



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

**April 20, 2023**

**REGULAR AGENDA - 12:00 PM**

**475 Woodside Avenue – Historic District Design Review** – The Applicant Seeks to Demolish an Existing Single-Family Dwelling and Construct a New Single-Family Dwelling on a Steep Slope in the Historic Residential - 1 (HR-1) District. PL-22-05311

(A) Public Hearing, and (B) Action

[475 Woodside Ave HDDR Staff Report](#)

[Exhibit A: 475 Woodside Ave HDDR Final Action Letter](#)

[Exhibit B: Proposed Plans](#)

[Exhibit C: 475 Woodside Ave Amended Plat](#)

**475 Woodside Avenue – Steep Slope Conditional Use Permit** – The Applicant Seeks to Demolish an Existing Single-Family Dwelling and Construct a New Single-Family Dwelling on a Steep Slope in the Historic Residential-1 (HR-1) Zoning District. PL-23-05585

(A) Public Hearing; (B) Action

[475 Woodside Ave SSCUP Staff Report](#)

[Exhibit A: 475 Woodside SSCUP Final Action Letter](#)

[Exhibit B: Proposed Plans](#)

[Exhibit C: 475 Woodside Ave Amended Plat](#)

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

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

# Planning Department Staff Report



**Subject:** 475 Woodside Avenue  
**Application:** PL-22-05311  
**Author:** Caitlyn Tubbs,  
Sr. Historic Preservation Planner  
**Date:** April 20, 2023  
**Type of Item:** Historic District Design Review (HDDR)

## Recommendation

(I) Review the proposed Historic District Design Review for a new Single-Family Dwelling at 475 Woodside Avenue, (II) conduct a public hearing, and (III) consider approving the proposed Historic District Design Review based on the Findings of Fact, Conclusions of Law, and Conditions of Approval outlined in the Draft Final Action Letter (Exhibit A).

## Description

**Applicant:** Ben and Holly Hoch, represented by Richard Krantz  
**Location:** 475 Woodside Avenue  
**Zoning District:** Historic Residential -1 (HR-1)  
**Adjacent Land Uses:** Residential, Open Space  
**Reason for Review:** LMC [§15-1-8](#) delegates approval of HDDR applications for new infill construction in Historic Zoning Districts to the Planning Director.

HDDR	Historic District Design Review
HPB	Historic Preservation Board
HR-1	Historic Residential-1
HSI	Historic Sites Inventory
LMC	Land Management Code
PCMC	Park City Municipal Corporation
SSCUP	Steep Slope Conditional Use Permit

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

## Summary

475 Woodside Avenue is in the Historic Residential 1 (HR-1) Zoning District and an existing A-frame Structure is located on the site. The existing Structure is not listed on the Historic Sites Inventory (HSI) and was constructed in 1966. The Applicant has proposed demolition of the existing Structure and the construction of a new Single-Family Dwelling (SFD).

## Background

The Applicant submitted a Historic District Design Review application on July 13, 2022. The Applicant provided an updated plans submittal on October 11, 2022, and another

on December 16, 2022. Planning Staff brought the proposal to the Design Review Team (DRT) on January 25, 2023, where the Applicant was in attendance. Following the meeting with the DRT the Applicant submitted an updated set of plans on February 3, 2023. On February 28, 2023, the Applicant submitted a Steep Slope Conditional Use Permit (SSCUP) application due to the steepness of the slope on the site.

### **Analysis**

The Planning Director has the authority to take Final Action HDDR applications for new infill developments.<sup>1</sup> Staff has outlined the applicable regulations and analyzed the proposal's compliance in the following tables.

## **(I) Historic Residential (HR-1) Zoning District Requirements – LMC Chapter [15-2.2](#)**

### LMC [§15-2.2-3](#): Lot and Size Requirements

Requirement	Analysis of Proposal
A. Lot Size:  Minimum Lot Area for a Single-Family Dwelling is 1,875 square feet.	<b>Complies</b> – The Lot is 37.5 feet in width and 75 feet in depth resulting in a Lot Area of 2,812.5 square feet.
B. Lot Width:  Minimum Lot width is twenty-five feet (25') measured fifteen feet (15') from the Front Lot Line.	<b>Complies</b> – The existing Lot is 37.5 feet in width measured 15 feet from the Front Lot Line.
E. Building Footprint:  The maximum Building Footprint for a 37.5 x 75 foot lot is 1,201 square feet.	<b>Complies</b> – The proposed footprint of the Structure is 1,165.5 square feet.
F. Front Setback:  10 feet	<b>Complies</b> – The Structure is set back approximately twelve feet (12') from the Front Lot Line. An uncovered staircase encroaches into the front setback by ten feet (10') and abuts the Front Lot Line as permitted by LMC <a href="#">§15-2.2-3(G)(2)</a> . The stairs are no more than four feet (4') above Final Grade.
F. Rear Setback:  10 feet	<b>Complies with Condition of Approval 14</b> – The proposed Structure is sited 16 feet from the Rear Lot Line. The Applicant has proposed the construction of

<sup>1</sup> LMC [§15-1-8](#).

	a ski bridge connecting the top floor of the SFD to the slope of the open space abutting the property. Patios, decks, pathways, steps, or similar Structures may only be 30 inches above Final Grade and must be a minimum of 1 foot from the property line. The proposed ski bridge abuts the Rear Lot Line and is approximately 6 inches from the top of the rear retaining wall. Staff recommends a condition of approval that the Applicant revise the design of the ski bridge to comply with LMC § <a href="#">15-2.2-3(H)</a> .
I. Side Setbacks:  3 feet each	<b>Complies</b> – The Structure is set back three feet from both side Lot Lines. The roof eaves encroach into the setback by one foot on each side; an encroachment of two feet is permitted by LMC <a href="#">§15-2.2-3(J)(4)</a> .

LMC [§15-2.2-5](#): Building Height

Requirement	Analysis of Proposal
No structure shall be erected to a height greater than twenty-seven feet (27') from Existing Grade.	The proposed Structure is between nine feet two inches (9' 2") and twenty-five feet five inches (25' 5") from Existing Grade.
A. A Structure shall have a maximum height of thirty-five feet (35') measured from the lowest finish floor plane to the point of the highest wall top plate that supports the ceiling joists or roof rafters.	The Structure is exactly thirty-five feet (35') from the lowest finish floor plane to the highest wall top plate.
B. A ten foot (10') minimum horizontal step in the downhill façade is required unless the First Story is located completely under the finish Grade on all sides of the Structure. The horizontal step shall take place at a maximum height of twenty three feet (23') from where the Building Footprint meets the lowest point of existing Grade.	A ten-foot (10') deep horizontal step has been included in the front (downhill) portion of the building. This step back is located at a height of 18 feet from Existing Grade.
C. The roof pitch of a Structure's Contributing Roof Form shall be between seven:twelve (7:12) and twelve:twelve (12:12) and shall occupy a minimum horizontal distance of 20 feet measured from the primary façade to the rear of the building, as viewed from the primary public right-of-way.	The Contributing Roof Form has a pitch of 7:12.



**(II) Design Guidelines for New Residential Infill Construction in Historic Districts – LMC [§15-13-8](#)**

Requirement	Analysis of Proposal
Universal Guidelines	
<ol style="list-style-type: none"> <li>1. New infill residential buildings shall reflect the historic character – simple building forms, unadorned materials, restrained ornamentation – of Park City’s Historic Sites.</li> <li>2. New infill residential buildings shall not directly imitate existing historic structures in Park City. Roof pitch, shape and configuration, as well as scale of building elements found on Historic Sites may be duplicated, but building elements such as moldings, cornice details, brackets, and porch supports shall not be directly imitated. Reconstruction of non-surviving historic buildings is allowed.</li> <li>3. A style of architecture shall be selected and all elevations of the new infill residential building shall be designed in a manner consistent with contemporary interpretation of the</li> </ol>	<p><b>Complies</b> – The proposed Structure has been designed with a specific architectural style in mind and is compatible with, but does not mimic, Historic Structures in the District. The Structure has minimal ornamentation and includes compatible materials and building forms. The existing structure is non-historic and no Historic Sites or Structures will be affected by the proposed construction. The proposed SFD is similar in size and mass with neighboring buildings and is oriented to face Woodside Avenue like the rest of the neighborhood.</p>

<p>chosen selected style. Stylistic elements shall not simply be applied to exteriors. Styles that never appeared in Park City shall be avoided. Styles that radically conflict with the character of Park City's Historic Sites shall also be avoided. Styles that never appeared in Park City shall be avoided.</p> <p>4. New infill residential buildings shall differentiate from historic structures but be compatible with historic structures in materials, features, size, scale and proportion, and massing to protect the integrity of the Historic District as a whole. The massing of the new infill residential buildings shall be further broken up into volumes that reflect the original massing of historic buildings; larger masses shall be located at the rear of the lot.</p> <p>5. Building and site design shall respect the existing topography, the character-defining site features, including existing trees and vegetation, and shall minimize cut, fill, and the use of retaining</p>	
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<p>walls.</p> <ol style="list-style-type: none"> <li>6. Exterior elements – roofs, entrances, eaves, chimneys, porches, windows, doors, steps, garages, etc. – of the new infill residential building shall be of human scale and shall be compatible with neighboring Historic Structures.</li> <li>7. Scale and height of new infill residential buildings shall follow the predominant pattern and respect the architecture of the Streetscape or character area with special consideration given to Historic Sites.</li> <li>8. Size and mass of a structure shall be compatible with the size of the site so that lot coverage, building bulk, and mass are compatible with Historic Sites within the Streetscape or character area.</li> <li>9. New construction activity shall not physically damage nearby Historic Sites.</li> <li>10. New infill residential buildings shall reinforce visual unity within the context of the Streetscape or character area. The specific context of each Streetscape or character area is an</li> </ol>	
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<p>important feature of the Historic District. The context of each Streetscape or character area shall be considered in its entirety, as one would see it when standing on the street viewing both sides of the street for the entire length of the Streetscape or character area. Special consideration should be given to adjacent and neighboring Historic Sites in order to reinforce existing rhythms and patterns.</p> <p>11. New materials should reflect the character of the Historic District. Sustainable technology is constantly changing resulting in new alternative materials. New alternative materials may be reviewed by the Design Review Team for compliance being judged on the following characteristics:</p> <ul style="list-style-type: none"> <li>• Longevity (50 year lifespan)</li> <li>• Energy performance</li> <li>• Durable in this climate</li> <li>• Environmental benefit (high recycled content, locally sourced)</li> <li>• Compatibility with the character of the</li> </ul>	
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Historic District	
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Requirement	Analysis of Proposal
Specific Guidelines	
Building Setback and Orientation	<b>Complies</b> – The proposed SFD is compliant with the required setbacks and is oriented toward Woodside Avenue similarly to neighboring structures.
Topography and Grading	<p><b>Complies</b> – The proposed structure steps up the site as the hillside rises. The Applicant has proposed some additional grading in the rear yard to provide an outdoor living area but has preserved the slope around the perimeter of the site. As demonstrated in the provided Site Plan, the proposed grading changes are within two feet (2') of Existing Grade.</p>
Landscaping and Vegetation	<b>Complies with Condition of Approval 13</b> – The

	<p>existing landscaping is minimal and consists of two large deciduous trees and native grasses. The two trees are planned to be removed as permitted by LMC § <a href="#">15-13-8(B)(1)(c)(2)</a>. The Applicant has proposed the planting of dozens of shrubs, grasses, and perennials. The Applicant has also proposed the planting of a dwarf scotch pine and a maple. The proposed landscaping includes water-wise drip irrigation. Staff recommends a Condition of Approval that the Applicant will calculate the caliper of the existing mature trees on the Site and replace them with an equivalent (or greater) caliper of tree(s) as stated in LMC § <a href="#">15-13-8(B)(1)(c)</a>.</p>
Retaining Walls	<p><b>Complies with Condition of Approval 15</b> – There are two existing walls directly out front of the current Structure which extend into the public right-of-way. These walls are approximately 8 feet tall and will be removed. The Applicant has proposed the installation of two garden retaining walls at the front of the structure which are approximately 6 feet in height. These walls will be clad in a stacked stone. The Applicant has also proposed a terraced retaining wall in the rear yard; each section of the wall will be 4 feet tall and clad in the same stacked stone. These walls are not located within the required side setback, but the northernmost wall encroaches into the required front setback. The portion of the northern retaining wall within the setback will be six feet (6') on the driveway side of the wall and less than one foot on the hillside side of the wall. LMC <a href="#">§15-4-2(A)(1)</a> states the height of a retaining wall may exceed four feet (4') within the Front Setback with approval by the Planning Director and the City Engineer. Additionally, these walls encroach into the public right-of-way, Woodside Avenue, by five feet (5'). Staff recommends a Condition of Approval that the property owner obtain an encroachment agreement, or other appropriate instrument, from the Engineering Department allowing the placement of these walls within the right-of-way prior to the issuance of a building permit.</p>
Fences	<p><b>Not Applicable</b> – The Applicant has not proposed the installation of fencing.</p>
Paths, Steps, Handrails, & Railings (Not Associated with Porches)	<p><b>Complies</b> – The proposed walkways and handrails are subordinate to the main structure and are unobtrusive in appearance. The stairs in the rear</p>

	yard will be clad in the same stacked stone to minimize the mix of outdoor materials.
Gazebos, Pergolas, and other Shade Structures	<b>Not Applicable</b> – the Applicant is not proposing any gazebos, pergolas, or shade structures with this project.
Parking Areas & Driveways	<b>Complies</b> – The Applicant has provided two off-street parking spaces within a single-wide tandem garage. Two off-street parking spaces are required for SFDs per LMC <a href="#">§15-3-6</a> . The maximum driveway width permitted per LMC <a href="#">§15-13-8(B)(1)(h)</a> is twelve feet (12'). The proposed driveway is eleven feet and seven inches (11' 7") in width.
<b>Primary Structures</b>	
Mass, Scale & Height	<b>Complies</b> – The proposed SFD is compliant with the required setbacks, building footprint, and building height requirements of the HR-1 Zoning District. It is similar in mass and scale with surrounding structures and has a solid-to-void ratio that is compatible with the surrounding Historic District.
Foundation	<b>Complies</b> – The Applicant has proposed a foundation clad in a stone veneer. There is a clear change in materials between the foundation and the walls above.
Doors	<b>Complies</b> – The proposed SFD has a prominent front entry and has a door pattern on the main level that compliments the Historic District. The design and material of the wood doors is similar to those seen elsewhere in the Historic District.
Windows	<b>Complies</b> – The proposed windows are compatible with the character of the Historic District and the surrounding neighborhood. They have a 2:1 dimension and maintain a solid-to-void ratio that is similar to Structures within the Historic District.
Roofs	<b>Complies</b> – The proposed roof has a pitched form with a 7:12 slope. Secondary roof forms are shed roofs with the same slope. These forms and slope are typical on Historic Structures and infill Structures within the Historic District. The proposed roofing material is metal which is an appropriate material per LMC <a href="#">§ 15-13-8(B)(2)(E)</a> .
Dormers	<b>Complies</b> – The proposed dormers are compatible in scale with the overall roof form and are centralized over the front door and balcony. They are set back from the frontmost wall of the Structure and are below the primary roof ridge.
Gutters and Downspouts	<b>Complies with Condition of Approval 16</b> – The

	Applicant has not proposed any gutters or downspouts at this time. Staff recommends a Condition of Approval that any gutters or downspouts comply with the requirements outlined within LMC <a href="#">§15-13-8</a> .
Chimneys and Stovepipes	<b>Not Applicable</b> – The Applicant has not proposed any chimneys or stovepipes for this home.
Porches	<b>Complies</b> – The proposed front porch extends the full width of the proposed Structure and includes a gable over the front door. The proposed columns are square and unadorned and are compatible with the Historic District.
Architectural Features	<b>Complies</b> – Overall, the design of the house is simple with minimal ornamentation. Decorative shingles are proposed in the gable over the front door which would be a traditional location for decoration on Historic Structures.
Mechanical and Utility Systems and Service Equipment	<b>Complies with Condition of Approval 7</b> – The Applicant has not proposed the location(s) of mechanical or utility systems or equipment at this point. Staff recommends a Condition of Approval that when these mechanical systems or equipment are installed they be required to comply with LMC § <a href="#">15-13-8(B)(3)</a> and LMC § <a href="#">15-2.2-3</a> .
Materials	<b>Complies</b> – The Applicant has proposed wood siding with sections of board-and-batten and stone veneer which are common on Historic Structures and new infill construction alike.
Paint and Color	<b>Complies with Condition of Approval 6</b> – A paint or stain color has not yet been selected for the proposed board-and-batten or shiplap siding. Staff recommends a Condition of Approval that the siding shall have an opaque rather than transparent finish per LMC <a href="#">§15-13-8(B)(5)</a> .
Garages	<b>Complies</b> – The proposed parking is provided within a two-car tandem garage. The proposed garage is located in the basement level of the house and does not extend past the frontmost wall plane of the Structure. Garages in SFDs must have a minimum interior dimension of eleven feet (11') wide by twenty feet (20') deep per LMC <a href="#">§15-3-4(A)(1)</a> . The proposed garage has an interior dimension of eleven feet (11') by thirty-six feet (36').
Decks	<b>Not Applicable</b> – No decks are proposed with this SFD.
Balcony and Roof Decks	<b>Complies</b> – The proposed balcony on the front of the



	Structure has been clad in the same shiplap siding utilized on the majority of the SFD, visually minimizing it from view. The balcony located on the rear of the SFD is not visible from the public right-of-way.
New Accessory Structures	<b>Not Applicable</b> – The Applicant is not proposing any accessory structures.
Additions to Existing Non-Historic Structures	<b>Not Applicable</b> – While there is an existing non-historic structure on the site the Applicant is not proposing to construct an addition to an existing home.
Reconstruction of Non-Surviving Structures	<b>Not Applicable</b> – The Applicant is not proposing the reconstruction of a non-surviving historic structure.

### **Notice**

Staff published notice on the City's website and the Utah Public Notice website and posted notice to the property on April 5, 2023. Staff mailed courtesy notice to property owners within 100 feet on April 5, 2023.

### **Public Input**

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

### **Alternatives**

- The Planning Director may approve the Historic District Design Review;
- The Planning Director may deny the Historic District Design Review and direct staff to make Findings for the denial; or
- The Planning Director may request additional information and continue the discussion to a date certain/uncertain.

### **Exhibits**

Exhibit A: Draft Final Action Letter

Exhibit B: Proposed Plans

Exhibit C: 475 Woodside Avenue Amended Plat



## Planning Department

April 20, 2023

Ben and Holly Hoch  
842 Emerald Bay  
Laguna Beach, CA 92651  
949-752-6345

CC: Richard Krantz

### NOTICE OF PLANNING DIRECTOR ACTION

#### Description

Address: 475 Woodside Avenue

Zoning District: Historic Residential (HR-1) District

Application: Historic District Design Review (HDDR)

Project Number: PL-22-05311 (HDDR)

Action: APPROVED WITH CONDITIONS (See Below)

Date of Final Action: Thursday April 20, 2023

Project Summary: Applicant seeks to demolish an existing Single-Family Dwelling and construct a new Single-Family Dwelling on a Steep Slope within the Historic Residential (HR-1) District.

#### Action Taken

On April 20, 2023, the Planning director conducted a public hearing and approved the Historic District Design Review to demolish an existing Single-Family Dwelling and construct a new Single-Family Dwelling on a Steep Slope within the Historic Residential (HR-1) District at 475 Woodside Avenue according to the following findings of fact, conclusions of law, and conditions of approval.

#### Findings of Fact

1. The Site is located at 475 Woodside Avenue.
2. The Site is Lot 1 in the 475 Woodside Avenue Amended Plat, recorded at the Summit County Recorder's Office on July 7, 1999 (Entry #543463).
3. The Site is located within the Historic Residential (HR-1) District.



## Planning Department

4. There is an existing Single-Family Dwelling on the Lot and the Applicant proposes to demolish it and construct a new Single-Family Dwelling.
5. The existing Single-Family Dwelling was constructed in 1966 and is not listed on the Historic Sites Inventory (HSI).
6. The required setbacks are 10 feet in the front, 10 feet in the rear and 3 feet in the sides.
7. The proposed structure is compliant with the HR-1 District setbacks; it is 12 feet from the Front Lot Line, 16 feet from the Rear Lot Line, and 3 feet from both Side Lot Lines.
8. The allowable maximum building footprint in the HR-1 District on a Lot of this size is 1,201 square feet.
9. The proposed building footprint is 1,165.5 square feet.
10. The allowable maximum building height in the HR-1 District is 27 feet.
11. The proposed Structure is 25 feet 5 inches in height.
12. LMC §15-3-6(A) requires two Off-Street parking spaces for SFDs.
13. The proposed Structure includes two Off-Street parking spaces within a tandem garage.
14. The maximum driveway width permitted per LMC §15-13-8(B)(1)(h) is twelve feet (12').
15. The proposed driveway is eleven feet and seven inches (11' 7") in width.
16. Garages in SFDs must have a minimum interior dimension of eleven feet (11') wide by twenty feet (20') deep per LMC §15-3-4(A)(1).
17. The proposed garage has an interior dimension of eleven feet (11') by thirty-six feet (36').
18. Staff reviewed the 475 Woodside Avenue Historic District Design Review for compliance with LMC Chapter 15-2.2 Historic Residential Zoning District and Chapter 15-13-8 Design Guidelines.
19. The proposed Structure complies with the underlying requirements of the HR-1 Zoning District (LMC Chapter 15-2.2) and the Design Guidelines for New Residential Infill Construction in Historic Districts (LMC §15-13-8).
20. On April 5, 2023, City staff provided a public hearing notice to all property owners within 100 feet of the proposed HDDR and posted a sign to the subject property.
21. On April 5, 2023, City staff published a public hearing notice to the City website and to the Utah Public Notice website.

## Conclusions of Law



## **Planning Department**

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

### **Conditions of Approval**

1. Final building plans and construction details shall be the same as the plans approved April 20, 2023 by the Planning Department. Any changes, modifications, or deviations from the approved design that have not been approved in advance by the Planning and Building Departments may result in a stop work order.
2. If the Applicant does not obtain a complete building permit within one year of the date of this approval, this HDDR approval will expire unless the Applicant submits a written extension request to the Planning Department prior to the expiration date and the Planning Department approves an extension.
3. The Applicant is responsible for notifying the Planning Department prior to making any changes to the approved plans.
4. Any changes, modifications, or deviations from the approved scope of work shall be submitted in writing for review and approval/denial in accordance with the applicable standards by the Planning Director or designee prior to construction.
5. The property is located outside of the Park City Landscaping and Maintenance of Soil Cover Ordinance (Soils Ordinance) and therefore not regulated by the City for mine-related impacts. If the property owner does encounter mine waste or mine waste impacted soils they must handle the material in accordance with State and Federal law.
6. Any exterior wood shall have an opaque rather than transparent finish. When possible, low-VOC (volatile organic compound) paints and finishes shall be used. Rustic, unfinished wood is inappropriate.
7. All proposed mechanical equipment and/or hot tubs shall meet all setback requirements per LMC §15-2.2-3 and shall be screened with no hot tubs on front façade decks. If the equipment is located on a secondary façade, it shall be placed behind the midpoint of the structure or in a location that is not visible from the primary public right-of-way along Woodside Avenue. Ground-level equipment shall be screened using landscape elements such as low fences, low stone walls, or perennial plant materials.
8. Any areas disturbed during construction surrounding the proposed work shall be brought back to its original state.



## Planning Department

9. Construction shall not impact surrounding historic structures.
10. Vinyl or aluminum doors and windows are prohibited.
11. Metal materials shall not be reflective.
12. All exterior lighting shall be down directed, fully shielded, and 3,000 degrees Kelvin or less to prevent glare onto adjacent property and public rights-of-way and shall comply with the City's outdoor lighting code per LMC §15-5-5(J). Final lighting details must be reviewed by Planning Staff prior to installation.
13. The Applicant shall calculate the caliper of the existing mature trees on the Site and replace them with an equivalent (or greater) caliper of tree(s) as required in LMC §15-13-8(B)(1)(c).
14. The Applicant shall revise the design of the proposed ski bridge in the rear of the Site to comply with LMC §15-2.2-3(H). If the bridge cannot be designed to comply with the LMC requirements it shall be removed from the plans.
15. The property owner shall obtain an encroachment agreement, or other appropriate instrument, from the Engineering Department allowing the placement of the garden walls encroaching into the public right-of-way up to five feet (5') prior to the issuance of a building permit.
- 14.16. Gutters and downspouts shall comply with the requirements outlined in LMC §15-13-8

If you have questions or concerns regarding this Final Action Letter, please call (435)-615-5063 or email [caitlyn.tubbs@parkcity.org](mailto:caitlyn.tubbs@parkcity.org).

Sincerely,

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Gretchen Milliken, Planning Director

CC: Caitlyn Tubbs, Sr. Historic Preservation Planner

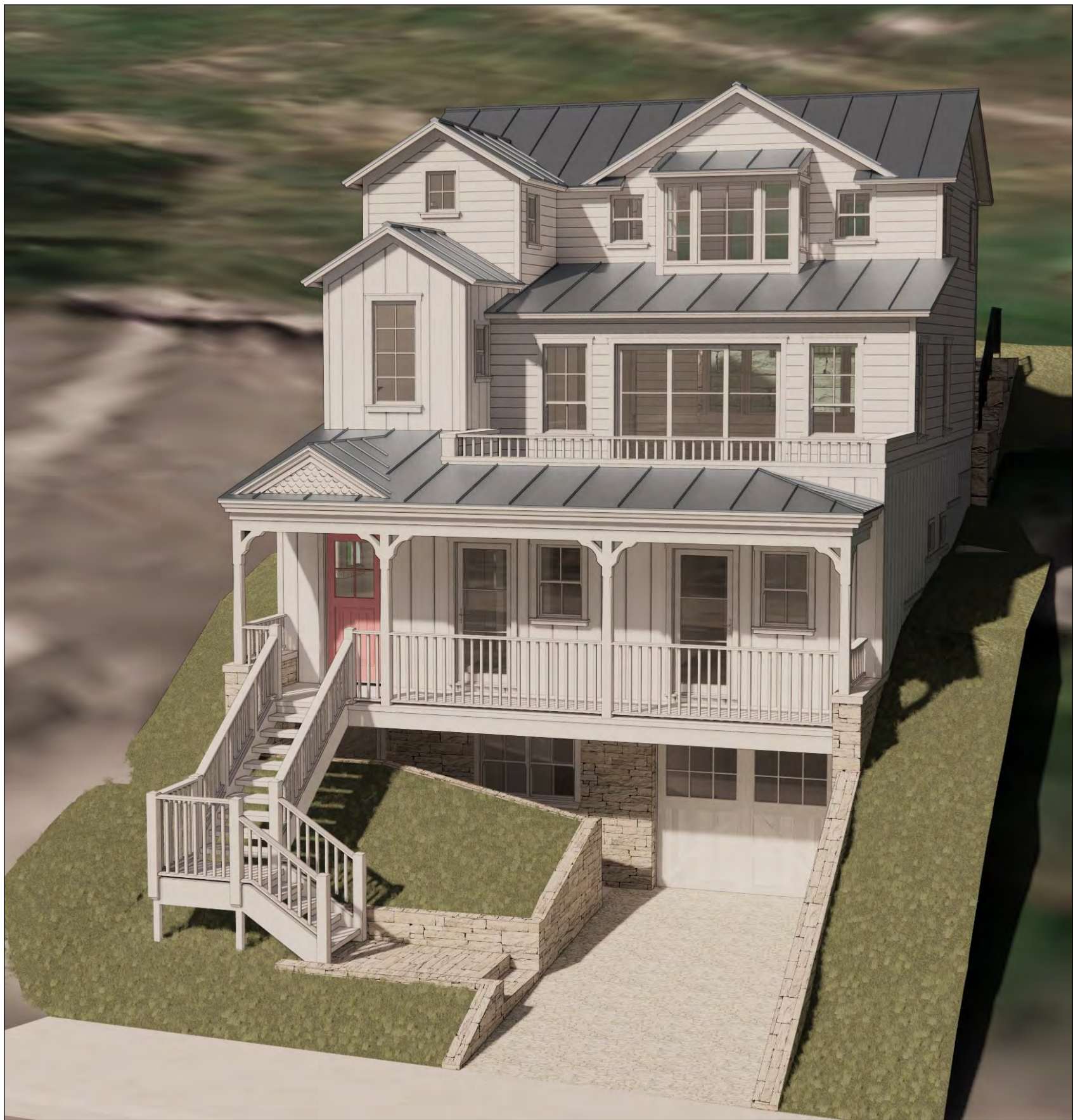


LEGAL DESCRIPTION

LOT 1, 475 WOODSIDE AVENUE AMENDMENT  
A.P.N. : 475-1

Hoch Residence

475 Woodside Avenue  
Park City, UT 84060



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LANDSCAPE SHEETS BY ARCSITIO DESIGN, INC.

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L101	LANDSCAPE PLAN

CIVIL PLANS BY FERRARI SURVEYING, LLC

I	RECORD OF SURVEY AND TOPOGRAPHICAL MAP
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PROJECT DATA

OWNER  
BEN AND HOLLY HOCH  
842 EMERALD BAY  
LAGUNA BEACH, CA 92651  
PH (949) 697-1560

SCOPE OF WORK  
DEMOLISH EXISTING RESIDENCE AND CONSTRUCT A NEW  
4-STORY SINGLE-FAMILY RESIDENCE WITH ATTACHED GARAGE.

PROJECT ADDRESS: 475 WOODSIDE AVENUE  
PARK CITY, UT 84060

OCCUPANCY: R3 / U  
CONSTRUCTION TYPE: VB, ( SPRINKLERED )  
BUILDING CODES:

SQUARE FOOTAGE	
CONDITIONED AREA:	UNCONDITIONED AREA:
GARAGE LEVEL: 669 SQ. FT.	GARAGE: 401 SQ. FT.
MAIN LEVEL: 1002 SQ. FT.	
MID LEVEL: 897 SQ. FT.	GARAGE LEVEL PATIO: 207 SQ. FT.
UPPER LEVEL: 578 SQ. FT.	FRONT PORCH: 167 SQ. FT.
TOTAL CONDITIONED AREA: 3,100 SQ. FT.	MID DECK: 218 SQ. FT.
	TOTAL DECKS & PATIOS 542 SQ. FT.

PLAN CHECK/ PERMIT FILE NUMBERS	
GRADING PLAN:	MECHANICAL:
HOUSE PLANS:	PLUMBING:
RETAINING WALLS:	ELECTRICAL:

CONSULTANTS

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LANDSCAPE ARCHITECT

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1058 EAST 2100 SOUTH  
SALT LAKE CITY, UT 84106  
CONTACT: STEVEN GILBERT  
PHONE: (801) 487-4423  
EMAIL: SGILBERT@ARCSITIODESIGN.COM

INTERIOR DESIGNER

CC & COMPANY DESIGNS  
200 BRIGGS AVENUE  
COSTA MESA, CA 92626  
CONTACT: COURTNEY ZIETHING  
PHONE: (949) 650-4223  
EMAIL: CC&COMPANYDESIGNS@GMAIL.COM

VICINITY MAP



REVISION LOG

REV.	DATE	REASON

The services to be performed by the Architect/Engineer pursuant to this Agreement with the Owner are intended solely for the benefit of the Owner, and no benefit is conferred hereby, nor is any contractual relationship established herewith, upon or with any person or entity not a party to this Agreement. No such person or entity shall be entitled to rely on the Architect/Engineer's performance of its services hereunder, and no right to assert a claim against the Architect/Engineer, its officers, employees, agents, or consultants shall accrue to the Contractor or to any subcontractor, sub-subcontractor, independently retained professional consultant, supplier, fabricator, manufacturer, lender, tenant, insurer, surety, or any other third party as a result of this Agreement or the performance or non-performance of the Architect/Engineer's services hereunder.

NOTE:  
IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE THAT ALL HEAVY COSMETIC ARCHITECTURAL ELEMENTS HAVE STRUCTURAL SUPPORT DESIGNED BY A LICENSED STRUCTURAL ENGINEER. HEAVY COSMETIC ELEMENTS ARE THOSE ELEMENTS WHICH HAVE NOT BEEN ACCOUNTED FOR ON THE STRUCTURAL PLANS IN THIS SET. THESE MAY INCLUDE, BUT ARE NOT LIMITED TO, DECORATIVE BEAMS, FIREPLACE SURROUNDS, INTERIOR WALL AND CEILING MASONRY OR STONEWORK AND CHANDELIERS.



