

# Planning Commission Staff Report



**Application:** PL-17-03526  
**Subject:** Empire Residences  
**Author:** Kirsten Whetstone, AICP, Sr. Planner  
**Date:** January 10, 2018  
**Type of Item:** Administrative - Conditional Use Permit

## Summary Recommendations

Staff recommends the Planning Commission hold a public hearing, discuss compliance with the Village MPD Volumetrics, and consider approving a Conditional Use Permit for the Empire Residences (Building 3 -Village at Empire Pass Master Planned Development) according to the findings of fact, conclusions of law, and conditions of approval as outlined in this report.

## Description

**Applicant:** Empire Residences LLC- Brady Deucher  
**Location:** 7695 Village Way  
**Zoning:** Residential Development (RD) District as part of the Flagstaff Annexation and Master Planned Development  
**Adjacent Land Uses:** Deer Valley Resort, Empire Club, condominiums, townhouses, vacant development parcels of the Village at Empire Pass Pod A and open space

## Summary

On April 12, 2017, the Planning Department received an application for a Conditional Use Permit (CUP) for a 21 unit residential lodge building to be located on Lot 3 of the Village at Empire Pass North Subdivision (Exhibits A-D) utilizing 24.484 unit equivalents (UE). The building is identified as Building 3 within the Village at Empire Pass Master Planned Development (VEP MPD), approved on July 28, 2004 ([Exhibit E](#)). An American with Disability Act (ADA) unit and an 880 sf deed restricted employee housing unit (EHU) are also proposed within the lodge building. This application was deemed complete on July 17, 2017, with submission of additional information and revised plans.

## Background

### Flagstaff Annexation

On June 24, 1999, Council adopted Ordinance 99-30 and Resolution 20-99 approving the annexation and development agreement for the Flagstaff Mountain area. Resolution 20-99 granted the equivalent of a "large-scale" Master Planned Development (MPD) and set forth the types and locations of land use; maximum densities; timing of development; development approval process; as well as development conditions, restrictions, obligations, and amenities for each parcel. The Flagstaff Development Agreement (Agreement) was amended and recorded in March 2007 ([Exhibit F- link to Development Agreement](#)).

The 2007 Amended Agreement specifies that a total of 87 acres, within three development pods (A, B1 and B2), of the 1,750 acres of annexation property may be developed for the Mountain Village. The Mountain Village is further constrained to a maximum density of 785 unit equivalents (UE) configured in no more than 550 dwelling units as multi-family, hotel, townhouse or PUD units, provided the number of PUD units does not exceed 60. The Mountain Village is also allowed 16 single family home sites. At least 50% of the residential units within the Mountain Village must be clustered within the primary development pod (Pod A) (Exhibit L- Village Map). The development pods are to be linked by transit. A fourth pod, pod D is allowed 30 single family lots (this area was platted with the Red Cloud Subdivision for 30 single family home sites). Subject property is located within Pod A (Exhibit M- Pod Map). See Exhibit N for density summary of the MPD (note- this is still current density summary as no new condominium plats recording new units/UEs have been recorded).

The Agreement required the applicant to submit 14 specific technical reports for review and approval by the City. The 14 studies, along with the Land Management Code and the amended Development Agreement form the standards under which the subject subdivision plat, and subsequent Administrative Conditional Use Permit, are reviewed (Exhibit O – [Link to Technical Reports](#)).

#### Village at Empire Pass Master Planned Development

On July 28, 2004, the Planning Commission approved a Master Planned Development (MPD) for the Village at Empire Pass (Pod A), known as the Village Master Planned Development (VEP MPD) ([Exhibit E](#)). The VEP MPD was the first step in the development process for Pod A. A separate MPD for Pod B1 was approved in May 2002 and amended in 2004, 2005, 2008 and 2009. Additionally, on March 14, 2007, the Planning Commission approved a Master Planned Development for Pod B2 at Empire Pass (location of the Montage Resort and Empire Canyon Day Lodge).

The purpose of the VEP MPD was to establish unit mix and density for the Mountain Village as well as addressing overall project infrastructure throughout the Annexation Area. The MPD established building volumetric diagrams, including specific height exceptions, density and development location. The MPD requires Conditional Use Permit approval for the lodge buildings and Administrative Conditional Use Permit approval for the townhouse and PUD style units, prior to building permit issuance for construction.

#### Subdivision Approvals

Village at Empire Pass North Subdivision plat, approved by Council on June 15, 2017, plats metes and bounds parcels within the VEP MPD area for the purpose of creating platted lots of record for Buildings 3 and 4, as well as townhouse units on Lot 1. Recordation of the final mylar plat is pending final review by the City. Plat recordation is a condition of issuance of a building permit for construction of Building 3. The plat identifies a requirement for affordable housing to be constructed within the buildings on Lots 2 and 3 to be completed prior to issuance of a certificate of occupancy for each building.

### Submittal

On April 12, 2017, the Planning Department received an application for a Conditional Use Permit (CUP) for a 21 unit residential lodge building to be located on Lot 3 of the Village at Empire Pass North Subdivision (Exhibits A-D). The application was deemed complete on July 17, 2017 with submission of additional information. Final approval by the Empire Pass Design Review Board was provided on October 20, 2017 (Exhibit A2).

### Planning Commission discussion

On October 25, 2017, the Planning Commission conducted a public hearing and discussed this item before continuing the item to November 29<sup>th</sup>. On November 29<sup>th</sup> the item was continued to December 13<sup>th</sup> to allow additional time for the applicant to provide additional information regarding building height and volumetric and for staff to complete the analysis and staff report.

At the October 25<sup>th</sup> meeting Staff requested discussion on the following items:

1. Setback reductions for a portion of the length of the balconies on the north elevation.
2. Compliance with the building volumetric of the VE MPD, in terms of allowing the mezzanine level for two sixth floor units.

In their discussion, the Commission generally agreed that the balconies should comply with the setbacks, even though the MPD does allow the Commission to approve exceptions within an MPD. The Commission also requested additional information on the volumetric to understand what has been previously approved within this MPD. They were concerned that what was proposed doesn't meet what is permitted under the MPD. The Commission also requested that the affordable housing unit meet the required 880 square feet within the unit itself, and that any storage area be in addition to this minimum.

The applicant redesigned the balconies to meet the 12' side yard setbacks and has redesigned the required affordable employee housing unit (EHU) to be 880 square feet for the affordable unit, not including assigned storage area in the garage level.

To address the volumetric issue the applicant researched previously approved lodge buildings and presented a letter and documentation to staff (Exhibit P) regarding the other buildings. Staff also reviewed previously approvals and found a consistent interpretation of MPD Volumetric and building articulation was applied. The proposed building meets the height requirements and includes vertical and horizontal stepping. The Volumetric allow residential uses within the roof area for architectural interest and articulation. (See Analysis section for further analysis).

### Purpose

The purpose of the Residential Development (RD) Zoning District is to:

- (A) allow a variety of Residential Uses that are Compatible with the City's Development objectives, design standards, and growth capabilities,

- (B) encourage the clustering of residential units to preserve natural Open Space, minimize Site disturbance and impacts of Development, and minimize the cost of municipal services,
- (C) allow commercial and recreational activities that are in harmony with residential neighborhoods,
- (D) minimize impacts of the automobile on architectural design,
- (E) promote pedestrian connections within Developments and between adjacent Areas; and
- (F) provide opportunities for variation in architectural design and housing types.

**Land Management Code (LMC) and VEP MPD Analysis**

The proposal complies with LMC lot and site requirements of the RD Zoning District and the VEP MPD as described below.

	<b>RD Zoning District and/or VEP MPD</b>
<b>Lot Size</b>	No minimum lot size. Lot 3 is approximately 0.66 acres (28,750 square feet).
<b>Front yard setbacks</b>	Minimum 25 feet to front facing garage, 20 feet to building. Proposed front setback is 20' (garage is on side). <u>Complies.</u>
<b>Rear yard setbacks</b>	Minimum 15 feet rear setbacks. Proposed minimum rear setback is 15'. <u>Complies.</u>
<b>Side yard setbacks</b> Roof eaves are allowed to extend 3' into the side, rear and front setbacks. Shared driveway is permitted across the property line within the platted access easement per plat. Sidewalks that provide circulation within the Village are permitted as shown within platted access easements. Screened mechanical equipment may extend 5' into the side setback area.	Minimum 12 feet side setbacks. North side- proposed minimum setback is 12'. <b>(North side balconies have been re-designed to maintain a 12' setback).</b> South side- proposed minimum setback is 12'. Mechanical equipment has a side yard setback of 5' and is entirely below final grade. <u>Complies.</u>

<p><b>Building Height and Volumetric</b> Per Village MPD Volumetric and Heights (see Exhibit G). See also Exhibits H and P Applicant's volumetric study, letter and documentation of previously approved lodge buildings.</p> <p>Regarding Building Height- A mix of 4 and 5 residential stories is allowed in addition to a parking story and a roof envelop area, which may also have residential units.</p> <p>The following heights are permitted by the MPD volumetric: 25% of the building was permitted to reach 74' above existing grade (north end), 55% of the building to reach 82' above existing grade, and 20% of the building (south end) to reach 74' above existing grade.</p>	<p>Proposed building has 50% of the building at 82', 25% (north) is less than 74', and 20% (south) is at or less than 74'. <u>Complies.</u></p> <p>The building contains 4 levels of residential units on the northern portion, and 5 and 6 levels of residential units (with a Mezzanine Level in the roof area for three units) in the central and southern portion of the building. There are visually four, five and six stories, in addition to the parking level and the mezzanine levels.</p> <p>This is consistent with previously approved lodge buildings within this MPD as <u>further described in the Analysis section.</u> <u>Complies.</u></p>
<p><b>Parking</b> The <u>Flagstaff Transit and Parking Management Plan</u> approved with the MPD requires a 25% reduction in parking from what would be normally required by the LMC and the Empire Pass HOA is required to provide shuttle services.</p>	<p>Per LMC, based on unit sizes, forty-two (42) spaces are required for the 21 units, one ADA and one EHU. With the 25% reduction 32 spaces are required. The underground parking structure has 30 spaces (including 2 ADA). There are 3 surface spaces for a total of 33 spaces. <u>Complies.</u></p>
<p><b>Architectural Design</b> All construction is subject to Village at Empire Pass Design Review Board (DRB) approval and LMC Chapter 15-5 Architectural Design Guidelines with final review conducted at the time of the Building Permit.</p>	<p>The building as presented was reviewed by the Village at Empire Pass DRB including site and architectural design, materials and colors, articulation, volumetric, height allowances, and setbacks. A final approval letter was provided on October 20<sup>th</sup> (See Exhibit A2). <u>Complies.</u></p>
<p><b>Residential Units</b></p>	<p>21 market rate units (24.484) UE are proposed ranging from 542 sf to 3,596 sf (total of 48,968 sf). Deed restricted unit is 880 sf. ADA unit is 436 sf. Total all residential is 50,284 sf. <u>Complies.</u></p>
<p><b>Commercial space</b></p>	<p>No commercial uses are proposed in this phase.</p>
<p><b>Residential Accessory uses (Guest amenities)</b></p>	<p>Common residential amenity areas are provided on level one, including locker rooms, fitness area, lounge/après ski area, and lobby areas for the use of the residents and guests. Total guest amenity area is approximately 4,500 sf.</p>

<p><b>Density Summary</b> Density is per Development Agreement and VEP MPD. Up to 21 units (49,000 square feet, utilizing 24.5 UE) were allocated to this Lot by the Developer.</p> <p>Proposed market rate residential – 48,968 sf (24.48 UE). Gross building area is approximately 85,757 sf and includes all residential units, circulation and lobby, guest amenities, parking, mechanical, storage, manager office, housekeeping, etc.). All residential- 50,284 sf (58.64% of gross building area) Circulation/mechanical/vents/housekeeping - 18,029 sf (21%) Guest Amenities- 4,500 sf (5.25%) Parking/mech/storage in garage- 12,944 sf (15.1%)</p>	<p>The Mountain Village (Pods A, B1 and B2) was approved with a maximum of 785 UE (550 multifamily units) and 16 single family units. A maximum of 60 PUD style units (i.e. Belles, Paintbrush, and Nakoma) were approved as part of the overall multi-family units.</p> <p>To date 382 multi-family units (588.742 UE) have been platted and/or built within the Mountain Village, including One Empire. Constructed lodge style buildings include Shooting Star, Silver Strike, Flagstaff, Arrowleaf A and B, and Grand Lodge. One Empire Pass is under construction.</p> <p>There is sufficient remaining density for the proposal (see Exhibit N- Density Summary). Density summary includes One Empire Pass as the condominium plat was recorded. <u>Complies.</u></p>
<p><b>Affordable Housing</b> Approximately 540 UE certificates of occupancy have been issued for the entire Flagstaff Annexation and Development area (Pods A, B1, B2, and D). According to the Annexation and Development Agreement, 15 AUE of affordable housing obligations come due for each 150 UE certificates of occupancy. The next housing obligation trigger point is 600 UE certificates of occupancy, when 60 AUE are required to be complete. As of now 104 AUE affordable units are completed and have certificates of occupancy (89 AUE are off-mountain and 15 AUE are on-mountain)</p>	<p>The plans identifies one 880 sf deed restricted affordable unit, or EHU as they are called in Flagstaff, within the building consisting of 1.1 AUE. <u>Complies.</u></p>

**Analysis of Conditional Use Criteria**

Conditional Uses are subject to review according to the following criteria set forth in the LMC 15-1-10(E). Staff’s analysis is in *italics*.

(1) Size and location of the Site;

*Empire Residences consists of a single multi-story building with 21 residential units ranging in area from 542 sf to 3,596 sf, one 880 sf affordable housing unit, and one 436 sf ADA unit. Subject property is Lot 3 of the Village at Empire Pass North subdivision, north of Shooting Star and southeast of One Empire Pass adjacent to the Silver Strike lift and ski run. The lot consists of approximately 0.66 acres (28,750 square feet). Excluding the affordable and ADA units, the total market rate residential floor area is 48,968 sf, utilizing 24.484 unit equivalents (UE). Gross building area is 85,757 sf, of which 50,284 sf is residential (58.64%); 18,029 sf is circulation/lobby (21%); 4,500 sf is guest amenities (5.25%); and 12,944 sf is parking garage, mechanical, storage, manager office, housekeeping, etc. (15.1 %).*

The site slopes up from the street and the design proposes a single level underground parking structure with up to four, five and six stories of residential uses. Three upper units have a mezzanine level into the roof area. The garage entrance is on the north side. The garage level is mostly below final grade, except at the northern entrance, which is approximately 6' above the street level. The size and location of the site comply with parameters of the MPD. **No unmitigated impacts.**

(2) Traffic considerations including capacity of the existing Streets in the Area;  
This site is accessed from Village Way and Empire Club Drive, private roads that connect to Marsac Avenue, a public Right-of-Way. A traffic management plan was approved as part of the Technical Reports for the Flagstaff Annexation and Development Agreement to reduce overall traffic generated from the development. Parking has been reduced by 25%. A final Construction Mitigation Plan (Exhibit R) is required at the time of Building Permit issuance in compliance with the Flagstaff Development Agreement that reiterates that downhill truck traffic will use Royal Street, unless use of Marsac Avenue is approved and/or required by the City Engineer and Chief Building Official. The Construction Mitigation Plan also addresses where excavated materials will be hauled if they are not used on this site. The Development Agreement requires excavated materials to remain within the Annexation Area. **No unmitigated impacts.**

(3) Utility capacity;  
Sewer, electric, gas, water and phone service is available at the site. A final approved storm water plan, as well as a final utility and grading plan, is required prior to issuance of a building permit. Applicant will need to verify that capacity still exists in the detention pond below this property and will need to maintain run-off sufficient to support the existing tree stands. All above ground utility infrastructure (transformers, ground sleeves, telephone boxes, cable boxes, etc.) are to be located on the property. Staff recommends a condition of approval related to the location of dry facilities on the property to ensure that the location of transformers and other utility infrastructure on the property is shown and these items can be adequately screened. Showing dry utilities on the final plans allows verification from utility companies that the location shown on the plans is viable for their installation. **No unmitigated impacts.**

(4) Emergency vehicle Access;  
Primary emergency access is from Village Way as well as Empire Club Drive that winds through the Village area with two access points onto Marsac Avenue. Village Way intersects both Empire Club Drive and Marsac Avenue providing multiple routes for emergency access. **No unmitigated impacts.**

(5) Location and amount of off-Street parking;  
The Transit and Parking Management Plan approved with the MPD and Flagstaff Development requires a 25% reduction in parking from what would be normally required by the LMC. A total of forty-two (42) spaces are required for the 21 units as configured, the EHU and the ADA unit. The 25% reduction rounds to a required 32 spaces. The

*underground parking structure will have 30 spaces. Additionally, 3 surface spaces are provided for a total of 33 spaces. **No unmitigated impacts.***

(6) Internal vehicular and pedestrian circulation system;

*Access to the project is from Village Way, a private street. A drop-off area is located in the front of the building and a bus stop is located nearby on Marsac Avenue. A pedestrian path system is proposed consistent with the Village Master Plan of Trails connecting this building to the Empire Club and shuttle stop. **No unmitigated impacts.***

(7) Fencing, Screening, and landscaping to separate the Use from adjoining Uses;

*A final landscape plan is required as a condition precedent to Building Permit. Landscaping and irrigation will be water efficient, utilizing drought tolerant plantings, limited turf area, and drip irrigation. The plan shall indicate mitigation for removal of identified significant trees. **No unmitigated impacts.***

(8) Building mass, bulk, and orientation, and the location of Buildings on the Site; including orientation to Buildings on adjoining Lots;

*This building is one of ten multi-story lodge buildings planned to be clustered within Pod A and oriented along the Silver Strike lift and ski run. Empire Residences is proposed to have four to six floors of residential units (with a seventh mezzanine level for three of the sixth floor units within the roof area). There is a single level parking structure under the building. The ADA unit and deed restricted employee housing unit (EHU) are located on the first story where the resident's amenity area is located (locker rooms, exercise room, lounge/après ski, and lobby area). Levels 2 -4 each have four units. Levels 5 and 6 each have three units. Market rate units range in area from 542 sf to 3,596 sf. The ADA unit is 439 sf and the EHU is 880 sf (this does not include storage area assigned in the garage).*

*Gross building area, including units, parking and all common areas within the building is approximately 85,757 sf. A total of twenty-one (21) residential units are proposed with a total of 49,000 sf, not including the 880 sf deed restricted affordable housing unit (includes dedicated storage areas) and the 436 sf ADA unit. The 49,000 sf utilize 24.5 unit equivalents (UE). To the west, there are five existing buildings of a similar size, height, and volumetric (One Empire Pass, Silver Strike, Flagstaff, Arrow Leaf A and Arrow Leaf B).*

*On the adjacent lot to the south there is one existing building (Shooting Star). Additionally, to the south there is one lodge building still to be constructed (Tower Residences). A future lodge building can be proposed on the adjacent lot to the north (Lot 2 of the Village at Empire Pass North (VEPN)) and townhouses are contemplated on Lot 1 of the VEPN, across Village Way to the east. The mass of the building steps down as the lot slopes to the north. The building is articulated both horizontally and vertically. **No unmitigated impacts.***

(9) Usable Open Space;

*Both passive and active Open Space is provided in excess of 88% within the Flagstaff Annexation boundary. The individual lots were not required to provide open space. The*



proposal includes a useable plaza area in the back adjacent to the ski run/lift area. **No unmitigated impacts.**

(10) Signs and lighting:

*Signs and lighting must be in conformance with the Park City codes and the Flagstaff Mountain Resort Design Guidelines. All exterior signs require a separate sign permit approved by the Planning Department. Any sign shown on the plans is for illustration only and does not indicate approval. Street lights must be approved by the City Engineer (LED, 48 watt, 2700 K in a style consistent with Park City street lights) and if installed, will be privately maintained. **No unmitigated impacts.***

(11) Physical design and Compatibility with surrounding Structures in mass, scale, style, design, and architectural detailing:

*In the immediate area, there are five existing similarly sized multi-story residential condominium buildings (Silver Strike, Flagstaff (aka Snowberry), Shooting Star, Talisker Tower Club and One Empire Pass), as well as the two story Larkspur town homes and Paintbrush PUD style homes (single-family detached homes). See also #8 above. The master developer reviews the design, volumetric and building heights and coordinates design elements for all phases of the project. All developments are required to have approval by the Flagstaff Architectural Design Review Board. The Design Review Board provided a letter of approval on October 20, 2017 (Exhibit A2).*

*The following heights are permitted by the MPD volumetric: 25% of the building was permitted to reach 74' above existing grade (north end), 55% of the building to reach 82' above existing grade, and 20% of the building (south end) to reach 74' above existing grade. Staff reviewed the proposed building for compliance with the MPD volumetric and maximum building height allowed and finds that the building complies with the maximum allowable building height. Proposed building has 50% of the building at 82', 25% (north) is less than 74', and 20% (south) is at or less than 74'. Staff finds that the building complies with the required building height volumetrics.*

*The building contains 4 levels of residential units on the northern portion, and 5 and 6 levels of residential units (with a Mezzanine Level in the roof area for three units) in the central and southern portion of the building. There are visually four, five and six stories, in addition to the parking level and the mezzanine levels.*

*Staff reviewed approvals for Silver Strike, Flagstaff, and One Empire Pass. In all cases these lodge buildings were approved with areas of 6 residential levels (stories) where the volumetric diagrams show 4 and 5 stories, in addition to the parking garage and roof envelope area. The approvals specifically indicate that residential uses should be incorporated into the roof envelope area and emphasize building articulation and maximum building heights for various portions of the building.*

*Staff also reviewed the applicant's letter and volumetric study of previously approved lodge buildings in the VE MPD (Exhibit P). According to the MPD approvals (Exhibit E) the intent of the Volumetric is to define the architectural massing of the building and to insure that the massing is broken up by significant faced and roofline shifts. From the*

approval “the Volumetric generally depicts the location and heights modeled in the attached visual analysis and approximate locations of the buildings as the plans evolve through the design process”.

Based on examination of prior lodge building approvals within the Village as depicted in Exhibit P, staff finds that there has been a consistent interpretation of the MPD Building Height and Volumetrics throughout the Village MPD. The applicant will provide a presentation at the meeting. **Staff requests discussion as to whether the Planning Commission concurs that mezzanine areas within the units on the 6<sup>th</sup> story comply with the MPD Volumetrics.**

(12) Noise, vibration, odors, steam, or other mechanical factors that might affect people and Property Off-Site;

All uses, except the outdoor patio area, are inside the residential building and there are no expected impacts on residents/visitors or Property Off-Site. Mechanical equipment is proposed to be below final grade and screened with landscaping and covered with a grate material. Staff recommends conditions of approval related to screening of exterior mechanical equipment and protrusions. **No unmitigated impacts.**

(13) Control of delivery and service vehicles, loading and unloading zones, and Screening of trash pickup Areas;

Service and delivery is for residential only as there is no commercial or support commercial component in the building. It is anticipated that laundry/maid service will be needed on a weekly basis throughout the Village. Trash enclosure is located in an accessory structure outside of the garage entry. Three parking spaces in the front provide for loading and unloading. **No unmitigated impacts.**

(14) Expected Ownership and management of the project as primary residences, Condominiums, time interval Ownership, Nightly Rental, or commercial tenancies, how the form of Ownership affects taxing entities;

The project will be platted as a condominium. Nightly rental is a permitted use within the RD zoning district. These units will primarily be second homes and it is unlikely that many will be full-time residences, although this possibility is not precluded. **No unmitigated impacts.**

(15) Within and adjoining the Site, impacts on Environmentally Sensitive Lands, Slope retention, and appropriateness of the proposed Structure to the topography of the Site. There are no Environmentally Sensitive Lands within or adjoining the site. The building is located on a sloping lot within the Pod A. The site is currently developed with a temporary sales building. There aspen trees and shrubs on the site that if removed will be mitigated with replacement trees and shrubs per the landscape plan. **No unmitigated impacts.**

(16) General Plan. The application is subject to the restrictions and conditions of the Flagstaff Annexation and Development Agreement. In terms of the General Plan, this property was annexed, zoned, master planned and platted to be consistent with the goals and objectives of the Park City General Plan in providing resort based lodging and

*guest amenities in close proximity to Deer Valley Resort, affordable housing, reduction in traffic generation with clustered development in the Village, shuttle service within the development and within Park City, significant open space and trails, as well as attention to mitigation of past and present environmental impacts. **Consistent.***

### **Department Review**

This project has gone through an interdepartmental review. No further issues were brought up at that time.

