

A NEW DESIGN FOR THE ALBERTINI RESIDENCE

LOT 42
GLENWILD

1085 PRIMROSE PL.
PARK CITY, UT 84098

APPROVALS

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			ZZCB COLORBOARD

Inside of Wall SQFT	
LOCATION	SQUARE FOOTAGE
LOWER LEVEL	3,678 SF
MAIN LEVEL	4,305 SF
UPPER LEVEL	1,108 SF
TOTAL FINISHED	9,091 SF
GARAGE	1,900 SF
GARAGE	1,764 SF
MECH.	218 SF
TOTAL UNFINISHED	3,882 SF
TOTAL INSIDE OF WALL	12,973 SF

Outside of Wall SQFT	
LOCATION	SQUARE FOOTAGE
LOWER LEVEL	4,111 SF
MAIN LEVEL	4,633 SF
UPPER LEVEL	1,204 SF
TOTAL FINISHED	9,949 SF
GARAGE	2,207 SF
GARAGE	1,982 SF
TOTAL UNFINISHED	4,189 SF
TOTAL OUTSIDE OF WALL	14,138 SF

ADDITIONAL PERMITS

RETAINING WALLS (>4' OR SUPPORTING A SURCHARGE), SWIMMING POOLS, SOLAR AND GEO-THERMAL HEATING SYSTEMS, AND PHOTO-VOLTAIC AND WIND GENERATED ELECTRICAL SYSTEMS REQUIRE SEPARATE PERMITS. SEPARATE PLANS, SPECIFICATIONS, AND APPLICATIONS ARE TO BE SUBMITTED AND REVIEWED PRIOR TO ISSUANCE OF THESE PERMITS.

DEFERRED SUBMITTAL

- ALL DEFERRED SUBMITTALS AND CHANGES TO PLANS MUST BE:
 -FIRST APPROVED BY THE ARCHITECT OF RECORD PRIOR TO SUBMITTING TO THE BUILDING OFFICIAL.
 -STRUCTURAL ENGINEER TO APPROVE ALL STRUCTURAL PLANS.
- FIRE SPRINKLER PLANS (Modified NFPA 13D)
 - GAS PIPING SCHEMATIC TO BE PROVIDED BY CONTRACTOR
 - TRUSS PLANS (IF APPLICABLE)
 - STUCCO SYSTEM (IF APPLICABLE)
 - LANDSCAPE SPRINKLER PLAN
 - CONSTRUCTION MITIGATION PLAN
 - GEOTECHNICAL SURVEY (IF APPLICABLE AS DETERMINED BY BUILDING OFFICIAL)
 - SPECIAL INSPECTION CERTIFICATE FROM OUTSIDE INSPECTIONS FOR ALL WELDING ON THIS PROJECT
 - CONTRACTOR TO PROVIDE EXTERIOR LIGHTING SPECS PRIOR TO FOUR-WAY INSPECTION
 - (3) BACKFLOW PREVENTORS TO BE INSTALLED
 - POOL DESIGN BY OTHERS (IF APPLICABLE)

Code Analysis

- UTAH STATE ADOPTED CODES AS OF JULY 1, 2019

- 2015 IRC	BUILDING OCCUPANCY R-3
- 2018 IBC	TYPE 5B CONSTRUCTION
- 2018 IPC	TWO STORIES
- 2018 IMC	
- 2018 IFGC	
- 2017 NEC	

VICINITY MAPS

ARCHITECT	OWNER	STRUCTURAL ENGINEER	GENERAL CONTRACTOR
UPWALL DESIGN JOSH ARRINGTON 1930 SOUTH 1100 EAST SALT LAKE CITY, UTAH 84106 (801) 485-0708 EMAIL: josh@upwalldesign.com	GLENWILD SUBLRST. MICHAEL D. GINSBERG, TRUSTEE 3401 LEE PARKWAY #806 DALLAS TX 75219 (650) 644-1337 NANCY steve@albertinimetzger.com nancy@albertinimetzger.com	- - - -	- - - -

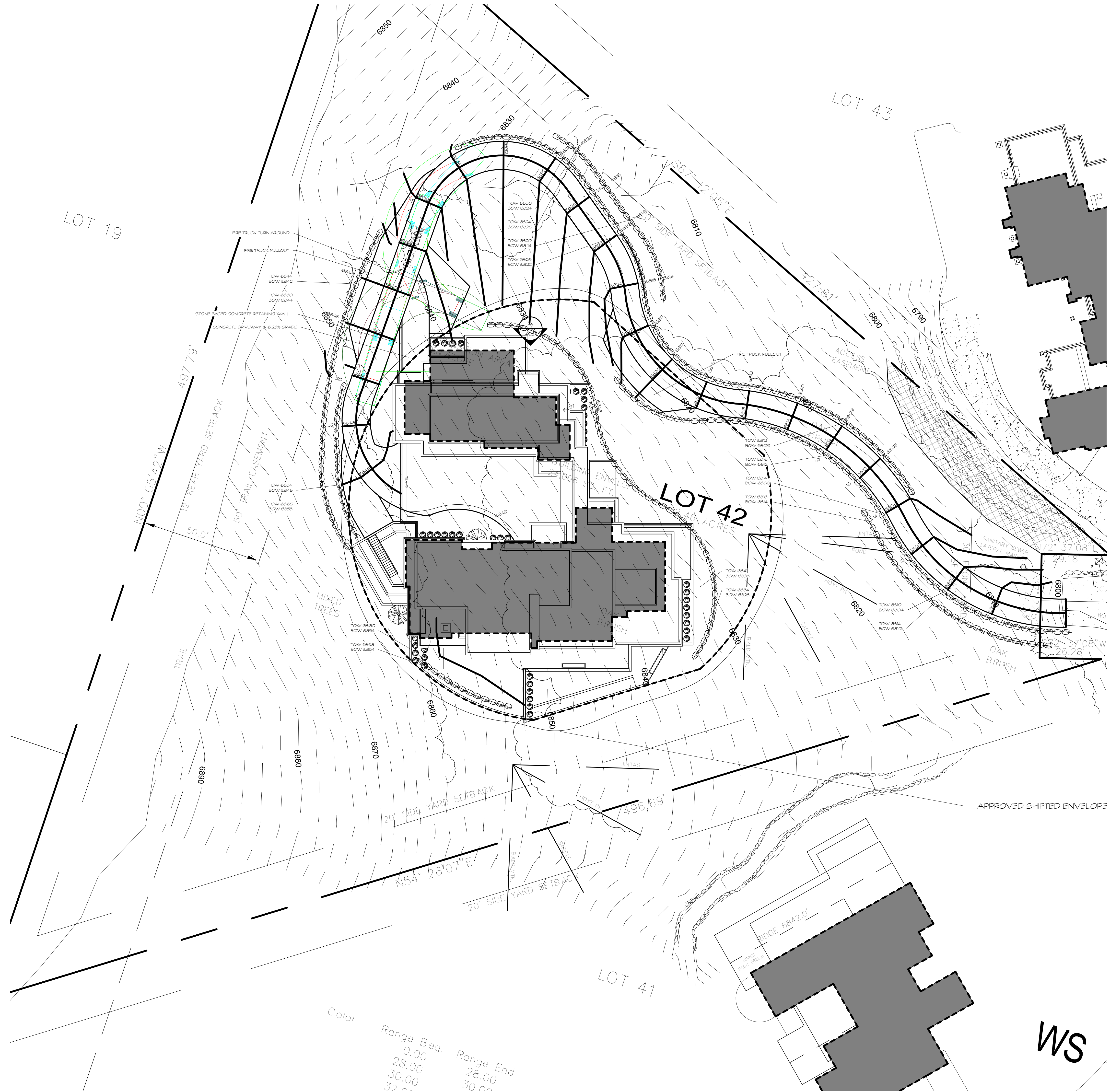
22 NOVEMBER 2021

REVISIONS

A NEW DESIGN FOR THE :
ALBERTINI RESIDENCE
1085 PRIMROSE PL.
PARK CITY, UT 84098

UP WALL DESIGN
1930 S. 1100 E., S.L.C., UT 84106
(801) 485-0708

OT-1



Color	Range Beg.	Range End
	0.00	28.00
	28.00	30.00
	30.00	32.00

SITE GENERAL NOTES	
1	CONTRACTOR TO FIELD VERIFY LOCATION OF UTILITY LINES AS REQUIRED.
2	CONTRACTOR TO FIELD VERIFY MIN. 3'-0" SEPARATION BETWEEN GAS AND ELECTRICAL LINES.
3	REESTABLISH NATURAL GRADE AND NATURAL VEGETATION. PROVIDE TEMP. IRRIGATION TO ASSURE ESTABLISHED VEGETATION.
4	SURFACE WATER SHALL DRAIN AWAY FROM THE HOUSE AT ALL POINTS. DIRECT THE DRAINAGE WATER TO THE STREET OR TO AN APPROVED DRAINAGE COURSE, BUT NOT ONTO NEIGHBORING PROPERTIES. THE GRADE SHALL FALL A MINIMUM OF 6 INCHES WITHIN THE FIRST 10 FT. (RC R401.3)
5	RETAINING WALLS (4" OR SUPPORTING A SURCHARGE), SWIMMING POOLS, SOLAR AND/OR GEO-THERMAL HEATING SYSTEMS, AND PHOTO-VOLTAIC- AND/OR WIND-GENERATED ELECTRICAL SYSTEMS REQUIRE SEPARATE PERMITS. SEPARATE PLANS, SPECIFICATIONS AND APPLICATIONS ARE TO BE SUBMITTED AND REVIEWED PRIOR TO ISSUANCE OF THESE PERMITS.