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Cover Sheet

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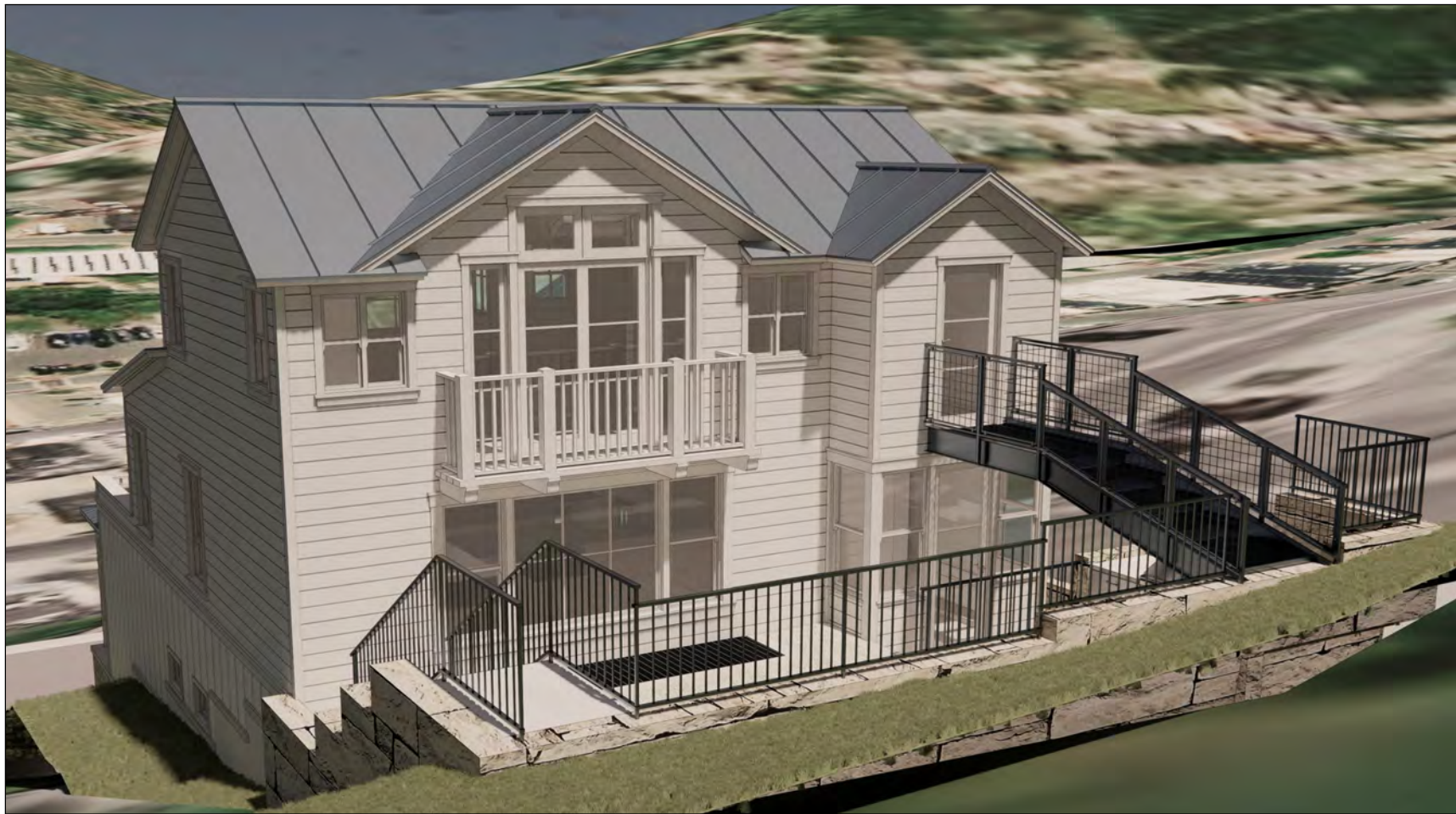
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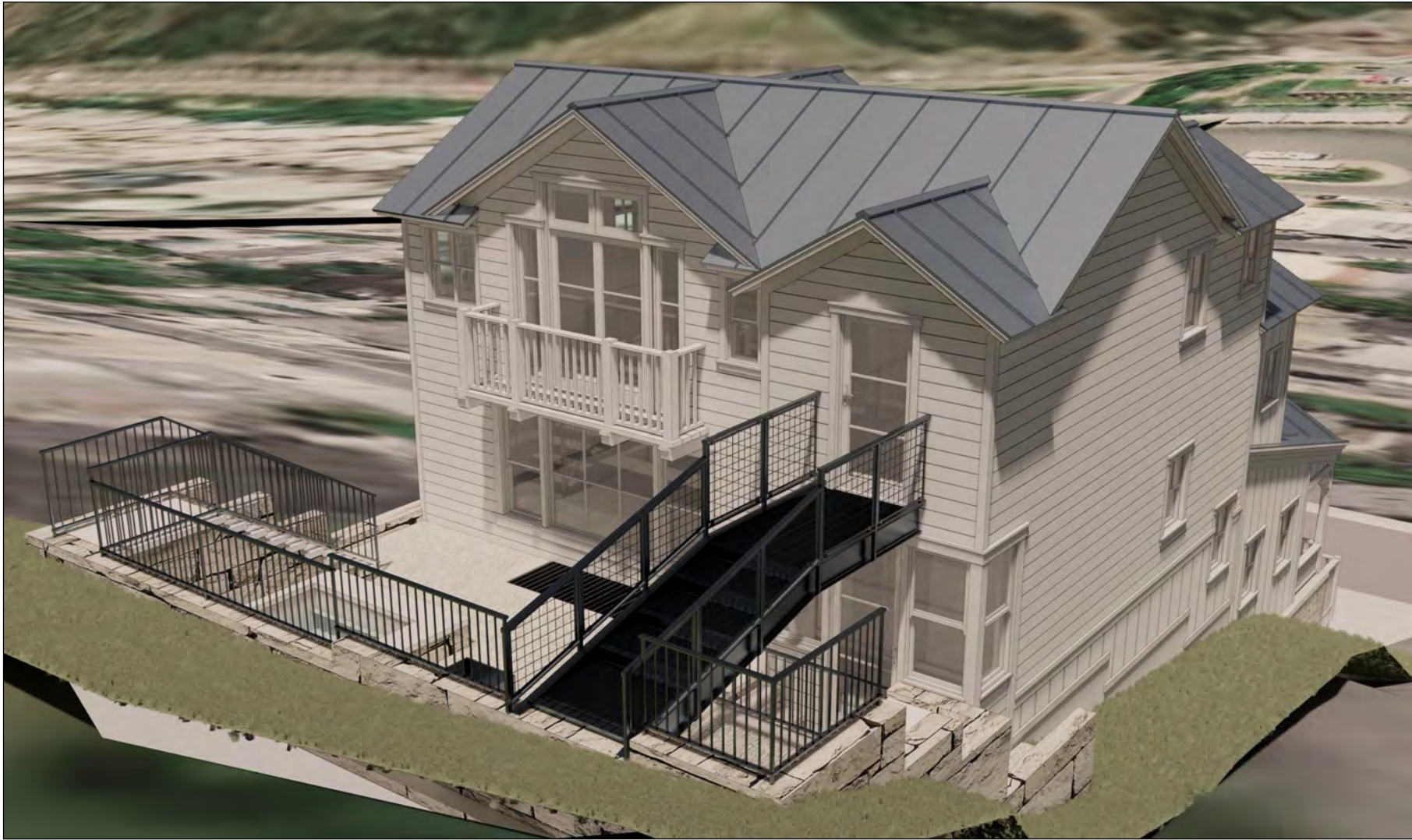
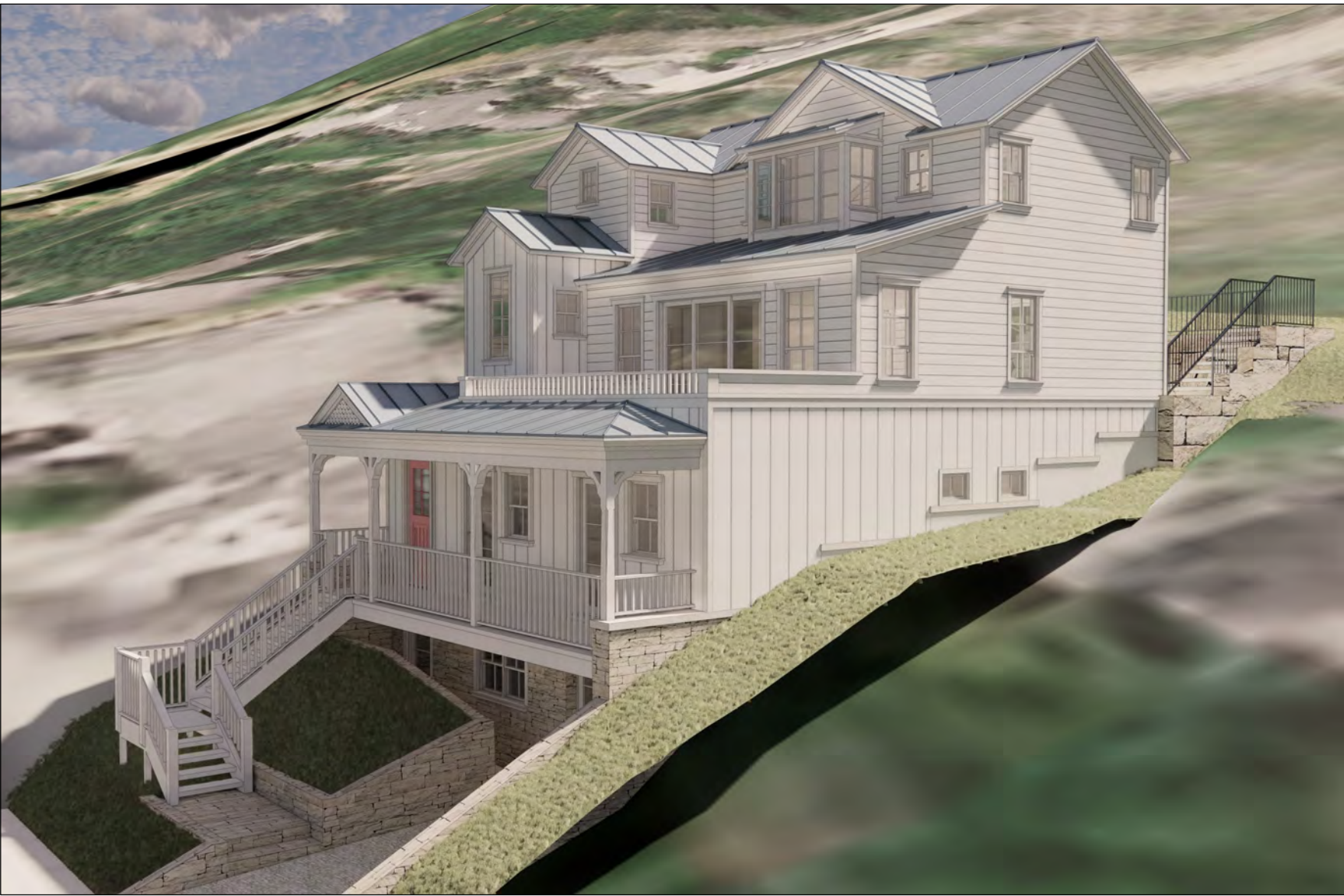
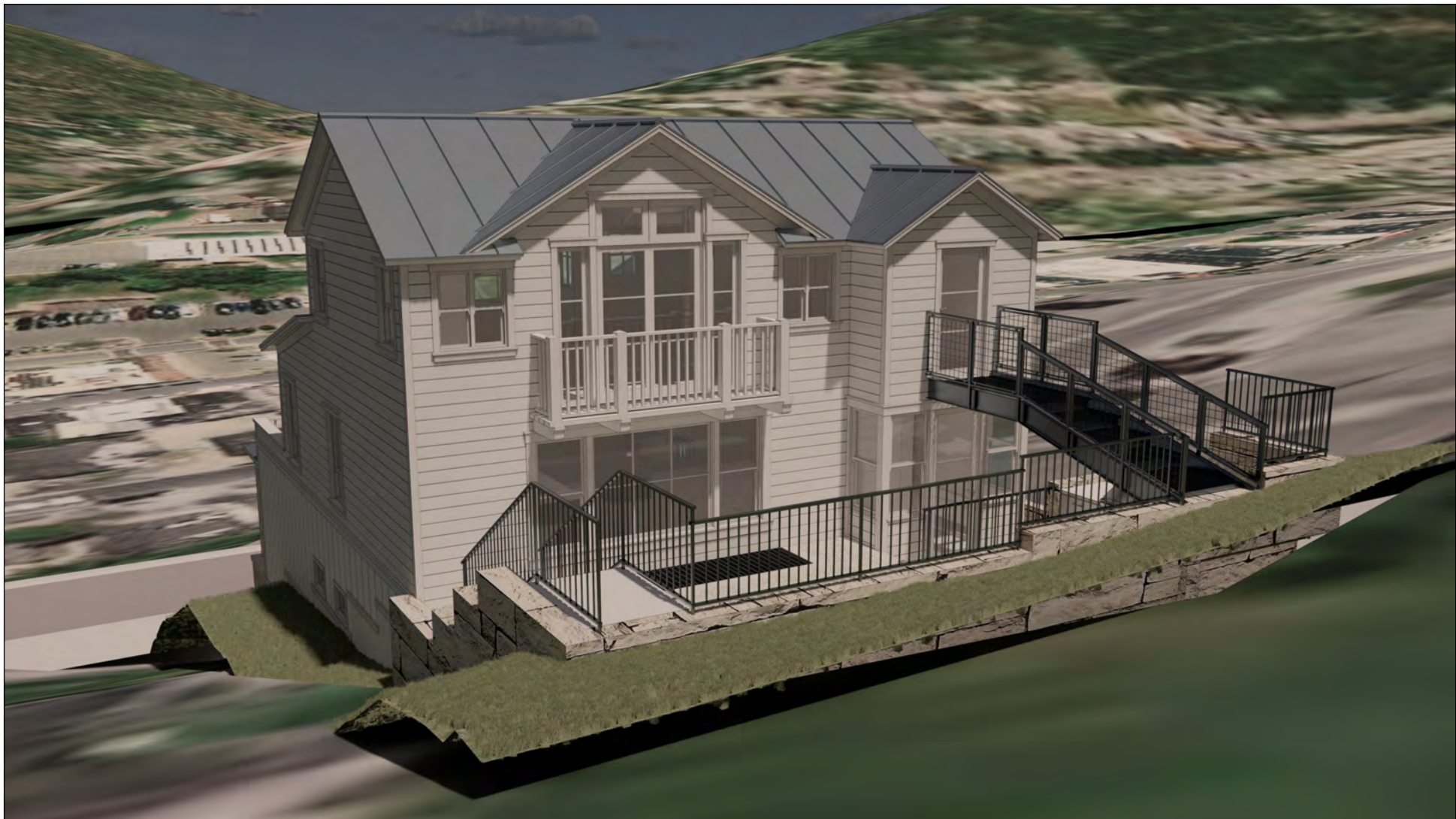
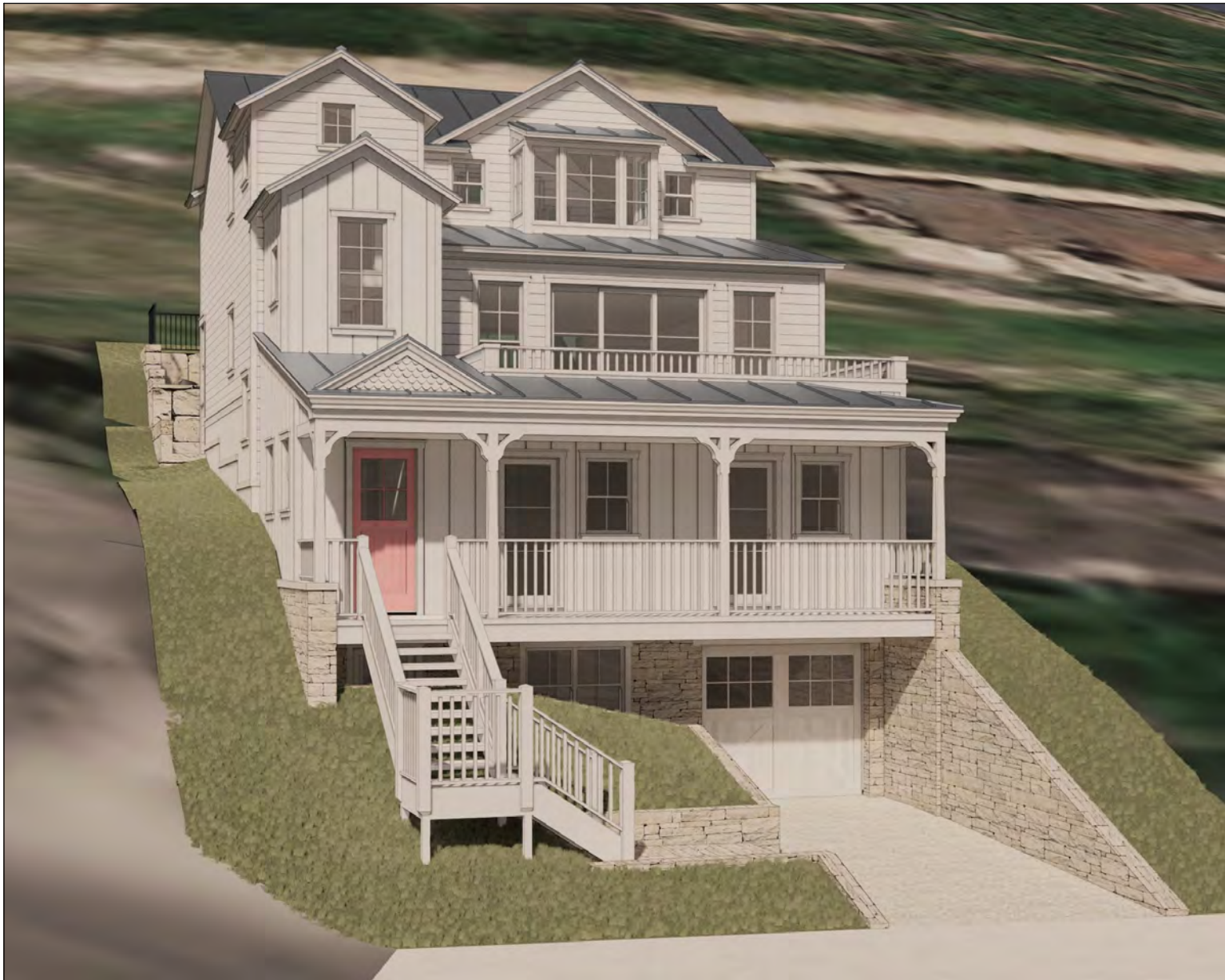
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Streetscape Elevation



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Proposed Estate 3D images

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Front View (Facing Toward Site)



Rear View (Facing Toward Site)



Front View - Facing away from Site



Left Side View (Facing away from Site)



Rear View (Facing away from Site)



Right Side View (Facing away from Site)



Aerial View



Front Aerial View



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Current Photographs

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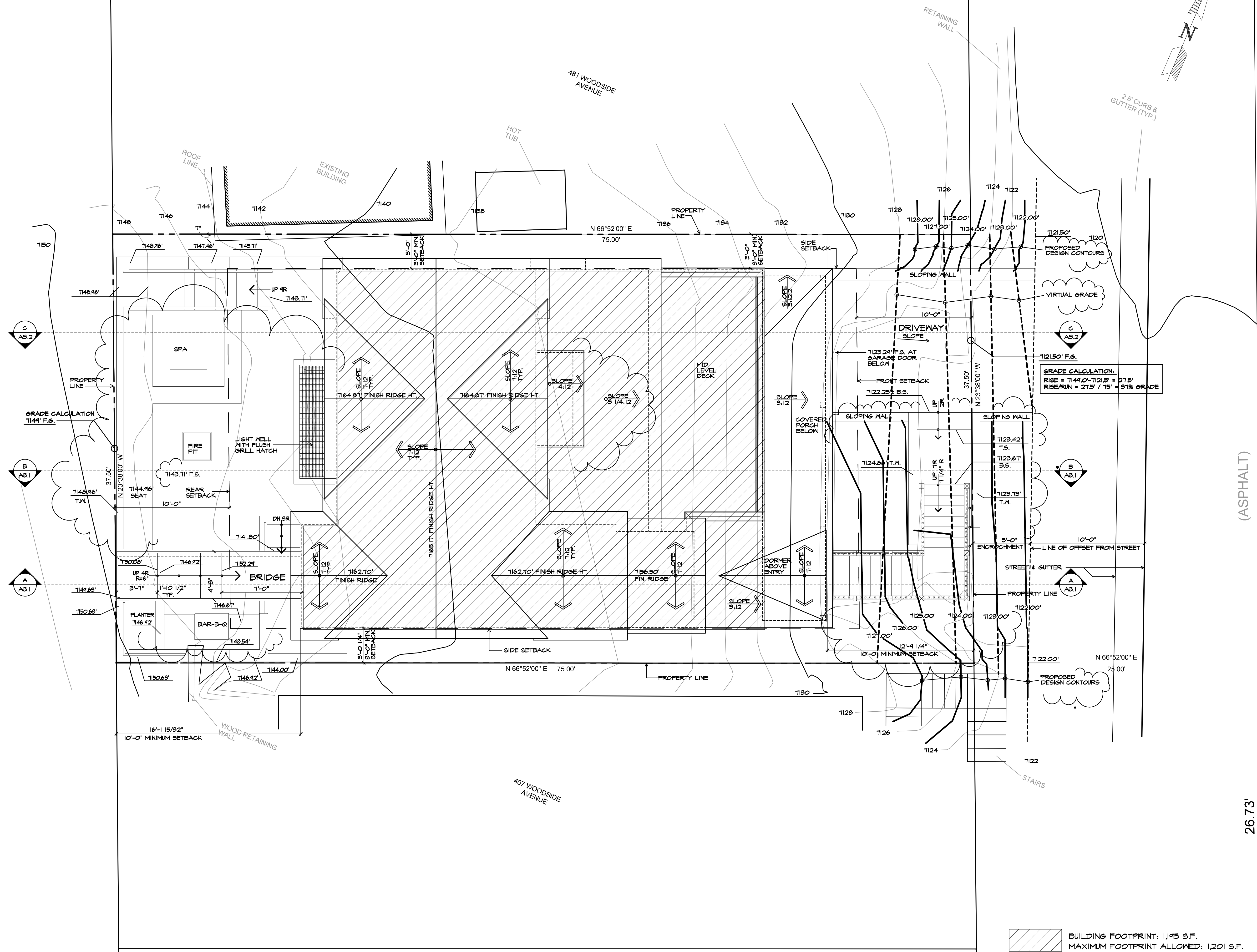
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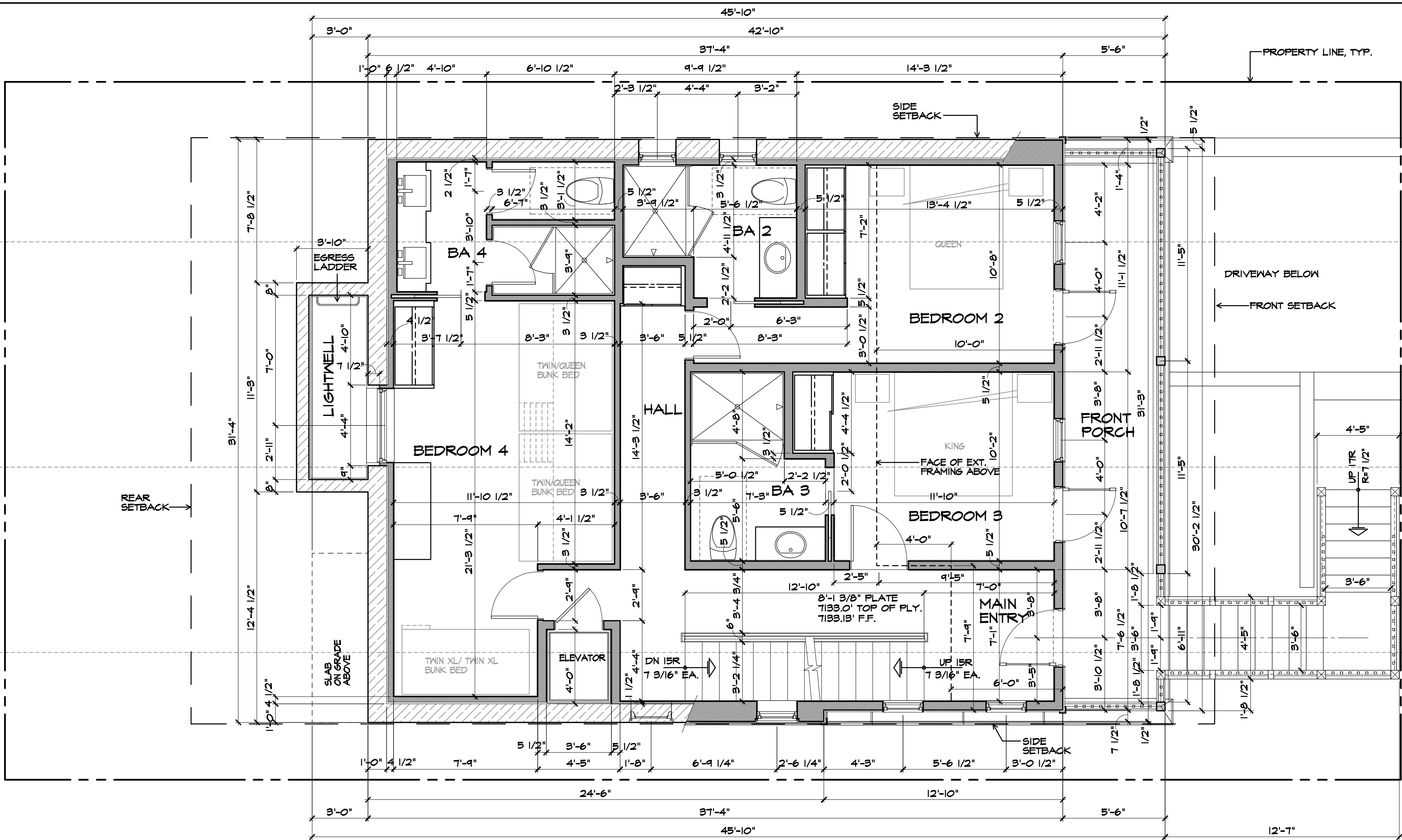
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**dimensional note:**

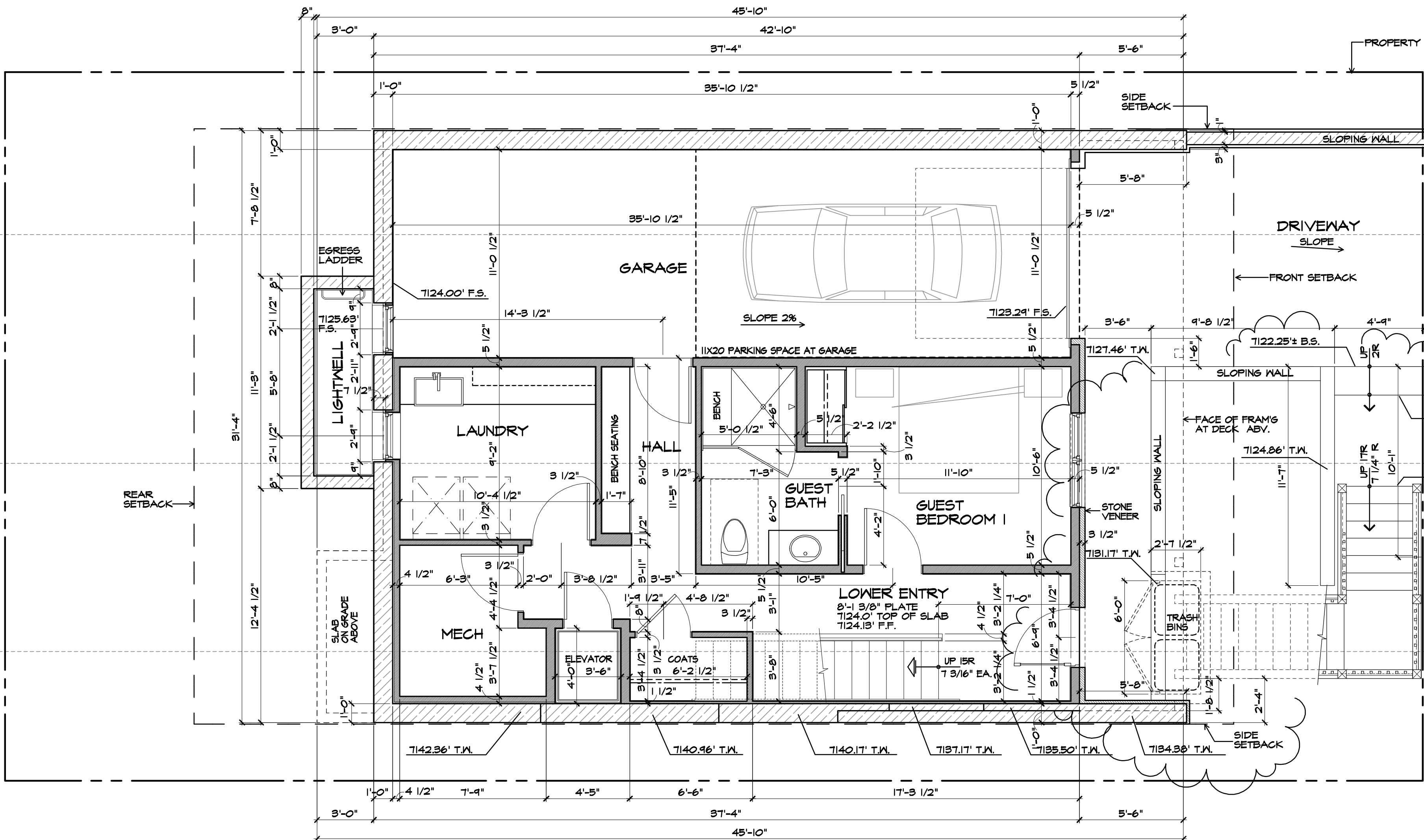
FOUNDATION IS 1/2" WIDER THAN FRAMING DIMENSIONS TO ALIGN SLAB EDGE WITH FACE OF PLYWOOD SHEATHING. USE FOUNDATION PLAN TO LOCATE FRAMING ANCHORS, HOLD DOWNS AND PLUMBING ACCURATELY. (SEE DETAIL BELOW)

1/2" 1/2"

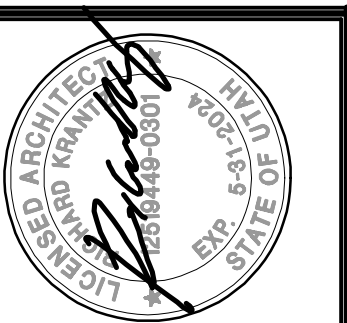
FACE OF FRAMING AT WALL ABOVE

FACE OF CONG. AT SLAB ON GRADE OR FOUNDATION RETAINING WALL

Main Level



Garage Level



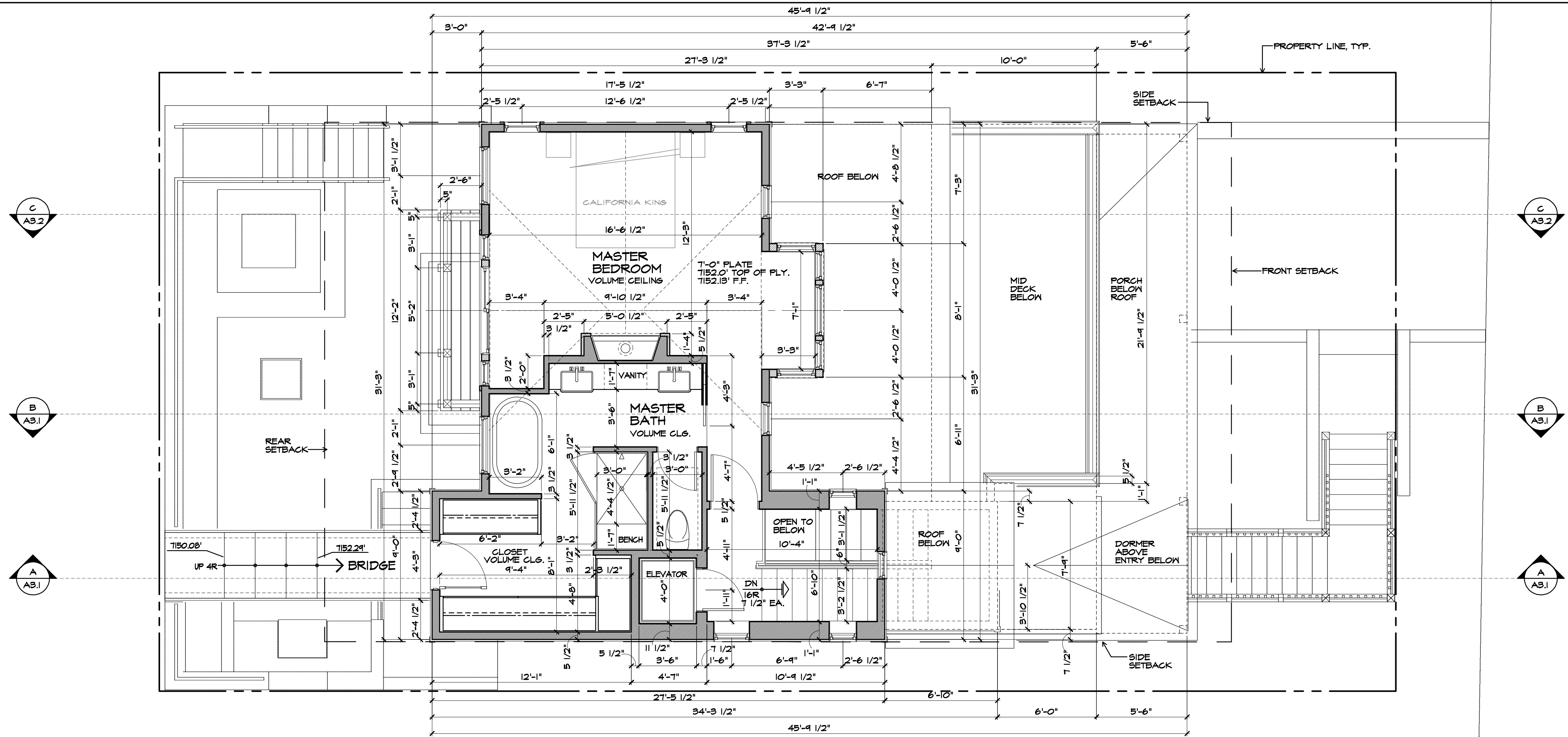
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**Floor Plans (Garage and Main)**

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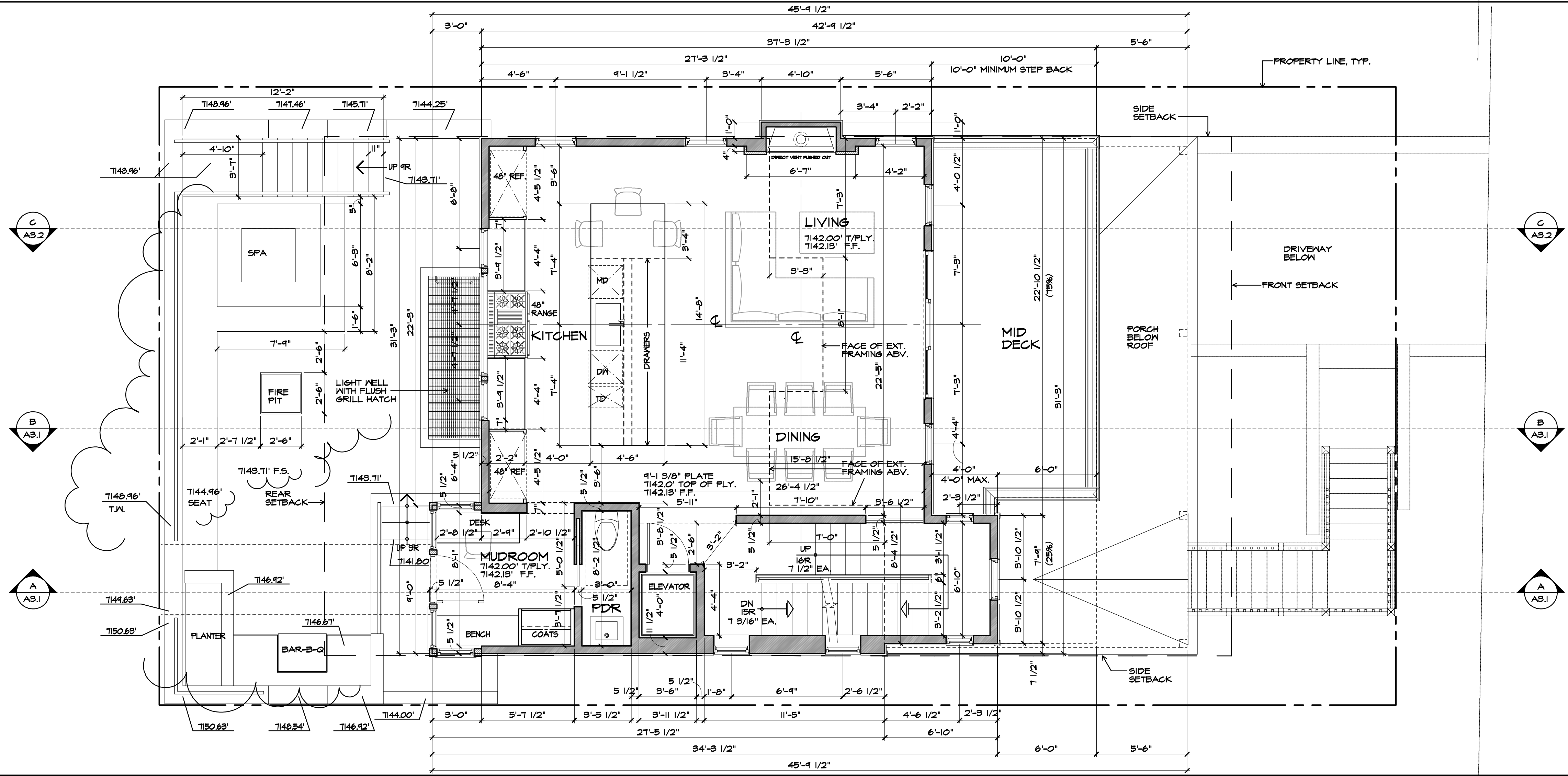
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SHEET NO. <b>A2.1</b>



**dimensional note:**

FOUNDATION IS 1/2" WIDER THAN FRAMING DIMENSIONS TO ALIGN SLAB EDGE WITH FACE OF PLYWOOD SHEATHING. USE FOUNDATION PLAN TO LOCATE FRAMING ANCHORS, HOLD DOWNS AND PLUMBING ACCURATELY. (SEE DETAIL BELOW)

FACE OF FRAMING AT WALL ABOVE  
FACE OF CONG. AT SLAB ON GRADE OR FOUNDATION RETAINING WALL



Upper Level

Mid Level

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**Floor Plans (Mid and Upper)**

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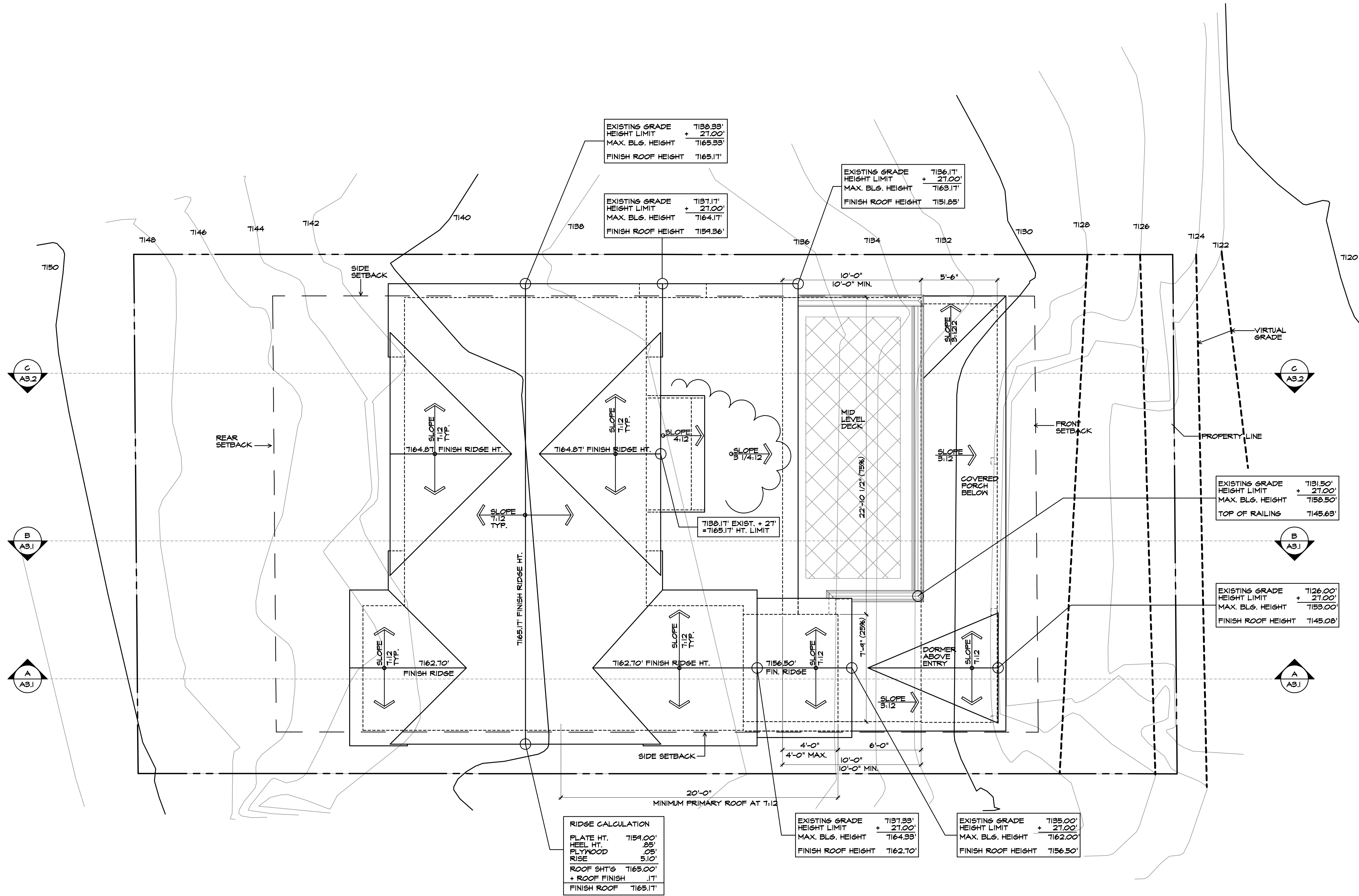
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RIDGE CALCULATION	
PLATE HT.	7154.00'
HEEL HT.	28'
PLYWOOD	0.5'
RISE	5.10'
ROOF SH'T'G	7165.00'
+ ROOF FINISH	.17'
FINISH ROOF	7165.17'

