



# 1. YOUR LOT IS A DICTATORIAL TYRANT.

## YOU CAN'T FORCE A HOUSE ON A LOT. THE LOT DRIVES THE DESIGN.

Park City is characterized by two distinctly different types of lots. We do have flat lots in Park Meadows and in the Snyderville Basin, but most of the lots in Park City have slope, due to the preponderance of ridges and hills in and around town.

A flat lot can lead to a larger lawn, but will dictate a more traditional two-story design. This may not take maximum advantage of the views in some circumstances, and can make it difficult to achieve the “main level living” concept which has become favored over the past ten years.

A sloped lot dictates a walk-out basement design. This can result in a very livable floor plan where the upper level walks out on one side of the home and the basement level walks out on the other. A walk-out basement design will need to be different on a lot on the uphill side of the street to a lot on the downhill side of the street.

A very steeply sloped lot will inevitably result in a split level design. If you don't want endless stairs, don't buy a steep lot.

Bottom line is that you need to give considerable thought to the type of home design you would like to build, and buy a lot that will allow this type of home.