### **Notice**

The property was posted and notices were mailed to property owners within 300 feet on October 10, 2017 and December 22, 2017. A legal notice was published in the Park Record on October 7, 2017 and December 23, 2017. No public input has been received at the time of this report.

### **Significant Impacts**

There are no significant fiscal or environmental impacts from this application that have not been mitigated with the Flagstaff Agreement and Master Planned Development and conditions of approval.

### **Recommendation**

Staff recommends the Planning Commission hold a public hearing, discuss compliance with the Village MPD Volumetrics, and consider approving a Conditional Use Permit for the Empire Residences (Building 3 -Village at Empire Pass Master Planned Development) according to the following findings of fact, conclusions of law, and conditions of approval:

#### **Findings of Fact:**

1. The Empire Residences Conditional Use Permit (CUP) is located at 7695 Village Way in the RD-MPD District, within Pod A of the Village at Empire Pass Master Planned Development.
2. The property is subject to the Flagstaff Mountain Annexation and Development Agreement approved by City Council per Resolution No. 99-30 on June 24, 1999 and amended on March 2, 2007.
3. The Development Agreement is the equivalent of a Large-Scale Master Plan. The Development Agreement sets forth maximum project densities, location of densities, and developer-offered amenities for the annexation area.
4. On July 28, 2004, the Planning Commission approved a Master Planned Development for the Village at Empire Pass (Village MPD) (Pods A and B1) within the Flagstaff Mountain Annexation and Development area. The MPD (known as Mountain Village) was amended to include Pod B2 (Montage). The Mountain Village (Pods A, B1 and B2) was approved for a maximum of 785 UE of multi-family (550 multifamily units) and 16 single family units. A maximum of 60 PUD style units (i.e. Belles, Paintbrush, and Nakoma) were approved as part of the overall multi-family units. To date approximately 382 multi-family units (588.742 UE) (of which 52 are PUD style units) and 16 single family units have been platted and/or built (including the One Empire Pass units).

5. Constructed lodge style buildings include Shooting Star, Silver Strike, Flagstaff, Arrowleaf A and B, and Grand Lodge. Building 5 is under construction as One Empire Pass. Still to be approved: Tower Residences (Building 1), Building 3 (subject property) and Building 4. There is sufficient density remaining within the MPD with approximately 196.268 UE (168 MF units) remaining (see Exhibit N-Density Summary) for the 21 units (24.5 UE).
6. Approximately 540 certificates of occupancy have been issued for the entire Flagstaff Annexation and Development area (Pods A, B1, B2, and D). According to the Annexation and Development Agreement, 15 AUE of affordable housing obligations come due for each 150 UE certificates of occupancy. The next housing obligation trigger point is 600 UE certificates of occupancy, when 60 AUE are required to be complete. As of now 104 AUE are completed and have certificates of occupancy (89 off-mountain and 15.46 on-mountain).
7. As part of the Empire Residences CUP 1.1 AUE (880 sf) is required by the subdivision plat for this lot. The affordable unit is a total of 880 sf (not including dedicated storage areas). One AUE is 800 sf for the Flagstaff Development.
8. On April 12, 2017, the Planning Department received an application for a Conditional Use Permit for a twenty-one (21) unit residential building to be located on Lot 3 of the recently approved Village at Empire Pass North Subdivision.
9. The application was deemed complete on July 17, 2017, following submittal of revised plans.
10. Access to the property is from Village Way, a private street.
11. The property is also known as Lot 3 of the Village at Empire Pass North Subdivision, approved by Council in 2017.
12. Lot 3 consists of 28,750 square feet and is currently developed with a temporary sales building and small parking area, approved with an Administrative Conditional Use Permit.
13. The property is subject to subdivision plat notes that require compliance with the Flagstaff Annexation and Development Agreement, approval of a Conditional Use Permit for each building prior to issuance of a building permit, a declaration of condominium and a record of survey plat prior to individual sale of units, membership in the Empire Pass Master HOA, a 20' snow storage easement along the street frontages, water efficient landscape, and includes other utility and maintenance provisions.
14. The proposed Empire Residences CUP consists of a single multi-story building with 21 residential units ranging from 542 sf to 3,596 sf, one 880 sf affordable housing unit and one 436 sf ADA unit.
15. Gross building area is 85,757 sf, of which 50,284 sf is all residential (58.64%); 18,029 sf is circulation/lobby (21%); 4,500 sf is guest amenities (5.25%); and 12,944 sf is parking garage, mechanical, storage, manager office, housekeeping, etc. (15.1 %).
16. The total floor area of the residential (market rate) units is 48,968 square feet and utilizes 24.484 UE, this does not include the affordable unit or the ADA unit (which will be designated as common area). Guest amenity areas (exercise and recreation areas, locker rooms, lobby and reception area, lounge/après ski, restrooms, etc.) are proposed on the first level. These common residential accessory uses do not require use of UEs.

17. No commercial uses are proposed within this building.
18. The Transit and Parking Management Plan approved with the VEP MPD requires a 25% reduction in parking from what would normally be required by the LMC. Based on unit sizes, forty-two (42) spaces would be required for the 21 units, affordable unit, and ADA unit. The 25% reduction rounds up to 32 spaces. The underground parking structure will have 30 parking spaces. Three (3) surface spaces are provided for a total of 33 parking spaces.
19. The elevation and climate of Flagstaff creates a harsh environment for utilities and their maintenance.
20. The maximum Building Height in the RD District is 28 feet (33 feet with a pitched roof). A height exception was approved with the Village at Empire Pass Master Plan Development. Specific volumetric diagrams were approved for each Building. For Building 3, 25% of the building (north side) was permitted to reach 74' above existing grade, 55% of the building (central) to reach 82' above existing grade, and 20% of the building (south side) to reach 74' above existing grade.
21. The proposed building complies with the MPD height allowances and has 25% (north side) at or below 74', 50% in the central portion at or below 82' and 25% (south side) is at or below 74'.
22. The building contains 4 levels of residential units on the northern portion, and 5 and 6 levels of residential units (with a Mezzanine Level in the roof area for three upper units) in the central and southern portion of the building. There are visually four, five and six stories, in addition to the parking level and the mezzanine levels. Building articulation and massing are consistent with previously approved lodge buildings and meet the intent of the VE MPD.
23. The building complies with RD District zone setbacks maintaining a 20' front setback, 12' side setbacks and 15' rear setbacks. LMC exception to the side yard setback allows screened mechanical equipment to have a five foot setback as follows: LMC Section 15-2.13-3 (G) (10) Side Yard Exceptions "Screened mechanical equipment, hot tubs, and similar Structures located a minimum of five feet (5') from the Side Lot Line. Balconies on the north side have been redesigned to comply with the 12' setback requirements.
24. A Master Homeowners Association document and Maintenance Agreement for the Mountain Village were reviewed and approved by the City prior to issuance of building permits for buildings within the Mountain Village. This property is also subject to these documents, in addition to any declaration of condominium and CCRs recorded with the condominium plat.
25. Excavated soil will remain within the Flagstaff Annexation area as required by the Annexation Agreement with a location to be identified on the final Construction Mitigation Plan submitted with the building permits.
26. The property is part of a common development that exceeds one acre and thus has MS4 requirements to meet.

Conclusions of Law:

1. The CUP, as conditioned, is consistent with the Village at Empire Pass Master Planned Development and Flagstaff Mountain Resort Master Planned Development, the Park City Land Management Code, and the General Plan.
2. The proposed use, as conditioned, will be compatible with the surrounding structures

in use, scale, mass and circulation.

3. The effects of any differences in use or scale have been mitigated through careful planning.

Conditions of Approval:

1. All standard conditions of approval apply to this Conditional Use Permit.
2. A final water efficient landscape and irrigation plan that indicates required storm water facilities and snow storage areas, and that meets the defensible space requirements and mitigates for removal of significant vegetation, shall be submitted with the building permit application for approval by the Planning, Building, and Engineering Department, and shall be in substantial conformance with the plans reviewed by the Planning Commission on January 10, 2018.
3. All exterior lights must conform to the City lighting ordinance and the Flagstaff Mountain Resort Design Guidelines. Final compliance with the City's Lighting Ordinance will be verified at the time of building permit plan review and prior to issuance of a certificate of occupancy. Exterior lighting shall be shielded and down directed.
4. All exterior signs require an approved sign permit prior to installation.
5. Materials color samples and final design details shall be approved by staff prior to building permit issuance and shall be in substantial compliance with the elevations reviewed by the Planning Commission on January 10, 2018.
6. All exterior mechanical equipment shall be screened and shielded from public streets. Screening with landscaping and fencing/grating materials is allowed. All wall and roof top vents and protruding mechanical shall be painted to match the adjacent wall or roof to minimize impacts on public view.
7. All utility facilities must be located on site, unless specific easements have been provided on the recorded plat. A plan must be provided at the time of the building permit application showing all utility locations, including dry utilities. The applicant shall provide verification that the utility plan is viable and the utility boxes can be screened with landscaping and/or fencing.
8. The final building plans and construction details for the project shall substantially comply with the drawings reviewed by the Planning Commission on January 10, 2018.
9. The applicant shall record a condominium plat prior to selling individual units.
10. Utility and grading plans, including storm water drainage plans, must be approved by the City Engineer prior to Building Permit issuance.
11. Affordable housing provided with this Conditional Use Permit shall comply with all requirements and stipulations of the Flagstaff Development Agreement and the City's affordable housing resolution in effect at the time of the Development Agreement prior to issuance of a certificate of occupancy for the building. The affordable unit shall be indicated on the final condominium plat prior to recordation of such plat and shall be completed prior to issuance of a certificate of occupancy for the building.
12. A deed restriction for the EHU unit, acceptable to the City, shall be recorded prior to plat recordation. The deed restriction shall outline and resolve any issues or concerns that may have come up on other affordable units platted as private. The plat shall note that the EHU is subject to a deed restriction.

13. The CCRs shall limit the HOA dues related to the deed restricted employee housing unit (EHU) in order to ensure the Unit remains affordable. The CCRs shall reflect a lower par-value to reflect the reduced cost of the unit (or exempt the unit from HOA fees) to ensure that the unit doesn't lose its affordability due to HOA fees.
14. The CCRs shall be submitted with the condominium plat for review and approval by the City prior to final condominium plat recordation.
15. All conditions of approval of the Village at Empire Pass MPD shall continue to apply.
16. All conditions of approval of the Flagstaff Annexation and Development Agreement shall continue to apply, including the restrictions on solid wood burning fireplaces, removal of excavated materials, construction of pedestrian connections to the transit hub within the Village, and provision of any required ADA and affordable housing units.
17. A Final Construction Mitigation Plan (CMP) shall be submitted for approval by the Planning, Building, and Engineering Departments prior to issuance of a building permit. The CMP shall indicate where and how excavated soils will be hauled and/or stored, hours of construction, truck routes, phasing of construction, road closures, and other items required by the Building Department.
18. Interior fire sprinklers are required for new construction and shall meet requirements of the Chief Building Official at the time of review of the building permit.
19. The property is located within a water source protection zone. All sewer construction must comply with State of Utah drinking water regulations.
20. All requirements and conditions of the Snyderville Basin Water Reclamation District shall be met prior to building permit issuance.
21. The deed restricted unit shall be a minimum of 880 sf to meet the plat note requirement of 1.1 AUE for this lot. One AUE is equivalent to 800 sf according to the Development Agreement.
22. This development is part of a common development that is greater than one acre. This development shall meet the MS4 storm water requirements. Prior to building permit issuance, the applicant shall verify that capacity exists in the existing detention pond utilized by Pod A and shall demonstrate that sufficient run-off will remain on site to support existing tree stands.
23. Development of this property is subject to the conditions of approval, plat notes, easements and restrictions of the Village at Empire Pass North Subdivision plat.
24. The Village at Empire Pass North Subdivision plat shall be recorded prior to issuance of any building permits on this property.
25. This Conditional Use Permit shall expire on January 10, 2019, unless an extension is requested in writing prior to expiration date and the extension is granted by the Planning Director.

### **Exhibits**

Exhibit A – Project Description

Exhibit A2 – Letter of Approval from the Design Review Board (October 20, 2017)

Exhibit B – Site and Landscape Plans and Floor Plans

Exhibit C – Architectural Elevations

Exhibit D – Subdivision plat (Village at Empire Pass North)

Exhibit E – [Village at Empire Pass MPD approval July 28, 2004](#)

Exhibit F – [Development Agreement \(2007\)](#)

- Exhibit G – Approved MPD Building Volumetric Diagrams
- Exhibit H – Volumetric Study
- Exhibit I – Existing Conditions survey
- Exhibit J – Photos of the site
- Exhibit K – Utility Plans
- Exhibit L – Village Map
- Exhibit M – MPD Pod Map
- Exhibit N – Density Summary
- Exhibit O – [Technical Reports \(link\)](#)
- Exhibit P – Applicant’s Letter and attachments re Volumetric Study (November 21, 2017)
- Exhibit Q – Minutes of October 25, 2017 PC Meeting
- Exhibit R – Construction Mitigation Plan



# Empire Residences LLC

## Memo

---

**To:** Park City Planning

**From:** Brady Deucher, Empire Residences LLC

**Date:** October 1, 2017

**Re:** Empire Residences CUP application

Empire Residences LLC is seeking a Conditional Use Permit for the development and construction of a residential building on Lot 3 of the Village at Empire Pass North Subdivision. The site is part of the land subject to the Amended and Restated Development Agreement for Flagstaff Mountain recorded in March 2007 which granted the Developer/Owner of the property a Large Scale Master Planned Development. This application seeks to move forward the approvals as required in the development agreement to the level considered a Small Scale Master Plan, for which, we believe a CUP is required.

Empire Residences LLC is proposing to build a 71,000 SF structure consisting of 21 residential for sale properties, (not exceeding 49,000 SF), 1 Accessible Unit as required by town code (1 ADA Unit), 1 Employee Housing Unit (1 EHU Unit), 30 Underground parking spaces and 33 total parking spaces, and various Residential Accessory Uses as defined in the Development Agreement.

The development has an allowable building height of 82 feet. No part of the proposed building exceeds that limit. The underlying MPD contemplated a story count of 4-5 levels, not including the underground parking. The proposed building includes 2 units that form a 6<sup>th</sup> level, however, this is not inconsistent with the MPD, or our surrounding neighbors. This level also serves to improve the “step down” look that both the MPD and Design Review Board required as the roof steps down both to the north and the south consistently in spite of a significant rise in topography on the south side. The development was able to accomplish this look while meeting the horizontal or vertical building height and percentage requirements. The Empire Pass Design Review Board has specifically approved both the story count and slight setback variations for the development.

Below are answers to specific questions required in the CUP Application:

***How will the proposed use “fit-in” with surrounding uses?***

The development of a resort style condominium property was specifically contemplated for this site within the previously granted MPD. The proposed building fits the approved massing and square footage allowances per previous approvals.

***What type of service will it provide to Park City?***

The property is part of the resort residential development of Empire Pass Village.

***Is the proposed use consistent with the current zoning district and with the General Plan?***

The proposed development is consistent with the Development Agreement recorded in March 2007 for Flagstaff Mountain.

***Is the proposed use similar or compatible with the other uses in the same area?***

Yes, the proposed property has received approval from the Empire Pass HOA Design Review Board as being compliant with the expected design and use of the property.

***Is the proposed use suitable for the proposed site?***

Yes, the proposed property fits within the prescribed massing and maximum SF.

***Will the proposed use emit noise, glare, dust, pollutants, and odor?***

The proposed use is similar in design to the other condominium buildings in Empire Pass Village. There are no extraordinary uses or mechanical systems that one would expect to produce any emissions dissimilar to the other existing properties.

***What will be the hours of operation and how many people will be employed?***

As a residential property, it is expected to be occupied during all hours of the day. The developer is proposing to have Deer Valley Lodging operate the HOA and thus may employ at least one FTE as a lodge keeper, plus other support employees from existing staff of DV Lodging.

***Are there special issues that need to be mitigated?***

No.

# EMPIRE PASS

---

October 20, 2017

DESIGN REVIEW BOARD

Harrison Horn  
Empire Residences  
2520 N. University Ave., Ste 50  
Provo, UT 84604

RE: Empire Residences, 7695 Village Way  
Final DRB Approval

Dear Mr. Horn,

Thank you for your recent application regarding Empire Residences to the Empire Pass Design Review Board (the DRB) requesting Final Design Approval of the proposed condominium lodge project. The DRB previously reviewed Conceptual plans on December 20, 2016 and February 22, 2017. The Preliminary Approval was granted by the DRB on March 29, 2017. The DRB reviewed the applicants first Final Submittal on June 6, 2017 and September 5, 2017 and did not make a motion for approval and requested more information. At the September 29, 2017 meeting the DRB reviewed the applicant's Final submittal and granted Final Approval with the following conditions:

1. The review was based on plans dated 08.xx.2017 and printed 9.21.17 prepared by BWA Architects and now on file except for:
  - Site Plan Sheet AS100 printed 10.18.17 now on file;
  - Floor Plans Sheet A100 – A107 printed 10.18.17 now on file
2. The applicant has staked the building corners and centerline of both driveways; the DRB had no issues with the lot staking;
3. The applicant has shown on the site plan the designated surface parking spot for the adjacent lot on the north driveway; the parking stall should meet city requirements for stall size and dimensions should be shown on the site plan for location and size.
4. The applicant will not move the Silver Strike Chair transformer located in the northwest corner of the lot; approval of location for transformer located in the northeast corner of the lot to be coordinated with Rocky Mountain Power. Location screened behind monument sign is preferred by the DRB.
5. The north driveway grade of the first 20 feet is at 4.8% maximum and the improved paved driveway width has been reduced from 20 feet wide to 16 feet wide with 2' driveable "curbs" on each side. Applicant to submit curb profile that satisfies requirement for driveability and drainage management. The DRB required both the driveway on the North and the parking lot/driveway on the East to be heated. Driveway grades and widths/dimensions are shown on civil plans dated 06.29.17.

4188 SR248 PO Box 99 Kamas UT 84036 tel 435.333.3700 fax 435.333.3716

6. The front entry driveway has a maximum grade of 12% in the middle section and grades vary for the rest of the driveway; the applicant has verified the driveway grades on the civil plans;
7. Plans now show easement for Deer Valley shallow utilities from Village Way to Silver Strike Chair; easement will also be shown on VEPN Plat when recorded
8. Unit square footages have been adjusted to remove residential accessory space and the affordable housing unit from overall building allowable square footages;
9. The site is required to include 1.1 Affordable Housing Units ("AHUs"). Current plans show 1.0 AHUs. Applicant has included a 736 sf affordable unit on Level One along with two Owner Storage Lockers for the Affordable Units on Level 0 with total storage area of 144 sf. Applicant has represented that City will accept the total 880 sf as satisfying the On-Site Affordable Housing requirement.
10. Site 3 is now restricted by covenant to 24.5 ERUs. Applicant to ensure the correct number of parking stalls for both market units, affordable unit and ADA unit are shown on the plans to the satisfaction of the City; Applicant to show unit square footages on the plans to the satisfaction of the City;
11. The updated plans show a stone pony wall around chiller units located outside the 20' front yard setback at the NE corner of the building; The pony wall shall be limited to 4' in height. The DRB reviewed and approved the chiller units in this location, provided appropriate landscape screening planted in front.
12. The mechanical units outside of the South building setback are below grade and screened with a stone pony wall and grate top. This portion of the building structure is still shown outside of the building setbacks and this will need to be reviewed and approved through the City. The DRB accepts the setback reduction from 12' to 4' for the below grade mechanical equipment.
13. Applicant has revised the plans to show the generator underground. The mechanical equipment outside of the affordable unit has been relocated to the sides of the building to maintain a clear deck. Revised location of condensers is shown on elevation sheet A201.
14. The DRB previously requested the 12 chillers shown adjacent the front entry of the building be removed; The chillers have been removed from the front entry.
15. Applicant to ensure materials used for decorative panels on stair towers on the exterior of the building will not be a reflective material; A materials board was reviewed and approved by the DRB. All exterior materials are subject to approval of an onsite mockup of materials to be provided as required for final material, color and detailing approval. Materials on stair towers will not be reflective and are as submitted to DRB in 9/29/2017.
16. Building matrix has been corrected to match the building unit counts, including affordable unit and accessible unit.
17. The porte cochere roof materials will be wood and metal;
18. Applicant to grant an easement to the Empire Pass MOA and show on the plans and plat the sidewalk extending from Shooting Star to VEPN Lot 2. Easement will be shown on VEPN plat when recorded. Applicant responsible for construction of sidewalk connection to sidewalk on Shooting Star property;

19. The applicant will rebuild or repair, at its cost, any construction related damage to the Empire Pass sidewalk on the Shooting Star property.;
20. Applicant shall make reasonable efforts to receive approval from the Shooting Star HOA to construct a sidewalk on a preferred alignment closer to the ski trail.;
21. Railing design has been reviewed and meets design requirements.
22. Applicant verified height of landscaped stone faced concrete walls will not exceed 4 feet.
23. Applicant provided cut and fill calculations on Civil 1 of 4 Site & Grading Plan.
24. The applicant will not install any permanent fencing around the site.
25. The square footage for this building is 71,785 square feet; 85,789 gross sf including parking level.
26. Chimneys cap designs have been reviewed and meet design requirements.
27. The applicant plans show proposed height at 82 feet with a maximum of 82 feet for this lot, and other height limits consistent with approved volumetric for site; Approval subject to PCMC confirmation of height compliance with approved volumetric. In order to meet the 82 foot height restriction the application has modified the roof form and has revised the roof stepping. This additional stepping provides greater interest and compliance with the intent of the building massing. See revised roof on A201-A202
  - a. The DRB approved the building massing as proposed with an accepted roof stepping and variation in roof forms.
  - b. The DRB approved the building façade stepping and variation in the vertical planes.
  - c. The DRB reviewed and approved the height of the building.
29. The primary roof pitches of 4:12 are in compliance with the guidelines; lower sloped roof pitches for shed dormers are allowed.
  - a. The DRB approved the proposed roof pitches.
30. Windows are found to follow the design guidelines.
31. Window headers and trim proposed on sheet A511 and exterior elevations comply with the intent of the design guidelines.
32. Exterior entry door, garage door on A201 and A202 follows the intent of the design guidelines.
33. Applicant to submit color and texture sample for concrete drive areas for DRB approval prior to installation;
34. All boulder materials must match closely the DRB approved stone for the building;
35. Applicants understand that except for cementitious siding approved by DRB no faux or manufactured materials may be used as finished exterior product, this would include glu-lam beams, faux stone, bare concrete, vinyl siding, etc.;
36. The DRB reviewed the proposed cedar vertical board siding for exterior wall material; applicant understands all exterior materials are subject to mockup review.
37. Applicant has provided exterior lighting plan, including cut sheets for wall packs, wall sconce, and bollard fixtures.

38. Applicant has provided complete landscape plan, including counts, planting specs and detailed grading, for DRB review; the DRB will reserve the right to request additional plantings from any DRB approved landscape plan;
39. Construction management plan will be submitted and reviewed/approved prior to commencement
40. The entry monument specs and pics have been submitted and approved prior and are shown on Detail B2 Sheet AS100.
41. applicant understands that the building is subject to City approvals beyond any approval of the DRB;
42. Applicant understands the requirement to provide an on-site mock-up of exterior materials, colors and construction techniques for further DRB review and approval prior to installation of the same.
43. Applicant to submit an Improvement Location Certificate (ILC) prepared by a licensed surveyor to confirm the height and location of the foundation are consistent with the DRB approval;
44. In order to maintain the integrity of the Guidelines and encourage the continuity of a cohesive design aesthetic at Empire Pass, when Final approval is granted the approval will expire one year from the date of DRB approval; if no construction activity has occurred or progressed the applicant will be required to return to the DRB for a renewed approval of Final plans.
45. Upon DRB approval of the Working Drawing submittal and prior to start of construction activity, the applicant shall submit a compliance deposit and schedule a pre-construction conference.
46. Applicant has amended plans to show detail and design to express the structure at the roof gables, shed roofs and roofs over decks.
47. Stone walls have been revised to show a thickened stone base and a detail is provided on A4/ A502.
48. Entry porte cochere view meets the intent of the design guidelines.