KEYNOTES	
NUMBER	DESCRIPTION

APPROVALS

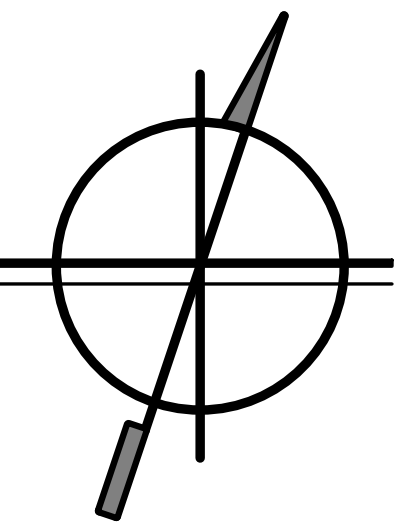
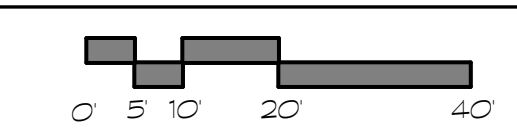
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REVISIONS	

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 1085 PRIMOSE PL
 PARK CITY, UT 84098
 LOT 42
 GLENWILD

UP WALL
DESIGN
 1930 S. 1100 E. S.L.C. UT 84106 (801)485-0708

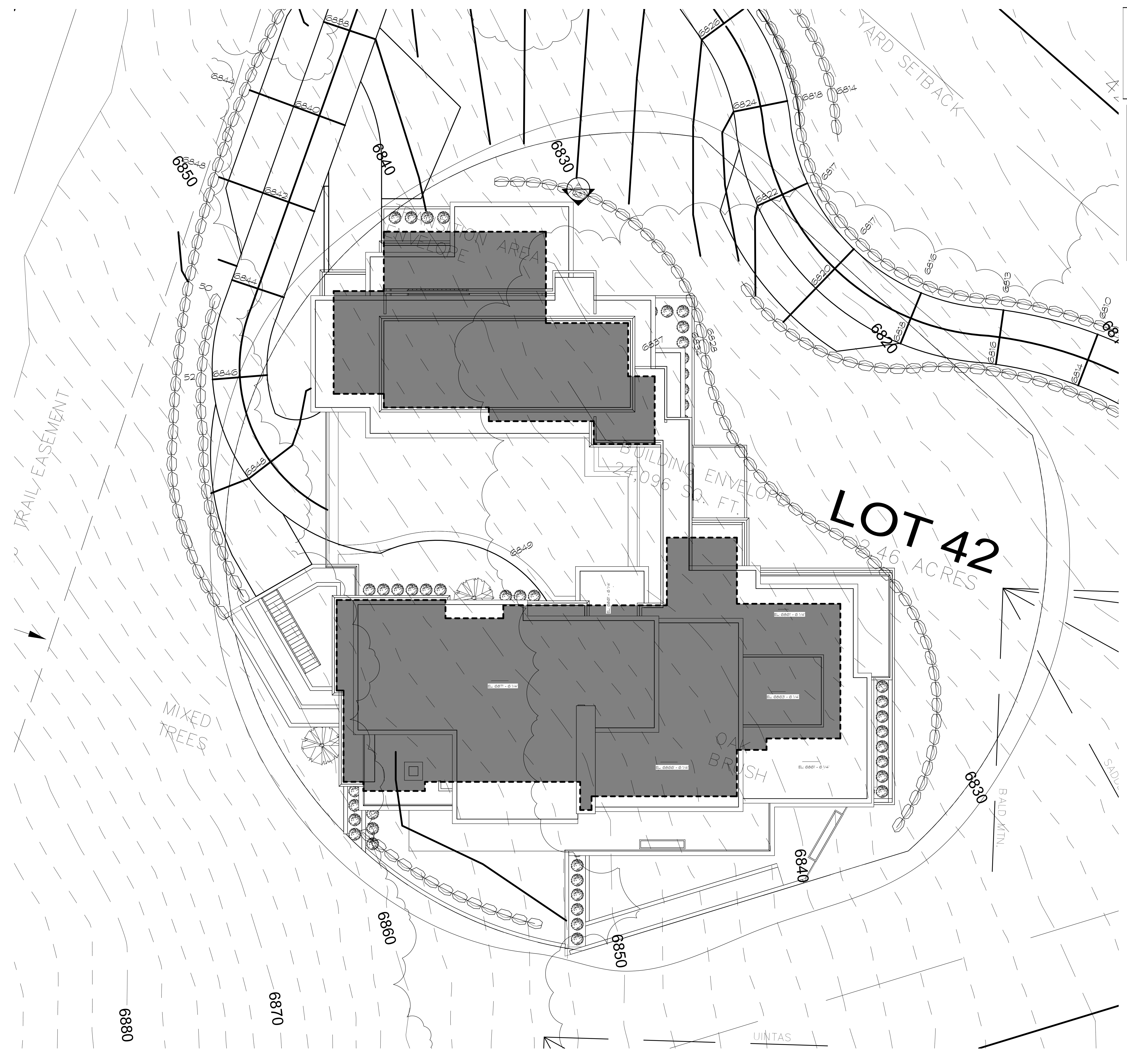
SITE PLAN

SCALE: 1" = 20'-0"



WS

A11
 OVERALL SITE PLAN



SITE GENERAL NOTES

- 1 CONTRACTOR TO FIELD VERIFY LOCATION OF UTILITY LINES AS REQUIRED.
- 2 CONTRACTOR TO FIELD VERIFY MIN. 3'-0" SEPARATION BETWEEN GAS AND ELECTRICAL LINES.
- 3 REESTABLISH NATURAL GRADE AND NATURAL VEGETATION. PROVIDE TEMP. IRRIGATION TO ASSURE ESTABLISHED VEGETATION.
- 4 SURFACE WATER SHALL DRAIN AWAY FROM THE HOUSE AT ALL POINTS. DIRECT THE DRAINAGE WATER TO THE STREET OR TO AN APPROVED DRAINAGE COURSE, BUT NOT ONTO NEIGHBORING PROPERTIES. THE GRADE SHALL FALL A MINIMUM OF 6 INCHES WITHIN THE FIRST 10 FT. (IRC R401.3).
- 5 RETAINING WALLS (4' OR SUPPORTING A BURCHARGE), SWIMMING POOLS, SOLAR AND/OR GEO-THERMAL HEATING SYSTEMS, AND PHOTO-VOLTAIC, AND/OR WIND-GENERATED ELECTRICAL SYSTEMS REQUIRE SEPARATE PERMITS. SEPARATE PLANS, SPECIFICATIONS AND APPLICATIONS ARE TO BE SUBMITTED AND REVIEWED PRIOR TO ISSUANCE OF THESE PERMITS.

