Historic Preservation Board
Staff Report

Planning Department

Author:	**Laura Newberry, Planning Technician**
	Anya Grahn, Historic Preservation Planner
Subject:	**Material Deconstruction and Reconstruction Review**
Address:	**115 Sampson Avenue**
Project Number:	**PL-17-03580**
Date:	**May 16, 2018**
Type of Item:	**Administrative – Material Deconstruction and Reconstruction**

Summary Recommendation:
Staff recommends the Historic Preservation Board review and discuss the application, conduct a public hearing, and approve the Disassembly/Reassembly (Panelization) and Material Deconstruction of non-historic and non-contributory materials of the Significant Historic house at 115 Sampson Avenue pursuant to the following findings of fact, conclusions of law, and conditions of approval.

Topic:

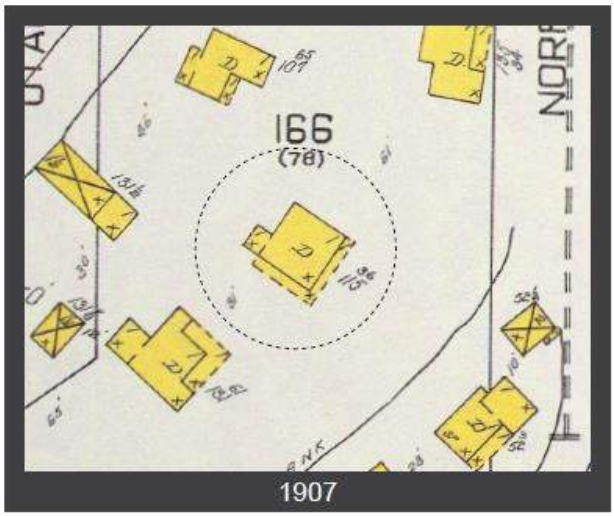
Address:	115 Sampson Avenue
Designation:	Significant
Applicant:	Silver Potato LLC (Joseph Sponholz and Nancy Bronstein), represented by architect Jon Degray
Proposal:	The applicant is proposing to disassemble/reassemble (panelize) the Historic house designated as "Significant" on the City's Historic Sites Inventory. In addition, the applicant will be removing an existing non-historic parking pad along with its associated wood staircases and railroad tie retaining wall; non-historic stacked stone retaining walls and 1990s wood slat fences; post-1947 addition on the west elevation and an underground root cellar; rebuilding the historic pyramid roof and dormers; reconstructing the existing masonry chimney; raising the house 2 feet to pour a new foundation; reconstructing the historic ca.1900 wraparound porch on the east and south elevations; replacing two non-historic doors; and removing non-historic aluminum windows and restoring 11 window openings.

Background:
The exact date of construction of this Historic house is unknown. The Summit County Recorder's Office lists the construction date as 1904 and the house first appears in a 1920s photograph of Old Town as a simple pyramid-roof cottage with a porch and no dormers. The pyramid house is one of the main three (3) house types built during the Historic Park City mining era.

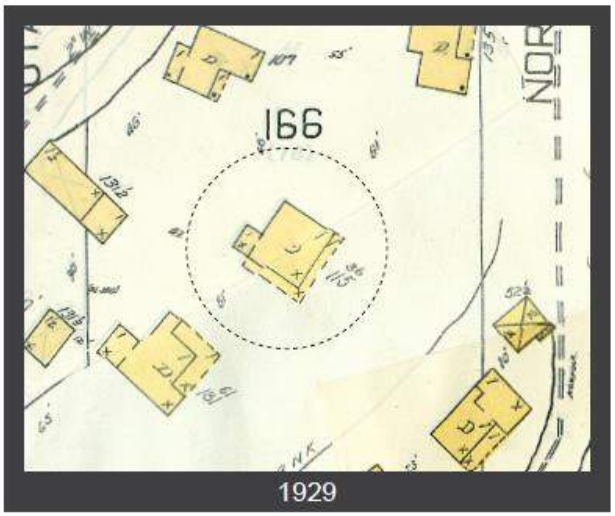
The first recorded owner of the property is the Park City Townsite Corporation, and the site may have been used to house workers. It was first purchased by an individual, Frank Pintar, in 1937. He and his wife, Celia, and their son, Victor, lived in the house. Mr. Pintar and his son both worked as miners. The first mention of the property was in

the 1940 census; however, the census states that Mr. Pintar owned the house in 1935. The house was sold in 1942.

From 1907 through 1941, the Sanborn Fire Insurance Maps show that the house remained largely unchanged from the time of its construction. It was a one-and-a-half story, square pyramid-roof house with a small one story wood-frame addition off the rear (west elevation) and a wraparound porch on the south and east elevations. The first historic photo of the site is from c.1920 and shows a porch had been added to the house. No dormers were present at this time.



1907



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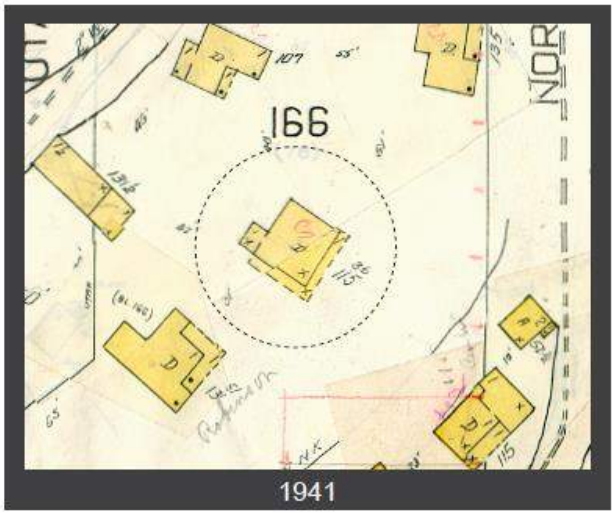


1941

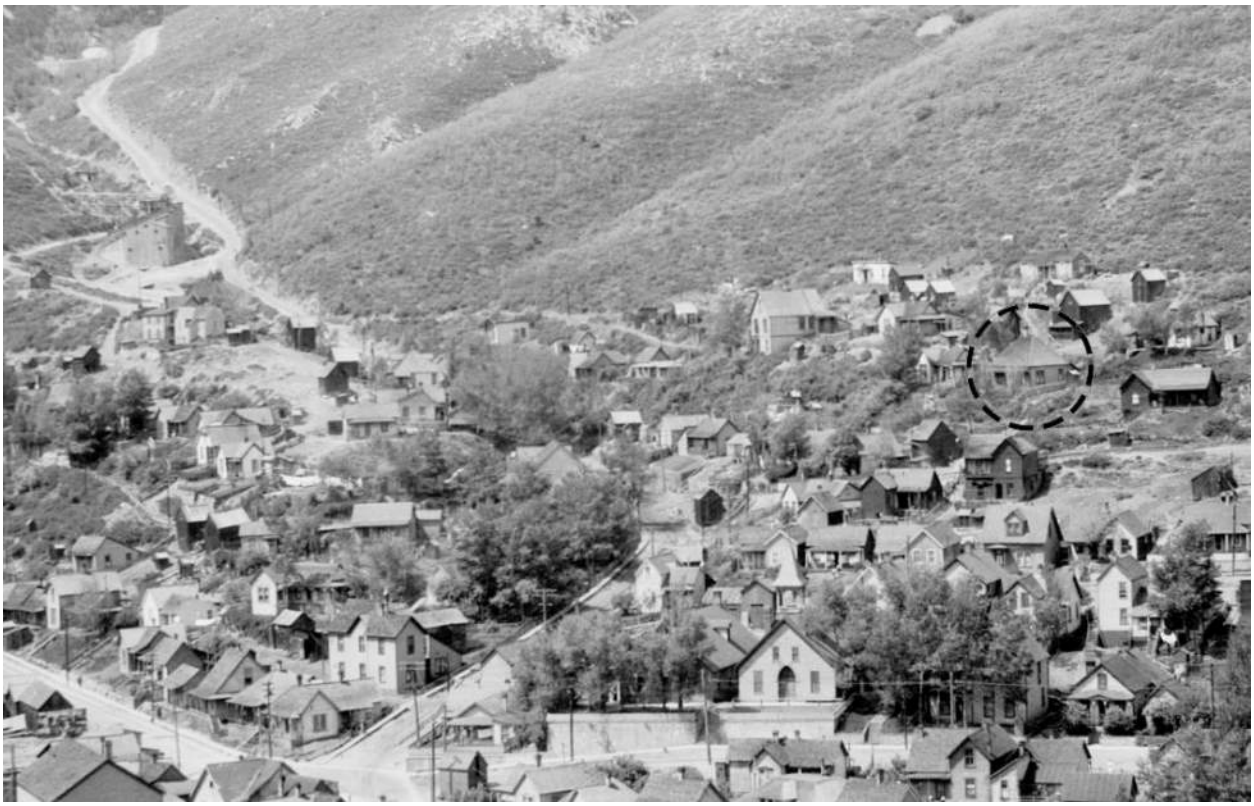


Photo courtesy of the Park City Museum

Since the 1941 Sanborn Fire Insurance map, there have been several additions including a rear lean-to addition along the west elevation. There is also an addition that extends off of the west elevation and is closed off from the interior of the house; this addition is constructed of railroad ties with stacked stone on the exterior. It may have been used as a root cellar at one time.

Many of the changes present on the house today are believed to have occurred between 1960 and 1980, based on their materials and designs. The window-door configuration was substantially altered after 1970, with new aluminum sliding and picture windows, flush wood doors, and trim. The windows on the east façade were modified and large, picture windows were installed. A vinyl faux-stone product was installed across the east façade and aluminum siding was used throughout. Additionally, skylights were cut into the porch roof on the south elevation. New dormers were also built after 1920, and staff believes based on their size, form, and construction that these may have been introduced in the 1970s when the house was extensively remodeled. These changes to the exterior materials and window-door configuration are significant enough to diminish the site's original character.

Additional changes were made to the site following 1982. The parking structure along Sampson Avenue, supported by packed gravel and a railroad tie retaining wall, was built in 1983 according to the Building Department's files. There is also a newer set of stairs that leads from the parking pad to the flat portion of the yard, just south of the historic house; a building permit shows these were constructed in 1995. There is also a

non-historic terraced wood patio to the south of the historic house that contains a contemporary (but vintage) hot tub.

The Historic Sites Inventory was adopted in 2009 and designated this house as Significant. It was determined to not be eligible for the National Register of Historic Places (NRHP) due to several material alterations that have changed the appearance of the historic house. Though the general form remains intact, the exterior cladding materials have been drastically altered. The window openings have been altered and the window have been replaced with aluminum frame side sliders and fixed transoms. The wrap-around shed roof porch is intact with simple square supports and decorative brackets; however, it is in poor condition and a portion of the porch roof was removed on the south elevation to install sky lights. The two gable dormers are located on opposite wall planes and have aluminum windows. The rear low-pitched gable dormer has a door rather than a window.

In February 2010, the current owner, Silver Potato LLC, purchased the property. On September 16, 2010, the Planning Department received a Historic Preservation Plan and Physical Conditions Report. On September 29, 2010, the owner met with Planning Staff for a pre-application conference. The owner was requesting to demolish the historic house. The owner was notified that a Certificate of Appropriateness for Demolition (CAD) would be required but the City recommended preserving, renovating, or reconstructing the house. They began considering redevelopment options for the site, including demolishing the historic house; however, they chose not to pursue a Certificate of Appropriateness for Demolition (CAD). On October 13, 2010, the Chief Building Official issued a Notice and Order to Repair and Vacate the historic house that required the owner to submit a HDDR application with either a Historic Preservation Plan or a plan to mothball and stabilize the historic house.

On November 4, 2011, the Planning Staff received a plan to mothball and stabilize the historic structure. The applicant stabilized the structure and mothballed it while they explored development opportunities. Work included documenting the historic house, developing a Physical Conditions Report, as-built drawings, structurally stabilizing the house, making necessary repairs to achieve the preservation plan/mothballing plan, exterminate and control pests, protect the exterior envelope from moisture penetration, secure the building and its component features to reduce vandalism and break-ins, provide adequate ventilation, secure and/or modify the mechanical utility systems, and a plan for maintenance and monitoring.

On April 10, 2013, the Building Department issued a second Notice and Order to Repair or Vacate the house. At that time, the owner, Silver Potato LLC, was still in the process of completing a HDDR Application. On March 6, 2014, Park City Council approved the 115 Sampson Avenue Subdivision through Ordinance 14-07; it was recorded on February 26, 2015. The current owners submitted a HDDR Pre-Application on April 9, 2013, to discuss opportunities to rehabilitate the historic house and construct a new addition.

The HDDR application currently under review is the most recent application. It was submitted on February 12, 2018, and the application was deemed complete February 22, 2018.

Analysis:

1. Disassembly/Reassembly (Panelization)

While the mothballing of the house in 2011 has slowed the rate of deterioration, this house is in poor condition due to the age and condition of the non-historic siding and roofing materials. The house has been uninhabited for decades, which has furthered the decline of the site and building overall. The site is also overgrown and is known for housing a family of raccoons. These animals have moved into the house by burrowing through the rotted floor structure. The Chief Building Official and Historic Preservation Planner have conducted several site visits to this site to determine the best preservation treatment. The applicant completed exploratory demolition in mid-April and provided a structural engineer's analysis that determined panelization was the best approach to preserving the historic house.

15-11-14 Disassembly And Reassembly Of A Historic Building Or Historic Structure

It is the intent of this section to preserve the Historic and architectural resources of Park City through limitations on the disassembly and reassembly of Historic Buildings, Structures, and Sites.

A. **CRITERIA FOR DISASSEMBLY AND REASSEMBLY OF THE HISTORIC BUILDING(S) AND/OR STRUCTURE(S) ON A LANDMARK SITE OR SIGNIFICANT SITE**. In approving a Historic District or Historic Site design review Application involving disassembly and reassembly of the Historic Building(s) and/or Structure(s) on a Landmark Site or Significant Site, the Historic Preservation Board shall find the project complies with the following criteria:

1. A licensed structural engineer has certified that the Historic Building(s) and/or Structure(s) cannot reasonably be moved intact; and

***Complies**. Structural Engineer Henry Shen has completed an analysis of the building (Exhibit E). His report outlines the structural deficiencies of the roof and floor structures. Despite the temporary shoring of the exterior walls as part of the 2011 mothballing of the house, the exterior walls have no capacity for wind, seismic, or gravity loads. He believed 75% of the exterior walls have rotted and will need to be rebuilt. He found that lifting the house in whole would be improbable due to the extent of the deterioration.*

2. At least one of the following:
    a. The proposed disassembly and reassembly will abate demolition of the Historic Building(s) and/or Structure(s) on the Site; or

b. The Historic Building(s) and/or Structure(s) are found by the Chief Building Official to be hazardous or dangerous, pursuant to Section 116.1 of the International Building Code; or
c. The Historic Preservation Board determines, with input from the Planning Director and the Chief Building Official, that unique conditions and the quality of the Historic Preservation Plan warrant the proposed disassembly and reassembly; unique conditions include but are not limited to:
    1. If problematic site or structural conditions preclude temporarily lifting or moving a building as a single unit; or
    2. If the physical conditions of the existing materials prevent temporarily lifting or moving a building and the applicant has demonstrated that panelization will result in the preservation of a greater amount of historic material; or
    3. All other alternatives have been shown to result in additional damage or loss of historic materials.

Complies. In 2010, the Park City Building Department issued a Notice and Order to Repair or Vacate the historic house due to its dilapidated and unsafe condition. The house was then mothballed in 2011 to temporarily shore-up the structure. Despite these efforts, the condition of the house has continued to decline. The Chief Building Official (CBO) and Planning Staff conducted site visits in April 2018, and the CBO concurs with the structural engineer's report that the deteriorated condition and structural instability of the house has prevented it from being lifted in whole. The panelization will salvage the north, south, and east walls of the historic house and ensure a greater amount of historic material than a total reconstruction.

Under all of the above criteria, the Historic Structure(s) and or Building(s) must be reassembled using the original materials that are found to be safe and/or serviceable condition in combination with new materials; and

The Building(s) and/or Structure(s) will be reassembled in their original form, location, placement, and orientation.

Complies. *The applicant intends to disassemble and preserve the north, south, and east walls of the historic house; the west wall sits against the hillside leading to Sampson Avenue has largely deteriorated. Measured drawings have been submitted as part of the HDDR to document the original dimensions of the exterior walls. The applicant proposes to remove all three (3) walls in whole. To further ensure that protection of the panelized walls, staff has added the following Conditions of Approval based on the* Design Guidelines*:*

#2. To ensure accurate reassembly, all parts of the building or element should be marked as they are systematically separated from the structure.

Contrasting colors of paint or carpenter wax crayons should be used to establish a marking code for each component. The markings should be removable or should be made on surfaces that will be hidden from view when the structure is reassembled.
#3. The process of disassembly should be recorded through photographic means; still photograph or video.
#4. As each component is disassembled, its physical condition should be noted particularly if it differs from the condition stated in the pre-disassembly documentation. If a part is too deteriorated to move, it should be carefully documented—photograph, dimensions, finish, texture, color, etc.---to facilitate accurate reproduction.
#5. Should the applicant not be able to panelize the north, south, or east wall due to its deteriorated condition following further material deconstruction, the applicant should immediately notify the Planning Department. The Planning Director, with input from the Chief Building Official and Historic Preservation Planner, may approve any deviations from this approved plan. The applicant is responsible for amending the Historic Preservation Plan and Physical Conditions Report.

1. MATERIAL DECONSTRUCTION:

This house has had significant alterations since the end of the Mature Mining Era (1894-1930). As previously described, the house was constructed without footings and rests on stone piers or directly on the dirt. The window-door configuration was modified between 1960 and 1980, leading to new aluminum sliding and picture windows that modified the original window openings. Further, the historic wood siding was covered with aluminium siding and a vinyl, faux-stone product on the east façade. Staff believes some of the dormers may have been modified at this time as well.

A. SITE DESIGN

The site is a downhill lot that extends from Sampson Avenue to the west towards Norfolk Avenue to the east. The site does not connect to Norfolk Avenue; however, the house was constructed to face town and the façade of the house is visible from Norfolk Avenue.

Currently, access to the site is from Sampson Avenue. There is a concrete parking pad that measures approximately 15 feet by 12 feet along the street. The parking pad is retained by 10 foot high railroad tie retaining walls. There are a series of wood stairs leading from the parking pad to the historic house; the architect believes that the upper stairs and landing were constructed in the 1990s and the lower stairs and landing were built before 1970. These improvements are not historic and are in dangerous condition.

The applicant is proposing to construct a new addition along the street that will feature a pedestrian entrance and single-car garage. In doing so, the applicant is proposing to remove the parking pad, railroad tie retaining wall, and series of stairs and landings that access the historic house. Staff finds that the proposed material deconstruction mitigates to the greatest extent practical any impact to the historical

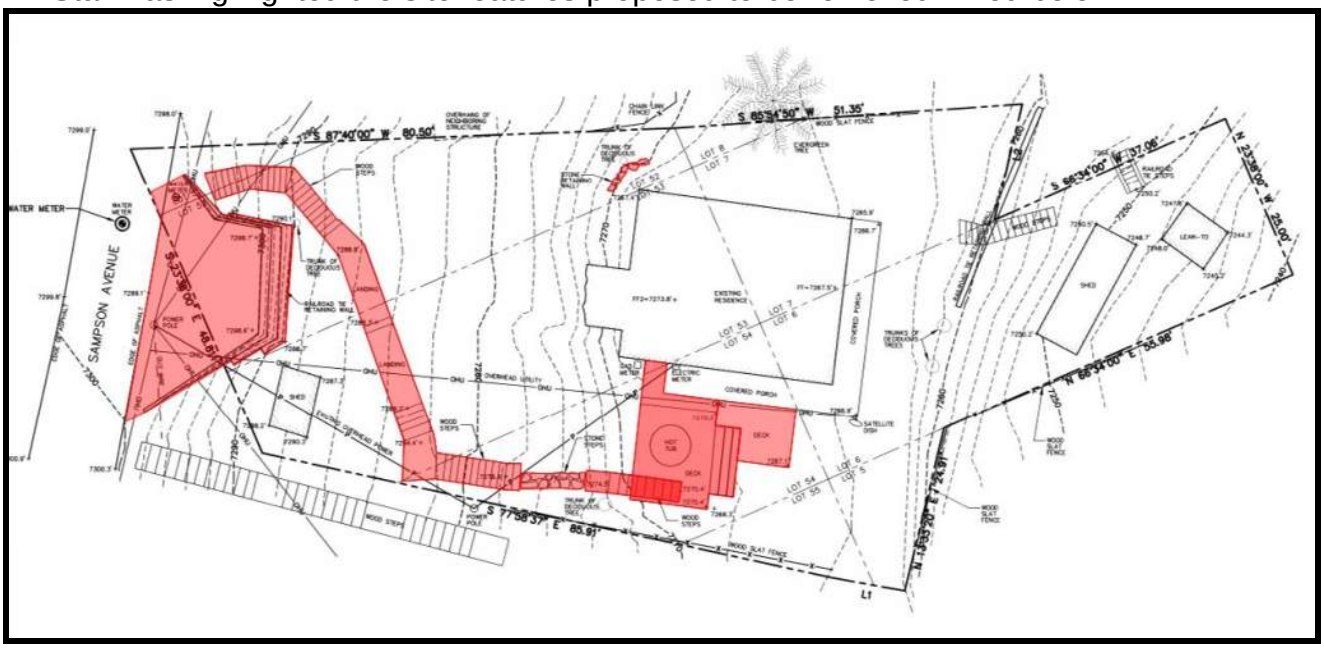
importance of other structures located on the property and on adjacent parcels. These improvements are not historic and do not contribute to the historical significance of the house.

On the south side of the historic house, there is a multi-level deck containing a hot tub. The deck consists of 2 inch by 8 inch joists at 24 inches on center with 2 inch by 6 inch decking; this deck was likely introduced after the 1970s.

There are a number of retaining walls and fences on the site. Along the north property line, there is a 24-foot long wood slat fence consisting of 4 inch by 4 inch posts and 1 inch by 6 inch horizontal slats. On the south property line, there is a 30-foot long wood slat fence consisting of 6 inch by 8 inch posts and 1 inch by 6 inch vertical slats. These fences were likely built in the 1990s and are not historic. There are also stacked stone retaining walls behind the historic house in the north and south side yards. Per the photographs provided by the applicant, these improvements are in severe disrepair.

The decks, fences, and retaining walls on this property are not historic and do not contribute to the historical significance of the property. The applicant is proposing to remove these dilapidated improvements in order to redevelop the site and construct a new addition to the house. These additions to the Historic Site have been found to be non-contributory to the historic integrity and historical significance of the site.

Staff has highlighted the site features proposed to be removed in red below:



B. <u>NON-HISTORIC ADDITIONS</u>

There is a one-story addition along the west side of the historic house that was constructed after 1947. It is seven feet wide and covered with aluminum siding. It attaches to an eight foot-wide addition that is buried in the hillside. It is walled off

from the interior of the house. The walls consist of eight inch wide railroad ties with dry stacked stone on the exterior. The walls and roof are in severe disrepair.

View of the house from the Sampson Avenue right-of-way.

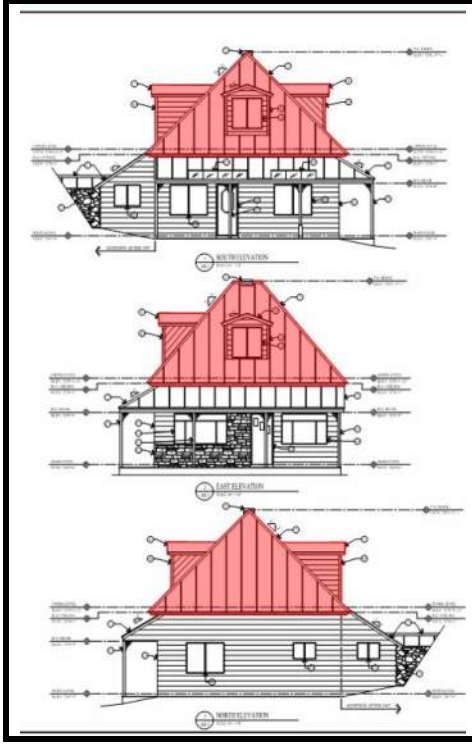
Addition buried in the hillside, west side of the house.

The applicant is proposing to remove these post-1947 additions. These additions to the Historic Site have been found to be non-contributory to the historic integrity and historical significance of the site.

C. ROOF

The historic house has a pyramid roof form. The east and west sides have a 12/12 pitch and the north and south sides have a 12/14 pitch. The west side of the roof transitions into a shed at an 8/12 pitch and extends into the hillside. There are simple gable dormers perpendicular to the roof on the east, west, and south sides. The roof structure consists of 1 inch by 4 inch joists at 24 inches on center, covered by 1x wood planks. The original wood shake shingle roof is covered by a standing seam metal roof that was installed after 1970. The roofing materials are in poor conditions, with the drip, fascia, and soffits requiring replacement.

In 2018, Structural Engineer Henry Shen provided an analysis of the roof structure (Exhibit E). In his report, he finds that the existing roof joists consist of 2 inch by 6 inch structural members that span 8 to 12 feet. The 8 foot joists are operating at 28% capacity and the 12 foot joists are operating at 18%. The existing roof deck is 1x wood plank installed perpendicular to the existing joists. It does not have any capacity of shear diaphragm value. The extent of repairs needed to stabilize the roof and the need to panelize the historic house make reconstructing the original pyramid roof form the best alternative.



The applicant is proposing to reconstruct the roof form. He proposes to construct dormers on all four (4) sides of the pyramid roof. Staff finds that the reconstruction of the roof and dormers on the east side of the roof are part of the restoration of the original roof form; the new dormers on the north and south sides of the roof will be incorporated into the roof form in a manner that is consistent with other historic houses. Staff is working with the applicant to ensure that the dormers are consistent in mass and scale to those that were seen historically.