EXISTING GRADE	7137.33'
HEIGHT LIMIT	+ 27.00'
MAX. BLG. HEIGHT	7164.33'
FINISH ROOF HEIGHT	7162.70'

EXISTING GRADE	7135.00'
HEIGHT LIMIT	+ 27.00'
MAX. BLG. HEIGHT	7162.00'
FINISH ROOF HEIGHT	7136.50'

EXISTING GRADE	7131.50'
HEIGHT LIMIT	+ 27.00'
MAX. BLG. HEIGHT	7158.50'
TOP OF RAILING	7145.63'

EXISTING GRADE	7126.00'
HEIGHT LIMIT	+ 27.00'
MAX. BLG. HEIGHT	7153.00'
FINISH ROOF HEIGHT	7145.08'

EXISTING GRADE	7130.33'
HEIGHT LIMIT	+ 27.00'
MAX. BLG. HEIGHT	7157.33'
FINISH ROOF HEIGHT	7165.17'

EXISTING GRADE	7137.17'
HEIGHT LIMIT	+ 27.00'
MAX. BLG. HEIGHT	7164.17'
FINISH ROOF HEIGHT	7154.36'

EXISTING GRADE	7136.17'
HEIGHT LIMIT	+ 27.00'
MAX. BLG. HEIGHT	7163.17'
FINISH ROOF HEIGHT	7151.25'

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## Roof Plan

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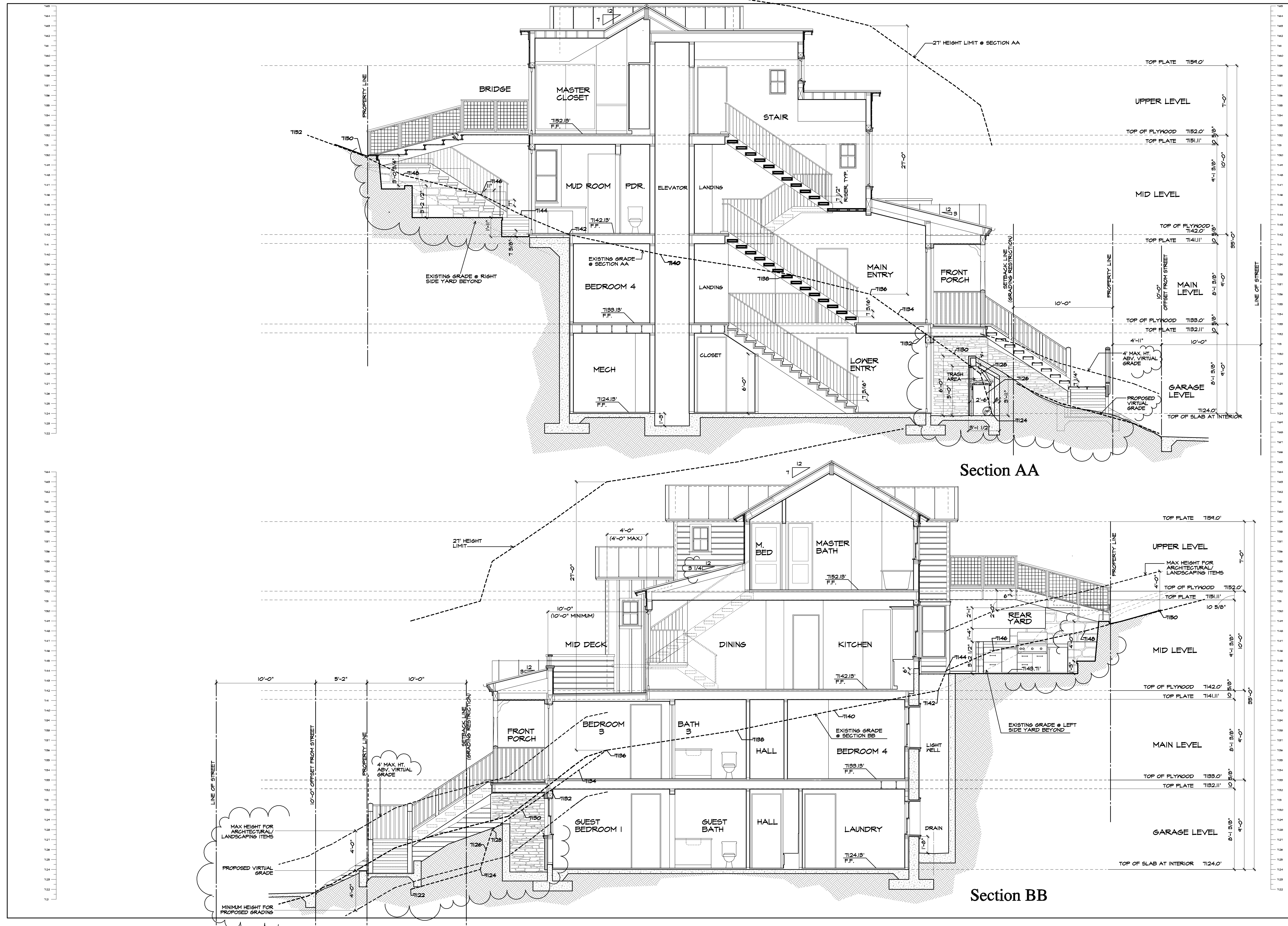
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Section AA

Section BB



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**Building Sections**

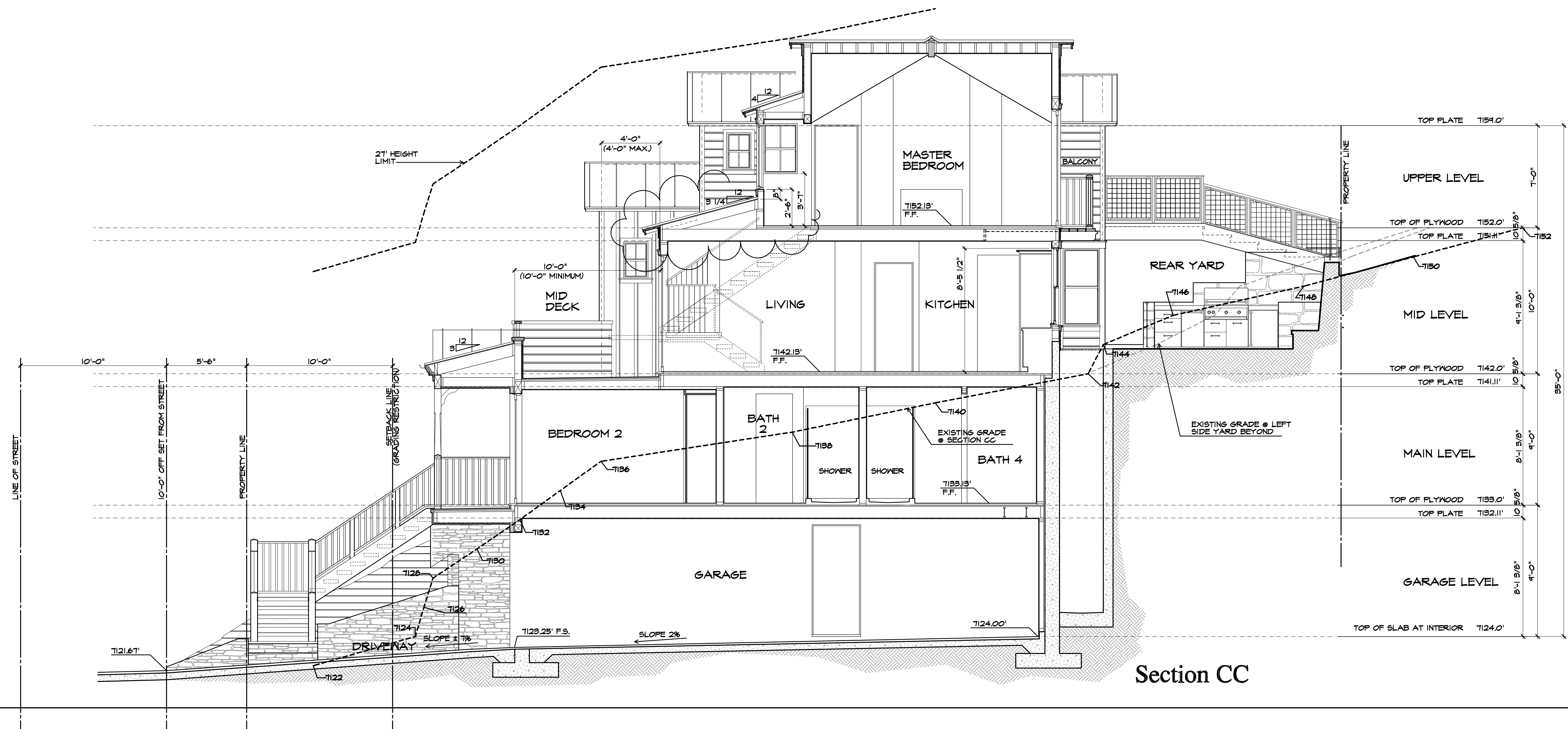
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**A3.1**



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## A3.2





elevation notes

1. ALL HORIZONTAL SURFACES SHALL BE PROTECTED BY PROVIDING A WATERPROOF MEMBRANE OR METAL FLASHING BENEATH THE FINISH MATERIALS, AND SHALL BE SLOPED A MINIMUM OF 1/4" PER FOOT TO PROVIDE ADEQUATE DRAINAGE.
2. IT IS CRITICAL THAT THE DIFFERENT MOLDINGS, PRECAST PIECES AND STONEWORK, ETC. BE COORDINATED TO MATCH THE DETAILS, PROFILES AND ARRANGEMENTS SHOWN ON THE ELEVATIONS. THE MANUFACTURER OF PRECAST OR FOAM MOLDINGS SHALL SUBMIT DETAIL DRAWINGS AND MATERIAL SAMPLES TO THE ARCHITECT FOR APPROVAL IN A TIMELY MANNER. MOLDING PROFILES, MATERIALS, DIMENSIONS OR LOCATIONS SHALL NOT BE CHANGED WITHOUT THE ARCHITECT'S APPROVAL.
3. ONLY SOLID CEMENT PLASTER OR PRECAST MOLDINGS SHALL BE USED AT CHIMNEY CAPS, DUE TO HEAT.
4. SOLID CEMENT PLASTER OR PRECAST MOLDINGS SHALL BE PROVIDED AT HANDRAILS, PLANTERS, PILASTER AND WALL CAPS, WINDOW SILLS AND AREAS SUBJECT TO HIGH USE OR IMPACT.
5. ALL PLASTER CAPS SHALL BE SEALED TO PREVENT MILDEW AND DISCOLORATION.
6. ALL EXPOSED PAINTED WOOD SHALL BE PRIMED ON ALL SIDES PRIOR TO INSTALLATION.
7. ALL FLASHING, SHEET METAL, VENT STACKS AND PIPES SHALL BE PAINTED TO MATCH ADJACENT BUILDING SURFACES.
- 8.
9. THE LANDSCAPE CONTRACTOR SHALL MAINTAIN A MINIMUM OF 8" CLEARANCE BETWEEN FINISH GRADE AND ALL SILL PLATES AND OTHER WOOD PER DETAILS AND SECTIONS IN THIS SET.
10. MECHANICAL EQUIPMENT OF ANY TYPE IS NOT PERMITTED ON ANY EXTERIOR SURFACE OF THE BUILDING.
11. DECKS, BALCONIES, LANDINGS, EXTERIOR STAIRWAYS AND SIMILAR SURFACES EXPOSED TO THE WEATHER AND SEALED UNDERNEATH SHALL BE WATERPROOFED WITH CLASS 1A DECK SYSTEM DECK WATERPROOFING SHALL BE NESTCOAT ALX PRO ICC ESR-2201, SLOPE MIN. 1/4" PER FOOT TO DRAIN.
12. ALL ENCLOSED DOWNSPOUT DRAINS SHALL BE HYDROSTATICALLY TESTED PRIOR TO APPLYING STUCCO OR DRYMALL.
13. MAXIMUM INDIVIDUAL LAMP SIZE FOR EXTERIOR LIGHT FIXTURES IS 15 WATTS, WITH A MAXIMUM OF 60 WATTS PER FIXTURE. OBSCURE OR TRANSLUCENT GLAZING IS REQUIRED AT GROUND FLOOR FIXTURES, AND SHIELDED BULB FIXTURES ARE REQUIRED AT UPPER FLOOR FIXTURES.
14. SHUTTERS SHALL BE INSTALLED TO APPEAR OPERABLE. PROVIDE HINGES, LATCHES AND HOLD-BACKS.
15. ALL RAILINGS TO BE A MINIMUM OF 42" HIGH FROM FINISH SURFACE TO TOP OF RAILINGS. RAILING DESIGN SHALL BE SPACED SUCH THAT A 4" SPHERE CAN NOT PASS THROUGH AT ANY POINT.
16. RIDGE ELEVATIONS ARE TAKEN AT THE TOP OF FINISH MATERIALS. (E.G. ROOF TILE).
17. WROUGHT IRON DESIGN TO BE DETERMINED. IRON WORK SHOWN HERE IS FOR ILLUSTRATIVE PURPOSES. THE WROUGHT IRON CONTRACTOR SHALL CONSULT WITH THE OWNER, INTERIOR DESIGNER AND ARCHITECT TO DETERMINE THE ACTUAL PATTERN AND STYLE OF ALL IRON WORK, AND SUBMIT SHOP DRAWINGS TO THE ARCHITECT FOR APPROVAL PRIOR TO FABRICATION.
18. WINDOW FALL PROTECTION: IN DWELLING UNITS, WHERE THE OPENING OF AN OPERABLE WINDOW IS LOCATED MORE THAN 12 INCHES ABOVE THE FINISHED GRADE OR SURFACE BELOW THE LOWEST PART OF THE CLEAR OPENING OF THE WINDOW SHALL BE A MIN. OF 24 INCHES ABOVE THE FINISHED FLOOR OF THE ROOM IN WHICH THE WINDOW IS LOCATED. OPERABLE SECTIONS OF WINDOWS SHALL NOT PERMIT OPENINGS THAT ALLOW PASSAGE OF A 4" DIAMETER SPHERE WHERE SUCH OPENINGS ARE LOCATED WITHIN 24" OF THE FINISHED FLOOR. (CRC R312.2)

finishes

NO CHANGES TO OR SUBSTITUTIONS FOR THESE APPROVED FINISH MATERIALS AND COLORS MAY BE MADE WITHOUT THE APPROVAL OF THE ARCHITECT AND THE DESIGN REVIEW COMMITTEE. ARCHITECT TO FIELD VERIFY ALL FINISH MATERIALS AND COLORS PRIOR TO FINAL APPLICATION.

ITEM	DESCRIPTION	COLOR NAME
A ROOF	STANDING SEAM METAL ROOF WITH SOLAR REFLECTIVE INDEX VALS LESS THAN 99, SEAMS @ 16" O.C. INSTALLED OVER ICE/WATER MEMBRANE OVER ENTIRE ROOF SURFACE UP TO 24" DOWN FROM RIDGE TYP.	TO MATCH FRAZEE, 8T33M DAUPHIN GREY
B SHIPLAP SIDING	BORAL SYNTHETIC MATERIAL OVER TYVEC HOME WRAP.	DUNN EDWARDS LRV 8T DEVB40 WHISPER
C BOARD AND BATTON SIDING	BORAL SYNTHETIC MATERIAL OVER TYVEC HOME WRAP.	DUNN EDWARDS LRV 8T DEVB40 WHISPER
D STONE VENEER	2 1/2" THICK ADHERED STONE RUBBLE (LOCALLY SOURCED)	CREAM/ TAN
E WINDOWS/ DOORS	ALUMINUM CLAD WOOD WINDOWS AND DOORS WITH INSULATED GLASS	LOEWEN COLOR TO MATCH SIDING
F MAIN ENTRY DOOR	PAINTED WOOD INSULATED GLASS	DUNN EDWARDS LRV 80 DESO28 FAIRY WINGS
G PASSAGE DOORS/ MECH. DOORS	ALUMINUM CLAD WOOD DOORS WITH INSULATED GLASS WHERE APPLICABLE	LOEWEN COLOR TO MATCH SIDING
H GARAGE DOOR	CUSTOM WOOD SECTIONAL (PAINTED TO MATCH WALLS)	COLOR TO MATCH SIDING
I GUARD RAILS	VENEERED W/ BORAL SYNTHETIC MATERIAL	COLOR TO MATCH SIDING
J GUTTERS & DOWNSPOUTS	CUSTOM BRASS GUTTER & DOWNSPOUT TO DRAIN TO SUB-TERRANIAN FOUNDATION DRAIN.	MATCH ROOF COLOR
K BEAMS	VENEERED W/ BORAL SYNTHETIC MATERIAL	COLOR TO MATCH SIDING
L GARDEN WALLS	STACKED STONE RUBBLE	CREAM/ TAN
M FOUNDATION WALLS @ HOUSE	STUCCO	COLOR TO MATCH SIDING
N LIGHT FIXTURES	SPJ LIGHTINGS SPJ24-02A	TO MATCH ROOF
O BRIDGE	STEEL	TO MATCH ROOF
P DECKS AND PAVING	LIMESTONE	BEIGE



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Exterior Elevations

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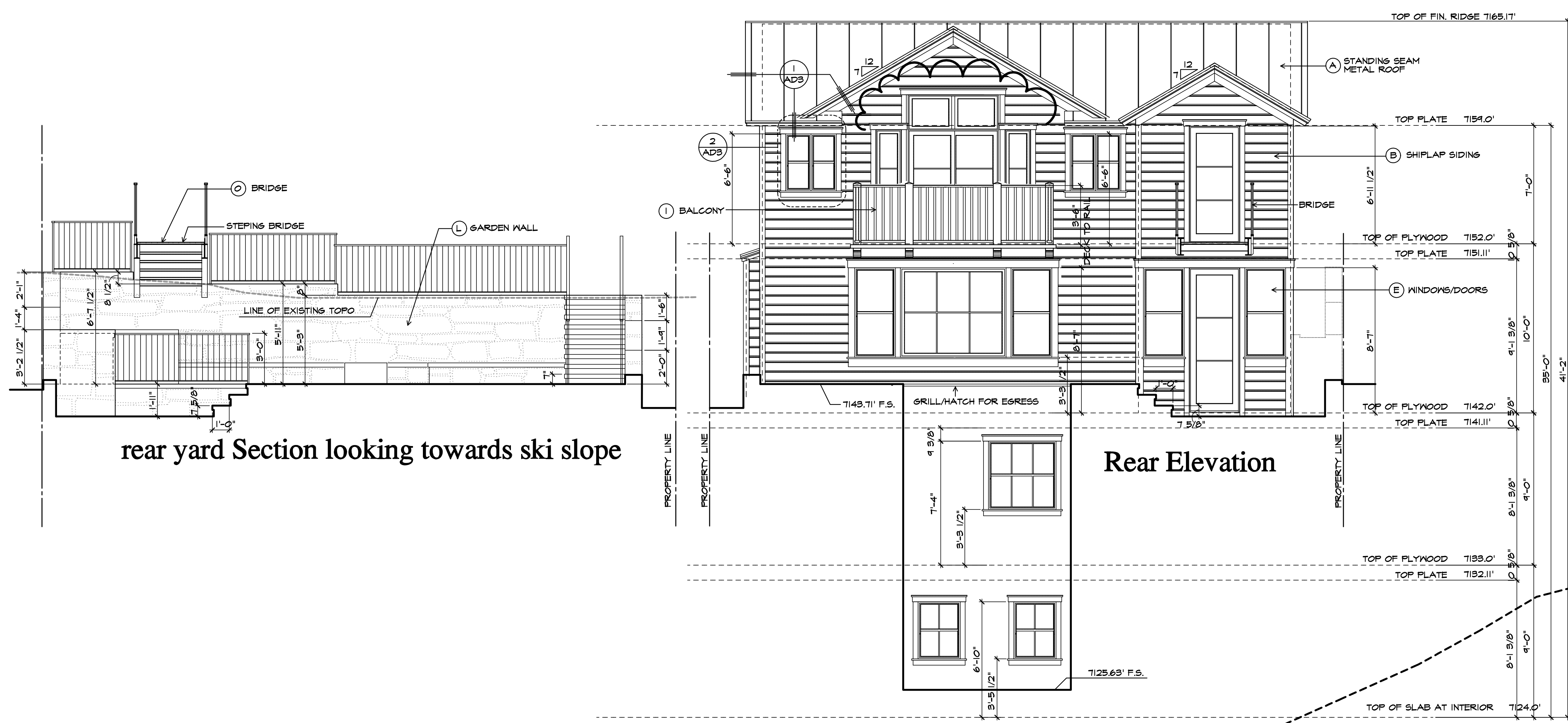
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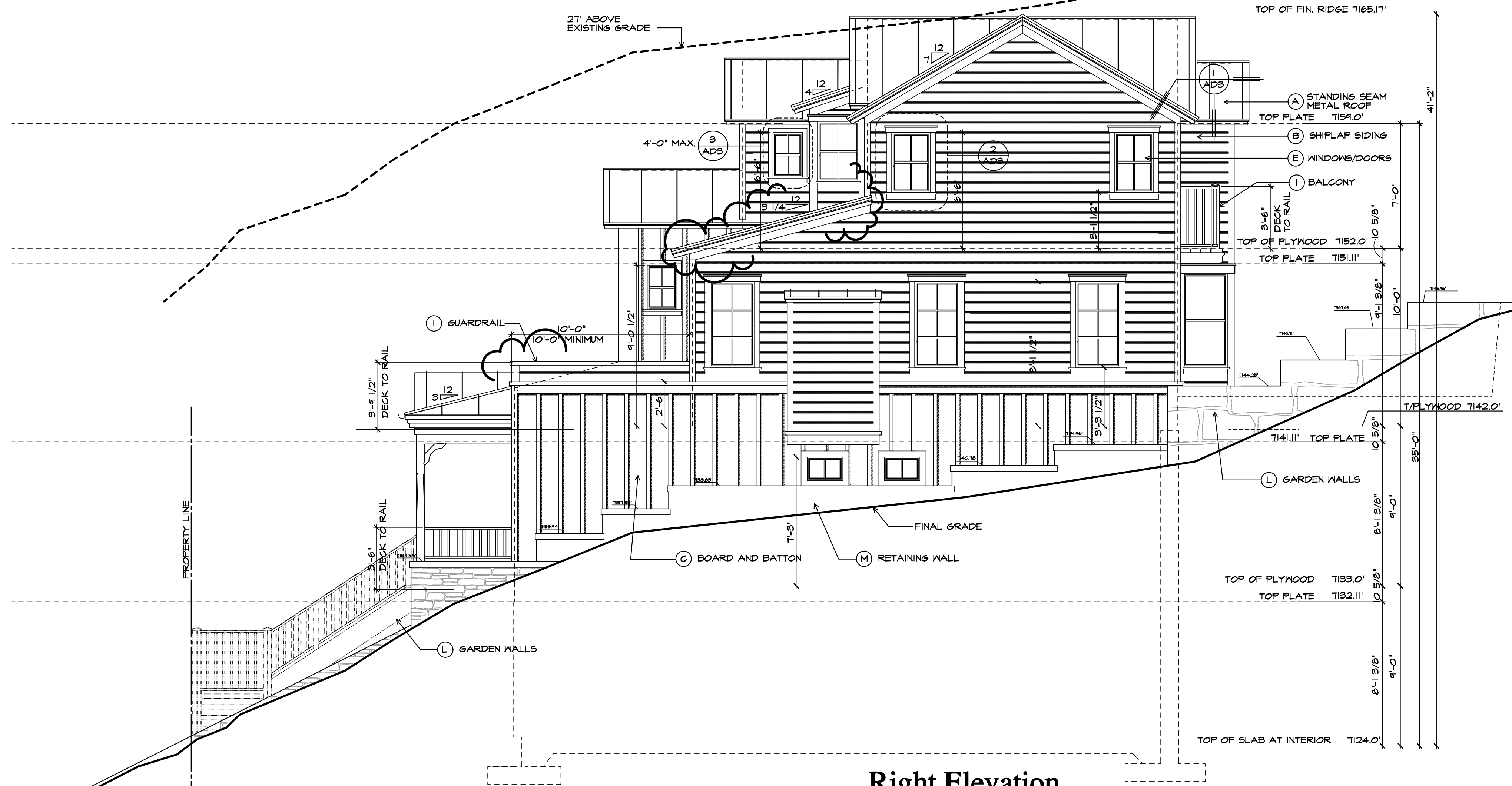
A4.1





rear yard Section looking towards ski slope

Rear Elevation



Right Elevation

elevation notes

1. ALL HORIZONTAL SURFACES SHALL BE PROTECTED BY PROVIDING A WATERPROOF MEMBRANE OR METAL FLASHING BENEATH THE FINISH MATERIALS, AND SHALL BE SLOPED A MINIMUM OF 1/4" PER FOOT TO PROVIDE ADEQUATE DRAINAGE.
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5. ALL PLASTER CAPS SHALL BE SEALED TO PREVENT MILDEN AND DISCOLORATION.
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- 8.
9. THE LANDSCAPE CONTRACTOR SHALL MAINTAIN A MINIMUM OF 8" CLEARANCE BETWEEN FINISH GRADE AND ALL SILL PLATES AND OTHER WOOD PER DETAILS AND SECTIONS IN THIS SET.
10. MECHANICAL EQUIPMENT OF ANY TYPE IS NOT PERMITTED ON ANY EXTERIOR SURFACE OF THE BUILDING.
11. DECKS, BALCONIES, LANDINGS, EXTERIOR STAIRWAYS AND SIMILAR SURFACES EXPOSED TO THE WEATHER AND SEALED UNDERNEATH SHALL BE WATERPROOFED WITH CLASS 1A DECK SYSTEM DECK WATERPROOFING SHALL BE NESTCOAT ALX PRO ICC ESR-2201, SLOPE MIN. 1/4" PER FOOT TO DRAIN.
12. ALL ENCLOSED DOWNSPOUT DRAINS SHALL BE HYDROSTATICALLY TESTED PRIOR TO APPLYING STUCCO OR DRYWALL.
13. MAXIMUM INDIVIDUAL LAMP SIZE FOR EXTERIOR LIGHT FIXTURES IS 15 WATTS, WITH A MAXIMUM OF 60 WATTS PER FIXTURE. OBSCURE OR TRANSLUCENT GLAZING IS REQUIRED AT GROUND FLOOR FIXTURES, AND SHIELDED BULB FIXTURES ARE REQUIRED AT UPPER FLOOR FIXTURES.
14. SHUTTERS SHALL BE INSTALLED TO APPEAR OPERABLE. PROVIDE HINGES, LATCHES AND HOLD-BACKS.
15. ALL RAILINGS TO BE A MINIMUM OF 42" HIGH FROM FINISH SURFACE TO TOP OF RAILINGS. RAILING DESIGN SHALL BE SPACED SUCH THAT A 4" SPHERE CAN NOT PASS THROUGH AT ANY POINT.
16. RIDGE ELEVATIONS ARE TAKEN AT THE TOP OF FINISH MATERIALS. (E.G. ROOF TILE).
17. WROUGHT IRON DESIGN TO BE DETERMINED. IRON WORK SHOWN HERE IS FOR ILLUSTRATIVE PURPOSES. THE WROUGHT IRON CONTRACTOR SHALL CONSULT WITH THE OWNER, INTERIOR DESIGNER AND ARCHITECT TO DETERMINE THE ACTUAL PATTERN AND STYLE OF ALL IRON WORK, AND SUBMIT SHOP DRAWINGS TO THE ARCHITECT FOR APPROVAL PRIOR TO FABRICATION.
18. WINDOW FALL PROTECTION: IN DWELLING UNITS, WHERE THE OPENING OF AN OPERABLE WINDOW IS LOCATED MORE THAN 12 INCHES ABOVE THE FINISHED GRADE OR SURFACE BELOW THE LOWEST PART OF THE CLEAR OPENING OF THE WINDOW SHALL BE A MIN. OF 24 INCHES ABOVE THE FINISHED FLOOR OF THE ROOM IN WHICH THE WINDOW IS LOCATED. OPERABLE SECTIONS OF WINDOWS SHALL NOT PERMIT OPENINGS THAT ALLOW PASSAGE OF A 4" DIAMETER SPHERE WHERE SUCH OPENINGS ARE LOCATED WITHIN 24" OF THE FINISHED FLOOR. (CRC R312.2)

finishes

NO CHANGES TO OR SUBSTITUTIONS FOR THESE APPROVED FINISH MATERIALS AND COLORS MAY BE MADE WITHOUT THE APPROVAL OF THE ARCHITECT AND THE DESIGN REVIEW COMMITTEE. ARCHITECT TO FIELD VERIFY ALL FINISH MATERIALS AND COLORS PRIOR TO FINAL APPLICATION.

ITEM	DESCRIPTION	COLOR NAME
A ROOF	STANDING SEAM METAL ROOF WITH SOLAR REFLECTIVE INDEX VALUE LESS THAN 99. SEAMS @ 16" O.C. INSTALLED OVER ICE/WATER MEMBRANE OVER ENTIRE ROOF SURFACE UP TO 24" DOWN FROM RIDGE TYP.	TO MATCH FRAZEE: 8T31M DAUPHIN GREY
B SHIPLAP SIDING	BORAL SYNTHETIC MATERIAL OVER TYVEC HOME WRAP.	DUNN EDWARDS LRV 81 DEV840 WHISPER
C BOARD AND BATTON SIDING	BORAL SYNTHETIC MATERIAL OVER TYVEC HOME WRAP.	DUNN EDWARDS LRV 81 DEV840 WHISPER
D STONE VENEER	2 1/2" THICK ADHERED STONE RUBBLE (LOCALLY SOURCED)	CREAM/ TAN
E WINDOWS/ DOORS	ALUMINUM CLAD WOOD WINDOWS AND DOORS WITH INSULATED GLASS	LOEWEN COLOR TO MATCH SIDING
F MAIN ENTRY DOOR	PAINTED WOOD INSULATED GLASS	DUNN EDWARDS LRV 80 DES028 FAIRY WINGS
G PASSAGE DOORS/ MECH. DOORS	ALUMINUM CLAD WOOD DOORS WITH INSULATED GLASS WHERE APPLICABLE	LOEWEN COLOR TO MATCH SIDING
H GARAGE DOOR	CUSTOM WOOD SECTIONAL (PAINTED TO MATCH WALLS)	COLOR TO MATCH SIDING
I GUARD RAILS	VENEERED W/ BORAL SYNTHETIC MATERIAL	COLOR TO MATCH SIDING
J SHUTTERS & DOWNSPOUTS	CUSTOM BRASS SHUTTER & DOWNSPOUT TO DRAIN TO SUB-TERRANIAN FOUNDATION DRAIN.	MATCH ROOF COLOR
K BEAMS	VENEERED W/ BORAL SYNTHETIC MATERIAL	COLOR TO MATCH SIDING
L GARDEN WALLS	STACKED STONE RUBBLE	CREAM/ TAN
M FOUNDATION WALLS @ HOUSE	STUCCO	COLOR TO MATCH SIDING
N LIGHT FIXTURES	SPJ LIGHTING SPJ241-02A	TO MATCH ROOF
O BRIDGE	STEEL	TO MATCH ROOF
P DECKS AND PAVING	LIMESTONE	BEIGE



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Exterior Elevations

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Hoch Residence  
475 Woodside Avenue  
Park City, UT 84060

DRAWN  
AE  
CHECKED  
R.K.  
DATE  
2/3/2023  
REVISION

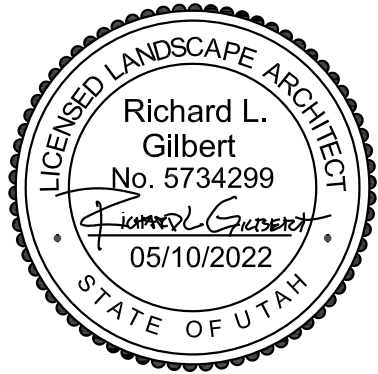
SCALE  
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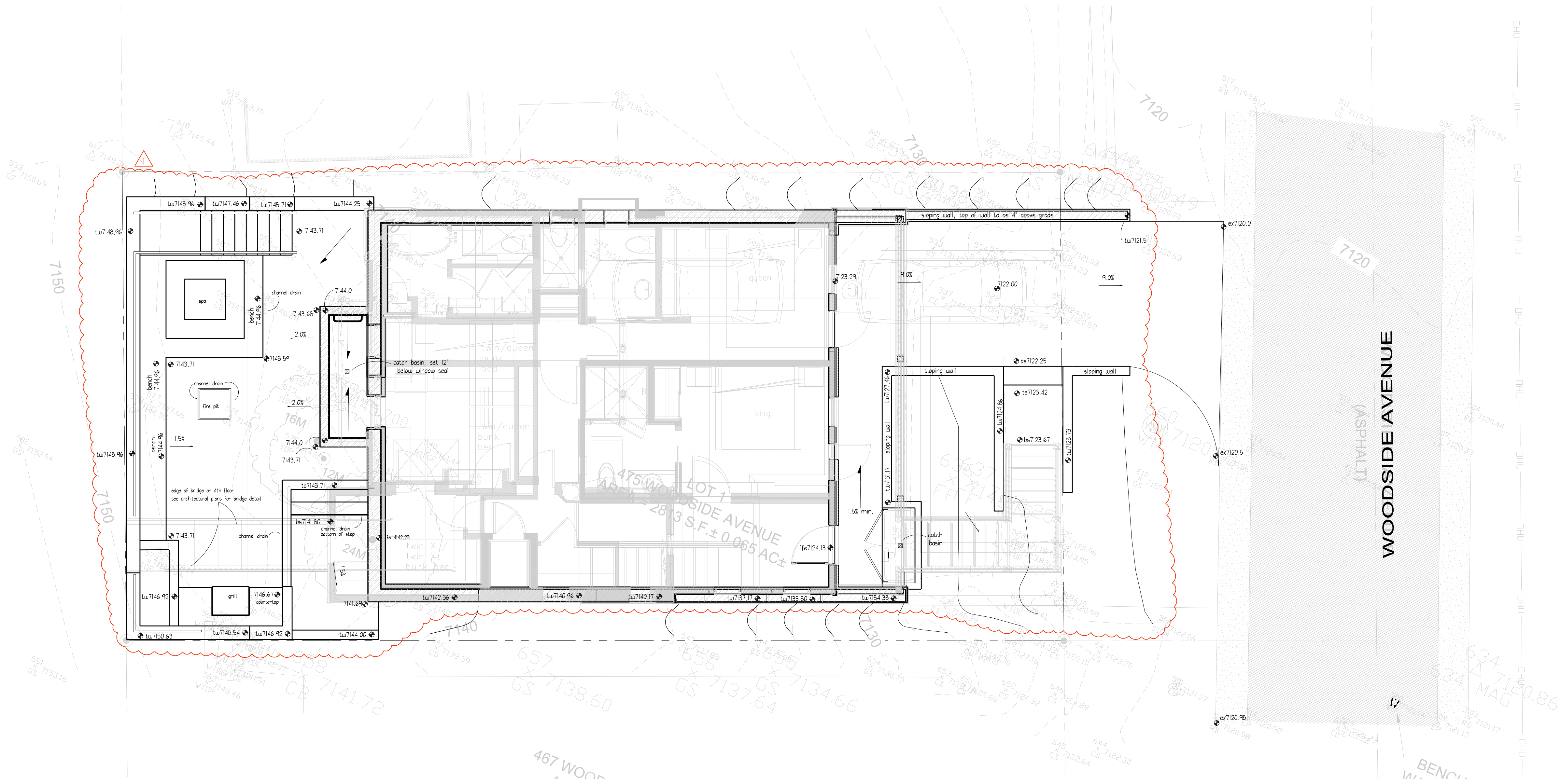
A4.2







consultant:



LEGEND

— 4320 —

◈ (4325)

◈ 4325

◈ hp/tp4325

↗ 1.5%

PROPOSED CONTOUR LINE

EXISTING SPOT ELEVATION

PROPOSED SPOT ELEVATION

HIGH POINT / LOW POINT

DIRECTION OF FLOW & SLOPE INDICATOR

◈ tw/bw4325

◈ bs/1s4325

▣ 4b4325.00

◈ 1b4325

◈ ex4325

TOP OF WALL/ BOTTOM OF WALL

BOTTOM/TOP OF STAIRS

CATCH BASIN RIM ELEVATION

TOP OF BENCH

EXISTING GRADE

GRADING & LAYOUT NOTES

1. FINISHED GRADES, CONTOURS, AND ELEVATIONS INDICATED ON THE GRADING AND DRAINAGE PLAN DESCRIBE FINAL SURFACE ELEVATIONS FOR COMPLETED CONSTRUCTION. THE CONTRACTOR SHALL REVIEW THE DETAILS AND SPECIFICATIONS TO ASCERTAIN SPECIFIC WORK LIMITS AND REQUIREMENTS.

2. CONTRACTOR SHALL VERIFY ALL EXISTING GRADES IN THE FIELD AND REPORT ANY DISCREPANCIES TO THE OWNER'S REPRESENTATIVE.

3. CONSULT ALL OF THE DRAWINGS AND SPECIFICATIONS FOR COORDINATION REQUIREMENTS BEFORE COMMENCING CONSTRUCTION.

4. WHERE NEW PAVING OR EARTHWORK MEETS EXISTING PAVING OR EARTHWORK SMOOTHLY BLEND LINE AND GRADE OF EXISTING WITH NEW. ALL RIDGES AND VALLEYS SHALL HAVE A SMOOTH TRANSITIONS.

