Planning Commission
Staff Report

PARK CITY 1884
PLANNING DEPARTMENT

Subject: **152 Sandridge Road Subdivision**
Author: **Anya Grahn, Historic Preservation Planner**
Project Number: **PL-15-02952**
Date: **December 9, 2015**
Type of Item: **Legislative – Plat Amendment**

Summary Recommendations

Staff recommends the Planning Commission conduct a public hearing and continue the item to January 13, 2016, to allow additional time for internal review. Staff has requested that the surveyor provide additional analysis and clarification on conflicts regarding the property boundaries.

Description

Applicant:	Joseph and Linda Armstrong
Location:	152 Sandridge Road
Zoning:	Historic Residential (HR-1) District
Adjacent Land Uses:	Single-family residences
Reason for Review:	Plat amendments require Planning Commission review and City Council action

Planning Commission
Staff Report

PARK CITY 1884
PLANNING DEPARTMENT

Subject: **The Lodges at Deer Valley – Phase One – First Amended**
Author: **Makena Hawley, Planner 1**
Date: **December 9, 2015**
Type of Item: Administrative – Record of Survey Amendment

Summary Recommendations
Staff recommends the Planning Commission conduct a public hearing and continue the The Lodges at Deer Valley, Phase One, First Amended Record of Survey to January 13, 2016, to allow Staff the additional time to work through the applications.

Description
Applicant: The Lodges at Deer Valley represented by Marshall King
Location: 2900 Deer Valley Drive
Zoning: Residential Development (RD)
Adjacent Land Uses: Recreation Open Space (ROS)
Reason for Review: The Lodges at Deer Valley are proposing to change the 62 parking spaces from convertible space to common ownership which requires a Record of Survey. Record of Surveys require Planning Commission review and recommendation with final action by the City Council.

Planning Commission
Staff Report

PARK CITY 1884
PLANNING DEPARTMENT

Subject: 950 Empire Avenue
Project #: PL-15-02842
Author: Hannah Turpen, Planner
Date: December 9, 2015
Type of Item: Administrative – Steep Slope Conditional Use Permit

Summary Recommendations

Staff recommends the Planning Commission review the application for a Steep Slope Conditional Use Permit (CUP) at 950 Empire Avenue, conduct a public hearing, and approve the Steep Slope CUP for 950 Empire Avenue. Staff has prepared findings of fact, conclusions of law, and conditions of approval for the Commission's consideration.

Description

Owner/ Applicant:	Norfolk TKA, LLC (represented by James Carroll)
Location:	950 Empire Ave
Zoning:	Historic Residential (HR-1) District
Adjacent Land Uses:	Residential
Reason for Review:	Construction of structures with a Building Footprint greater than 200 square feet on a steep slope (30% or greater) requires a Conditional Use Permit

Proposal

This application is a request for a Steep Slope Conditional Use Permit (CUP) for a new single-family home with a proposed square footage of approximately 3,586 square feet (including the 472 square foot two-car garage) on a vacant 2,812.5 square foot lot located at 950 Empire Avenue. The total Building Footprint exceeds 200 square feet and the construction is proposed on a slope of 30% or greater.

Background

On July 1, 2015 the City received an application for a Conditional Use Permit (CUP) for "Construction on a Steep Slope" at 950 Empire Avenue. The application was deemed complete on August 28, 2015. The property is located in the Historic Residential (HR-1) District. The lot contains 2,812.5 square feet.

This application is a request for a Conditional Use Permit for construction of new single family dwelling. Because the total proposed Building Footprint is greater than 200 square feet, and would be constructed on a slope greater than thirty percent (30%), the applicant is required to file a Conditional Use Permit application for review by the Planning Commission, pursuant to Land Management Code (LMC) § 15-2.1-6.

A Historic District Design Review (HDDR) application is currently under review by Planning staff (Exhibit A).

On August 20, 2015 the City Council approved a plat amendment for 950 Empire Avenue. The plat amendment has not been recorded at Summit County. On September 11, 2015 a Demolition Permit was issued for the existing non-historic single-family dwelling. The non-historic single-family dwelling has been demolished and the lot is now vacant.

Purpose

The purpose of the Historic Residential (HR-1) District is to:

(A) preserve present land Uses and character of the Historic residential Areas of Park City,
(B) encourage the preservation of Historic Structures,
(C) encourage construction of Historically Compatible Structures that contribute to the character and scale of the Historic District and maintain existing residential neighborhoods,
(D) encourage single family Development on combinations of 25' x 75' Historic Lots,
(E) define Development parameters that are consistent with the General Plan policies for the Historic core, and
(F) establish Development review criteria for new Development on Steep Slopes which mitigate impacts to mass and scale and the environment.

Analysis

The proposed house contains a total of 3,586 square feet, including the 472 square foot two-car garage proposed on the upper level. The proposed footprint is 1,201 square feet. The house complies with all setbacks, building footprint, and building height requirements of the HR-1 zone. Staff reviewed the plans and made the following LMC related findings:

Requirement	LMC Requirement	Proposed
Lot Size	Minimum of 1,875 square feet	2,812.5 square feet, complies.
Building Footprint	1,201 square feet maximum	1,201 square feet, complies.
Front Yard	10 feet minimum	23’ (front) porch, complies; 10’ and 12’ to each single-car garage, complies.
Rear Yard	10 feet minimum	Increases from 24’6” to 17’6” (north to south), complies.
Side Yard	3 feet minimum, total 6 feet.	3 feet on each side, complies. Total of 6 feet, complies.
Height	27 feet above existing grade, maximum.	23’0.17”, ridge of gable on the south elevation, complies.

Height (continued)	A Structure shall have a maximum 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.	33', complies.
Final grade	Final grade must be within four (4) vertical feet of existing grade around the periphery of the structure.	Maximum difference is 4 feet on the north, south, east and west elevations, complies.
Vertical articulation	A ten foot (10') minimum horizontal step in the downhill façade is required unless the First Story is located completely under the finish Grade on all sides of the Structure. The horizontal step shall take place at a maximum height of twenty three feet (23') from where Building Footprint meets the lowest point of existing Grade. Architectural features, that provide articulation to the upper story façade setback may encroach into the minimum 10 ft. setback but shall be limited to no more than 25% of the width of the building encroaching no more than 4 ft. into the setback.	The downhill façade is in the rear. The rear roof line measures 22'11 2/5" in height, complies.
Roof Pitch	Between 7:12 and 12:12.	The main roofs have 7:12 pitches, complies.
Parking	Two (2) off-street parking spaces required.	Two (2) separate single-car garage doors lead to a two (2) car garage compliant with the required dimensions, complies.

LMC § 15-2.1-6 requires a Conditional Use Permit for development on steep sloping lots (30% or greater) if the Building Footprint exceeds 200 square feet and stipulates that the Conditional Use Permit can be granted provided the proposed application and design comply with the following criteria and impacts of the construction on the steep slope can be mitigated:

Criteria 1: Location of Development.
Development is located and designed to reduce visual and environmental impacts of the Structure. **No unmitigated impacts.**

The proposed single family dwelling is located on the lot in a manner that reduces the visual and environmental impacts. The foundation is stepped with the existing topography to minimize the amount of excavation necessary. The existing minor landscaping and existing trees will be removed from the site. The proposed landscape plan will incorporate significant vegetation. The proposed footprint complies with that allowed for the lot area. The front and rear setbacks meet all requirements, and are increased for portions of the structure. The hillside within the side yard will be terraced with retaining walls no greater than six feet (6') in height from existing grade. The westerly portion of the garage is the only portion of the building footprint which sits on a slope greater than 30% which allows floor levels to relate closely to existing topography.

Criteria 2: Visual Analysis.
The Applicant must provide the Planning Department with a visual analysis of the project from key Vantage Points to determine potential impacts of the project and identify potential for screening, slope stabilization, erosion mitigation, vegetation protection, and other items. **No unmitigated impacts.**

The applicant submitted a photographic visual analysis, including street views, to show the proposed streetscape and how the proposed house fits within the context of the slope, neighboring structures, and existing vegetation.

The visual analysis and streetscape demonstrate that the proposed design is visually compatible with the neighborhood, similar in scale and mass than surrounding structures, and visual impacts are mitigated. There is minimized excavation because the majority of the house is located on the grade that is less than 30%. Vegetation will be added as necessary and retaining walls will be limited to terracing in the side yards.

Criteria 3: Access.
Access points and driveways must be designed to minimize Grading of the natural topography and to reduce overall Building scale. The garage sits below the street level reducing the fill needed to access the garage and the front door. Common driveways and Parking Areas, and side Access to garages are strongly encouraged; however a side access garage is not possible on this site. **No unmitigated impacts.**

The proposed design incorporates a driveway which will sit flush with final grade. The slope of the driveway will be 7.6% when measured from the curb and gutter to the single-car garages. The driveway is designed with a maximum width of twelve feet (12') before expanding to accommodate the two (2) single-car garages. The driveway is approximately twenty-four feet (24') in length from the garage(s) to the existing edge of Empire Avenue. The single-car garage doors comply with the maximum height and width per the Design Guidelines.

Criteria 4: Terracing.
The project may include terraced retaining Structures if necessary to regain Natural Grade. **No unmitigated impacts.**

Minor retaining is necessary to regain natural grade around the proposed structure to provide for egress on the north, south and east elevations. The proposed retaining walls will meet the LMC development standards of retaining walls in setback areas.

Criteria 5: Building Location.
Buildings, access, and infrastructure must be located to minimize cut and fill that would alter the perceived natural topography of the Site. The Site design and Building Footprint must coordinate with adjacent properties to maximize opportunities for open Areas and preservation of natural vegetation, to minimize driveway and Parking Areas, and provide variation of the Front Yard. **No unmitigated impacts.**

The building pad location, access, and infrastructure are located in such a manner as to minimize cut and fill that would alter the perceived natural topography. Terraced stone retaining walls, not exceeding six feet in height from Existing Grade, will be constructed to retain the hillside in the side yards and around the driveway. The Final Grade will be changed no more than four feet (4') from the Existing Grade. The site design and building footprint provide an increased front setback area in front of the garages and porch. Side setbacks and building footprints are maintained consistent with the pattern of development and separation of structures in the neighborhood.

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

The main ridge of the roof orients with the contours. The size of the lot allows the design to not offend the natural character of the site as seen on the submitted plans. The house steps with the grade and is broken into a series of smaller components that are compatible with the District. The stepping creates rear and side elevations that respect the adjacent properties.

Staff finds that the proposed design is consistent with the Design Guidelines for Historic Districts and Historic Sites. The structure reflects the historic character of Park City's Historic Sites such as simple building forms, unadorned materials, and restrained ornamentation. The style of architecture selected and all elevations of the building are designed in a manner consistent with a contemporary interpretation of the chosen style. The Historic District Design Review (HDDR) application for this project has not yet been granted final approval.

Exterior elements of the new development—roofs, entrances, eaves, chimneys, porches, windows, doors, steps, retaining walls, garages, etc.—are of human scale and are compatible with the neighborhood and even traditional architecture. The scale and height of the new structure follows the predominant pattern of the neighborhood. Further, this style of this house is consistent with the Design Guidelines. It does not

detract from nearby historic properties, but rather lends itself to the overall character of the neighborhood.

Criteria 7: Setbacks.
The Planning Commission may require an increase in one or more Setbacks to minimize the creation of a "wall effect" along the Street front and/or the Rear Lot Line. The Setback variation will be a function of the Site constraints, proposed Building scale, and Setbacks on adjacent Structures. **No unmitigated impacts.**

The proposed structure meets the standard LMC setbacks for a lot this size consisting of a minimum of ten feet (10') front/rear yard setbacks. The minimum side yard setbacks are three feet (3') minimum and six feet (6') total.

Front setbacks are increased as the single-car garage doors are setback ten feet (10') and twelve feet (12') from the property line and twenty-four feet (24') from the edge of the street. No wall effect is created with the proposed design. Side setbacks are consistent with the pattern of development and separation in the neighborhood. The articulation in the front and rear facades reduce the overall mass of the structure and does not create a wall effect along the street front or rear lot line.

Criteria 8: Dwelling Volume.
The maximum volume of any Structure is a function of the Lot size, Building Height, Setbacks, and provisions set forth in this Chapter. The Planning Commission may further limit the volume of a proposed Structure to minimize its visual mass and/or to mitigate differences in scale between a proposed Structure and existing Structures. **No unmitigated impacts.**

The proposed structure is articulated and broken into compatible massing components. The design includes setback variations and lower building heights for portions of the structure. The proposed massing and architectural design components are compatible with both the volume and massing of single-family dwellings in the area. The design minimizes the visual mass and mitigates the differences in scale between the proposed house and surrounding structures.

Criteria 9: Building Height (Steep Slope).
The maximum Building Height in the HR-1 District is twenty-seven feet (27'). The Planning Commission may require a reduction in Building Height for all, or portions, of a proposed Structure to minimize its visual mass and/or to mitigate differences in scale between a proposed Structure and existing residential Structures. **No unmitigated impacts.**

The proposed structure meets the twenty-seven feet (27') maximum building height requirement measured from existing grade at the highest point. The heights of the main ridges range from twenty-two feet eleven and one-half inches (22'11½") to twenty-three feet two inches (23'2") above the existing grade. Portions of the house are less than twenty seven feet (27') in height. The tallest ridge is twenty-three feet two inches (23'2") above the existing grade .The rear roof line measures twenty-two feet eleven and one-half inches (22'11½") in height.

The applicant also meets the criteria outlined in LMC 15-2.2-5(A) stating that the structure shall have a maximum height of thirty-five feet (35') measured from the lowest finished floor plane to the point of the highest wall top plate that supports the ceiling joists or roof rafters. The height from the lowest finished floor plane to the highest wall plate is thirty-three feet (33').

Process

Approval of this application constitutes Final Action that may be appealed to the City Council following appeal procedures found in LMC § 15-1-18. The applicant has submitted a Historic District Design Review (HDDR) application; however, this has not yet been approved.

Department Review

This project has gone through an interdepartmental review. No issues were brought up other than standards items that have been addressed by revisions and/or conditions of approval.

Notice

The property was posted and notice was mailed to property owners within 300 feet on November 25, 2015. Legal notice was also published in the Park Record in accordance with requirements of the LMC on November 21, 2015.

Public Input

No input has been received regarding the Steep Slope CUP.

Alternatives

- The Planning Commission may approve the Conditional Use Permit for 950 Empire Avenue as conditioned or amended, or
- The Planning Commission may deny the Conditional Use Permit for 950 Empire Avenue and provide staff with Findings for this decision, or
- The Planning Commission may request specific additional information and may continue the discussion to a date uncertain.

Significant Impacts

As conditioned, there are no significant fiscal or environmental impacts from this application. The lot is an existing platted residential lot that is currently vacant.

Consequences of not taking the Suggested Recommendation

The construction as proposed could not occur and the applicant would have to revise the plans.

Recommendation

Staff recommends the Planning Commission review the application for a Steep Slope Conditional Use Permit at 950 Empire Avenue and conduct a public hearing. Staff has prepared findings of fact, conclusions of law, and conditions of approval for the Commission's consideration.

Findings of Fact:

1. The property is located at 950 Empire Avenue.
2. The property is located within the Historic Residential (HR-1) District and meets the purpose of the zone.
3. On July 1, 2015 the City received an application for a Conditional Use Permit (CUP) for "Construction on a Steep Slope" at 950 Empire Avenue. The application was deemed complete on August 28, 2015.
4. The property was posted and notice was mailed to property owners within 300 feet on November 25, 2015. Legal notice was also published in the Park Record in accordance with requirements of the LMC on November 21, 2015.
5. A single family dwelling is an allowed use in the HR-1 District.
6. The property is described as Lots 21 and the northerly one-half (½) remnant lot of Lot 22 of Block 15 of the Snyder's Addition to the Park City Survey.
7. The lot contains 2,812.5 square feet.
8. The total Building Footprint exceeds 200 square feet and the construction is proposed on a slope of 30% or greater.
9. The lot is currently vacant.
10. A Historic District Design Review (HDDR) application is currently being reviewed by the Planning Department and has not yet been approved.
11. There is minimal existing vegetation on this lot. This is a downhill lot.
12. Access to the property is from Empire Avenue, a public street.
13. Two (2) parking spaces are proposed on site. Two (2) separate single-car garage doors lead to a two (2) car garage compliant with the required dimensions.
14. The neighborhood is characterized by a mix of historic and non-historic residential structures, single-family homes and duplexes.
15. The proposal consists of a single-family dwelling of 3,586 square feet, including the basement area and garage.
16. The driveway is designed with a maximum width of twelve feet (12') before expanding to accommodate the two (2) single-car garages. The driveway is approximately twenty-four feet (24') in length from the garage(s) to the existing edge of Empire Avenue. The single-car garage doors comply with the maximum height and width. The proposed driveway has an overall slope of 7.6% as measured from the front of the garage to the edge of the paved street.
17. An overall building footprint of 1,201 square feet is proposed. The maximum allowed footprint for this lot is 1,201 square feet.
18. The proposed structure complies with all setbacks. The minimum front and rear yard setbacks are ten feet (10'). The minimum side yard setbacks are three feet (3').
19. The proposed structure complies with the twenty-seven feet (27') maximum building height requirement measured from existing grade. Portions of the house are less than twenty-seven feet (27') in height.
20. The applicant submitted a visual analysis, cross valley views and a streetscape showing a contextual analysis of visual impacts of this house on the cross canyon views and the Empire Avenue streetscape. Staff finds that the proposed house is compatible with the surrounding structures based on this analysis.
21. The building pad location, access, and infrastructure are located in such a manner as to minimize cut and fill that would alter the perceived natural topography.

22. The site design, stepping of the foundation and building mass, increased articulation, and decrease in the allowed difference between the existing and final grade mitigates impacts of construction on the are with a slope greater than 30%.
23. The design includes setback variations in the front and back and lower building heights for portions of the structure in both the front and back where facades are less than twenty-seven feet (27') in height.
24. The proposed massing and architectural design components are compatible with both the volume and massing of other single family dwellings in the area. No wall effect is created with adjacent structures due to stepping, articulation, and placement of the house on the lot.
25. The proposed structure follows the predominant pattern of buildings along the street, maintaining traditional setbacks, orientation, and alignment. Lot coverage, site grading, and steep slope issues are also compatible with neighboring sites. The size and mass of the structure is compatible with surrounding sites, as are details such as foundation, roofing, materials, window and door openings, and single car garages.
26. This property is required to have independent utility services for water, sewer, power, etc.
27. Lighting will be reviewed at the time of the HDDR and Building Permit application for compliance with the LMC lighting code standards.
28. The findings in the Analysis section of this report are incorporated herein.
29. The applicant stipulates to the conditions of approval.

Conclusions of Law

1. The CUP, as conditioned, is consistent with the Park City Land Management Code, specifically section 15-2.2-6(B)
2. The CUP, as conditioned, is consistent with the Park City General Plan.
3. The proposed use will be compatible with the surrounding structures in use, scale, mass, and circulation.
4. The effects of any differences in use or scale have been mitigated through careful planning.

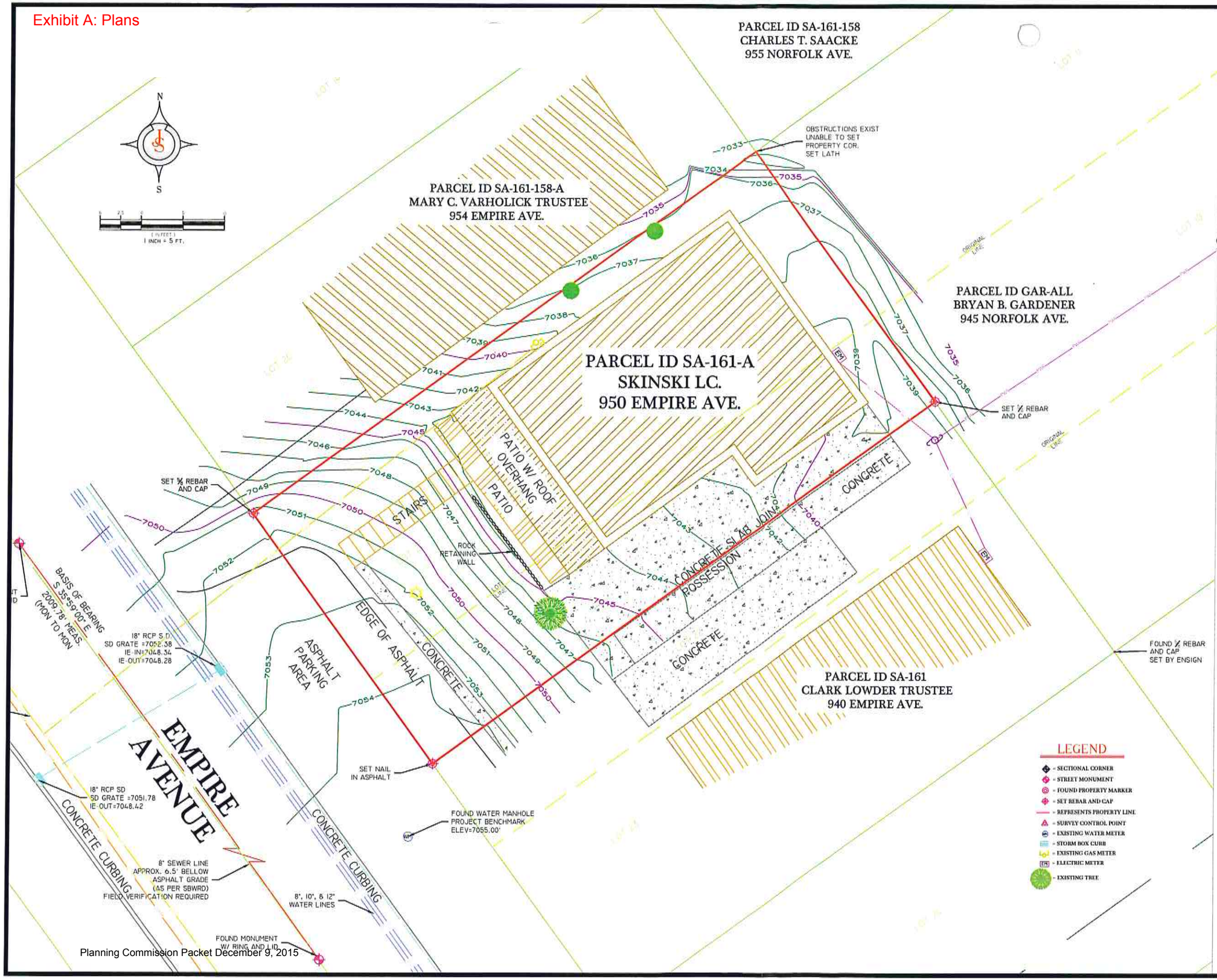
Conditions of Approval

1. All Standard Project Conditions shall apply.
2. City approval of a construction mitigation plan is a condition precedent to the issuance of any building permits. The CMP shall include language regarding the method of protecting the historic house to the west from damage.
3. A final utility plan, including a drainage plan, for utility installation, public improvements, and storm drainage, shall be submitted with the building permit submittal and shall be reviewed and approved by the City Engineer and utility providers, including Snyderville Basin Water Reclamation District, prior to issuance of a building permit.
4. City Engineer review and approval of all lot grading, utility installations, public improvements and drainage plans for compliance with City standards is a condition precedent to building permit issuance. .
5. A final Landscape Plan shall be submitted to the City for review prior to building permit issuance. Such plan will include water efficient landscaping and drip irrigation. Lawn area shall be limited in area.

6. If required by the Chief Building Official based on a review of the soils and geotechnical report submitted with the building permit, the applicant shall submit a detailed shoring plan prior to the issue of a building permit. If required by the Chief Building Official, the shoring plan shall include calculations that have been prepared, stamped, and signed by a licensed structural engineer. The shoring plan shall take into consideration protection of the historic structure to the west and the non-historic structure to the north.
7. This approval will expire on December 9, 2016, if a building permit has not been issued by the building department before the expiration date, unless an extension of this approval has been requested in writing prior to the expiration date and is granted by the Planning Director.
8. Plans submitted for a Building Permit must substantially comply with the plans reviewed and approved by the Planning Commission on December 9, 2015, and the Final HDDR Design.
9. All retaining walls within any of the setback areas shall not exceed more than six feet (6') in height measured from final grade, except that retaining walls in the front yard shall not exceed four feet (4') in height, unless an exception is granted by the City Engineer per the LMC, Chapter 4.
10. Modified 13-D residential fire sprinklers are required for all new construction on this lot.
11. The driveway width must be a minimum of ten feet (10') and will not exceed twelve feet (12') in width.
12. All exterior lighting, on porches, decks, garage doors, entryways, etc. shall be shielded to prevent glare onto adjacent property and public rights-of-way and shall be subdued in nature. Light trespass into the night sky is prohibited. Final lighting details will be reviewed by the Planning Staff prior to installation.
13. Construction waste should be diverted from the landfill and recycled when possible.
14. All electrical service equipment and sub-panels and all mechanical equipment, except those owned and maintained by public utility companies and solar panels, shall be painted to match the surrounding wall color or painted and screened to blend with the surrounding natural terrain.
15. All excavation work shall start on or after April 15th and be completed on or prior to October 15th. 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, Chief Building Official, and City Engineer, he determines that it is necessary based upon specific site conditions such as access, or lack thereof, exist, or in an effort to reduce impacts on adjacent properties.

Exhibits

Exhibit A - Plans (existing conditions, site plan, elevations, floor plans)
Exhibit B - Visual Analysis/Streetscape
Exhibit C - Visual Analysis - Existing Photographs



LEGEND

- = SECTIONAL CORNER
- = STREET MONUMENT
- = FOUND PROPERTY MARKER
- = SET REBAR AND CAP
- = REPRESENTS PROPERTY LINE
- = SURVEY CONTROL POINT
- = EXISTING WATER METER
- = STORM BOX CURB
- = EXISTING GAS METER
- = ELECTRIC METER
- = EXISTING TREE

DRAWING TITLE

RECORD OF SURVEY TOPOGRAPHIC

CLIENT CONTACT

MR. JACK LOPEZ
17326 FOUNTAIN VIEW
SAN ANTONIO, TEXAS 78248

950 EMPIRE AVENUE
LOCATED WITHIN, SUMMIT COUNTY, UTAH. LYING WITHIN BLOCK 15 OF THE SNYDER'S ADDITION TO PARK CITY SURVEY, A PART OF THE N.W. 1/4 SEC. 16, T. 2 S. R. 4. E. S.L.B.&M.

PROPERTY DESCRIPTION

Lot 21 and half lot 22 , Block 15 Snyder's Addition to Park City survey on file within the official records of Summit County, Utah.
Containing 0.6 +/- Acres

SURVEYOR'S NARRATIVE

This survey was performed at the request of Jack Lopez. For the purpose to locate property lines in relation to existing fencing, and other improvements, also for the purpose of future building, landscaping, or property sales.

The basis of bearing was derived from the found street monuments along Empire Avenue of the recorded Park City block 15 Snyder's addition, as well as found local property corners and utilized on this survey as N 35°59'00" W as shown hereon.

Shown are Two foot Contours Highlighted at Ten foot Intervals as labeled. The elevation base is determined by the field G.P.S. Projection Based on USGS Utah North NAD 1983 Projection then rounded off to the nearest 10 foot mark for a more efficient Bench Mark Base. The project Bench Mark is 7055.00' = Found water manhole lid; located along Empire avenue as shown hereon

NOTE:

1. Surveyor has made no investigation or independent search for easements of record encumbrances restrictive covenants ownership title evidence, or any other facts, conflicts, or discrepancies which may be disclosed by the details of a currant title insurance policy.

2. See city and county planning, and zoning maps for information regarding setback, side yard, and rear yard instances as well as other building, use restrictions, and requirements.

3. Utility pipes, wires etc. may not be shown on this map, contractors builders and excavators shall verify the location of all existing utilities prior to construction, and/or excavation. Utility's shown are as per utility drawings. Contact blue stakes and refer to utility maps for additional information.

4. Subdivision plat notes, pertaining to this lot and other restrictions obligations, convents etc., that may effect the design and use of this lot, see subdivision.

SURVEYOR'S CERTIFICATE

I, R. Shane Johanson, Do hereby certify that I am a Professional Land Surveyor, holding certificate No. 7075114, as prescribed under the laws of the State of Utah, and that I have made a survey of the described tract of land as shown on this plat and that this survey retraces lot lines and may have adjusted said lot lines to coincide with found evidence and other interpolations based from ground measurements and found records. Furthermore I recognize that other unwritten rights of ownership or lines of possession may exist, I do not imply to certify any of those rights, unless agreed upon by the appropriate parties.

REVISIONS:

REV #	DESCRIPTION	DATE

JOHANSON ENGINEERING
CIVIL · PLANNING · SURVEYING
909 EAST 4500 SOUTH SUITE "C"
SALT LAKE CITY, UTAH 84107
PHONE (801) 815-2561

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STATE OF UTAH
No. 7075114
R. SHANE JOHANSON
PROFESSIONAL LAND SURVEYOR

RECEIVED
MAY 22 2015
PARK CITY
PLANNING DEP

PROPOSED CONSTRUCTION:	PREPARED FOR:	PREPARED BY:
MEETS & BOUNDS 950 EMPIRE AVE PARK CITY, UT 84060	MR. JACK LOPEZ 17326 FOUNTAIN VIEW SAN ANTONIO, TX 78248 (210) 393-8099	JAMES L. CARROLL & ASSOCIATES 230 WEST 400 SOUTH #203 SALT LAKE CITY, UTAH 84101 (801) 359-8517

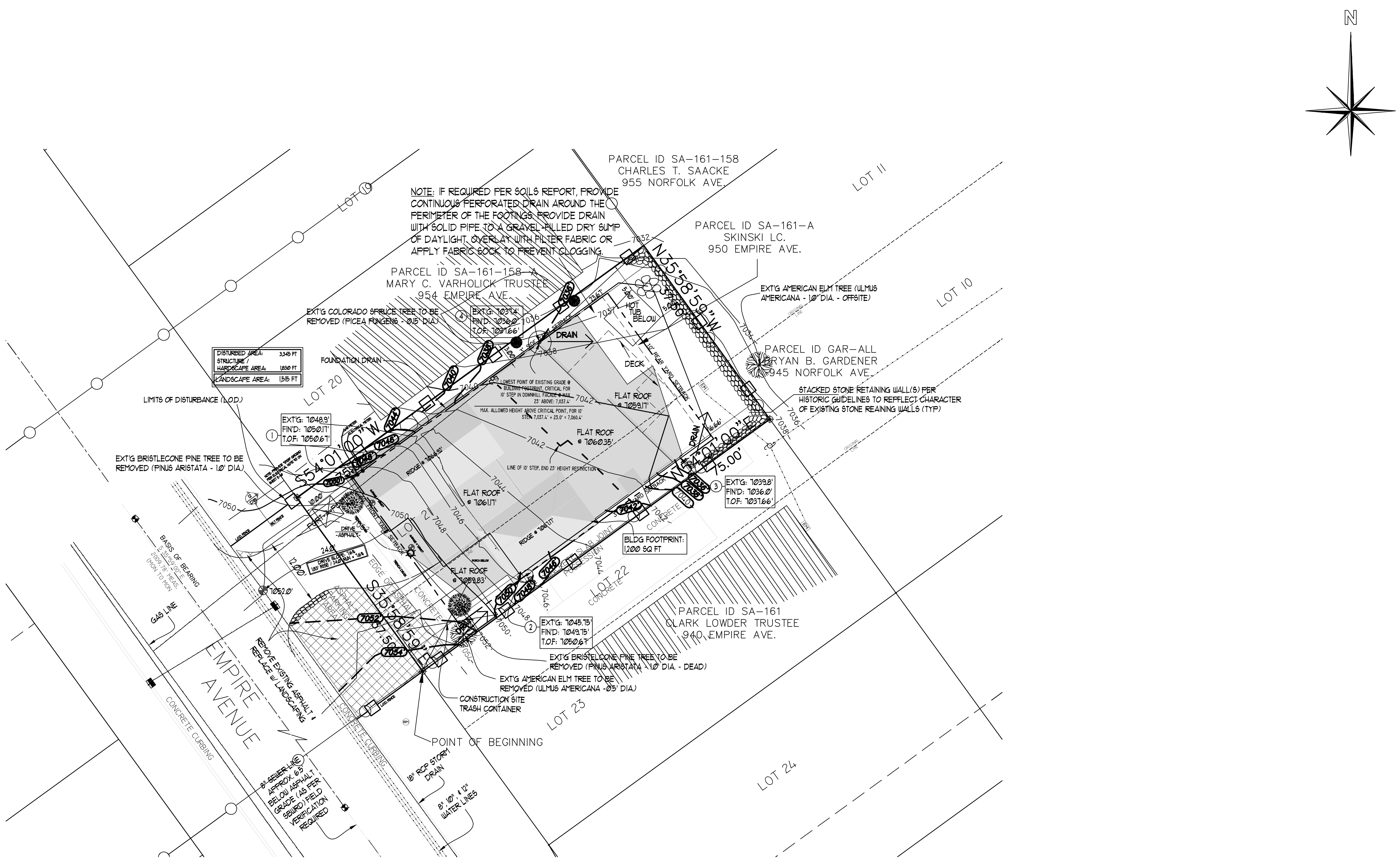
FLOOR ELEVATIONS

DRIVE @ STREET: 7052.0'	LOWER FLOOR: 7038.67'
GARAGE: 7050.17'	BASEMENT FLOOR: 7029.17'
ENTRY: 7050.67'	
MAIN FLOOR: 7048.67'	

LEGEND

EXISTING GRADE (USGS ELEVATIONS) —— 7034 ——

PROPOSED GRADE – – – (7034) – – –



NOTE: ALL EXCAVATIONS, FILLS, CUTS,AND GRADING MUST COMPLY WITH IRC CHAPTER 4. PAY SPECIAL ATTENTION TO 'TALL' CUTS CLOSE TO PROPERTY LINES. CUT SLOPES AND GRADE FILLS STEEPER THAN 2:1 REQUIRE SOILS REPORTS ADDRESSING STABILITY TO BE APPROVED BY P.C. BLDG DEPT.

