13-2(B)(1)(e)(5): Drought tolerant shrubs should be considered in place of fencing or walls.	**Complies:** The Applicant proposes shrubs and other landscaping elements throughout the Site.
LMC § 15-13-2(B)(1)(e)(6): Arbors emphasizing a fence gate or entry shall be subordinate to the associated historic building or structure and shall complement the design of the historic structure and fencing in materials, features, size, scale, and proportion, as well as massing to protect the integrity of the historic site.	**Complies:** The Applicant does not propose any arbors.
LMC § 15-13-2(B)(1)(f): Gazebos, Pergolas, and Other Shade Structures	**Complies:** The Applicant does not propose any gazebos, pergolas, or shade structures.
LMC § 15-13-2(B)(1)(g)(1): Minimize the visual impacts of on-site parking by	**Complies:** The Applicant proposes landscaping throughout the site to screen the driveway and walkways from the primary Right-of-Way.

incorporating landscape treatments for driveways, walkways, paths, building(s) and accessory structures in a comprehensive, complementary and integrated design.	
LMC § 15-13-2(B)(1)(g)(2): Provide landscaped separations between parking areas, drives, service areas, and public use areas including walkways, plazas, and vehicular access points.	**Complies:** The Applicant proposes landscaped separation on either side of the driveway.
LMC § 15-13-2(B)(1)(g)(3): When locating new off-street parking areas, the existing topography of the site and integral site features should be minimally impacted.	**Complies:** The Applicant proposes a driveway with a maximum slope of 7%, which complies with driveway slope requirements outlined in LMC § 15-3-3(A). The Planning Commission also reviewed and approved the driveway location and impacts as part of the SSCUP approval on March 11, 2026.
LMC § 15-13-2(B)(1)(g)(4): Off-street parking areas should be located within the rear yard and beyond the rear wall plane of the primary structure.	**Complies:** The Applicant proposes Off-Street Parking in a garage that is set back approximately five feet from the rear wall plane of the Significant Historic Structure.

LMC § 15-13-2(B)(1)(g)(5): When locating driveways, the existing topography of the building site and significant site features should be minimally impacted.	**Complies:** The Applicant proposes a driveway with a maximum slope of 7%, which complies with driveway slope requirements outlined in LMC § 15-3-3(A). The Planning Commission also reviewed and approved the driveway location and impacts as part of the SSCUP approval on March 11, 2026.
LMC § 15-13-2(B)(1)(g)(6): New driveways shall not exceed ten (10) feet in width.	**Complies:** The Applicant proposes a driveway that is ten feet wide.
LMC § 15-13-2(B)(1)(g)(7): Shared driveways should be used when feasible.	**Complies:** The Applicant does not propose a shared driveway. The Site is not adjacent to any other properties that have a need for a shared driveway.
LMC § 15-13-2(B)(1)(g)(8): Consider using textured and pour paving materials other than smooth concrete for driveways viewable from the adjacent public rights-of-way.	**Complies:** The Applicant proposes a concrete driveway.
LMC § 15-13-2(B)(1)(g)(9): Consider avoiding paving up to the building foundation to reduce heat island effect, building	**Complies:** The Applicant does not propose paving up to the building foundation.

temperature, damage to the foundation, and storm-water runoff problems.	
LMC § 15-13-2(B)(1)(g)(10): Snow storage from driveways should be provided on site.	**Condition of Approval recommended:** Staff recommends Condition of Approval 4 requiring the Applicant to provide snow storage on-Site and to obtain an encroachment agreement with the Engineering Department for the proposed heated driveway.
LMC § 15-13-2(B)(1)(h)(1): The original path or steps leading to the main entry, if extant, should be preserved and maintained.	**Complies:** The Applicant proposes replacing wood steps leading to the main entry of the Significant Historic Structure with concrete steps in the same location.
LMC § 15-13-2(B)(1)(h)(2): Historic hillside steps that are an integral part of the landscape should be preserved and maintained.	**Not Applicable:** There are no Historic hillside steps at the Site.
LMC § 15-13-2(B)(1)(h)(3): New hillside steps should be visually subordinate to the associated historic building or structure in materials, size, scale and proportion, as well as massing and shall complement the	**Complies:** The Applicant proposes steps that are not more than four feet in height above Final Grade.

historic structure in materials, size, scale, and proportion, and massing to protect the integrity of the historic site.	
LMC § 15-13-2(B)(1)(h)(4): Historic handrails should be preserved and maintained.	**Not Applicable:** There are no historic handrails at the Site.
LMC § 15-13-2(B)(1)(h)(5): New handrails and railings shall complement the historic structure in materials, size, scale and proportions, massing and design to protect the integrity of the historic structure and site.	**Complies:** The Applicant proposes metal handrails throughout the Site.
	2. Primary Structures
LMC § 15-13-2(B)(2)(a)(1): Primary and secondary facade components, such as window/door configuration, wall planes, recesses, bays, balconies, steps, porches, and	**Complies:** The Applicant does not propose changing the location of any façade components on the Historic Structure.

entryways shall be maintained in their original location on the façade.	
LMC § 15-13-2(B)(2)(a)(2): Preserve and maintain historic exterior materials including wood siding (drop siding, clapboard, board and batten), frieze boards, cornices, moldings, shingles, etc., as well as stone and masonry.	**Complies:** The Applicant proposes maintaining historic exterior materials, except for removing approximately 40 square feet of the rear façade to construct the addition, approved by the Historic Preservation Board on October 1, 2025.
LMC § 15-13-2(B)(2)(a)(3): When disassembly of a historic element—window, molding, bracket, etc.--is necessary for its restoration, recognized preservation procedures and methods for removal, documentation, repair, and reassembly shall be used.	**Complies:** The Applicant does not propose disassembling any Historic elements.
LMC § 15-13-2(B)(2)(a)(4): When historic exterior	**Complies:** The Applicant does not propose replacing any historic exterior materials.

materials cannot be repaired, they shall be replaced with materials that match the historic in all respects.	
LMC § 15-13-2(B)(2)(a)(5): Substitute materials such as fiber cement or plastic-wood composite siding, shingles, and trim boards shall not be used unless they are made of a minimum of 50% recycled and/or reclaimed materials.	**Complies:** The Applicant proposes using wood, metal, glass, and concrete materials throughout the Site. The Applicant does not propose fiber cement or any other substitute materials.
LMC § 15-13-2(B)(2)(a)(6): Substitute materials shall not be used on a primary or secondary façade unless the applicant can show that historic materials cannot be used.	**Complies:** The Applicant does not propose any substitute materials.
LMC § 15-13-2(B)(2)(a)(7): Vinyl and aluminum siding are prohibited in the Historic Districts.	**Complies:** The Applicant proposes cedar wood siding.

LMC § 15-13-2(B)(2)(a)(8): Avoid interior changes that affect the exterior appearance of primary and secondary facades.	**Complies:** The Applicant does not propose interior changes that would affect the exterior appearance of primary and secondary facades of the Significant Historic Structure.
LMC § 15-13-2(B)(2)(b)(1): The historic placement, orientation, and grade of a historic building shall be retained, as shall the original grade of the property where feasible.	**Complies:** The Applicant proposes maintaining the Significant Historic Structure in its current, original location on the Site.
LMC § 15-13-2(B)(2)(b)(2): A new foundation shall not raise or lower a historic structure generally more than two (2) feet from its original floor elevation.	**Complies:** The Applicant proposes raising the Significant Historic Structure a maximum of two feet from its original floor elevation to construct the new foundation.
LMC § 15-13-2(B)(2)(b)(3): A historic site shall be returned to original grade following construction of a foundation. When the original grade cannot be achieved, generally no more	**Complies:** The Applicant proposes Final Grade within four feet of Existing Grade as outlined above. Condition of Approval 8 of the HPB's October 1, 2025 Final Action Letter requires a plinth or trim board at the base of the Historic Structure to anchor it to the new foundation.

than six inches (6") of the new foundation shall be visible above final grade on the primary and secondary facades.	
LMC § 15-13-2(B)(2)(b)(4): Re-grade the site so that all water drains away from the structure and does not enter the foundation.	**Complies:** Condition of Approval 7 of the HPB's October 1, 2025 Final Action Letter requires the site to be re-graded so that all water drains away from the structure.
LMC § 15-13-2(B)(2)(b)(5): A plinth, or trim board at the base of the historic structure, shall be added to visually anchor the historic structure to the new foundation.	**Complies:** Condition of Approval 8 of the HPB's October 1, 2025 Final Action Letter requires a plinth or trim board at the base of the Historic Structure to anchor it to the new foundation.
LMC § 15-13-2(B)(2)(b)(6): Any re-grading of the site shall blend with grade of adjacent sites and shall not create the need for incompatible retaining walls.	**Complies:** The Applicant proposes Final Grade within four feet of Existing Grade and retaining walls that are a maximum of four feet in height.
LMC § 15-13-2(B)(2)(b)(7): The form, material, and	**Complies:** The Applicant proposes a concrete foundation.

detailing of a new foundation shall be similar to the historic foundation (when extant) or similar to foundations of nearby historic structures.	
LMC § 15-13-2(B)(2)(b)(8): Historic foundations shall not be concealed with masonry block, plywood panels, corrugated metal, or wood shingles.	**Complies:** The Applicant does not propose concealing the foundation of the Historic Structure.
LMC § 15-13-2(B)(2)(b)(9): Window or egress wells, if needed, shall not be located on the primary façade.	**Complies:** The Applicant does not propose window or egress wells on the primary façade.
LMC § 15-13-2(B)(2)(c)(1): Maintain and preserve historic door openings, doors, door surrounds, and decorative door features.	**Complies:** The Applicant proposes maintaining Historic doors and door openings.
LMC § 15-13-2(B)(2)(c)(2): Restore historic door openings that are	**Complies:** The Applicant proposes restoring the Historic front porch and door opening, which were previously enclosed.

significant to the period of restoration. On primary facades, in particular, consider reconstructing, based on physical or documentary evidence, historic doorways that no longer exist.	
LMC § 15-13-2(B)(2)(c)(3): Avoid changing the position, proportions, or dimensions of historic door openings.	**Complies:** The Applicant does not propose any changes to Historic door openings.
LMC § 15-13-2(B)(2)(c)(4): Replacement doors shall be allowed only when it can be shown that the historic doors are no longer safe and/or serviceable and cannot be repaired to a safe and/or serviceable condition. Replacement doors shall exactly match the historic door in size, material, profile, and style.	**Complies:** The Applicant proposes wood and aluminum-clad wood doors.

LMC § 15-13-2(B)(2)(c)(5): When no physical or documentary evidence of original doors exists, replacement doors typically shall be of wood, with or without glazing, and shall complement the style of the historic structure.	**Complies:** The Applicant proposes wood and aluminum-clad wood doors.
LMC § 15-13-2(B)(2)(c)(6): Storm doors and/or screen doors typical of the Mining Era may be used on primary or secondary facades when the applicant can show that they will not diminish the historic character of the building.	**Complies:** The Applicant does not propose any storm doors.
LMC § 15-13-2(B)(2)(c)(7): New door openings may be considered on secondary facades. A new opening shall be similar in location, size, and type to those seen on the historic structure.	**Complies:** The Applicant does not propose any new door openings on the Significant Historic Structure.

LMC § 15-13-2(B)(2)(c)(8): When a historic door opening is no longer functional on a primary façade, the door shall be retained and, if necessary, blocked on the interior side only. The door shall appear to be functional from the exterior.	**Complies:** There are no historic door openings that are no longer functional.
LMC § 15-13-2(B)(2)(d)(1): Maintain and preserve historic window openings, windows, window surrounds, and decorative window features.	**Complies:** The Applicant proposes maintaining Historic windows and window openings.
LMC § 15-13-2(B)(2)(d)(2): Restore historic window openings that have been altered or lost over time. On primary facades, in particular, consider reconstructing, based on physical or documentary evidence, historic	**Complies:** The Applicant proposes restoring the Historic front porch and two Historic window openings, which were previously enclosed.

window openings that no longer exist.	
LMC § 15-13-2(B)(2)(d)(3): Avoid changing the position, proportions, or dimensions of historic window openings. It is not appropriate to create additional openings or remove existing historic openings on primary or secondary facades that are visible from the primary right-of-way.	**Complies:** The Applicant does not propose changing the position, proportions, or dimensions of historic window openings.
LMC § 15-13-2(B)(2)(d)(4): Maintain the historic ratio of window openings to solid wall.	**Complies:** The Applicant proposes vertically oriented windows with spacing in-between panels to maintain separation between expanses of glazing.
LMC § 15-13-2(B)(2)(d)(5): When historic windows are present, replacement windows shall be allowed only when it can be shown that the historic windows are no longer safe, energy efficient and serviceable and the historic windows cannot be made	**Complies:** The Applicant proposes replacing all windows with wood and aluminum-clad wood windows.

safe, energy efficient and serviceable through repair. Replacement windows shall exactly-match the historic window in size, dimensions, glazing pattern, depth, profile, and material.	
LMC § 15-13-2(B)(2)(d)(6): Maintain the original number of glass panes in a historic window. Replacing multiple panes with a single pane is not appropriate.	**Complies:** The Applicant proposes maintaining the original number of glass panes in a historic window on the Significant Historic Structure.
LMC § 15-13-2(B)(2)(d)(7): Replacing an operable window with a fixed window is inappropriate.	**Complies:** The Applicant does not propose replacing operable windows with fixed windows.
LMC § 15-13-2(B)(2)(d)(8): New window openings may be considered on secondary facades but only when placed beyond the midpoint.	**Complies:** The Applicant does not propose any new window openings on the Historic Structure.

LMC § 15-13-2(B)(2)(d)(9): When no physical or documentary evidence of original windows exists, replacement windows typically shall be of wood and shall complement the style of the historic structure.	**Complies:** The Applicant proposes wood and aluminum-clad wood windows.
LMC § 15-13-2(B)(2)(d)(10): New glazing shall match the visual appearance of historic glazing and/or be clear. Metallic, frosted, tinted, stained, textured and reflective finishes are generally inappropriate for glazing on the primary façade of the historic structure.	**Complies:** The Applicant does not propose non-clear window finishes.
LMC § 15-13-2(B)(2)(d)(11): It is generally inappropriate to modify windows on the primary façade to accommodate interior changes.	**Complies:** The Applicant does not propose modifying windows on the primary façade to accommodate interior changes.

LMC § 15-13-2(B)(2)(d)(12): Storm windows shall be installed on the interior of the window.	**Complies:** The Applicant does not propose storm windows.
LMC § 15-13-2(B)(2)(e)(1): Avoid removing or obstructing a historic building's elements and materials when installing gutters and downspouts.	**Complies:** The Applicant proposes half-round gutters that do not impact any Historic materials, are located away from architectural features, and will drain into the storm drain system at the site.
LMC § 15-13-2(B)(2)(e)(2): When new gutters are needed, the most appropriate design for hanging gutters is half round. Downspouts shall be located away from architectural features and shall be visually minimized when viewed from the right-of-way.	**Complies:** The Applicant proposes half-round gutters that do not impact any Historic materials, are located away from architectural features, and will drain into the storm drain system at the site.
LMC § 15-13-2(B)(2)(e)(3): Water from gutters and downspouts shall drain away from the historic structure.	**Complies:** The Applicant proposes half-round gutters that do not impact any Historic materials, are located away from architectural features, and will drain into the storm drain system at the site.

LMC § 15-13-2(B)(2)(f)(1): Maintain and preserve historic chimneys and their decorative features as they are important character-defining features of historic structures.	**Complies:** There are no Historic chimneys at the site.
LMC § 15-13-2(B)(2)(f)(2): Historic stovepipes shall be maintained and repaired when possible.	**Complies:** There are no Historic chimneys at the site.
LMC § 15-13-2(B)(2)(f)(3): Repairs to chimneys shall be made so as to retain historic materials and design.	**Complies:** There are no Historic chimneys at the site.
LMC § 15-13-2(B)(2)(f)(4): Chimneys shall not be covered with non-historic materials.	**Complies:** There are no Historic chimneys at the site.
LMC § 15-13-2(B)(2)(f)(5): New chimneys and stove pipes shall be of a size, scale, and design that are appropriate to the character and style	**Complies:** The Applicant proposes one new metal chimney on the proposed rear addition that is set back approximately 25 feet from the rear wall plane of the Significant Historic Structure and will be painted to match the roof color of the proposed rear addition.

of the historic structure. New chimneys and stovepipes shall be visually minimized when viewed from adjacent public rights-of-way and shall be appropriate to the character and style of the historic structure.	
LMC § 15-13-2(B)(2)(g)(1): Preserve and maintain a historic porch by preserving the existing location, form, proportion, details, posts, railing, and stairs.	**Complies:** The Applicant proposes restoring the Historic front porch and associated elements of the Significant Historic Structure, which was previously enclosed to create more interior living space.
LMC § 15-13-2(B)(2)(g)(2): Repair deteriorated historic elements of the porch.	**Complies:** The Applicant proposes restoring the Historic front porch. There are no deteriorated historic elements of the porch.
LMC § 15-13-2(B)(2)(g)(3): Substitute decking materials such as fiber cement or plastic-wood composite floor boards shall not be used unless they are made of a minimum	**Complies:** The Applicant proposes concrete material for the deck surface.

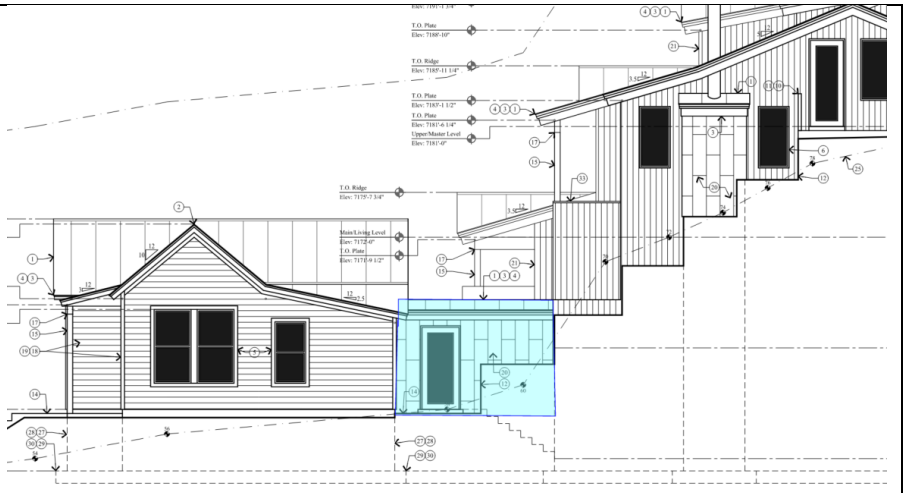
of 50% recycled and/or reclaimed materials.	
LMC § 15-13-2(B)(2)(g)(4): It may be appropriate, in some cases, to reconstruct historic porches. Replacement porches shall be constructed of materials and in styles that are compatible with the structure to which they are attached. When possible the reconstructed porch shall be based on physical or documentary evidence; when no such evidence exists, the design shall be based on historic porches found on comparable historic structures.	**Complies:** The Applicant proposes restoring the Historic front porch, which was previously enclosed to create more interior living space. The Applicant proposes reconstructing the Historic porch with wood and concrete materials based on Historic photos.
LMC § 15-13-2(B)(2)(g)(5): While modifications to porch posts and balustrades may be necessary to meet current code requirements, these	**Complies:** The Applicant proposes wood posts for the restored Historic front porch. The Applicant proposes the posts in the Historic location on the porch according to Historic photos.

elements shall not be substantially different in size and proportion than those seen historically.	
LMC § 15-13-2(B)(2)(g)(6): It is not appropriate to add decorative porch elements that are not known to have been used on a particular historic structure or on similar historic structures.	**Complies:** The Applicant does not propose any non-Historic decorative porch elements.
LMC § 15-13-2(B)(2)(h): Architectural Features	**Complies:** The Applicant does not propose any impacts to architectural features on the Significant Historic Structure.
	3. Mechanical Systems, Utility Systems, and Service Equipment
LMC § 15-13-2(B)(3)(a): Mechanical equipment and utilities, including heating and air conditioning units, meters, and exposed pipes, shall be located on the tertiary façade or another inconspicuous location.	**Condition of Approval recommended:** The Applicant proposes wall-mounted mechanical equipment on the north façade of the proposed addition that will be screened from view by the Significant Historic Structure.

LMC § 15-13-2(B)(3)(b): Ground-level equipment shall be screened from view using landscape elements such as fences, low stone walls, or perennial plant materials.	**Condition of Approval recommended:** The Applicant proposes wall-mounted mechanical equipment on the north façade of the proposed addition that will be screened from view by the Significant Historic Structure.
LMC § 15-13-2(B)(3)(c): Rooftop mechanical equipment is generally discouraged. Roof-mounted mechanical and/or utility equipment shall be screened and minimally visualized from all views.	**Complies:** The Applicant does not propose any rooftop mechanical equipment.
LMC § 15-13-2(B)(3)(d): Historic building elements shall not be removed or obstructed when installing mechanical systems and equipment.	**Complies:** The Applicant does not propose removing or obstructing any Historic elements to install mechanical equipment.
LMC § 15-13-2(B)(3)(e): Contemporary New communication equipment such as satellite dishes or antennae shall be	**Complies:** The Applicant does not propose any satellite dishes or antennae.

visually minimized when viewed from the primary public right-of-way.	
	4. Additions to Primary Structures
LMC § 15-13-2(B)(4)(a)(1): Additions to historic buildings should be considered only when it is demonstrated that the new use of the building cannot be accommodated by solely altering interior spaces.	**Complies:** The Applicant proposes a rear addition to the Significant Historic Structure to provide additional living space, as well as Off-Street Parking in a garage on the ground level of the proposed addition. There is no Off-Street Parking currently available at the Site, and the Applicant could not implement Off-Street Parking by altering interior spaces of the Significant Historic Structure.
LMC § 15-13-2(B)(4)(a)(2): Additions to historic structures shall be considered with caution and shall be considered only on non-character defining facades, usually tertiary and occasionally secondary facades. Additions shall not compromise the architectural character of historic structures.	**Complies:** The Applicant proposes an addition on the rear façade of the Significant Historic Structure that is set back a minimum of approximately five feet from the rear wall plane of the Historic Structure.