Again, we thank you for your Final Design submittal and look forward to working with you and your team as the process continues. Feel free to contact our office at 435-333-3700 with any questions regarding the Design Review process.

Respectfully,

Douglas Ogilvy,  
On behalf of the Empire Pass Design Review Board

# EMPIRE RESIDENCES

7695 VILLAGE WAY,  
PARK CITY, UT 84060  
CONSTRUCTION DOCUMENTS

PROJECT IMAGE



INDEX OF DRAWINGS		INDEX OF DRAWINGS	
SHT. NO.	SHEET TITLE	SHT. NO.	SHEET TITLE
A001	ROOF OVER TOPO	C4	DETAILS
A002	30 NE SIDE		
A003	30 NW SIDE		
	GENERAL		
G001	COVER SHEET	A100	LANDSCAPE
G002	GENERAL NOTES	L1	LANDSCAPE PLAN
G101	EXISTING AND OCCUPANCY PLANS		ARCHITECTURAL
	ARCHITECTURAL SITE	A101	GARAGE PLAN
A010	ARCHITECTURAL SITE PLAN	A102	LEVEL 1 - FLOOR PLAN
	CIVIL	A103	LEVEL 2 - FLOOR PLAN
C1	CONCEPTUAL SITE & GRADING PLAN	A104	LEVEL 3 - FLOOR PLAN
C2	UTILITY PLAN	A105	LEVEL 4 - FLOOR PLAN
C3	SWPPP	A106	LEVEL 5 - FLOOR PLAN
		A107	MEZZANINE PLAN
		A108	ROOF PLAN
		A109	PARKING GARAGE - RCP
		A110	LEVEL 1 - RCP
		A111	LEVEL 2 - RCP
		A112	LEVEL 3 - RCP
		A113	LEVEL 4 - RCP
		A114	LEVEL 5 - RCP
		A115	LEVEL 6 - RCP
		A116	MEZZANINE - RCP
		A117	LEVEL 0 HORZ CNTRL PLAN
		A120	EAST & WEST ELEVATION
		A201	NORTH & SOUTH ELEVATION
		A202	BUILDING SECTIONS
		A301	BUILDING SECTIONS
		A302	BUILDING SECTIONS
		A303	BUILDING SECTIONS
		A304	BUILDING SECTIONS
		A305	BUILDING SECTIONS
		A306	BUILDING SECTIONS
		A307	BUILDING SECTIONS
		A308	BUILDING SECTIONS
		A309	BUILDING SECTIONS
		A310	BUILDING SECTIONS
		A311	BUILDING SECTIONS
		A312	BUILDING SECTIONS
		A313	BUILDING SECTIONS
		A314	WALL SECTIONS
		A315	WALL SECTIONS
		A316	WALL SECTIONS
		A317	WALL SECTIONS
		A318	WALL SECTIONS
		A319	WALL SECTIONS
		A320	WALL SECTIONS
		A321	ENLARGED STAIR PLANS & SECTION STAIRWELL 1
		A322	ENLARGED STAIR & ELEVATOR PLANS & SECTIONS STAIRWELL 2 & ELEVATOR B & DETAILS
		A323	ENLARGED STAIR & ELEVATOR PLANS & SECTIONS STAIRWELL 3 & ELEVATOR A
		A324	ENLARGED STAIR PLANS & SECTION STAIRWELL 4 & DETAILS
		A400	TYP. LOFT STAIR PLANS AND ELEVATION
		A401	ENL. RES AND AFFORDABLE UNITS
		A402	ENL. UNIT D1
		A403	ENL. UNITS A2, A3, A4 & A5
		A404	ENL. UNITS B2, B3, B4 & B5
		A405	ENL. UNITS C2, C3, C4 & C5
		A406	ENL. UNITS D2 & D3
		A407	ENL. UNIT E4
		A408A	ENL. UNIT F4 MEZZ.
		A407	ENL. UNIT F
		A407A	ENL. UNIT F MEZZ.
		A406	ENL. UNIT G
		A408A	ENL. UNIT G MEZZ.
		A409	ENL. UNIT H
		A409A	ENL. UNIT H MEZZ.
		A501	BALCONY DETAILS
		A502	EXTERIOR DETAILS
		A503	ROOF DETAILS
		A504	REFLECTED CEILING DETAILS
		A505	INTERIOR DETAILS
		A511	DOOR AND WINDOW DETAIL
		A511	FIRE PENETRATION DETAILS
		A522	FIRE PENETRATION DETAILS
		A600	DOOR SCHEDULE LEVELS 1-2
		A601	DOOR SCHEDULE LEVELS 3-4
		A602	DOOR SCHEDULE LEVELS 5-6 & MEZZ.
		A604	WINDOW SCHEDULE
		A605	DOOR & WINDOW ELEVATIONS
		A610	WALL TYPES & ASSEMBLIES
		A620	UL & ASSEMBLY LISTINGS
		A631	UL & ASSEMBLY LISTINGS
		A632	UL & ASSEMBLY LISTINGS
		A633	UL & ASSEMBLY LISTINGS
		A634	UL & ASSEMBLY LISTINGS

ARCHITECT	OWNER
<b>BEECHER, WALKER &amp; ASSOCIATES</b>	<b>EMPIRE RESIDENCES LLC</b>
3115 EAST LON LANE, SUITE 200 HOLLADAY, UTAH 84121 B: 801.438.9500 F: 801.438.9501 M: 801.946.1533 CONTACT: DAVID VAUGHAN EMAIL: DVAUGHAN@BEECHERWALKER.COM	ADDRESS CITY, ST ZIP B: - F: - M: - CONTACT: HARRISON HORN EMAIL: HH20RPA@GMAIL.COM
CONTRACTOR	CIVIL ENGINEER
<b>COMPANY NAME</b>	<b>ALLIANCE ENGINEERING</b>
ADDRESS CITY, ST ZIP B: - F: - M: - CONTACT: EMAIL:	323 MAIN STREET PO BOX 2664 PARK CITY, UT 84060 B: 435-669-9467 M: 435-660-7412 CONTACT: MICHAEL DEMKOWICZ EMAIL: MICHAEL@ALLIANCE-ENGR.COM
LANDSCAPE ARCHITECT	STRUCTURAL ENGINEER
<b>BERG LANDSCAPE ARCHITECTS</b>	<b>BHB ENGINEERS</b>
380 E MAIN ST, SUITE 204 MIDWAY, UT 84049 B: 801-723-2000 F: - M: - CONTACT: EMAIL:	2766 MAIN ST SALT LAKE CITY, UT 84115 B: 801-355-9696 F: - M: - CONTACT: RAJEEV SURAPANENI / BRETT GOODMAN EMAIL: RAJEEV.SURAPANENI@BHEENGINEERS.COM / BRETT.GOODMAN@BHEENGINEERS.COM
MECHANICAL ENGINEER	ELECTRICAL ENGINEER
<b>SPECTRUM ENGINEERS</b>	<b>SPECTRUM ENGINEERS</b>
324 STATE ST. SALT LAKE CITY, UT 84111 B: 801-328-6151 F: - M: - CONTACT: JAMIE MCCULLOUGH EMAIL: JMM@SPECTRUMENGINEERS.COM	324 STATE ST. SALT LAKE CITY, UT 84111 B: 801-328-6151 F: - M: - CONTACT: DAVID HINCKLEY EMAIL: DGH@SPECTRUMENGINEERS.COM

APPROVALS		DEFERRED SUBMITTALS	
NAME	DATE	NAME	DATE
		1. STAIR & RAILING SHOP DRAWINGS	
		2. ELEVATOR SHOP DRAWINGS	
		3. AUTOMATIC FIRE SUPPRESSION SYSTEM SHOP DRAWINGS	
		4. FIRE PROOFING SHOP DRAWINGS	
		5. EXTERIOR FACADE FRAMING ENGINEERING DESIGN	
		6. EXTERIOR GLAZING SYSTEM ENGINEERING	
		7. SEE SHEET S-10 FOR ADDITIONAL LIST	

REV. NO.	DESCRIPTION	DATE
1	SCHEMATIC SET	04.10.2017
2	CONTRACT SET	06.01.2017
3	PERMIT SET	08.01.2017

**EMPIRE RESIDENCES**  
7695 VILLAGE WAY,  
PARK CITY, UT 84060

**BWA ARCHITECTS**  
1 801-438-9500  
F 801-438-9501  
3115 EAST LON LANE, #200  
HOLLADAY, UTAH 84121  
BEECHER@BWA.COM

PROJECT NUMBER  
435-1701

DWG BY	CHKD BY

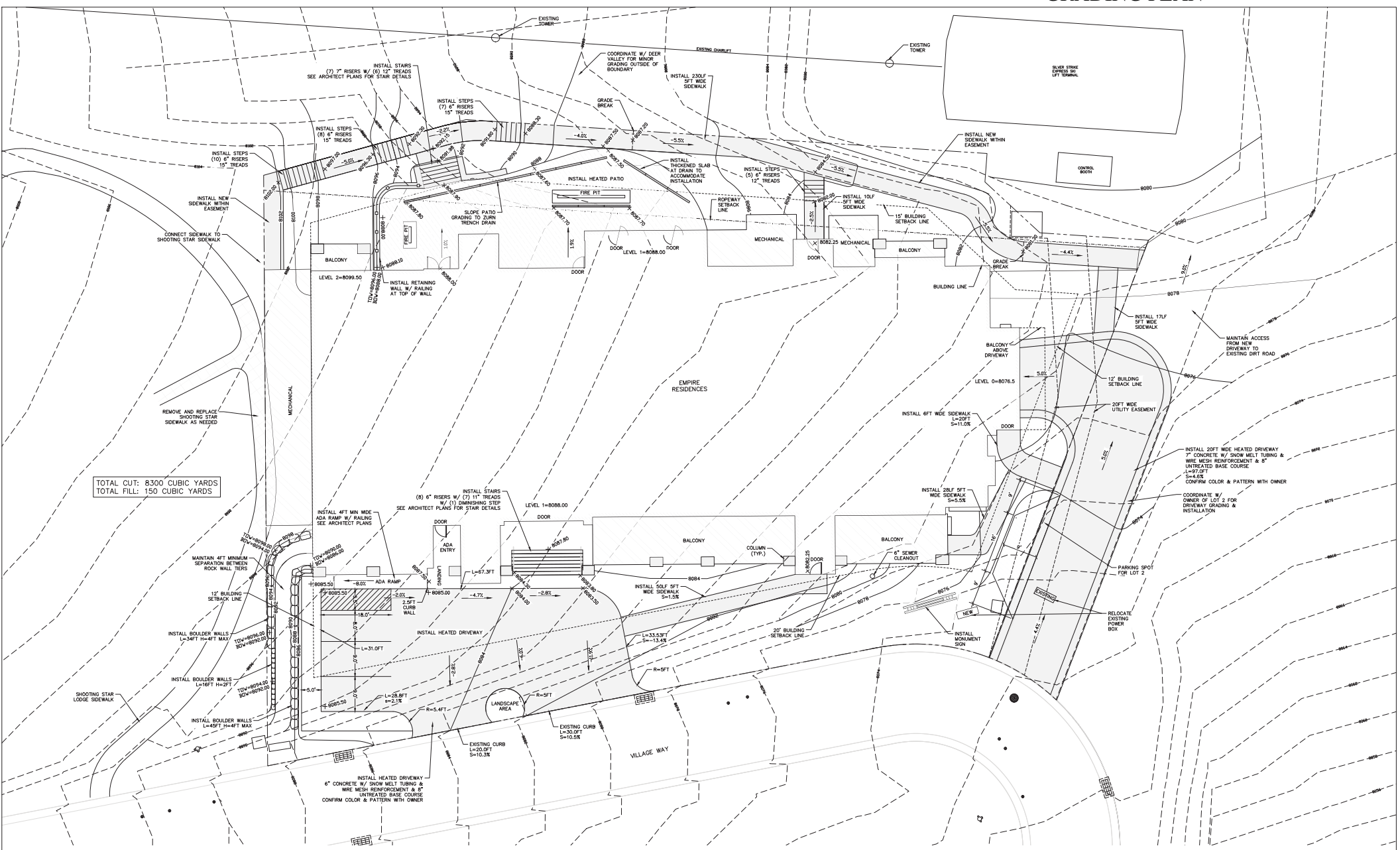
CONSTRUCTION DOCUMENTS

COVER SHEET

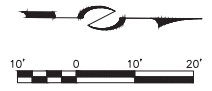
DRAWING NUMBER  
**G001**

Parcel Pt 225

# SITE PLAN GRADING PLAN



TOTAL CUT: 8300 CUBIC YARDS  
TOTAL FILL: 150 CUBIC YARDS

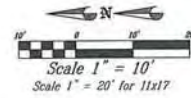


(435) 649-9447  
  
 CONSULTING ENGINEERS LAND PLANNERS SURVEYORS  
 333 Main Street P.O. Box 2694 Park City, Utah 84302-2694

STAFF: MICHAEL DEMKOWICZ JUAN CARABASO TANDIN CHAPMAN	LOT 3 VILLAGE AT EMPIRE RESIDENCES AT EMPIRE PASS NORTH SUBDIVISION	SHEET 1 OF 4
	SITE & GRADING PLAN	
FOR: EMPIRE RESIDENCES LLC. JOB NO.: 14-09-16 DATE: 6/29/17		FILE: X:\Empire\dwg\Empire Residences-L3 VEPN\140916-L3VEPN-Civ3d2018_topo.dwg



# LANDSCAPE PLAN



PLANT SCHEDULE			
SYMBOL	QTY	COMMON NAME / BOTANICAL NAME	HEIGHT / CAL. / SIZE
	14	Cherry Avocado (Prunus) / Prunus Verticillata	8-8' 2" Cal
	2	Hervey Spirea / Spirea alba	8-8' 14-17"
	6	White Piv / Alnus canadensis	8-8' 6"
	22	COMMON NAME / BOTANICAL NAME	120"
	23	Compact Burning Bush / Euonymus alatus Compacta	3' 6"
	31	Kawakawa / Aristocytisus acuta	1' 6"
	33	Black Fung Dogwood / Cornus amomum 'Blacky's Redwing'	3' 6"
	35	Shrubby Cornus / Prunella juncea 'Wings Tango'	3' 6"
	36	Yellow Fung Dogwood / Cornus amomum 'Flamestar'	3' 6"
	37	COMMON NAME / BOTANICAL NAME	100"
	38	Blue Oak Grass / Phacelia purshiana	1' 6"
	39	COMMON NAME / BOTANICAL NAME	100"
	40	Black-eyed Susan / Rudbeckia hirta 'Goldstrum'	3' 6"
	44	Blue Flax / Linum lewisii 'Blue Flax'	1' 6"
	46	Dwarf Blue Lupine / Lupinus x 'Candy Blue'	1' 6"
	49	Santa Ina Oak Quilly / Quercus x 'Santa Ina Div'	1' 6"
	47	Summer Pansy Yarrow / Achillea millefolium 'Summer Pansy'	3' 6"
	52	COMMON NAME / BOTANICAL NAME	100"
	53	4" Wood Shrub / F. Wood Shrub	4x4"
	54	30" of Ground / Ground	30"
	55	3,037 lb. Kentucky Bluegrass / Poa pratensis	4x4"

← North

RECEIVED  
SEP 29 2017  
PARK CITY  
PLANNING DEPT.

N ROME TWO  
EMPIRE RESIDENCES  
LANDSCAPE CONCEPT  
SITE PLAN



THIS DOCUMENT IS RELEASED FOR REVIEW ONLY. IT IS NOT INTENDED FOR CONSTRUCTION UNLESS SIGNED AND SEALED.  
EARL N. BERG, L.A.  
SERIAL NO. 738270  
DATE: 7 MAR 2017

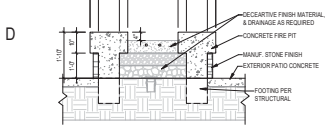
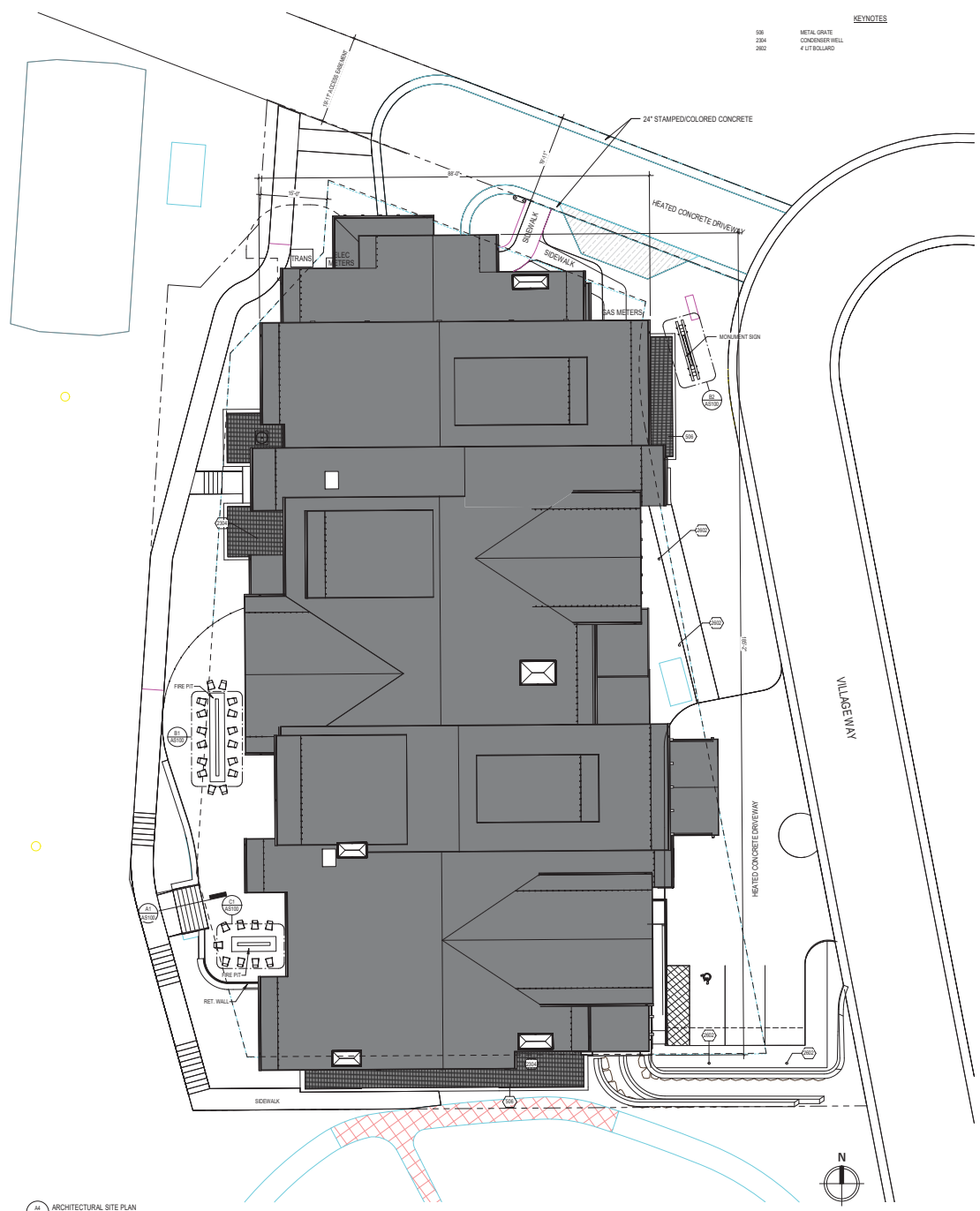
DESIGN BY: CNB DATE: 7 MAR 2017 SHEET: L01  
DRAWN BY: CNB REV:

# ROOF PLAN

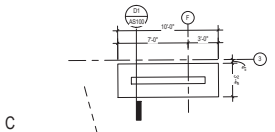
## KEYNOTES

- 598 METAL GRATE
- 2304 CONDENSER WELL
- 2883 4" UT BOLLARD

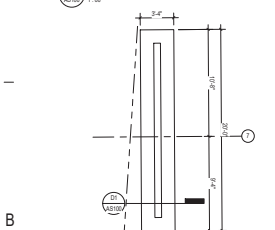
REV.	DESCRIPTION	DATE
1	ISSUE FOR PERMIT	04.10.2017
2	ISSUE FOR SET	04.10.2017
3	ISSUE FOR SET	04.10.2017



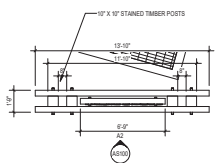
D FIRE PIT SECTION  
1/2" = 1'-0"



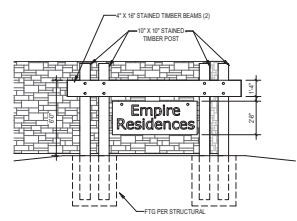
C FIRE PIT PLAN  
1/8" = 1'-0"



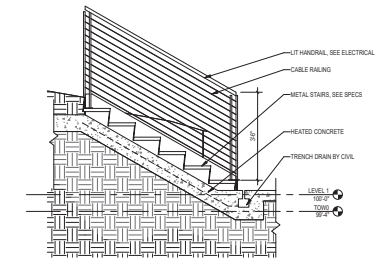
B FIRE PIT PLAN  
1/8" = 1'-0"



E MONUMENT SIGN PLAN  
1/4" = 1'-0"



F MONUMENT SIGN ELEVATION  
3/4" = 1'-0"



A METAL STAIRS OVER HEATED CONCRETE  
1/2" = 1'-0"

H ARCHITECTURAL SITE PLAN  
3/4" = 1'-0"

EMPIRE RESIDENCES  
7695 VILLAGE WAY,  
PARK CITY, UT 84000

**BWA**  
ARCHITECTS  
T 801-438-9900  
F 801-438-9901  
3115 EAST LONLAKE, #200  
HOLLAAND, CO, 80111  
BWA@BWAARCH.COM

PROJECT NUMBER  
438-1701  
OWN BY  
CHD BY  
CONSTRUCTION DOCUMENTS

ARCHITECTURAL SITE PLAN

DRAWING NUMBER  
**AS100**

Packet Bn 228

# FLOOR PLANS

## GROSS AREAS

LEVEL	AREA SF
LEVEL 0	10,948 SF
LEVEL 1	12,988 SF
LEVEL 2	11,984 SF
LEVEL 3	11,984 SF
LEVEL 4	11,984 SF
LEVEL 5	10,988 SF
LEVEL 6	10,229 SF
MEZ.	1,914 SF
MEZ2	1,914 SF
TOTAL	88,793 SF

## UE UNIT TOTALS

LEVEL	# OF UNITS	AREA	UE
LEVEL 1	3	1,847 SF	1
LEVEL 2	4	1,847 SF	1
LEVEL 3	4	1,847 SF	1
LEVEL 4	4	1,847 SF	1
LEVEL 5	3	1,847 SF	1
LEVEL 6	3	1,847 SF	1
MEZ	1	1,847 SF	1
MEZ2	1	1,847 SF	1
GRAND TOTAL	21	48,000 SF	21.3

## ALL UNITS

NAME	Area
Unit 1	426 SF
Unit 2	882 SF
Unit 3	912 SF
Unit 4	962 SF
Unit 5	1,221 SF
Unit 6	1,494 SF

## ALL UNITS

NAME	Area
Unit A4	2,199 SF
Unit A5	2,327 SF
Unit C4	2,384 SF
Unit C5	2,384 SF
Unit D4	2,199 SF
Unit D5	2,327 SF
Unit E4	2,384 SF
Unit E5	2,384 SF