KEYNOTES

NUMBER	DESCRIPTION

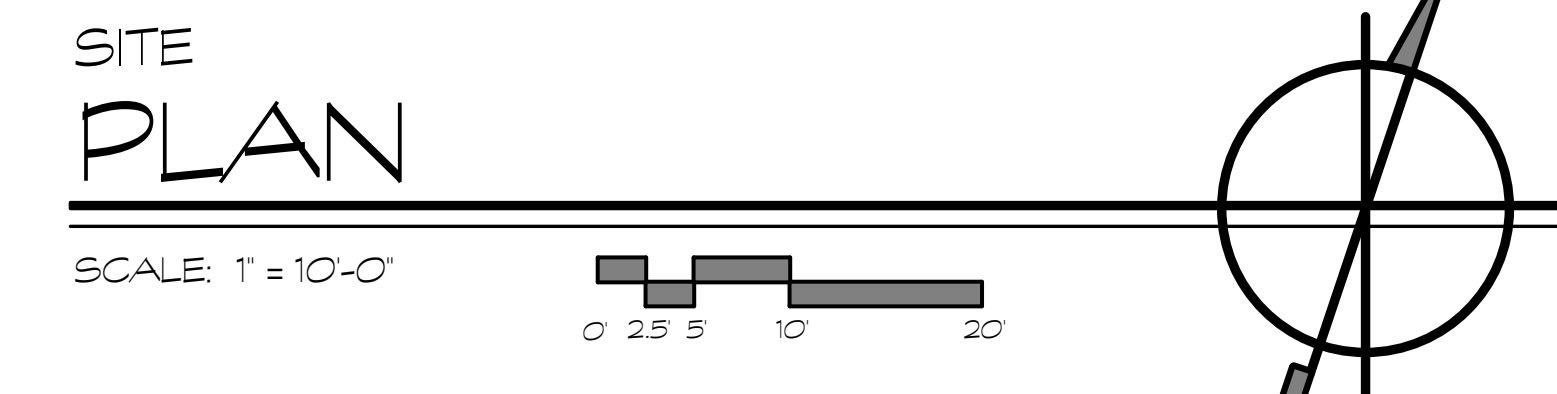
APPROVALS

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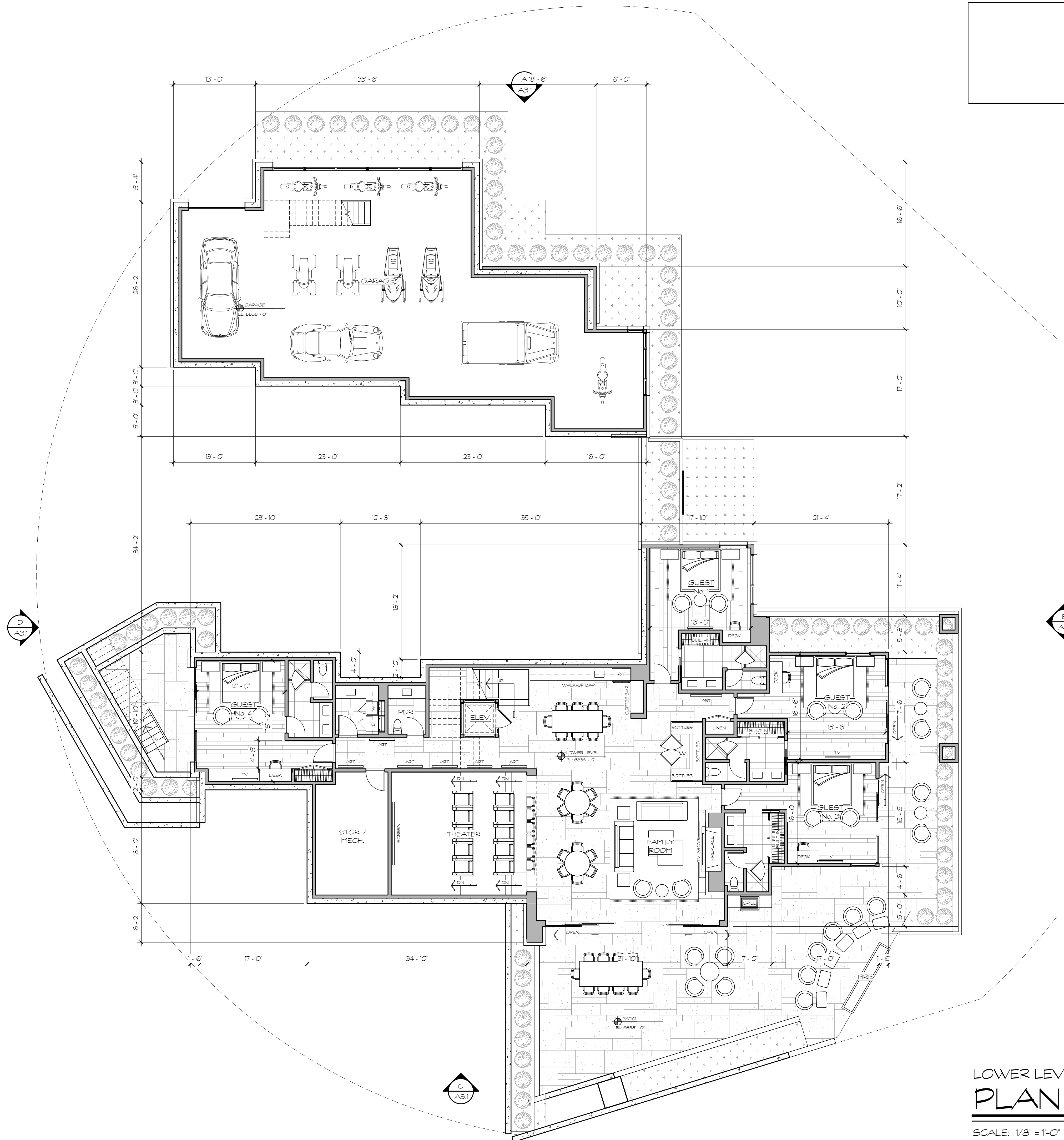
THE OWNER, ARCHITECT AND CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO CONSTRUCTION.

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LOT 42
GLENWILD
1085 PRINCE OF WALES
PARK CITY, UT 84098

UP WALL
DESIGN
1930 S. 1100 E. S.L.C. UT 84106 (801)485-0708

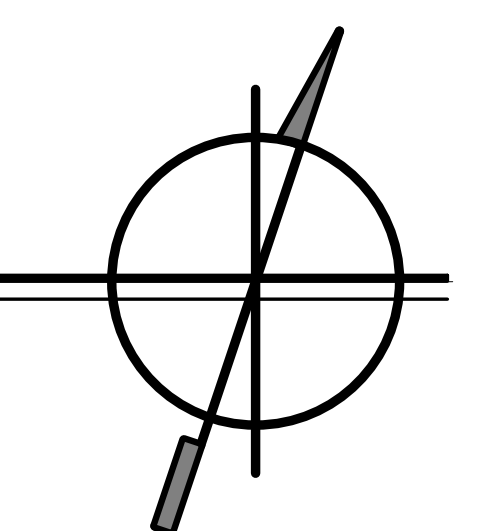
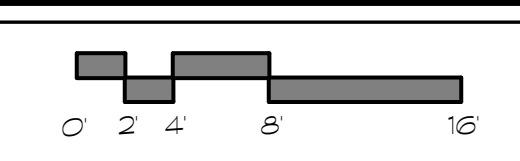


A1.2
SITE PLAN



LOWER LEVEL
PLAN

SCALE: 1/8" = 1'-0"
 LOWER LEVEL 3,678 SF
 GARAGE 1,900 SF
 MECH. 218 SF



APPROVALS

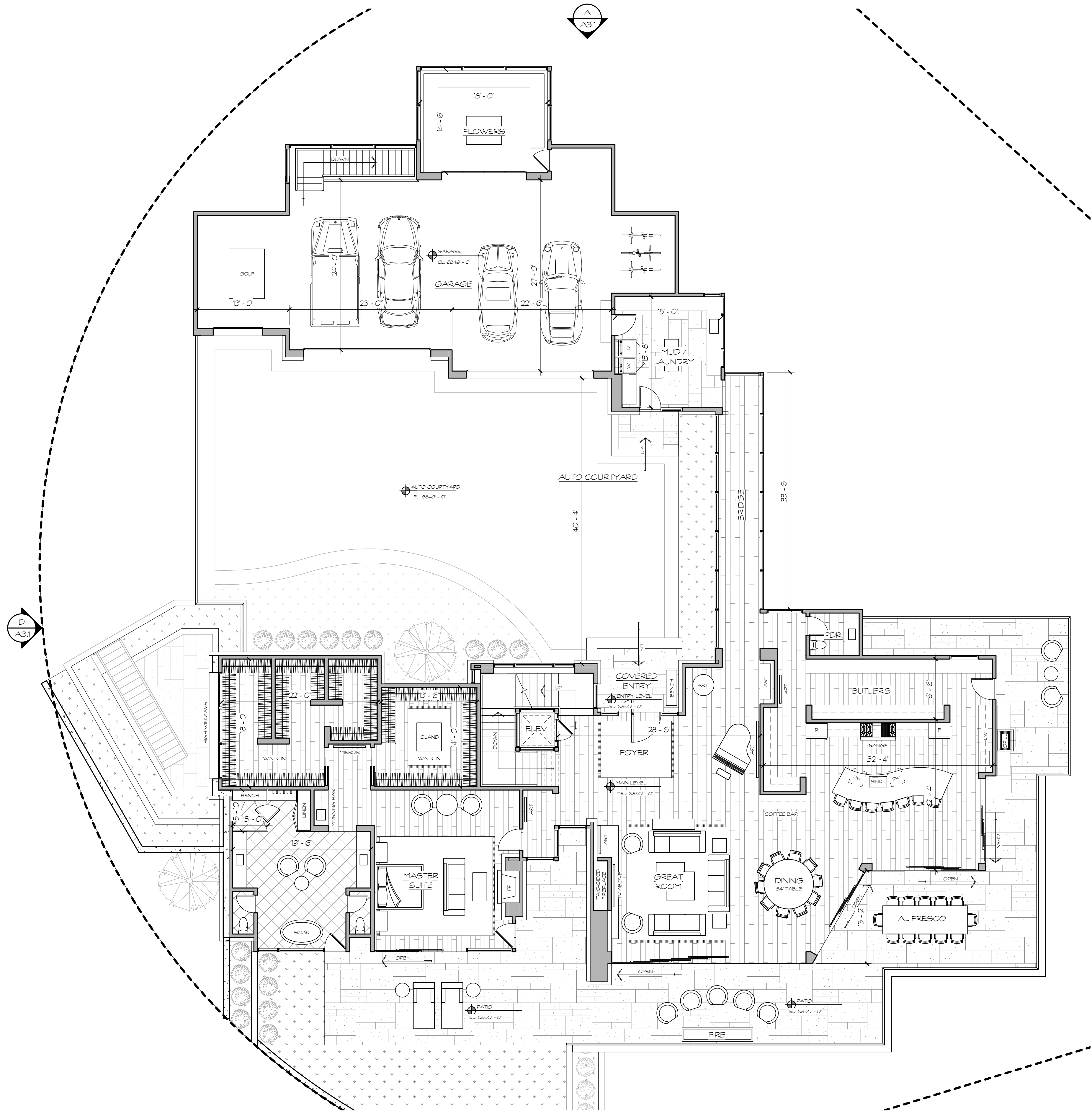
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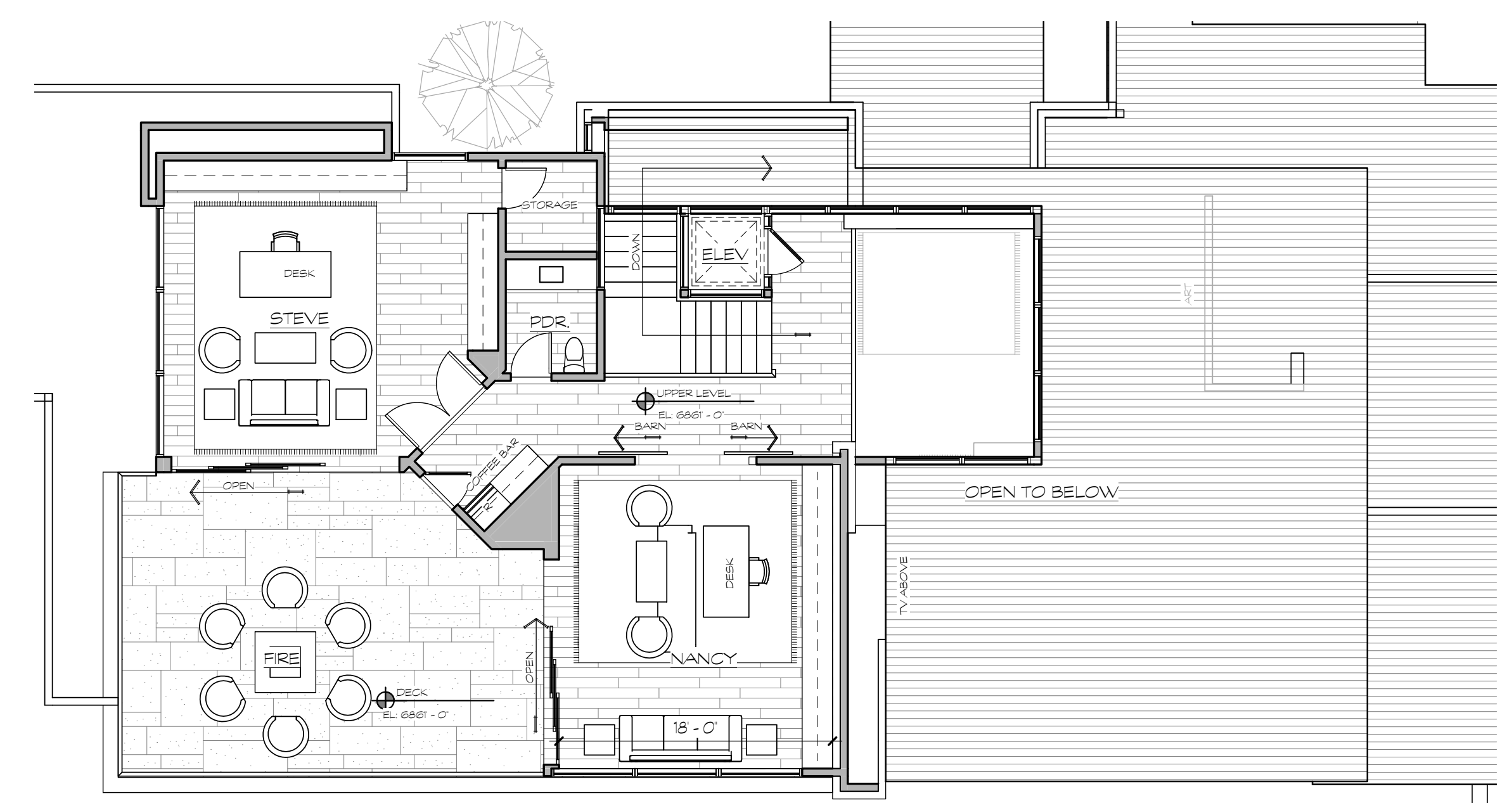
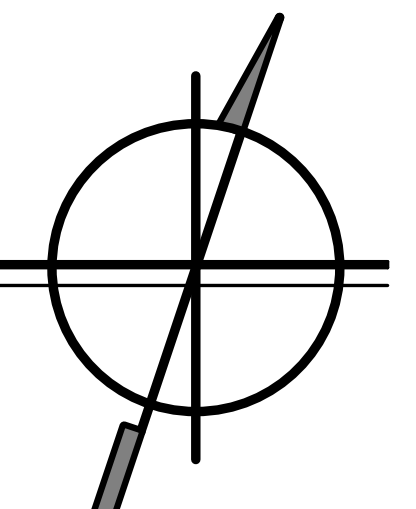
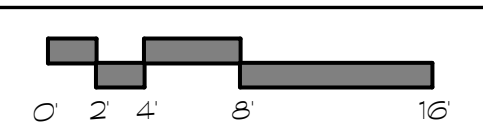
UP WALL
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A2.0
 1/8" LOWER LEVEL
 PLAN