LMC § 15-13-2(B)(4)(a)(3): Additions should be visually subordinate to historic buildings when viewed from the primary public right-of-way.	**Complies:** The Applicant proposes an addition on the rear façade of the Significant Historic Structure that is set back a minimum of approximately five feet from the rear wall plane of the Historic Structure. The Historic Structure will remain superior to the rear addition when viewed from Woodside Avenue.
LMC § 15-13-2(B)(4)(a)(4): Additions to historic structures shall not be placed so as to obscure, detract from, or modify historic roof forms.	**Complies:** The proposed rear addition will not impact the roof form of the Significant Historic Structure.
LMC § 15-13-2(B)(4)(a)(5): Additions to historic structures shall not contribute significantly to the removal or loss of historic material.	**Complies:** The Historic Preservation Board approved the Applicant's proposal to remove approximately 40 square feet of the rear façade to accommodate the proposed addition on October 1, 2025. The proposed rear addition will not impact any additional Historic material.
LMC § 15-13-2(B)(4)(a)(6): Where the new addition abuts the historic building, a clear transitional element between the old and the new should be designed and constructed.	**Complies:** The Applicant proposes a transitional element that is approximately 11 feet, 10 inches deep to provide separation between the Significant Historic Structure and proposed rear addition:

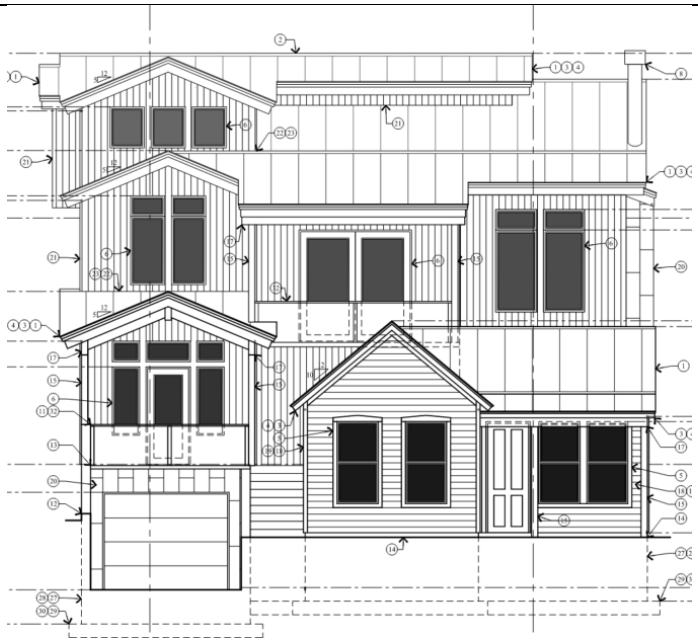
	 *Figure 2: Excerpt from Applicant's plan's showing Significant Historic Structure at 405 Woodside on the left, proposed rear addition on the right, and transitional element highlighted in blue.*
LMC § 15-13-2(B)(4)(a)(7): Maintain and preserve additions to structures that are significant to the era/period of restoration.	**Complies:** There are no Historic additions to the Significant Historic Structure. The Applicant proposes restoring the Historic front porch, which was previously enclosed to create more interior living space.
LMC § 15-13-2(B)(4)(a)(8): In-line additions shall be avoided.	**Complies:** The Applicant proposes an addition that is not in-line and is set back a at least five feet from the rear wall plane of the Historic Structure.
LMC § 15-13-2(B)(4)(b)(1): In-line additions should be avoided generally are not appropriate.	**Complies:** The Applicant proposes an addition that is not in-line and is set back a at least five feet from the rear wall plane of the Historic Structure.

LMC § 15-13-2(B)(4)(b)(2): A transitional element shall be required for any addition to a historic structure where the footprint of the addition is 50% or greater than the footprint of the historic structure.	**Complies:** The footprint of the proposed addition is approximately 1,486 square feet, which is approximately 140% of the footprint of the Historic Structure. The Applicant proposes a transitional element that is approximately 11 feet, 10 inches deep between the Historic Structure and addition.
LMC § 15-13-2(B)(4)(b)(3): When an addition to a historic structure is less than 50% of the historic structure's footprint but exceeds the height of the historic structure due to either the greater height of the addition, site topography (e.g., an uphill addition), or both, a transitional element shall be required.	**Complies:** The footprint of the proposed addition exceeds the footprint of the Historic Structure, and the Applicant proposes a transitional element.
LMC § 15-13-2(B)(4)(b)(4): On a rear addition, the width of the transitional element shall not exceed two-thirds (2/3) the width of the elevation to which the transitional	**Complies:** The width of the rear elevation of the Significant Historic Structure to which the transitional element is attached is approximately 25 feet. The width of the transitional element is approximately 5 feet, 8 inches – less than a quarter of the width of the rear façade. The transitional element is set in approximately 2 feet, 9 inches from the northwest corner of the Significant Historic Structure and approximately 16 feet, 6 inches from the southwest corner.

element is connected. The transitional element shall be set in from the corners of the affected historic elevation by a minimum of two feet (2').	
LMC § 15-13-2(B)(4)(b)(5): In the case of additions to the secondary façade, visible from the primary public right-of-way, the transitional element shall be setback a minimum of five feet (5') from the primary façade. All other previous requirements apply.	**Complies:** The Applicant proposes an addition and transitional element on the tertiary façade.
LMC § 15-13-2(B)(4)(b)(6): The depth of the transitional element (i.e., the distance between the affected historic elevation and the addition) shall be a minimum of one-third (1/3) the length of the least wide historic elevation adjacent to the	**Complies:** The Applicant proposes a transitional element that is approximately 11 feet, 10 inches deep – approximately ½ of the width of the 25-foot-wide rear elevation of the Significant Historic Structure to which it is attached.

impacted historic elevation.	
LMC § 15-13-2(B)(4)(b)(7): The highest point of the transitional element shall be a minimum of two feet (2') lower than the highest ridgeline of the historic structure.	**Complies:** The Applicant proposes a transitional element that is approximately 6 feet, 7 inches lower than the highest roof ridge of the Significant Historic Structure.
LMC § 15-13-2(B)(4)(b)(8): Balconies and decks may be attached to the secondary facades of a transitional element; however, no roof deck is permitted on the transitional element.	**Complies:** The Applicant does not propose roof deck on the transitional element. The transitional element will be covered by a shed roof.
LMC § 15-13-2(B)(4)(b)(9): When an existing non-historic or non-contributory addition is used as a transitional element, the preceding regulations for transitional elements shall not apply.	**Complies:** The Applicant does not propose using an existing addition as the transitional element.
LMC § 15-13-2(B)(4)(c)(1):	**Complies:** The Applicant proposes wood, metal, and glass materials for the proposed addition that complement the Historic

Additions shall complement the visual and physical qualities of the historic building. An addition shall not be designed to be an exact copy of the existing style or imply an earlier period or more ornate style than that of the historic building.	materials of the Significant Historic Structure. The Applicant does not propose an addition that is an exact copy of the architectural style of the Significant Historic Structure.
LMC § 15-13-2(B)(4)(c)(2): The addition shall be a contemporary interpretation of the historic structure's architecture style.	**Complies:** The Applicant proposes wood, metal, and glass materials for the proposed addition, as well as vertically oriented windows, gabled roof forms, and other elements that represent a contemporary interpretation of the Significant Historic Structure's architecture style.
LMC § 15-13-2(B)(4)(c)(3): Additions shall be subordinate in scale to the primary historic structure. The footprint of an addition shall not exceed 50% of the footprint of the historic structure, including any additions that have achieved historic significance in their own right. If the footprint of the	**Complies:** The proposed rear addition exceeds 50% of the footprint of the Significant Historic Structure. The Applicant proposes breaking up the massing of the proposed addition with separate gabled roof forms:

addition approaches or exceeds 50% of the footprint of the historic structure, the mass shall be broken into modules to reflect the mass and scale of those modules seen on the historic structure.	 *Figure 3: Excerpt from Applicant's plans showing front elevation of the Historic Structure and proposed addition at 405 Woodside Avenue.*
LMC § 15-13-2(B)(4)(c)(4): Additions shall be visually subordinate to historic structures.	**Complies:** The Historic Structure will remain superior to the rear addition when viewed from Woodside Avenue.
LMC § 15-13-2(B)(4)(c)(5): Large additions (additions with a footprint exceeding 50% of the footprint of the Historic Structure) shall be visually separated from historic buildings when viewed from the public right of way.	**Complies:** The Applicant proposes a transitional element that is approximately 11 feet, 10 inches deep – approximately ½ of the width of the 25-foot-wide rear elevation of the Significant Historic Structure to which it is attached.

LMC § 15-13-2(B)(4)(c)(6): Building Components and materials used on additions shall be similar in scale and size to those found on the historic building.	**Complies:** The Applicant proposes wood, metal, and glass materials for the proposed addition, as well as vertically oriented windows, gabled roof forms, and other elements that are similar in size and scale to those of the Significant Historic Structure.
LMC § 15-13-2(B)(4)(c)(7): Window shapes, patterns and proportions found on the historic building should be reflected in the new addition.	**Complies:** The Applicant proposes windows on the new addition that are vertically oriented and reflect a 2:1 height-to-width ratio.
LMC § 15-13-2(B)(4)(c)(8): Windows, doors and other features on a new addition shall be designed to be compatible with the historic structure and surrounding historic sites. Windows, doors and other openings shall be of sizes and proportions similar to those found on nearby historic structures.	**Complies:** The Applicant proposes windows on the new addition that are vertically oriented and reflect a 2:1 height-to-width ratio.
5. Garages	

LMC § 15-13-2(B)(5)(c)(1): Single car wide tandem garages are recommended.	**Complies:** The Applicant proposes a single-car wide garage on the rear addition, attached to the Significant Historic Structure. The Applicant proposes two parking spaces that are 11 feet wide and 20 feet deep in a tandem configuration within the garage.
LMC § 15-13-2(B)(5)(c)(2): A single vehicle garage door not greater than nine feet (9') wide and nine feet (9') high shall be used to access a basement garage addition. Glazing on garage doors shall be limited to no more than 30% of garage door.	**Complies:** The Applicant proposes a garage door that is approximately 8 feet tall and 9 feet wide. The Applicant does not propose glazing on the garage door.
LMC § 15-13-2(B)(5)(c)(3): Garages featuring a side-by-side parking configuration, at a minimum, shall maintain a two foot (2') offset in the wall plane.	**Complies:** The Applicant proposes tandem parking in the garage.
6. *Decks*	**Not Applicable:** The Applicant does not propose any decks.
7. Balconies and Roof Decks	
LMC § 15-13-2(B)(7)(a): New balconies and roof decks on a historic	**Complies:** The Applicant proposes a roof deck on the front façade of the proposed rear addition that will be screened by a metal railing. And will be set back approximately 12 feet, 6 inches from the rear wall plane of the Significant Historic Structure.

structure shall be visually subordinate to the historic structure from the primary right-of-way. Installing a balcony on a historic structure's primary façade is not allowed, however, a balcony may be considered on a secondary or tertiary facade.	The Applicant proposes a balcony on the front façade of the rear addition, above the garage, that will be set back approximately five feet from the rear wall plane of the Significant Historic Structure.
LMC § 15-13-2(B)(7)(b): A new balcony shall be simple in design and compatible with the character of the historic structure. Simple wood and metal designs are appropriate for residential structures. Heavy timber and plastics are inappropriate materials.	**Complies:** The Applicant proposes steel, wood, and concrete materials for the roof deck and balcony.
LMC § 15-13-2(B)(7)(c): A roof deck on a new addition shall be visually minimized when viewed from the right-of-way.	**Complies:** The Applicant proposes a roof deck on the front façade of the proposed rear addition that will be screened by a metal railing. And will be set back approximately 12 feet, 6 inches from the rear wall plane of the Significant Historic Structure.

8. *Historic Accessory Buildings*	**Not Applicable:** There are no Historic Accessory Buildings at the Site.
9. *New Accessory Buildings*	**Not Applicable:** The Applicant does not propose any new Accessory Buildings.

Conclusions of Law

1. The proposal complies, as conditioned, with Land Management Code § 15-11-12 *Historic District or Historic Site Review*.
2. The proposal complies, as conditioned, with Land Management Code Chapter 15-2.2 *Historic Residential (HR-1) District.*
3. The proposal complies, as conditioned, with Land Management Code Chapter 15-3 *Off-Street Parking.*
4. The proposal complies, as conditioned, with Land Management Code § 15-13-2 *Regulations For Historic Residential Sites.*

Conditions of Approval

1. The Applicant shall install a WaterSense labeled irrigation controller pursuant to LMC § 15-5-5(N)(5) if using an irrigation system.
2. The Applicant shall submit detailed stormwater management and drainage plans to the Engineering Department for review prior to Building Permit issuance.
3. Retaining wall drainage shall be designed to drain away from the walls.
4. The Applicant shall provide snow storage on-Site and obtain an encroachment agreement with the Engineering Department for the proposed heated driveway.
5. Pursuant to LMC § 15-11-9, the Applicant is required to provide a Financial Guarantee to ensure compliance with the conditions and terms of the Historic Preservation Plan.
6. All other previous conditions of approval applicable to this project remain in effect, including conditions of approval from the October 1, 2025 and March 11, 2026 Final Action Letters.
7. The proposed work requires a Building Permit.
8. The proposed work requires a Final Inspection by both the Building and Planning Departments.

9. Modifications to the project require a modification application submittal to the Planning Department, payment of application fee, review for compliance with required standards, and Planning and Building Department approval.
10. The designer, architect, and/or applicant shall be responsible for coordinating the approved architectural drawings, documents, and/or plans 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 prior to construction.
11. This Historic District Design Review (HDDR) approval shall expire one year following the date of this letter at 5:00 PM (MT). The Applicant shall obtain a Building Permit for the proposed work prior to that date. If a Building Permit for the proposed work is not approved before that date, this Waiver Letter shall be voided, and the Applicant will be required to submit a new HDDR application to pursue the proposed work.

This Final Action may be appealed pursuant to LMC § 15-1-18. If you have questions or concerns regarding this Final Action Letter, please call 385-481-2037 or email jacob.klopfenstein@parkcity.gov.

Sincerely,

Rebecca Ward
Planning Director

CC: Jacob Klopfenstein

Attachment 1: Applicant's Plans

NICHOLAS RESIDENCE

HISTORIC DISTRICT DESIGN REVIEW

405 WOODSIDE AVENUE, PARK CITY, UTAH 84060

CONSULTANTS

CIVIL ENGINEERING
ALLIANCE ENGINEERING, INC.
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PARK CITY, UTAH 84032
TEL. 435-649-9467
MICHAEL DEMKOWICZ
EMAIL: michael@alliance-engr.com
CONNOR DINSMORE

LANDSCAPE ARCHITECT
BOCKHOLT
750 KEARNS BOULEVARD, STE. 230
PARK CITY, UTAH 84060
TEL. 435-233-6853
EMAIL: sethbockholtla.com

LEGEND

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

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

CODE ANALYSIS

APPLICABLE CODES

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

OCCUPANCY: R2

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

AREA CALCULATIONS (S/F)

FLOOR AREA	Existing Footprint	Historic Footprint	NEW	TOTAL
LOWER LEVEL			577	577
GUEST HOUSE	735	611	-124	611
ENTRY LEVEL			1567	1567
MAIN LEVEL			1423	1423
UPPER LEVEL			839	839
TOTAL				5017
GARAGE	1184			
LOT AREA	7499.8			
ALLOWABLE FOOTPRINT	2460			
PROPOSED FOOTPRINT	2392			

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ABBREVIATIONS

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

GENERAL NOTES

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

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

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

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

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

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

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

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

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

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

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

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

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

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

PROJECT DESCRIPTION:
NICHOLAS RESIDENCE
HISTORIC DISTRICT DESIGN REVIEW
405 WOODSIDE AVENUE, PARK CITY, UTAH 84060

SHEET DESCRIPTION:
COVER SHEET

REVISIONS:

DATE:
JANUARRY 19, 2026

PROJECT NUMBER:
2410-01

SHEET NUMBER:
Aa

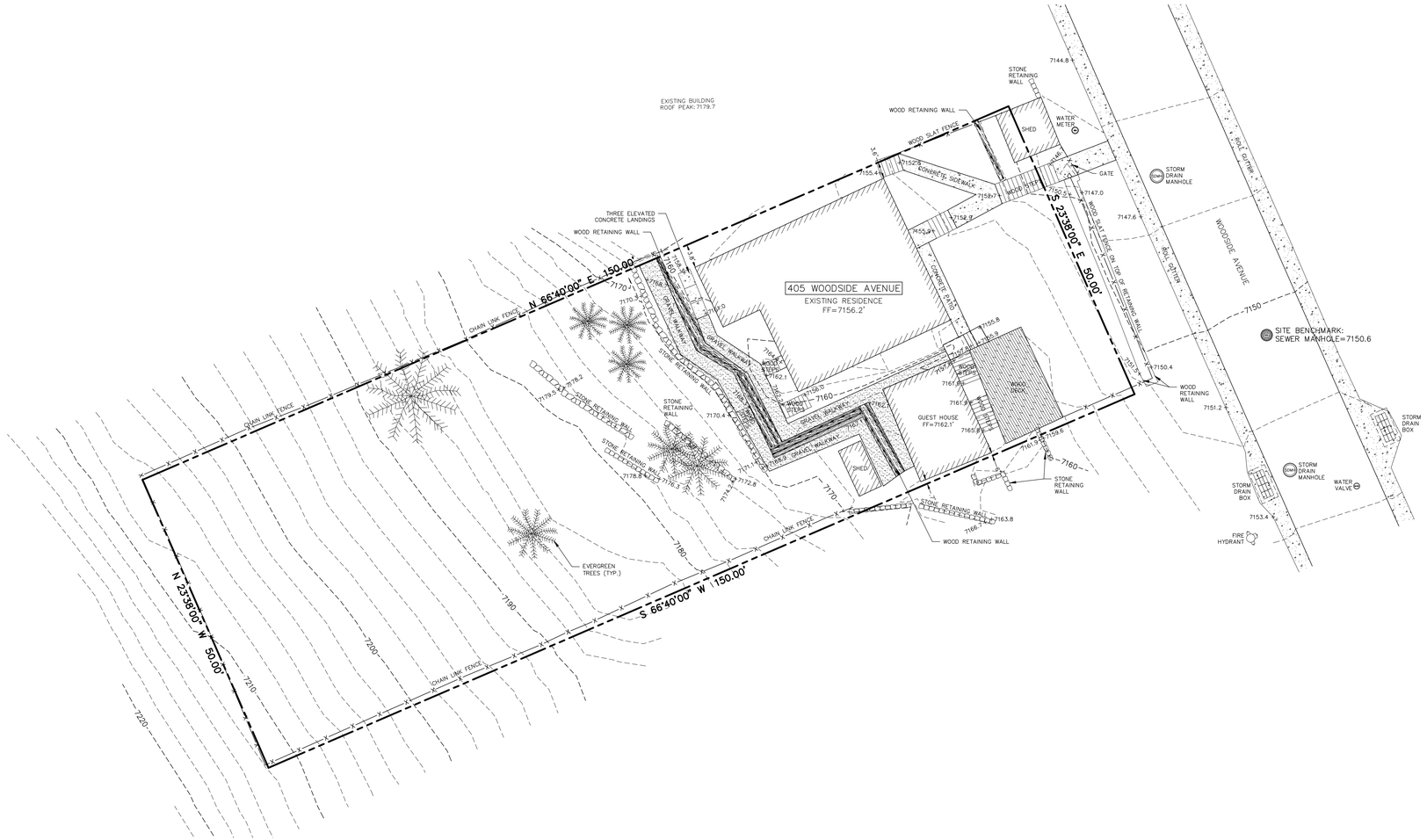
SURVEYOR'S CERTIFICATE

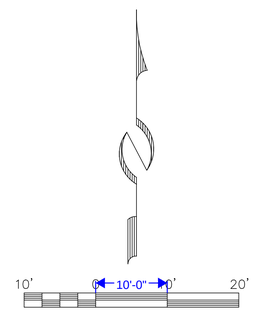
I, Michael Demkowicz, do hereby certify that I am a Professional Land Surveyor and that I hold License No. 4857264 as prescribed under the laws of the State of Utah. I further certify that under my direct supervision a survey has been performed on the hereon described property and that to the best of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

REGISTERED PROFESSIONAL ENGINEER
No. 4857264
MICHAEL DEMKOWICZ
02/10/2022
STATE OF UTAH

NOTES

1. Site Benchmark: Sewer Manhole=7150.6'
2. Date of survey: January 19, 2022
3. Property location: Section 16, T2S, R4E, Salt Lake Base & Meridian
4. The architect is responsible for verifying building setbacks, zoning requirements and building heights.





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

STAFF:
MICHAEL DEMKOWICZ
BRAYLON ROSE

DATE: 2/10/22

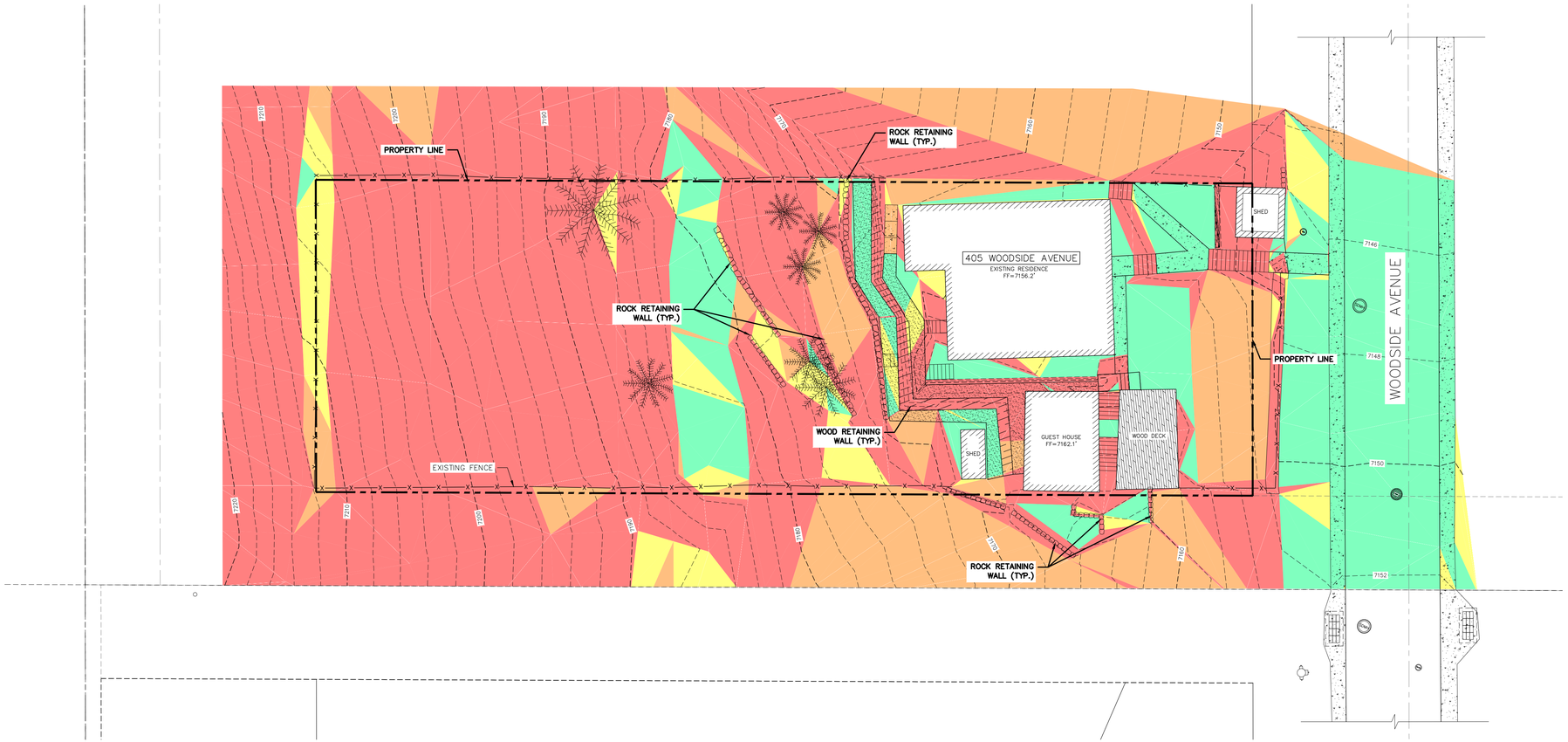
EXISTING CONDITIONS & TOPOGRAPHIC MAP
405 WOODSIDE AVENUE
ADJACENT TO BLK 30, PARK CITY SURVEY

FOR: CHUCK BERRIOCHOA
JOB NO.: 14-11-21
FILE: X:\ParkCitySurvey\dwg\srv\srvy2021\141121- 405 Woodside.dwg

SHEET 1 **OF** 1

LEGEND

- ESS — EXISTING SEWER
- EW — EXISTING WATER
- ESD — EXISTING STORM DRAIN
- EOHP — EXISTING OVERHEAD POWER
- EG — EXISTING GAS
- ET — EXISTING TELECOMM
- EP — EXISTING POWER
- EXISTING SANITARY SEWER MANHOLE
- EXISTING STORM DRAIN GRATES
- EXISTING ELECTRICAL BOXES
- EXISTING FIRE HYDRANT
- EXISTING WATER VALVE



KEY

- SLOPE = AVERAGE (0%–15% MAX)
- SLOPE = MODERATELY STEEP (15%–30% MAX)
- SLOPE = STEEP (30%–40% MAX)
- SLOPE = VERY STEEP (40% AND MORE)

NOTES:

1. TOPOGRAPHY & BOUNDARY SURVEY WAS PROVIDED BY ALLIANCE ENGINEERING.
2. EXISTING BUILDINGS, VEGETATION AND NATURAL SLOPE PATTERNS HAVE BEEN PRESERVED IN THE SLOPE ANALYSIS.
3. CONTRACTOR TO CONTACT GEOTECHNIAL ENGINEER FOR SOIL ANALYSIS TESTING.