D. CHIMNEY

There is an existing masonry chimney that protrudes from the top of the pyramid roof structure. The chimney is original to the structure, but has been modified over the years and no longer functions as a smoke flue. It has been significantly shortened, likely as layers of the brick deteriorated. The applicant is proposing to salvage the bricks from the historic chimney and reconstruct it on the outside of the house. Staff finds that this is necessary to restore the original chimney.

E. EXTERIOR WALLS

The exterior walls are comprised of single-wall construction with 1x12 vertical planks beneath 1 inch by 6 inch horizontal planks. They have been covered with ½ inch fiberboard and aluminum siding that was added after 1970. The structural engineer has determined that the exterior walls have no capacity for wind, seismic, or gravity loads. On the west side of the house, these walls retain the hillside, and the moisture from exposure to the ground has caused them to rot. The structural engineer found that 75% of the walls were deteriorated and would require reconstruction.

The photograph below shows the typical exterior wall construction with aluminum siding, fiber board, 1x8 horizontal lap siding and 1 inch by 10 inch vertical planks to form an interior wall.

The applicant is proposing to disassemble and preserve the north, south, and east walls of the historic house; the west wall is too deteriorated to be saved. The walls will then be reassembled over a new framed wall structure. Staff finds that the

proposed material deconstruction is necessary to restore the original house form. Because the applicant has not yet removed all of the aluminum siding and the condition of the original wood siding beneath is not yet known, staff has added the following Condition of Approval:

#7. Where the historic siding materials cannot be repaired, they shall be replaced with materials that match the original in all respects: scale, dimension, texture, profile, material, and finish. The replacement of existing historic material shall be allowed only after the applicant has demonstrated to the Planning Department that the historic materials are no longer safe and/or serviceable and cannot be repaired to a safe and/or serviceable condition. The Planning Department shall approve in writing the disposal of any historic siding materials.

F. FOUNDATION

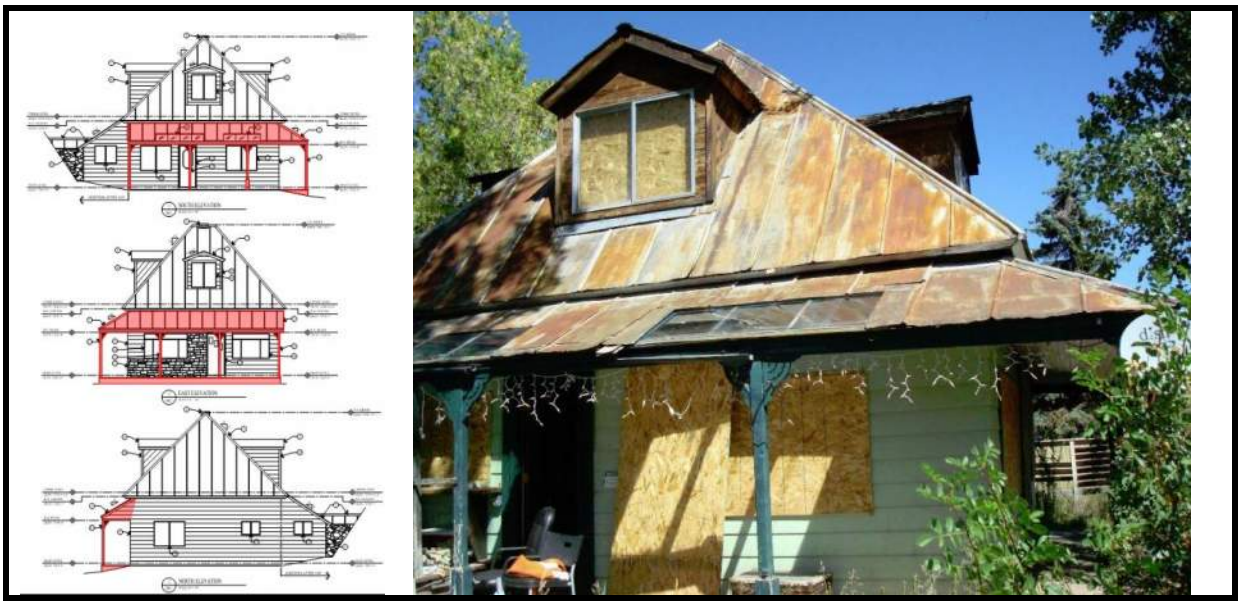
The historic structure does not have a foundation, but there are some minimal foundation walls around the perimeter of the structure. The posts, beams, and bearing walls all sit on stacked stone, wood piles, and/or soil (see following photo). The floor joists are 2 inch x6 inch at 24 inches on center; many of the floor joists span 8 to 12 feet unsupported. The structural engineer estimates that 90% of the posts supporting the floor structure have rotted due to the amount of moisture beneath the floor structure. He recommends removing the existing foundation walls and constructing a new foundation.

The applicant is proposing to raise the historic house two feet (2') as permitted by the Design Guidelines in order to construct a new code-compliant foundation. Staff finds that the proposed work mitigates any impacts that will occur to the architectural integrity of the structure.

G. PORCH

There is an existing wraparound porch that extends across the east façade of the house and on to the south elevation. The construction of the porch roof is consistent

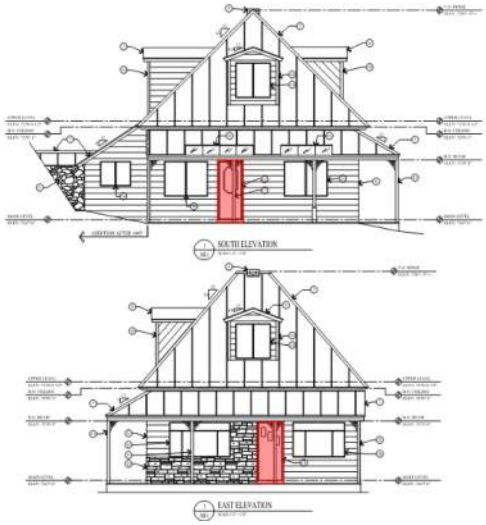
with that of the main roof and the roof joists do not meet code. A portion of the roofing was removed in the 1970s and new glass skylights/roofing material was added to the porch on the east elevation. The ceiling of the porch is 1x6 bead board. The porch posts and decorative ornamentation do not appear to be original. It has 1 inch by 6 inch tongue-and-groove decking above 2 inch by 4 inch joists at 24 inches on center; the decking has rotted and detached from the porch's floor structure.



The applicant is proposing to reconstruct the historic porch form and restore its historic appearance while meeting the structural requirements of the code. Staff finds that the proposed material deconstruction is necessary in order to restore the original wraparound porch.

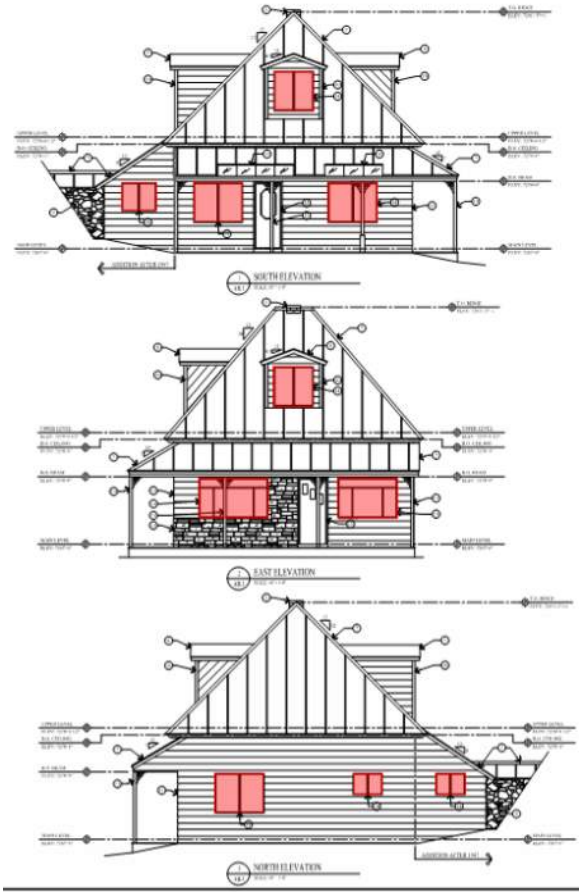
H. <u>DOORS</u>

The doors have been boarded as part of the mothballing of the historic structure. There are two (2) historic door openings on the south and east elevations of the house. The existing doors are not historic and are in poor condition. The applicant is proposing to replace all the doors with new doors that are historic in appearance; these doors are highlighted in red below. Staff finds that this material deconstruction is necessary in order to restore the historic house.



I. WINDOWS

There are a total of 11 window openings on the exterior of the structure. One of the windows is completely missing; however, the other 10 openings appear to have been altered. These aluminum frame windows are not historic. The applicant is proposing to restore the original window openings and install new wood windows on the historic house; these existing window openings are highlighted in red below.



Staff finds that this material deconstruction is necessary in order to restore the historic house. To ensure that the original window openings are restored, staff has added Condition of Approval stating:

> #6. *Following removal of the non-historic aluminum siding, the applicant shall update his Historic Preservation Plan with a conditions report detailing the locations of original window openings. The applicant shall base any window modifications on the façade (east elevation) or secondary facades (north and south elevations) that will be visible from the Norfolk and Sampson Avenue rights-of-way on physical, measured evidence uncovered during the demolition process. Planning staff shall review and approve the updated window configuration based on this new physical evidence.*

J. <u>SHEDS</u>

There are three (3) existing sheds on the property. These sheds were not designated as Historic on the 2009 Historic Sites Inventory. Upon closer examination, staff finds that they were likely constructed of reclaimed materials after 1960. The sheds were built on flatter portions of the lot, so that one shed is visible near the parking pad along Sampson Avenue and two are in the eastern corner of the site. Because the eastern side of the site is overgrown, staff was not able to successfully photograph these two sheds. The shed on the west side of the property is constructed of plywood.

The applicant is proposing to demolish these sheds as part of their site improvements. Staff finds that these sheds are not historic and do not contribute to the historical significance of the site.

<u>Recommendation:</u>

Staff recommends the Historic Preservation Board review and discuss the application, conduct a public hearing, and approve the Disassembly/Reassembly (Panelization) of the historic house as well as Material Deconstruction of non-historic and non-contributory materials at 115 Sampson Avenue pursuant to the following findings of fact,

conclusions of law, and conditions of approval. This site is listed as Significant on the City's Historic Sites Inventory (HSI).

Finding of Fact:

1. The property is located at 115 Sampson Avenue.
2. The site is designated as Significant on the Historic Sites Inventory.
3. On February 12, 2018, the Planning Department received a Historic District Design Review (HDDR) application for the property at 115 Sampson Avenue; it was deemed complete February 22, 2018. The HDDR application has not yet been approved as it is dependent on the HPB's Review for Material Deconstruction approval.
4. The exact date of construction of this house is unknown, but the Summit County Recorder's Office lists the date of construction as 1904 and it appears in 1920s photographs of Old Town as a simply pyramid-roof cottage with a porch and no dormers.
5. The first recorded owner of the property is the Park City Townsite Corporation, and the site may have housed mine workers. It was first purchased by an individual in 1937—Frank Pintar, his wife Celia, and son Victor lived in the house.
6. From 1907 to 1941, the Sanborn Fire Insurance Maps show the house remained largely unchanged. It was a one and one-half story, square pyramid-roof house with a small one-story addition on the southwest corner. It had a porch that wrapped around the east façade and south elevation.
7. Since the 1941 Sanborn Fire Insurance Map, there have been several additions including a rear lean-to addition across the west elevation. There is also a second addition on the west elevation that is built into the hillside and is closed off from the interior of the house. This addition is constructed of railroad ties with stacked stone on the exterior; it may have been used as a root cellar at one time.
8. Between 1960 and 1980, several modifications were made to the historic house that have diminished its historical significance. The window-door configuration was substantially altered after 1970, with new aluminum sliding and picture windows and flush wood doors. On the east façade, the original double-hung wood windows were replaced with large picture windows. A vinyl faux-Permastone product was installed on the east façade and aluminum siding covered the original wood drop novelty siding. Additionally, skylights were cut into the porch roof on the south elevation and new dormers were constructed after 1920.
9. The parking structure along Sampson Avenue was constructed in 1983 and consists of a railroad tie retaining wall with packed gravel. There is a newer set of stairs leading from the parking pad to the house, likely built in 1995.
10. On October 13, 2010, the Chief Building Official issued a Notice and Order to Repair and Vacate the historic house. Subsequently, the Planning Department received a plan to stabilize and mothball the house on November 4, 2011. Work included documenting the historic house, developing a Physical Conditions Report, as-built drawings, structurally stabilizing the house, making necessary repairs to achieve the preservation plan/mothballing plan, exterminate and control pests, protect the exterior envelope from moisture penetration, secure the building and its component features to reduce vandalism and break-ins, provide adequate ventilation, secure and/or modify the mechanical utility systems, and a plan for maintenance and monitoring.

11. On April 10, 2013, the Building Department issued a second Notice and Order to Repair or Vacate the house.
12. On March 6, 2014, Park City Council approved the 115 Sampson Avenue Subdivision through Ordinance 14-07; it was recorded on February 26, 2015.
13. Due to the deteriorated condition of the historic house and the total deterioration of the west wall against the hillside, the applicant has proposed to disassemble/ reassemble the north, south, and east walls of the historic house.
14. The proposal complies with LMC 15-11-14 Disassembly and Reassembly of a Historic Building or Historic Structure as:
    a. Licensed Structural Engineer Henry Shen has certified that the Historic Building cannot be reasonably moved intact. The exterior walls have no capacity for wind, seismic, or gravity loads and 75% of the wall materials have deteriorated.
    b. The proposed disassembly and reassembly will abate demolition of the Historic Building on the site.
    c. The Historic Building has been found by the Chief Building Official to be hazardous or dangerous, pursuant to Section 116.1 of the International Building Code. In 2010, the Park City Building Department issued a Notice and Order to Repair or Vacate the historic house due to its dilapidated and unsafe condition. Although the house was mothballed and temporarily stabilized in 2011, the condition of the house has continued to decline.
    d. The Historic Preservation Board determined, with input from the Planning Director and Chief Building Official, that unique conditions and the quality of the Historic Preservation Plan warrant the proposed disassembly and reassembly due to unique conditions. On April 27, 2017, the Chief Building Official concurred with the structural engineer's report dated April 26, 2018 that the deteriorated condition and structural instability of the house prevented it from being lifted in whole.
    e. The north, south and east walls will be disassembled; the west wall has deteriorated from sitting against the hillside along Sampson Avenue. Measured drawings have been submitted as part of the HDDR application to document the original dimensions of the walls. The Building will be reassembled in their original form, location, placement, and orientation.
15. The applicant is proposing to demolish the non-historic c.1983 parking pad, railroad tie retaining wall, and a series of stairs and landings that access the house. The proposed material deconstruction mitigates to the greatest extent practical any impact to the historical importance of the other structures located on the property and on adjacent parcels. Further, these improvements are not historic and do not contribute to the historical significance of the house.
16. On the south side of the historic house, there is a 1970s multi-level deck containing a hot tub. There are also a number of stone retaining walls and 1990s wood fences along the north and south property lines. These improvements are not historic and do not contribute to the historical significance of the property. The applicant is proposing to remove these dilapidated improvements in order to redevelop the site and construct a new addition to the house. These improvements do not contribute to the historic significance or historic integrity of the site.

17. There are two one-story additions along the west elevation of the historic house that was constructed after 1947. The first addition is seven feet wide and covered with aluminum siding. It attaches to an 8 foot wide addition that is partially buried in the hillside. This addition consists of railroad ties and dry-stacked stone on the exterior. The walls and roof are in severe disrepair. These additions to the Historic Site have been found to be non-contributory to the historic integrity and historical significance of the site.
18. The historic house has a pyramid roof form. There are simple gable dormers perpendicular to the roof on the east, west, and south elevations. The roofing materials and structure are in poor condition, with the structural engineer finding that the existing roof structure does not have any capacity of shear diaphragm value. The applicant is proposing to reconstruct the roof form. Staff finds that the reconstruction is necessary for the restoration of the original roof form.
19. There is an existing masonry chimney that protrudes from the top of the pyramid roof structure. The chimney is original, but has been modified through shortening. The bricks and mortar are deteriorated. The applicant is proposing to salvage the bricks from the historic chimney and reconstruct it on the outside of the house. The proposed material deconstruction is necessary to restore the original chimney.
20. The exterior walls have no capacity for wind, seismic, or gravity loads. The west wall has rotted out, and the north, south, and east sides of the house are covered with aluminum siding. The structural engineer has found that 75% of the walls were deteriorated and would require reconstruction.
21. The historic structure does not have a foundation. The posts, beams, and bearing walls sit on stacked stone, wood piles, or directly on the soil. The structural engineer estimates that 90% of the posts supporting the floor structure have rotted. The applicant proposes raising the historic house 2 feet in order to construct a new foundation. The proposed material deconstruction mitigates any impacts that will occur to the architectural integrity of the structure.
22. There is an existing wraparound porch that extends across the east façade and south elevation of the house. A portion of the porch roof was removed in the 1970s to install new glass skylights on the east elevation. The porch posts and ornamentation are not historic and the floor structure has rotted. The applicant is proposing to reconstruct the historic porch form and restore its historic appearance. The proposed material deconstruction is necessary in order to restore the original wraparound porch.
23. There are only two historic door openings on the house on the south and east elevations. The existing doors are not historic and are in poor condition. The applicant is proposing to replace the doors with new wood doors that are historic in appearance. The proposed material deconstruction is necessary in order to restore the historic house.
24. There are a total of 11 window openings on the exterior of the structure. Ten of these openings appear to have been altered with non-historic aluminum frame windows. The applicant is proposing to restore the original window openings and install new wood windows on the historic house. The proposed material deconstruction is necessary in order to restore the historic house.
25. There are three existing sheds identified on the survey of the property. The sheds are not designated as historic on the 2009 Historic Sites Inventory; and these sheds

were likely constructed of reclaimed materials after 1960. The sheds were built on flatter portions of the lot. The applicant is proposing to demolish these sheds as part of their site improvements. These sheds are not historic and do not contribute to the historical significance of the site.

Conclusions of Law:

1. The proposal complies with the Land Management Code requirements pursuant to the HRL District and regarding historic structure deconstruction and reconstruction.
2. The proposal meets the criteria for disassembly and reassembly pursuant to LMC 15-11-14 Disassembly and Reassembly of a Historic Building or Historic Structure.
3. The proposal meets the criteria for material deconstruction pursuant to LMC **15-11-12.5 Historic Preservation Board Review for Material Deconstruction.**

Conditions of Approval:

1. Final building plans and construction details shall reflect substantial compliance with the HDDR proposal stamped in on February 12, 2018. Any changes, modifications, or deviations from the approved design that have not been approved by the Planning and Building Departments may result in a stop work order.
2. To ensure accurate reassembly, all parts of the building or element should be marked as they are systematically separated from the structure. Contrasting colors of paint or carpenter wax crayons should be used to establish a marking code for each component. The markings should be removable or should be made on surfaces that will be hidden from view when the structure is reassembled.
3. The process of disassembly should be recorded through photographic means; still photograph or video.
4. As each component is disassembled, its physical condition should be noted particularly if it differs from the condition stated in the pre-disassembly documentation. If a part is too deteriorated to move, it should be carefully documented—photograph, dimensions, finish, texture, color, etc.---to facilitate accurate reproduction.
5. Should the applicant not be able to panelize the north, south, or east wall due to its deteriorated condition following further material deconstruction, the applicant should immediately notify the Planning Department. The Planning Director, with input from the Chief Building Official and Historic Preservation Planner, may approve any deviations from this approved plan. The applicant is responsible for amending the Historic Preservation Plan and Physical Conditions Report.
6. Following removal of the non-historic aluminum siding, the applicant shall update his Historic Preservation Plan with a conditions report detailing the locations of original window openings. The applicant shall base any window modifications on the façade (east elevation) or secondary facades (north and south elevations) that will be visible from the Norfolk and Sampson Avenue rights-of-way on physical, measured evidence uncovered during the demolition process. Planning staff shall review and approve the updated window configuration based on this new physical evidence.
7. Where the historic siding materials cannot be repaired, they shall be replaced with materials that match the original in all respects: scale, dimension, texture, profile, material, and finish. The replacement of existing historic material shall be allowed only after the applicant has demonstrated to the Planning Department that the

historic materials are no longer safe and/or serviceable and cannot be repaired to a safe and/or serviceable condition. The Planning Department shall approve in writing the disposal of any historic siding materials.

Exhibits:

Exhibit A – HPB Checklist for Material Deconstruction
Exhibit B – Historic Sites Inventory Form
Exhibit C – Plans
Exhibit D – Physical Conditions Report + Historic Preservation Plan
Exhibit E – Structural Engineer's Report
Exhibit F – CBO Determination Letter, 4.26.18

Exhibit A

Historic Preservation Board Material Deconstruction Review Checklist:

1. Routine Maintenance (including repair or replacement where there is no change in the design, materials, or general appearance of the elements of the structure or grounds) does not require Historic Preservation Board Review (HPBR).
2. The material deconstruction is required for the renovation, restoration, or rehabilitation of the building, structure, or object.
3. Proposed exterior changes shall not damage or destroy the exterior architectural features of the subject property which are compatible with the character of the historic site and are not included in the proposed scope of work.
4. The proposed scope of work mitigates any impacts that will occur to the visual character of the neighborhood where material deconstruction is proposed to occur; any impacts that will occur to the historical significance of the buildings, structures, or objects located on the property; any impact that will occur to the architectural integrity of the buildings, structures, or objects located on the property; and any impact that will compromise the structural stability of the historic building.
5. The proposed scope of work mitigates to the greatest extent practical any impact to the historical importance of other structures located on the property and on adjacent parcels.
6. Any addition to a Historic Building, Site, or Structure has been found to be non-contributory to the historic integrity or historical significance of the structure or site.

HPB Packet 5.16.18

Exhibit C

115 SAMPSON AVENUE RESIDENCE

HISTORIC DISTRICT DESIGN REVIEW SET

115 SAMPSON AVENUE, PARK CITY, UTAH 84060

CONSULTANTS

LEGEND

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

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

CODE ANALYSIS

APPLICABLE CODES

2015 IRC	2015 IBC
2015 IPC	2015 IMC
2014 NEC	2015 IFGC
2015 IECC	2015 IFC

OCCUPANCY: R2

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

AREA CALCULATIONS			
	HISTORIC HOUSE	NEW ADDITION	TOTAL
LOWER LEVEL/HISTORIC MAIN LEVEL	594	1374	1968
MAIN LEVEL/HISTORIC UPPER LEVEL	368	1100	1468
UPPER LEVEL		223	223
TOTAL	962	2697	3659
GARAGE		279	
LOT AREA		7692	
ALLOWABLE FOOTPRINT		2496	
PROPOSED FOOTPRINT		2004	
LOD AREA		7692	

INDEX TO DRAWINGS

ABBREVIATIONS

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

GENERAL NOTES

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

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

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

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

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

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

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

8. BUILDING DESIGN IS GENERALLY PREDICATED UPON PROVISIONS OF THE 2015 IRC AND AMENDMENTS AS MAY HAVE BEEN LOCALLY ENACTED. ALL REQUIREMENTS OF THE JURISDICTIONAL FIRE SAFETY/PREVENTION DISTRICT SHALL BE ACCOMMODATED BY THIS DESIGN AND ANY CONSEQUENT CONSTRUCTION.

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

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

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

12. See AGEC Geotech report.
A. Contractor shall be familiar with entire report.
B. Excavation shall not exceed 48" vertical or a 2:1 (H:V) without site/excation Geotech observation report.
C. Geotech shall submit observation reports to Park City Building Dept.
i. Visit site during excavation to insure 1:1 can be utilized.
ii. Observation prior to footing installation.

Jonathan DeGray Architect
P.O. Box 1674, 614 Main Street, Suite 302, Park City, Utah 84060
Tel: 435-649-7283, E-mail: degrayarc@qwestoffice.net

PROJECT DESCRIPTION:
115 SAMPSON AVENUE RESIDENCE
HISTORIC DISTRICT DESIGN REVIEW SET
115 SAMPSON AVENUE, PARK CITY, UTAH 84060

SHEET DESCRIPTION:
COVER SHEET

REVISIONS:

DATE:
FEBRUARY 02, 2018

PROJECT NUMBER:
1711-02

SHEET NUMBER:
Aa

SURVEYOR'S CERTIFICATE

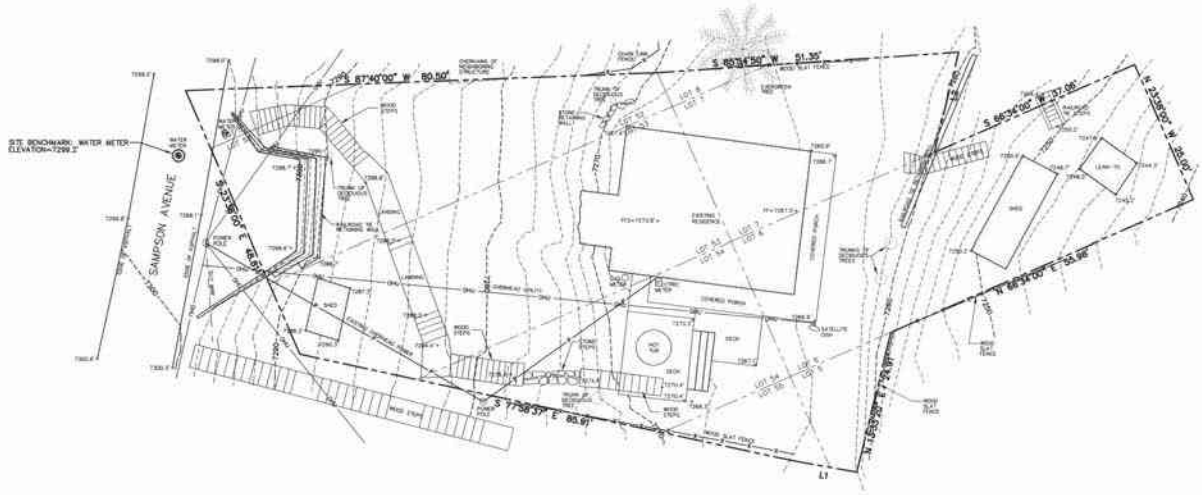
I, John Demkowicz, do hereby certify that I am a registered land surveyor and that I hold certification no. 154491 as prescribed under the laws of the State of Utah. I further certify that a topographic survey has been made under my direction of the lands shown and described hereon. I further certify that this topographic survey is a correct representation of the land surveyed at the time the field work was completed and is in compliance with generally accepted industry standards for accuracy.