NOTE: ANY TOWER CRANES REQUIRE CITY APPROVAL PRIOR TO INSTALLATION. SUBMIT SITE PLAN AND AIR SPACE EASEMENT WITH ANY ADJACENT PROPERTY OWNERS IMPACTED.

NOTE: EXCAVATIONS SHALL NOT EXCEED 4'-0" WITHOUT APPROVED SOILS REPORT.

NOTE: ON FOUNDATION WALLS OVER 8'-0" TALL, FORMS ARE NOT TO BE INSTALLED ON ONE SIDE UNTIL AFTER REBAR HAS BEEN INSPECTED AND APPROVED.

SETBACKS

FRONT YARD:	10'-0"
REAR YARD:	10'-0"
SIDE YARD:	3'-0"

1 / L-1.0 — **SITE PLAN**

SCALE: 1" = 10'

NOTE: MINIMUM OF 5% SLOPE AWAY FROM ALL BUILDINGS MINIMUM 10'-0"; 2% SLOPE THEREAFTER.
NOTE: ALL GRADING TO BE IN COMPLIANCE w/ SECTION IRC R403.1.7.3
NOTE: BOULDER LANDSCAPING NOT TO EXCEED 50% AS PER IBC 3304.1.1 REQUIREMENT.

James L. Carroll & Associates
"INNOVATORS OF AWARD WINNING DESIGN"
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950 EMPIRE AVE

MEETS & BOUNDS
950 EMPIRE AVE
PARK CITY, UT, 84060

PROJECT:	PRIVATE RESIDENCE
PLAN DATE:	09-16-2015
DRAWN BY:	DANIEL BURROUGHS
REVISED BY:	DANIEL / DAVID / KYLE
REVISED DATE:	10-29-2015
PLOT DATE:	----
DESCRIPTION:	SITE PLAN

SHEET #
L-1.0

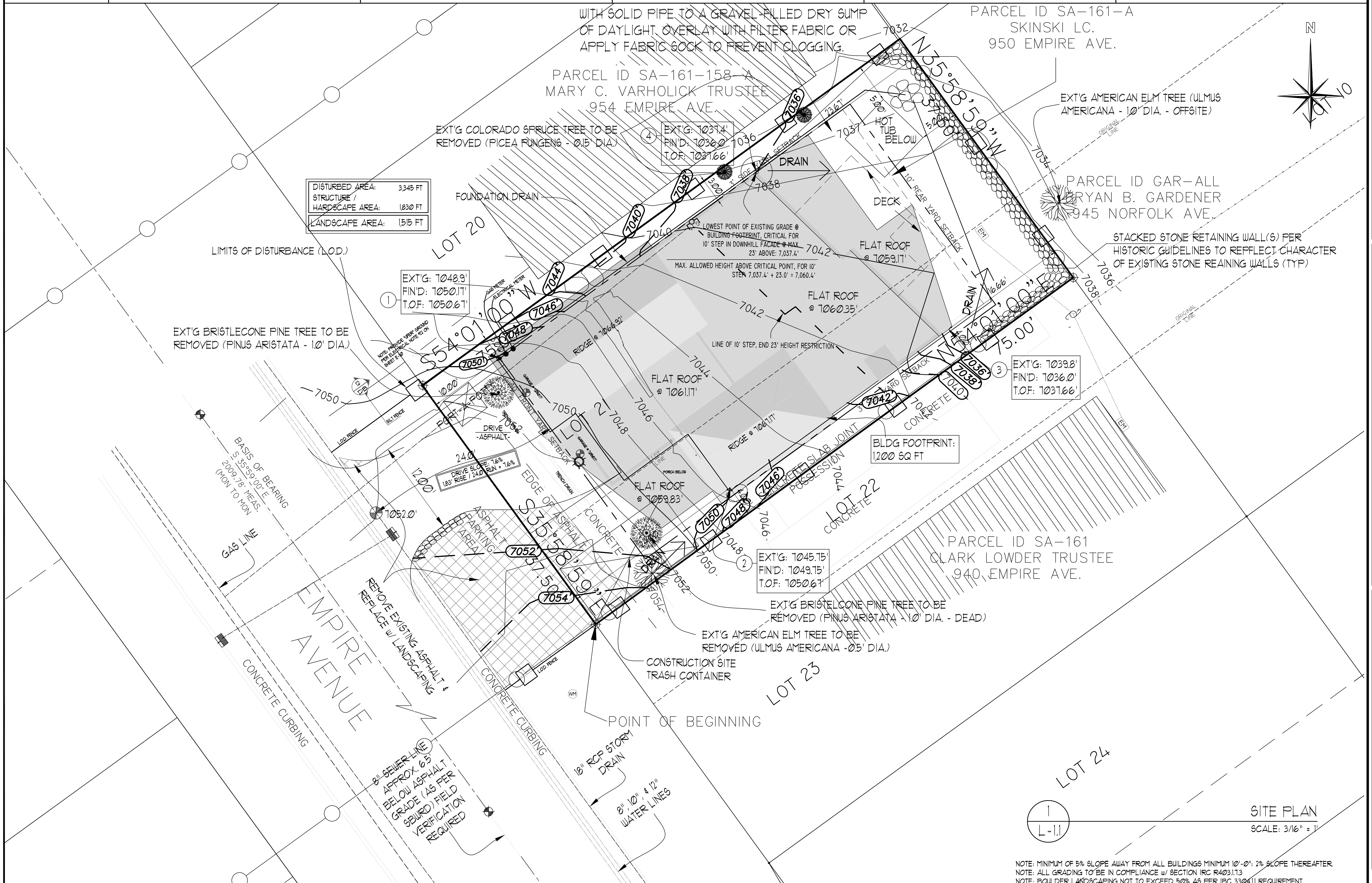
	PROPOSED CONSTRUCTION:	PREPARED FOR:	PREPARED BY:
	MEETS & BOUNDS 950 EMPIRE AVE PARK CITY, UT 84060	MR. JACK LOPEZ 17326 FOUNTAIN VIEW SAN ANTONIO, TX 78248 (210) 393-8099	JAMES L. CARROLL & ASSOCIATES 230 WEST 400 SOUTH #203 SALT LAKE CITY, UTAH 84101 (801) 359-8517

FLOOR ELEVATIONS

DRIVE @ STREET: 7052.0'	LOWER FLOOR: 7038.67'
GARAGE: 7050.17'	BASEMENT FLOOR: 7029.17'
ENTRY: 7050.67'	
MAIN FLOOR: 7048.67'	

LEGEND

EXISTING GRADE (USGS ELEVATIONS)	7034
PROPOSED GRADE	(7034)



NOTE: MINIMUM OF 5% SLOPE AWAY FROM ALL BUILDINGS MINIMUM 10'-0"; 2% SLOPE THEREAFTER.
NOTE: ALL GRADING TO BE IN COMPLIANCE w/ SECTION IRC R403.1.7.3
NOTE: BOULDER LANDSCAPING NOT TO EXCEED 50% AS PER IBC 3304.1.1 REQUIREMENT.

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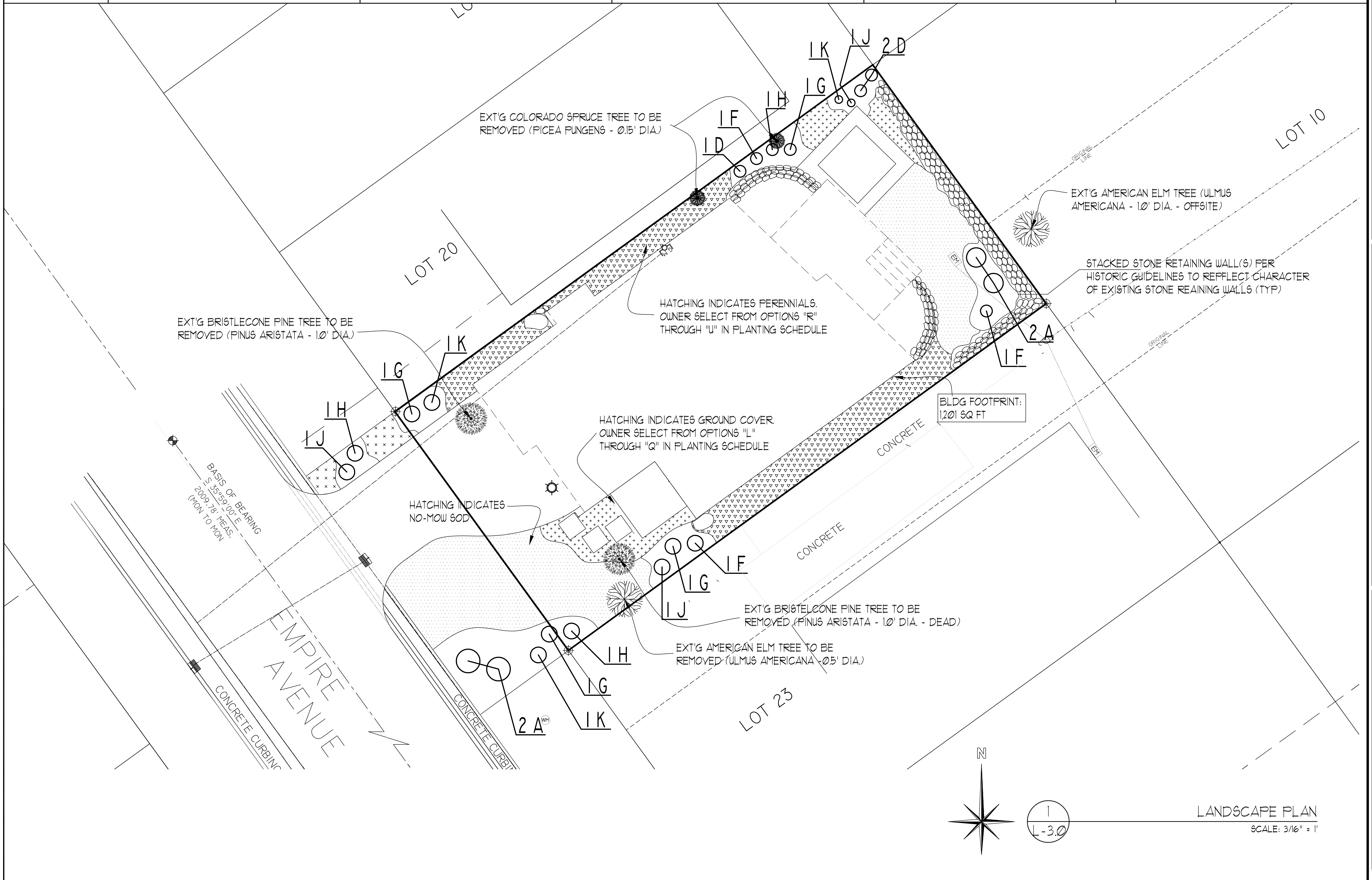
LEGEND

EXISTING GRADE (USGS ELEVATIONS)
PROPOSED GRADE



LANDSCAPE PLAN
SCALE: 3/16" = 1'
1
L-3.0

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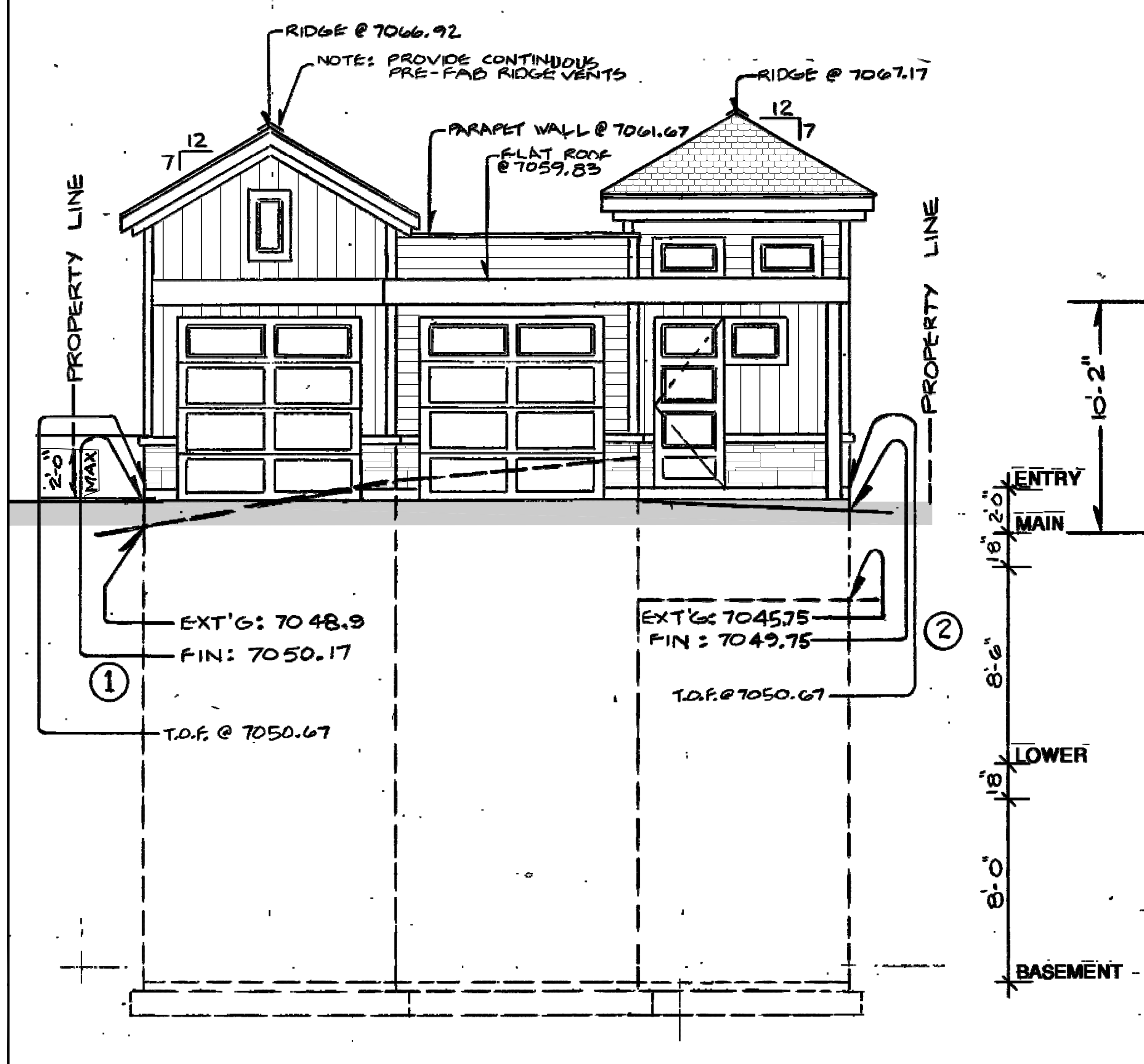
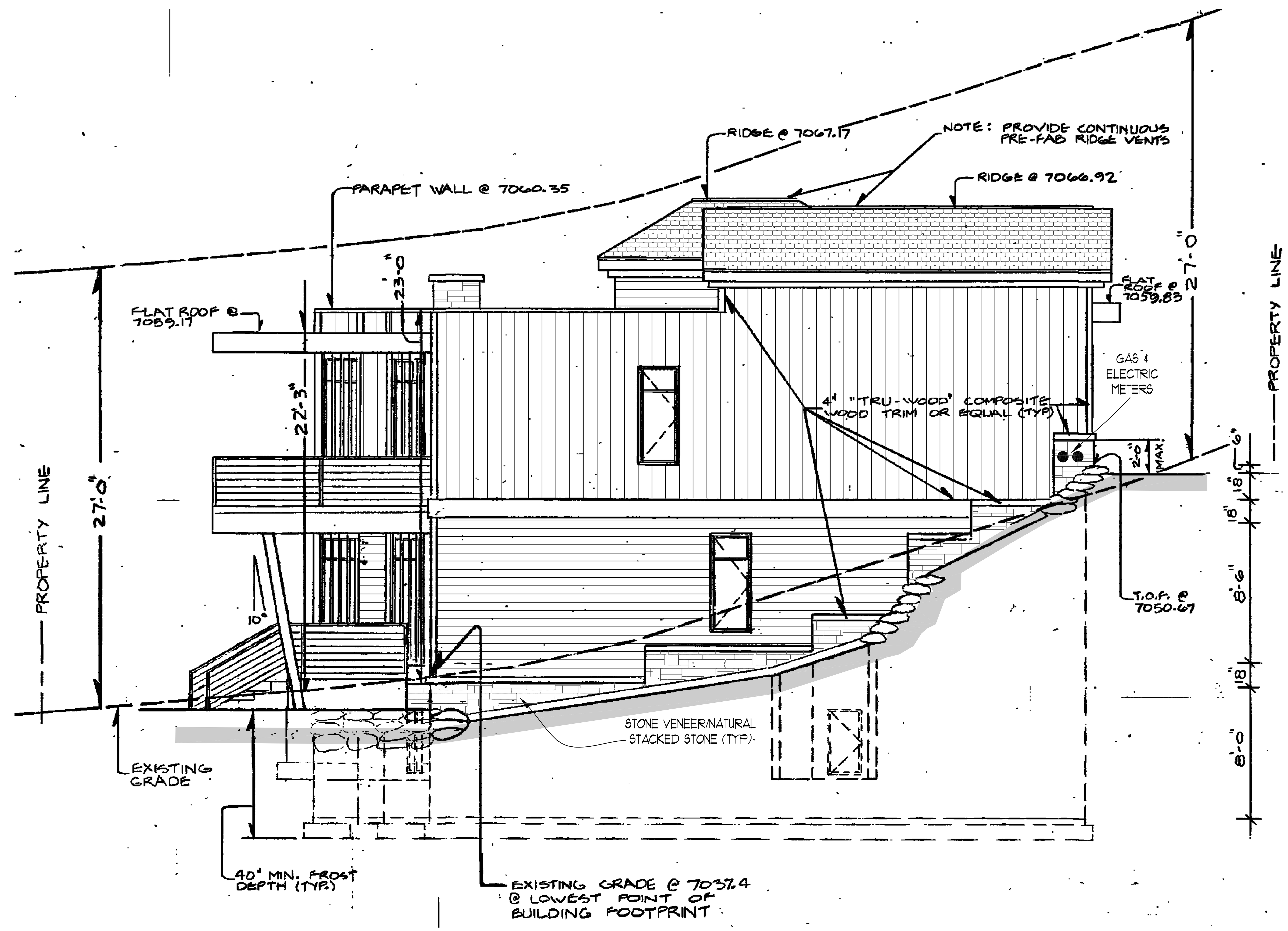
DESCRIPTION:	LANDSCAPE PLAN

SHEET #
L-3.0



1 A-1.0 SOUTHWEST ELEVATION
SCALE: 1/4" = 1'-0"



2 A-1.0 NORTHWEST ELEVATION
SCALE: 1/4" = 1'-0"

NOTE: PROVIDE AUTOMATED FIRE SPRINKLING SYSTEM IN ACCORDANCE WITH N.F.P.A. 13D

NOTE: UNVENTED CONDITIONED ATTIC ASSEMLIES SHALL COMPLY WITH IRC R-806.4

NOTE: PROVIDE EXTERIOR GRADE PLYWOOD OR OTHER APPROVED EXTERIOR MATERIALS FOR SOFFITS. IRC R-903.1, IBC 2303.1.4

NOTE: SILLS OF EXTERIOR WINDOWS WHICH ARE LOCATED MORE THAN 6' ABOVE GRADE, AND LESS THAN 24" ABOVE THE INERIOR FLOOR SURFACE MUST MEET NEW REQUIREMENTS. THE AREA OF THE WINDOW LESS THAN 24" A.F.F. MUST BE FIXED OR HAVE AN OPENING OR A GUARD WHICH DOES NOT ALLOW THE PASSAGE OF A 4" DIAMETER SPHERE. IRC R-612.2

NOTE: PROVIDE NATURALLY DURABLE WOOD OR WOOD THAT IS PRESERVATIVE-TREATED FOR THE STRUCTURAL MEMBERS OF THE EXTERIOR DECKS. IRC R-317.1.3

PROPOSED EXTERIOR MATERIALS

SIDING 8" VERT. & 6" HORI.	HARDIE, MONTERREY TAUPE JH40-20
FASCIA / SOFFIT / TRIM BOARD	HARDIE, ARCTIC WHITE JH10-20
CONCRETE WALLS / STONE VENEER	NATURAL GREY / NATURAL STACKED STONE
GARAGE / WINDOW / DOOR TRIM	DARK BRONZE / GLASS
EXT. METAL RAILINGS	DARK BRONZE
ROOF	CERTAINTEED, PRESIDENTIAL SHINGLE - SHADOW GRAY or CHARCOAL BLACK

ELEVATION NOTES:

IRC 2012

1. ROOFING MATERIALS SHALL COMPLY WITH IRC R902.1.
2. ASPHALT SHINGLES SHALL NOT BE INSTALLED ON ROOFS HAVING A SLOPE LESS THAN 4 TO 12 UNLESS A DOUBLE UNDERLAYMENT IS INSTALLED IN ACCORDANCE WITH IRC R905.2.2.
3. PROVIDE ICE BARRIER FROM EAVE'S EDGE TO A POINT AT LEAST 24" INSIDE THE EXTERIOR WALL LINE. IRC R905.2.7.1
4. ENCLOSED ATTIC AND RAFTER SHALL HAVE CROSS VENTILATION FOR EACH SEPARATE SPACE BY VENTILATING OPENINGS PROTECTED AGAINST THE ENTRANCE OF RAIN AND SNOW. TOTAL NET FREE VENTILATING AREAS SHALL NOT BE LESS THAN 1 TO 150 OF THE AREA OF THE SPACE VENTILATED. TOTAL VENTILATING AREA RATIO MAY BE REDUCED TO NOT LESS THAN 1 TO 300 IF (1) OPENINGS ARE PROVIDED IN THE UPPER AND LOWER PORTIONS OF HTE VENTILATED SPACE, OR (2) A 1 PERM VAPOR BARRIER IS INSTALLED IN THE WARM SIDE OF THE CIELING. IRC R806
5. MIN. 4-MIL POLYETHYLENE VAPOR RETARDER OVER INSULATION ON EXTERIOR WALLS AND ROOF CEILINGS. IRC R601.3
6. PROVIDE 2 LAYERS OF WEATHER BARRIER UNDER STUCCO SYSTEMS & "CULTERED" STONE.
7. CHIMNEYS SHALL EXTEND 24" ABOVE NEAREST BUILDING PORTION WITHIN A 10'-0" RADIUS, BUT NOT LESS THAN 36" ABOVE THE POINT WHERE THE CHIMNEY PASSES THROUGH THE ROOF. IRC R1003.9
8. CONTRACTOR SHALL PROVIDE AN ICBO EVALUATION REPORT FOR ANY STUCCO OR EIFS SYSTEM USED. INSPECTIONS ARE REQUIRED FOR ALL STUCCO AND EIFS SYSTEMS. IRC R109.1.5 SPECIAL INSPECTIONS REQUIRED FOR EFIS SYSTEM.
9. EXTERIOR GUARDRAILS SHALL COMPLY WITH IRC R312.
10. FINAL GRADE AT STRUCTURE SHALL BE 6" BELOW TOP OF FOUNDATION. IRC R404.1.6
11. FLASHING SHALL BE INSTALLED IN SUCH A MANNER SO AS TO PREVENT MOISTURE FROM ENTERING THE WALL OR TO REDIRECT IT TO THE EXTERIOR AS PER IBC. 1405.3
12. EXTERIOR WALLS SHALL PROVIDE THE BUILDING WITH A WEATHER-RESISTIVE EXTERIOR WALL ENVELOPE. PROVIDE WEATHER-RESISTIVE BARRIER FLASHING DETAIL FOR WINDOW, DOORS, AND OTHER OPENINGS IN TEH BUILDING ENVELOPE, INLCUDE MANUFACTURE'S INSTALLATION INSTRUCTIONS.
13. CALL FOR INSPECTION OF ALL FLASHING AS REQUIRED BY UTAH STATE AMENDMENT TO IRC. SEC R109.1.5
14. PROVIDE CONTINUOUS PRE-FAB RIDGE VENTS AT ROOF.
15. AT THE INTERSECTION OF FOUNDATION TO STUCCO, MASONRY, SIDING, STONE OR BRICK VENEER AN APPROVED CORROSION RESISTANT FLASHING WITH A 1/2" DRIP LEG EXTENDING PAST THE EXTERIOR SIDE OF THE FOUNDATION IS REQUIRED.
16. PROVIDE MINIMUM R-38 INSULATION AT ALL ROOF LOCATIONS.
17. PROVIDE MINIMUM R-20 INSULATION AT ALL EXTERIOR WALLS.
18. INSPECTIONS ARE REQUIRED FOR ALL STUCCO AND "EIFS" SYSTEMS. PROVIDE PRODUCT SPECIFICATIONS AMD "ICOB" EVALUATION REPORT (OR EQUAL) FOR ANY STUCCO OR "EIFS" SYSTEMS USED. IRC R109.1.5

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SHEET #
A-1.0

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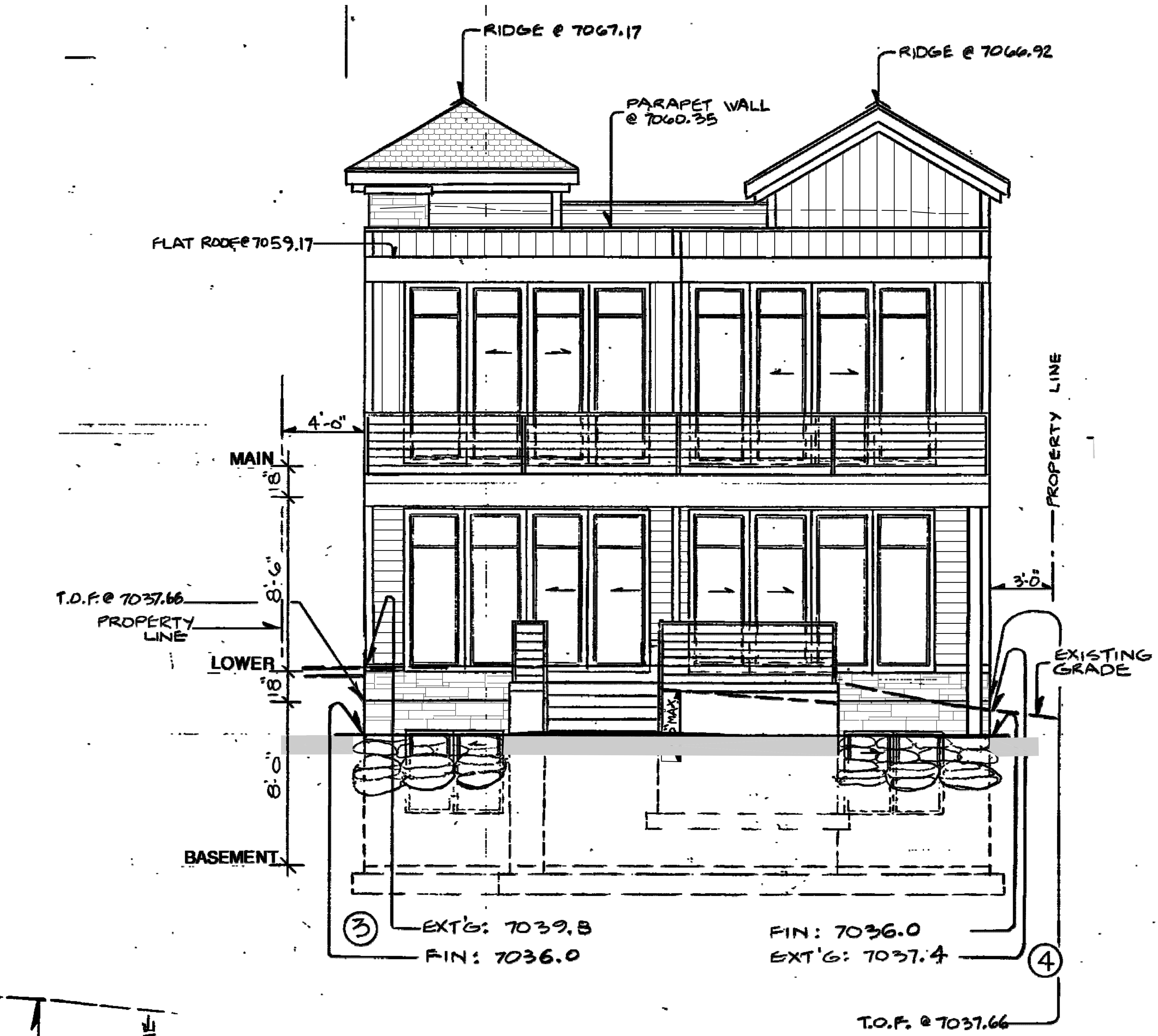
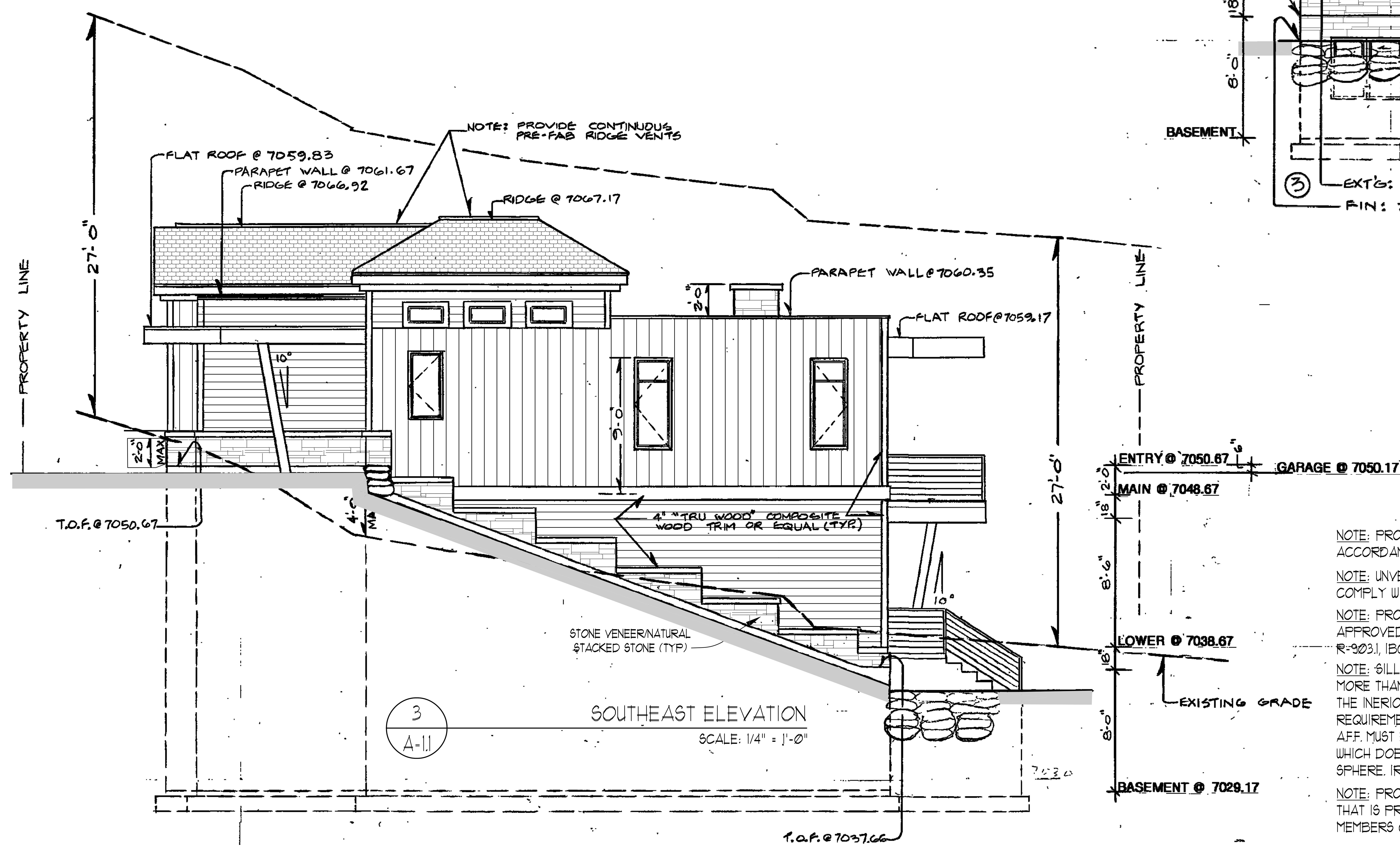