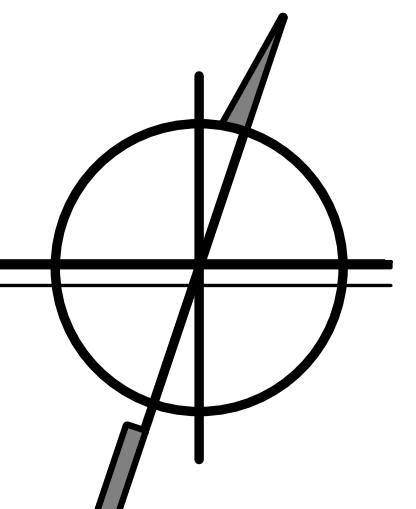
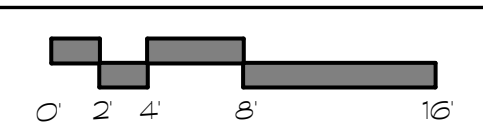
MAIN LEVEL
PLAN

SCALE: 1/8" = 1'-0"
 MAIN LEVEL 4,305 SF
 GARAGE 1,764 SF



UPPER LEVEL
PLAN

SCALE: 1/8" = 1'-0"
 UPPER LEVEL 1,108 SF



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A NEW DESIGN FOR THE:
ALBERTINI RESIDENCE
 1088 PRIMROSE PL.
 PARK CITY, UT 84098
 LOT 42
 GLENWILD

UP WALL
DESIGN
 1930 S. 1100 E. S.L.C. UT 84106 (801)485-0708

A2.1
 1/8" MAIN LEVEL PLAN

Outside of Wall SQFT	
LOCATION	SQUARE FOOTAGE
LOWER LEVEL	4,111 SF
MAIN LEVEL	4,633 SF
UPPER LEVEL	1,204 SF
TOTAL FINISHED	9,949 SF
GARAGE	2,207 SF
GARAGE	1,982 SF
TOTAL UNFINISHED	4,189 SF
TOTAL OUTSIDE OF WALL	14,138 SF

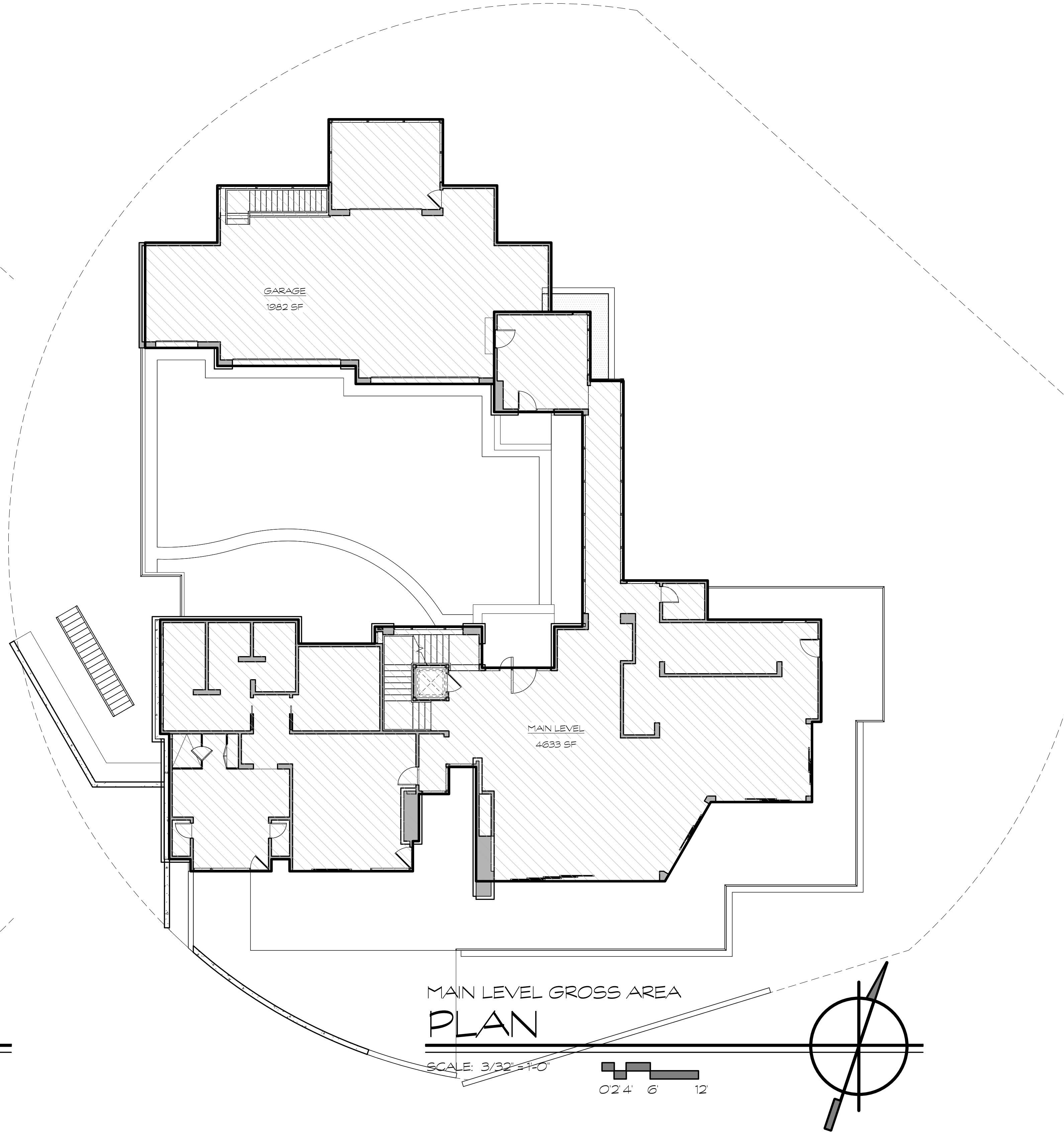
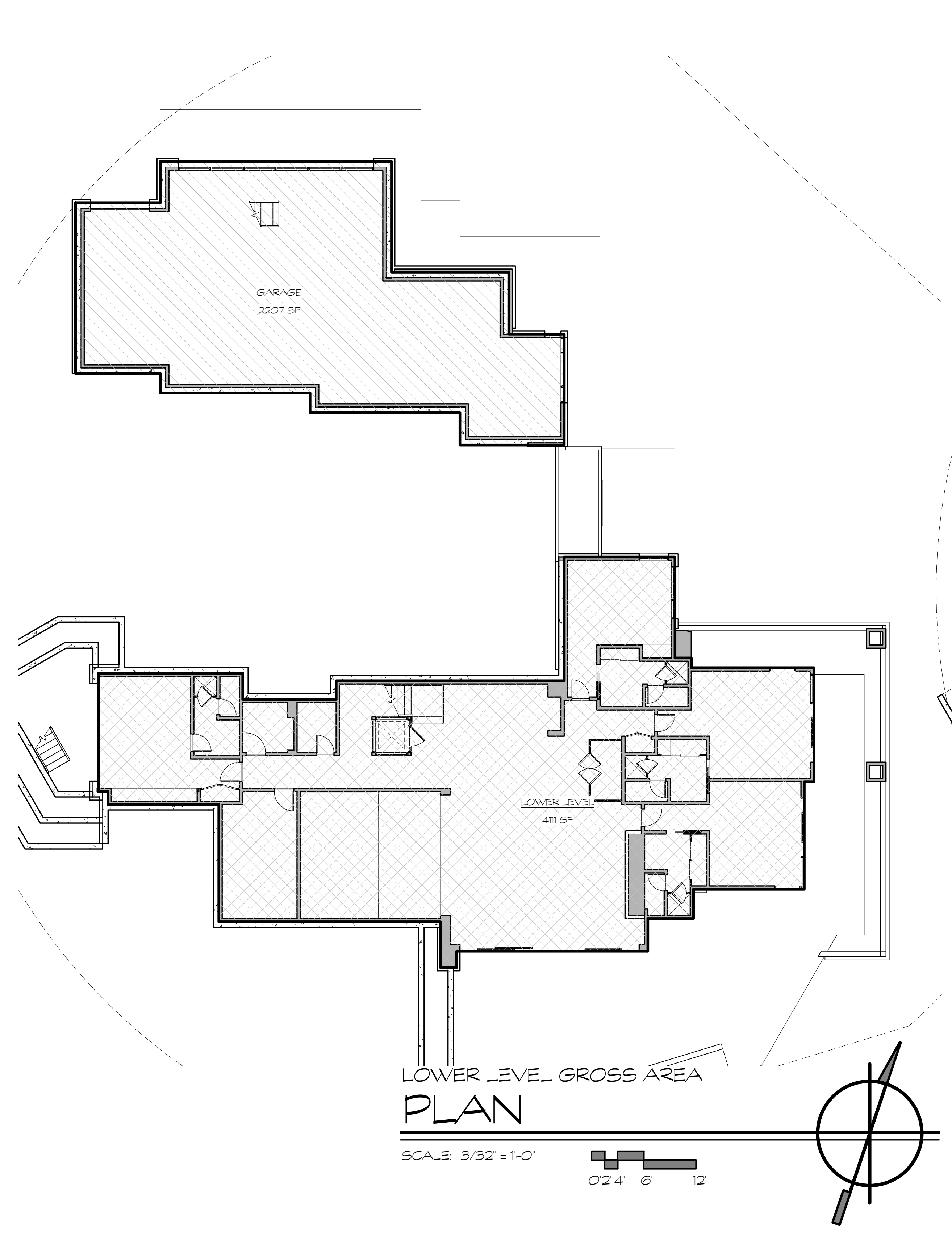
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A2.6
GROSS AREA PLANS



