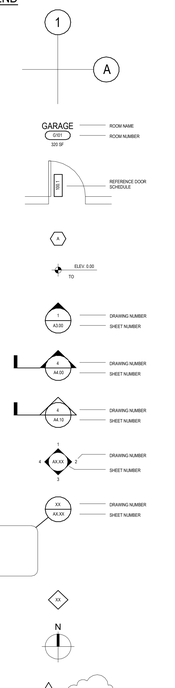
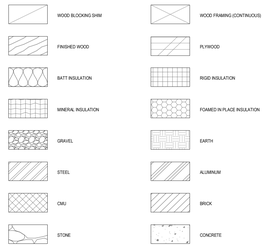
ABBREVIATIONS

@	AT
℄	CENTERLINE
PL	PROPERTY LINE
±	PLUS OR MINUS
#	POUND OR NUMBER
(E)	EXISTING
(N)	NEW
AB	ANCHOR BOLT
ABV	ABOVE
ACC	ACCESS
ACOUST	ACOUSTICAL
ACP	ASPHALT CONCRETE PAVING
ACS	ACCESS PANEL
ACT	ACOUSTICAL TILE
AD	AREA DRAIN
ADA	ACCESSIBLE FOR DISABILITIES
ADJ	ADJUSTABLE
AFF	ABOVE FINISHED FLOOR
AGGR	AGGREGATE
AB	AIR BETTISTION BARRIER
ALT	ALTERNATE
ALUM	ALUMINUM
APPROX	APPROXIMATE
ARCH	ARCHITECTURAL
ASPH	ASPHALT
AUTO	AUTOMATIC
BD	BOARD
BITUM	BITUMINOUS
BLDG	BUILDING
BLKG	BLOCKING
BM	BEAM
BO	BOTTOM OF...
BOT	BOTTOM
BRG	BEARING
BSMT	BASEMENT
BUR	BUILT UP ROOFING
CAB	CABINET
CB	CATCH BASIN
CEM	CEMENT
CER	CERAMIC
CIP	CAST-IN-PLACE
CJ	CONTROL JOINT
CLG	CEILING
CLK	CAULKING
CLO	CLOSET
CLR	CLEAR
CMU	CONCRETE MASONRY UNIT
CNTR	COUNTER
COL	COLUMN
CONC	CONCRETE
CONN	CONNECTION
CONST	CONSTRUCTION
CONT	CONTINUOUS
CONTR	CONTRACTOR
CORR	CORRIDOR
CPT	CARPET
CRS	COLD ROLLED STEEL
CSK	COUNTERSUNK
CT	CERAMIC TILE
CTR	CENTER
CU FT	CUBIC FEET
DBL	DOUBLE
DEMO	DEMOLITION
DET	DETAIL
DIA	DIAMETER
DIM	DIMENSION
DL	DEAD LOAD
DN	DOWN
DR	DOOR
DR OPNG	DOOR OPENING
DS	DOWNSPOUT
DSP	DRY STANDPIPE
DT	DRAIN TILE
DW	DISHWASHER
DWG	DRAWING
E	EAST
EA	EACH
EJ	EXPANSION JOINT
EL	ELEVATION
ELEC	ELECTRICAL
ELEV	ELEVATOR
ENCL	ENCLOSURE
ENG	ENGINEER
EQUIP	EQUIPMENT
EST	ESTIMATE
EW	EACH WAY
EXH FN	EXHAUST FAN
EXIST	EXISTING
EXP	EXPANDED; EXPANSION
EXP BT	EXPANSION BOLT
EXPO	EXPOSED
EXT	EXTERIOR
FA	FIRE ALARM
FB	FLAT BAR
FD	FLOOR DRAIN
FE	FIRE EXTINGUISHER
FEC	FIRE EXTINGUISHER CABINET
FF EL	FINISH FLOOR ELEVATION
FH	FIRE HYDRANT
FHC	FIRE HOSE CABINET
FIN FLR	FINISH FLOOR
FF	FINISH TO FINISH
FIN.	FINISH
FLASH	FLASHING
FLR	FLOOR; FLOORING
FLUOR	FLUORESCENT
FOC	FACE OF CONCRETE
FOF	FACE OF FINISH
FOC	FURNISHED BY OWNER-INSTALLED BY CONTRACTOR
FOM	FACE OF MASONRY
FOS	FACE OF STUDS
FPR	FIREPROOF
FPL	FIREPLACE
FR	FRAME
FT	FOOT OR FEET
FTG	FOOTING
FURR	FURRING
FUT	FUTURE
FW	FULL WIDTH
GA	GAUGE
GALV	GALVANIZED
GC	GENERAL CONTRACTOR
GL	GLASS
GLAM	GLUE-LAMINATED
GR	GRADE
GWB	GYPSUM WALL BOARD
HB	HOSE BIBB
HC	HOLLOW CORE
HDO	HIGH DENSITY OVERLAY
HDPE	HIGH DENSITY
HDWD	HARDWOOD
HDW	HARDWARE
HM	HOLLOW METAL
HORIZ	HORIZONTAL
HP	HIGH POINT
HR	HOUR
HT	HEIGHT
HVAC	HEATING VENTILATINGAIR CONDITIONING
HW	HOT WATER
HWT	HOT WATER TANK
ID	INSIDE DIAMETER
IN	INCH
INCL	INCLUDED
INSUL	INSULATION
INT	INTERIOR
INV	INVERT
JB	JUNCTION BOX
JF	JOINT FILLER
JT	JOINT
KIT	KITCHEN
KO	KNOCKOUT