5. GRADE EVENLY BETWEEN SPOT GRADES SHOWN ON DRAWINGS. ALL PAVED AREAS MUST GRADE TO DRAIN AT A MINIMUM OF ONE-EIGHTH INCH (1/8") PER FOOT. ANY DISCREPANCIES NOT ALLOWING THIS TO OCCUR SHALL BE REPORTED TO THE OWNERS REPRESENTATIVE PRIOR TO CONTINUING WORK.

6. PRIOR TO COMMENCING ANY EXCAVATION WORK, THE CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES IN ACCORDANCE WITH THE REQUIRED PROCEDURES.

7. THE LOCATION OF UNDERGROUND UTILITIES SHOWN ON THIS PLAN ARE DIAGRAMMATIC ONLY, AND ALL UTILITIES MAY NOT BE SHOWN. THE CONTRACTOR SHALL CONTACT THE PROPER LOCAL AUTHORITIES OR RESPECTIVE UTILITY COMPANY TO CONFIRM THE LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. ANY DAMAGE DUE TO FAILURE OF THE CONTRACTOR TO CONTACT THE PROPER AUTHORITIES SHALL BE BORNE BY THE CONTRACTOR.

8. EXCAVATION REQUIRED WITHIN PROXIMITY OF EXISTING UTILITY LINES SHALL BE DONE BY HAND. CONTRACTOR SHALL REPAIR ANY DAMAGE TO EXISTING UTILITY LINES OR STRUCTURES INCURRED DURING CONSTRUCTION OPERATIONS AT NO COST TO OWNER.

9. ANY AREA DISTURBED OUTSIDE THE LIMIT OF DISTURBANCE/PROPERTY LINE SHALL BE RESTORED TO ITS ORIGINAL CONDITIONS AT NO COST TO OWNER.

10. CONTRACTOR SHALL SUPPLY AND MAINTAIN FOR THE DURATION OF CONSTRUCTION ALL NECESSARY DEVICES FOR EROSION, SEDIMENT AND DUST CONTROL, SUCH AS HAY BALES, GRAVEL, BOARDS, ETC., INCLUDING THOSE DEVICES NECESSARY FOR STOCKPILES AND PROTECTION OF ADJACENT PUBLIC WAYS AND SHALL REMOVE THE DEVICES AFTER PROJECT CLOSEOUT.

11. REFER TO STRUCTURAL DETAILS AND RECOMMENDATIONS FOR ROCK WALL CONSTRUCTION.

12. CUT AND FILL SLOPES SHALL BE CONSTRUCTED AS RECOMMENDED BY THE GEOTECHNICAL REPORT.

13. INSTALL DRAINAGE PIPE ON BACKSIDE OF RETAINING WALLS AND SLOPE TO DAYLIGHT DRAINS AS REQUIRED

SCALE & NORTH ARROW

NORTH

0

2.5

5

10

SCALE: 1" = 5'-0"

project

475  
Woodside  
Residence  
Park City, UT

date

MAY 10, 2022

revisions

2/13/2023

data

asd project no: 21111

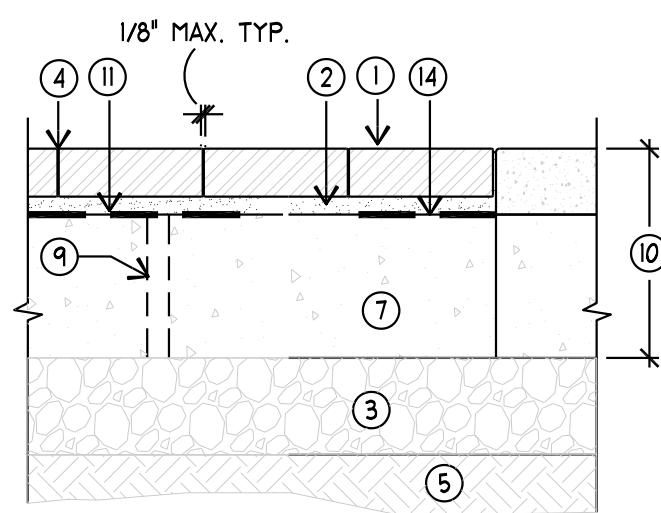
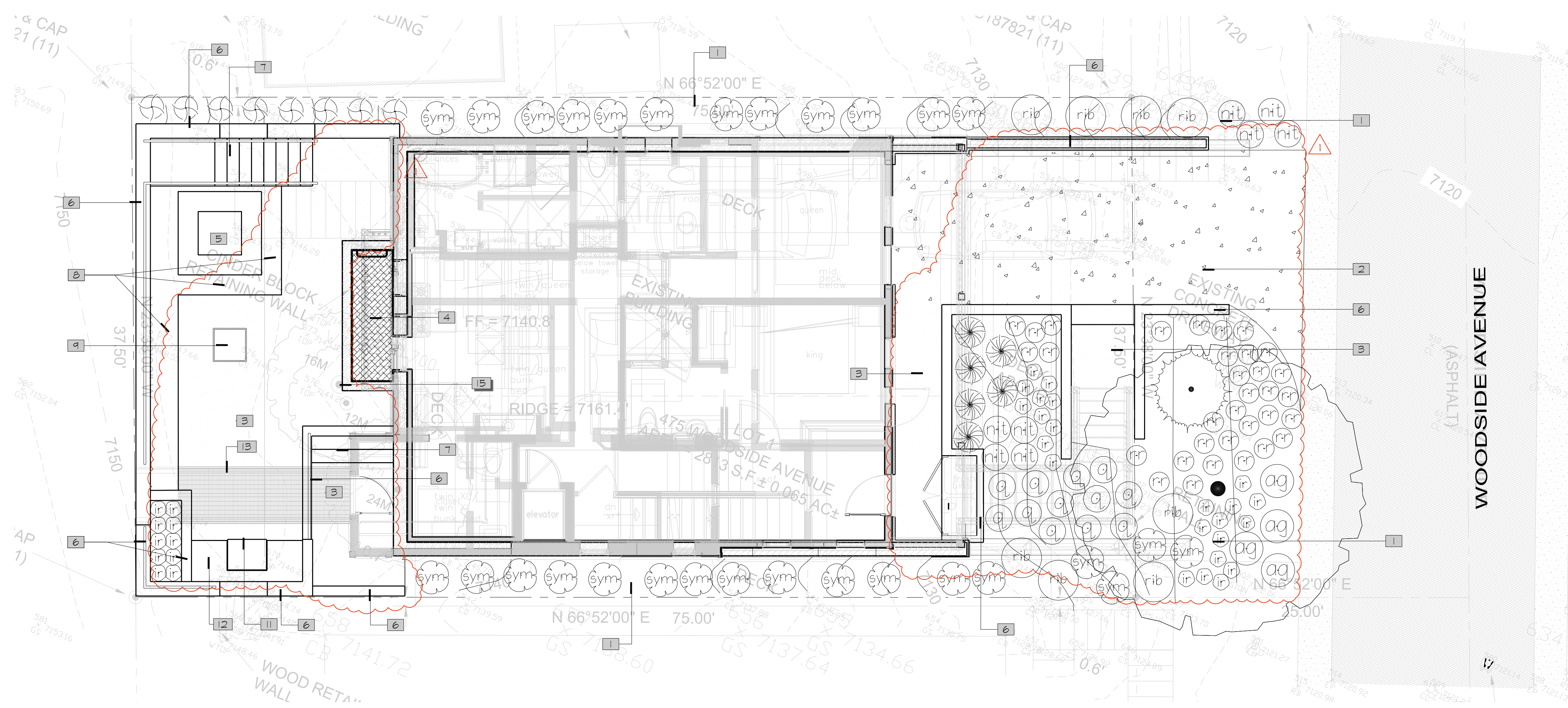
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GRADING PLAN

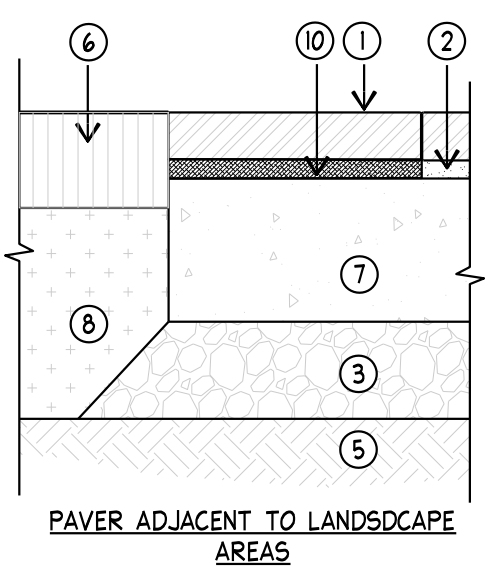
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LG101



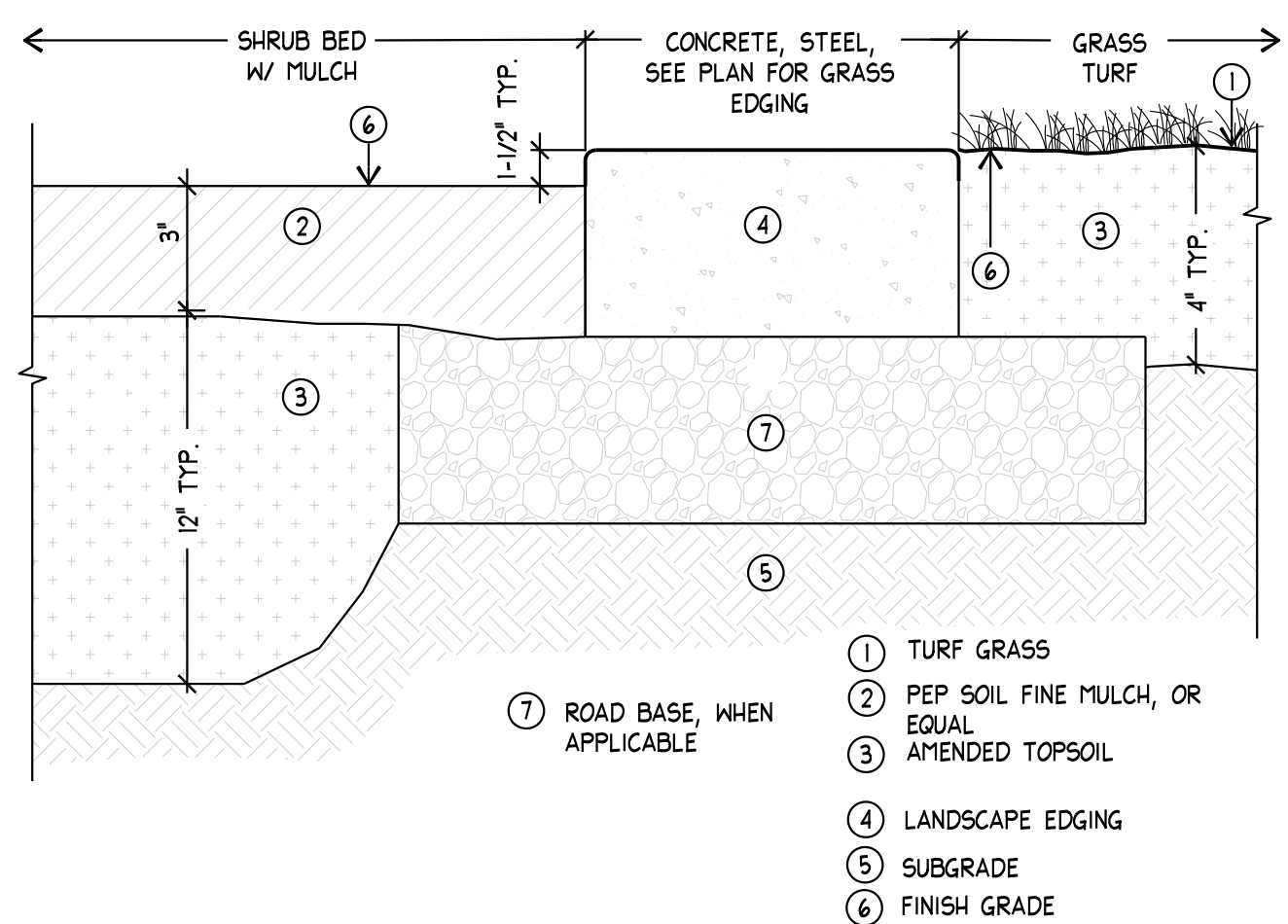


- 1 PAVES
- 2 BEDDING SAND
- 3 COMPACTED ROADBASE
- 4 POLYMERIC SAND SHEET JOINT TYP.
- 5 COMPACTED SUBGRADE
- 6 MULCH, WHERE APPLICABLE
- 7 4" CONCRETE SUB-SLAB WITH WIRE MESH AND SNOW MELT TUBES WHEN CALLED OUT
- 8 TOPSOIL
- 9 PROVIDE 1" DRAINAGE WEEP HOLES AT 4FT. OC. AND AT LOW POINTS OF CONCRETE PLATWORK
- 10 VERSABOND GROUT, COVER ENTIRE PAVES BASE, NO DABING.
- 11 VAPOR BARRIER

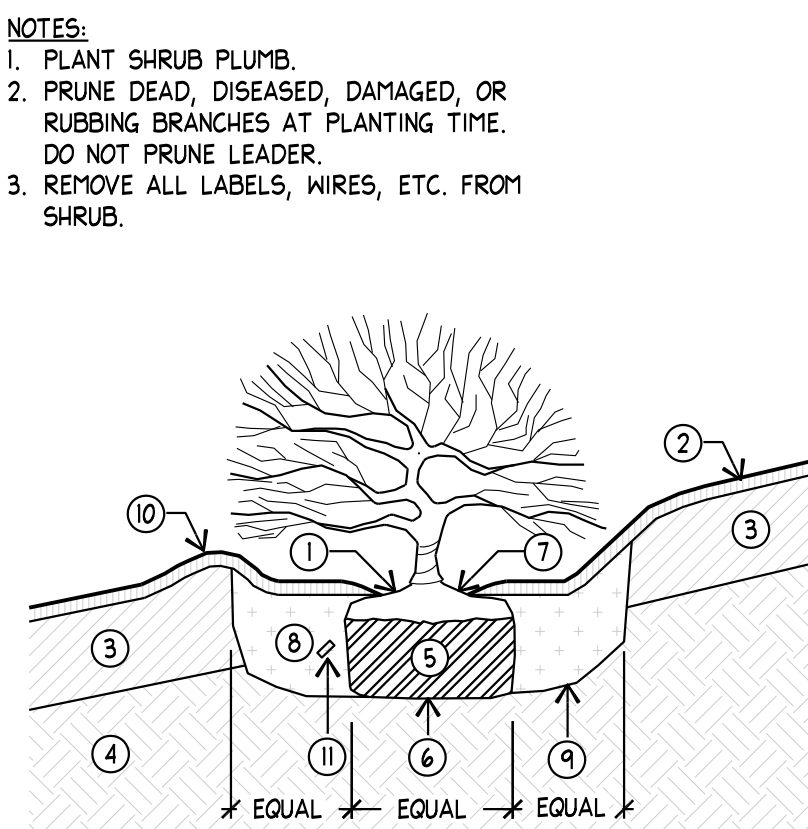


- NOTES:
1. AREAS HEATED, CONSULT WITH GENERAL CONTRACTOR AND MECHANICAL ENGINEER.

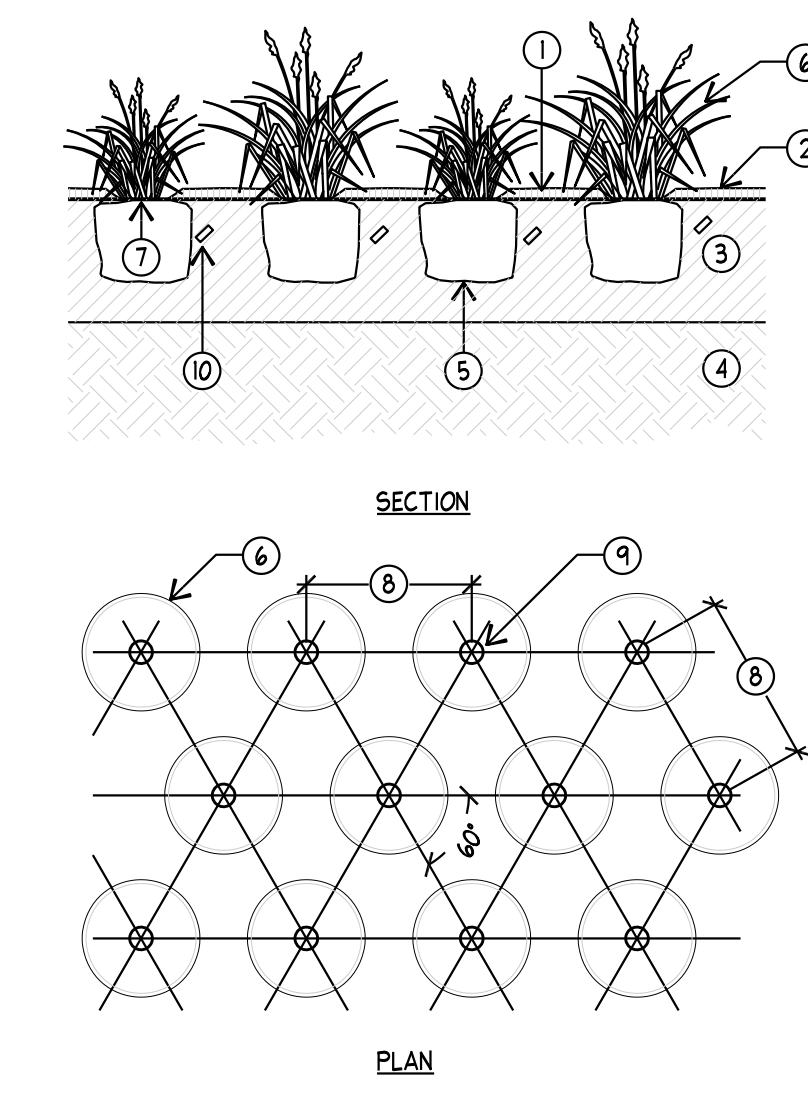
**E** PAVES OVER CONCRETE SUB SLAB  
SCALE: NTS SECTION



**F** MULCH WITH TOPSOIL  
SCALE: NTS SECTION



**G** SHRUB  
SCALE: NTS SECTION

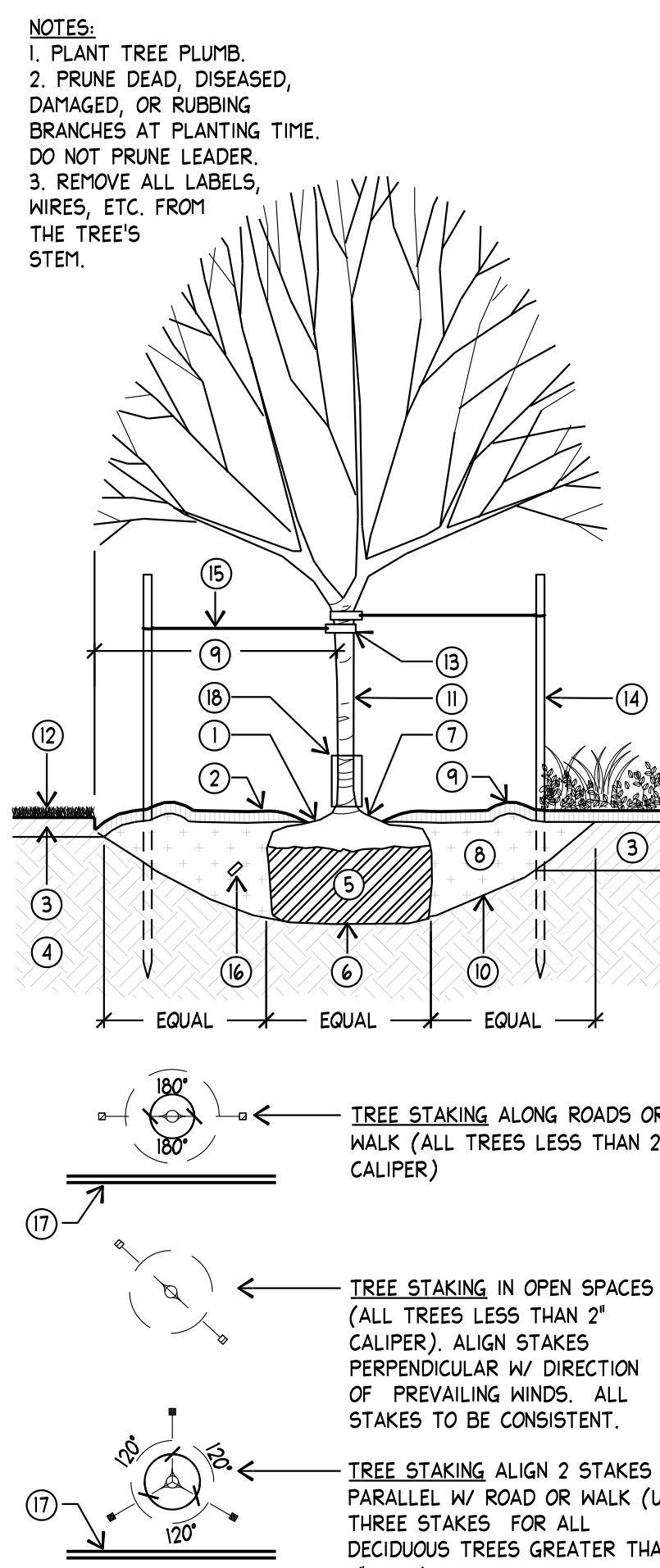


**H** PERENNIAL / GROUNDCOVER  
SCALE: NTS SECTION/PLAN

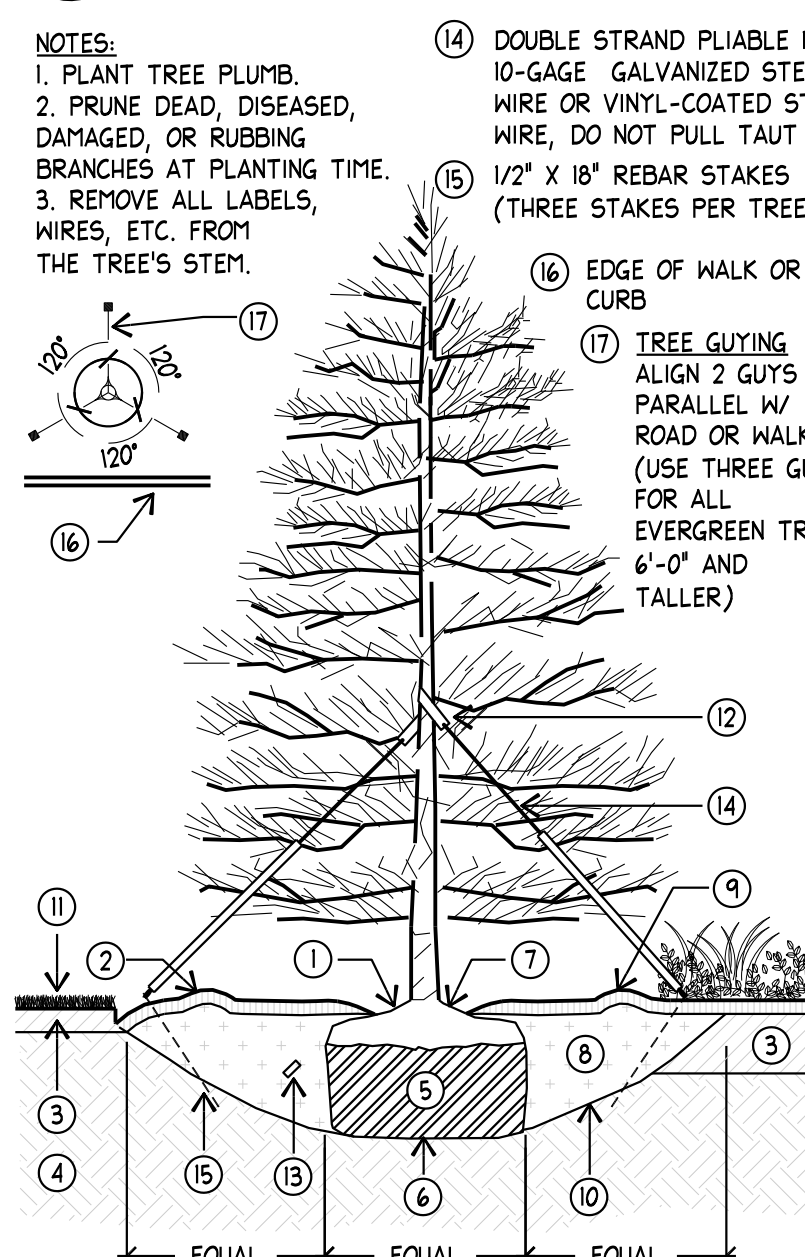
- 1 MULCH 1" TO 2" BACK FROM TRUNK
- 2 MULCH WHEN CALLED OUT
- 3 AMENDED TOPSOIL
- 4 UNDISTURBED SUBGRADE
- 5 IF THE SHRUB IS BALLED AND BURLAPPED (OR CONTAINED IN A WIRE BASKET), CUT AND REMOVE THE ROPE, STRING, WIRE, AND/OR WIRE BASKET FROM AROUND THE TRUNK AND TOP 1/3 OF THE ROOT BALL
- 6 SET ROOTBALL ON UNDISTURBED SUBGRADE
- 7 TRUNK FLAIR- SET 1" TO 2" ABOVE FINISH GRADE
- 8 MAKE THE HOLE WIDE, AS MUCH AS THREE TIMES THE DIAMETER OF THE ROOT BALL, BUT ONLY AS DEEP AS THE ROOT BALL. BACKFILL WITH 1/2 TOPSOIL BORROW FROM PIT AND 1/2 AMENDED TOPSOIL
- 9 ROUGHEN SIDES PRIOR TO BACKFILLING. SETTLE W/ WATER IN 12" LIFTS
- 10 FORM HELL AT EACH PLANT USING TOPSOIL
- 11 FERTILIZER TABLET

1. PLANT TREE PLUMB.
2. PRUNE DEAD, DISEASED, DAMAGED, OR RUBBING BRANCHES AT PLANTING TIME. DO NOT PRUNE LEADER.
3. REMOVE ALL LABELS, WIRES, ETC. FROM THE TREE'S STEM.
4. MULCH BACK FROM PLANT
5. MULCH WHEN CALLED OUT
6. AMENDED TOPSOIL - SEE TOPSOIL MIX NOTES
7. UNDISTURBED SUBGRADE
8. IF PLANTS ARE POT-BOUND AT PLANTING TIME, LOOSEN THE ROOTS AROUND THE BOTTOM AND SIDES OF THE ROOT BALL
9. BE SURE THE CROWN OF THE PLANT (THE POINT WHERE ROOTS AND TOP JOIN) IS EVEN WITH THE SOIL SURFACE
10. PLANT SPACING VARIES - REFER TO PLANT SCHEDULE OR PLAN
11. CENTER OF PLANT
12. FERTILIZER TABLET

- NOTES:
1. PRUNE DEAD, DISEASED, DAMAGED, OR RUBBING BRANCHES AT PLANTING TIME.
  2. REMOVE ALL LABELS, WIRES, ETC. FROM PLANT.
  3. WATER PLANTS THOROUGHLY FOLLOWING PLANTING TO SETTLE THE SOIL AROUND THE ROOTS.



**I** DECIDUOUS TREE WITH STAKING  
SCALE: NTS SECTION

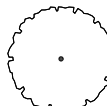
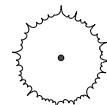
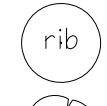



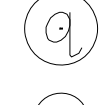

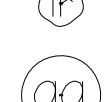
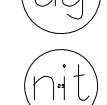
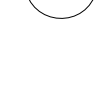


**J** EVERGREEN TREE WITH GUYING  
SCALE: NTS SECTION

- 1 MULCH 1" TO 2" BACK FROM TRUNK
- 2 MULCH WHEN CALLED OUT
- 3 AMENDED TOPSOIL - SEE TOPSOIL MIX NOTES
- 4 UNDISTURBED SUBGRADE
- 5 IF THE TREE IS BALLED AND BURLAPPED (OR CONTAINED IN A WIRE BASKET), CUT AND REMOVE THE ROPE, STRING, WIRE, AND/OR WIRE BASKET FROM AROUND THE TRUNK AND TOP 1/3 OF THE ROOT BALL
- 6 SET ROOTBALL ON UNDISTURBED SUBGRADE
- 7 TRUNK FLAIR- SET 1" TO 2" ABOVE FINISH GRADE
- 8 MAKE THE HOLE WIDE, AS MUCH AS THREE TIMES THE DIAMETER OF THE ROOT BALL, BUT ONLY AS DEEP AS THE ROOT BALL. BACKFILL WITH 1/2 TOPSOIL BORROW FROM PIT AND 1/2 AMENDED TOPSOIL - SEE TOPSOIL MIX NOTES
- 9 REMOVE SOD AT DRIPLINE OF TREE TO FORM TREE HELL OR A MIN. WIDTH OF 3'-0" DIA.
- 10 ROUGHEN SIDES PRIOR TO BACKFILLING. SETTLE W/ WATER IN 12" LIFTS
- 11 TRUNK, STARTING AT THE BOTTOM TO THE FIRST SET OF BRANCHES, REMOVE THE WRAP SPRING. AFTER THE LAST FROST, ONLY WRAP IF SUN HITS ITS TRUNK IN WINTER.
- 12 DO NOT PLANT LAWN IN TREE PIT
- 13 3" OR WIDER NYLON WEBBING W/ METAL GROMMETS
- 14 6'-0" X 2" DIA. ROUND WOOD STAKES, TWO PER TREE (THE STAKES SHALL BE PLUMBED AND SET AT THE SAME HEIGHT)
- 15 DOUBLE STRAND PLIABLE NO. 10-GAGE GALVANIZED STEEL WIRE OR VINYL-COATED STEEL WIRE, DO NOT PULL TAUT
- 16 FERTILIZER TABLET
- 17 EDGE OF MULK OR CURB
- 18 TREE GAUD ON ALL TREES IN TURF / GRASS SEED AREAS

1. PLANT TREE PLUMB.
2. PRUNE DEAD, DISEASED, DAMAGED, OR RUBBING BRANCHES AT PLANTING TIME. DO NOT PRUNE LEADER.
3. REMOVE ALL LABELS, WIRES, ETC. FROM THE TREE'S STEM.
4. MULCH BACK FROM PLANT
5. MULCH WHEN CALLED OUT
6. AMENDED TOPSOIL - SEE TOPSOIL MIX NOTES
7. UNDISTURBED SUBGRADE
8. IF THE TREE IS BALLED AND BURLAPPED (OR CONTAINED IN A WIRE BASKET), CUT AND REMOVE THE ROPE, STRING, WIRE, AND/OR WIRE BASKET FROM AROUND THE TRUNK AND TOP 1/3 OF THE ROOT BALL
9. SET ROOTBALL ON UNDISTURBED SUBGRADE
10. TRUNK FLAIR- SET 1" TO 2" ABOVE FINISH GRADE
11. MAKE THE HOLE WIDE, AS MUCH AS THREE TIMES THE DIAMETER OF THE ROOT BALL, BUT ONLY AS DEEP AS THE ROOT BALL. BACKFILL WITH 1/2 TOPSOIL BORROW FROM PIT AND 1/2 AMENDED TOPSOIL
12. REMOVE SOD AT DRIPLINE OF TREE TO FORM TREE HELL OR A MIN. WIDTH OF 3'-0" DIA.
13. DO NOT PLANT LAWN IN TREE PIT
14. 3" OR WIDER NYLON WEBBING W/ METAL GROMMETS
15. FERTILIZER TABLET

**K** EVERGREEN TREE WITH GUYING  
SCALE: NTS SECTION

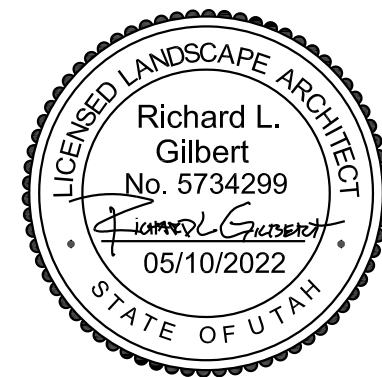
PLANTING NOTES							A
1.	CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING HIMSELF FAMILIAR WITH ALL UNDERGROUND UTILITIES, PIPES AND STRUCTURES. CONTRACTOR SHALL TAKE SOLE RESPONSIBILITY FOR ANY COSTS INCURRED DUE TO DAMAGE OF SAID UTILITIES.						
2.	CONTRACTOR SHALL NOT WILLFULLY PROCEED WITH CONSTRUCTION AS DESIGNED WHEN IT IS OBVIOUS THAT OBSTRUCTIONS AND/OR GRADE DIFFERENCES EXIST THAT MAY NOT HAVE BEEN KNOWN DURING DESIGN. SUCH CONDITIONS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE OWNERS REP. THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ALL NECESSARY REVISIONS DUE TO FAILURE TO GIVE SUCH NOTIFICATION.						
3.	CONTRACTOR SHALL BE RESPONSIBLE FOR ANY COORDINATION WITH SUBCONTRACTORS AS REQUIRED TO ACCOMPLISH THE LANDSCAPE CONSTRUCTION FOR THIS PROJECT.						
4.	ALL PLANT MATERIAL SHALL BE APPROVED BY THE OWNER'S REPRESENTATIVE UPON DELIVERY TO THE SITE, AND PRIOR TO INSTALLATION. ANY PROPOSED SUBSTITUTIONS OF PLANT SPECIES SHALL BE MADE WITH PLANTS OF EQUIVALENT OVERALL FORM, HEIGHT, BRANCHING HABIT, FLOWER, LEAF, COLOR, FRUIT AND CULTURE ONLY AS APPROVED BY THE OWNER'S REPRESENTATIVE.						
5.	THE CONTRACTOR SHALL SUPPLY ALL PLANT MATERIAL IN QUANTITIES SUFFICIENT TO COMPLETE THE PLANTING SHOWN ON THE DRAWINGS. IF DISCREPANCIES ARISE BETWEEN ACTUAL PLANTING AREA SIZES IN THE FIELD AND THOSE SHOWN ON THE PLANS, CONTRACTOR SHALL CONTACT THE OWNER'S REPRESENTATIVE FOR RESOLUTION. FAILURE TO MAKE SUCH CONFLICTS KNOWN WILL RESULT IN CONTRACTOR'S LIABILITY FOR MATERIALS RELOCATION.						
6.	FINAL LOCATIONS OF ALL PLANT MATERIALS SHALL BE SUBJECT TO APPROVAL OF THE OWNER'S REPRESENTATIVE. TREES SHALL NOT BE PLANTED LESS THAN 5'-0" FROM CURBS OR HARD SURFACE AREAS UNLESS A ROOT BARRIER IS INSTALLED.						
7.	CONTRACTOR SHALL PROVIDE SOIL ANALYSIS AND AMEND SOIL AS RECOMMENDED. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR THE LAST 7 INCHES OF GRADE IN TURF SOD AREAS (6 INCHES OF TOPSOIL AND 1 INCH FOR SOD) AND 15 INCHES IN SHRUB BED AREAS (3 INCHES OF BARK MULCH AND 12" OF AMENDED TOPSOIL). IF NECESSARY DIG SUBGRADE IN SHRUB BEDS AND TURF AREAS DOWN AS SPECIFIED BEFORE PLACING AMENDED TOPSOIL. THE PLANTING ISLANDS IN THE PARKING LOTS SHALL HAVE ALL ROAD BASE REMOVED PRIOR TO PLACEMENT OF TOPSOIL. REFER TO GRADING PLAN FOR FINISH GRADE AND DRAINAGE.						
PLANT SCHEDULE							B
DECIDUOUS	BOTANICAL NAME	COMMON NAME	CONT.	CAL.	SIZE	QTY.	
	Acer buergerianum	Trident Maple	B & B	2"		1	
EVERGREEN	BOTANICAL NAME	COMMON NAME	CONT.	CAL.	SIZE	QTY.	
	Pinus sylvestris 'Glauca Nano'	Dwarf Scotch Pine	B & B	SPECIMEN	-	1	
SHRUBS	BOTANICAL NAME	COMMON NAME	SIZE				
	Ribes alpinum	Alpine Currant	5 gal			8	
	Symphoricarpos albus	Common White Snowberry	5 gal			24	
GRASSES	BOTANICAL NAME	COMMON NAME	SIZE				
	Calamagrostis acutifolia 'Overdam'	Overdam Reed Grass	1 gal			8	
	Festuca mairei	Atlas Fescue	1 gal			6	
PERENNIALS	BOTANICAL NAME	COMMON NAME	SIZE				
	Aquilegia alpina	Alpine Columbine	1 gal			12	
	Hemerocallis hybrid 'Rosy Returns'	Rosy Returns Daylily	1 gal			33	
	Iris pallida 'Aureo Variegata'	Variegated Yellow Blade Iris	1 gal			33	
	Nepeta x faassenii 'Blue Wonder'	Catmint	1 gal			4	
	Rudbeckia fulgida 'Goldsturm'	Goldsturm Black-eyed Susan	1 gal			8	
* QUANTITY INFORMATION PROVIDED FOR REFERENCE ONLY. CONTRACTOR RESPONSIBLE TO VERIFY ALL QUANTITIES.							