REGISTERED LAND SURVEYOR No. 154491 JOHN DEMKOWICZ 1-17-2008 State of Utah

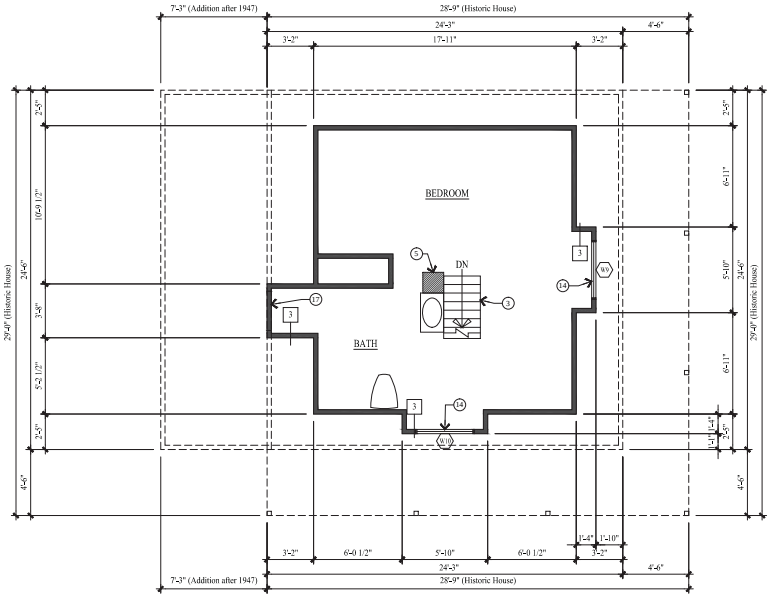
NOTES

1. Site Benchmark: Water meter in Sampson Avenue Elevation=7299.2'
2. The architect is responsible for verifying building setbacks, zoning requirements and building heights.
3. This topographic map is based on a field survey performed on July 24, 1998 and updated on July 28, 2006 and November 16, 2007.
4. See recorded survey S-6748.

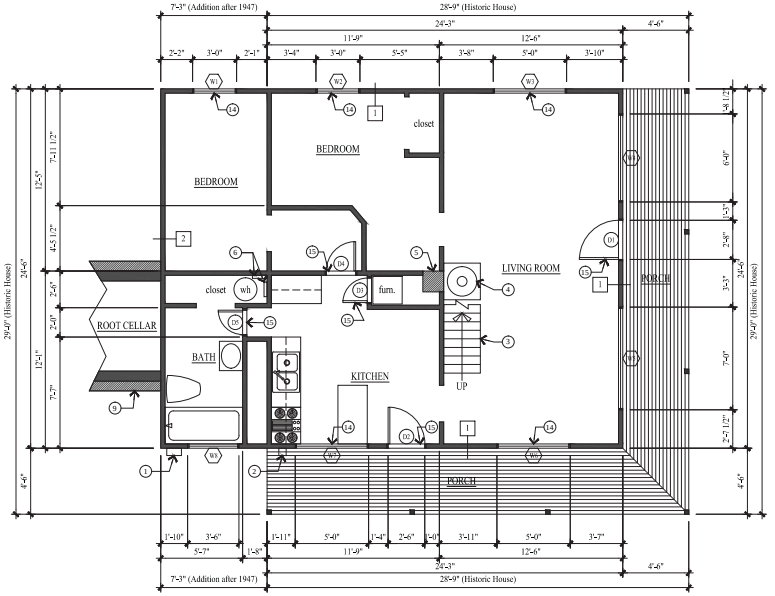
LINE	BEARING	DISTANCE
L1	S 80°02'00" E	11.00'
L2	N 13°33'20" E	17.29'



(435) 649-9467 Alliance Engineering CONSULTING ENGINEERS LAND PLANNERS SURVEYORS 323 Main Street P.O. Box 2864 Park City, Utah 84060-2864	STAFF: MARSHALL KING BLAKE MYERS CHIP TOMSUDEN DATE: 1/17/08	EXISTING CONDITIONS 115 SAMPSON AVENUE BLOCK 78, PARK CITY SURVEY FOR: GERMAINE PARTNERS JOB NO.: 3-1-08 FILE: X:\ParkCitySurvey\.dwg\srv\topo2008\030108.dwg	SHEET 1 OF 1

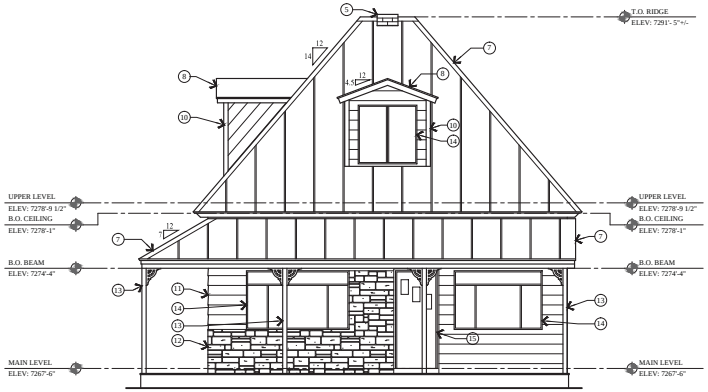


UPPER LEVEL PLAN
SCALE: 1/4" = 1'-0"



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

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



2 AB.1 EAST ELEVATION
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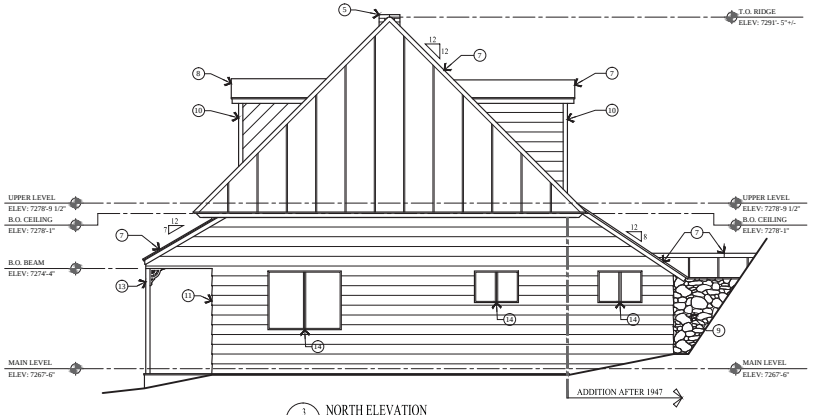
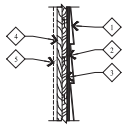


3 AB.1 NORTH ELEVATION
SCALE: 1/4" = 1'-0"

WALL TYPES



1 WALL TYPE
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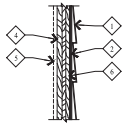

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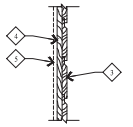

3 WALL TYPE
SCALE: 1"=1'-0"

1. 8" ALUMINUM SIDING
2. 1/2" FIBER BOARD
3. 1X8 HORIZ. LAP SIDING
4. 1X10 VERTICAL PLANK
5. VARIES; WOOD PANELING, GYPSUM BOARD, LATH & PLASTER
6. VERTICAL BOARD & BATTEN

KEY NOTES

1. GAS METER
2. ELECTRICAL METER
3. SHIPS LADDER
4. STOVE
5. 17"X17" BRICK MASONRY CHIMNEY
6. ELECTRICAL BREAKER BOX
7. STANDING SEAM METAL ROOF ON WOOD SHAKE SHINGLES ON 1X PLANK ON 2X4 JOISTS @ 24" O.C.
8. WOOD SHAKE SHINGLES ON 1X PLANK ON 2X4 JOISTS @ 24" O.C.
9. ROOT CELLAR; DRY STACK STONE ON 8" RAIL ROAD TIES. THE STRUCTURE DIES INTO THE HILLSIDE.
10. 8" HORIZINTAL WOOD LAP SIDING ON 1X10 VERTICAL PLANKS.
11. 8" ALUMINUM SIDING ON 1/2" FIBER BOARD ON 8" HORIZINTAL WOOD LAP SIDING ON 1X10 VERTICAL PLANKS.
12. VINYL FAUX STONE SIDING OVER 1/2" FIBER BOARD OVER 8" HORIZINTAL WOOD LAP SIDING ON 1X10 VERTICAL PLANKS.
13. 4X4 POST W/ DECORATIVE BRACKETS.
14. ALL ORIGINAL WINDOWS AND TRIM WERE REPLACED AFTER 1970 W/ ALUMINUM SINGLE PANE SLIDERS.
15. ALL ORIGINAL DOORS AND TRIM WERE REPLACED AFTER 1970 W/ SOLID CORE ENTRY DOORS AND FLUSH PANEL INTERIOR DOORS.
16. GLASS PANELS ADDED AFTER 1970.
17. WINDOW OPENING HAS BEEN WALLED OFF.

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PROJECT DESCRIPTION:
115 SAMPSON AVENUE RESIDENCE
HISTORIC DISTRICT DESIGN REVIEW SET

115 SAMPSON AVENUE, PARK CITY, UTAH 84060

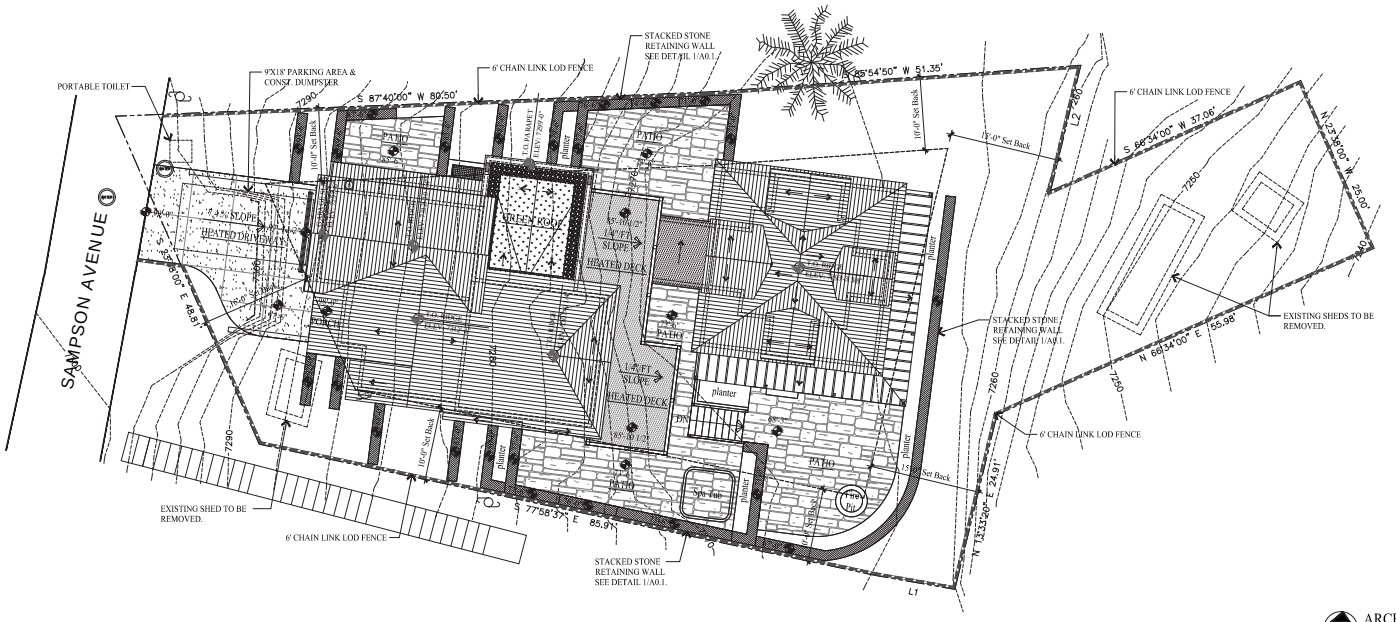
SHEET DESCRIPTION:
AS-BUILTS
FLOOR PLANS AND ELEVATIONS

REVISIONS:

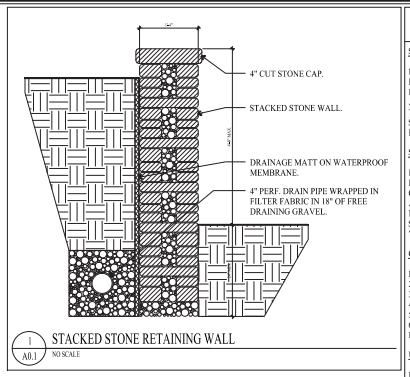
DATE:
FEBRUARY 02, 2018

PROJECT NUMBER:
1711-02

SHEET NUMBER:
AB.1



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



1 / A0.1 STACKED STONE RETAINING WALL
NO SCALE

GENERAL NOTES

SITE PLAN NOTES:

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

STABILIZATION CONSTRUCTION ENTRANCE

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

GRADING NOTES

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

UTILITY NOTES

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

SNOW REMOVAL

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

LEGEND

- WATER SERVICE LID
- UTILITY POLE
- SEWER MANHOLE
- ELECTRIC METER BOX
- GAS METER
- STORM DRAIN MANHOLE
- ROAD SIGNAGE
- LOD FENCE
- SURFACE DRAINAGE FLOW
- EXISTING CONTOUR LINE
- NEW CONTOUR LINE
- WL — WATER LATERAL LINE
- SL — SEWER LATERAL LINE
- GL — GAS LINE
- OH — OVERHEAD UTILITY LINE
- FD — FOUNDATION DRAIN LINE

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PROJECT DESCRIPTION:
115 SAMPSON AVENUE RESIDENCE
HISTORIC DISTRICT DESIGN REVIEW SET
115 SAMPSON AVENUE, PARK CITY, UTAH 84060

SHEET DESCRIPTION:
ARCHITECTURAL SITE PLAN

REVISIONS:

DATE:
FEBRUARY 02, 2018

PROJECT NUMBER:
1711-02

SHEET NUMBER:
A0.1

PLANT SCHEDULE

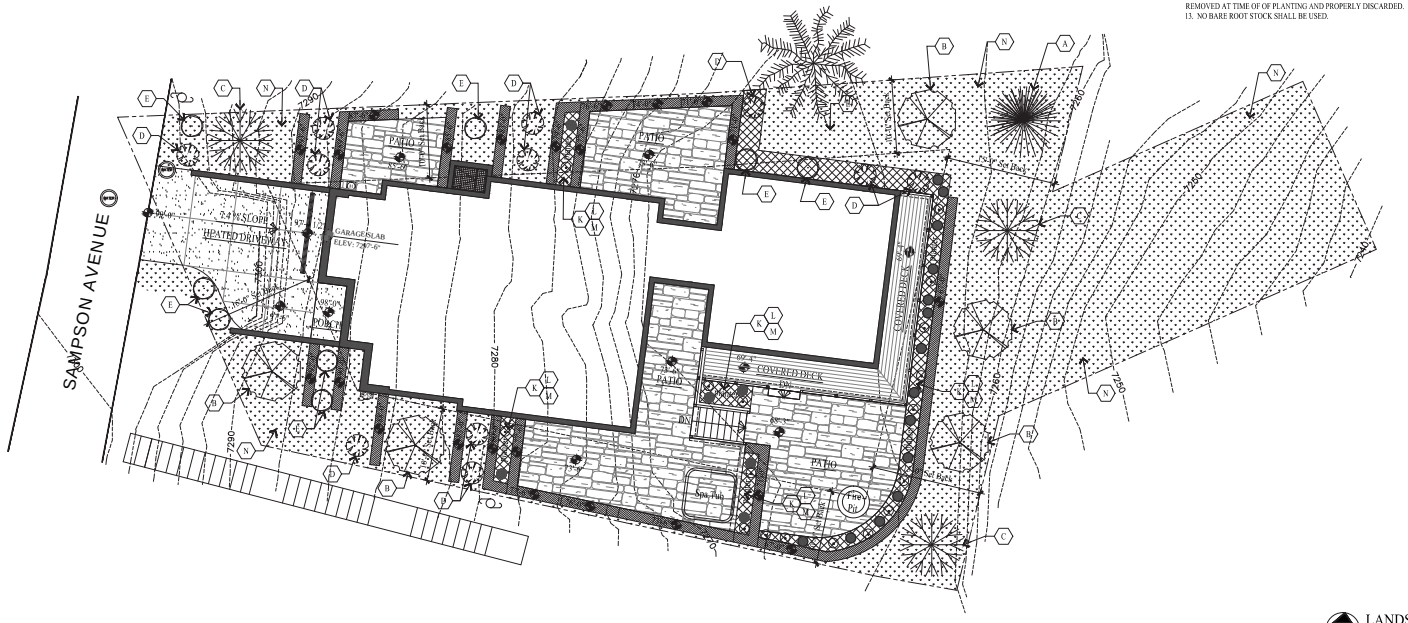
SYMBOL	KEY	QUANITY	COMMON NAME	SCIENTIFIC NAME	SIZE	SPACING	COMMENTS
				CONIFEROUS TREES			
	A	1	Colorado Blue Spruce	Picea pungens	6'-8'	15'	
				DECIDUOUS TREES			
	B	5	Rocky Mtn. Maple	Acer Glabrum	3" Dia.	3'-8'	
	C	3	Aspen	Populus tremuloides	3" Dia.	6'-10'	
				SHRUBS			
	D	11	Red twig dogwood	Cornus sericea "baileyi"	5 Gal.		Spacing as noted on plan
	F	8	Mountain Sage	Artemesia Tridentata Vaseyana	5 Gal.		Spacing as noted on plan
				PERENIAL PLANTS			
	F	10	Bluebells	Campanula	1 Gal.	12"-18"	Distribute Equally
	G	10	Columbine	Aquilegia Caerulea	1 Gal.	12"-18"	Distribute Equally
	H	10	Trailing Daisy	Erigeron Flagillaris	1 Gal.	12"-18"	Distribute Equally
	J	10	Blanket Flower	Gaillardia Aristata	1 Gal.	12"-18"	Distribute Equally
				GROUND COVER and HYDROSEEDING			
	K	40	Mountain Lover	Pachistima Myrsinites	4" Pots	12"-18"	Distribute Equally
	L	40	Creeping Mahonia	Mahonia Repens	1 Gal.	12"-18"	Distribute Equally
	M	315 S/F	Wood Chips		Small		3" Thick Layer
	N	3115 S/F	Native Grass Seed Mix		1 lb/1500	Hydroseed	See seed mix below

NATIVE GRASS SEED MIX

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

PLANTING NOTES

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



LANDSCAPE PLAN
SCALE: 1/8" = 1'-0"

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Architect
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Tel. 435-649-7283, E-mail: degraywarch@qwestoffice.net

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115 SAMPSON AVENUE RESIDENCE
HISTORIC DISTRICT DESIGN REVIEW SET
115 SAMPSON AVENUE, PARK CITY, UTAH 84060

SHEET DESCRIPTION:
LANDSCAPE PLAN

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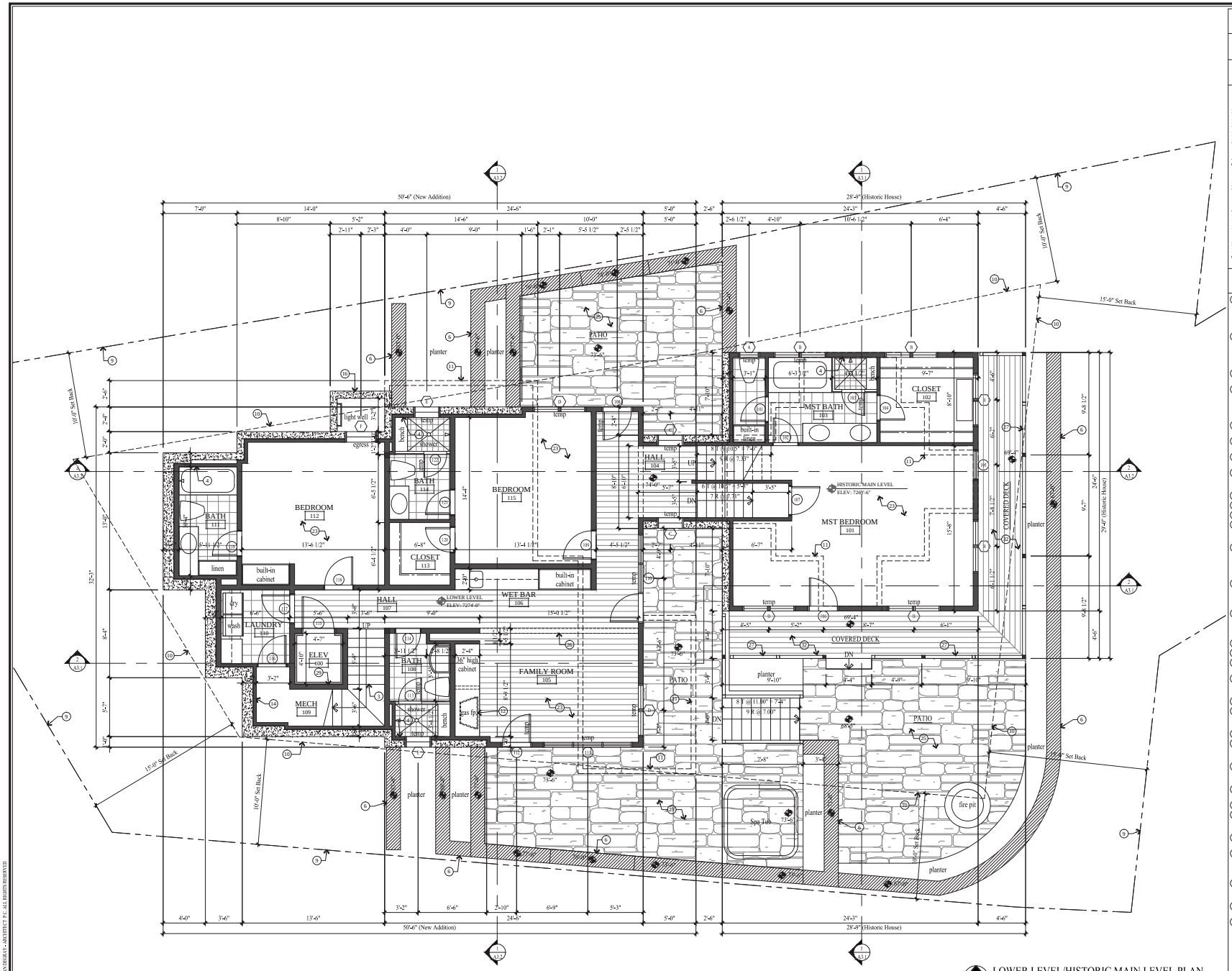

LOWER LEVEL/HISTORIC MAIN LEVEL PLAN
SCALE: 1/4" = 1'-0"

WALL LEGEND

NEW CONCRETE WALL

NEW 2x FRAMED WALL

GENERAL NOTES

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

2. EXTERIOR WALLS TO BE 2x6 FRAMING W/ BIB INSULATION R-23 - TYP. ALL INTERIOR WALLS TO BE 2x4 FRAMING, U.N.O. W/ BIB INSULATION R-15 - TYP. ALL INTERIOR PLUMBING AND BEARING WALLS TO BE 2x6 FRAMING, U.N.O. W/ BIB INSULATION R-23 - TYP. ALL FLOOR JOIST TO BE 9 1/2" TJI FRAMING U.N.O. W/ BIB INSULATION R-30 - TYP. ALL ROOF JOIST TO BE 9 1/2" TJI FRAMING U.N.O. W/ 4" CLOSED CELL FOAM AND THE REMAINING VOID TO BE BIB INSULATION R-49 - TYP.