NORTH

10' 0 10' 20'

SCALE: 1"=10"

Know what's below. Call 811 before you dig.
BLUE STAKES OF UTAH
UTILITY NOTIFICATION CENTER, INC.
www.bluestakes.org
1-800-662-4111

CAUTION: NOTICE TO CONTRACTOR

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLAN IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE LOCAL UTILITY LOCATION CENTER AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF THE UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.

	DATE	DESCRIPTION
1		

SLOPE ANALYSIS

405 WOODSIDE AVENUE
PARK CITY, UTAH

ALLIANCE ENGINEERING
P.O. BOX 2864 | 2700 W. HOMESTEAD RD. STE 50,
PARK CITY, UT 84098 | 435-649-9467

DRAWING BY:	JEVAUGHN RICHARDSON 09/19/25
DESIGNED BY:	CONNOR DINSMORE 09/19/25
CHECKED BY:	CONNOR DINSMORE 09/19/25
PROJECT No.:	14-11-21

SEAL

PROFESSIONAL ENGINEER
No. 12275305
MARTIN CONNOR DINSMORE
09/19/25
STATE OF UTAH

SHEET
1 OF 1

X:\ParkCitySurvey\dwg\srv\srvy2021\141121- 405 Woodside\141121- Slope Analysis 405 Woodside.dwg

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PLANT SCHEDULE

SYMBOL	QTY	BOTANICAL / COMMON NAME	CONT
TREES			
	5	ABIES LASIOCARPA / SUBALPINE FIR	B & B
	1	ACER GRANDIDENTATUM JFS KW13AGRA / HIGH PEAKS BIGTOOTH MAPLE	B & B
	5	MALUS X ADSTRINGENS 'DURLAWRENCE' COURAGEOUS / ROSY BLOOM FLOWERING CRABAPPLE	B & B
SYMBOL	QTY	BOTANICAL / COMMON NAME	CONT
GROUND COVERS			
	8,540 SF	NATIVE SEED MIX / GREAT BASIN CABIN SEED MIX	SEED

WILDLAND URBAN INTERFACE CODE COMPLIANCE

THIS PROJECT SHALL CONFORM TO THE UTAH WILDLAND-URBAN INTERFACE CODE AS ADOPTED BY PARK CITY MUNICIPAL AND SET FORTH IN SECTION 11-21

SEE ARCHITECTS STATEMENT AND DRAWINGS FOR INFORMATION ON HOW THIS PROJECTS COMPLIES WITH 603.4.3 REQUIREMENTS

THIS PROJECT COMPLIES WITH 1-3 OF IMMEDIATE ZONE AS SET FORTH IN 603.5.2.1

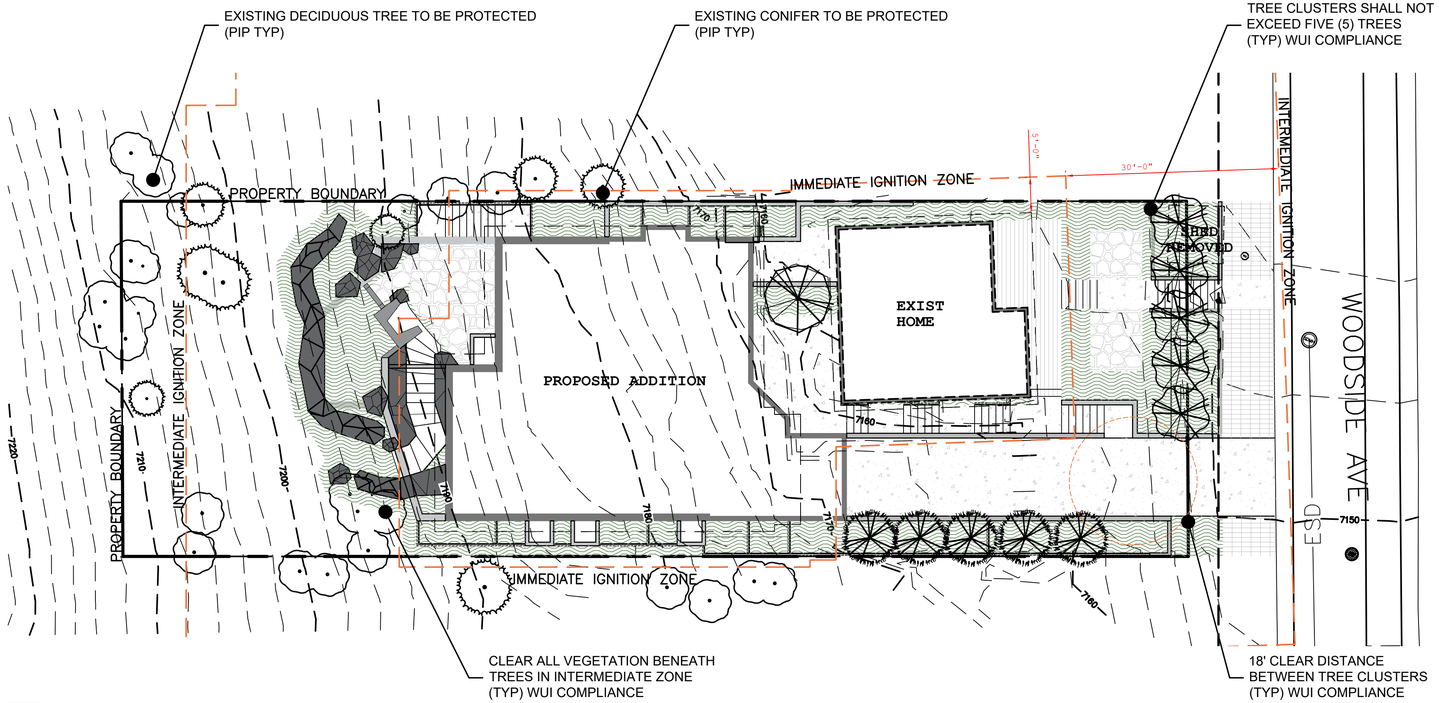
THIS PROJECT COMPLIES WITH 1-8 OF INTERMEDIATE ZONE AS SET FORTH IN 603.5.2.2

THIS PROJECT COMPLIES WITH 1-2 OF EXTENDED IGNITION ZONE AS SET FORTH IN 603.5.2.3

EXISTING TREE INVENTORY

EXISTING CONIFER — 5
EXISTING CONIFER TO REMAIN PROTECT IN PLACE (PIP)

EXISTING DECIDUOUS — 10
EXISTING DECIDUOUS TREE TO REMAIN PROTECT IN PLACE (PIP)



OVERALL PLANTING PLAN

0 8 16 24 feet
1/8" = 1'-0"

NORTH

PLANTING NOTES

1. All planting areas shall receive a minimum of four (4) inches of imported topsoil in seeded areas and twelve (12) inches in planters/planting beds. All topsoil used on this project shall meet the following criteria:
   A. pH 5.5 - 8.0
   B. EC (electrical conductivity) <2.0 mmhos/cm
   C. SAR (sodium absorption ratio)<3.0
   D. % OM (percent organic matter) 5%
   E. Texture (particle size per USDA classification):
   I. Sand:<70%
   II. Silt:<70%
   III. Clay:<30%
   IV. Stone Fragments (gravels or any soil particle Greater than two (2) mm in size):<5% (by volume)
   V. Rocks > 1.5" None

In addition, the topsoil shall be fertile, friable, natural loam and shall be capable of sustaining vigorous plant growth. It shall be free of stones, lumps, clods of hard earth, plants or their roots, sticks, and other extraneous matter. The topsoil shall contain neither noxious weeds nor their seeds. It shall not be used for planting operations while in a frozen or muddy condition. An appropriate fertilizer may be used to provide needed nutrients for healthy and vigorous plant growth. Follow recommendation of topsoil report.

2. This project includes hydroseeding which shall conform to the following general standards:
   A. Wood fiber mulch shall be Echofiber or Conwed or equal, that is virgin wood fiber, free of growth--or germination--inhibiting substances. The mulch shall be air dried with not more than fifteen (15) percent moisture by weight. The total organic weight shall be a minimum of ninety eight (98) percent. Inorganic ash content shall be 0.7±0.2 percent. Water holding capacity shall be 1000G/100G (oven dried weight). The pH range shall be 4.0 - 6.0. The fiber length shall meet the following:
      I. Fifty percent shall be at least 0.15 inches in length or longer.
      II. Fifty percent shall be retained on the twenty eight (28) mesh.
   B. The seed mix shall be as specified on the plans. Provide written certification that the seed conforms to state seed law and is in compliance with State Department of Agriculture regulations.
   C. The tackifier shall be M-Binder or Plantego or equal.
   D. Application rates shall be as follows:
   I. Wood fiber:50 pounds (min.)/1,000 SF
   II. Seed mix (see plans): 7 pounds/1,000 SF typ.)
   III. Tackifier: 100 pounds/Acre
   IV. Fertilizer: 7 - 8 pounds/1,000 SF
   V. Water : 92 gallons/1,000 SF

3. Throughout the course of planting, excess and waste materials as well as excavated subsoil shall be continuously and promptly removed. All areas shall be kept clear and all reasonable precautions taken to avoid damage to existing structures, plants, and grass. When planting has been completed in an area, it shall be thoroughly cleaned of all debris, rubbish, subsoil, and waste materials. These shall be removed from the property and disposed of legally. All planting tools shall also be put away.

405 WOODSIDE AVE
PARK CITY UT 84060
JK & ALLI

BOCKHOLT INC.

FILE:
PROJ. # :2404
DRAWN BY: SB
DESIGN BY: SETH BOCKHOLT
CHECKED BY: SB
LAST UPDATED: 3/27/25

ONE INCH
AT FULL SIZE IF NOT ONE INCH, SCALE ACCORDINGLY

Bockholt™

PLANTING PLAN

LANDSCAPE ARCHITECT
750 KEARNS BLVD STE 230
PARK CITY UT. 84060
OFFICE: 435.233.6853
EMAIL: SETH@BOCKHOLTLA.C(

PRELIMINARY PLANS
NOT FOR CONSTRUCTION

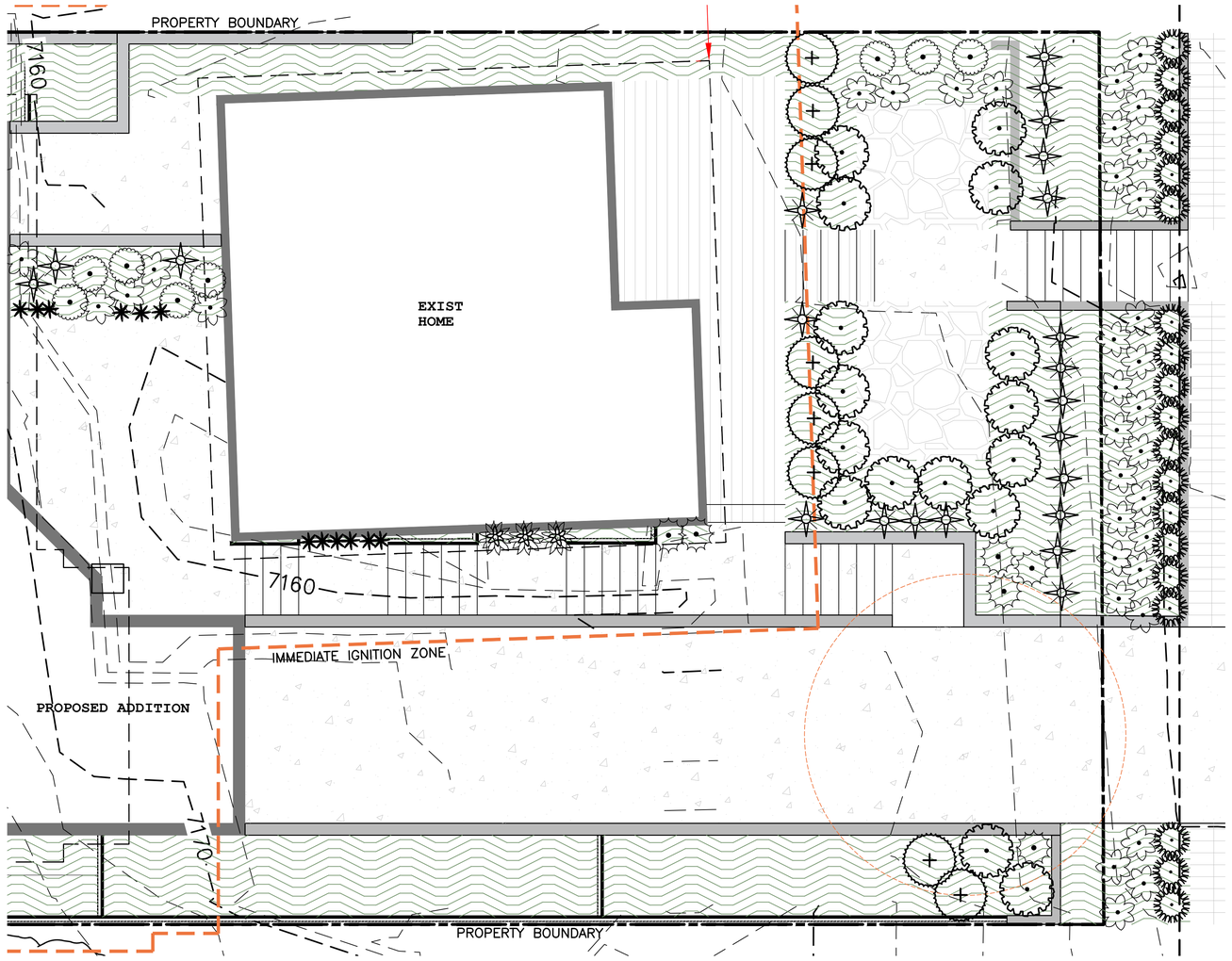
L-01

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PLANT SCHEDULE FRONT YARD

SYMBOL	QTY	BOTANICAL / COMMON NAME	SIZE
SHRUBS			
	8	PINUS MUGO `ENCI` / SWISS MOUNTAIN PINE	5 GAL
	20	PINUS MUGO PUMILIO / DWARF MUGO PINE	5 GAL
	16	RIBES ALPINUM `GREEN MOUND` / GREEN MOUND ALPINE CURRANT	5 GAL
PERENNIALS			
	8	ALCHEMILLA MOLLIS / LADY'S MANTLE	2 GAL
	35	MELAMPODIUM LEUCANTHUM / BLACKFOOT DAISY	2 GAL
	6	PENSTEMON BARBATUS / BEARDLIP PENSTEMON	2 GAL
	22	RATIBIDA COLUMNIFERA 'MEXICAN HAT' / PRAIRIE CONEFLOWER	2 GAL
	12	SEMPERVIVUM TECTORUM / HEN-AND-CHICKS	4" POT
	3	VERBASCUM THAPSUS / COMMON MULLEIN	2 GAL

SYMBOL	QTY	BOTANICAL / COMMON NAME	CONT
GROUND COVERS			
	970 SF	NATIVE SEED MIX / GREAT BASIN CABIN SEED MIX	SEED



FRONTYARD ENLARGED PLANTING PLAN

0 4 8 12 feet
1/4" = 1'-0"

NORTH

JK & ALLI

405 WOODSIDE AVE
PARK CITY UT 84060

BOCKHOLT INC.

FILE:
PROJ. # :2404
DRAWN BY: SB
DESIGN BY: SETH BOCKHOLT
CHECKED BY: SB
LAST UPDATED: 3/27/25

ONE INCH

AT FULL SIZE IF NOT ONE INCH, SCALE ACCORDINGLY

PLANTING PLAN

Bockholt™

LANDSCAPE ARCHITECT
750 KEARNS BLVD STE 230
PARK CITY UT. 84060
OFFICE: 435.233.6853
EMAIL: SETH@BOCKHOLTLA.C(

PRELIMINARY PLANS

NOT FOR CONSTRUCTION

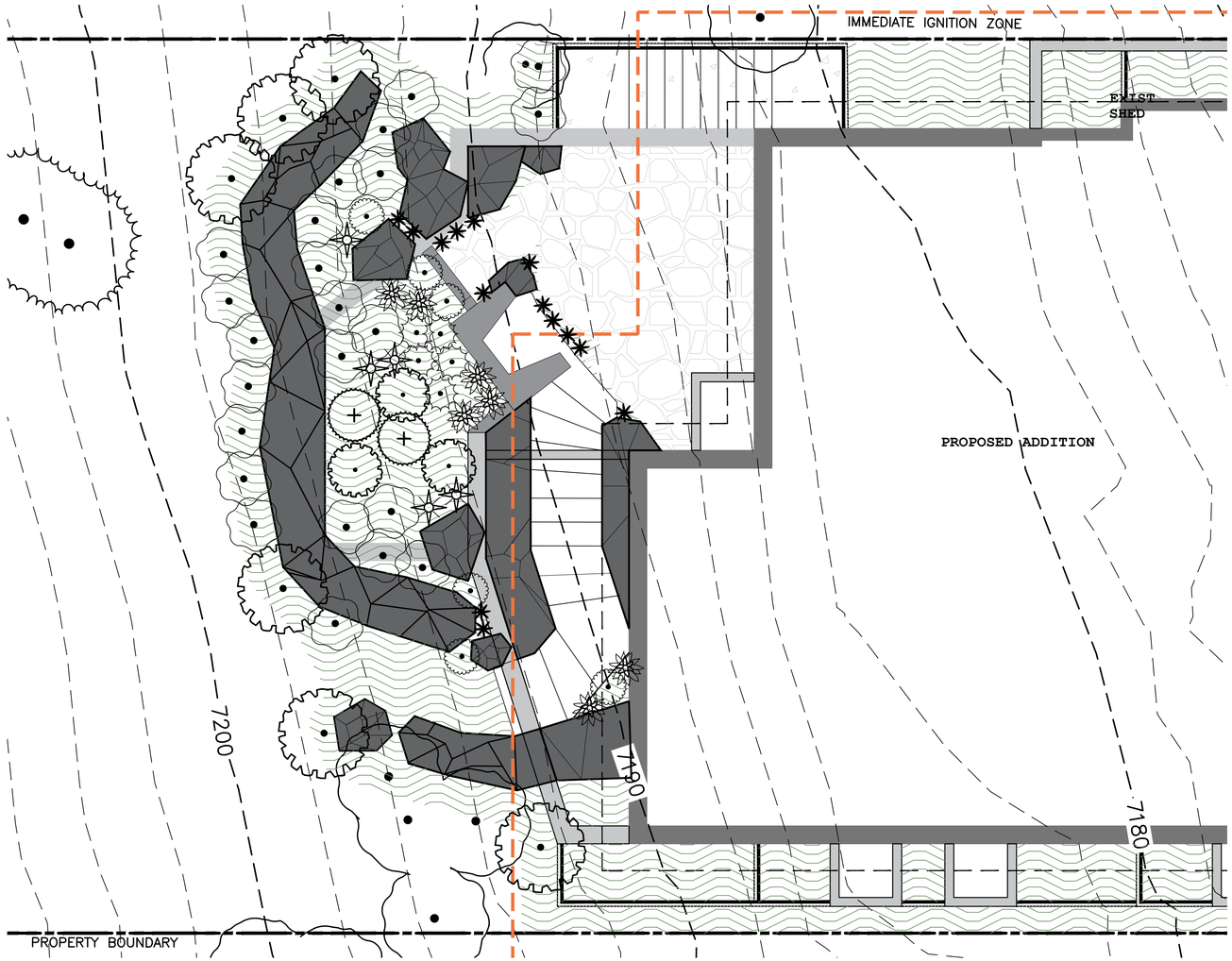
L-02

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PLANT SCHEDULE BACK YARD

SYMBOL	QTY	BOTANICAL / COMMON NAME	SIZE
SHRUBS			
	23	MAHONIA REPENS / CREEPING MAHONIA	5 GAL
	2	PINUS MUGO `ENCI` / SWISS MOUNTAIN PINE	5 GAL
	3	RIBES ALPINUM `GREEN MOUND` / GREEN MOUND ALPINE CURRANT	5 GAL
	6	ROSA WOODSII / WOODS' ROSE	5 GAL
PERENNIALS			
	6	ALCHEMILLA MOLLIS / LADY'S MANTLE	2 GAL
	5	PENSTEMON BARBATUS / BEARDLIP PENSTEMON	2 GAL
	5	RATIBIDA COLUMNIFERA 'MEXICAN HAT' / PRAIRIE CONEFLOWER	2 GAL
	14	SEMPERVIVUM TECTORUM / HEN-AND-CHICKS	4" POT
	7	VERBASCUM THAPSUS / COMMON MULLEIN	2 GAL

SYMBOL	QTY	BOTANICAL / COMMON NAME	CONT
GROUND COVERS			
	552 SF	NATIVE SEED MIX / GREAT BASIN CABIN SEED MIX	SEED



BACKYARD ENLARGED PLANTING PLAN

0 4 8 12 feet
1/4" = 1'-0"

NORTH

JK & ALLI

405 WOODSIDE AVE
PARK CITY UT 84060

BOCKHOLT INC.