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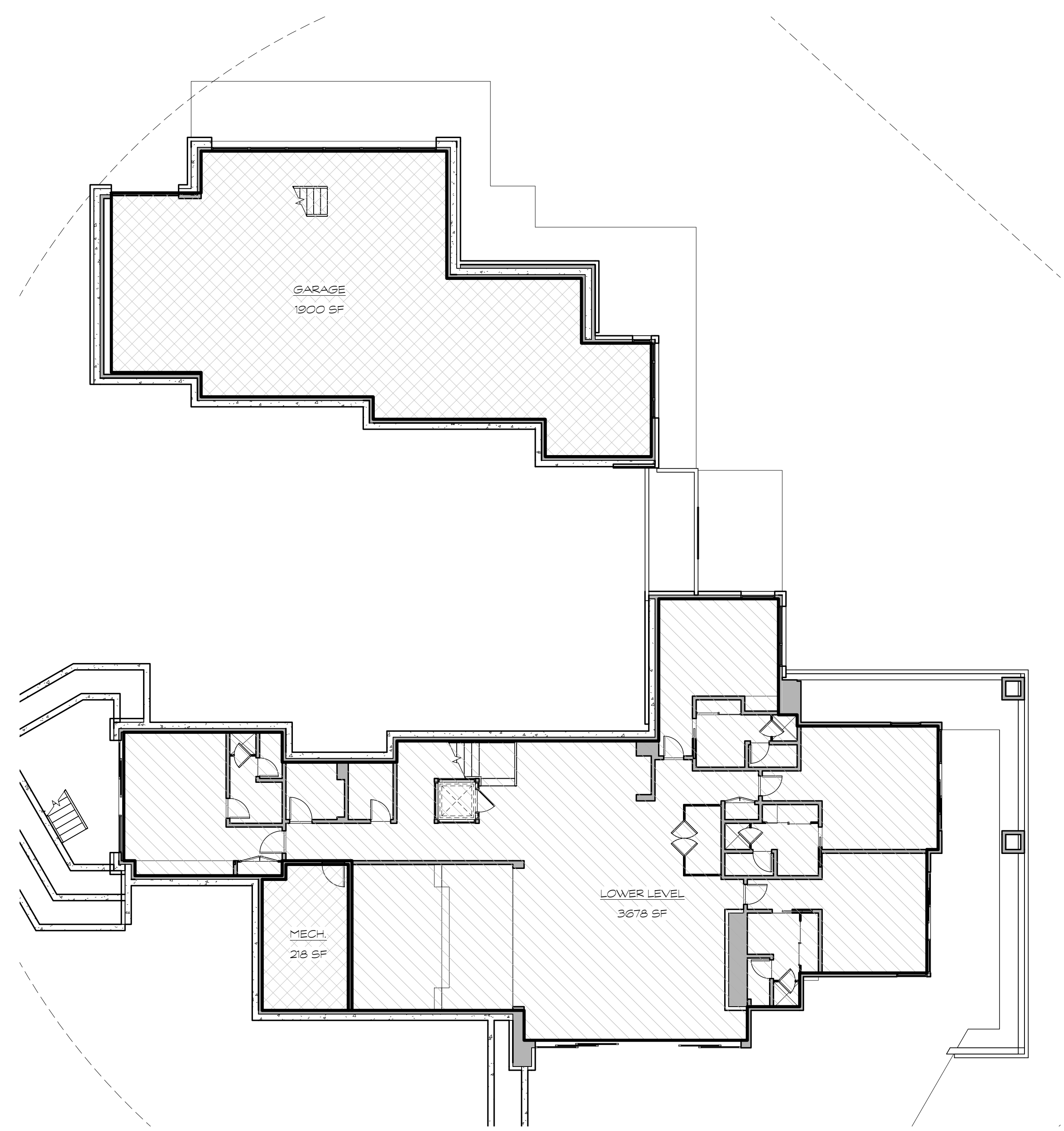
Deck/Patio SQFT	
LOCATION	SQUARE FOOTAGE
COVERED ENTRY	Not Placed
LOWER LEVEL PATIO	Not Placed
MAIN LEVEL DECK	Not Placed
MUD ENTRY	Not Enclosed
TOTAL DECK/PATIO	0 SF