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

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

5. TWO INSPECTIONS ARE REQUIRED (FOAM AND BALANCE OF INSULATION), UNVENTED CONDITIONED ATTIC ASSEMBLIES.

KEY NOTES

1. ARCHITECTURAL GRADE COMPOSITION SHINGLE 50 YEAR PRESIDENTIAL TL (335# PER SQUARE, MIN.) ON ICE AND WATER MEMBRANE ON 5/8" EXTERIOR SHEATHING ON ROOF JOIST - SEE STRUCTURAL FOR SIZE AND SPACING.
2. NON-REFLECTIVE STANDING SEAM METAL ROOF. METAL ROOF TO BE ICC-ES APPROVED. ON ICE AND WATER MEMBRANE ON 5/8" EXTERIOR SHEATHING ON ROOF JOIST - SEE STRUCTURAL FOR SIZE AND SPACING.
3. TYP. STAIRWAY, HANDRAILING, GUARDRAILING NOTES & DETAILS SEE SHEET A5.1.
4. TUBS AND SHOWERS WITH TILED WALLS REQUIRE A PORTLAND CEMENT APPLICATION, FIBER-CEMENT OR GLASS MAT GYPSUM BACKER; GREEN BOARD IS NO LONGER ALLOWED IN THIS APPLICATION.
5. 5/8" TYPE 'X' ON GARAGE CEILING AND WALL SEPARATING THE GARAGE AND LIVING SPACE.
6. 16" WIDE DRY STACKED STONE WALL, NOT TO EXCEED 4'-0" HIGH. SEE DETAIL 1/A6.1.
7. 4" REINFORCED HEATED CONCRETE DRIVEWAY AND ENTRY PORCH ON 4" GRAVEL BASE.
8. HEATED DECK: WATERPROOF MEMBRANE ON 1" WARMBOARD HEATING SYSTEM ON SLOPED SLEEPERS ON 3/4" PLYWOOD ON P.T. DECK JOIST.
9. PROPERTY LINE.
10. SET BACK LINE.
11. LINE OF WALL/BEAM ABOVE.
12. 36" HEAT & GLO SLIMLINE GAS FIREPLACE, #SL-9X, FRAME ON 10" PLATFORM. SEALED GAS APPLIANCE APPROVED FOR SLEEPING AREAS.
13. GREEN ROOF SYSTEM: 5" MAX. TOPSOIL ON "AMERIGREEN 100 RS" OR EQUAL ON WATERPROOF MEMBRANE ON 1" WARMBOARD HEATING SYSTEM ON SLOPED SLEEPERS ON 3/4" PLYWOOD ON ROOF JOIST.
14. ENCLOSED ACCESSIBLE SPACE UNDER STAIRS SHALL HAVE WALLS, UNDER-STAIR SURFACE AND ANY SOFFITS PROTECTED ON THE ENCLOSED SIDE WITH 1/2" GYPSUM BOARD.
15. 36" HIGH GUARD RAILING: 2x6 SHAPED HARDWOOD CONTINUOUS TOP CAP. W/ 3/8" DIA. STEEL CABLE, HORIZONTAL, SPACED LESS THAN 4". THROUGH 6x6 VERTICAL POST.
16. CONCRETE LIGHT WELL W/ EGRESS LADDER.
17. 1 1/2" DIA. STEEL PIPE RAIL. SEE DETAIL 6/A5.1.
18. SNOW RETENTION BARS; S-5 X-GARD 2.0 OR EQUAL. SEE DETAIL 17/S5.2.
19. 6"x14" SCUPPER, SHEET METAL CONSTRUCTION TO MEET "SMACNA" STANDARD. 4" DOWN SPOUTS TO TIE INTO STORM DRAIN SYSTEM.
20. 4'-5" CRUSHED STONE 24" WIDE @ PERIMETER.
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31. 5" CONCRETE COMPOSITE FLOOR DECK - SEE STRUCTURAL FOR SIZE AND DETAILS.
32. 2x6 DECKING ON 2x10 P.T. JOIST @ 16" O.C.

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115 SAMPSON AVENUE RESIDENCE
HISTORIC DISTRICT DESIGN REVIEW SET

115 SAMPSON AVENUE, PARK CITY, UTAH 84060

SHEET DESCRIPTION:
LOWER LEVEL PLAN

REVISIONS:

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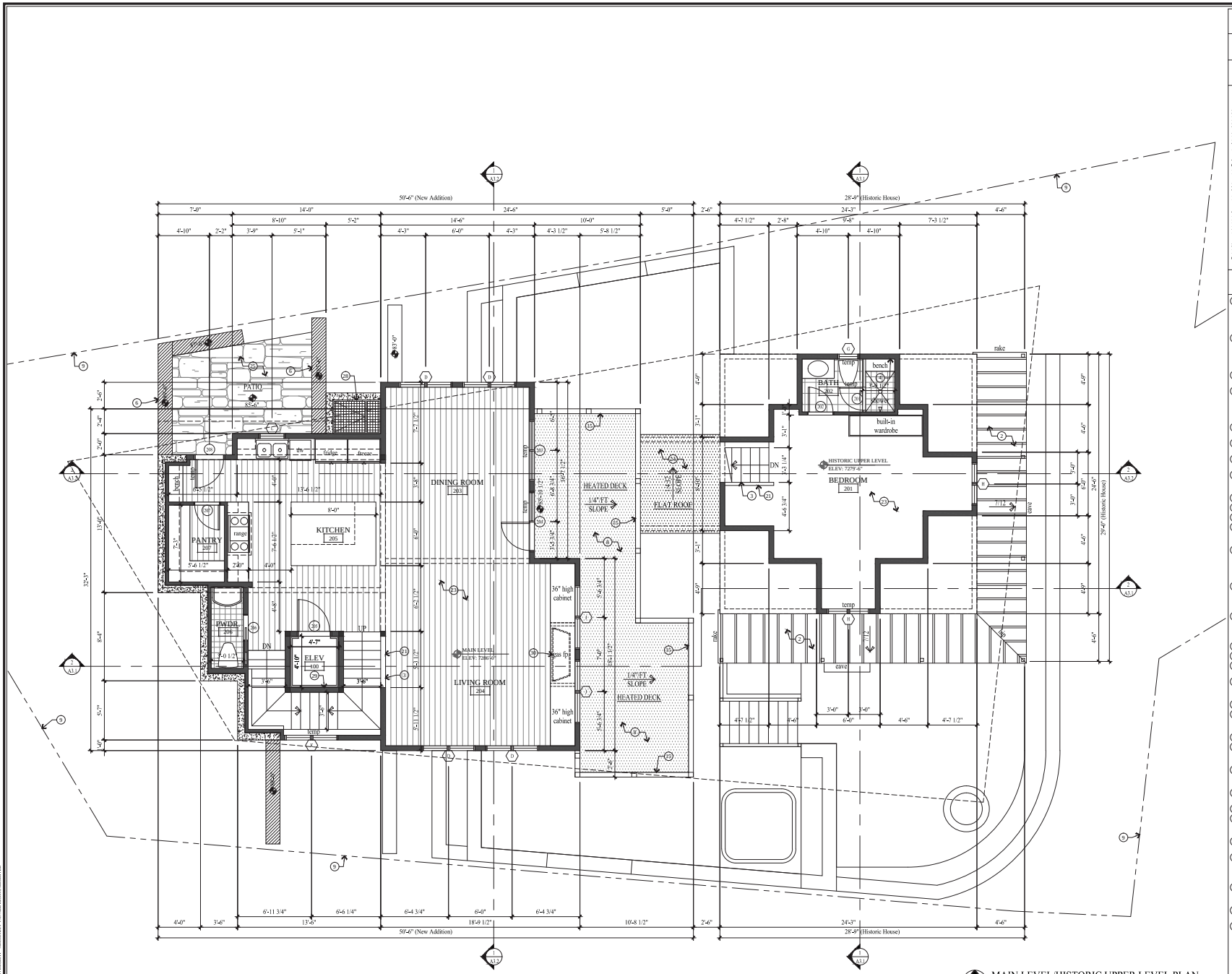

MAIN LEVEL/HISTORIC UPPER LEVEL PLAN
SCALE: 1/4" = 1'-0"

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HISTORIC DISTRICT DESIGN REVIEW SET

115 SAMPSON AVENUE, PARK CITY, UTAH 84060

SHEET DESCRIPTION:
MAIN LEVEL PLAN
HISTORIC UPPER LEVEL PLAN

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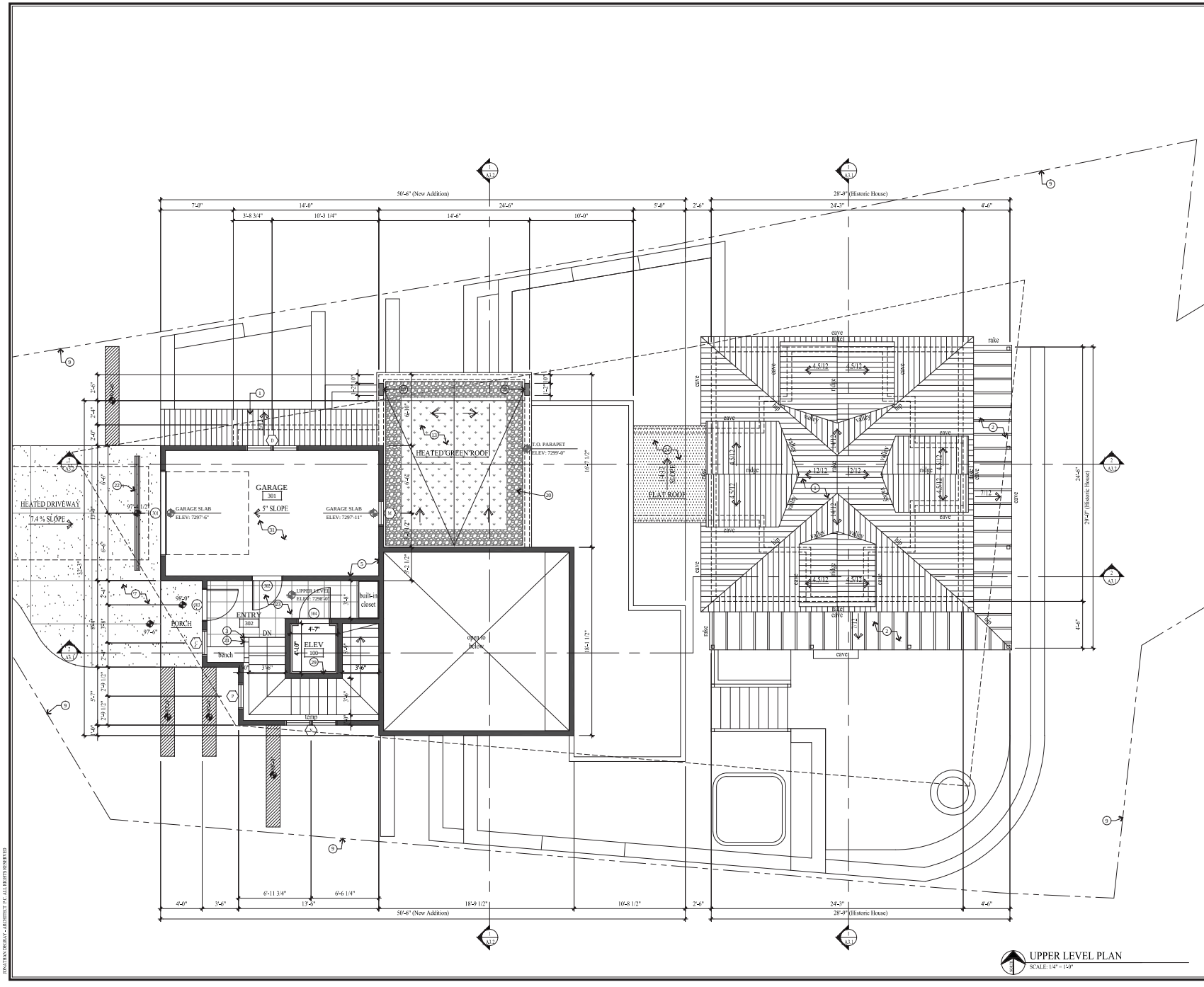

WALL LEGEND

NEW CONCRETE WALL

NEW 2x FRAMED WALL

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9. PROPERTY LINE.
10. SET BACK LINE.
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12. 36" HEAT & GLO SLIMLINE GAS FIREPLACE, #SL-93, FRAME ON 10" PLATFORM. SEALED GAS APPLIANCE APPROVED FOR SLEEPING AREAS.
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PROJECT DESCRIPTION:
115 SAMPSON AVENUE RESIDENCE
HISTORIC DISTRICT DESIGN REVIEW SET

115 SAMPSON AVENUE, PARK CITY, UTAH 84060

SHEET DESCRIPTION:
UPPER LEVEL PLAN

REVISIONS:

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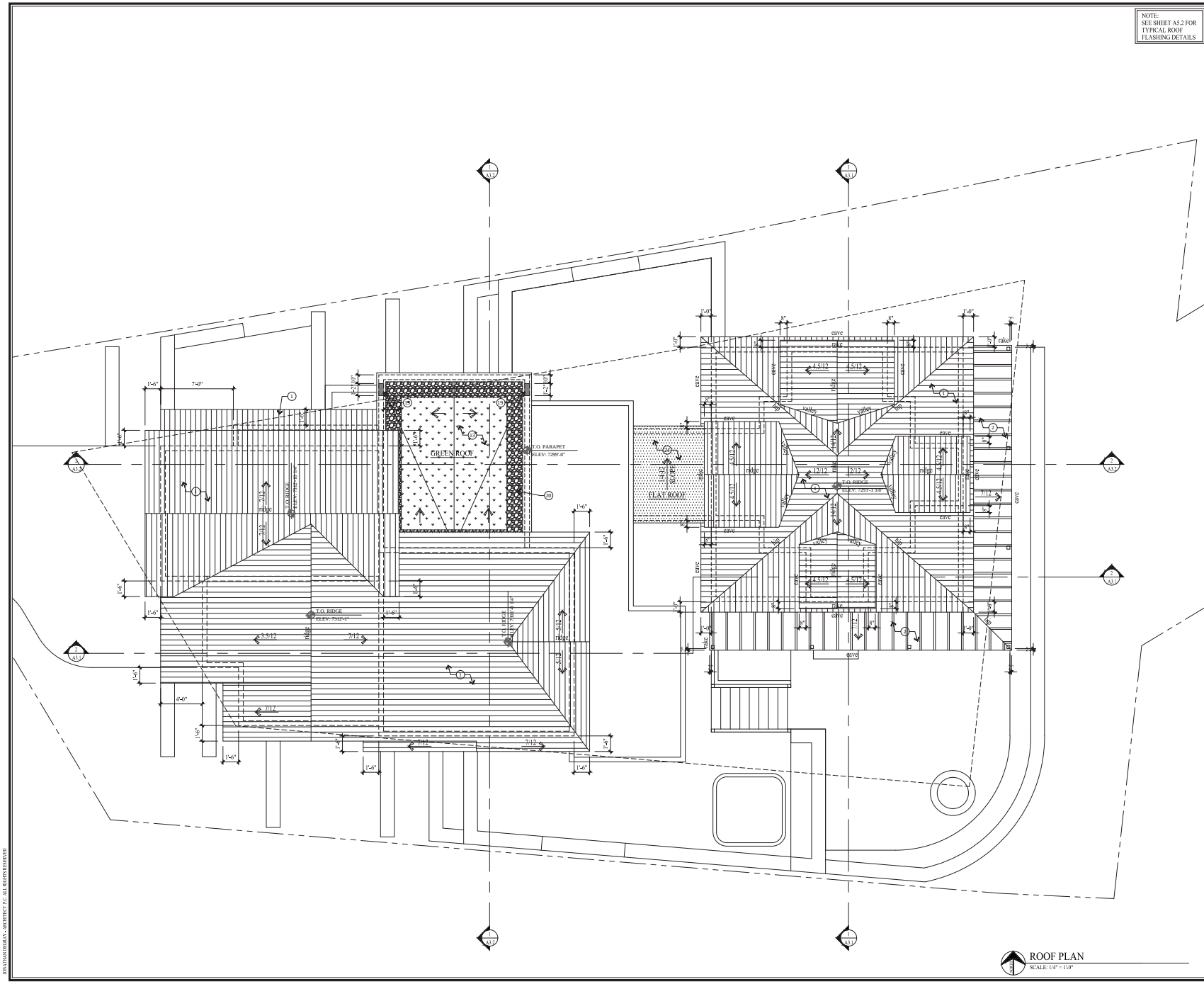

ROOF PLAN
SCALE: 1/4" = 1'-0"

NOTE:
SEE SHEET A5.2 FOR TYPICAL ROOF FLASHING DETAILS

WALL LEGEND

NEW CONCRETE WALL

NEW 2x FRAMED WALL

GENERAL NOTES

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

2. EXTERIOR WALLS TO BE 2x6 FRAMING W/ BIB INSULATION R-23 - TYP. ALL INTERIOR WALLS TO BE 2x4 FRAMING, U.N.O. W/ BIB INSULATION R-15 - TYP. ALL INTERIOR PLUMBING AND BEARING WALLS TO BE 2x6 FRAMING, U.N.O. W/ BIB INSULATION R-23 - TYP. ALL FLOOR JOIST TO BE 9 1/2" TJI FRAMING U.N.O. W/ BIB INSULATION R-39 - TYP. ALL ROOF JOIST TO BE 9 1/2" TJI FRAMING U.N.O. W/ 4" CLOSED CELL FOAM AND THE REMAINING VOID TO BE BIB INSULATION R-49 - TYP.

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

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

5. TWO INSPECTIONS ARE REQUIRED (FOAM AND BALANCE OF INSULATION), UNVENTED CONDITIONED ATTIC ASSEMBLIES.

KEY NOTES

1. ARCHITECTURAL GRADE COMPOSITION SHINGLE 50 YEAR PRESIDENTIAL TL (355# PER SQUARE, MIN.) ON ICE AND WATER MEMBRANE ON 5/8" EXTERIOR SHEATHING ON ROOF JOIST - SEE STRUCTURAL FOR SIZE AND SPACING.
2. NON-REFLECTIVE STANDING SEAM METAL ROOF. METAL ROOF TO BE ICC-ES APPROVED. ON ICE AND WATER MEMBRANE ON 5/8" EXTERIOR SHEATHING ON ROOF JOIST - SEE STRUCTURAL FOR SIZE AND SPACING.
3. TYP. STAIRWAY, HANDRAILING, GUARDRAILING NOTES & DETAILS SEE SHEET A5.1.
4. TUBS AND SHOWERS WITH TILED WALLS REQUIRE A PORTLAND CEMENT APPLICATION, FIBER-CEMENT OR GLASS MAT GYPSUM BACKER; GREEN BOARD IS NO LONGER ALLOWED IN THIS APPLICATION.
5. 5/8" TYPE 'X' ON GARAGE CEILING AND WALL SEPARATING THE GARAGE AND LIVING SPACE.
6. 16" WIDE DRY STACKED STONE WALL, NOT TO EXCEED 4'-0" HIGH. SEE DETAIL 1/A6.1.
7. 4" REINFORCED HEATED CONCRETE DRIVEWAY AND ENTRY PORCH ON 4" GRAVEL BASE.
8. HEATED DECK: WATERPROOF MEMBRANE ON 1" WARMBOARD HEATING SYSTEM ON SLOPED SLEEPERS ON 3/4" PLYWOOD ON P.T. DECK JOIST.
9. PROPERTY LINE.
10. SET BACK LINE.
11. LINE OF WALL/BEAM ABOVE.
12. 36" HEAT & GLO SLIMLINE GAS FIREPLACE, #SL-9X, FRAME ON 10" PLATFORM. SEALED GAS APPLIANCE APPROVED FOR SLEEPING AREAS.
13. GREEN ROOF SYSTEM: 5" MAX. TOPSOIL ON "AMERIGREEN 100 RS" OR EQUAL ON WATERPROOF MEMBRANE ON 1" WARMBOARD HEATING SYSTEM ON SLOPED SLEEPERS ON 3/4" PLYWOOD ON ROOF JOIST.
14. ENCLOSED ACCESSIBLE SPACE UNDER STAIRS SHALL HAVE WALLS, UNDER-STAIR SURFACE AND ANY SOFFITS PROTECTED ON THE ENCLOSED SIDE WITH 1/2" GYPSUM BOARD.
15. 36" HIGH GUARD RAILING: 2x6 SHAPED HARDWOOD CONTINUOUS TOP CAP. W/ 3/8" DIA. STEEL CABLE, HORIZONTAL, SPACED LESS THAN 4". THROUGH 6x6 VERTICAL POST.
16. CONCRETE LIGHT WELL W/ EGRESS LADDER.
17. 1 1/2" DIA. STEEL PIPE RAIL. SEE DETAIL 6/A5.1.
18. SNOW RETENTION BARS; S-5 X-GARD 2.0 OR EQUAL. SEE DETAIL 17/S5.2.
19. 6"x14" SCUPPER, SHEET METAL CONSTRUCTION TO MEET "SMACNA" STANDARD. 4" DOWN SPOUTS TO TIE INTO STORM DRAIN SYSTEM.
20. 4"-5" CRUSHED STONE 24" WIDE @ PERIMETER.
21. 36" HIGH WOOD TOP RAIL/HAND GRIP TO BE STD. MILL SHAPE CONT. W/ 1/2" DIA. STEEL BALLAST, VERTICAL SPACED LESS THAN 4".
22. TRENCH DRAIN TO TIE INTO STORM DRAIN.
23. 1 1/2" GYPCRETE W/ HYDRAUNIC HEATING ON 3/4" PLYWOOD ON FLOOR JOIST - SEE STRUCTURAL FOR SIZE AND SPACING.
24. FLAT ROOF: REINFORCED WATERPROOF MEMBRANE ON RIGID INSUL. SLOPED 1/4" PER FOOT ON 3/4" PLYWOOD ON ROOF JOIST.
25. 4" REINFORCED STAMPED CONCRETE PATIO ON 4" GRAVEL BASE.
26. REMOVEABLE WALL PANEL SYSTEM.
27. 36" HIGH RAILING: 2x4 SHAPED TOP RAIL ON 2x3 W/ 2x2 BALLAST SPACED LESS THAN 4" W/ 2x4 BOTTOM RAIL.
28. ALUMINUM GRATE OVER CONCRETE WINDOW WELL TO BE HINGED FOR EGRESS ACCESS.
29. ELEVATOR SHAFT TO BE 1 HOUR FIRE WALL: APPLY 5/8" TYPE X GYPSUM BOARD TO THE INTERIOR SIDE AND 5/8" FIRECODE CORE GYPSUM BOARD TO THE INSIDE OF SHAFT.
30. 60" HEAT & GLO SLIMLINE GAS FIREPLACE, #SL-9X, FRAME ON 10" PLATFORM. SEALED GAS APPLIANCE APPROVED FOR SLEEPING AREAS.
31. 5" CONCRETE COMPOSITE FLOOR DECK - SEE STRUCTURAL FOR SIZE AND DETAILS.
32. 2x6 DECKING ON 2x10 P.T. JOIST @ 16" O.C.

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PROJECT DESCRIPTION:
115 SAMPSON AVENUE RESIDENCE
HISTORIC DISTRICT DESIGN REVIEW SET

115 SAMPSON AVENUE, PARK CITY, UTAH 84060

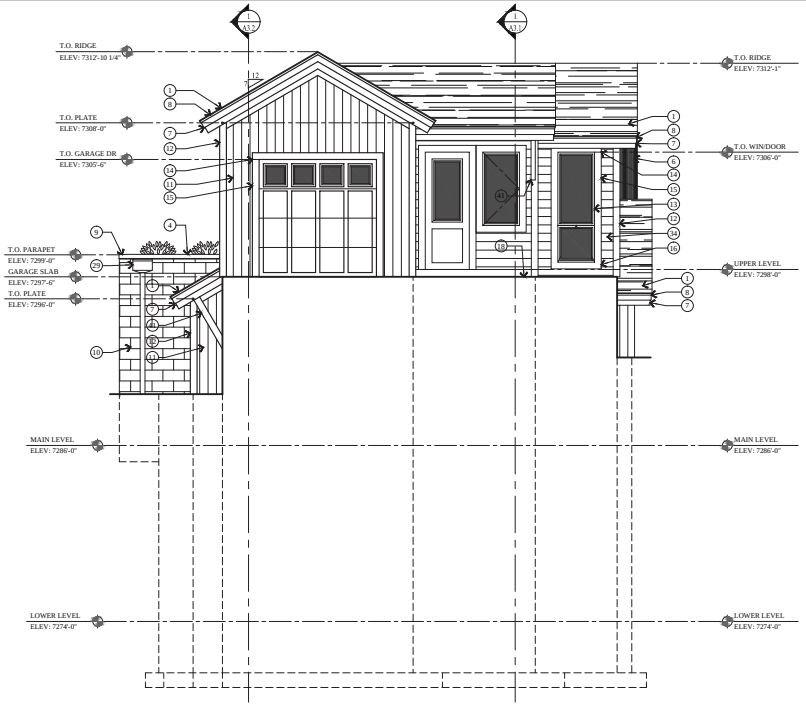
SHEET DESCRIPTION:
ROOF PLAN

REVISIONS:

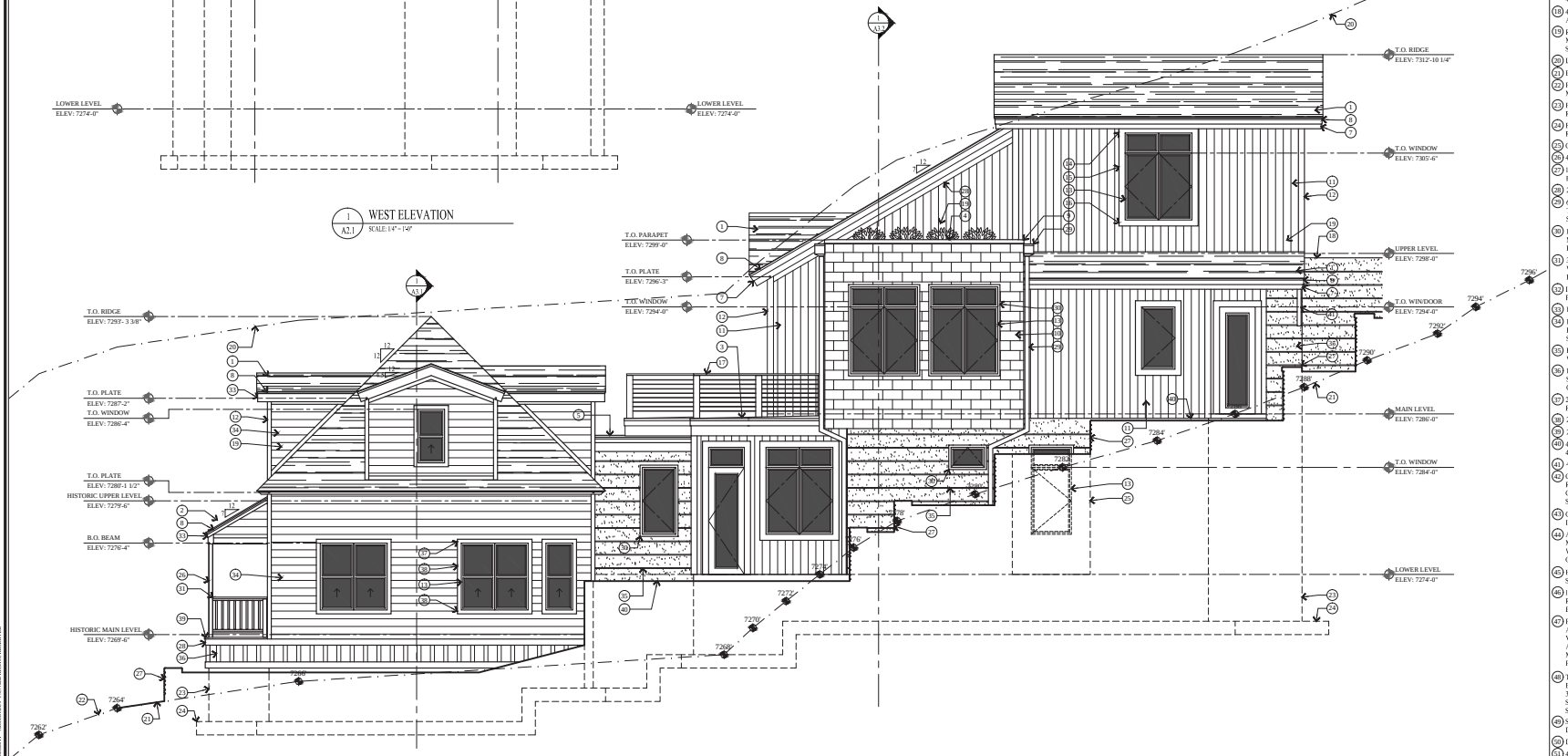
DATE:
FEBRUARY 02, 2018

PROJECT NUMBER:
1711-02

SHEET NUMBER:
A1.4



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



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

KEY NOTES

1. ARCHITECTURAL GRADE COMPOSITION SHINGLE 50 YEAR PRESIDENTIAL TL (355# PER SQUARE, MIN.) ON ICE AND WATER MEMBRANE ON 5/8" EXTERIOR SHEATHING ON ROOF JOIST - SEE STRUCTURAL FOR SIZE AND SPACING.
2. NON-REFLECTIVE STANDING SEAM METAL ROOF. METAL ROOF TO BE ICC-ES APPROVED. ON ICE AND WATER MEMBRANE ON 5/8" EXTERIOR SHEATHING ON ROOF JOIST - SEE STRUCTURAL FOR SIZE AND SPACING.
3. HEATED DECK: WATERPROOF MEMBRANE ON 1" WARMBOARD HEATING SYSTEM ON SLOPED SLEEPERS ON 3/4" PLYWOOD ON P.T. DECK JOIST.
4. GREEN ROOF SYSTEM: 5" MAX. TOPSOIL ON "AMERIGREEN 100 RS" OR EQUAL ON WATERPROOF MEMBRANE ON 1" WARMBOARD HEATING SYSTEM ON SLOPED SLEEPERS ON 3/4" PLYWOOD ON ROOF JOIST.
5. FLAT ROOF: REINFORCED WATERPROOF MEMBRANE ON RIGID INSUL. SLOPED 1/4" PER FOOT ON 3/4" PLYWOOD ON ROOF JOIST.
6. 1x6 T&G SOFFIT W/ CONTINUOUS SOFFIT VENT.
7. 1x6 ON 1x8 BUILT-UP FASCIA - STAINED
8. 1 1/2" x 3 1/2" CONTINUOUS METAL DRIP EDGE.
9. METAL PARAPET CAP.
10. NON-REFLECTIVE METAL SHINGLE SIDING ON TYVEK HOMEWRAP ON 1/2" EXT. SHEATHING ON 2x6 STUD WALL @ 16" O.C.
11. 1x6 T&G CEDAR VERTICAL SIDING ON TYVEK HOMEWRAP ON 1/2" EXTERIOR SHEATHING ON 2x6 STUD WALL @ 16" O.C.
12. 2x4 CEDAR OUTSIDE CORNER BOARD,2x2 CEDAR INSIDE CORNER BOARD - STAINED
13. WOOD ALUMINUM CLAD WINDOWS AND DOORS W/ INSULATED GLASS - SEE SCHEDULE.
14. 2x6 WINDOW/DOOR HEAD - STAINED W/ METAL FLASHING.
15. 2x6 WINDOW/DOOR JAMB - STAINED.
16. 2x6 WINDOW SILL - STAINED.
17. 36" HIGH GUARD RAILING: 2x6 SHAPED HARDWOOD CONTINUOUS TOP CAP. W/ 1/8" DIA. STEEL CABLE, HORIZONTAL, SPACED LESS THAN 4". THROUGH 6x6 VERTICAL POST.
18. 4" REINFORCED HEATED CONCRETE DRIVEWAY AND ENTRY PORCH ON 4" GRAVEL BASE.
19. ROOF TO WALL SURFACE: EXTEND BITUTHANE MEMBRANE OVER ROOF DECK & UP WALL SURFACE 24".
20. LINE 2'-6" HEIGHT ABOVE EXISTING GRADE.
21. EXISTING GRADE LINE.
22. FINISH GRADE TO SLOPE AWAY FROM HOUSE A MIN. OF 6" WITHIN THE FIRST 10'. IRC R401.3
23. FOUNDATION - SEE STRUCTURAL FOR SIZE AND REINFORCING.
24. FOOTING - SEE STRUCTURAL FOR SIZE AND REINFORCING.
25. CONCRETE LIGHT WELL W/ EGRESS LADDER.
26. 4x4 TIMBER COLUMN - STAINED.
27. 16" WIDE DRY STACKED STONE WALL, NOT TO EXCEED 4'-0" HIGH. SEE DETAIL 1/A0.1.
28. 2x6 TRIM BOARD - STAINED.
29. 6"x14" SCUPPER, SHEET METAL CONSTRUCTION TO MEET "SMACNA" STANDARD. 4" DOWN SPOUTS TO TIE INTO STORM DRAIN SYSTEM.
30. 1 1/2" METAL TRIM AROUND WINDOWS @ METAL SHINGLE SIDING AND CONCRETE BOARD FORM.
31. 36" HIGH RAILING: 2x4 SHAPED TOP RAIL ON 2x3 W/ 2x2 BALLAST SPACED LESS THAN 4" W/ 2x4 BOTTOM RAIL.
32. INSULATION: SEE GENERAL NOTE #2 ON FLOOR PLAN SHEETS FOR TYPE AND R-VALUE.
33. 1x FASCIA TRIM BOARD - STAINED.
34. 1x8 HORIZONTAL LAP SIDING ON TYVEK HOMEWRAP ON 1/2" EXT. SHEATHING ON 2x6 STUD WALL @ 16" O.C.
35. EXPOSED FOUNDATION TO BE BOARD FORMED W/ 1x12 ROUGH SAWN.
36. 1x4 BATTEN @ 12" O.C. ON 1x12 BOARD. PROVIDE SOLID BLOCKING; HORIZONTAL 2x P.T. @ 24"O.C. ON TYVEK HOMEWRAP.
37. 2x4 WINDOW/DOOR HEAD - STAINED W/ METAL FLASHING.
38. 2x4 WINDOW/DOOR JAMB AND SILL - STAINED.
39. 2x6 DECKING ON 2x10 P.T. JOIST @ 16" O.C.
40. 4" REINFORCED STAMPED CONCRETE PATIO ON 4" GRAVEL BASE.
41. 4x6 TIMBER KNEE BRACE - STAINED.
42. CRAWL SPACE: 6 MIL POLYETHYLENE VAPOR RETARDER ON 4" GRAVEL BASE - CLEANED AND GRADED. SEE MECHANICAL NOTE 21 & 25 ON SHEET MEP.0.
43. CRAWL SPACE: R-13 FIBERGLASS BATT INSULATION @ PERIMETER WALL - TYP.
44. ALL LUMBER IN CONTACT WITH CONCRETE OR MASONRY INCLUDING LEDGERS AND FURRING WALLS MUST BE PRESERVATIVELY TREATED OR FOUNDATION GRADE REDWOOD.
45. HURRICANE HOLD DOWN AT EACH RAFTER OR SIMPSON VPA.
46. 1/2" GYP. BD. ON 4 MIL POLYETHYLENE VAPOR RETARDER AT FLOOR JOIST, ROOF JOIST AND EXTERIOR WALLS.
47. FIRE BLOCK STUD SPACES AT SOFFIT, FLOOR AND CEILING JOIST LINES, AT 10 FT. VERTICALLY AND HORIZONTALLY, AND AT ANY OTHER LOCATIONS NOT SPECIFICALLY MENTIONED WHICH COULD AFFORD PASSAGE FOR FLAMES. - IRC R302.11
48. TREATED WOOD SILL PLATE W/ 1/2" ANCHOR BOLTS EMBEDDED 7" INTO CONCRETE, SPACED 32" O.C. U.N.O. ON PLANS. PLATE WASHERS SHALL 3"x3"x1/4" AND USED ON EACH BOLT. SEE STRUCTURAL SHEAR WALL SCHEDULE.
49. STRUCTURAL BEAM - SEE STRUCTURAL DRAWINGS FOR SIZE AND DETAILS.
50. DRAINAGE MATT ON WATERPROOF MEMBRANE
51. 4" PERF. DRAIN PIPE WRAPPED IN FILTER FABRIC IN 12" OF FREE DRAINING GRAVEL TIED INTO STORM DRAIN.

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PROJECT DESCRIPTION:
115 SAMPSON AVENUE RESIDENCE
HISTORIC DISTRICT DESIGN REVIEW SET
115 SAMPSON AVENUE, PARK CITY, UTAH 84060

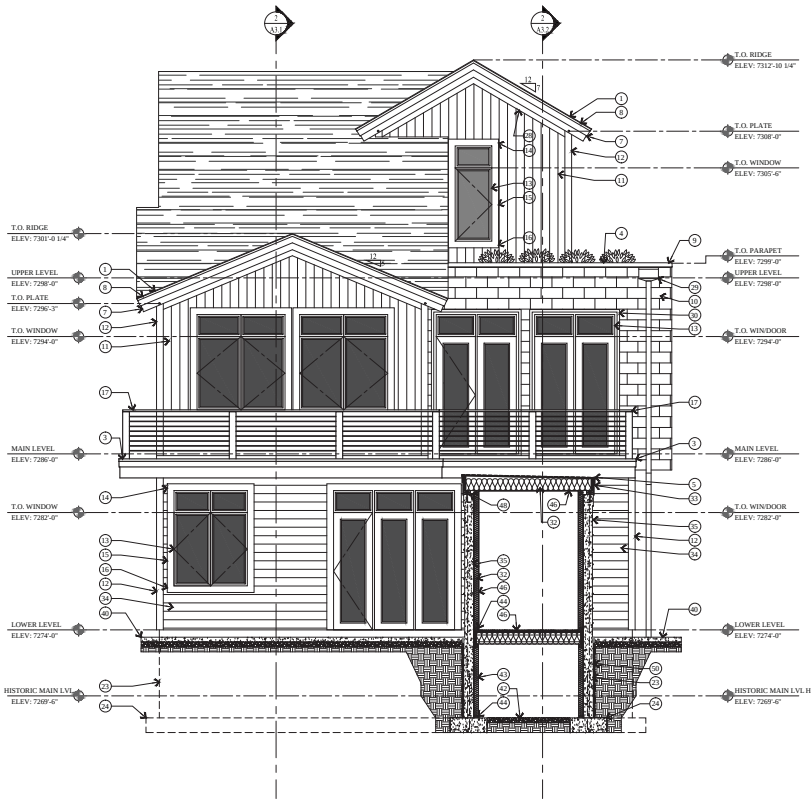
SHEET DESCRIPTION:
WEST AND NORTH ELEVATIONS

REVISIONS:

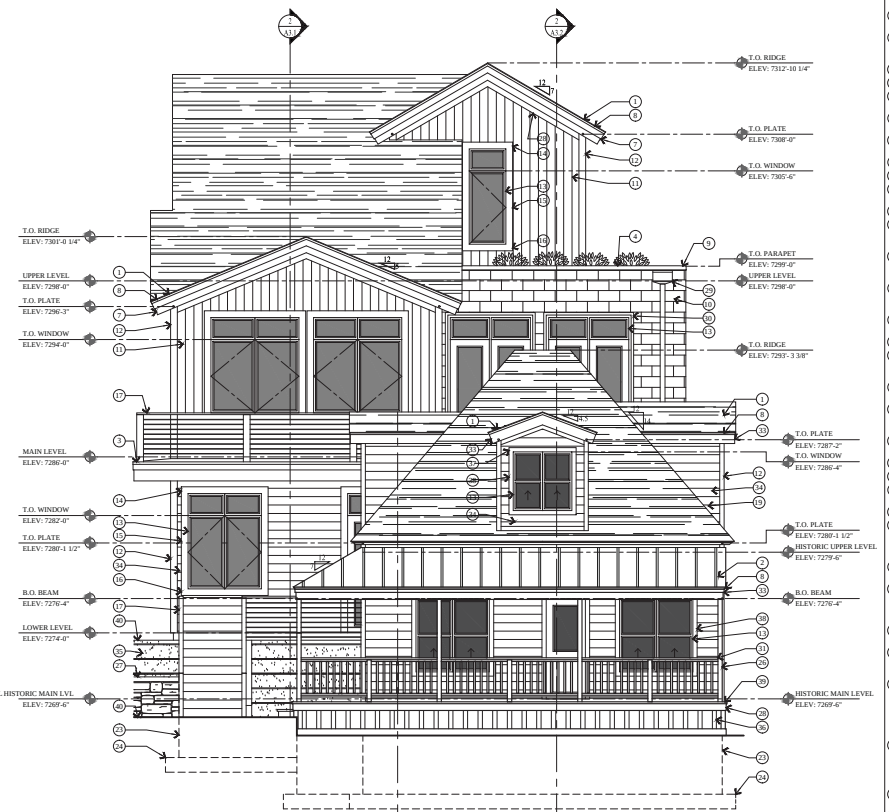
DATE:
FEBRUARY 02, 2018

PROJECT NUMBER:
1711-02

SHEET NUMBER:
A2.1



2 EAST ELEVATION - W/O HISTORIC HOUSE
A2.2 SCALE: 1/4" = 1'-0"



1 EAST ELEVATION
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KEY NOTES

1. ARCHITECTURAL GRADE COMPOSITION SHINGLE 50 YEAR PRESIDENTIAL TL (355# PER SQUARE, MIN.) ON ICE AND WATER MEMBRANE ON 5/8" EXTERIOR SHEATHING ON ROOF JOIST - SEE STRUCTURAL FOR SIZE AND SPACING.
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7. 1x6 ON 1x8 BUILT-UP FASCIA - STAINED
8. 1 1/2" x 3 1/2" CONTINUOUS METAL DRIP EDGE.
9. METAL PARAPET CAP.
10. NON-REFLECTIVE METAL SHINGLE SIDING ON TYVEK HOMEWRAP ON 1/2" EXT. SHEATHING ON 2x6 STUD WALL @ 16" O.C.
11. 1x6 T&G CEDAR VERTICAL SIDING ON TYVEK HOMEWRAP ON 1/2" EXTERIOR SHEATHING ON 2x6 STUD WALL @ 16" O.C.
12. 2x4 CEDAR OUTSIDE CORNER BOARD,2x2 CEDAR INSIDE CORNER BOARD - STAINED
13. WOOD ALUMINUM CLAD WINDOWS AND DOORS W/ INSULATED GLASS - SEE SCHEDULE.
14. 2x6 WINDOW/DOOR HEAD - STAINED W/ METAL FLASHING.
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19. ROOF TO WALL SURFACE: EXTEND BITUTHANE MEMBRANE OVER ROOF DECK & UP WALL SURFACE 24".
20. LINE 2'-6" HEIGHT ABOVE EXISTING GRADE.
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22. FINISH GRADE TO SLOPE AWAY FROM HOUSE A MIN. OF 6" WITHIN THE FIRST 10'. IRC R401.3
23. FOUNDATION - SEE STRUCTURAL FOR SIZE AND REINFORCING.
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32. INSULATION: SEE GENERAL NOTE #2 ON FLOOR PLAN SHEETS FOR TYPE AND R-VALUE.
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35. EXPOSED FOUNDATION TO BE BOARD FORMED W/ 1x12 ROUGH SAWN.
36. 1x4 BATTEN @ 12" O.C. ON 1x12 BOARD. PROVIDE SOLID BLOCKING HORIZONTAL 2x P.T. @ 24"O.C. ON TYVEK HOMEWRAP.
37. 2x4 WINDOW/DOOR HEAD - STAINED W/ METAL FLASHING.
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PROJECT DESCRIPTION:
115 SAMPSON AVENUE RESIDENCE
HISTORIC DISTRICT DESIGN REVIEW SET
115 SAMPSON AVENUE, PARK CITY, UTAH 84060

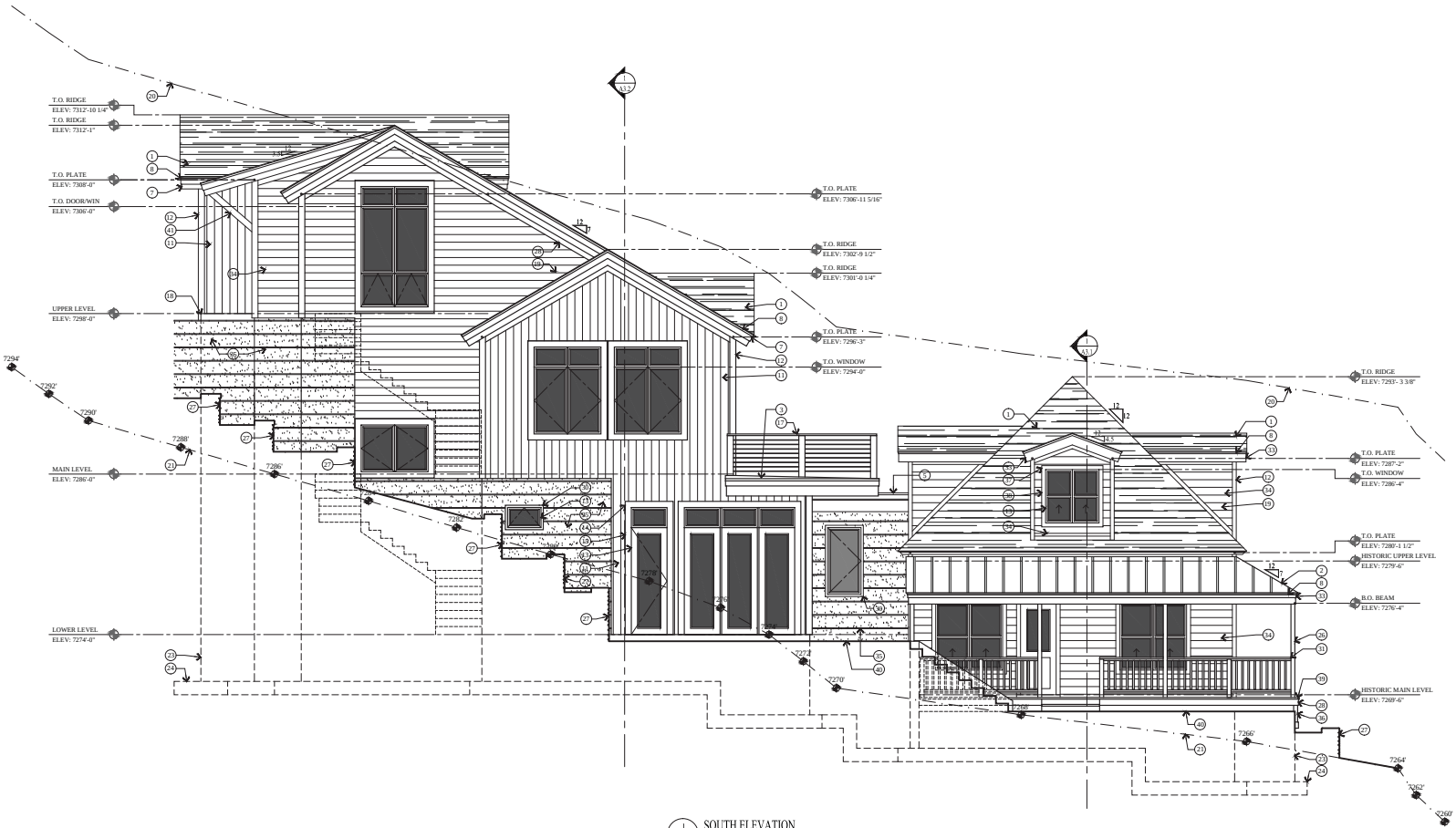
SHEET DESCRIPTION:
EAST ELEVATIONS

REVISIONS:

DATE:
FEBRUARY 02, 2018

PROJECT NUMBER:
1711-02

SHEET NUMBER:
A2.2



1 SOUTH ELEVATION
A2.3 SCALE: 1/4" = 1'-0"

KEY NOTES

1. ARCHITECTURAL GRADE COMPOSITION SHINGLE 50 YEAR PRESIDENTIAL TL (335# PER SQUARE, MIN.) ON ICE AND WATER MEMBRANE ON 5/8" EXTERIOR SHEATHING ON ROOF JOIST - SEE STRUCTURAL FOR SIZE AND SPACING.
2. NON-REFLECTIVE STANDING SEAM METAL ROOF. METAL ROOF TO BE ICC-ES APPROVED. ON ICE AND WATER MEMBRANE ON 5/8" EXTERIOR SHEATHING ON ROOF JOIST - SEE STRUCTURAL FOR SIZE AND SPACING.
3. HEATED DECK: WATERPROOF MEMBRANE ON 1" WARMBOARD HEATING SYSTEM ON SLOPED SLEEPERS ON 3/4" PLYWOOD ON P.T. DECK JOIST.
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5. FLAT ROOF: REINFORCED WATERPROOF MEMBRANE ON RIGID INSUL. SLOPED 1/4" PER FOOT ON 3/4" PLYWOOD ON ROOF JOIST.
6. 1x6 T&G SOFFIT W/ CONTINUOUS SOFFIT VENT.
7. 1x6 ON 1x8 BUILT-UP FASCIA - STAINED
8. 1 1/2" x 3 1/2" CONTINUOUS METAL DRIP EDGE.
9. METAL PARAPET CAP.
10. NON-REFLECTIVE METAL SHINGLE SIDING ON TYVEK HOMEWRAP ON 1/2" EXT. SHEATHING ON 2x6 STUD WALL @ 16" O.C.
11. 1x6 T&G CEDAR VERTICAL SIDING ON TYVEK HOMEWRAP ON 1/2" EXTERIOR SHEATHING ON 2x6 STUD WALL @ 16" O.C.
12. 2x4 CEDAR OUTSIDE CORNER BOARD,2x2 CEDAR INSIDE CORNER BOARD - STAINED
13. WOOD ALUMINUM CLAD WINDOWS AND DOORS W/ INSULATED GLASS - SEE SCHEDULE.
14. 2x6 WINDOW/DOOR HEAD - STAINED W/ METAL FLASHING.
15. 2x6 WINDOW/DOOR JAMB - STAINED.
16. 2x6 WINDOW SILL - STAINED.
17. 36" HIGH GUARD RAILING: 2x6 SHAPED HARDWOOD CONTINUOUS TOP CAP. W/ 1/8" DIA. STEEL CABLE, HORIZONTAL, SPACED LESS THAN 4". THROUGH 6x6 VERTICAL POST.
18. 4" REINFORCED HEATED CONCRETE DRIVEWAY AND ENTRY PORCH ON 4" GRAVEL BASE.
19. ROOF TO WALL SURFACE: EXTEND BITUTHANE MEMBRANE OVER ROOF DECK & UP WALL SURFACE 24".
20. LINE 2'-6" HEIGHT ABOVE EXISTING GRADE.
21. EXISTING GRADE LINE.
22. FINISH GRADE TO SLOPE AWAY FROM HOUSE A MIN. OF 6" WITHIN THE FIRST 10'. IRC R401.3
23. FOUNDATION - SEE STRUCTURAL FOR SIZE AND REINFORCING.
24. FOOTING - SEE STRUCTURAL FOR SIZE AND REINFORCING.
25. CONCRETE LIGHT WELL W/ EGRESS LADDER.
26. 4x4 TIMBER COLUMN - STAINED.
27. 16" WIDE DRY STACKED STONE WALL, NOT TO EXCEED 4'-0" HIGH. SEE DETAIL 1/A0.1.
28. 2x6 TRIM BOARD - STAINED.
29. 6"x14" SCUPPER, SHEET METAL CONSTRUCTION TO MEET "SMACNA" STANDARD. 4" DOWN SPOUTS TO TIE INTO STORM DRAIN SYSTEM.
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32. INSULATION: SEE GENERAL NOTE #2 ON FLOOR PLAN SHEETS FOR TYPE AND R-VALUE.
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34. 1x8 HORIZONTAL LAP SIDING ON TYVEK HOMEWRAP ON 1/2" EXT. SHEATHING ON 2x6 STUD WALL @ 16" O.C.
35. EXPOSED FOUNDATION TO BE BOARD FORMED W/ 1x12 ROUGH SAWN.
36. 1x4 BATTEN @ 12" O.C. ON 1x12 BOARD. PROVIDE SOLID BLOCKING HORIZONTAL 2x P.T. @ 24"O.C. ON TYVEK HOMEWRAP.
37. 2x4 WINDOW/DOOR HEAD - STAINED W/ METAL FLASHING.
38. 2x4 WINDOW/DOOR JAMB AND SILL - STAINED.
39. 2x6 DECKING ON 2x10 P.T. JOIST @ 16" O.C.
40. 4" REINFORCED STAMPED CONCRETE PATIO ON 4" GRAVEL BASE.
41. 4x6 TIMBER KNEE BRACE - STAINED.
42. CRAWL SPACE: 6 MIL POLYETHYLENE VAPOR RETARDER ON 4" GRAVEL BASE - CLEANED AND GRADED. SEE MECHANICAL NOTE 21 & 25 ON SHEET MEP.0.
43. CRAWL SPACE: R-13 FIBERGLASS BATT INSULATION @ PERIMETER WALL - TYP.
44. ALL LUMBER IN CONTACT WITH CONCRETE OR MASONRY INCLUDING LEDGERS AND FURRING WALLS MUST BE PRESERVATIVELY TREATED OR FOUNDATION GRADE REDWOOD.
45. HURRICANE HOLD DOWN AT EACH RAFTER OR SIMPSON VPA.
46. 1/2" GYP. BD. ON 4 MIL POLYETHYLENE VAPOR RETARDER AT FLOOR JOIST, ROOF JOIST AND EXTERIOR WALLS.
47. FIRE BLOCK STUD SPACES AT SOFFIT, FLOOR AND CEILING JOIST LINES, AT 10 FT. VERTICALLY AND HORIZONTALLY, AND AT ANY OTHER LOCATIONS NOT SPECIFICALLY MENTIONED WHICH COULD AFFORD PASSAGE FOR FLAMES. - IRC R302.11
48. TREATED WOOD SILL PLATE W/ 1/2" ANCHOR BOLTS EMBEDDED 7" INTO CONCRETE, SPACED 32" O.C. U.N.O. ON PLANS. PLATE WASHERS SHALL 3"x3"x1/4" AND USED ON EACH BOLT. SEE STRUCTURAL SHEAR WALL SCHEDULE.
49. STRUCTURAL BEAM - SEE STRUCTURAL DRAWINGS FOR SIZE AND DETAILS.
50. DRAINAGE MATT ON WATERPROOF MEMBRANE
51. 4" PERF. DRAIN PIPE WRAPPED IN FILTER FABRIC IN 12" OF FREE DRAINING GRAVEL TIED INTO STORM DRAIN.