4 / A-1.1 NORTHEAST ELEVATION

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



3 / A-1.1 SOUTHEAST ELEVATION

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

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NOTE: UNVENTED CONDITIONED ATTIC ASSEMLIES SHALL COMPLY WITH IRC R-806.4

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ELEVATION NOTES:

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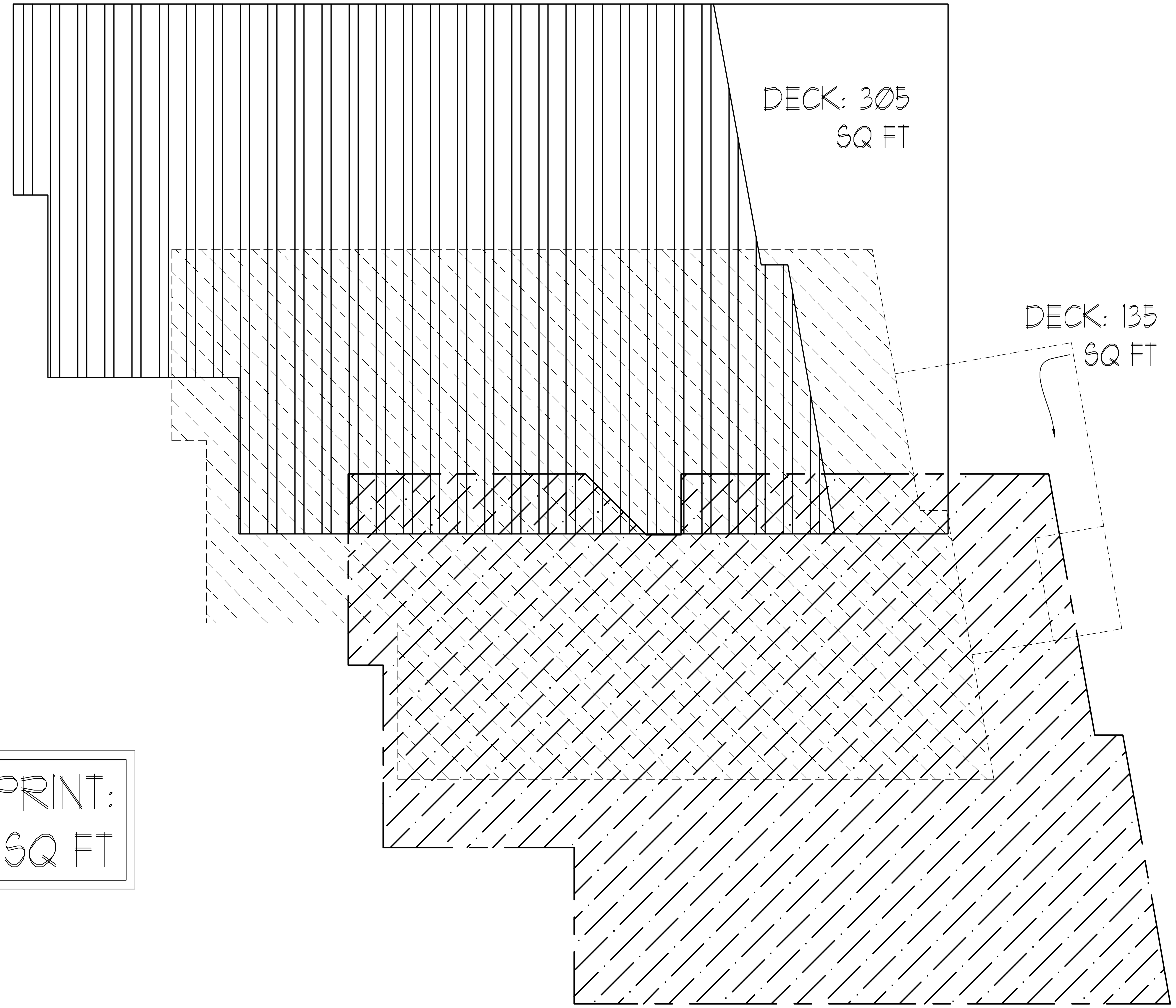
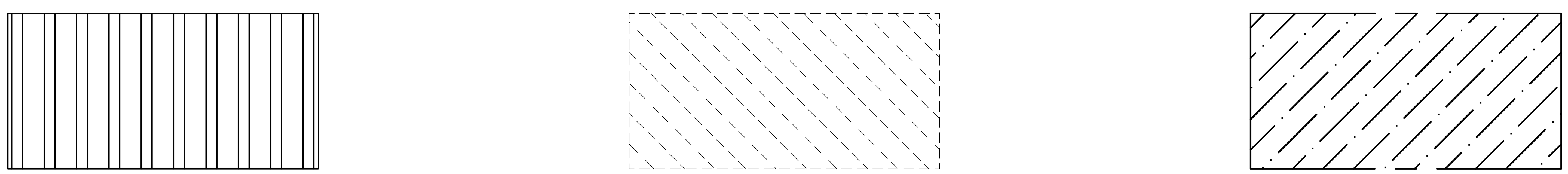


BUILDING FOOTPRINT:
1,200 SQ FT



MAIN FLOOR: 1,200 SQ FT

LOWER FLOOR: 1,200 SQ FT

BASEMENT FLOOR: 1,186 SQ FT

1
A-0.1
FOOTPRINT VERIFICATION
SCALE: 1/4" = 1'-0"

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SHEET #
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PLUMBING NOTES:

IRC 2012

1. ALL PLUMBING SHALL COMPLY WITH IRC 2012.
2. GAS & ELECTRICAL METERS SHALL BE LOCATED IN AN AREA THAT IS PROTECTED FROM SNOW & ICE DAMAGE.
3. ALL WATER CLOSETS TO HAVE A MAXIMUM FLOW RATE OF 1.6 GALLONS PER FLUSH. IRC P2903.2, TABLE P2903.2
4. MAXIMUM FLOW RATE OF SHOWER HEADS TO BE 2.5 GPM. IRC P2903.2, TABLE 92903.2
5. PROVIDE NON-FREEZE TYPE BACKFLOW PREVENTER HOSE BIBBS. IRC P2902.3.3 , P2903.2
6. ALL PLUMBING VENTS THROUGH ROOF TO BE MINIMUM 3" PIPE. IRC P3103.2
7. 12" EXPANSION TANK TO BE PROVIDED FOR CULINARY WATER SYSTEMS. IRC M2003
8. IN SEISMIC DESGIN CATEGORIES C, D , D , AND D WATER HEATER SHALL BE ANCHORD OR STRAPPED IN THE UPPER 1/3 AND LOWER 1/3 OF THE APPLIANCE TO RESIST A HORIZONTAL FORCE EQUAL TO 1/3 OF THE OPERATION WEIGHT. IRC P2801.7
9. PROVIDE ACCESS TO JETTED TUB MOTOR COMPONENTS. ACCESS TO PUMP IS REQUIRED TO BE AN UNOBSTRUCTED 12"x12" ACCESS PANEL. IF PUMP IS MORE THA 2 FEET AWAY FROM ACCESS POINT THEN ACCESS PANEL SHALL BE A 18"x18". IN ALL CASES, THE ACCESS OPENING SHALL BE UNOBSTRUCTED AND OF THE SIZE NECESSARY TO PERMIT THE REMOVAL AND REPLACEMENT OF THE CIRCULATION PUMP. E4109.3
10. WATER CLOSETS SHALL HAVE A MINIMUM FRONT CLEARANCE OF 21" AND WIDTH OF 30". IRC R307.1
11. SHOWERS TO BE FINISHED, WITH A NON-ABSORBANT MATERIAL, TO A HEIGHT NOT LESS THAN 72" ABOVE FINISHED FLOOR. IRC R307.2
12. FLOOR DRAIN TO BE PROVIDED AT ALL WATER HEATERS. IRC P2801
13. PROVIDE A METAL PAN UNDER WATER HEATERS OR STEAM SHOWER EQUIPMENT IF LOCATED WHERE DAMAGE MAY OCCUR. IRC P2801
14. FIXTURES THAT HAVE FLOOD LEVEL RIMS LOCATED BELOW THE ELEVATION OF THE NEXT UPSTREAM MANHOLE COVER OF THE PUBLIC SEWER SERVING SUCH FIXTURES SHALL BE PROTECTED FROM BACK FLOW OF SEWAGE BY INSTALLING AN APPROVED BACKWATER VALVE. FIXTURES HAVING FLOOD LEVEL RIMS ABOVE THE ELEVATION OF THE NEXT UPSTREAM MANHOLE SHALL NOT DISCHARGE THROUGH THE BACKWATER VALVE. BACKWATER VALVES SHALL BE PROVIDED WITH ACCESS. IRC P3008.1
15. BACKWATER VALVES SHALL HAVE NON-CORROSIVE BEARINGS, SEATS AND SELF-ALIGNING DISCS, AND SHALL BE CONSTRUCTED TO ENSURE A POSITIVE MECHANICAL SEAL. VALVE ACCESS COVERS SHALL BE WATER TIGHT. IRC P3008.2, P3008.3
16. BACKWATER VALVES WILL NOW BE REQUIRED IN ALL NEW RESIDENCES UNLESS IT CAN BE ESTABLSIHED THAT A FIXTURE IN THE BASEMENT OR LOWEST LEVEL OF THE HOME IS NOT BELOW THE ELEVATION OF THE UPSTREAM MANHOLE COVER. THIS WILL REQUIRE THE BASEMENT FLOOR TO BE PLUMBED INDEPENDENT FROM THE UPPER FLOOR. BACKWATER VALVES MUST BE ACCESSIIBLE.
17. THE FLOW VELOCITY OF THE WATER DISTRIBUTION SYSTEM SAHLL BE CONTROLLED TO REDUCE THE POSSIBILITY OF WATER HAMMER. A WATER-HAMMER ARRESTOR SHALL BE INSTALLED WHERE THE QUICK CLOSING VALVES ARE USED. WATER-HAMMER ARRESTORS SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURERS' SPECIFICATIONS. WATER-HAMMER ARRESTORS SHALL CONFORM TO ASSE 1010. IRC P2903.5
18. ALL FLOOR DRAINS SUBJECTED TO LOSS OF SEAL BY EVAPORATION REQUIRE TRAP PRIMERS OR DEEP DEAL (4" TRAPS) IRC P3201.2
19. PROVIDE ANTI-SCOLD PROTECTION (ASSE 1070) ON ALL SHOWER , TUB/SHOWER COMBINATIONS LIMITING WATER TEMPRATURES TO 120 DEGREES. IRC P2723.3

THIS STRUCTURE TO BE CONSTRUCTED IN ACCORDANCE WITH ALL CITY & STATE BUILDING CODES AND ORDINANCES AS VERIFIED BY BUILDER.

FLOOR PLAN NOTES:

IRC 2012

1. SEE GENERAL NOTE SHEET FOR SECURITY, AND PLUMBING NOTES.
2. SEE GENERAL NOTE SHEET AND ELECTRICAL PLANS FOR ELECTRICAL NOTES.
3. SEE SITE PLAN AND ELEVATION NOTES FOR GRADING SPECIFICATIONS.
4. ALL WALLS ARE DIMENSIONED AS SHOWN AND TO BE VERIFIED BY BUILDER.
5. HABITABLE ROOMS, HALLWAYS, CORRIDORS, BATHROOMS, LAUNDRY ROOMS AND BASEMENTS SHALL HAVE A MIN. CEILING HEIGHT OF 7'-0". NOT MORE THAN 50% OF THE FLOOR AREA SHALL HAVE A SLOPED CEILING LESS THAN 7'-0" AND NO PORTION SHALL BE LESS THAN 5'-0". IRC R305.1
6. HABITABLE ROOMS SHALL HAVE A MINIMUM WINDOW AREA OF 8% OF THE FLOOR AREA, UNLESS PROPER MECHANICAL VENTILATION AND ARTIFICIAL LIGHT IS PROVIDED AS PER. IRC R303.1
7. NATURAL VENTILATION EQUALING 4% OF THE FLOOR AREA SHALL BE PROVIDED THROUGH APPROVED OPENINGS TO THE OUTDOORS, UNLESS AN APPROVED MECHANICAL VENTILATION SYSTEM IS PROVIDED AS PER. IRC R303.1
8. BASEMENTS WITH HABITABLE SPACE AND EVERY SLEEPING ROOM SHALL HAVE AN EXTERIOR DOOR OR AN EGRESS/RESCUE WINDOW MEETING THE FOLLOWING REQUIREMENTS: a) FINISHED SILL HEIGHT WITHIN 44" OF FINISHED FLOOR b) MIN. CLEAR OPENING OF 20"x24" c) MIN. OPENABLE AREA OF 5.7 SQ. FT. IRC R310
9. BATHROOMS, WATER CLOSET COMPARTMENTS AND OTHER SIMILAR ROOMS SHALL HAVE A MIN. WINDOW AREA OF 3 SQ. FT., ONE-HALF OF WHICH MUST BE OPENABLE. UNLESS AN ADEQUATE MECHINCAL VENTILATION SYSTEM IS PROVIDED AS PER IRC R303.3
10. FRAMELESS GLASS DOORS, GLAZING IN DOORS, GLASS WITHIN A 24" ARC OF DOORS, GLAZING LESS THAN 60" ABOVE A WALKING SURFACE WITHIN 5'-0" OF STAIRS, GLAZING WITHIN 5'-0" OF SPAS OR POOLS, CERTAIN FIXED GLASS PANELS, GLAZING CONTAINED IN OR USED AS RAILINGS, AND SIMILAR GLAZED OPENINGS SUBJECT TO HUMAN IMPACT SHALL COMPLY WITH IRC R308.
11. GLAZING USED IN DOORS AND PANELS OF SHOWERS AND BATHTUB ENCLOSURES AND WALLS ENCLOSING THESE COMPARTMENTS SHALL BE TEMPERED. IRC TABLE R308.3
12. DOORS FROM DWELLINGS TO GARAGE SHALL BE SELF-CLOSING, 1-3/8" SOLID CORE OR 20-MINUTE RATED. SEE SCHEDULE &/OR FLOOR PLANS FOR LOCATION. IRC R309.1
13. ATTIC ACCESS TO BE 22"x30" MIN. w/ 30" MIN. HEADROOM AND IN A READILY ACCESSIBLE LOCATION. 20-MINUTE FIRE-RATED CONSTRUCTION REQUIRED IN GARAGES. IRC R807.1 FOR ACCESS TO MECHANICAL EQUIPMENT SEE IRC M1305.1.3
14. AN ACCESS OPENING OF 18"x24" SHALL BE PROVIDED TO ALL UNDER-FLOOR AREAS. IRC R408.4 FOR ACCESS TO MECHANICAL EQUIPMENT IN THESE AREAS SEE IRC M1305.1.4
15. WINDOW WELLS SHALL PROVIDE A MIN. CLEAR OPENING OF 9 SQ. FT. w/ A MIN. DIMENSION OF 36". PROVIDE A PERMANENT LADDER IF WINDOW WELL IS MORE THAN 44" DEEP. IRC R310.2, R310.2.1
16. ENCLOSED ACCESSIBLE SPACE UNDER STAIRS SHALL HAVE WALLS, UNDER STAIR SURFACE AND ANY SOFFITS PROTECTED ON THE ENCLOSED SIDE w/ 1/2" GYPSUM BOARD. IRC R302.7
17. LANDINIGS SHALL HAVE A MINIMUM DIMESNION MEASURED IN DIRECTION OF TRAVEL OF 36" IRC R311.3
18. PROVIDE FIREBLOCKING IN WALL & PARTITIONS ALONG LINE OF STAIR BETWEEN STRINGERS AT LANDING IF UNDERSIDE OF STAIRS IN UNFINISHED. IRC R302.11
19. FIREBLOCK SPACES AT SOFFITS, FLOOR & CEILING JOIST LINES, AT 10'-0" O.C. VERTICALLY & HORIZONTALLY AND AT OPENING BETWEEN ATTIC SPACES AND CHIMNET CHASES FOR FACTORY BUILT CHIMNEYS, AND AT ANY OTHER LOCATIONS NOT SPECIFICALLY MENTIONED ABOVE WHICH COULD AFFORD PASSAGE FOR FRAME. IRC R30211
20. PROVIDE DAMPPROFFING AT ALL FOUNDATION WALLS. PER IRC R406
21. PROVIDE DRAFT STOP IN ALL OPEN WEB TRUSS LOCATIONS EVERY 1000 SQ. FT. IRC R502.122.12
22. SHOWERS AND TUBS WITH TILE WALLS REQUIRE CEMENT, FIBER-CEMENT OR GLASS MAT GYPSUM BACKERS. GREEN BOARD IS NO LONGER ALLOWEED IN ANY APLLCATION. NOTE: THE BACKER BOARD CANNOT BE INSTALLED OVER GREEN BOARD. ALSO NOTE: UNLESS THE BACKER-BOARD HAS BEEN EVALUATED AS A WATER PROOF MEMBRANE, A MOISTURE BARRIER IS REQUIRED IN ROOMS OR AREAS WHERE HIGH HUMIDITY OR MOISTURE IS PRESENT, SUCH AS BATHROOMS AND SHOWERS. THE MOISTURE BARRIER MUST BE INSTALLED OVER FRAMING AND MUST BE FREE FROM HOLES AND BREAKS.
23. CONCRETE FLOOR SLABS, EXCEPT THOSE IN UNHEATED ACCESSORY STRUCTURES, SHALL HAVE A VAPOR RETARDER CONSISTING OF A 6 MIL (.006 INCH) POLYETHYLENE OR APPROVED VAPOR RETARDER WITH JOINTS LAPPED NOT LESS THAN 6 INCHES PLACED BETWEEN THE CONCRETE FLOOR SLAB AND THE BASE COURSE OR THE PREPARED SUB-GRADE WHERE NO BASE COURSE EXISTS. -R506.2.3
24. SLAB ON GRADE FLOORS THAT MEET EXTERIOR FOUNDATION WALLS ABOVE THE FINISHED EXTERIOR GRADE ARE REQUIRED TO BE INSULATED

THIS STRUCTURE TO BE CONSTRUCTED IN ACCORDANCE WITH ALL CITY & STATE BUILDING CODES AND ORDINANCES AS VERIFIED BY BUILDER.

MECHANICAL NOTES:

IRC 2012

1. MECHANICAL SYSTEMS TO COMPLY WITH IRC 2012 & IFGC
2. PROVIDE A COMFORT HEATING SYSTEM CAPABLE OF MAINTAINING 68°F AT A POINT 36" ABOVE THE FLOOR & 24" FROM EXTERIOR WALLS. IRC R303.8 & G2406
3. PROVIDE COMBUSTION AIR FOR ALL FUEL BURNING APPLIANCES AT A MIN. RATE OF 1 SQ. INCH PER 3000 BTU/HOUR w/ MIN. 6" CLEARANCE IN FRONT AND 1" CLEARANCE AT SIDES & REAR OF APPLIANCE. ONE OPENING MUST BE IN THE TOP 12" OF THE ROOM. IRC M1701
4. GAS LOGS AND EACH GAS APPLIANCE SHALL BE EQUIPPED WITH A SHUTOFF VALVE WITHIN 6'-0" OF THE APPLIANCE. IRC G2420.5.1
5. FUEL BURNING APPLIANCES, INCLUDING FIREPLACES, SHALL NOT BE INSTALLED IN BEDROOMS, BATHROOMS, OR TOILET ROOMS UNLESS THE APPLIANCES ARE DIRECT VENT. IRC G2406
6. FUEL FIRED WATER HEATERS SHALL NOT BE INSTALLED IN A ROOM USED AS A STORAGE CLOSET. WATER HEATERS LOCATED IN BEDROOMS OR BATHROOMS SHALL BE INSTALLED IN ACCORDANCE WITH IRC M2005.2.
7. FUEL FIRED APPLIANCES IN GARAGES SHALL BE ELEVATED WITH IGNITION SOURCE MIN. 18" ABOVE GARAGE FLOORS. IRC M1307.3
8. APPLIANCES LOCATED IN GARAGES OR CARPORTS SHALL BE PROTECTED FROM AUTOMOBILE IMPACT. IRC M1307.3.1
9. INSULATE HEATING TRUNK & BRANCH SUPPLY DUCTS IN UNFINISHED AREAS, CRAWL SPACES, ATTICS, UNHEATED GARAGES, ETC. IRC N1103
10. VENT DRYER TO EXTERIOR. MAX. DUCT LENGTH w/ TWO (2) 90° ELBOWS IS 15'-0". IRC M1502.2
11. IN THEATER ROOMS OR OTHER ROOMS WITHOUT NATURAL VENTILATION, PROVIDE MECHANICAL VENTILATION CAPABLE OF PROVIDING 0.35 AIR CHANGE PER HOUR, OR 15 CUBIC FEET PER MINUTE. IRC-R303.1
12. HEATING AND COOLING EQUIPMENT SHALL BE SIZED IN ACCORDANCE WITH ACCA (AIR CONDITIONING CONTRACTORS OF AMERICA) MANUAL "J" OR OTHER APPROVED CALCULATIONS DUCT SYSTEMS SERVING HEATING COOLING OR EXHAUST SYSTEM SHALL BE DESIGNED IN ACCORDANCE WITH ACCA MANUAL "D" OR OTHER APPROVED CALCULATIONS AND DOCUMENTS IS REQUIRED. IRC M1401.3 & M1601.1

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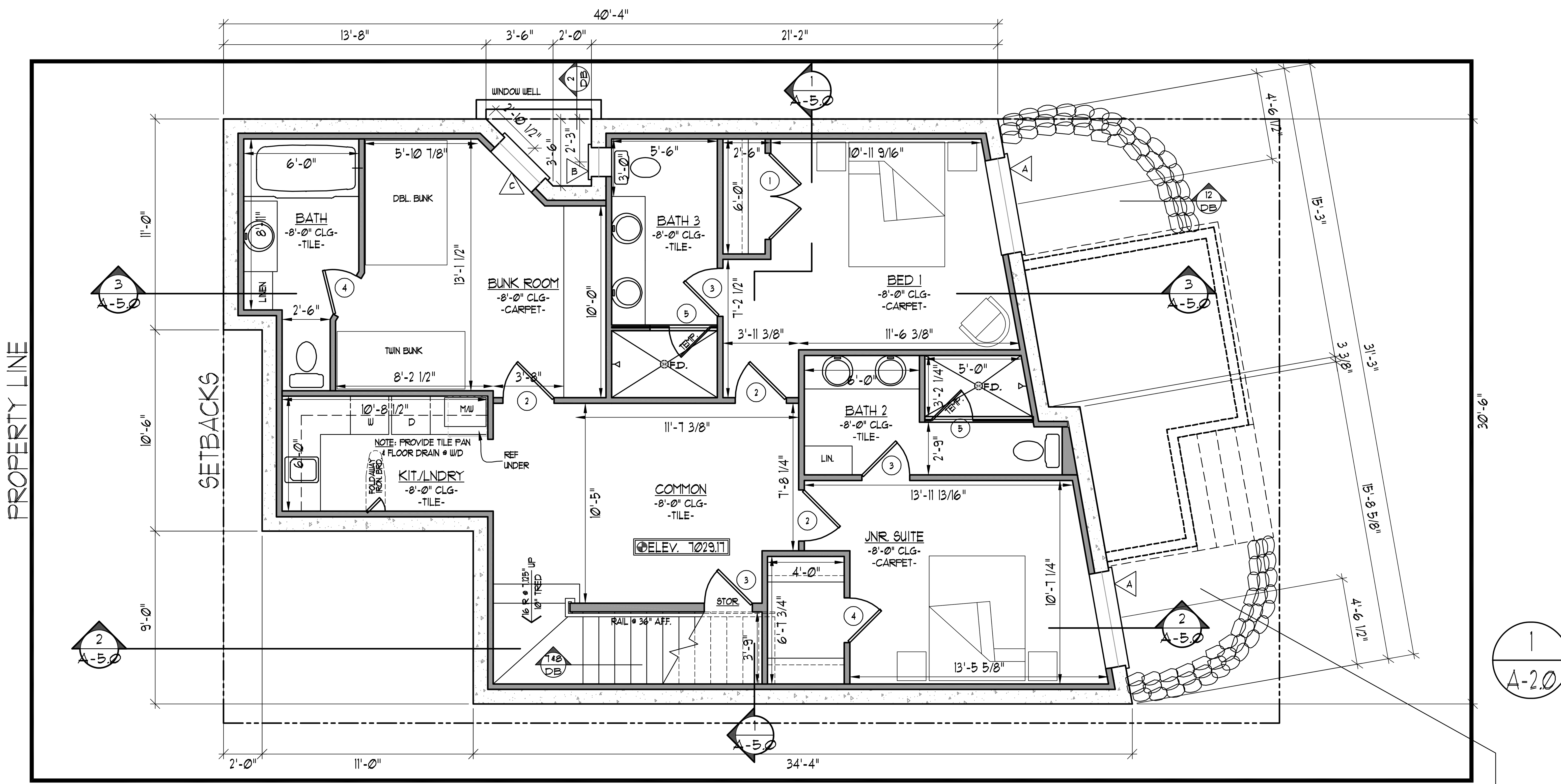

STACKED STONE RETAINING WALL(S) PER HISTORIC GUIDELINES TO REPFLECT CHARACTER OF EXISTING STONE REAINING WALLS (TYP)

1 A-2.0 BASEMENT FLOOR PLAN

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

FOOTPRINTS BY LEVEL:

MAIN FLOOR:	1,200 SQ FT
DECKS / PATIOS:	305 SQ FT
LOWER FLOOR:	1,200 SQ FT
DECKS / PATIOS:	135 SQ FT
BASEMENT FLOOR:	1,186 SQ FT
TOTAL DECKS / PATIOS:	440 SQ FT
BLDG FOOTPRINT:	1,200 SQ FT

SQUARE FOOTAGES:

MAIN FLOOR:	728 SQ FT
LOWER FLOOR:	1,069 SQ FT
SUBTOTAL	1, 808 SQ FT
BSMNT FLOOR:	1,186 SQ FT
STORAGE / MECHANICAL:	130 SQ FT
GARAGE:	472 SQ FT
TOTAL:	3,585 SQ FT

SETBACKS

FRONT YARD:	10'-0"
REAR YARD:	10'-0"
SIDE YARD:	3'-0"

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230 WEST 400 SOUTH SUITE #203
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950 EMPIRE AVE

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ALL WORK PERFORMED ON THIS DESIGN SHALL BE BY A LICENSED CONTRACTOR IN ACCORDANCE WITH NATIONAL AND LOCAL BUILDING CODES. CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND SPECIFICATIONS AND ASSUME RESPONSIBILITY FOR ANY DAMAGES OR STRUCTURAL FAILURES DUE TO ANY OMISSIONS OR ERRORS IN THE DESIGN AND/OR THESE DRAWINGS.