APPROVALS

Inside of Wall SQFT	
LOCATION	SQUARE FOOTAGE
LOWER LEVEL	3,678 SF
MAIN LEVEL	4,305 SF
UPPER LEVEL	1,108 SF
TOTAL FINISHED	9,091 SF
GARAGE	1,900 SF
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MECH.	218 SF
TOTAL UNFINISHED	3,882 SF
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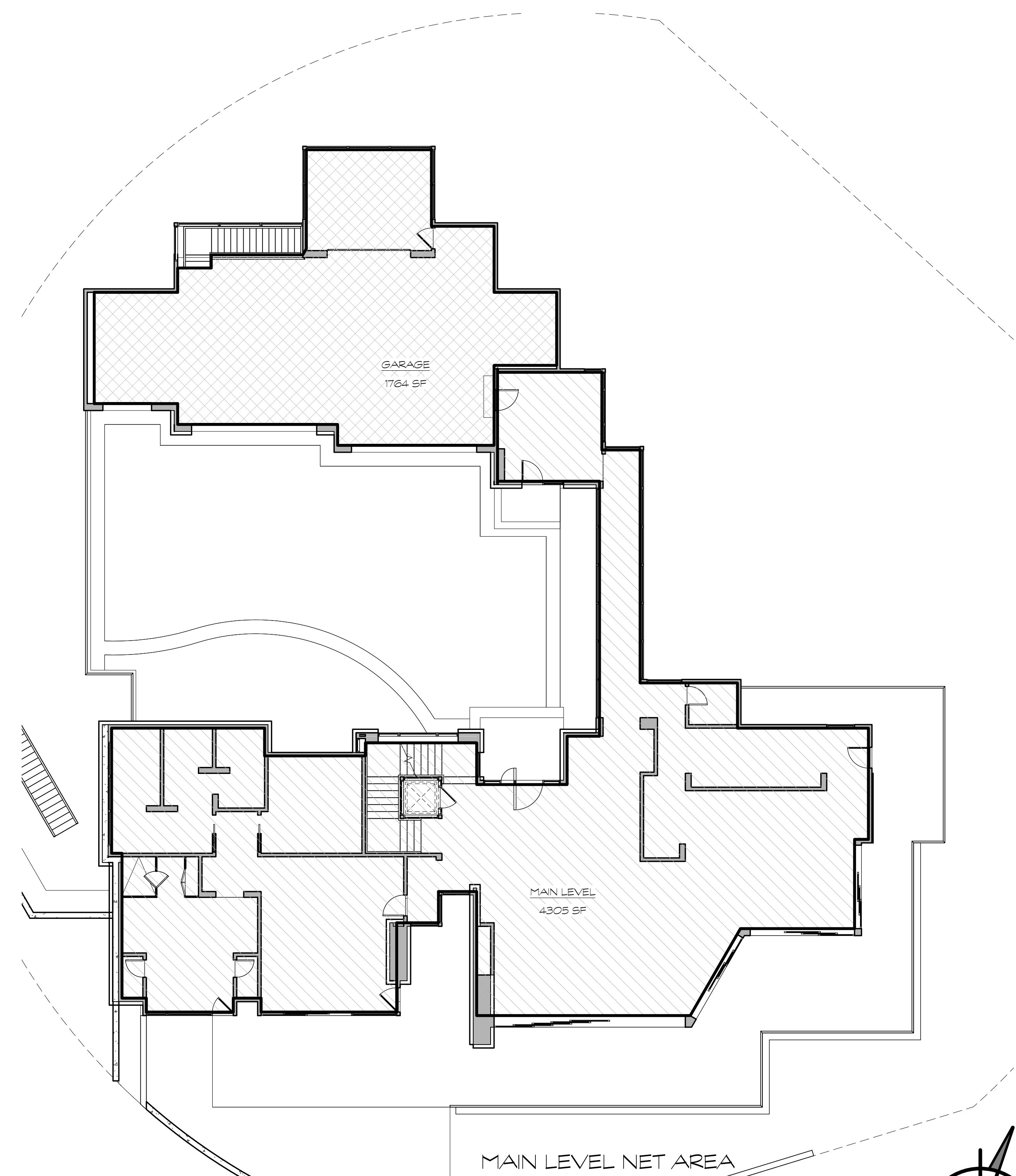
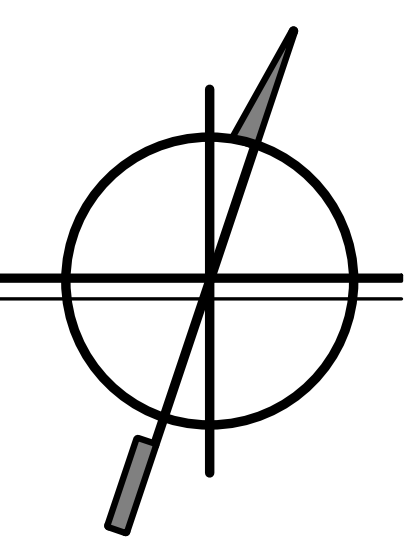
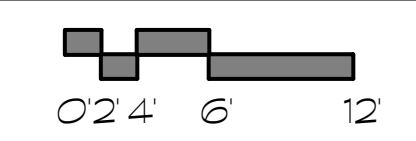
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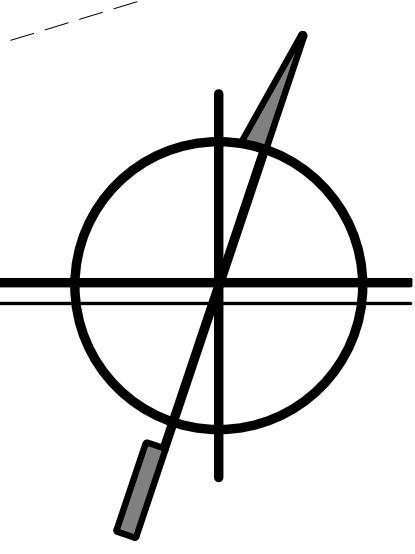
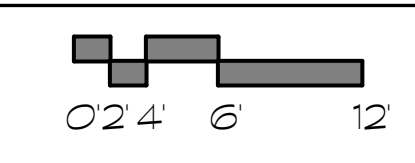
LOWER LEVEL NET AREA PLAN

SCALE: 3/32" = 1'-0"



MAIN LEVEL NET AREA PLAN

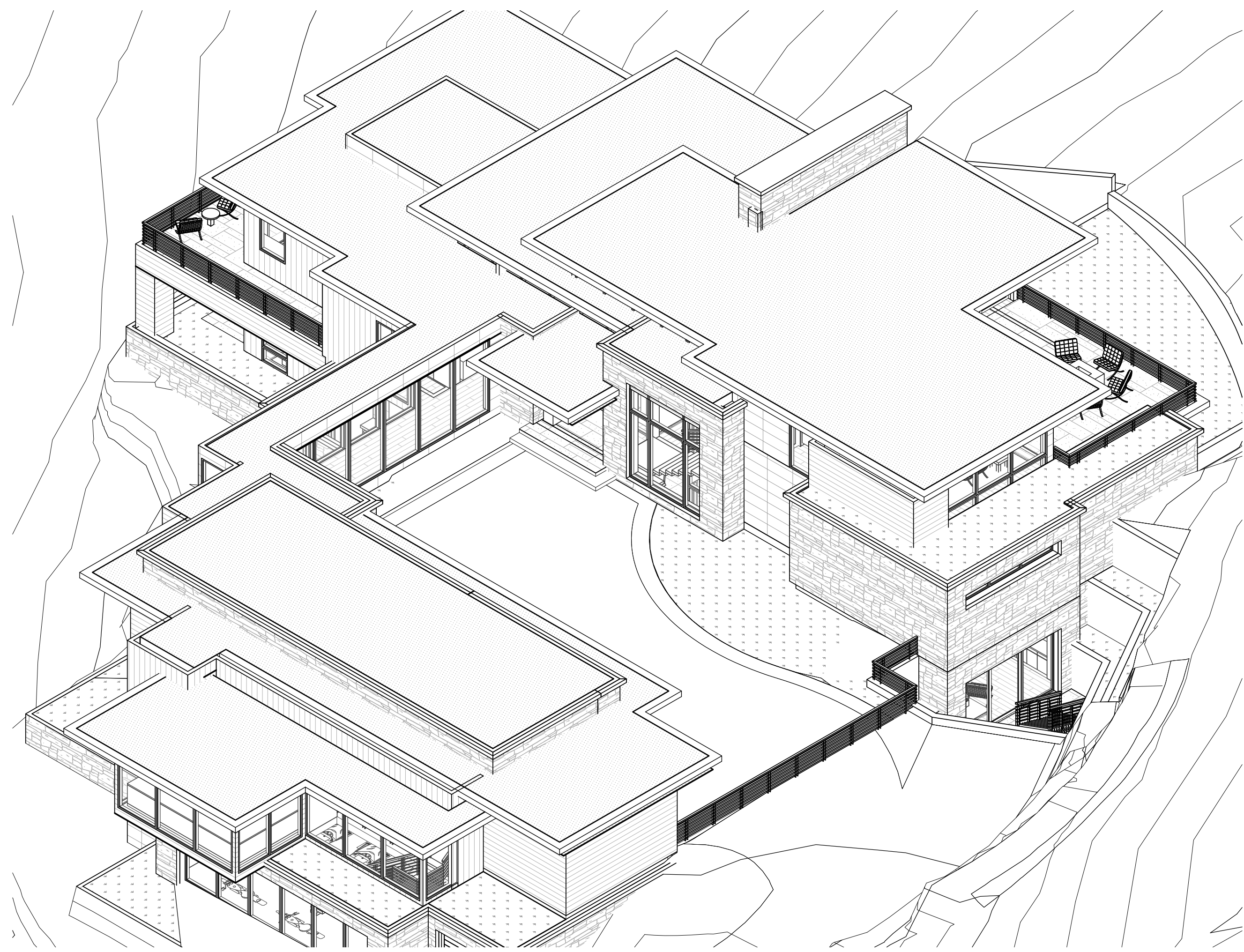
SCALE: 3/32" = 1'-0"