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PROJECT DESCRIPTION:
115 SAMPSON AVENUE RESIDENCE
HISTORIC DISTRICT DESIGN REVIEW SET
115 SAMPSON AVENUE, PARK CITY, UTAH 84060

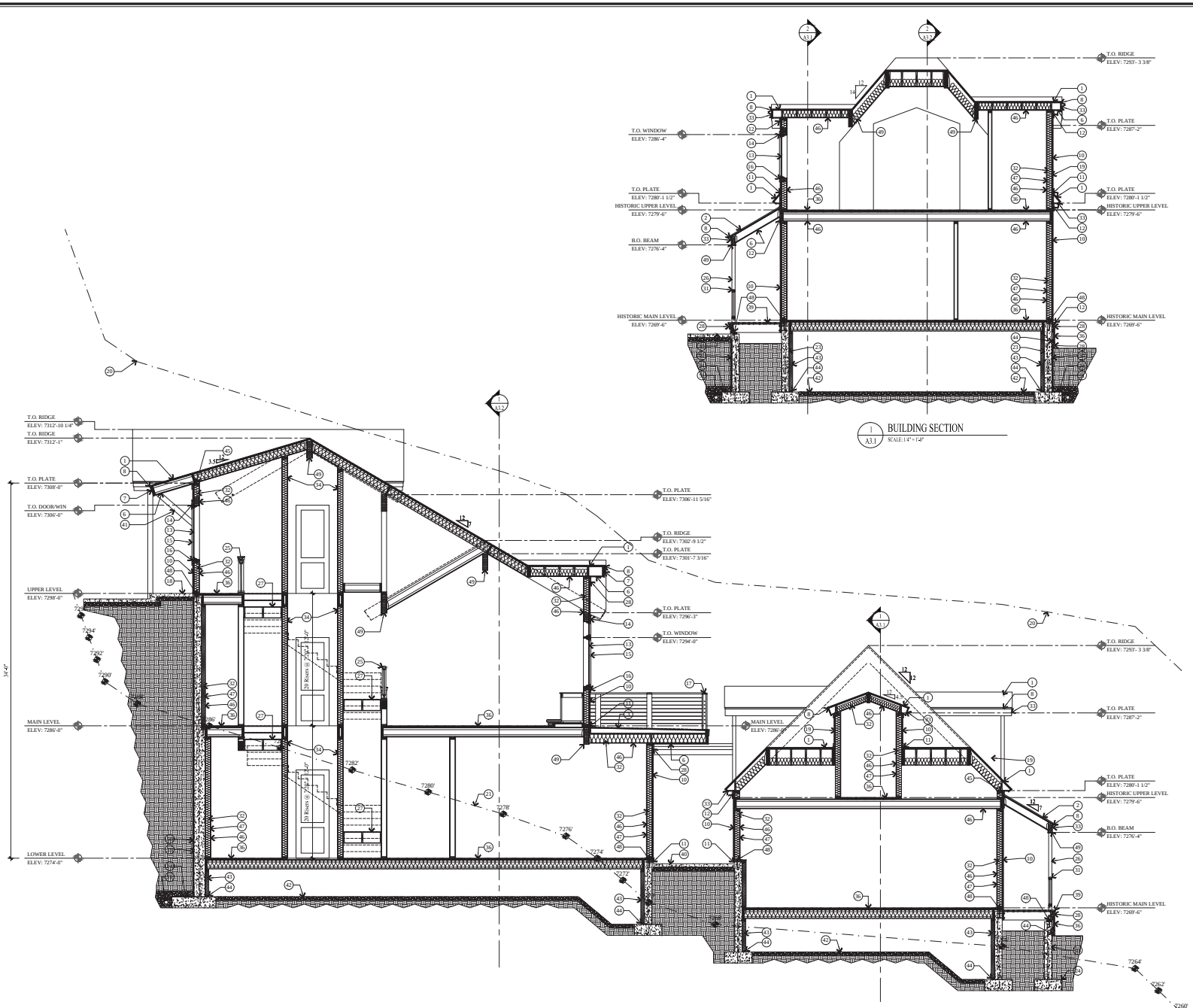
SHEET DESCRIPTION:
SOUTH ELEVATION

REVISIONS:

DATE:
FEBRUARY 02, 2018

PROJECT NUMBER:
1711-02

SHEET NUMBER:
A2.3



KEY NOTES

1. ARCHITECTURAL GRADE COMPOSITION SHINGLE 50 YEAR PRESIDENTIAL TL (355# PER SQUARE, MIN.) ON ICE AND WATER MEMBRANE ON 5/8" EXTERIOR SHEATHING ON ROOF JOIST - SEE STRUCTURAL FOR SIZE AND SPACING.
2. NON-REFLECTIVE STANDING SEAM METAL ROOF. METAL ROOF TO BE ICC-ES APPROVED. ON ICE AND WATER MEMBRANE ON 5/8" EXTERIOR SHEATHING ON ROOF JOIST - SEE STRUCTURAL FOR SIZE AND SPACING.
3. HEATED DECK: WATERPROOF MEMBRANE ON 1" WARMBOARD HEATING SYSTEM ON SLOPED SLEEPERS ON 3/4" PLYWOOD ON P.T. DECK JOIST.
4. GREEN ROOF SYSTEM: 5" MAX. TOPSOIL ON "AMERIGREEN 100 RS" OR EQUAL ON WATERPROOF MEMBRANE ON 1" WARMBOARD HEATING SYSTEM ON SLOPED SLEEPERS ON 3/4" PLYWOOD ON ROOF JOIST.
5. FLAT ROOF: REINFORCED WATERPROOF MEMBRANE ON RIGID INSUL. SLOPED 1/4" PER FOOT ON 3/4" PLYWOOD ON ROOF JOIST.
6. 1x6 T&G SOFFIT W/ CONTINUOUS SOFFIT VENT.
7. 1x6 ON 1x8 BUILT-UP FASCIA - STAINED
8. 1 1/2" x 3 1/2" CONTINUOUS METAL DRIP EDGE.
9. METAL PARAPET CAP.
10. EXTERIOR SIDING SEE ELEVATIONS FOR TYPES.
11. COPPER FLASHING AND COUNTER FLASHING.
12. 2x4 TRIM - STAINED W/ METAL FLASHING.
13. WOOD ALUMINUM CLAD WINDOWS AND DOORS W/ INSULATED GLASS - SEE SCHEDULE.
14. 2x6 WINDOW/DOOR HEAD - STAINED W/ METAL FLASHING.
15. 2x6 WINDOW/DOOR JAMB - STAINED.
16. 2x6 WINDOW SILL - STAINED.
17. 36" HIGH GUARD RAILING: 2x6 SHAPED HARDWOOD CONTINUOUS TOP CAP. W/ 3/8" DIA. STEEL CABLE, HORIZONTAL, SPACED LESS THAN 4". THROUGH 6x6 VERTICAL POST.
18. 4" REINFORCED HEATED CONCRETE DRIVEWAY AND ENTRY PORCH ON 4" GRAVEL BASE.
19. ROOF TO WALL SURFACE: EXTEND BITUTHANE MEMBRANE OVER ROOF DECK & UP WALL SURFACE 24".
20. LINE 27'-0" HEIGHT ABOVE EXISTING GRADE.
21. EXISTING GRADE LINE.
22. FINISH GRADE TO SLOPE AWAY FROM HOUSE A MIN. OF 6" WITHIN THE FIRST 10'. IRC R401.3
23. FOUNDATION - SEE STRUCTURAL FOR SIZE AND REINFORCING.
24. FOOTING - SEE STRUCTURAL FOR SIZE AND REINFORCING.
25. 36" HIGH WOOD TOP RAIL/HAND GRIP TO BE STD. MILL SHAPE CONT. W/ 1/2" DIA. STEEL BALLAST, VERTICAL, SPACED LESS THAN 4".
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30. 1 1/2" METAL TRIM AROUND WINDOWS @ METAL SHINGLE SIDING AND CONCRETE BOARD FORM.
31. 36" HIGH RAILING: 2x4 SHAPED TOP RAIL ON 2x3 W/ 2x2 BALLAST SPACED LESS THAN 4" W/ 2x4 BOTTOM RAIL.
32. INSULATION: SEE GENERAL NOTE #2 ON FLOOR PLAN SHEETS FOR TYPE AND R-VALUE.
33. 1x FASCIA TRIM BOARD - STAINED.
34. ELEVATOR SHAFT TO BE 1 HOUR FIRE WALL: APPLY 5/8" TYPE X GYPSUM BOARD TO THE INTERIOR SIDE AND 5/8" FIRECODE CORE GYPSUM BOARD TO THE INSIDE OF SHAFT.
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PROJECT DESCRIPTION:
115 SAMPSON AVENUE RESIDENCE
HISTORIC DISTRICT DESIGN REVIEW SET

115 SAMPSON AVENUE, PARK CITY, UTAH 84060

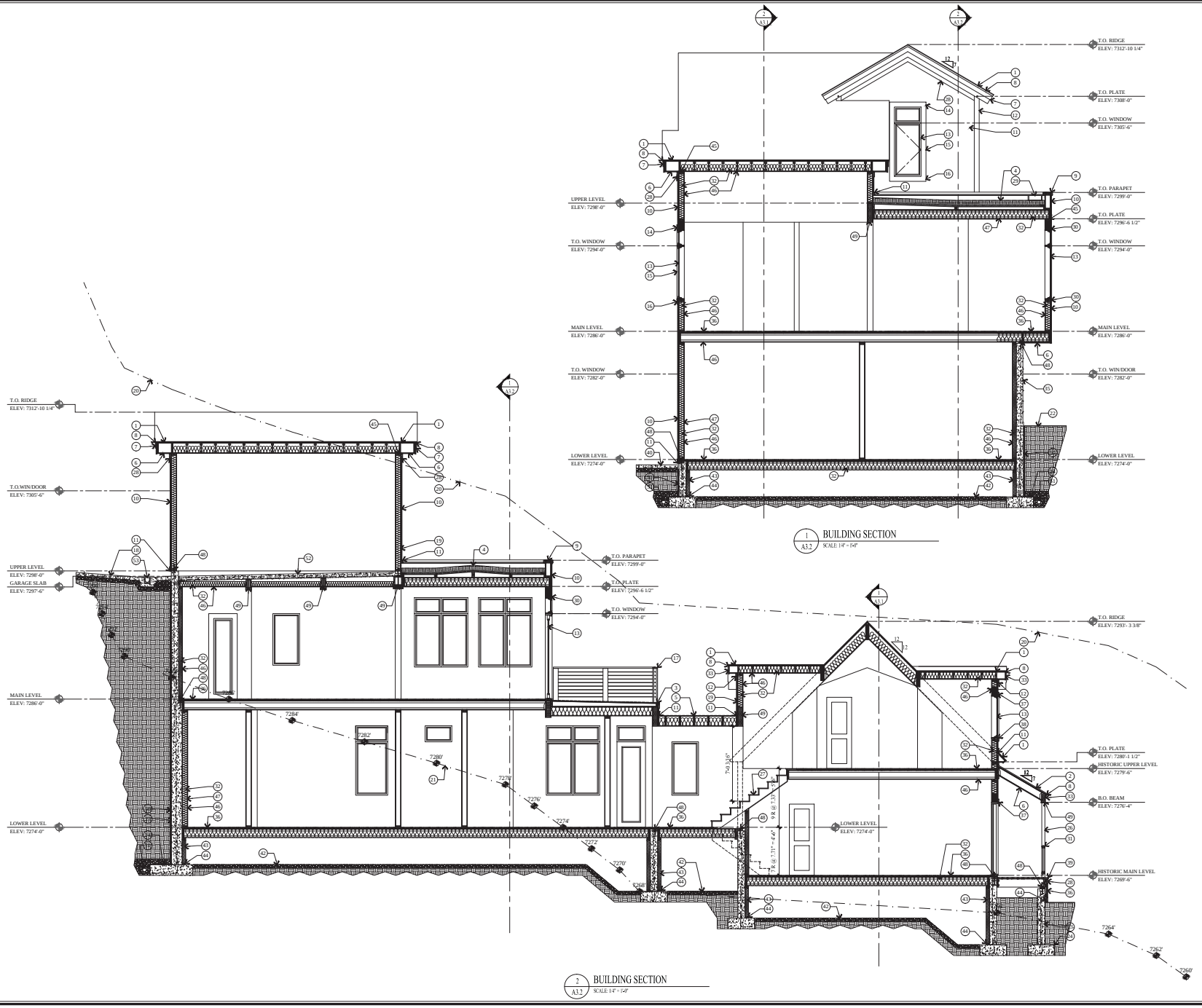
SHEET DESCRIPTION:
BUILDING SECTIONS

REVISIONS:

DATE:
FEBRUARY 02, 2018

PROJECT NUMBER:
1711-02

SHEET NUMBER:
A3.1



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

2 BUILDING SECTION
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PROJECT DESCRIPTION:
115 SAMPSON AVENUE RESIDENCE
HISTORIC DISTRICT DESIGN REVIEW SET
115 SAMPSON AVENUE, PARK CITY, UTAH 84060

SHEET DESCRIPTION:
BUILDING SECTIONS

REVISIONS:

DATE:
FEBRUARY 02, 2018

PROJECT NUMBER:
1711-02

SHEET NUMBER:
A3.2

WINDOW SCHEDULE

MARK	SIZE		TYPE	FRAME MAT'L	EXTERIOR FINISH	INTERIOR FINISH	GLAZING	REMARKS
	WIDTH	HEIGHT						
A	2'-0"	5'-0"	DOUBLE HUNG	WOOD ALUM. CLAD	MANUFACTURE	STAIN & VARNISH	INSULATED - LOW E	
B	5'-0"	5'-0"	DOUBLE HUNG	WOOD ALUM. CLAD	MANUFACTURE	STAIN & VARNISH	INSULATED - LOW E	(2) 2'-6"x 5'-0" DOUBLE HUNG MULLED - SEE ELEVATION
C	2'-6"	5'-0"	CASEMENT	WOOD ALUM. CLAD	MANUFACTURE	STAIN & VARNISH	INSULATED - LOW E	
D	5'-0"	8'-0"	CASEMENT/TRANSOM	WOOD ALUM. CLAD	MANUFACTURE	STAIN & VARNISH	INSULATED - LOW E	(2) 2'-6"x 5'-0" CASEMENT MULLED TO (2) 2'-6"x 1'-6" TRANSOM - SEE ELEVATION
E	2'-6"	1'-6"	AWNING	WOOD ALUM. CLAD	MANUFACTURE	STAIN & VARNISH	INSULATED - LOW E	
F	2'-6"	8'-6"	CASEMENT/TRANSOM	WOOD ALUM. CLAD	MANUFACTURE	STAIN & VARNISH	INSULATED - LOW E	3'-4"x 5'-4" CASEMENT MULLED TO 3'-4"x 1'-6" TRANSOM - SEE ELEVATION
G	2'-6"	4'-0"	DOUBLE HUNG	WOOD ALUM. CLAD	MANUFACTURE	STAIN & VARNISH	INSULATED - LOW E	
H	4'-0"	4'-0"	DOUBLE HUNG	WOOD ALUM. CLAD	MANUFACTURE	STAIN & VARNISH	INSULATED - LOW E	(2) 2'-0"x 4'-0" DOUBLE HUNG MULLED - SEE ELEVATION
J	4'-0"	8'-0"	CASEMENT/TRANSOM	WOOD ALUM. CLAD	MANUFACTURE	STAIN & VARNISH	INSULATED - LOW E	(2) 2'-0"x 5'-0" CASEMENT MULLED TO (2) 2'-0"x 1'-6" TRANSOM - SEE ELEVATION
K	5'-0"	5'-0"	CASEMENT	WOOD ALUM. CLAD	MANUFACTURE	STAIN & VARNISH	INSULATED - LOW E	(2) 2'-6"x 5'-0" CASEMENT MULLED - SEE ELEVATION
L	2'-6"	4'-8"	CASEMENT	WOOD ALUM. CLAD	MANUFACTURE	STAIN & VARNISH	INSULATED - LOW E	
M	2'-6"	8'-0"	CASEMENT/TRANSOM	WOOD ALUM. CLAD	MANUFACTURE	STAIN & VARNISH	INSULATED - LOW E	2'-6"x 5'-0" CASEMENT MULLED TO 2'-6"x 1'-6" TRANSOM - SEE ELEVATION
N	5'-0"	8'-0"	AWN/CASE/TRANSOM	WOOD ALUM. CLAD	MANUFACTURE	STAIN & VARNISH	INSULATED - LOW E	(2) 2'-6"x 2'-6" AWNING TO (2) 2'-6"x 5'-0" CASEMENT TO (2) 2'-6"x 1'-6" TRANS. MULLED - SEE ELEV
P	2'-6"	7'-0"	AWNING/CASEMENT	WOOD ALUM. CLAD	MANUFACTURE	STAIN & VARNISH	INSULATED - LOW E	2'-6"x 2'-6" AWNING MULLED TO 2'-6"x 5'-0" CASEMENT - SEE ELEV.

WINDOW NOTES

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

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

3. ALL WINDOWS IN BATHROOMS MUST BE TEMPERED GLASS

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

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

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

ROOM FINISH SCHEDULE

ROOM NO.	ROOM NAME	FLOOR MAT'L	FLOOR BASE	WALLS NORTH	WALLS EAST	WALLS SOUTH	WALLS WEST	CEILING HEIGHT	CEILING MAT'L	REMARKS
LOWER LEVEL/HISTORIC MAIN LEVEL										
100	ELEVATOR	CONCRETE		GYP	GYP	GYP	GYP	VARIES	GYP	
101	MST BEDROOM	CARPET	WOOD	GYP	GYP	GYP	GYP	8'-1 3/8"	GYP	
102	CLOSET	CARPET	WOOD	GYP	GYP	GYP	GYP	8'-1 3/8"	GYP	
103	MST BATH	TILE	TILE	GYP	GYP	GYP	GYP	8'-1 3/8"	GYP	
104	HALL	WOOD	WOOD	GYP	GYP	GYP	GYP	VARIES	GYP	
105	FAMILY ROOM	WOOD	WOOD	GYP	GYP	GYP	GYP	VARIES	GYP	
106	WET BAR	WOOD	WOOD	GYP	GYP	GYP	GYP	VARIES	GYP	
107	HALL	WOOD	WOOD	GYP	GYP	GYP	GYP	10'-1 3/4"	GYP	
108	BATH	TILE	TILE	GYP	GYP	GYP	GYP	8'-1 3/8"	GYP	
109	MECHANICAL	GRAVEL		GYP	GYP	GYP	GYP	VARIES	GYP	
110	LAUNDRY	TILE	TILE	GYP	GYP	GYP	GYP	8'-1 3/8"	GYP	
111	BATH	TILE	TILE	GYP	GYP	GYP	GYP	8'-1 3/8"	GYP	
112	BEDROOM	CARPET	WOOD	GYP	GYP	GYP	GYP	8'-1 3/8"	GYP	
113	CLOSET	CARPET	WOOD	GYP	GYP	GYP	GYP	8'-1 3/8"	GYP	
114	BATH	TILE	TILE	GYP	GYP	GYP	GYP	8'-1 3/8"	GYP	
115	BEDROOM	CARPET	WOOD	GYP	GYP	GYP	GYP	VARIES	GYP	
SECOND LEVEL										
201	BEDROOM	CARPET	WOOD	GYP	GYP	GYP	GYP	VARIES	GYP	
202	BATH	TILE	TILE	GYP	GYP	GYP	GYP	VARIES	GYP	
203	DINING ROOM	WOOD	WOOD	GYP	GYP	GYP	GYP	VARIES	GYP	
204	LIVING ROOM	WOOD	WOOD	GYP	GYP	GYP	GYP	VARIES	GYP	
205	KITCHEN	WOOD	WOOD	GYP	GYP	GYP	GYP	VARIES	GYP	
206	POWDER	TILE	TILE	GYP	GYP	GYP	GYP	VARIES	GYP	
207	PANTRY	WOOD	WOOD	GYP	GYP	GYP	GYP	VARIES	GYP	
208										
209										
210										
211										
212										
THIRD LEVEL										
301	GARAGE	CONCRETE	WOOD	GYP	GYP	GYP	GYP	VARIES	GYP	5/8" TYPE "X" GYPSUM BOARD
302	ENTRY	TILE	TILE	GYP	GYP	GYP	GYP	VARIES	GYP	

DOOR SCHEDULE

MARK	TYPE	SIZE WIDTH	SIZE HEIGHT	SIZE THICK.	DOOR MAT'L	DOOR FINISH	FRAME MAT'L	FRAME FINISH	HDWR TYPE	REMARKS
LOWER LEVEL/HISTORIC MAIN LEVEL										
101	STYLE & RAIL	2'-8"	6'-8"	1 3/4"	WOOD	STAIN & VARNISH	WOOD	STAIN & VARNISH	PRIVACY	
102	STYLE & RAIL	2'-8"	6'-8"	1 3/4"	WOOD	STAIN & VARNISH	WOOD	STAIN & VARNISH	PRIVACY	
103	SHOWER	2'-2"	6'-0"	1/2"	GLASS	CLEAR	GLASS		SHOWER	TEMP - EURO GLASS ENCLOSURE
104	STYLE & RAIL	2'-4"	6'-8"	1 3/4"	WOOD	STAIN & VARNISH	WOOD	STAIN & VARNISH	PASSAGE	
105	STYLE & RAIL	2'-8"	6'-8"	1 3/4"	WOOD/GLASS	STAIN & VARNISH	WOOD	STAIN & VARNISH	FIXED	INSUL - LOW E - TEMP - WEATHER STRIP
106	STYLE & RAIL	2'-8"	6'-8"	1 3/4"	WOOD/GLASS	STAIN & VARNISH	WOOD	STAIN & VARNISH	LOCKSET	INSUL - LOW E - TEMP - WEATHER STRIP - THRESHOLD
107	STYLE & RAIL	2'-8"	6'-8"	1 3/4"	WOOD	STAIN & VARNISH	WOOD	STAIN & VARNISH	PRIVACY	
108	FRENCH W/ TRANSOM	2'-8"	8'-4" / 1'-6"	1 3/4"	WOOD+ALUM	STAIN & VARNISH	WOOD+ALUM	STAIN & VARNISH	LOCKSET	INSUL - LOW E - TEMP - WEATHER STRIP - THRESHOLD - SEE ELEV.
109	STYLE & RAIL	2'-8"	8'-0"	1 3/4"	WOOD	STAIN & VARNISH	WOOD	STAIN & VARNISH	PRIVACY	
110	FRENCH W/ TRANSOM	8'-0"	8'-4" / 1'-6"	1 3/4"	WOOD+ALUM	STAIN & VARNISH	WOOD+ALUM	STAIN & VARNISH	LOCKSET	INSUL - LOW E - TEMP - WEATHER STRIP - THRESHOLD - SEE ELEV.
111	FRENCH W/ TRANSOM	8'-0"	8'-4" / 1'-6"	1 3/4"	WOOD+ALUM	STAIN & VARNISH	WOOD+ALUM	STAIN & VARNISH	FIXED	INSUL - LOW E - TEMP - WEATHER STRIP - SEE ELEV.
112	FRENCH W/ TRANSOM	2'-8"	8'-4" / 1'-6"	1 3/4"	WOOD+ALUM	STAIN & VARNISH	WOOD+ALUM	STAIN & VARNISH	LOCKSET	INSUL - LOW E - TEMP - WEATHER STRIP - THRESHOLD - SEE ELEV.
113	SHOWER	2'-2"	7'-0"	1/2"	GLASS	CLEAR	GLASS		SHOWER	TEMP - EURO GLASS ENCLOSURE
114	STYLE & RAIL	2'-4"	8'-0"	1 3/4"	WOOD	STAIN & VARNISH	WOOD	STAIN & VARNISH	PRIVACY	
115	STYLE & RAIL	3'-0"	8'-0"	1 3/4"	WOOD	STAIN & VARNISH	WOOD	STAIN & VARNISH	PASSAGE	ELEVATOR - WEATHER STRIP - THRESHOLD
116	STYLE & RAIL	2'-8"	8'-0"	1 3/4"	WOOD	STAIN & VARNISH	WOOD	STAIN & VARNISH	PASSAGE	
117	STYLE & RAIL	2'-6"	8'-0"	1 3/4"	WOOD	STAIN & VARNISH	WOOD	STAIN & VARNISH	PASSAGE	
118	STYLE & RAIL	2'-4"	8'-0"	1 3/4"	WOOD	STAIN & VARNISH	WOOD	STAIN & VARNISH	PRIVACY	
119	STYLE & RAIL	2'-4"	8'-0"	1 3/4"	WOOD	STAIN & VARNISH	WOOD	STAIN & VARNISH	PRIVACY	
120	STYLE & RAIL	2'-4"	8'-0"	1 3/4"	WOOD	STAIN & VARNISH	WOOD	STAIN & VARNISH	PASSAGE	
121	STYLE & RAIL	2'-4"	8'-0"	1 3/4"	WOOD	STAIN & VARNISH	WOOD	STAIN & VARNISH	PRIVACY	
122	SHOWER	2'-2"	7'-0"	1/2"	GLASS	CLEAR	GLASS		SHOWER	TEMP - EURO GLASS ENCLOSURE
MAIN LEVEL/HISTORIC UPPER LEVEL										
201	SHOWER	2'-2"	6'-0"	1/2"	GLASS	CLEAR	GLASS		SHOWER	TEMP - EURO GLASS ENCLOSURE
202	STYLE & RAIL	2'-4"	6'-8"	1 3/4"	WOOD	STAIN & VARNISH	WOOD	STAIN & VARNISH	PRIVACY	
203	FRENCH W/ TRANSOM	5'-4"	8'-4" / 1'-6"	1 3/4"	WOOD+ALUM	STAIN & VARNISH	WOOD+ALUM	STAIN & VARNISH	FIXED	INSUL - LOW E - TEMP - WEATHER STRIP - SEE ELEV.
204	FRENCH W/ TRANSOM	5'-4"	8'-4" / 1'-6"	1 3/4"	WOOD+ALUM	STAIN & VARNISH	WOOD+ALUM	STAIN & VARNISH	LOCKSET	INSUL - LOW E - TEMP - WEATHER STRIP - THRESHOLD - SEE ELEV.
205	STYLE & RAIL	3'-0"	8'-0"	1 3/4"	WOOD	STAIN & VARNISH	WOOD	STAIN & VARNISH	PASSAGE	ELEVATOR - WEATHER STRIP - THRESHOLD
206	STYLE & RAIL	2'-4"	8'-0"	1 3/4"	WOOD	STAIN & VARNISH	WOOD	STAIN & VARNISH	PRIVACY	POCKET DOOR
207	STYLE & RAIL	2'-6"	8'-0"	1 3/4"	WOOD	STAIN & VARNISH	WOOD	STAIN & VARNISH	PASSAGE	
208	FRENCH	2'-8"	8'-0"	1 3/4"	WOOD+ALUM	STAIN & VARNISH	WOOD+ALUM	STAIN & VARNISH	LOCKSET	INSUL - LOW E - TEMP - WEATHER STRIP - THRESHOLD - SEE ELEV.
UPPER LEVEL										
301	OVER HEAD DOOR	8'-0"	8'-0"	1 3/4"	WOOD/GLASS	STAIN & VARNISH	WOOD	STAIN & VARNISH	GARAGE	INSUL - LOW E - TEMP - AUTO DOOR OPENER
302	STYLE & RAIL	2'-10"	8'-0"	1 3/4"	WOOD	STAIN & VARNISH	WOOD	STAIN & VARNISH	LOCKSET	20 MIN - SELF LATCHING - SMOKE SEAL - THRESHOLD
303	STYLE & RAIL	3'-0"	8'-0"	1 3/4"	WOOD/GLASS	STAIN & VARNISH	WOOD	STAIN & VARNISH	LOCKSET	INSUL - LOW E - TEMP - WEATHER STRIP - THRESHOLD
304	STYLE & RAIL	2'-4"	8'-0"	1 3/4"	WOOD	STAIN & VARNISH	WOOD	STAIN & VARNISH	PASSAGE	ELEVATOR - WEATHER STRIP - THRESHOLD