LAM	LAMINATE; LAMINATED
LAV	LAVATORY
LBS	POUNDS
LF	LINEAR FOOT (FEET)
LH	LEFT HAND
LL	LIVE LOAD
LOC	LOCATION
LP	LOW POINT
LT	LIGHT
LVL	LEVEL
MAS	MASONRY
MATL	MATERIAL
MAX	MAXIMUM
MB	MACHINE BOLT
MC	MEDICINE CABINET
MDF	MEDIUM DENSITY FIBERBOARD
MDO	MEDIUM DENSITY OVERLAY
MECH	MECHANICAL
MEZ	MEZZANINE
MEZZ	MEZZANINE
MFR	MANUFACTURER
MIN	MINIMUM
MIR.	MIRROR
MISC	MISCELLANEOUS
MO	MASONRY OPENING
MTD	MOUNTED
MTL	METAL
MUL	MULLION
N	NORTH
N/A	NOT APPLICABLE
NIC	NOT IN CONTRACT
NO	NUMBER
NOM	NOMINAL
NR	NOISE REDUCTION
NTS	NOT TO SCALE
OA	OVERALL
OC	ON CENTER
OD	OUTSIDE DIAMETER
	OVERFLOW DRAIN
OFF	OFFICE
OH	OVERHEAD
OHWM	ORDINARY HIGH WATER MARK
OPNG	OPENING
OPP	OPPOSITE
OSB	ORIENTED STRAND BOARD
PBD	PARTICLE BOARD
PCC	PRECAST CONCRETE
PCI	POUNDS PER CUBIC FOOT
PERF	PERFORATED
PERP	PERPENDICULAR
PL	PLATE
PLAM	PLASTIC LAMINATE
PLAS	PLASTER
PLYD	PLYWOOD
PNL	PANEL
PNT	PAINT
PR	PAIR
PRCST	PRECAST
PSF	POUNDS PER CUBIC FOOT
PSI	POUNDS PER SQUARE INCH
PT	PRESERVATIVE TREATED
PTN	PARTITION
PVC	POLYVINYL CHLORIDE
R	RISER
RA	RETURN AIR
RAD	RADIUS
RD	ROOF DRAIN
REF	REFERENCE
REFR	REFRIGERATOR
REG	REGISTER
REINF	REINFORCED
REM	REMAINDER
REQ	REQUIRED
RESIL	RESILIENT
REV	REVISION; REVISIONS; REVISED
RFG	ROOFING
RM	ROOM
RO	ROUGH OPENING
RWL	RAIN WATER LEADER
S	SOUTH
SAF	SELF-ADHERED FLASHING
SAM	SELF-ADHERED MEMBRANE
SC	SOLID CORE
SCHED	SCHEDULE
SD	SMOKE DETECTOR
SECT	SECTION
SG	SAFETY GLASS
SHEL	SHELVING
SHR	SHOWER
SHT	SHEET
SHT MTL	SHEET METAL
SHTG	SHEATHING
SIM	SIMILAR
SOG	SLAB ON GRADE
SPEC	SPECIFICATION
SQ FT	SQUARE FOOT (FEET)
SQ IN	SQUARE INCH(ES)
STAINL	STAINLESS STEEL
STD	STANDARD
STL	STEEL
ST	STONE
STOR	STORAGE
STRUCT	STRUCTURAL
SUSP	SUSPENDED
SYM	SYMMETRICAL
T	TREAD
T&G	TONGUE AND GROOVE
TEL	TELEPHONE
TELEV	TELEVISION
TG	TEMPERED GLASS
THK	THICK
TOB	TOP OF
TOB	TOP OF BEAM
TOC	TOP OF CONCRETE; CURB
TOF	TOP OF FLOOR; FOOTING FRAME
TOM	TOP OF MASONRY
TOP	TOP OF PARAPET; PAVEMENT
TOPO	TOPOGRAPHY
TOS	TOP OF SLAB; STEEL
TOW	TOP OF WALL
TS	TUBE STEEL
TWNT	TWENTIETH
TYP	TYPICAL
UNO	UNLESS NOTED OTHERWISE
VB	VINYL BASE
VEN	VENEER
VERT	VERTICAL
VEST	VESTIBULE
VG	VERTICAL GRAIN
VIF	VERIFY IN FIELD
VT	VINYL TILE
W	WEST
W/	WITH
W/O	WITHOUT
WC	WATER CLOSET
WD	WOOD
WDW	WINDOW
WF	WIDE FLANGE
WF BM	WIDE FLANGE BEAM
WG	WIRED GLASS
WH	WATER HEATER
WP	WATERPROOF
WLD	WELDED
WP	WATERPROOF
WPM	WATERPROOF MEMBRANE
WR	WATER RESISTANT
WRBT	WEATHER BOARD
WSG	WIRE SAFETY GLASS
WTR	WATER
WWF	WELDED WIRE FABRIC
WWM	WELDED WIRE MESH
WT	WEIGHT