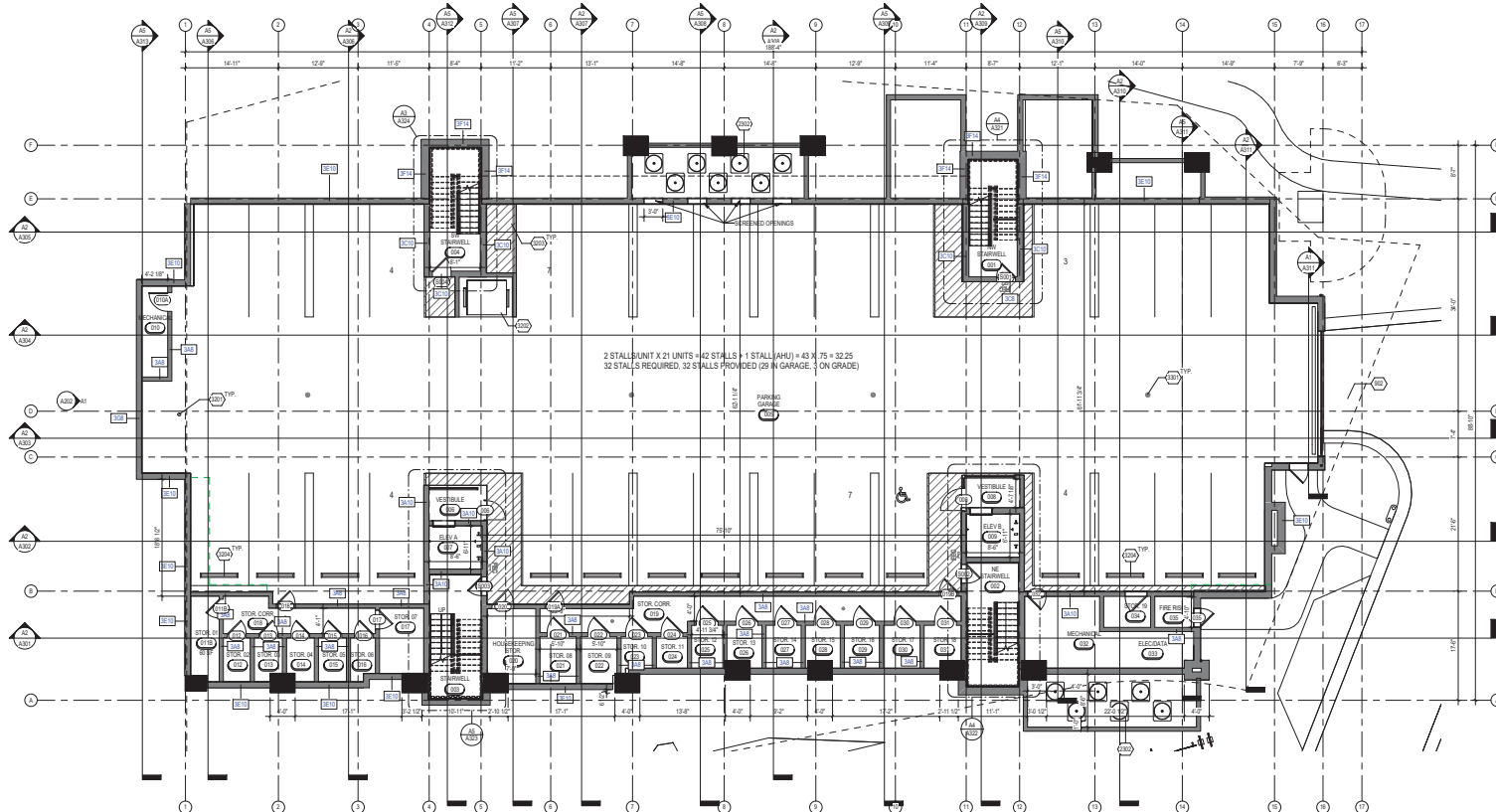
## FLOOR PLAN GENERAL NOTES:

- SEE GENERAL CONSTRUCTION NOTES ON SHEET 0400 FOR ADDITIONAL NOTES.
- GENERAL NOTES APPLY TO ALL DRAWINGS.
- ALL DIMENSIONS ARE TO FACE OF SUBSTRATE, FACE OF MASONRY OR CENTER LINE OF COLUMN UNLESS OTHERWISE NOTED.
- DO NOT SCALE DRAWINGS.
- CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFICATION OF ALL DIMENSIONS AND FIELD CORRECTING PRIOR TO OPERATION OF INSTALLATION/TERMINAL FOR EQUIPMENT.
- ELECTRICAL PLANS INDICATE THE GENERAL DESIGN AND ARRANGEMENT OF PIPES, CONDUIT, WIRING, EQUIPMENT, SYSTEMS, ETC. INFORMATION SHOWN IS CONSIDERED A GUIDE ONLY AND DOES NOT NECESSARILY INDICATE EVERY REQUIRED OFFSET, FITTING AND EXISTING CONDITIONS. WHENEVER LOCATION OF THESE ITEMS MAY BE ADJUSTED, CONTRACTOR SHALL VERIFY THE SATISFACTORY COMPLIANCE WITH ALL OTHER REQUIREMENTS.
- ALL MATERIALS FOR USE IN THIS PROJECT SHALL BE NEW AND UNLESS OTHERWISE NOTED OTHERWISE.
- ALL WALL PENETRATIONS REQUIRED FOR PIPES, CONDUIT, DUCTING, ETC. SHALL BE SEALED TO STOP PASSAGE OF FIRE AND OR SMOKE WITH FIRE RATING AND APPROVED TO 90 MIN.
- ALL MECHANICAL WORK AND THAT NOT SPECIFICALLY MENTIONED, BUT WHICH ARE NECESSARY TO MAKE A COMPLETE WORKING INSTALLATION, SHALL BE INCLUDED AND INDICATED ON THE DRAWINGS.
- THE GENERAL CONTRACTOR AND ALL SUBCONTRACTORS ARE RESPONSIBLE FOR PROPER REMOVAL AND DISPOSAL OF ALL DEBRIS GENERATED BY CONSTRUCTION OF THIS PROJECT. THE REMOVAL AND DISPOSAL OF ALL CONSTRUCTION DEBRIS SHALL BE IN FULL COMPLIANCE WITH ALL FEDERAL, STATE AND LOCAL REGULATIONS. THE PREMISES SHALL BE KEPT CLEAN AND FREE FROM ALL WASTE MATERIALS.
- GENERAL CONTRACTOR SHALL PROTECT EXISTING CONSTRUCTION FROM DAMAGE AT ALL TRADES. ALL SUCH DAMAGE CAUSED BY THE CONTRACTORS AND SUBCONTRACTORS DURING THE COURSE OF THIS WORK SHALL BE REPAIRED OR REPLACED AT THE CONTRACTORS' EXPENSE.
- ALL PIPING AND CONDUITS SHALL BE CONCEALED WITHIN WALLS, UNDERGROUND, ABOVE CEILING OR IN ARCHITECTS APPROVED UTILITY SPACES IN ALL CASES UNLESS NOTED OTHERWISE ON THE DRAWINGS. EXPOSED ITEMS MUST BE LOCATED IN AREAS APPROVED BY THE ARCHITECT. EXPOSED ITEMS SHALL BE INSTALLED AND FINISHED TO PROVIDE MINIMAL VISUAL IMPACT. ALL EXPOSED ITEMS ARE TO BE PAINTED TO MATCH THE ADJACENT SURFACES UNLESS SCHEDULED FOR AN ACCENT COLOR.
- ARCHITECTS FINISH FLOOR ELEVATION (FF) OF EACH ACTUAL SITE REFERENCE OF FINISH FLOOR.
- SEE SHEET 0400 FOR WALL TYPES.
- SEE SHEET 0400 FOR DOOR AND WINDOW TYPES.
- FIREBLOCKING SHALL BE INSTALLED TO CUT OFF CONCEALED DRAFT OPENINGS (BOTH VERTICAL AND HORIZONTAL) AND SHALL FORM AN EFFECTIVE BARRIER BETWEEN FLOORS, BETWEEN A TOP STORY AND A ROOF OR ATTIC SPACE.
- SEE GENERAL CONSTRUCTION NOTES ON SHEET 0500 FOR FIREBLOCKING REQUIREMENTS.
- ALL IMPEDERS, OUTLETS, AND CONTROLS ON ALL FLOORS ARE TO BE LOCATED PER ADA STANDARDS.
- DWELLING UNITS ARE TO BE ACCESSIBLE AS REQUIRED BY ANIS 1111-1.2009 (SEE SHEETS 0500, 0501, 0502, 0503).
- ALL EXTERIOR BALCONIES ARE TO HAVE INTUMESCENT COATING WHERE EXPOSED.
- FIRE DEPARTMENT STAIRWELL EQUIPMENT IS NOT TO ENDOUR INTO THE STAIR LANDING BEYOND THE HOUSE EXTENDING FROM THE INSIDE CORNER OF THE REQUIRED STAIR LANDING WIDTH.
- OPERABLE WINDOW VENTS TO BE LOCATED AWAY FROM ANY OPERABLE WINDOW/DOORS AS PER 2010 IBC.

## KEY NOTES:

- CONCRETE COLUMN, SEE STRUCTURAL.
- TRAFFIC COATING.
- JUNT CONCRETE PER MECH.
- 7" CONCRETE FILLED METAL BOLLARD PTD YELLOW.
- TRAIN END CURVE.
- WHITE PAINTED STRIPING AS SHOWN.
- PREFAB CONCRETE BUMPER EXPOSED TO CONCRETE SLAB.
- FLOOR DRAIN.

NO.	REV.	DESCRIPTION	DATE
1	SCHEMATIC SET	18.10.2017	
2	CONTRACT SET	18.10.2017	
3	PERMIT SET	18.10.2017	



2 STALL/UNIT X 21 UNITS = 42 STALLS - 1 STALL (AMU) = 43 X 75 = 32.25  
32 STALLS REQUIRED, 32 STALLS PROVIDED (28 IN GARAGE, 4 ON GRADE)

Garage - Floor Plan  
1/8" = 1'-0"

**EMPIRE RESIDENCES**  
7695 VILLAGE WAY,  
PARK CITY, UT 84000

**BWA ARCHITECTS**  
1101 EAST LANE, #200  
SALT LAKE CITY, UT 84143  
F 801.481.9201  
BWA@BWAARCHITECTS.COM

PROJECT NUMBER: 418.1701  
DRAWN BY: CHD  
CHECKED BY: CHD  
CONSTRUCTION DOCUMENTS

GARAGE PLAN  
DRAWING NUMBER: A100

Parcel Pt 320

This drawing is the property of BWA Architects, Inc. and shall not be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of BWA Architects, Inc.

Empire Residences, A101, 1/17/14

Packet Bn 330

**GROSS AREAS**

LEVEL 0	10,004 SF
LEVEL 1	12,888 SF
LEVEL 2	11,964 SF
LEVEL 3	11,964 SF
LEVEL 4	11,964 SF
LEVEL 5	10,980 SF
LEVEL 6	10,229 SF
MEZZ	1,874 SF
TOTAL	86,793 SF

**UE UNIT TOTALS**

LEVEL	# OF UNITS	AREA	UE
Level 1	3	1,847 SF	1.7
Level 2	4	1,847 SF	1.7
Level 3	4	1,847 SF	1.7
Level 4	4	1,847 SF	1.7
Level 5	3	1,848 SF	1.7
Level 6	3	1,844 SF	1.4
MEZZ		1,874 SF	1.3
GRAND TOTAL	21	43,000 SF	24.3

**ALL UNITS**

NAME	Area
Level 1	438 SF
AFFORDABLE UNIT	880 SF
UNIT 1	887 SF
UNIT 2	542 SF
UNIT 3	2,527 SF
UNIT 4	4,946 SF

Level 2	Area
UNIT A2	2,198 SF
UNIT B2	2,327 SF
UNIT C2	2,264 SF
UNIT D2	2,088 SF
UNIT E2	1,427 SF

Level 3	Area
UNIT A3	2,198 SF
UNIT B3	2,327 SF
UNIT C3	2,264 SF
UNIT D3	2,088 SF
UNIT E3	1,427 SF

**ALL UNITS**

NAME	Area
UNIT 4	2,199 SF
UNIT 5	2,327 SF
UNIT 6	2,264 SF
UNIT 7	2,088 SF
UNIT 8	1,428 SF

Level 5	Area
UNIT A5	2,199 SF
UNIT B5	2,327 SF
UNIT C5	2,264 SF
UNIT D5	2,089 SF
UNIT E5	1,428 SF

Level 6	Area
UNIT 6	2,330 SF
UNIT 7	3,234 SF
UNIT 8	1,288 SF
UNIT 9	9,375 SF
UNIT 10	50,219 SF

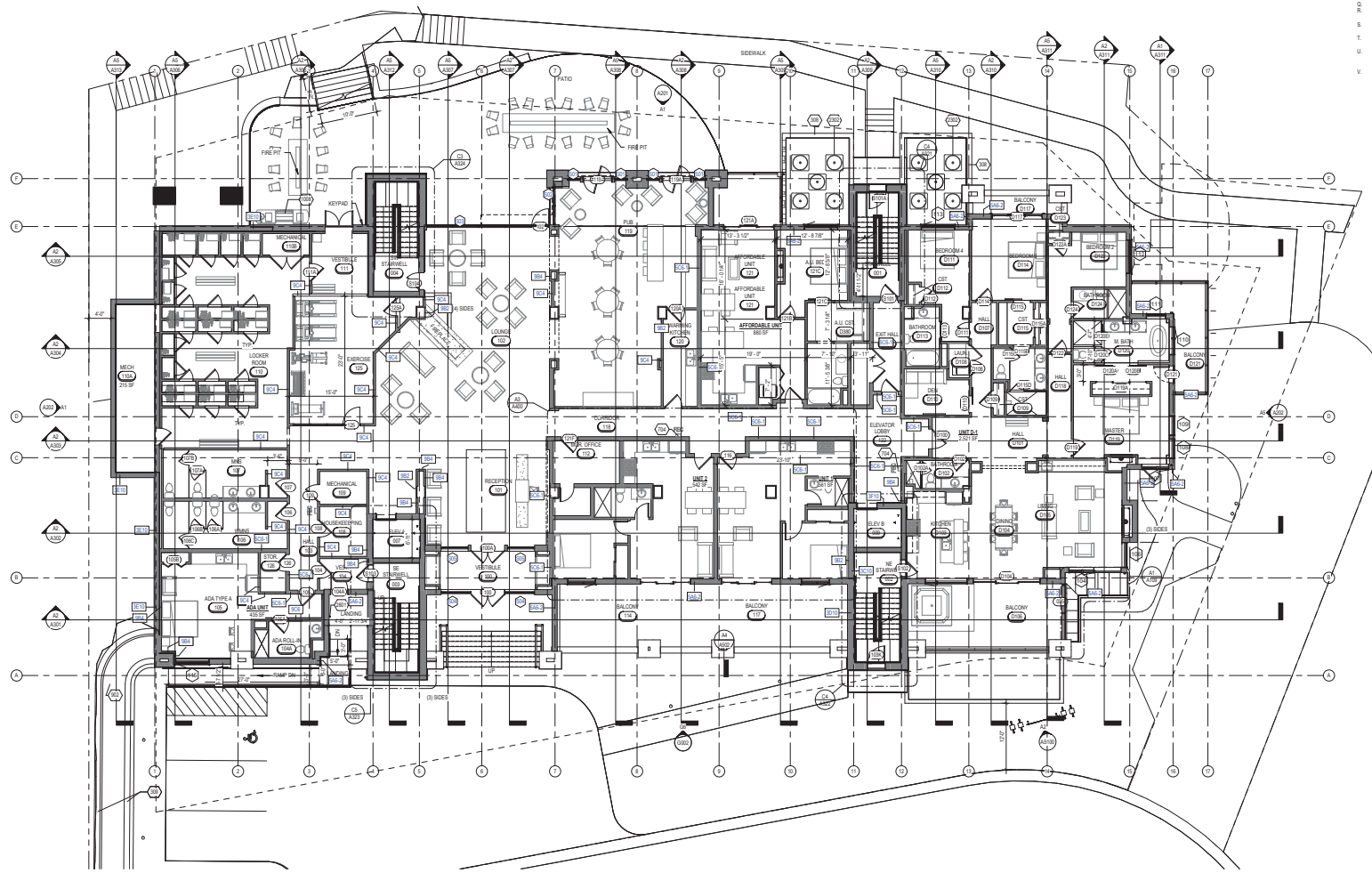
**KEY NOTES:**

- 305 PORT HILL BRUSH CHAIRS SEE PLAN AND ELEVATION
- 306 RETAINING WALL SEE CHAL FOR DESIGN HEIGHTS
- 704 FIRE EXTINGUISHER SEE DETAIL DRAWING
- 802 TRAFFIC COATING
- 1008 SDO
- 2302 UNIT CONCRETE PER MECH
- 2801 ADA ELECTRONIC DOOR ACTUATOR MOUNTING LOCATION PER ANSIB304.4.18.9

**FLOOR PLAN GENERAL NOTES:**

- SEE GENERAL CONSTRUCTION NOTES ON SHEET 000 FOR ADDITIONAL NOTES
- A. GENERAL NOTES APPLY TO ALL DRAWINGS
- B. ALL DIMENSIONS ARE TO FACE OF SUBSTRATE, FACE OF MASONRY OR CENTER LINE OF COLUMN UNLESS OTHERWISE NOTED
- C. DO NOT SCALE DRAWINGS
- D. CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFICATION OF ALL DIMENSIONS AND FIELD CONDITIONS PRIOR TO ORDERING OR INSTALLING MATERIALS OR EQUIPMENT
- E. ELECTRICAL PLANS INDICATE THE GENERAL LOCATION AND ARRANGEMENT OF PIPES, CONDUIT, RIGGING, CLIMBERS, ETC. INFORMATION DRIVEN BY SUBCONTRACTOR'S CHARACTER AND DOES NOT NECESSARILY INDICATE EVERY REQUIRED OFFSET, FITTING AND EXISTING CONDITION WHEN APPLIED. LOCATION OF THESE ITEMS MAY BE ADJUSTED CONFORMANCE WITH THE MANUFACTURER'S COMPLIANCE WITH ALL OTHER REQUIREMENTS
- F. ALL MATERIALS FOR USE IN THIS PROJECT SHALL BE NEW AND UNLESS OTHERWISE NOTED OTHERWISE
- G. ALL WALL PENETRATIONS AT RATED WALL LOCATIONS REQUIRED FOR PIPES, CONDUIT, DUCTING, ETC. SHALL BE SEALED TO STOP PASSAGE OF FIRE AND/OR SMOKE WITH FIRE STOPPING AND APPROVED SEALANT
- H. ALL ASPECTS OF THE WORK AND ITEMS NOT SPECIFICALLY MENTIONED, BUT WHICH ARE NECESSARY TO MAKE A COMPLETE WORKING INSTALLATION, SHALL BE INCLUDED AND INDICATED IN THE CONTRACTORS BID
- I. THE GENERAL CONTRACTOR AND ALL SUBCONTRACTORS ARE RESPONSIBLE FOR PROPER REMOVAL AND DISPOSAL OF ALL DEBRIS GENERATED BY CONSTRUCTION OF THIS PROJECT. THE REMOVAL AND DISPOSAL OF ALL CONSTRUCTION DEBRIS SHALL BE IN FULL COMPLIANCE WITH ALL FEDERAL, STATE, AND LOCAL REGULATIONS. THE PREMISES SHALL BE KEPT CLEAN AND FREE FROM ALL WASTE MATERIALS
- J. GENERAL CONTRACTOR SHALL PROTECT NEW CONSTRUCTION FROM DAMAGE BY ALL TRADES. ALL SUCH DAMAGE CAUSED BY THE CONTRACTOR AND SUBCONTRACTORS DURING CONSTRUCTION OF THIS PROJECT SHALL BE REPAIRED OR REPLACED AT THE CONTRACTORS EXPENSE
- K. ALL FINISH AND COUNTS SHALL BE CONCEALED WITHIN WALLS, UNDERSPREAD, ABOVE CEILING OR IN ARCHITECT'S APPROVED UTILITY SPACES IN ALL CASES UNLESS NOTED OTHERWISE IN THE DRAWINGS. EXPOSED ITEMS MUST BE LOCATED AND APPROVED BY THE ARCHITECT. EXPOSED ITEMS SHALL BE INSTALLED AND FINISHED TO PROVIDE MINIMAL VISUAL IMPACT. ALL EXPOSED ITEMS ARE TO BE PAINTED TO MATCH THE ADJACENT SURFACES UNLESS SCHEDULED FOR AN ACCENT COLOR
- L. ARCHITECTUAL FINISH FLOOR ELEVATION 10'0" SQUARE ACTUAL SITE REFERENCE OF FINISH FLOOR
- M. SEE SHEET 000 FOR WALL TYPES
- N. SEE SHEET 000 FOR DOOR AND ABLE FOR WINDOW TYPES
- P. FIRE DOORS SHALL BE INSTALLED TO CUT OFF CONCEALED DRAFT OPENINGS (BOTH VERTICAL AND HORIZONTAL) AND SHALL FORM AN EFFECTIVE BARRIER BETWEEN FLOORS, BETWEEN A TOP STORY AND A ROOF OR GATEWAY
- Q. SEE GENERAL CONSTRUCTION NOTES ON SHEET 000 FOR FIRE-RESISTING REQUIREMENTS
- R. ALL SWITCHES, OUTLETS, AND CONTROLS ON ALL FLOORS ARE TO BE LOCATED PER ADA STANDARDS
- S. DRINKING WATER IS TO BE ACCESSIBLE AS REQUIRED BY ANSI A117.1.2009 (SEE SHEETS 000, 001, 005-006)
- T. ALL EXTERIOR BALCONIES ARE TO HAVE INTUMESCENT COATING WHERE EXPOSED
- U. FIRE DEPARTMENT STAIRCASE EQUIPMENT IS NOT TO ENCRUSH INTO THE STAIR LANDING BEYOND THE RAILS EXTENDING FROM THE INSIDE CORNER OF THE REQUIRED STAIR LANDING WIDTH
- V. EXTERIOR EXHAUST VENTS TO BE LOCATED AWAY FROM ANY OPERABLE WINDOW DOORS AS PER 2012 IBC

NO.	REVISION	DATE	BY
1	ISSUE FOR PERMIT	08/14/2013	08/14/2013
2	REVISION SET	08/14/2013	08/14/2013
3	PERMIT SET	08/14/2013	08/14/2013



LEVEL 1 - FLOOR PLAN  
1/8" = 1'-0"

EMPIRE RESIDENCES  
 7695 VILLAGE WAY,  
 PARK CITY, UT 84000



PROJECT NUMBER: 416.170  
 DRAWN BY: [Signature]  
 CHECKED BY: [Signature]  
 CONSTRUCTION DOCUMENTS

LEVEL 1 - FLOOR PLAN

DRAWING NUMBER  
**A101**

1 2 3 4 5 6 7

GROSS AREAS

LEVEL	# OF UNITS	AREA	UE
LEVEL 0	10,994 SF		
LEVEL 1	10,994 SF		
LEVEL 2	10,994 SF		
LEVEL 3	10,994 SF		
LEVEL 4	10,994 SF		
LEVEL 5	10,994 SF		
MEZZ	10,994 SF		
MEZZ	10,994 SF		
TOTAL:	86,792 SF		

UE UNIT TOTALS

LEVEL	# OF UNITS	AREA	UE
LEVEL 1	3	2,527 SF	1
LEVEL 2	4	3,437 SF	1
LEVEL 3	4	3,437 SF	1
LEVEL 4	3	2,527 SF	1
LEVEL 5	3	2,527 SF	1
MEZZ	3	2,527 SF	1
GRAND TOTAL	21	48,000 SF	21