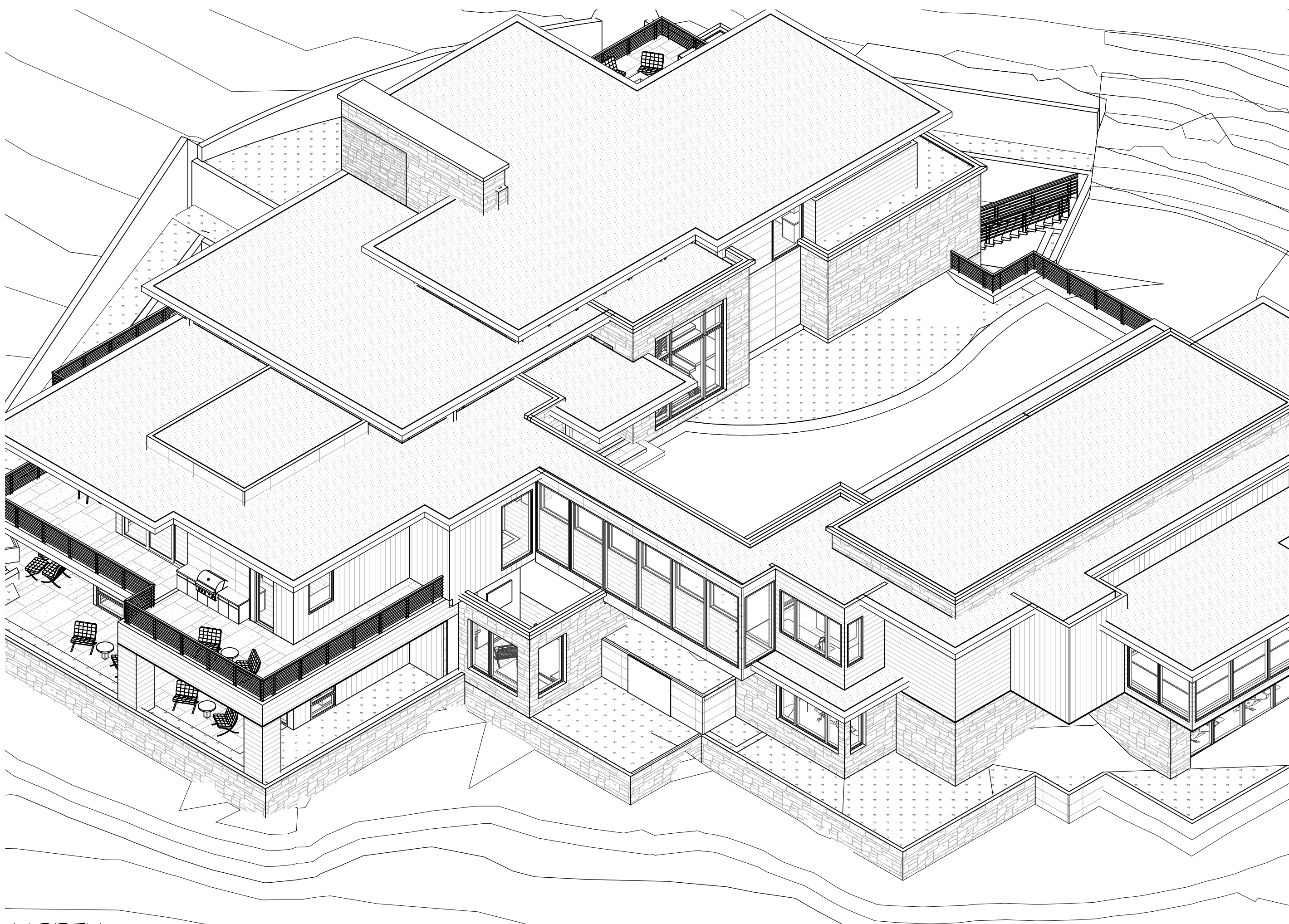
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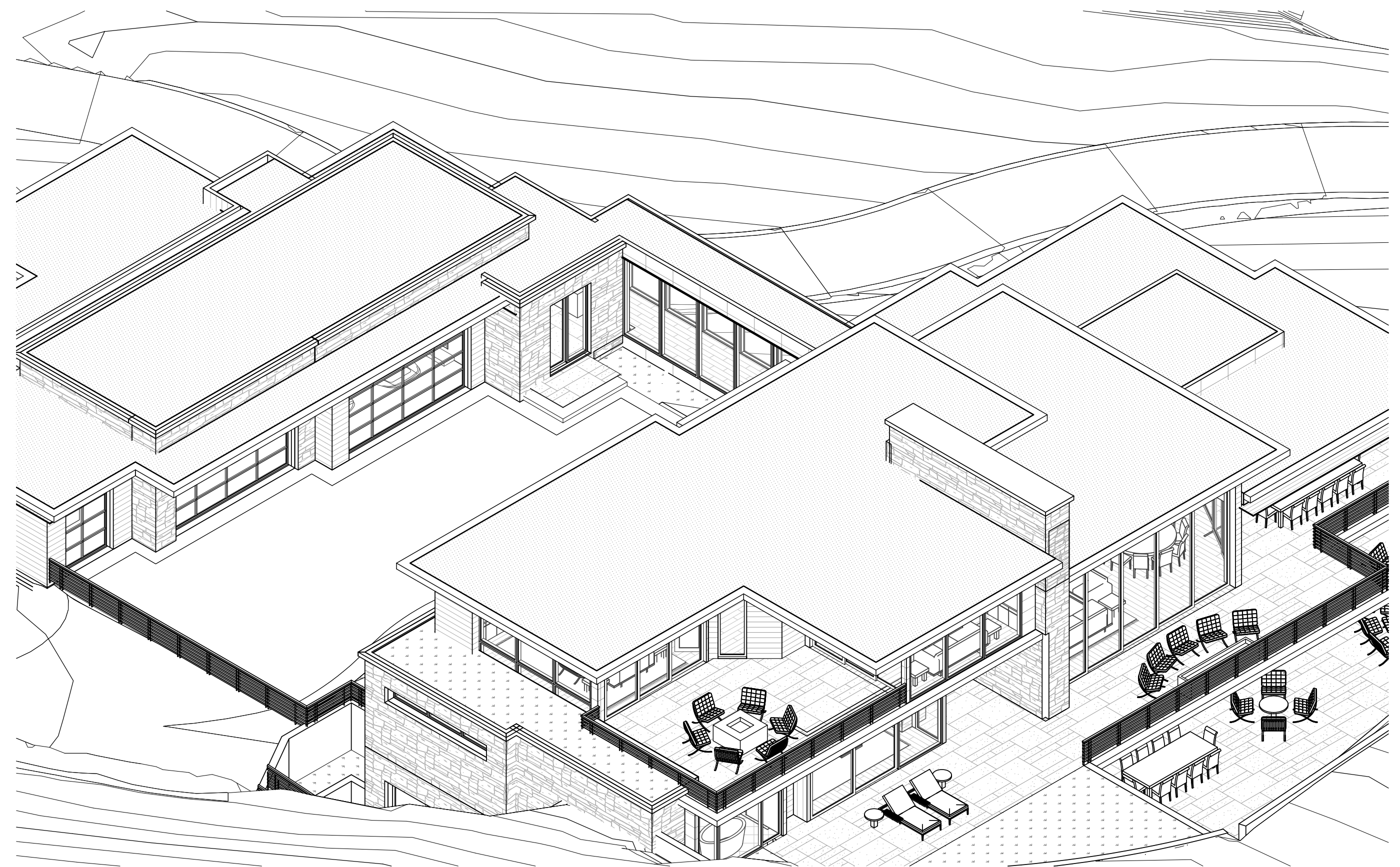
A2.8
NET AREA PLANS



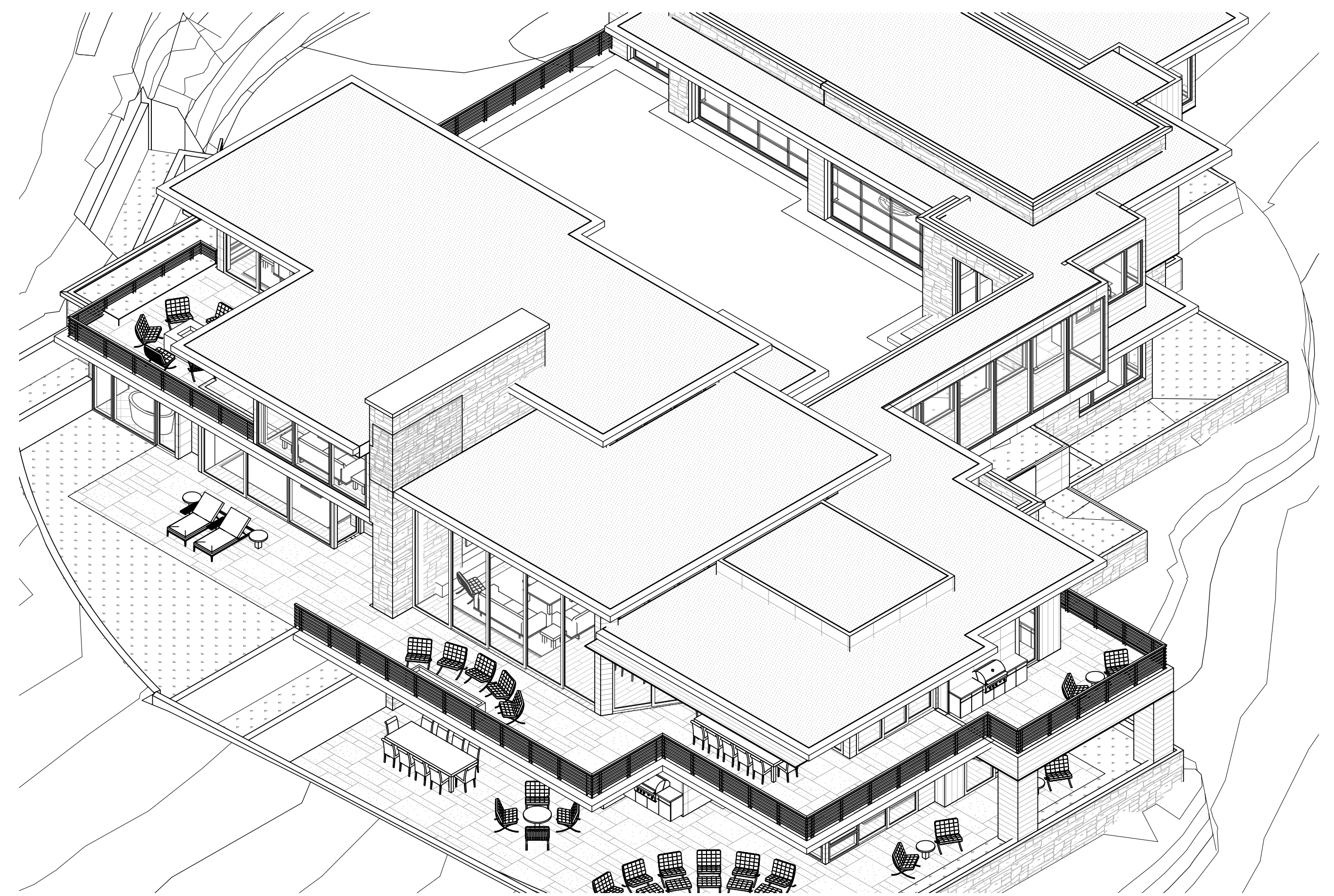
WEST
AXONOMETRIC VIEW



NORTH
AXONOMETRIC VIEW



SOUTH
AXONOMETRIC VIEW



EAST
AXONOMETRIC VIEW

APPROVALS

22 NOVEMBER 2021
REVISIONS

THE ARCHITECT HAS PREPARED THESE PLANS FOR THE CLIENT'S USE ONLY. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE AND FEDERAL AUTHORITIES. THE ARCHITECT DOES NOT WARRANT THE ACCURACY OF THE INFORMATION PROVIDED BY THE CLIENT. THE ARCHITECT'S LIABILITY IS LIMITED TO THE DESIGN OF THE BUILDING. THE ARCHITECT IS NOT RESPONSIBLE FOR ANY CONSTRUCTION DEFECTS OR OTHER ISSUES THAT MAY ARISE DURING THE CONSTRUCTION OF THE BUILDING. THE ARCHITECT'S SERVICES ARE LIMITED TO THE DESIGN OF THE BUILDING AND DO NOT INCLUDE ANY OTHER SERVICES. THE ARCHITECT'S FEES ARE AS SHOWN ON THE FEE SCHEDULE. THE ARCHITECT'S OFFICE IS LOCATED AT 1000 S. 1100 E. S.L.C. UT 84106. (801) 485-0708