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PROJECT:	PRIVATE RESIDENCE
PLAN DATE:	09-16-2015
DRAWN BY:	DANIEL BURROUGHS
REVISED BY:	DANIEL / DAVID / KYLE
REVISED DATE:	10-29-2015
PLOT DATE:	----
DESCRIPTION:	BSMNT FLOOR PLAN

SHEET # A-2.0

PLUMBING NOTES:

IRC 2012

1. ALL PLUMBING SHALL COMPLY WITH IRC 2012.
2. GAS & ELECTRICAL METERS SHALL BE LOCATED IN AN AREA THAT IS PROTECTED FROM SNOW & ICE DAMAGE.
3. ALL WATER CLOSETS TO HAVE A MAXIMUM FLOW RATE OF 1.6 GALLONS PER FLUSH. IRC P2903.2, TABLE P2903.2
4. MAXIMUM FLOW RATE OF SHOWER HEADS TO BE 2.5 GPM. IRC P2903.2, TABLE 92903.2
5. PROVIDE NON-FREEZE TYPE BACKFLOW PREVENTER HOSE BIBBS. IRC P2902.3.3 , P2903.2
6. ALL PLUMBING VENTS THROUGH ROOF TO BE MINIMUM 3" PIPE. IRC P3103.2
7. 12" EXPANSION TANK TO BE PROVIDED FOR CULINARY WATER SYSTEMS. IRC M2003
8. IN SEISMIC DESGIN CATEGORIES C, D , D , AND D WATER HEATER SHALL BE ANCHORD OR STRAPPED IN THE UPPER 1/3 AND LOWER 1/3 OF THE APPLIANCE TO RESIST A HORIZONTAL FORCE EQUAL TO 1/3 OF THE OPERATION WEIGHT. IRC P2801.7
9. PROVIDE ACCESS TO JETTED TUB MOTOR COMPONENTS. ACCESS TO PUMP IS REQUIRED TO BE AN UNOBSTRUCTED 12"x12" ACCESS PANEL. IF PUMP IS MORE THA 2 FEET AWAY FROM ACCESS POINT THEN ACCESS PANEL SHALL BE A 18"x18". IN ALL CASES, THE ACCESS OPENING SHALL BE UNOBSTRUCTED AND OF THE SIZE NECESSARY TO PERMIT THE REMOVAL AND REPLACEMENT OF THE CIRCULATION PUMP. E4109.3
10. WATER CLOSETS SHALL HAVE A MINIMUM FRONT CLEARANCE OF 21" AND WIDTH OF 30". IRC R307.1
11. SHOWERS TO BE FINISHED, WITH A NON-ABSORBANT MATERIAL, TO A HEIGHT NOT LESS THAN 72" ABOVE FINISHED FLOOR. IRC R307.2
12. FLOOR DRAIN TO BE PROVIDED AT ALL WATER HEATERS. IRC P2801
13. PROVIDE A METAL PAN UNDER WATER HEATERS OR STEAM SHOWER EQUIPMENT IF LOCATED WHERE DAMAGE MAY OCCUR. IRC P2801
14. FIXTURES THAT HAVE FLOOD LEVEL RIMS LOCATED BELOW THE ELEVATION OF THE NEXT UPSTREAM MANHOLE COVER OF THE PUBLIC SEWER SERVING SUCH FIXTURES SHALL BE PROTECTED FROM BACK FLOW OF SEWAGE BY INSTALLING AN APPROVED BACKWATER VALVE. FIXTURES HAVING FLOOD LEVEL RIMS ABOVE THE ELEVATION OF THE NEXT UPSTREAM MANHOLE SHALL NOT DISCHARGE THROUGH THE BACKWATER VALVE. BACKWATER VALVES SHALL BE PROVIDED WITH ACCESS. IRC P3008.1
15. BACKWATER VALVES SHALL HAVE NON-CORROSIVE BEARINGS, SEATS AND SELF-ALIGNING DISCS, AND SHALL BE CONSTRUCTED TO ENSURE A POSITIVE MECHANICAL SEAL. VALVE ACCESS COVERS SHALL BE WATER TIGHT. IRC P3008.2, P3008.3
16. BACKWATER VALVES WILL NOW BE REQUIRED IN ALL NEW RESIDENCES UNLESS IT CAN BE ESTABLSIHED THAT A FIXTURE IN THE BASEMENT OR LOWEST LEVEL OF THE HOME IS NOT BELOW THE ELEVATION OF THE UPSTREAM MANHOLE COVER. THIS WILL REQUIRE THE BASEMENT FLOOR TO BE PLUMBED INDEPENDENT FROM THE UPPER FLOOR. BACKWATER VALVES MUST BE ACCESSIIBLE.
17. THE FLOW VELOCITY OF THE WATER DISTRIBUTION SYSTEM SAHLL BE CONTROLLED TO REDUCE THE POSSIBILITY OF WATER HAMMER. A WATER-HAMMER ARRESTOR SHALL BE INSTALLED WHERE THE QUICK CLOSING VALVES ARE USED. WATER-HAMMER ARRESTORS SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURERS' SPECIFICATIONS. WATER-HAMMER ARRESTORS SHALL CONFORM TO ASSE 1010. IRC P2903.5
18. ALL FLOOR DRAINS SUBJECTED TO LOSS OF SEAL BY EVAPORATION REQUIRE TRAP PRIMERS OR DEEP DEAL (4" TRAPS) IRC P3201.2
19. PROVIDE ANTI-SCOLD PROTECTION (ASSE 1070) ON ALL SHOWER , TUB/SHOWER COMBINATIONS LIMITING WATER TEMPRATURES TO 120 DEGREES. IRC P2723.3

THIS STRUCTURE TO BE CONSTRUCTED IN ACCORDANCE WITH ALL CITY & STATE BUILDING CODES AND ORDINANCES AS VERIFIED BY BUILDER.

FLOOR PLAN NOTES:

IRC 2012

1. SEE GENERAL NOTE SHEET FOR SECURITY, AND PLUMBING NOTES.
2. SEE GENERAL NOTE SHEET AND ELECTRICAL PLANS FOR ELECTRICAL NOTES.
3. SEE SITE PLAN AND ELEVATION NOTES FOR GRADING SPECIFICATIONS.
4. ALL WALLS ARE DIMENSIONED AS SHOWN AND TO BE VERIFIED BY BUILDER.
5. HABITABLE ROOMS, HALLWAYS, CORRIDORS, BATHROOMS, LAUNDRY ROOMS AND BASEMENTS SHALL HAVE A MIN. CEILING HEIGHT OF 7'-0". NOT MORE THAN 50% OF THE FLOOR AREA SHALL HAVE A SLOPED CEILING LESS THAN 7'-0" AND NO PORTION SHALL BE LESS THAN 5'-0". IRC R305.1
6. HABITABLE ROOMS SHALL HAVE A MINIMUM WINDOW AREA OF 8% OF THE FLOOR AREA, UNLESS PROPER MECHANICAL VENTILATION AND ARTIFICIAL LIGHT IS PROVIDED AS PER. IRC R303.1
7. NATURAL VENTILATION EQUALING 4% OF THE FLOOR AREA SHALL BE PROVIDED THROUGH APPROVED OPENINGS TO THE OUTDOORS, UNLESS AN APPROVED MECHANICAL VENTILATION SYSTEM IS PROVIDED AS PER. IRC R303.1
8. BASEMENTS WITH HABITABLE SPACE AND EVERY SLEEPING ROOM SHALL HAVE AN EXTERIOR DOOR OR AN EGRESS/RESCUE WINDOW MEETING THE FOLLOWING REQUIREMENTS: a) FINISHED SILL HEIGHT WITHIN 44" OF FINISHED FLOOR b) MIN. CLEAR OPENING OF 20"x24" c) MIN. OPENABLE AREA OF 5.7 SQ. FT. IRC R310
9. BATHROOMS, WATER CLOSET COMPARTMENTS AND OTHER SIMILAR ROOMS SHALL HAVE A MIN. WINDOW AREA OF 3 SQ. FT., ONE-HALF OF WHICH MUST BE OPENABLE. UNLESS AN ADEQUATE MECHINCAL VENTILATION SYSTEM IS PROVIDED AS PER IRC R303.3
10. FRAMELESS GLASS DOORS, GLAZING IN DOORS, GLASS WITHIN A 24" ARC OF DOORS, GLAZING LESS THAN 60" ABOVE A WALKING SURFACE WITHIN 5'-0" OF STAIRS, GLAZING WITHIN 5'-0" OF SPAS OR POOLS, CERTAIN FIXED GLASS PANELS, GLAZING CONTAINED IN OR USED AS RAILINGS, AND SIMILAR GLAZED OPENINGS SUBJECT TO HUMAN IMPACT SHALL COMPLY WITH IRC R308.
11. GLAZING USED IN DOORS AND PANELS OF SHOWERS AND BATHTUB ENCLOSURES AND WALLS ENCLOSING THESE COMPARTMENTS SHALL BE TEMPERED. IRC TABLE R308.3
12. DOORS FROM DWELLINGS TO GARAGE SHALL BE SELF-CLOSING, 1-3/8" SOLID CORE OR 20-MINUTE RATED. SEE SCHEDULE &/OR FLOOR PLANS FOR LOCATION. IRC R309.1
13. ATTIC ACCESS TO BE 22"x30" MIN. w/ 30" MIN. HEADROOM AND IN A READILY ACCESSIBLE LOCATION. 20-MINUTE FIRE-RATED CONSTRUCTION REQUIRED IN GARAGES. IRC R807.1 FOR ACCESS TO MECHANICAL EQUIPMENT SEE IRC M1305.1.3
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20. PROVIDE DAMPPROFFING AT ALL FOUNDATION WALLS. PER IRC R406
21. PROVIDE DRAFT STOP IN ALL OPEN WEB TRUSS LOCATIONS EVERY 1000 SQ. FT. IRC R502.122.12
22. SHOWERS AND TUBS WITH TILE WALLS REQUIRE CEMENT, FIBER-CEMENT OR GLASS MAT GYPSUM BACKERS. GREEN BOARD IS NO LONGER ALLOWEED IN ANY APLLCATION. NOTE: THE BACKER BOARD CANNOT BE INSTALLED OVER GREEN BOARD. ALSO NOTE: UNLESS THE BACKER-BOARD HAS BEEN EVALUATED AS A WATER PROOF MEMBRANE, A MOISTURE BARRIER IS REQUIRED IN ROOMS OR AREAS WHERE HIGH HUMIDITY OR MOISTURE IS PRESENT, SUCH AS BATHROOMS AND SHOWERS. THE MOISTURE BARRIER MUST BE INSTALLED OVER FRAMING AND MUST BE FREE FROM HOLES AND BREAKS.
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IRC 2012

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4. GAS LOGS AND EACH GAS APPLIANCE SHALL BE EQUIPPED WITH A SHUTOFF VALVE WITHIN 6'-0" OF THE APPLIANCE. IRC G2420.5.1
5. FUEL BURNING APPLIANCES, INCLUDING FIREPLACES, SHALL NOT BE INSTALLED IN BEDROOMS, BATHROOMS, OR TOILET ROOMS UNLESS THE APPLIANCES ARE DIRECT VENT. IRC G2406
6. FUEL FIRED WATER HEATERS SHALL NOT BE INSTALLED IN A ROOM USED AS A STORAGE CLOSET. WATER HEATERS LOCATED IN BEDROOMS OR BATHROOMS SHALL BE INSTALLED IN ACCORDANCE WITH IRC M2005.2.
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10. VENT DRYER TO EXTERIOR. MAX. DUCT LENGTH w/ TWO (2) 90° ELBOWS IS 15'-0". IRC M1502.2
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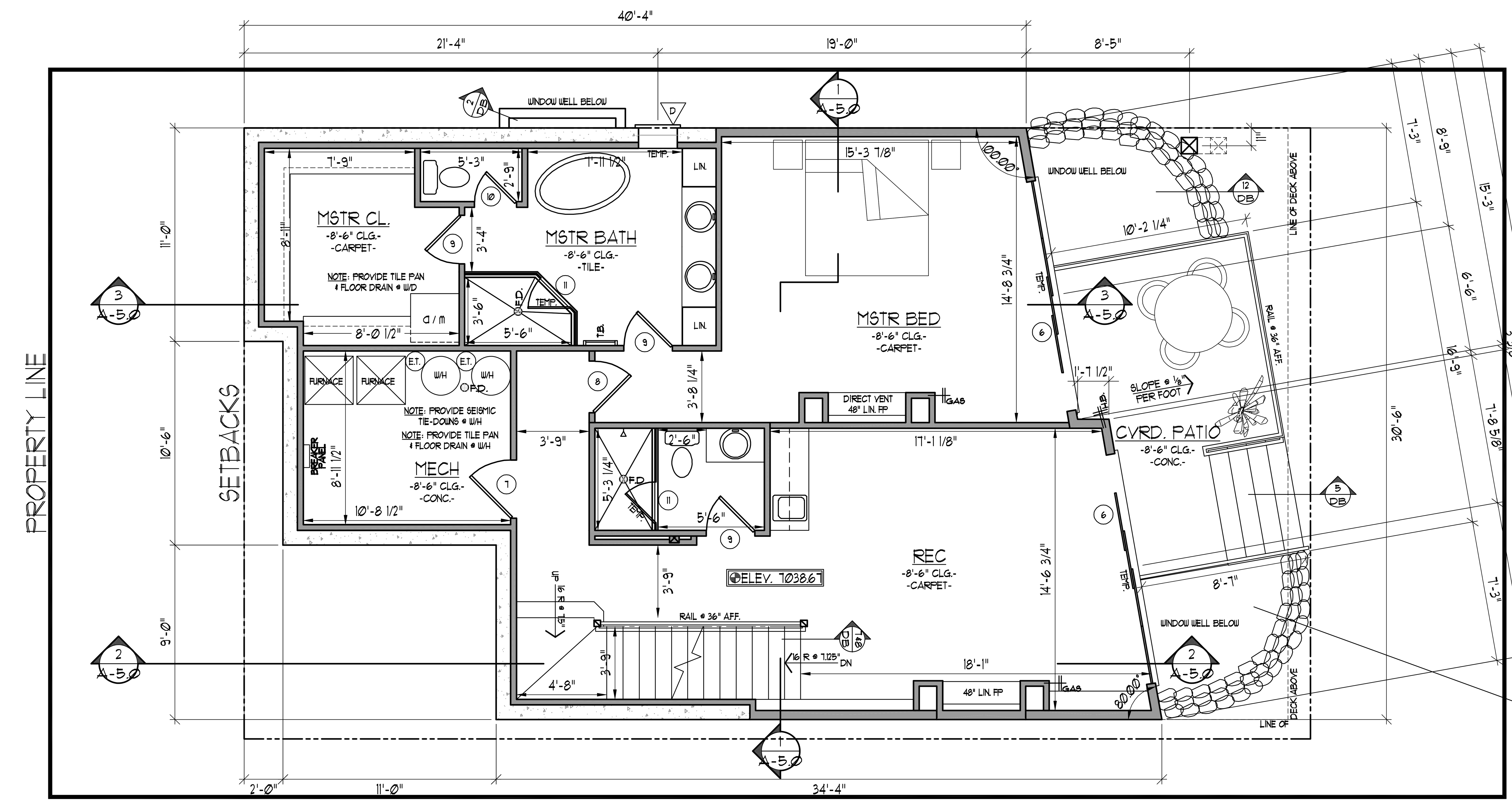

STACKED STONE RETAINING WALL(S) PER HISTORIC GUIDELINES TO REPFLECT CHARACTER OF EXISTING STONE REAINING WALLS (TYP)

1
A-3.0

LOWER FLOOR PLAN

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

SETBACKS

FRONT YARD:	10'-0"
REAR YARD:	10'-0"
SIDE YARD:	3'-0"

FOOTPRINTS BY LEVEL:

MAIN FLOOR:	1,200 SQ FT
DECKS / PATIOS:	305 SQ FT
LOWER FLOOR:	1,200 SQ FT
DECKS / PATIOS:	135 SQ FT
BASEMENT FLOOR:	1,186 SQ FT
TOTAL DECKS / PATIOS:	440 SQ FT
BLDG FOOTPRINT:	1,200 SQ FT

SQUARE FOOTAGES:

MAIN FLOOR:	728 SQ FT
LOWER FLOOR:	1,069 SQ FT
SUBTOTAL	1, 808 SQ FT
BSMNT FLOOR:	1,186 SQ FT
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GARAGE:	472 SQ FT
TOTAL:	3,585 SQ FT

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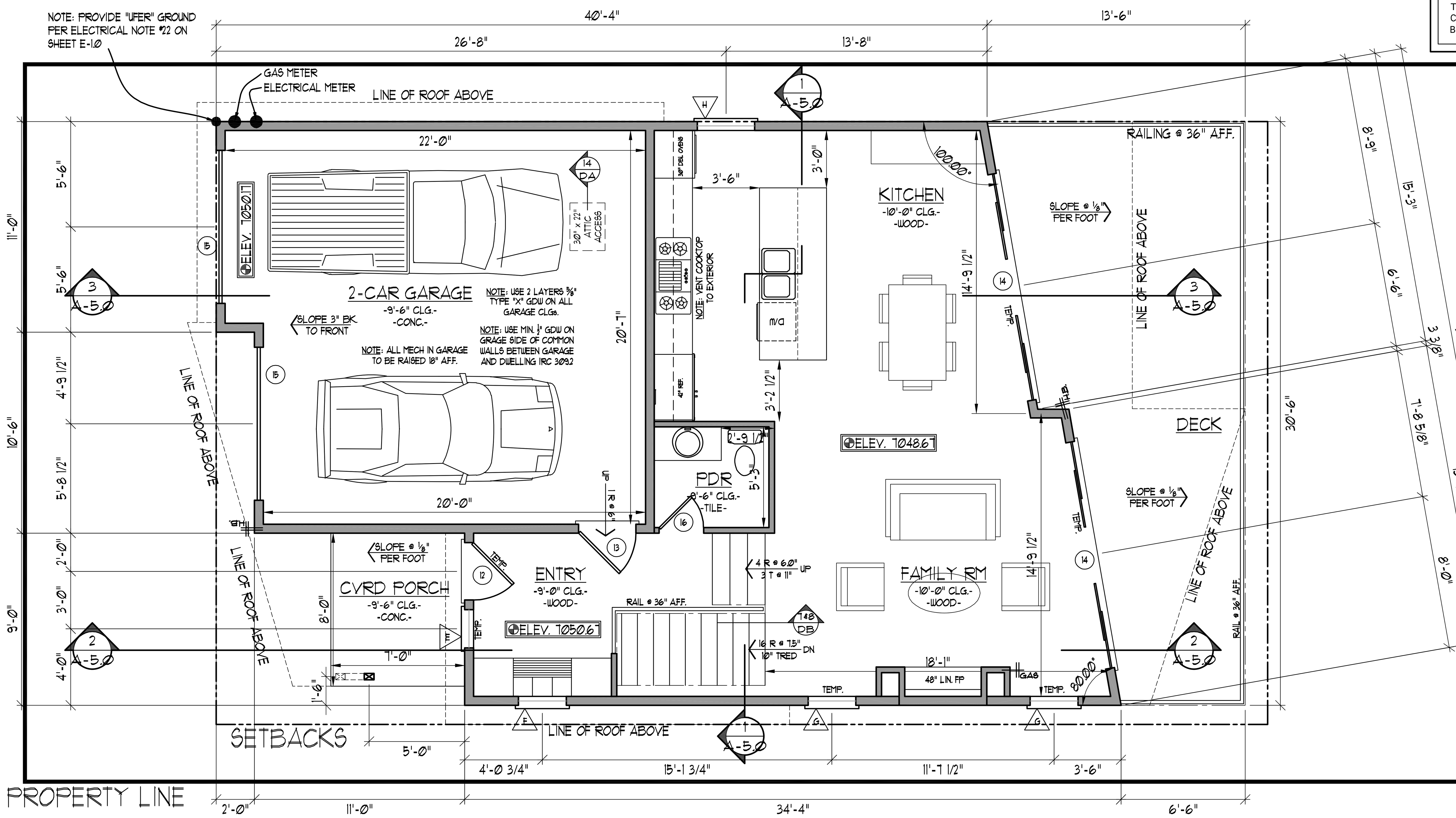
PROJECT:	PRIVATE RESIDENCE
PLAN DATE:	09-16-2015
DRAWN BY:	DANIEL BURROUGHS
REVISED BY:	DANIEL / DAVID / KYLE
REVISED DATE:	10-29-2015
PLOT DATE:	----
DESCRIPTION:	LOWER FLOOR PLAN

SHEET #
A-3.0



MAIN FLOOR PLAN

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

1 / A-4.0

PLUMBING NOTES:

IRC 2012

1. ALL PLUMBING SHALL COMPLY WITH IRC 2012.
2. GAS & ELECTRICAL METERS SHALL BE LOCATED IN AN AREA THAT IS PROTECTED FROM SNOW & ICE DAMAGE.
3. ALL WATER CLOSETS TO HAVE A MAXIMUM FLOW RATE OF 1.6 GALLONS PER FLUSH. IRC P2903.2, TABLE P2903.2
4. MAXIMUM FLOW RATE OF SHOWER HEADS TO BE 2.5 GPM. IRC P2903.2, TABLE 92903.2
5. PROVIDE NON-FREEZE TYPE BACKFLOW PREVENTER HOSE BIBBS. IRC P2902.3.3 , P2903.2
6. ALL PLUMBING VENTS THROUGH ROOF TO BE MINIMUM 3" PIPE. IRC P3103.2
7. 12" EXPANSION TANK TO BE PROVIDED FOR CULINARY WATER SYSTEMS. IRC M2003
8. IN SEISMIC DESGIN CATEGORIES C, D , D , AND D WATER HEATER SHALL BE ANCHORD OR STRAPPED IN THE UPPER 1/3 AND LOWER 1/3 OF THE APPLIANCE TO RESIST A HORIZONTAL FORCE EQUAL TO 1/3 OF THE OPERATION WEIGHT. IRC P2801.7
9. PROVIDE ACCESS TO JETTED TUB MOTOR COMPONENTS. ACCESS TO PUMP IS REQUIRED TO BE AN UNOBSTRUCTED 12"x12" ACCESS PANEL. IF PUMP IS MORE THA 2 FEET AWAY FROM ACCESS POINT THEN ACCESS PANEL SHALL BE A 18"x18". IN ALL CASES, THE ACCESS OPENING SHALL BE UNOBSTRUCTED AND OF THE SIZE NECESSARY TO PERMIT THE REMOVAL AND REPLACEMENT OF THE CIRCULATION PUMP. E4109.3
10. WATER CLOSETS SHALL HAVE A MINIMUM FRONT CLEARANCE OF 21" AND WIDTH OF 30". IRC R307.1
11. SHOWERS TO BE FINISHED, WITH A NON-ABSORBANT MATERIAL, TO A HEIGHT NOT LESS THAN 72" ABOVE FINISHED FLOOR. IRC R307.2
12. FLOOR DRAIN TO BE PROVIDED AT ALL WATER HEATERS. IRC P2801
13. PROVIDE A METAL PAN UNDER WATER HEATERS OR STEAM SHOWER EQUIPMENT IF LOCATED WHERE DAMAGE MAY OCCUR. IRC P2801
14. FIXTURES THAT HAVE FLOOD LEVEL RIMS LOCATED BELOW THE ELEVATION OF THE NEXT UPSTREAM MANHOLE COVER OF THE PUBLIC SEWER SERVING SUCH FIXTURES SHALL BE PROTECTED FROM BACK FLOW OF SEWAGE BY INSTALLING AN APPROVED BACKWATER VALVE. FIXTURES HAVING FLOOD LEVEL RIMS ABOVE THE ELEVATION OF THE NEXT UPSTREAM MANHOLE SHALL NOT DISCHARGE THROUGH THE BACKWATER VALVE. BACKWATER VALVES SHALL BE PROVIDED WITH ACCESS. IRC P3008.1
15. BACKWATER VALVES SHALL HAVE NON-CORROSIVE BEARINGS, SEATS AND SELF-ALIGNING DISCS, AND SHALL BE CONSTRUCTED TO ENSURE A POSITIVE MECHANICAL SEAL. VALVE ACCESS COVERS SHALL BE WATER TIGHT. IRC P3008.2, P3008.3
16. BACKWATER VALVES WILL NOW BE REQUIRED IN ALL NEW RESIDENCES UNLESS IT CAN BE ESTABLSIHED THAT A FIXTURE IN THE BASEMENT OR LOWEST LEVEL OF THE HOME IS NOT BELOW THE ELEVATION OF THE UPSTREAM MANHOLE COVER. THIS WILL REQUIRE THE BASEMENT FLOOR TO BE PLUMBED INDEPENDENT FROM THE UPPER FLOOR. BACKWATER VALVES MUST BE ACCESSIIBLE.
17. THE FLOW VELOCITY OF THE WATER DISTRIBUTION SYSTEM SAHLL BE CONTROLLED TO REDUCE THE POSSIBILITY OF WATER HAMMER. A WATER-HAMMER ARRESTOR SHALL BE INSTALLED WHERE THE QUICK CLOSING VALVES ARE USED. WATER-HAMMER ARRESTORS SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURERS' SPECIFICATIONS. WATER-HAMMER ARRESTORS SHALL CONFORM TO ASSE 1010. IRC P2903.5
18. ALL FLOOR DRAINS SUBJECTED TO LOSS OF SEAL BY EVAPORATION REQUIRE TRAP PRIMERS OR DEEP DEAL (4" TRAPS) IRC P3201.2
19. PROVIDE ANTI-SCOLD PROTECTION (ASSE 1070) ON ALL SHOWER , TUB/SHOWER COMBINATIONS LIMITING WATER TEMPRATURES TO 120 DEGREES. IRC P2723.3

THIS STRUCTURE TO BE CONSTRUCTED IN ACCORDANCE WITH ALL CITY & STATE BUILDING CODES AND ORDINANCES AS VERIFIED BY BUILDER.

FLOOR PLAN NOTES:

IRC 2012

1. SEE GENERAL NOTE SHEET FOR SECURITY, AND PLUMBING NOTES.
2. SEE GENERAL NOTE SHEET AND ELECTRICAL PLANS FOR ELECTRICAL NOTES.
3. SEE SITE PLAN AND ELEVATION NOTES FOR GRADING SPECIFICATIONS.
4. ALL WALLS ARE DIMENSIONED AS SHOWN AND TO BE VERIFIED BY BUILDER.
5. HABITABLE ROOMS, HALLWAYS, CORRIDORS, BATHROOMS, LAUNDRY ROOMS AND BASEMENTS SHALL HAVE A MIN. CEILING HEIGHT OF 7'-0". NOT MORE THAN 50% OF THE FLOOR AREA SHALL HAVE A SLOPED CEILING LESS THAN 7'-0" AND NO PORTION SHALL BE LESS THAN 5'-0". IRC R305.1
6. HABITABLE ROOMS SHALL HAVE A MINIMUM WINDOW AREA OF 8% OF THE FLOOR AREA, UNLESS PROPER MECHANICAL VENTILATION AND ARTIFICIAL LIGHT IS PROVIDED AS PER. IRC R303.1
7. NATURAL VENTILATION EQUALING 4% OF THE FLOOR AREA SHALL BE PROVIDED THROUGH APPROVED OPENINGS TO THE OUTDOORS, UNLESS AN APPROVED MECHANICAL VENTILATION SYSTEM IS PROVIDED AS PER. IRC R303.1
8. BASEMENTS WITH HABITABLE SPACE AND EVERY SLEEPING ROOM SHALL HAVE AN EXTERIOR DOOR OR AN EGRESS/RESCUE WINDOW MEETING THE FOLLOWING REQUIREMENTS: a) FINISHED SILL HEIGHT WITHIN 44" OF FINISHED FLOOR b) MIN. CLEAR OPENING OF 20"x24" c) MIN. OPENABLE AREA OF 5.7 SQ. FT. IRC R310
9. BATHROOMS, WATER CLOSET COMPARTMENTS AND OTHER SIMILAR ROOMS SHALL HAVE A MIN. WINDOW AREA OF 3 SQ. FT., ONE-HALF OF WHICH MUST BE OPENABLE. UNLESS AN ADEQUATE MECHINCAL VENTILATION SYSTEM IS PROVIDED AS PER IRC R303.3
10. FRAMELESS GLASS DOORS, GLAZING IN DOORS, GLASS WITHIN A 24" ARC OF DOORS, GLAZING LESS THAN 60" ABOVE A WALKING SURFACE WITHIN 5'-0" OF STAIRS, GLAZING WITHIN 5'-0" OF SPAS OR POOLS, CERTAIN FIXED GLASS PANELS, GLAZING CONTAINED IN OR USED AS RAILINGS, AND SIMILAR GLAZED OPENINGS SUBJECT TO HUMAN IMPACT SHALL COMPLY WITH IRC R308.
11. GLAZING USED IN DOORS AND PANELS OF SHOWERS AND BATHTUB ENCLOSURES AND WALLS ENCLOSING THESE COMPARTMENTS SHALL BE TEMPERED. IRC TABLE R308.3
12. DOORS FROM DWELLINGS TO GARAGE SHALL BE SELF-CLOSING, 1-3/8" SOLID CORE OR 20-MINUTE RATED. SEE SCHEDULE &/OR FLOOR PLANS FOR LOCATION. IRC R309.1
13. ATTIC ACCESS TO BE 22"x30" MIN. w/ 30" MIN. HEADROOM AND IN A READILY ACCESSIBLE LOCATION. 20-MINUTE FIRE-RATED CONSTRUCTION REQUIRED IN GARAGES. IRC R807.1 FOR ACCESS TO MECHANICAL EQUIPMENT SEE IRC M1305.1.3
14. AN ACCESS OPENING OF 18"x24" SHALL BE PROVIDED TO ALL UNDER-FLOOR AREAS. IRC R408.4 FOR ACCESS TO MECHANICAL EQUIPMENT IN THESE AREAS SEE IRC M1305.1.4
15. WINDOW WELLS SHALL PROVIDE A MIN. CLEAR OPENING OF 9 SQ. FT. w/ A MIN. DIMENSION OF 36". PROVIDE A PERMANENT LADDER IF WINDOW WELL IS MORE THAN 44" DEEP. IRC R310.2, R310.2.1
16. ENCLOSED ACCESSIBLE SPACE UNDER STAIRS SHALL HAVE WALLS, UNDER STAIR SURFACE AND ANY SOFFITS PROTECTED ON THE ENCLOSED SIDE w/ 1/2" GYPSUM BOARD. IRC R302.7
17. LANDINIGS SHALL HAVE A MINIMUM DIMESNION MEASURED IN DIRECTION OF TRAVEL OF 36" IRC R311.3
18. PROVIDE FIREBLOCKING IN WALL & PARTITIONS ALONG LINE OF STAIR BETWEEN STRINGERS AT LANDING IF UNDERSIDE OF STAIRS IN UNFINISHED. IRC R302.11
19. FIREBLOCK SPACES AT SOFFITS, FLOOR & CEILING JOIST LINES, AT 10'-0" O.C. VERTICALLY & HORIZONTALLY AND AT OPENING BETWEEN ATTIC SPACES AND CHIMNET CHASES FOR FACTORY BUILT CHIMNEYS, AND AT ANY OTHER LOCATIONS NOT SPECIFICALLY MENTIONED ABOVE WHICH COULD AFFORD PASSAGE FOR FRAME. IRC R30211
20. PROVIDE DAMPPROFFING AT ALL FOUNDATION WALLS. PER IRC R406
21. PROVIDE DRAFT STOP IN ALL OPEN WEB TRUSS LOCATIONS EVERY 1000 SQ. FT. IRC R502.122.12
22. SHOWERS AND TUBS WITH TILE WALLS REQUIRE CEMENT, FIBER-CEMENT OR GLASS MAT GYPSUM BACKERS. GREEN BOARD IS NO LONGER ALLOWEED IN ANY APLLCATION. NOTE: THE BACKER BOARD CANNOT BE INSTALLED OVER GREEN BOARD. ALSO NOTE: UNLESS THE BACKER-BOARD HAS BEEN EVALUATED AS A WATER PROOF MEMBRANE, A MOISTURE BARRIER IS REQUIRED IN ROOMS OR AREAS WHERE HIGH HUMIDITY OR MOISTURE IS PRESENT, SUCH AS BATHROOMS AND SHOWERS. THE MOISTURE BARRIER MUST BE INSTALLED OVER FRAMING AND MUST BE FREE FROM HOLES AND BREAKS.
23. CONCRETE FLOOR SLABS, EXCEPT THOSE IN UNHEATED ACCESSORY STRUCTURES, SHALL HAVE A VAPOR RETARDER CONSISTING OF A 6 MIL (.006 INCH) POLYETHYLENE OR APPROVED VAPOR RETARDER WITH JOINTS LAPPED NOT LESS THAN 6 INCHES PLACED BETWEEN THE CONCRETE FLOOR SLAB AND THE BASE COURSE OR THE PREPARED SUB-GRADE WHERE NO BASE COURSE EXISTS. -R506.2.3
24. SLAB ON GRADE FLOORS THAT MEET EXTERIOR FOUNDATION WALLS ABOVE THE FINISHED EXTERIOR GRADE ARE REQUIRED TO BE INSULATED

THIS STRUCTURE TO BE CONSTRUCTED IN ACCORDANCE WITH ALL CITY & STATE BUILDING CODES AND ORDINANCES AS VERIFIED BY BUILDER.