REFERENCE SCHEDULE NOTES				C
SYMBOL	DESCRIPTION	QTY		
	3" DEEP SOIL PEP MULCH OVER 12" OF TOPSOIL, TYP. SEE DETAIL F	856 sf		
	3"x3"x3" FRACTURED ALL SIDES BUT ONE SIDE CUT GRANITE COBBLES SET ON HEATED CONCRETE DRIVE, TYP. SEE DETAIL E	365 sf		
	6"x12"x1/4" BEIGE GRANITE PAVES WITH FLAMED FINISH, OVER HEATED CONCRETE SUB SLAB, TYP. SEE DETAIL E	440 sf		
	3/4" TO 1 1/2" TAN CRUSHED GRAVEL, TYP. SEE DETAIL F	30 sf		
	17" x 17" 6 PERSON HOT TUB, INSTALL PER CODE AND MANUFACTURERS INSTRUCTIONS.			
	RETAINING WALL, SEE STRUCTURAL, CIVIL, AND ARCHITECTURAL SITE PLAN FOR GRADES			
	STAIRCASE, SEE ARCHITECTURAL AND SITE PLAN FOR GRADES			
	BUILT IN BENCH TO SURROUND HOT TUB AND FIRE ELEMENT (ADD CUSHIONS IF DESIRED) STONE VENEER FACE AND STONE CAP. WALL TO MATCH HOUSE STONE			
	2' 6" x 2' 6" x 18" HIGH CORETEN STEEL GAS FIRE ELEMENT, INSTALL PER ALL CODES			
	BBO GAS GRILL			
	GRANITE COUNTERTOP			
	BRIDGE, SEE STRUCTURAL AND ARCHITECTURAL PLANS			
	EXISTING TREE TO BE REMOVED, SEE DEMOLITION PLAN			
* QUANTITY INFORMATION PROVIDED FOR REFERENCE ONLY. CONTRACTOR RESPONSIBLE TO VERIFY ALL QUANTITIES.				

SCALE & NORTH ARROW		D
NORTH		
SCALE: 1" = 5'-0"		

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Architectural Site Design

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office 801 . 487 . 4923  
fax 801 . 466 . 3046  
www.arcsitiodesign.com



consultant:

project

**475**  
**Woodside**  
**Residence**  
Park City, UT

date

MAY 10, 2022

revisions

data

asd project no: 21111

title

**LANDSCAPE**  
**PLAN**

sheet

**L101**





PLAT AMENDMENT AND RECORD OF SURVEY  
475 WOODSIDE AVENUE AMENDMENT

ADDITIONAL NOTES:  
1. The remainder of Lot 14 is not rendered separately developable as a result of this plat.  
2. This lot shall contain only one single-family house. No accessory apartment or lockout unit may be created on this lot.

OWNER'S DEDICATION AND CONSENT TO RECORD:  
Know all men, by these present, that I, Adele D. Langton, as Trustee of the Adele D. Langton Revocable Trust dated June 25, 1992, the owner of the hereon described property, hereinafter to be known as 475 Woodside Avenue, certify that I have caused this survey to be made, and the Plat to be prepared, and I do hereby consent to the recordation of this survey and Plat Amendment. The owner hereby offers an irrevocable dedication of easements for public purposes as shown on this plat to Park City in accordance with an irrevocable offer of dedication.

Adele D. Langton, trustee  
Adele D. Langton, as Trustee of the Adele D. Langton Revocable Trust dated June 25, 1992.

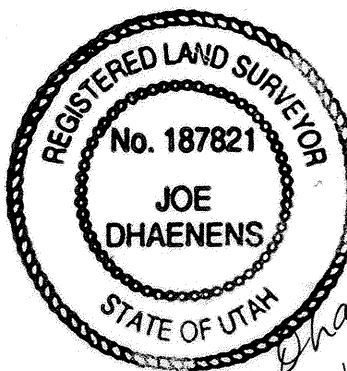
ACKNOWLEDGEMENT:  
State of Utah  
County of Summit  
On this 24<sup>th</sup> day of June, 1999, personally appeared before me, the undersigned notary public in and for said state and county, Adele D. Langton, as Trustee of the Adele D. Langton Revocable Trust dated June 25, 1992, who after being duly sworn, acknowledged to me that she is the owner of the hereon described property, and that she signed the above owners dedication and consent to record freely and voluntarily.

Babara Myers 2002 Park City  
Notary Public My Commission Expires Residing At

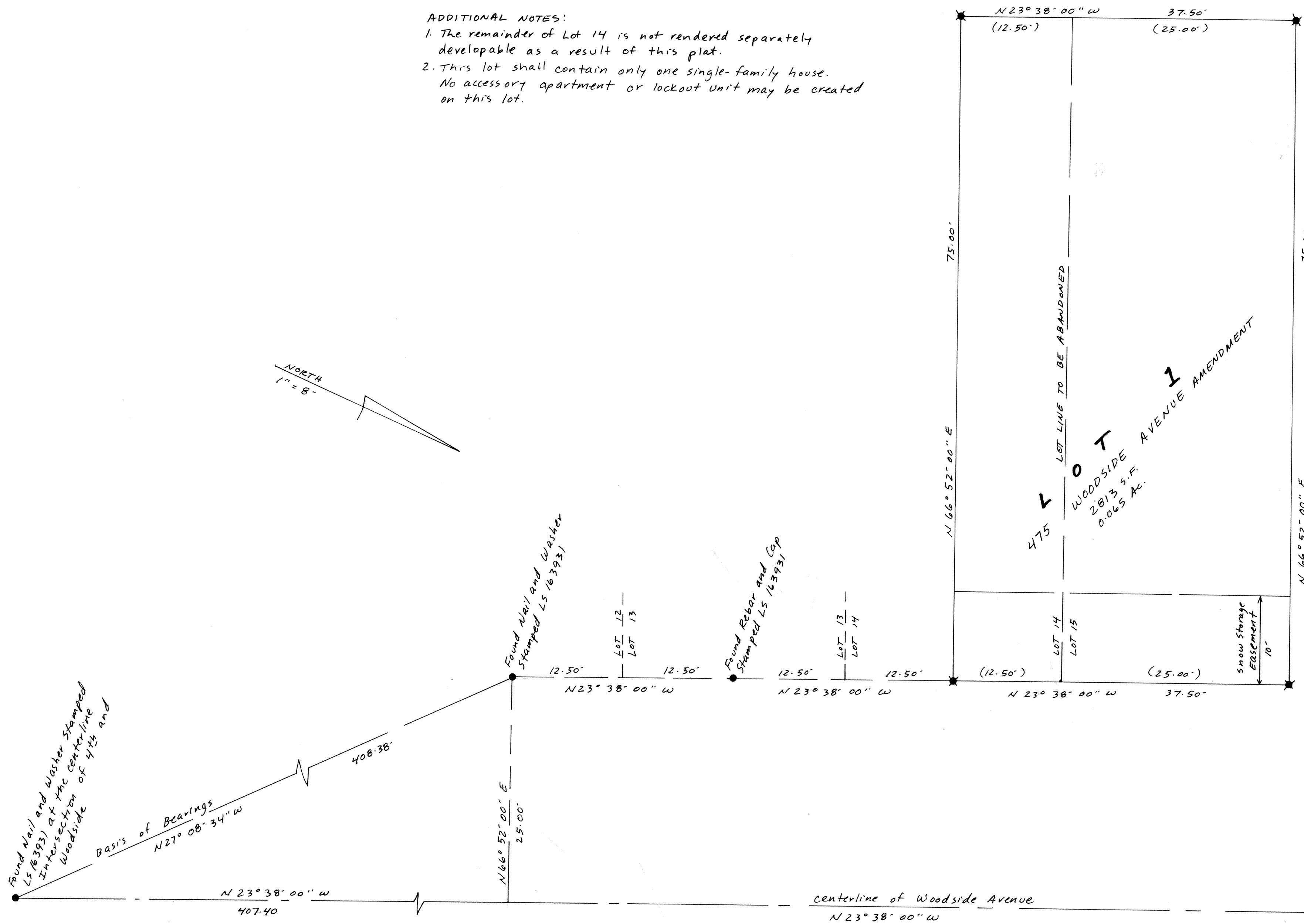
SURVEYOR'S CERTIFICATION:  
I, Joe Dhaenens, hold license number 187821 as prescribed by the laws of the state of Utah, and certify that I have made a survey of the property shown hereon and as described in the notes and legal description below.

SURVEY NOTES:  
1. The basis of bearings is as shown.  
2. Survey monuments were found or set as shown.  
3. This survey was requested by Adele Langton.  
4. This survey was performed in October, 1998, and the Plat Amendment was prepared in May, 1999.  
5. An October, 1998 survey of the property was recorded as #5-3207 at the Summit County Recorder's Office.  
6. All bearings and distances shown were measured and are equal to the bearings and distances of the Park City Survey and/or other surveys recorded for Block 29.

LEGAL DESCRIPTION:  
The Northerly one-half of Lot 14 and all of Lot 15, Block 29, Park City Survey, located in Section 16, Township 2 South, Range 4 East, Salt Lake Baseline and Meridian, Park City, Summit County, Utah.



Joe Dhaenens  
May 12, 1999



surveyed by: On The Map Land Surveying  
P.O. Box 3864  
Park City, UT 84060  
647-9826

City Council  
Approved by the Park City Council  
on this 27<sup>th</sup> day of MAY, 1999.  
Janet M. Scott  
City Recorder

City Planning Commission  
Approved by the Park City  
Planning Commission on this  
30 day of JUNE, 1999.  
Mahesh Chitambar  
Chairperson

City Engineer  
Approved by the Park City Engineer  
on this 24<sup>th</sup> day of JUNE,  
1999.  
Dick W. Alban PE  
City Engineer

City Attorney  
Approved as to form by the Park  
City Attorney on this 6<sup>th</sup> day  
of JULY, 1999.  
Moh D. Hyatt  
City Attorney

Sewer District  
Reviewed for conformance to Snyder-  
ville Basin Sewer Improvement  
District standards on this  
17<sup>th</sup> day of JULY, 1999.  
D. B. S. I. D.

Recorded  
Number 543463 Date 7-7-99  
state of Utah. Time 15:53 PM  
County of Summit. Fee 31.00  
Recorded and filed at the request  
of FIRST AMERICAN TITLE  
Alan Spriggs  
County Recorder

# Planning Department Staff Report



**Subject:** 475 Woodside Avenue  
**Application:** PL-23-05585  
**Author:** Caitlyn Tubbs,  
Sr. Historic Preservation Planner  
**Date:** April 20, 2023  
**Type of Item:** Steep Slope Conditional Use Permit

## Recommendation

(I) Review the proposed project, (II) conduct a public hearing, and (III) consider approving the proposed Steep Slope Conditional Use Permit for a new Single-Family Dwelling at 475 Woodside Avenue based on the Findings of Fact, Conclusions of Law, and Conditions of Approval outlined in the Draft Final Action Letter (Exhibit A).

## Description

**Applicant:** Ben and Holly Hoch, represented by Richard Krantz  
**Location:** 475 Woodside Avenue  
**Zoning District:** Historic Residential-1 (HR-1)  
**Adjacent Land Uses:** Residential, Open Space  
**Reason for Review:** LMC [§15-2.2-6\(B\)\(1\)](#) states Administrative Steep Slope Conditional Use Permits be processed by the Planning Department when development is proposed for Lots 3,750 square feet or less in size.

HDDG	Historic District Design Guidelines
HDDR	Historic District Design Review
HPB	Historic Preservation Board
HR-1	Historic Residential-1 Zone
HSI	Historic Sites Inventory
LMC	Land Management Code
PCMC	Park City Municipal Corporation
SSCUP	Steep Slope Conditional Use Permit

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

## Summary

475 Woodside Avenue is in the Historic Residential 1 (HR-1) Zoning District and an existing A-frame Structure is located on the site. The existing Structure is not listed on the Historic Sites Inventory (HSI) and was constructed in 1966. The Applicant has proposed the demolition of the existing Structure and the construction of a new Single-Family Dwelling (SFD).

## **Background**

The Applicant submitted a Historic District Design Review on July 13, 2022. The Applicant provided an updated plans submittal on October 11, 2022 and another on December 16, 2022. Planning Staff brought the proposal to the Design Review Team (DRT) on January 25, 2023 where the Applicant was in attendance. Following the meeting with the DRT the Applicant submitted an updated set of plans on February 3, 2023. On February 28, 2023 the Applicant submitted a Steep Slope Conditional Use Permit (SSCUP) application due to the steepness of the slope on the site.

## **Analysis**

The Planning Director has the authority to take Final Action on SSCUP applications on Lots 3,750 square feet or less in size.<sup>1</sup> Staff has outlined the applicable regulations and analyzed the proposal's compliance in the following tables.

### **(I) The proposal complies with Development on Steep Slope criteria outlined in LMC §15-2.2-6(C).**

There are certain Uses that, because of unique characteristics or potential impacts on the municipality, surrounding neighbors, or adjacent land Uses, may not be Compatible in some Areas or may be Compatible only if certain conditions are required that mitigate or eliminate the detrimental impacts.

Development on Steep Slopes must be environmentally sensitive to hillside areas, carefully planned to mitigate adverse effects on neighboring land and improvements, and consistent with the Design Guidelines for Historic Districts (LMC [§15-2.2-6](#)).



LMC [§15-2.2-6\(B\)\(2\)](#) requires a SSCUP for construction of any addition to an existing structure, when the Building Footprint is in excess of 200 square feet and is located on or projecting over an existing Slope of 30% or greater. SSCUP Applications are subject to the following criteria:

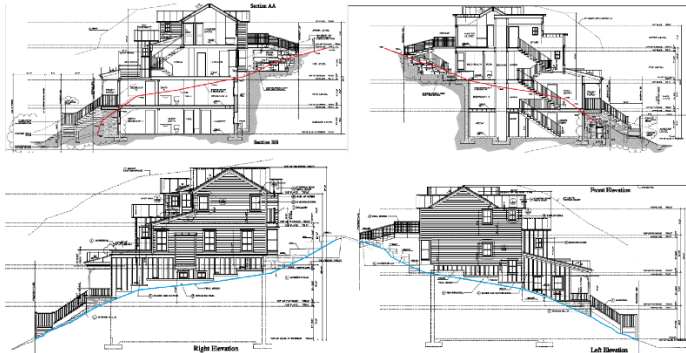
Criteria	Analysis of Proposal
<b>LOCATION OF DEVELOPMENT</b> – development is located and designed to reduce visual and environmental impacts of the Structure.	<b>Complies</b> – The proposed SFD is sited two feet closer to the Front Lot Line (12' setback) than the Existing Dwelling (14' setback) and is compatible with the siting of neighboring Structures. The proposed SFD will face Woodside Avenue and provide a front entrance along the same street. A set of existing retaining walls (built to the Front Lot Line) will be removed and will no longer interrupt the Streetscape.

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<sup>1</sup> LMC [§15-2.2-6\(B\)\(2\)](#)



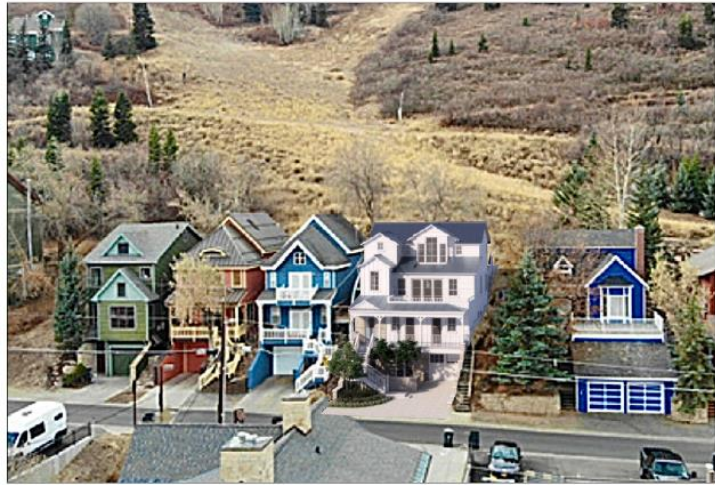
	 <p><i>Figure 1: Existing Streetscape</i></p>
<p><b>VISUAL ANALYSIS</b> – the Applicant must provide the Planning Department with a visual analysis of the project from key Vantage Points to determine potential impacts of the proposed access and building mass and design and to identify the potential for screening, slope stabilization, erosion mitigation, vegetation protection, and other design opportunities.</p>	<p><b>Complies</b> – The Applicant submitted renderings of the proposed Dwelling within the existing Streetscape; the proposed SFD is comparable in size, height, mass, and scale with surrounding Structures.</p>  <p><b>Streetscape Elevation</b></p> <p><i>Figure 2: Proposed Streetscape</i></p>
<p><b>ACCESS</b> – Access points and driveways must be designed to minimize Grading of the natural topography and to reduce overall Building scale. Side Access to garages is strongly encouraged, where feasible.</p>	<p><b>Complies</b> – The proposed driveway is located in approximately the same spot as the existing driveway and will be 12 feet in width, 6 feet narrower than the existing driveway. The proposed driveway location has already been graded for the existing driveway and will not require further grading.</p>

<p><b>TERRACING</b> – the project may include terraced retaining Structures if necessary to regain Natural Grade.</p>	<p><b>Complies</b> – The Applicant has proposed some grading of the rear yard to provide an outdoor living space behind the home. The Existing Grade and Final Grade are similar except in the front yard where the Applicant has proposed a more gradual grade from the home to the street to mimic the grade of the Site before the current retaining walls were constructed.</p>  <p><i>Figure 3: Existing Grade (red) and Final Grade (Blue)</i></p> <p>The proposed Structure complies with the height requirements of the underlying HR-1 District as set forth in LMC §15-2.2-5. The proposed Structure is twenty five feet and five inches (25' 5") in height from Existing Grade and measures thirty five feet (35') from the lowest finish floor plane to the topmost wall plate.</p>
<p><b>BUILDING LOCATION</b> – Building, Access, and infrastructure must be located to minimize cut and fill that would alter the perceived natural topography of the Site. The Site design and Building Footprint must coordinate with adjacent properties to maximize opportunities for open Areas and preservation of natural vegetation, to minimize driveway and Parking Areas, and to provide variation of the front yard.</p>	<p><b>Complies</b> – The proposed Structure will be sited in the same location as the existing SFD and will be two feet closer to the road than the existing wall. The proposed access to the Site will remain the same through a driveway connecting the garage to the Woodside Avenue public right-of-way.</p>
<p><b>BUILDING FORM AND SCALE</b> – Where Building masses orient</p>	<p><b>Complies</b> – The proposed SFD steps up as the hillside rises. The upper stories are stepped back</p>

<p>against the Lot's existing contours, the Structures must be stepped with the Grade and broken into a series of individual smaller components that are Compatible with the District. Low profile Buildings that orient with existing contours are strongly encouraged. The garage must be subordinate in design to the main Building. In order to decrease the perceived bulk of the Main Building, the Planning Director and/or Planning Commission may require a garage separate from the main Structure or no garage.</p>	<p>from the front to break up the visual impact of the Structure and to avoid a walled-in effect along the Streetscape.</p>
<p><b>SETBACKS</b> – The Planning Director may require an increase in one or more Setbacks to minimize the creation of a wall effect along the Street front and/or the rear lot line. The Setback variation will be a function of the Site constraints, proposed Building scale, and Setbacks on adjacent Structures.</p>	<p><b>Complies</b> – The proposed SFD is compliant with the required setbacks in the HR-1 Zoning District. The existing Structure projects further toward the street than the neighboring homes and the proposed SFD will be located 12 feet from the Front Lot Line. The existing Structure has a set of retaining walls that are built to the Front Lot Line to provide parking for the SFD. These walls will be removed and the proposed SFD will be constructed with a similar front setback as seen along the rest of the Streetscape.</p>
<p><b>DWELLING VOLUME</b> – The maximum volume of any Structure is a function of the Lot size, Building Height, Setbacks, and provisions set forth in this Chapter. The Planning Director may further limit the volume of a proposed Structure to minimize its visual mass and/or to mitigate differences in scale between a proposed Structure and existing Structures.</p>	<p><b>Complies</b> - The proposed SFD is comparable in height and massing with other Structures along the same block face. The upper levels of the SFD step back from the street to reduce the visual impact of the Structure from the Street, which is a common feature on neighboring buildings as well. A reduction in height is not necessary to mitigate differences in height or scale.</p>
<p><b>BUILDING HEIGHT   STEEP SLOPE</b> – The HR-1 Zoning District Height is 27 feet. The</p>	<p><b>Complies</b> – The proposed SFD is comparable in height and massing with other Structures along the same block face. The upper levels of the SFD step</p>

Planning Director may require a reduction in Building Height for all or portions of a proposed Structure to minimize its visual mass and/or to mitigate differences in scale between a proposed Structure and the Historic character of the neighborhood's existing residential Structures.

back from the street to reduce the visual impact of the Structure from the Street, which is a common feature on neighboring buildings as well. A reduction in height is not necessary to mitigate differences in height or scale.



Streetscape Elevation

## (II) Historic Residential (HR-1) Zoning District Requirements – LMC [Chapter 15-2.2](#)

Requirement	Analysis of Proposal
<p>Lot Size:</p> <p>Minimum Lot Area for a Single-Family Dwelling is 1,875 square feet.</p>	<p><b>Complies</b> – The subject Lot is 37.5 feet in width and 75 feet in depth resulting in a Lot Area of 2,812.5 square feet.</p>
<p>Lot Width:</p> <p>Minimum Lot width is twenty-five feet (25') measured fifteen feet (15') from the Front Lot Line.</p>	<p><b>Complies</b> – the existing Lot is 37.5 feet in width measured 15 feet from the Front Lot Line.</p>
<p>Building Footprint:</p> <p>The maximum Building Footprint for a 37.5 x 75 foot lot is 1,201 square feet.</p>	<p><b>Complies</b> – The proposed footprint of the Structure is 1,165.5 square feet.</p>
<p>Front Setback:</p> <p>10 feet</p>	<p><b>Complies</b> – The Structure is set back approximately twelve feet (12') from the Front Lot Line. An uncovered staircase encroaches into the front</p>

	setback by ten feet (10') and abuts the Front Lot Line. The stairs are no more than four feet (4') above Final Grade.
Rear Setback:  10 feet	<b>Complies with Condition of Approval #14</b> – The proposed SFD is sited 16 feet from the Rear Lot Line. The Applicant has proposed the construction of a ski bridge connecting the top floor of the home to the slope of the open space abutting the property. Patios, decks, pathways, steps, or similar Structures may only be 30 inches above Final Grade and must be a minimum of 1 foot from the property line. The proposed ski bridge abuts the Rear Lot Line and is approximately 6 inches from the top of the rear retaining wall. Staff recommends a condition of approval that the Applicant revise the design of the ski bridge to comply with LMC §15-2.2-3(H).
Side Setbacks:  3 feet each	<b>Complies</b> – The SFD is set back three feet from both side Lot Lines. The roof eaves encroach into the setback by one foot on each side; an encroachment of two feet is permitted per LMC §15-2.2-3(J).
Building Height:  Maximum Building Height is twenty-seven feet (27') above Existing Grade.  A Structure shall have a maximum height of thirty five feet (35') from the lowest finish floor plane to the point of the highest top wall plate that supports the ceiling joists or roof rafters.  A ten foot (10') minimum horizontal step in the downhill façade is required unless the First Story is located completely under the finish Grade on all sides of the Structure. The horizontal step shall take place at a maximum height of twenty three feet (23') from where the Building Footprint meets the lowest point of existing	<b>Complies</b> – The proposed Structure is between nine feet two inches (9'2") and twenty five feet five inches (25'5") from Existing Grade. The Structure is exactly thirty five feet (35') in height from the lowest finish floor plane to the top of the topmost wall plate.  A ten-foot (10') deep horizontal step has been included in the front (downhill) portion of the building. The ten-foot (10') horizontal step takes place at a height of eighteen feet (18') from where the building footprint meets the lowest point of Existing Grade.  The Contributing Roof Form of the proposed Structure has a 7:12 pitch.



Grade.  The roof pitch of a Structure's Contributing Roof Form shall be between 7:12 and 12:12.	
-------------------------------------------------------------------------------------------------------	--

### **Notice**

Staff published notice on the City's website and the Utah Public Notice website, and posted notice to the property on April 5, 2023. Staff mailed courtesy notice to property owners within 300 feet on April 5, 2023.

### **Public Input**

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

### **Alternatives**

- The Planning Director may approve the Steep Slope Conditional Use Permit;
- The Planning Director may deny the Steep Slope Conditional Use Permit and direct staff to make Findings for the denial; or
- The Planning Director may request additional information and continue the discussion to a date certain/uncertain.

### **Exhibits**

Exhibit A: Draft Final Action Letter

Exhibit B: Proposed Plans

Exhibit C: 475 Woodside Avenue Amended Plat



## Planning Department

April 20, 2023

Ben and Holly Hoch  
842 Emerald Bay  
Laguna Beach, CA 92651  
949-752-6345

CC: Richard Krantz

### NOTICE OF PLANNING DIRECTOR ACTION

#### Description

Address: 475 Woodside Avenue

Zoning District: Historic Residential (HR-1) District

Application: Steep Slope Conditional Use Permit (SSCUP)

Project Number: PL-23-05585 (SSCUP)

Action: APPROVED WITH CONDITIONS (See Below)

Date of Final Action: Thursday April 20, 2023

Project Summary: Applicant seeks to demolish an existing Single-Family Dwelling and construct a new Single-Family Dwelling on a Steep Slope within the Historic Residential (HR-1) District.

#### Action Taken

On April 20, 2023, the Planning director conducted a public hearing and approved the Steep Slope Conditional Use Permit to demolish an existing Single-Family Dwelling and construct a new Single-Family Dwelling on a Steep Slope within the Historic Residential (HR-1) District at 475 Woodside Avenue according to the following findings of fact, conclusions of law, and conditions of approval.

#### Findings of Fact

1. The Site is located at 475 Woodside Avenue.
2. The Site is Lot 1 in the 475 Woodside Avenue Amended Plat, recorded at the Summit County Recorder's Office on July 7, 1999 (Entry #543463).
3. The Site is located within the Historic Residential (HR-1) District.



## Planning Department

4. There is an existing Single-Family Dwelling on the Lot and the Applicant proposes to demolish it and construct a new Single-Family Dwelling.
5. The existing Single-Family Dwelling was constructed in 1966 and is not listed on the Historic Sites Inventory (HSI).
6. The required setbacks are 10 feet in the front, 10 feet in the rear and 3 feet in the sides.
7. The proposed structure is compliant with the HR-1 District setbacks; it is 12 feet from the Front Lot Line, 16 feet from the Rear Lot Line, and 3 feet from both Side Lot Lines.
8. The allowable maximum building footprint in the HR-1 District on a Lot of this size is 1,201 square feet.
9. The proposed building footprint is 1,165.5 square feet.
10. The allowable maximum building height in the HR-1 District is 27 feet.
11. The proposed Structure is 25 feet 5 inches in height.
12. LMC §15-3-6(A) requires two Off-Street parking spaces for SFDs.
13. The proposed Structure includes two Off-Street parking spaces within a tandem garage.
14. The maximum driveway width permitted per LMC §15-3-8(B)(1)(h) is twelve feet (12').
15. The proposed driveway is eleven feet and seven inches (11' 7") in width.
16. Garages in SFDs must have a minimum interior dimension of eleven feet (11') wide by twenty feet (20') deep per LMC §15-3-4(A)(1).
17. The proposed garage has an interior dimension of eleven feet (11') by thirty-six feet (36').
18. Staff reviewed the 475 Woodside Avenue Steep Slope Conditional Use Permit for compliance with LMC Chapter 15-2.2 Historic Residential Zoning District.
19. The proposed Structure complies with the underlying requirements of the HR-1 District (LMC Chapter 15-2.2), including the Steep Slope Conditional Use Permit requirements.
20. On April 5, 2023, City staff provided a public hearing notice to all property owners within 300 feet of the proposed SSCUP and posted a sign to the subject property.
21. On April 5, 2023, City staff published a public hearing notice to the City website and to the Utah Public Notice website.

## Conclusions of Law





## Planning Department

1. The proposal complies with the LMC requirements pursuant to LMC Chapter 15-2.2 Historic Residential (HR-1) District, including the standards for Development on Steep Slopes.

### Conditions of Approval

1. Final building plans and construction details shall be the same as the plans approved April 20, 2023 by the Planning Department. Any changes, modifications, or deviations from the approved design that have not been approved in advance by the Planning and Building Departments may result in a stop work order.
2. If the Applicant does not obtain a complete building permit within one year of the date of this approval, this approval will expire unless the Applicant submits a written extension request to the Planning Department prior to the expiration date and the Planning Department approves an extension.
3. The Applicant is responsible for notifying the Planning Department prior to making any changes to the approved plans.
4. Any changes, modifications, or deviations from the approved scope of work shall be submitted in writing for review and approval/denial in accordance with the applicable standards by the Planning Director or designee prior to construction.
5. The property is located outside of the Park City Landscaping and Maintenance of Soil Cover Ordinance (Soils Ordinance) and therefore not regulated by the City for mine-related impacts. If the property owner does encounter mine waste or mine waste impacted soils they must handle the material in accordance with State and Federal law.
6. Any exterior wood shall have an opaque rather than transparent finish. When possible, low-VOC (volatile organic compound) paints and finishes shall be used. Rustic, unfinished wood is inappropriate.
7. All proposed mechanical equipment and/or hot tubs shall meet all setback requirements per LMC §15-2.2-3 and shall be screened with no hot tubs on front façade decks. If the equipment is located on a secondary façade, it shall be placed behind the midpoint of the structure or in a location that is not visible from the primary public right-of-way along Woodside Avenue. Ground-level equipment shall be screened using landscape elements such as low fences, low stone walls, or perennial plant materials.
8. Any areas disturbed during construction surrounding the proposed work shall be brought back to its original state.
9. Construction shall not impact surrounding historic structures.



## Planning Department

10. Vinyl or aluminum doors and windows are prohibited.
11. Metal materials shall not be reflective.
12. All exterior lighting shall be down directed, fully shielded, and 3,000 degrees Kelvin or less to prevent glare onto adjacent property and public rights-of-way and shall comply with the City's outdoor lighting code per LMC §15-5-5(J). Final lighting details must be reviewed by Planning Staff prior to installation.
13. The Applicant shall calculate the caliper of the existing mature trees on the Site and replace them with an equivalent (or greater) caliper of tree(s) as required in LMC §15-13-8(B)(1)(c).
14. The Applicant shall revise the design of the proposed ski bridge in the rear of the Site to comply with LMC §15-2.2-3(H). If the bridge cannot be designed to comply with the LMC requirements it shall be removed from the plans.

If you have questions or concerns regarding this Final Action Letter, please call (435)-615-5063 or email [caitlyn.tubbs@parkcity.org](mailto:caitlyn.tubbs@parkcity.org).

Sincerely,

---

Gretchen Milliken, Planning Director

CC: Caitlyn Tubbs, Sr. Historic Preservation Planner

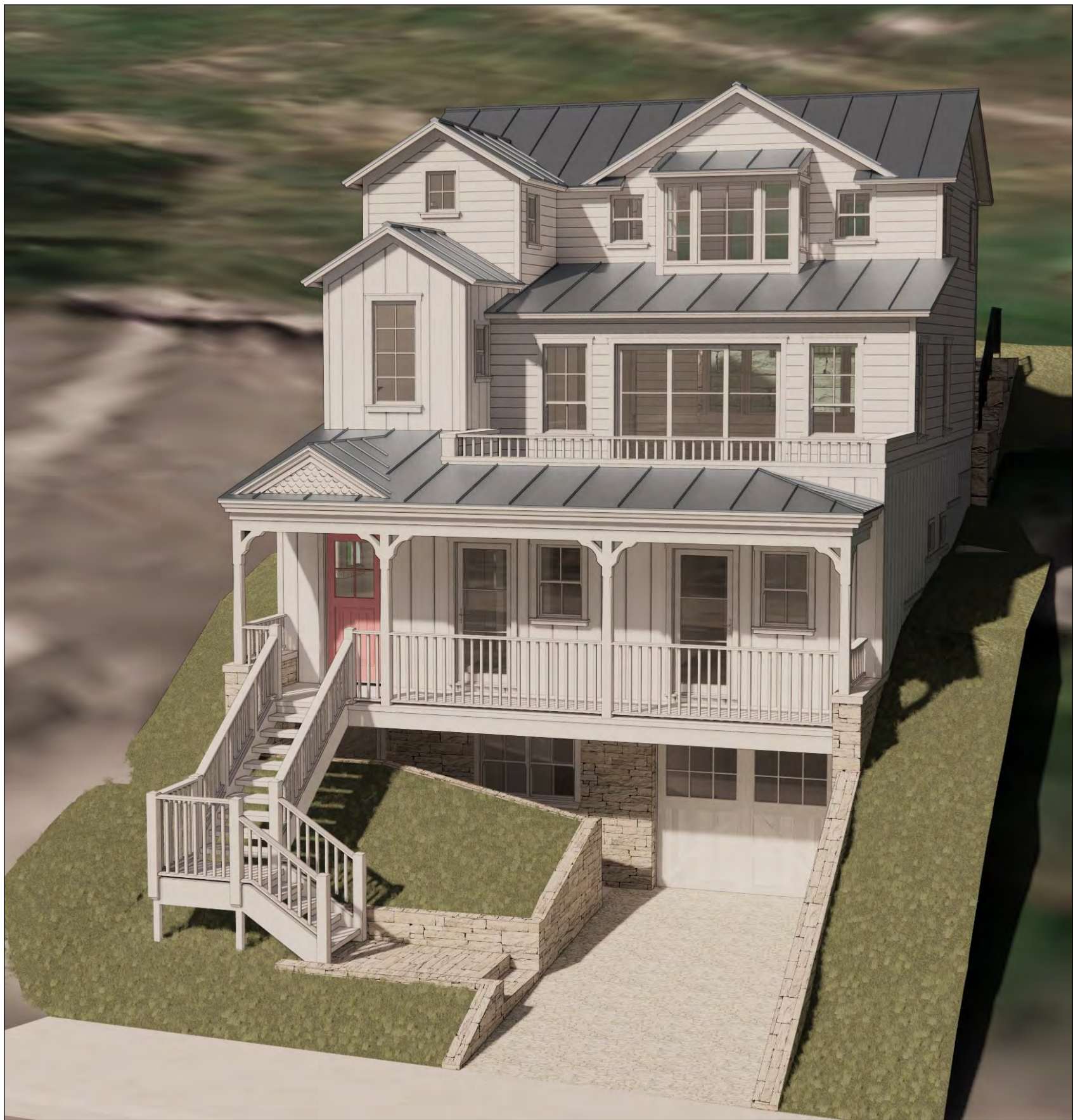


LEGAL DESCRIPTION

LOT 1, 475 WOODSIDE AVENUE AMENDMENT  
A.P.N. : 475-1

Hoch Residence

475 Woodside Avenue  
Park City, UT 84060



INDEX

T	COVER SHEET
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A0.3	DESIGN REFERENCE IMAGES
A1.1	ARCHITECTURAL SITE PLAN
A2.1	GARAGE AND MAIN LEVEL FLOOR PLANS
A2.2	MID AND UPPER LEVEL FLOOR PLANS
A2.3	ROOF PLAN
A3.1	BUILDING SECTIONS
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A4.2	EXTERIOR ELEVATIONS
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LANDSCAPE SHEETS BY ARCSITIO DESIGN, INC.

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L101	LANDSCAPE PLAN

CIVIL PLANS BY FERRARI SURVEYING, LLC

I	RECORD OF SURVEY AND TOPOGRAPHICAL MAP
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PROJECT DATA

OWNER  
BEN AND HOLLY HOCH  
842 EMERALD BAY  
LAGUNA BEACH, CA 92651  
PH (949) 697-1560

SCOPE OF WORK  
DEMOLISH EXISTING RESIDENCE AND CONSTRUCT A NEW  
4-STORY SINGLE-FAMILY RESIDENCE WITH ATTACHED GARAGE.

PROJECT ADDRESS: 475 WOODSIDE AVENUE  
PARK CITY, UT 84060

OCCUPANCY: R3 / U  
CONSTRUCTION TYPE: VB, ( SPRINKLERED )  
BUILDING CODES:

SQUARE FOOTAGE			
CONDITIONED AREA:		UNCONDITIONED AREA:	
GARAGE LEVEL:	669 SQ. FT.	GARAGE:	401 SQ. FT.
MAIN LEVEL:	1002 SQ. FT.		
MID LEVEL:	897 SQ. FT.	GARAGE LEVEL PATIO:	207 SQ. FT.
UPPER LEVEL:	578 SQ. FT.	FRONT PORCH:	167 SQ. FT.
TOTAL CONDITIONED AREA:	3,100 SQ. FT.	MID DECK:	218 SQ. FT.
		TOTAL DECKS & PATIOS	542 SQ. FT.

PLAN CHECK/ PERMIT FILE NUMBERS	
GRADING PLAN:	MECHANICAL:
HOUSE PLANS:	PLUMBING:
RETAINING WALLS:	ELECTRICAL:

CONSULTANTS

THE OWNER OF THIS PROJECT HAS RETAINED THE CONSULTANTS BELOW TO PROVIDE DESIGN SERVICES IN THE INDIVIDUAL DISCIPLINES AS LISTED. ALL OF THE REPORTS, DRAWINGS OR CALCULATIONS OF THESE CONSULTANTS ARE NECESSARY FOR THE PROPER CONSTRUCTION OF THIS PROJECT. AS A CONDITION OF THE USE OF THESE PLANS, THE CONTRACTOR IS REQUIRED TO BE FAMILIAR WITH, AND TO MAINTAIN CURRENT COPIES OF THESE CONSULTANTS' DOCUMENTS ON THE JOB SITE.