SYMBOLS LEGEND



MATERIALS LEGEND



ZONING / TOWER CODE SUMMARY

PROJECT ADDRESS:
6300 MARSAC AVE
DEER VALLEY, UTAH

APPLICABLE CODES:
INTERNATIONAL TOWER CODE, 2018 EDITION
UNIFORM PLUMBING CODE, 2018 EDITION
INTERNATIONAL MECHANICAL CODE, 2018 EDITION
INTERNATIONAL FUEL GAS CODE, 2018 EDITION
NATIONAL ELECTRICAL CODE, 2017 EDITION
INTERNATION ENERGY CONSERVATION CODE, 2012 EDITION
SAFETY CODE FOR ELEVATORS AND ESCALATORS, 2004 EDITION WITH 2005 ADDENDA
INTERNATIONAL SWIMMING POOL AND SPA CODE, 2018 EDITION
WILDLAND URBAN INTERFACE CODE 2018 EDITION
ICC ANSI/117.1 (2009), FAIR HOUSING ACT (FHA) SAFE HARBOR
2010 ADA STANDARDS

AUTHORITY HAVING JURISDICTION:
PARK CITY PLANNING COMMISSION

LOT SIZE:
6.9 ACRES

LAND USE DESIGNATION:
LOT B2E WITHIN THE FLAGSTAFF DEVELOPMENT AGREEMENT

PROJECT DESCRIPTION:
THE PROJECT IS COMPRISED OF THREE MULTIFAMILY CONDOMINIUM TOWERS (A, B, AND C) ON A SHARED PODIUM WITH AMENITY SPACES AND UNDERGROUND PARKING.

TOWER A CONSISTS OF 6 STORIES ABOVE GRADE AND 2 LEVELS BELOW. BELOW-GRADE USES INCLUDE RESIDENT-ONLY AMENITY SPACE (BOWLING ALLEY), EMPLOYEE BREAK ROOM, MECHANICAL SPACES, AND PARKING. LEVEL 1 USES INCLUDE A PUBLICLY ACCESSIBLE RESTAURANT, FITNESS/SPA/LOCKER ROOMS, AND LOBBY. LEVELS 2 AND ABOVE ARE RESIDENTIAL.