MECHANICAL NOTES:

IRC 2012

1. MECHANICAL SYSTEMS TO COMPLY WITH IRC 2012 & IFGC
2. PROVIDE A COMFORT HEATING SYSTEM CAPABLE OF MAINTAINING 68°F AT A POINT 36" ABOVE THE FLOOR & 24" FROM EXTERIOR WALLS. IRC R303.8 & G2406
3. PROVIDE COMBUSTION AIR FOR ALL FUEL BURNING APPLIANCES AT A MIN. RATE OF 1 SQ. INCH PER 3000 BTU/HOUR w/ MIN. 6" CLEARANCE IN FRONT AND 1" CLEARANCE AT SIDES & REAR OF APPLIANCE. ONE OPENING MUST BE IN THE TOP 12" OF THE ROOM. IRC M1701
4. GAS LOGS AND EACH GAS APPLIANCE SHALL BE EQUIPPED WITH A SHUTOFF VALVE WITHIN 6'-0" OF THE APPLIANCE. IRC G2420.5.1
5. FUEL BURNING APPLIANCES, INCLUDING FIREPLACES, SHALL NOT BE INSTALLED IN BEDROOMS, BATHROOMS, OR TOILET ROOMS UNLESS THE APPLIANCES ARE DIRECT VENT. IRC G2406
6. FUEL FIRED WATER HEATERS SHALL NOT BE INSTALLED IN A ROOM USED AS A STORAGE CLOSET. WATER HEATERS LOCATED IN BEDROOMS OR BATHROOMS SHALL BE INSTALLED IN ACCORDANCE WITH IRC M2005.2.
7. FUEL FIRED APPLIANCES IN GARAGES SHALL BE ELEVATED WITH IGNITION SOURCE MIN. 18" ABOVE GARAGE FLOORS. IRC M1307.3
8. APPLIANCES LOCATED IN GARAGES OR CARPORTS SHALL BE PROTECTED FROM AUTOMOBILE IMPACT. IRC M1307.3.1
9. INSULATE HEATING TRUNK & BRANCH SUPPLY DUCTS IN UNFINISHED AREAS, CRAWL SPACES, ATTICS, UNHEATED GARAGES, ETC. IRC N1103
10. VENT DRYER TO EXTERIOR. MAX. DUCT LENGTH w/ TWO (2) 90° ELBOWS IS 15'-0". IRC M1502.2
11. IN THEATER ROOMS OR OTHER ROOMS WITHOUT NATURAL VENTILATION, PROVIDE MECHANICAL VENTILATION CAPABLE OF PROVIDING 0.35 AIR CHANGE PER HOUR, OR 15 CUBIC FEET PER MINUTE. IRC-R303.1
12. HEATING AND COOLING EQUIPMENT SHALL BE SIZED IN ACCORDANCE WITH ACCA (AIR CONDITIONING CONTRACTORS OF AMERICA) MANUAL "J" OR OTHER APPROVED CALCULATIONS DUCT SYSTEMS SERVING HEATING COOLING OR EXHAUST SYSTEM SHALL BE DESIGNED IN ACCORDANCE WITH ACCA MANUAL "D" OR OTHER APPROVED CALCULATIONS AND DOCUMENTS IS REQUIRED. IRC M1401.3 & M1601.1

THIS STRUCTURE TO BE CONSTRUCTED IN ACCORDANCE WITH ALL CITY & STATE BUILDING COEDS AND ORDINANCES AS VERIFIED BY BUILDER.

SETBACKS

FRONT YARD:	10'-0"
REAR YARD:	10'-0"
SIDE YARD:	3'-0"

FOOTPRINTS BY LEVEL:

MAIN FLOOR:	1,200 SQ FT
DECKS / PATIOS:	305 SQ FT
LOWER FLOOR:	1,200 SQ FT
DECKS / PATIOS:	135 SQ FT
BASEMENT FLOOR:	1,186 SQ FT
TOTAL DECKS / PATIOS:	440 SQ FT
BLDG FOOTPRINT:	1,200 SQ FT

SQUARE FOOTAGES:

MAIN FLOOR:	728 SQ FT
LOWER FLOOR:	1,069 SQ FT
SUBTOTAL	1, 808 SQ FT
BSMNT FLOOR:	1,186 SQ FT
STORAGE / MECHANICAL:	130 SQ FT
GARAGE:	472 SQ FT
TOTAL:	3,585 SQ FT

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950 EMPIRE AVE

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PROJECT:	PRIVATE RESIDENCE
PLAN DATE:	09-16-2015
DRAWN BY:	DANIEL BURROUGHS
REVISED BY:	DANIEL / DAVID / KYLE
REVISED DATE:	10-29-2015
PLOT DATE:	----
DESCRIPTION:	MAIN FLOOR PLAN

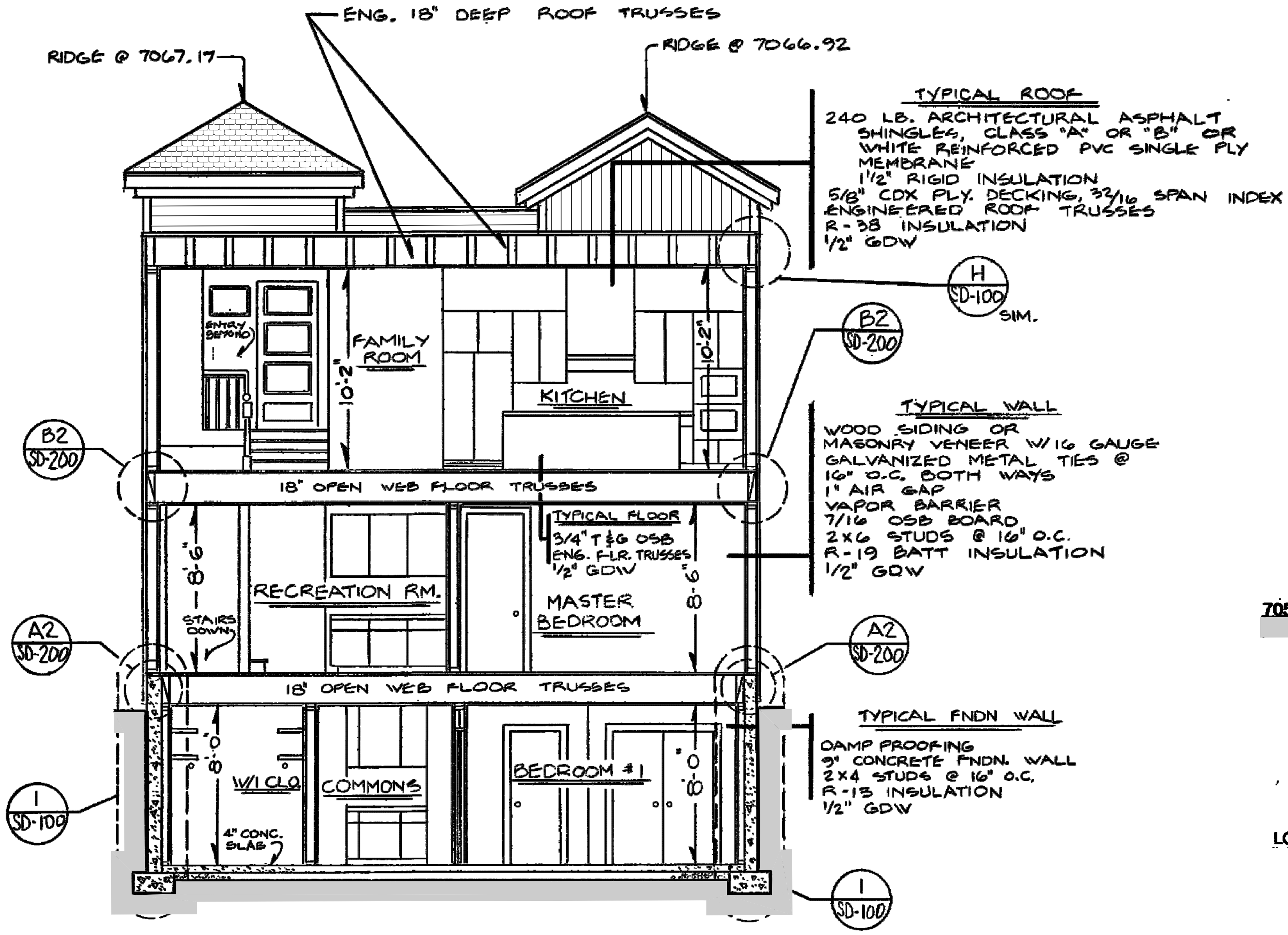
SHEET #
A-4.0

NOTE: SLOPE ALL FLAT ROOFS @ MIN. 1/4 : 12

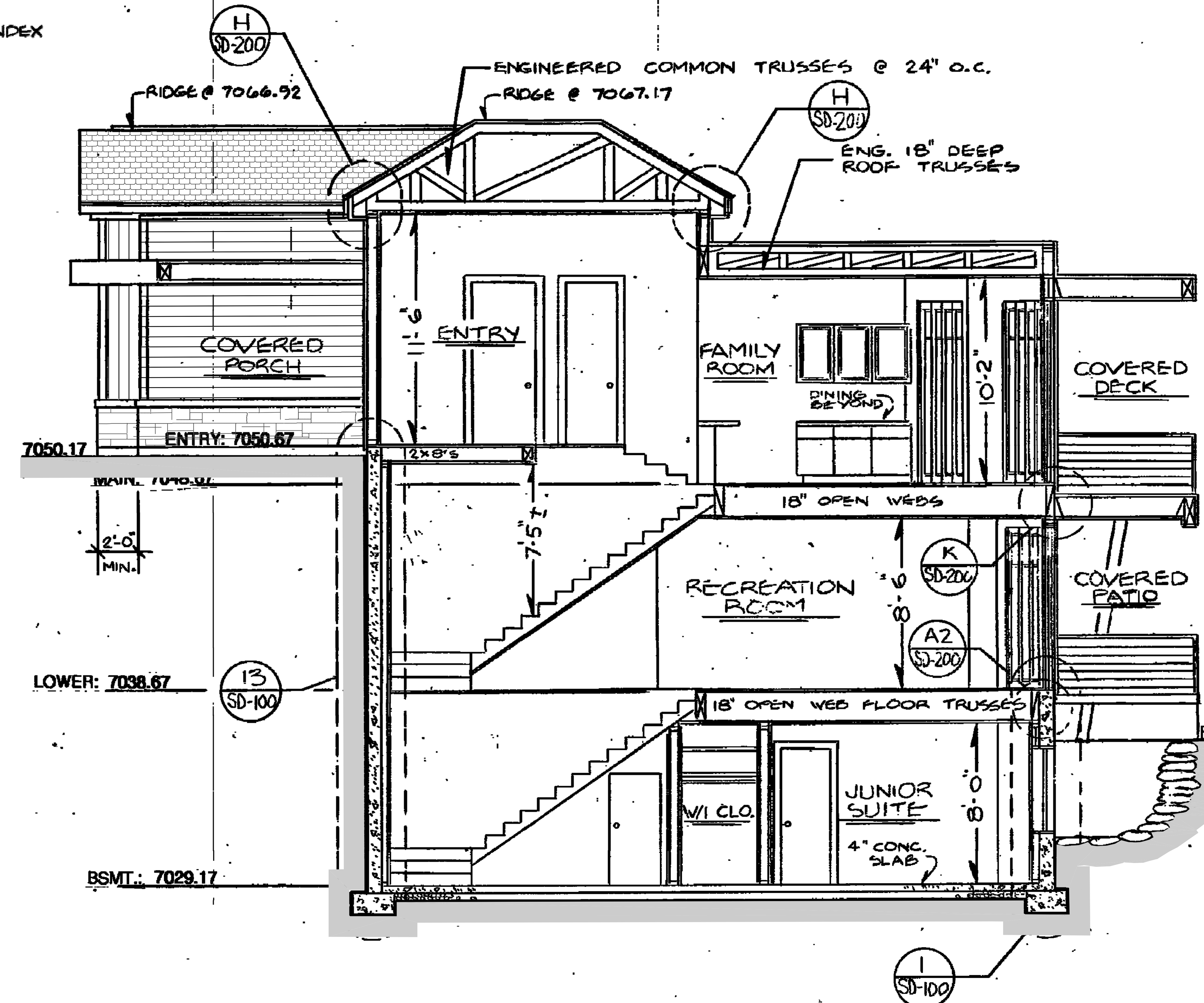
NOTE: ALL CEILING INSULATION TO MEET OR EXCEED R49

NOTE: ALL WINDOWS TO MEET OR EXCEED U.35

NOTE: UNVENTED CONDITIONED ATTIC ASSEMBLIES AND UNVENTED ROOF ASSEMBLIES SHALL COMPLY WITH R806.5 (R25 MIN. CLOSED-CELL FOAM BALANCE BLOWN-IN IS AN OPTION).



1
A-5.0
CROSS SECTION
SCALE: 1/4" = 1'-0"



2
A-5.0
CROSS SECTION
SCALE: 1/4" = 1'-0"

NOTE: SLAB ON GRADE FLOORS AT EXTERIOR PERIMETER FOUNDATION WALLS THAT ARE ABOVE GRADE ARE REQUIRED TO BE INSULATED

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DRAWN BY:	DANIEL BURROUGHS
REVISED BY:	DANIEL / DAVID / KYLE
REVISED DATE:	10-29-2015
PLOT DATE:	----
DESCRIPTION:	CROSS SECTIONS
SHEET #	A-5.0

NOTE: SLOPE ALL FLAT ROOFS @ MIN. ¼ : 12

NOTE: ALL CEILING INSULATION TO MEET OR EXCEED R49

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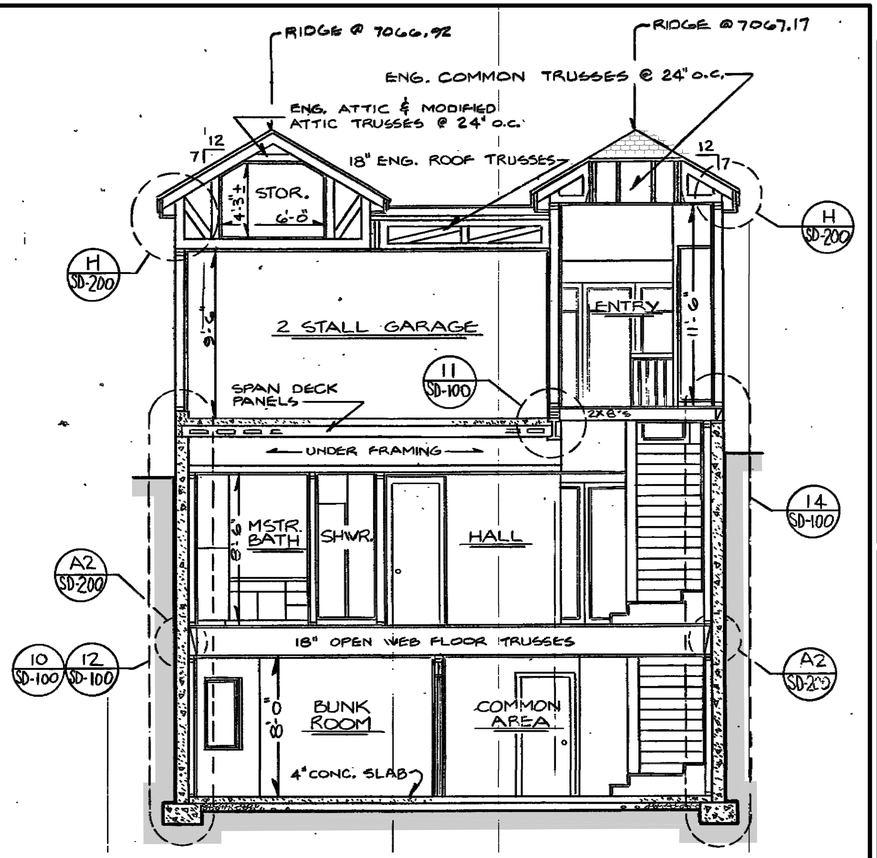
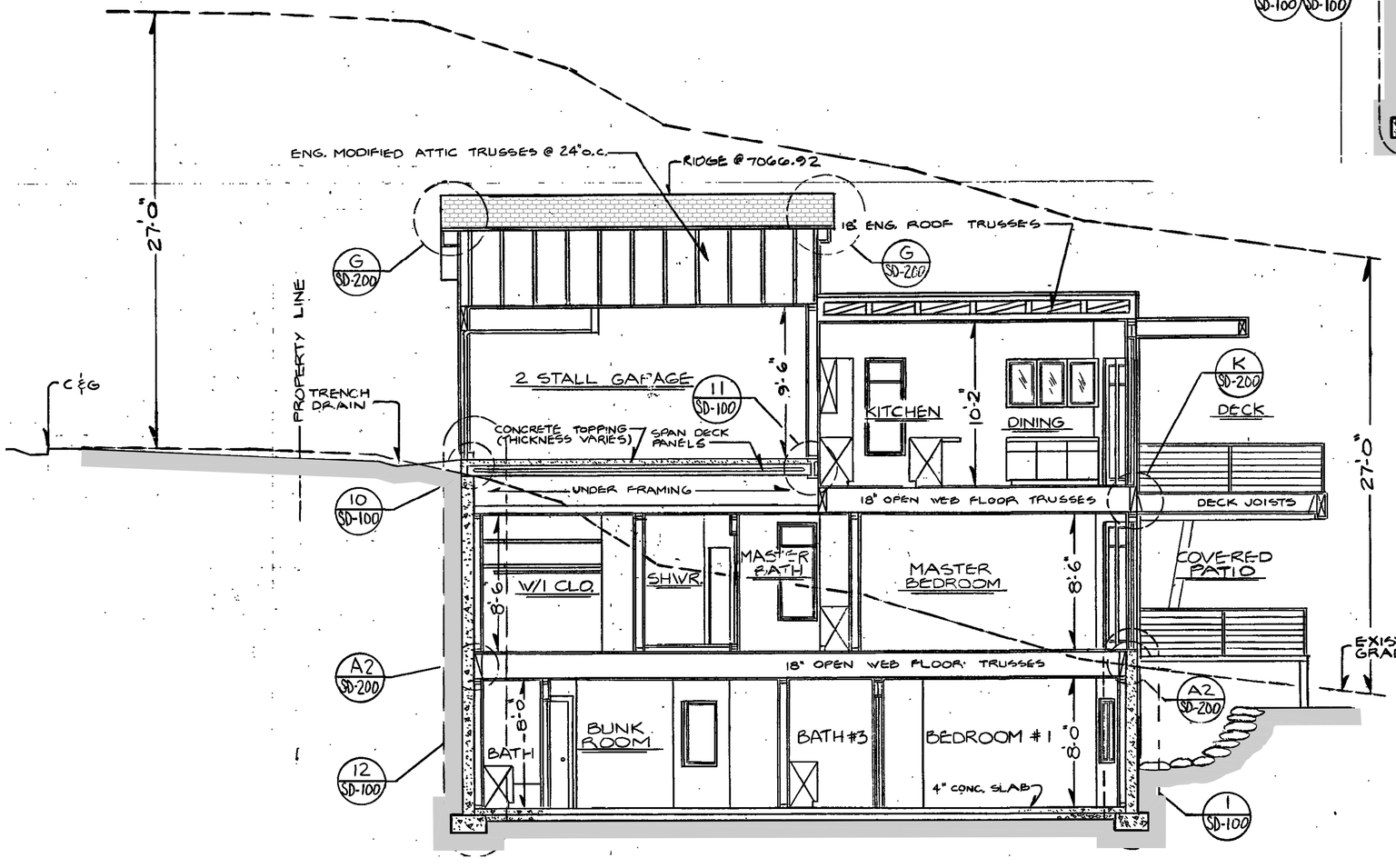
4 / A-5.1 — CROSS SECTION
SCALE: 1/4" = 1'-0"





2 / A-5.1 — CROSS SECTION
SCALE: 1/4" = 1'-0"

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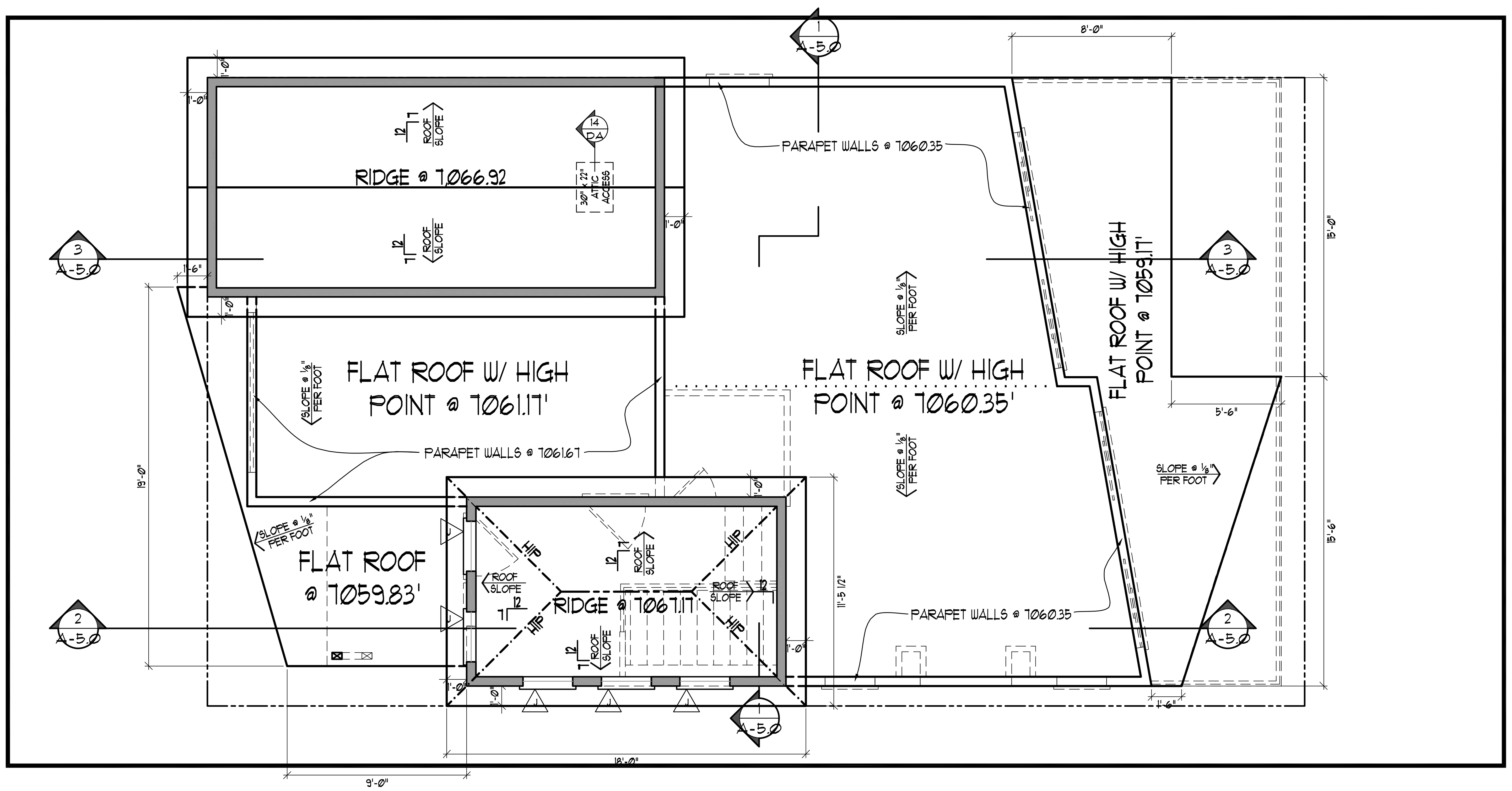
PLAN DATE:	09-16-2015
DRAWN BY:	DANIEL BURROUGHS
REVISED BY:	DANIEL / DAVID / KYLE
REVISED DATE:	10-29-2015
PLOT DATE:	----
DESCRIPTION:	CROSS SECTIONS

SHEET #
A-5.1

NOTE: SLOPE ALL FLAT ROOFS @ MIN. 1/4 : 12

NOTE: UNVENTED CONDITIONED ATTIC ASSEMBLIES AND UNVENTED ROOF ASSEMBLIES SHALL COMPLY WITH R806.5 (R25 MIN. CLOSED-CELL FOAM BALANCE BLOWN-IN IS AN OPTION).



1
S-4.0

ROOF PLAN

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

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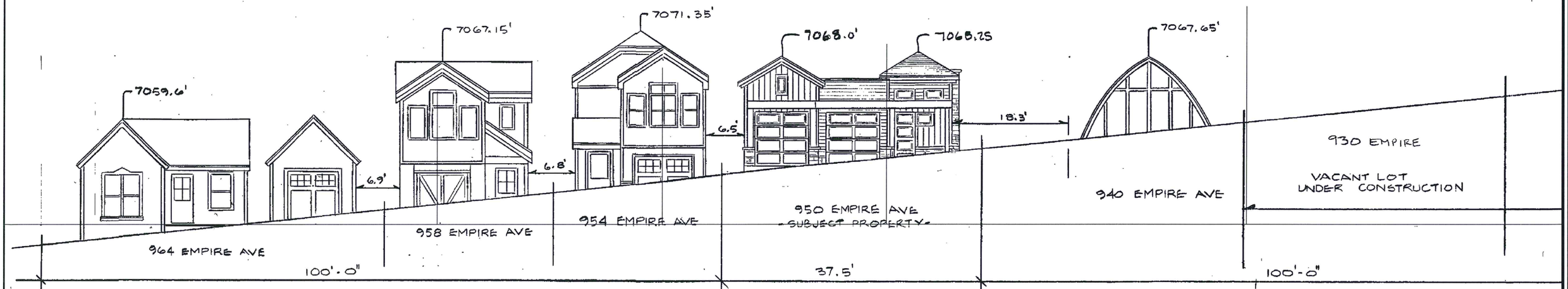
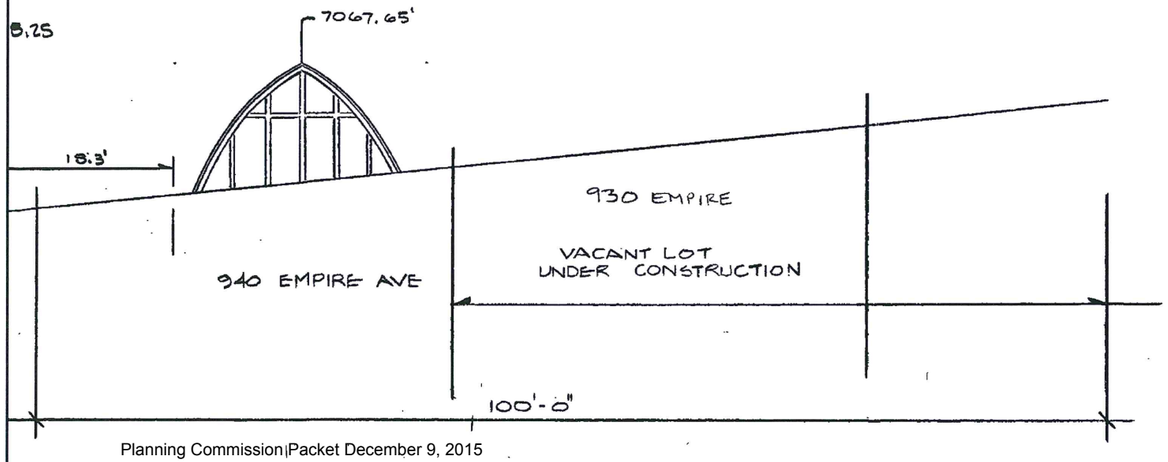
PLAN DATE: 09-16-2015
DRAWN BY: DANIEL BURROUGHS
REVISED BY: DANIEL / DAVID / KYLE
REVISED DATE: 10-29-2015
PLOT DATE: -----
DESCRIPTION: ROOF PLAN

SHEET #
S-4.0





VIEW FROM EMPIRE AVE @ 1/8TH SCALE

1 / A-1.3 STREETSCAPE ELEVATION
SCALE: 1/8" = 1'