DOOR NOTES

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

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

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

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

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

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

PROJECT DESCRIPTION:
115 SAMPSON AVENUE RESIDENCE
HISTORIC DISTRICT DESIGN REVIEW SET

115 SAMPSON AVENUE, PARK CITY, UTAH 84060

SHEET DESCRIPTION:
SCHEDULES
DOOR, WINDOW AND ROOM

REVISIONS:

DATE:
FEBRUARY 02, 2018

PROJECT NUMBER:
1711-02

SHEET NUMBER:
A6.1

Exhibit D

PHYSICAL CONDITIONS REPORT

For Use with the *Historic District Design Review (HDDR)* Application

For Official Use Only

PLANNER: _____ APPLICATION #: _____

DATE RECEIVED: _____

PROJECT INFORMATION

NAME: Joseph Sponholz and Nancy Bronstein

ADDRESS: 115 Sampson Avenue
Park City, Utah

TAX ID: PC-718-1 OR

SUBDIVISION: _____ OR

SURVEY: _____ LOT #: _____ BLOCK #: _____

HISTORIC DESIGNATION: ☐ LANDMARK ☒ SIGNIFICANT ☐ NOT HISTORIC

APPLICANT INFORMATION

NAME: Joseph Sponholz and Nancy Bronstein

MAILING ADDRESS: 25 East End Avenue
New York, NY 10028-7052

PHONE #: ( ) - FAX #: ( ) -

EMAIL: nebronstein@gmail.com; jgsponholz@gmail.com

APPLICANT'S REPRESENTATIVE INFORMATION

NAME: Jonathan DeGray

PHONE #: 435-649-7263

EMAIL: degrayarch@qwestoffice.net

ACKNOWLEDGMENT OF RESPONSIBILITY

This is to certify that I am making an application for the described action by the City and that I am responsible for complying with all City requirements with regard to this request. This application should be processed in my name and I am a party whom the City should contact regarding any matter pertaining to this application.

I have read and understood the instructions supplied by Park City for processing this application. The documents and/or information I have submitted are true and correct to the best of my knowledge. I understand that my application is not deemed complete until a Project Planner has reviewed the application and has notified me that it has been deemed complete.

I will keep myself informed of the deadlines for submission of material and the progress of this application. I understand that a staff report will be made available for my review three days prior to any public hearings or public meetings. This report will be on file and available at the Planning Department in the Marsac Building.

I further understand that additional fees may be charged for the City's review of the proposal. Any additional analysis required would be processed through the City's consultants with an estimate of time/expense provided prior to an authorization with the study.

Signature of Applicant: ___ *Name of Applicant:* Joseph Sponholz

Mailing Address: 25 East End Avenue, New York, NY 10028- 7052

Phone #: ( ) - Fax #: ( ) -

Email: gsponholz@gmail.com

Type of Application: _____

AFFIRMATION OF SUFFICIENT INTEREST

I hereby affirm that I am the fee title owner of the below described property or that I have written authorization from the owner to pursue the described action. I further affirm that I am aware of the City policy that no application will be accepted nor work

Performed for properties that are tax delinquent.

Name of Owner: Joseph Sponholz

Mailing Address: 25 East End Avenue, New York, NY 10028 - 7052

115 Sampson Ave., 115 Sampson e-plat

Street Address egal Description of Su ect Property

Signature: _____ Date: 2-5-18

1. f you are not the fee owner attach a copy of your authorization to pursue this action provided y the fee owner.
2. f a corporation is fee titleholder, attach copy of the resolution of the Board of Directors authorizing the action.
3. f a oint venture or partnership is the fee owner, attach a copy of agreement authorizing this action on ehalf of the oint venture or partnership
4. If a Home Owner's Association is the applicant than the representative/president must attaché a notarized letter stating they have notified the owners of the proposed application. A vote should e taken prior to the su mittal and a statement of the outcome provided to the City along with the statement that the vote meets the requirements set forth in the CC s.

Please note that this affirmation is not submitted in lieu of sufficient title evidence. You will be required to submit a title opinion, certificate of title, or title insurance policy showing your interest in the property prior to Final Action

PHYSICAL CONDITIONS REPORT

Detailed Description of Existing Conditions. *Use this page to describe all existing conditions. Number items consecutively to describe all conditions, including building exterior, additions, site work, landscaping, and new construction. Provide supplemental pages of descriptions as necessary for those items not specifically outlined below.*

1. Site Design

This section should address landscape features such as stone retaining walls, hillside steps, and fencing. Existing landscaping and site grading as well as parking should also be documented. Use as many boxes as necessary to describe the features of the site. Supplemental pages should be used to describe additional elements and features.

Element: Feature: Topography

This involves: ☐ An original part of the building
☐ A later addition Estimated date of construction:

Describe existing feature:

The property slopes downhill from west to east approximately 60 feet vert. at a distance of about 160 feet. Horiz. There is a parking pad on the uphill side off of Sampson Avenue. The parking pad is about 15 feet wide and 12 feet deep. The elevation at the parking pad Sampson Avenue is approximately 7300 feet. The pad is shored up by a 10 foot high railroad tie retaining wall. The property slopes downhill from Sampson Avenue approximately 32 feet vert. at a distance of about 60 feet horiz. Then slopes approximately 6 feet vert. at a distance of about 40 feet horiz. To approximately elevation 7268 feet this flat area is where the existing structure sits. The site continues downhill to the east approximately 28 feet vert. at a distance of about 50 feet horiz. To the end of the property. The east end of the property is approximately elevation 7240 feet. There are three non-historical sheds on the site. One is located on the upper west side of the property and two on the lower east side of the property.

Existing Condition: Excellent ☐ Good ☐ Fair ☐ Poor ☐

Photo Numbers: Illustration Numbers: 1 of 1, AB.1, A0.1, A0.1

If you have questions regarding the requirements on this application or process please contact a member of the Park City Planning Staff at 435 615-5060 or visit us online at www.parkcity.org. Updated 10 2014.

Element/Feature: Landscaping, Steps, Deck, Retaining wall, Fence

This involves: ☐ An original part of the building
■ A later addition Estimated date of construction: After 1970

Describe existing feature:

All of the vegetation is natural and over grown. There are two large cottonwoods on the south side of the house and one on the east side. There are a series of wooden stairs and landings from the parking pad to the house. The wooden stairs/landings from the upper pad to the deck were built after 1990 and need repair. The lower stairs/landings are in disrepair and were built after 1970. There are a series of stone steps leading to the deck. The stone steps were built before 1970. The deck on the south side of the house is 2x8 joists at 24 inches o.c. with 2x6 decking built after 1970. The deck is in disrepair. 10 foot high rail road tie retaining wall on the uphill side of the property which shores up a parking pad off of Sampson Avenue. The pad is approximately 15 feet wide and 12 feet deep. The elevation at the parking pad/Sampson Avenue is approximately 7300 feet. The retaining wall was built after 1970 and is in disrepair. South property line fence is approximately 30' long and is built of 6x8 post 1x6 slats vertical. North property line fence is approximately 24 feet long and is built of 4x4 posts with 1x6 slats horizontal. Built after 1990

Existing Condition: Excellent ☐ Good ☐ Fair ☐ Poor ■

Photo Numbers: 1a, 1b, 1c, 1d, 1e, 1f, 1g, 1h, 1i Illustration Numbers: 1 of 1, A0.1, A0.2

Photo 1a: Downhill site looking east

Photo 1b: Stairs from stone steps to deck

Photo 1c: Stone steps

If you have questions regarding the requirements on this application or process please contact a member of the Park City Planning Staff at 435-615-5060 or visit us online at www.parkcity.org. Updated 10/2014.

Photo 1d: Deck south side of house

Photo 1e: Retaining wall looking north

If you have questions regarding the requirements on this application or process please contact a member of the Park City Planning Staff at 435 615-5060 or visit us online at www.parkcity.org. Updated 10 2014.

Photo 1f: Retaining wall looking west

Photo 1g: Fence at south property line

Photo 1h: Fence at south property line

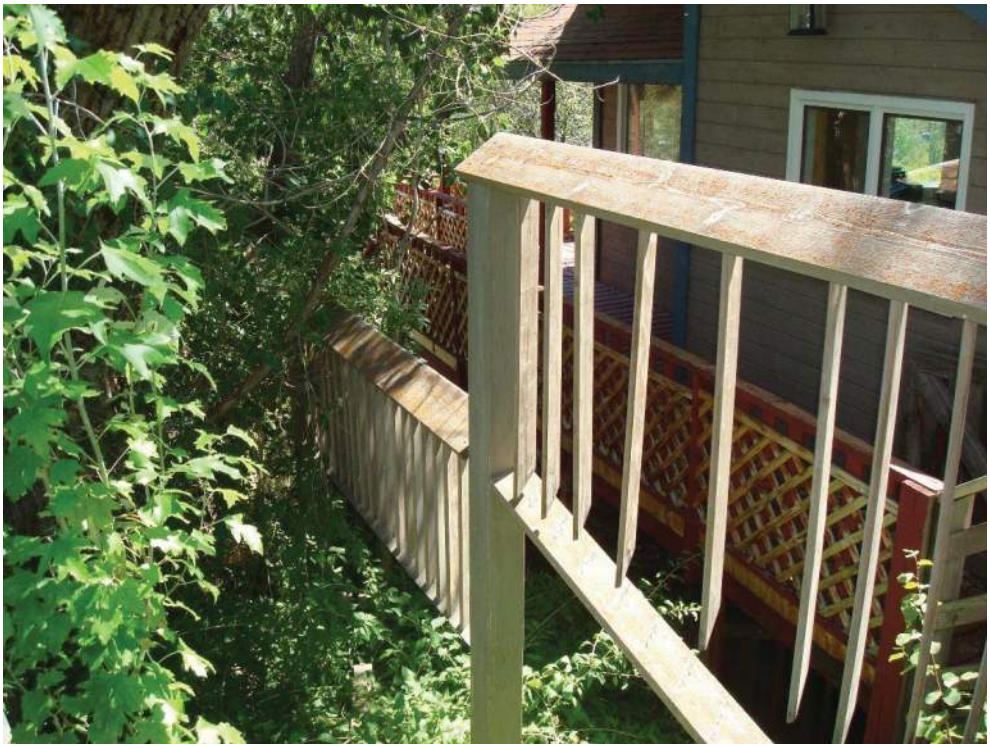


Photo 1j: Fence at north property line

If you have questions regarding the requirements on this application or process please contact a member of the Park City Planning Staff at 435 615-5060 or visit us online at www.parkcity.org. Updated 10 2014.

2. Structure

Use this section to describe the general structural system of the building including floor and ceiling systems as well as the roof structure. Supplemental pages should be used to describe additional elements and features.

Element/Feature: <u>Historic Form and Stucture</u>

This involves: ■ An original part of the Building
■ A later addition Estimated date of construction: 1900

Describe existing feature:

The existing structure at 115 Sampson Avenue was built about 1900. The house is a 1 1/2 story pyramid form. The low shed roof covers the porch that wraps around the south and east elevations. The 7' addition off the west was built after 1947. The historic structure has no foundation and all posts, beams and bearing walls sit on stacked stone and soil. The floor joist are 2x6 @ 24" o.c. The floor sheathing is 1x6 plank. The walls are 8" horizontal wood lap siding on 1x10 vertical plank. The upper floor joist are 2x8 @ 24" o.c. The floor sheathing is 1x6 plank. The roof is wood shake shingles on 1x plank on 2x4 joist @ 24" o.c. with 1x6 collar ties @ 48" o.c. The low shed roof is wood shake shingles on 1x plank on 2x4 joist @ 24" o.c. The wrap around porch is 1x6 decking on 2x4 joist @ 24" o.c. with 2x8 support beams. The addition built after 1947 is the same construction. The root cellar is an 8 foot wide structure perpendicular to the west addition and dies into the hillside. The inside of the house has been walled off to this space. The walls are 8 inch rail road ties with dry stack stone on the exterior side. The walls and roof are in disrepair. See Structural Engineers report.

Existing Condition: Excellent ☐ Good ☐ Fair ☐ Poor ■

Photo Numbers: 2a, 2b, 2c Illustration Numbers: AB.1

<u>Photo 2a</u>: Typical floor assembly 1x6 plank on 2x6 joist bearing on stone/soil

Photo 2b: Typical exterior wall, aluminum siding on ½" fiber board in 1x8 horiz. lap on 1x10 vert. plank

Photo 2c: Typical joist bearing on stone/soil

3. Roof

Use this section to describe the roofing system, flashing, drainage such as downspouts and gutters, skylights, chimneys, and other rooftop features. Supplemental pages should be used to describe additional elements and features.

Element/Feature: Roof Assembly

This involves: ■ An original part of the building
■ A later addition   Estimated date of construction: 1900-1970

Describe existing feature:

The roof is a simple hip. The east and west have a 12/12 pitch and the north and south have 12/14 pitch. The west side of the roof continues to shed down at an 8/12 pitch. The west side of the roof has a simple gable perpendicular that dies into the hill side. There are dormers on the east, west and south. The roof is standing seam metal roof over wood shake shingles over 1x wood plank over 2x4 joist at 24 inches o.c. The joists, 1x planks and wood shakes seem to be original. The standing seam metal roof was installed after 1970. The wrap around porch roof is a simple shed/hip with a 7/12 pitch. The construction of the porch roof is the same as the main roof. All drip metal, fascia and soffit needs to be replaced/repair.

Existing Condition: Excellent ☐ Good ☐ Fair ☐ Poor ■

Photo Numbers: 3a, 3b, 3c, 3d, 3e, 3f   Illustration Numbers: AB.1

Photo 3a: West elevation

Photo 3b: North and East elevations

Photo 3c: South elevation

Photo3d: West and south elevation looking down at the root cellar roof/wall

Photo 3e: West dormer

Photo 3f: South dormer

4. Chimney

Use this section to describe any existing chimneys. One box should be devoted to each existing chimney. Supplemental pages should be used to describe additional elements and features.

Element/Feature: Masonry chimney

This involves: ■ An original part of the Building
☐ A later addition — Estimated date of construction: 1900

Describe existing feature:

The masonry chimney is original to the historic structure. The chimney no longer functions as a smoke flue. The masonry chimney has been modified over the years and needs repair.

Existing Condition: Excellent ☐ Good ☐ Fair ☐ Poor ■

Photo Numbers: 4a, Illustration Numbers: AB.1

<u>Photo 4a</u>: Masonry chimney

5. Exterior Walls

Use this section to describe exterior wall construction, finishes, and masonry. Be sure to also document other exterior elements such as porches and porticoes separately. Must include descriptions of decorative elements such as corner boards, fascia board, and trim. Supplemental pages should be used to describe additional elements and features.

Element/Feature: Exterior wall assembly

This involves: ■ An original part of the building
☐ A later addition Estimated date of construction: 1900

Describe existing feature:

Exterior wall assembly: Aluminum siding on ½" fiber board (after 1970) on 1x8 horizontal lap siding on 1x10 vertical plank (historical).

Existing Condition: Excellent ☐ Good ☐ Fair ☐ Poor ■

Photo Numbers: 2b, 3b, 3c, 3e, 3f Illustration Numbers: AB.1

6. Foundation

Use this section to describe the foundation including its system, materials, perimeter foundation drainage, and other foundation-related features. Supplemental pages should be used to describe additional elements and features.

Element/Feature: Foundation

This involves: ☐ An original part of the building
☐ A later addition Estimated date of construction:

Describe existing feature:

The existing structure has no foundation and all posts, beams and bearing walls sit on stacked stone and soil. See 2. Structure and Structural Engineers report.

Existing Condition: Excellent ☐ Good ☐ Fair ☐ Poor ☐

Photo Numbers: 2a, 2c Illustration Numbers: AB.1

7. Porches

Use this section to describe the porches Address decorative features including porch posts, brackets, railing, and floor and ceiling materials. Supplemental pages should be used to describe additional elements and features.

Element/Feature: Porch

This involves: ■ An original part of the Building
☐ A later addition Estimated date of construction: 1900-1907

Describe existing feature:

The porch was added between 1900 and 1907. The porch wraps around the east and south elevations. The deck is 1x6 T&G decking on 2x4 joists @ 24" o.c. with 2x8 support beams. The joists sit on stack stone/soil. The deck sags 3 inches in 4 feet. The posts are 4x4 with decorative brackets. The roof porch on the south elevations has been partially enclosed with glass. The glass was added in parts of the roof after 1970. The soffit is 1x6 bead board.

Existing Condition: Excellent ☐ Good ☐ Fair ☐ Poor ■

Photo Numbers: 7a, 7b, 7c, 7d, 7e Illustration Numbers: AB.1

<u>Photo 7a</u>: Porch south elevation

Photo7b: Porch south elevation

Photo 7c: Porch east elevation

If you have questions regarding the requirements on this application or process please contact a member of the Park City Planning Staff at 435 615-5060 or visit us online at www.parkcity.org. Updated 10 2014.

Photo 7d: Porch soffit

Photo 7e: Porch decorative brackets

If you have questions regarding the requirements on this application or process please contact a member of the Park City Planning Staff at 435 615-5060 or visit us online at www.parkcity.org. Updated 10 2014.

8. Mechanical System, Utility Systems, Service Equipment & Electrical

Use this section to describe items such as the existing HVAC system, ventilation, plumbing, electrical, and fire suppression systems. Supplemental pages should be used to describe additional elements and features.

Element/Feature: Mechanical, Electrical and Plumbing

This involves: ☐ An original part of the building

■ A later addition Estimated date of construction: After 1947

Describe existing feature:

Forced air furnace is not up to code. The furnace distribution is through a single vent opening at the stairs. The water heater is located in the bathroom closet. The water heater is not insulated, seismically anchored or installed to code. All the plumbing and electrical is in bad shape and not up to code. The existing stove in the living room connects to the masonry chimney. There is an electric base heater in the west bedroom.

Existing Condition: Excellent ☐ Good ☐ Fair ☐ Poor ■

Photo Numbers: 8a, 8b, 8c, 8d, 8e, 8f, 8g, 8h, 8j Illustration Numbers: AB.1

Photo 8a: Furnace

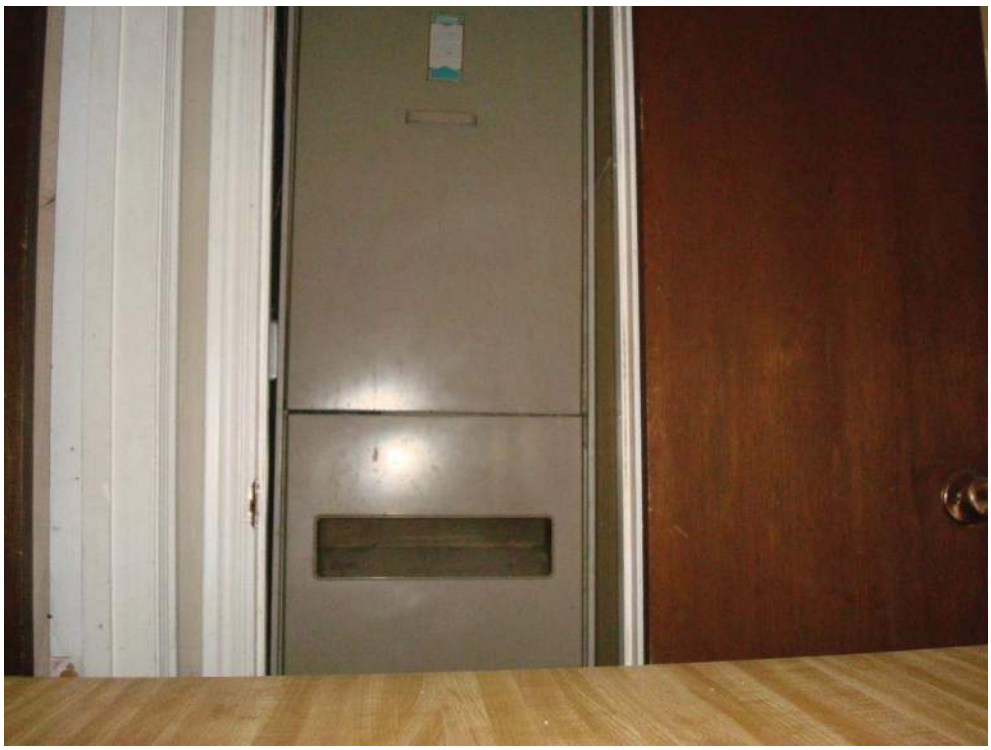


Photo 8b: Water Heater

Photo 8c: Electrical breaker box in bathroom closet

If you have □uestions regarding the re□uirements on this application or process please contact a member of the Par□City Planning □taff at □4□□□□1□□□□□□ or visit us online at www.par□city.org. □pdated 1□/□□14.