TOWER B CONSISTS OF 7 STORIES ABOVE GRADE AND 3 LEVELS BELOW. BELOW-GRADE USES INCLUDE RESIDENT-ONLY AMENITY SPACES, MECHANICAL SPACES, AND PARKING. LEVEL 1 USES INCLUDE A RESIDENTS-ONLY SKI LOUNGE, SKI VALET, AND A RESIDENTS-ONLY BUSINESS CENTER. LEVELS 2 AND ABOVE ARE RESIDENTIAL.

TOWER C CONSISTS OF 8 LEVELS ABOVE GRADE AND 1 LEVEL PARTIALLY BELOW. BELOW-GRADE USES INCLUDE RESIDENT-ONLY AMENITY SPACES, MECHANICAL SPACES, AND PARKING. LEVEL 1 USES INCLUDE A RESIDENTS-ONLY LOUNGE, AND MECHANICAL SPACES. LEVELS 2 AND ABOVE ARE RESIDENTIAL.

THE PROJECT INCLUDES 57 TOTAL CONDOMINIUM UNITS, INCLUDING 6 AFFORDABLE UNITS AND 2 TYPE A ACCESSIBLE UNITS.

ALLOWABLE AREA
RESIDENTIAL: MAXIMUM OF 162,000 SF
RESIDENTIAL: MAXIMUM OF 3,600 SF
OTHER USES: NO LIMIT

PENTHOUSE RESTRICTIONS PER CUP:
GROSS FLOOR AREA ("GFA") CAP OF 7,000 SF FOR THE TOPMOST FLOOR OF TOWERS A & C, AND 11,500 SF FOR TOWER B

ALLOWED HEIGHT	BENCHMARK	LOCATION	MAX HEIGHT PER TOWER
TOWER A: 82'	8,345'	ENTRY LOBBY	8,427'
TOWER B: 94'	8,362'	SKI LOBBY / AMENITY LEVEL	8,456'
TOWER C: 106'	8,376'-6"	SKI LOBBY / AMENITY LEVEL	8,482'-6"

A 3 FT ALLOWANCE OVER THE ALLOWED HEIGHT LIMIT IS GRANTED FOR APPURTENANCES.

YARD SETBACKS:
SIDE: 12'
REAR: 15'

ENERGY CODE COMPLIANCE:
2018 IECC WITH REFERENCE TO ASHRAE 90.1-2016

VICINITY MAP

NOT TO SCALE

LOCATION MAP

NOT TO SCALE

GENERAL NOTES

1. CODES: ALL WORK SHALL CONFORM APPLICABLE LAND USE AND BUILDING CODES AS AMENDED BY AUTHORITIES HAVING JURISDICTION.
2. DO NOT SCALE DIMENSIONS FROM DRAWINGS. USE CALCULATED DIMENSIONS ONLY. NOTIFY THE ARCHITECT IMMEDIATELY IF ANY CONFLICTS EXIST.
3. CONTRACTOR SHALL VERIFY ALL CONDITIONS PRIOR TO INITIATING THE WORK. NOTIFY THE ARCHITECT OF ANY DISCREPANCIES.
4. VERIFY ALL ROUGH-IN DIMENSIONS FOR EQUIPMENT. PROVIDE ALL BUCK-OUT, BLOCKING, BACKING, AND JACKS REQUIRED FOR INSTALLATIONS.
5. DIMENSIONS ARE TO EXTERIOR FACE OF CONCRETE / WOOD FRAMING UNLESS OTHERWISE NOTED.