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950 EMPIRE AVE

PROJECT: PRIVATE RESIDENCE
PLAN DATE: 06-26-2015

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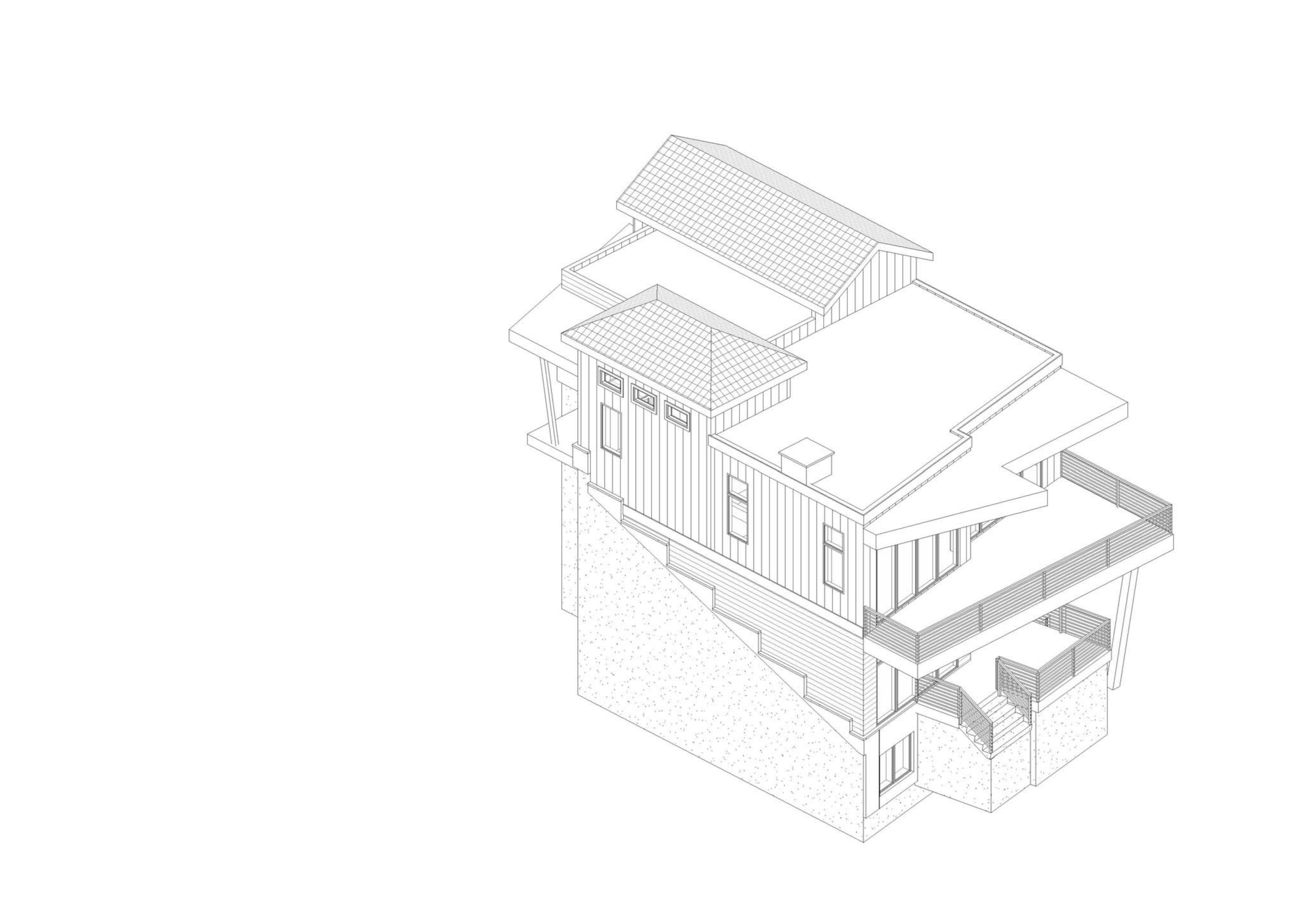
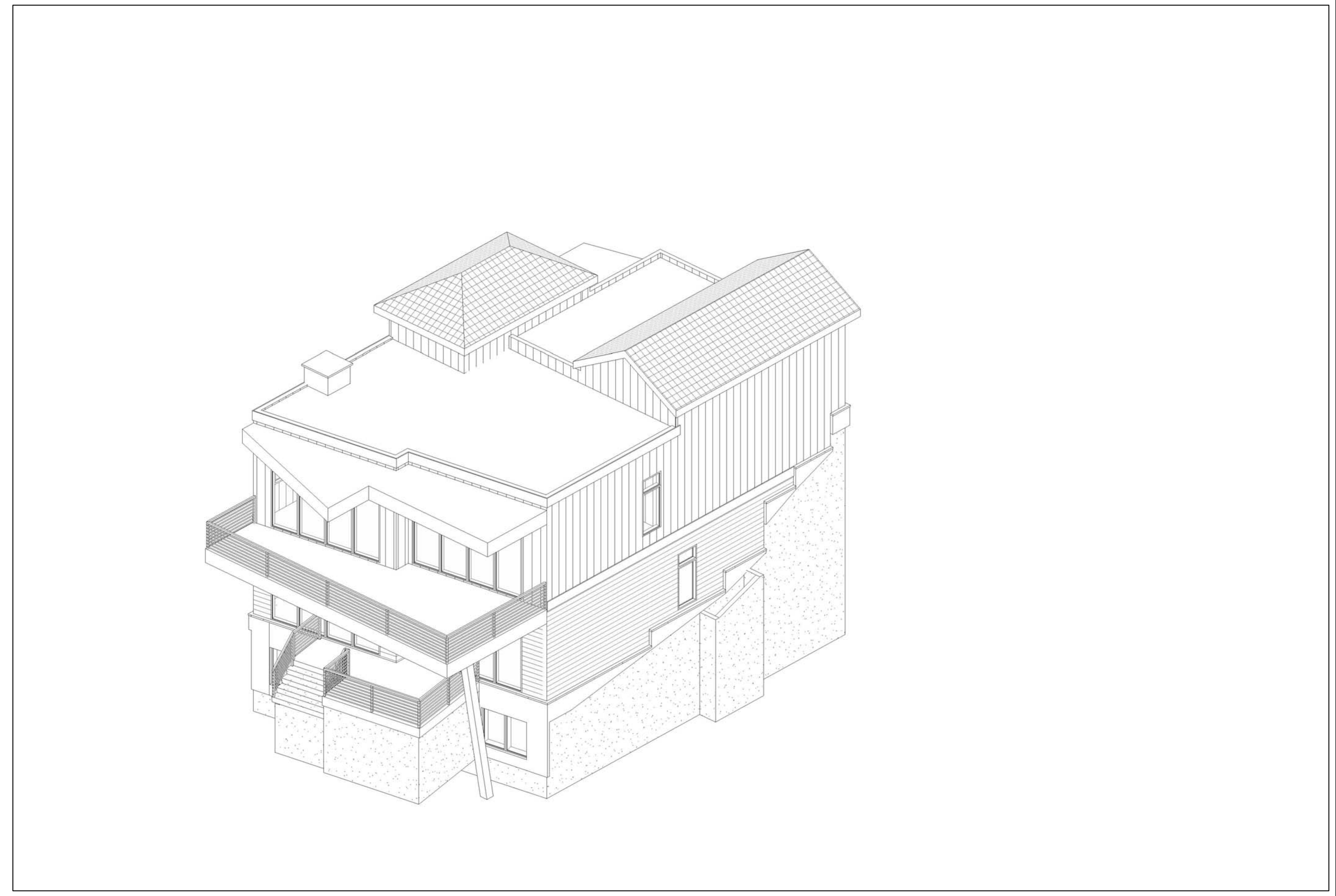
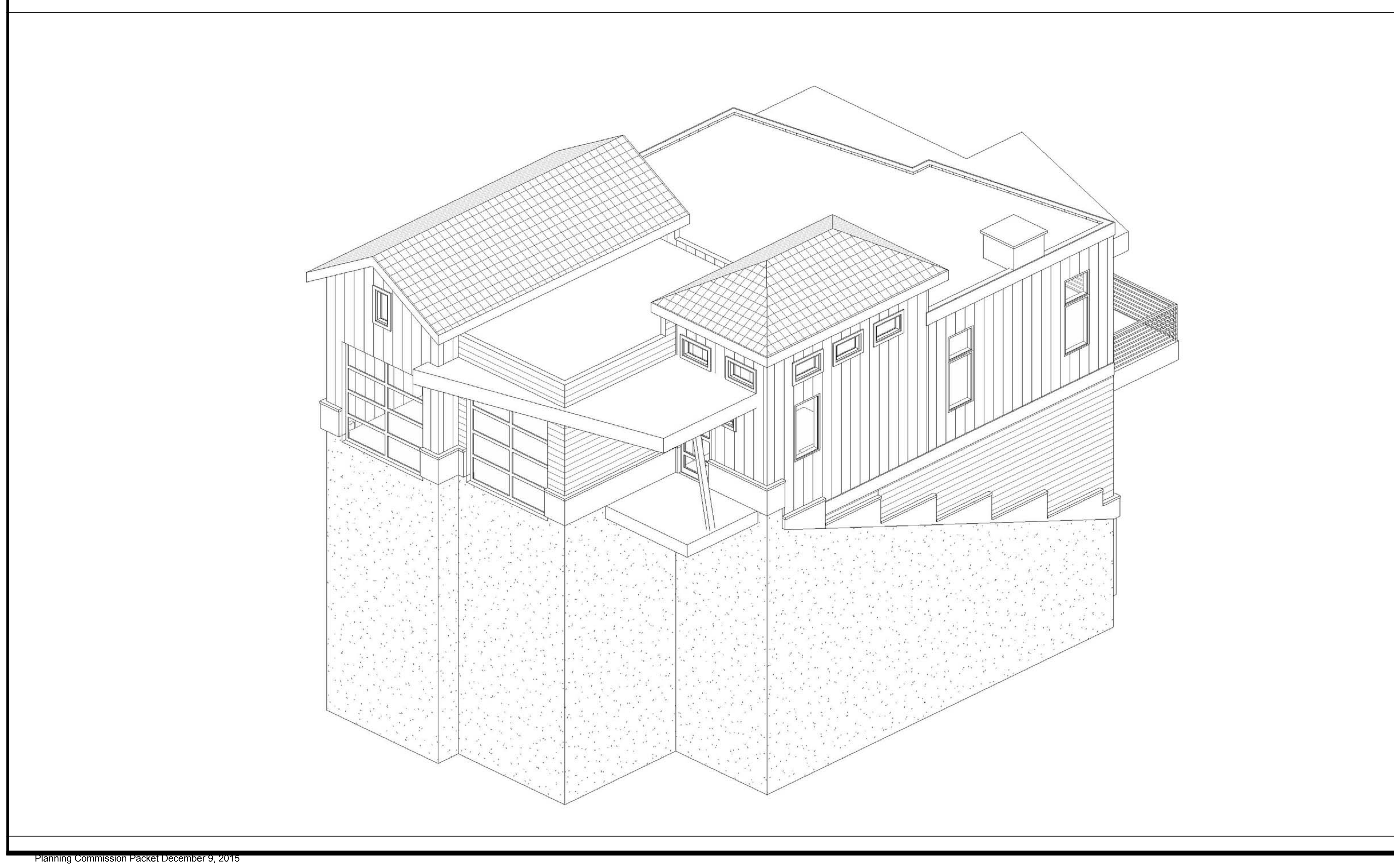
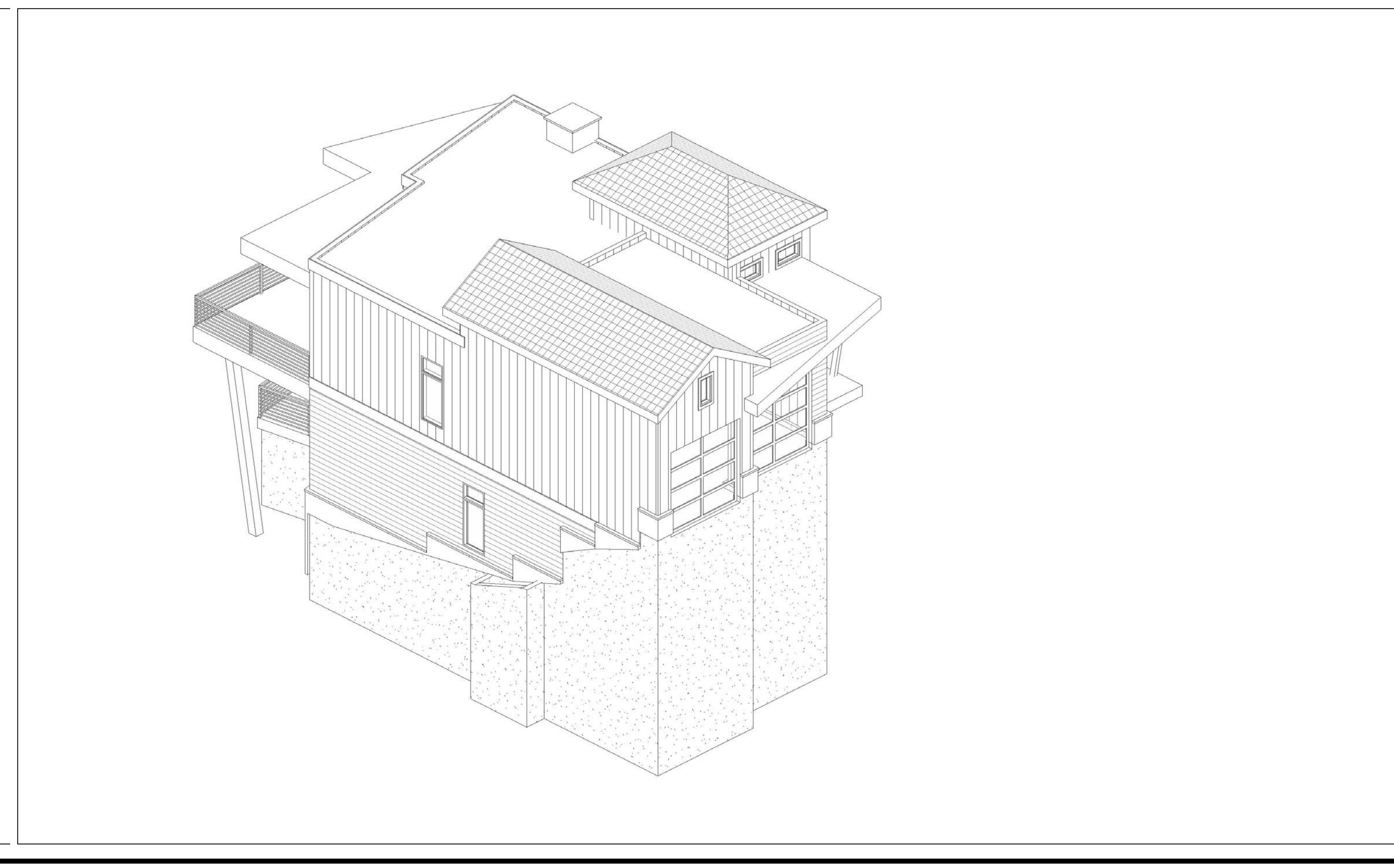




AXONOMETRIC VIEWS
SCALE: NOT TO SCALE

1
A-1.2





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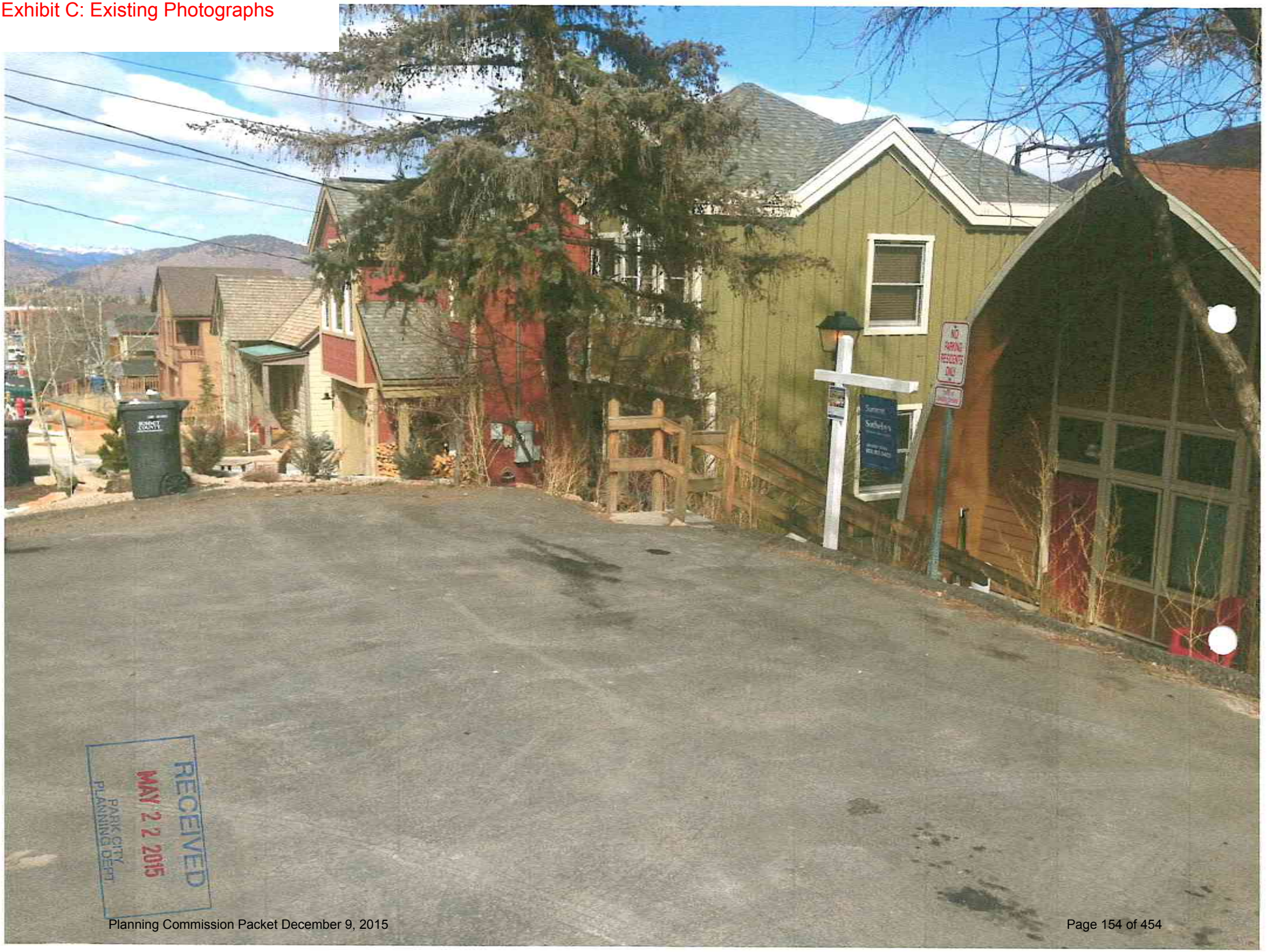
PROJECT: PRIVATE RESIDENCE
PLAN DATE: 09-16-2015
DRAWN BY: DANIEL BURROUGHS
REVISED BY: DANIEL / DAVID / KYLE
REVISED DATE: 10-29-2015
PLOT DATE: ----
DESCRIPTION:
AXONOMETRIC VIEWS

SHEET #
A-1.2

Exhibit C: Existing Photographs



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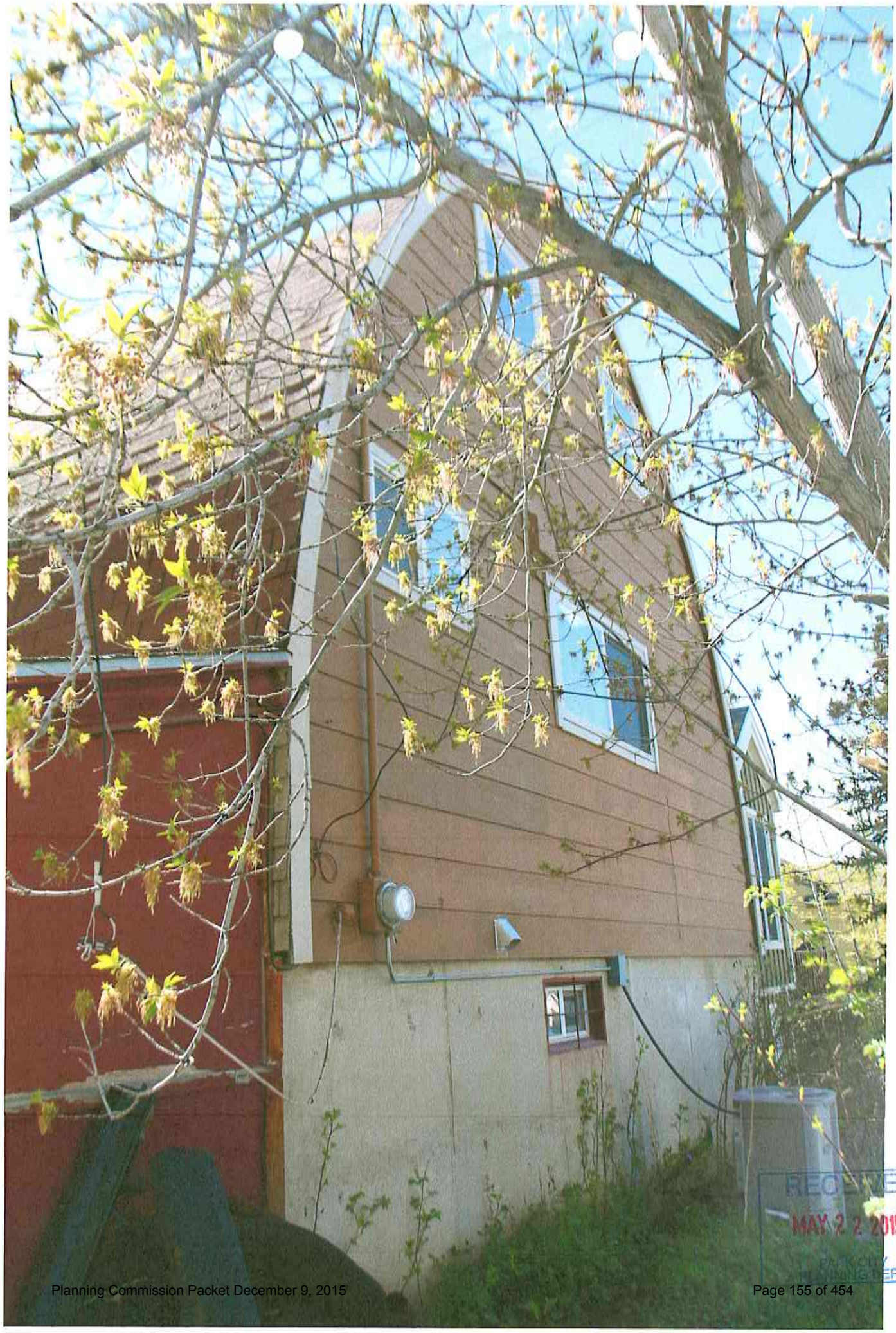
PLANNING DEPT.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PLANNING DEPT

Planning Commission
Staff Report

PARK CITY 1884

PLANNING DEPARTMENT

Subject: 347 Ontario Avenue
Project #: PL-15-02940
Author: Anya Grahn, Historic Preservation Planner
Date: December 9, 2015
Type of Item: Administrative – Steep Slope Conditional Use Permit

Summary Recommendations

Staff recommends the Planning Commission review the application for a Steep Slope Conditional Use Permit (CUP) at 347 Ontario Avenue, conduct a public hearing, and approve the Steep Slope CUP for 347 Ontario Avenue. Staff has prepared findings of fact, conclusions of law, and conditions of approval for the Commission's consideration.

Description

Owner/ Applicant:	Michael Stewart, represented by architect David White
Location:	347 Ontario Avenue
Zoning:	Historic Residential (HR-1) District
Adjacent Land Uses:	Residential
Reason for Review:	Construction of any addition to an existing Structure when the footprint of the addition is in excess of 200 square feet if the Building Footprint is located upon an existing Slope of 30% or greater.

Proposal

This application is a request for a Steep Slope Conditional Use Permit (CUP) for construction of an addition to an existing Structure, when the Building Footprint of the addition is in excess of 200 square feet if the Building Footprint of the addition is located upon an existing Slope of 30% or greater. There is an existing single-family home on this site; the applicant is proposing to construct approximately 568 square feet of new space, not including the elevator. The proposed footprint of this addition is 212.75 square feet and the construction is proposed on a slope of approximately 56%.

Background

On September 18, 2015, the City received an application for a Conditional Use Permit (CUP) for "Construction on a Steep Slope" at 347 Ontario Avenue; the application was deemed complete on October 8, 2015. The property is located in the Historic Residential (HR-1) District. The lot contains 2,273 square feet.

This application is a request for a Conditional Use Permit (CUP) for construction of a new addition to the existing non-historic house. Because the proposed footprint of this addition is in excess of 200 square feet and the proposed footprint is located upon an existing slope of greater than 30%, the applicant is required to file a Conditional Use Permit application for review by the Planning Commission, pursuant to Land Management Code (LMC) § 15-2.2-6.

The property is located at 347 Ontario Avenue on a developed lot. The existing house was constructed in 2000. In 2015, the applicant purchased a portion of the property owned by 355 Ontario. The owners of 355 and 347 Ontario Avenue reconfigured their parcels into two (2) legal lots of record. This reconfiguration was approved by City Council on March 5, 2015 in Ordinance 15-07, and the Ontario Three Subdivision Plat Amendment was recorded with Summit County on July 17, 2015.

A Historic District Design Review (HDDR) application was submitted on September 18, 2015, and deemed complete on October 8, 2015. The application is being reviewed concurrently with this Steep Slope CUP.

Purpose

The purpose of the Historic Residential (HR-1) District is to:

(A) preserve present land Uses and character of the Historic residential Areas of Park City,
(B) encourage the preservation of Historic Structures,
(C) encourage construction of Historically Compatible Structures that contribute to the character and scale of the Historic District and maintain existing residential neighborhoods,
(D) encourage single family Development on combinations of 25' x 75' Historic Lots,
(E) define Development parameters that are consistent with the General Plan policies for the Historic core, and
(F) establish Development review criteria for new Development on Steep Slopes which mitigate impacts to mass and scale and the environment.

Analysis

The proposed house currently contains a total of 2,203 square feet, including basement area. The proposed footprint following construction of the addition will be 937.75 square feet; the lot size currently allows a footprint of 1,000.3 square feet. The new addition complies with all setbacks and building footprint, as outlined in the following table.

The new addition meets the allowed height; the applicant is *not* requesting a height exception for Elevator Access, as outlined in LMC 15-2.2-5(D)(3). The proposed design is the only feasible option for the elevator on the site. In fact, the applicant intentionally re-platted the lot to accommodate the addition in this location.

Staff reviewed the plans and made the following LMC related findings:

Requirement	LMC Requirement	Proposed
Lot Size	Minimum of 1,875 square feet	2,273 square feet complies.
Building Footprint	1,000.3 square feet maximum	937.75 complies.
Front Yard	10 feet minimum	10 feet, complies.
Rear Yard	10 feet minimum	18 feet, complies.

Side Yard	3 feet minimum, total 6 feet.	3 feet on each side, complies. Total of 6 feet, complies.
Height	27 feet above existing grade, maximum.	27 feet, complies.
Height (continued)	A Structure shall have a maximum 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.	Existing house is 38 feet, legal non-complying as the house was constructed prior to the LMC Amendments limiting the overall maximum height. The new addition will not increase the level of non-conformity.
Final grade	Final grade must be within four (4) vertical feet of existing grade around the periphery of the structure.	Maximum difference is 4 feet on the north, south, east and west elevations, complies.
Vertical articulation	A ten foot (10') minimum horizontal step in the downhill façade is required unless the First Story is located completely under the finish Grade on all sides of the Structure. The horizontal step shall take place at a maximum height of twenty three feet (23') from where Building Footprint meets the lowest point of existing Grade. Architectural features, that provide articulation to the upper story façade setback may encroach into the minimum 10 ft. setback but shall be limited to no more than 25% of the width of the building encroaching no more than 4 ft. into the setback.	The rear roof line measures 26 feet in height, complying as the house was constructed prior to the LMC Amendments limiting the overall maximum height. The new addition will not increase the level of non-conformity.
Roof Pitch	Between 7:12 and 12:12.	The main roofs have 7:12 pitches, complies.
Parking	Two (2) off-street parking spaces required.	One (1) space within a single car garage and one uncovered space on the driveway, within the lot area, compliant with required dimensions, complies.

LMC § 15-2.1-6(A)(2) requires a Steep Slope Conditional Use Permit (CUP) for construction of any addition to an existing Structure, when the Building Footprint of the

addition is in excess of 200 square feet, if the building of the footprint is located upon an existing slope of 30% or greater. As previously noted, the new addition will have a footprint of 208 square feet and the construction is proposed on a slope of approximately 56%.

Criteria 1: Location of Development.
Development is located and designed to reduce visual and environmental impacts of the Structure. **No unmitigated impacts.**

The proposed single family dwelling is located on the lot in a manner that reduces the visual and environmental impacts. The existing house steps with the topography to minimize the amount of excavation necessary, and the new addition will be located to the north of the existing house on the hillside. The proposed landscape plan incorporates significant vegetation. Following construction of the addition, the total footprint of the structure will be 937.75; the total allowed footprint for a lot of this size is 1,000.3. The front and rear setbacks meet all requirements and are increased for portions of the structure.

Criteria 2: Visual Analysis.
The Applicant must provide the Planning Department with a visual analysis of the project from key Vantage Points to determine potential impacts of the project and identify potential for screening, slope stabilization, erosion mitigation, vegetation protection, and other items. **No unmitigated impacts.**

The applicant submitted a photographic visual analysis, including street views, to show the proposed streetscape and cross canyon views. As demonstrated by the visual analysis, the proposed addition fits within the context of the slope, neighboring structures, and existing vegetation.

The visual analysis, streetscape, and cross canyon view demonstrate that the proposed design is visually compatible with the neighborhood, similar in scale and mass to surrounding structures, and visual impacts are mitigated. The side yard will be re-vegetated following construction. The only new retaining wall proposed will be located on the northeast corner of the site, beneath the entry porch, minimizing visual impacts of this wall.

Criteria 3: Access.
Access points and driveways must be designed to minimize Grading of the natural topography and to reduce overall Building scale. The garage sits below the street level reducing the fill needed to access the garage and the front door. Common driveways and Parking Areas, and side Access to garages are strongly encouraged; however a side access garage is not possible on this site. **No unmitigated impacts.**

There is an existing one-car garage on the site. The applicant proposes incorporating the existing entry way into the new two-car side-by-side garage. The applicant will then construct a new entry on the north side of the house. The new addition will contain an ADA elevator and circulation space. The applicant will bottleneck the driveway so as to prevent the front yard from being substantially paved and minimizing visual impacts of

the driveway. From the street, the existing driveway will be largely unchanged. New trees will be planted in the front yard to shield the view of the parking area.

Staff finds that the side-by-side garage configuration meets the Design Guidelines. The applicant has stepped the wall plane of the garage 6 inches to create two distinct garage spaces. More importantly, Ontario Avenue is characterized by one and two-car garages with smaller entryways along the street front. Staff finds this configuration is compatible with prominent design elements found in this neighborhood.

Criteria 4: Terracing.
The project may include terraced retaining Structures if necessary to regain Natural Grade. **No unmitigated impacts.**

Minor retaining is necessary to regain natural grade around the proposed structure to provide for egress on the north elevation. Finished grade will be within 4 feet of existing grade following completion of the project. A new retaining wall will be constructed beneath the new front entry porch to retain soils on the lower level and serve as a planting bed for the new trees.

Criteria 5: Building Location.
Buildings, access, and infrastructure must be located to minimize cut and fill that would alter the perceived natural topography of the Site. The Site design and Building Footprint must coordinate with adjacent properties to maximize opportunities for open Areas and preservation of natural vegetation, to minimize driveway and Parking Areas, and provide variation of the Front Yard. **No unmitigated impacts.**

The new addition's building pad location, access, and infrastructure are located in such a manner as to minimize cut and fill that would alter the perceived natural topography. As previously noted, the house is located on a very steep slope. The placement of the new addition and its design steps with existing grade and is compatible with the existing structure.

Final Grade will be changed no more than four feet (4') from the Existing Grade. The site design and building footprint provide an increased rear yard setback area. Further, the front property line is at a minimum 14 feet back from the west edge of Ontario Avenue. The increased setback due to the width of the right-of-way further mitigates the impact of development. Side setbacks and building footprints are maintained consistent with the pattern of development and separation of structures in the neighborhood.

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

The main ridge of the roof orients with the contours. The size of the lot allows the design not to offend the natural character of the site as seen on the submitted plans. The existing house steps with the grade and is broken into a series of smaller components that are compatible with the District. The new addition is small in size with a footprint of only 212.75 square feet, and is compatible with the architectural design of the existing house. The stepping creates rear and side elevations that respect the adjacent properties.

Staff finds that the proposed design is consistent with the Design Guidelines for Historic Districts and Historic Sites. The structure reflects the historic character of Park City's Historic Sites such as simple building forms, unadorned materials, and restrained ornamentation. The style of architecture selected and all elevations of the building are designed in a manner consistent with a contemporary interpretation of the chosen style. The Historic District Design Review (HDDR) application is currently in review. Further, the applicant has bottlenecked the driveway and broken up the wall plane of the two-car side-by-side parking by 6 inches in order to create greater shadowing and reduce the visual impact of the garage element, consistent with the Design Guidelines. The new front entry porch on the north side of the house contributes to the pedestrian experience.

Exterior elements of the new development—roofs, entrances, eaves, porches, windows, doors, steps, retaining walls, garages, etc.—are of human scale and are compatible with the neighborhood and the style of architecture selected. The scale and height of the new structure follows the predominant pattern of the neighborhood. Further, this style of this house is consistent with the Design Guidelines. It does not detract from nearby historic properties, but rather lends itself to the overall character of the neighborhood.

Criteria 7: Setbacks.
The Planning Commission may require an increase in one or more Setbacks to minimize the creation of a "wall effect" along the Street front and/or the Rear Lot Line. The Setback variation will be a function of the Site constraints, proposed Building scale, and Setbacks on adjacent Structures. **No unmitigated impacts.**

The proposed structure meets the standard LMC setbacks for a lot this size consisting of a minimum of ten feet (10') front/rear yard setbacks. The minimum side yard setbacks are three feet (3') minimum and six feet (6') total.

Front setbacks are currently ten feet (10'), though the front property line is setback a minimum of fourteen feet (14') from the western edge of Ontario Avenue. The visual impacts of the new side-by-side garage and new entry way have been mitigated by changes in wall plane to prevent a wall effect. Side setbacks are consistent with the pattern of development and separation in the neighborhood. The articulation in the front and rear facades reduce the overall mass of the new structure and does not create a wall effect along the street front or rear lot line.

Criteria 8: Dwelling Volume.
The maximum volume of any Structure is a function of the Lot size, Building Height, Setbacks, and provisions set forth in this Chapter. The Planning Commission may further limit the volume of a proposed Structure to minimize its visual mass and/or to mitigate differences in scale between a proposed Structure and existing Structures. **No unmitigated impacts.**

The proposed addition is articulated and broken into compatible massing components. The design includes setback variations and lower building heights for portions of the structure. The proposed massing and architectural design components are compatible with both the volume and massing of single family dwellings in the area. The design minimizes the visual mass and mitigates the differences in scale between the proposed house and surrounding structures.