LANDSCAPE ARCHITECT

ARCSITIO DESIGN, INC.  
1058 EAST 2100 SOUTH  
SALT LAKE CITY, UT 84106  
CONTACT: STEVEN GILBERT  
PHONE: (801) 487-4423  
EMAIL: SGILBERT@ARCSITIODESIGN.COM

INTERIOR DESIGNER

CC & COMPANY DESIGNS  
200 BRIGGS AVENUE  
COSTA MESA, CA 92626  
CONTACT: COURTNEY ZIETHING  
PHONE: (949) 650-4223  
EMAIL: CC&COMPANYDESIGNS@GMAIL.COM

VICINITY MAP



REVISION LOG

REV.	DATE	REASON

The services to be performed by the Architect/Engineer pursuant to this Agreement with the Owner are intended solely for the benefit of the Owner, and no benefit is conferred hereby, nor is any contractual relationship established herewith, upon or with any person or entity not a party to this Agreement. No such person or entity shall be entitled to rely on the Architect/Engineer's performance of its services hereunder, and no right to assert a claim against the Architect/Engineer, its officers, employees, agents, or consultants shall accrue to the Contractor or to any subcontractor, sub-subcontractor, independently retained professional consultant, supplier, fabricator, manufacturer, lender, tenant, insurer, surety, or any other third party as a result of this Agreement or the performance or non-performance of the Architect/Engineer's services hereunder.

NOTE:  
IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE THAT ALL HEAVY COSMETIC ARCHITECTURAL ELEMENTS HAVE STRUCTURAL SUPPORT DESIGNED BY A LICENSED STRUCTURAL ENGINEER. HEAVY COSMETIC ELEMENTS ARE THOSE ELEMENTS WHICH HAVE NOT BEEN ACCOUNTED FOR ON THE STRUCTURAL PLANS IN THIS SET. THESE MAY INCLUDE, BUT ARE NOT LIMITED TO, DECORATIVE BEAMS, FIREPLACE SURROUNDS, INTERIOR WALL AND CEILING MASONRY OR STONEWORK AND CHANDELIERS.



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Cover Sheet

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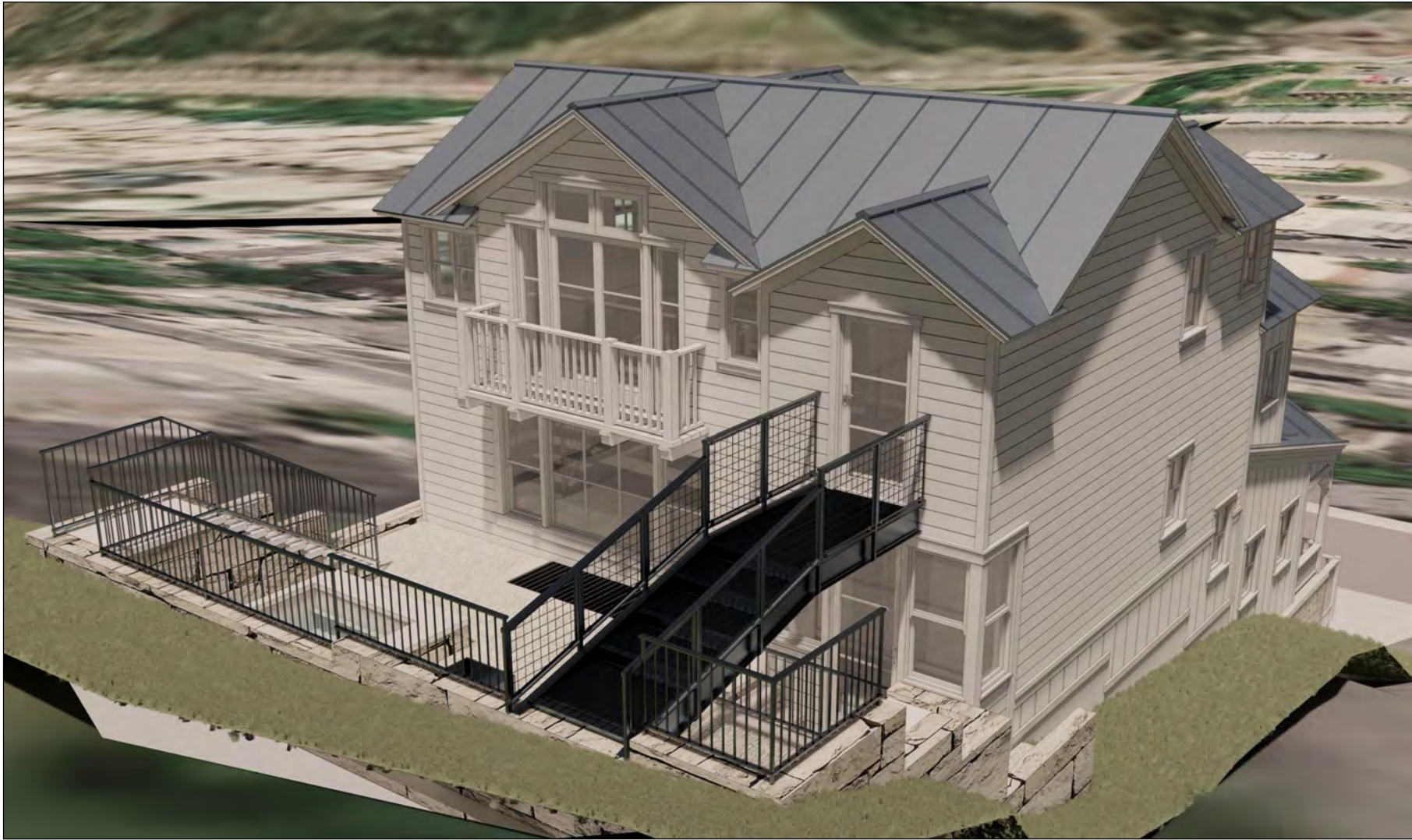
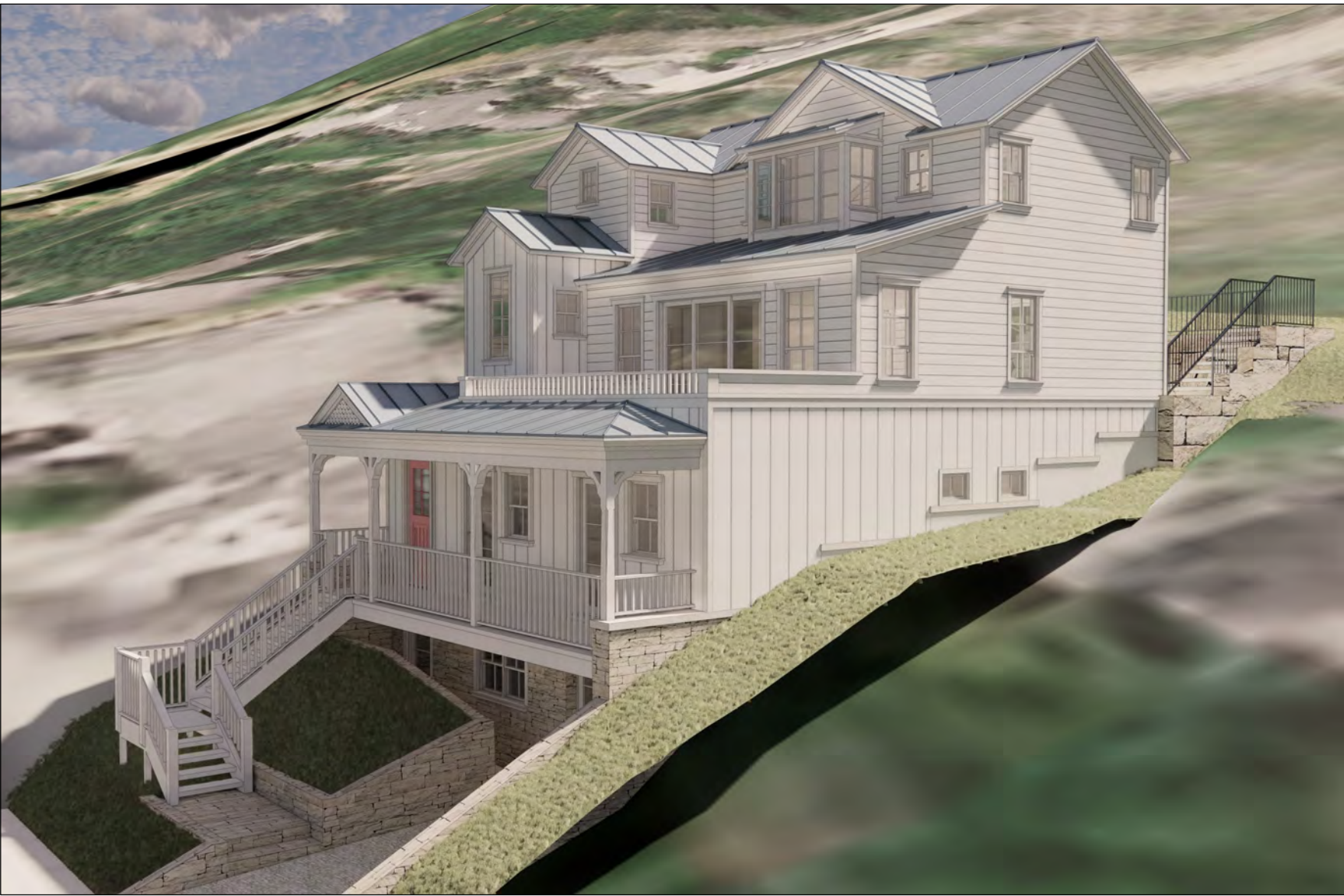
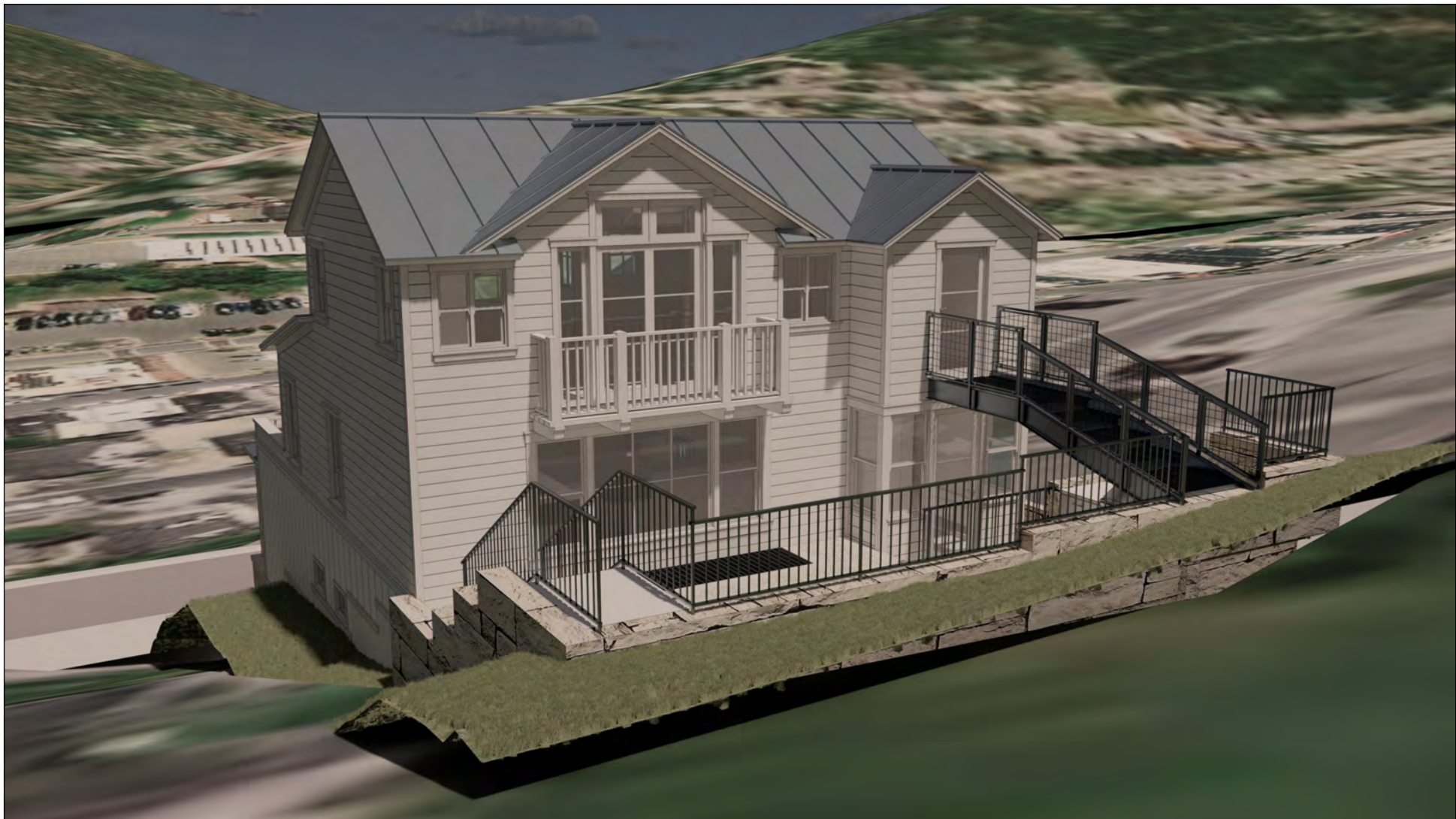
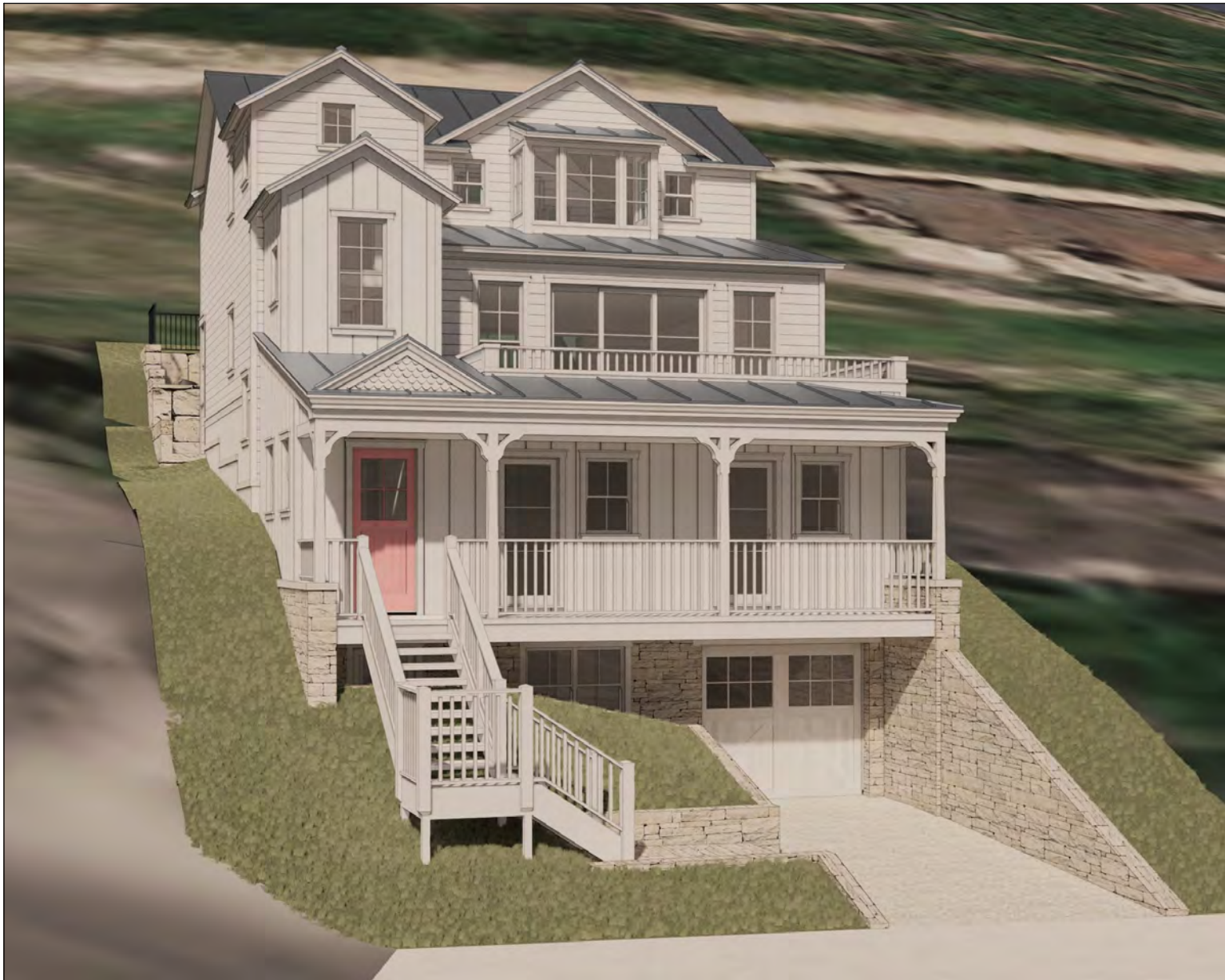
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Streetscape Elevation



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Proposed Estate 3D images

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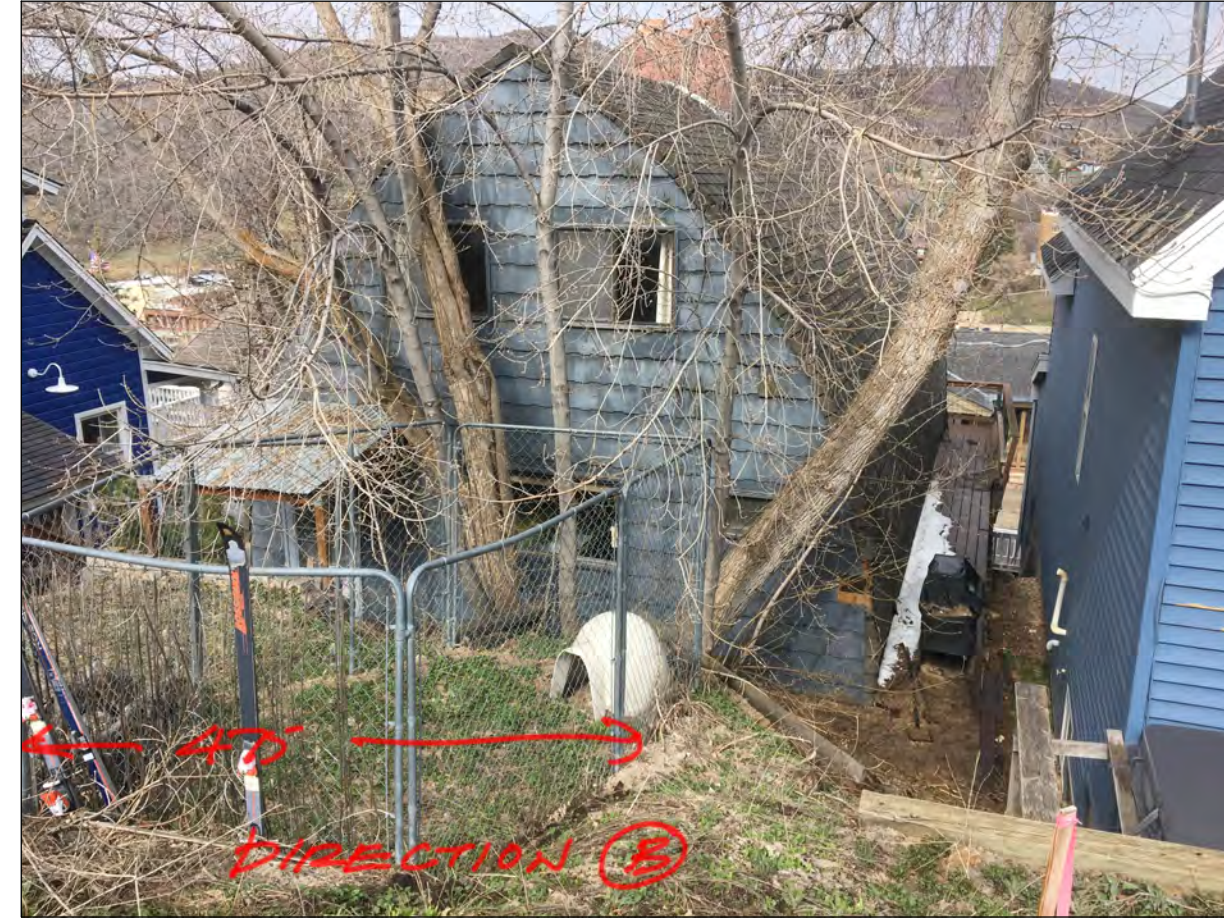
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Front View (Facing Toward Site)



Rear View (Facing Toward Site)



Front View - Facing away from Site



Left Side View (Facing away from Site)



Rear View (Facing away from Site)



Right Side View (Facing away from Site)



Aerial View



Front Aerial View



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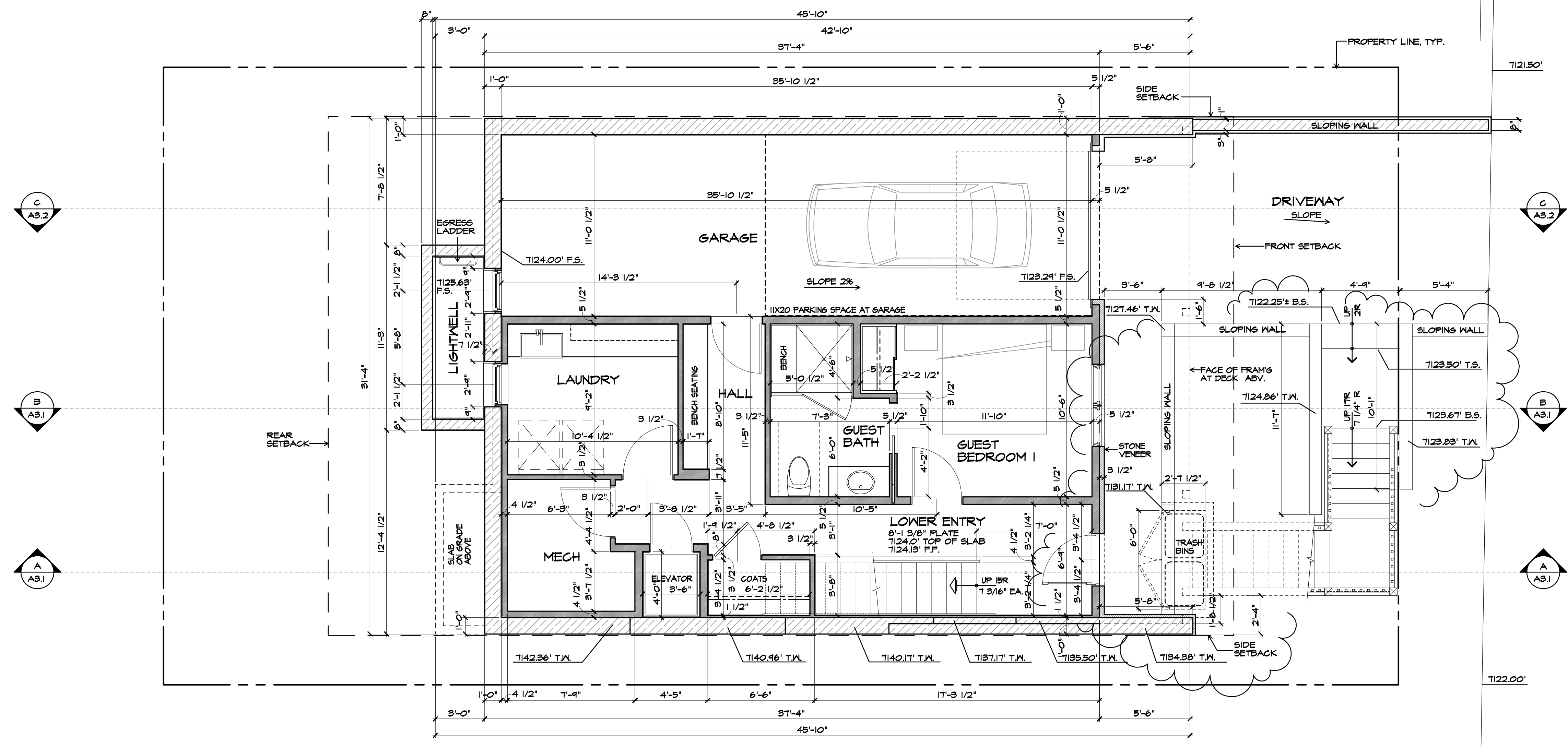
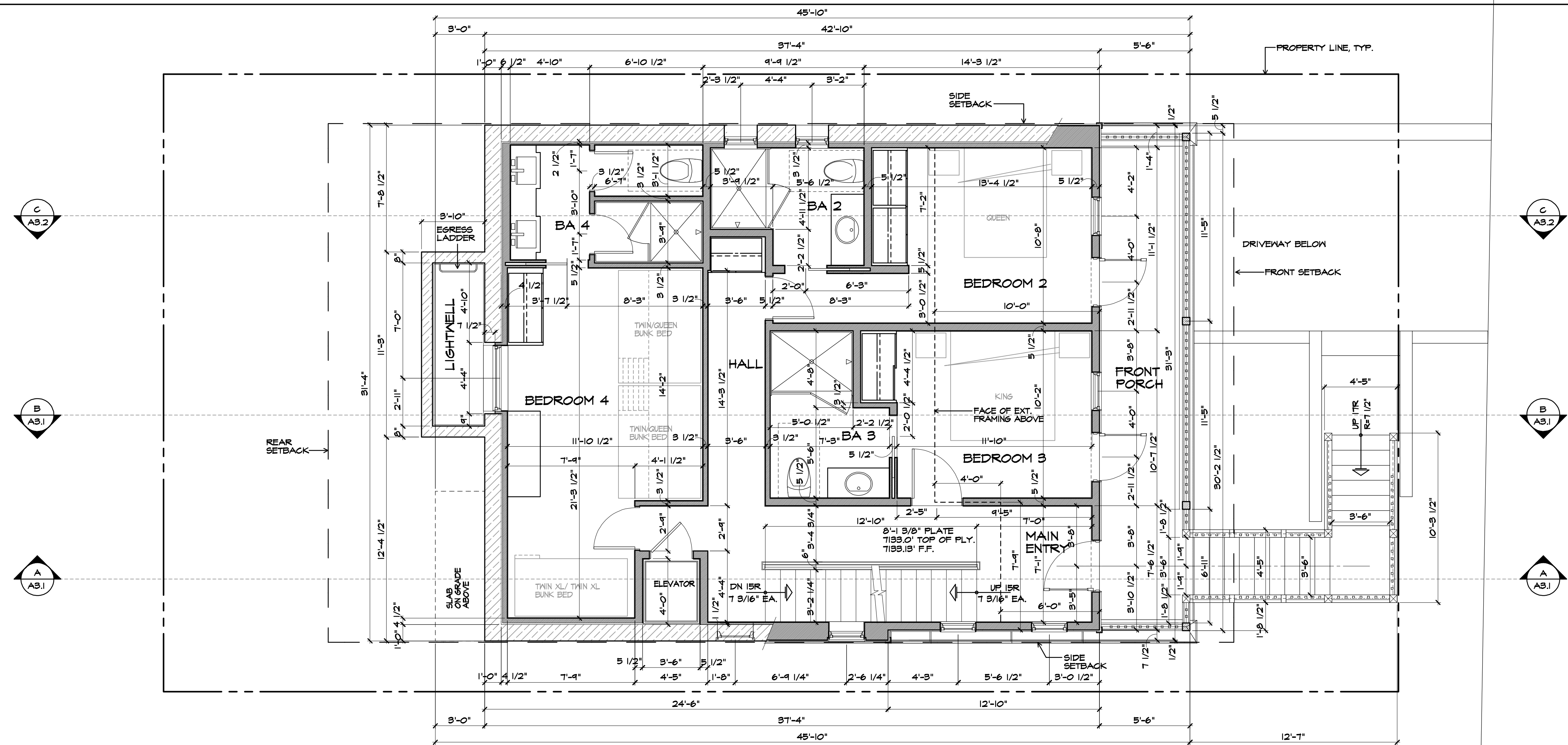
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**dimensional note:**

FOUNDATION IS 1/2" WIDER THAN FRAMING DIMENSIONS TO ALIGN SLAB EDGE WITH FACE OF PLYWOOD SHEATHING. USE FOUNDATION PLAN TO LOCATE FRAMING ANCHORS. HOLD DOWNS AND PLUMBING ACCURATELY. (SEE DETAIL BELOW)

Diagram illustrating the face of framing at wall above and the face of concrete at slab on grade or foundation retaining wall.

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## Floor Plans (Garage and Main)

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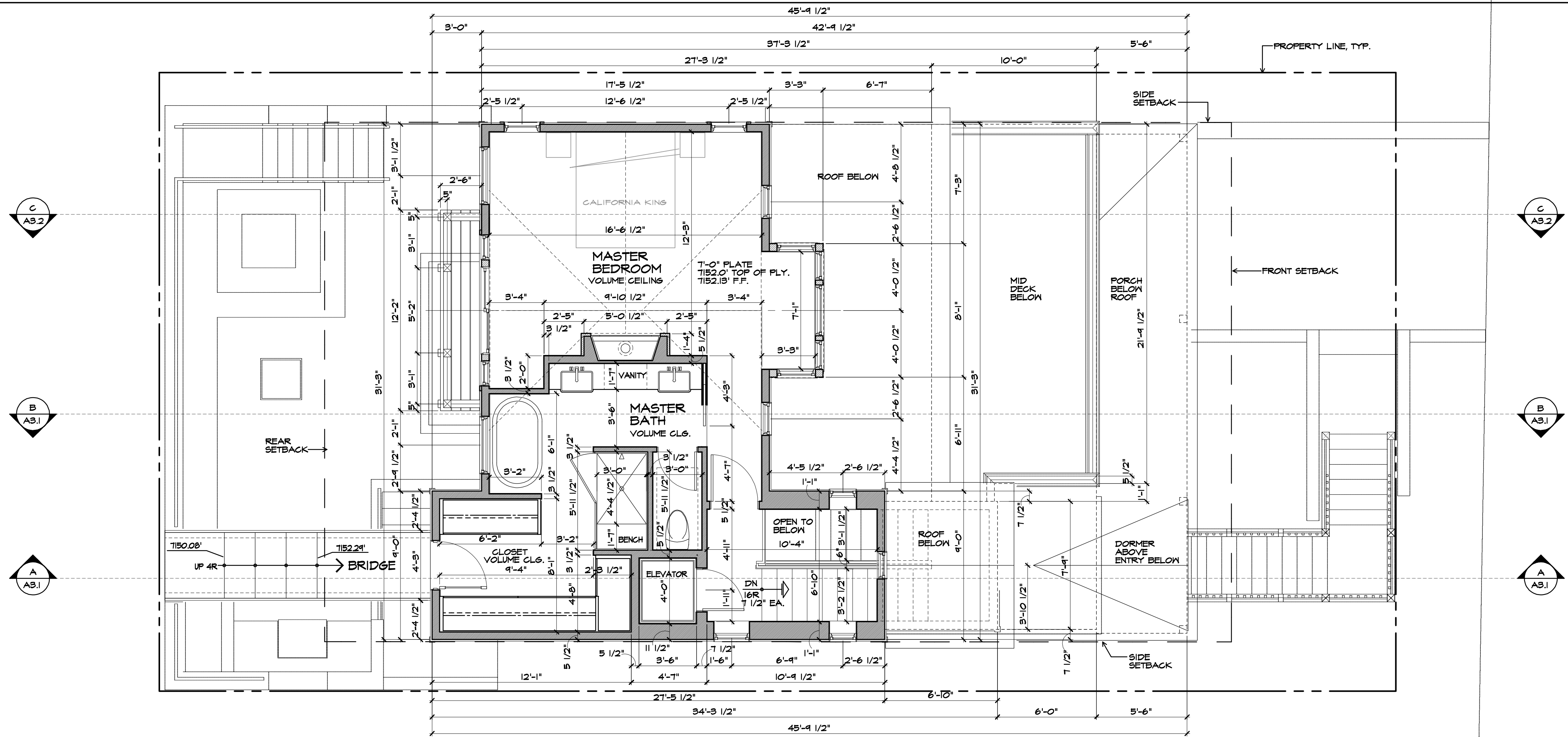
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SCALE  
4" = 1'-0"

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## A2.1





**dimensional note:**

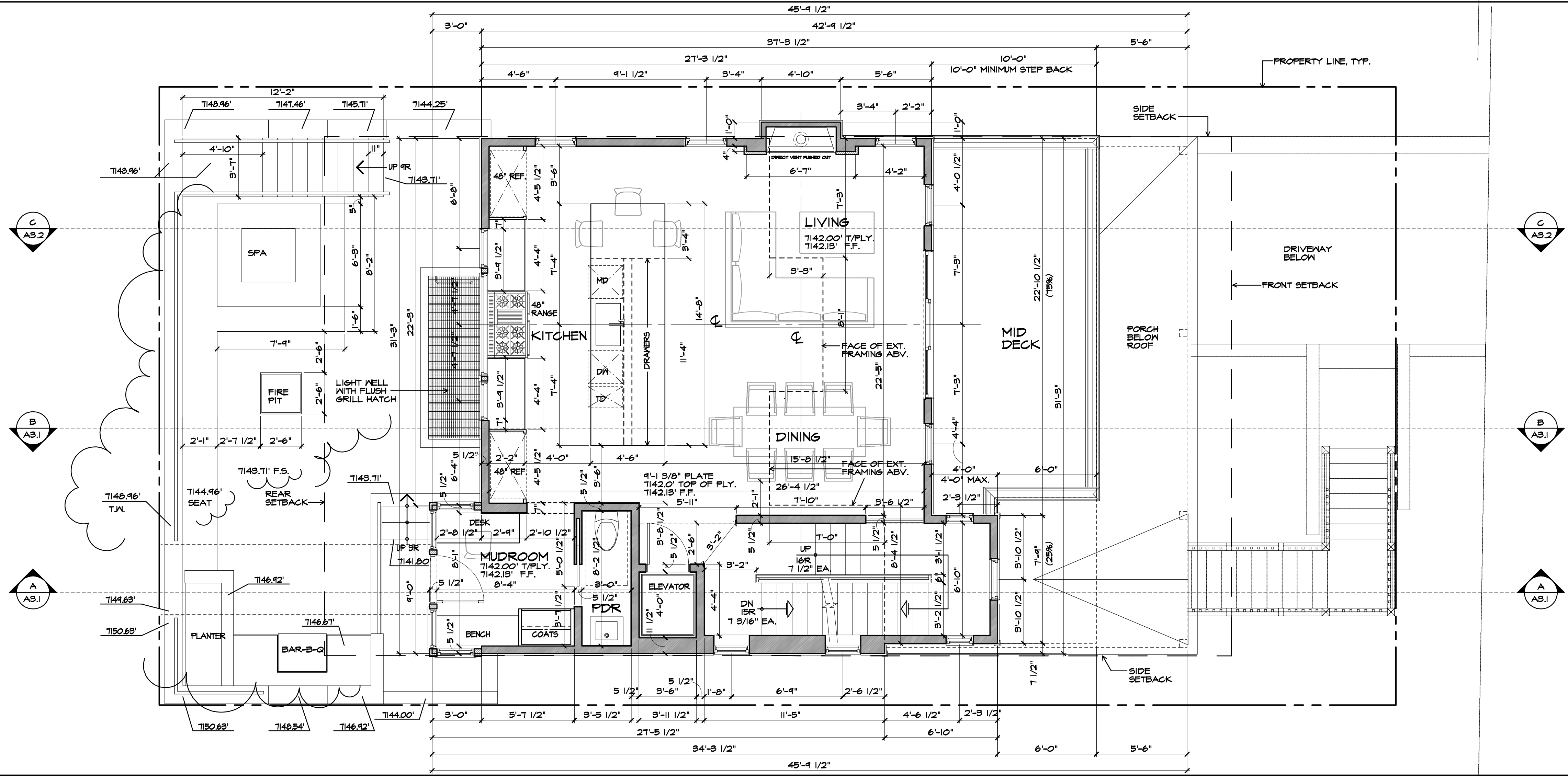
FOUNDATION IS 1/2" WIDER THAN FRAMING DIMENSIONS TO ALIGN SLAB EDGE WITH FACE OF PLYWOOD SHEATHING. USE FOUNDATION PLAN TO LOCATE FRAMING ANCHORS, HOLD DOWNS AND PLUMBING ACCURATELY. (SEE DETAIL BELOW)

1/2" 1/2"


FACE OF FRAMING AT WALL ABOVE

FACE OF CONG. AT SLAB ON GRADE OR FOUNDATION RETAINING WALL

Upper Level



Mid Level



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**Floor Plans (Mid and Upper)**