FILE:
PROJ. # :2404
DRAWN BY: SB
DESIGN BY: SETH BOCKHOLT
CHECKED BY: SB
LAST UPDATED: 3/27/25

ONE INCH

AT FULL SIZE IF NOT ONE INCH, SCALE ACCORDINGLY

PLANTING PLAN

Bockholt™

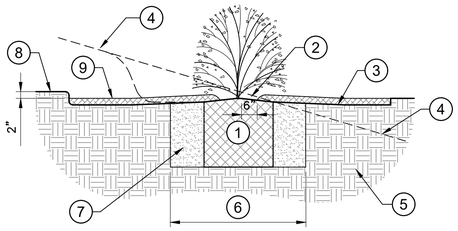
LANDSCAPE ARCHITECT
750 KEARNS BLVD STE 230
PARK CITY UT. 84060
OFFICE: 435.233.6853
EMAIL: SETH@BOCKHOLTLA.C(

PRELIMINARY PLANS

NOT FOR CONSTRUCTION

L-03

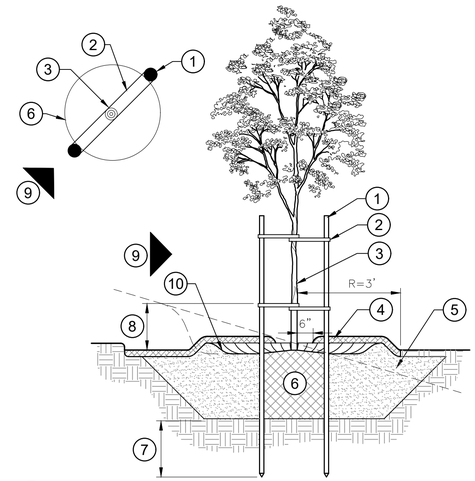
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1. ROOT BALL
2. CROWN - AT FINISHED GRADE
3. FINISHED GRADE
4. FINISHED GRADE AT SLOPE (WHERE OCCURS)
5. UNDISTURBED SOIL
6. 2X ROOTBALL DIA. MIN.
7. BACKFILL MIX (SEE PLANTING NOTES)
8. TOP OF PAVING (WHERE APPLICABLE)
9. 3" LAYER OF MULCH

1 PERENNIAL/SHRUB PLANTING

NTS

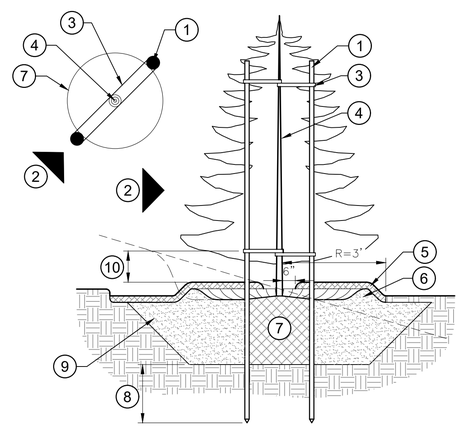


1. 2" DIA. OR 2" x 2" SQ. x 10' STRAIGHT WOODEN STAKE (2 REQUIRED)
2. V.I.T. CINCH-TIE VINYL TREE TIE (2 PER STAKE, LENGTH AS REQUIRED). SECURE TO STAKE W/ GALV. NAIL. 1 PER TIE
3. TREE TRUNK
4. 3" LAYER MULCH AROUND EACH TREE (3' RADIUS CIRCLE WHEN IN TURF)
5. SEE TREE/SHRUB PLANTING DETAIL
6. ROOT BALL
7. 24" MIN.
8. 6" MAX.
9. PREVAILING WIND DIRECTION
10. WATERING BASIN - SEE TREE/SHRUB PLANTING DETAIL

NOTE: STAKES SHALL BE REMOVED AFTER COMPLETE GROWING SEASON.

2 DECIDUOUS TREE STAKING W/ WATERING BASIN

NTS



1. 2" DIA. OR 2"X2" SQ. X 10' STRAIGHT WOODEN STAKE (2 REQUIRED)
2. PREVAILING WIND DIRECTION
3. V.I.T. CINCH-TIE VINYL TREE TIE (2 PER STAKE, LENGTH AS REQUIRED). SECURE TO STAKE W/ GALV. NAIL. 1 PER TIE
4. TREE TRUNK
5. 3" LAYER SHREDDED BARK MULCH AROUND EACH TREE (3' RADIUS CIRCLE WHEN IN TURF)
6. WATERING BASIN - SEE TREE/SHRUB PLANTING DETAIL
7. ROOTBALL
8. 24" MIN
9. SEE TREE/SHRUB PLANTING DETAIL
10. 18" MAX.

NOTE: STAKES SHALL BE REMOVED AFTER ONE COMPLETE GROWING SEASON.

3 EVERGREEN TREE STAKING W/ WATERING BASIN

NTS

PLANTING NOTES (CONTINUED)

4. Substantial Completion shall be defined as the complete installation of all plant materials, staking, mulching, and other work on the project in its entirety. Substantial completion shall not be given on designated portions of a project.
   A. At substantial completion of all planting work outlined in these plans, the Contractor shall contact the Landscape Architect to arrange for a walk through to verify that all aspects of the work have been completed. Work must be fully completed (except for final clean-up) according to all plans, notes, and specifications and exhibit professional workmanship.
   B. Notice by the Contractor shall be given, in writing, at least three (3) days in advance to the Landscape Architect so that proper scheduling can be made for those who are to attend.
   C. At the appointed time, an inspection of all plant materials, including staking and mulching, shall be made. A list of uncompleted items (punch list) shall be generated by the Landscape Architect and distributed to the Contractor and other involved parties within three (3) days of the substantial completion inspection. Each item on the punch list shall be corrected before the project will be approved and accepted.
5. The maintenance/establishment period shall begin one (1) day after the substantial completion inspection. The Contractor shall complete all punch list items during this period, as well as maintain and operate the entire irrigation system. The Contractor shall maintain all plantings until they are fully established. Seeded areas shall be considered fully established when vegetation comes in uniform and thick, with no bare or thin spots, and roots have begun to spread and knit together. No weeds shall be allowed in the revegetated areas. The maintenance and establishment shall be a minimum period of sixty (60) days and shall take place during the growing season defined as April 15th through October 15th. Should the maintenance and establishment period not be fully complete prior to October 15th, the balance of the time shall be carried over and start up again on April 15th. Should mild winter weather allow the continuance of work beyond October 15th, the contractor, owner, and landscape architect may mutually agree if these dates can be adjusted along with specific requirements to do so. The maintenance work required shall include but not be limited to the following:
   A. Appropriate watering of all plant materials.
   B. Weeding and removal of all weeds from groundcover and planting areas.
   C. Replacement of any dead, dying, or damaged trees, shrubs, perennials, or groundcover.
   D. Filling and replanting of any low areas which may cause standing water.
   E. Adjusting of sprinkler head heights and watering patterns.
   F. Filling and re-compaction of eroded areas, along with any required re-seeding and/or replanting.
   G. The turf grass shall be mowed when the blades reach three (3) inches tall and maintained to a minimum height of two (2) inches. No more than one third (1/3) of the blade shall be removed per cutting. The cutting frequency shall be once every five (5) to seven (7) days depending upon turf grass height and growth rate.
   H. Weekly removal of all trash, litter, clippings, and all foreign debris.
   I. At thirty (30) days after planting, a balanced fertilizer (16-16-16) shall be applied to the turf grass areas at a rate of one half (½) pound of nitrogen per one thousand (1,000) square feet.
   J. At intervals of thirty (30) days after the first application of fertilizer to the turf grass, apply a balanced fertilizer (16-16-16) at a rate of one half (½) pound of nitrogen per one thousand (1,000) square feet until the turf grass is established.
6. A final inspection shall be held prior to the end of the maintenance period to ensure that all punch list items have been completed and the entire project is ready for acceptance by the Owner. Upon satisfaction that the Contractor has completed all punch list items, the irrigation system is fully and completely functional, and the required As-Built drawings and maintenance manuals have been submitted, the Owner shall accept the project. An official letter of final acceptance shall be prepared and issued to the Contractor by the Landscape Architect. Upon the issuance of this letter, the Owner shall assume full responsibility for the project, and the guarantee period shall begin.
7. Upon final acceptance of the project as being properly installed, the Contractor shall guarantee the plant materials as follows:
   A. All shrubs and groundcovers shall be guaranteed by the Contractor as to growth and health for a period of sixty (60) days after completion of the maintenance period and final acceptance.
   B. All trees shall be guaranteed by the Contractor to live and grow in an acceptable upright position for a period of one (1) year after completion of the maintenance period and final acceptance.
   C. Any tree with 30% dead or missing canopy, shall be replaced as part of this plant guarantee.
8. The Contractor shall, within fifteen (15) days after receiving written notification by Owner's representative, remove and replace all guaranteed plant materials which die or become unhealthy or appear to be in a badly impaired condition at any time during the guarantee period. Any plants that settle below or rise above the desired finished grade shall also be reset to the proper grade.
   A. All replacements shall be plants of the same kind, size, and quality as originally specified in the "plant list" and they shall be furnished, planted, staked, and maintained as specified herein at no additional cost to the owner.
   B. The Contractor will not be responsible for plants destroyed or lost due to occupancy of the project, vandalism on the part of others, or improper maintenance or lack thereof.

JK & ALLI

405 WOODSIDE AVE
PARK CITY UT 84060

BOCKHOLT INC.

FILE:
PROJ. # :2404
DRAWN BY: SB
DESIGN BY: SETH BOCKHOLT
CHECKED BY: SB
LAST UPDATED: 10/2/25

ONE INCH

AT FULL SIZE IF NOT ONE INCH, SCALE ACCORDINGLY

Bockholt™

LANDSCAPE ARCHITECT
750 KEARNS BLVD STE 230.
PARK CITY UT. 84060
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PRELIMINARY PLANS

NOT FOR CONSTRUCTION

L-04

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NORTHEAST VIEW



NORTHWEST VIEW



SOUTHEAST VIEW



SOUTHWEST VIEW

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

PROJECT DESCRIPTION:
NICHOLAS RESIDENCE
HISTORIC DISTRICT DESIGN REVIEW
405 WOODSIDE AVENUE, PARK CITY, UTAH 84060

SHEET DESCRIPTION:
3D MODEL VIEWS

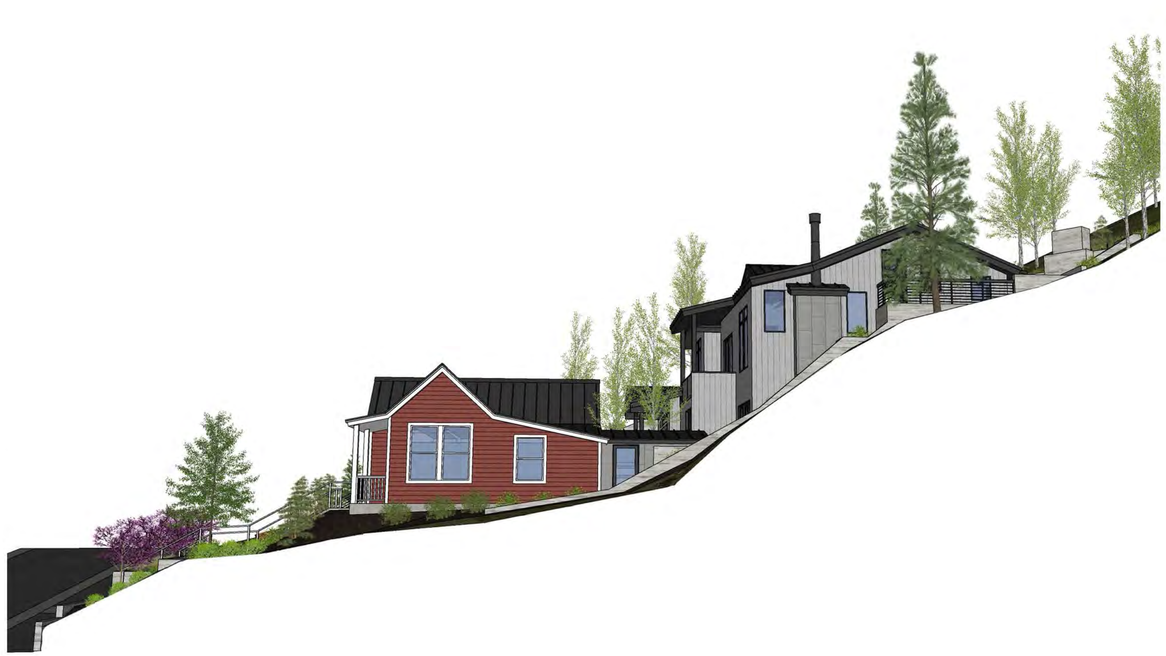
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DATE:
February 2, 2026

PROJECT NUMBER:
2410-01

SHEET NUMBER:
3D 1

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NORTH VIEW



SOUTH VIEW



EAST VIEW

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PROJECT DESCRIPTION:
NICHOLS RESIDENCE
HISTORIC DISTRICT DESIGN REVIEW
405 WOODSIDE AVENUE, PARK CITY, UTAH 84060

SHEET DESCRIPTION:
3D MODEL VIEWS

REVISIONS:

DATE:
February 2, 2026

PROJECT NUMBER:
2410-01

SHEET NUMBER:
3D 2



Streetscape Before



Streetscape After

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PROJECT DESCRIPTION:
NICHOLS RESIDENCE
HISTORIC DISTRICT DESIGN REVIEW
405 WOODSIDE AVENUE, PARK CITY, UTAH 84060

SHEET DESCRIPTION:
STREETSCAPES

REVISIONS:

DATE:
February 2, 2026

PROJECT NUMBER:
2410-01

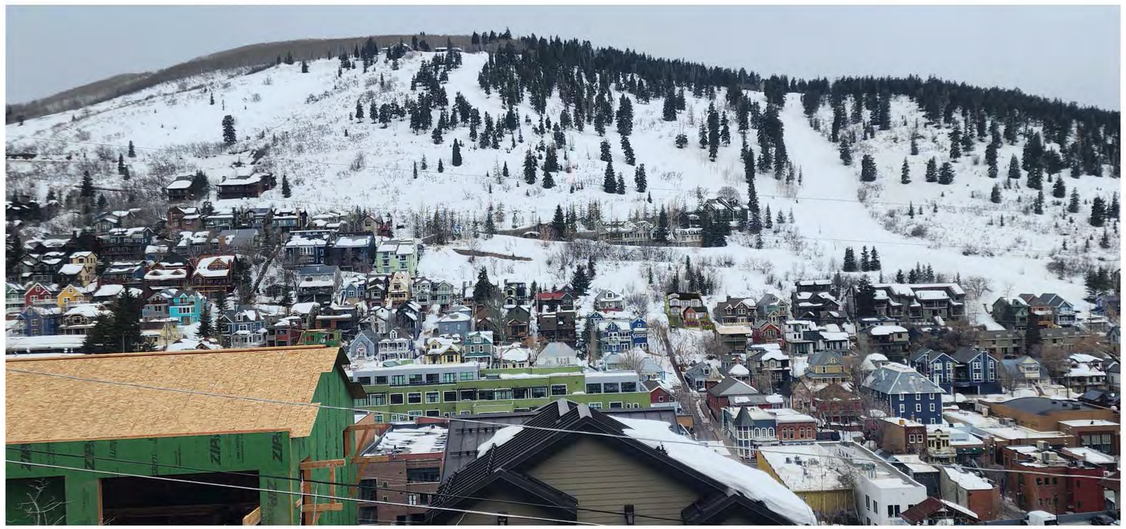
SHEET NUMBER:
3D 3



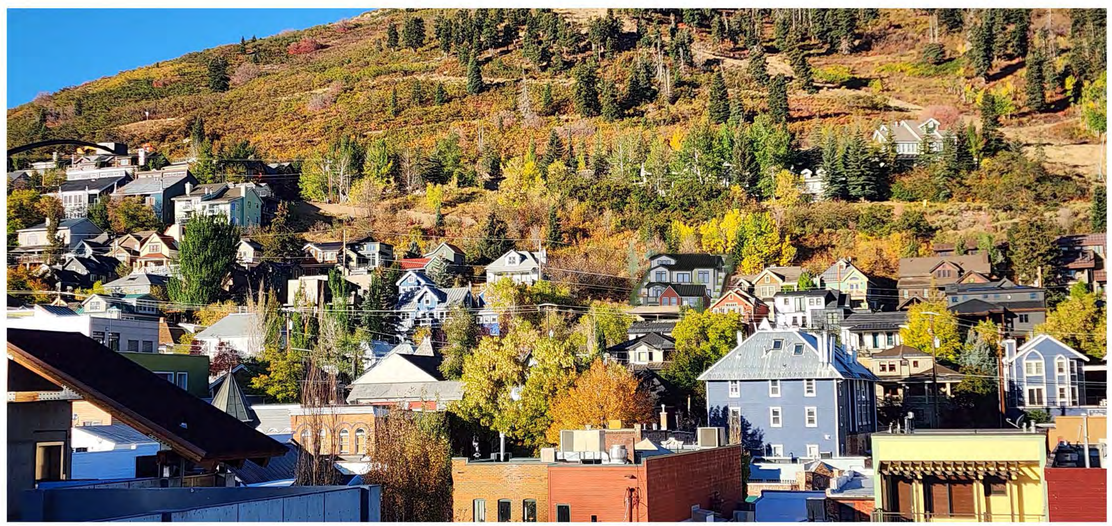
Cross Canyon View 1 Before



Cross Canyon View 2 Before



Cross Canyon View 1 After



Cross Canyon View 2 After

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HISTORIC DISTRICT DESIGN REVIEW
405 WOODSIDE AVENUE, PARK CITY, UTAH 84060

SHEET DESCRIPTION:
CROSS CANYON VIEWS

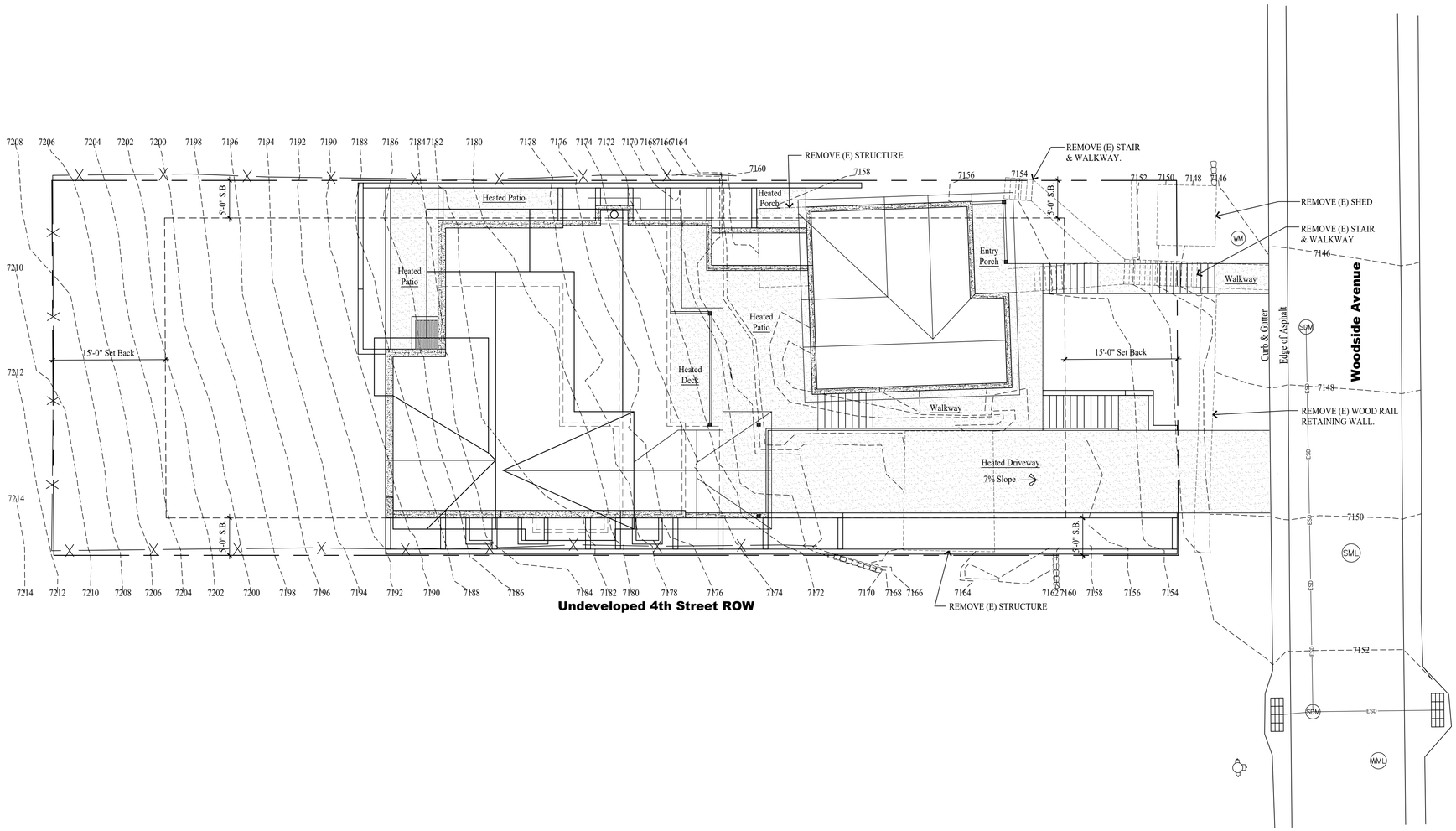
REVISIONS:

DATE:
February 2, 2026

PROJECT NUMBER:
2410-01

SHEET NUMBER:
3D 4

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

GENERAL NOTES

SITE PLAN NOTES:

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

STABILIZATION CONSTRUCTION ENTRANCE

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

GRADING NOTES

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

UTILITY NOTES

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

SNOW REMOVAL

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

LEGEND

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

0' 5' 10' 15' 20'
GRAPHIC SCALE

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NICHOLAS RESIDENCE
HISTORIC DISTRICT DESIGN REVIEW
405 WOODSIDE AVENUE, PARK CITY, UTAH 84060

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

REVISIONS:

DATE:
JANUARRY 19, 2026

PROJECT NUMBER:
2410-01

SHEET NUMBER:
A0.1

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LEGEND

- WMU — WATER MANHOLE LID
- SMU — SEWER MANHOLE LID
- M — ELECTRIC METER BOX
- GAS — GAS METER
- W — WATER VALVE
- WM — WATER METER
- SDM — STORM DRAIN MANHOLE
- LOD FENCE
- SURFACE DRAINAGE FLOW
- ASSUMED CONTOUR LINE
- NEW CONTOUR LINE
- PROPERTY LINE
- SET BACK LINE
- X — FENCE LINE
- WL — WATER LINE
- SL — SEWER LINE
- GL — GAS LINE

GENERAL NOTES

SITE PLAN NOTES:

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STABILIZATION CONSTRUCTION ENTRANCE

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

GRADING NOTES

1. DRAINAGE TO COMPLY WITH IRC CHAPTER 4
2. MAXIMUM ALTERED SLOPES AT 2:1.
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UTILITY NOTES

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

SNOW REMOVAL

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

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

REMOVE (E) STRUCTURE

REMOVE (E) STAIR & WALKWAY.