Criteria 9: Building Height (Steep Slope).
The maximum Building Height in the HR-1 District is twenty-seven feet (27'). The Planning Commission may require a reduction in Building Height for all, or portions, of a proposed Structure to minimize its visual mass and/or to mitigate differences in scale between a proposed Structure and existing residential Structures. **No unmitigated impacts.**

The proposed addition meets the twenty-seven feet (27') maximum building height requirement measured from existing grade at the highest point. The height of the new center gable is approximately eighteen feet (18') above grade before it begins to slope west towards the rear of the lot. The new clipped gable of the new addition is about ten feet (10') above the grade of the driveway before it also slopes down towards the west (rear) property line. The roof has been designed to allow for a gable along the street front, consistent with adjacent structures, and a sloping hip roof towards the rear matching the downward slope of the lot.

The addition meets the criteria outlined in LMC 15-2.2-5(A) stating that the structure shall have a maximum height of thirty-five feet (35') measured from the lowest finished floor plane to the point of the highest wall top plate that supports the ceiling joists or roof rafters. The height from the lowest finished floor plane to the highest wall plate is thirty-eight feet (38') as the house was constructed prior to the adoption of LMC 15-2.2-5(A), and the overall height of the existing structure is legal non-complying. Further, the height of the new addition from the lowest finished floor plane to the point of the highest wall top plate is thirty-five feet (35').

Process
Approval of this application constitutes Final Action that may be appealed to the City Council following appeal procedures found in LMC § 15-1-18. The applicant has submitted a Historic District Design Review (HDDR) application; however, this has not yet been approved.

Department Review
This project has gone through an interdepartmental review. Issues raised have been addressed by the conditions of approval. No additional comments were brought up at that time.

Notice
The property was posted and notice was mailed to property owners within 300 feet on November 25, 2015. Legal notice was also published in the Park Record in accordance with requirements of the LMC on November 21, 2015.

Public Input
No input has been received regarding the Steep Slope CUP.

Alternatives
- The Planning Commission may approve the Conditional Use Permit for 347 Ontario Avenue as conditioned or amended, or
- The Planning Commission may deny the Conditional Use Permit and provide staff with Findings for this decision, or
- The Planning Commission may request specific additional information and may continue the discussion to a date uncertain.

Significant Impacts
As conditioned, there are no significant fiscal or environmental impacts from this application. The lot is an existing platted, developed residential lot that contains native grasses and shrubs. Due to the site's proximity to the mining sites, the site will be required to submit a soil mitigation plan at the time of their building permit.

Consequences of not taking the Suggested Recommendation
The construction as proposed could not occur and the applicant would have to revise the plans.

Recommendation
Staff recommends the Planning Commission review the application for a Steep Slope Conditional Use Permit at 347 Ontario Avenue and conduct a public hearing. Staff has prepared findings of fact, conclusions of law, and conditions of approval for the Commission's consideration.

Findings of Fact:
1. The property is located on 347 Ontario Avenue. The legal description is Lot B of the Ontario Three Subdivision, recorded with Summit County on July 17, 2015.
2. The property is located within the Historic Residential (HR-1) District and meets the purpose of the zone.
3. There is an existing single-family home on this site; the applicant is proposing to construct approximately 568 square feet of new space, not including the elevator. The proposed footprint of this addition is 212.75 square feet.
4. A single family dwelling is an allowed use in the HR-1 District.
5. The lot contains 2,273 square feet. This is a downhill lot with a slope of approximately 56%.

6. The lot currently contains an existing house, constructed in 2000. The applicant is proposing to construct an addition to the existing house.
7. A Historic District Design Review (HDDR) application is currently under review.
8. Access to the property is from Ontario Avenue, a public street.
9. Two (2) parking spaces are proposed on site. The applicant will renovate an existing entrance into garage space to create a two-car side-by-side parking configuration. A new entrance will be constructed as part of the addition.
10. The neighborhood is characterized by a mix of historic and non-historic residential structures, single family homes, and duplexes. The streetscape on the west, downhill side of the road, is dominated by garages and pedestrian entryways.
11. The proposal will create a single family dwelling of approximately 2,771 square feet, including the basement area and two-car garage.
12. The mouth of the existing driveway is 16.5 feet. The applicant does not propose to modify the existing driveway within the public right-of-way. The driveway within the property line will be extended to accommodate the two-car garage. A portion of the driveway bridge extends into the public right-of-way.
13. An overall building footprint of 937.75 square feet is proposed following construction of the addition. The maximum allowed footprint for this lot is 1,000.3 square feet.
14. The proposed addition complies with all setbacks. The minimum front and rear yard setbacks are ten feet (10'). The minimum side yard setbacks are three feet (3').
15. The proposed addition complies with the twenty-seven feet (27') maximum building height requirement measured from existing grade. Portions of the house are less than twenty seven feet (27') in height.
16. The applicant submitted a visual analysis, cross valley views, and a streetscape showing a contextual analysis of visual impacts of this house on the cross canyon views and the Norfolk Avenue streetscape. Staff finds that the proposed house is compatible with the surrounding structures based on this analysis.
17. The building pad location, access, and infrastructure are located in such a manner as to minimize cut and fill that would alter the perceived natural topography. There is no existing significant vegetation on the lot. The applicant will plant two (2) new trees in the front yard and re-vegetate the side yard following construction.
18. The site design, stepping of the foundation and building mass, increased articulation, and decrease in the allowed difference between the existing and final grade mitigates impacts of construction on the area that exceeds 30% slope.
19. The design includes setback variations as well as lower building heights for portions of the structure in both the front and back where facades are less than twenty-seven feet (27') in height. The rear roofline slopes west with the downhill slope.
20. The proposed massing and architectural design components are compatible with both the volume and massing of other single family dwellings in the area. No wall effect is created with adjacent structures due to stepping, articulation, and placement of the house on the lot.
21. The proposed structure follows the predominant pattern of buildings along the street, maintaining traditional setbacks, orientation, and alignment. Lot coverage, site grading, and steep slope issues are also compatible with neighboring sites. The size and mass of the structure is compatible with surrounding sites, as are details such as foundation, roofing, materials, window and door openings, and two-car garages.

22. No lighting has been proposed at this time. Lighting will be reviewed at the time of the HDDR and Building Permit application for compliance with the LMC lighting code standards.
23. The findings in the Analysis section of this report are incorporated herein.
24. On September 18, 2015, the Planning Department received an application for a Steep Slope Conditional Use Permit (CUP); the application was deemed complete on October 8, 2015.
25. The property was posted and notice was mailed to property owners within 300 feet on November 25, 2015. Legal notice was also published in the Park Record in accordance with requirements of the LMC on November 21, 2015.

Conclusions of Law

1. The CUP, as conditioned, is consistent with the Park City Land Management Code, specifically section 15-2.2-6(B)
2. The CUP, as conditioned, is consistent with the Park City General Plan.
3. The proposed use will be compatible with the surrounding structures in use, scale, mass, and circulation.
4. The effects of any differences in use or scale have been mitigated through careful planning.

Conditions of Approval

1. All Standard Project Conditions shall apply.
2. City approval of a construction mitigation plan is a condition precedent to the issuance of any building permits. The CMP shall include language regarding the method of protecting adjacent structures, including the historic house to the west from damage.
3. City Engineer review and approval of all lot grading, utility installations, public improvements and drainage plans for compliance with City standards is a condition precedent to building permit issuance.
4. This approval will expire on December 9, 2016, if a building permit has not been issued by the building department before the expiration date, unless an extension of this approval has been requested in writing prior to the expiration date and is granted by the Planning Director.
5. Plans submitted for a Building Permit must substantially comply with the plans reviewed and approved by the Planning Commission on December 9, 2015, and the Final HDDR Design.
6. All retaining walls within any of the setback areas shall not exceed more than six feet (6') in height measured from final grade, except that retaining walls in the front yard shall not exceed four feet (4') in height, unless an exception is granted by the City Engineer per the LMC, Chapter 4.
7. Modified 13-D residential fire sprinklers are required for all new construction on this lot.
8. All exterior lighting, on porches, decks, garage doors, entryways, etc. shall be shielded to prevent glare onto adjacent property and public rights-of-way and shall be subdued in nature. Light trespass into the night sky is prohibited. Final lighting details will be reviewed by the Planning Staff prior to installation.
9. Construction waste should be diverted from the landfill and recycled when possible.

10. All excavation work shall start on or after April 15th and be completed on or prior to October 15th. 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, Chief Building Official, and City Engineer, he determines that it is necessary based upon specific site conditions such as access, or lack thereof, exist, or in an effort to reduce impacts on adjacent properties.
11. The applicant shall enter into an encroachment agreement with the City Engineer's Office for the existing bridge in the right-of-way.

Exhibits

Exhibit A- Plans (existing conditions, site plan, elevations, floor plans)
Exhibit B- Existing Conditions Survey
Exhibit C- Visual Analysis/Streetscape
Exhibit D- Existing Photographs

NEW ADDITION for ELEVATOR & STAIRWAY
347 ONTARIO AVE.
PARK CITY, UTAH 84060

DRAWING LIST

EC5-1	EXISTING CONDITIONS SURVEY AND TOPO
PAS-2	ONTARIO THEE SUBDIVISION PLAT AMENDMENT
A-1	NEW SITE PLAN - LANDSCAPE PLAN
A-2	GARAGE / NEW ENTRY LEVEL FLOOR PLAN MAIN LEVEL PLAN
A-3	MASTER LEVEL PLAN LOWER LEVEL FLOOR PLAN
A-4	NORTH & EAST ELEVATIONS
A-5	SOUTH & WEST ELEVATIONS

OCCUPANCY GROUP R-3

HR-1 ZONING

HISTORIC DESIGNATION- NONE

ALLOWABLE FOOTPRINT= 1000.2 SQ. FT.
FOOTPRINT EXISTING HOUSE= 725 SQ, FT,
FOOTPRINT ADDITION STRUCT.= 212.75 SQ.FT.

NEW FOOTPRINT TOTAL STRUCT= 937.5 SQ. FT.

DEFERRED SUBMITTALS

1. RADIANT HEAT TUBE LAYOUT, BOILER SPECS., HEAT LOSS CALCS.
2. GAS PIPING SCEMATIC
3. FIRE SPRINKLING SYSTEM LAYOUT AND SPECS. TO BE APPROVED BY THE PARK CITY BUILDING DEPT. ANTIFREEZE SYSTEMS NO LONGER ALLOWED.
4. CONTRACTOR SHALL PROVIDE PROPER NUMBER OF BACKFLOW PREVENTORS TO BE INSTALLED IN THIS STRUCTURE. INCLUDE THE LAWN SPRINKLING SYSTEM, FIRE SPRINKLING SYSTEM AND NUMBER OF BOILERS ETC.

GOVERNING BUILDING CODE- IRC 2012

RECEIVED
SEP 18 2015
PARK CITY
PLANNING DEPT.

State of Utah
David Guy White
No. 115708-0301
Licensed Architect
9/18/15

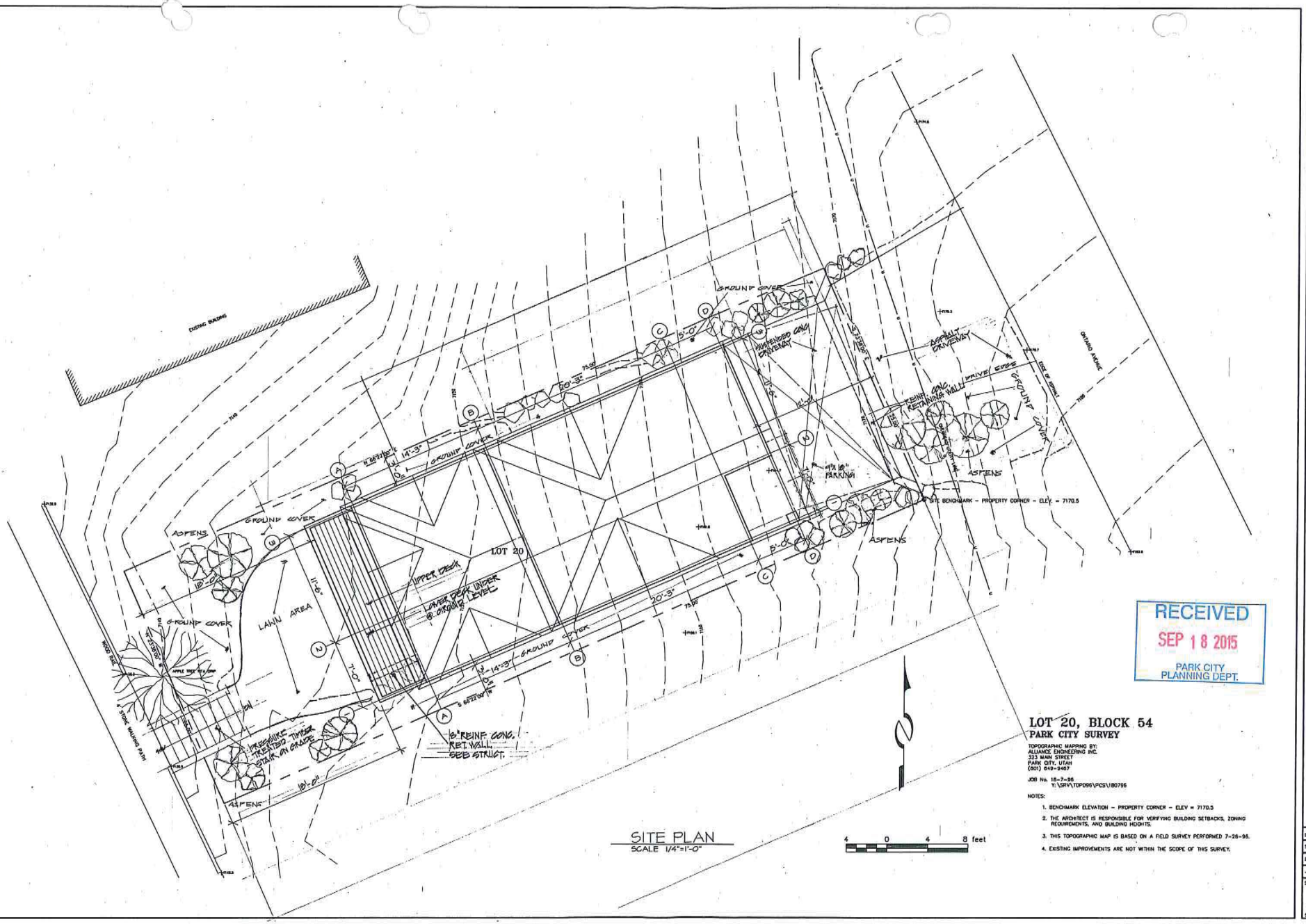
REVISIONS:	BY
-	-
-	-
-	-
-	-
-	-
-	-
-	-

DAVID G. WHITE ARCHITECT
P.O. BOX 1313 - 2703 ESTATES DRIVE
PARK CITY, UTAH 84060
(801) 649 - 8379

COVER SHEET

NEW ELEVATOR & STAIRWAY ADDITION
347 ONTARIO AVE.
PARK CITY, UTAH 84060

DATE: 9/18/15
SCALE: N/A
DRAWN BY: SAM
JOB: 347 ONTARIO
SHEET: A-0 OF SHEETS



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

RECEIVED
SEP 18 2015
PARK CITY
PLANNING DEPT.

LOT 20, BLOCK 54
PARK CITY SURVEY

TOPOGRAPHIC MAPPING BY:
ALLIANCE ENGINEERING INC.
323 MAIN STREET
PARK CITY, UTAH
(801) 649-9467

JOB No. 18-7-96
Y:\SRV\TOP096\PCS\180796

NOTES:

1. BENCHMARK ELEVATION - PROPERTY CORNER - ELEV = 7170.5
2. THE ARCHITECT IS RESPONSIBLE FOR VERIFYING BUILDING SETBACKS, ZONING REQUIREMENTS, AND BUILDING HEIGHTS.
3. THIS TOPOGRAPHIC MAP IS BASED ON A FIELD SURVEY PERFORMED 7-26-96.
4. EXISTING IMPROVEMENTS ARE NOT WITHIN THE SCOPE OF THIS SURVEY.

REVISIONS	BY

DAVID G. WHITE ARCHITECT
P.O. BOX 1313 - 1745 SIDEWINDER DR. SUITE 200
PARK CITY, UTAH 84060
(801) 649-8374

SITE PLAN

RESIDENCE FOR MIKE STEHART
LOT 20, BLOCK 54
3-71, ONTARIO AVENUE PARK CITY, UTAH 84060

Date:	10-14-97
Scale:	1/4" = 1'-0"
Drawn by:	GT
Job:	STEHART
Sheet:	EC5-1
Sheet 2 of 9 Sheets	

NOTES

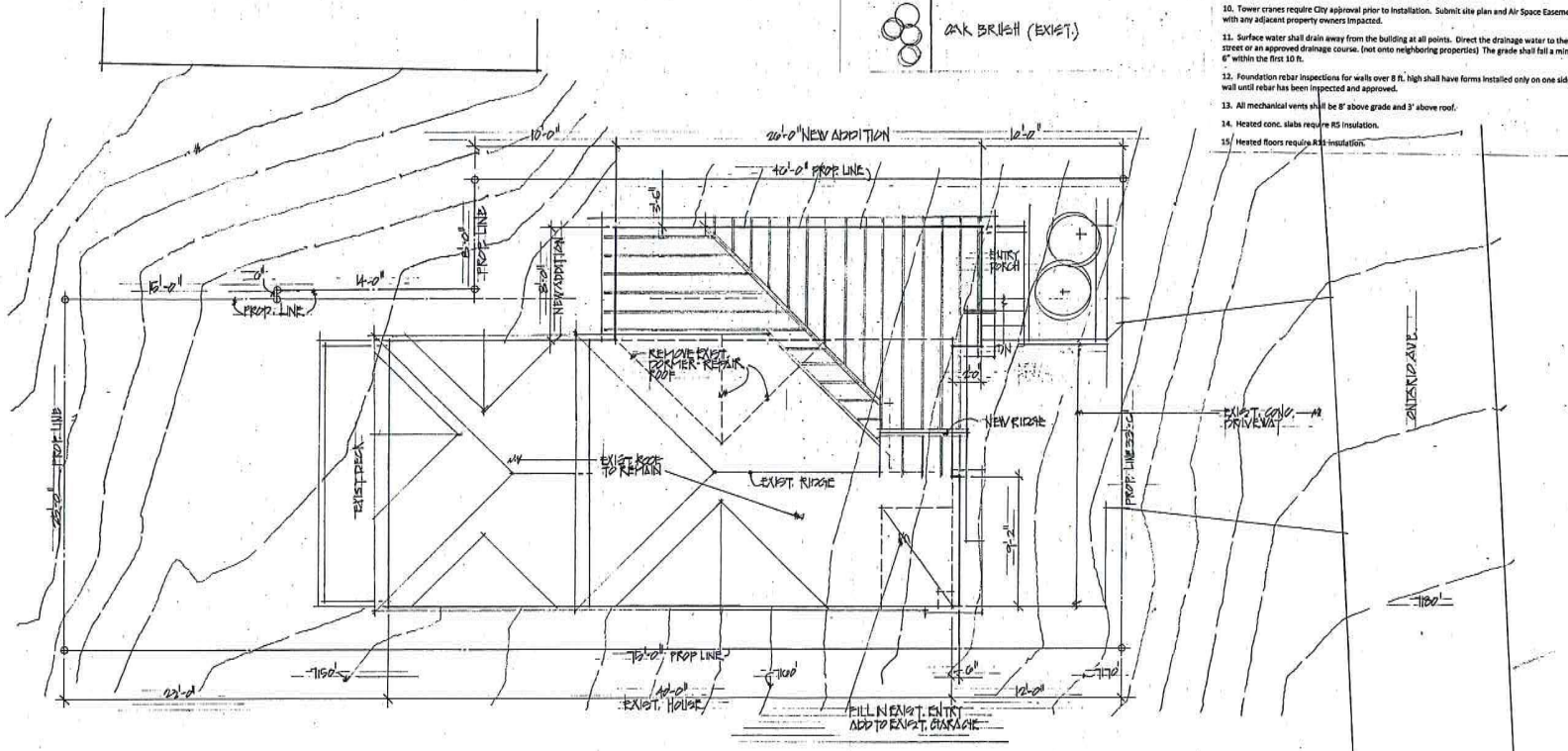
1. ALL LANDSCAPE IRRIGATION S[illegible] BE "DRIP TYPE IRRIGATION"
2. ALL DISTURBED AREAS WITHIN THE L.O.D. SHALL BE GRADED & RE-SEEDED W/ DROUGHT TOLERANT NATIVE GRASSES & WILDFLOWERS.

LANDSCAPE LEGEND-

- ASPEN CLUMP (8'-0" MIN. HT.)
- EVERGREEN (COLORADO BLUE SPRUCE - 6'-0" 8'-0" HT.)
- SHRUBS (DROUGHT TOLERANT)
- OAK BRUSH (EXIST.)

GENERAL NOTES

1. Comply with IRC Chapter 4 for excavations, fill, cuts an[illegible]g. Pay special attention to tall cuts close to property lines. CUT SLOPES AND GRADE FILLS STEE[illegible]HAN 2:1 REQUIRE SOILS REPORTS ADDRESSING STABILITY. General Contractor shall arrange a meeting with Plan Checker, the General Contractor and the Excavator for this project prior to any permits being issued.
2. Tubs and showers with tiled walls require a Portland Cement application, fibered-cement or glass mat gypsum: green board is no longer allowed in this application.
3. A permanent certificate shall be posted on or in the electrical distribution panel listing the predominant R-values of insulation installed in or on ceiling/roof, walls, foundation, (slab, basement wall, crawl space wall and/or floor) and ducts outside the conditioned spaces; U-factors of windows, and SHGC of windows. The type and efficiency of heating, cooling and service water heating equipment shall also be listed. Note: The listing will not allow the drilling or modification of the panel or cover to accomplish this. IRC N1101.9
4. Special inspection is required for field welding and high strength bolting. 2009 IBC, sections 1704.3.1 and 1704.3.3 epoxy connections.
5. All electrical installations shall comply with the 2012 IRC and 2011 NEC.
6. All electrical receptacles shall be tamper resistant.
7. All plumbing installations shall comply with the 2012 IRC.
8. All mechanical installations shall comply with the 2012 IRC and IFGC.
9. Showers shall be finished to a min. height of not less than 72" above the floor. Material shall be non-absorbent.
10. Tower cranes require City approval prior to installation. Submit site plan and Air Space Easement with any adjacent property owners impacted.
11. Surface water shall drain away from the building at all points. Direct the drainage water to the street or an approved drainage course. (not onto neighboring properties) The grade shall fall a min. of 6" within the first 10 ft.
12. Foundation rebar inspections for walls over 8 ft. high shall have forms installed only on one side of wall until rebar has been inspected and approved.
13. All mechanical vents shall be 8' above grade and 3' above roof.
14. Heated conc. slabs require R5 insulation.
15. Heated floors require R-11 insulation.



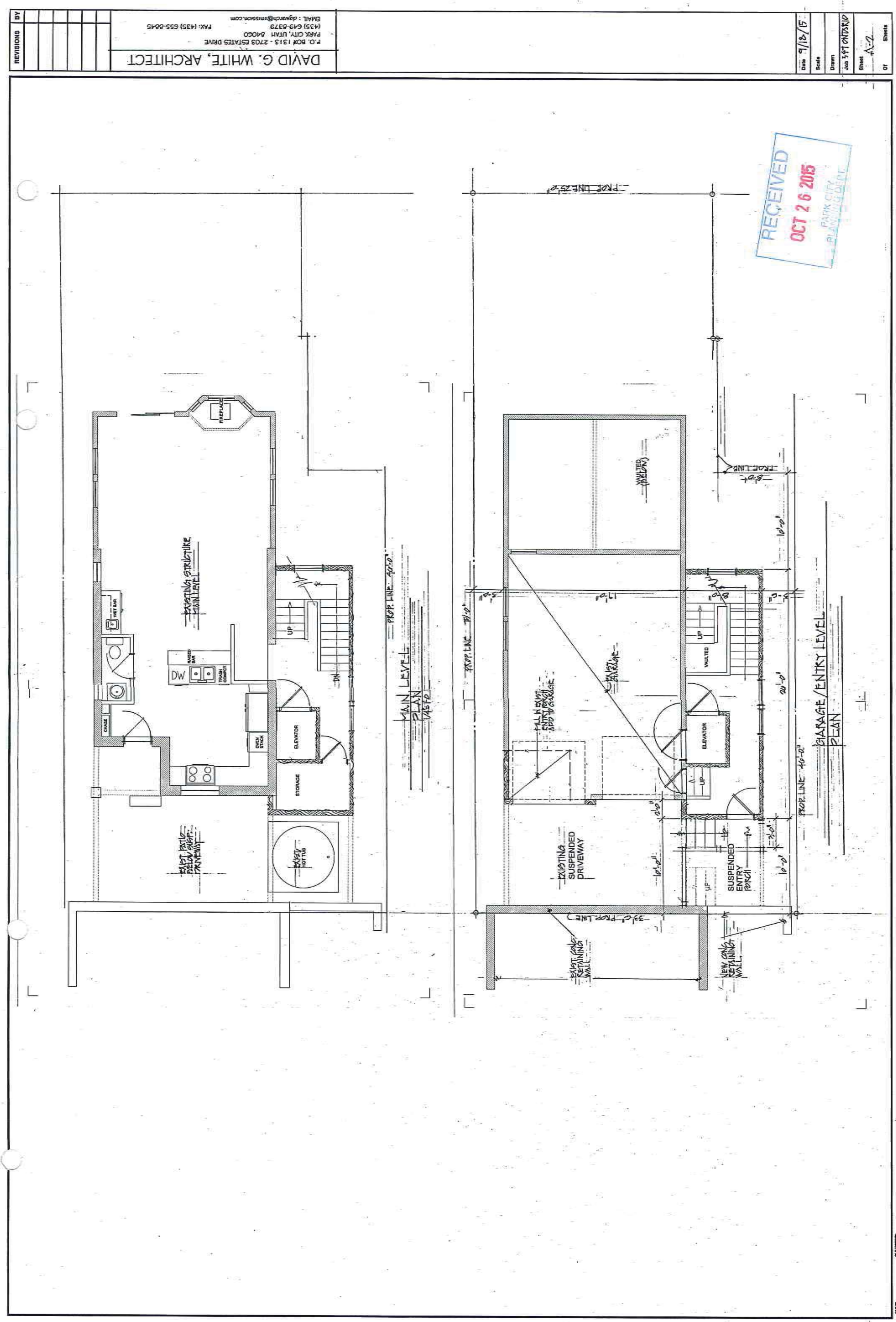
NEW SITE PLAN
1/4"=1'-0"

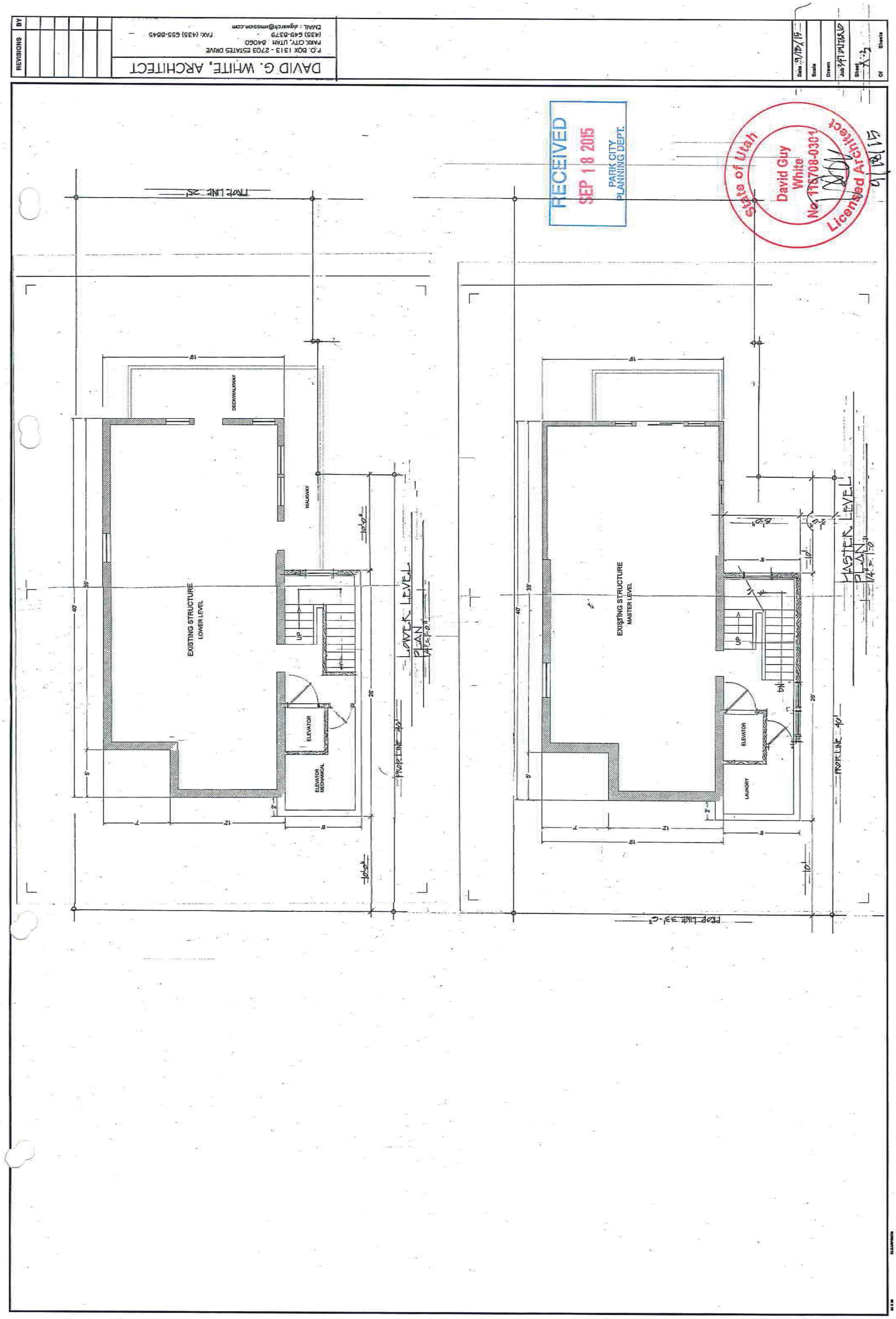
RECEIVED
OCT 26 2015
PARK CITY PLANNING DEPT.