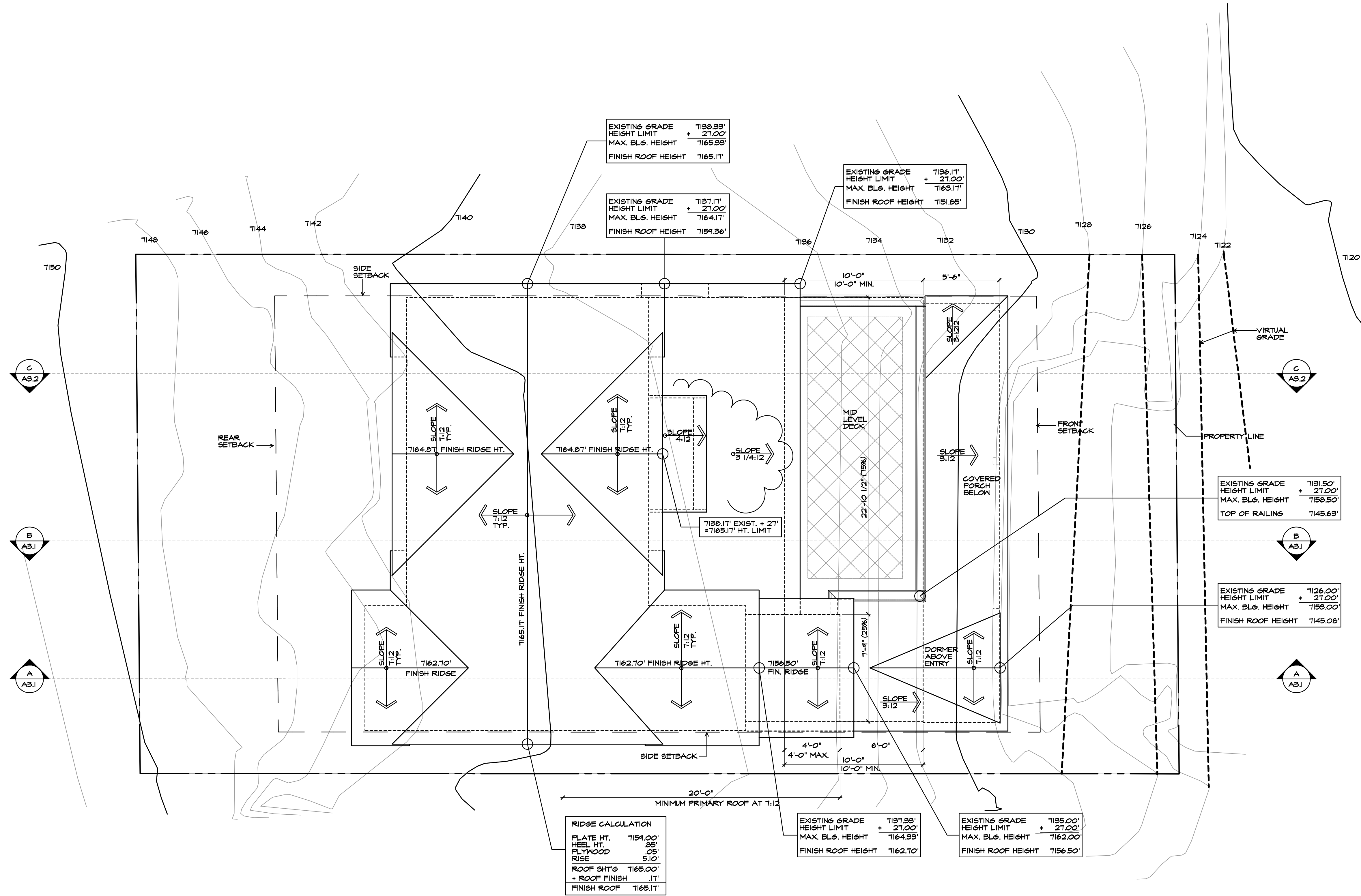
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SCALE  
1/4" = 1'-0"

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**A2.2**





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## Roof Plan

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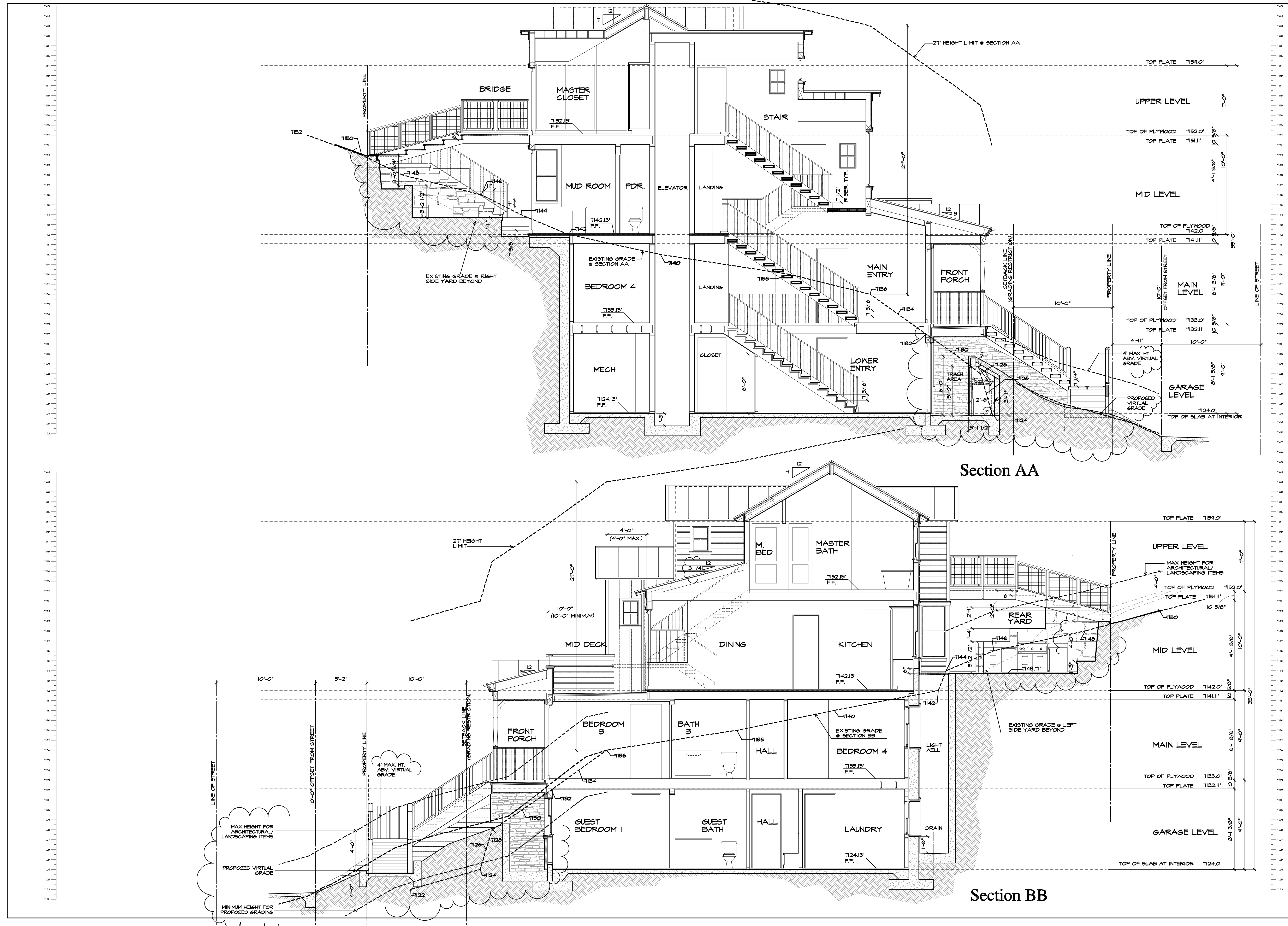
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Section AA

Section BB



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**Building Sections**

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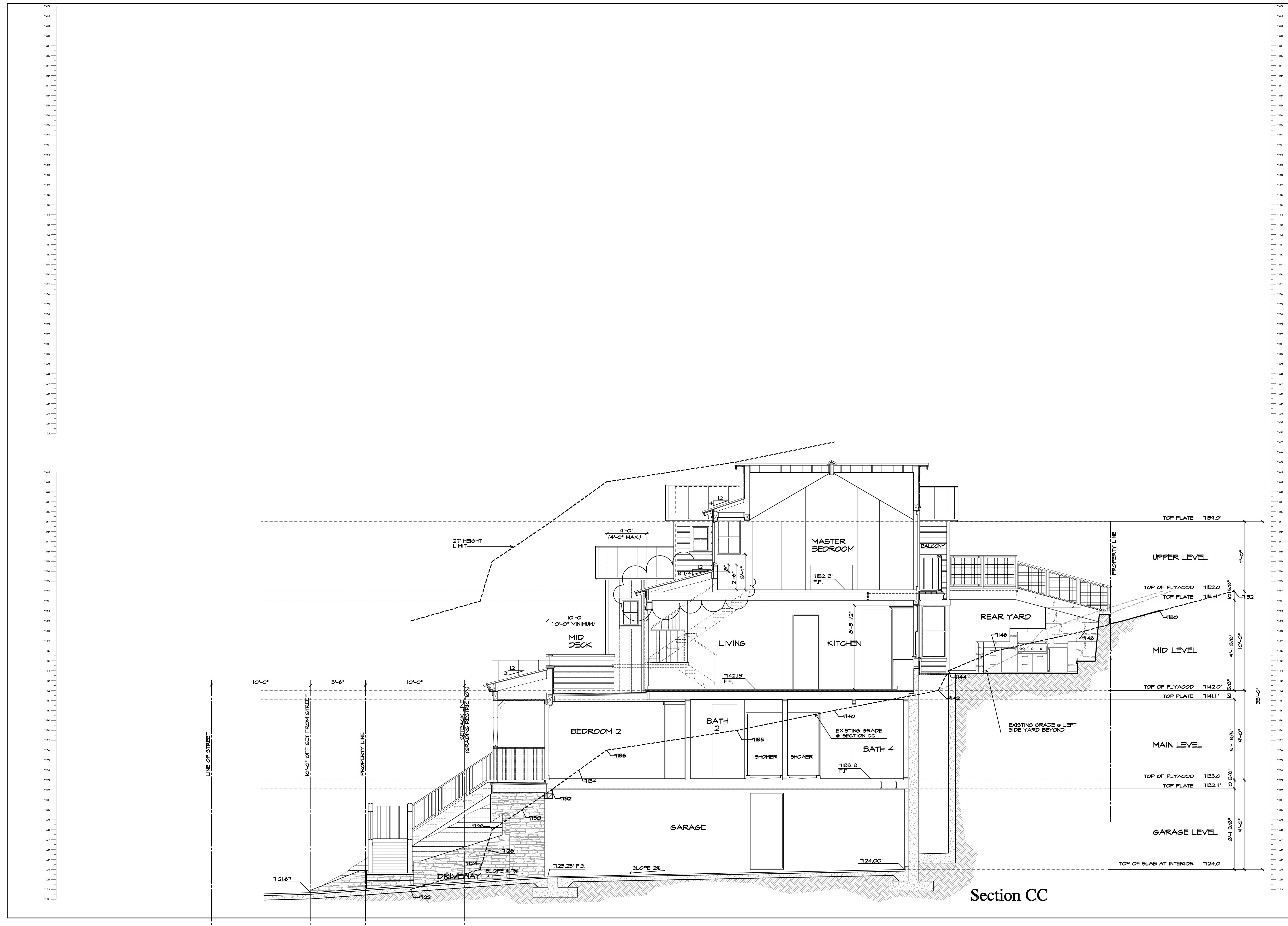
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SCALE  
1/4" = 1'-0"

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**A3.1**





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### Building Sections

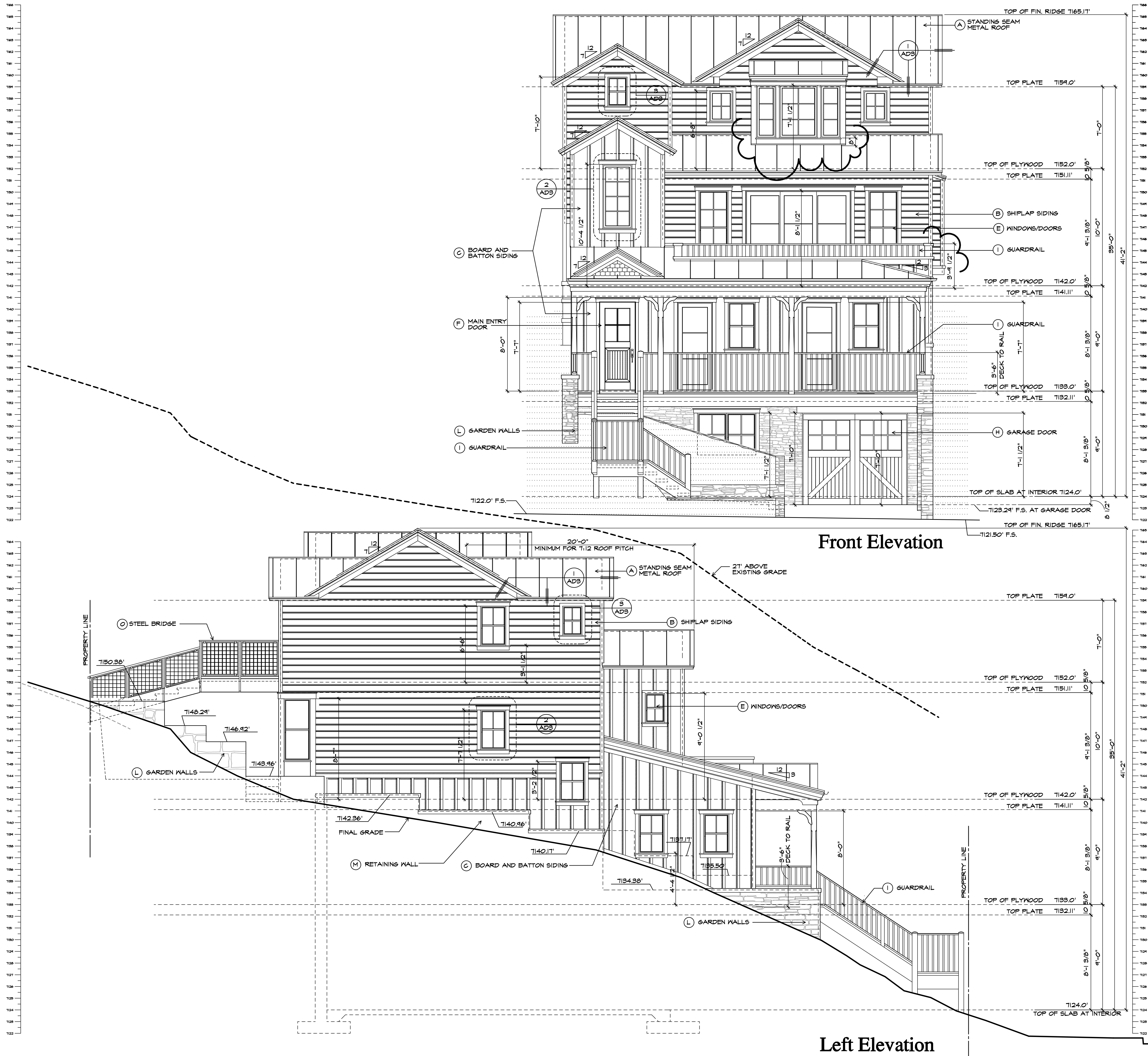
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**A3.2**





elevation notes

1. ALL HORIZONTAL SURFACES SHALL BE PROTECTED BY PROVIDING A WATERPROOF MEMBRANE OR METAL FLASHING BENEATH THE FINISH MATERIALS, AND SHALL BE SLOPED A MINIMUM OF 1/4" PER FOOT TO PROVIDE ADEQUATE DRAINAGE.
2. IT IS CRITICAL THAT THE DIFFERENT MOLDINGS, PRECAST PIECES AND STONEWORK, ETC. BE COORDINATED TO MATCH THE DETAILS, PROFILES AND ARRANGEMENTS SHOWN ON THE ELEVATIONS. THE MANUFACTURER OF PRECAST OR FOAM MOLDINGS SHALL SUBMIT DETAIL DRAWINGS AND MATERIAL SAMPLES TO THE ARCHITECT FOR APPROVAL IN A TIMELY MANNER. MOLDING PROFILES, MATERIALS, DIMENSIONS OR LOCATIONS SHALL NOT BE CHANGED WITHOUT THE ARCHITECT'S APPROVAL.
3. ONLY SOLID CEMENT PLASTER OR PRECAST MOLDINGS SHALL BE USED AT CHIMNEY CAPS, DUE TO HEAT.
4. SOLID CEMENT PLASTER OR PRECAST MOLDINGS SHALL BE PROVIDED AT HANDRAILS, PLANTERS, PILASTER AND WALL CAPS, WINDOW SILLS AND AREAS SUBJECT TO HIGH USE OR IMPACT.
5. ALL PLASTER CAPS SHALL BE SEALED TO PREVENT MILDEN AND DISCOLORATION.
6. ALL EXPOSED PAINTED WOOD SHALL BE PRIMED ON ALL SIDES PRIOR TO INSTALLATION.
7. ALL FLASHING, SHEET METAL, VENT STACKS AND PIPES SHALL BE PAINTED TO MATCH ADJACENT BUILDING SURFACES.
- 8.
9. THE LANDSCAPE CONTRACTOR SHALL MAINTAIN A MINIMUM OF 8" CLEARANCE BETWEEN FINISH GRADE AND ALL SILL PLATES AND OTHER WOOD PER DETAILS AND SECTIONS IN THIS SET.
10. MECHANICAL EQUIPMENT OF ANY TYPE IS NOT PERMITTED ON ANY EXTERIOR SURFACE OF THE BUILDING.
11. DECKS, BALCONIES, LANDINGS, EXTERIOR STAIRWAYS AND SIMILAR SURFACES EXPOSED TO THE WEATHER AND SEALED UNDERNEATH SHALL BE WATERPROOFED WITH CLASS 1A DECK SYSTEM DECK WATERPROOFING SHALL BE NESTCOAT ALX PRO ICC ESR-2201, SLOPE MIN. 1/4" PER FOOT TO DRAIN.
12. ALL ENCLOSED DOWNSPOUT DRAINS SHALL BE HYDROSTATICALLY TESTED PRIOR TO APPLYING STUCCO OR DRYMALL.
13. MAXIMUM INDIVIDUAL LAMP SIZE FOR EXTERIOR LIGHT FIXTURES IS 15 WATTS, WITH A MAXIMUM OF 60 WATTS PER FIXTURE. OBSCURE OR TRANSLUCENT GLAZING IS REQUIRED AT GROUND FLOOR FIXTURES, AND SHIELDED BULB FIXTURES ARE REQUIRED AT UPPER FLOOR FIXTURES.
14. SHUTTERS SHALL BE INSTALLED TO APPEAR OPERABLE. PROVIDE HINGES, LATCHES AND HOLD-BACKS.
15. ALL RAILINGS TO BE A MINIMUM OF 42" HIGH FROM FINISH SURFACE TO TOP OF RAILINGS. RAILING DESIGN SHALL BE SPACED SUCH THAT A 4" SPHERE CAN NOT PASS THROUGH AT ANY POINT.
16. RIDGE ELEVATIONS ARE TAKEN AT THE TOP OF FINISH MATERIALS. (E.G. ROOF TILE).
17. WROUGHT IRON DESIGN TO BE DETERMINED. IRON WORK SHOWN HERE IS FOR ILLUSTRATIVE PURPOSES. THE WROUGHT IRON CONTRACTOR SHALL CONSULT WITH THE OWNER, INTERIOR DESIGNER AND ARCHITECT TO DETERMINE THE ACTUAL PATTERN AND STYLE OF ALL IRON WORK, AND SUBMIT SHOP DRAWINGS TO THE ARCHITECT FOR APPROVAL PRIOR TO FABRICATION.
18. WINDOW FALL PROTECTION: IN DWELLING UNITS, WHERE THE OPENING OF AN OPERABLE WINDOW IS LOCATED MORE THAN 12 INCHES ABOVE THE FINISHED GRADE OR SURFACE BELOW THE LOWEST PART OF THE CLEAR OPENING OF THE WINDOW SHALL BE A MIN. OF 24 INCHES ABOVE THE FINISHED FLOOR OF THE ROOM IN WHICH THE WINDOW IS LOCATED. OPERABLE SECTIONS OF WINDOWS SHALL NOT PERMIT OPENINGS THAT ALLOW PASSAGE OF A 4" DIAMETER SPHERE WHERE SUCH OPENINGS ARE LOCATED WITHIN 24" OF THE FINISHED FLOOR. (CRC R312.2)

finishes

NO CHANGES TO OR SUBSTITUTIONS FOR THESE APPROVED FINISH MATERIALS AND COLORS MAY BE MADE WITHOUT THE APPROVAL OF THE ARCHITECT AND THE DESIGN REVIEW COMMITTEE. ARCHITECT TO FIELD VERIFY ALL FINISH MATERIALS AND COLORS PRIOR TO FINAL APPLICATION.

ITEM	DESCRIPTION	COLOR NAME
A ROOF	STANDING SEAM METAL ROOF WITH SOLAR REFLECTIVE INDEX VALS LESS THAN 99, SEAMS @ 16" O.C. INSTALLED OVER ICE/WATER MEMBRANE OVER ENTIRE ROOF SURFACE UP TO 24" DOWN FROM RIDGE TYP.	TO MATCH FRAZEE, 8T33M DAUPHIN GREY
B SHIPLAP SIDING	BORAL SYNTHETIC MATERIAL OVER TYVEC HOME WRAP.	DUNN EDWARDS LRV 81 DEWB40 WHISPER
C BOARD AND BATTON SIDING	BORAL SYNTHETIC MATERIAL OVER TYVEC HOME WRAP.	DUNN EDWARDS LRV 81 DEWB40 WHISPER
D STONE VENEER	2 1/2" THICK ADHERED STONE RUBBLE (LOCALLY SOURCED)	CREAM/ TAN
E WINDOWS/ DOORS	ALUMINUM CLAD WOOD WINDOWS AND DOORS WITH INSULATED GLASS	LOEWEN COLOR TO MATCH SIDING
F MAIN ENTRY DOOR	PAINTED WOOD INSULATED GLASS	DUNN EDWARDS LRV 80 DESO28 FAIRY WINGS
G PASSAGE DOORS/ MECH. DOORS	ALUMINUM CLAD WOOD DOORS WITH INSULATED GLASS WHERE APPLICABLE	LOEWEN COLOR TO MATCH SIDING
H GARAGE DOOR	CUSTOM WOOD SECTIONAL (PAINTED TO MATCH WALLS)	COLOR TO MATCH SIDING
I GUARD RAILS	VENEERED W/ BORAL SYNTHETIC MATERIAL	COLOR TO MATCH SIDING
J GUTTERS & DOWNSPOUTS	CUSTOM BRASS GUTTER & DOWNSPOUT TO DRAIN TO SUB-TERRANIAN FOUNDATION DRAIN.	MATCH ROOF COLOR
K BEAMS	VENEERED W/ BORAL SYNTHETIC MATERIAL	COLOR TO MATCH SIDING
L GARDEN WALLS	STACKED STONE RUBBLE	CREAM/ TAN
M FOUNDATION WALLS @ HOUSE	STUCCO	COLOR TO MATCH SIDING
N LIGHT FIXTURES	SPJ LIGHTINGS SPJ24-02A	TO MATCH ROOF
O BRIDGE	STEEL	TO MATCH ROOF
P DECKS AND PAVING	LIMESTONE	BEIGE



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elevation notes

1. ALL HORIZONTAL SURFACES SHALL BE PROTECTED BY PROVIDING A WATERPROOF MEMBRANE OR METAL FLASHING BENEATH THE FINISH MATERIALS, AND SHALL BE SLOPED A MINIMUM OF 1/4" PER FOOT TO PROVIDE ADEQUATE DRAINAGE.
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finishes

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B SHIPLAP SIDING	BORAL SYNTHETIC MATERIAL OVER TYVEC HOME WRAP.	DUNN EDWARDS LRV 81 DEWB40 WHISPER
C BOARD AND BATTON SIDING	BORAL SYNTHETIC MATERIAL OVER TYVEC HOME WRAP.	DUNN EDWARDS LRV 81 DEWB40 WHISPER
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F MAIN ENTRY DOOR	PAINTED WOOD INSULATED GLASS	DUNN EDWARDS LRV 80 DESO28 FAIRY WINGS
G PASSAGE DOORS/ MECH. DOORS	ALUMINUM CLAD WOOD DOORS WITH INSULATED GLASS WHERE APPLICABLE	LOEWEN COLOR TO MATCH SIDING
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L GARDEN WALLS	STACKED STONE RUBBLE	CREAM/ TAN
M FOUNDATION WALLS @ HOUSE	STUCCO	COLOR TO MATCH SIDING
N LIGHT FIXTURES	SPJ LIGHTING SPJ241-02A	TO MATCH ROOF
O BRIDGE	STEEL	TO MATCH ROOF
P DECKS AND PAVING	LIMESTONE	BEIGE



Richard Krantz Architecture, Inc.  
Architecture / Planning  
1500 Quail Street, Suite 520  
Newport Beach, CA 92660  
(949) 752-6345 Fax (949) 752-6235

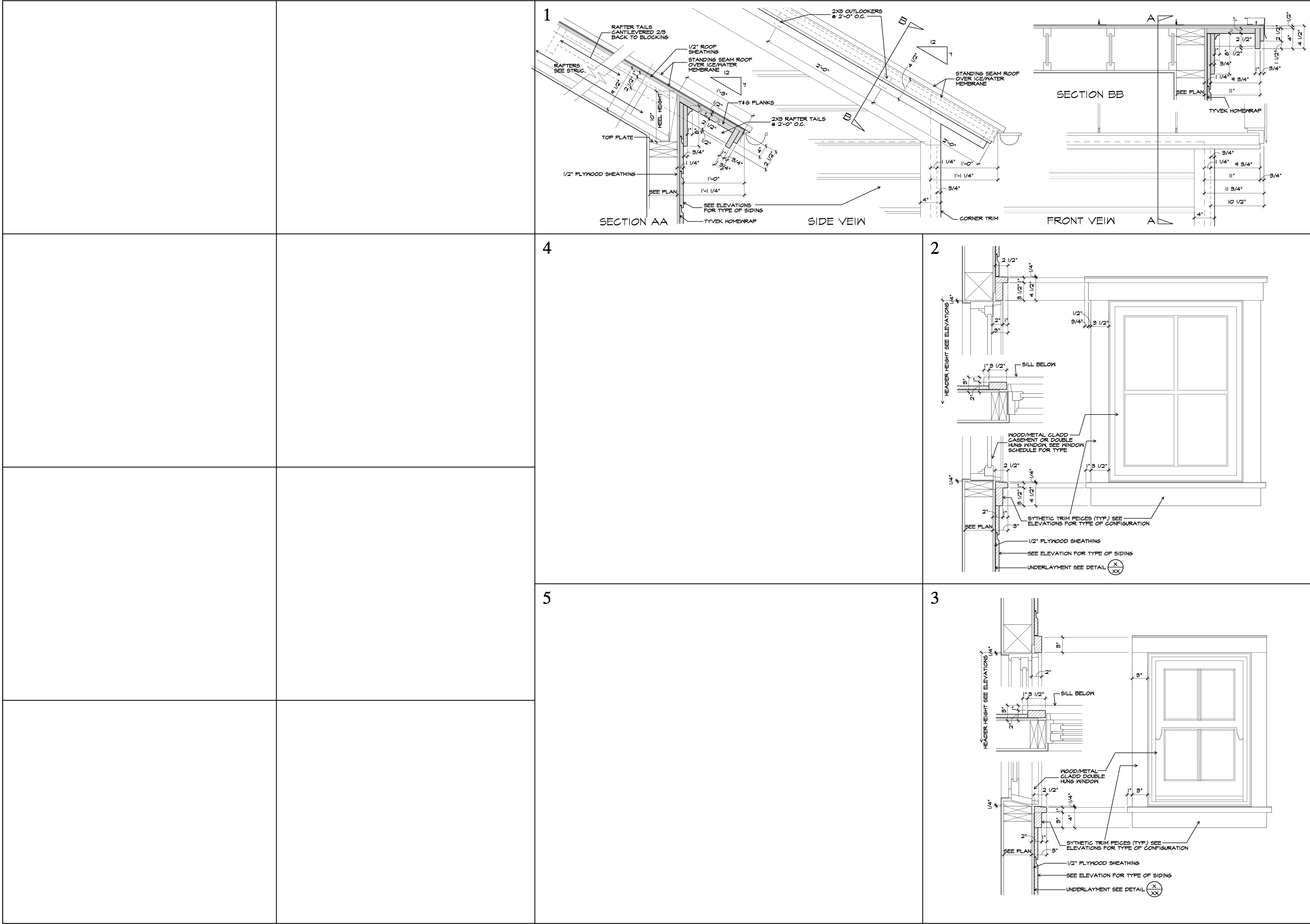
Exterior Elevations

Hoch Residence  
475 Woodside Avenue  
Park City, UT 84060

DRAWN AE
CHECKED R.K.
DATE 2/3/2023
REVISION
SCALE 1/4" = 1'-0"
SHEET NO.

A4.2







**Richard Krantz Architecture, Inc.**  
Architecture / Planning  
1500 Quail Street, Suite 520  
Newport Beach, CA 92660  
(949) 752-6345 Fax (949) 752-6235

**Architectural Details**

**Hoch Residence**  
475 Woodside Avenue  
Park City, UT 84060

NOTICE: THIS DRAWING HAS BEEN PREPARED AND IS THE SOLE PROPERTY OF RICHARD KRANTZ ARCHITECTURE, INC. NO PART OF THIS DRAWING IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE WRITTEN PERMISSION OF RICHARD KRANTZ ARCHITECTURE, INC. ANY REUSE OF THIS DRAWING FOR ANY OTHER PROJECT WITHOUT THE WRITTEN PERMISSION OF RICHARD KRANTZ ARCHITECTURE, INC. IS STRICTLY PROHIBITED. ANY VIOLATION OF THIS NOTICE SHALL BE CONSIDERED A VIOLATION OF THE ARCHITECTURAL PROFESSIONAL ACT AND MAY BE SUBJECT TO PENALTY. ANY REUSE OF THIS DRAWING FOR ANY OTHER PROJECT WITHOUT THE WRITTEN PERMISSION OF RICHARD KRANTZ ARCHITECTURE, INC. IS STRICTLY PROHIBITED. ANY VIOLATION OF THIS NOTICE SHALL BE CONSIDERED A VIOLATION OF THE ARCHITECTURAL PROFESSIONAL ACT AND MAY BE SUBJECT TO PENALTY.

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CHECKED  
DATE  
11/28/2022  
REVISION

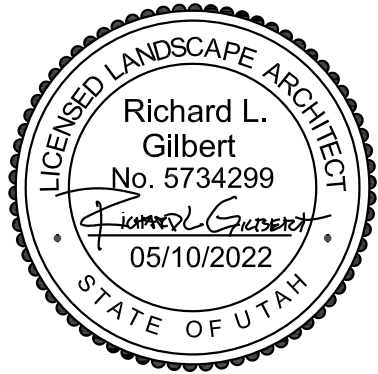
SCALE

CODE COMPLIANCE NO.

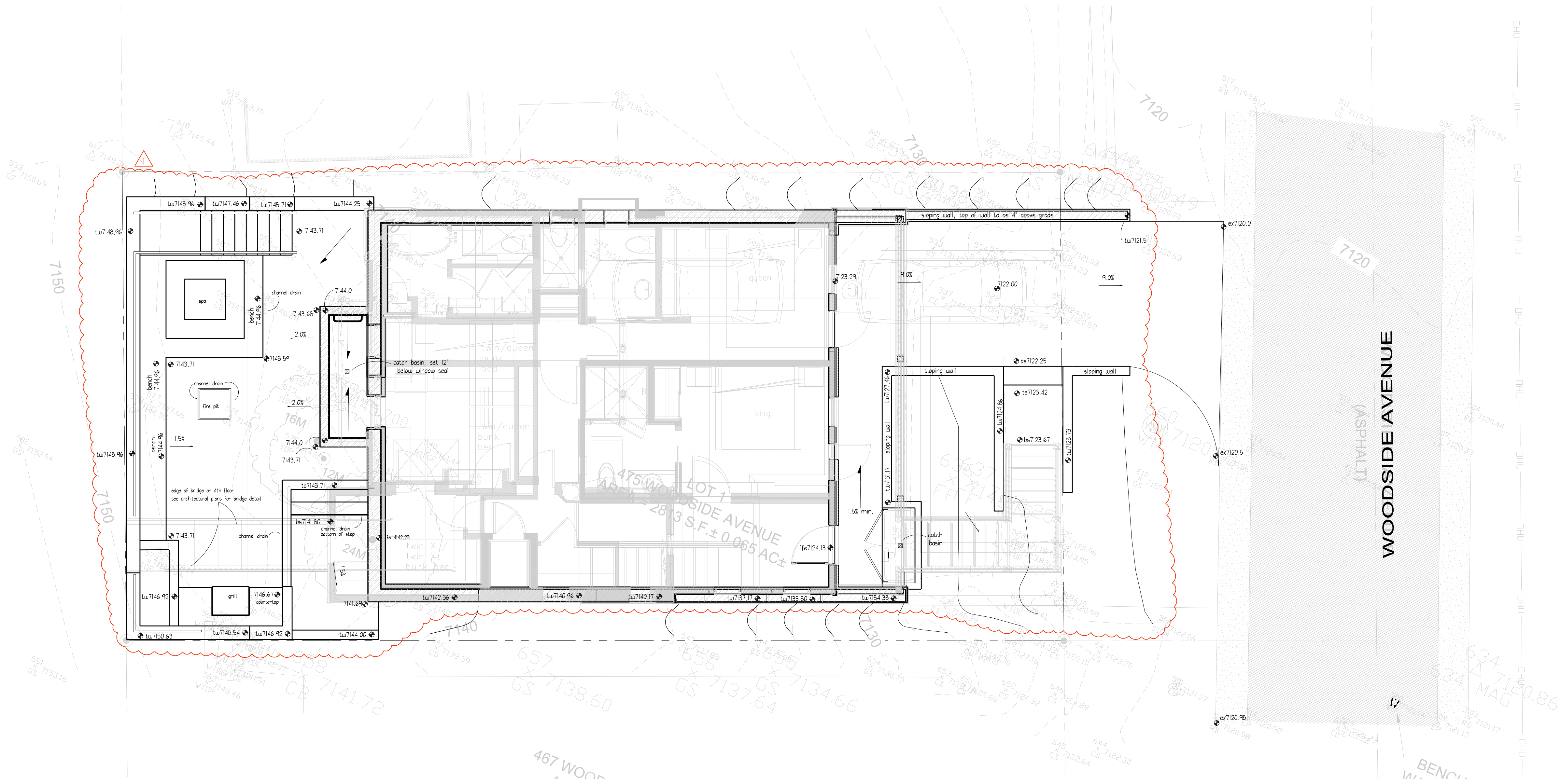
SHEET NO.

**AD3**





consultant:



LEGEND

— 4320 —	PROPOSED CONTOUR LINE	• tw/bw4325	TOP OF WALL/ BOTTOM OF WALL
• (4325)	EXISTING SPOT ELEVATION	• bs/1s4325	BOTTOM/TOP OF STAIRS
• 4325	PROPOSED SPOT ELEVATION	▣ 4b4325.00	CATCH BASIN RIM ELEVATION
• hp/1p4325	HIGH POINT / LOW POINT	• 1b4325	TOP OF BENCH
↗ 1.5%	DIRECTION OF FLOW & SLOPE INDICATOR	• ex4325	EXISTING GRADE

GRADING & LAYOUT NOTES

- FINISHED GRADES, CONTOURS, AND ELEVATIONS INDICATED ON THE GRADING AND DRAINAGE PLAN DESCRIBE FINAL SURFACE ELEVATIONS FOR COMPLETED CONSTRUCTION. THE CONTRACTOR SHALL REVIEW THE DETAILS AND SPECIFICATIONS TO ASCERTAIN SPECIFIC WORK LIMITS AND REQUIREMENTS.
- CONTRACTOR SHALL VERIFY ALL EXISTING GRADES IN THE FIELD AND REPORT ANY DISCREPANCIES TO THE OWNER'S REPRESENTATIVE.
- CONSULT ALL OF THE DRAWINGS AND SPECIFICATIONS FOR COORDINATION REQUIREMENTS BEFORE COMMENCING CONSTRUCTION.
- WHERE NEW PAVING OR EARTHWORK MEETS EXISTING PAVING OR EARTHWORK SMOOTHLY BLEND LINE AND GRADE OF EXISTING WITH NEW. ALL RIDGES AND VALLEYS SHALL HAVE A SMOOTH TRANSITIONS.
- GRADE EVENLY BETWEEN SPOT GRADES SHOWN ON DRAWINGS. ALL PAVED AREAS MUST GRADE TO DRAIN AT A MINIMUM OF ONE-EIGHTH INCH (1/8") PER FOOT. ANY DISCREPANCIES NOT ALLOWING THIS TO OCCUR SHALL BE REPORTED TO THE OWNERS REPRESENTATIVE PRIOR TO CONTINUING WORK.
- PRIOR TO COMMENCING ANY EXCAVATION WORK, THE CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES IN ACCORDANCE WITH THE REQUIRED PROCEDURES.
- THE LOCATION OF UNDERGROUND UTILITIES SHOWN ON THIS PLAN ARE DIAGRAMMATIC ONLY, AND ALL UTILITIES MAY NOT BE SHOWN. THE CONTRACTOR SHALL CONTACT THE PROPER LOCAL AUTHORITIES OR RESPECTIVE UTILITY COMPANY TO CONFIRM THE LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. ANY DAMAGE DUE TO FAILURE OF THE CONTRACTOR TO CONTACT THE PROPER AUTHORITIES SHALL BE BORNE BY THE CONTRACTOR.
- EXCAVATION REQUIRED WITHIN PROXIMITY OF EXISTING UTILITY LINES SHALL BE DONE BY HAND. CONTRACTOR SHALL REPAIR ANY DAMAGE TO EXISTING UTILITY LINES OR STRUCTURES INCURRED DURING CONSTRUCTION OPERATIONS AT NO COST TO OWNER.
- ANY AREA DISTURBED OUTSIDE THE LIMIT OF DISTURBANCE/PROPERTY LINE SHALL BE RESTORED TO ITS ORIGINAL CONDITIONS AT NO COST TO OWNER.
- CONTRACTOR SHALL SUPPLY AND MAINTAIN FOR THE DURATION OF CONSTRUCTION ALL NECESSARY DEVICES FOR EROSION, SEDIMENT AND DUST CONTROL, SUCH AS HAY BALES, GRAVEL, BOARDS, ETC., INCLUDING THOSE DEVICES NECESSARY FOR STOCKPILES AND PROTECTION OF ADJACENT PUBLIC WAYS AND SHALL REMOVE THE DEVICES AFTER PROJECT CLOSEOUT.
- REFER TO STRUCTURAL DETAILS AND RECOMMENDATIONS FOR ROCK WALL CONSTRUCTION.
- CUT AND FILL SLOPES SHALL BE CONSTRUCTED AS RECOMMENDED BY THE GEOTECHNICAL REPORT.
- INSTALL DRAINAGE PIPE ON BACKSIDE OF RETAINING WALLS AND SLOPE TO DAYLIGHT DRAINS AS REQUIRED.