Parking Schedule	
Mark	Comments
PARKING LEVEL 2	
P2-04	
P2-05	
P2-06	
P2-07	
P2-08	
P2-09	
P2-10	
P2-11	
P2-12	
P2-13	
P2-14	
P2-15	
P2-16	
P2-17	
P2-18	
P2-19	
P2-20	
P2-21	ADA STALL
P2-22	
P2-23	
P2-24	
P2-25	
P2-26	
P2-27	
P2-28	
P2-29	
P2-30	
P2-31	
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P2-64	
P2-65	
P2-66	
P2-67	
P2-68	
P2-69	
P2-70	
P2-71	
P2-72	ADA VAN STALL
P2-73	ADA STALL
P2-74	
P2-75	
P2-76	
P2-77	
P2-78	
P2-79	
PARKING LEVEL 2A	
P2-01	
P2-02	
P2-03	ADA STALL
P2-60	
P2-61	
P2-62	
P2-63	

Parking Schedule	
Mark	Comments
P2-64	
P2-65	
P2-66	
TOWER B - LEVEL P1	
P1-01	
P1-02	
P1-03	
P1-04	
P1-05	
P1-06	
P1-07	
P1-08	
P1-09	
P1-10	
P1-11	
P1-12	
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P1-51	
P1-52	
P1-53	
P1-54	
P1-55	
P1-56	
P1-57	
P1-58	
P1-59	ADA VAN STALL
TOWER C - PARKING	
	ADA VAN STALL
C-01	
C-02	
C-03	
C-04	
C-05	
C-06	
C-07	
C-08	
C-09	
C-10	
C-11	
C-12	
C-13	
C-14	
C-15	
C-16	
C-17	
Grand total: 153	

PROJECT DIRECTORY

SITE ADDRESS:
6300 MARSAC AVE
PARK CITY, UT 84060

OWNER:
WHITE SUMMIT DEVELOPMENT I, LLC
PO BOX 980022 PARK CITY, UTAH
T: 435-729-0327
CONTACT: LYNN PADAN
LPADAN@ASPENGROUPUSA.COM

ARCHITECT / INTERIOR DESIGN:
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159 S. JACKSON ST. SUITE 600
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F: 206.624.3730
PRINCIPAL ARCHITECT: TOM KUNDIG
CONTACT: TODD MATTHES
TODD@OLSONKUNDIG.COM

CONTRACTOR
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MHUBER@ASPENGROUPUSA.COM

CONSULTANTS:

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DDAVIES@MKA.COM

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600 1ST AVENUE, SUITE 532
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PATRIK.GUSTAFSSON@HOLMESFIRE.COM

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PORTLAND, OR 97214
503 914 6650
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VERONIKA@O-LLC.COM

MEP ENGINEERING
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MATTHEW.LONGSINE@WSP.COM

VERTICAL TRANSPORTATION
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BOTHELL, WA 98011
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KENNETH.DIETZ@LERCHBATES.COM

CIVIL
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P.O. BOX 2664
323 MAIN STREET
PARK CITY, UT 84060
T: 435-649-9467
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CONNOR@ALLIANCE-ENGR.COM

SNOW
MOUNTAIN RESORT ENGINEERING
P.O. BOX 1581
WHISTLER, BC V0N 1B0
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INFO@MOUNTAINRESORTENGINEERING.COM

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RDH BUILDING SCIENCE
2101 N 34TH ST #150
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T: 206-324-2272
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DFOX@RDH.COM

LANDSCAPE
EPG DESIGN
6949 SOUTH HIGH TECH DRIVE #100
MIDVALE, UT 84047
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DHARRIS@EPGLLC.CO

ACCESSIBILITY
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PROVO, UT 84604
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FIRE PROTECTION ENGINEER
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ONE RESEARCH DRIVE, SUITE 305C
WESTBOROUGH, MA 01581
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BRC ACOUSTICS & AUDIOVISUAL DESIGN
1932 FIRST AVE, SUITE 620
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DANB@BRCACOUSTICS.COM

GEOTECHNICAL
APPLIED GEOTECHICAL ENGINEERING CONSULTANTS INC.
600 WEST SANDY PARKWAY
SANDY, UTAH 84070
T: 801-566-6399
CONTACT: SCOTT ANDERSON
CARSON.SCOTTA@AGECINC.COM