ALL UNITS

NAME	Area
LOBBY UNIT TYPE A	438 SF
APPROXIMATE UNIT	880 SF
UNIT	930 SF
UNIT	543 SF
UNIT D-1	2,527 SF
	4,968 SF

ALL UNITS

NAME	Area
UNIT #4	2,199 SF
UNIT #5A	2,357 SF
UNIT #5B	2,354 SF
UNIT #5C	2,354 SF
UNIT #5D	2,357 SF
	9,495 SF

Level 2

NAME	Area
UNIT A2	2,199 SF
UNIT B2	2,357 SF
UNIT C2	2,354 SF
UNIT D2	2,357 SF
	9,467 SF

Level 3

NAME	Area
UNIT A3	2,199 SF
UNIT B3	2,357 SF
UNIT C3	2,354 SF
UNIT D3	2,357 SF
	9,467 SF

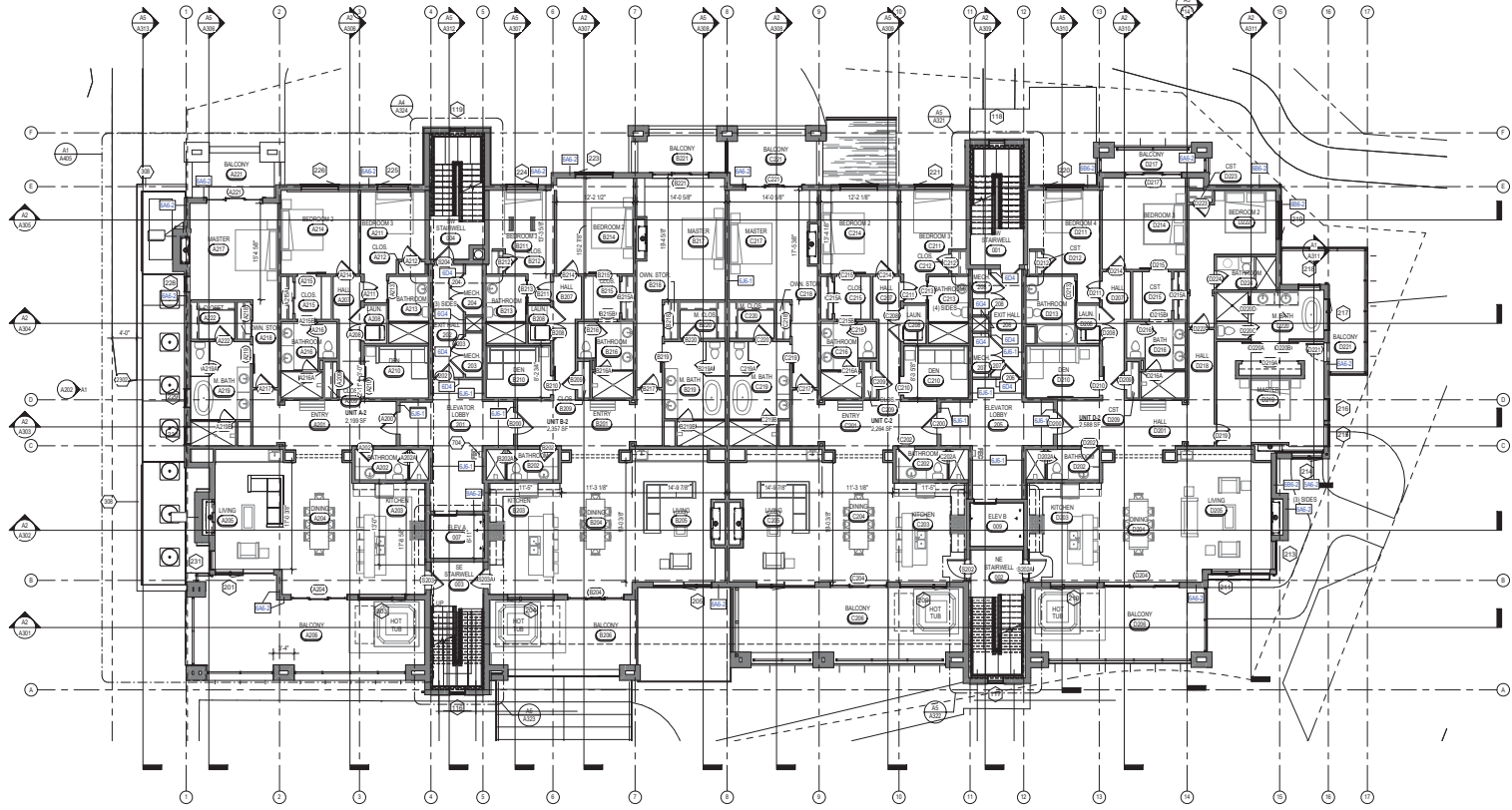
FLOOR PLAN GENERAL NOTES:

- SEE GENERAL CONSTRUCTION NOTES ON SHEET 0202 FOR ADDITIONAL NOTES.
- GENERAL NOTES APPLY TO ALL DRAWINGS.
- ALL DIMENSIONS ARE TO FACE OF SUBSTRATE. FACE OF MASONRY OR CENTER LINE OF COLUMN UNLESS OTHERWISE NOTED.
- DO NOT SCALE DRAWINGS.
- CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFICATION OF ALL DIMENSIONS AND FIELD CONDITIONS. VERIFY BEFORE START OF WORK.
- ELECTRICAL PLANS INDICATE THE GENERAL DESIGN AND ARRANGEMENT OF PIPES, CONDUIT, WIRING, EQUIPMENT, AND INFORMATION ON THE LOCATION OF THE INFORMATION ON THE DRAWINGS. CONTRACTOR DOES NOT NECESSARILY INDICATE EVERY REQUIRED OFFSET, FITTING AND EXISTING CONDITIONS WHICH APPLY. LOCATION OF WORK SHALL BE ADJUSTED TO MATCH THE INFORMATION ON THE SATISFACTORY COMPLIANCE WITH ALL OTHER REQUIREMENTS.
- ALL MATERIALS FOR USE IN THIS PROJECT SHALL BE NEW AND UNLESS OTHERWISE NOTED OTHERWISE.
- ALL WALL PENETRATIONS REQUIRED FOR PIPES, CONDUIT, DUCTING, ETC. SHALL BE SEALED TO STOP PASSAGE OF FIRE AND OR SMOKE WITH FIRE RATING AND APPROVED SEALANT.
- ALL ASPECTS OF THE WORK AND ITEMS NOT SPECIFICALLY MENTIONED, BUT WHICH ARE NECESSARY TO MAKE A COMPLETE WORKING INSTALLATION, SHALL BE INCLUDED AND INDICATED IN THE CONTRACTORS BID.
- THE GENERAL CONTRACTOR AND ALL SUBCONTRACTORS ARE RESPONSIBLE FOR PROPER REMOVAL AND DISPOSAL OF ALL DEBRIS GENERATED BY CONSTRUCTION OF THE PROJECT. THE REMOVAL AND DISPOSAL OF ALL CONSTRUCTION DEBRIS SHALL BE IN FULL COMPLIANCE WITH ALL FEDERAL, STATE, AND LOCAL REGULATIONS. THE PREMISES SHALL BE KEPT CLEAR AND FREE FROM ALL HAZARDOUS MATERIALS.
- GENERAL CONTRACTOR SHALL PROTECT NEW CONSTRUCTION FROM DAMAGE BY ALL TRADES. ALL SUCH DAMAGE CAUSED BY THE CONTRACTORS AND SUBCONTRACTORS DURING THE COURSE OF THIS WORK SHALL BE REPAIRED AND REPLACED AT THE CONTRACTORS EXPENSE.
- ALL PIPES AND CONDUITS SHALL BE CONCEALED WITHIN WALLS, UNDERGROUND ABOVE CEILING OR IN ARCHITECTS APPROVED UTILITY SPACES IN ALL CASES UNLESS NOTED OTHERWISE ON THE DRAWINGS. EXPOSED ITEMS MUST BE LOCATED IN AREAS APPROVED BY THE ARCHITECT. EXPOSED ITEMS SHALL BE INSTALLED AND FINISHED TO PROVIDE MINIMAL VISUAL IMPACT. ALL EXPOSED ITEMS AND THE PARTS TO MATCH TO MATCH THE BALANCE SURFACE UNLESS SCHEDULED FOR AN ACCENT COLOR.
- ARCHITECTURAL FINISH FLOOR ELEVATION (IF OF EQUAL ACTUAL SITE REFERENCE OF FINISH FLOOR).
- SEE SHEET #103 FOR WALL TYPES.
- SEE SHEET #104 FOR DOOR AND HINGE FOR WINDOW TYPES.
- PREBIDDING SHALL BE INSTALLED TO CUT OFF CONCEALED DRAFT OPENINGS (BOTH VERTICAL AND HORIZONTAL) AND SHALL FORM AN EFFECTIVE BARRIER BETWEEN FLOORS, BETWEEN A TOP STORY AREA AND OPEN ATTIC SPACE.
- SEE "GENERAL CONSTRUCTION NOTES" ON SHEET 0202 FOR PREBIDDING REQUIREMENTS.
- ALL UNITS, OUTLETS, AND CONTROLS ON ALL FLOORS ARE TO BE LOCATED PER OCA STANDARDS.
- SWELLING UNITS ARE TO BE ACCESSIBLE AS REQUIRED BY ANSI A117.1-2009 (SEE SHEET #106, CIVIL, 2009/08/01).
- ALL EXTERIOR BALCONIES ARE TO HAVE INTUMESCENT COATING WHERE EXPOSED STRUCTURAL ELEMENTS.
- FIRE DEPARTMENT STANDBY EQUIPMENT IS NOT TO ENCRUST INTO THE STAIR/LANDING BEYOND THE RECESS EXTENDING FROM THE INSIDE CORNER OF THE REQUIRED STAIR LANDING WIDTH.
- EXTERIOR VENTS SHALL BE LOCATED AWAY FROM ANY OPENABLE WINDOWS/DOORS AS PER 2012 IBC.

KEY NOTES:

- 794 FIRE EXTINGUISHER, SEE DETAIL DRAWING
- 262 UNIT CONDENSERS PER MECH.

NO.	REV.	DESCRIPTION	DATE
1	01/03/21	ISSUE FOR PERMITS	01/03/21
2	01/03/21	CONTRACTOR SET	01/03/21
3	01/03/21	PERMITS SET	01/03/21



LEVEL 2 - FLOOR PLAN  
18" = 1'-0"

EMPIRE RESIDENCES  
7695 VILLAGE WAY,  
PARK CITY, UT 84000

**BWA**  
ARCHITECTS  
T 801.438.9900  
F 801.438.9901  
3115 EAST LON LAKE, #600  
HOLLAAND, COLORADO 80111  
BWA@BWAARCHITECTS.COM

PROJECT NUMBER  
416.1701

DRAWN BY  
CHKD BY

CONSTRUCTION DOCUMENTS

LEVEL 2 - FLOOR PLAN

GRID NUMBER

A102

Parcel Pt. 031

1 2 3 4 5 6 7

GROSS AREAS

LEVEL 0	10,904 SF
LEVEL 1	12,988 SF
LEVEL 2	11,964 SF
LEVEL 3	11,964 SF
LEVEL 4	11,964 SF
LEVEL 5	11,964 SF
LEVEL 6	11,964 SF
MEZZ	1,234 SF
TOTAL	86,793 SF

UE UNIT TOTALS

LEVEL	# OF UNITS	AREA	UE
LEVEL 1	3	1,847 SF	F1
LEVEL 2	4	2,437 SF	F2
LEVEL 3	4	2,437 SF	F3
LEVEL 4	4	2,437 SF	F4
LEVEL 5	3	1,847 SF	F5
MEZZ	—	1,234 SF	—
GRAND TOTAL	21	48,800 SF	24.3

ALL UNITS

NAME	Area
Level 1	1,847 SF
Level 2	2,437 SF
Level 3	2,437 SF
Level 4	2,437 SF
Level 5	1,847 SF
MEZZ	1,234 SF

ALL UNITS

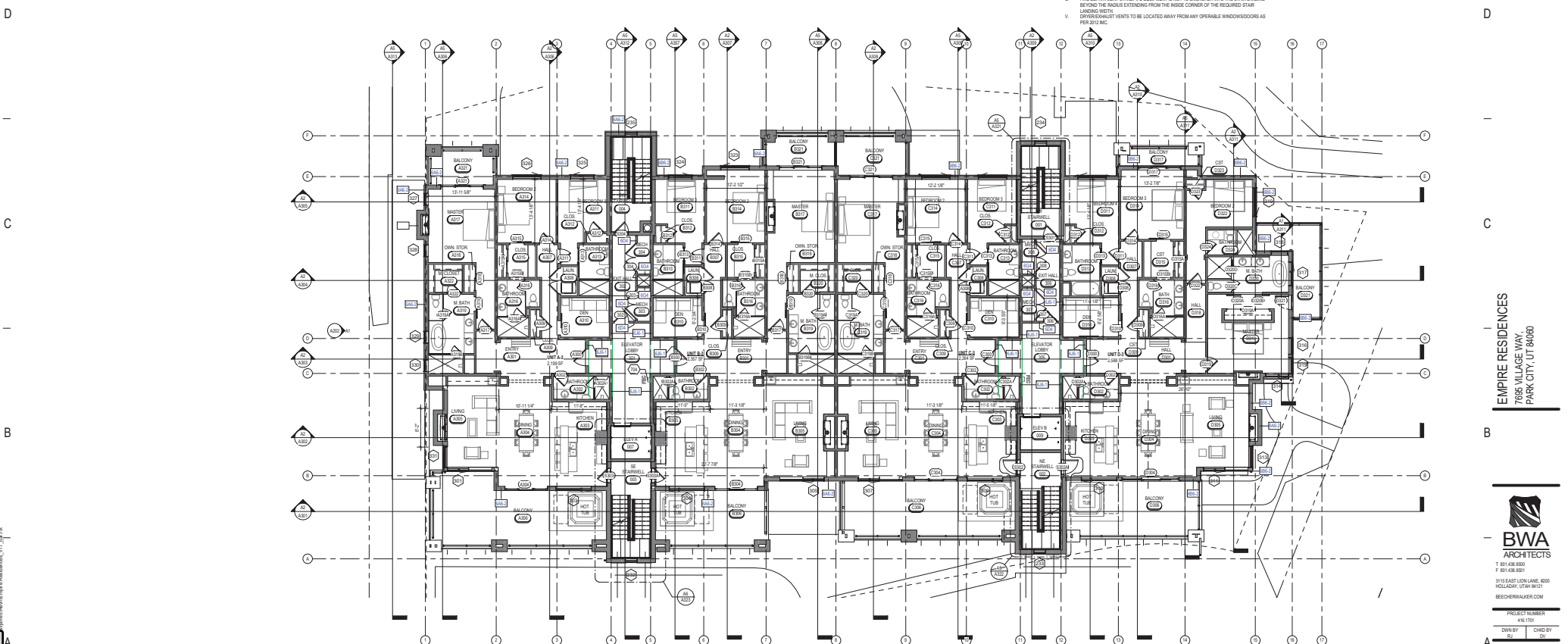
NAME	Area
Unit A	2,189 SF
Unit B	2,237 SF
Unit C	2,237 SF
Unit D	2,237 SF
Unit E	2,237 SF
Unit F	2,237 SF
Unit G	2,237 SF
Unit H	2,237 SF
Unit I	2,237 SF
Unit J	2,237 SF
Unit K	2,237 SF
Unit L	2,237 SF
Unit M	2,237 SF
Unit N	2,237 SF
Unit O	2,237 SF
Unit P	2,237 SF
Unit Q	2,237 SF
Unit R	2,237 SF
Unit S	2,237 SF
Unit T	2,237 SF
Unit U	2,237 SF
Unit V	2,237 SF
Unit W	2,237 SF
Unit X	2,237 SF
Unit Y	2,237 SF
Unit Z	2,237 SF

FLOOR PLAN GENERAL NOTES

- SEE GENERAL CONSTRUCTION NOTES ON SHEET 0200 FOR ADDITIONAL NOTES.
- GENERAL NOTES APPLY TO ALL DRAWINGS.
- ALL DIMENSIONS ARE TO FACE OF SUBSTRATE, FACE OF MASONRY OR CENTER LINE OF COLUMN UNLESS OTHERWISE NOTED.
- CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFICATION OF ALL DIMENSIONS AND FIELD CORRECTIONS.
- ELECTRICAL PLANS INDICATE THE GENERAL DESIGN AND ARRANGEMENT OF PIPES, CONDUIT, WIRING, EQUIPMENT, FITTINGS, ETC. INFORMATION SHOWN IS DIAGNOSTIC IN CHARACTER AND DOES NOT NECESSARILY INDICATE EVERY REQUIRED OFFSET, FITTING AND EXISTING CONDITION WHERE THE LOCATION OF THESE ITEMS MAY BE ADJUSTED CONDITIONALLY UPON THE SATISFACTORY COMPLIANCE WITH ALL OTHER REQUIREMENTS.
- ALL MATERIALS FOR USE IN THIS PROJECT SHALL BE NEW AND UNLESS OTHERWISE NOTED OTHERWISE.
- ALL WALL PENETRATIONS AT RATED WALL LOCATIONS REQUIRED FOR PIPES, CONDUIT, DUCTING, ETC. SHALL BE SEALED TO STOP PASSAGE OF FIRE AND/OR SMOKE WITH FIRE RATING AND APPROVED SEALANT.
- ALL ASPECTS OF THE WORK AND ITEMS NOT SPECIFICALLY MENTIONED, BUT WHICH ARE NECESSARY TO MAKE A COMPLETE WORKING INSTALLATION, SHALL BE INCLUDED AND INDICATED IN THE CONTRACTORS BID.
- THE GENERAL CONTRACTOR AND ALL SUBCONTRACTORS ARE RESPONSIBLE FOR PROPER REMOVAL AND DISPOSAL OF ALL DEBRIS GENERATED BY CONSTRUCTION OF THE PROJECT. THE REMOVAL AND DISPOSAL OF ALL CONSTRUCTION DEBRIS SHALL BE IN FULL COMPLIANCE WITH ALL FEDERAL, STATE, AND LOCAL REGULATIONS. THE PREMISES SHALL BE KEPT CLEAN AND FREE FROM ALL WASTE MATERIAL.
- GENERAL CONTRACTOR SHALL PROTECT NEW CONSTRUCTION FROM DAMAGE BY ALL TRADES. ALL SUCH DAMAGE CAUSED BY THE CONTRACTORS AND SUBCONTRACTORS DURING THE COURSE OF THIS WORK SHALL BE REPAIRED OR REPLACED AT THE CONTRACTORS EXPENSE.
- ALL PIPES AND CONDUITS SHALL BE CONCEALED WITHIN WALLS, UNDERGROUND ABOVE CEILING OR IN ARCHITECTS APPROVED UTILITY SPACES IN ALL CASES UNLESS NOTED OTHERWISE ON THE DRAWINGS. EXPOSED PIPES MUST BE LOCATED IN AREAS APPROVED BY THE ARCHITECT. EXPOSED PIPES SHALL BE INSTALLED AND FINISHED TO PROVIDE MINIMAL VISUAL IMPACT. ALL EXPOSED PIPES ARE TO BE PAINTED TO MATCH THE ADJACENT SURFACES UNLESS SCHEDULED FOR AN ACCENT COLOR.
- ARCHITECTURAL FINISH FLOOR ELEVATION (W/IF EQUALS) ACTUAL, SITE REFERENCE OF FINISH FLOOR.
- SEE SHEET 4100 FOR WALL TYPES.
- SEE SHEET 4100 FOR DOOR AND AISLERS FOR WINDOW TYPES.
- PREBUILDINGS SHALL BE INSTALLED TO FIT OFF CONCEALED DRAFT OPENINGS BOTH VERTICAL AND HORIZONTAL AND SHALL FORM AN EFFECTIVE BARRIER BETWEEN FLOORS, BETWEEN A TOP FLOOR AREA AND ROOF ATTIC SPACE.
- SEE GENERAL CONSTRUCTION NOTES ON SHEET 0200 FOR PREBUILDING REQUIREMENTS.
- ALL UNITS, OUTLETS, AND CONTROLS ON ALL FLOORS ARE TO BE LOCATED FOR ADA.
- DWELLING UNITS ARE TO BE ACCESSIBLE AS REQUIRED BY ANTI 111-2009 (SEE SHEET 4100 CIVIL, 020-0000).
- ALL EXTERIOR BALCONIES ARE TO HAVE INTUMESCENT COATING WHERE EXPOSED STRUCTURAL COULDS.
- FIRE DEPARTMENT STAIRCASE EQUIPMENT IS NOT TO ENDOUCH INTO THE STAIR LANDING BEYOND THE INSIDE EXTENDING FROM THE INSIDE CORNER OF THE REQUIRED STAIR LANDING WIDTH.
- DIFFERENTIAL VENTS TO BE LOCATED AWAY FROM ANY OPERABLE WINDOW/SOONDS AS PER 302.2 IBC.

KEY NOTES

SEE GENERAL CONSTRUCTION NOTES ON SHEET 0200 FOR ADDITIONAL NOTES.



LEVEL 3 - FLOOR PLAN  
10' = 1" = 0'

GROSS AREAS

LEVEL 0	10,604 SF
LEVEL 1	12,588 SF
LEVEL 2	11,964 SF
LEVEL 3	11,964 SF
LEVEL 4	11,964 SF
LEVEL 5	11,964 SF
LEVEL 6	12,229 SF
MEZZ	1,524 SF
TOTAL	81,793 SF

UE UNIT TOTALS

LEVEL	# OF UNITS	AREA	UE
LEVEL 1	3	1,527 SF	1
LEVEL 2	4	1,527 SF	1
LEVEL 3	4	1,527 SF	1
LEVEL 4	4	1,527 SF	1
LEVEL 5	3	1,527 SF	1
LEVEL 6	3	1,527 SF	1
MEZZ	1	1,524 SF	1
GRAND TOTAL	21	48,805 SF	21

ALL UNITS

NAME	Area
RESIDENT TYPE A	428 SF
APPROPRIABLE UNIT	886 SF
UNIT 1	287 SF
UNIT 2	540 SF
UNIT D-1	2,521 SF
UNIT D-2	1,946 SF

ALL UNITS

NAME	Area
UNIT 4	2,193 SF
UNIT 5A	2,221 SF
UNIT C-4	2,284 SF
UNIT E-4	3,828 SF
UNIT 6	1,648 SF

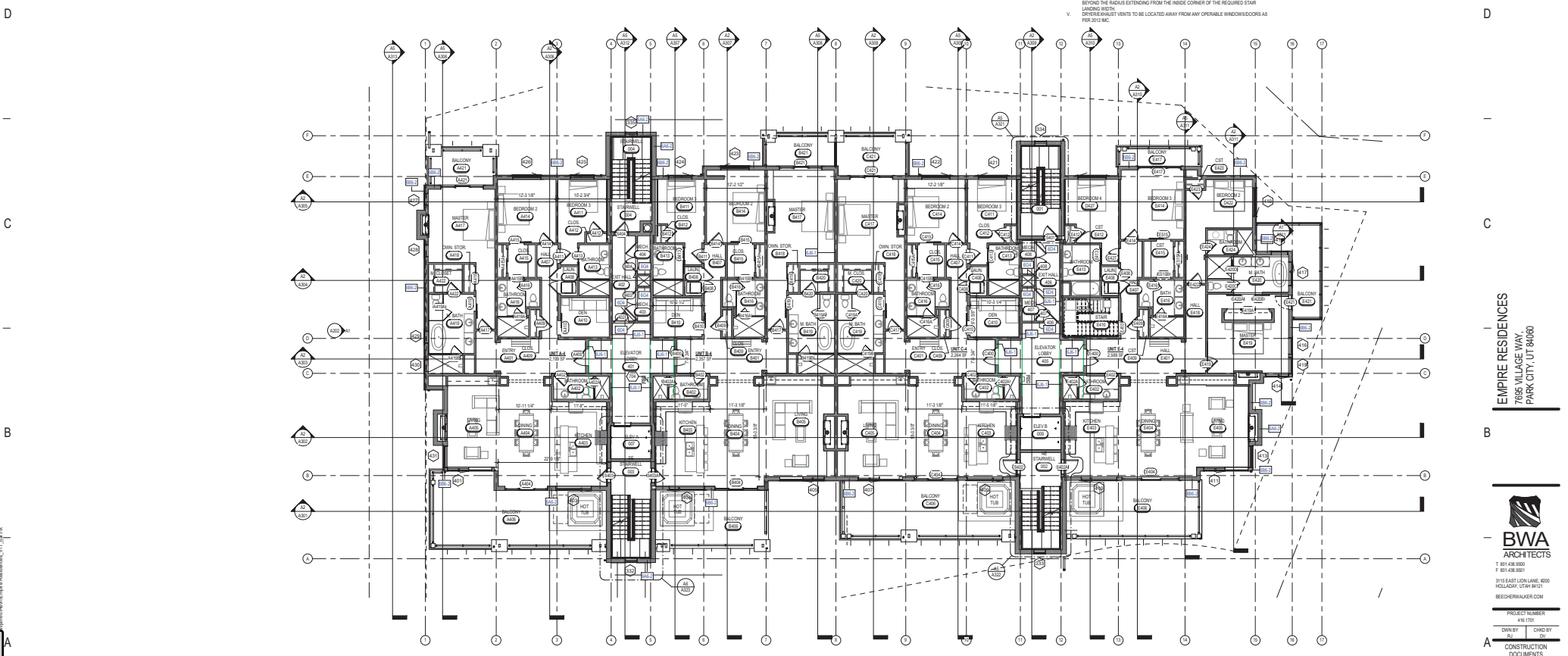
FLOOR PLAN GENERAL NOTES:

- SEE GENERAL CONSTRUCTION NOTES ON SHEET 040 FOR ADDITIONAL NOTES.
- GENERAL NOTES APPLY TO ALL DRAWINGS.
- ALL DIMENSIONS ARE TO FACE OF SUBSTRATE, FACE OF MASONRY OR CENTER LINE OF COLUMN UNLESS OTHERWISE NOTED.
- DO NOT SCALE DRAWINGS.
- CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFICATION OF ALL DIMENSIONS AND FIELD CONDITIONS PRIOR TO ORDERING OR INSTALLING MATERIALS OR EQUIPMENT.
- ELECTRICAL PLANS INDICATE THE GENERAL DESIGN AND ARRANGEMENT OF PIPES, CONDUIT, WIRING, EQUIPMENT, SYSTEMS, ETC. INFORMATION SHOWN IS CONSIDERED A GUIDE ONLY AND DOES NOT NECESSARILY INDICATE EVERY REQUIRED OFFSET, FITTING AND EXISTING CONDITION UNLESS SPECIFICALLY NOTED. LOCATION OF THESE ITEMS MAY BE ADJUSTED TO COMPLY WITH THE SATISFACTORY COMPLIANCE WITH ALL OTHER REQUIREMENTS.
- ALL MATERIALS FOR USE IN THIS PROJECT SHALL BE NEW UNLESS OTHERWISE NOTED OTHERWISE.
- ALL WALL PENETRATIONS AT RATED WALL LOCATIONS REQUIRED FOR PIPES, CONDUIT, DUCTING, ETC. SHALL BE SEALED TO STOP PASSAGE OF FIRE AND OR SMOKE WITH FIRE RESISTANT PENETRATIONS AND SHALL NOT BE SPECIFICALLY MENTIONED, BUT WHICH ARE NECESSARY TO MAKE A COMPLETE WORKING INSTALLATION SHALL BE INCLUDED AND BACKUP TO THE CONTRACTOR'S RISK.
- THE GENERAL CONTRACTOR AND ALL SUBCONTRACTORS ARE RESPONSIBLE FOR PROPER REMOVAL AND DISPOSAL OF ALL DEBRIS GENERATED BY CONSTRUCTION OF THIS PROJECT. THE REMOVAL AND DISPOSAL OF ALL CONSTRUCTION DEBRIS SHALL BE IN FULL COMPLIANCE WITH ALL FEDERAL, STATE, AND LOCAL REGULATIONS. THE PERMITS SHALL BE KEPT CLEAN AND FREE FROM ALL HAZARDOUS MATERIALS.
- GENERAL CONTRACTOR SHALL PROTECT ALL CONSTRUCTION FROM DAMAGE BY ALL TRADES. ALL SUCH DAMAGE CAUSED BY THE CONTRACTORS AND SUBCONTRACTORS DURING THE COURSE OF THE WORK SHALL BE REPAIRED OR REPLACED AT THE CONTRACTORS EXPENSE.
- ALL PIPING AND CONDUITS SHALL BE CONCEALED WITHIN WALLS, UNDERGROUND, ABOVE CEILING OR IN ARCHITECTS APPROVED UTILITY SPACES IN ALL CASES UNLESS NOTED OTHERWISE ON THE DRAWINGS. EXPOSED ITEMS MUST BE LOCATED IN AREAS APPROVED BY THE ARCHITECT. EXPOSED ITEMS SHALL BE INSTALLED AND FINISHED TO PROVIDE MINIMAL VISUAL IMPACT. ALL EXPOSED ITEMS ARE TO BE PAINTED TO MATCH THE ADJACENT SURFACES UNLESS SCHEDULED FOR AN ADJACENT COLOR.
- ARCHITECTS FINISH FLOOR ELEVATION (FF) SHALL ACTUAL SITE REFERENCE OF FRESH FLOOR.
- SEE SHEET 040 FOR WALL TYPES.
- SEE SHEET 040 FOR DOOR AND ARCH DOOR WINDOW TYPES.
- FIRESTOPPING SHALL BE INSTALLED TO CUT OFF CONCEALED DRAFT OPENINGS (BOTH VERTICAL AND HORIZONTAL) AND SHALL FORM AN EFFECTIVE BARRIER BETWEEN FLOORS, BETWEEN A TOP STORY AND A ROOF OR ATTIC SPACE.
- SEE "GENERAL CONSTRUCTION NOTES" ON SHEET 040 FOR FIRESTOPPING REQUIREMENTS.
- ALL SWITCHES, OUTLETS, AND CONTROLS ON ALL FLOORS ARE TO BE LOCATED PER ADA STANDARDS.
- DRINKING UNITS ARE TO BE ACCESSIBLE AS REQUIRED BY ANSI A117.1-2009 (SEE SHEETS 040, 050, 050-0200).
- ALL EXTERIOR BALCONIES ARE TO HAVE INTUMESCENT COATING WHERE EXPOSED.
- FIRE DEPARTMENT STANDPIPE EQUIPMENT IS NOT TO ENCRUSH INTO THE STAIR/LANDING BEYOND THE ENDS EXTENDING FROM THE INSIDE CORNER OF THE REQUIRED STAIR/LANDING WIDTH.
- DRIVER/PAVEMENT VENTS TO BE LOCATED AWAY FROM ANY OPERABLE WINDOWS/DOORS AS PER 2012 IBC.

KEY NOTES:

1. FIRE EXTINGUISHER, SEE DETAIL 0305

NO.	REV.	DESCRIPTION	DATE
1	1	ISSUED FOR PERMITS	10/10/2017
2	2	CONTRACTOR SET	10/10/2017
3	3	PERMIT SET	10/10/2017



LEVEL 4 - FLOOR PLAN  
1/8" = 1'-0"

EMPIRE RESIDENCES  
7695 VILLAGE WAY,  
PARK CITY, UT 84090

**BWA**  
ARCHITECTS  
T 801.438.9800  
F 801.438.9801  
3115 EAST LON LAKE, #200  
HOLDAWAY CENTER  
BEOCHER@BWA.COM

PROJECT NUMBER  
418.170

Drawn BY: [Signature] CHD BY: [Signature]  
CONSTRUCTION DOCUMENTS

LEVEL 4 - FLOOR PLAN

DRAWING NUMBER  
**A104**

Project No. 233

**GROSS AREAS**

LEVEL 0	10,964 SF
LEVEL 1	12,588 SF
LEVEL 2	11,964 SF
LEVEL 3	11,964 SF
LEVEL 4	11,964 SF
LEVEL 5	11,964 SF
MEZ.	1,524 SF
TOTAL	62,792 SF

**UE UNIT TOTALS**

LEVEL	# OF UNITS	AREA	UE
LEVEL 1	3	1,524 SF	1
LEVEL 2	4	1,524 SF	1
LEVEL 3	4	1,524 SF	1
LEVEL 4	4	1,524 SF	1
LEVEL 5	3	1,524 SF	1
MEZ.		1,524 SF	1
GRAND TOTAL	21	48,805 SF	24.5

**ALL UNITS**

NAME	Area
RESIDENT TYPE A	438 SF
PERFORABLE UNIT	880 SF
UNIT 1	297 SF
UNIT 2	540 SF
UNIT D-1	2,507 SF
	4,260 SF

LEVEL 2	UNIT A2	2,199 SF
	UNIT B2	2,337 SF
	UNIT C2	2,244 SF
	UNIT D2	2,199 SF
		9,979 SF

LEVEL 3	UNIT A3	2,199 SF
	UNIT B3	2,337 SF
	UNIT C3	2,244 SF
	UNIT D3	2,199 SF
		9,979 SF

**ALL UNITS**

NAME	Area
UNIT E4	2,199 SF
UNIT F4	2,337 SF
UNIT G4	2,244 SF
UNIT H4	2,199 SF
	9,979 SF

LEVEL 4	UNIT A4	2,199 SF
	UNIT B4	2,337 SF
	UNIT C4	2,244 SF
	UNIT D4	2,199 SF
		9,979 SF

LEVEL 5	UNIT A5	2,199 SF
	UNIT B5	2,337 SF
	UNIT C5	2,244 SF
	UNIT D5	2,199 SF
		9,979 SF

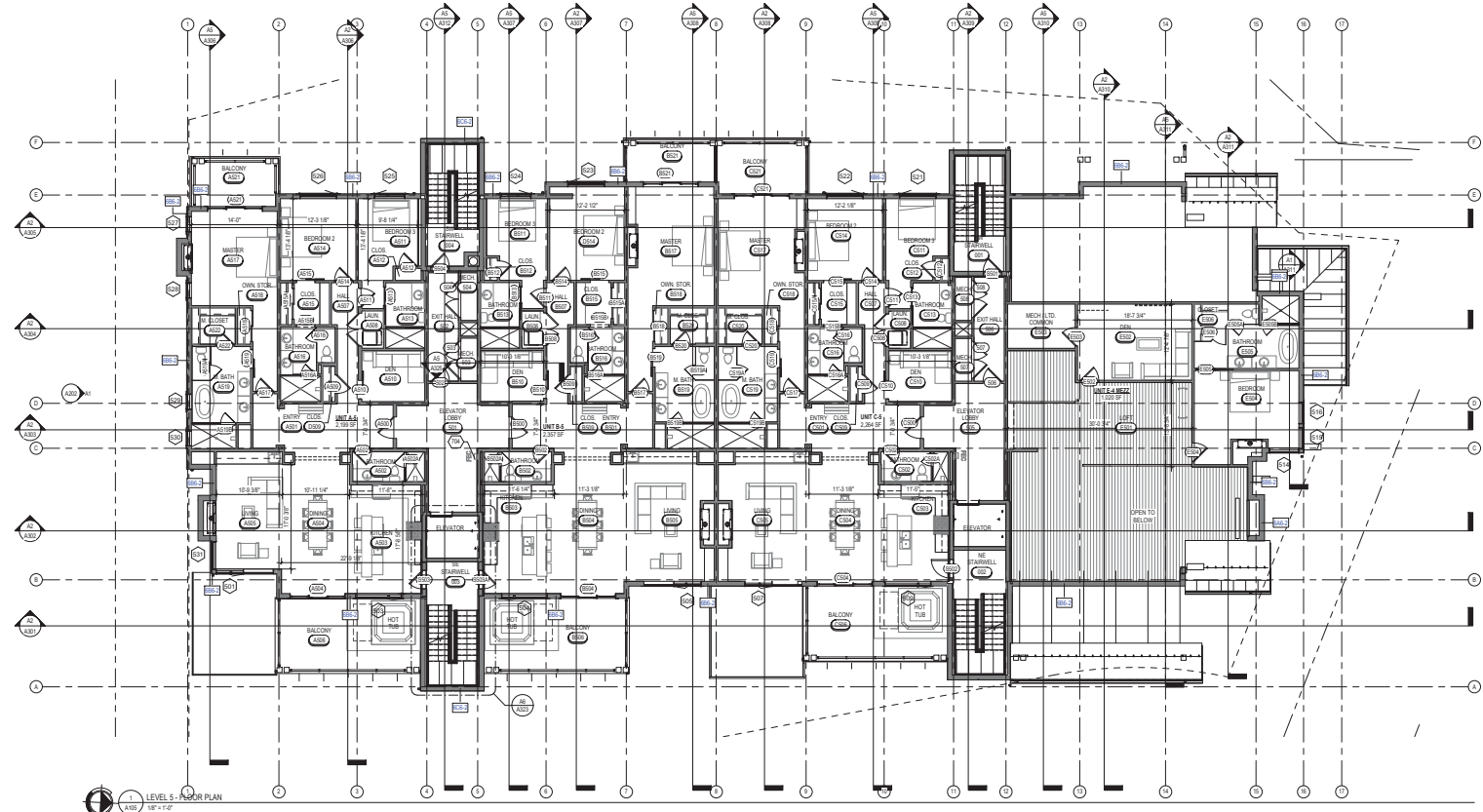
**FLOOR PLAN GENERAL NOTES:**

- 1. SEE GENERAL CONSTRUCTION NOTES OR SHEET 1000 FOR ADDITIONAL NOTES.
- 2. GENERAL NOTES APPLY TO ALL DRAWINGS.
- 3. ALL DIMENSIONS ARE TO FACE OF SUBSTRATE, FACE OF MASONRY OR CENTER LINE OF COLUMN UNLESS OTHERWISE NOTED.
- 4. DO NOT SCALE DRAWINGS.
- 5. CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFICATION OF ALL DIMENSIONS AND FIELD CORRECTING PRIOR TO OPENING OR INSTALLING TERMINALS OR EQUIPMENT.
- 6. ELECTRICAL PLANS INDICATE THE GENERAL DESIGN AND ARRANGEMENT OF PIPES, CONDUIT, WIRING, EQUIPMENT, SYSTEMS, ETC. INFORMATION SHOWN IS NOMINATIVE. CONTRACTOR AND DOES NOT NECESSARILY INDICATE EVERY REQUIRED OFFSET, FITTING AND EXISTING CONDITION UNLESS SPECIFIC LOCATION OF THESE ITEMS ARE ADJUSTED CONDITIONS UPON THE SATISFACTORY COMPLIANCE WITH ALL OTHER REQUIREMENTS.
- 7. ALL MATERIALS FOR USE IN THIS PROJECT SHALL BE NEW AND UNLESS OTHERWISE NOTED OTHERWISE.
- 8. ALL WALL PENETRATIONS (RATED) WALL LOCATIONS REQUIRED FOR PIPES, CONDUIT, DUCTING, ETC. SHALL BE SEALED TO STOP PASSAGE OF FIRE AND OR SMOKE WITH FIRE RATING AND APPROVED SEALANT.
- 9. ALL APERTURES OF THE FORM AND ITEM NOT SPECIFICALLY NOTED SHALL BE FINISH AS NECESSARY TO MAKE A COMPLETE WORKING INSTALLATION. SHALL BE INCLUDED AND INDICATED ON THE CONTRACTORS BID.
- 10. THE GENERAL CONTRACTOR AND ALL SUBCONTRACTORS ARE RESPONSIBLE FOR PROPER REMOVAL AND DISPOSAL OF ALL DEBRIS GENERATED BY CONSTRUCTION OF THE PROJECT. THE REMOVAL AND DISPOSAL OF ALL CONSTRUCTION DEBRIS SHALL BE IN FULL COMPLIANCE WITH ALL FEDERAL, STATE AND LOCAL REGULATIONS. THE PREMISES SHALL BE KEPT CLEAN AND FREE FROM ALL WASTE MATERIALS.
- 11. GENERAL CONTRACTOR SHALL PROTECT EXISTING CONSTRUCTION FROM DAMAGE BY ALL TRADES. ALL SUCH DAMAGE CAUSED BY THE CONTRACTORS AND SUBCONTRACTORS DURING THE COURSE OF THIS WORK SHALL BE REPAIRED OR REPLACED AT THE CONTRACTORS EXPENSE.
- 12. ALL PIPING AND CONDUITS SHALL BE CONCEALED WITHIN WALLS, UNDERGROUND, ABOVE CEILING OR IN ARCHITECTS APPROVED UTILITY SPACES IN ALL CASES UNLESS NOTED OTHERWISE ON THE DRAWINGS. EXPOSED ITEMS MUST BE LOCATED IN AREAS APPROVED BY THE ARCHITECT. EXPOSED ITEMS SHALL BE INSTALLED AND FINISHED TO PROVIDE MINIMAL VISUAL IMPACT. ALL EXPOSED ITEMS ARE TO BE PAINTED TO MATCH THE ADJACENT SURFACES UNLESS SPECIFIED FOR AN ACCENT COLOR.
- 13. ARCHITECTS FINISH FLOOR ELEVATION 100' 0" SHALL BE ACTUAL SITE REFERENCE OF FINISH FLOOR.
- 14. SEE SHEET 1000 FOR BUILD TYPES.
- 15. SEE SHEET 1000 FOR DOOR AND WINDOW TYPES.
- 16. FIRESTOPPING SHALL BE INSTALLED TO, OUT OF CONCEALED DRAFT OPENINGS (BOTH HORIZONTAL AND VERTICAL) AND SHALL FORM AND EFFECT THE BARRIERS BETWEEN FLOORS, BETWEEN A TOP STORY AND A ROOF OR ATTIC SPACE.
- 17. SEE GENERAL CONSTRUCTION NOTES ON SHEET 1000 FOR FIRESTOPPING REQUIREMENTS.
- 18. ALL IMPEDERS, OUTLETS, AND CONTROLS ON ALL FLOORS ARE TO BE LOCATED PER ADA STANDARDS.
- 19. DWELLING UNITS ARE TO BE ACCESSIBLE AS REQUIRED BY ANS A117.1-2009 (SEE SHEETS 1000, 1001, 1002, 1003).
- 20. ALL EXTERIOR BALCONIES ARE TO HAVE INTUMESCENT COATING WHERE EXPOSED.
- 21. FIRE DEPARTMENT STAIRWELL EQUIPMENT IS NOT TO ENCRUSH INTO THE STAIRLANDING BEYOND THE INSIDE CORNER OF THE REQUIRED TURN.
- 22. LANDING WIDTH.
- 23. DOWNCAST VENTS TO BE LOCATED AWAY FROM ANY OPERABLE WINDOW/S DOORS AS PER 2012 IBC.

**KEY NOTES:**

- 1. FIRE EXTINGUISHER, SEE DETAIL CROSS

REV.	DESCRIPTION	BY DATE	CHK DATE
1	REVISION	10/13/21	
2	REVISION	10/13/21	
3	REVISION	10/13/21	



1  
A.10  
LEVEL 5 - FLOOR PLAN  
1/8" = 1'-0"



GROSS AREAS

LEVEL 0	20,604 SF
LEVEL 1	12,586 SF
LEVEL 2	11,964 SF
LEVEL 3	11,964 SF
LEVEL 4	11,964 SF
LEVEL 5	11,964 SF
LEVEL 6	10,229 SF
MEZZ	5,294 SF
TOTAL	86,793 SF

UE UNIT TOTALS

LEVEL	# OF UNITS	AREA	UE
LEVEL 1	3	2,827 SF	F1
LEVEL 2	4	2,827 SF	F2
LEVEL 3	4	2,827 SF	F3
LEVEL 4	4	2,827 SF	F4
LEVEL 5	3	2,827 SF	F5
LEVEL 6	3	2,827 SF	F6
MEZZ	3	2,827 SF	F1
GRAND TOTAL	21	48,900 SF	243

ALL UNITS

NAME	Area
BOX UNIT TYPE A	428 SF
RESPONSIBLE UNIT	887 SF
UNIT C-1	227 SF
UNIT C-1	2,517 SF
UNIT C-2	4,946 SF

ALL UNITS

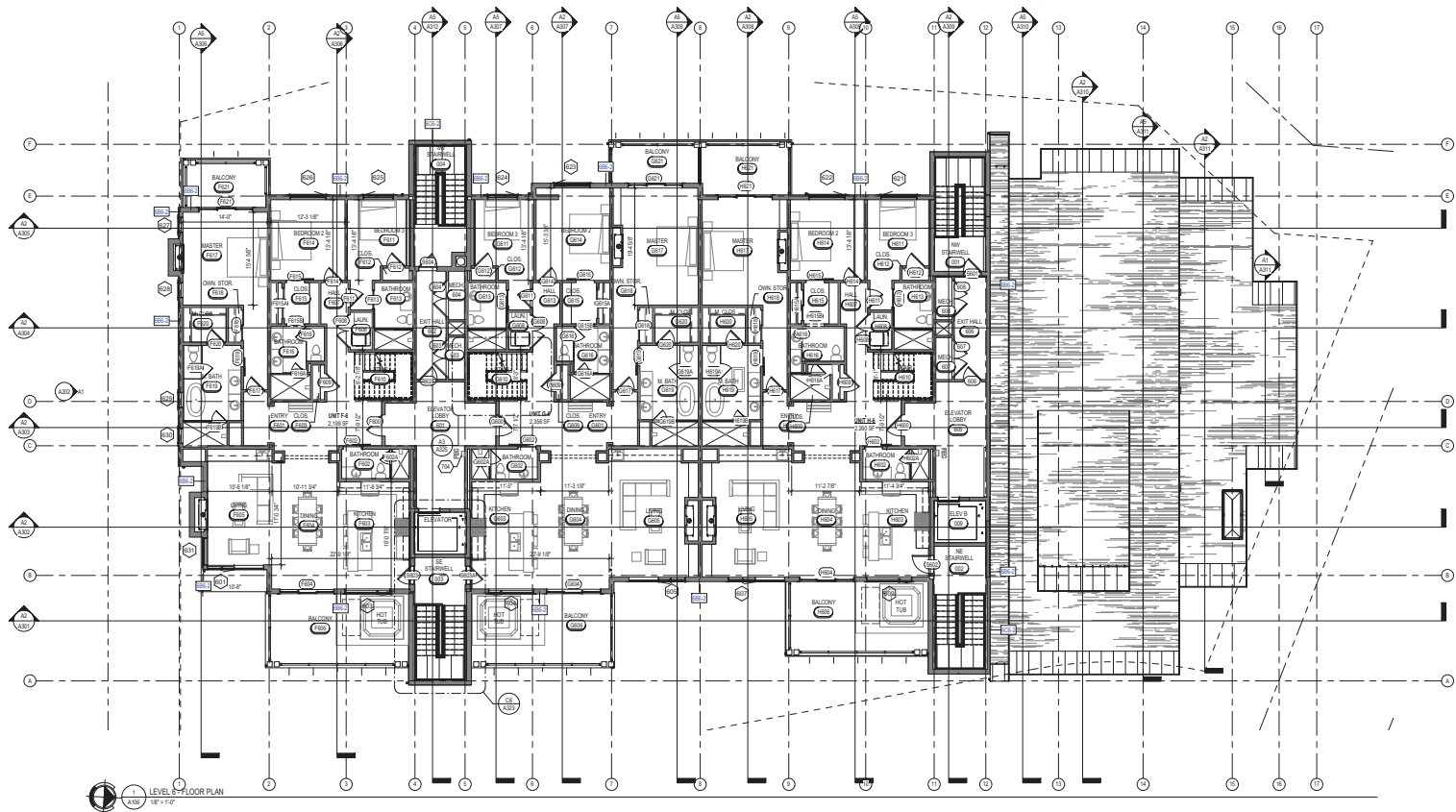
NAME	Area
UNIT A-4	2,199 SF
UNIT C-2	2,259 SF
UNIT C-4	2,254 SF
UNIT E-4	3,858 SF
UNIT E-4	14,248 SF
UNIT A-5	2,199 SF
UNIT A-5	3,325 SF
UNIT C-8	2,254 SF
UNIT C-8	8,919 SF
UNIT F-2	2,955 SF
UNIT G-6	2,224 SF
UNIT G-6	3,988 SF
UNIT G-6	9,319 SF
UNIT G-6	50,318 SF

FLOOR PLAN GENERAL NOTES:

1. SEE GENERAL CONSTRUCTION NOTES ON SHEET 0402 FOR ADDITIONAL NOTES.
2. GENERAL NOTES APPLY TO ALL DRAWINGS.
3. ALL DIMENSIONS ARE TO FACE OF SUBSTRATE, FACE OF MASONRY OR CENTER LINE OF COLUMNS UNLESS OTHERWISE NOTED.
4. DO NOT SCALE DRAWINGS.
5. CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFICATION OF ALL DIMENSIONS AND FIELD CORRECTING PRIOR TO ORDERING OR INSTALLING MATERIALS OR EQUIPMENT.
6. ELECTRICAL PLANS INDICATE THE GENERAL DESIGN AND ARRANGEMENT OF PIPES, CONDUIT, WIRING, EQUIPMENT, SYSTEMS, ETC. INFORMATION SHOWN IS CONSIDERED A GUIDE ONLY AND DOES NOT NECESSARILY INDICATE EVERY REQUIRED OFFSET, FITTING AND EXISTING CONDITIONS UNLESS SPECIFICALLY NOTED. LOCATION OF THESE ITEMS MAY VARY DEPENDING UPON THE SATISFACTORY COMPLIANCE WITH ALL OTHER REQUIREMENTS.
7. ALL MATERIALS FOR USE IN THIS PROJECT SHALL BE NEW AND UNLESS OTHERWISE NOTED OTHERWISE.
8. ALL WALL PENETRATIONS AT RATED WALL LOCATIONS REQUIRED FOR PIPES, CONDUIT, DUCTING, ETC. SHALL BE SEALED TO STOP PASSAGE OF FIRE AND/OR SMOKE WITH FIRE RATING AND APPROVED SEALANT.
9. ALL APERTURES OF THE WORK AND ITEMS NOT SPECIFICALLY MENTIONED BUT WHICH ARE NECESSARY TO MAKE A COMPLETE WORKING INSTALLATION SHALL BE INCLUDED AND INDICATED BY THE CONTRACTOR.
10. THE GENERAL CONTRACTOR AND ALL SUBCONTRACTORS ARE RESPONSIBLE FOR PROPER FIELDING AND CONTROL OF ALL ITEMS GENERATED BY CONSTRUCTION OF THE PROJECT. THE REMOVAL AND DISPOSAL OF ALL CONSTRUCTION DEBRIS SHALL BE IN FULL COMPLIANCE WITH ALL FEDERAL, STATE AND LOCAL REGULATIONS. THE REMOVAL SHALL BE KEPT CLEAN AND FREE FROM ALL WASTE MATERIALS.
11. GENERAL CONTRACTOR SHALL PROTECT ALL CONSTRUCTION FROM DAMAGE BY ALL TRADES. ALL SUCH DAMAGE CAUSED BY THE CONTRACTORS AND SUBCONTRACTORS DURING THE COURSE OF THIS WORK SHALL BE REPAIRED OR REPLACED AT THE CONTRACTORS' EXPENSE.
12. ALL PIPING AND CONDUITS SHALL BE CONCEALED WITHIN WALLS, UNDERGROUND, ABOVE CEILING OR IN ARCHITECTS APPROVED UTILITY SPACES IN ALL CASES UNLESS NOTED OTHERWISE ON THE DRAWINGS. EXPOSED ITEMS MUST BE LOCATED IN AREAS APPROVED BY THE ARCHITECT. EXPOSED ITEMS SHALL BE INSTALLED AND FINISHED TO PROVIDE MINIMAL VISUAL IMPACT. ALL EXPOSED ITEMS ARE TO BE PAINTED TO MATCH THE ADJACENT SURFACES UNLESS SCHEDULED FOR AN ACCENT COLOR.
13. ARCHITECTURAL FINISH FLOOR ELEVATION 59'-0" EQUALS ACTUAL SITE REFERENCE OF FRESH FLOOR.
14. SEE SHEET A-101 FOR WALL TYPES.
15. SEE SHEET A-102 FOR DOOR AND CASE FOR WINDOW TYPES.
16. FIREBLOCKING SHALL BE INSTALLED TO CUTOFF CONCEALED DRAFT OPENINGS (BOTH HORIZONTAL AND VERTICAL) AND SHALL COVER ANY GAPS BETWEEN FLOORS, BETWEEN A TOP STORY AND A ROOF OR ATTIC SPACE.
17. SEE "GENERAL CONSTRUCTION NOTES" ON SHEET 0402 FOR FIREBLOCKING REQUIREMENTS.
18. ALL SWITCHES, OUTLETS, AND CONTROLS ON ALL FLOORS ARE TO BE LOCATED PER ADA STANDARDS.
19. DWELLING UNITS ARE TO BE ACCESSIBLE AS REQUIRED BY ANS I117-2009 (SEE SHEETS C-101, C-100, C-100).
20. ALL EXTERIOR BALCONIES ARE TO HAVE INTUMESCENT COATINGS WHERE EXPOSED STRUCTURE OCCURS.
21. FIRE DEPARTMENT STAIRWELL EQUIPMENT IS NOT TO ENCRUST INTO THE STAIR LANDING BEYOND THE ENGINE EXTENDING FROM THE INSIDE CORNER OF THE REQUIRED STAIR LANDING WIDTH.
22. OPERABLE VENTS TO BE LOCATED AWAY FROM ANY OPERABLE WINDOWS/DOORS AS PER 2012 IBC.

KEY NOTES:

1. FIRE EXTINGUISHER, SEE DETAIL C-1003



LEVEL 6 - FLOOR PLAN  
1" = 1'-0"

NO.	REV.	DESCRIPTION	DATE
1		ISSUE FOR PERMIT	10/13/2017
2		CONTRACTOR SET	10/13/2017
3		PERMIT SET	10/13/2017

EMPIRE RESIDENCES  
7695 VILLAGE WAY,  
PARK CITY, UT 84090



PROJECT NUMBER  
493-1701  
DRAWN BY: CHD  
CHECKED BY: CHD

LEVEL 6 - FLOOR PLAN

GROUND NUMBER  
A106

Parcel Pt 035

**GROSS AREAS**

LEVEL 0	10,904 SF
LEVEL 1	12,988 SF
LEVEL 2	11,964 SF
LEVEL 3	11,964 SF
LEVEL 4	11,964 SF
LEVEL 5	11,964 SF
LEVEL 6	10,229 SF
MEZZ	3,574 SF
TOTAL:	86,793 SF

**UE UNIT TOTALS**

LEVEL	# OF UNITS	AREA	UE
LEVEL 1	3	1,847 SF	F1
LEVEL 2	4	1,847 SF	F2
LEVEL 3	4	1,847 SF	F3
LEVEL 4	4	1,847 SF	F4
LEVEL 5	3	1,847 SF	F5
LEVEL 6	3	1,847 SF	F6
MEZZ	3	3,574 SF	F7
GRAND TOTAL	21	48,800 SF	243

**ALL UNITS**

NAME	Area
------	------

**Level 1**

FOULVENT TYPE A	438 SF
APPROXIMATE UNIT	880 SF
UNIT F	287 SF
UNIT G	542 SF
UNIT D-1	2,521 SF
	4,388 SF

**Level 2**

UNIT A2	2,199 SF
UNIT B2	2,327 SF
UNIT C2	2,284 SF
UNIT D2	2,284 SF
	9,494 SF

**Level 3**

UNIT A3	2,199 SF
UNIT B3	2,327 SF
UNIT C3	2,284 SF
UNIT D3	2,284 SF
	9,494 SF

**ALL UNITS**

NAME	Area
------	------

**Level 4**

UNIT E4	2,199 SF
UNIT F4	2,327 SF
UNIT C4	2,284 SF
UNIT E4	3,888 SF
	10,698 SF

**Level 5**

UNIT A5	2,199 SF
UNIT B5	2,327 SF
UNIT C5	2,284 SF
	6,810 SF

**Level 6**

UNIT F6	2,327 SF
UNIT G6	3,234 SF
UNIT H6	3,638 SF
	9,199 SF

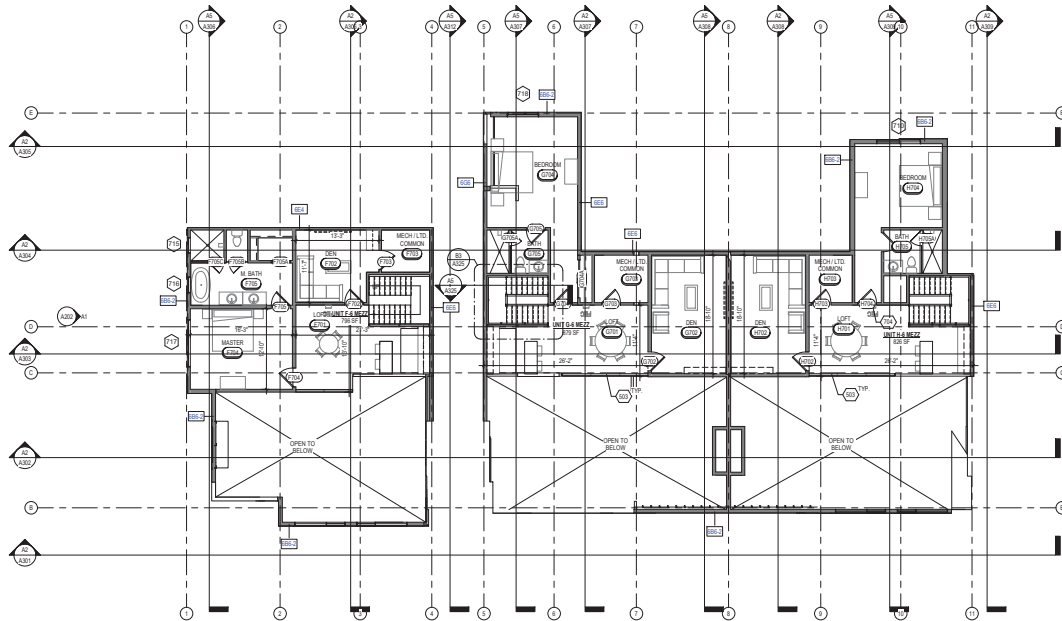
**FLOOR PLAN GENERAL NOTES:**

- SEE GENERAL CONSTRUCTION NOTES ON SHEET 1800 FOR ADDITIONAL NOTES.
- GENERAL NOTES APPLY TO ALL DRAWINGS.
- ALL TRANSOMS ARE TO FACE OF SUBSTRATE, FACE OF MASONRY OR CENTER LINE OF COLUMNS UNLESS OTHERWISE NOTED.
- DO NOT SCALE DRAWINGS.
- CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFICATION OF ALL DIMENSIONS AND FIELD CONDITIONS PRIOR TO ORDERING OR INSTALLING MATERIALS OR EQUIPMENT.
- ELECTRICAL PLANS INDICATE THE GENERAL DESIGN AND ARRANGEMENT OF PIPES, CONDUIT, WIRING, EQUIPMENT, SYSTEMS, ETC. INFORMATION SHOWN IS CONSIDERED AN INDICATOR AND DOES NOT NECESSARILY INDICATE EVERY REQUIRED OFFSET, FITTING AND EXISTING CONDITION UNLESS A SPECIFIC LOCATION OF THESE ITEMS MAY BE INDICATED OTHERWISE. UPON THE SATISFACTORY COMPLIANCE WITH ALL OTHER REQUIREMENTS.
- ALL MATERIALS FOR USE IN THIS PROJECT SHALL BE NEW AND UNLESS OTHERWISE NOTED OTHERWISE.
- ALL WALL PENETRATIONS AT RATED WALL LOCATIONS REQUIRED FOR PIPES, CONDUIT, DUCTING, ETC. SHALL BE SEALED TO STOP PASSAGE OF FIRE AND SMOKE WITH FIRE RATING AND APPROVED SEALANT.
- ALL ASPECTS OF THE WORK AND ITEMS NOT SPECIFICALLY MENTIONED, BUT WHICH ARE NECESSARY TO MAKE A COMPLETE WORKING INSTALLATION, SHALL BE INCLUDED AND BACKLASH TO THE CONTRACTOR'S RISK.
- THE GENERAL CONTRACTOR AND ALL SUBCONTRACTORS ARE RESPONSIBLE FOR PROPER REMOVAL AND DISPOSAL OF ALL DEBRIS GENERATED BY CONSTRUCTION OF THIS PROJECT WITH ALL FEDERAL, STATE, AND LOCAL REGULATIONS. THE PERMITS SHALL BE KEPT CLEAR AND FREE FROM ALL WASTE MATERIALS.
- GENERAL CONTRACTOR SHALL PROTECT EXISTING CONSTRUCTION FROM DAMAGE BY ALL TRADES. ALL SUCH DAMAGE CAUSED BY THE CONTRACTORS AND SUBCONTRACTORS DURING THE COURSE OF THE WORK SHALL BE REPAIRED OR REPLACED AT THE CONTRACTOR'S EXPENSE.
- ALL PIPING AND CONDUITS SHALL BE CONCEALED WITHIN WALLS, UNDERGROUND, ABOVE CEILING OR IN ARCHITECTS APPROVED UTILITY SPACES IN ALL CASES UNLESS NOTED OTHERWISE ON THE DRAWINGS. EXPOSED ITEMS MUST BE LOCATED IN AREAS APPROVED BY THE ARCHITECT. EXPOSED ITEMS SHALL BE INSTALLED AND FINISHED TO PROVIDE MINIMAL VISUAL IMPACT. ALL EXPOSED ITEMS ARE TO BE PAINTED TO MATCH THE ADJACENT SURFACES UNLESS SCHEDULED FOR AN ACCENT COLOR.
- ARCHITECTURAL FINISH FLOOR ELEVATION SHOWN SHALL BE ACTUAL SITE REFERENCE OF FINISH FLOOR.
- SEE SHEET 1800 FOR WALL TYPES.
- SEE SHEET 1800 FOR DOOR AND WINDOW TYPES.
- FIRESTOPPING SHALL BE INSTALLED TO CUT OFF CONCEALED DRAFT OPENINGS (BOTH VERTICAL AND HORIZONTAL) AND SHALL FORM AN EFFECTIVE BARRIER BETWEEN FLOORS, BETWEEN A TOP STORY AND A ROOF OR ATTIC SPACE.
- SEE "GENERAL CONSTRUCTION NOTES" ON SHEET 1800 FOR FIRESTOPPING REQUIREMENTS.
- ALL WIPEDOWN OUTLETS, AND CONTROLS ON ALL FLOORS ARE TO BE LOCATED PER ADA STANDARDS.
- DWELLING UNITS ARE TO BE ACCESSIBLE AS REQUIRED BY ANSI A111.1-2008 (SEE SHEETS 1800, 1801, 1802, 1803).
- ALL EXTERIOR BALCONIES ARE TO HAVE INTUMESCENT COATING WHERE EXPOSED STRUCTURE OCCURS.
- THE FIRE DEPARTMENT'S EQUIPMENT IS NOT TO ENCRUST INTO THE STAIRLANDING BEYOND THE ENDS EXTENDING FROM THE INSIDE CORNER OF THE REQUIRED STAIR LANDING WIDTH.
- DRIVER/EVAPORANT VENTS TO BE LOCATED AWAY FROM ANY OPERABLE WINDOWS/DOORS AS PER 2010 IBC.

**KEY NOTES:**

181 REIN. GENERAL  
704 FIRE EXTINGUISHER, SEE DETAIL DRAWING

NO.	REV.	DESCRIPTION	BY	DATE
1	1	ISSUE FOR PERMITS	BA	10/20/17
2	1	CONTRACTOR SET	BA	10/20/17
3	1	PERMIT SET	BA	10/20/17



MEZZANINE - FLOOR PLAN  
1/8" = 1'-0"

EMPIRE RESIDENCES  
7695 VILLAGE WAY,  
PARK CITY, UT 84080



**BWA**  
ARCHITECTS  
T 801 488 9888  
F 801 488 9801

3115 EAST LONLAKE, #600  
HOLLAND, OHIO 43021  
BEO@BWAARCH.COM

PROJECT NUMBER  
481 1701

DRAWN BY: CHD  
BY: CHD

CONSTRUCTION DOCUMENTS

MEZZANINE PLAN

DRAWING NUMBER

A107

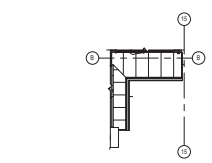
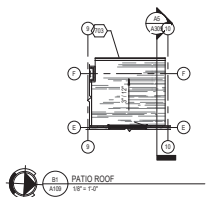
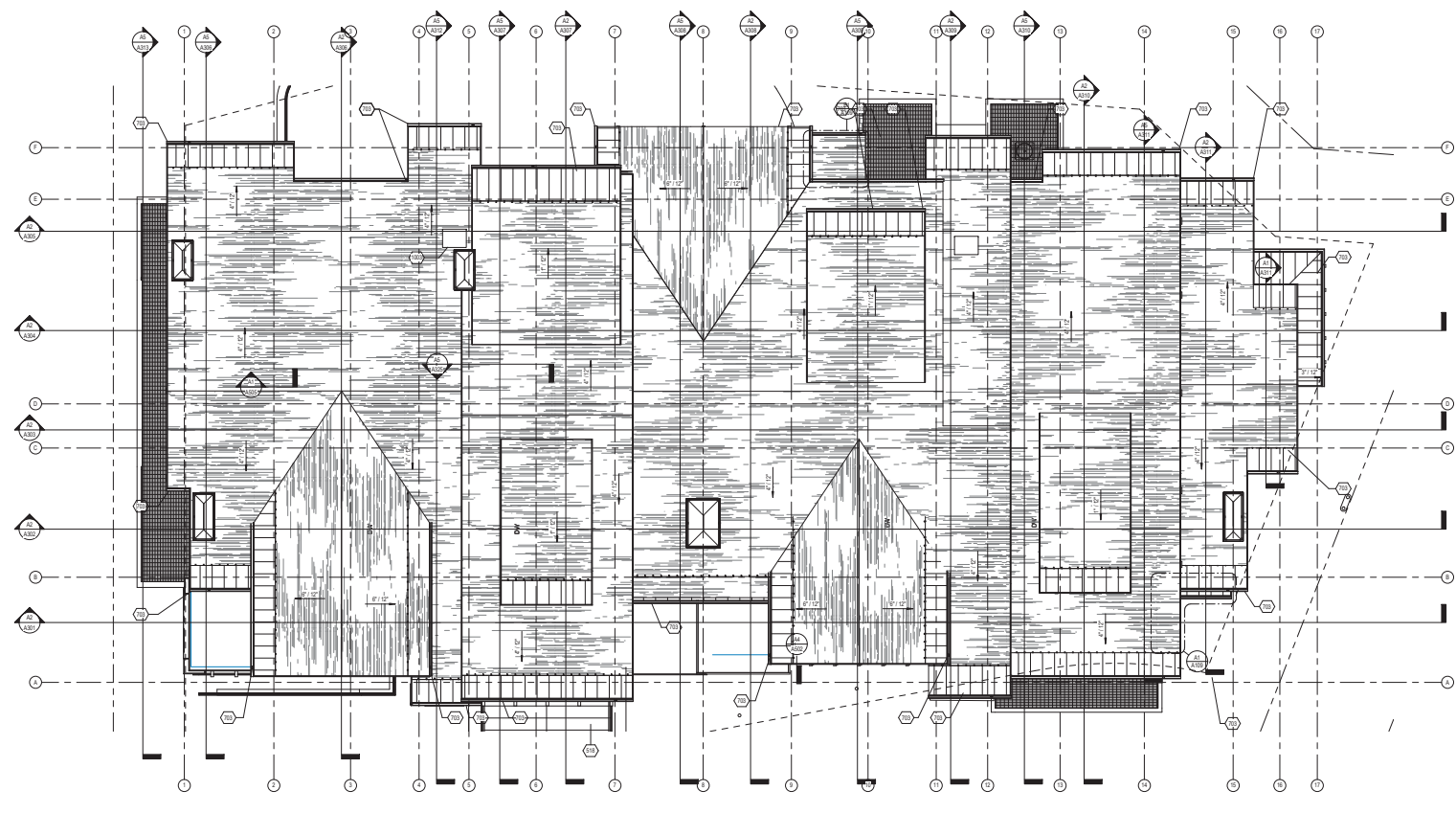
No part of this drawing shall be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of the architect.

No part of this drawing shall be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of the architect.

Packet No 337

**KEY NOTES:**  
 91 PORT CONCRETE ROOF (SEE STRUCTURAL DRAWINGS FOR METAL FRAMING TO BE  
 CONTRACTED OUT OF METAL AND WOOD STRUCTURE  
 793 PREFINISHED METAL HANGOUTER LOOKUPPOINT  
 1003 ROOF HATCH

REV.	DATE	DESCRIPTION
1	04/20/17	ISSUE FOR PERMIT
2	04/20/17	ISSUE FOR PERMIT
3	04/20/17	ISSUE FOR PERMIT



EMPIRE RESIDENCES  
 7695 VILLAGE WAY,  
 PARK CITY, UT 84000

**BWA**  
 ARCHITECTS  
 T 801-638-9200  
 F 801-638-9201  
 311 EAST LARK LANE, #200  
 HOLLAND, OHIO 43041  
 BWA@BWAARCH.COM

PROJECT NUMBER  
 418.1701  
 DRAWN BY: [ ] CHD BY: [ ]  
 CONSTRUCTION DOCUMENTS

ROOF PLAN

DRAWING NUMBER  
**A109**

# ELEVATIONS



Parcel Pt 238

No portion of this document may be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of the copyright owner.

Empire Residences, A202, 7/27/18

Parcel Br 230

1 | | 2 | | 3 | | 4 | | 5 | | 6 | | 7

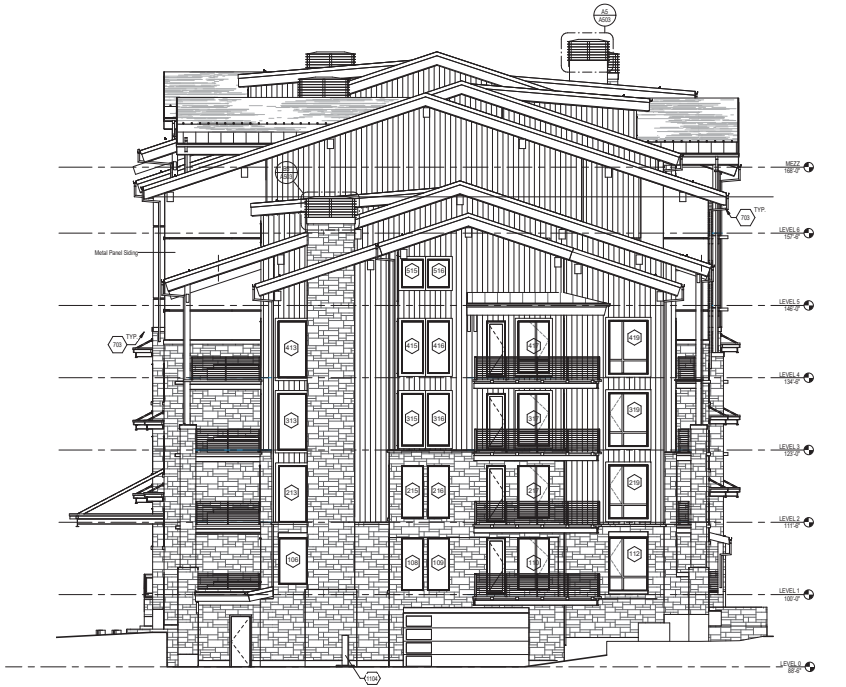
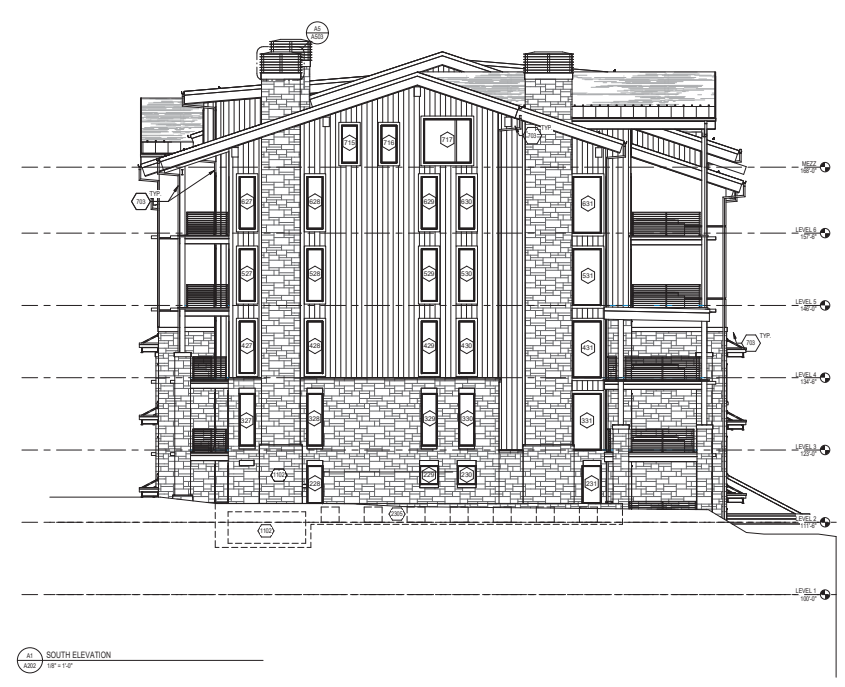
**EXTERIOR MATERIAL LEGEND**

	30-YEAR ARCH ASPHALT SHINGLES
	STANDING SEAM METAL ROOF-COPPER
	MANUF. STONE
	METAL PANEL
	BOARD ON BOARD SIDING

REV.	DESCRIPTION	DATE
1	ISSUED FOR PERMIT	04/10/17
2	CONTRACT SET	05/10/17
3	PERMIT SET	08/02/17

**KEY NOTES:**

- 703 PREFINISHED METAL RAINGUTTER & DOWNSPUT
- 1102 BACKUP INSULATION: REFER TO MECHANICAL
- 1904 REMOTE KEY-FREED ACCESS
- 2305 UNDERGROUND CONDENSERS



**EMPIRE RESIDENCES**  
 7695 VILLAGE WAY,  
 PARK CITY, UT 84090

**BWA**  
 ARCHITECTS  
 T 801-633-0300  
 F 801-633-9901  
 3115 EAST LONLAKE, #200  
 HOLLAND, OHIO 43041  
 BWA@BWAARCH.COM

PROJECT NUMBER  
 491170  
 DRAWN BY  
 CONSTRUCTION DOCUMENTS

NORTH & SOUTH ELEVATION

DRAWING NUMBER  
**A202**

1 | | 2 | | 3 | | 4 | | 5 | | 6 | | 7

No. 10000, a member of the Architectural and Construction Services Group of The McGraw-Hill Companies, Inc. is the sole proprietor of the architectural and construction services provided herein. The McGraw-Hill Companies, Inc. is not responsible for the accuracy or completeness of the information contained herein. © 2017 The McGraw-Hill Companies, Inc.