REMOVE (E) SHED

REMOVE (E) WOOD RAIL RETAINING WALL.

REMOVE (E) STRUCTURE

UPPER LEVEL ELEV: 7181'-0"
MAIN LEVEL ELEV: 7172'-0"
ENTRY LEVEL ELEV: 7163'-0"
GARAGE LEVEL ELEV: 7154'-0"
GARAGE SLAB ELEV: 7153'-10"

GUEST LEVEL ELEV: 7158'-0"

T.O. RIDGE ELEV: 7193'-0 1/2"
T.O. RIDGE ELEV: 7192'-9 1/2"
T.O. RIDGE ELEV: 7185'-11 1/4"
T.O. RIDGE ELEV: 7175'-7 3/4"
T.O. RIDGE ELEV: 7191'-1 3/4"
T.O. RIDGE ELEV: 7173'-1"
T.O. RIDGE ELEV: 7173'-6"

Heated Patio 80'-8"
Heated Patio 62'-11"
Heated Patio 62'-11"
Heated Porch 57'-8"
Heated Deck 71'-11"
Entry Porch 57'-8"
Walkway 57'-8"
Walkway 52.41'
Walkway 46.58'
Walkway
Walkway
Heated Driveway 7% Slope

Planter
Light Well
Light Well
Light Well

11 T @ 11" = 7'-4" 9 R @ 7.0"
11 T @ 11" = 10'-1" 12 R @ 7.0"
8 T @ 11" = 7'-4" 9 R @ 7.0"
11 T @ 11" = 7'-4" 9 R @ 7.0"

15'-0" Set Back

Curb & Gutter
Edge of Asphalt
Woodside Avenue
Undeveloped 4th Street ROW

5'-0" S.B.

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

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405 WOODSIDE AVENUE, PARK CITY, UTAH 84060

PROJECT DESCRIPTION:

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

REVISIONS:

DATE: JUNE 12, 2026

PROJECT NUMBER: 2410-01

SHEET NUMBER: A0.2

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

NOTE:
1'-6" TYPICAL ROOF OVERHANG U.N.O.

KEY NOTES

23. ELEVATOR SHAFT TO BE 1 HOUR FIRE WALL: APPLY 5/8" TYPE X GYP. BOARD TO THE EXTERIOR SIDE OF SHAFT AND 5/8" FIRECODE CORE GYP. BOARD TO THE INSIDE OF SHAFT.
24. 42" WIDE WOOD BURNING FIREPLACE. FRAME ON 10" PLATFORM.
25. DAVINCI 6020 LEFT SIDE GLASS DIRECT VENT FIREPLACE. FRAME ON 10" PLATFORM. SEALED GAS APPLIANCE. APPROVED FOR SLEEPING AREAS. ANSI Z21.50-2014.
26. POLYCAST TRENCH DRAIN SYSTEM OR EQUAL, TIE INTO GRAVEL SUMP OR STORM DRAIN SYSTEM.
27. HEAVY DUTY 18"x18" FLOOR DRAIN W/ FLOOR LEVEL CLEANOUT. TIE INTO GRAVEL SUMP OR STORM DRAIN SYSTEM.
28. PROPERTY LINE.
29. SET BACK LINE.
30. CLASS A CHIMNEY PIPE W/ SPARK ARRESTOR.
31. 36" HIGH GUARD WALL: 2x4 @ 16" O.C. W/ 1/2" EXT. SHEATHING. GUARD WALL TO BE 1x6 VERTICAL CEDAR SIDING ON TYVEK HOMEWRAP ON BOTH SIDES.
32. 48" HIGH GUARD WALL: 2x6 @ 16" O.C. W/ 1/2" EXT. SHEATHING. GUARD WALL TO BE 1x6 VERTICAL CEDAR SIDING ON TYVEK HOMEWRAP.
13. HEATED DECK: 4"-6" CONCRETE SLAB SLOPED TO DRAIN .25% ON LIQUID APPLIED WATERPROOF MEMBRANE OR EQUAL, ON STEEL DECKING - SEE STRUCTURAL.
14. 4" HEATED CONCRETE PORCH / PATIO / STAIRS / WALKWAY / DRIVEWAY ON 4" GRAVEL BASE.
15. 6x6 TIMBER COLUMN - STAIN/PAINT.
16. 6" CONCRETE WINDOW WELL W/ EGRESS LADDER. SEE STRUCTURAL FOR DETAILS. ALUMINUM GRATE OVER CONCRETE WINDOW WELL TO BE HINGED FOR EGRESS ACCESS. SEE DETAIL SHEET A4.1.
17. 1 1/2" GYPCRETE W/ HYDRONIC HEATING ON 3/4" PLYWOOD ON FLOOR JOIST - SEE STRUCTURAL FOR SIZE AND SPACING.
18. 4" REINFORCED CONCRETE SLAB W/ HYDRONIC HEATING ON 2" RIGID INSULATION (CONTINUOUS) ON 6 MIL POLYETHYLENE VAPOR RETARDER (JOINTS TO LAP 6" MIN.) ON 4" GRAVEL BASE CLEANED/GRADED.
19. CRAWL SPACE: PROVIDE 18"x24" MIN. ACCESS OPENING THROUGH FLOOR. 6 MIL VAPOR RETARDER ON 4" GRAVEL BASE - CLEANED AND GRADED. SEE MECHANICAL NOTE 21 & 25 ON SHEET MEP.0.
20. 5/8" TYPE "X" ON GARAGE CEILING AND WALL SEPARATING THE GARAGE AND LIVING SPACE.
21. TUBS AND SHOWERS WITH TILED WALLS TO HAVE A POLYSTYRENE FOAM SYSTEM, WEDI OR EQUAL.
22. DASHED LINES INDICATES WALL/BEAM ABOVE.
1. CLASS A NON-REFLECTIVE STANDING SEAM METAL ROOF TO BE ICC-ES APPROVED. ON ICE AND WATER MEMBRANE ON 5/8" EXTERIOR SHEATHING ON ROOF JOIST - SEE STRUCT. FOR SIZE & SPACING.
2. MEATAL RIDGE VENT.
3. 1 1/2" x 3" CONT. METAL DRIP EDGE ON 2x4 ON 1x10 BUILT-UP FASCIA @ NEW HOUSE AND 1x6 FASCIA @ HISTORIC HOUSE - STAIN/PAINT.
4. 1x6 T&G CEDAR SOFFIT - STAIN/PAINT. SOFFIT TO BE VENTED @ ALL ROOF EAVES.
5. GUTTERS AND DOWNSPOUTS TO TIE INTO GRAVEL SUMP OR STORM DRAIN SYSTEM.
6. SNOW RETENTION BARS; S-5 X-GARD 2.0 OR EQUAL. BYLIN SNOWMELT SYSTEM AT ALL EAVES AND VALLEYS - TYP. SEE SHEET A4.2.
7. ROOF CRICKET / OVERBUILD. CONTRACTOR TO FIELD VERIFY HIEGHT AND LOCATION.
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11. FOR TYPICAL STAIRWAY, HANDRAILING AND GUARDRAILING NOTES & DETAILS ON SEE SHEET A4.1.
12. CONCRETE RETAINING WALL.

GENERAL NOTES

NEW CONCRETE WALL

NEW 2x FRAMED WALL

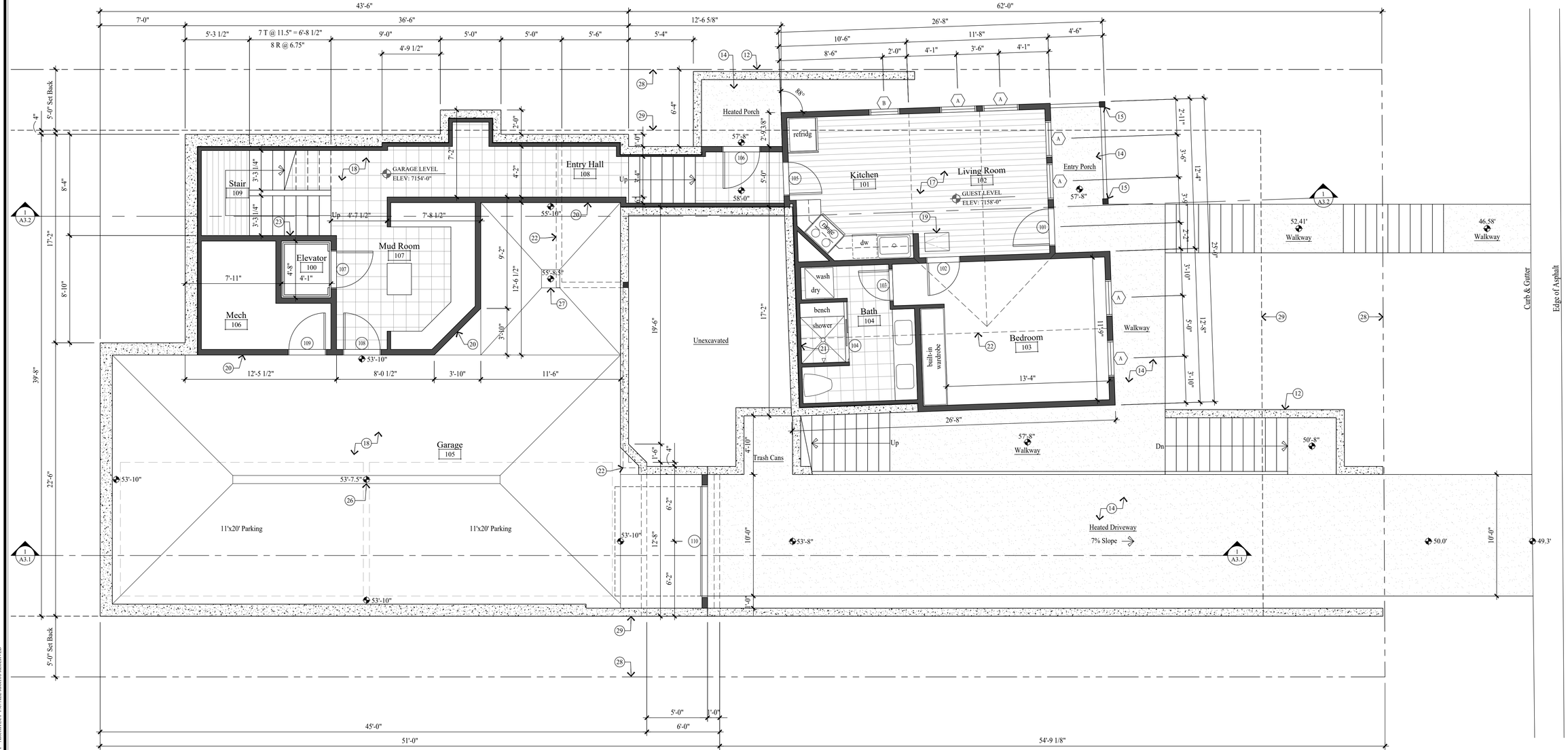
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LOWER/GARAGE LEVEL PLAN
SCALE: 1/4" = 1'-0"

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

PROJECT DESCRIPTION:
NICHOLAS RESIDENCE
HISTORIC DISTRICT DESIGN REVIEW
405 WOODSIDE AVENUE, PARK CITY, UTAH 84060

SHEET DESCRIPTION:
LOWER/GARAGE LEVEL PLAN

REVISIONS:

DATE:
FEBRAURY 24, 2026

PROJECT NUMBER:
2410-01

SHEET NUMBER:
A1.1

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NOTE:
1'-6" TYPICAL ROOF OVERHANG U.N.O.

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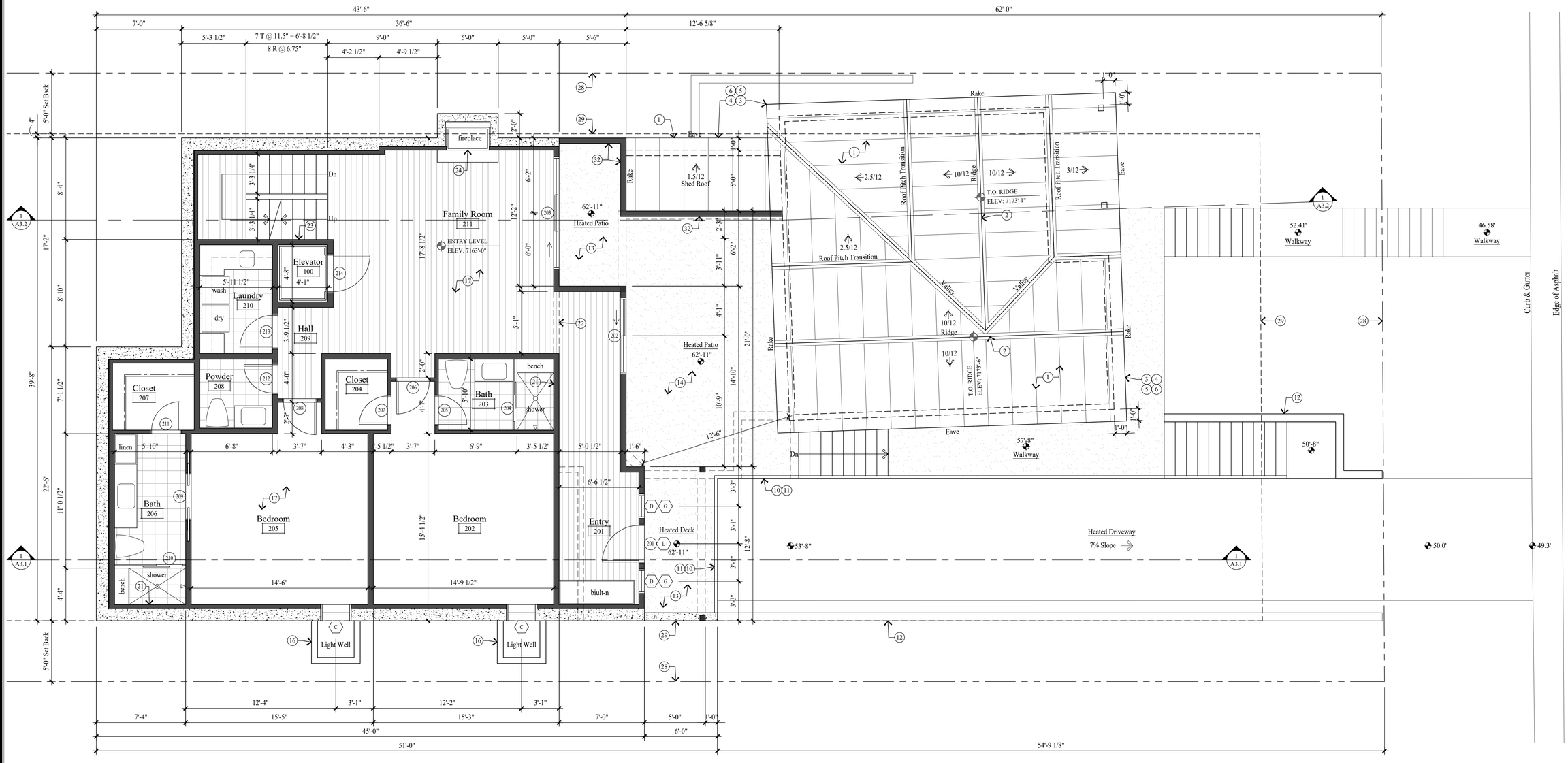
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ENTRY LEVEL PLAN, LOW ROOF PLAN
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Architect
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Tel. 435-649-7263, E-mail: degrayarch@qwestoffice.net

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NICHOLAS RESIDENCE
HISTORIC DISTRICT DESIGN REVIEW
405 WOODSIDE AVENUE, PARK CITY, UTAH 84060

SHEET DESCRIPTION:
ENTRY LEVEL PLAN
LOW ROOF PLAN

REVISIONS:

DATE:
FEBRAURY 24, 2026

PROJECT NUMBER:
2410-01

SHEET NUMBER:
A1.2

NOTE:
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GENERAL NOTES

NEW CONCRETE WALL

NEW 2x FRAMED WALL

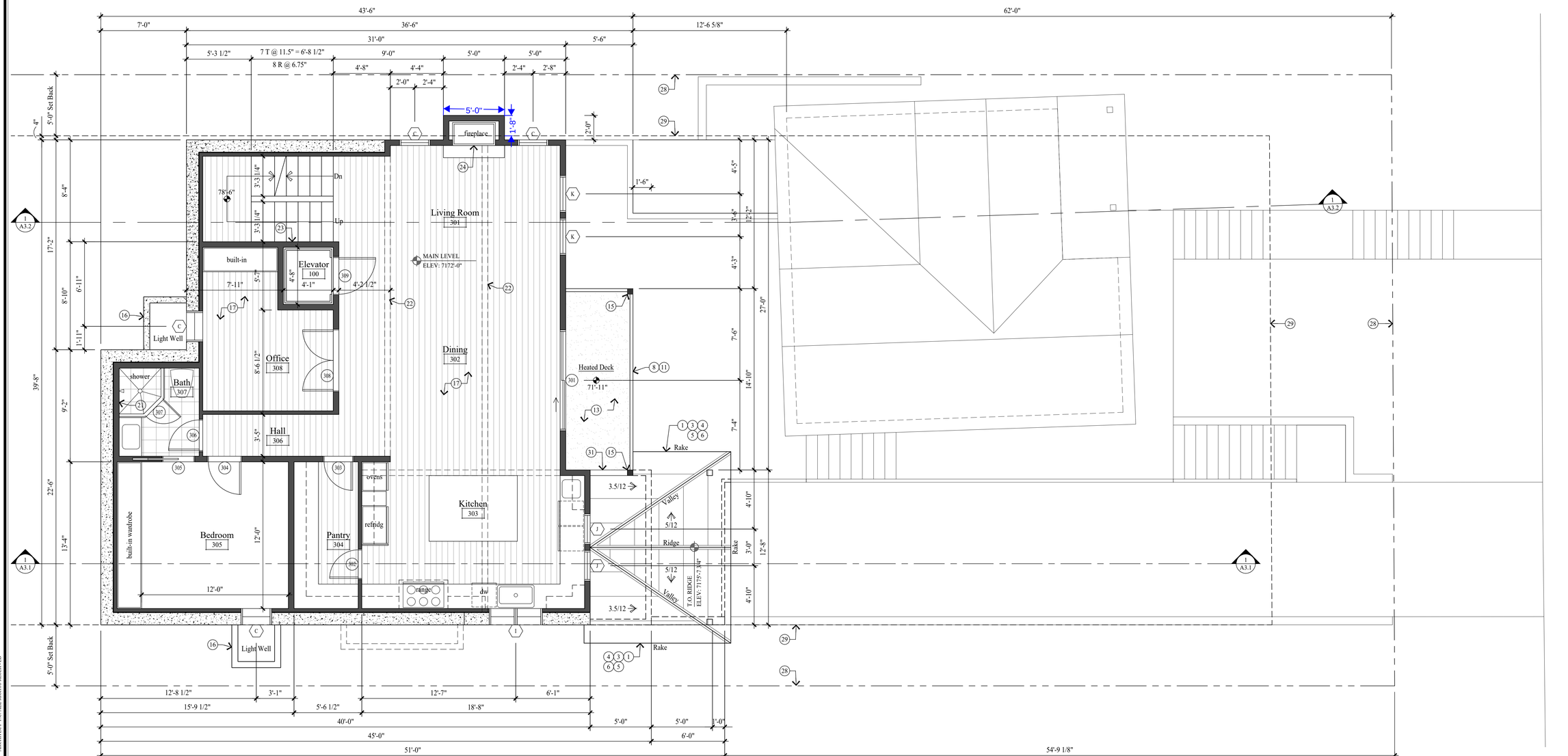
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MAIN/LIVING LEVEL PLAN, MID ROOF PLAN
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HISTORIC DISTRICT DESIGN REVIEW
405 WOODSIDE AVENUE, PARK CITY, UTAH 84060

SHEET DESCRIPTION:
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MID ROOF PLAN

REVISIONS:

DATE:
JANUARRY 19, 2026

PROJECT NUMBER:
2410-01

SHEET NUMBER:
A1.3

NOTE:
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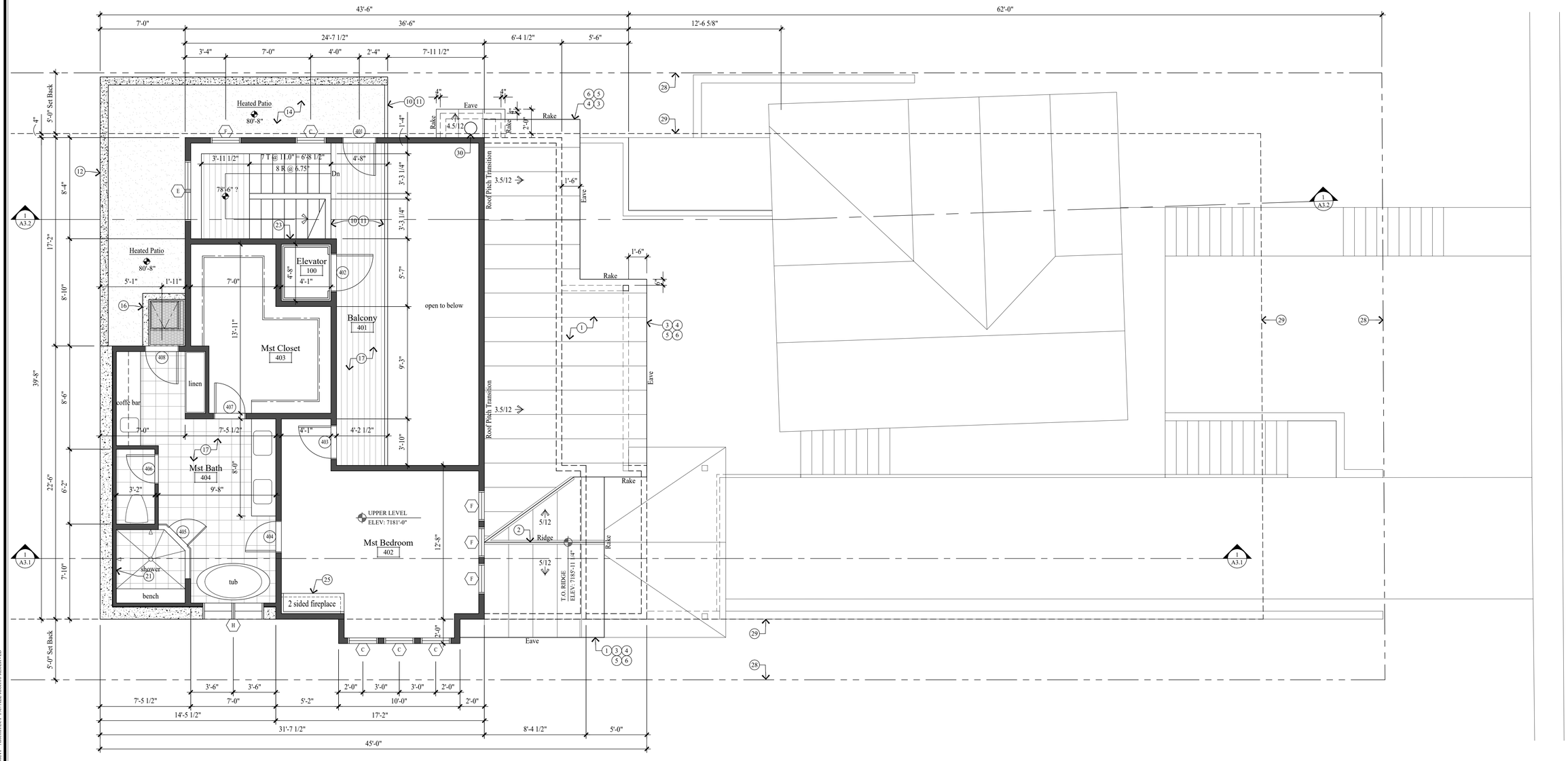
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UPPER/MASTER LEVEL PLAN, UPPER ROOF PLAN
SCALE: 1/4" = 1'-0"

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PROJECT DESCRIPTION:
NICHOLAS RESIDENCE
HISTORIC DISTRICT DESIGN REVIEW
405 WOODSIDE AVENUE, PARK CITY, UTAH 84060

SHEET DESCRIPTION:
UPPER / MASTER LEVEL PLAN
UPPER ROOF PLAN

REVISIONS:

DATE:
FEBRAURY 24, 2026

PROJECT NUMBER:
2410-01

SHEET NUMBER:
A1.4

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

NOTE:
1'-6" TYPICAL ROOF OVERHANG U.N.O.