SCALE & NORTH ARROW

NORTH SCALE: 1" = 5'-0"

project

475  
Woodside  
Residence  
Park City, UT

date

MAY 10, 2022

revisions

2/13/2023

data

asd project no: 21111

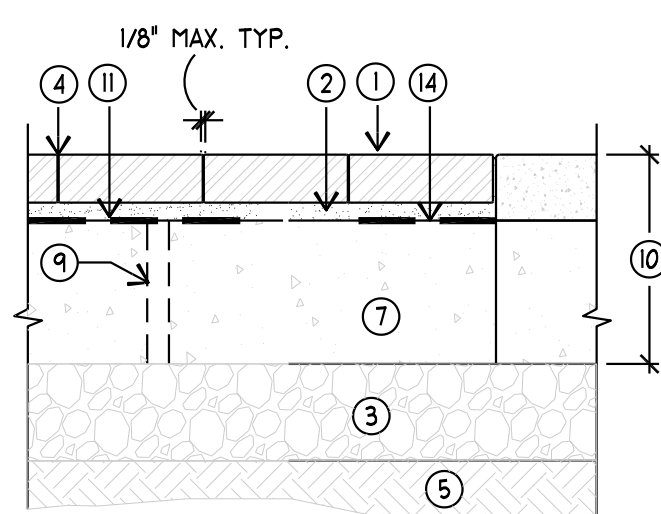
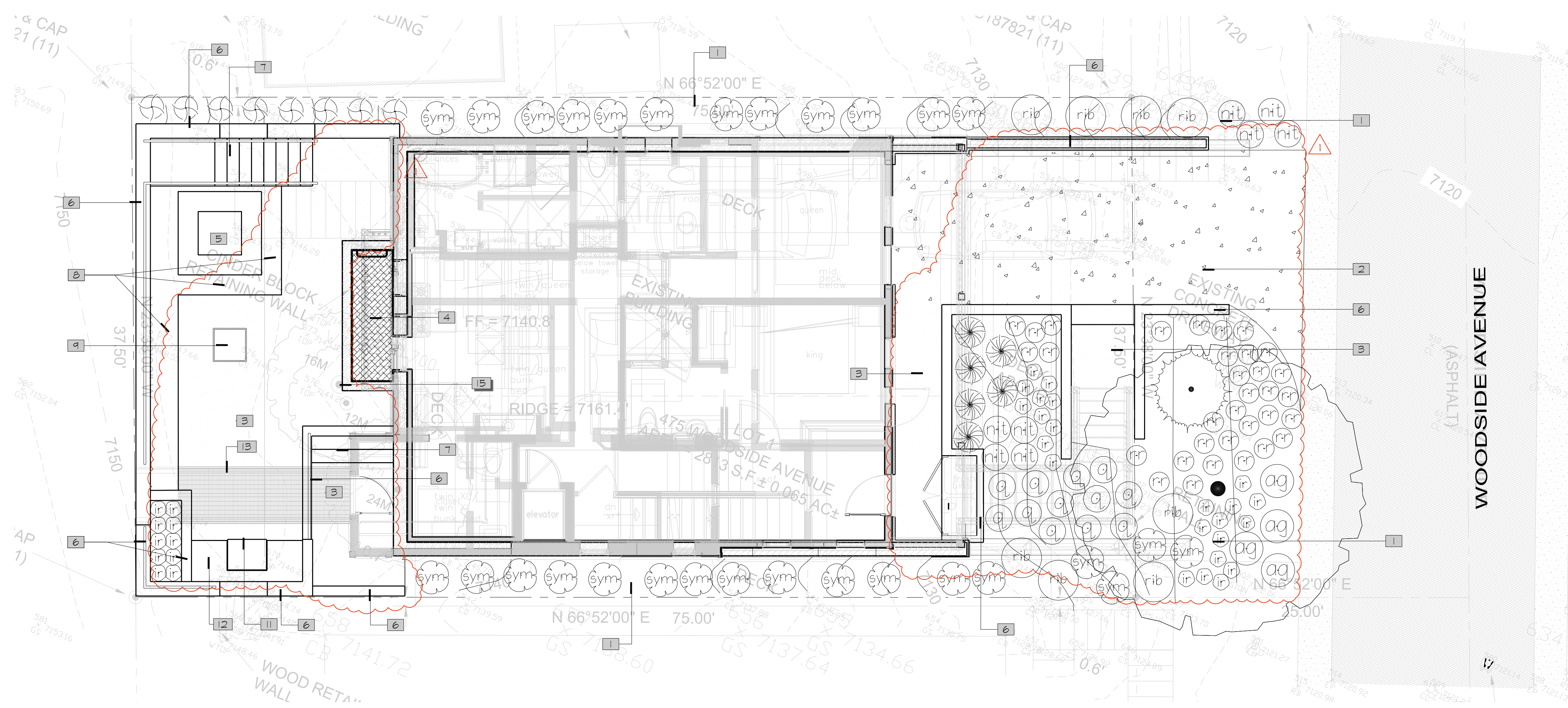
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GRADING PLAN

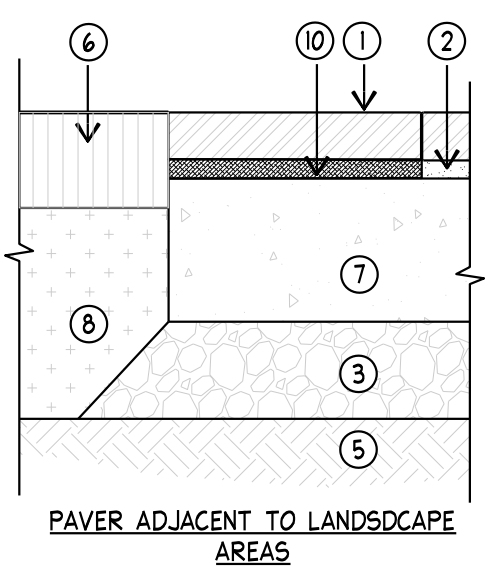
sheet

LG101

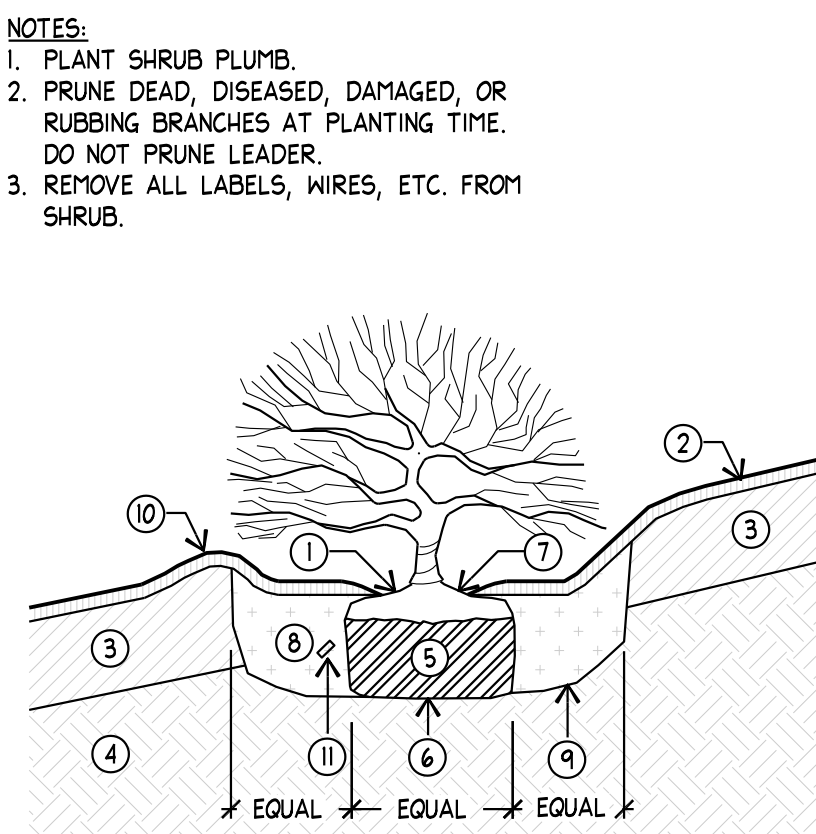




1. PAVER
2. BEDDING SAND
3. COMPACTED ROADBASE
4. POLYMERIC SAND SHEET JOINT TYP.
5. COMPACTED SUBGRADE
6. MULCH, WHERE APPLICABLE
7. 4\"/>

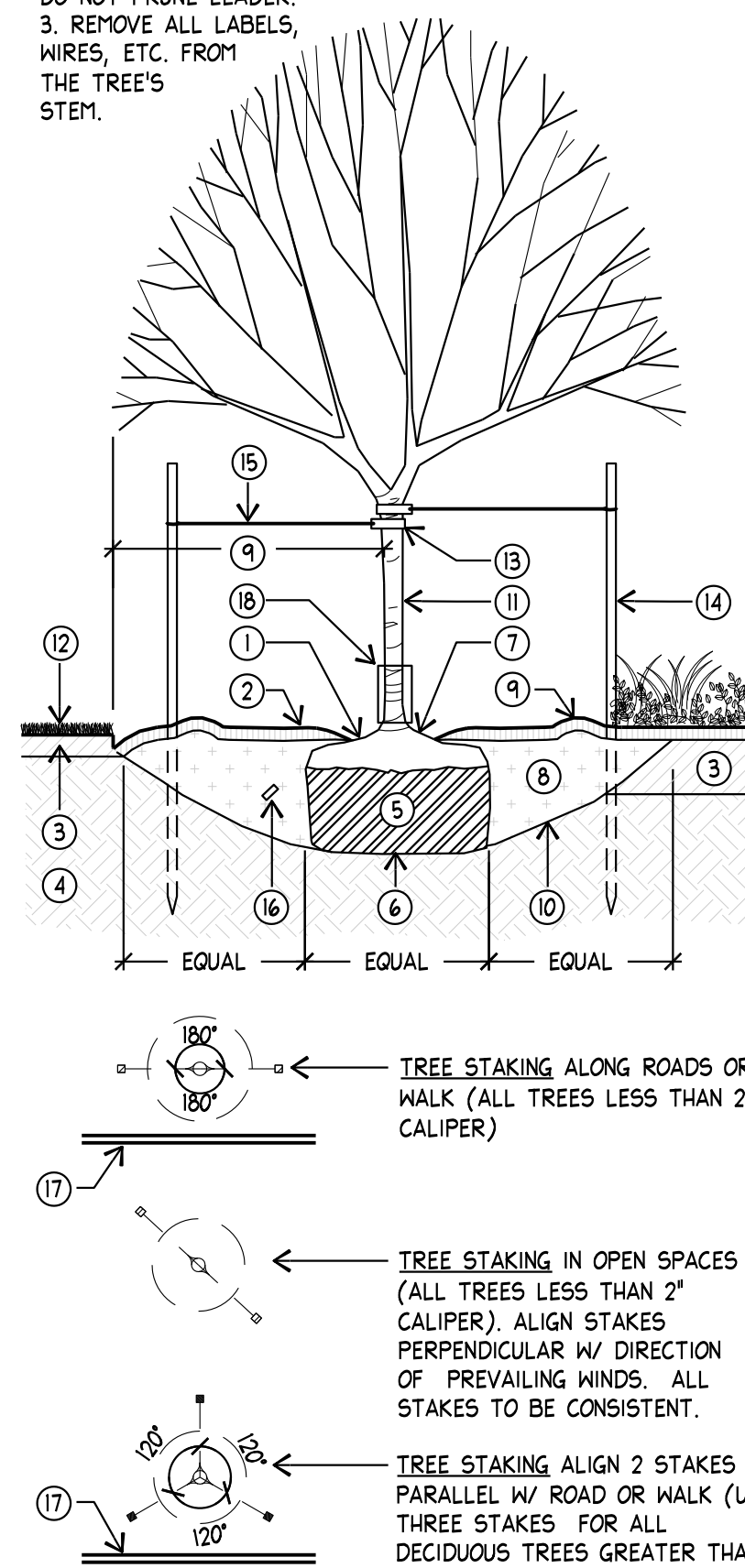


- NOTES:
1. AREAS HEATED, CONSULT WITH GENERAL CONTRACTOR AND MECHANICAL ENGINEER.



**G** SHRUB  
SCALE: NTS

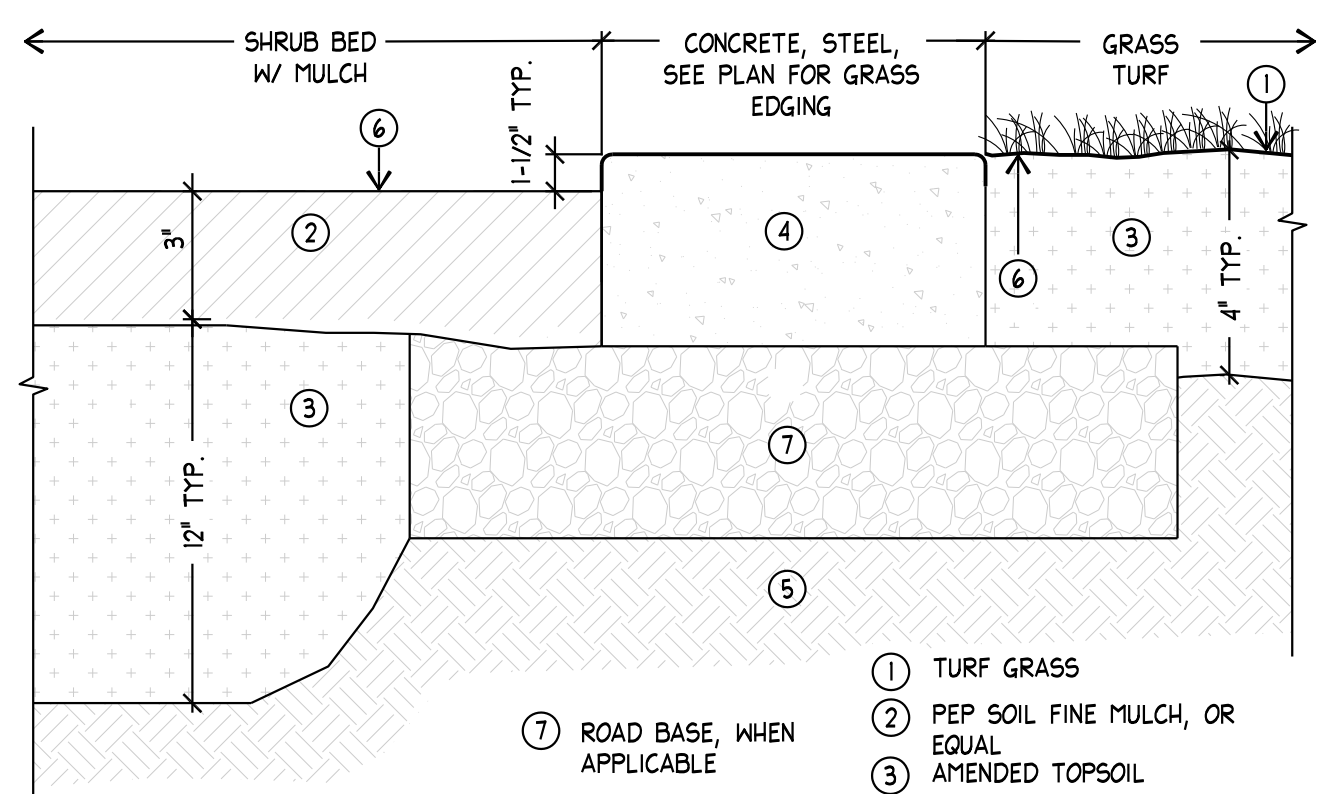
1. MULCH 1\"/>



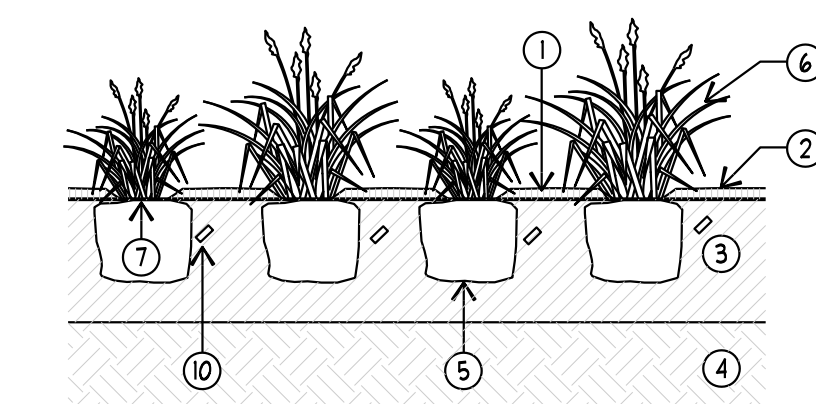
**H** DECIDUOUS TREE WITH STAKING  
SCALE: NTS

1. MULCH 1\"/>

**E** PAVER OVER CONCRETE SUB SLAB  
SCALE: NTS



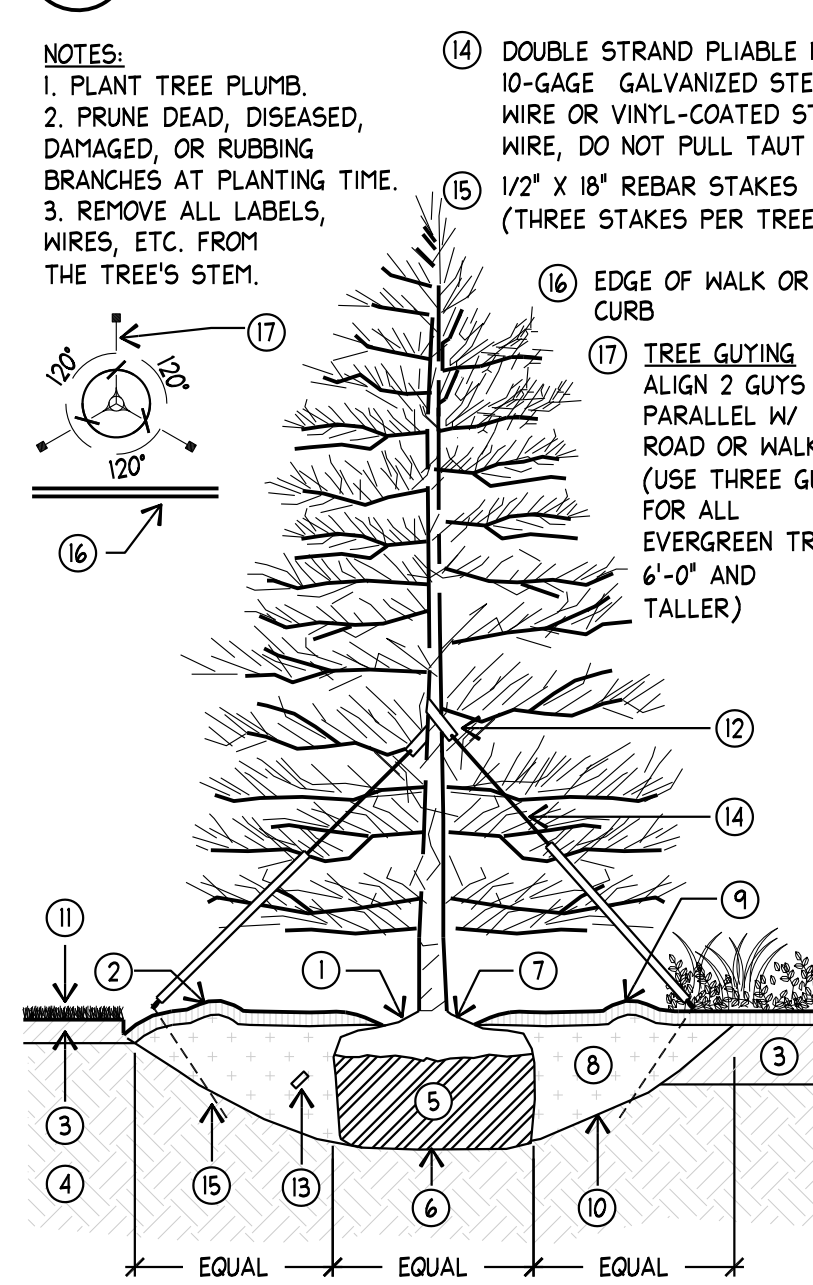
**F** MULCH WITH TOPSOIL  
SCALE: NTS



**J** PERENNIAL / GROUNDCOVER  
SCALE: NTS

1. MULCH BACK FROM PLANT
2. MULCH WHEN CALLED OUT
3. AMENDED TOPSOIL - SEE TOPSOIL MIX NOTES
4. UNDISTURBED SUBGRADE
5. IF PLANTS ARE POT-BOUND AT PLANTING TIME, LOOSEN THE ROOTS AROUND THE BOTTOM AND SIDES OF THE ROOT BALL
6. PLANT
7. BE SURE THE CROWN OF THE PLANT (THE POINT WHERE ROOTS AND TOP JOIN) IS EVEN WITH THE SOIL SURFACE
8. PLANT SPACING VARIES - REFER TO PLANT SCHEDULE OR PLAN
9. CENTER OF PLANT
10. FERTILIZER TABLET

- NOTES:
1. PRUNE DEAD, DISEASED, DAMAGED, OR RUBBING BRANCHES AT PLANTING TIME.
  2. REMOVE ALL LABELS, WIRES, ETC. FROM PLANT.
  3. WATER PLANTS THOROUGHLY FOLLOWING PLANTING TO SETTLE THE SOIL AROUND THE ROOTS.



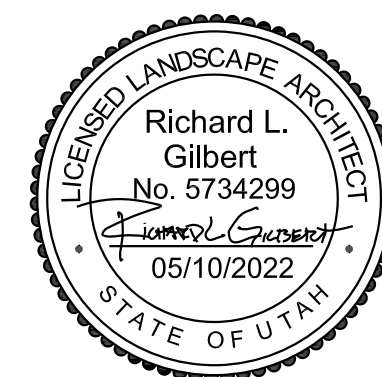
**K** EVERGREEN TREE WITH GUYING  
SCALE: NTS

1. MULCH 1\"/>

PLANTING NOTES							A
1.	CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING HIMSELF FAMILIAR WITH ALL UNDERGROUND UTILITIES, PIPES AND STRUCTURES. CONTRACTOR SHALL TAKE SOLE RESPONSIBILITY FOR ANY COSTS INCURRED DUE TO DAMAGE OF SAID UTILITIES.						
2.	CONTRACTOR SHALL NOT WILLFULLY PROCEED WITH CONSTRUCTION AS DESIGNED WHEN IT IS OBVIOUS THAT OBSTRUCTIONS AND/OR GRADE DIFFERENCES EXIST THAT MAY NOT HAVE BEEN KNOWN DURING DESIGN. SUCH CONDITIONS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE OWNERS REP. THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ALL NECESSARY REVISIONS DUE TO FAILURE TO GIVE SUCH NOTIFICATION.						
3.	CONTRACTOR SHALL BE RESPONSIBLE FOR ANY COORDINATION WITH SUBCONTRACTORS AS REQUIRED TO ACCOMPLISH THE LANDSCAPE CONSTRUCTION FOR THIS PROJECT.						
4.	ALL PLANT MATERIAL SHALL BE APPROVED BY THE OWNER'S REPRESENTATIVE UPON DELIVERY TO THE SITE, AND PRIOR TO INSTALLATION. ANY PROPOSED SUBSTITUTIONS OF PLANT SPECIES SHALL BE MADE WITH PLANTS OF EQUIVALENT OVERALL FORM, HEIGHT, BRANCHING HABIT, FLOWER, LEAF, COLOR, FRUIT AND CULTURE ONLY AS APPROVED BY THE OWNER'S REPRESENTATIVE.						
5.	THE CONTRACTOR SHALL SUPPLY ALL PLANT MATERIAL IN QUANTITIES SUFFICIENT TO COMPLETE THE PLANTING SHOWN ON THE DRAWINGS. IF DISCREPANCIES ARISE BETWEEN ACTUAL PLANTING AREA SIZES IN THE FIELD AND THOSE SHOWN ON THE PLANS, CONTRACTOR SHALL CONTACT THE OWNER'S REPRESENTATIVE FOR RESOLUTION. FAILURE TO MAKE SUCH CONFLICTS KNOWN WILL RESULT IN CONTRACTOR'S LIABILITY FOR MATERIALS RELOCATION.						
6.	FINAL LOCATIONS OF ALL PLANT MATERIALS SHALL BE SUBJECT TO APPROVAL OF THE OWNER'S REPRESENTATIVE. TREES SHALL NOT BE PLANTED LESS THAN 5'-0" FROM CURBS OR HARD SURFACE AREAS UNLESS A ROOT BARRIER IS INSTALLED.						
7.	CONTRACTOR SHALL PROVIDE SOIL ANALYSIS AND AMEND SOIL AS RECOMMENDED. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR THE LAST 7 INCHES OF GRADE IN TURF SOO AREAS (6 INCHES OF TOPSOIL AND 1 INCH FOR SOO) AND 15 INCHES IN SHRUB BED AREAS (9 INCHES OF BARK MULCH AND 12" OF AMENDED TOPSOIL). IF NECESSARY DIG SUBGRADE IN SHRUB BEDS AND TURF AREAS DOWN AS SPECIFIED BEFORE PLACING AMENDED TOPSOIL. THE PLANTING ISLANDS IN THE PARKING LOTS SHALL HAVE ALL ROAD BASE REMOVED PRIOR TO PLACEMENT OF TOPSOIL. REFER TO GRADING PLAN FOR FINISH GRADE AND DRAINAGE.						
PLANT SCHEDULE							B
DECIDUOUS	BOTANICAL NAME	COMMON NAME	CONT.	CAL.	SIZE	QTY.	
	Acer buergerianum	Trident Maple	B & B	2"		1	
EVERGREEN	BOTANICAL NAME	COMMON NAME	CONT.	CAL.	SIZE	QTY.	
	Pinus sylvestris 'Glauca Nano'	Dwarf Scotch Pine	B & B	SPECIMEN	-	1	
SHRUBS	BOTANICAL NAME	COMMON NAME	SIZE				
	Ribes alpinum	Alpine Currant	5 gal			8	
	Symphoricarpos albus	Common White Snowberry	5 gal			24	
GRASSES	BOTANICAL NAME	COMMON NAME	SIZE				
	Calamagrostis acutifolia 'Overdam'	Overdam Reed Grass	1 gal			8	
	Festuca mairei	Atlas Fescue	1 gal			6	
PERENNIALS	BOTANICAL NAME	COMMON NAME	SIZE				
	Aquilegia alpina	Alpine Columbine	1 gal			12	
	Hemerocallis hybrid 'Rosy Returns'	Rosy Returns Daylily	1 gal			33	
	Iris pallida 'Aureo Variegata'	Variegated Yellow Blade Iris	1 gal			33	
	Nepeta x faassenii 'Blue Wonder'	Catmint	1 gal			4	
	Rudbeckia fulgida 'Goldsturm'	Goldsturm Black-eyed Susan	1 gal			8	
* QUANTITY INFORMATION PROVIDED FOR REFERENCE ONLY. CONTRACTOR RESPONSIBLE TO VERIFY ALL QUANTITIES.							
REFERENCE SCHEDULE NOTES							C
SYMBOL	DESCRIPTION	QTY					
	3" DEEP SOIL, PEP MULCH OVER 12" OF TOPSOIL, TYP. SEE DETAIL F	856 sf					
	3"x3"x3" FRACTURED ALL SIDES BUT ONE SIDE CUT GRANITE COBBLES SET ON HEATED CONCRETE DRIVE, TYP. SEE DETAIL E	365 sf					
	6"x12"x1 1/4" BEIGE GRANITE PAVER WITH FLAMED FINISH, OVER HEATED CONCRETE SUB SLAB, TYP. SEE DETAIL E	440 sf					
	3/4" TO 1 1/2" TAN CRUSHED GRAVEL, TYP. SEE DETAIL F	30 sf					
	17" x 17" 6 PERSON HOT TUB, INSTALL PER CODE AND MANUFACTURERS INSTRUCTIONS.						
	RETAINING WALL, SEE STRUCTURAL, CIVIL, AND ARCHITECTURAL SITE PLAN FOR GRADES						
	STAIRCASE, SEE ARCHITECTURAL AND SITE PLAN FOR GRADES						
	BUILT IN BENCH TO SURROUND HOT TUB AND FIRE ELEMENT (ADD CUSHIONS IF DESIRED) STONE VENEER FACE AND STONE CAP. WALL TO MATCH HOUSE STONE						
	2' 6" x 2' 6" x 18" HIGH CORETEN STEEL GAS FIRE ELEMENT, INSTALL PER ALL CODES						
	BBO GAS GRILL						
	GRANITE COUNTERTOP						
	BRIDGE, SEE STRUCTURAL AND ARCHITECTURAL PLANS						
	EXISTING TREE TO BE REMOVED, SEE DEMOLITION PLAN						
* QUANTITY INFORMATION PROVIDED FOR REFERENCE ONLY. CONTRACTOR RESPONSIBLE TO VERIFY ALL QUANTITIES.							
SCALE & NORTH ARROW							D
 NORTH SCALE: 1" = 5'-0"							

**Arc Sizio**  
Design, Inc  
Landscape Architecture &  
Architectural Site Design

1058 East 2100 South  
Salt Lake City, Utah 84106  
office 801 . 487 . 4923  
fax 801 . 466 . 3046  
www.arcsitiodesign.com



consultant:

project

**475**  
**Woodside**  
**Residence**  
Park City, UT

date

MAY 10, 2022

revisions

data

asd project no: 21111

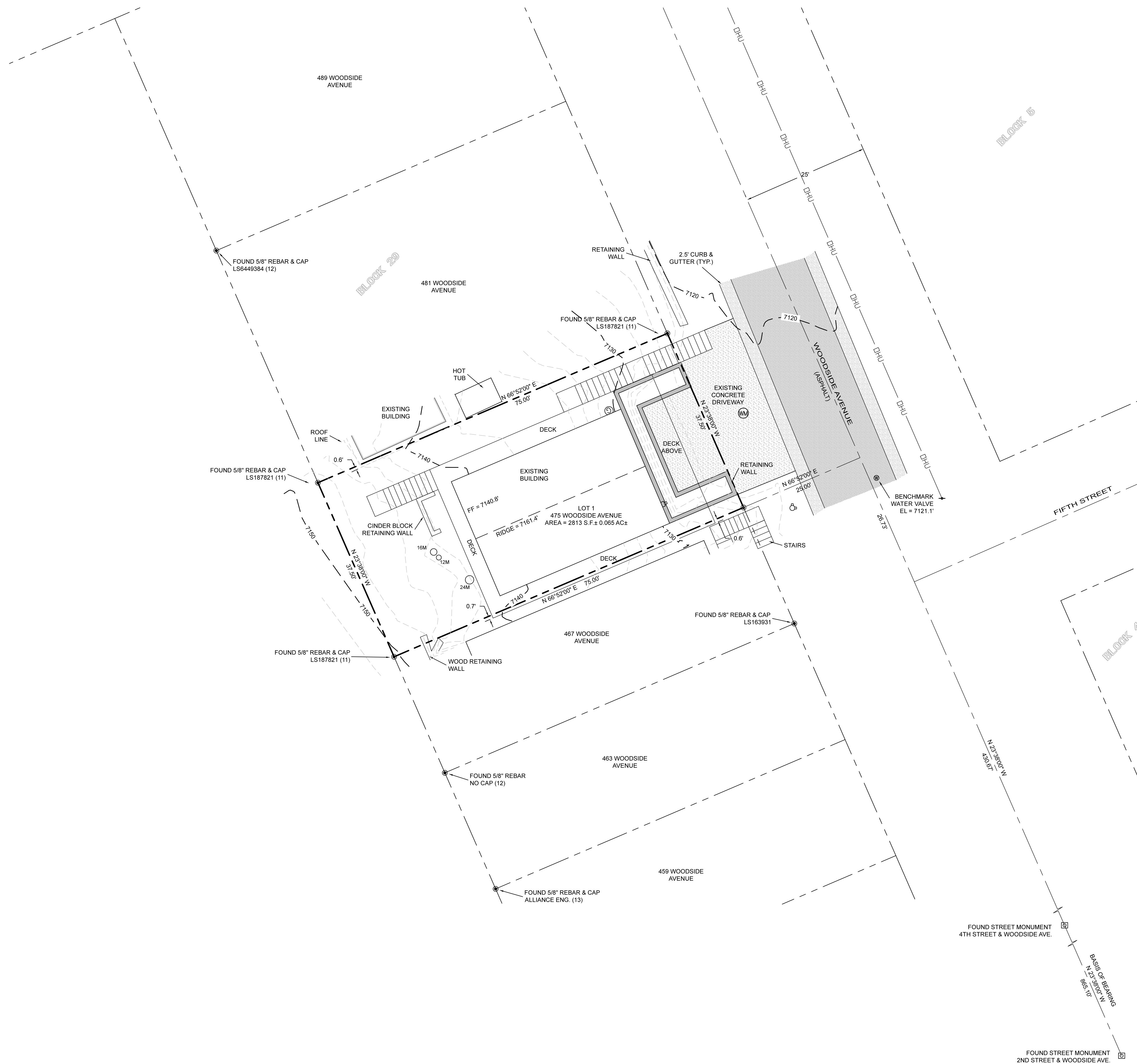
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**LANDSCAPE**  
**PLAN**

sheet

**L101**







PLAT AMENDMENT AND RECORD OF SURVEY  
475 WOODSIDE AVENUE AMENDMENT

ADDITIONAL NOTES:  
1. The remainder of Lot 14 is not rendered separately developable as a result of this plat.  
2. This lot shall contain only one single-family house. No accessory apartment or lockout unit may be created on this lot.

OWNER'S DEDICATION AND CONSENT TO RECORD:  
Know all men, by these present, that I, Adele D. Langton, as Trustee of the Adele D. Langton Revocable Trust dated June 25, 1992, the owner of the hereon described property, hereinafter to be known as 475 Woodside Avenue, certify that I have caused this survey to be made, and the Plat to be prepared, and I do hereby consent to the recordation of this survey and Plat Amendment. The owner hereby offers an irrevocable dedication of easements for public purposes as shown on this plat to Park City in accordance with an irrevocable offer of dedication.

Adele D. Langton, trustee  
Adele D. Langton, as Trustee of the Adele D. Langton Revocable Trust dated June 25, 1992.

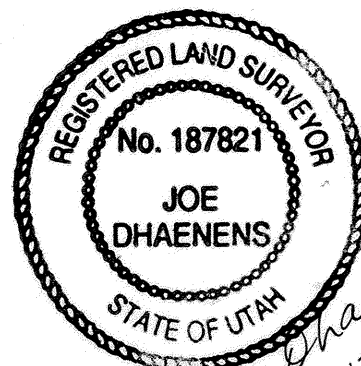
ACKNOWLEDGEMENT:  
State of Utah  
County of Summit  
On this 24<sup>th</sup> day of June, 1999, personally appeared before me, the undersigned notary public in and for said state and county, Adele D. Langton, as Trustee of the Adele D. Langton Revocable Trust dated June 25, 1992, who after being duly sworn, acknowledged to me that she is the owner of the hereon described property, and that she signed the above owners dedication and consent to record freely and voluntarily.

Babara Myers 2002 Park City  
Notary Public My Commission Expires Residing At

SURVEYOR'S CERTIFICATION:  
I, Joe Dhaenens, hold license number 187821 as prescribed by the laws of the state of Utah, and certify that I have made a survey of the property shown hereon and as described in the notes and legal description below.

SURVEY NOTES:  
1. The basis of bearings is as shown.  
2. Survey monuments were found or set as shown.  
3. This survey was requested by Adele Langton.  
4. This survey was performed in October, 1998, and the Plat Amendment was prepared in May, 1999.  
5. An October, 1998 survey of the property was recorded as #5-3207 at the Summit County Recorder's Office.  
6. All bearings and distances shown were measured and are equal to the bearings and distances of the Park City Survey and/or other surveys recorded for Block 29.

LEGAL DESCRIPTION:  
The Northerly one-half of Lot 14 and all of Lot 15, Block 29, Park City Survey, located in Section 16, Township 2 South, Range 4 East, Salt Lake Baseline and Meridian, Park City, Summit County, Utah.



Joe Dhaenens  
May 12, 1999

surveyed by: On The Map Land Surveying  
P.O. Box 3864  
Park City, UT 84060  
647-9826

City Council  
Approved by the Park City Council  
on this 27<sup>th</sup> day of MAY, 1999.  
Janet M. Scott  
Mayor  
City Recorder

City Planning Commission  
Approved by the Park City  
Planning Commission on this  
30 day of JUNE, 1999.  
Mahesh Chitambar  
Chairperson

City Engineer  
Approved by the Park City Engineer  
on this 24<sup>th</sup> day of JUNE,  
1999.  
Dick W. Alban PE  
City Engineer

City Attorney  
Approved as to form by the Park  
City Attorney on this 6<sup>th</sup> day  
of JULY, 1999.  
Moh D. Hyatt  
City Attorney

Sewer District  
Reviewed for conformance to Snyder-  
ville Basin Sewer Improvement  
District standards on this  
17<sup>th</sup> day of JULY, 1999.  
D. B. S. I. D.

Recorded  
Number 543463 Date 7-7-99  
state of Utah. Time 15:53 PM  
County of Summit. Fee 31.00  
Recorded and filed at the request  
of FIRST AMERICAN TITLE  
Alan Spriggs  
County Recorder