DAVID G. WHITE, ARCHITECT
P.O. BOX 1313 - 2703 ESTATES DRIVE
PARK CITY, UTAH 84060
(435) 649-8379 FAX: (435) 655-8845
EMAIL: dgwarch@msscon.com

REVISIONS	BY

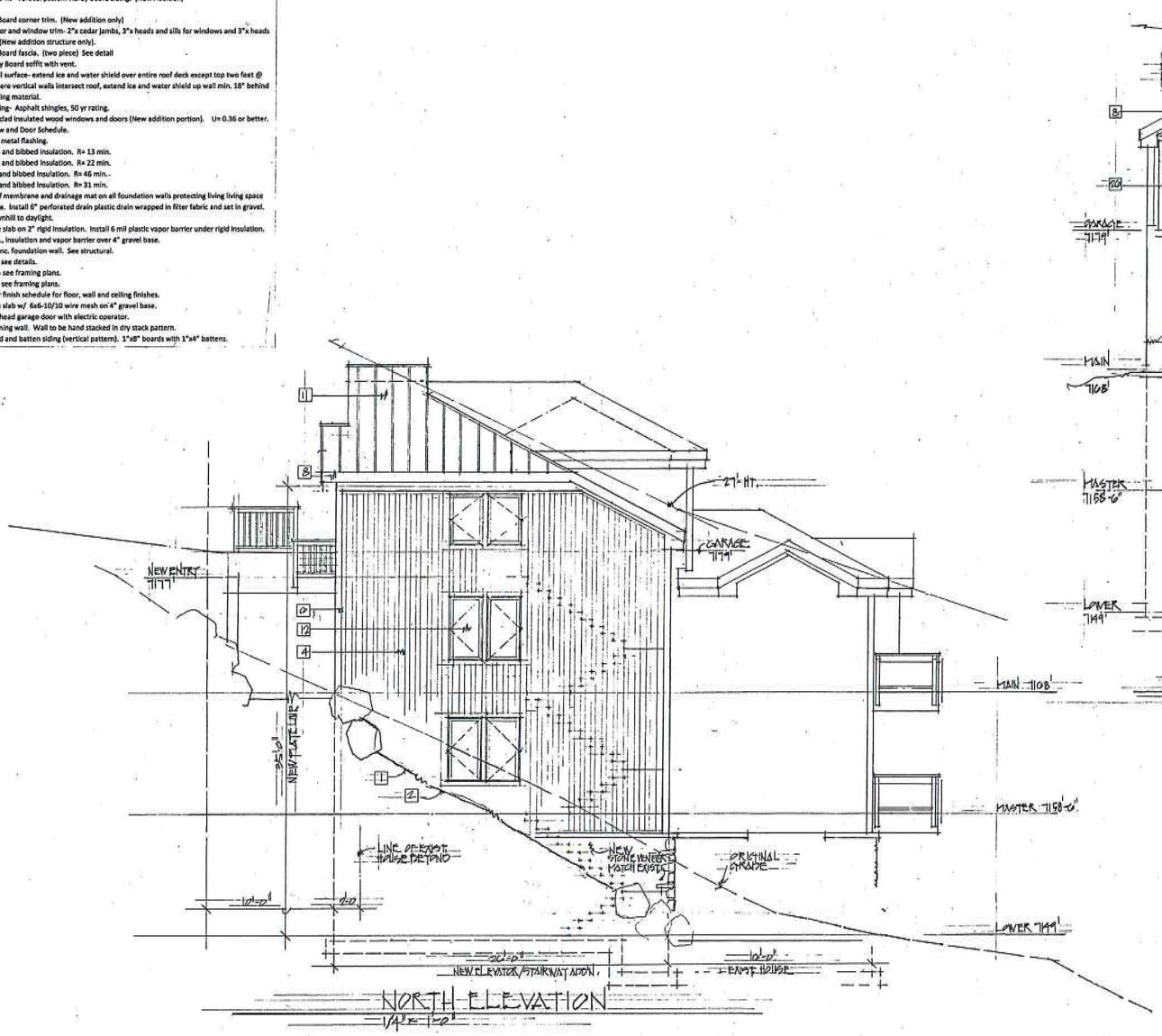
Date 9/18/15
Scale
Drawn
Job 347 ONTARIO
Sheet A-1
Of Sheets

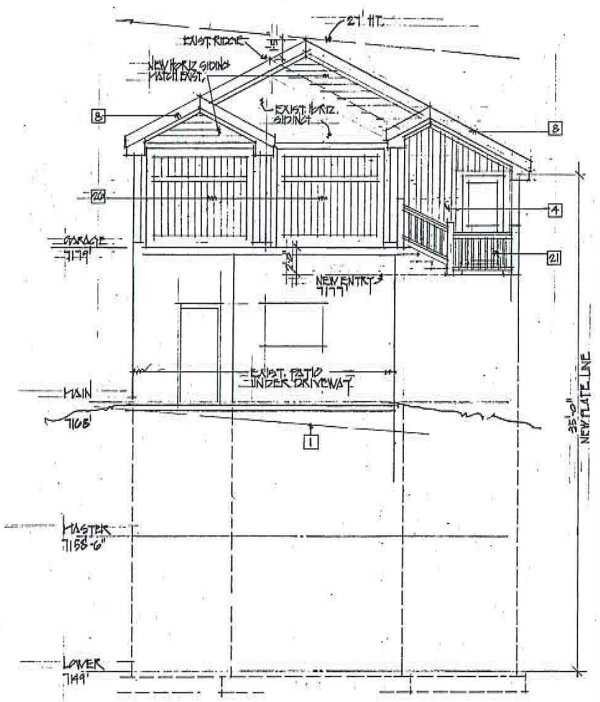

DAVID G. WHITE, ARCHITECT
REVISIONS
BY
RECEIVED
OCT 26 2015
EXISTING STRUCTURE MAIN LEVEL
FIREPLACE
DW
ELEVATOR
STORAGE
UP
DN
MAIN LEVEL PLAN
VAULTED
EXISTING SUSPENDED DRIVEWAY
SUSPENDED ENTRY PORCH
GARAGE/ENTRY LEVEL PLAN


DAVID G. WHITE, ARCHITECT
P.O. BOX 1313 - 2703 ESTATES DRIVE
PARK CITY, UTAH 84060
RECEIVED
SEP 1 8 2015
PARK CITY
PLANNING DEPT.
State of Utah
David Guy White
Licensed Architect
EXISTING STRUCTURE
LOWER LEVEL
EXISTING STRUCTURE
MASTER LEVEL
DECK/WALKWAY
WALKWAY
ELEVATOR
ELEVATOR MECHANICAL
LAUNDRY
UP
LOWER LEVEL PLAN
MASTER LEVEL PLAN
REVISIONS
BY

REFERENCE NOTES

1. Existing grade shown dashed.
2. New finish grade
3. Glue-laminated beam- See framing plans. 1" champfer all exposed ends. All Glue-lam beams to be smooth finish.
4. 1"x4" and 2"x6" vertical pattern Hardy Board siding. (New Addition)
5.
6. 2"x Hardy Board corner trim. (New addition only)
7. Exterior door and window trim- 2"x cedar jambs, 3"x heads and sills for windows and 3"x heads for doors. (New addition structure only).
8. 1"x Hardy Board fascia. (two piece) See detail
9. 1"x6" Hardy Board soffit with vent.
10. Roof to wall surface- extend ice and water shield over entire roof deck except top two feet @ ridges. Where vertical walls intersect roof, extend ice and water shield up wall min. 18" behind exterior siding material.
11. Roof Covering- Asphalt shingles, 50 yr rating.
12. Aluminum clad insulated wood windows and doors (New addition portion). U= 0.36 or better. See Window and Door Schedule.
13. Galvanized metal flashing.
14. 3 ½" blown and bibbed insulation. R= 13 min.
15. 5 ½" blown and bibbed insulation. R= 22 min.
16. 12" blown and bibbed insulation. R= 46 min.-
17. 10" blown and bibbed insulation. R= 31 min.
18. Waterproof membrane and drainage mat on all foundation walls protecting living living space below grade. Install 6" perforated drain plastic drain wrapped in filter fabric and set in gravel. Extend downhill to daylight.
19. 4" concrete slab on 2" rigid insulation. Install 6 mil plastic vapor barrier under rigid insulation. Install conc., insulation and vapor barrier over 4" gravel base.
20. 8" reinf. Conc. foundation wall. See structural.
21. Guardrails- see details.
22. Floor joists- see framing plans.
23. Roof joists- see framing plans.
24. See interior finish schedule for floor, wall and ceiling finishes.
25. 4" concrete slab w/ 6x6-10/10 wire mesh on 4" gravel base.
26. Wood overhead garage door with electric operator.
27. Stone retaining wall. Wall to be hand stacked in dry stack pattern.
28. Cedar board and batten siding (vertical pattern). 1"x8" boards with 1"x4" battens.





RECEIVED
OCT 26 2015
PARK CITY PLANNING DEPT.

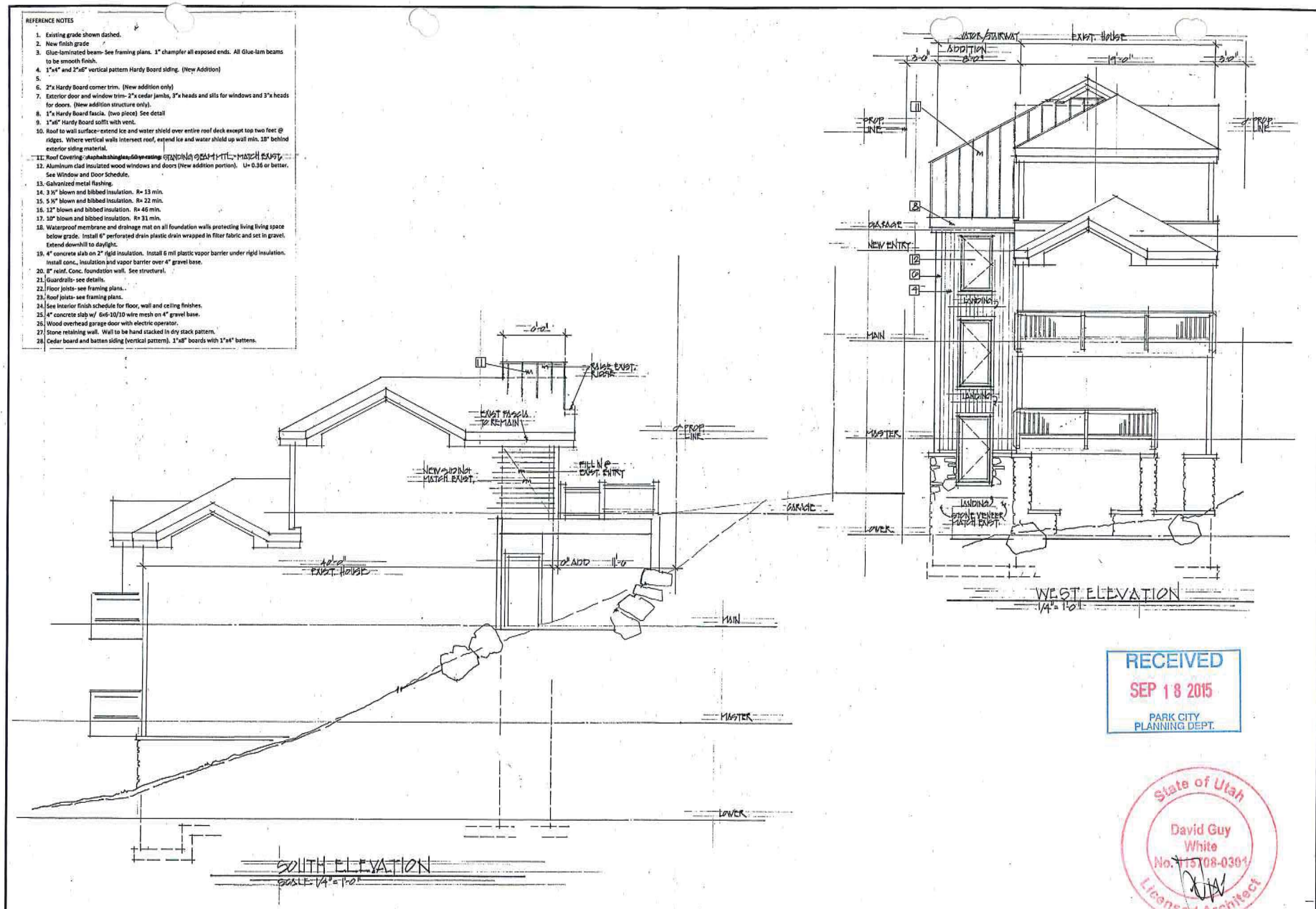
REVISIONS	BY

DAVID G. WHITE, ARCHITECT
P.O. BOX 1313 - 2703 ESTATES DRIVE
PARK CITY, UTAH 84060
(435) 649-8379 FAX: (435) 655-8645
EMAIL: dgwarch@msn.com

Date 9/10/15
Scale
Drawn
Job 347 ONTARIO
Sheet A-4
Of Sheets

REFERENCE NOTES

1. Existing grade shown dashed.
2. New finish grade
3. Glue-laminated beam- See framing plans. 1" chamfer all exposed ends. All Glue-lam beams to be smooth finish.
4. 1"x4" and 2"x6" vertical pattern Hardy Board siding. (New Addition)
5.
6. 2"x Hardy Board corner trim. (New addition only)
7. Exterior door and window trim- 2"x cedar jambs, 3"x heads and sills for windows and 3"x heads for doors. (New addition structure only).
8. 1"x Hardy Board fascia. (two piece) See detail
9. 1"x6" Hardy Board soffit with vent.
10. Roof to wall surface- extend ice and water shield over entire roof deck except top two feet @ ridges. Where vertical walls intersect roof, extend ice and water shield up wall min. 18" behind exterior siding material.
11. Roof Covering- ~~Asphalt shingles, 50 yr rating~~ STANDING SEAM METAL - MATCH EXIST.
12. Aluminum clad insulated wood windows and doors (New addition portion). U= 0.36 or better. See Window and Door Schedule.
13. Galvanized metal flashing.
14. 3 ½" blown and bibbed insulation. R= 13 min.
15. 5 ½" blown and bibbed insulation. R= 22 min.
16. 12" blown and bibbed insulation. R= 46 min.
17. 10" blown and bibbed insulation. R= 31 min.
18. Waterproof membrane and drainage mat on all foundation walls protecting living living space below grade. Install 6" perforated drain plastic drain wrapped in filter fabric and set in gravel. Extend downhill to daylight.
19. 4" concrete slab on 2" rigid insulation. Install 6 mil plastic vapor barrier under rigid insulation. Install conc., insulation and vapor barrier over 4" gravel base.
20. 8" reinf. Conc. foundation wall. See structural.
21. Guardrails- see details.
22. Floor joists- see framing plans.
23. Roof joists- see framing plans.
24. See interior finish schedule for floor, wall and ceiling finishes.
25. 4" concrete slab w/ 6x6-10/10 wire mesh on 4" gravel base.
26. Wood overhead garage door with electric operator.
27. Stone retaining wall. Wall to be hand stacked in dry stack pattern.
28. Cedar board and batten siding (vertical pattern). 1"x8" boards with 1"x4" battens.



RECEIVED
SEP 18 2015
PARK CITY
PLANNING DEPT.

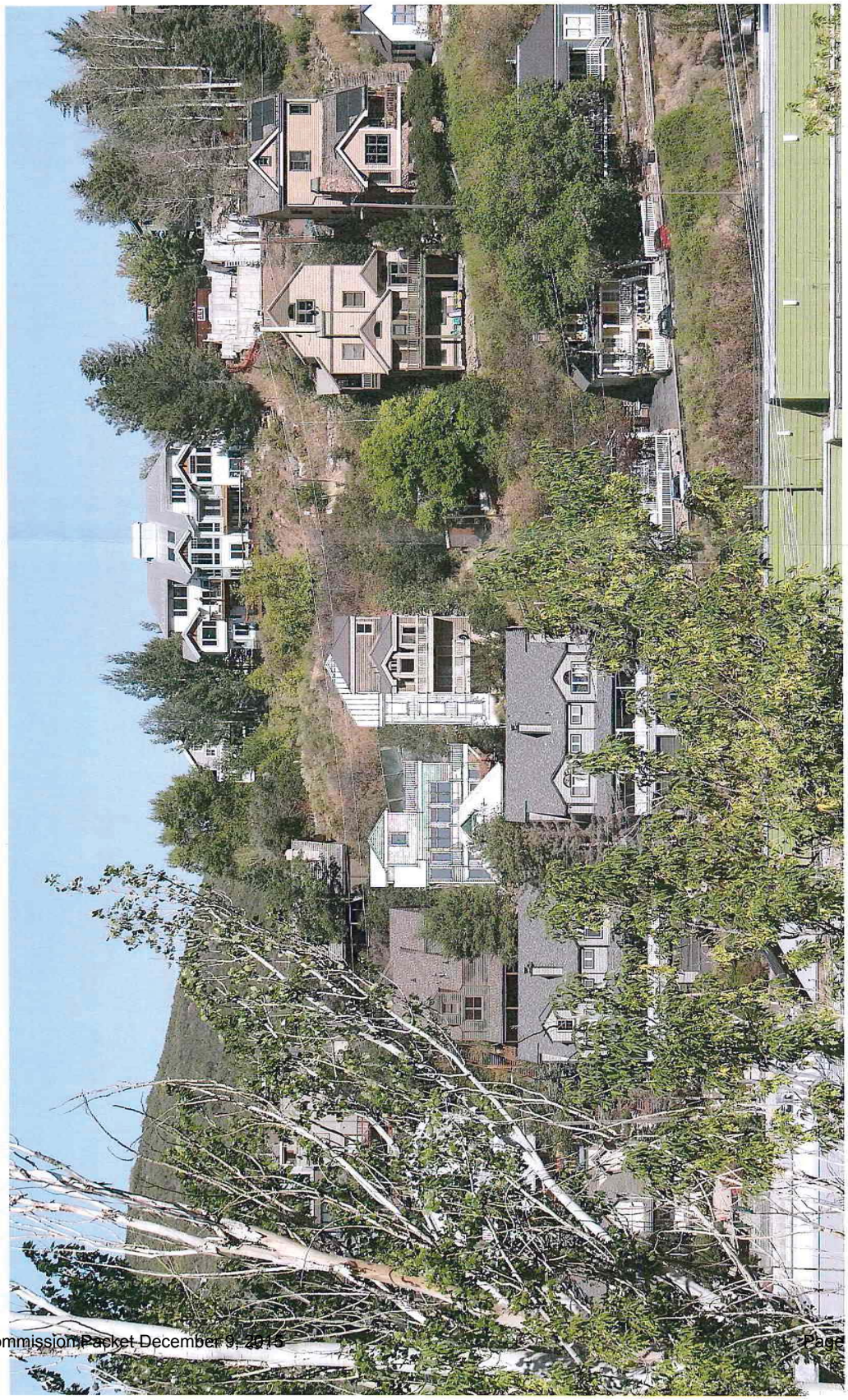
State of Utah
David Guy White
No. 115108-0301
Licensed Architect
9/18/15

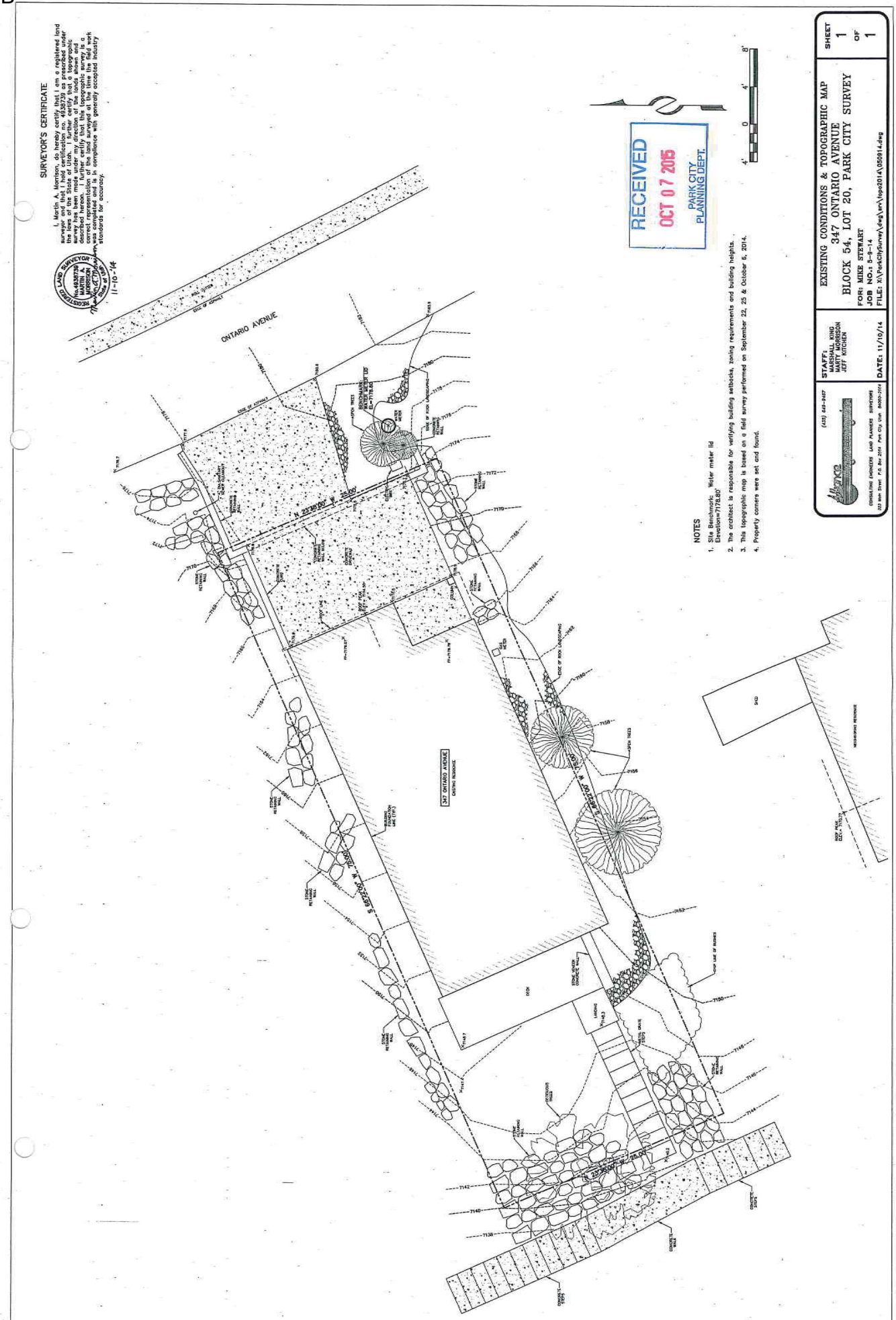
REVISIONS	BY

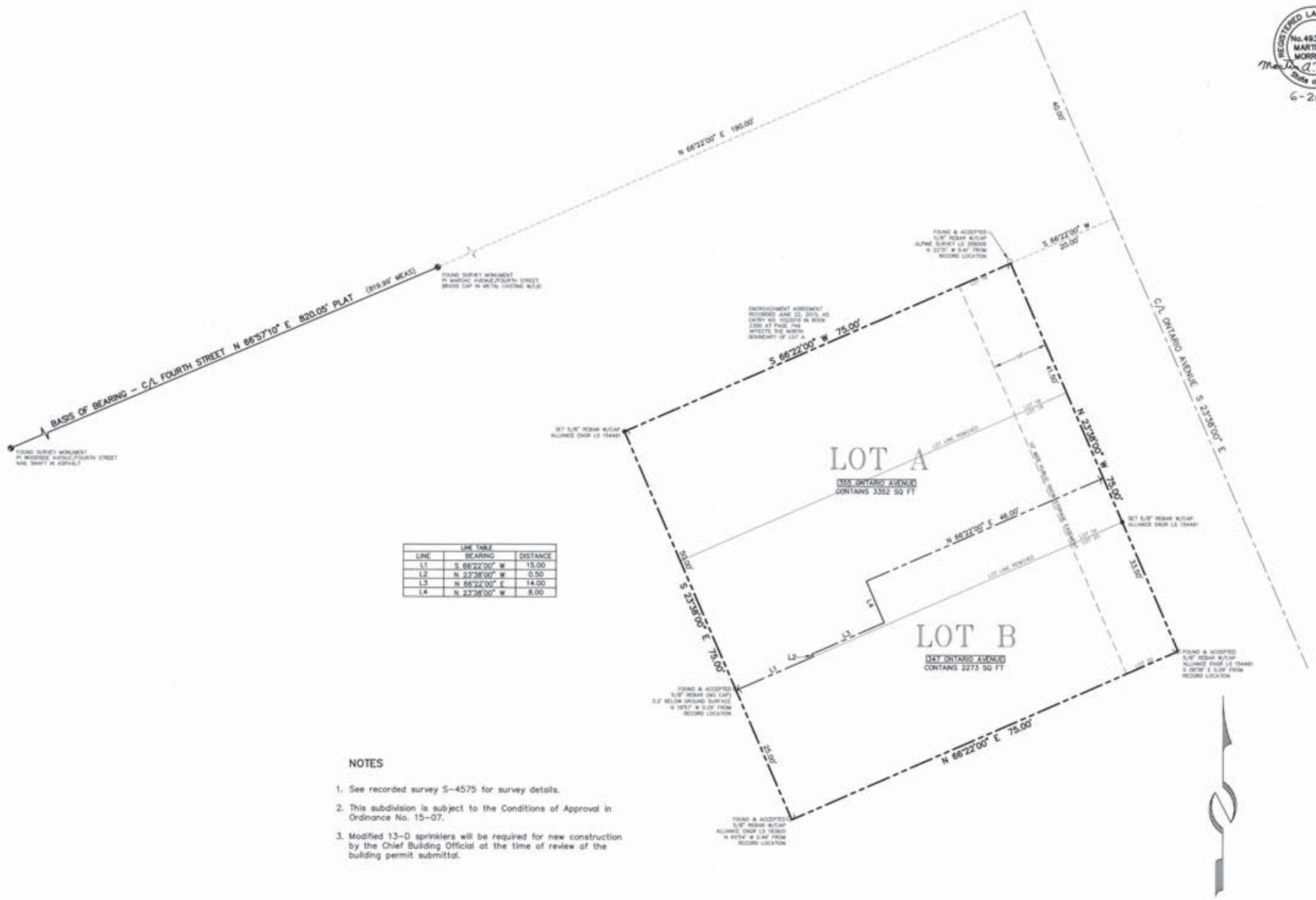
DAVID G. WHITE, ARCHITECT
P.O. BOX 1313 - 2703 ESTATES DRIVE
PARK CITY, UTAH 84060
(435) 649-5379 FAX: (435) 655-8845
EMAIL : dgwarch@msn.com

Date 9/18/15
Scale
Drawn
Job SHEET ONTARIO
Sheet A-5
Of Sheets

RECEIVED
SEP 18 2015
PARK CITY
PLANNING DEPT.




SURVEYOR'S CERTIFICATE
I, Martin A. Morrison, do hereby certify that I am a registered land surveyor and that I hold certification no. 4938739 as prescribed under the laws of the State of Utah. I further certify that a topographic survey has been made under my direction of the land shown and described hereon. I further certify that this topographic survey is a correct representation of the land surveyed at the time the field work was completed and is in compliance with generally accepted industry standards for accuracy.
REGISTERED LAND SURVEYOR
MARTIN A. MORRISON
11-10-14
ONTARIO AVENUE
347 ONTARIO AVENUE
EXISTING RESIDENCE
N 23°35'00" W 25.00'
S 66°25'00" W 75.00'
N 23°35'00" E 25.00'
BENCHMARK
TOP NUT OF FIRE HYDRANT
EL=7178.80
RECEIVED
OCT 07 2015
PARK CITY
PLANNING DEPT.
NOTES
1. Site Benchmark: Water meter lid
Elevation=7178.80'
2. The architect is responsible for verifying building setbacks, zoning requirements and building heights.
3. This topographic map is based on a field survey performed on September 22, 25 & October 6, 2014.
4. Property corners were set and found.
(435) 649-9467
STAFF:
MARSHALL KING
MARTY MORRISON
JEFF KITCHEN
DATE: 11/10/14
EXISTING CONDITIONS & TOPOGRAPHIC MAP
347 ONTARIO AVENUE
BLOCK 54, LOT 20, PARK CITY SURVEY
FOR: MIKE STEWART
JOB NO.: 5-8-14
FILE: X:\ParkCitySurvey\dwg\srv\topo2014\050914.dwg
SHEET 1 OF 1



LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 66°22'00" W	15.00
L2	N 23°38'00" W	0.50
L3	N 66°22'00" E	14.00
L4	N 23°38'00" W	8.00

NOTES

1. See recorded survey S-4575 for survey details.
2. This subdivision is subject to the Conditions of Approval in Ordinance No. 15-07.
3. Modified 13-D sprinklers will be required for new construction by the Chief Building Official at the time of review of the building permit submittal.

SURVEYOR'S CERTIFICATE

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

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

6-26-'15

BOUNDARY DESCRIPTION

Parcel 1:

Lots 18 and 19, Block 54, Park City Survey, according to the official plat thereof on file and of record in the Summit County Recorder's Office.

Parcel 2:

All of Lot 20, Block 54, Park City Survey, according to the official plat thereof on file and of record in the Summit County Recorder's Office.

OWNER'S DEDICATION AND CONSENT TO RECORD

KNOW ALL MEN BY THESE PRESENTS that Ontario, LLC, as to PARCEL 1, the undersigned owner of the herein described tract of land to be known hereafter as ONTARIO THREE PLAT AMENDMENT, does hereby certify that it has caused this Plat Amendment to be prepared and does hereby consent to the recordation of this Plat.

William E. McKenna, Manager
Ontario, LLC

ACKNOWLEDGMENT

State of UTAH

County of Summit ss:

On this 26th day of June 2015, William E. McKenna personally appeared before me, the undersigned Notary Public, in and for said state and county. Having been duly sworn, William E. McKenna acknowledged to me that he is the managing member of Ontario, LLC, the owner of PARCEL 1, and that he signed the above Owner's Dedication and Consent to Record freely and voluntarily.

Signature

A Notary Public commissioned in Summit County
Teri Ekstrom
Printed Name
Residing in: Summit County
My commission expires: March 19, 2016

OWNER'S DEDICATION AND CONSENT TO RECORD

KNOW ALL MEN BY THESE PRESENTS that Michael R. Stewart, as to PARCEL 2, the owner of the herein described tract of land, to be known hereafter as ONTARIO THREE PLAT AMENDMENT, does hereby certify that he has caused this Plat Amendment to be prepared and hereby consents to the recordation of this Plat.

Michael R. Stewart

ACKNOWLEDGMENT

State of Utah

County of Summit ss:

On this 26th day of June 2015, Michael R. Stewart personally appeared before me, the undersigned Notary Public, in and for said state and county. Having been duly sworn, Michael R. Stewart acknowledged to me that he is the owner of PARCEL 2, and that he signed the above Owner's Dedication and Consent to Record freely and voluntarily.

Signature

A Notary Public commissioned in Summit County
Teri Ekstrom
Printed Name
Residing in: Summit County
My commission expires: March 19, 2016

A COMBINATION OF LOTS 18, 19 & 20 IN BLOCK 54, PARK CITY SURVEY

ONTARIO THREE PLAT AMENDMENT

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

SHEET 1 OF 1

JOB NO.: 5-9-14 FILE: X:\ParkCitySurvey\dwg\srv\plat2014\050914.dwg

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

SNYDERVILLE BASIN WATER RECLAMATION DISTRICT
REVIEWED FOR CONFORMANCE TO SNYDERVILLE BASIN WATER RECLAMATION DISTRICT STANDARDS ON THIS 1st DAY OF July, 2015
BY ____ S.B.W.R.D.

PLANNING COMMISSION
APPROVED BY THE PARK CITY PLANNING COMMISSION THIS 11TH DAY OF FEBRUARY, 2015
BY ____ CHAIR

ENGINEER'S CERTIFICATE
I FIND THIS PLAT TO BE IN ACCORDANCE WITH INFORMATION ON FILE IN MY OFFICE THIS 10 DAY OF July 2015
BY ____ PARK CITY ENGINEER

APPROVAL AS TO FORM
APPROVED AS TO FORM THIS 16th DAY OF July, 2015
BY ____ PARK CITY ATTORNEY

CERTIFICATE OF ATTEST
I CERTIFY THIS RECORD OF SURVEY MAP WAS APPROVED BY PARK CITY COUNCIL THIS 16 DAY OF July 2015
BY ____ PARK CITY RECORDER

COUNCIL APPROVAL AND ACCEPTANCE
APPROVAL AND ACCEPTANCE BY THE PARK CITY COUNCIL THIS 5TH DAY OF MARCH, 2015
BY ____ MAYOR

RECORDED
STATE OF UTAH, COUNTY OF SUMMIT, AND FILED AT THE REQUEST OF HIGHLAND TITLE
DATE 7/17/15 TIME 10:34 Am
1023907 ENTRY NO. 32.00 FEE ____ RECORDER

347 & 355 Ontario Avenue looking west

347 Ontario Avenue looking west

347 & 355 Ontario Avenue looking north

355 Ontario Avenue looking east