KEY NOTES

23. ELEVATOR SHAFT TO BE 1 HOUR FIRE WALL: APPLY 5/8" TYPE X GYP. BOARD TO THE EXTERIOR SIDE OF SHAFT AND 5/8" FIRECODE CORE GYP. BOARD TO THE INSIDE OF SHAFT.
24. DAVINCI 6030 SEE-THRU GAS FIREPLACE. FRAME ON 10" PLATFORM. SEALED GAS APPLIANCE APPROVED FOR SLEEPING AREAS. ANSI Z21.50b-2014.
25. DAVINCI 6020 SINGLE SIDED LINEAR GAS FIREPLACE. FRAME ON 10" PLATFORM. SEALED GAS APPLIANCE APPROVED FOR SLEEPING AREAS. ANSI Z21.50b-2014.
26. POLYCAST TRENCH DRAIN SYSTEM OR EQUAL, TIE INTO GRAVEL SUMP OR STORM DRAIN SYSTEM.
27. HEAVY DUTY 18"x18" FLOOR DRAIN W/ FLOOR LEVEL CLEANOUT. TIE INTO GRAVEL SUMP OR STORM DRAIN SYSTEM.
28. PROPERTY LINE.
29. SET BACK LINE.
30. VENT / POWER EXHAUST FOR GAS FIRE FIREPLACE.
31. 36" HIGH GUARD WALL: 2x4 @ 16" O.C. W/ 1/2" EXT. SHEATHING. GUARD WALL TO BE 1x6 VERTICAL CEDAR SIDING ON TYVEK HOMEWRAP ON BOTH SIDES.
32. 48" HIGH GUARD WALL: 2x6 @ 16" O.C. W/ 1/2" EXT. SHEATHING. GUARD WALL TO BE 1x6 VERTICAL CEDAR SIDING ON TYVEK HOMEWRAP.

13. HEATED DECK: 4"-6" CONCRETE SLAB SLOPED TO DRAIN .25% ON LIQUID APPLIED WATERPROOF MEMBRANE OR EQUAL, ON STEEL DECKING - SEE STRUCTURAL.
14. 4" HEATED CONCRETE PORCH / PATIO / STAIRS / WALKWAY / DRIVEWAY ON 4" GRAVEL BASE.
15. 6x6 TIMBER COLUMN - STAIN/PAINT.
16. 6" CONCRETE WINDOW WELL W/ EGRESS LADDER. SEE STRUCTURAL FOR DETAILS. ALUMINUM GRATE OVER CONCRETE WINDOW WELL TO BE HINGED FOR EGRESS ACCESS. SEE DETAIL SHEET A4.1.
17. 1 1/2" GYPCRETE W/ HYDRONIC HEATING ON 3/4" PLYWOOD ON FLOOR JOIST - SEE STRUCTURAL FOR SIZE AND SPACING.
18. 4" REINFORCED CONCRETE SLAB W/ HYDRONIC HEATING ON 2" RIGID INSULATION (CONTINUOUS) ON 6 MIL POLYETHYLENE VAPOR RETARDER (JOINTS TO LAP 6" MIN.) ON 4" GRAVEL BASE CLEANED/GRADED.
19. CRAWL SPACE: PROVIDE 18"x24" MIN. ACCESS OPENING THROUGH FLOOR. 6 MIL VAPOR RETARDER ON 4" GRAVEL BASE - CLEANED AND GRADED. SEE MECHANICAL NOTE 21 & 25 ON SHEET MEP.0.
20. 5/8" TYPE "X" ON GARAGE CEILING AND WALL SEPARATING THE GARAGE AND LIVING SPACE.
21. TUBS AND SHOWERS WITH TILED WALLS TO HAVE A POLYSTYRENE FOAM SYSTEM, WEDI OR EQUAL.
22. DASHED LINES INDICATES WALL/BEAM ABOVE.

1. CLASS A NON-REFLECTIVE STANDING SEAM METAL ROOF TO BE ICC-ES APPROVED. ON ICE AND WATER MEMBRANE ON 5/8" EXTERIOR SHEATHING ON ROOF JOIST - SEE STRUCT. FOR SIZE & SPACING.
2. MEATAL RIDGE VENT.
3. 1 1/2" x 3" CONT. METAL DRIP EDGE ON 2x4 ON 1x10 BUILT-UP FASCIA @ NEW HOUSE AND 1x6 FASCIA @ HISTORIC HOUSE - STAIN/PAINT.
4. 1x6 T&G CEDAR SOFFIT - STAIN/PAINT. SOFFIT TO BE VENTED @ ALL ROOF EAVES.
5. GUTTERS AND DOWNSPOUTS TO TIE INTO GRAVEL SUMP OR STORM DRAIN SYSTEM.
6. SNOW RETENTION BARS; S-5 X-GARD 2.0 OR EQUAL. BYLIN SNOWMELT SYSTEM AT ALL EAVES AND VALLEYS - TYP. SEE SHEET A4.2.
7. ROOF CRICKET / OVERBUILD. CONTRACTOR TO FIELD VERIFY HIEGHT AND LOCATION.
8. 36" HIGH GUARD RAILING: 1 1/2"x4" METAL TOP CAP, CONTINUOUS W/ FLAT METAL PANEL INFILL W/ 3x3 VERTICAL TUBE STEEL POSTS.
9. FREE STANDING GAS STOVE FIREPLACE. DIRECT VENT.
10. 36" HIGH GUARD RAILING: 1 1/2"x4" METAL TOP CAP, CONTINUOUS W/ 1/2" DIA. STEEL BARS HORIZONTAL, SPACED LESS THAN 4". THROUGH 3x3 VERTICAL TUBE STEEL POSTS.
11. FOR TYPICAL STAIRWAY, HANDRAILING AND GUARDRAILING NOTES & DETAILS ON SEE SHEET A4.1.
12. CONCRETE RETAINING WALL.

GENERAL NOTES

NEW CONCRETE WALL

NEW 2x FRAMED WALL

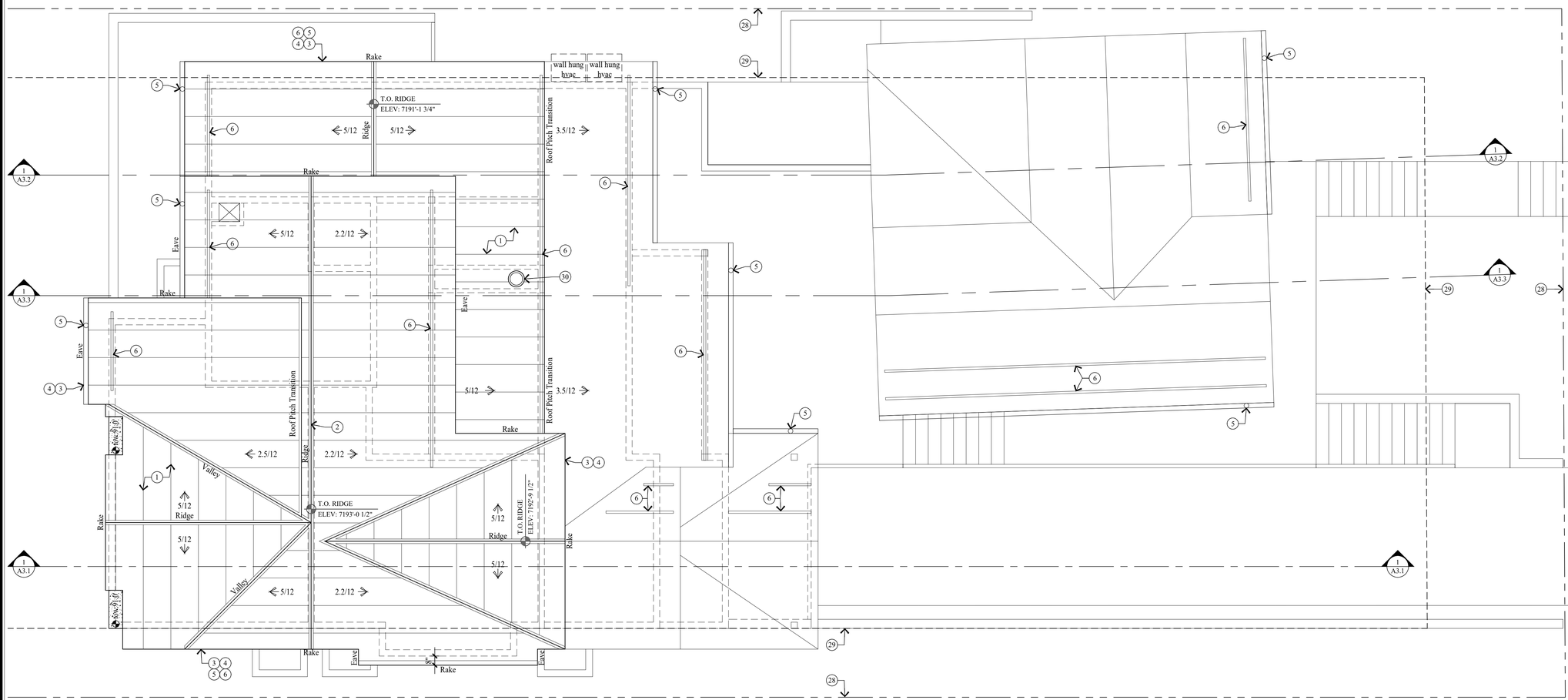
1. ALL DIMENSIONS ARE APPROXIMATE AND ARE TO BE FIELD VERIFIED PRIOR TO ANY CONSTRUCTION.

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

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

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

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



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

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NICHOLAS RESIDENCE
405 WOODSIDE AVENUE, PARK CITY, UTAH 84060

PROJECT DESCRIPTION:

SHEET DESCRIPTION: HIGH ROOF PLAN

REVISIONS:

DATE: JUNE 12, 2026

PROJECT NUMBER: 2410-01

SHEET NUMBER: A1.5

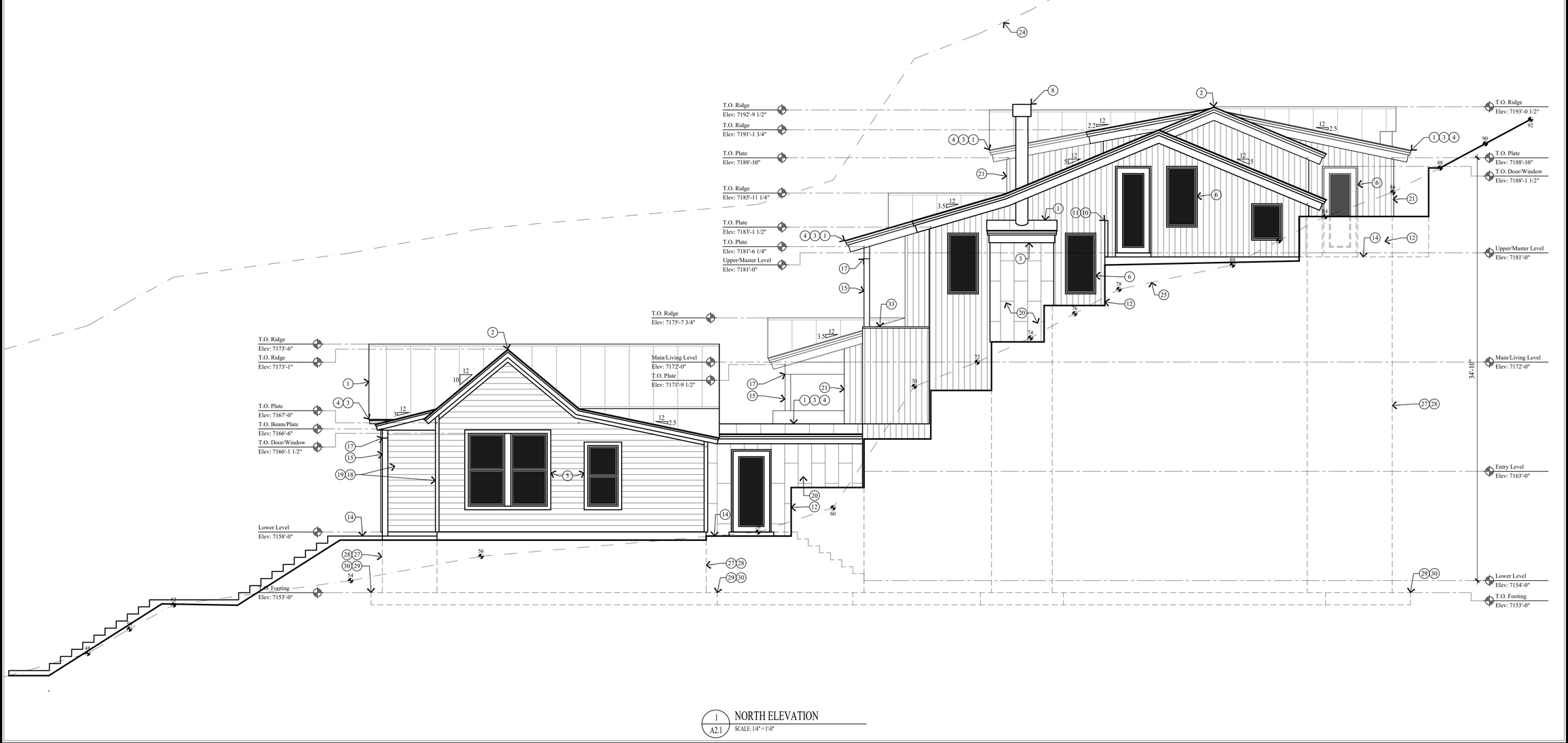
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KEY NOTES

29. FOOTING - SEE STRUCTURAL FOR SIZE AND REINFORCING.
30. FILTER FABRIC OVER FREE DRAINING GRAVEL W/ 4" PERF. FOOTING DRAIN, DAYLIGHTED OR TIE INTO STORM DRAIN SYSTEM.
31. 4" STONE VENEER - SEE SHEET S1.1 GENERAL STRUCTURAL NOTE FOR INSTALLATION.
32. 36" HIGH GUARD RAILING: 1 1/2"x4" METAL TOP CAP, CONTINUOUS W/ FLAT METAL PANEL INFILL W/ 3x3 VERTICAL TUBE STEEL POSTS.
33. 36" HIGH GUARD WALL: 2x4 @ 16" O.C. W/ 1/2" EXT. SHEATHING. GUARD WALL TO BE 1x6 VERTICAL CEDAR SIDING ON TYVEK HOMEWRAP ON BOTH SIDES.
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15. 6x6 TIMBER COLUMN - STAIN/PAINT.
16. 6" CONCRETE WINDOW WELL W/ EGRESS LADDER. SEE STRUCTURAL FOR DETAILS. ALUMINUM GRATE OVER CONCRETE WINDOW WELL TO BE HINGED FOR EGRESS ACCESS. SEE DETAIL SHEET A4.1.
17. STRUCTURAL BEAM - SEE STRUCTURAL DRAWINGS FOR SIZE AND DETAILS.
18. 2x4 CEDAR OUTSIDE CORNER BOARD, 2x2 CEDAR INSIDE CORNER BOARD - STAIN/PAINT.
19. 1x6 CEDAR HORIZONTAL LAP SIDING - PAINT/STAIN OPAQUE FINISH ON TYVEK HOMEWRAP ON 1/2" EXTERIOR SHEATHING ON 2x6 STUD WALL @ 16" O.C.
20. FLAT PANEL METAL SIDING ON TYVEK HOMEWRAP ON TYVEK HOMEWRAP ON 1/2" EXTERIOR SHEATHING ON 2x6 STUD WALL @ 16" O.C.
21. 1x6 CEDAR VERTICAL T&G THIN LINE SIDING - STAIN/PAINT ON TYVEK HOMEWRAP ON 1/2" EXTERIOR SHEATHING ON 2x6 STUD WALL @ 16" O.C.
22. FLASHING AND COUNTER FLASHING - TYPICAL.
23. ROOF TO WALL SURFACE; EXTEND BITUTHANE MEMBRANE OVER ROOF DECK & UP WALL SURFACE 24".
24. LINE 27'-0" HEIGHT ABOVE EXISTING GRADE.
25. EXISTING GRADE LINE.
26. FINISH GRADE TO SLOPE AWAY FROM HOUSE A MIN. OF 6" WITHIN THE FIRST 10'. IRC R401.3
27. FOUNDATION - SEE STRUCTURAL FOR SIZE AND REINFORCING.
28. DRAINAGE MATT ON WATERPROOF MEMBRANE

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4. 1x6 T&G CEDAR SOFFIT - STAIN/PAINT. SOFFIT TO BE VENTED @ ALL ROOF EAVES.
5. WINDOWS AND DOORS W/ INSULATED GLASS - SEE SCHEDULE. WINDOWS / DOORS @ HISTORIC HOUSE TO BE TRIMMED W/ 2x4 CEDAR @ HEAD, JAMB, SILL - STAIN/PAINT. SEE SHEET A4.1.
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9. SKY LIGHT W/ INSULATED GLASS - SEE WINDOW SCHEDULE SHEET A5.1.
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1 / A2.1 NORTH ELEVATION
SCALE: 1/4" = 1'-0"

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NORTH ELEVATION

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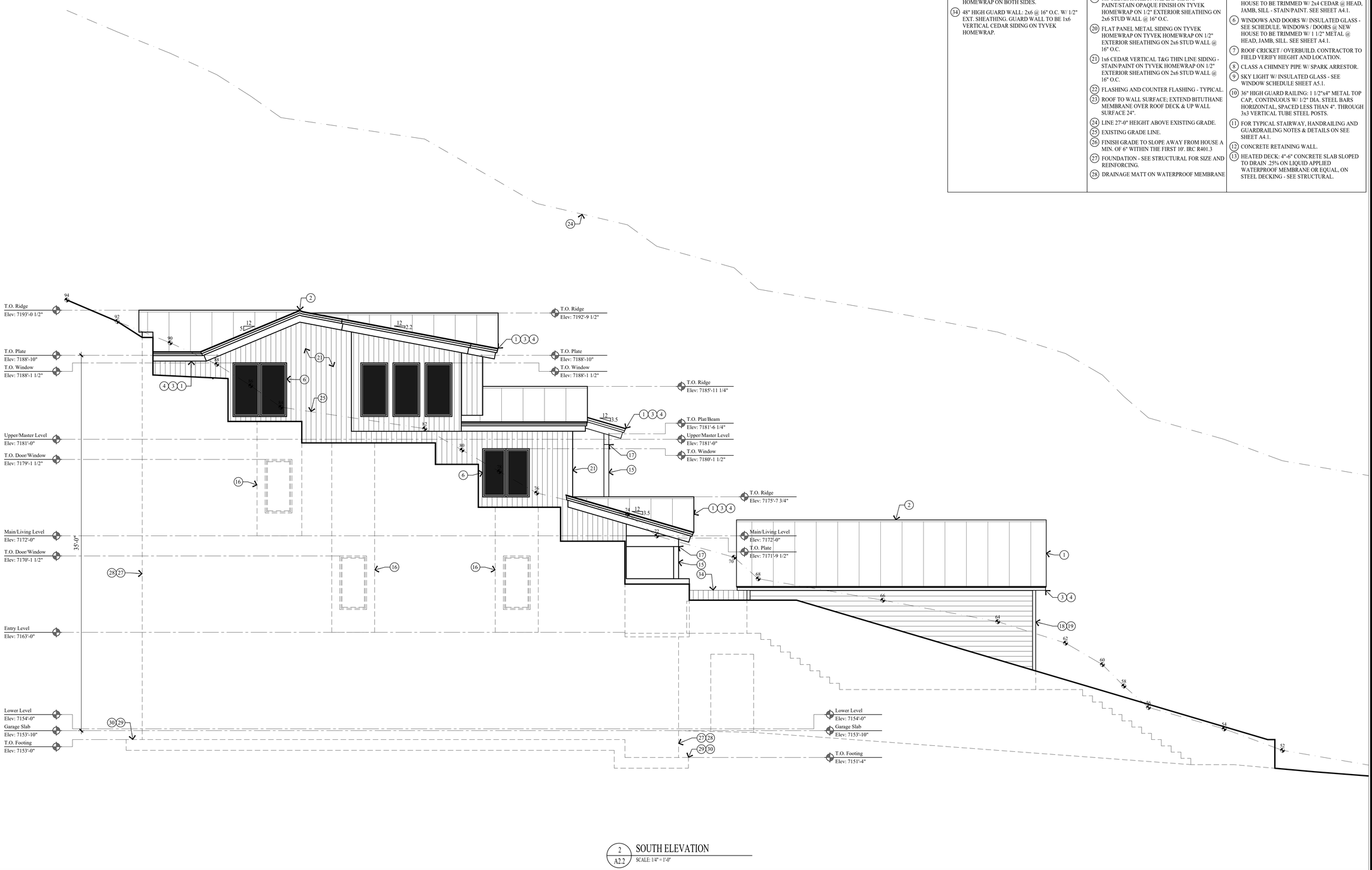
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A2.1

KEY NOTES

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2 A2.2 SOUTH ELEVATION
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SHEET DESCRIPTION:
SOUTH ELEVATION

REVISIONS:

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JANUARRY 19, 2026

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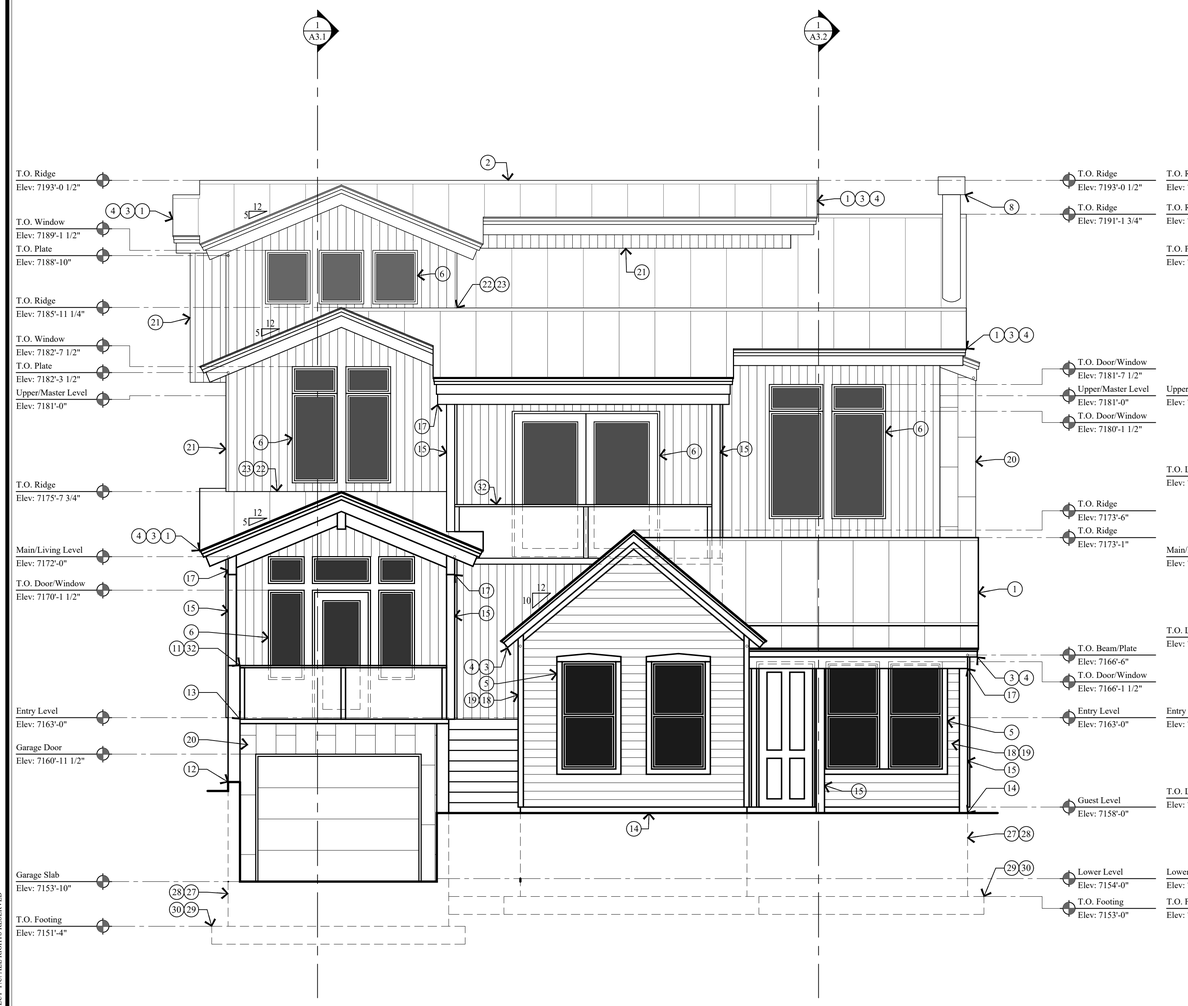
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A2.2

KEY NOTES

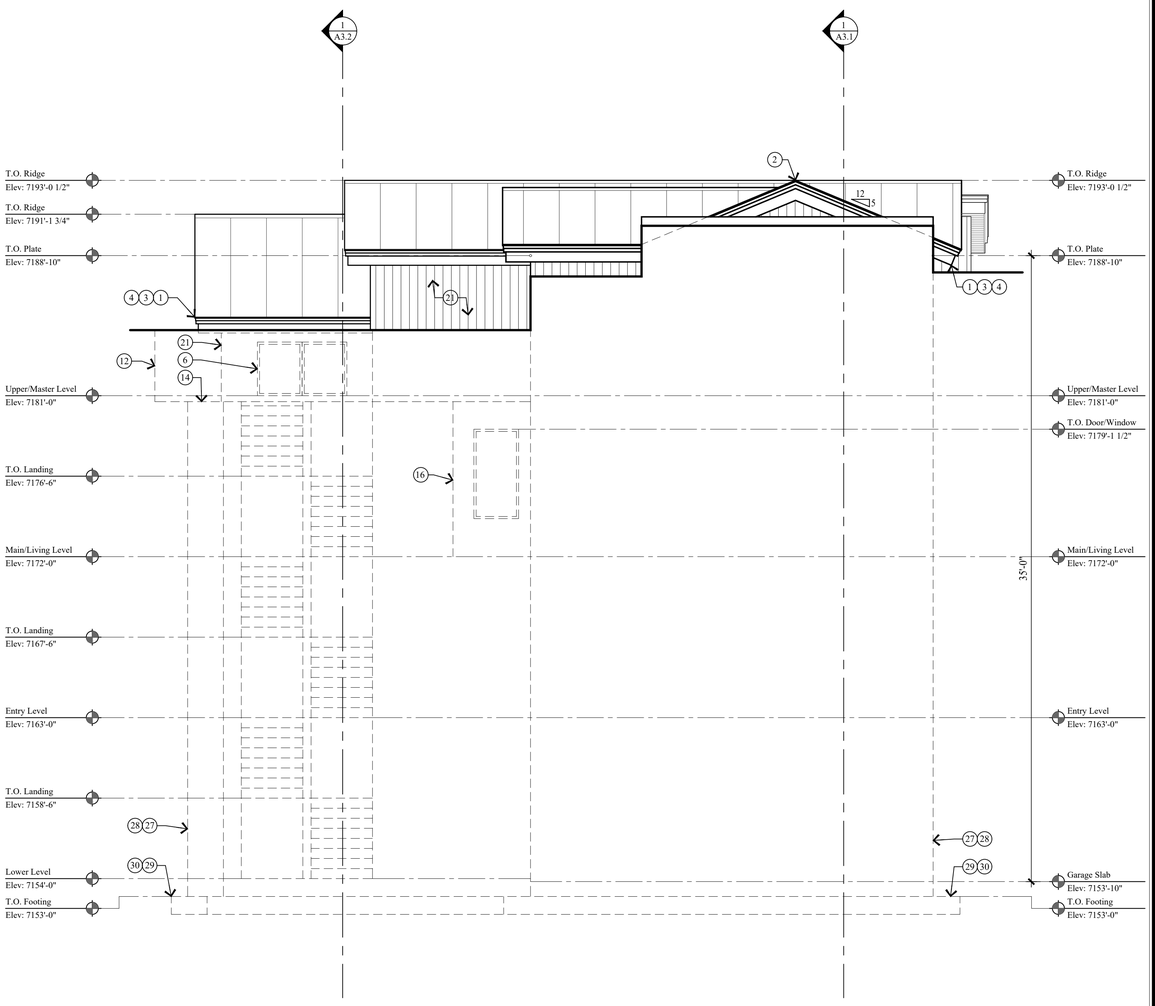
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11. FOR TYPICAL STAIRWAY, HANDRAILING AND GUARDRAILING NOTES & DETAILS ON SEE SHEET A4.1.
12. CONCRETE RETAINING WALL.
13. HEATED DECK- 4"-6" CONCRETE SLAB SLOPED TO DRAIN .25% ON LIQUID APPLIED WATERPROOF MEMBRANE OR EQUAL, ON STEEL DECKING - SEE STRUCTURAL.



1 EAST ELEVATION
A2.3 SCALE: 1/4" = 1'-0"



2 WEST ELEVATION
A2.3 SCALE: 1/4" = 1'-0"

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NICHOLAS RESIDENCE
HISTORIC DISTRICT DESIGN REVIEW
405 WOODSIDE AVENUE, PARK CITY, UTAH 84060

PROJECT DESCRIPTION:

SHEET DESCRIPTION:
EAST AND WEST ELEVATIONS

REVISIONS:

DATE:
FEBRAURY 24, 2026

PROJECT NUMBER:
2410-01

SHEET NUMBER:
A2.3

KEY NOTES

(40) HEAVY DUTY 18"x18" FLOOR DRAIN W/ FLOOR LEVEL CLEANOUT. TIE INTO GRAVEL SUMP OR STORM DRAIN SYSTEM.

(41) 1/2" GYP. BD. ON 4 MIL POLYETHYLENE VAPOR RETARDER AT FLOOR JOIST, ROOF JOIST AND EXTERIOR WALLS.

(42) INSULATION: SEE GENERAL NOTE #2 ON FLOOR PLAN SHEETS FOR TYPE AND R-VALUE.

(43) FIRE BLOCK STUD SPACES AT SOFFIT, FLOOR AND CEILING JOIST LINES, AT 10 FT. VERT. AND HORIZ. AND AT ANY OTHER LOCATIONS NOT SPECIFICALLY MENTIONED WHICH COULD AFFORD PASSAGE FOR FLAMES. - IRC R302.11

(44) SOLID BLOCKING AND HURRICANE HOLD DOWN AT EACH RAFTER OR SIMPSON VPA.

(45) ALL LUMBER IN CONTACT WITH CONCRETE OR MASONRY INCLUDING LEDGERS AND FURRING WALLS MUST BE PRESERVATIVELY TREATED OR FOUNDATION GRADE REDWOOD.

(46) TREATED WOOD SILL PLATE W/ 1/2" ANCHOR BOLTS EMBEDDED 7" INTO CONCRETE, SPACED 32" O.C. U.N.O. ON PLANS. PLATE WASHERS SHALL 3"x3"x1/4" AND USED ON EACH BOLT. SEE STRUCTURAL SHEAR WALL SCHEDULE.

(47) 36" HIGH GUARD RAILING: 1 1/2"x4" METAL TOP CAP, CONTINUOUS W/ FLAT METAL PANEL INFILL W/ 3x3 VERTICAL TUBE STEEL POSTS.

(48) 48" HIGH GUARD WALL: 2x6 @ 16" O.C. W/ 1/2" EXT. SHEATHING. GUARD WALL TO BE 1x6 VERTICAL CEDAR SIDING ON TYVEK HOMEWRAP.

(29) FOOTING - SEE STRUCTURAL FOR SIZE AND REINFORCING.

(30) FILTER FABRIC OVER FREE DRAINING GRAVEL W/ 4" PERF. FOOTING DRAIN, DAYLIGHTED OR TIE INTO STORM DRAIN SYSTEM.

(31) 4" STONE VENEER - SEE SHEET S1.1 GENERAL STRUCTURAL NOTE FOR INSTALLATION.

(32) 1 1/2" GYPCRETE W/ HYDRONIC HEATING ON 3/4" PLYWOOD ON FLOOR JOIST - SEE STRUCTURAL FOR SIZE AND SPACING.

(33) 4" REINFORCED CONCRETE SLAB W/ HYDRONIC HEATING ON 2" RIGID INSULATION (CONTINUOUS) ON 6 MIL POLYETHYLENE VAPOR RETARDER (JOINTS TO LAP 6" MIN.) ON 4" GRAVEL BASE CLEANED/GRADED.

(34) CRAWL SPACE: PROVIDE 18"x24" MIN. ACCESS OPENING THROUGH FLOOR. 6 MIL VAPOR RETARDER ON 4" GRAVEL BASE - CLEANED AND GRADED. SEE MECHANICAL NOTE 21 & 25 ON SHEET MEP.0.

(35) 5/8" TYPE "X" ON GARAGE CEILING AND WALL SEPARATING THE GARAGE AND LIVING SPACE.

(36) ELEVATOR SHAFT TO BE 1 HOUR FIRE WALL: APPLY 5/8" TYPE X GYP. BOARD TO THE EXTERIOR SIDE OF SHAFT AND 5/8" FIRECODE CORE GYP. BOARD TO THE INSIDE OF SHAFT.

(37) HEATILATOR "CRAVE 6048" DIRECT VENT FIREPLACE. FRAME ON 10" PLATFORM. SEALED GAS APPLIANCE APPROVED FOR SLEEPING AREAS. ANSI Z21.88-2017.

(38) DAVINCI 6620 RIGHT SIDE GLASS DIRECT VENT FIREPLACE. FRAME ON 18" PLATFORM. SEALED GAS APPLIANCE APPROVED FOR SLEEPING AREAS. ANSI Z21.50-2014.

(39) POLYCAST TRENCH DRAIN SYSTEM OR EQUAL, TIE INTO GRAVEL SUMP OR STORM DRAIN SYSTEM.

(14) 4" HEATED CONCRETE PORCH / PATIO / STAIRS / WALKWAY / DRIVEWAY ON 4" GRAVEL BASE.

(15) 6x6 TIMBER COLUMN - STAIN/PAINT.

(16) 6" CONCRETE WINDOW WELL W/ EGRESS LADDER. SEE STRUCTURAL FOR DETAILS. ALUMINUM GRATE OVER CONCRETE WINDOW WELL TO BE HINGED FOR EGRESS ACCESS. SEE DETAIL SHEET A4.1.

(17) STRUCTURAL BEAM - SEE STRUCTURAL DRAWINGS FOR SIZE AND DETAILS.

(18) 2x4 CEDAR OUTSIDE CORNER BOARD, 2x2 CEDAR INSIDE CORNER BOARD - STAIN/PAINT.

(19) 1x6 CEDAR HORIZONTAL LAP SIDING - PAINT/STAIN OPAQUE FINISH ON TYVEK HOMEWRAP ON 1/2" EXTERIOR SHEATHING ON 2x6 STUD WALL @ 16" O.C.

(20) FLAT PANEL METAL SIDING ON TYVEK HOMEWRAP ON TYVEK HOMEWRAP ON 1/2" EXTERIOR SHEATHING ON 2x6 STUD WALL @ 16" O.C.

(21) 1x6 CEDAR VERTICAL T&G THIN LINE SIDING - STAIN/PAINT ON TYVEK HOMEWRAP ON 1/2" EXTERIOR SHEATHING ON 2x6 STUD WALL @ 16" O.C.

(22) FLASHING AND COUNTER FLASHING - TYPICAL.

(23) ROOF TO WALL SURFACE; EXTEND BITUTHANE MEMBRANE OVER ROOF DECK & UP WALL SURFACE 24".

(24) LINE 27'-0" HEIGHT ABOVE EXISTING GRADE.

(25) EXISTING GRADE LINE.

(26) FINISH GRADE TO SLOPE AWAY FROM HOUSE A MIN. OF 6" WITHIN THE FIRST 10'. IRC R401.3

(27) FOUNDATION - SEE STRUCTURAL FOR SIZE AND REINFORCING.

(28) DRAINAGE MATT ON WATERPROOF MEMBRANE

(1) CLASS A NON-REFLECTIVE STANDING SEAM METAL ROOF TO BE ICC-ES APPROVED. ON ICE AND WATER MEMBRANE ON 5/8" EXTERIOR SHEATHING ON ROOF JOIST - SEE STRUCT. FOR SIZE & SPACING.

(2) MEATAL RIDGE VENT.

(3) 1 1/2" x 3" CONT. METAL DRIP EDGE ON 2x4 ON 1x10 BUILT-UP FASCIA @ NEW HOUSE AND 1x6 FASCIA @ HISTORIC HOUSE - STAIN/PAINT.

(4) 1x6 T&G CEDAR SOFFIT - STAIN/PAINT. SOFFIT TO BE VENTED @ ALL ROOF EAVES.

(5) WINDOWS AND DOORS W/ INSULATED GLASS - SEE SCHEDULE. WINDOWS / DOORS @ HISTORIC HOUSE TO BE TRIMMED W/ 2x4 CEDAR @ HEAD, JAMB, SILL - STAIN/PAINT. SEE SHEET A4.1.

(6) WINDOWS AND DOORS W/ INSULATED GLASS - SEE SCHEDULE. WINDOWS / DOORS @ NEW HOUSE TO BE TRIMMED W/ 1 1/2" METAL @ HEAD, JAMB, SILL. SEE SHEET A4.1.

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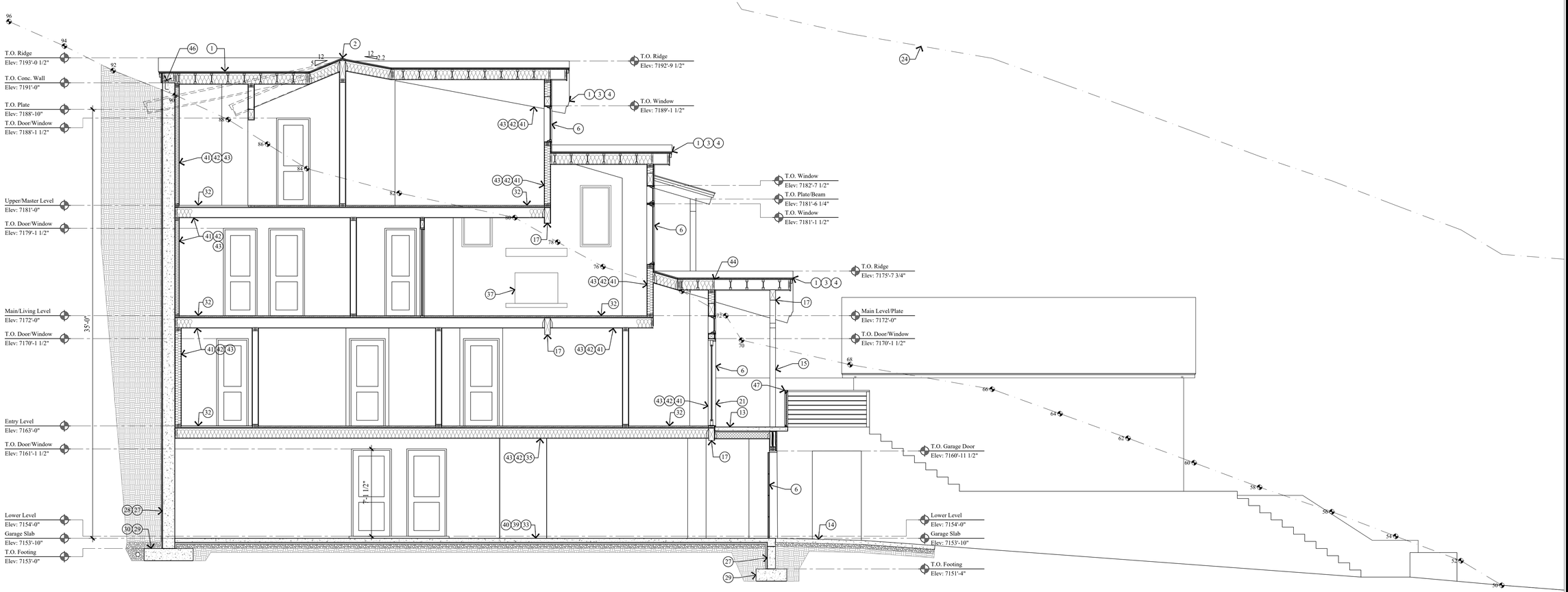
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(13) HEATED DECK- 4"-6" CONCRETE SLAB SLOPED TO DRAIN .25% ON LIQUID APPLIED WATERPROOF MEMBRANE OR EQUAL, ON STEEL DECKING - SEE STRUCTURAL.



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

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HISTORIC DISTRICT DESIGN REVIEW
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SHEET DESCRIPTION:
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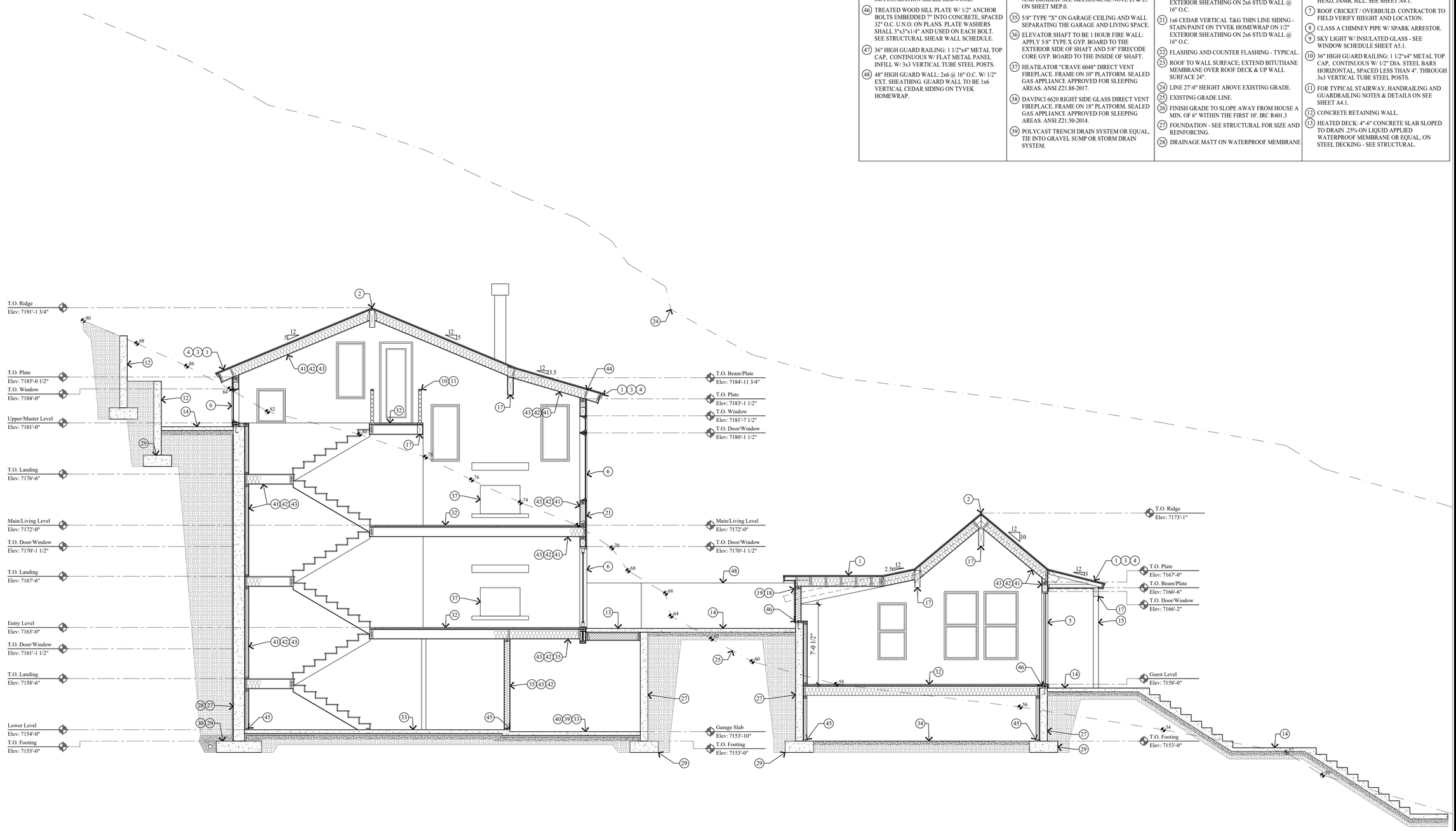
REVISIONS:

DATE:
JANUARRY 19, 2026

PROJECT NUMBER:
2410-01

SHEET NUMBER:
A3.1

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1 A3.2 BUILDING SECTION
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405 WOODSIDE AVENUE, PARK CITY, UTAH 84060

SHEET DESCRIPTION:
BUILDING SECTION

REVISIONS:

DATE:
JANUARRY 19, 2026

PROJECT NUMBER:
2410-01

SHEET NUMBER:
A3.2

ROOM FINISH SCHEDULE

ROOM NO.	ROOM NAME	FLOOR MAT'L	FLOOR BASE	WALLS NORTH	WALLS EAST	WALLS SOUTH	WALLS WEST	CEILING HEIGHT	CEILING MAT'L	REMARKS
LOWER / GARAGE LEVEL										
100	ELEVATOR	CONCRETE		GYP	GYP	GYP	GYP	37-11"/37-2"	GYP	5/8" TYPE X GYPSUM BOARD
101	KITCHEN	WOOD	WOOD	GYP	GYP	GYP	GYP	VARIES	GYP	
102	LIVING	WOOD	WOOD	GYP	GYP	GYP	GYP	VARIES	GYP	
103	BEDROOM	CARPET	WOOD	GYP	GYP	GYP	GYP	VARIES	GYP	
104	BATH	TILE	TILE	GYP	GYP	GYP	GYP	VARIES	GYP	
105	GARAGE	CONCRETE	WOOD	GYP	GYP		GYP	VARIES	GYP	5/8" TYPE X GYPSUM BOARD
106	MECH	CONCRETE	WOOD	GYP	GYP	GYP	GYP	7-11 3/4"	GYP	
107	MUD ROOM	TILE	TILE	GYP	GYP	GYP	GYP	7-11 3/4"	GYP	
108	ENTRY HALL	TILE	TILE	GYP	GYP	GYP	GYP	VARIES	GYP	
109	STAIR	WOOD	WOOD	GYP	GYP	GYP	GYP	VARIES	GYP	
ENTRY LEVEL										
201	ENTRY	WOOD	WOOD	GYP	GYP	GYP	GYP	VARIES	GYP	
202	BEDROOM	CARPET	WOOD	GYP	GYP	GYP	GYP	7-11 3/4"	GYP	
203	BATH	TILE	TILE	GYP	GYP	GYP	GYP	7-11 3/4"	GYP	
204	CLOSET	WOOD	WOOD	GYP	GYP	GYP	GYP	7-11 3/4"	GYP	
205	BEDROOM	CARPET	WOOD	GYP	GYP	GYP	GYP	7-11 3/4"	GYP	
206	BATH	TILE	TILE	GYP	GYP	GYP	GYP	7-11 3/4"	GYP	
207	CLOSET	WOOD	WOOD	GYP	GYP	GYP	GYP	7-11 3/4"	GYP	
208	POWDER	TILE	TILE	GYP	GYP	GYP	GYP	7-11 3/4"	GYP	
209	HALL	WOOD	WOOD	GYP	GYP	GYP	GYP	7-11 3/4"	GYP	
210	LAUNDRY	TILE	TILE	GYP	GYP	GYP	GYP	7-11 3/4"	GYP	
211	FAMILY ROOM	WOOD	WOOD	GYP	GYP	GYP	GYP	VARIES	GYP	
MAIN / LIVING LEVEL										
301	LIVING ROOM	WOOD	WOOD	GYP	GYP	GYP	GYP	VARIES	GYP	
302	DINING	WOOD	WOOD	GYP	GYP	GYP	GYP	VARIES	GYP	
303	KITCHEN	WOOD	WOOD	GYP	GYP	GYP	GYP	VARIES	GYP	
304	PANTRY	WOOD	WOOD	GYP	GYP	GYP	GYP	7-11 3/4"	GYP	
305	BEDROOM	CARPET	WOOD	GYP	GYP	GYP	GYP	7-11 3/4"	GYP	
306	HALL	WOOD	WOOD	GYP	GYP	GYP	GYP	7-11 3/4"	GYP	
307	BATH	TILE	TILE	GYP	GYP	GYP	GYP	7-11 3/4"	GYP	
308	OFFICE	WOOD	WOOD	GYP	GYP	GYP	GYP	7-11 3/4"	GYP	
UPPER / MASTER LEVEL										
401	BALCONY	WOOD	WOOD	GYP	GYP	GYP	GYP	VARIES	GYP	
402	MST BEDROOM	CARPET	WOOD	GYP	GYP	GYP	GYP	VARIES	GYP	
403	MST CLOSET	CARPET	WOOD	GYP	GYP	GYP	GYP	VARIES	GYP	
404	MST BATH	TILE	TILE	GYP	GYP	GYP	GYP	VARIES	GYP	

DOOR SCHEDULE

MARK (1)	TYPE	SIZE WIDTH	SIZE HEIGHT	SIZE THICK.	DOOR MAT'L	DOOR FINISH	FRAME MAT'L	FRAME FINISH	HDWR TYPE	REMARKS
LOWER / GARAGE LEVEL										
101	ENTRY	3'-0"	8'-0"	1 3/4"	WOOD/GLASS	STAIN & VARNISH	WOOD	STAIN & VARNISH	LOCKSET	WEATHER STRIP - THRESHOLD - SEE ELEV
102	STYLE & RAIL	2'-8"	7'-0"	1 3/4"	WOOD	STAIN & VARNISH	WOOD	STAIN & VARNISH	PRIVACY	
103	STYLE & RAIL	2'-6"	7'-0"	1 3/4"	WOOD	STAIN & VARNISH	WOOD	STAIN & VARNISH	PRIVACY	
104	SHOWER	2'-2"	6'-6"	1/2"	GLASS	CLEAR			SHOWER	TEMP - EURO GLASS ENCLOSURE - SLIDER
105	ENTRY	2'-8"	7'-0"	1 3/4"	WOOD	STAIN & VARNISH	WOOD	STAIN & VARNISH	LOCKSET	WEATHER STRIP - THRESHOLD
106	FRENCH	3'-0"	6'-8"	1 3/4"	WOOD-ALUM	STAIN - MANF'R	WOOD-ALUM	STAIN - MANF'R	LOCKSET	INSUL - LOW E - TEMP - WEATHER STRIP - THRESHOLD
107	STYLE & RAIL	3'-0"	7'-0"	1 3/4"	WOOD	STAIN & VARNISH	WOOD	STAIN & VARNISH	PASSAGE	ELEVATOR DOOR - WEATHER STRIP - THRESHOLD
108	STYLE & RAIL	3'-0"	7'-0"	1 3/4"	WOOD	STAIN & VARNISH	WOOD	STAIN & VARNISH	LOCKSET	20 MIN - SELF LATCHING - SMOKE SEAL - THRESHOLD
109	STYLE & RAIL	3'-0"	7'-0"	1 3/4"	WOOD	STAIN & VARNISH	WOOD	STAIN & VARNISH	PASSAGE	20 MIN - SELF LATCHING - SMOKE SEAL - THRESHOLD
110	OVERHEAD DOOR	9'-0"	7'-0"	1 3/4"	WOOD	STAIN & VARNISH	WOOD	STAIN & VARNISH	GARAGE	AUTO DOOR OPENER
ENTRY LEVEL										
201	ENTRY	3'-0"	7'-0"	1 3/4"	WOOD/GLASS	STAIN & VARNISH	WOOD	STAIN & VARNISH	LOCKSET	FULL LITE - INSUL - LOW E - TEMP - WEATHER STRIP - THRESHOLD - SEE ELEV
202	PATIO	6'-0"	7'-0"	1 3/4"	WOOD-ALUM	STAIN - MANF'R	WOOD-ALUM	STAIN - MANF'R	LOCKSET	(2) 3'-0" DOORS - INSUL - LOW E - TEMP - WEATHER STRIP - THRESH.
203	PATIO	9'-0"	7'-0"	1 3/4"	WOOD-ALUM	STAIN - MANF'R	WOOD-ALUM	STAIN - MANF'R	LOCKSET	(3) 3'-0" DOORS - INSUL - LOW E - TEMP - WEATHER STRIP - THRESH.
204	SHOWER	2'-2"	6'-6"	1/2"	GLASS	CLEAR			SHOWER	TEMP - EURO GLASS ENCLOSURE - SLIDER
205	STYLE & RAIL	2'-4"	7'-0"	1 3/4"	WOOD	STAIN & VARNISH	WOOD	STAIN & VARNISH	PRIVACY	
206	STYLE & RAIL	2'-8"	7'-0"	1 3/4"	WOOD	STAIN & VARNISH	WOOD	STAIN & VARNISH	PRIVACY	
207	STYLE & RAIL	2'-4"	7'-0"	1 3/4"	WOOD	STAIN & VARNISH	WOOD	STAIN & VARNISH	PASSAGE	
208	STYLE & RAIL	2'-8"	7'-0"	1 3/4"	WOOD	STAIN & VARNISH	WOOD	STAIN & VARNISH	PRIVACY	
209	STYLE & RAIL	3'-8"	7'-0"	1 3/4"	WOOD	STAIN & VARNISH	WOOD	STAIN & VARNISH	PRIVACY	(2) 1'-10" POCKET DOORS
210	SHOWER	2'-2"	6'-6"	1/2"	GLASS	CLEAR			SHOWER	TEMP - EURO GLASS ENCLOSURE - SLIDER
211	STYLE & RAIL	2'-4"	7'-0"	1 3/4"	WOOD	STAIN & VARNISH	WOOD	STAIN & VARNISH	PASSAGE	
212	STYLE & RAIL	2'-4"	7'-0"	1 3/4"	WOOD	STAIN & VARNISH	WOOD	STAIN & VARNISH	PRIVACY	
213	STYLE & RAIL	2'-8"	7'-0"	1 3/4"	WOOD	STAIN & VARNISH	WOOD	STAIN & VARNISH	PASSAGE	
214	STYLE & RAIL	3'-0"	7'-0"	1 3/4"	WOOD	STAIN & VARNISH	WOOD	STAIN & VARNISH	PASSAGE	ELEVATOR DOOR - WEATHER STRIP - THRESHOLD
MAIN / LIVING LEVEL										
301	PATIO	8'-0"	8'-0"	1 3/4"	WOOD-ALUM	STAIN - MANF'R	WOOD-ALUM	STAIN - MANF'R	LOCKSET	(2) 4'-0" DOORS - INSUL - LOW E - TEMP - WEATHER STRIP - THRESH.
302	STYLE & RAIL	2'-4"	7'-0"	1 3/4"	WOOD	STAIN & VARNISH	WOOD	STAIN & VARNISH	PASSAGE	
303	STYLE & RAIL	2'-4"	7'-0"	1 3/4"	WOOD	STAIN & VARNISH	WOOD	STAIN & VARNISH	PASSAGE	
304	STYLE & RAIL	2'-8"	7'-0"	1 3/4"	WOOD	STAIN & VARNISH	WOOD	STAIN & VARNISH	PRIVACY	
305	STYLE & RAIL	2'-6"	7'-0"	1 3/4"	WOOD	STAIN & VARNISH	WOOD	STAIN & VARNISH	PRIVACY	POCKET DOOR
306	STYLE & RAIL	2'-6"	7'-0"	1 3/4"	WOOD	STAIN & VARNISH	WOOD	STAIN & VARNISH	PRIVACY	
307	SHOWER	2'-0"	6'-6"	1/2"	GLASS	CLEAR			SHOWER	TEMP - EURO GLASS ENCLOSURE - SWING
308	FRENCH	5'-0"	7'-0"	1 3/4"	WOOD/GLASS	STAIN & VARNISH	WOOD	STAIN & VARNISH	PASSAGE	(2) 2'-6" DOORS - TEMP
309	STYLE & RAIL	3'-0"	7'-0"	1 3/4"	WOOD	STAIN & VARNISH	WOOD	STAIN & VARNISH	PASSAGE	ELEVATOR DOOR - WEATHER STRIP - THRESHOLD
UPPER / MASTER LEVEL										
401	FRENCH	2'-8"	7'-0"	1 3/4"	WOOD-ALUM	STAIN - MANF'R	WOOD-ALUM	STAIN - MANF'R	LOCKSET	INSUL - LOW E - TEMP - WEATHER STRIP - THRESH.
402	STYLE & RAIL	3'-0"	7'-0"	1 3/4"	WOOD	STAIN & VARNISH	WOOD	STAIN & VARNISH	PASSAGE	ELEVATOR DOOR - WEATHER STRIP - THRESHOLD
403	STYLE & RAIL	2'-8"	7'-0"	1 3/4"	WOOD	STAIN & VARNISH	WOOD	STAIN & VARNISH	PRIVACY	
404	STYLE & RAIL	2'-6"	7'-0"	1 3/4"	WOOD	STAIN & VARNISH	WOOD	STAIN & VARNISH	PRIVACY	
405	SHOWER	2'-2"	6'-6"	1/2"	GLASS	CLEAR			SHOWER	TEMP - EURO GLASS ENCLOSURE - SWING
406	STYLE & RAIL	2'-4"	7'-0"	1 3/4"	WOOD	STAIN & VARNISH	WOOD	STAIN & VARNISH	PRIVACY	
407	STYLE & RAIL	2'-6"	7'-0"	1 3/4"	WOOD	STAIN & VARNISH	WOOD	STAIN & VARNISH	PASSAGE	
408	FRENCH	2'-8"	7'-0"	1 3/4"	WOOD-ALUM	STAIN - MANF'R	WOOD-ALUM	STAIN - MANF'R	LOCKSET	INSUL - LOW E - TEMP - WEATHER STRIP - THRESH.

DOOR NOTES

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

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

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

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

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

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

WINDOW SCHEDULE

MARK (1)	SIZE WIDTH	SIZE HEIGHT	TYPE	FRAME MAT'L	EXTERIOR FINISH	INTERIOR FINISH	GLAZING	REMARKS
A	3'-0"	6'-0"	DOUBLE HUNG	WOOD	STAIN / PAINT	STAIN & VARNISH	INSULATED - LOW E	
B	2'-6"	5'-0"	DOUBLE HUNG	WOOD	STAIN / PAINT	STAIN & VARNISH	INSULATED - LOW E	
C	2'-6"	5'-0"	CASEMENT	WOOD ALUM. CLAD	MANUFACTURER	STAIN & VARNISH	INSULATED - LOW E	
D	2'-0"	5'-0"	CASEMENT	WOOD ALUM. CLAD	MANUFACTURER	STAIN & VARNISH	INSULATED - LOW E	
E	5'-0"	3'-0"	CASEMENT	WOOD ALUM. CLAD	MANUFACTURER	STAIN & VARNISH	INSULATED - LOW E	(2) 2'-6" x 3'-0" CASEMENT MULLED - SEE ELEVATION
F	2'-6"	3'-0"	CASEMENT	WOOD ALUM. CLAD	MANUFACTURER	STAIN & VARNISH	INSULATED - LOW E	
G	2'-0"	1'-6"	TRANSOM	WOOD ALUM. CLAD	MANUFACTURER	STAIN & VARNISH	INSULATED - LOW E	
H	5'-0"	5'-0"	CASEMENT	WOOD ALUM. CLAD	MANUFACTURER	STAIN & VARNISH	INSULATED - LOW E	(2) 2'-6" x 5'-0" CASEMENT MULLED - SEE ELEVATION
I	4'-4"	4'-6"	CASEMENT	WOOD ALUM. CLAD	MANUFACTURER	STAIN & VARNISH	INSULATED - LOW E	(2) 2'-2" x 4'-6" CASEMENT MULLED - SEE ELEVATION
J	2'-6"	6'-6"	CASEMENT/TRANSOM	WOOD ALUM. CLAD	MANUFACTURER	STAIN & VARNISH	INSULATED - LOW E	2'-6" x 5'-0" CASEMENT MULLED TO 2'-6" x 1'-6" TRANSOM - SEE ELEVATION
K	3'-0"	7'-6"	CASEMENT/TRANSOM	WOOD ALUM. CLAD	MANUFACTURER	STAIN & VARNISH	INSULATED - LOW E	3'-0" x 6'-0" CASEMENT MULLED TO 3'-0" x 1'-6" TRANSOM - SEE ELEVATION
L	3'-3"	1'-6"	TRANSOM	WOOD ALUM. CLAD	MANUFACTURER	STAIN & VARNISH	INSULATED - LOW E	

WINDOW NOTES

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

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

3. ALL WINDOWS IN BATHROOMS MUST BE TEMPERED GLASS

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

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

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

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PROJECT DESCRIPTION:
NICHOLAS RESIDENCE
HISTORIC DISTRICT DESIGN REVIEW
405 WOODSIDE AVENUE, PARK CITY, UTAH 84060

SHEET DESCRIPTION:
DOOR, WINDOW AND ROOM SCHEDULES

REVISIONS:

DATE:
JANUARRY 19, 2026

PROJECT NUMBER:
2410-01

SHEET NUMBER:
A5.1

Planning Department

October 1, 2025

405 Woodfield Ave, LLC

CC: Jonathan DeGray

NOTICE OF HISTORIC PRESERVATION BOARD ACTION

Description

Address:	405 Woodside Avenue, a Significant Historic Site
Zoning District:	Historic Residential - 1
Application:	Material Deconstruction
Project Number:	PL-25-06510
Action:	APPROVED WITH CONDITIONS (See Below)
Date of Final Action:	October 1, 2025
Project Summary:	The Applicant proposes to remove a rear addition, restore the front façade windows and porch, and lift the Significant Historic Structure to construct a new foundation and a rear addition.

Action Taken

On October 1, 2025, the Historic Preservation Board conducted a public hearing and approved the Material Deconstruction according to the following Findings of Fact, Conclusions of Law, and Conditions of Approval.

Findings of Fact

1. 405 Woodside Avenue is a 7,500-square-foot Lot in the HR-1 Zoning District.
2. 405 Woodside Avenue is a Significant Historic Site on Park City's Historic Sites Inventory (HSI).
3. According to the HSI, the one-story T/L cottage was constructed circa 1901, and part of the Mature Mining Era.
4. A separate guest house structure and small rear addition were constructed on the site after 1941 and prior to 1982. The front windows and porch were also modified prior to 1982.

5. The Applicant proposes lifting the Significant Historic Structure to construct a new foundation and rear addition.
6. The Applicant also proposes restoring the front façade windows and trim, restoring the front porch shed roof, replacing non-historic siding, and removing a non-historic rear addition.
7. The Development Review Committee reviewed the proposal on August 19, 2025 and required Conditions of Approval 18 and 19.
8. Staff published notice on the City's website and posted notice to the property on September 17, 2025. Staff mailed courtesy notice to property owners within 100 feet and posted notice to the property on September 17, 2025.
9. The Analysis sections of the Staff Report dated October 1, 2025, are incorporated herein.

Conclusions of Law

1. The proposal, as conditioned, complies with the Land Management Code requirements pursuant to LMC § 15-11-9, Preservation Policy.
2. The proposal, as conditioned, complies with the Land Management Code requirements pursuant to LMC § 15-11.12-5 Historic Preservation Board Review for Material Deconstruction.
3. The proposal, as conditioned, complies with the Land Management Code requirements outlined in LMC § 15-13-2, Regulations For Historic Residential Sites.

Conditions of Approval

1. Final building plans and construction details shall reflect substantial compliance with the Historic Preservation Board October 1, 2025, approval for the lifting of the Significant Historic Structure and Material Deconstruction of 405 Woodside Avenue. Any changes, modifications, or deviations from the approved plans that have not been approved in advance by the Planning and Building Departments may result in a stop work order.
2. The applicant is responsible for notifying the Planning and Building Departments prior to making any changes to approved plans.
3. Any changes, modifications, or deviations from the approved scope of work shall be submitted in writing for review and approval/denial in accordance with the applicable standards by the Planning Director or their Designee prior to construction.
4. The applicant shall obtain HDDR approval from the Planning Director, or their Designee, prior to submitting a building permit application.

5. The new foundation shall not raise or lower the Significant Historic Structure more than two feet from its original floor elevation.
6. The Historic Site shall be returned to original grade following the construction of a foundation. When the original grade cannot be achieved, generally no more than six inches of the new foundation shall be visible above Final Grade on the primary and secondary facades.
7. The site shall be regraded so that all water drains away from the Structure and does not enter the foundation.
8. A plinth or trim board at the base of the Historic Structure shall be added to visually anchor the Historic Structure to the new foundation.
9. Prior to building permit submittal, the Applicant shall submit a report from a professional structural engineer ensuring the structural soundness of the Significant Historic Structure will not be negatively impacted by the lifting of the Structure to accommodate foundation upgrades.
10. The Significant Historic Structure shall be secured and protected from adverse weather conditions, water infiltration, and vandalism before, during, and after the lifting process.
11. A written plan detailing the steps and procedures for lifting the Historic Structure shall be completed and approved by the Planning and Building Departments prior to building permit issuance. This plan shall outline step by step the proposed work to lift the Significant Historic Structure to ensure the least destructive method will be employed.
12. The form, material, and detailing of a new foundation shall be similar to foundations of nearby Historic Structures.
13. The applicant shall submit a cribbing and excavation stabilization shoring plan reviewed and stamped by a State of Utah licensed and registered structural engineer prior to issuance of a building permit. Cribbing or shoring must be of engineer specified materials. Screw-type jacks for raising and lowering the building are not allowed as primary supports once the building is lifted.
14. Historic Structures which are lifted off the foundation must be returned to the completed foundation within 45 days of the date the building permit was issued. The Planning Director may make a written determination to extend this period up to 30 additional days if, after consultation with the Historic Preservation Planner, Planning Department, Chief Building Official, and City Engineer, she determines that it is necessary. This would be based upon the need to immediately stabilize an existing Historic property, or specific site conditions such as access, or lack thereof, exist, or in an effort to reduce impacts on adjacent properties. The

applicant is responsible for notifying the Building Department if changes are made. If the cribbing and/or shoring plan(s) are to be altered at any time during the construction of the foundation by the contractor, the structural engineer shall submit a new cribbing and/or shoring plan for review. The structural engineer shall be required to reinspect and approve the cribbing and/or shoring alterations within five (5) days of any relocation or alteration to the cribbing and/or shoring.

15. The applicant shall also request an inspection through the Building Department following the modification to the cribbing and/or shoring. Failure to request the inspection will be a violation of the Preservation Plan and enforcement action through the Historic Preservation Financial Guarantee or ACE could take place.
16. Historic materials removed from the Structure that are salvageable or in otherwise good condition shall be used to repair/replace irreparable materials on the Site.
17. The guest house and southern structures shall be removed from the site prior to construction on the addition beginning.
18. Existing encroachments may remain so long as they are not removed. New structures must be reconstructed entirely on the property and out of the Right-of-Way.
19. Any modification of the area to the rear of the site, near the transmission line, requires a permit to ensure the water line is not undermined.
20. The applicant shall provide the City with a Financial Guarantee in accordance with LMC § 15-11-9 Preservation Policy in a form to be approved by the City Attorney's Office to be recorded with the Summit County Recorder's Office prior to submitting a building permit application.

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

Sincerely,

Douglas Stephens,
Historic Preservation Board Chair

CC: Lillian Zollinger, Planner III