A NEW DESIGN FOR THE:
ALBERTINI RESIDENCE
1000 S. 1100 E. S.L.C. UT 84106
PARK CITY, UT 84098
LOT 42
GLENWILD

UP WALL
DESIGN
1930 S. 1100 E. S.L.C. UT 84106
(801) 485-0708

A3.0
3D AXONOMETRIC
VIEWS



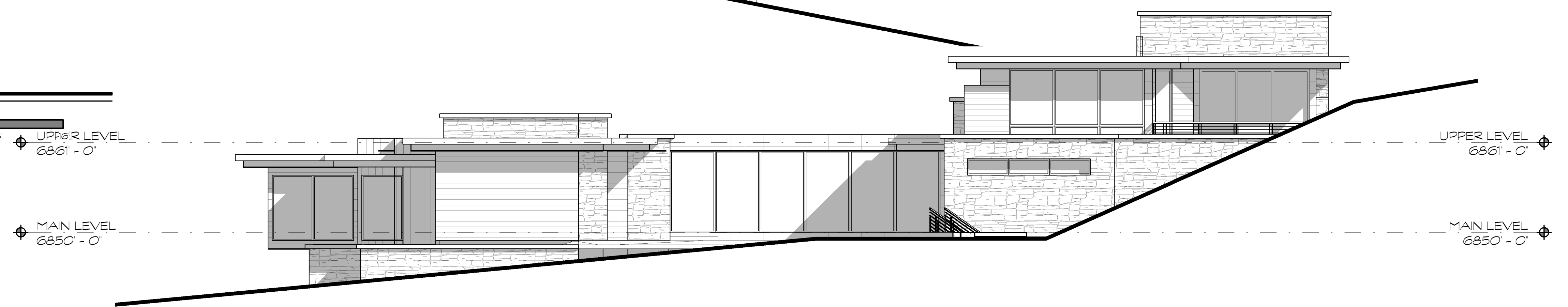
NORTH
A ELEVATION
 SCALE: 1/8" = 1'-0"
 0 2 4 8 16



EAST
B ELEVATION
 SCALE: 1/8" = 1'-0"
 0 2 4 8 16



SOUTH
C ELEVATION
 SCALE: 1/8" = 1'-0"
 0 2 4 8



WEST
D ELEVATION
 SCALE: 1/8" = 1'-0"
 0 2 4 8 16

22 NOVEMBER 2021

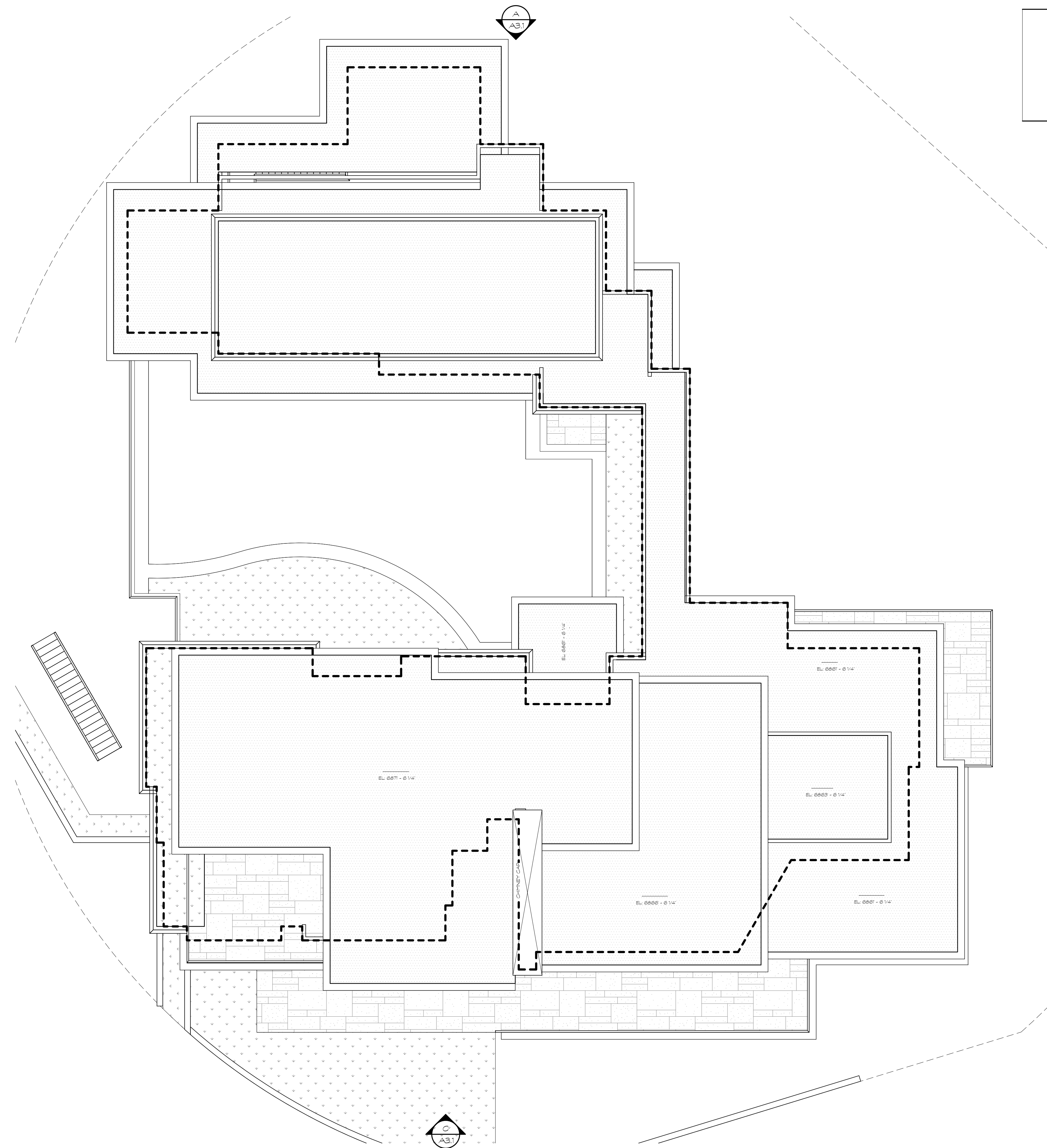
REVISIONS

THE SEVERAL DRAWINGS AND SPECIFICATIONS SHALL BE READ TOGETHER AND SHALL BE CONSIDERED AS PART OF THE CONTRACT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE AND FEDERAL AUTHORITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE AND FEDERAL AUTHORITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE AND FEDERAL AUTHORITIES.

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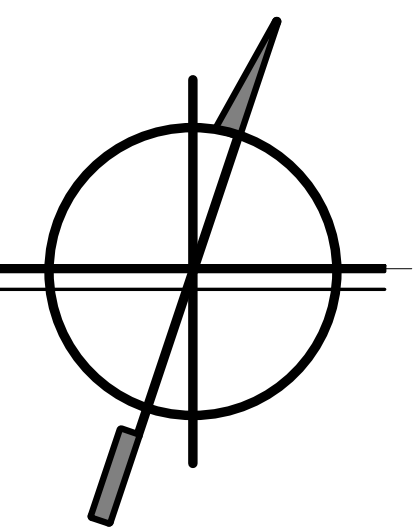
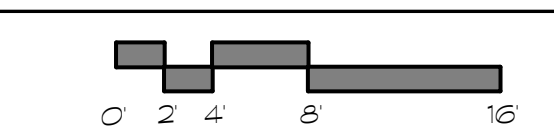
UP WALL
DESIGN
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A3.1
 1/8" ELEVATIONS



ROOF
PLAN

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



APPROVALS

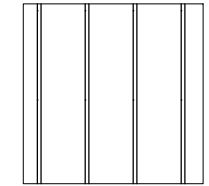
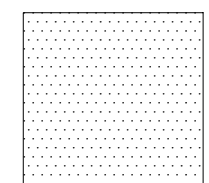
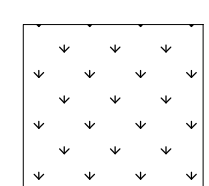
FIELD VERIFY DIMENSIONS AND T.O.P. W/ FLOOR PLANS AND ELEVATIONS

ALL ROOF PENETRATIONS, INCLUDING PLUMBING AND MECHANICAL VENTS ARE TO BE GROUPED INTO A FALSE STONE FACED CHIMNEY.

PROVIDE CONCEALED ROOF HEATING SYSTEM UNDER COLD ROOF CONDITIONS. VALLEYS, CRICKETS, RADIUS INTERSECTIONS, AND PEDESTRIAN AREAS. CONSULT W/ ARCHITECT & ELECTRICIAN

CONTRACTOR TO ENSURE ADEQUATE INSTALLATION OF HEAT TAPE AT ALL DRAINS, DOWNSPOUTS, & GUTTER LOCATIONS

ROOFING CONTRACTOR TO INSTALL STOW-STOP SYSTEM ON ALL ROOFS THAT SHED ONTO PATIOS, DECKS, DRIVEWAYS, OR ANY OTHER POTENTIALLY HAZARDOUS AREAS

-  STANDING SEAM METAL ROOFING
-  1-1/2' - 2' DARK GRAY RIVER ROCK BALLAST
-  GREEN ROOF

22 NOVEMBER 2021
REVISIONS

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A4.1
ROOF PLAN