Copyright © 2017 by Empire Residences, LLC, 1717 1/2 St. W.



3 NORTH ELEVATION (COLOR)  
 3/27" = 1'-0"



4 EAST ELEVATION (COLOR)  
 3/27" = 1'-0"



5 SOUTH ELEVATION (COLOR)  
 3/27" = 1'-0"



6 WEST ELEVATION (COLOR)  
 3/27" = 1'-0"

**EXTERIOR MATERIAL LEGEND**

	ASPHALT SHINGLES
	CEDAR SIDING
	CONCRETE
	CONCRETE - STRUCTURAL
	STANDING BEAM METAL ROOF
	STONE VENEER

- KEYNOTES**
- 402 FULL THICKNESS STONE WINDOW SILL
  - 403 IMPREG. STONE COLUMN
  - 501 CHIMNEY CAP
  - 503 METAL GROUND/SILL
  - 513 1/2" METAL HEADER
  - 514 1/2" METAL FINISHING
  - 518 1/2" METAL COLUMNS
  - 517 1/2" METAL PAGES
  - 504 WOOD ROOF T&B, SEE STRUCTURAL
  - 703 PREFINISHED METAL RANGUTTER DOWNPOUT
  - 702 SMC TYPE BRONZ KALCOZ
  - 1005 MONUMENT SIGN
  - 1006 FIRE PIT
  - 1007 REINFORC. CARKEY ACCESS
  - 2300 CONDENSER SCREEN WALL

REV.	DESCRIPTION	REV. DATE
1	SUBMITTAL SET	04.10.2017
2	CONSTRUCTION SET	06.05.2017
3	PERMIT SET	06.05.2017

**EMPIRE RESIDENCES**  
 7695 VILLAGE WAY,  
 PARK CITY, UT 84090

**BWA**  
 ARCHITECTS  
 T 801-438-9300  
 F 801-438-9301  
 3115 EAST LONLAKE, #200  
 HOUSTON, TEXAS 77057  
 BECHERPFAENDER.COM

PROJECT NUMBER  
 495.1701  
 DRAWN BY  
 CHD BY

CONSTRUCTION DOCUMENTS

COLORED ELEVATIONS

DRAWING NUMBER  
**A910**



SURVEYOR'S CERTIFICATE

I, Charles Galati, certify that I am a Professional Land Surveyor and that I hold Certificate No. 724889, as prescribed by the laws of the State of Utah. I further certify that under my direct supervision a survey has been performed on the herein described property and to the best of my knowledge this plat is a correct representation of said survey.

EXHIBIT D

BOUNDARY DESCRIPTION

PARCEL A

A parcel of land located in the South half of Section 21, Township 2 South, Range 4 East, Salt Lake Base and Meridian.

Beginning at a point that is North 88°09'24" East 428.45 feet coincident with the section line and North 173.03 feet from a 3-1/4" diameter cap on an aluminum pipe at the north quarter corner of Section 28, Township 2 South, Range 4 East, Salt Lake Base and Meridian; and running thence South 48°58'47" West 120.58 feet to a point on a non tangent curve to the right having a radius of 725.00 feet, of which the radius point bears North 58°06'17" East, said point being on the easterly boundary of Marsac Avenue Right of Way, recorded June 28, 2002, as Entry No. 623451, in the Office of the Recorder, Summit County, Utah; thence coincident with Marsac Avenue Right of Way the following four (4) courses: 1) northerly along the arc of said curve 306.94 feet through a central angle of 24°15'25" to a point of reverse curve to the left having a radius of 175.00 feet, of which the radius point bears South 82°21'42" West; thence 2) northerly along the arc of said curve through a central angle of 95°01'25"; thence 3) South 77°20'18" West 65.40 feet to a point on a curve to the left having a radius of 625.00 feet, of which the radius point bears South 12°39'42" East; thence 4) along the arc of said curve 96.98 feet through a central angle of 08°53'26" to a point on the northerly boundary of the Marsac Mining Claim, recorded survey number S-6414, in the Office of the Recorder, Summit County, Utah; thence coincident with said boundary North 55°00'00" West 276.95 feet; thence North 58°34'49" East 475.97 feet; thence South 85°02'20" East 239.60 feet; thence South 22°25'58" East 215.67 feet; thence South 23°48'28" East 358.05 feet; thence South 21°40'14" West 199.66 feet to the point of beginning.

PARCEL B

A parcel of land located in the northeast quarter of Section 28 and the southeast quarter of Section 21, Township 2 South, Range 4 East, Salt Lake Base and Meridian.

Beginning at a point that is North 88°09'24" East 390.39 feet coincident with the section line and South 118.26 feet from a 3-1/4" diameter cap on an aluminum pipe at the north quarter corner of Section 28, Township 2 South, Range 4 East, Salt Lake Base and Meridian, said point being at the intersection of Village Way, The Village At Empire Pass, Phase 1, recorded November 24, 2004, as Entry No. 718034 in the Office of the Recorder, Summit County, Utah, and Marsac Avenue Right of Way, recorded June 28, 2002, as Entry No. 623451 in the Office of the Recorder, Summit County, Utah, said point also being on a curve to the right having a radius of 15.00 feet, of which the radius point bears North 38°57'06" West; and running thence coincident with Village Way, the following five (5) courses: 1) westerly along the arc of said curve 16.07 feet through a central angle of 61°23'47" to a point of compound curve to the right having a radius of 62.50 feet, of which the radius point bears North 22°26'41" East; thence 2) northerly along the arc of said curve 38.43 feet through a central angle of 30°13'44"; thence 3) North 32°09'35" West 148.50 feet to a point on a curve to the left having a radius of 52.50 feet, of which the radius point bears South 57°40'25" West; thence 4) along the arc of said curve 145.36 feet through a central angle of 158°38'08"; thence 5) South 10°57'43" East 159.62 feet to the northerly boundary of Lot 8, The Village At Empire Pass, Phase 1; thence coincident with said Lot 8 South 89°36'28" West 151.81 feet; thence North 15°22'27" West 77.03 feet; thence North 03°28'20" West 178.84 feet; thence North 86°16'45" West 49.39 feet, said point being on the easterly boundary of The Village At Empire Pass West Side, recorded August 12, 2005, as Entry No. 746744 in the Office of the Summit County Recorder; and running thence coincident with said easterly boundary the following four (4) courses: 1) North 05°31'11" West 17.15 feet to a point on a curve to the right having a radius of 300.00 feet, of which the radius point bears North 84°26'49" East; thence 2) along the arc of said curve 20.22 feet through a central angle of 03°51'42" to a point of compound curve to the right having a radius of 150.00 feet, of which the radius point bears North 88°18'30" East; thence 3) northerly along the arc of said curve 75.83 feet through a central angle of 28°57'57"; thence 4) North 27°16'27" East 56.07 feet to a point on the southerly boundary of Lot 61, Marsac Mining Claim, recorded survey number S-6414 in the Office of the Summit County Recorder; thence coincident with said boundary the following five (5) courses: 1) South 88°00'00" East 113.41 feet; thence 2) North 11°45'46" East 1.93 feet; thence 3) South 64°00'00" East 25.34 feet; thence 4) North 35°00'00" East 79.48 feet; thence 5) North 55°00'00" West 325.43 feet to a point on a non tangent curve to the right having a radius of 575.00 feet, of which the radius point bears South 18°11'39" East, said point being on Marsac Avenue Right of Way; thence coincident with Marsac Avenue Right of Way the following five (5) courses: 1) easterly along the arc of said curve 55.52 feet through a central angle of 65°31'57"; thence 2) North 77°20'18" East 65.40 feet to a point on a curve to the right having a radius of 125.00 feet, of which the radius point bears South 12°39'42" East; thence 3) along the arc of said curve 207.31 feet through a central angle of 95°01'25" to a point of reverse curve to the left having a radius of 775.00 feet, of which the radius point bears North 82°21'42" East; thence 4) southerly along the arc of said curve 352.06 feet through a central angle of 26°01'39" to a point of reverse curve to the right having a radius of 725.00 feet, of which the radius point bears South 56°20'03" West; thence 5) southeasterly along the arc of said curve 186.58 feet through a central angle of 14°44'43" to the point of beginning.

OWNER'S DEDICATION AND CONSENT TO RECORD

KNOW ALL MEN BY THESE PRESENTS THAT REDUS Park City LLC, the undersigned owner of the herein described tract of land, to be known hereafter as VILLAGE AT EMPIRE PASS NORTH SUBDIVISION, does hereby certify that it has caused this Plat to be prepared, and does hereby consent to the recordation of this Plat. In witness whereof, the undersigned set his hand this \_\_\_\_ day of \_\_\_\_\_, 2017.

REDUS Park City LLC, a Delaware limited liability company  
By: REDUS Properties, Inc., a Delaware corporation

Its manager:  
By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_

ACKNOWLEDGMENT

State of \_\_\_\_\_  
County of \_\_\_\_\_

On this \_\_\_\_ day of \_\_\_\_\_, 2017, David Ash personally appeared before me, the undersigned Notary Public, in and for said state and county. Having been duly sworn, David Ash acknowledged to me that he is an authorized signatory of the herein described tract of land, and that he signed the above Owner's Dedication and Consent to Record freely and voluntarily.

A Notary Public commissioned in Utah

Printed Name \_\_\_\_\_  
Residing in: \_\_\_\_\_  
My commission expires: \_\_\_\_\_

OWNER'S DEDICATION AND CONSENT TO RECORD

KNOW ALL MEN BY THESE PRESENTS THAT EMPIRE RESIDENCES, LLC, the undersigned owner of the herein described tract of land, to be known hereafter as VILLAGE AT EMPIRE PASS NORTH SUBDIVISION, does hereby certify that it has caused this Plat to be prepared, and does hereby consent to the recordation of this Plat. In witness whereof, the undersigned set his hand this \_\_\_\_ day of \_\_\_\_\_, 2017.

EMPIRE RESIDENCES LLC, a Delaware limited liability company  
By: EMPIRE RESIDENCES LLC, a Delaware limited liability company

Its manager:  
By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_

ACKNOWLEDGMENT

State of \_\_\_\_\_  
County of \_\_\_\_\_

On this \_\_\_\_ day of \_\_\_\_\_, 2017, Harrison Horn personally appeared before me, the undersigned Notary Public, in and for said state and county. Having been duly sworn, Harrison Horn acknowledged to me that he is an authorized signatory of the herein described tract of land, and that he signed the above Owner's Dedication and Consent to Record freely and voluntarily.

A Notary Public commissioned in Utah

Printed Name \_\_\_\_\_  
Residing in: \_\_\_\_\_  
My commission expires: \_\_\_\_\_

VILLAGE AT EMPIRE PASS NORTH SUBDIVISION

LOCATED IN THE SOUTH HALF OF SECTION 21 & THE NORTH HALF OF SECTION 28  
TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN  
PARK CITY, SUMMIT COUNTY, UTAH

SHEET 1 OF 2

LINE TABLE with columns: LINE, BEARING, DISTANCE. Rows L1 through L16.

CURVE TABLE with columns: CURVE, RADIUS, LENGTH, DELTA. Rows C1 through C10.

LEGEND: Set 5/8" rebar w/cap, "ALLIANCE ENGR./S 154491" (Unless noted otherwise), Street Address

Approval table with columns: SNYDERVILLE BASIN WATER RECLAMATION DISTRICT, PLANNING COMMISSION, ENGINEER'S CERTIFICATE, APPROVAL AS TO FORM, COUNCIL APPROVAL AND ACCEPTANCE, CERTIFICATE OF ATTEST, and RECORDED. Includes dates and signatures for various entities.

TES:  
 This plot is subject to the Conditions of Approval in Ordinance 2017-\_\_\_\_.  
 The position of the north 1/4 corner of Section 28, Township 2 South Range 4 East SLBM, as shown on this survey, is from the dependent re-survey of Section 28, 29, 31, 22 & 33 performed by Robinson, Blehn & Blehn Inc. in 2000 (Rec.# S-3819, Summit County Recorder's Office).

Conditional use permit approval will be required prior to construction on each of the development lots shown herein.  
 A declaration of condominium and a record condominium map will be required for the purpose of the sale of individual units within the development lots shown herein.

The lots described on this plot are subject to the Restated Development Agreement for Flagstaff Mountain, Bonanza Flat, Richardson Flat, the 20-Acre Quinn's Junction Parcel and Iron Mountain dated as of May 2, 2007, and recorded on March 2, 2007, as Entry No. 00905100 in Book 1850, Page 1697 (the "Development Agreement"). By separate Declaration of Payment and Development Covenant 4, 2016, as Entry No. 01055133 in the official records of the Summit County Recorder, as amended, Lot 3 has been allocated the right to develop 24.5 Unit Equivalents within no more than 21 dwelling units and the obligation to locate 1.1 Affordable Unit Equivalents thereon, as each of those capitalized terms is defined in the Development Agreement. Lot 2 has been allocated the obligation to locate 2.0 Affordable Unit Equivalents thereon and Lot 1 has no on-site affordable housing obligations. The allocation of Unit Equivalents to Lot 2 and Lot 1 may be done at a future date by a separate recorded document. No Unit Equivalents will be allocated to Lot 4, which is to be used in connection with resort and similar activities. No lot within this plot has been allocated any commercial Unit Equivalents.

The Empire Pass Master Owners Association, Inc. (the "Master Association") together with the Master Declaration of Covenants, Conditions, and Restrictions of Empire Pass, as amended ("Master Declaration"), requires the membership of each lot or unit owner. Members are subject to the terms of its articles of incorporation, bylaws, rules and regulations and other governing documents that may be established from time to time by the Master Association, including assessments and reinvestment fees as provided therein.

Owners and potential buyers of any unit or land within the lots depicted on this plot are given notice that they own or are buying property in a resort area in which all-season resort activities are conducted and where certain risks are present, including, without limitation, damage to property and improvements and personal injury and death caused by errant skiers, mountain bikers and other resort patrons, equipment, machine-made snow, heavy equipment, construction or improvements of facilities, objects or equipment falling from lifts, water runoff, drainage, heavy snow falls, wind patterns, and other conditions that may affect the properties depicted hereon. The adjacent ski resort and its facilities are not amenities of any master association but are owned by a private resort and access to such lands and facilities is governed by such covenants or agreements with such owner.

The owner of Lot 3 hereby grants a non-exclusive resort and access easement over the approximately west twenty feet (20') of Lot 3, as depicted on this plot as the "Cable UDOT Setback" for the benefit of Lot 4 to allow ski lift maintenance access and the right to conduct resort activities, including to locate movable safety fences.

This plot also depicts the following easements, each of which may be amended, relocated or revised, without amendment hereto, in accordance with each such easement's terms:

- a. Agreement and Covenant of Cooperation (Ski Access/Storm Drainage), Entry No. 665956, Summit County Recorder's Office which affects Lot 2 and Lot 3 of this plot.
- b. Right-Of-Way and Easement Grant (Gas Utility), Entry No. 755686, Summit County Recorder's Office, potentially affects Lot 2 and Lot 3.
- c. Grant of Access Easement (Sewer Utility), Entry No. 850350, Summit County Recorder's Office, affects Lot 2.
- d. Grant of Easement (Sewer Utility), Entry No. 716688, Summit County Recorder's Office, affects Lot 2.
- e. Grant of Easement (Storm Drain Facilities), Entry No. 716459, Summit County Recorder's Office, affects Lot 3.
- f. Reciprocal Easement Agreement (Resort and Access) to be recorded in advance of or contemporaneously with this plot in the Summit County Recorder's Office, affects Lot 2, Lot 3 and Lot 4, and describes the use of Easement Area A, Easement Area B, Easement Area C and Easement Area D.

Public safety access and public utility easements are hereby dedicated for all public and private roadways and emergency access roads.

The property is located within a water source protection zone. All sewer construction must comply with the State of Utah drinking water regulations.

A ten foot (10') wide snow storage easement is hereby dedicated to the Master Association along the frontage of all lots.

Wastewater service to the Village at Empire Pass North Subdivision shall be provided by the Snyderville Basin Water Reclamation District. A Line Extension Agreement with the District may be required for Lots 1 & 2. It shall be the responsibility of the Owner of each lot to extend the public wastewater system within the lot being developed according to the requirements of the Line Extension Agreement.

Village Way is a private road to be owned, operated, maintained and repaired by the Master Association for the use and benefit of the owners of property in Empire Pass at Deer Valley in accordance with the Master Declaration. Village Way is not a public road or right-of-way.

A UDOT Conditional Access Permit or city permit, depending upon the ownership of Marsoc Avenue, will be required prior to construction on Lot 1 and for vehicle access to Lot 2 directly from Marsoc Avenue.

Fire sprinklers will be required within all dwellings constructed on the lots.

Ski Easement Note: 5' Ski and Pedestrian Easement in favor of Lot 4 for resort operations and trail maintenance and for purpose of providing property owners, invitees and guests of One Empire Pass Condominium with ski and pedestrian access to and from adjoining skiways.

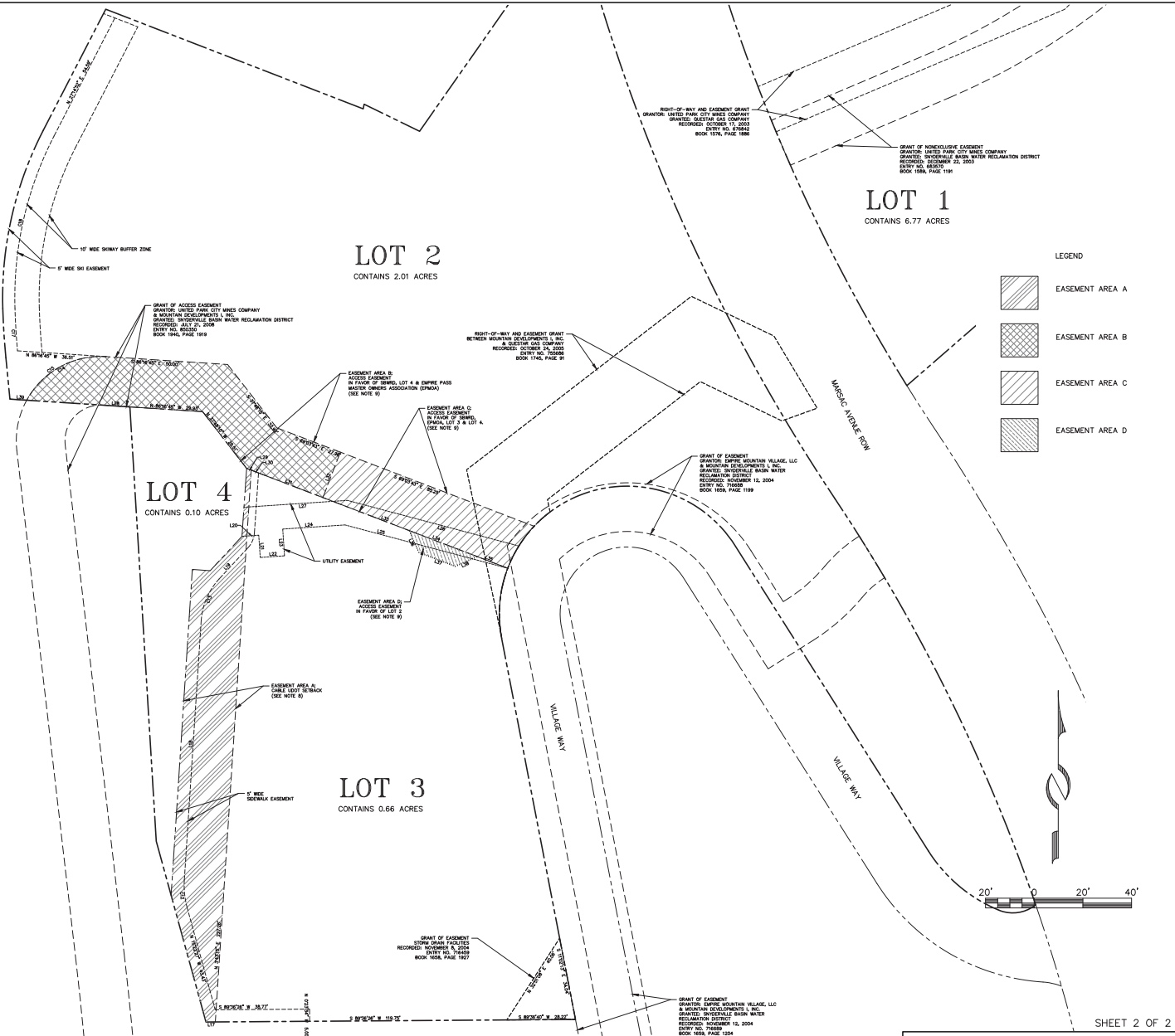
Ski Buffer Note: 10' Skiway Buffer Zone in favor of Lot 4 providing that without prior written consent of owner of Lot 4:

- a. no above-ground building or landscaping obstructions may be constructed in the Skiway Buffer Zone.
- b. no trees or other above-ground landscaping obstructions may be maintained in the Skiway Buffer Zone.

The owner of Lot 2 hereby grants a non-exclusive resort and access easement over the western edge of the property as depicted on this plot as the "5' Wide Ski Easement". This easement is for the benefit of Lot 4 for resort operations and trail maintenance and for the benefit of WEPWS Lot 15 property owners, invitees and guests for purposes of ski and pedestrian access.

The owner of Lot 2 hereby grants a non-exclusive easement near the western edge of the property as depicted on this plot as the "10' Skiway Buffer Zone". This easement is for the benefit of Lot 4 providing that without prior written consent of owner of Lot 4 no above-ground building, trees or other landscaping obstructions may be constructed or maintained in the Skiway Buffer Zone.

At the time of plot recording, Lot 1 includes lands within the Empire Village MPD in the RD Zone and additional lands within the ROS Zone on Future land uses on Lot 1 shall conform to requirements of applicable zoning regulations for the different portions on the property.



(435) 619-9487  
  
 VILLAGE ENGINEERS LAND PLANNERS SURVEYORS  
 11 Street, P.O. Box 2864, Park City, Utah 84002-2864

# VILLAGE AT EMPIRE PASS NORTH SUBDIVISION

LOCATED IN THE SOUTH HALF OF SECTION 21 & THE NORTH HALF OF SECTION 28  
 TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN  
 PARK CITY, SUMMIT COUNTY, UTAH

DATE: \_\_\_\_\_ TIME: \_\_\_\_\_ ENTRY NO.: \_\_\_\_\_  
 JOB NO.: 12-2-16 FILE: X:\Empire\dwg\ar\plot2016\120216-VAEP North Sub

RECORDED  
 STATE OF UTAH, COUNTY OF SUMMIT, AND FILED  
 AT THE REQUEST OF \_\_\_\_\_  
 DATE: \_\_\_\_\_ TIME: \_\_\_\_\_ ENTRY NO.: \_\_\_\_\_  
 FEE: \_\_\_\_\_ RECORDER: \_\_\_\_\_