□1

Photo 8d: Electrical breaker box in bathroom closet

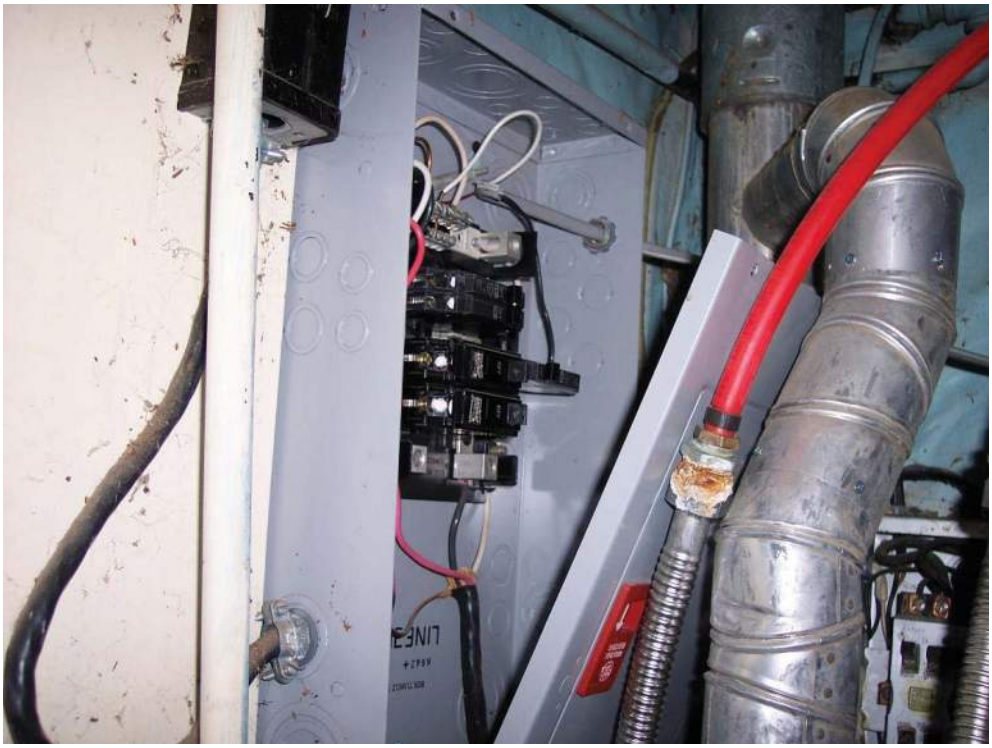
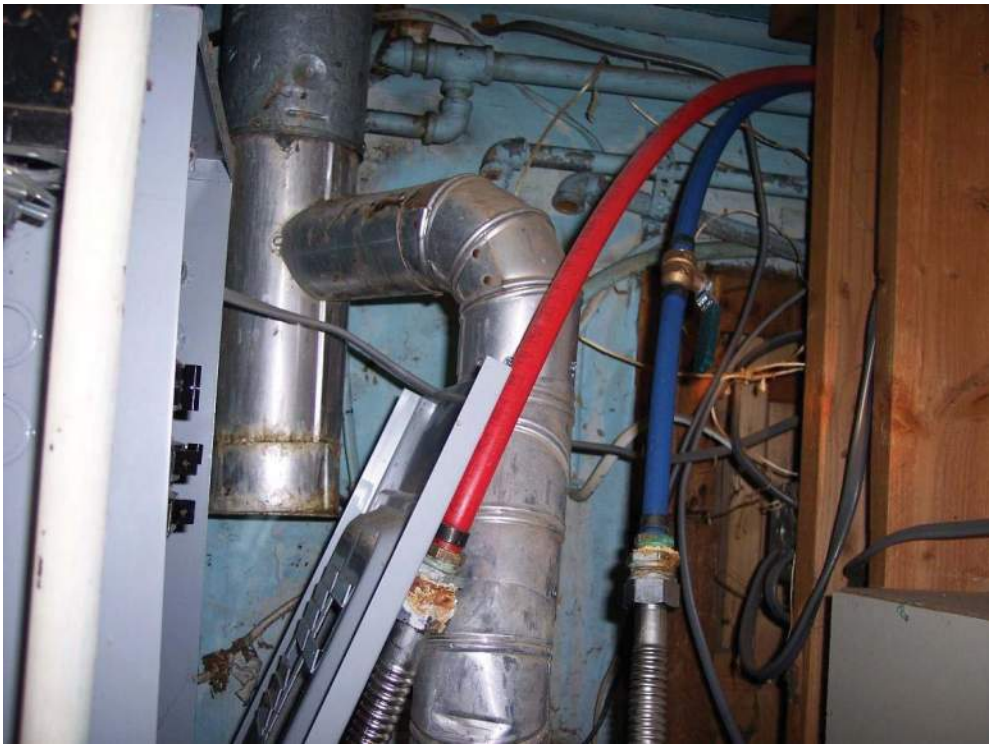


Photo 8e: Mechanical/Electrical/Plumbing in bathroom closet

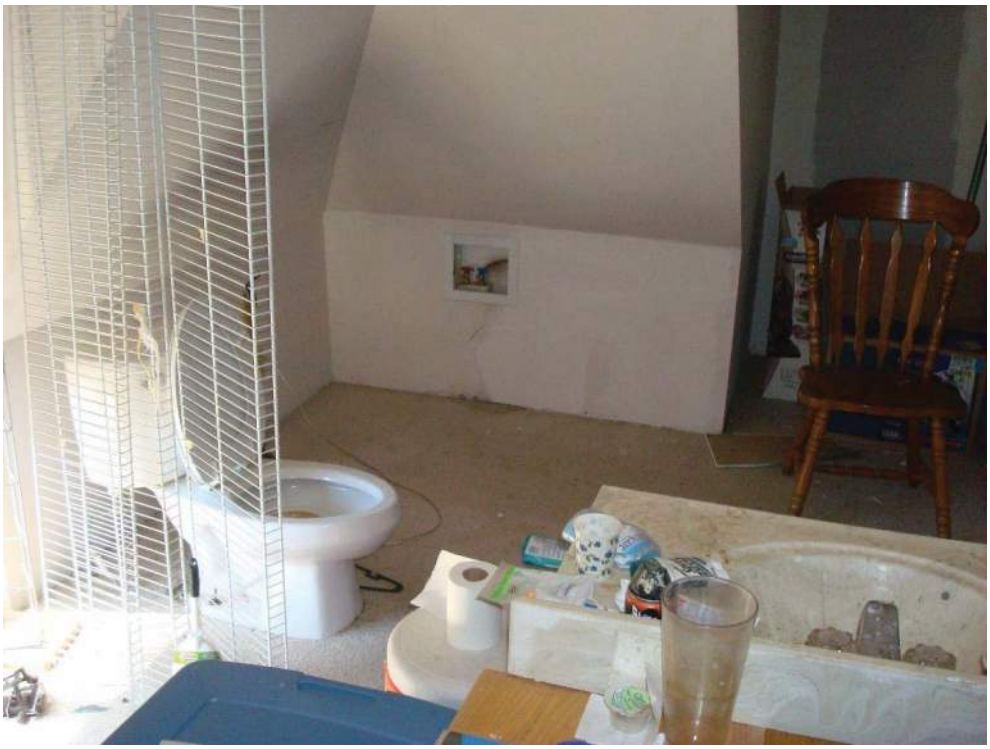


If you have □uestions regarding the re□uirements on this application or process please contact a member of the Par□City Planning □taff at □4□□□□1□□□□□□ or visit us online at www.par□city.org. □pdated 1□/□□14.

□□

Photo 8f: Main level bathroom

Photo 8g: Upper level toilet and sink



If you have □uestions regarding the re□uirements on this application or process please contact a member of the Par□City Planning □taff at □4□□□□1□□□□□□ or visit us online at www.par□city.org. □pdated 1□/□□14.

□□

Photo 8h: Stove in living room

Photo 8j: Stove pipe to masonry chimney

If you have □uestions regarding the re□uirements on this application or process please contact a member of the Par□City Planning □taff at □4□□□□1□□□□□□ or visit us online at www.par□city.org. □pdated 1□/□□14.

9. Door Survey

Total number of door openings on the exterior of the structure: □
Number of historic doors on the structure: □
Number of existing replacement/non□historic doors: □
Number of doors completely missing: 4
Number of doors to be replaced: □

Door #:	*Existing Condition (Excellent, Good, Fair, Poor):*	*Describe any deficiencies:*	*Photo #:*	*Historic (50 years or older):*
D1	Poor		9a	
D2	Poor		9b	
D3	Poor			
D4	Poor			
D5	Poor			

10. Window Survey

Total number of window openings on the exterior of the structure: 11
Number of historic windows on the structure: □
Number of existing replacement/non□historic windows: 1□
Number of windows completely missing: 1
Number of windows to be replaced: 1□

Window #:	*Existing Condition (Excellent, Good, Fair, Poor):*	*Describe any deficiencies:*	*Photo #:*	*Historic (50 years or older):*
W1	Poor		10a	
W2	Poor		10b	
W3	Poor		10c	
W4	Poor		10c	
W5	Poor		10d	
W6	Poor		10e	
W7	Poor		10f	
W8	Poor		10g	
W9	Poor		3c	
W10	Poor		3f	

If you have □uestions regarding the re□uirements on this application or process please contact a member of the Par□City Plan□ning □taff at □4□□□□1□□□□□□ or visit us online at www.par□city.org. □pdated 1□/□□14.

□□

Photo 9a: East entry door D1

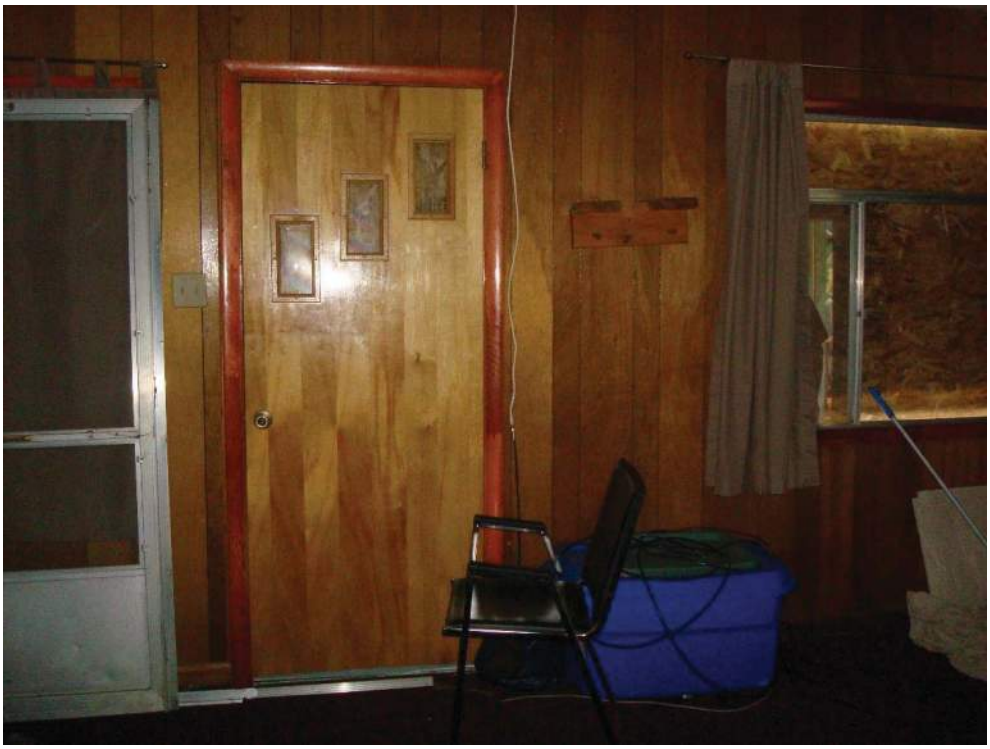
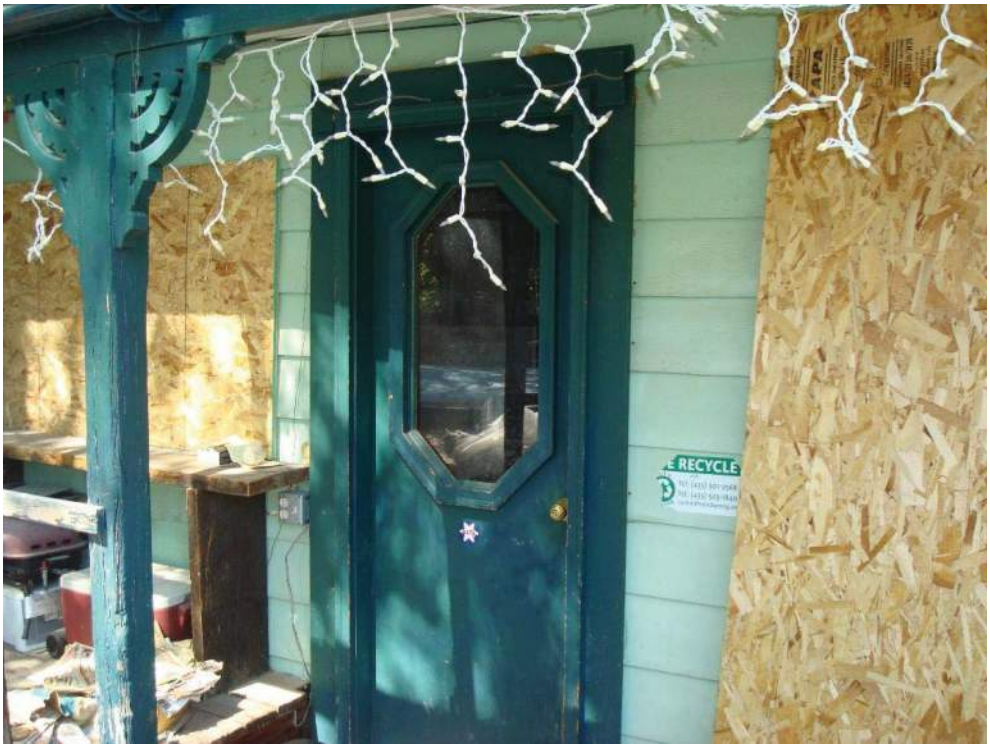


Photo 9b: South entry door D2



If you have □uestions regarding the re□uirements on this application or process please contact a member of the Par□City Planning □taff at □4□□□□1□□□□□□ or visit us online at www.par□city.org. □pdated 1□/□□14.

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Photo10a: Bedroom window W1

Photo 10b: Bedroom window W2

If you have □uestions regarding the re□uirements on this application or process please contact a member of the Par□City Planning □taff at □4□□□□1□□□□□□ or visit us online at www.par□city.org. □pdated 1□/□□14.

Photo 10c: Living room window W3 and W4

Photo 10d: Living room window W5

If you have □uestions regarding the re□uirements on this application or process please contact a member of the Par□City Planning □taff at □4□□□□1□□□□□□ or visit us online at www.par□city.org. □pdated 1□/□□14.

Photo 10e: Living room window W6

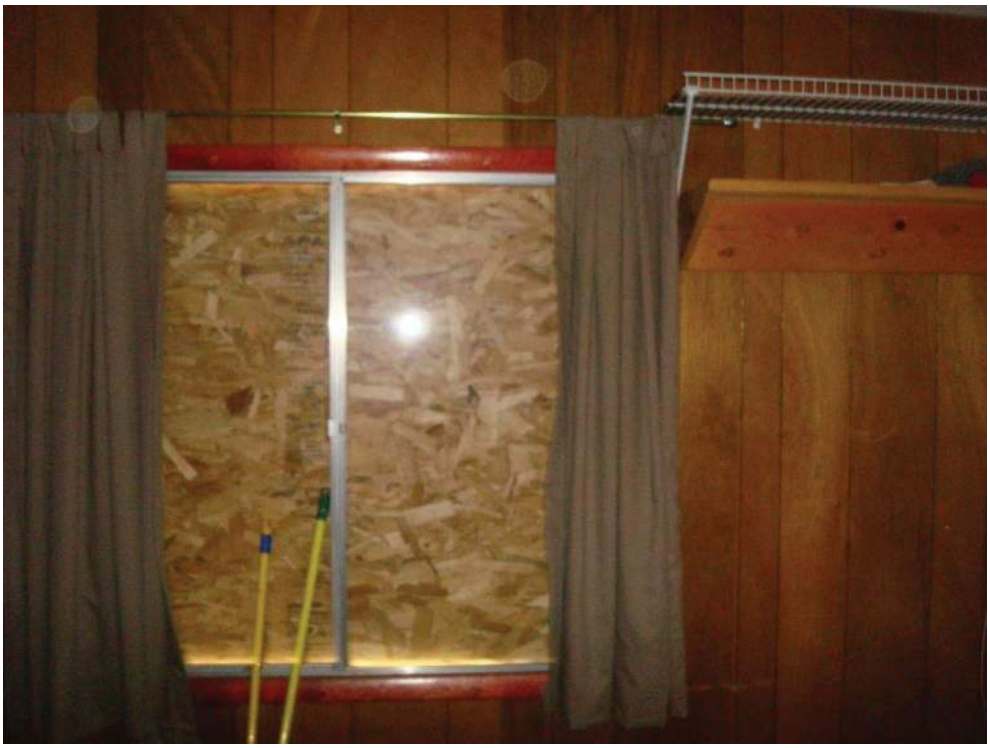
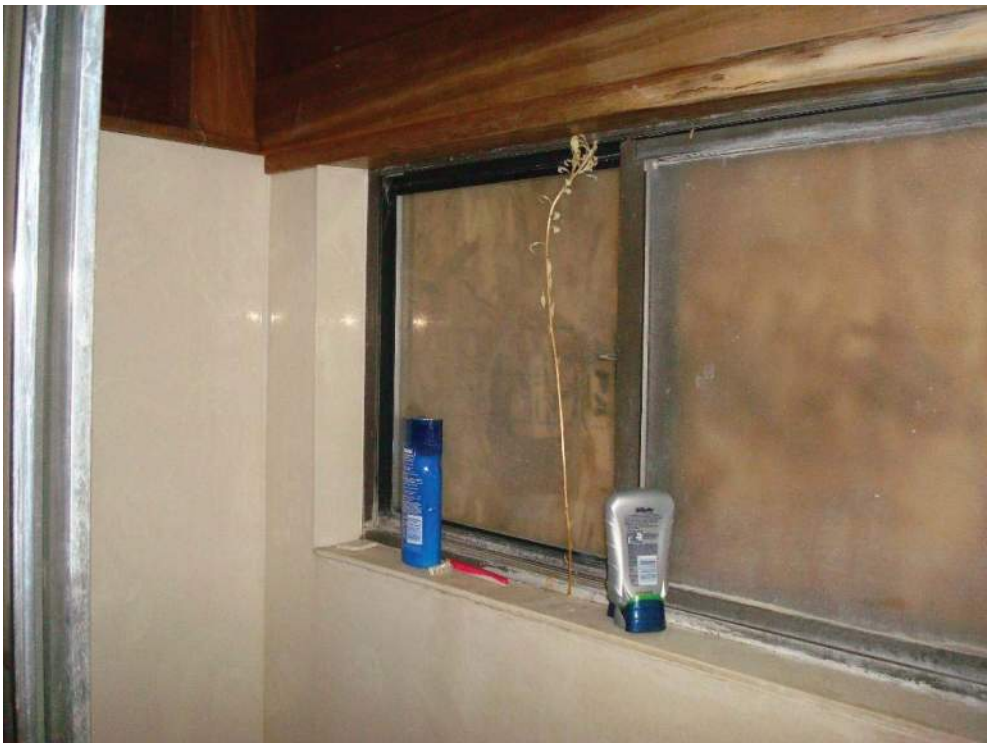


Photo 10f: Kitchen window W7

Photo 10g: Bathroom window W8



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11. Interior Photographs

Use this section to describe interior conditions. Provide photographs of the interior elevations of each room. (This can be done by standing in opposite corners of a square room and capturing two walls in each photo.)

Element/Feature: Interior

This involves: ☐ An original part of the building
■ A later addition Estimated date of construction: After 197□

Describe existing feature:

There are no original trim on doors and windows. There are several types of base and casing, all installed after 197□. □ee 9. Doors and 1□. □ indows photos.

Existing Condition: Excellent ☐ Good ☐ Fair ☐ Poor ■

Photo Numbers: 11a, 11b, 11c Illustration Numbers: AB.1

Photo 11a: Kitchen cabinets

Photo 11b: Kitchen cabinets

Photo 11c: Kitchen

If you have □uestions regarding the re□uirements on this application or process please contact a member of the Par□City Planning □taff at □4□□□□1□□□□□□ or visit us online at www.par□city.org. □pdated 1□/□□14.

□□

Exhibit E

Shen Engineers, Inc. Structural/Seismic Consultants
3335 S. 900 E., Suite 250
Salt Lake City, UT 84106
801.466.2625
801.466.2656fax

7949 Silverton Ave., Suite 915
San Diego, CA 92126
858.699.2275
801.466.2656fax

Sept. 7, 2010

Mr. Jonathan DeGray, AIA
Jonathan DeGray - Architect
P.O. Box 1674
Park City, Utah 84060

Subject: Physical Condition Report of Park City House
At 115 Sampson Ave.
Park City, Utah

To Whom It May Concern:

We have performed a site investigation of the building and have done some structural calculations to determine the adequacy of the building. The capacity check of structural members is based on the 2009 International Building Code(2009IBC). That would give us idea that how good the members are. This building is a historical building. Based on historical building code, if the members have more than 50% of capacity of what the code is required, the members are ok.

The follows are the conclusions:

1. Most of the existing roof joists are real 2x4 at 24" o.c. on 12:12 slope with 1x6 collar ties @ 48" o.c.. They are less than 50% capacity of the code. They need to be upgraded by either sister them with the better joist members or replaced with new roof joists.

2. The existing roof deck is 1x wood plank installed particular to the existing joists. It doesn't have any capacity of shear diaphragm value. Suggest to install a layer of new 5/8" plywood or OSB with 10d @ 6" o.c. nailing.

3. The existing attic floor joists are guessed to be 2x8 @ 16" o.c. Suggest to install new 2x8 @ 16" o.c. to sister the existing floor joists.

4. The existing crawl space floor joists are real 2x6 at 24" o.c. The floor sheathing is 1x6 plank. They are less than 50% capacity of the code. They need to be upgraded by either sister them with the better joist members or replaced with new floor joists.

5. The front deck was built with 2x4 joists @ 24" o.c. with 2x8 beam to support them. The posts are 4x4s.

6. All the existing headers need to be upgraded.

7. The existing exterior walls are just 1x12 planks vertical plus 1x6 planks horizontal with ½" Celutex(fiber board) outside. The exterior walls are all not strong enough for wind, seismic or gravity loads. Suggest that new 2x4 df#2 or better stud walls at 16" o.c. need to be installed around the exterior walls. New shear wall sheathing and holdowns also shall be installed to develop a new lateral system.

8. The existing building doesn't have any footings. New concrete footing and foundation need to be poured for supporting the existing building and forming the frost depth of 40". And the proper reinforcing needs to be placed.

Since the existing exterior walls are built of 1x10 boards only. No wood stud framing has been used in the walls. We suggest that if the home is to be lifted or moved to install a new foundation that doing so as a single unit may present a safety concern unless extensive shoring is installed. It would be safer to panelize the walls of the home and move them that way.

We hope that the information contained herein will assist you in your planning efforts. Should you have any further questions, please feel free to contact our office at your convenience.

Best Regards,

Henry Shen, SE,
Shen Engineers, Inc.
3335 S. 900 E., Suite 250
Salt Lake City, Utah 84106

Shen Engineers, Inc. Structural/Seismic Consultants
2225 E. Murray Holladay Rd., Suite 208
Holladay, UT 84117
801.277.2625
801.277.2626fax

100 S. Alameda St., Suite 463
Los Angeles, CA 90012
858.699.2275
801.277.2626fax

April 26, 2018

Mr. Jonathan DeGray, AIA
Jonathan DeGray - Architect
P.O. Box 1674
Park City, Utah 84060

Subject: Physical Condition Report of Park City House
At 115 Sampson Ave.
Park City, Utah

To Whom It May Concern:

We have performed a site investigation of the building on April 24, 2018 with the architect Jon DeGray. The conclusions on the house are as follows:

1. The building was temporally shored not long ago (We guess the temporary shoring was installed within 2 to 5 years) with 2x6 stud walls, beams, columns and footings.

2. The existing roof joists are 2x6 at 24" on center on a sloped roof spanning 8'-0" to 12'-0". The 12'-0" roof joists are 18% capacity of the code. The 8'-0" roof joists are 28% capacity of the code. They need to be upgraded or replaced with new roof joists. We suggest reframing roof ridge and valley beams and installing new roof joists.

3. The existing roof deck is 1x wood plank installed perpendicular to the existing joists. It doesn't have any capacity of shear diaphragm value. Suggest installing new 5/8" plywood or OSB with 10d @ 6" on center nailing.

4. The existing (crawl space) floor joists are 2x6 @ 24" on center spanning 8'-0" to 12'-0. Most of them were totally rotted out. They have to be replaced.

5. All the existing headers need to be upgraded. We will review each one of them when design is available.

6. The existing exterior walls are 1x12 installed vertically with 1x6 planks installed horizontally. The exterior walls have no capacity for wind, seismic or gravity loads. Some of the wood stud walls retain the dirt. 75% of the exterior walls were rotted out and have to be re-built.

7. The existing building doesn't have any footings. The existing foundation walls were built with wood piles and sand stone. 90% of them were rotted out. We suggest tearing off the existing foundation walls. New reinforced concrete footing and foundation walls need to be poured for supporting the existing building and forming the frost depth of 40" minimum.

8. Overall, the whole house is rotted out. The maximum differential settlement on the building is about one foot. To lift or temporarily shore them becomes to be impossible.

9. We suggest panelizing the existing building and re-build the house.

We hope that the information contained herein will assist you in your planning efforts. Should you have any further questions, please feel free to contact our office at your convenience.

Best Regards,

Henry Shen, SE,
Shen Engineers, Inc.
2225 East Murray Holladay Road, Suite 208
Holladay, Utah 84117

Exhibit F

Building • Engineering • Planning

April 27, 2018

Joseph Sponholz and Nancy Bronstein
Silver Potato LLC
25 E End Ave #8C
New York, NY 10028

CC: Jon Degray, Architect; Anya Grahn, Park City Municipal Corporation

RE: 115 Sampson Avenue, Park City, UT 84060

Dear Joseph and Nancy,

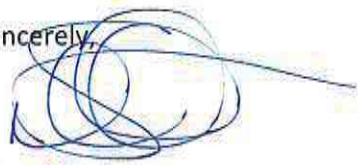
Please be advised that the historic structure located at 115 Sampson Avenue, was found to be hazardous or dangerous, pursuant to Section 116.1 of the International Building Code. A Notice and Order to vacate and repair the structure due to its general dilapidated state was issued on April 10, 2013. Following the Notice and Order, the building was then mothballed in 2011.

Planning and Building Department staff visited the site on April 16 and 18, 2018. At that time, we observed the following conditions:

- Due to the lack of foundation beneath the historic house, the floor structure has slumped. This has caused the walls to buckle and settle unevenly.
- The hillside has settled across the back of the historic house, accelerating the deterioration of the west wall; a stone cellar on the west side of the house is no longer accessible from the interior of the house. Further wood rot and deterioration can be seen along the roofline, with rotted and missing eaves, rusted metal roofing, and deteriorated dormers. Moisture has entered the structure through the deteriorated roofing and rotted wood siding.
- The previous owner had made significant alterations to the historic house including adding aluminum windows and doors, aluminum siding and faux vinyl brick siding, and skylights on the front porch. These improvements are in varying degrees of deterioration.
- During the site visits, the applicant and staff discussed panelizing the north, south, and east walls of the historic house. Significant portions of these walls were removed in order to expand the window openings on the east façade from single windows to large picture windows. These larger openings may compromise the structural integrity of the walls.
- The porch structure and decking has deteriorated as it sits directly on the soil on the south elevation of the house. The porch has settled unevenly and has begun to pull away from the house.

Due to the structural instability of the house, as well as the extent of the deterioration of the original materials, I find that the safest approach is to panelize the historic house.

Sincerely,



Dave Thacker
Chief Building Official