SOMMET BLANC
UNIT STACK DIAGRAM

UNIT NUMBER
UNIT TYPE
SHEET REF

TOWER A

Level 6	A601 UNIT TYPE I 1A2.4.I				
Level 5	A502 UNIT TYPE H 1A2.4.H		A503 UNIT TYPE A 1A2.4.A		A501 UNIT TYPE C 1A2.4.C
Level 4	A404 UNIT TYPE E 1A2.4.E	A403 UNIT TYPE B 1A2.4.B	A402 UNIT TYPE A 1A2.4.A		A401 UNIT TYPE D 1A2.4.D
Level 3	A304 UNIT TYPE F 1A2.4.F	A303 UNIT TYPE B 1A2.4.B	A302 UNIT TYPE A 1A2.4.A		A301 UNIT TYPE C 1A2.4.C
Level 2	A204 UNIT TYPE E 1A2.4.E	A203 UNIT TYPE B 1A2.4.B	A202 UNIT TYPE A 1A2.4.A	A21 UNIT TYPE G* 1A2.4.G	A22 UNIT TYPE F* 1A2.4.F
Level 1	Amenity				
P2	Garage				
B	Amenity				

Tower A: 17 units

- Unit Type P: G affordable
- Unit Type R Type A accessible, all others Type B accessible

By Unit Type:

UNIT TYPE A	9
UNIT TYPE B	8
UNIT TYPE C	4
UNIT TYPE D	3
UNIT TYPE E	4
UNIT TYPE F	3
UNIT TYPE G	1
UNIT TYPE H	1
UNIT TYPE I	1
UNIT TYPE J	1
UNIT TYPE K	1
UNIT TYPE L	1
UNIT TYPE M	6
UNIT TYPE N	5
UNIT TYPE O	1
UNIT TYPE P	2
UNIT TYPE Q	2
UNIT TYPE R	4
TOTAL	57

TOWER B

Level 6	B702 UNIT TYPE J 1A2.4.J		B703 UNIT TYPE K 1A2.4.K		
	B601 UNIT TYPE C 1A2.4.C	B602 UNIT TYPE A 1A2.4.A	B603 UNIT TYPE B 1A2.4.B	B604 UNIT TYPE E 1A2.4.E	
Level 5	B501 UNIT TYPE D 1A2.4.D	B502 UNIT TYPE A 1A2.4.A	B503 UNIT TYPE B 1A2.4.B	B504 UNIT TYPE F 1A2.4.F	
Level 4	B401 UNIT TYPE C 1A2.4.C	B402 UNIT TYPE A 1A2.4.A	B403 UNIT TYPE B 1A2.4.B	B404 UNIT TYPE E 1A2.4.E	
Level 3	B301 UNIT TYPE D 1A2.4.D	B302 UNIT TYPE A 1A2.4.A	B303 UNIT TYPE B 1A2.4.B	B304 UNIT TYPE F 1A2.4.F	
Level 2	B22 UNIT TYPE P* 1A2.4.P	B21 UNIT TYPE Q* 1A2.4.Q	B202 UNIT TYPE A 1A2.4.A	B203 UNIT TYPE B 1A2.4.B	B204 UNIT TYPE G 1A2.4.G
Level 1	Amenity				
P1	Garage				
P2	Garage				
B	Amenity				

Tower B: 23 units

TOWER C

Level 8	C801 UNIT TYPE O 1A2.4.O					
Level 7	C701 UNIT TYPE N 1A2.4.N			C702 UNIT TYPE M 1A2.4.M		
Level 6	C601 UNIT TYPE M 1A2.4.M			C602 UNIT TYPE N 1A2.4.N		
Level 5	C501 UNIT TYPE N 1A2.4.N			C502 UNIT TYPE M 1A2.4.M		
Level 4	C401 UNIT TYPE M 1A2.4.M			C402 UNIT TYPE N 1A2.4.N		
Level 3	C301 UNIT TYPE N 1A2.4.N			C302 UNIT TYPE M 1A2.4.M		
Level 2	C201 UNIT TYPE M 1A2.4.M			C202 UNIT TYPE L 1A2.4.L		
Level 1	C22 UNIT TYPE R** 1A2.4.R	C23 UNIT TYPE R** 1A2.4.R		C24 UNIT TYPE R** 1A2.4.R	C25 UNIT TYPE R** 1A2.4.R	
P1	Parking/Garage					

Tower C: 17 units

Total All Towers: 57 Units

UNIT TYPES BY TOWER

STATE OF UTAH
THOMAS WALTER KUNDIG
7288177-0301
LICENSED ARCHITECT

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